City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:

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).

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,

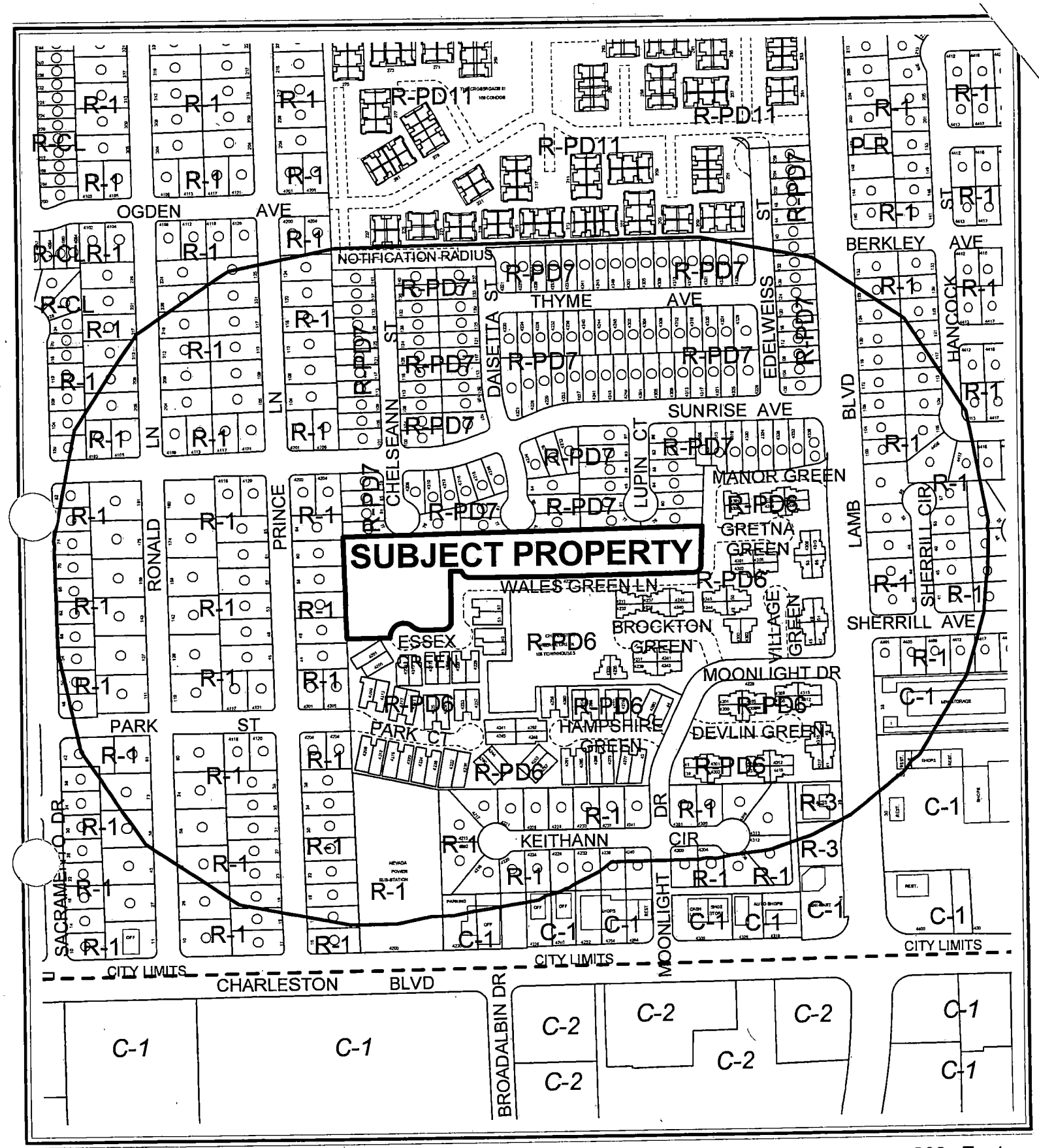
WRIGHT CIVIL ENGINEERS, INC.

Regina Frederick

Regina Frederick
Project Coordinator

Cc: Frank Nason, Charleston Lamb, LLC

M:_civil\2004\cn24146\docs\applications\Hold in Abeyance Ltr 11-22-04.doc



CASE: **SDR-5108**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5108 - 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: SDR-5108 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

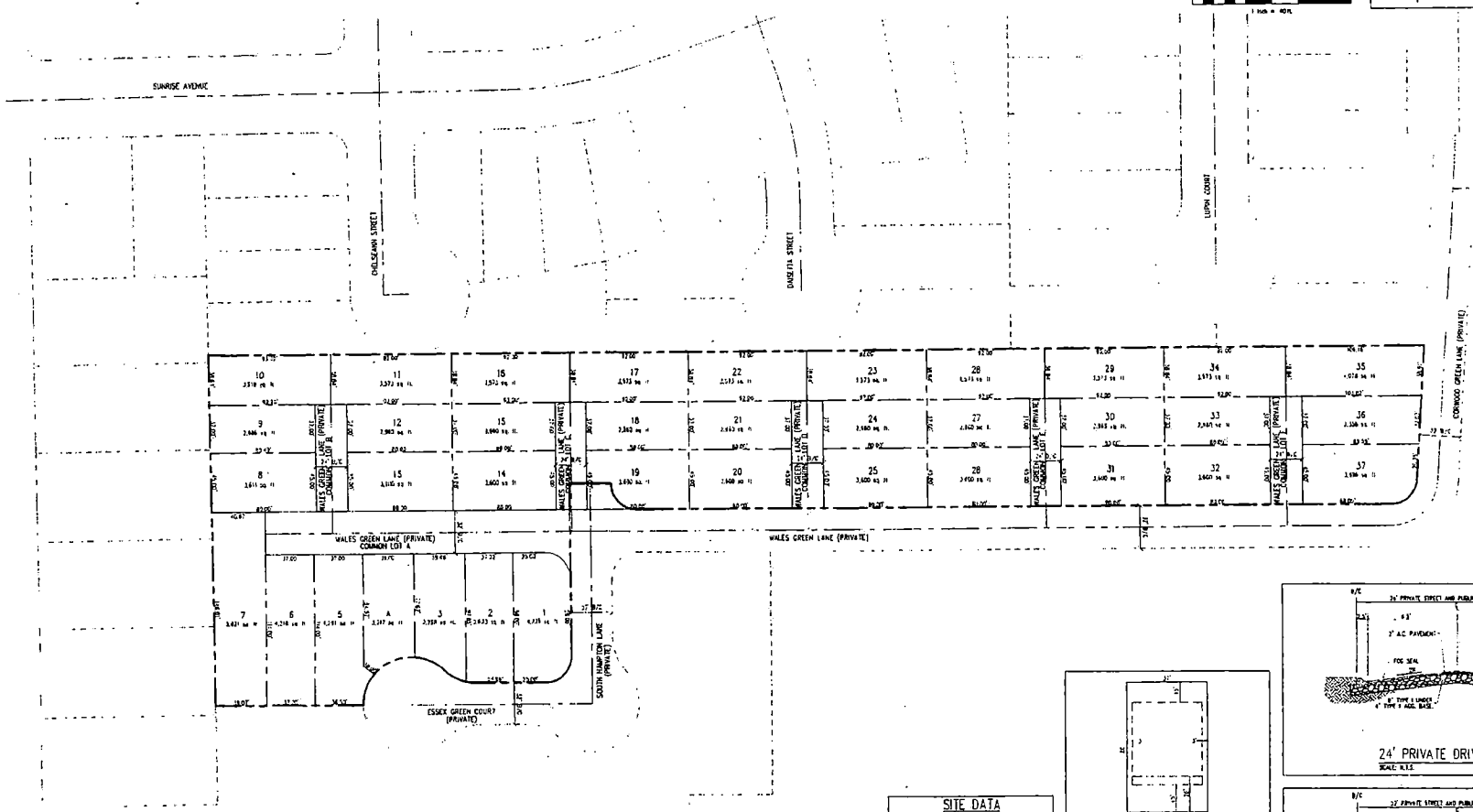
This 14 day of July ,20 04

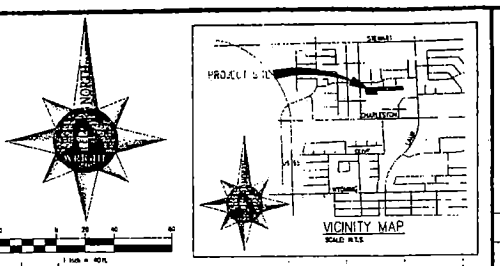
Margaret McGuigan

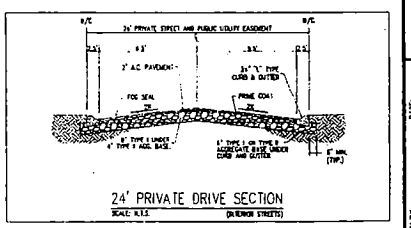
Notary Public in and for said County and State

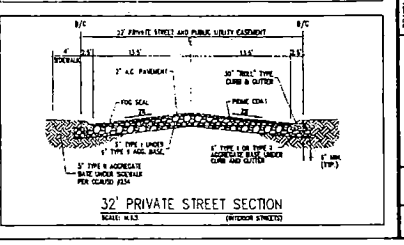
MARGARET McGUIGAN
Notary Public State of Nevada
No. 93-4827-1
My appt. exp. Dec. 15, 2007

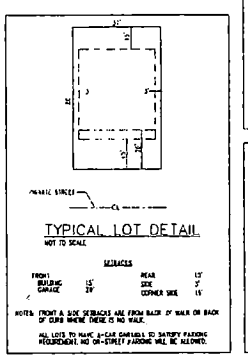
SITE PLAN
FOR
CHARLESTON & LAMB
A COMMON INTEREST COMMUNITY
BY CHARLESTON LAMB, L.L.C.











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	4
DU/AC	10.88
MINIMUM LOT SIZE	2,496 SF
MAXIMUM LOT SIZE	3,822 SF

ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 853-7000 FAX (702) 853-7001
CIVIL STRUCTURAL MEP SURVEYING

OWNER INFORMATION
APN #140-31-801-001
A F CONST INC
3635 W TWAIN
LAS VEGAS, NV 89103-1316

DEVELOPER
CHARLESTON LAMB, L.L.C.
4480 S. POLARIS AVE., SUITE 109,
LAS VEGAS, NV 89103
(702) 307-1855

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 853-7000
FAX (702) 853-7001
CIVIL STRUCTURAL MEP SURVEYING

CHARLESTON LAMB, L.L.C.
CHARLESTON & LAMB
SITE PLAN

DRAWN BY: JSM — DATE: 07/19/04
DESIGNED BY: JSM — DATE: 07/19/04
CHECKED BY: JSM — DATE: 07/19/04
PROJECT NO.: CH24165 — 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



ELEVATIONS 1/4"

REVISIONS | BY

LEE LINTON - ARCHITECT
3711 REGULUS LAS VEGAS, NEVADA
702-477-1484 702-258-7282 FAX 702-258-8878

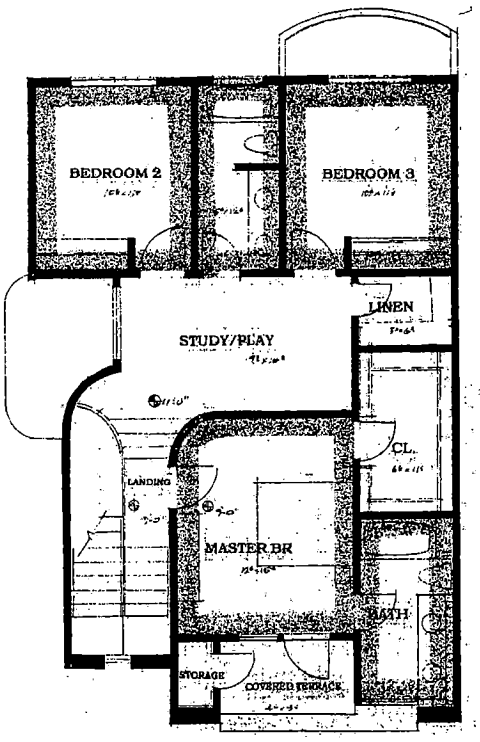
OWNER
CHARLESTON LAMB L.L.C.
4900 POLARIS AVE. SUITE 200 LAS VEGAS, NEVADA 89103

PROJECT
SINGLE FAMILY RESIDENCES
@ CHARLESTON & LAMB

Date
Scale
Drawn
Job
Sheet
Of Sheets

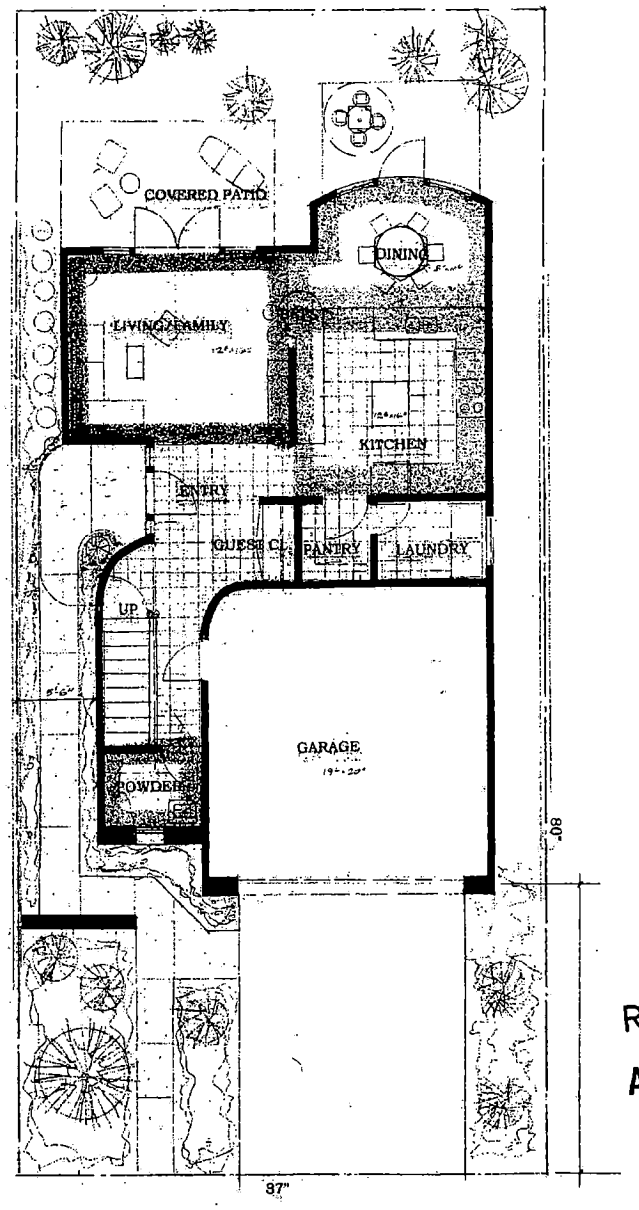
ZON-5106
VAR-5110
VAR-5113
SDR-5108
10-07-04 PC

RECEIVED
AUG 24 2004



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

SECOND FLOOR 965 SQ.FT.



FIRST FLOOR 1/4" 872 SQ.FT.

RECEIVED
AUG 2 4 2004

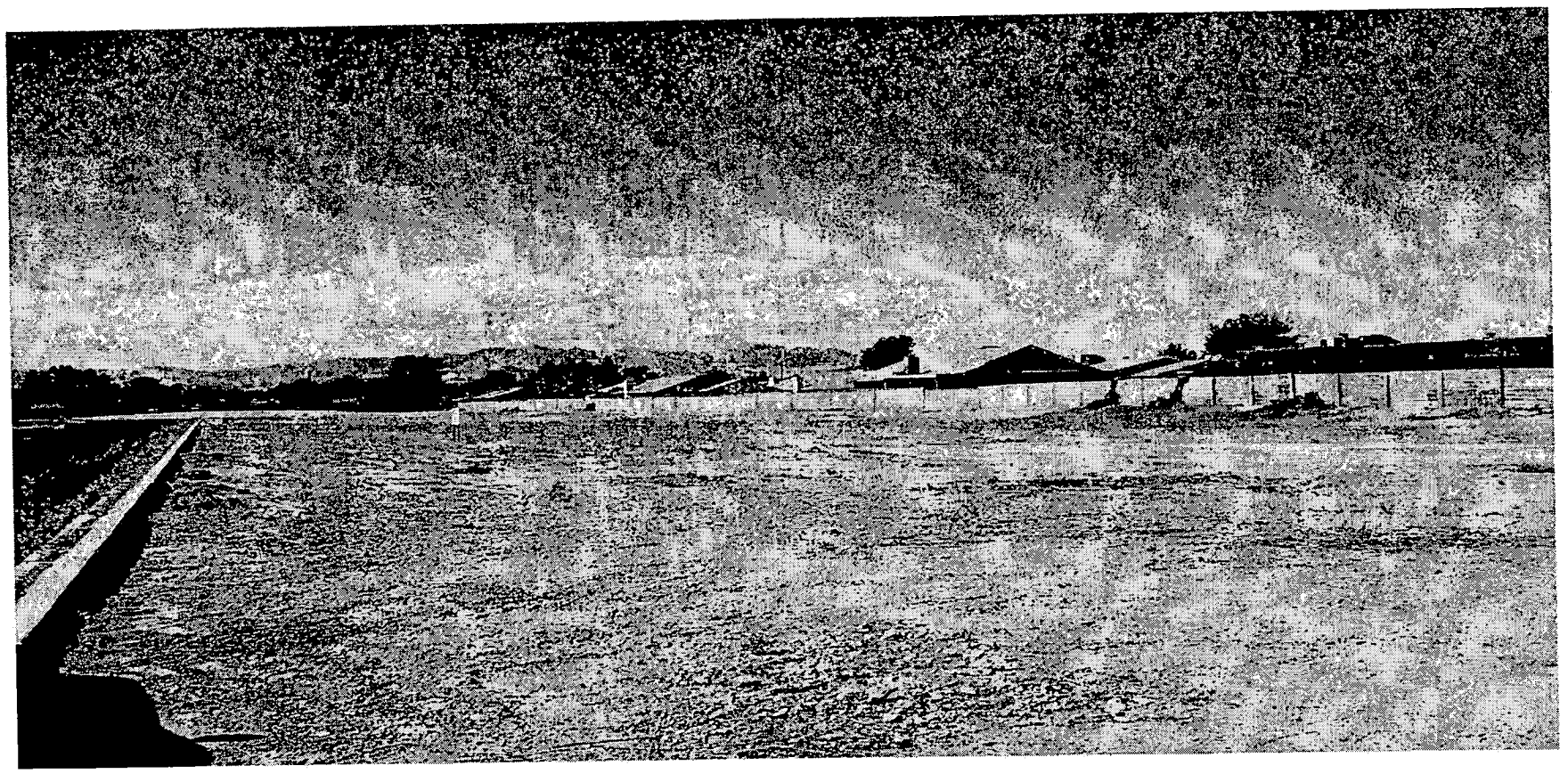
REVISIONS	BY

LEE LINTON · ARCHITECT
3711 REGULUS LAS VEGAS, NEVADA
702-477-1484 702-658-7658 FAX 702-253-8575

OWNER: CHARLESTON LAMB L.L.C.
4690 POLARIS AVE. SUITE 200 LAS VEGAS, NEVADA 89103

PROJECT: SINGLE FAMILY RESIDENCES
• CHARLESTON & LAMB

Date
Scale
Drawn
Job
Sheet



SDR-5108 - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC
NORTH SIDE OF WALES GREEN LANE, APPROXIMATELY 750 FEET WEST OF LAMB BOULEVARD AND 350 FEET SOUTH OF SUNRISE AVENUE
DECEMBER 2, 2004 PLANNING COMMISSION

09/17/04

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:

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).

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 and amending the following condition:

19. Coordinate with the Collection Systems Planning section of the Department of Public Works *to enter into a sewer over sizing agreement to provide sewer to this site. Such agreement shall be executed prior to the submittal of construction drawings unless otherwise allowed by the City Engineer.*

– UNANIMOUS

To be heard by the City Council on 12/15/2005

NOTE: Chairman Truesdell disclosed that he owns property in the downtown area that is not within the Notification area, so he would be voting on this item.

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 31 – SDR-5179

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, stated that this project is located west of the Union Pacific Railroad tracks and north of Charleston Boulevard, essentially across from the Holsum Bakery Live Work project that is currently under construction. The proposed project is a 35-story mixed-use development, which includes both commercial on the ground floor and over 400 residential units. The proposed property is within the original boundaries of the Redevelopment Project area adopted in 1986 and is part of the original Downtown Centennial Plan area adopted in 2000. The project has been reviewed by the Parkway Center Architectural Review Committee, which reviews projects west of the railroad tracks.

The applicant has recommended some amendments to the project, which ars reflected in Condition 6. There is also a Waiver, which staff recommended approval due to the fact that the proposed lot is an unusual shape.

MS. WHEELER pointed out that this item needed to be fast tracked to the December 15, 2004, City Council meeting. The project was delayed due to a notification error.

ED VANCE, JMA Architecture Studios, 10150 Covington Cross Drive, Las Vegas, NV 89144 appeared with the owner, JESSE GONZALES, Sandhurst Development, LLC. MR. VANCE expressed appreciation for staff's recommendations, including the acceptance of the Waivers. He used photos and a model to give a brief description of the proposed project. There is a very narrow entrance to the structure and it is a very dense project. He stated that there are six floors at the podium level, which includes amenities such as a health spa, fitness area, restaurant and drop off cleaners. The garage is included, which allows the residential units to be on the seventh floor and above so that the views are not obstructed. He added that the proposed project is urban and contemporary and tailored for today's time.

DAVID GUERRA, Public Works, read into record a revision on Condition 19. MR. VANCE concurred with the revision.

COMMISSIONER STEINMAN inquired about a traffic study. MR. VANCE replied that a traffic study is underway. COMMISSIONER STEINMAN commented that traffic studies are a necessity when approving such applications, as the proposed project has only an exit/entrance on a cul-de-sac. The entrance is very near to the Las Vegas 500 Raceway. He questioned the impact the proposed project versus the raceway would have and asked if traffic could exit to the left from the proposed project towards the I-15 Freeway. MR. VANCE replied that traffic would make a left onto Charleston Boulevard to get on the I-15 Freeway going southbound. MR. GUERRA responded that he did not believe that traffic could turn left out of the proposed project

MINUTES – Continued:
and added that it was his understanding that this site and the intersection was being observed for an overhaul to eliminate the "jug handle" or the turn. MR. VANCE responded that once the overhaul is done, there would be a reconfiguration so that a left turn is possible from the proposed project.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:47 – 7:59)
2-533

CONDITIONS:
Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped November 8, 2004, except as amended by conditions herein.

3. The Waiver from the Parkway Center build-to requirement is hereby approved, due to the lack of frontage along the public right-of-way.

4. The Waiver from the Downtown Centennial Plan streetscape requirements is hereby approved, provided that the site plan is revised to show the future public sidewalk connections on the abutting properties; the Waiver from the Parkway Center landscape standards for reduced buffer width is also approved. The revised site plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of building permits.

5. A direct pedestrian connection shall be provided from the residential and commercial lobbies to the future public sidewalk on Iron Horse Court in order to clearly indicate the location of the building entries from the public right-of-way. A revised plan depicting this change shall be submitted to the Planning and Development Department for review and approval prior to the time application is made for a building permit.

6. The elevations of the lower three stories of the building shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to continue the level of architectural expression on the upper stories and to enhance façade articulation.

CONDITIONS – Continued:

7. The elevations of the parking structure shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to be compatible with the color, texture, architectural features, and articulation of the main building.

8. The Waiver from the requirement for the use of stone veneer on the lower floors of the building is hereby approved; decorative pre-cast concrete panels may be used in place of the required stone, subject to approval of the Planning and Development Department.

9. All landscaping and a permanent underground sprinkler system for the landscape materials shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

11. 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.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Parkway Center Development Standards. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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

14. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

CONDITIONS – Continued:

15. Signage for the development shall be permitted in conformance with the requirements of Parkway Center Development Standards.

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

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

Public Works

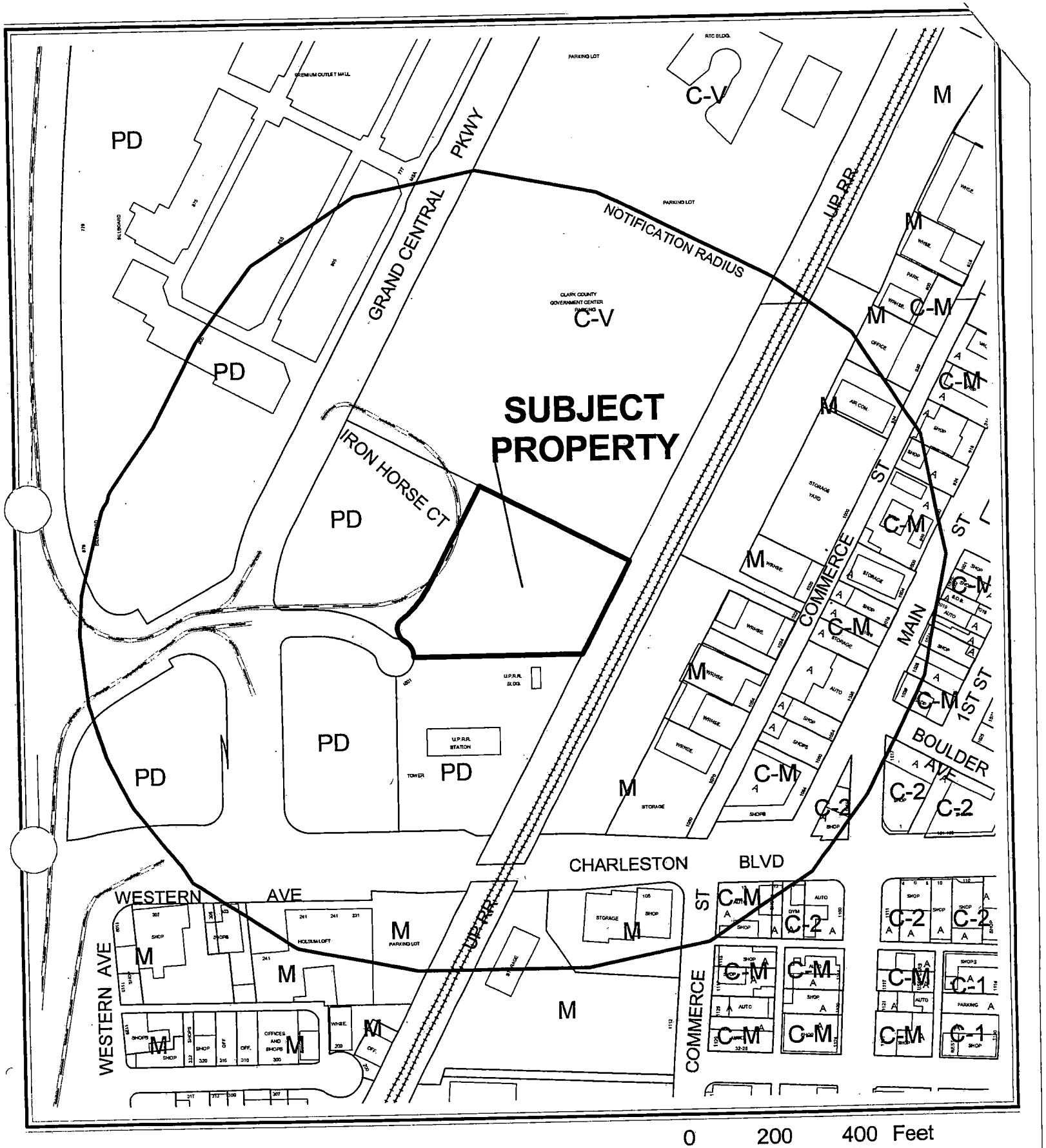
18. Construct any incomplete half street improvements, including the entire cul-de-sac bulb, adjacent to this site and remove any substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

19. If not already constructed at time of development, construct the oversized Clark Avenue sewer main from Las Vegas Boulevard to 14th Street. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. The offsite public sewer improvements will be required to provide capacity for this project.

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

CONDITIONS – Continued:

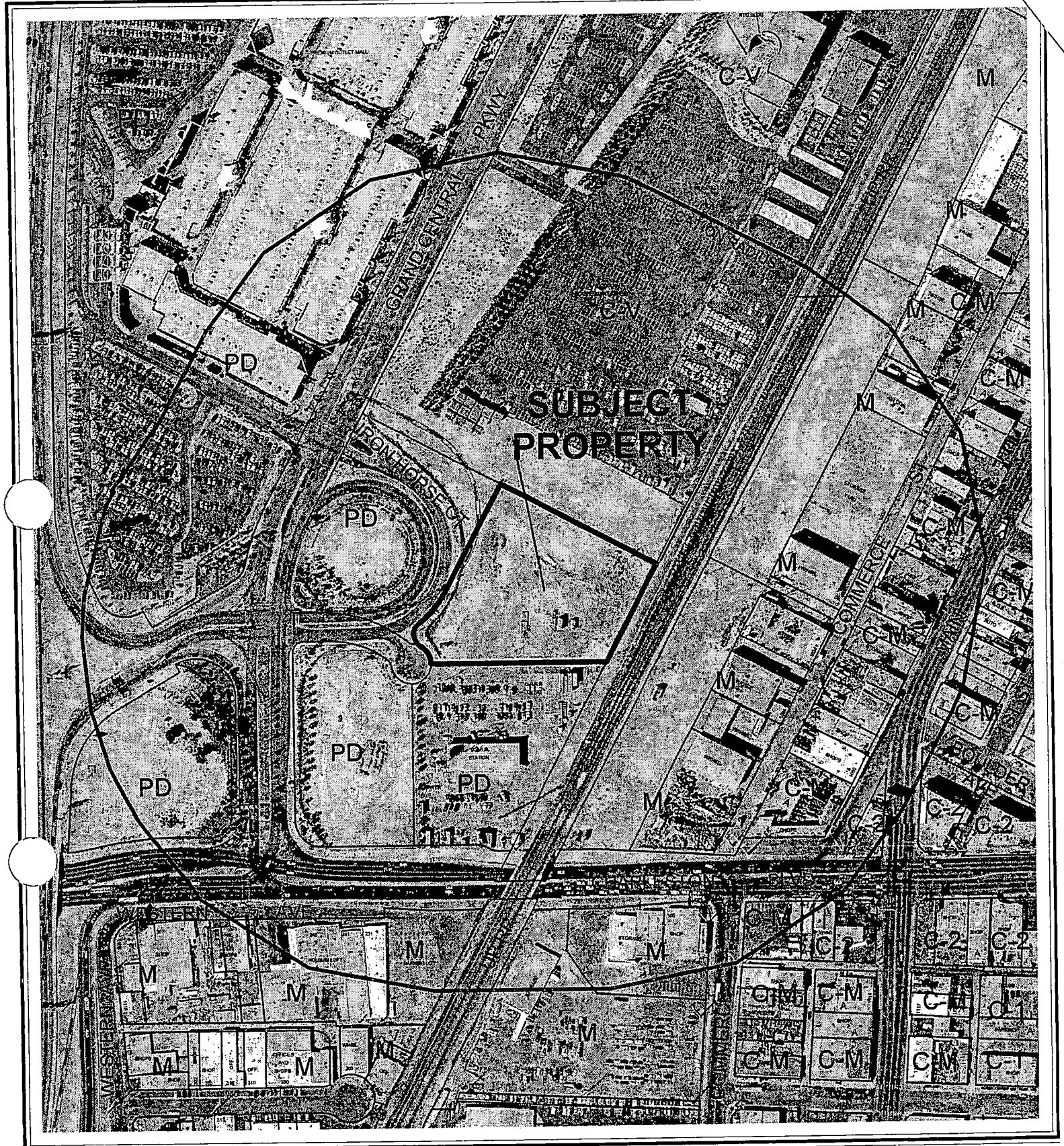
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and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



CASE: **SDR-5179**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 200 400 Feet

CASE: **SDR-5179**

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: ABEYANCE - SDR-5179 - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped November 8, 2004, except as amended by conditions herein.

3. The Waiver from the Parkway Center build-to requirement is hereby approved, due to the lack of frontage along the public right-of-way.

4. The Waiver from the Downtown Centennial Plan streetscape requirements is hereby approved, provided that the site plan is revised to show the future public sidewalk connections on the abutting properties; the Waiver from the Parkway Center landscape standards for reduced buffer width is also approved. The revised site plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of building permits.

5. A direct pedestrian connection shall be provided from the residential and commercial lobbies to the future public sidewalk on Iron Horse Court in order to clearly indicate the location of the building entries from the public right-of-way. A revised plan depicting this change shall be submitted to the Planning and Development Department for review and approval prior to the time application is made for a building permit.

6. The elevations of the lower three stories of the building shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to continue the level of architectural expression on the upper stories and to enhance façade articulation.

7. The elevations of the parking structure shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to be compatible with the color, texture, architectural features, and articulation of the main building.

8. The Waiver from the requirement for the use of stone veneer on the lower floors of the building is hereby approved; decorative pre-cast concrete panels may be used in place of the required stone, subject to approval of the Planning and Development Department.

9. All landscaping and a permanent underground sprinkler system for the landscape materials shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

11. 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.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Parkway Center Development Standards. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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

14. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

15. Signage for the development shall be permitted in conformance with the requirements of Parkway Center Development Standards.

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

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

Public Works

18. Construct any incomplete half street improvements, including the entire cul-de-sac bulb, adjacent to this site and remove any 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. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

19. If not already constructed at time of development, construct the oversized Clark Avenue sewer main from Las Vegas Boulevard to 14th Street. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. The offsite public sewer improvements will be required to provide capacity for this project.

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

21. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 35-story mixed-use development including 413 residential units and 35,435 square feet of commercial space on 3.23 acres adjacent to Grand Central Parkway and Iron Horse Drive. Waivers of Parkway Center Development Standards are requested.

B) Applicant's Justification

This proposed mixed-use project is part of the trend toward high-rise developments in the downtown area. This project will comply with the Downtown Las Vegas Centennial Plan and Parkway Center Development Standards. This project proposes to serve as an icon at one of the gateways to downtown.

BACKGROUND INFORMATION

A) Previous Actions

11/23/98	The City Council approved a Rezoning (Z-0100-97) to reclassify 223 acres of property, including the subject parcel, from M (Industrial) to P-D (Planned Development) for mixed use projects. This rezoning created what would later be known as Parkway Center.
10/05/04	The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of the proposed project and the requested Waivers.
10/21/04	The Planning Commission held this item in abeyance to the 11/18/04 Planning Commission Meeting at the request of the applicant in order to allow minor changes to the scope of development.
11/18/04	The Planning Commission held this item in abeyance to the 12/02/04 Planning Commission meeting to property re-notify the changes reflected in the revised site plan.

FF

B) Pre-Application Meeting

08/26/04 Applicant was informed that Parkway Center parking standards will apply to this project. Applicant noted that waivers from development standards may be necessary; staff instructed applicant to address these in the justification letter.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.2

B) Existing Land Use

Subject Property:	Undeveloped
North:	County and Regional Offices, Parking
South:	Warehouses
East:	Railroad, Warehouses
West:	Highway Access Circle, Shopping Mall Parking

C) Planned Land Use

Subject Property:	MXU (Downtown – Mixed Use)
North:	PF (Public Facility)
South:	MXU (Downtown – Mixed Use)
East:	LI/R (Light Industry/Research)
West:	MXU (Downtown – Mixed Use)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	C-V (Civic)
South:	PD (Planned Development)
East:	M (Industrial)
West:	PD (Planned Development)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities).

This proposal includes elements of H (High Density Residential), O (Office), and SC (Service Commercial), and are therefore in compliance with the land use designation.

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

Redevelopment Plan Area
The parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan
The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Parkway Center District. The district is intended to accommodate a wide variety of commercial, public and residential uses within vertically or horizontally mixed-use configuration. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Airport Overlay District
This site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 175 feet in height; any structures over this height limit must be reviewed by the Federal Aviation Administration (FAA).

PROJECT DESCRIPTION

This is a 35-story, 406 foot-high mixed-use development with 413 condominium units and 35,435 square feet of commercial space. The first four mezzanine levels contain amenities such as offices, conference rooms, restaurants, a great room, and storage. The majority of the residential floors will contain flats; the upper stories will include loft-style units, luxury sky lofts, and a penthouse. A seven-level parking structure is located at the northeast side of the tower.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3.23 Acres	N/A
Min. Lot Width	N/A	285 Feet	N/A
Min. Setbacks			
• Front	0 Feet	90 Feet	N
• Side	N/A	42 Feet	N/A
• Rear	N/A	10 Feet	N/A
Build-to Line	75% of frontage line	0%	N
Max. Lot Coverage	Up to 100%	48%	Y
Max. Building Height	N/A	406 feet	N/A
Min. Building Height	4 stories	35 stories	Y
F.A.R.	1.5	6.4	Y
Trash Enclosure	Walled/roofed	Interior	Y
Loading Zone	N/A	2 spaces	Y
Mech. Equipment	Screened	Screened	Y

The proposed development does not comply with the required build-to line along the front side of the property, but otherwise conforms with the Parkway Center development standards.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards.

A3) Parking and Traffic Standards

Pursuant to Section 4.12 of the Parkway Center Development Standards, the following Parking Standards apply to the subject proposal:

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Residential units	N/A	1.5 spaces per unit	620	N/A	614	8
Retail	23,773	2 spaces per 1,000 SF	48	N/A	60	N/A
Restaurant	11,662	2 spaces per 1,000 SF	24	N/A	50	5
Total			692	12	724	13

The development will provide parking spaces in excess of Parkway Center requirements.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	**Required** Ratio	**Required** Trees	**Provided**
Perimeter Landscaping			
• Front: 5'	1 tree @ 30' o.c. max.	2 trees	0'/0 trees
• Side: 10'	1 tree @ 30' o.c. max.	35 trees	8'/57 trees
• Rear: 20'	1 tree @ 30' o.c. max.	14 trees	10'/26 trees
Streetscape Treatment East/West Street Iron Horse Court	1 Shade Tree @ 30' o.c. max. (min. 24" box)	2 Trees	0 Trees
Sidewalk	11' Sidewalk	N/A	Not indicated

Due to the limited frontage on Iron Horse Court, the applicant is not able to provide the required streetscape treatment. In addition, the perimeter landscape buffers do not meet the minimum depth requirements stipulated in the Parkway Center manual, but the number of trees in the buffer areas exceeds the amount required.

A5) Sign Standards

No information is provided on the elevations or site plan relative to signage. All signage shall be subject to the requirements listed in the Parkway Center Development Standards manual.

FF

B) General Analysis and Discussion

- Zoning

The proposed commercial and residential uses are permitted by the Parkway Center Development Standards manual. The structure generally conforms with the development standards contained in the Parkway Center manual, with the exception of the build-to line requirement along Iron Horse Court.

- Site Plan

The site plan depicts a walled swimming pool area located directly at the front of the site, with the residential lobby located to the east and the parking structure located to the rear of the site. A circular driveway area is located at the center of the site, and the principal entrance for both the commercial lobby and the residential lobby are entered directly from the driveway area. The parking structure is accessible from both the east and west sides of the structure.

The Parkway Center Standards requires pedestrian connectivity throughout the area; the lack of sufficient area for a public sidewalk in front of the site and the location of the principal building entrances at the center of the site do not enhance the pedestrian environment to the degree specified in the standards. It is recommended that additional entrances be provided so as to have more direct connections to future sidewalk development along Iron Horse Court, and that the public sidewalk connections along Iron Horse Court be shown on the site plan.

- Waivers

Four Waivers from the Downtown Las Vegas Centennial Plan Parkway Center site planning and physical design standards are requested:

1) A Waiver from Standard 2.1 has 75% of the building be aligned with the street. The building is at the termination of a cul-de sac, therefore, this standard would be unduly restrictive.

2) A Waiver from Standard 2.2 which has the main entrance located adjacent to the street. Due to a lack of street frontage, the main entrance cannot be positioned toward the street.

3) A Waiver from Standard 5.7, which requires the use of stone on the lower floors of the building.

4) A Waiver from Standard 6.2, which requires 10-foot landscape buffers along side property lines and a 20-foot buffer at the rear of the property, the provision of the standard Downtown Centennial Plan Streetscape treatment.

The applicant has requested a Waiver from the build-to line requirement, which specifies that 75% of the building must be located directly on the frontage line. Staff recommends approval of the Waiver request, due to the limited frontage available along Iron Horse Court. Regarding the Waiver from the requirement for the main entrance, the configuration of the property makes it difficult to provide the entries directly facing the public right-of-way; it is therefore recommended that revisions be made to the first floor plan to locate an additional entry towards the street or that improved pedestrian connections be provided to the future public sidewalk. In addition, a Waiver has been requested from the streetscape and landscape requirements, due to the constraints of the site. Staff would also recommend approval of this request, provided the connection points for the future public sidewalk that will be provided on the abutting properties are shown on the site plan. Finally, the Waiver from the requirement for the use of stone veneer is also recommended for approval, provided a decorative pre-cast concrete panel design is utilized on the lower floors of the building.

- Landscape Plan

As previously noted, the applicant has requested a Waiver from the streetscape and perimeter landscape requirements due to the constraints of the site. The amount of trees to be provided in the perimeter landscape buffer areas exceeds the amount required, thereby mitigating the fact that the buffers do not meet the minimum depth requirements.

- Elevation

The elevations depict the use of horizontal bands of glazing and colored pre-cast concrete panels on the three lower floors of the structure, with residential window configurations and synthetic stucco surfacing on the upper floors of the building. While the design of the elevations clearly distinguishes the commercial and residential functions of the building as specified in the standards, the character of the two sections is substantially different, and the base of the building should be redesigned to include the vertical elements that are expressed on the residential levels of the building.

The Parkway Center Standards require the use of stone on the lower two floors of buildings; the applicant is proposing the use of colored pre-cast concrete in place of stone veneer. At the Parkway Center Architectural Review Committee meeting of October 5, 2004, the committed recommended approval of the use of pre-cast concrete on the lower floors of the building, provided a texture or design were utilized on the concrete.

Section 4.10 of the Parkway Center Standards requires that the exterior walls of all parking structures be compatible with the color, texture, architectural features, and articulation of the main building. The elevations of the parking structure will need to be redesigned to conform with this requirement.

FINDINGS

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

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

   The proposed development is compatible with development that is intended for the Parkway Center and surrounding area.

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

   The proposed development is consistent with the General Plan and Title 19, and is generally consistent with the Parkway Center Development Standards Manual.

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

   The adjacent roadways have sufficient capacity to accommodate the proposed development, and the development will have minimal impact on neighborhood traffic.

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

   The proposed building and landscape materials are generally appropriate for the area and for the city.

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

   With minor modifications to the elevations of the parking structure and the lower three floors of the principal building, the elevations create an orderly and aesthetically pleasing environment, and will be compatible with the development intended for the Parkway Center.

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

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

NOTICES MAILED 38

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5179 APN: 139-33-810-001

Name of Property Owner: SAND HURST DEVELOPMENT LLC

Name of Applicant: Robert S. De Martino

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

_____ Yes ____✓____ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Robert S. De Martino

Print Name: ROBERT S. DE MARTINO

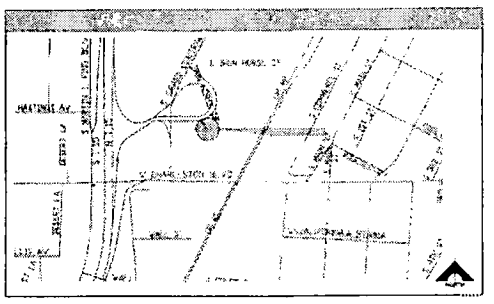
Subscribed and sworn before me

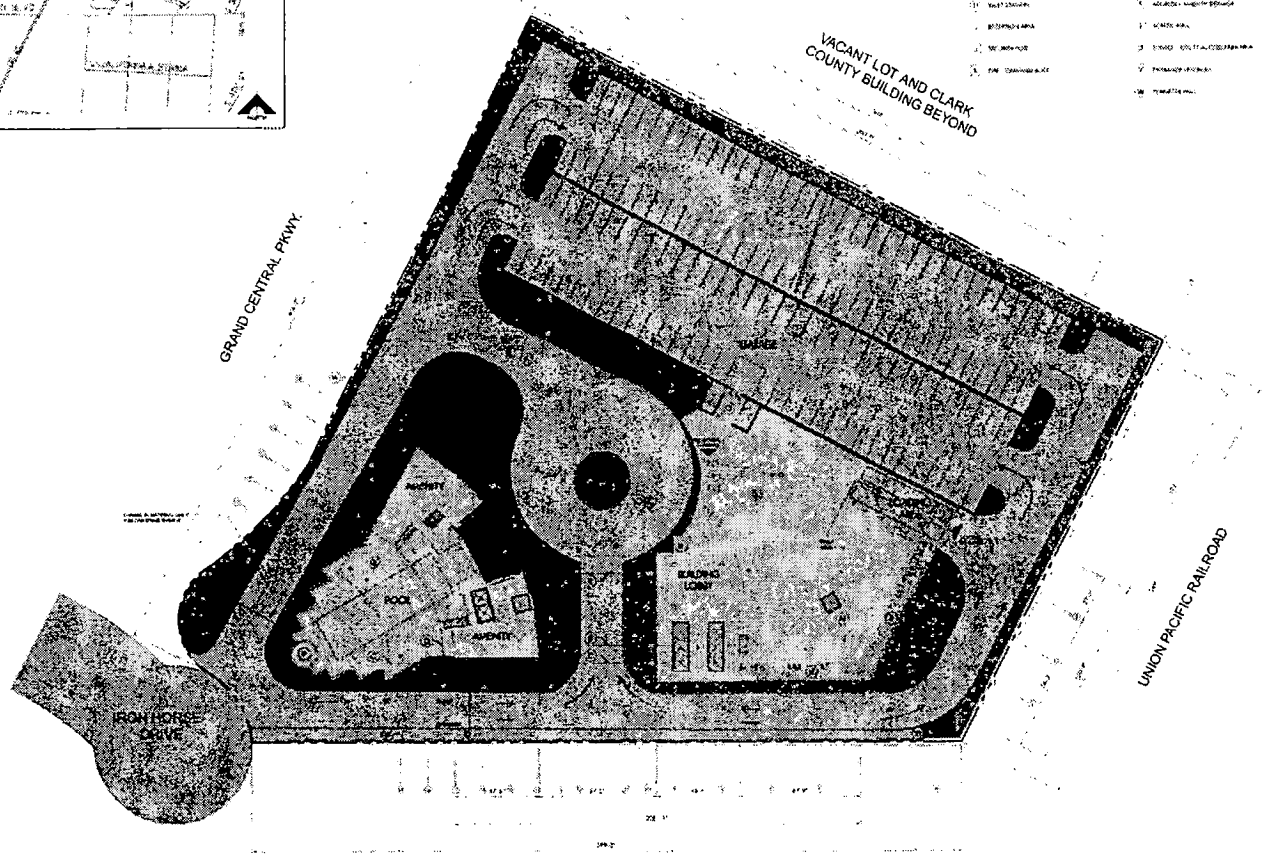
This 16 day of August, 2004

Michael Billy

Notary Public in and for said County and State

MICHAEL BILLY
COMM. #00-65356-1
NOTARY PUBLIC-NEVADA
CLARK COUNTY
My Commission Expires Oct. 17, 2004





JMA ARCHITECTURE STUDIOS

SITE PLAN

SANDHURST RESIDENCES

REVISED
11.8.04

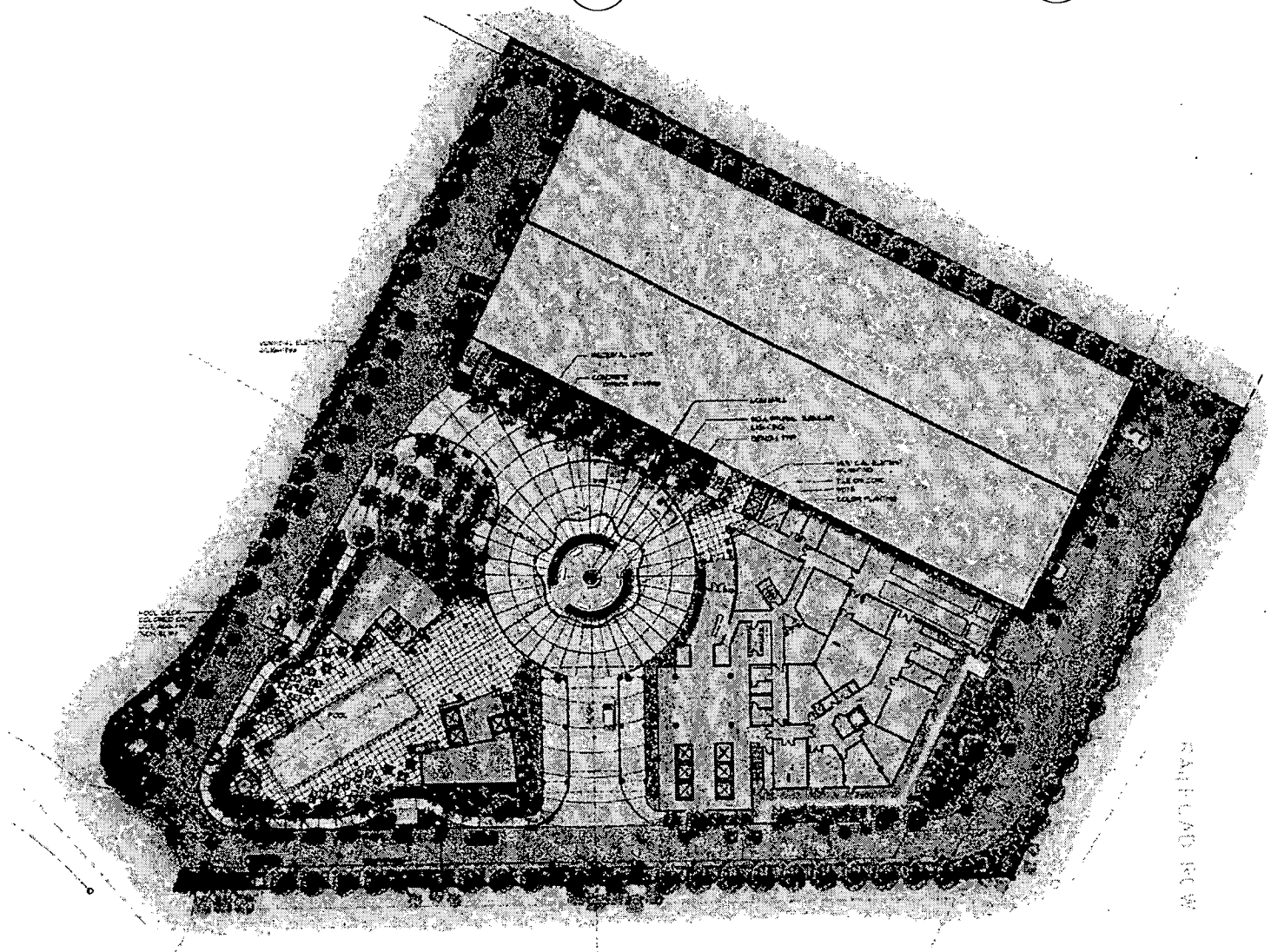
SDR-5179
11/18/04 PC

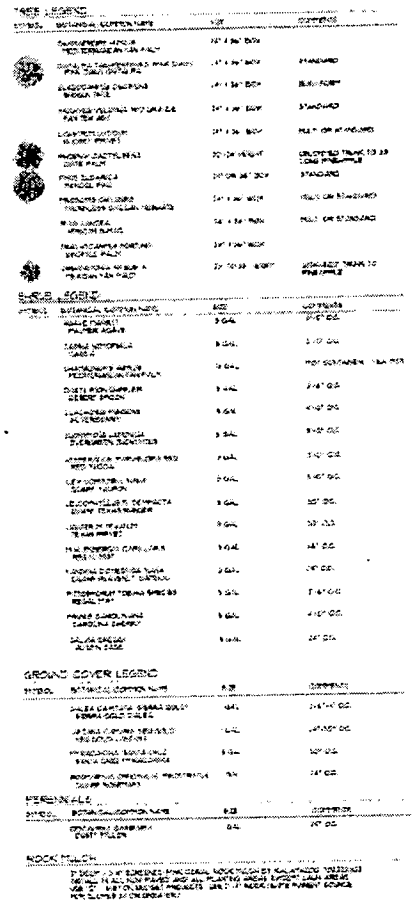
RECEIVED
NOV 8 2004

2365 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE (702) 942-2955 FAX (702) 942-2259 WWW.JMAARCH.COM

PROJECT NO. 200401175
DATE: NOV 4 2004

0 15 30 60
SCALE: 1:30
NORTH





RECEIVED
NOV 8 2004

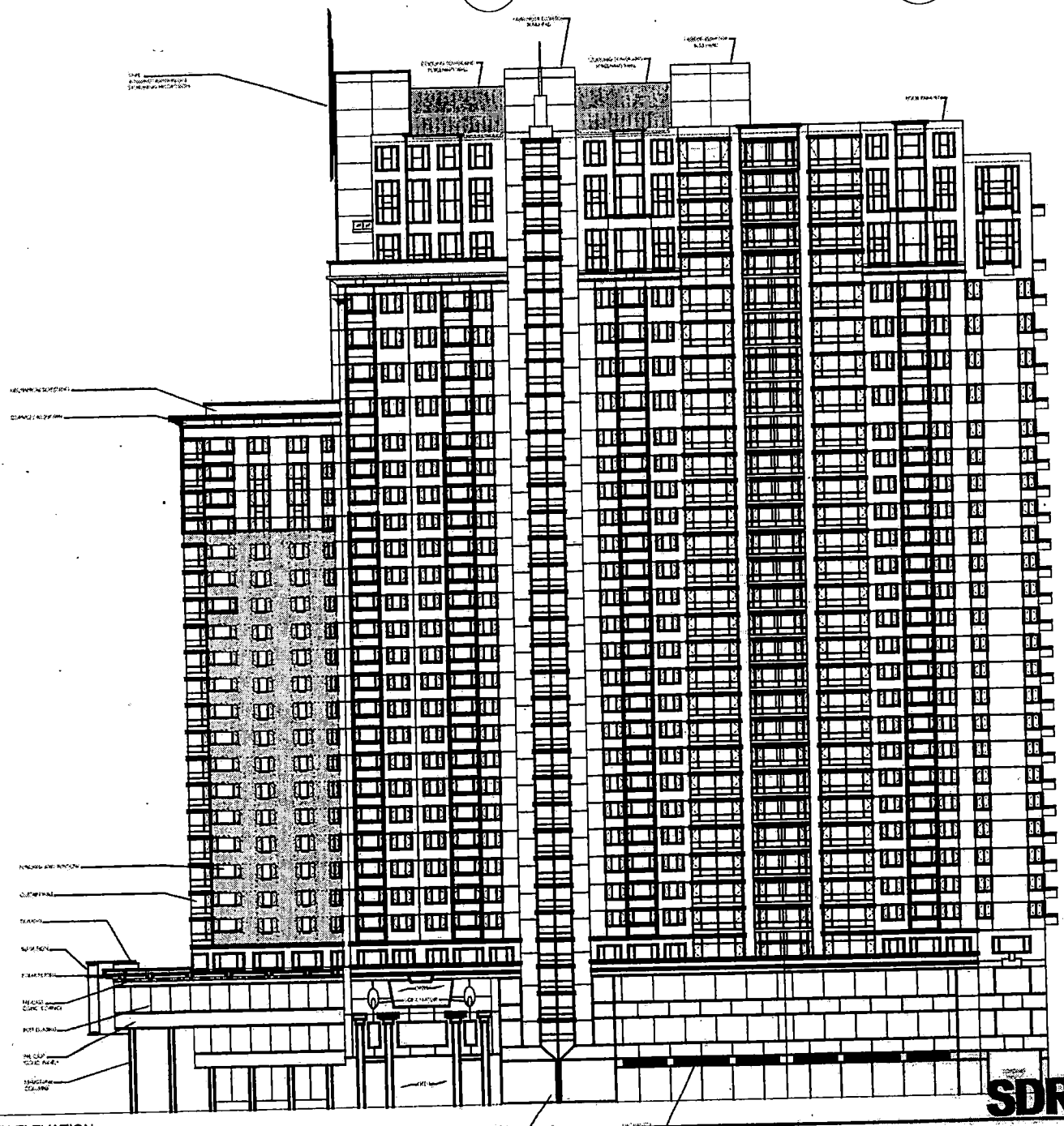
REVISED
11.8.04

SDR-5179
11/18/04 PC

PRELIMINARY LANDSCAPE PLAN
RENAISSANCE TOWERS
LAS VEGAS, NEVADA

R·P·A LANDSCAPE ARCHITECTURE PLANNING

DATE: 09.03.04 RPA # 24143



SOUTH ELEVATION

SDR-5179
11/18/04 PC

RECEIVED
NOV 8 2004

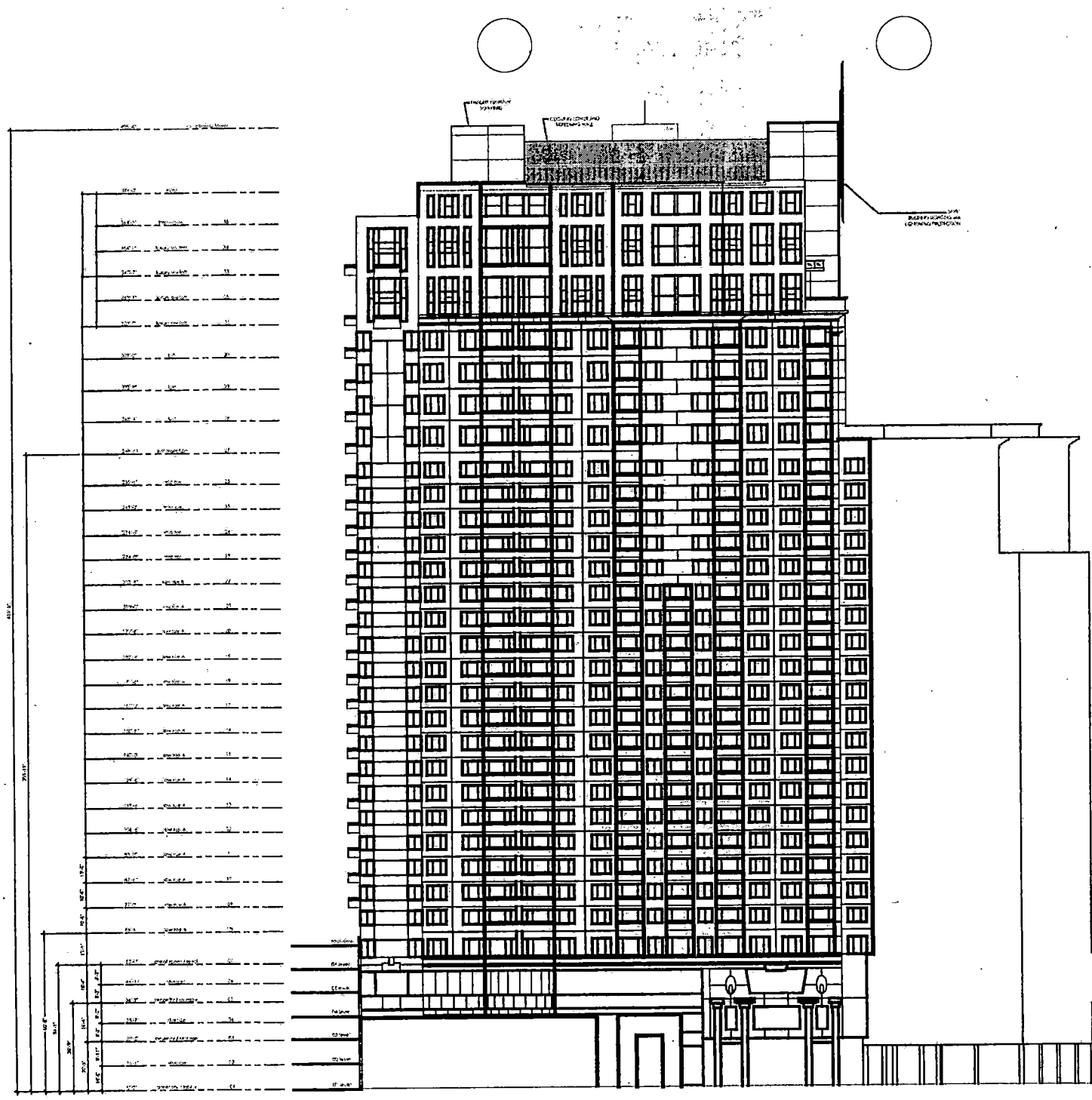
REVISED
11.8.04

JMA ARCHITECTURE

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

Elevations

A5.01



NORTH ELEVATION
1/16"=1'-0"

JNA ARCHITECTURE

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

SDR-5179
11/18/04 PC

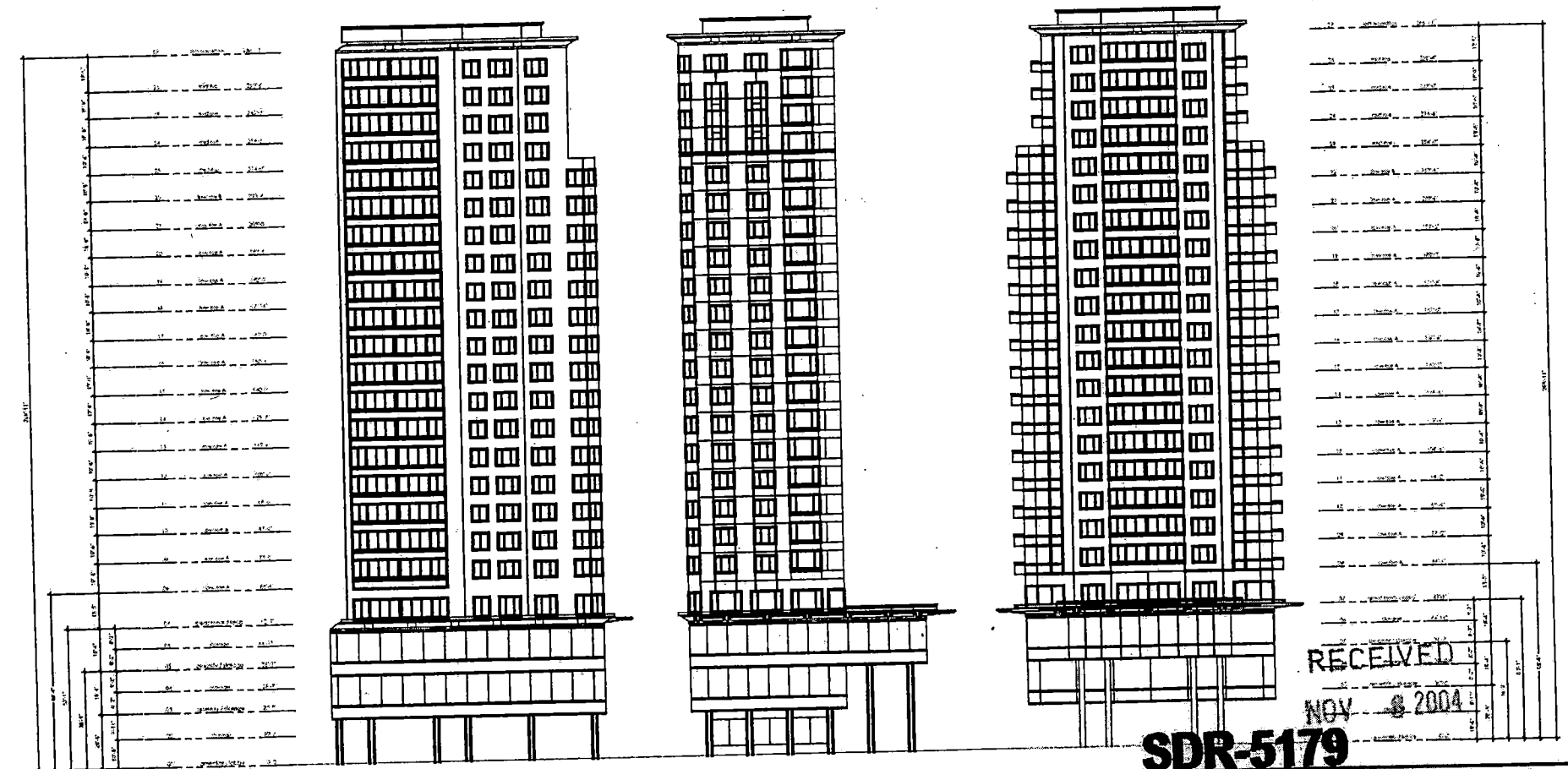
RECEIVED
NOV 8 2004

REVISED
11.8.04

Copyright JNA Architecture Studio

Elevations

A5.02



WEDGE ELEVATIONS

1/16"=1'-0"

JMA ARCHITECTURE

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

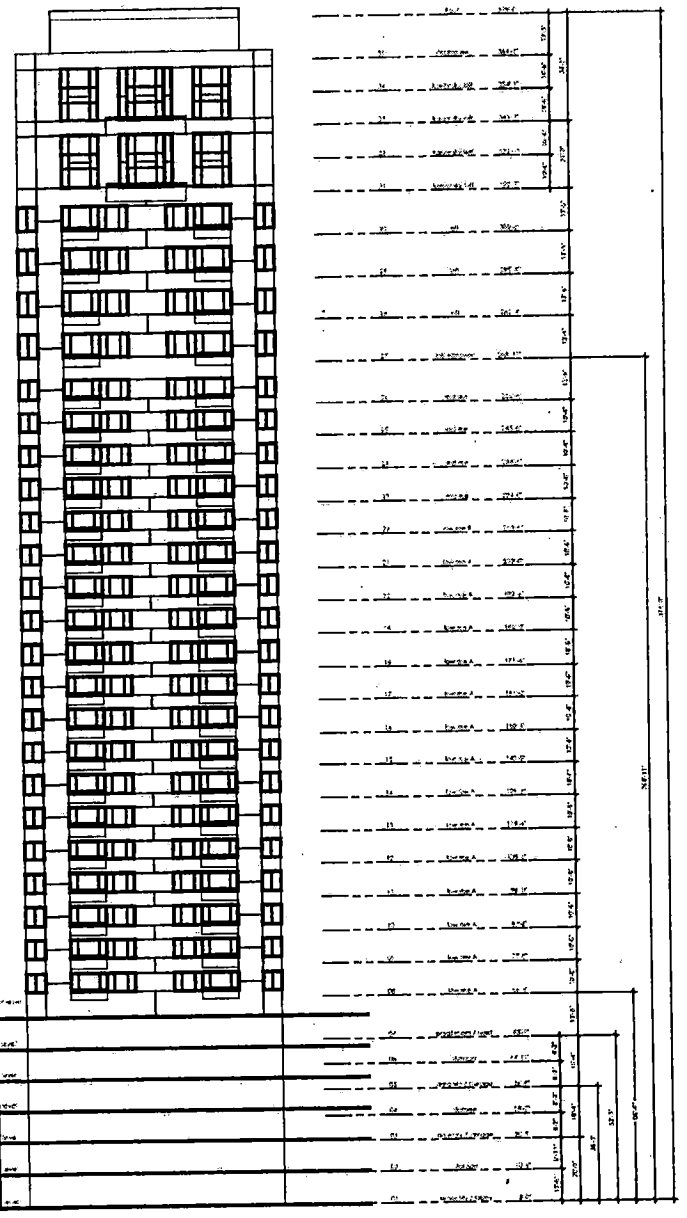
Elevations

A5.03

RECEIVED
NOV 8 2004

SDR-5179
11/18/04 PC

REVISED
11.8.04

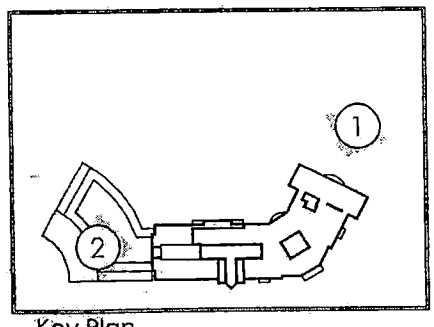


ELEVATION 1

MISC. ELEVATIONS

SDR-5179
11/18/04 PC

RECEIVED
NOV 8 2004



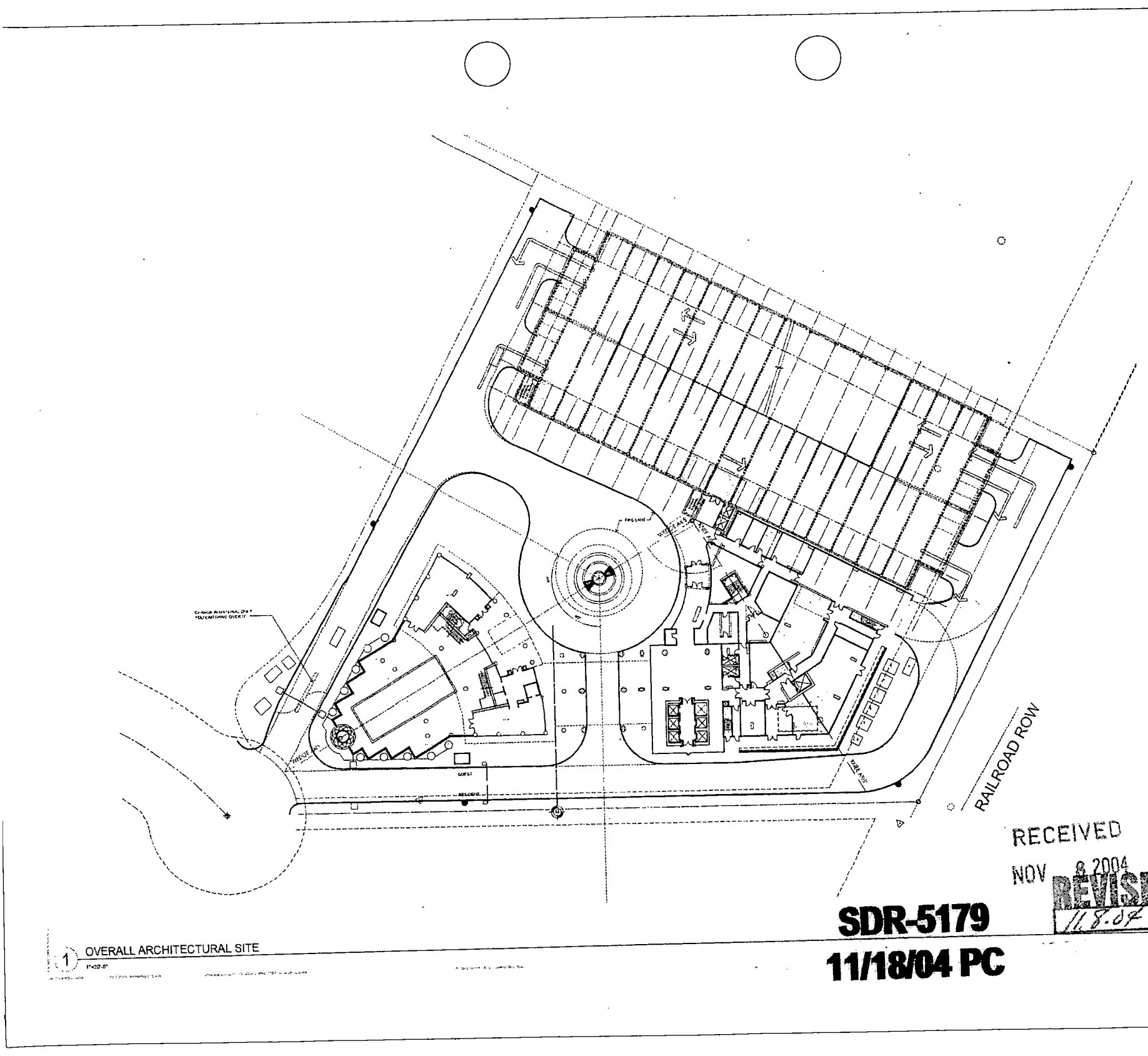
Key Plan
scale: not to scale

REVISED
11.8.04

JMA ARCHITECTURE

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

A5.04



1 OVERALL ARCHITECTURAL SITE

1"=20'-0"

RECEIVED
NOV 8 2004
REVISED
11.8.04

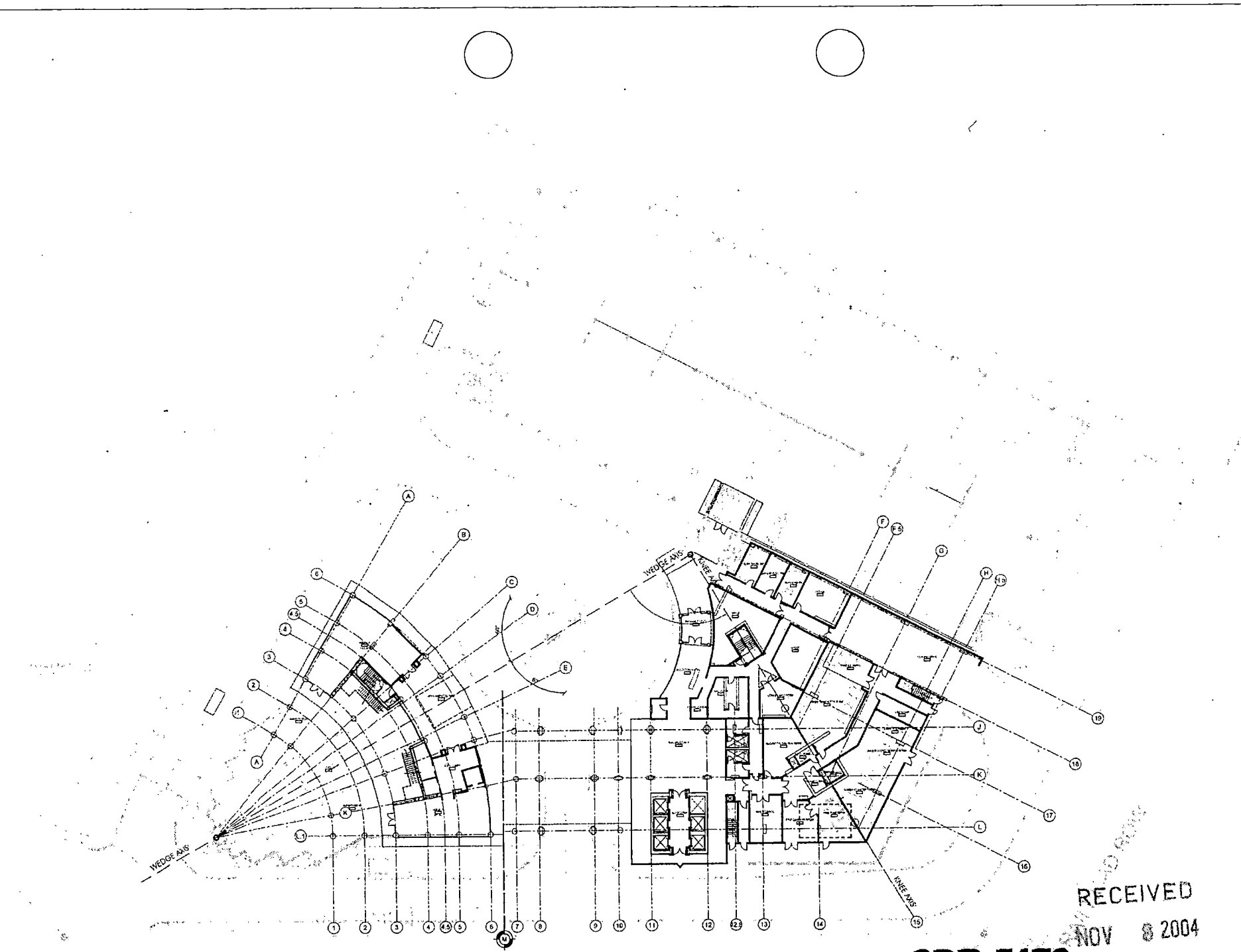
SDR-5179
11/18/04 PC

JMA ARCHITECTURE STUDIOS

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

Overall Site Plan

A1.00



1 FLOOR PLAN LEVEL 1
1/16"=1'-0"

RECEIVED
NOV 8 2004

SDR-5179

11/18/04 PC REVISED

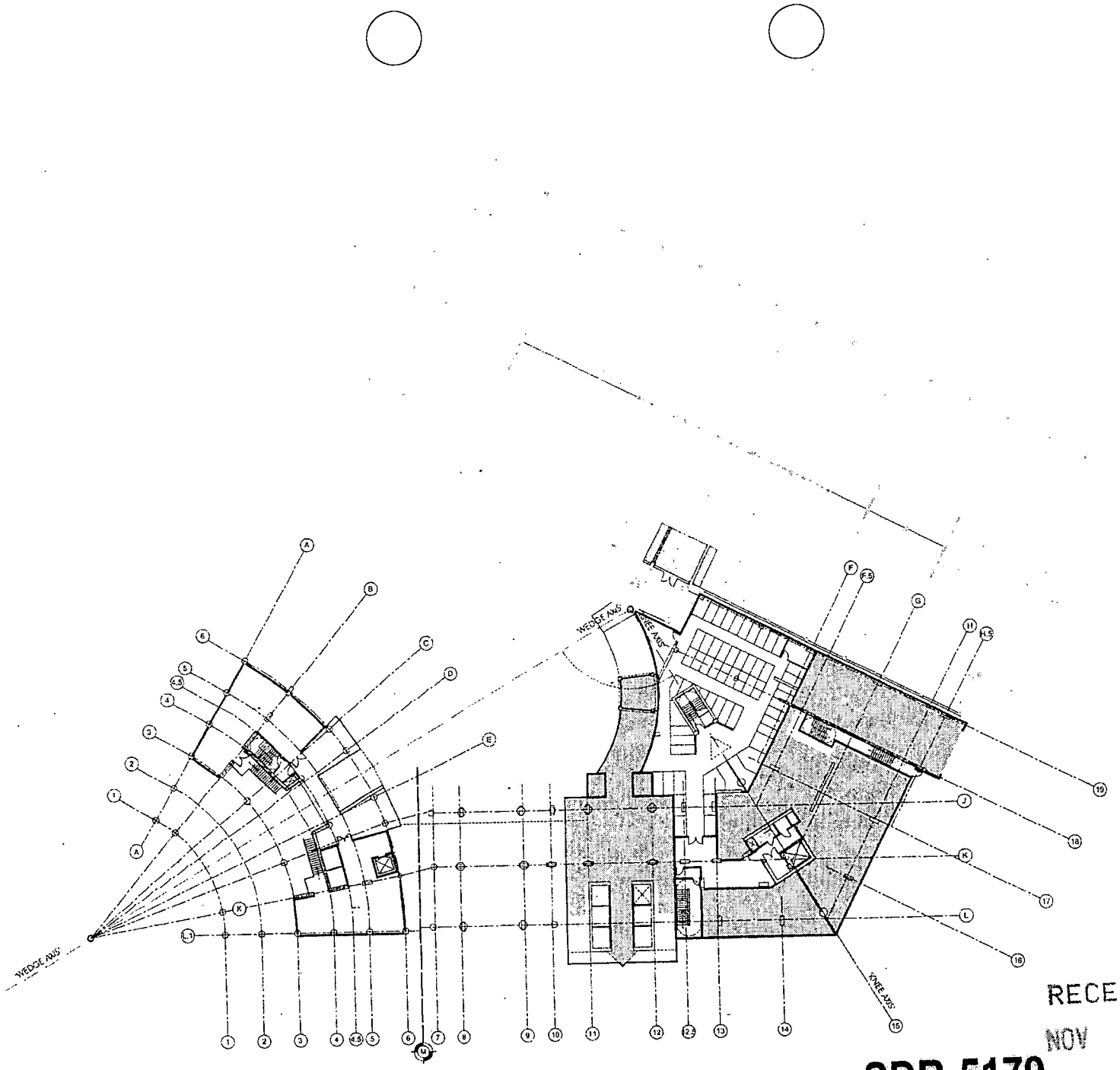
N.R.S.

JMA ARCHITECTURE STUDIOS

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

Floor Plan Level 1

A2.01



1 FLOOR PLAN LEVEL 2

RECEIVED
NOV 8 2004

SDR-5179
11/18/04 PC

REVISED
11.8.04

JMA ARCHITECTURE STUDIOS

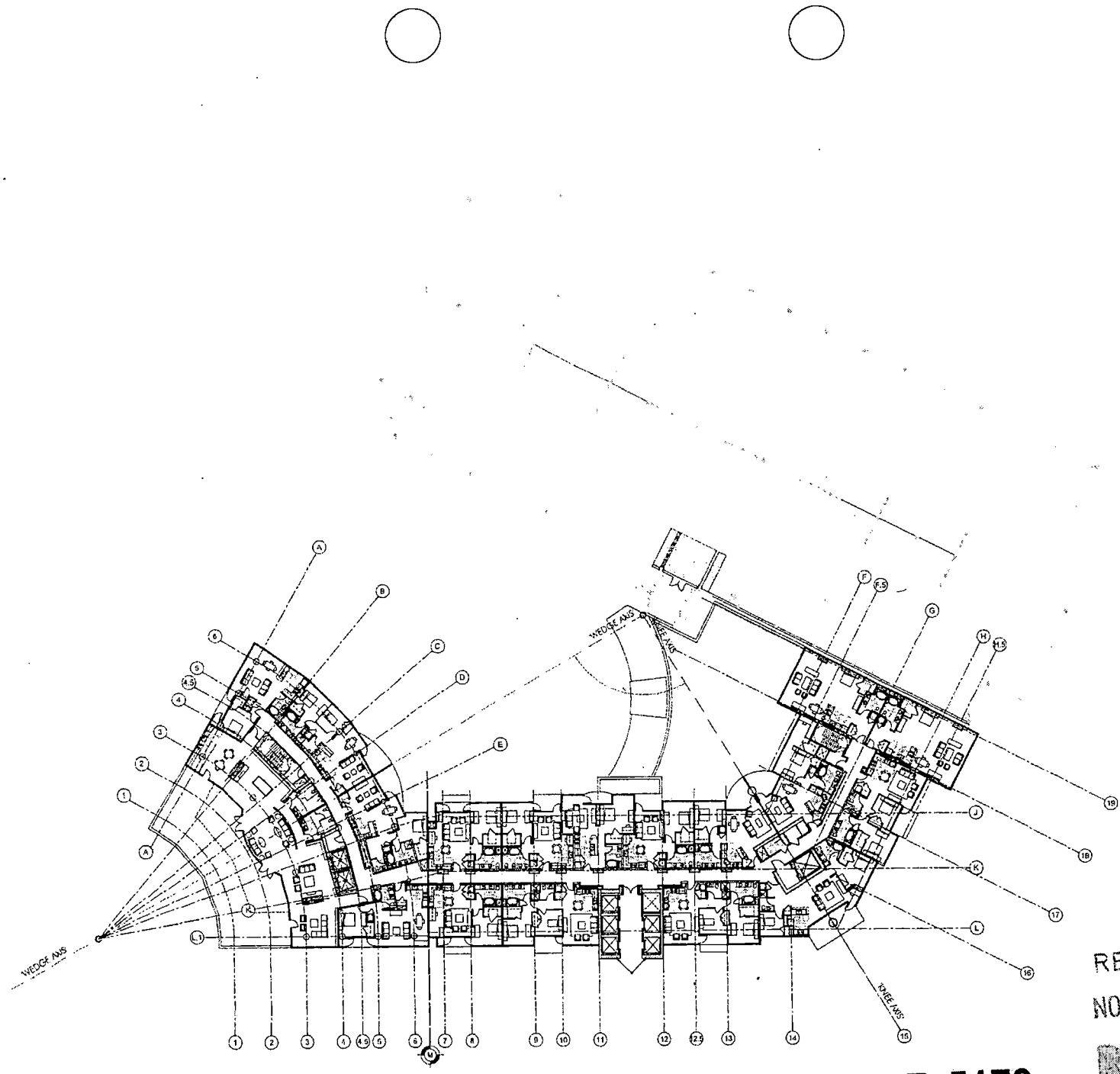
SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

Floor Plan Level 2

A2.02

JMA ARCHITECTURE STUDIOS

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA



1 FLOOR PLAN LEVEL 7

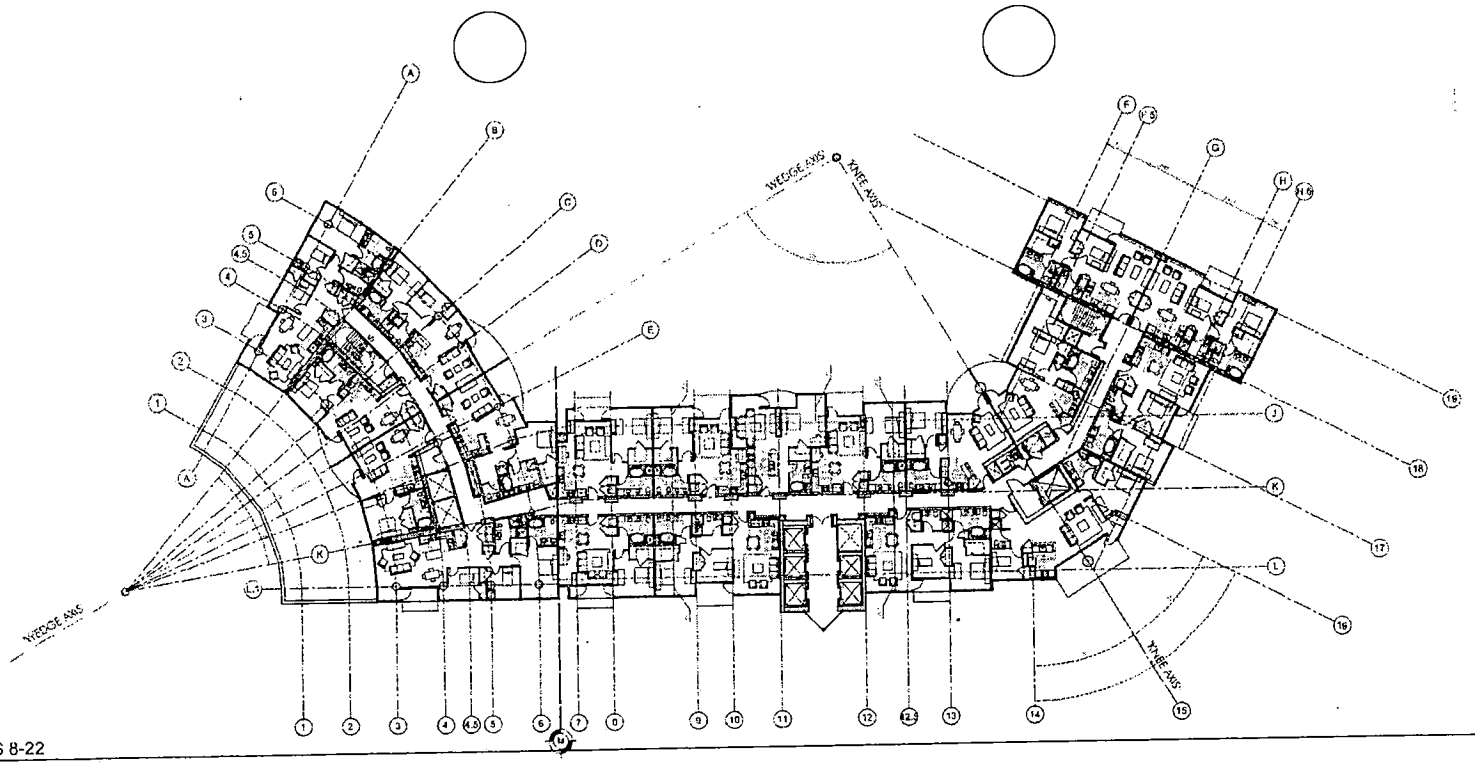
RECEIVED
NOV 8 2004

REVISED
11.8.04

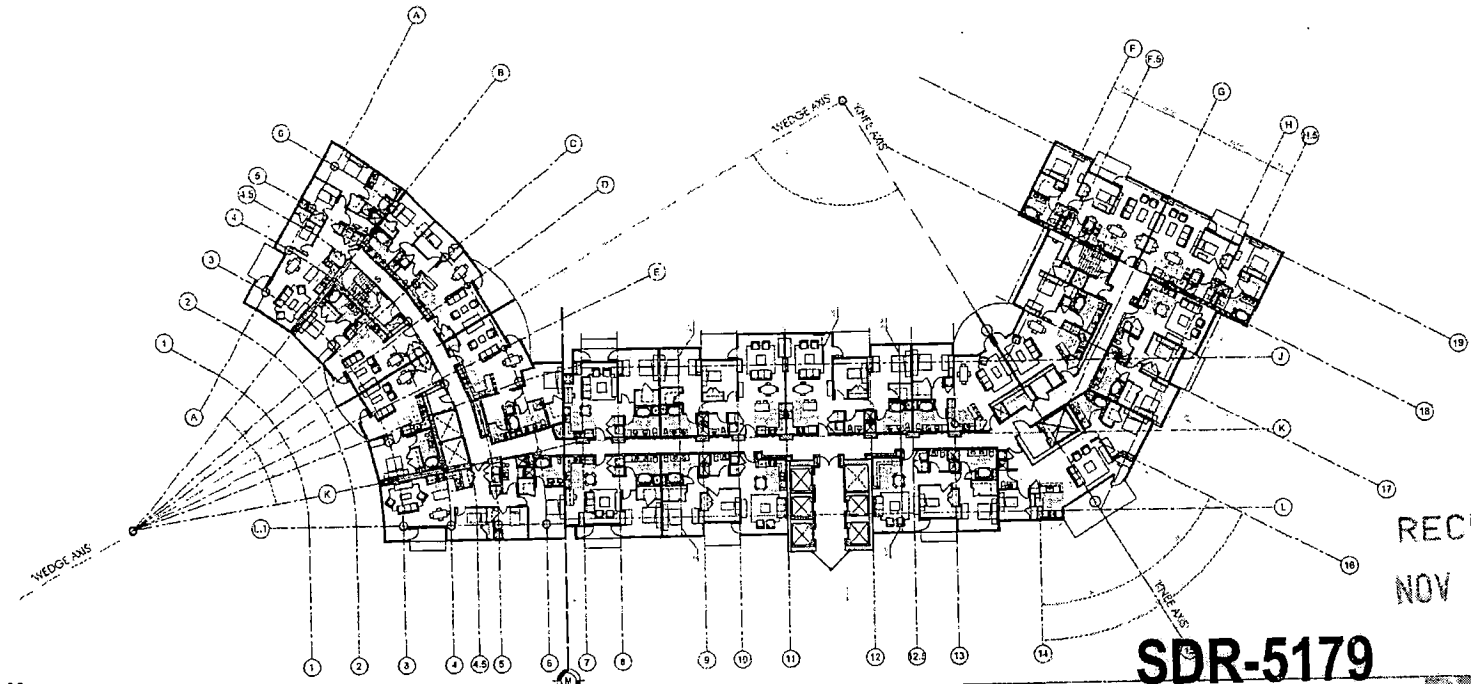
SDR-5179
11/18/04 PC

Floor Plan Level 7

A2.07



1 FLOOR PLAN LEVELS 8-22



2 FLOOR PLAN LEVEL 23

JMA ARCHITECTURE STUDIOS

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

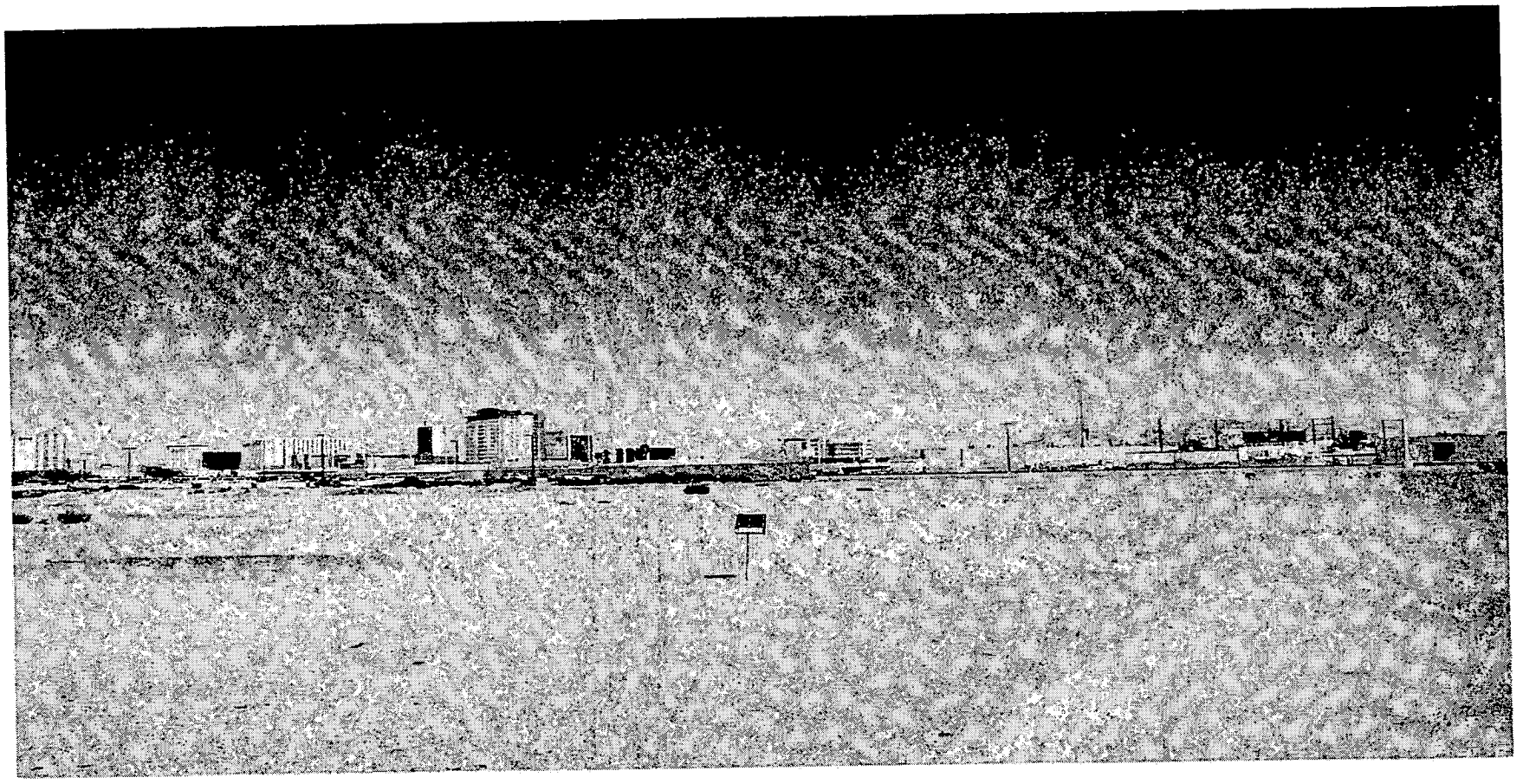
RECEIVED
NOV 8 2004

SDR-5179
11/18/04 PC

REVISED
11.8.04

Floor Plan Levels
8-21 and 22

A2.08



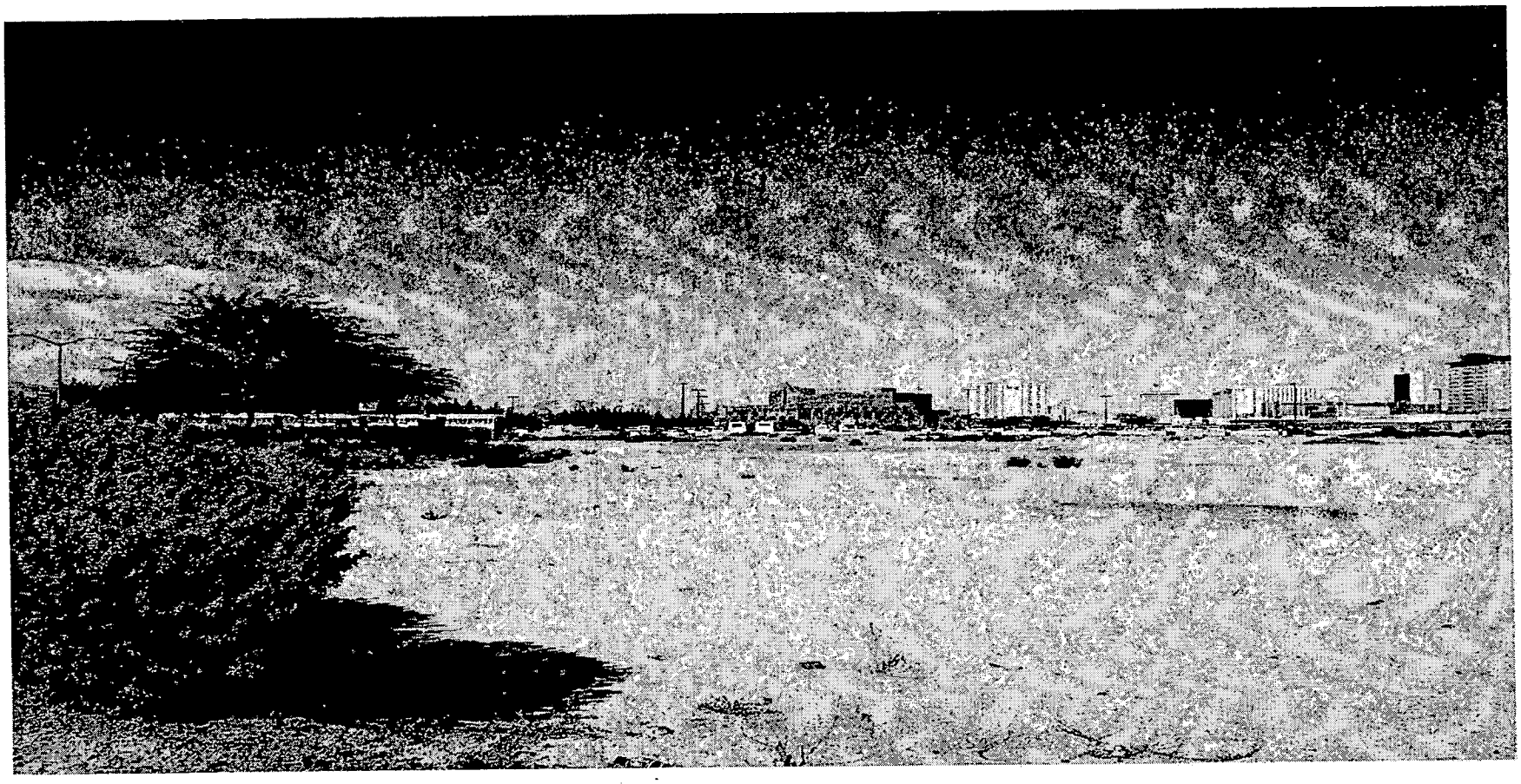
SDR-5179 - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC
EAST SIDE OF GRAND CENTRAL PARKWAY, APPROXIMATELY 450 FEET NORTH OF CHARLESTON BOULEVARD
DECEMBER 2, 2004 PLANNING COMMISSION

10/05/04



SDR-5179 - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC
EAST SIDE OF GRAND CENTRAL PARKWAY, APPROXIMATELY 450 FEET NORTH OF CHARLESTON BOULEVARD
DECEMBER 2, 2004 PLANNING COMMISSION

10/05/04



SDR-5179 - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC
EAST SIDE OF GRAND CENTRAL PARKWAY, APPROXIMATELY 450 FEET NORTH OF CHARLESTON BOULEVARD
DECEMBER 2, 2004 PLANNING COMMISSION

10/05/04

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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:
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 32 [ZON-5488], Item 33 [WVR-5603] and Item 34 [SDR-5490].

GARY LEOBOLD, Planning and Development, stated that the applications are designed to facilitate the development of the 21-lot single-family residential development served by a 42-foot wide private street network. With regards to the rezoning, the PD zone is the implementing zone for the Planned Community Development (PCD) General Plan Designation, in which this site falls under. The PCD would allow planned development to be consistent with the applicable standards of the Grand Teton Village Master Development Plan.

The Waiver request is a waiver of Title 18 requirements. An area of the site is limited to three units per acre maximum density, and with the street orientation and the open space, it allows the

MINUTES – Continued:
three-acre maximum to be met. However, the intersection distance for the intersection at Jensen Street and Farm Road falls below the Title 18 waiver. Due to some constraints and the proposed design of the project, staff felt that the waiver could be supported.

BRYAN SAYLOR, RS Consulting, 2641 Rialto Road, appeared on behalf of the applicant and concurred with staff's recommendations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 32 [ZON-5488], Item 33 [WVR-5603] and Item 34 [SDR-5490].

(7:59 – 8:02)

CONDITIONS:

Planning and Development

1. A Site Development Plan Review (SDR-5490) and a waiver of intersection offset distance (WVR-5603) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

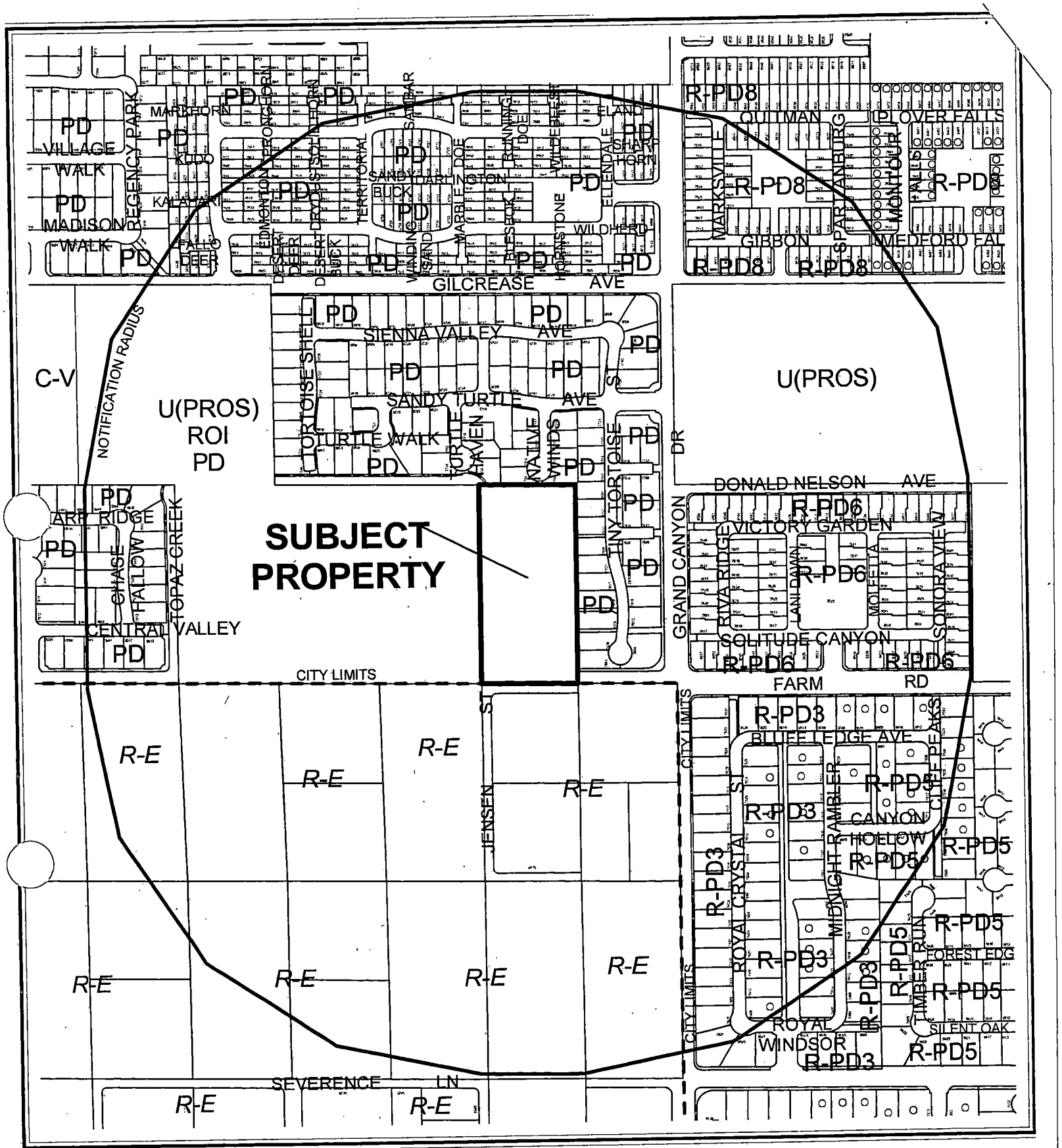
2. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20 foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site.

3. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

CONDITIONS – Continued:

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

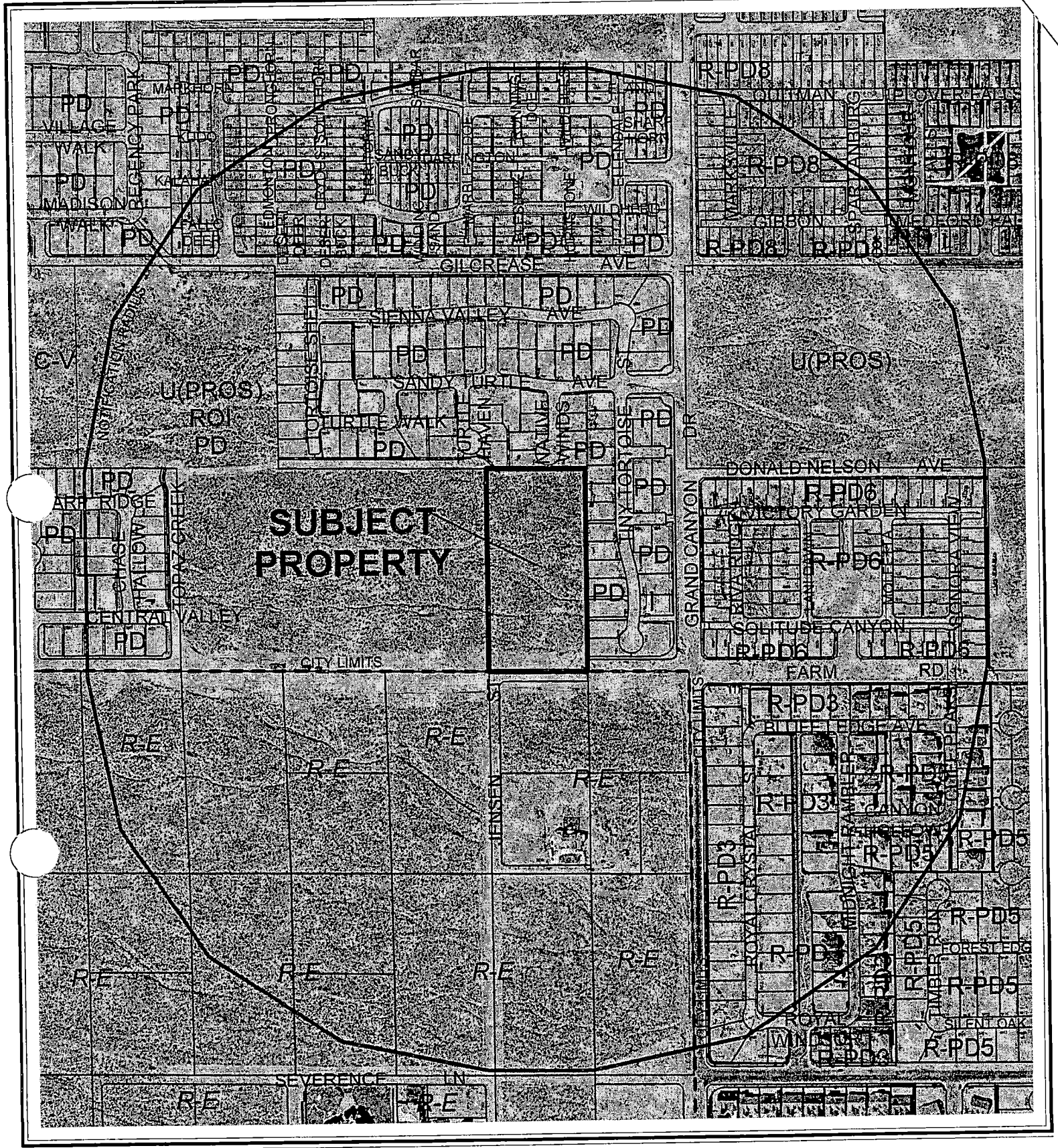


CASE: **ZON-5488**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)



CASE: **ZON-5488**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5488 - APPLICANT: ALL INVESTMENTS,LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review (SDR-5490) and a waiver of intersection offset distance (WVR-5603) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20 foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site.

3. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

5. 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.

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres located adjacent to the northeast corner of Farm Road and Jensen Street.

B) Applicant's Justification

The parcel is located within the Grand Teton Master Development Plan. The property was recently annexed into the city with a zoning of U (PCD) (Undeveloped [Planned Community Development] General Plan designation). The adjacent properties are zoned PD. The proposed plan meets the requirements and densities of the PD land use category and the Master Plan requirements.

BACKGROUND INFORMATION

A) Previous Actions

09/04/02 The City Council approved a Rezoning (Z-0014-02) to PD (Planned Development) for the area around this site as part of a larger request for the Grand Teton Village Master Plan. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission will consider a Site Development Plan Review (SDR-5490) for a 21-lot single-family residential development on this site and WVR-5603 for intersection offset as companion applications for this Rezoning request.

B) Pre-Application Meeting

10/01/04 The elements of a complete application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.00

KW

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD	Planned Community Development
North:	PCD	Planned Community Development
South:	PCD	Planned Community Development
East:	PCD	Planned Community Development
West:	PCD	Planned Community Development

D) Existing Zoning

Subject Property:	U (PCD)	Undeveloped (Planned Community Development)
North:	PD	Planned Development
South:	Clark County	
East:	PD	Planned Development
West:	U (PROS)	Undeveloped (Park, Recreation, Open Space)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector of the General Plan. The site is also within the Grand Teton Village Special Area plan. The density of development within the Grand Teton Village Plan conforms to the PCD (Planned Community Development) land use district of the Centennial Hills Sector Plan. The PCD land use district allows a mix of residential uses that maintain an average density of 2 to 8 units per acre. In addition, commercial, public facility, and office projects may be used as buffers. The proposed rezoning request is consistent with the General Plan Policies for the area.

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

Special Area Plan

This site is located within the Grand Teton Master Plan Area. This zoning application will rezone a parcel to PD (Planned Development), which is consistent with the Grand Teton Village Master Plan.

KW

A) Zoning Code Compliance: Development Standards

There are no set development standards for PD (Planned Development) projects. The development standards for this site are outlined in the Grand Teton Village Master Development and Design Standards Manual and will be addressed/determined during the Site Development Plan Review process.

B) General Analysis and Discussion

The subject site contains approximately 5.0 acres and is located in the southeastern portion of the Grand Teton Village Master Development Plan Area. This 5.0-acre property will become part of a proposed 160-acre residential development.

FINDINGS

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

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

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. The PCD (Planned Community Development) land use district allows a mix of residential uses that maintain an average density of 2 to 8 units per acre. In addition, commercial, public facility, and office projects may be used as buffers. The proposed rezoning to PD (Planned Development) conforms to the PCD (Planned Community Development) land use designation.

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

The proposed PD (Planned Development) zone will allow planned development, consistent with the applicable standards of the proposed Grand Teton Village Master Development Plan, to occur on the site. The proposed rezoning to PD (Planned Development) zone will not establish the types of uses that can be developed on the site; the Master Development Plan that has been adopted established the uses and development standards for future development. The consistency of proposed development with the General Plan, Title 19, and all development standards of the Grand Teton Village Master Development Plan will be reviewed under the companion Site Development Plan Review.

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

   The proposed PD (Planned Development) zone is consistent with the current General Plan designation of PCD (Planned Community Development) on the site, and thereby meets the intent of the General Plan to designate undeveloped areas for appropriate future use categories.

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

   The future major roadway facilities in the area have been planned for ultimate configuration under the approved Centennial Hills Sector Plan and the Master Plan of Street and Highways, including Farm Road to the south of the subject site. Local street designs have been approved under the Grand Teton Village Master Development Plan and will be subject to the City of Las Vegas Subdivision Code (Title 18).

NOTICES MAILED 56 – Mailed with WVR-5603 and SDR-5490

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Zon-5488 APN: 125.18.201.008

Name of Property Owner: Lawrence Lermusiaux

Name of Applicant: AL Investments 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: _____

Print Name: Lawrence E Lermusiaux

Subscribed and sworn before me

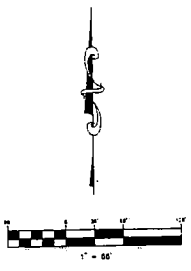
This 19th day of October, 2004

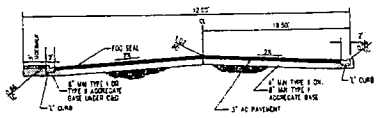
Monica Wahl

Notary Public in and for said County and State

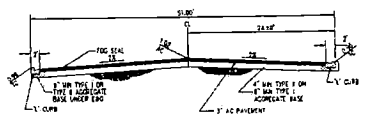
NOTARY PUBLIC
MONICA WAHL
STATE OF NEVADA
COUNTY OF CLARK
MY APPOINTMENT EXPIRES
MAY 12, 2005
No: 02-3133-1

FARM / GRAND CANYON

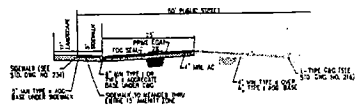




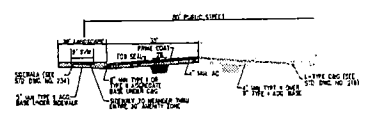
42' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



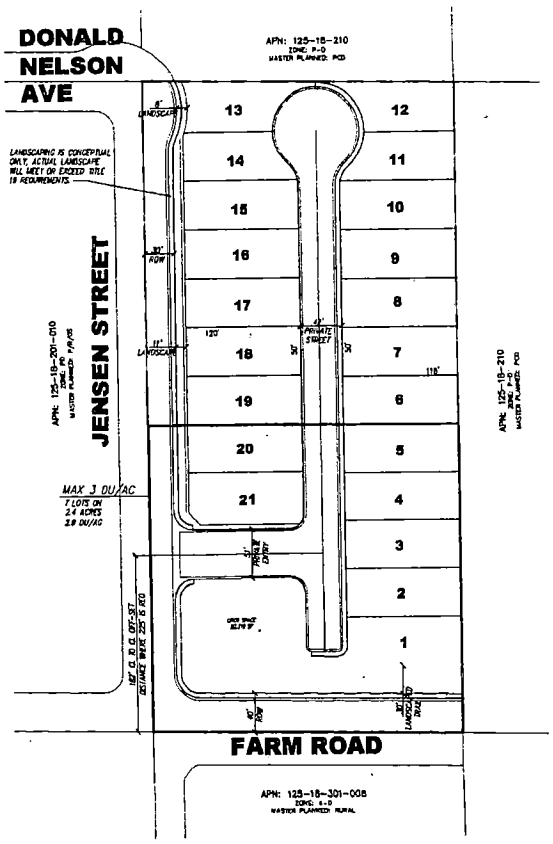
61' PRIVATE ENTRY
NOT TO SCALE

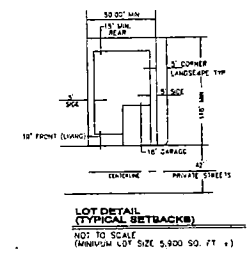


60' PUBLIC STREET HALF-SECTION (JENSEN STREET)
NOT TO SCALE

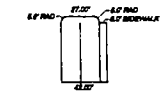


60' PUBLIC STREET HALF-SECTION (FARM ROAD)
NOT TO SCALE

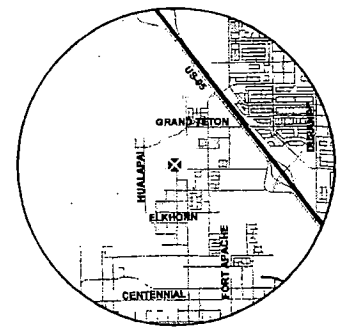




LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 5,900 SQ. FT +)



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)



VICINITY MAP
NOT TO SCALE

DEVELOPER

ALL INVESTMENT LLC
6370 W. FLAMINGO RD #40
LAS VEGAS, NEVADA 89103

OWNER

LAWRENCE LEMMUSAUX FAMILY TRUST
6240 DUNCRILLE
LAS VEGAS, NEVADA 89118

ASSESSORS PARCEL NUMBER:

125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING	U(PCD)
PROPOSED ZONING	P-D
EXISTING LAND USE	BPI
# OF UNITS	21
GROSS ACREAGE	4.96 ACRES +/-
OVERALL DENSITY	4.2 DUA
OPEN SPACE REQUIRED	8,534 SF
OPEN SPACE PROVIDED	20,319 SF

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL ROWS ARE 42' PRIVATELY MAINTAINED ROWS.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
7. AT THIS TIME CC&R'S ARE NOT ANTICIPATED FOR THIS DEVELOPMENT.
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE HOA OR HOA.
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. LANDSCAPING IS CONCEPTUAL ONLY, ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 30 REQUIREMENTS

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

RECEIVED
NOV 09 2004

ZON-5488
SDR-5490
12-02-04 PC
REVISED 11-09-04

DEVELOPER:
ALL INVESTMENTS, LLC
6370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89103

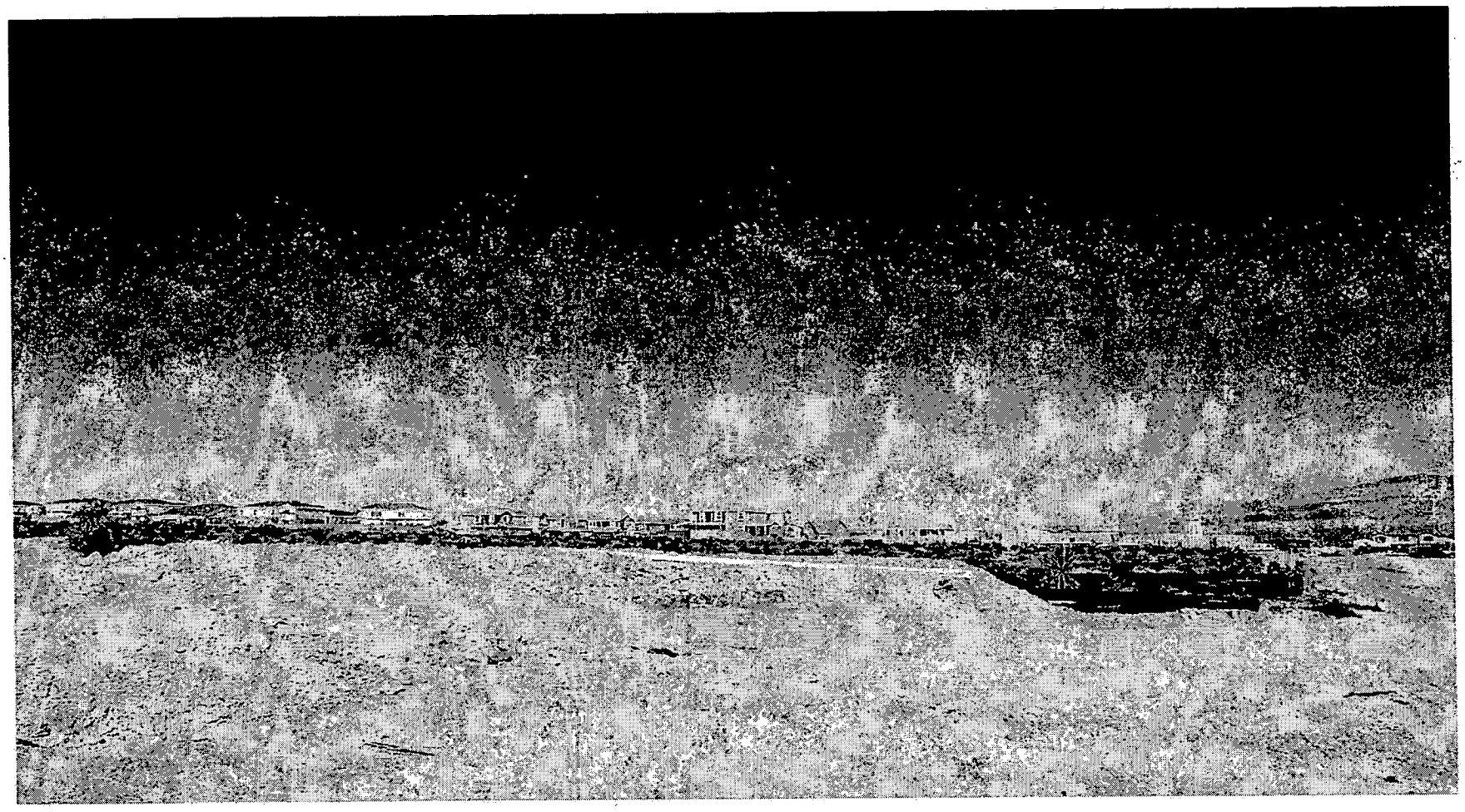
PREPARED BY:
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7252 Hickam Avenue Las Vegas, NV 89129 Office: 702.384.7701 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY SDR / ZC / WAIVER

TITLE: FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE: OCTOBER 18, 2004
DRAWN BY: B. SAYLOR
DESIGNED BY: R. SKUSA
CHECKED BY: R. SKUSA
SCALE: 1" = 60'
PROJECT NO: 0001
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO: 0001 SITE 10-18-04 (DWG)



ZON-5488 - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST
NORTHEAST CORNER OF FARM ROAD AND JENSEN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 32 [ZON-5488] for all related discussion on Item 32 [ZON-5488], Item 33 [WVR-5603] and Item 34 [SDR-5490].

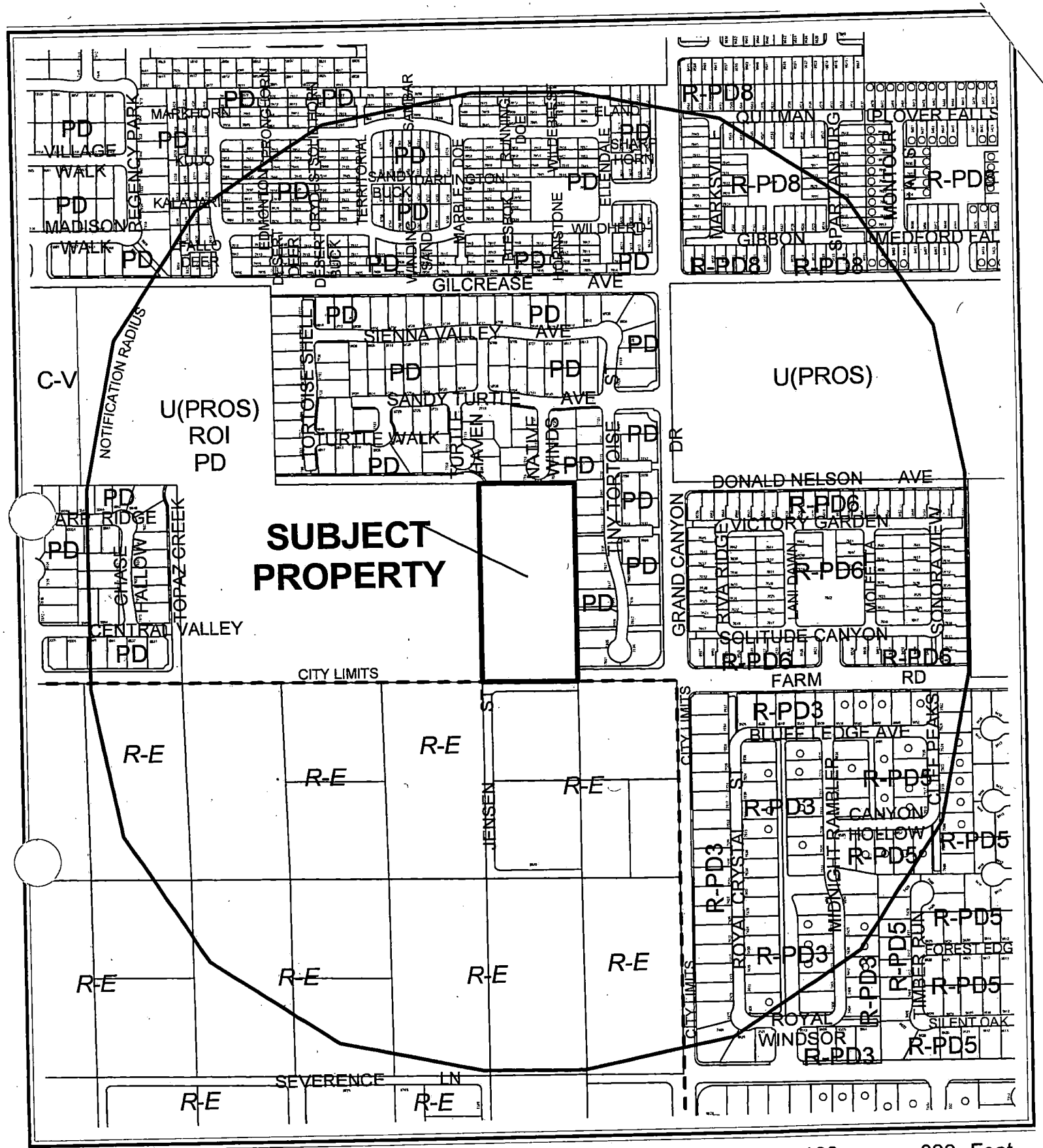
(7:59 – 8:02)
2-906

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5488) and Site Development Plan Review (SDR-5490).

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 33 – WVR-5603

CONDITIONS – Continued:

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.



CASE: **WVR-5603**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5603 - APPLICANT: ALL INVESTMENTS, LLC – OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5488) and Site Development Plan Review (SDR-5490).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 182-foot separation between intersections, where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more.

B) Applicant's Justification

The parcel is located within the Grand Teton Master Development Plan. The property was recently annexed into the city with a zoning of U (PCD) (Undeveloped [Planned Community Development] General Plan designation). The adjacent properties are zoned PD. The proposed plan meets the requirements and densities of the PD land use category and the Master Plan requirements.

BACKGROUND INFORMATION

A) Previous Actions

09/04/02 The City Council approved a Rezoning (Z-0014-02) to PD (Planned Development) for the area around this site as part of a larger request for the Grand Teton Village Master Plan. The Planning Commission and Staff recommended approval.

12/02/04 The Planning Commission will consider a Rezoning request (ZON-5488) and Site Development Plan Review (SDR-5490) for a 21-lot single-family residential development on this site as companion applications for this waiver request.

B) Pre-Application Meeting

A pre-application conference was not held for this application. The need for this request was determined after submittal of the associated applications.

C) Neighborhood Meetings

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

KW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD	Planned Community Development
North:	PCD	Planned Community Development
South:	PCD	Planned Community Development
East:	PCD	Planned Community Development
West:	PCD	Planned Community Development

D) Existing Zoning

Subject Property:	U (PCD)	Undeveloped (Planned Community Development)
North:	PD	Planned Development
South:	Clark County	
East:	PD	Planned Development
West:	U (PROS)	Undeveloped (Park, Recreation, Open Space)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector of the General Plan. The site is also within the Grand Teton Village Special Area Plan. This Waiver request is not directly related to any specific General Plan policy.

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

KW

Special Area Plan

This site is located within the Grand Teton Master Development Plan Area. The companion rezoning application (ZON-5488) will rezone a parcel to PD (Planned Development), which is consistent with the Grand Teton Village Master Plan.

A) Waiver Description

The applicant wants to design road access to intersect with Jensen Road 182 feet from the intersection of Farm Road and Jensen Street. The proposed cul-de-sac servicing these lots has been designed to connect to Jensen Street, a 60-foot local street, at a location that does not allow conformance of the project with Title 18 standards, that ensure a minimum distance separation between intersections as a matter of public safety.

B) General Analysis and Discussion

This request seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

Due to the requirement of the Grand Teton Village Plan that the south half of the parcel is to have density equal to or less than three dwelling units per acre while providing a home project similar to the existing and proposed development, it is not possible to reconfigure the access to the site without substantially compromising the concept and design of the project.

FINDINGS

Because of the above constraints and the proposed design does not appear to present left turn traffic conflicts, nor are turn movements from the subdivision expected to hinder traffic this waiver can be supported.

KW

NOTICES MAILED 56 – Mailed with ZON-5488 and SDR-5490

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5603 APN: 125-18-201-008

Name of Property Owner: LAWRENCE LERMUSIAUX

Name of Applicant: ALL INCVESTMENTS 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: _____

Print Name: Lawrence E Lermusiaux

Subscribed and sworn before me

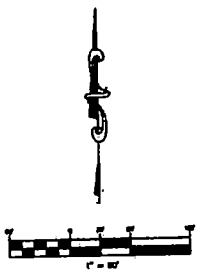
This 5 day of November, 2004

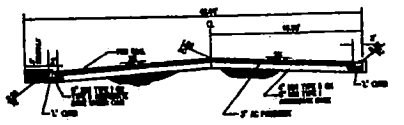
Sara J Austin

Notary Public in and for said County and State

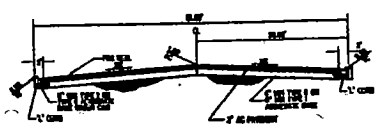
SARA J. AUSTIN
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 04-21-2008
Certificate No: 04-88420-1

FARM / GRAND CANYON

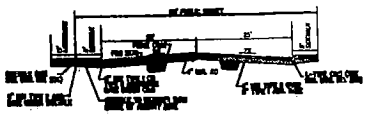




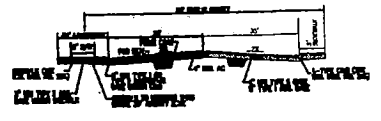
42' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



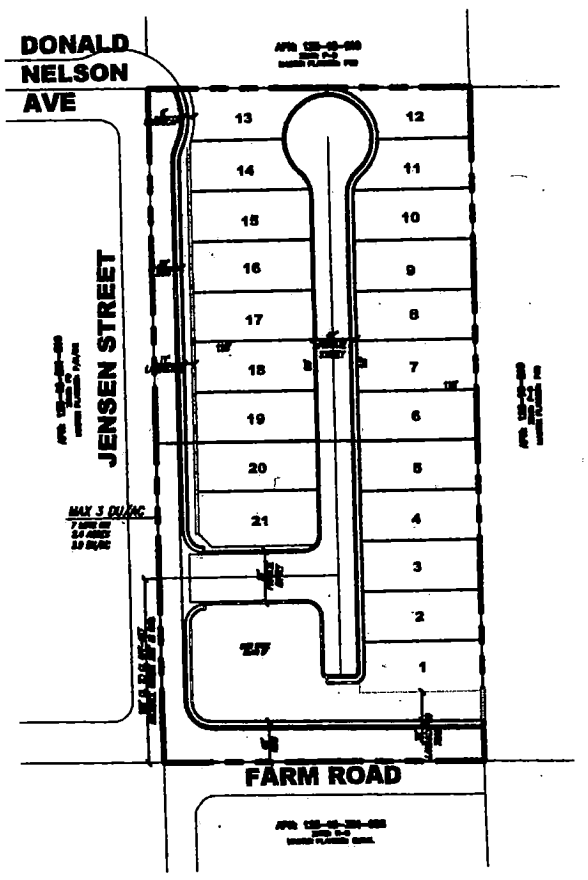
61' PRIVATE ENTRY
NOT TO SCALE

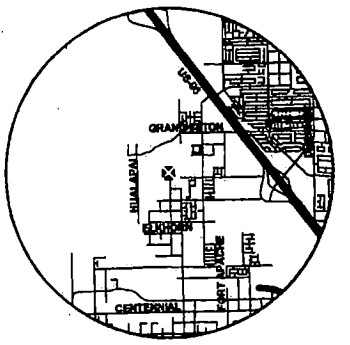


60' PUBLIC STREET HALF-SECTION (JENSEN STREET)
NOT TO SCALE

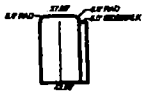


60' PUBLIC STREET HALF-SECTION (FARM ROAD)
NOT TO SCALE





VICINITY MAP
NOT TO SCALE



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)

DEVELOPER

ALL INVESTMENT LLC
6230 W. FLAMINGO Rd. #40
LAS VEGAS, NEVADA 89103

OWNER

LAWRENCE LERMUSIAUX FAMILY TRUST
6240 DUNEVILLE
LAS VEGAS, NEVADA 89118

ASSESSOR'S PARCEL NUMBER:

125-19-201-008

OVERALL TABULATIONS

EXISTING ZONING	(UTCD)
PROPOSED ZONING	R-D
EXISTING LAND USE	SFR
# OF UNITS	21
GROSS ACREAGE	4.89 ACRES +/-
OVERALL DENSITY	4.3 DUA
OPEN SPACE REQUIRED	5,934 SF
OPEN SPACE PROVIDED	23,370 SF

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL ROWS ARE 42' PRIVATELY MAINTAINED ROWS.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
7. AT THIS TIME COMPS ARE NOT ANTICIPATED FOR THIS DEVELOPMENT.
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LMA OR HOA.
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 30 REQUIREMENTS.

WVR-5603
12-02-04 PC

UNDER THIS PLAN THE PREPARER USED RECORD INFORMATION. IT IS INCORRECTLY AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
ALL INVESTMENTS, LLC
6230 W. FLAMINGO ROAD # 40
LAS VEGAS, NEVADA 89103

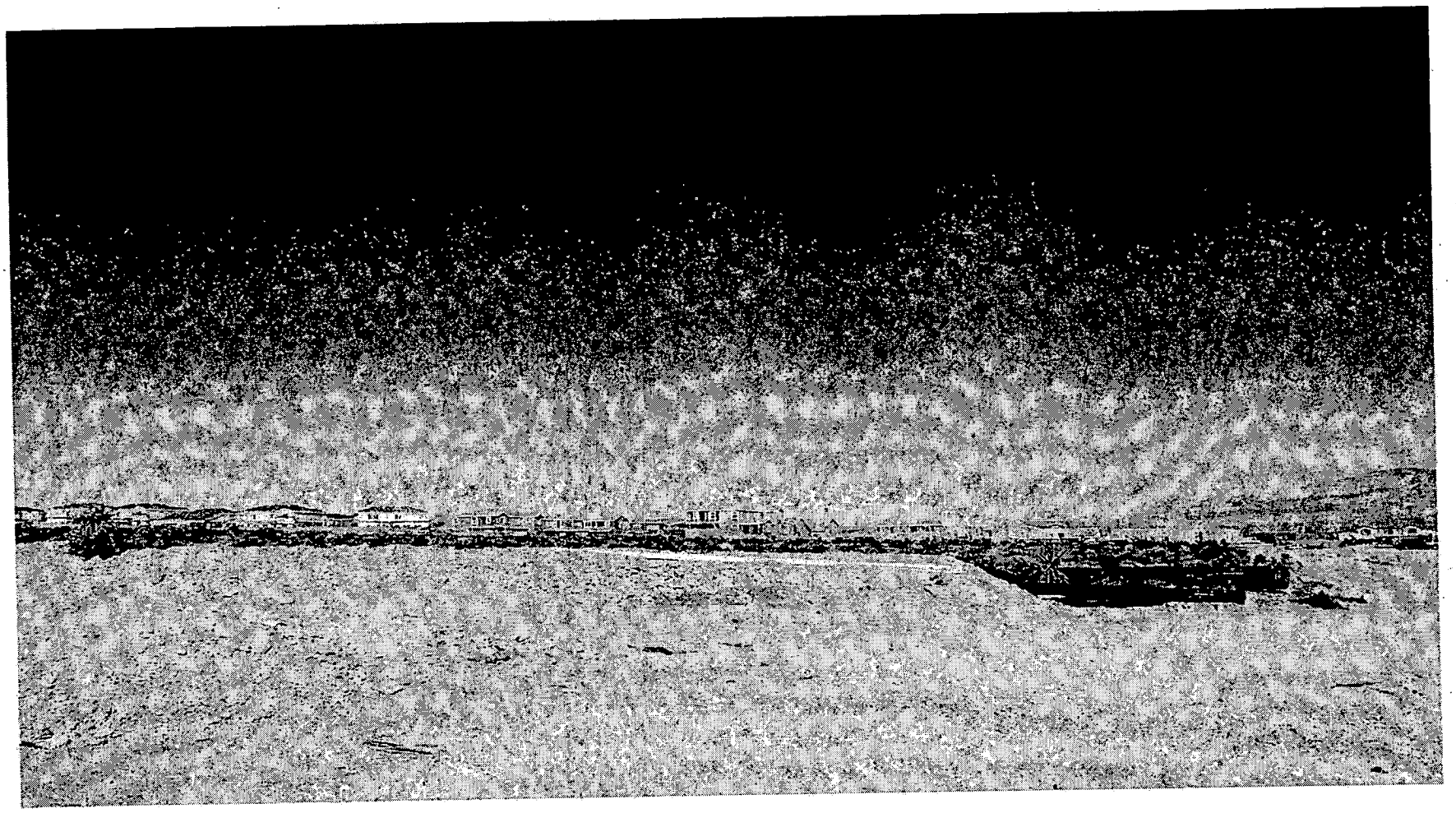
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Hickam Avenue Las Vegas, NV 89129 Office: 702.254.7702 Fax: 702.254.7702

SHEET: SITE PLAN TO ACCOMPANY SDR / ZC / WAIVER

TITLE: FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE: NOVEMBER 18, 2004
DRAWN BY:
S. SHEAR
DESIGNED BY:
S. SHEAR
CHECKED BY:
S. SHEAR
SCALE: 1" = 40'
PROJECT NO.: 0001
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO.
0001-SITE



WVR-5603 - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST
NORTHEAST CORNER OF FARM ROAD AND JENSEN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 32 [ZON-5488] for all related discussion on Item 32 [ZON-5488], Item 33 [WVR-5603] and Item 34 [SDR-5490].

(7:59 – 8:02)

CONDITIONS:
Planning and Development
1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, date stamped October 22, 2004, except as amended by conditions herein.

3. A Rezoning (ZON-5488) to a PD (Planned Development) Zoning District and WVR-5603 for intersection offset approved by the City Council.

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

5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

7. A revised landscaping plan shall be submitted to Planning and Development prior to the issuance of building permits. The landscape plan shall reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the buffer along the streets.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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

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

12. Any property line walls shall comply with section 3.6 of the Grand Teton Village Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated

CONDITIONS – Continued:

15. All City Code requirements and design standards of all City departments and as outlined in the Grand Teton Village Master Plan and Design Standards must be satisfied.

Public Works

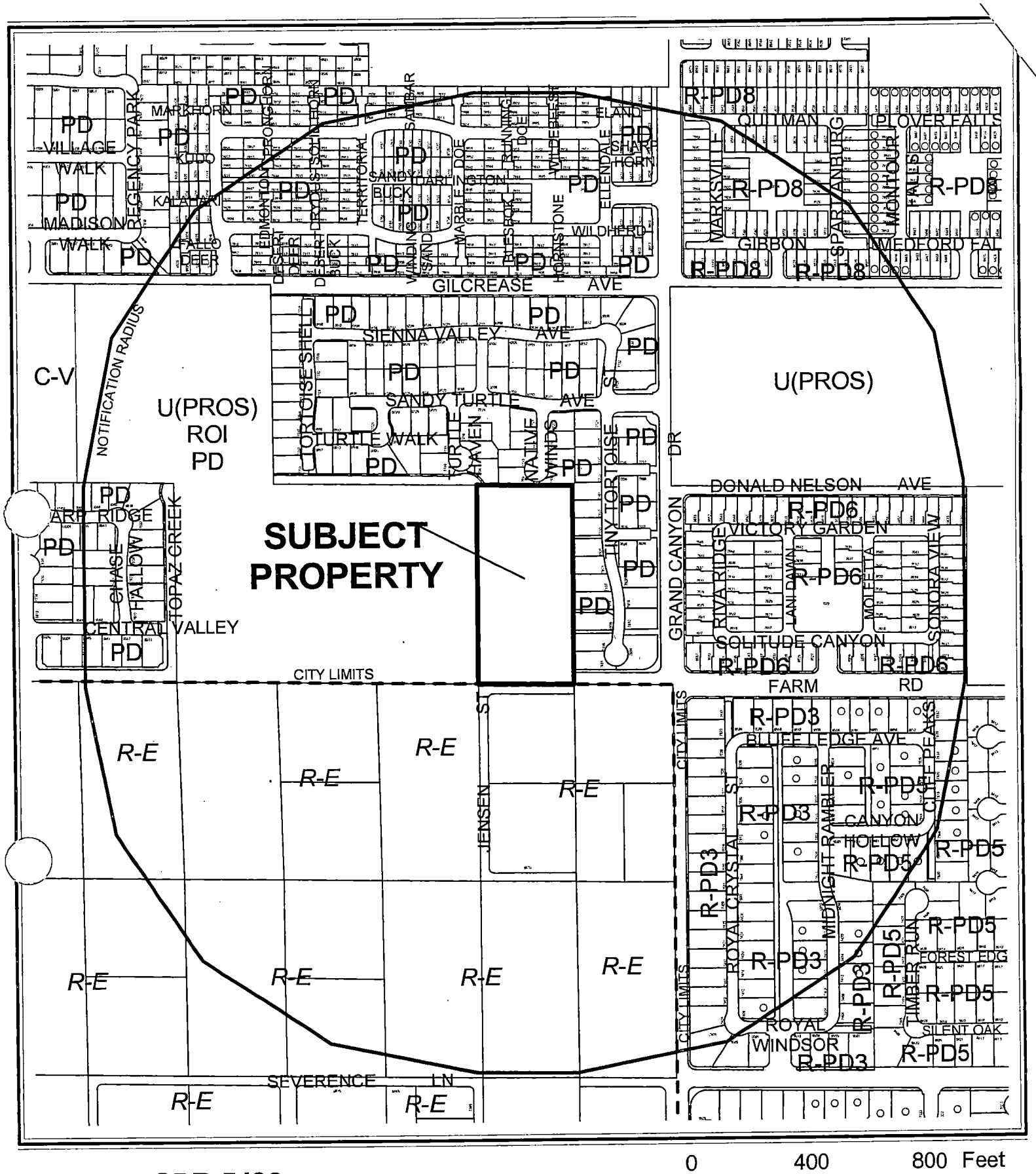
16. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5488 and all other subsequent site-related actions.

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



CASE: **SDR-5490**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5490 - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped October 22, 2004, except as amended by conditions herein.

3. A Rezoning (ZON-5488) to a PD (Planned Development) Zoning District and WVR-5603 for intersection offset approved by the City Council.

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

5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

7. A revised landscaping plan shall be submitted to Planning and Development prior to the issuance of building permits. The landscape plan shall reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the buffer along the streets.

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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

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

13. Any property line walls shall comply with section 3.6 of the Grand Teton Village Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

14. All City Code requirements and design standards of all City departments and as outlined in the Grand Teton Village Master Plan and Design Standards must be satisfied.

Public Works

15. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5488 and all other subsequent site-related actions.

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

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Site Development Plan Review for a proposed 21-lot single-family residential development on 5.0 acres located adjacent to the northeast corner of Farm Road and Jensen Street.

B) Applicant's Justification

The parcel is located within the Grand Teton Master Development Plan. The property was recently annexed into the city with a land use designation of PD, Planned Development. The adjacent properties are zoned PD. The proposed plan meets the requirements and densities of the PD land use category and the Master Plan requirements.

BACKGROUND INFORMATION

A) Previous Actions

09/04/02 The City Council approved a Rezoning (Z-0014-02) to PD (Planned Development) for the area around this site as part of a larger request for the Grand Teton Village Master Plan. The Planning Commission and Staff recommended approval.

12/02/04 The Planning Commission will consider a Rezoning (ZON-5488) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and a Waiver (WVR-5603) for intersection offset as companion applications for this Site Development Plan Review request.

B) Pre-Application Meeting

10/01/04 The elements of a complete application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

KW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.00

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD	Planned Community Development
North:	PCD	Planned Community Development
South:	PCD	Planned Community Development
East:	PCD	Planned Community Development
West:	PCD	Planned Community Development

D) Existing Zoning

Subject Property:	U (PCD)	Undeveloped (Planned Community Development)
North:	PD	Planned Development
South:	Clark County	
East:	PD	Planned Development
West:	U (PROS)	Undeveloped (Park, Recreation, Open Space)

E) General Plan Compliance: Centennial Hills General Plan

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector of the General Plan. The site is also within the Grand Teton Village Special Plan area. The density of development within the Grand Teton Village Plan conforms to the PCD (Planned Community Development) land use district of the Centennial Hills Sector Plan. The PCD land use district allows a mix of residential uses that maintain an average density of 2 to 8 units per acre. In addition, commercial, public facility, and office projects may be used as buffers. The proposed site plan conforms to the General plan policies of the area.

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

KW

Special Area Plan
This site is located within the Grand Teton Master Development Plan Area. The companion rezoning application will rezone the subject parcel to PD (Planned Development), which is consistent with the Grand Teton Village Master Development Plan. The site plan conforms to the requirements of the PD zoning district.

PROJECT DESCRIPTION

The submitted site plan indicates a single-family detached development with a total of 21-lots. One access from Jensen Street is indicated on the west side of the site. All lots will be accessed from a 42-foot wide private street. The typical lot size will be 5,900 square feet.

A number of other small landscape areas are shown throughout the site. A ten-foot wide landscape planter is shown along the Farm Road frontages. A six foot wide landscape planter is shown along the Jensen Street frontage.

The submitted elevations depict a one story and two-story product line with sizes ranging from 1,628 square feet to 2,725 square feet. The houses will have a stucco exterior with tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Grand Teton Village Master Development Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	5,900	Y
Min. Lot Width	N/A	50 feet	Y
Min. Setbacks			
• Front			
House	12 Feet	12 Feet	Y
Garage	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	10 Feet	15 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/ 35 Feet	Y

KW

The proposed development is in conformance with the applicable standards for setbacks, building height, and lot sizes as set forth in the Grand Teton Village Master Development Plan.

A2) Landscape

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer: • Min. Trees	1 Tree/30 Linear Feet	25 Trees	4 Trees
• Min. Zone Width	6 Feet		11 Feet
• Wall height	6 Feet		6 Feet

The proposed development is in conformance with the applicable standards for landscaping in regards to the widths of the required planters. An insufficient number of 24-inch box trees, though, are shown on the landscape plan. A condition has been added to address the issue.

Section 5.4 'Landscape' in the Grand Teton Village Master Development Plan and Design Standards outlines planting requirements for residential lots. The listed guidelines shall be followed when developing the proposed interior-landscaping plan.

A3) Open Space Standards

This site is located within the Grand Teton Village Master Development Plan. Section 4.4 of the plan states that a total of 3.88 acres of open space shall be built within the total residential area of the plan and shall be distributed proportionately across the 128.7 acres of residential property. This requirement amounts to approximately 0.03 acres of open space per acre of development. In this case, the development has a total area of five acres. This amounts to an open space requirement of 0.15 acres within the proposed development. The submitted site plan is providing approximately 0.46 acres of open space. As a result the proposed site plan exceeds the open space requirements of the Plan.

B) General Analysis and Discussion

- Zoning

The subject site is zoned PD (Planned Development). The proposed 21-lot subdivision is a permitted use within the PD (Planned Development) zoning district.

- Site Plan

The proposed site plan is in compliance with Title 18 (Subdivision Code), subject to approval of the companion waiver request WVR-5603, with the private street shown to be a minimum of 42 feet wide. The submitted site plan indicates an efficient and effective site layout.

- Waivers

The applicant is requesting a waiver of Title 18.12.160 as a companion request to this site plan application.

- Open Space

The site plan exceeds the required amount of open space within the proposed development.

- Elevation

The proposed elevations will be compatible with other developments within the Grand Teton Village Master Development Plan Area and the surrounding areas.

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

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

   The proposed single-family residential development is compatible with the rural single-family residential development to the south of the site.

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 project is consistent with Title 19 and applicable Grand Teton Village Master Development Plan plans, policies and standards.

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

   The proposed site access will not substantially impact adjacent residential neighborhood roadways as traffic generated by the proposed development will use Farm Road, an 80-foot Secondary Collector shown on the Master Plan of Streets and Highways.

KW

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

   The proposed project will incorporate appropriate building elevations and façade materials for the Grand Teton Village Master Development Plan area. The proposed landscaping will be appropriate along the perimeter of the development providing an appropriate buffer for the proposed development. In addition, the applicant will be required by condition to mitigate the amount of 24-inch box trees that the landscape plan is deficient.

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

   The building elevations are aesthetically pleasing and will be harmonious and compatible with other single-family developments 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 inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 56 – Mailed with ZON-5488 and WVR-5603

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5490 APN: 125-18-201-008

Name of Property Owner: Lawrence Lormusiaux

Name of Applicant: All Investments 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: _____

Print Name: Lawrence E Lormusiaux

Subscribed and sworn before me

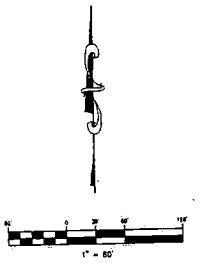
This 19th day of October, 2004

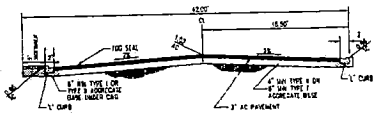
Monica Wahl

Notary Public in and for said County and State

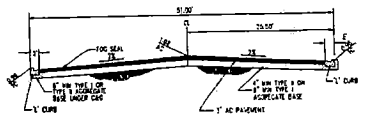
NOTARY PUBLIC
MONICA WAHL
STATE OF NEVADA
COUNTY OF CLARK
MY APPOINTMENT EXPIRES
MAY 12, 2005
No: 92-3123-1

FARM / GRAND CANYON

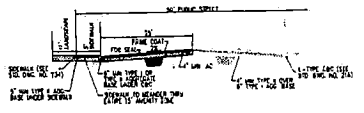




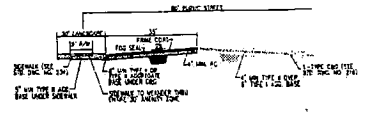
42' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



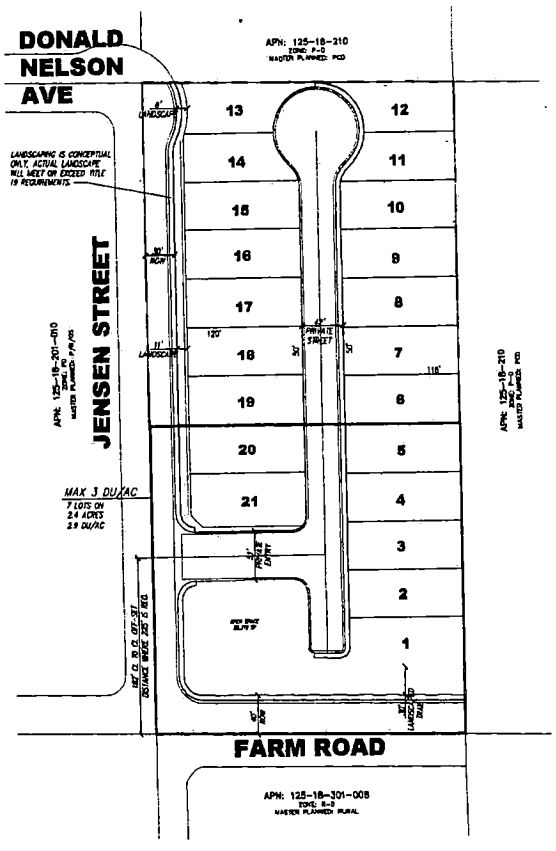
51' PRIVATE ENTRY
NOT TO SCALE

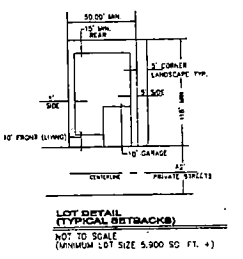


60' PUBLIC STREET HALF-SECTION (JENSEN STREET)
NOT TO SCALE

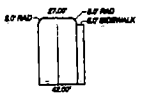


60' PUBLIC STREET HALF-SECTION (FARM ROAD)
NOT TO SCALE

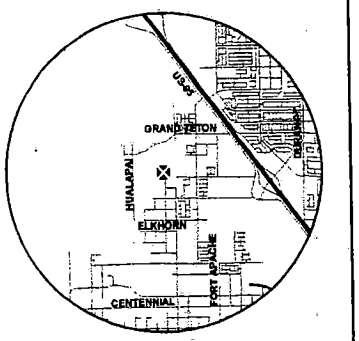




LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 5,900 SQ. FT. +)



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)



VICINITY MAP
NOT TO SCALE

DEVELOPER
ALL INVESTMENT LLC
8370 W. FLAMINGO RD. #40
LAS VEGAS, NEVADA 89123

OWNER
LAWRENCE LERNOUSAUX FAMILY TRUST
6240 DUNEVALLE
LAS VEGAS, NEVADA 89118

ASSESSORS PARCEL NUMBER:
125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING	U(PCD)
PROPOSED ZONING	P-D
EXISTING LAND USE	BP
# OF UNITS	21
GROSS ACREAGE	4.98 ACRES +/-
OVERALL DENSITY	4.2 DUA
OPEN SPACE REQUIRED	8,534 SF
OPEN SPACE PROVIDED	32,319 SF

NOTES
1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE
2. ALL ROWS ARE 42' PRIVATELY MAINTAINED ROW'S.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
7. AT THIS TIME CC&R'S ARE NOT ANTICIPATED FOR THIS DEVELOPMENT.
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LMA OR HOA.
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 30 REQUIREMENTS

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

RECEIVED
NOV 09 2004

ZON-5488
SDR-5490
12-02-04 PC
REVISED 11-09-04

DEVELOPER:
ALL INVESTMENTS, LLC
8370 W. FLAMINGO ROAD # 40
LAS VEGAS, NEVADA 89103

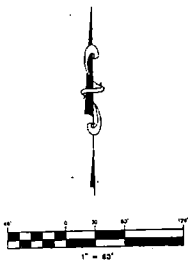
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7033 Sticker Avenue Las Vegas, NV 89129 Office: 702.254.7701 Fax: 702.254.7702

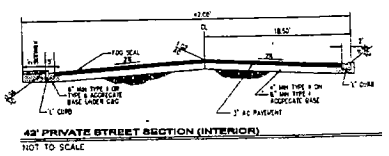
SHEET: SITE PLAN TO ACCOMPANY SDR / ZC / WAIVER
TITLE: FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA.

DATE: 1 OCTOBER 18, 2004
DRAWN BY: B. SAYLOR
DESIGNED BY: R. SHUE
CHECKED BY: R SHUE
SCALE: 1" = 60'
PROJECT NO: 0001
ENGINEERING SEAL

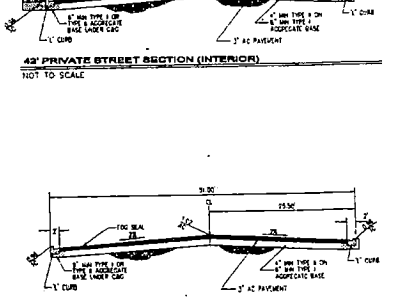
SHEET 1 OF 1
DRAWING NO. 0001 SITE 10-18-04.DWG

FARM / GRAND CANYON

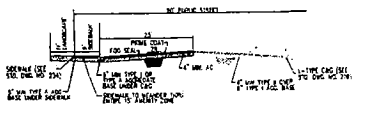




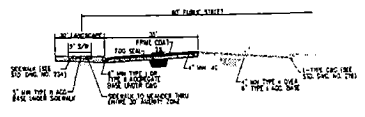
42' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



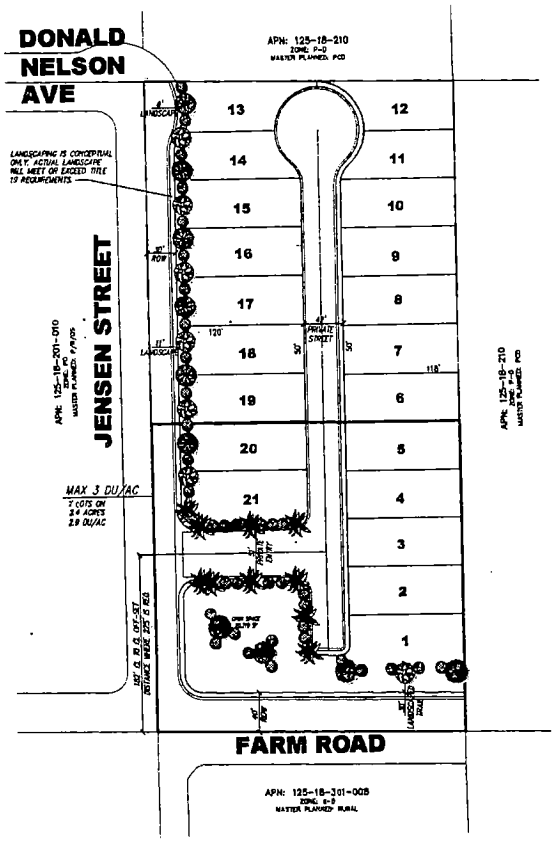
31' PRIVATE ENTRY
NOT TO SCALE

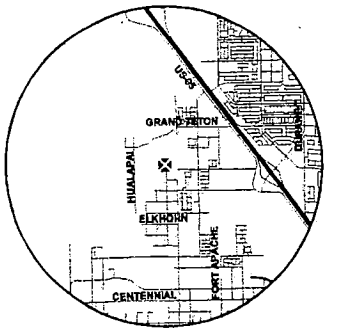


60' PUBLIC STREET HALF-SECTION (JENSEN STREET)
NOT TO SCALE

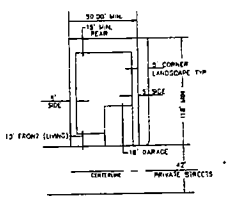


60' PUBLIC STREET HALF-SECTION (FARM ROAD)
NOT TO SCALE

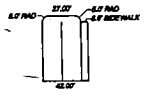




VICINITY MAP
NOT TO SCALE



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 5,900 SQ. FT. +)



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	??
	PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX	??
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX	??
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25' HIGH	??

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS – CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES – FEATHERY CASSIA	5 GALLON
CALLIANDRA EMORYHLLIA – FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM – BUSH MORNING GLORY	5 GALLON
DALEA GREGGI – INDIGO BUSH	5 GALLON
ENCELIA FARINOSA – BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA – RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS – TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM – CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' – REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS – ROSEMARY	5 GALLON
SALVIA CLEVELANDII – CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII – AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS	5 GALLON
VERBENA RIGIDA – PINK VERBENA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 30% OF D.G. AREA AT MATURITY

DEVELOPER
ALL INVESTMENT LLC
6378 W. FLAMINGO RD. #40
LAS VEGAS, NEVADA 89103

OWNER
LAWRENCE CERNUSIAUX FAMILY TRUST
8240 DUNEVILLE
LAS VEGAS, NEVADA 89118

ASSESSORS PARCEL NUMBER:
125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING	U(PCD)
PROPOSED ZONING	P-D
EXISTING LAND USE	BPI
# OF UNITS	21
GROSS ACREAGE	4.86 ACRES +/-
DENSITY	4.2 DUA
OPEN SPACE REQUIRED	6,534 SF
OPEN SPACE PROVIDED	22,319 SF

NOTES
1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE
2. ALL ROWS ARE 42' PRIVATELY MAINTAINED ROW'S.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
7. AT THIS TIME CC&R'S ARE NOT ANTICIPATED FOR THIS DEVELOPMENT.
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LNA OR HOA.
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 19 REQUIREMENTS

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

RECEIVED
NOV 09 2004
ZON-5488
SDR-5490
12-02-04 PC
REVISED 11-09-04

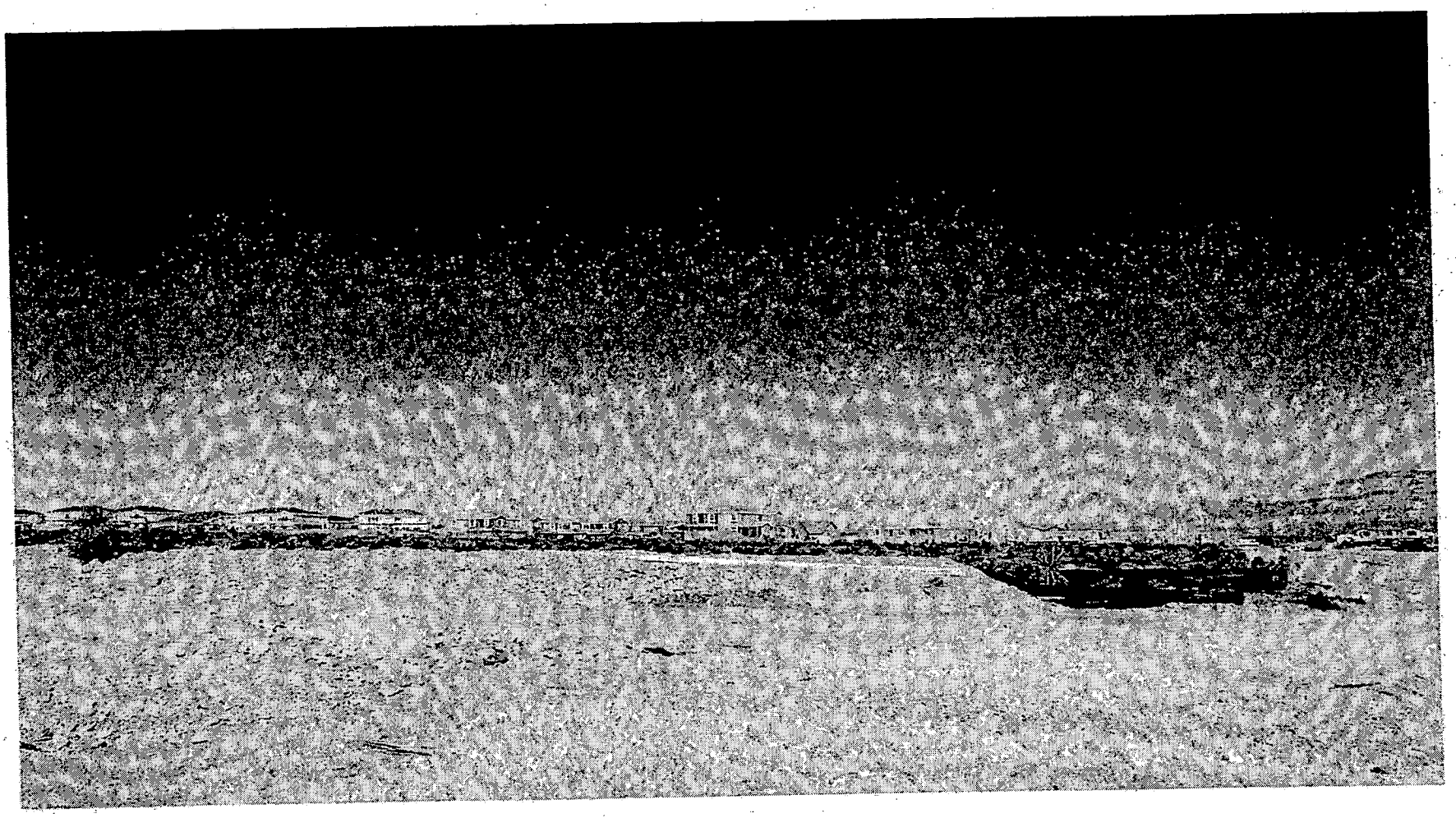
DEVELOPER
ALL INVESTMENTS, LLC
6370 W. FLAMINGO ROAD / 40
LAS VEGAS, NEVADA 89103

CIVIL ENGINEER
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7325 Hickam Avenue Las Vegas, NV 89129 Office: 702.384.7701 Fax: 702.384.7702

SHEET TITLE
LANDSCAPE PLAN TO ACCOMPANY SDR / ZC / WAIVER
FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE: OCTOBER 15, 2004
DRAWN BY: B. BAYLOR
DESIGNED BY: R. SHUSE
CHECKED BY: R. SHUSE
SCALE: 1" = 60'
PROJECT NO: 0001
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO: 0001 SITE 10-18-04.DWG



SDR-5490 - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST
NORTHEAST CORNER OF FARM ROAD AND JENSEN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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 DENIAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission – Photo packet with a Parking Analysis Report and Paradise Road Loading Zone Variance from J.R. Rodine

MOTION:
McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT abstaining as his wife owns property in the Downtown area, TRUESDELL abstaining as he owns property in the Notification area and EVANS voting No

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

NOTE: Commissioner Davenport included Item 36 [VAR-5459] when he abstained on Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456]. However, Item 36 [VAR-5459] was already included in the motion for the Abeyance/Withdrawal/Tabled items. Deputy City Attorney Bryan Scott confirmed that it was acceptable that Commissioner Davenport voted on Item 36 [VAR-5459], as it was a Withdrawal item and not a substantive motion.

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456].

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 35 – SUP-5457

MINUTES – Continued:

MARG0 WHEELER, Planning and Development, stated that the propose project is on a site that is located east of Las Vegas Boulevard, on the south side of St. Louis Avenue. It is currently developed with an apartment complex. The project meets the zoning and General Plan for the area, the applications are discretionary actions, which require the review of the Planning Commission based on the project's use and design and compatibility with the neighborhood. In this case, staff recommended denial based upon the applicant not being able to provide adequate parking based on the amount of building they are requesting on the site. There are additional waivers relative to landscaping that staff could not support. Even though the proposed project met general plan and zoning for the area, there are R-1 properties to the east of this site. In addition, the project abuts the alley of properties facing Las Vegas Boulevard. As a result, the proposed project is within the entryway to the residential neighborhood.

J.R. RODINE, Blackstone Real Estate Equities, introduced other project team members: RICHARD MARRIOTTI, Landscape Architect; DON CAMPBELL, Transportation and Parking Consultant, Fehr and Peers Transportation Consultants, 12005 Broken Hill Road, Reno, NV; DAN STERNS, Director-Construction, Extended Stay America, 2150 120th Place SE, Bellevue, WA 98005; and ALLEN WYTTENBACH, Project Architect. MR. RODINE continued by stating that the proposed project is one of 500 that Blackstone Real Estate Equities bought in a package when Extended Stay America was purchased earlier this year. This property was identified as needing to be completely revitalized and redeveloped. Consideration was taken to renovate the existing site; however, it was decided that it was more appropriate to use the same amount of monies that it would require for renovation and use it towards redeveloping the site. He then submitted a packet with photos and two reports dealing with loading zone variance and parking analysis. He thanked two City planners, FLINN FAGG and STEVE SCOTT, for their assistance in working through the project design, as they felt the proposed project had the best possible design.

MR. RODINE continued by asking for clarification on staff's recommendation for denial, as he felt it was contradictory to previous conversations, as well as, staff's report. He stated that the parking variance for 11% reduction in the spaces, whereas the applicant is providing 107 instead of the required 120 parking spaces, which includes handicapped spaces. He felt it was unfortunate that the Commission did not have the applicant's justification letter to review, as they would have had the opportunity to review and possibly understand the physical hardship of the site and its unique configuration. There were several competing elements, such as the height limitations, set back requirements, parking and landscaping requirements and Title 19 requirements. With these elements and the requested variances, MR. RODINE and the project team members were proud that they were still able to bring an attractive project before the Commission.

MINUTES – Continued:

MR. RODINE added that their client base is business-oriented travelers, such as nurses who are brought in by headhunters to fulfill the current shortage of nurses. They work on a per diem and it is rare that each one rents their own vehicle. In addition, there are corporations, such as restaurants and traveling shows who bring in crews to prepare for their openings and/or various shows. The proposed project offers some amenities, such as kitchenettes with a stove and a microwave, circulation fans, desks, high-speed data ports and voice mail. However, it does not include food and beverage services and no large conference facilities, as it is a residential business hotel. He added that the proposed site would eventually be adjacent to the upcoming monorail on Las Vegas Boulevard and would be a great niche within the area.

MR. RODINE pointed out that the proposed project abuts the rear alley. If the proposed project was on the opposite side of the alley, the applicant would not have the requirement to provide one parking space per each guest room. Although this is a physical hardship due to the unique size and shape of the proposed property,

In closing, MR. RODINE requested the Commission to approve Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456] with the exception of Condition 3 on Item 37 [VAR-5458].

BOB REED, 2001 S. Paradise Road, stated that he owns a property across the street from the proposed project. He felt that this was a tremendous opportunity for the City to see this property redeveloped. However, he expressed concern as his office is on his property. Approximately 50% of the parking is currently being used by the existing property. As a result, he could support the variance in the reduction in parking. He showed a diagram of the existing property and pointed out how it is difficult to make a left turn onto St. Louis Avenue due to an existing median. He added that there is a significant amount of traffic at the corner daily. He suggested that the parking should be in the front of the building, and the stoplight at St. Louis Avenue should be the main entrance/exit to the property. This would make for a better development overall.

Seeing there was no one else to speak for or against this item, VICE CHAIRMAN NIGRO suggested the applicant respond to MR. REED'S comments. MR. RODINE then asked MR. WYTTENBACH to do so. MR. WYTTENBACH responded that the building was oriented at the direction of staff. Staff was insistent upon having the parking area at the backside of the property and the building located at the front of the property. Several options were explored, but the current proposal yielded the most parking and the most building square footage for the site.

MS. WHEELER concurred with MR. WYTTENBACH'S comment regarding the building placement, as it was based upon the commercial and multi-family residential guidelines, which

MINUTES – Continued:

requires the buildings be placed closer to the property lines. She corrected herself on a comment she previously made by stating that the project is located within the Beverly Green Southridge Neighborhood Plan area.

VICE CHAIRMAN NIGRO then asked about the concern MR. REED had relative to the ingress/egress. DAVID GUERRA, Public Works, responded that staff believed adding a leg onto the intersection at this site would not be an efficient configuration for the intersection. By doing so, it would lower the level of service for this area. VICE CHAIRMAN NIGRO questioned the safety issue when entering/exiting onto St. Louis Avenue. MR. GUERRA responded that the existing building utilizes a similar design. Staff did not feel that any existing ingress/egress problems would worsen. COMMISSIONER STEINMAN asked the traffic consultant to comment on the ingress/egress on the east side of the property exiting onto Paradise Road. MR. CAMPBELL agreed with staff that the intersection should be safe and recommended right in and right out turns would only be allowed in and out of the site. He also informed COMMISSIONER STEINMAN that he agreed with staff about having entrances near the confluence of Paradise Road, St. Louis Avenue and Weldon Place would create an unusually configured intersection and may not function properly.

COMMISSIONER STEINMAN did not feel that the Code requirement for parking was necessary for the proposed project. Many people coming to Las Vegas rent vehicles, and he felt the proposed parking was sufficient for this project. He added that he would support this application. In addition, he commented that he recently spoke with MR. RODINE regarding the proposed project and was informed that a detailed letter of justification was provided to staff. He wished the Planning Commission had an opportunity to see the letter, as he just received a copy at this Planning meeting. He felt that these justification letters are exemplary and assist in explaining applicants' situations from their standpoint. He requested that staff include these justification letters in the Commissioners' packets.

COMMISSIONER EVANS asked if there would be a significant price difference between the existing residence hotel and the proposed one. MR. STERNS responded that they would like to see a rate increase of $10.00, and the existing rate is $40 - $45. Given the substantial amount of monies that have been invested into this project, they would like to maintain a certain clientele. The preferred rates would be within the $55 - $65 range. The bulk of their business is the weekly rentals. He also informed COMMISSIONER EVANS that their intent is not to change the demographics, as the individuals who stay at their properties are those with salaries ranging from $60,000 - $70,000 annually. Aside from the unusual intersection at St. Louis Avenue and Sahara Avenue, COMMISSIONER EVANS expressed concern for the "gateway" factor to the adjoining neighborhoods. In addition, several of the extended stay hotels have become very problematic

MINUTES – Continued:

with crime, drug use and calls to the police department for service, and could be viewed as methamphetamine labs. He did not believe that the proposed project fell into this category but wanted some type of assurance that this project would not eventually end up with these types of elements.

MR. STERNS responded that this was a concern of theirs and that is why they would like to redevelop the property, as they would like to attract the upper end clientele. The proposed building would be more secure with an interior corridor; there are only four entrances into the building and there would be 24-hour staffing. He then informed COMMISSIONER EVANS that he was not aware of any existing problems on the current property. He guaranteed for COMMISSIONER GOYNES that they do not intend to reduce their rates, as their preferred price range is $55 - $65. COMMISSIONER EVANS then reiterated his concern for these types of extended stay hotels, as they are temporary residential properties that sometimes end up being very problematic. MR. RODINE felt that with 24-hour management staffing on site, it is customary for them to have a rapport within the community. In addition, with the clientele being that of approximately 47% of professional females, security is very important. These professionals are here to conduct business. He then stated that if problems did arise, there would be trained, on-site professional staff members who would contact law enforcement and have such individuals removed, as such problems would not be tolerated at Extended Stay America.

VICE CHAIRMAN NIGRO then stated that one way the Commission receives feedback of any issues or problems with these types of projects is by the surrounding neighborhood. He referenced a similar application whereby there were at least 40 residents in attendance at the meeting who were in opposition. He pointed out that if there were such issues, there would probably be more surrounding neighbors in attendance wishing to speak at this meeting.

COMMISSIONER EVANS then asked the applicant if there were any procedures in force, such as requiring a major credit card or doing background checks on potential applicants. In addition, he asked if there were any provisions in the leases that would alleviate problems that may occur on this property. He was persistent in wanting assurance and if there was anything that would distinguish this project from the many others that exist today. MR. RODINE responded that Extended Stay America went to what is called an "internal corridor", which is incorporating the entry to each unit within an interior hallway within an enclosed building that has security alarms, monitoring hallways and on-site staff. These sites do have exterior corridors where individuals can come and go. With the proposed project, individuals enter through a locked entry key doorway, which is the primary entrance or they could come in through a secondary door. The only way the individuals could access the site is with a key. After 11:00 p.m., the doors are

MINUTES – Continued:

locked, and the only way to enter is with a magnetic key. In addition, individuals renting these rooms must guarantee their rental with a credit card and cannot obtain the key to the room without this credit card. He added that every single hotel, at some point, experiences some type of problem; however, he felt that having the 24-hour on site security would help to alleviate any problems in an expedient manner. He continued by stating that the proposed project is a transitional zone between Las Vegas Boulevard and the Beverly Green Neighborhood, as the project meets all building standards with the exception of parking.

COMMISSIONER EVANS asked if a meeting was held with any representatives from Beverly Green Southridge or **the Jones Neighborhood**. MR. RODINE responded that he did not personally meet with any of them, as he was not involved in the initial consultation with staff. Unfortunately, it has caused them to be somewhat reactive rather than proactive.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456].

(8:02 – 8:38)
2-1071

CONDITIONS:

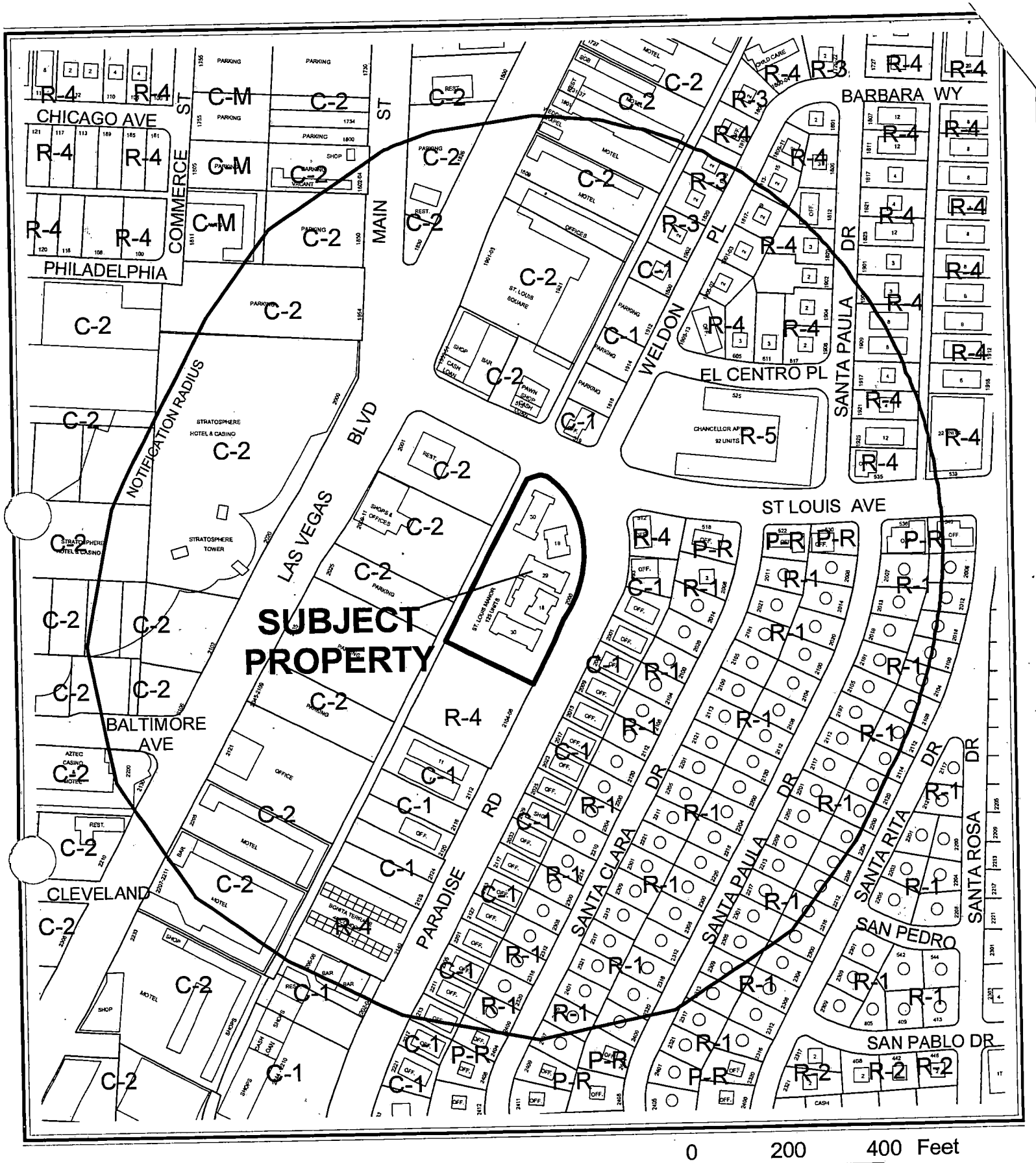
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456, including site plans and elevations date stamped November 18, 2004.

2. Submission of a signed and notarized cross-access and parking agreement with neighboring properties, adequate enough to cover the deficiencies of this development's parking requirements, acceptable to the City Attorney.

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.



CASE: **SUP-5457**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5457 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ ESA PROPERTIES, L.L.C.

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456, including site plans and elevations date stamped November 18, 2004.

2. Submission of a signed and notarized cross-access and parking agreement with neighboring properties, adequate enough to cover the deficiencies of this development's parking requirements, acceptable to the City Attorney.

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.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Hotel, Residence at 2000 Paradise Road.

B) Applicant's Justification

Applicant states: "In terms of neighborhood character and compatibility, the proposal would be a vast improvement to both the subject property and its surroundings. The subject property is sufficiently removed from established single-family uses to the east on Santa Clara Drive. The proposed modern design and use is totally compatible in nature, intensity, and scale with the surrounding neighborhood. The proposed building's architecture and its water sensitive landscaping will visually improve the scene from abutting streets and properties."

BACKGROUND INFORMATION

A) Previous Actions

03/04/87 City Council approved a request for a Rezoning (Z-0007-87) of this property from R-4 (Apartment Residence) to R-5 (Downtown Apartment). A plot plan was also approved. Planning Commission and staff had recommended denial.

B) Pre-Application Meeting

09/28/04 Elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required of this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.63

B) Existing Land Use

Subject Property:	Residential Apartments
North:	Pawn Shop, Cash Loans, Offices
South:	Undeveloped
East:	Offices
West:	Restaurant, Shops, Offices, Parking

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-5 (Downtown Apartment)
North:	C-1 (Limited Commercial), C-2 (General Commercial)
South:	R-4 (Apartment Residence)
East:	C-1 (Limited Commercial), R-4 (Apartment Residence)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is designated as the C (Downtown-Commercial) land use designation of the Las Vegas Redevelopment Plan which is part of the Southeast Sector Plan of the General Plan. The proposed Special Use Permit conforms to the policies of the General Plan and the Redevelopment Plan for the site.

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

This proposal lies within the Las Vegas Redevelopment Plan and the Beverly Green Neighborhood Plan.

SRS

ANALYSIS

The applicant's request for a Hotel, Residence use would be approvable if :

- The proposal included the required number of parking spaces. Companion case VAR-5458 is a request by the applicant for a Variance from the parking requirement. Staff recommendation for the parking Variance for denial. One parking space is required for each guest room.

- The proposal was redesigned so that it did not require several landscaping waivers.

Other criteria for the determination of a Special Use Permit, such as Development Standards and Minimum Distance Separation Requirements, have been met.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	7,000 Square Feet	72,467 Square Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 5 Feet 5 Feet 20 Feet	 27 Feet, 6 Inches 10 Feet 10 Feet 125 Feet	 Yes Yes Yes Yes
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	5 Stories / 55 Feet whichever is less	4 stories / 55 feet	Yes
Trash Enclosure	Enclosed & roofed style to match building	Enclosed & roofed style matches building	Yes
Mech. Equipment	Screened	Screened	Yes

This proposal needs no Variances from dimensional requirements.

A2) Parking and Traffic Standards

Pursuant to Title 19.10.F Table 1, the following Parking Standards apply to the subject proposal:

Uses	**Required** Parking Ratio	Parking		**Provided** Parking	
		Regular	Handicap	Regular	Handicap
Hotel, Motel, or Residence Hotel	One space for each guest room	120	5	107	5

The proposal does not meet the City's parking requirement. The subject deviation is 13 spaces, or 11% fewer spaces than required. A request for a Parking Variance is discussed in Variance VAR-5458.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Hotel Residence use.

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

Standards	**Code Requirement**	**Provided**
Trash Enclosure	Enclosed & roofed style to match building	Yes

The proposal meets the trash enclosure requirement of Title 19.08

B) General Analysis and Discussion

- Zoning

The subject site is zoned R-5 (Downtown Apartment). A Hotel, Residence is permitted in the R-5 (Downtown Apartment) zone with the approval of a Special Use Permit.

- Use

Title 19.20 defines a Hotel, Residence as a multi-dwelling unit for extended stay lodging consisting of efficiency units or suites with complete kitchen suitable for long-term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined by this title.

- Conditions

There are no special conditions of use for Hotel, Residence in Title 19.04.050

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:

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."**

   This property's General Plan land use designation of C (Downtown-Commercial) allows a wide range of commercial uses, including Hotel, Residence. The project is bordered by other commercial uses to the north, south, east and west. This proposed use can be conducted in a harmonious manner with surrounding land uses, if adequate parking was available.

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

   The site is physically able to accommodate the proposed 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."**

   Paradise Road, a 100-foot wide Primary Arterial on the City's Master Plan of Streets and Highways, is of adequate width and capacity to accommodate the traffic handling needs of this facility.

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."**

   This use should not compromise the overall health, safety and general welfare of the public as it is a regulated use subject to inspection.

NOTICES MAILED 150 – Mailed with VAR-5459, VAR-5458 and SDR-5456

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5457 APN: 162-03-411-012

Name of Property Owner: BRE/ESA Properties, LLC

Name of Applicant: LPN Architect

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: _____

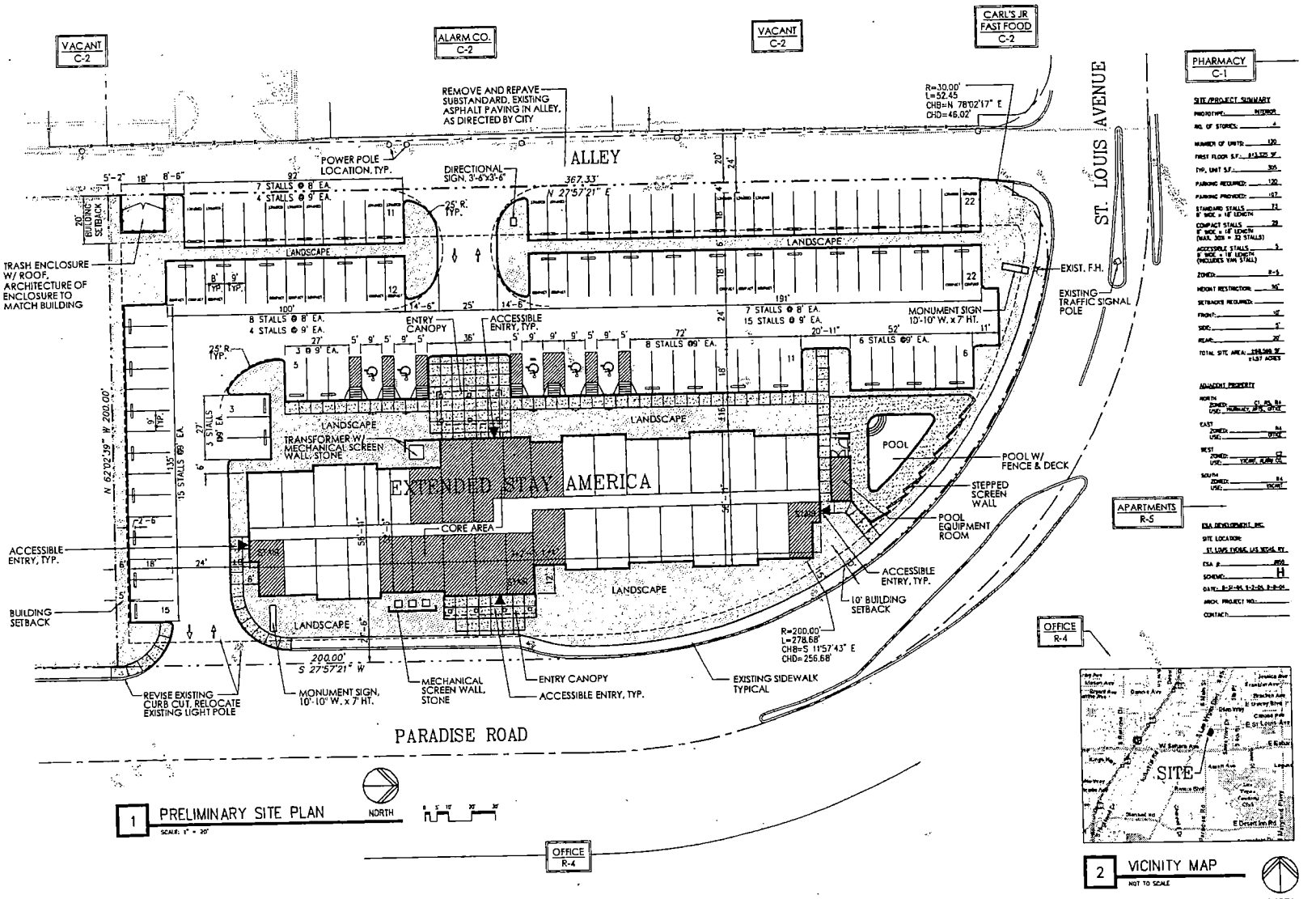
Signature of Property Owner/Authorized Agent: [signature]

Print Name: Piero Bussoni

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG
Subscribed and sworn before me

This 7th day of October, 2004

Elizabeth A Bondy
Notary Public in and for said County and State



1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'

NORTH

2 VICINITY MAP
NOT TO SCALE

NORTH

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

NOV 1 8 2004

SITE/PROJECT SUMMARY

PROTOTYPE:	INTERIOR
NO. OF STORIES:	4
NUMBER OF UNITS:	120
FIRST FLOOR S.F.:	813,320 SF
TYP. UNIT S.F.:	306
PARKING REQUIRED:	120
PARKING PROVIDED:	107
STANDARD STALLS 8' WIDE x 18' LENGTH	73
COMPACT STALLS 7' WIDE x 16' LENGTH (MAX. 30% = 32 STALLS)	29
ACCESSIBLE STALLS 8' WIDE + 18' LENGTH (INCLUDES VAN STALL)	5
ZONED:	R-5
HEIGHT RESTRICTION:	50'
SETBACKS REQUIRED:	
FRONT:	15'
SIDE:	5'
REAR:	20'
TOTAL SITE AREA:	236,566 SF ±1.57 ACRES

ADJACENT PROPERTY

NORTH	ZONED:	C1, R5, R4
	USE:	HIGHWAY 95, OFFICE
EAST	ZONED:	R4
	USE:	OFFICE
WEST	ZONED:	C1
	USE:	VACANT, ALLEY CO.
SOUTH	ZONED:	R4
	USE:	VACANT

ESA DEVELOPMENT, INC.
SITE LOCATION: ST. LOUIS AVENUE, LAS VEGAS, NV.
ESA #: 858
SCHEME: H
DATE: 8-27-04, 9-2-04, 9-9-04
ARCH. PROJECT NO.:
CONTACT:

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	9-10-04	PRE-APPLICATION MEETING
	10-15-04	CITY APPLICATION
	11-10-04	WAIVER/VAR. REVISIONS

ARCHITECTURE and PLANNING

ROYCE A. BERG PRINCIPAL
3002 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230-6449 FAX 230-6447

JOB #04052 DATE: 9-02-04

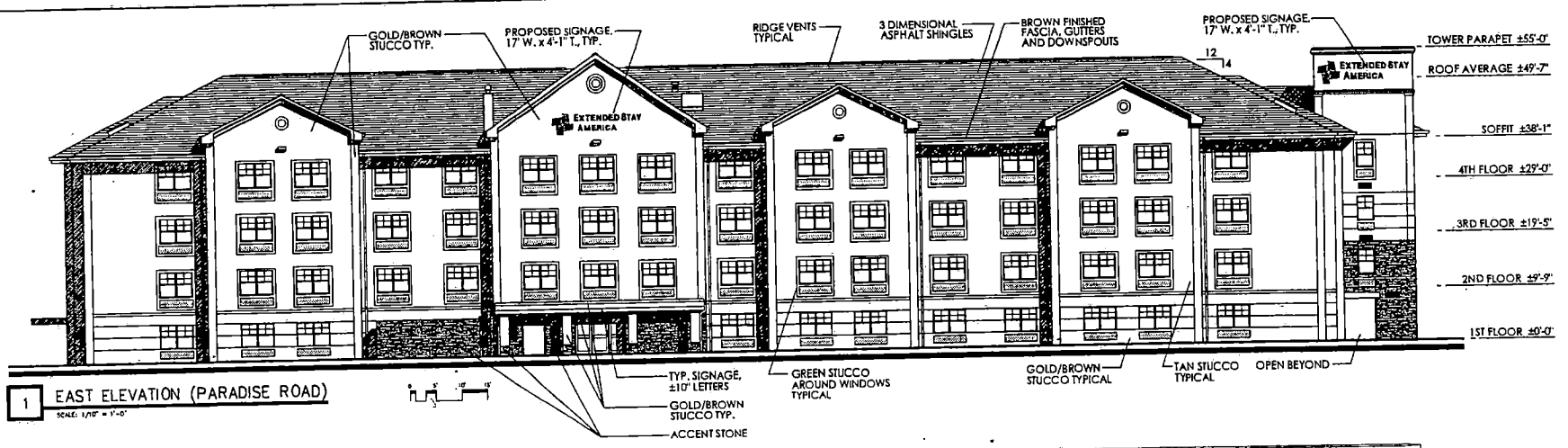
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

ARCHITECTURAL SITE PLAN

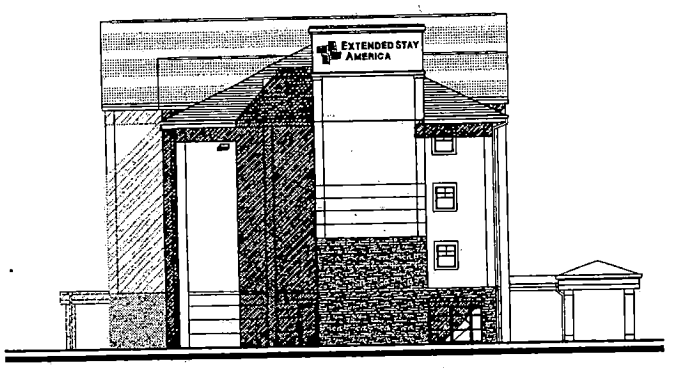
Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

A1.0

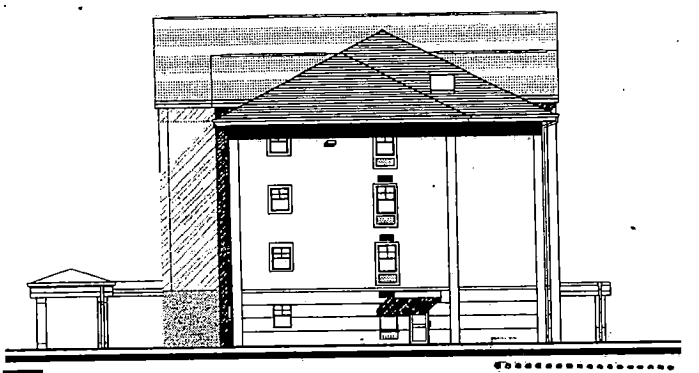
11/16/2004 4:24 pm
SLM-SITE-01.dwg



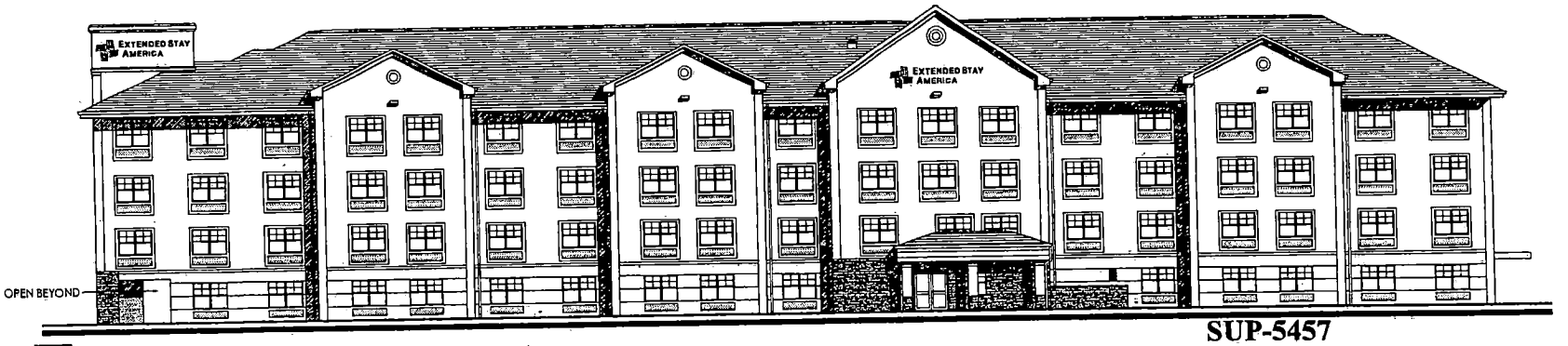
1 EAST ELEVATION (PARADISE ROAD)
SCALE: 1/10" = 1'-0"



2 NORTH ELEVATION (ST. LOUIS AVENUE)
SCALE: 1/10" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/10" = 1'-0"



4 WEST ELEVATION
SCALE: 1/10" = 1'-0"

NOV 18 2004

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	8-18-04	PRE-APPLICATION MEETING
	10-15-04	CITY APPLICATION
	11-18-04	WAIVER/VAR. REVISIONS

ARCHITECTURE and PLANNING
ROYCE A. BERG, PRINCIPAL
3003 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206) 230-4648 FAX 230-6647

JOB #04052 DATE: 9-02-04

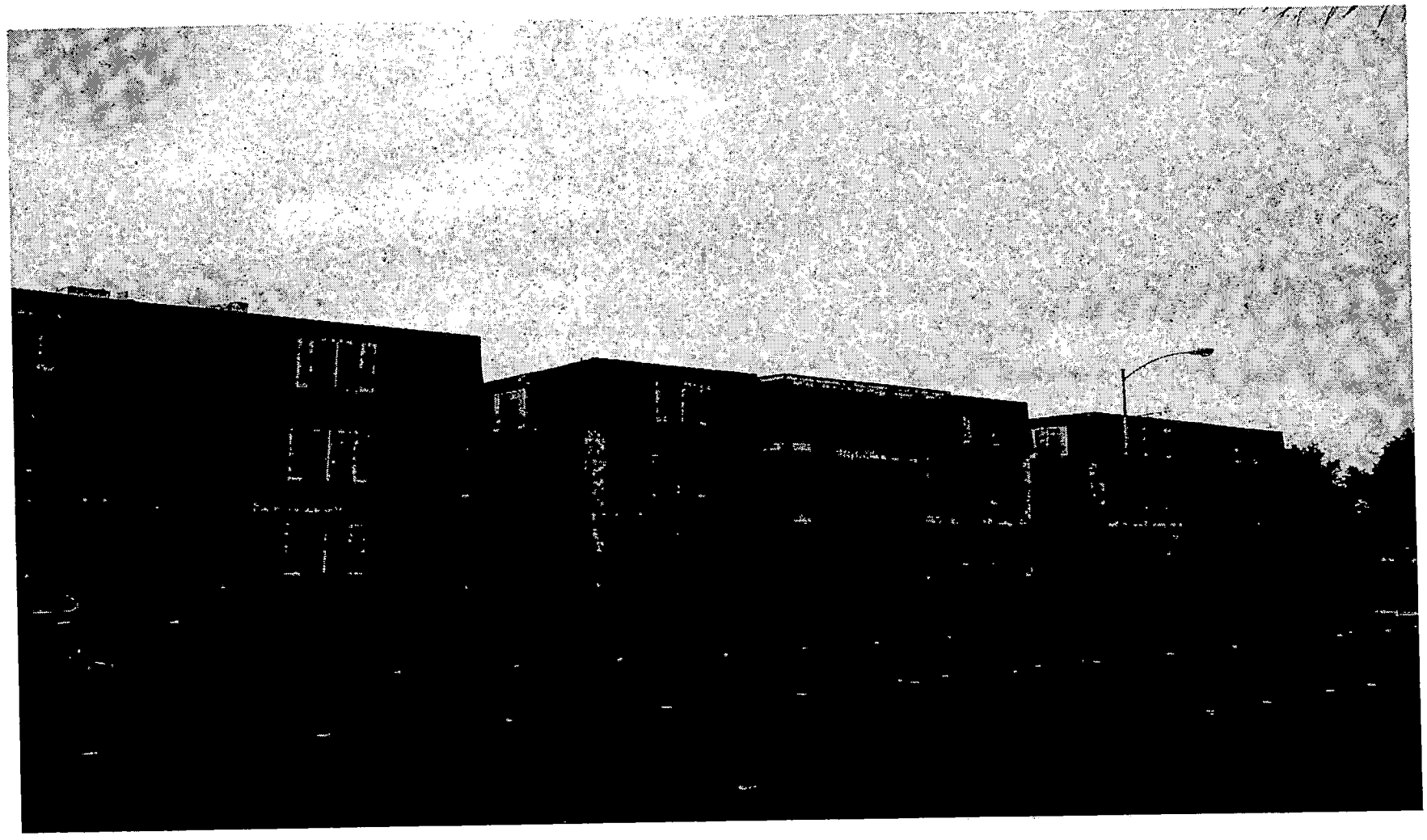
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

ARCHITECTURAL ELEVATIONS

Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

A4.0

SLM-A4-0.dwg 11/12/2004 2:54 pm



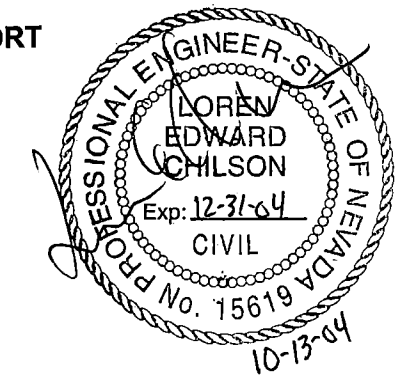
SUP-5457 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.
2000 PARADISE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

04052

FEHR & PEERS
TRANSPORTATION CONSULTANTS

MEMORANDUM REPORT



DATE: October 13, 2004

TO: Dan Sterns, Extended Stay America

FROM: Katy Flynn, Fehr & Peers
Loren Chilson, P.E., Fehr & Peers

RE: ***Extended Stay America 2000 Paradise Parking Analysis***

1046-0158

PURPOSE

Extended Stay Hotels is planning on redeveloping the Hometown Inn – St. Louis Manor property located at 2000 Paradise Road in Las Vegas, Nevada into an Extended Stay America. The purpose of this Technical Memorandum is to provide recommendations for the number of parking spaces needed at the redeveloped property. Parking occupancy/supply surveys were conducted at existing Las Vegas Extended Stay Hotels properties to determine the typical parking demand for Extended Stay Hotels facilities. Attached Figure 1 displays the location of the Extended Stay Hotels properties in Las Vegas including the redevelopment property.

METHODOLOGY

A parking demand survey form was developed by Fehr & Peers and distributed to the Las Vegas Extended Stay Hotels properties. A sample survey form is included as an attachment to this report. Parking demand data was collected at the following properties in the Las Vegas area:

- Extended Stay America – Valley View
- Extended Stay America – Boulder Highway
- Homestead Suites– Midtown
- Hometown Inn – St. Louis Manor
- Hometown Inn – Boulder Manor

Submitted at Planning Commission
Date 12-02-04 Item: #35

The parking demand surveys were conducted daily for approximately two weeks. The frequency of the daily data collection varied at each property, however, at a minimum data was collected in the early morning, midday, evening, and in most cases, late night to determine the peak parking demand period. Occupancy data and number of employees present were also recorded for each survey. The data was used to determine the approximate parking demand per occupied room for each property.

The recommended parking supply ratio for redevelopment of the St. Louis Manor property was obtained based on parking demand ratios determined from the data collected at the Extended Stay

5370 Kietzke Lane, Suite 103 Reno, NV 89511 (775) 826-3200 Fax (775) 826-3288
www.fehrandpeers.com

America – Valley View, Extended Stay America – Boulder Highway, and the Homestead Suites – Midtown properties because they represent the type of facility planned at the St. Louis Manor property site.

SETTING AND PROJECT DESCRIPTION

Extended Stay Hotels operates a chain of hotels catering to guests who typically need accommodations for an extended (a week or longer) period of time. The Extended Stay Hotels properties offer suite style rooms that include a kitchen area. Extended Stay Hotels has several different "brands" of properties including Extended Stay America, Hometown Inn, and Homestead Suites. The Las Vegas Extended Stay Hotels properties do not include restaurants or large convention/meeting rooms. The following is a brief description of the size and existing parking facilities at each Las Vegas Extended Stay America property:

Extended Stay America – Valley View (4270 South Valley View Boulevard) – The facility has 176 rentable rooms and 168 parking spaces.

Extended Stay America – Boulder Highway (4240 Boulder Highway) – The facility has 123 rentable rooms and 129 parking spaces.

Homestead Suites– Midtown (3045 South Maryland Parkway) – The facility has 123 rentable rooms and 127 parking spaces.

Hometown Inn – St. Louis Manor (2000 Paradise Road) – The facility has 123 rentable rooms and 107 parking spaces.

Hometown Inn – Boulder Manor (4823 Boulder Highway) – The facility was originally an apartment complex and has 211 rentable rooms and 363 parking spaces.

Based on conversations with the general managers the Extended Stay America and Homestead Suites, the Las Vegas properties have an average length of stay of approximately 20 days.

Extended Stay Hotels is planning on redeveloping its Hometown Inn – St. Louis Manor property at 2000 Paradise Road in Las Vegas. The property is located at the north end of the Las Vegas Strip near the Stratosphere Hotel and Casino. The property is proposed to be redeveloped as an Extended Stay America brand with 120 rentable rooms and 107 parking spaces. The proposed parking supply provides 0.89 parking spaces per rentable room. The preliminary site plan (provided by Extended Stay Hotels, received 10/12/2004) is shown on attached Figure 2. The parking demand for the redeveloped site is expected to be similar to the parking demand at the Valley View and Boulder Highway Extended Stay America properties and the Midtown Homestead Suites property.

PARKING DEMAND

A summary of the data collected at the Extended Stay America and Homestead Suites brand properties is provided in attached Table 1. The table shows the maximum number of vehicles parked each day that the survey was completed, the number of rooms occupied, and the demand for parking spaces per occupied room. The peak parking demand at the sites surveyed generally occurred during late night (after 10:00 PM) and early morning (before 7:00 AM).

The results of the data collection at each Las Vegas Extended Stay America and Homestead Suites properties are discussed below. To reduce the variance in the data, the extreme data points (highest and lowest points) were eliminated from the analysis.

- *Extended Stay America – Valley View* – Data was collected at the property over a three-week period. The results of the surveys indicate that the peak parking demand at the property is 0.87 spaces per occupied room and the average occupancy is 120 rooms.
- *Extended Stay America – Boulder Highway* – Data was collected at the property over a two-week period. The peak parking demand at the property based on the surveys is 0.86 spaces per occupied room and the average occupancy is 175 rooms.
- *Homestead Suites – Midtown* – Data was collected at the property over a two-week period. The peak parking demand at the property based on the demand surveys is 0.88 spaces per occupied room and the average occupancy is 122 rooms.

The peak parking demand at the redeveloped St. Louis Manor property is expected to be similar to that of the Extended Stay America and Homestead Suites brand properties. The St. Louis Manor property will be redeveloped as an Extended Stay America (not as a Hometown Inn) and will provide similar amenities, have a similar atmosphere, and charge similar room rates as the two Extended Stay America properties and the Homestead Suites property. The Hometown Inn properties in Las Vegas are older facilities and are not representative of the proposed redevelopment property; therefore, the parking demand surveys for the Hometown Inn properties were not included in the analysis.

Based on the average peak parking demand at the Extended Stay America properties and the Homestead Suites property, 0.89 spaces per room should adequately serve the parking demand generated by the redeveloped St. Louis Manor property.

In addition, the St. Louis Manor property is easily accessible by a variety of public transit and alternative modes of transportation based on its proximity to the Las Vegas Strip. Citizen's Area Transit (CAT) has several routes in the vicinity of the property including the following:

Route 108: Paradise/Fremont St. Experience Monorail Connector – This route travels on Paradise Road and provides service to the McCarran International Airport and Downtown Las Vegas. The route operates daily from 4:30 AM to 1:30 AM. Between 6:00 AM and 10:00 PM the route operates with 20-minute headways.

Route 204: Sahara – This route travels on Sahara Boulevard between Fort Apache Road and Nellis Boulevard. The route operates daily from 5:00 AM to 1:00 AM and operates with 20-minute headways between 7:00 AM and 7:00 PM.

Route 301/302: Las Vegas Strip – These routes operate on Las Vegas Boulevard seven days per week, 24-hours per day. Route 301 runs every 10-minutes between the hours of 5:30 AM and 1:00 AM. Route 302 is an express route and only makes designated stops. Route 302 operates every 20-minutes between 10:30 AM and 12:00 PM and every 15-minutes between 12:00 PM and 12:00 AM.

The Las Vegas Monorail's current terminal stop is at the Sahara Hotel and Casino, which is one block south of the property. There are future plans to extend the Las Vegas Monorail from its current terminus north to the Downtown Las Vegas area and potentially south to McCarran International Airport. A monorail stop is planned at the Stratosphere Hotel and Casino as part of the extension project. Attached Figure 3 displays the bus routes and monorail route in the vicinity of the project site.

Taxis and shuttle services are also readily available in the vicinity of the St. Louis Manor property.

Many of the redeveloped St. Louis Manor guests will likely utilize these alternative modes to travel around to/from the airport and around Las Vegas. Although we do not recommend providing less parking, 0.89 spaces per room is likely a conservative estimate of the expected peak parking demand at the redeveloped St. Louis Manor because of its vicinity to the Las Vegas Strip and the various alternative transportation modes available to guests. Also, many guests staying at the Extended Stay Hotels properties work for the same company and share vehicles; therefore reducing parking demand.

CONCLUSIONS

- The parking demand at the redeveloped St. Louis Manor site will likely be similar to the parking demand at the Valley View and Boulder Highway Extended Stay America properties and the Midtown Homestead Suites property.

- The peak parking demand at the Valley View Extended Stay America, the Boulder Highway Extended Stay America, and the Midtown Homestead Suites properties are approximately 0.87 spaces per occupied room, 0.86 spaces per occupied room, and 0.88 spaces per occupied room, respectively.

- We recommend providing 0.89 spaces per rentable room at the redeveloped St. Louis Manor property. Based on the property's close proximity to the Las Vegas Strip and availability of alternative modes of transportation (CAT bus, Las Vegas Monorail, taxis, and shuttle services), 0.89 spaces per rentable room is likely a conservative estimate of the expected parking demand.

ATTACHMENTS

FEHR & PEERS
TRANSPORTATION CONSULTANTS

TABLE 1
Extended Stay America Las Vegas Properties Parking Demand Results

Date	ESA - Boulder Highway			ESA - Valley View			Homestead - Midtown		
	Max Number of Parked Vehicles	Occupied Rooms (123 Total Rooms)	Parking Demand (spaces) per Occupied Room	Max Number of Parked Vehicles	Occupied Rooms (176 Total Rooms)	Parking Demand (spaces) per Occupied Room	Max Number of Parked Vehicles	Occupied Rooms (123 Total Rooms)	Parking Demand (spaces) per Occupied Room
9/2/04	102	114	0.89	--	--	--	--	--	--
9/3/04	93	114	0.82	--	--	--	--	--	--
9/4/04	94	123	0.76	--	--	--	--	--	--
9/5/04	104	123	0.85	121	176	0.69	--	--	--
9/6/04	94	120	0.78	134	173	0.77	--	--	--
9/7/04	102	120	0.85	140	162	0.86	--	--	--
9/8/04	96	120	0.80	140	176	0.80	--	--	--
9/9/04	94	122	0.77	--	--	--	--	--	--
9/10/04	101	122	0.83	152	176	0.86	--	--	--
9/11/04	94	122	0.77	141	175	0.81	--	--	--
9/12/04	100	118	0.85	139	176	0.79	--	--	--
9/13/04	102	117	0.87	130	176	0.74	--	--	--
9/14/04	97	122	0.80	--	--	--	--	--	--
9/15/04	104	122	0.85	--	--	--	--	--	--
9/16/04	--	--	--	--	--	--	--	--	--
9/17/04	--	--	--	140	176	0.80	--	--	--
9/18/04	--	--	--	140	176	0.80	--	--	--
9/19/04	--	--	--	139	176	0.79	--	--	--
9/20/04	--	--	--	138	176	0.78	115	123	0.93
9/21/04	--	--	--	124	176	0.70	108	123	0.88
9/22/04	--	--	--	139	176	0.79	105	123	0.85
9/23/04	--	--	--	134	176	0.76	105	123	0.85
9/24/04	--	--	--	138	176	0.78	103	123	0.84
9/25/04	--	--	--	137	176	0.78	85	115	0.74
9/26/04	--	--	--	134	176	0.76	96	121	0.79
9/27/04	--	--	--	128	176	0.73	96	123	0.78
9/28/04	--	--	--	137	176	0.78	108	123	0.88
9/29/04	--	--	--	138	176	0.78	94	123	0.76
9/30/04	--	--	--	140	176	0.80	81	120	0.68
10/1/04	--	--	--	--	--	--	81	120	0.68

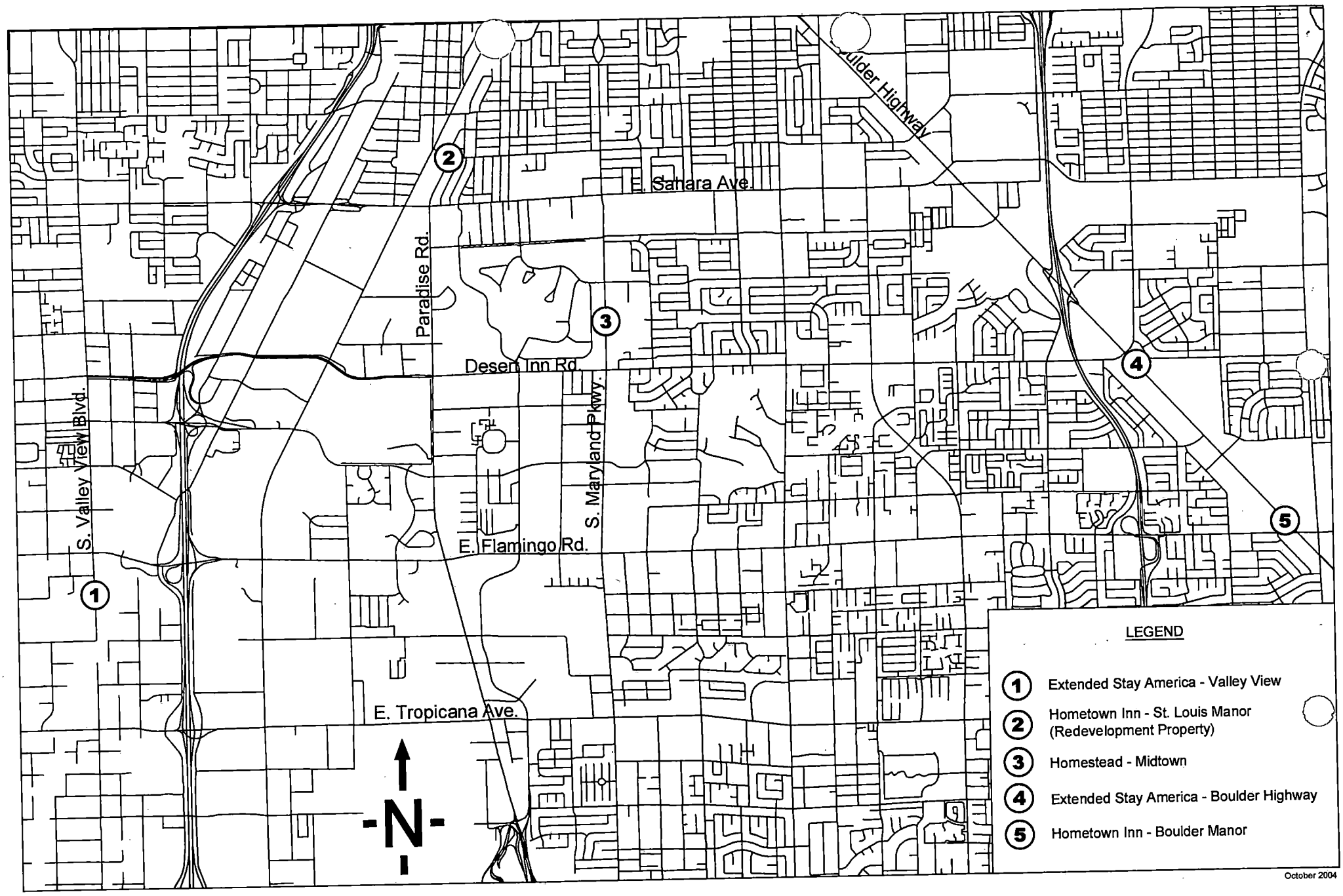
Notes: -- Not Availiable
Source: Fehr & Peers, October 2004

Parking Generation Data Form

Site Number: _____ *Brand:* _____
Location Name: _____
Address: _____
Rentable Rooms: _____ *Total Parking Spaces:* _____
Survey Day of the Week: _____ *Survey Date:* _____

Start Time	End Time	Number of Occupied Spaces	Number of Occupied Guest Rooms	Number of Employees On-Site	No Restaurants, Lounges, Convention or Meeting Rooms
6:00 AM	6:15 AM				N/A
6:15 AM	6:30 AM				N/A
6:30 AM	6:45 AM				N/A
6:45 AM	7:00 AM				N/A
7:00 AM	7:15 AM				N/A
7:15 AM	7:30 AM				N/A
7:30 AM	7:45 AM				N/A
7:45 AM	8:00 AM				N/A
8:00 AM	8:15 AM				N/A
8:15 AM	8:30 AM				N/A
8:30 AM	8:45 AM				N/A
8:45 AM	9:00 AM				N/A
9:00 AM	9:15 AM				N/A
9:15 AM	9:30 AM				N/A
9:30 AM	9:45 AM				N/A
9:45 AM	10:00 AM				N/A
10:00 AM	10:15 AM				N/A
10:15 AM	10:30 AM				N/A
10:30 AM	10:45 AM				N/A
10:45 AM	11:00 AM				N/A
11:00 AM	11:15 AM				N/A
11:15 AM	11:30 AM				N/A
11:30 AM	11:45 AM				N/A
11:45 AM	12:00 PM				N/A
12:00 PM	12:15 PM				N/A
12:15 PM	12:30 PM				N/A
12:30 PM	12:45 PM				N/A
12:45 PM	1:00 PM				N/A
1:00 PM	1:15 PM				N/A
1:15 PM	1:30 PM				N/A
1:30 PM	1:45 PM				N/A
1:45 PM	2:00 PM				N/A
2:00 PM	2:15 PM				N/A
2:15 PM	2:30 PM				N/A
2:30 PM	2:45 PM				N/A
2:45 PM	3:00 PM				N/A
3:00 PM	3:15 PM				N/A
3:15 PM	3:30 PM				N/A
3:30 PM	3:45 PM				N/A
3:45 PM	4:00 PM				N/A
4:00 PM	4:15 PM				N/A
4:15 PM	4:30 PM				N/A
4:30 PM	4:45 PM				N/A
4:45 PM	5:00 PM				N/A
5:00 PM	5:15 PM				N/A
5:15 PM	5:30 PM				N/A
5:30 PM	5:45 PM				N/A
5:45 PM	6:00 PM				N/A
6:00 PM	6:15 PM				N/A
6:15 PM	6:30 PM				N/A
6:30 PM	6:45 PM				N/A
6:45 PM	7:00 PM				N/A
7:00 PM	7:15 PM				N/A
7:15 PM	7:30 PM				N/A
7:30 PM	7:45 PM				N/A
7:45 PM	8:00 PM				N/A
8:00 PM	8:15 PM				N/A
8:15 PM	8:30 PM				N/A
8:30 PM	8:45 PM				N/A
8:45 PM	9:00 PM				N/A
9:00 PM	9:15 PM				N/A
9:15 PM	9:30 PM				N/A
9:30 PM	9:45 PM				N/A
9:45 PM	10:00 PM				N/A
10:00 PM	10:15 PM				N/A
10:15 PM	10:30 PM				N/A
10:30 PM	10:45 PM				N/A
10:45 PM	11:00 PM				N/A
11:00 PM	11:15 PM				N/A
11:15 PM	11:30 PM				N/A
11:30 PM	11:45 PM				N/A
11:45 PM	12:00 AM				N/A

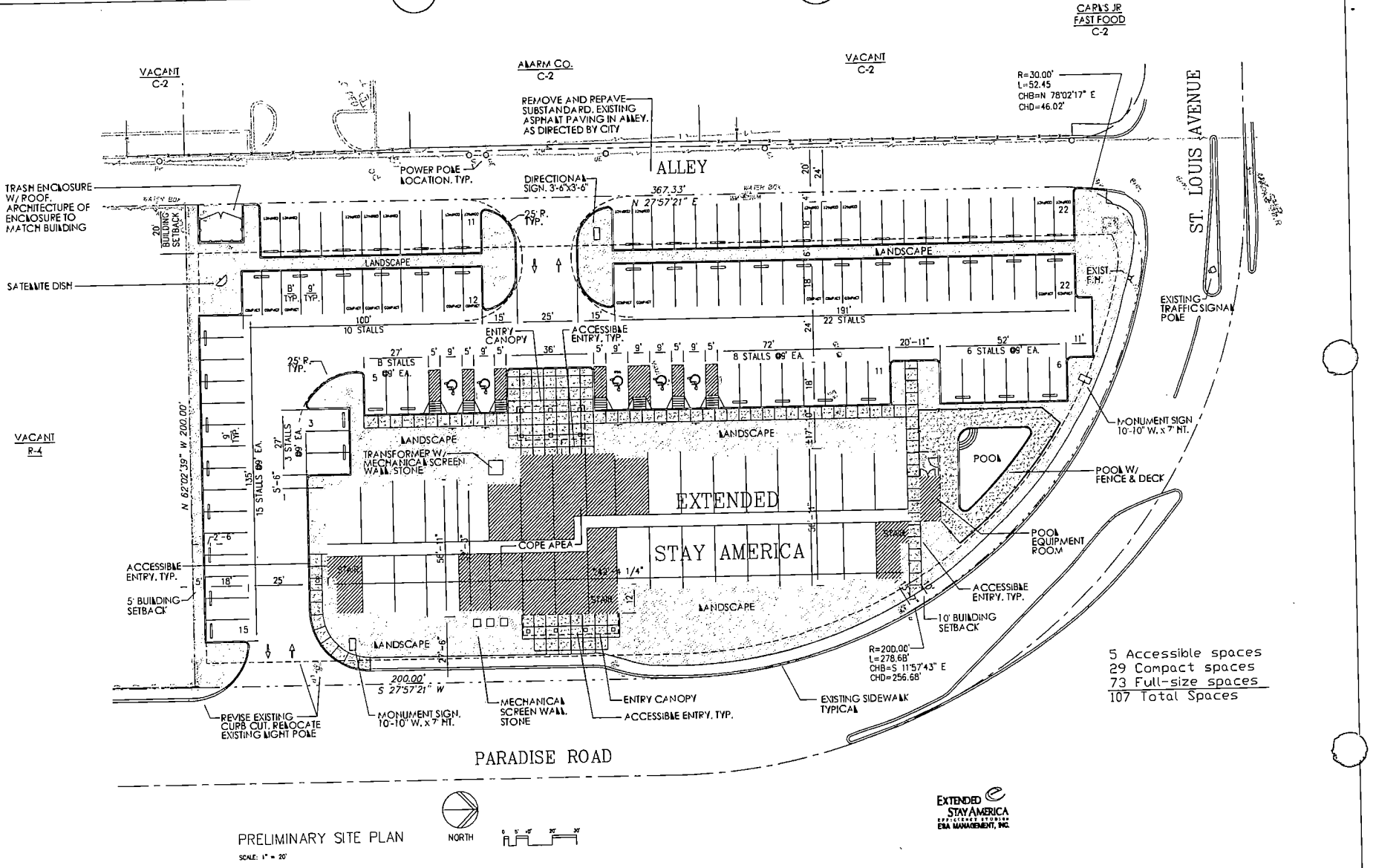
FEHR & PEERS
TRANSPORTATION CONSULTANTS



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Extended Stay America
2000 Paradise Parking Analysis
Property Locations

Figure 1



5 Accessible spaces
29 Compact spaces
73 Full-size spaces
107 Total Spaces

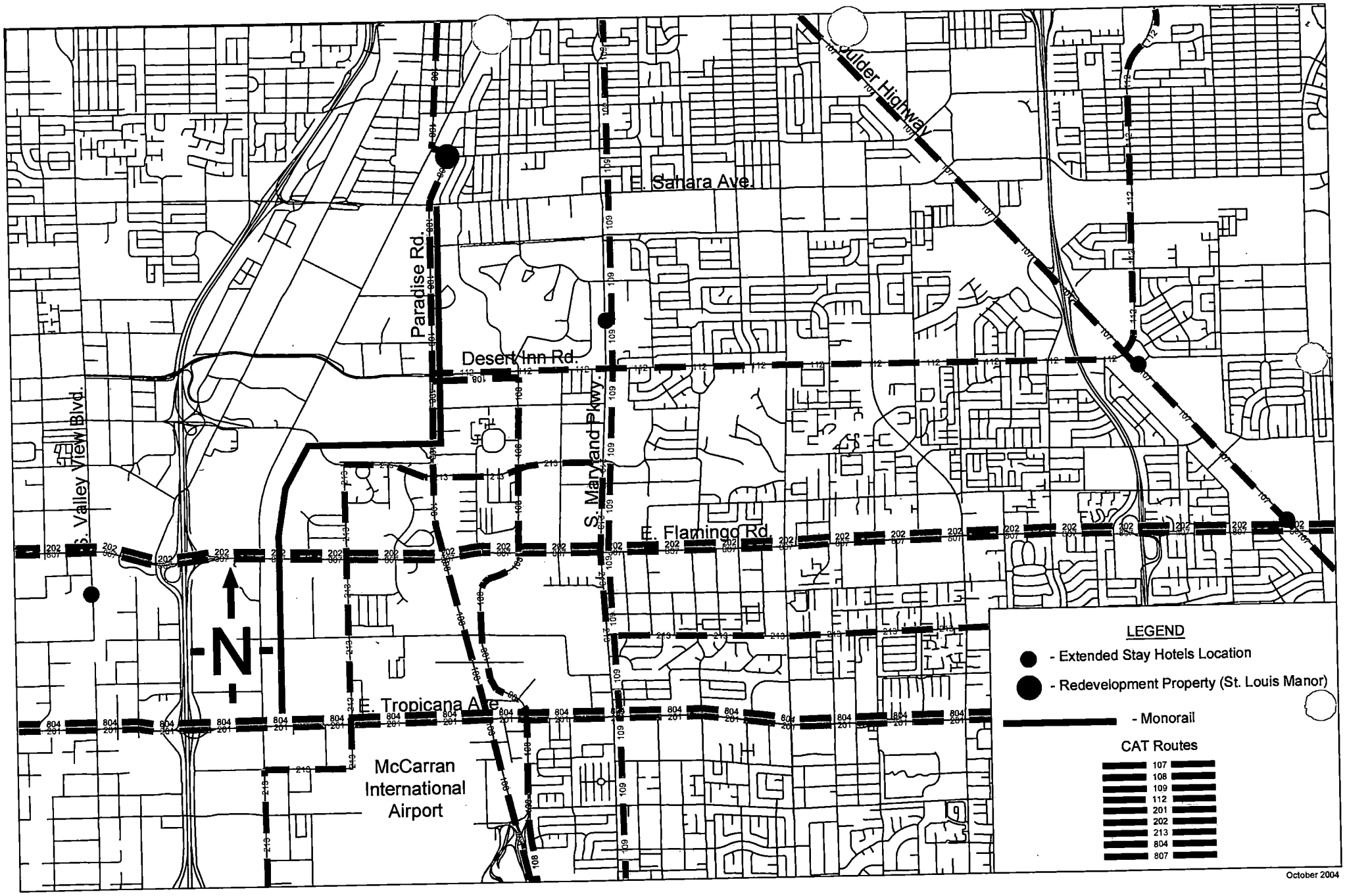
PRELIMINARY SITE PLAN
SCALE: 1" = 20'

Site Plan Provided by
Extended Stay America
10-12-2004

October 2004

FEHR & PEERS
TRANSPORTATION CONSULTANTS

Extended Stay America
2000 Paradise Parking Analysis
Redevelopment Property Site Plan
Figure 2



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Extended Stay America
2000 Paradise Parking Analysis
Existing Transit

Figure 3

04052
Cons Task

FEHR & PEERS
TRANSPORTATION CONSULTANTS

MEMORANDUM REPORT

PROFESSIONAL ENGINEER-STATE OF NEVADA
LOREN EDWARD CHILSON
Exp: 12-31-04
CIVIL
No. 15619
10-13-04

DATE: October 13, 2004

TO: Dan Sterns, Extended Stay America

FROM: Katy Flynn, Fehr & Peers
Loren Chilson, P.E., Fehr & Peers

RE: ***Extended Stay America 2000 Paradise Loading Zone Variance***

1046-0158

PURPOSE

Extended Stay Hotels is planning on redeveloping the 2000 Paradise Road property (St. Louis Manor) in Las Vegas, Nevada. The purpose of this Technical Memorandum is to provide recommendations for loading areas at the redeveloped property. The redeveloped Extended Stay America property will be approximately 53,000 square-feet with 120 rentable rooms and 107 parking spaces (see attached Figure 1 for the preliminary site plan provided by Extended Stay Hotels 10/12/2004).

SETTING AND PROJECT DESCRIPTION

Fehr & Peers performed a visual site review of the five Extended Stay Hotels properties in Las Vegas (see attached Figure 2 for the property locations). All of the properties utilize standard parking spaces for loading and unloading with the exception of the Homestead Suites property on Maryland Parkway, which has a drive though loading area adjacent to the main entrance.

The Las Vegas Zoning Code (Chapter 19.10) requires loading spaces based on the total gross floor area of the building or use. On-site loading spaces must be 15-feet in width, 25-feet in length, and provide 15-feet of vertical clearance. They should be located adjacent to, or as close as possible, to the main structure. Based on the Extended Stay America redeveloped property building size, four loading spaces would be required to serve the property. Extended Stay Hotels is requesting a variance to allow general parking spaces (9-feet wide by 18-feet long) to serve as loading spaces. The four spaces required for loading are included in the parking supply (107 spaces).

Typically deliveries to the Extended Stay Hotels properties are from "overnight" delivery services such as UPS and FedEx, all of which use vans or single unit trucks. These deliveries also take place infrequently and seldom arrive at the same time. In addition, there are no proposed food-service facilities or meeting/banquet rooms at the redeveloped St. Louis Manor property that would require more frequent deliveries. The main entrance to the property is on-site, therefore the "overnight" delivery services will not impact public right-of-ways.

5370 Kietzke Lane, Suite 103 Reno, NV 89511 (775) 826-3200 Fax (775) 826-3288
www.fehrandpeers.com

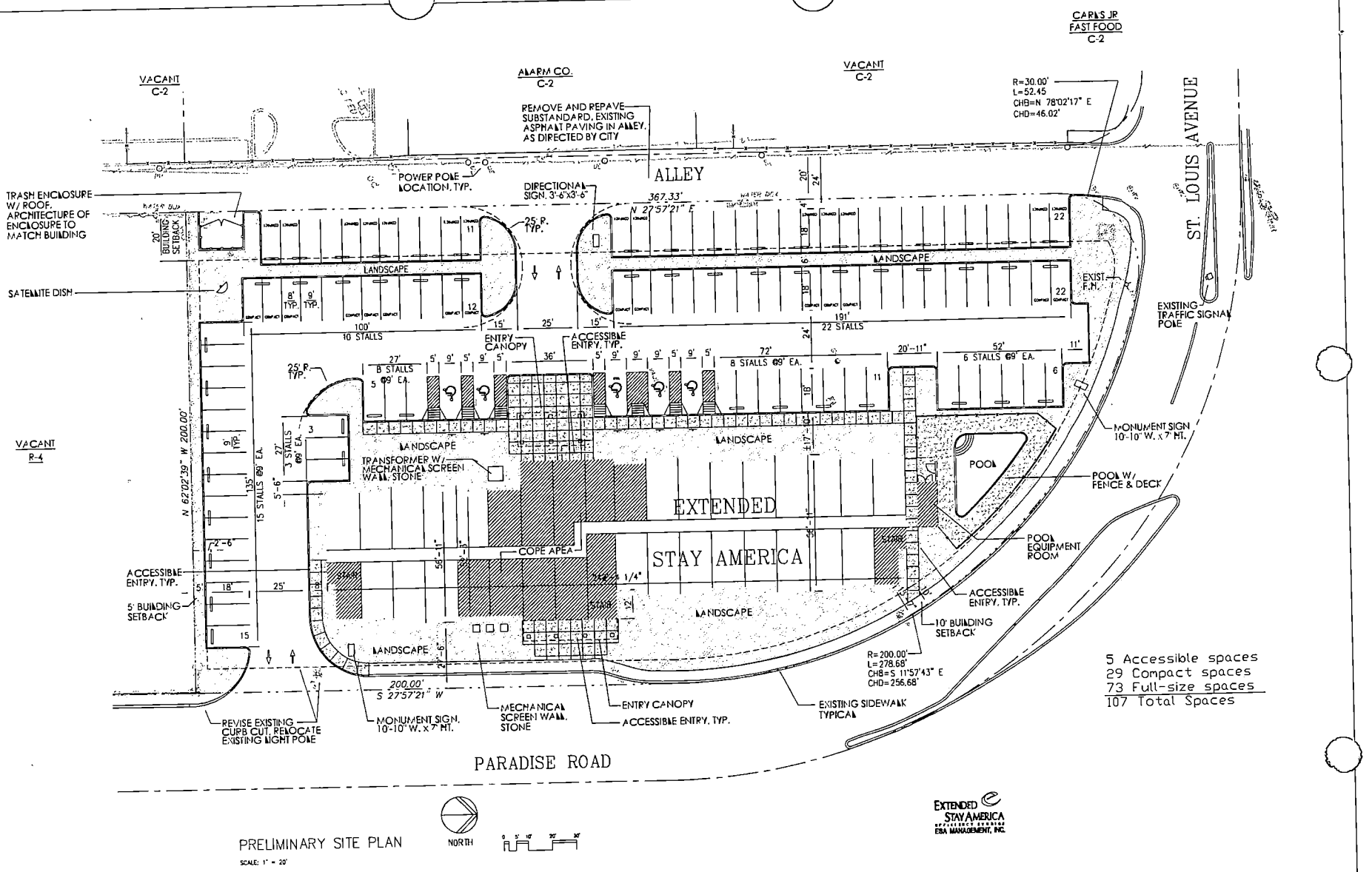
FEHR & PEERS
TRANSPORTATION CONSULTANTS

CONCLUSIONS

Based on the type of trucks expected to make deliveries, the anticipated frequency of deliveries, the availability of queuing for delivery trucks, and a review of the preliminary site plan, Fehr & Peers supports Extended Stay Hotel's Request for a loading zone variance. Typical parking spaces should provide adequate loading/unloading space.

ATTACHMENTS

FEHR & PEERS
TRANSPORTATION CONSULTANTS



5 Accessible spaces
29 Compact spaces
73 Full-size spaces
107 Total Spaces

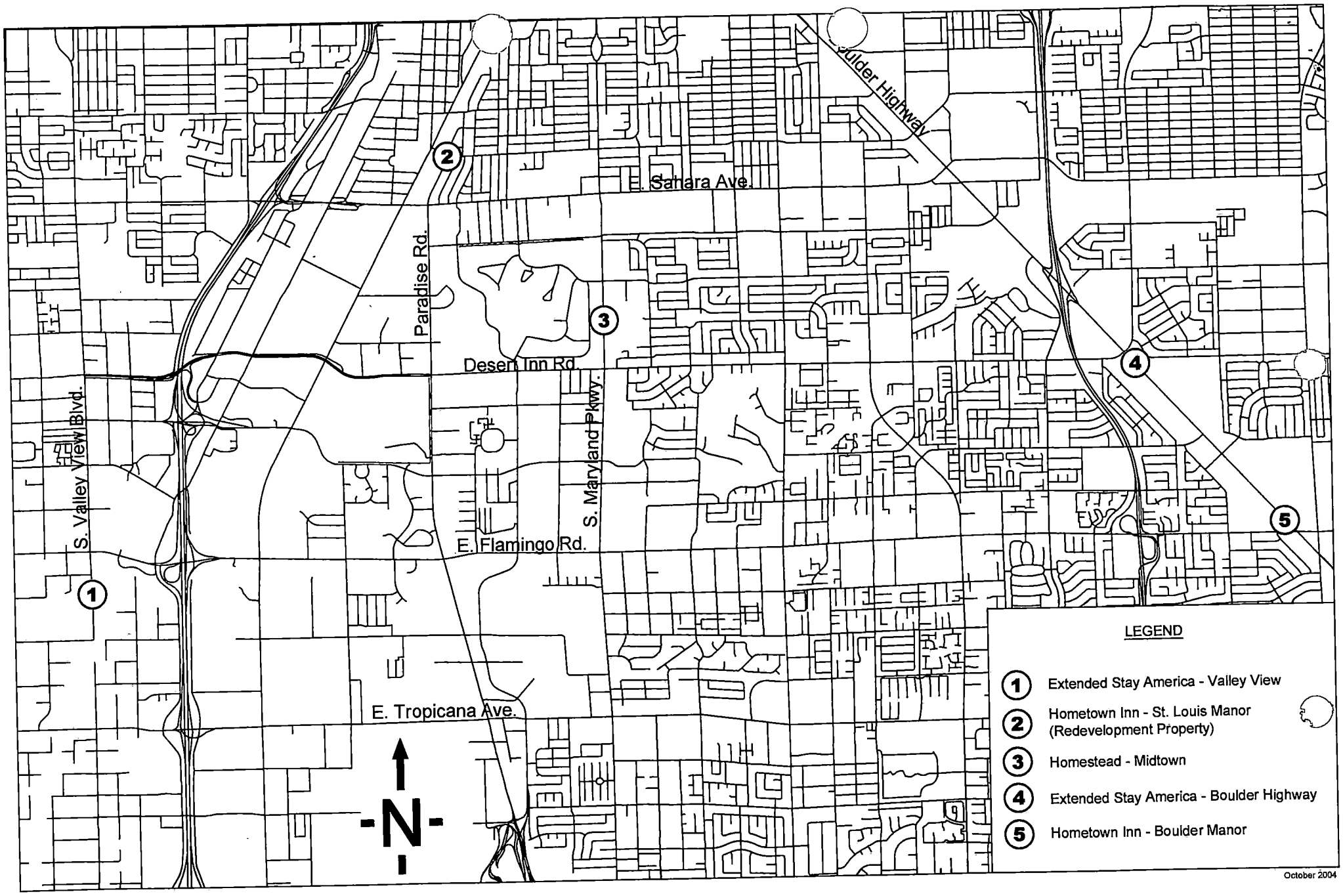
PRELIMINARY SITE PLAN
SCALE: 1" = 20'

Site Plan Provided by
Extended Stay America
10-12-2004

October 2004

FEHR & PEERS
TRANSPORTATION CONSULTANTS

Extended Stay America
2000 Paradise Loading Zone Analysis
Redevelopment Property Site Plan
Figure 1



FEHR & PEERS
TRANSPORTATION CONSULTANTS

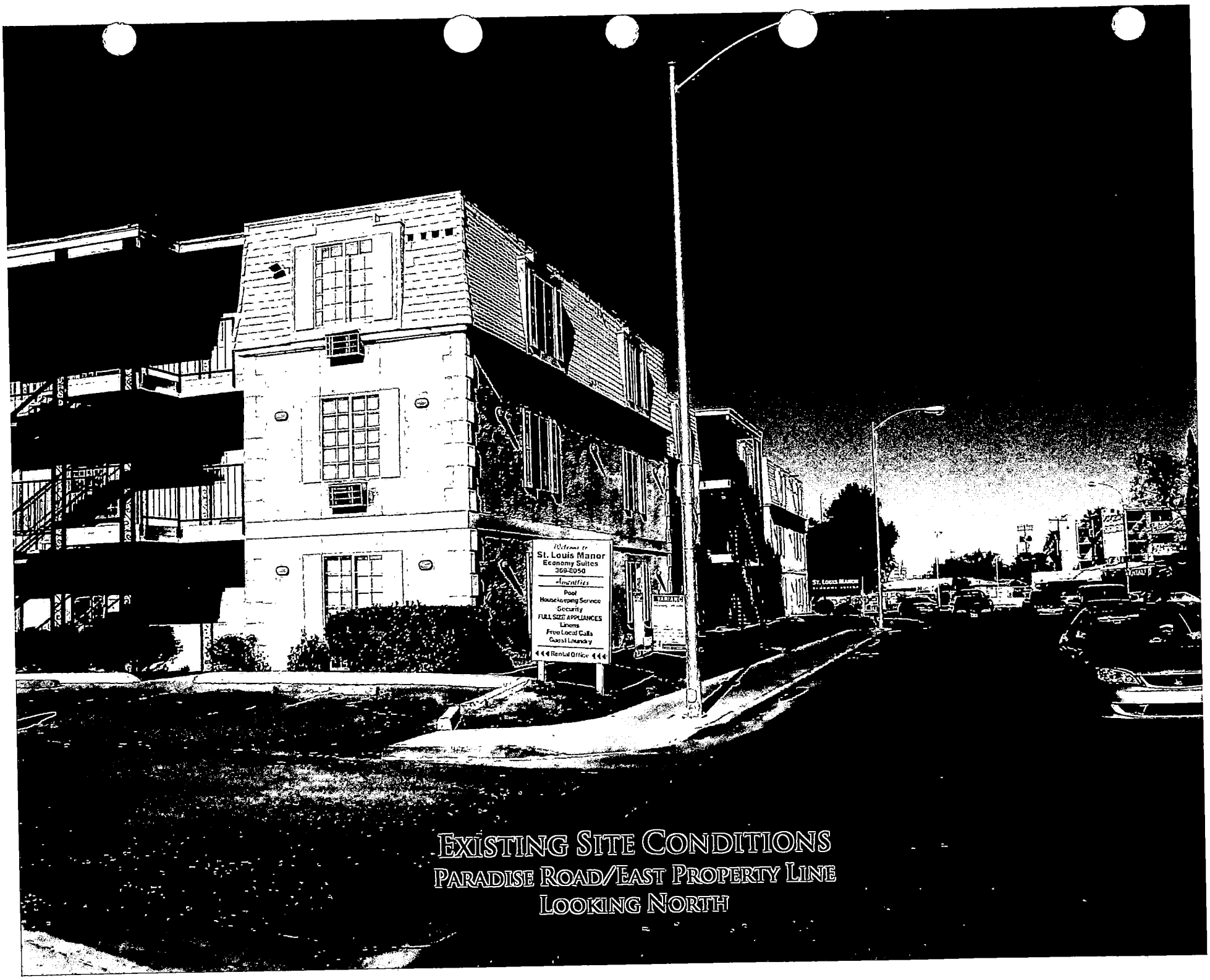
Extended Stay America
2000 Paradise Loading Zone Analysis
Property Locations

Figure 2

ESA
EXTENDED STAY AMERICA
ST. LOUIS AVENUE
AND
PARADISE ROAD

EXISTING CONDITIONS
SITE PHOTOS

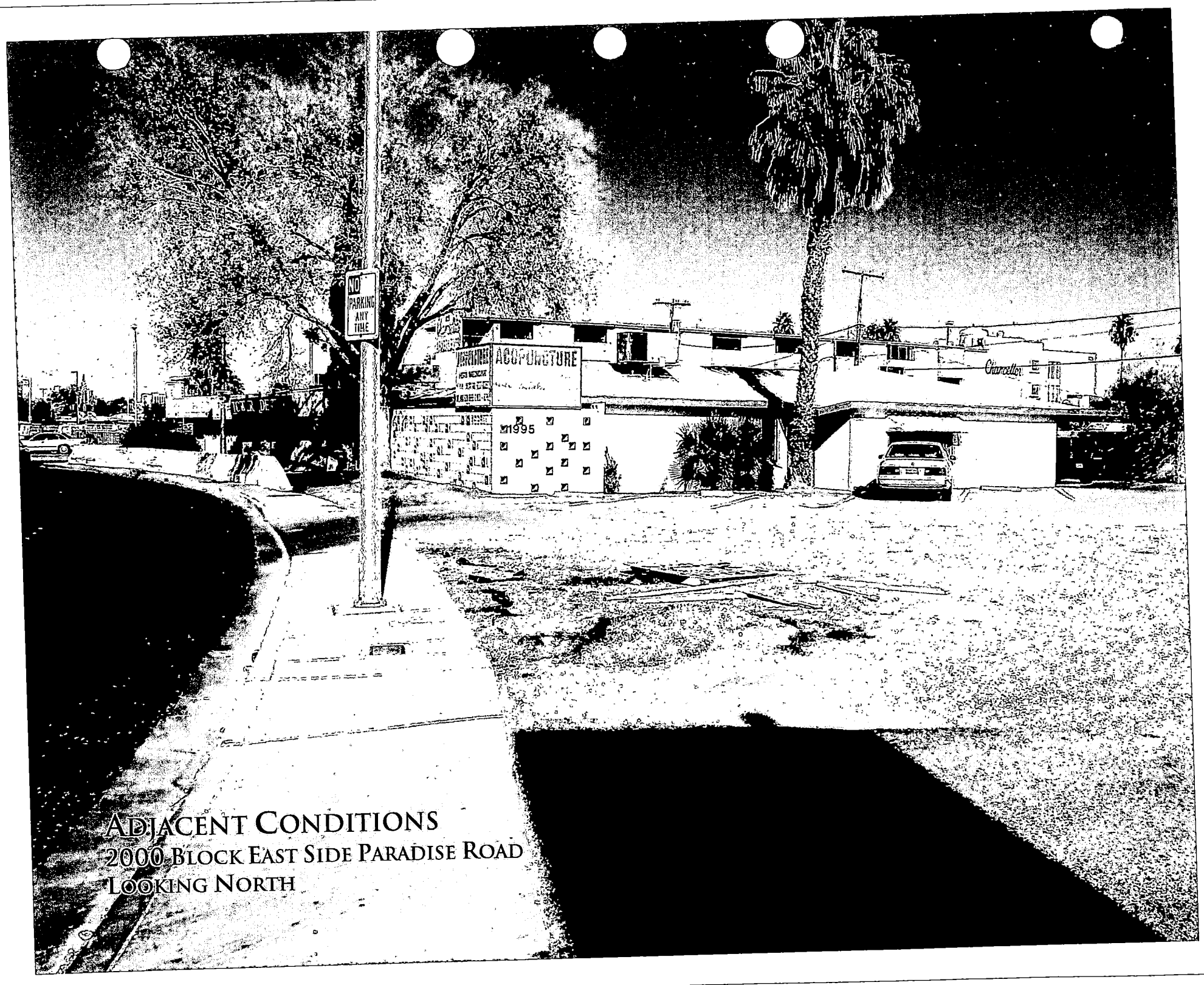
DECEMBER 2, 2004



Existing Site Conditions

Paradise Road/East Property Line

Looking North



Adjacent Conditions

2000 Block East Side Paradise Road

Looking North

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

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

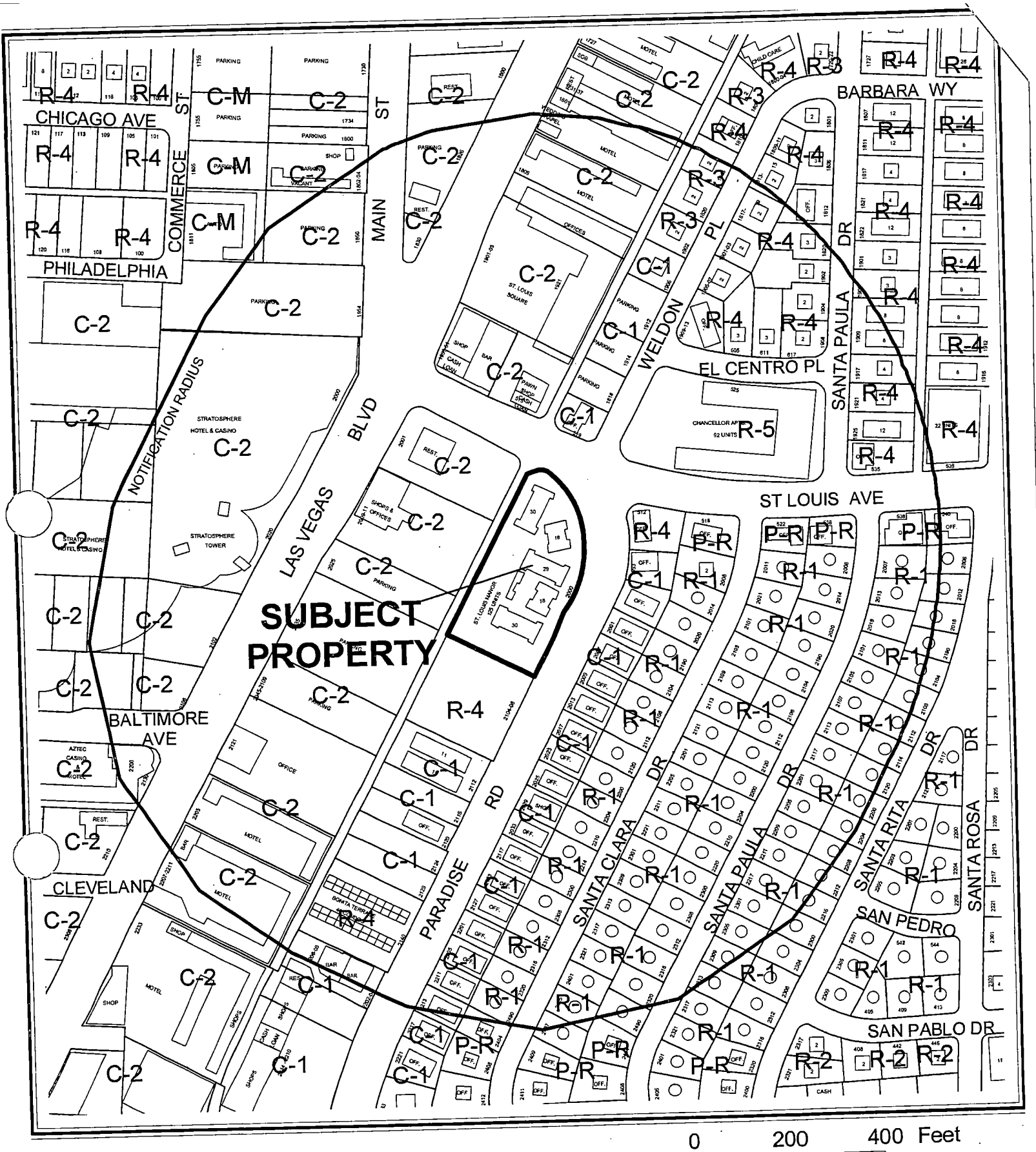
RECOMMENDATION:
Staff recommends WITHDRAWN WITHOUT PREJUDICE

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.

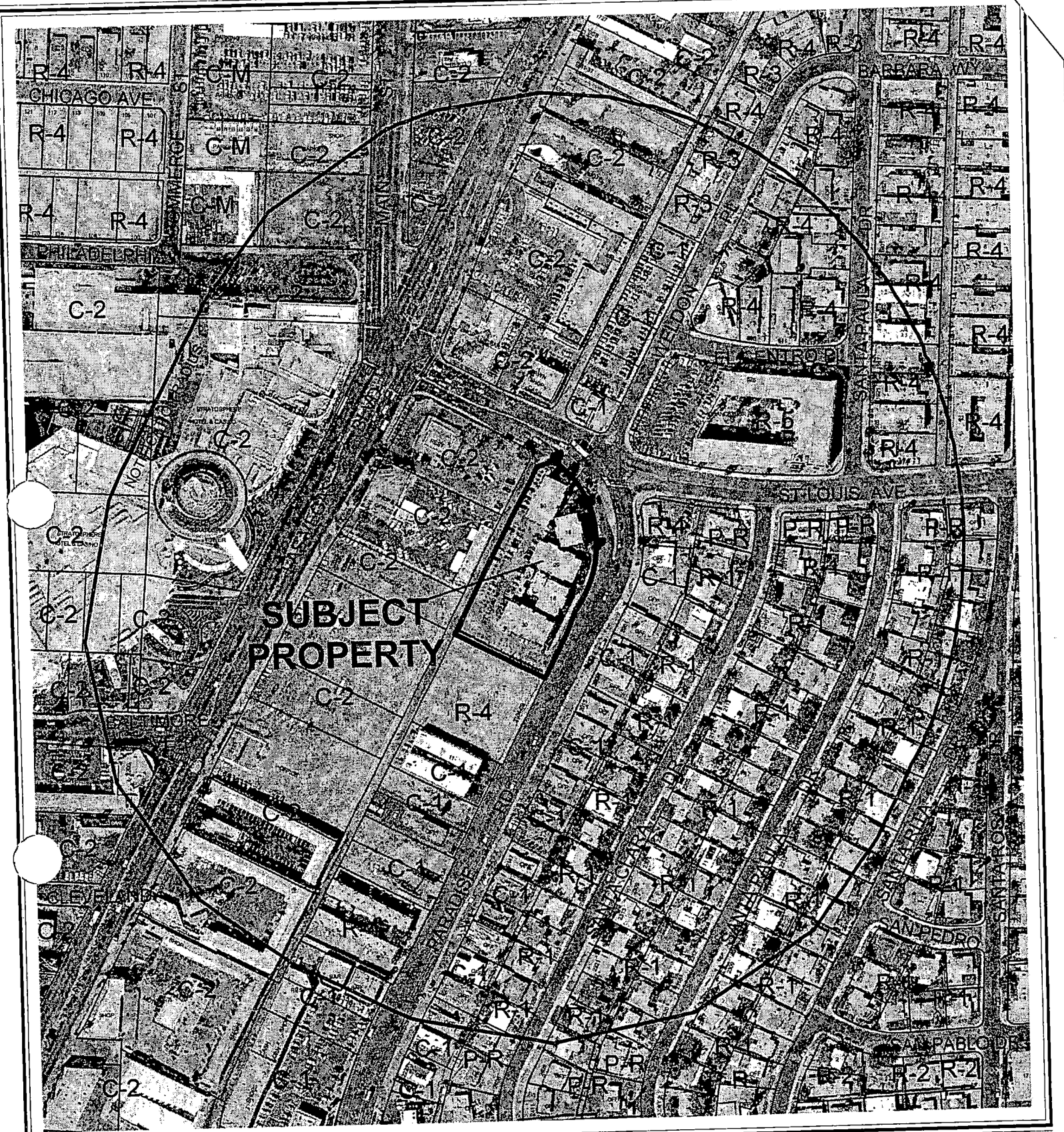
(6:11 – 6:15)



CASE: **VAR-5459**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



CASE: **VAR-5459**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5459 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ ESA PROPERTIES, L.L.C.

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5459 APN: 162-03-411-012

Name of Property Owner: BRE/ESA Properties, LLC

Name of Applicant: LPN Architect

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: Piero Bassoni

State of South Carolina County of Spartanburg
Subscribed and sworn before me

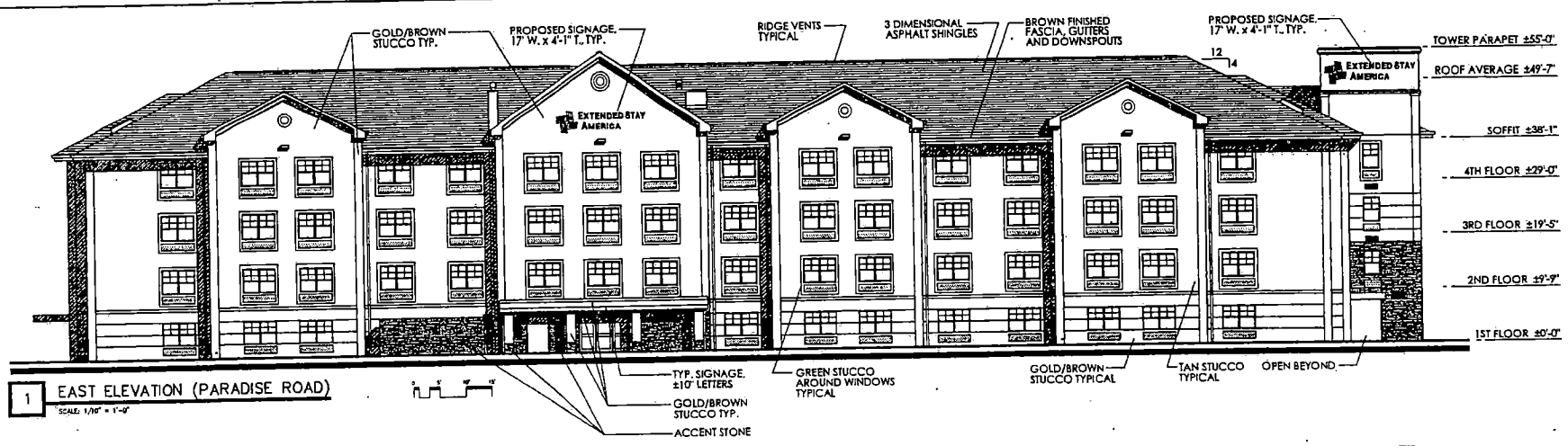
This 11th day of October, 2004

Elizabeth J. Brady
Notary Public in and for said County and State

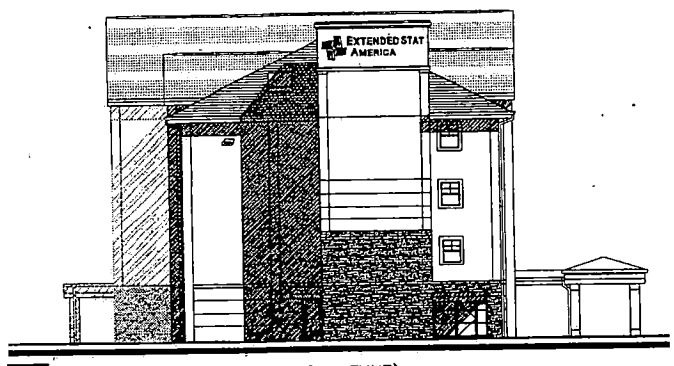
My Commission Expires
September 25, 2011

Revised 2/12/02

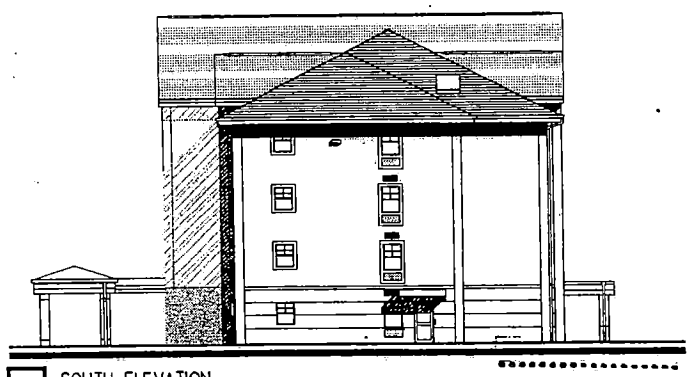
f:\depot\Application Packet\Statement of Financial Interest.doc



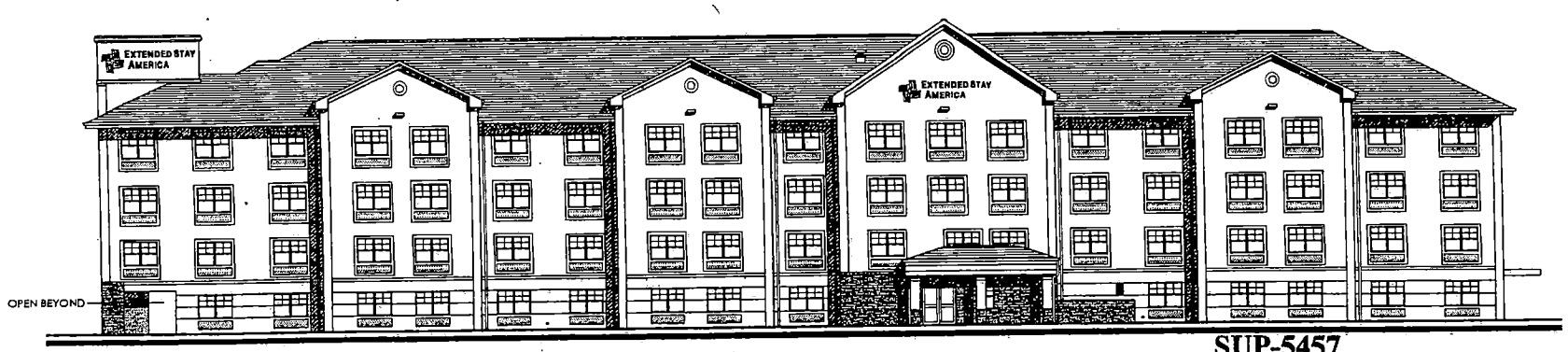
1 EAST ELEVATION (PARADISE ROAD)
SCALE: 1/10" = 1'-0"



2 NORTH ELEVATION (ST. LOUIS AVENUE)
SCALE: 1/10" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/10" = 1'-0"



4 WEST ELEVATION
SCALE: 1/10" = 1'-0"

NOV 18 2004

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	9-10-04	PRE-APPLICATION MEETING
	10-15-04	CITY APPLICATION
	11-18-04	WAIVER/VAR. REVISIONS

ARCHITECTURE and PLANNING
ROYCE A. BERG, PRINCIPAL
3003 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230-6648 FAX 230-6647

JOB #04052 DATE: 9-02-04

ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

ARCHITECTURAL ELEVATIONS

Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

A4.0

SLM-A4-0.dwg 10/13/2004 2:54 pm

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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 DENIAL

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

MOTION:
McSWAIN – APPROVED subject to conditions and deleting Condition 3 – Motion carried with DAVENPORT abstaining as his wife owns property in the Downtown area, TRUESDELL abstaining as he owns property in the Notification area and EVANS voting No

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

NOTE: Commissioner Davenport included Item 36 [VAR-5459] when he abstained on Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456]. However, Item 36 [VAR-5459] was already included in the motion for the Abeyance/Withdrawal/Tabled items. Deputy City Attorney Bryan Scott confirmed that it was acceptable that Commissioner Davenport voted on Item 36 [VAR-5459], as it was a Withdrawal item and not a substantive motion.

MINUTES:
See Item 35 [SUP-5457] for all related discussion on Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456].

(8:02 – 8:38)

City of Las Vegas

Agenda Item No.: 37

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 37 – VAR-5458

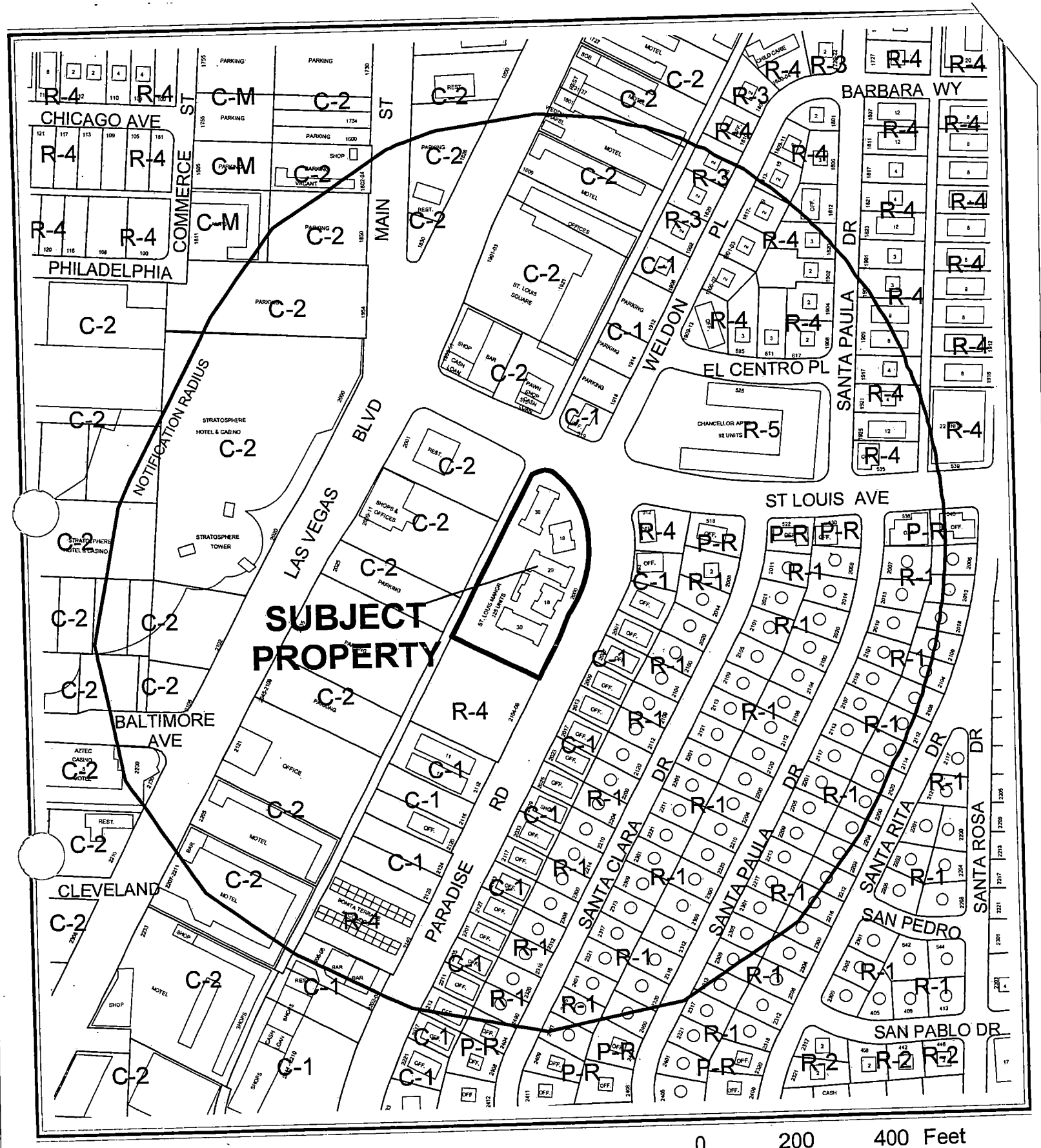
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456, including site plans and elevations date stamped November 18, 2004.

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

3. A signed and notarized cross-access and parking agreement with neighboring properties, adequate enough to cover the deficiencies of this development's parking requirements, acceptable to the City Attorney.



CASE: VAR-5458

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5458 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ ESA PROPERTIES, L.L.C.

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456, including site plans and elevations date stamped November 18, 2004.

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

3. A signed and notarized cross-access and parking agreement with neighboring properties, adequate enough to cover the deficiencies of this development's parking requirements, acceptable to the City Attorney.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 107 parking spaces where 120 spaces are required for a proposed residence hotel on 1.63 acres at 2000 Paradise Road.

B) Applicant's Justification

Applicant states in the justification letter: "The size and shape of the property pose both physical and practical hardships in complying with the strict letter of the code."

Applicant further states: "Compliance with the myriad of overlapping regulations poses a practical hardship to the reasonable and practical development of the subject property without posing an undue hardship."

BACKGROUND INFORMATION

A) Previous Actions

03/04/87 City Council approved a request for a Rezoning (Z-0007-87) of this property from R-4 (Apartment Residence) to R-5 (Downtown Apartment). A plot plan was also approved. Planning Commission and staff recommended denial.

B) Pre-Application Meeting

09/28/04 Elements of a Variance application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required of this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.63

B) Existing Land Use

Subject Property:	Residential Apartments
North:	Pawn Shop, Cash Loans, Offices
South:	Undeveloped
East:	Offices
West:	Restaurant, Shops, Offices, Parking

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-5 (Downtown Apartment)
North:	C-1 (Limited Commercial), C-2 (General Commercial)
South:	R-4 (Apartment Residence)
East:	C-1 (Limited Commercial), R-4 (Apartment Residence)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is designated as the C (Downtown-Commercial) land use designation of the Las Vegas Redevelopment Plan which is part of the Southeast Sector Plan of the General Plan. The proposed variance is not directly related to specific policies of the General Plan.

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

This proposal lies within the Las Vegas Redevelopment Plan and the Beverly Green Neighborhood Plan.

SRS

ANALYSIS

A) ***Zoning Code Compliance:*** Parking and Traffic Standards

Pursuant to Title 19.10.F Table 1, the following Parking Standards apply to the subject proposal:

Uses	Required Parking Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
Hotel, Motel, or Residence Hotel	One space for each guest room	120	5	107	5

The proposal does not meet the City's parking requirement. The subject deviation is 13 spaces, or 11% fewer spaces than required. City of Las Vegas Public Works Department cannot support the Variance request for property located at 2000 Paradise Road to allow 107 parking spaces where 120 spaces are the minimum allowed.

B) ***General Analysis and Discussion***

The applicant proposes to demolish the existing 123-room residential hotel and replace it with a 120-room residential hotel. The current property has 125 parking spaces. Users of the proposed property would have access to only 107 parking spaces, 18 less than currently available.

The applicant includes in this application a Parking Analysis of similar residential hotels in the Las Vegas Valley. It asserts that parking demand for comparable projects ranges from 0.86 to 0.88 spaces per guest room.

The applicant's parking analysis differs with observable conditions at similar properties. Residence Hotels in the Las Vegas area are generally very densely parked. The existing Residence Hotel facility on the subject property does have the required number of parking spaces, and the parking area is heavily used.

This development is sandwiched between the highly trafficked Paradise Road and St. Louis Avenue. It cannot withstand an overparked situation because no overflow parking is available in the area. Guests, guests' visitors, and hotel employees lacking available parking spaces will tend to park in the public alleyway bordering the west side of the property.

It should be noted that the decisive issue pertaining to this request is not that the applicant does or does not need parking at the strict one-space per guest room standard of Title 19.10. This request for a Variance cannot be supported because there is no justifying evidence based on the Variance requirements of City Code and State Law.

FINDINGS

This Variance request is intended only for the convenience of the property owner, and consequently has no permissible basis for approval.

There is no evidence that the property has an unusual shape, slope, dimensions that would preclude the required number of parking spaces. Pursuant to State and City statutes and codes, this Variance request cannot be granted.

State of Nevada Statutes for Variance
Variances may be granted only when a property owner has presented convincing evidence of a hardship based on unique or extraordinary physical limitations of the subject property.

-summary of State of Nevada Revised Statutes Chapter 278

City of Las Vegas Codes for Variances
When considering the merits of a Variance request, the Planning Commission and City Council are prohibited from granting Variances for the sole reason of maximizing a property owner's profitable use of their land.

-summary of City of Las Vegas Zoning Code Title 19.18.070.B and 19.18.070.L

NOTICES MAILED 150 – Mailed with SUP-5457, VAR-5458 and SDR-5456

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5458 APN: 162-03-411-012

Name of Property Owner: BRE/ESA Properties, LLC

Name of Applicant: LPN Architect

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: _____

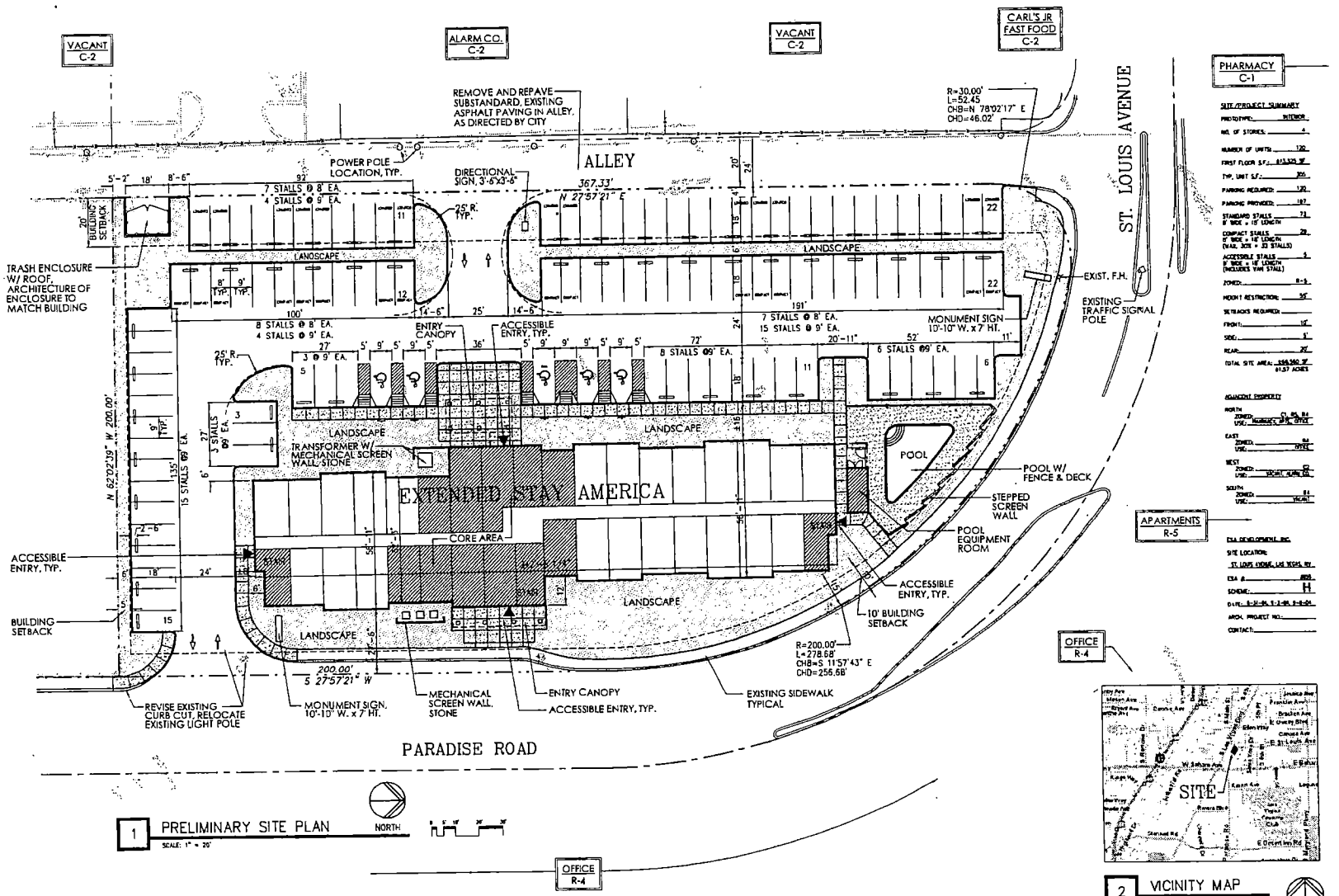
Signature of Property Owner/Authorized Agent: [signature]

Print Name: Piero Bussoni

State of South Carolina, County of Spartanburg
Subscribed and sworn before me

This 7th day of October, 2004

Elizabeth A. Brady
Notary Public in and for said County and State



SITE/PROJECT SUMMARY

PROTOTYPE: INTERIOR
NO. OF STORIES: 4
NUMBER OF UNITS: 120
FIRST FLOOR S.F.: 21,320 SF
TYP. UNIT S.F.: 305
PARKING REQUIRED: 120
PARKING PROVIDED: 197
STANDARD STALLS 9' WIDE x 18' LENGTH: 73
COMPACT STALLS 8' WIDE x 16' LENGTH (MAX. 30% = 35 STALLS): 29
ACCESSIBLE STALLS 9' WIDE x 18' LENGTH (INCLUDES VAN STALL): 5
ZONED: R-5
HEIGHT RESTRICTION: 55'
SETBACKS REQUIRED:
FRONT: 15'
SIDE: 5'
REAR: 20'
TOTAL SITE AREA: 244,560 SF ±5.57 ACRES

ADJACENT PROPERTY
NORTH ZONED: C1, RA, R4 USE: MUMMERS, APTS, OFFICE
EAST ZONED: RA USE: HOTEL
WEST ZONED: C2 USE: VACANT, ALARM CO.
SOUTH ZONED: R4 USE: VACANT

ESA DEVELOPMENT, INC.
SITE LOCATION: ST. LOUIS AVENUE, LAS VEGAS, NV
ESA #: 858
SCHEME: H
DATE: 8-31-04, 9-2-04, 9-8-04
ARCH. PROJECT NO:
CONTACT:

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

NOV 18 2004

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	8-10-04	PRE-APPLICATION MEETING
	10-15-04	CITY APPLICATION
	11-18-04	WAIVER/VAR. REVISIONS

ARCHITECTURE and PLANNING
ROYCE A. BERG, PRINCIPAL
3003 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230-6648 FAX 230-4447

JOB #04052 DATE: 9-02-04

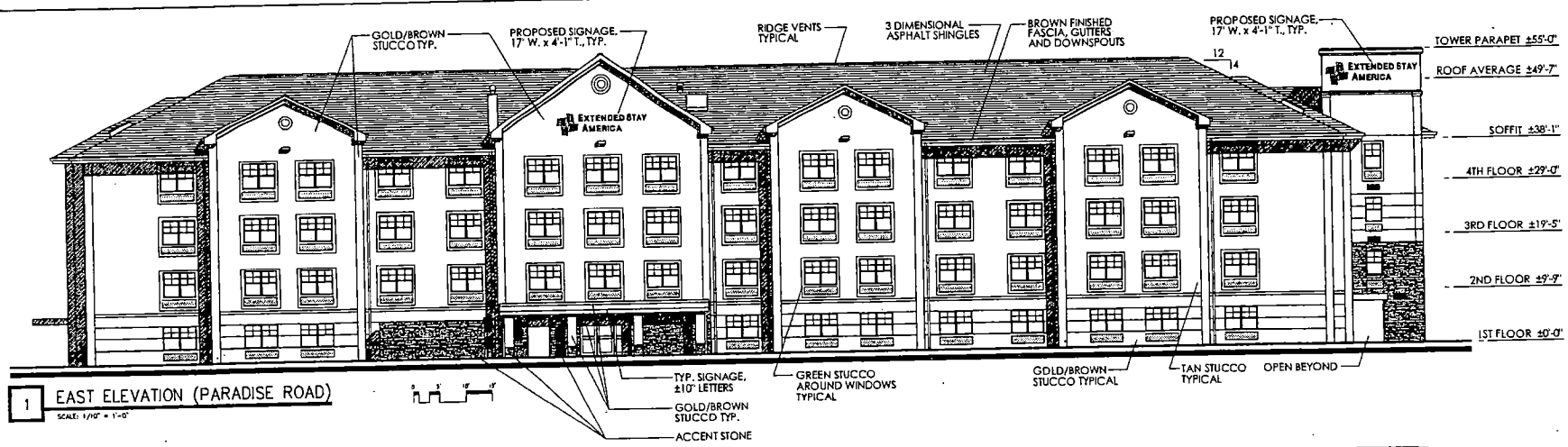
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

ARCHITECTURAL
SITE PLAN

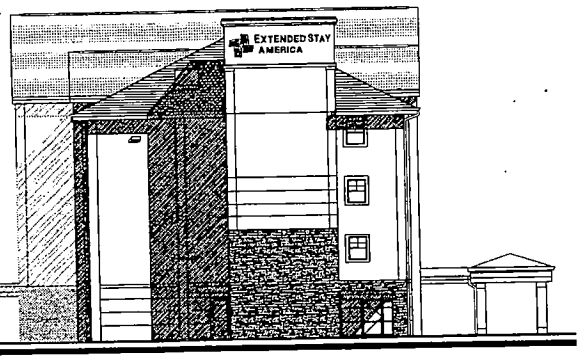
Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

A1.0

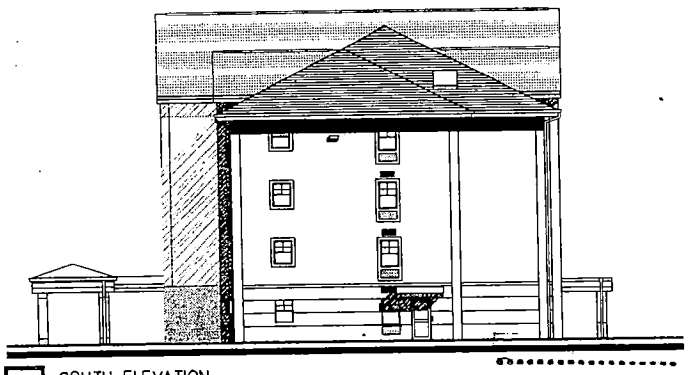
11/16/2004 4:34 pm
SLM-Site2.dwg



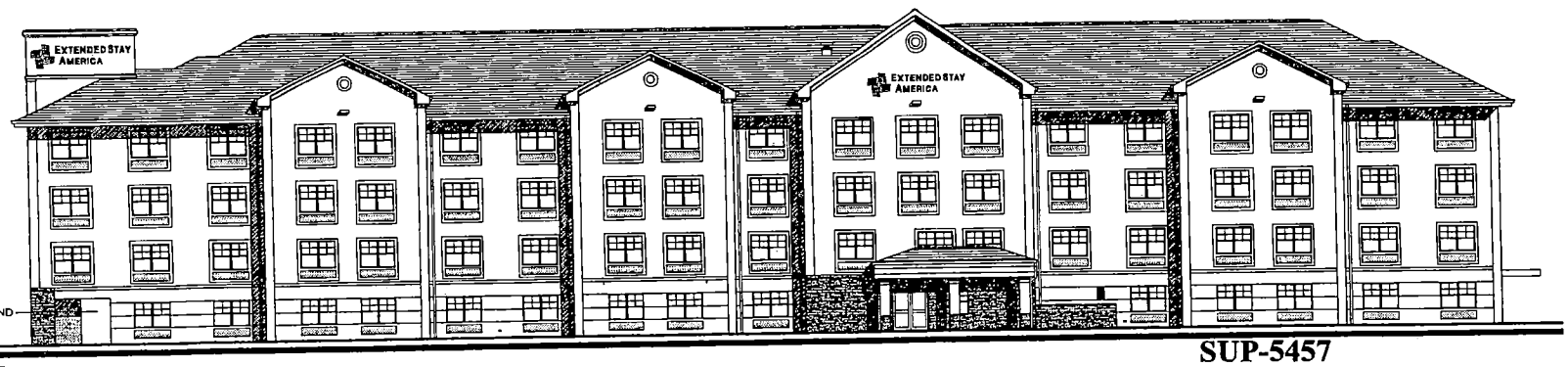
1 EAST ELEVATION (PARADISE ROAD)
SCALE: 1/10" = 1'-0"



2 NORTH ELEVATION (ST. LOUIS AVENUE)
SCALE: 1/10" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/10" = 1'-0"



4 WEST ELEVATION
SCALE: 1/10" = 1'-0"

NOV 18 2004

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	9-10-04	PRE-APPLICATION MEETING
	10-15-04	CITY APPLICATION
	11-19-04	WAIVER/VAR. REVISIONS

ARCHITECTURE and PLANNING
ROYCE A. BERG, PRINCIPAL
3003 56TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230-6448 FAX 230-6447

JOB #04052 DATE: 9-02-04

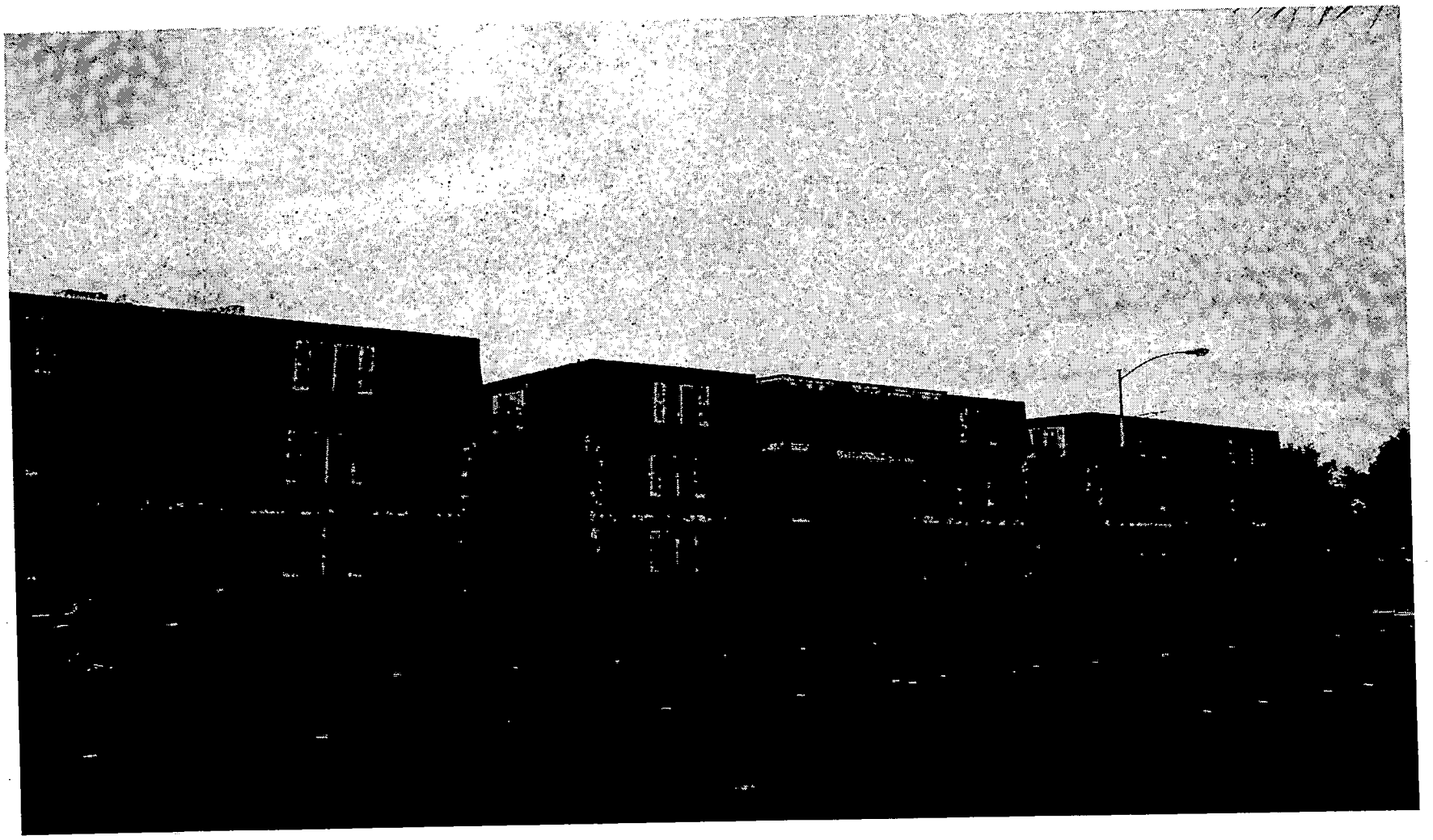
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

ARCHITECTURAL ELEVATIONS

Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

A4.0

SLM-A4-0.dwg 10/13/2004 2:54 pm



VAR-5458 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.
2000 PARADISE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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 DENIAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT abstaining as his wife owns property in the Downtown area, TRUESDELL abstaining as he owns property in the Notification area and EVANS voting No

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

NOTE: Commissioner Davenport included Item 36 [VAR-5459] when he abstained on Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456]. However, Item 36 [VAR-5459] was already included in the motion for the Abeyance/Withdrawal/Tabled items. Deputy City Attorney Bryan Scott confirmed that it was acceptable that Commissioner Davenport voted on Item 36 [VAR-5459], as it was a Withdrawal item and not a substantive motion.

MINUTES:
See Item 35 [SUP-5457] for all related discussion on Item 35 [SUP-5457], Item 37 [VAR-5458] and Item 38 [SDR-5456].

(8:02 – 8:38)

PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 38 – SDR-5456

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456.

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

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

4. A waiver of the Title 19.10 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles is hereby granted.

5. Waivers of three minor landscape requirements described below are hereby granted.

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

7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing no more than 15% of the total landscaped area as turf.

8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

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

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-

CONDITIONS – Continued:

box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. Signage shall be redesigned to meet Code Standards, a Variance to the Code submitted, or a Master Signage Plan application shall be submitted and approved prior to the issuance of any permits.

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

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

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

Public Works

16. Provide an easement, as necessary, for traffic signal appurtenances and conduits for the traffic signal at Paradise Road and St. Louis Avenue prior to the issuance of any permits for this site.

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

18. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.

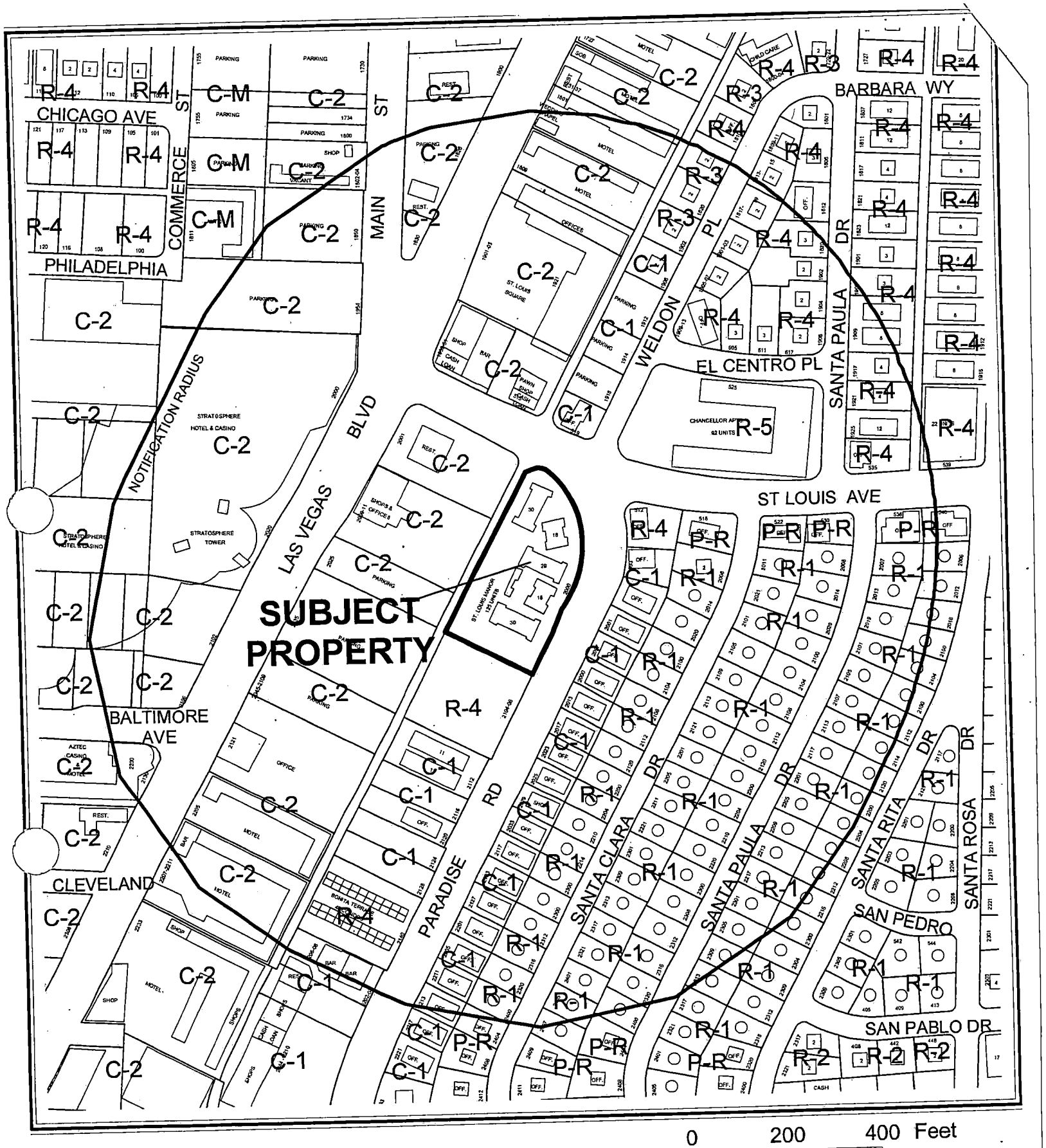
19. Landscape and maintain any unimproved right(s)-of-way adjacent to this site.

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

21. 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,

CONDITIONS – Continued:

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



CASE: SDR-5456

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5456 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ ESA PROPERTIES, L.L.C.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456.

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

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

4. A waiver of the Title 19.10 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles is hereby granted.

5. Waivers of three minor landscape requirements described below are hereby granted.

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

7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing no more than 15% of the total landscaped area as turf.

8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

SRS

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

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. Signage shall be redesigned to meet Code Standards, a Variance to the Code submitted, or a Master Signage Plan application shall be submitted and approved prior to the issuance of any permits.

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

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

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

Public Works

16. Provide an easement, as necessary, for traffic signal appurtenances and conduits for the traffic signal at Paradise Road and St. Louis Avenue prior to the issuance of any permits for this site.

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

18. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.

19. Landscape and maintain any unimproved right(s)-of-way adjacent to this site.

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

SRS

21. 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.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 120-unit Residence Hotel and waivers of landscaping standards on 1.63 acres at 2000 Paradise Road.

B) Applicant's Justification

The applicant states: "In compliance with Chapter 19.08.045 (Commercial District Development Standards), the proposed site and building design incorporates the desired elements of pedestrian paths, interconnected walkways, building placement, façade articulation, parking orientation, and landscape buffering; all of which substantially reduce mass, intensity, and positively integrates the project into the neighborhood."

BACKGROUND INFORMATION

A) Previous Actions

03/04/87 City Council approved a request for a Rezoning (Z-0007-87) of this property from R-4 (Apartment Residence) to R-5 (Downtown Apartment). A plot plan was also approved. Planning Commission and staff had recommended denial.

B) Pre-Application Meeting

09/28/04 Elements of a Site Development Plan application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required of this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.63

SRS

B) Existing Land Use

Subject Property:	Residential Apartments
North:	Pawn Shop, Cash Loans, Offices
South:	Undeveloped
East:	Offices
West:	Restaurant, Shops, Offices, Parking

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-5 (Downtown Apartment)
North:	C-1 (Limited Commercial), C-2 (General Commercial)
South:	R-4 (Apartment Residence)
East:	C-1 (Limited Commercial), R-4 (Apartment Residence)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is designated as the C (Downtown-Commercial) land use designation of the Las Vegas Redevelopment Plan, which is part of the Southeast Sector Plan of the General Plan. The site plan conforms to the use and density provisions of the General Plan for this site.

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

This proposal lies within the Las Vegas Redevelopment Plan and the Beverly Green Neighborhood Plan.

SRS

PROJECT DESCRIPTION

This is a proposal to redevelop this 1.6 acre site with a four-story, 55-foot high, 120-unit extended stay hotel. The site will have an outdoor swimming pool, parking, and lush landscaping. The project will first demolish and remove an outdated residence apartment facility of 123 rooms. The applicant requests the following Waivers:

- A waiver of the Title 19.10 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles.
- Eliminate one parking lot landscaping island adjacent to the west side of the building.
- Reduce the width of buffer landscaping from fifteen feet to a tapering curve between ten and twelve feet in the area between the swimming pool fence and the property line.
- Reduce the width of landscaping along the south property line / parking strip from eight to six feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	7,000 Square Feet	72,467 Square Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 5 Feet 5 Feet 20 Feet	 27 Feet, 6 Inches 10 Feet 10 Feet 125 Feet	 Yes Yes Yes Yes
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	5 Stories / 55 Feet whichever is less	4 stories / 55 feet	Yes
Trash Enclosure	Enclosed & roofed style to match building	Enclosed & roofed style matches building	Yes
Mech. Equipment	Screened	Screened	Yes

This proposal needs no variances of dimensional requirements.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards do not apply to the subject proposal because there are no residential properties located within the distance specified in the Code from the subject site.

A3) Parking and Traffic Standards

Pursuant to Title 19.10.F Table 1, the following Parking Standards apply to the subject proposal:

Uses	**Required** Ratio	Parking		**Provided** Parking	
		Regular	Handicap	Regular	Handicap
Hotel, Motel, or Residence Hotel	One space for each guest room	120	5	107	5

The proposal does not meet the City's parking requirement. The subject deviation is 13 spaces, or 11% fewer spaces than required. A request for a Parking Variance is discussed in companion Variance VAR-5458.

Pursuant to Title 19.19.020.B, every use that receives or distributes materials by truck shall provide and maintain on-site loading spaces. The applicant has requested a waiver of the Title 19.10 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles on the site. This waiver is acceptable as the number of delivery vehicles will be limited.

A4) Landscape Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees / 6 Spaces	18 Trees / 107 spaces	26
Buffer: Min. Trees	1 Trees/ 30 Linear Feet	21 / 650 Feet	22 Trees
Min. Perimeter. Zone Width	8 Feet		6 Feet
Min . Landscape Buffer Zone	15 Feet		10 to 12 Feet
• Wall height	6 Feet Maximum		Not shown.

The applicant has requested waivers from the perimeter zone width and streetscape buffer requirements. These waivers are analyzed under Waivers, below.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Wall Signs Standards	**Allowed**	**Provided**
Maximum Number	1 / Street frontage 2 total	2 / Street frontage 5 total
Maximum Area	50 SF / sign	68 SF / sign
Maximum Projection	2 Feet	0.5 Feet
Illumination	Internal	Internal

The east and west elevations each have two signs per street frontage, one over the entrance, and one at the top of the stairwell tower. The areas of each of these sign faces are 16 square feet larger than Title 19.14 Sign Standards requires. As a result, the proposal needs a variance from the signage requirements of the Code.

B) General Analysis and Discussion

- Zoning

The R-5 (Downtown Apartment) District is intended to allow for the development of high density multi-family units within the downtown urban core and other high intensity areas suitable for high density residential development. It is consistent with the C (Commercial) land use designation of the Las Vegas Redevelopment Plan.

- Site Plan

This site plan with its minor landscaping waivers, is typical of a Hotel, Residence. The building is brought forward to the front of the parcel, as is called for in Title 19.08 Development Standards; however, the site is overbuilt. The Hotel, Residence does not have the number of parking spaces required for the number of guest rooms. This deficiency in parking is addressed in companion item Variance VAR-5458, which is recommended for denial. This Site Development Plan Review would be approvable if the number of guest rooms were cut down to the number of parking spaces that can fit (without a Variance) on this site.

- Waivers

Waiver 1. A Waiver of the Title 19.10.020 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles is justified by the fact that this proposal's operational needs do not necessitate a loading area.

The applicant will receive no over-size semi-truck deliveries other than during the construction of the facility. There is no on-site restaurant or food-service. Applicant and its guests will have no deliveries or pickups other than typical Airborne, Federal express, UPS, and vending machine servicers who generally use step-vans that pull up and expedite their services in the front entrance area, which is completely separated from any public right-of-ways.

Waiver 2. Eliminate one parking lot lanscaping island adjacent to the west side of the building.

Waiver 3. Reduce the width of buffer landscaping from fifteen feet to a tapering curve between ten and twelve feet in the area between the swimming pool fence and the property line.

Waiver 4. Reduce the width of landscaping along the south property line / parking strip from eight to six feet.

The three landscape waivers are justifiable as 1) each is relatively minor in character, 2) applicant has complied with staff's request that previous, more extensive landscape waiver requests be eliminated or reduced. 3) the overall landscaping for this project otherwise exceeds City requirements.

- Landscape Plan

The landscape plan depicts eight varieties of trees, all in either 36" or 48" box sizes. These larger box sizes will provide an early maturity date for landscaping, and will provide better shading of parking areas and the building itself. A two foot wide landscape swale is depicted along City sidewalks. Drought-resistant shrub clusterings exceed the amount required by Title 12.12. Sodded turf is depicted on the landscape plan without a measure of square footage or an indication of the percentage of total landscaping. A Condition of Approval has been added requiring that no more than 15% of total landscaping be turf.

- Elevation

The building elevations and design characteristics of the proposed Hotel, Residence will be well suited for this site and neighborhood. Façade articulation has been achieved through the use of texture, molding, and architectural elements. The proposed building is a significant improvement over the existing structures on this site.

- Floor Plan

The floor plan is typical of a small hotel or residential hotel.

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 Hotel, Residence is within the range of allowable uses in a R-5 (Downtown Apartment) zone. The proposed development and uses can be operated in a manner that is compatible with the existing and future land uses in the vicinity of this site, if the parking deficiency is adequately addressed through redesign of the site.

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

   With the inclusion of the proposed Conditions of Approval and Granting of Waivers, the development will be consistent with the General Plan and the Landscape, Wall and Buffer Standards. It is inconsistent with the parking requirements of Title 19.

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

   Access is provided via one driveway to Paradise Road, a 100-foot Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic.

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

   The proposed building is an aesthetically appropriate structure for a Residence, Hotel and landscape materials as proposed are appropriate for this project.

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

   The building elevations and design characteristics of the proposed Hotel, Residence will be well suited for this site and neighborhood. Façade articulation has been achieved through the use of texture, molding, and architectural elements. The proposed building is a vast improvement over the existing structures on this site.

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

   The subject site will be subject to City Business License requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare. The proposed development will also be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 150 – Mailed with SUP-5457, VAR-5459 and VAR-5458

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5456 APN: 162-03-411-012

Name of Property Owner: BRE/ESA Properties, LLC

Name of Applicant: LPN Architect

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: _____

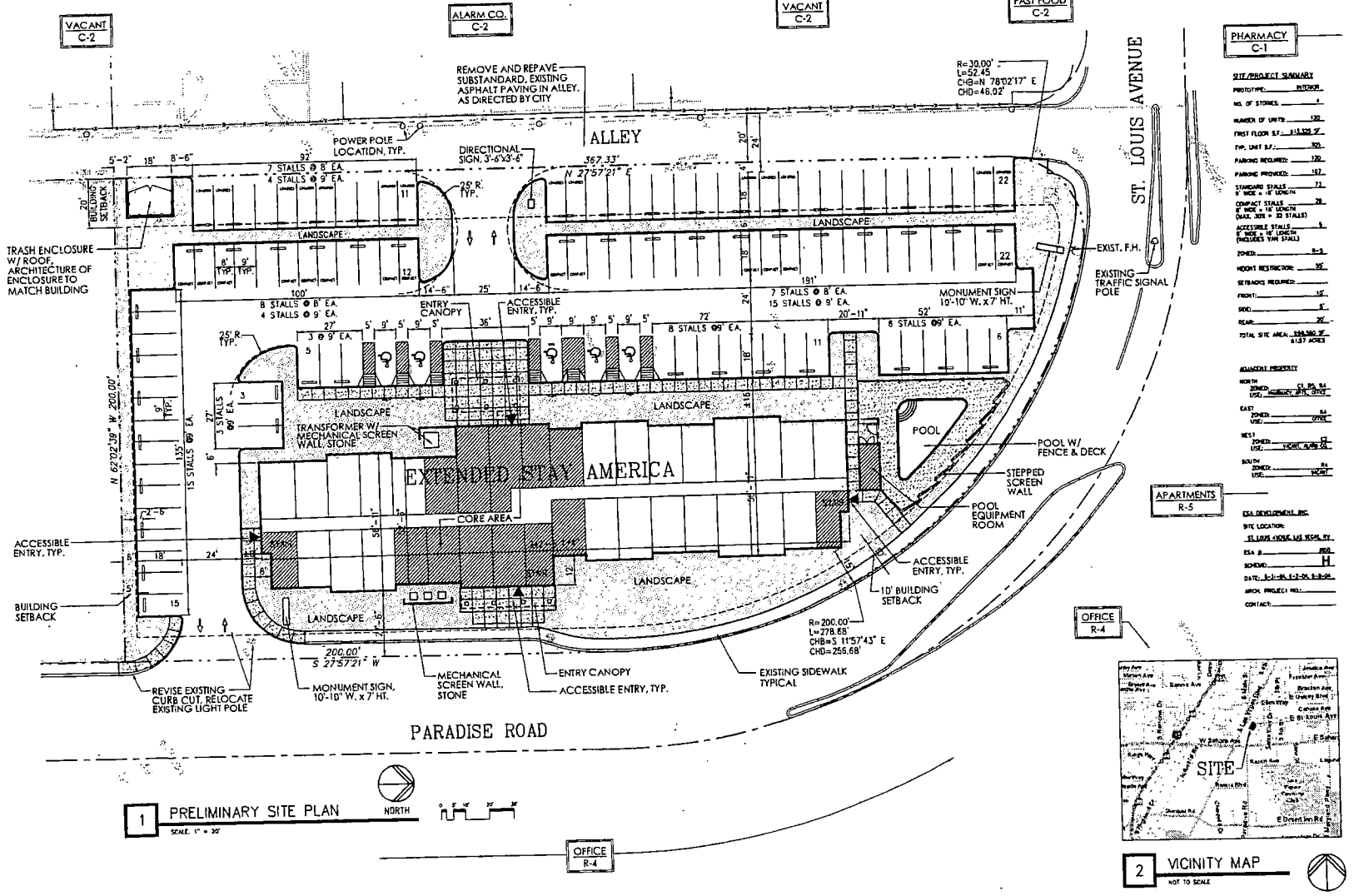
Signature of Property Owner/Authorized Agent: [signature]

Print Name: Piero Bussani

State of South Carolina County of Spartanburg
Subscribed and sworn before me

This 7th day of October, 2004

Elizabeth J Bondy
Notary Public in and for said County and State



SITE/PROJECT SUMMARY

PROTOTYPE: INTERIOR
NO. OF STORIES: 4
NUMBER OF UNITS: 120
FIRST FLOOR S.F.: 13,525 S.F.
TYP. UNIT S.F.: 305
PARKING REQUIRED: 120
PARKING PROVIDED: 127
STANDARD STALLS 9' WIDE x 18' LENGTH: 71
COMPACT STALLS 8' WIDE x 16' LENGTH (MAX. 30% = 32 STALLS): 28
ACCESSIBLE STALLS 8' WIDE x 18' LENGTH (INCLUDES VAN STALL): 5
ZONED: R-5
HEIGHT RESTRICTION: 35'
SETBACKS REQUIRED:
FRONT: 15'
SIDE: 5'
REAR: 20'
TOTAL SITE AREA: 544,560 S.F. 61.57 ACRES

ADJACENT PROPERTY
NORTH ZONED: C1, RA, R4 USE: VACANT, APTS, OFFICE
EAST ZONED: R4 USE: OFFICE
WEST ZONED: C2 USE: VACANT, ALARM CO.
SOUTH ZONED: R4 USE: VACANT

ESA DEVELOPMENT, INC.
SITE LOCATION: ST. LOUIS AVENUE, LAS VEGAS, NV
ESA #: 858
SCHEME: H
DATE: 9-3-04, 9-23-04, 10-8-04
ARCH. PROJECT NO.:
CONTACT:

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

NOV 18 2004

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	9-10-04	PRE-APPLICATION MEETING
	10-15-04	CITY APPLICATION
	11-18-04	WAIVER/VAR. REVISIONS

ARCHITECTURE and PLANNING

ROYCE A. BERG, PRINCIPAL
3003 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230-6648 FAX 230-6447

JOB #04052 DATE: 9-03-04

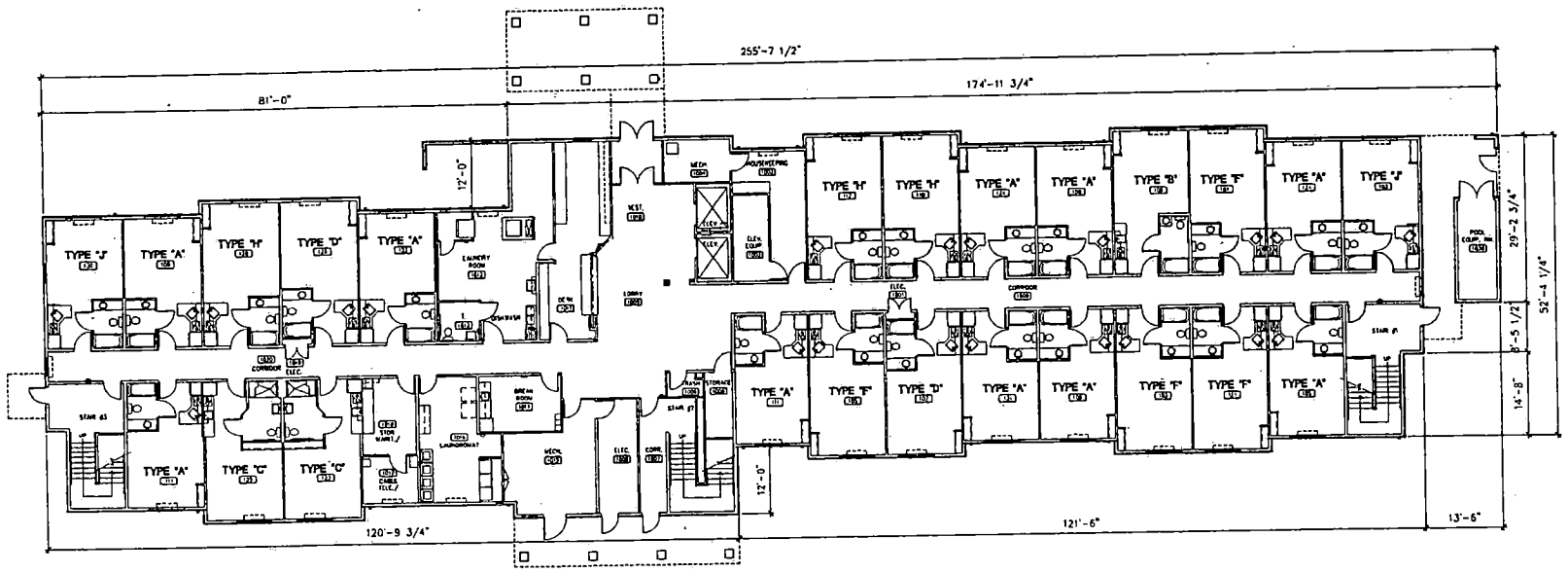
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

ARCHITECTURAL
SITE PLAN

Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

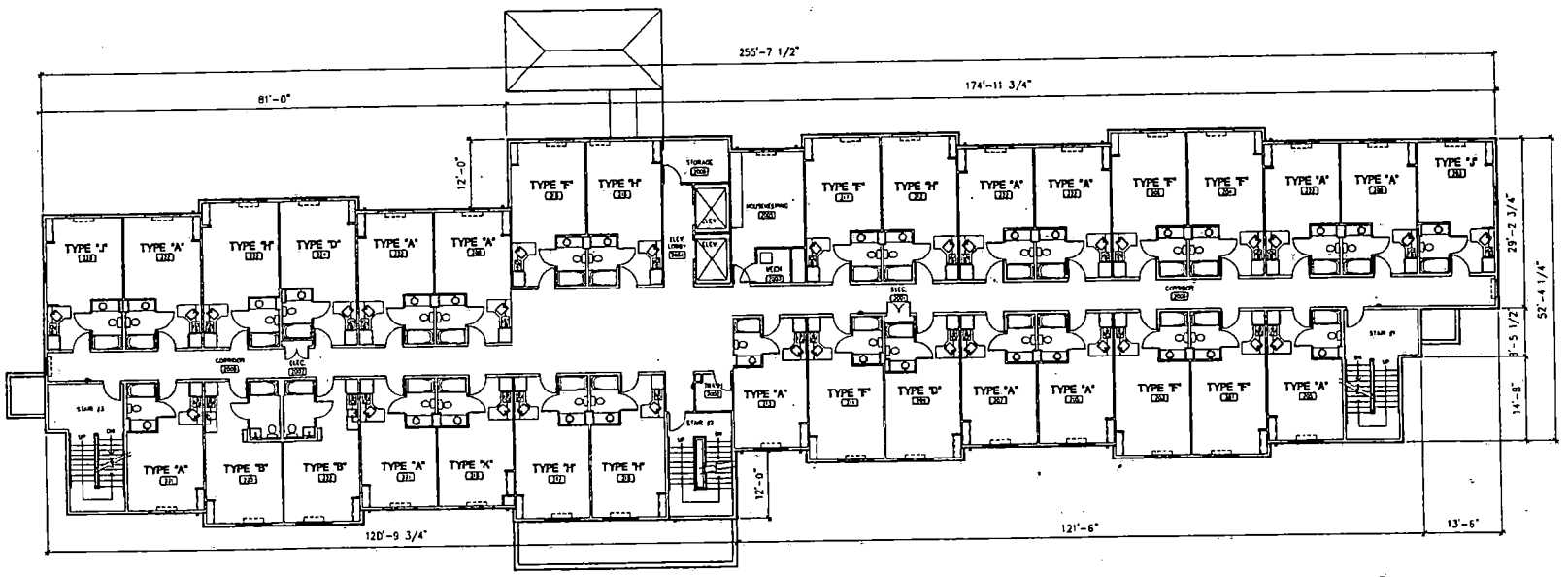
A1.0

SLM-SITE3.dwg 11/16/2004 4:34 pm



1 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

VAR-5459
VAR-5458
SUP-5457
SDR-5456
12-02-04 PC

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO	DATE	DESCRIPTION
	10-15-04	CITY APPLICATION

ARCHITECTURE and PLANNING
RICYCE A. REED, PRINCIPAL
3003 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230-4648 FAX 230-4641

JOB #04052 DATE: 9-02-04

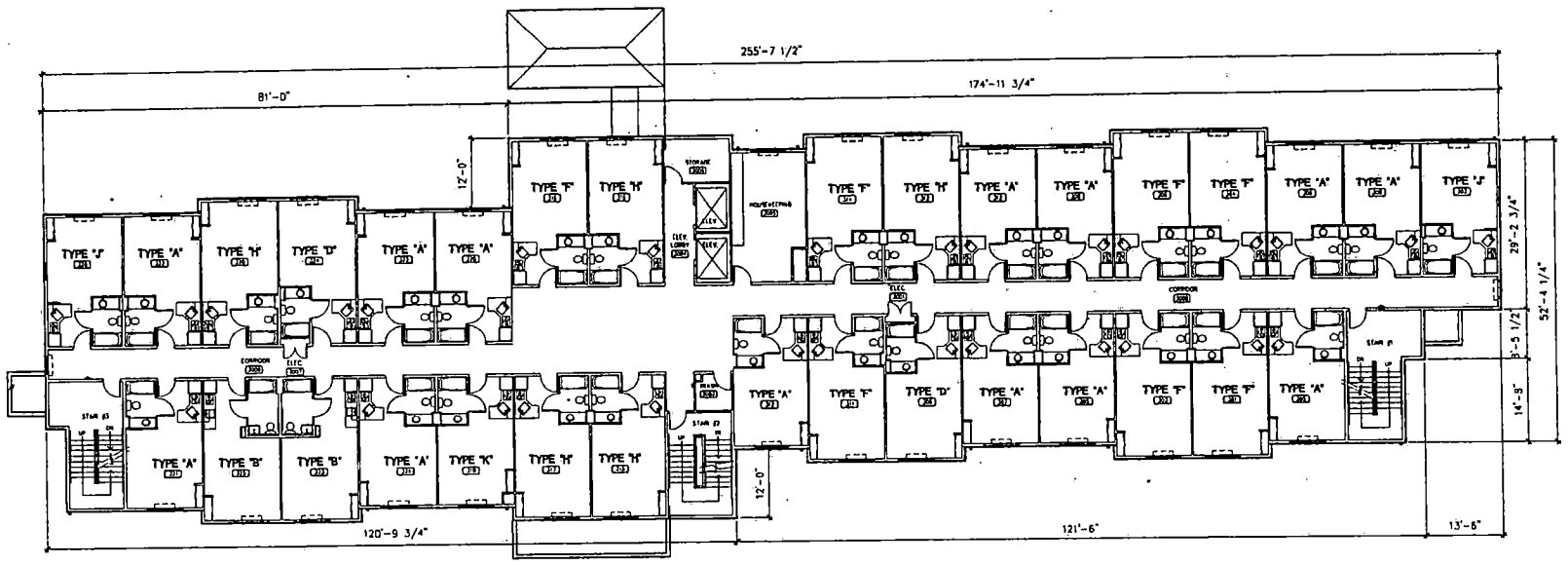
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

1ST FLOOR PLAN AND
2ND FLOOR PLAN

Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

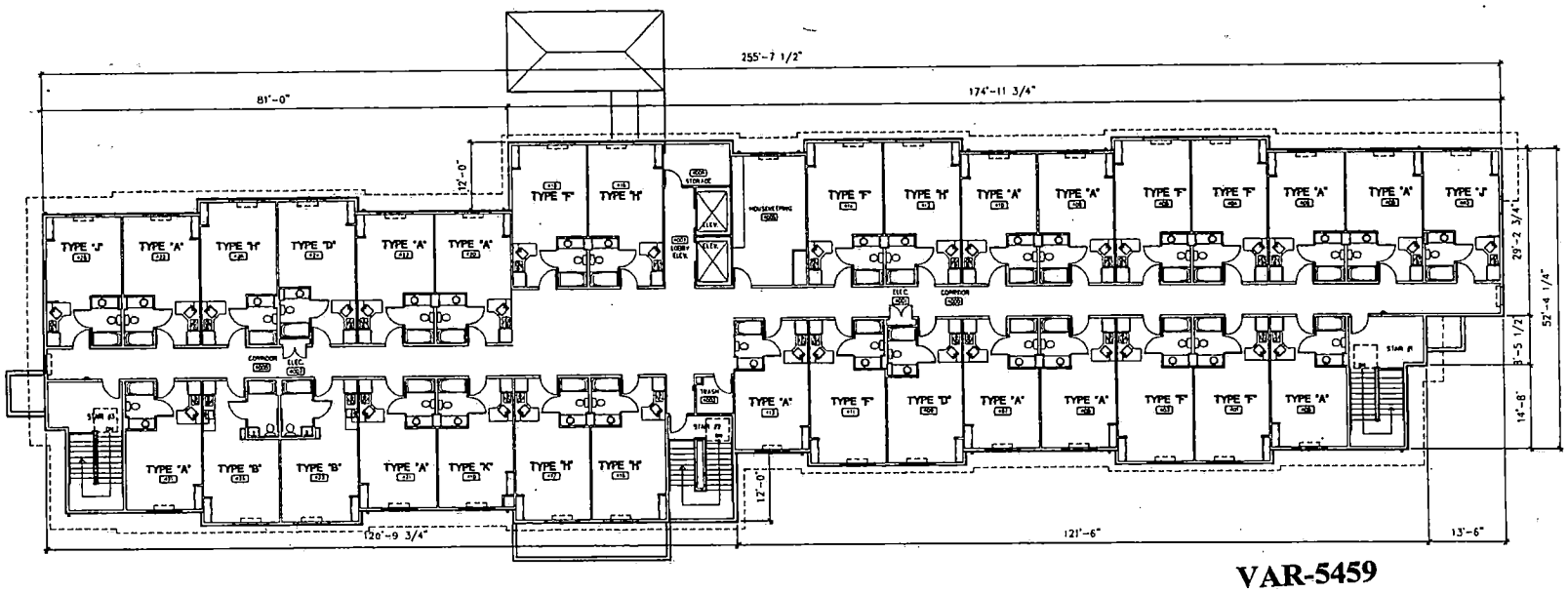
A2.0

3LM-A2-0.dwg 10/13/2004 9:03 am



1 3RD FLOOR PLAN

SCALE: 1/10" = 1'-0"



2 4TH FLOOR PLAN

SCALE: 1/10" = 1'-0"

VAR-5459
VAR-5458
SUP-5457
SDR-5456
12-02-04 PC

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	10-15-04	CITY APPLICATION

ARCHITECTURE and PLANNING
ROYCE A. BERG, PRINCIPAL
2003 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230 4468 FAX 230 4469

JOB #04052 DATE: 9-02-04

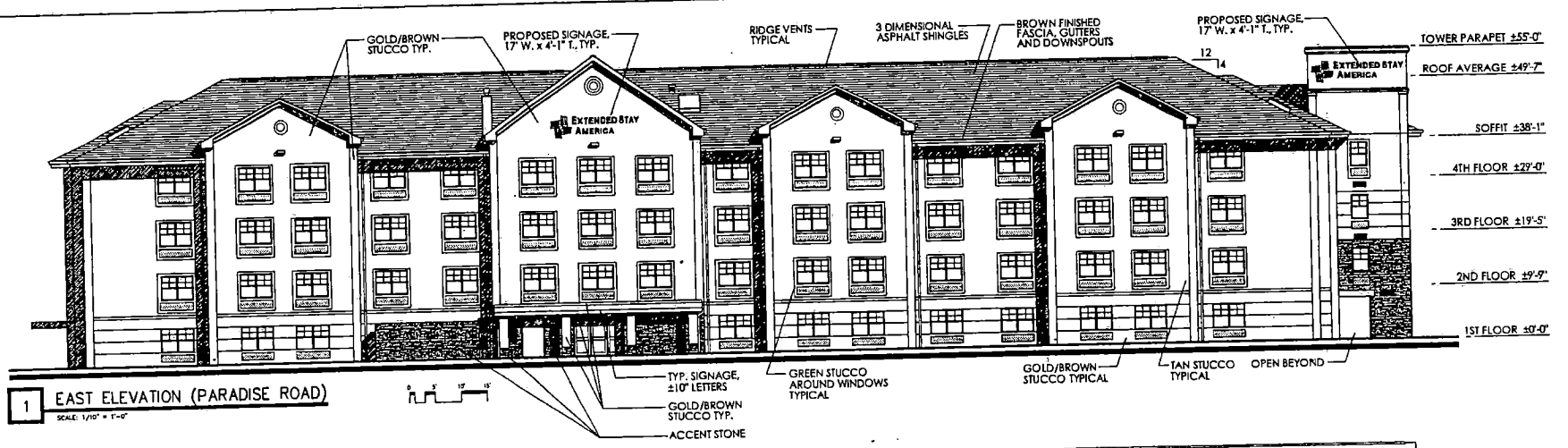
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

3RD FLOOR PLAN AND
4TH FLOOR PLAN

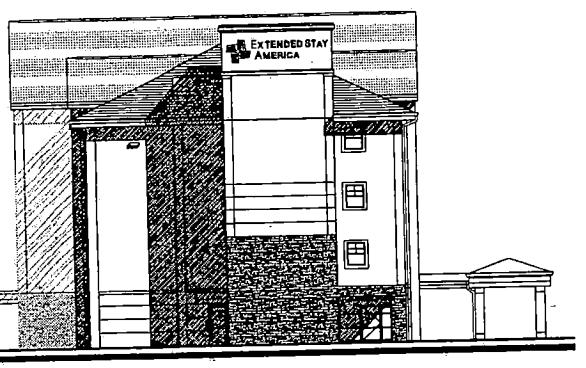
Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

A3.0

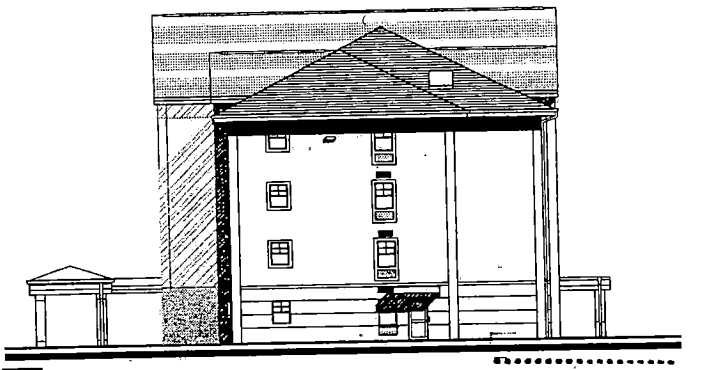
SLM-A3-03.dwg 10/13/2004 10:50 am



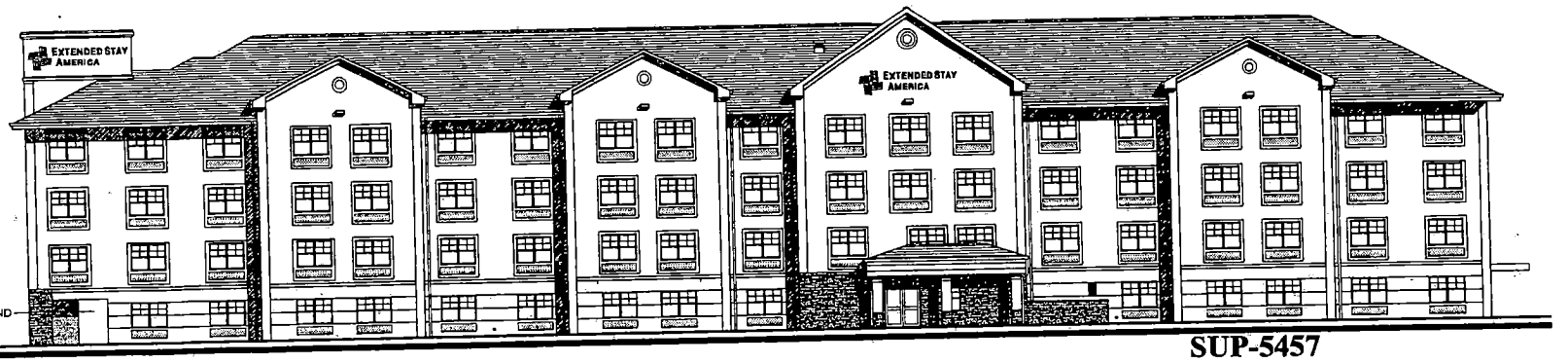
1 EAST ELEVATION (PARADISE ROAD)
SCALE: 1/10" = 1'-0"



2 NORTH ELEVATION (ST. LOUIS AVENUE)
SCALE: 1/10" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/10" = 1'-0"



4 WEST ELEVATION
SCALE: 1/10" = 1'-0"

NOV 1 8 2004

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
	0-10-04	PRE-APPLICATION MEETING
	10-15-04	CITY APPLICATION
	11-18-04	WAIVER/VAR. REVISIONS

ARCHITECTURE and PLANNING
ROYCE A. BTRG. PRINCIPAL
3003 80TH AVE SOUTHEAST
MERCER ISLAND, WA. 98040
(206)230-8648 FAX 230-8447

JOB #04052 DATE: 9-02-04

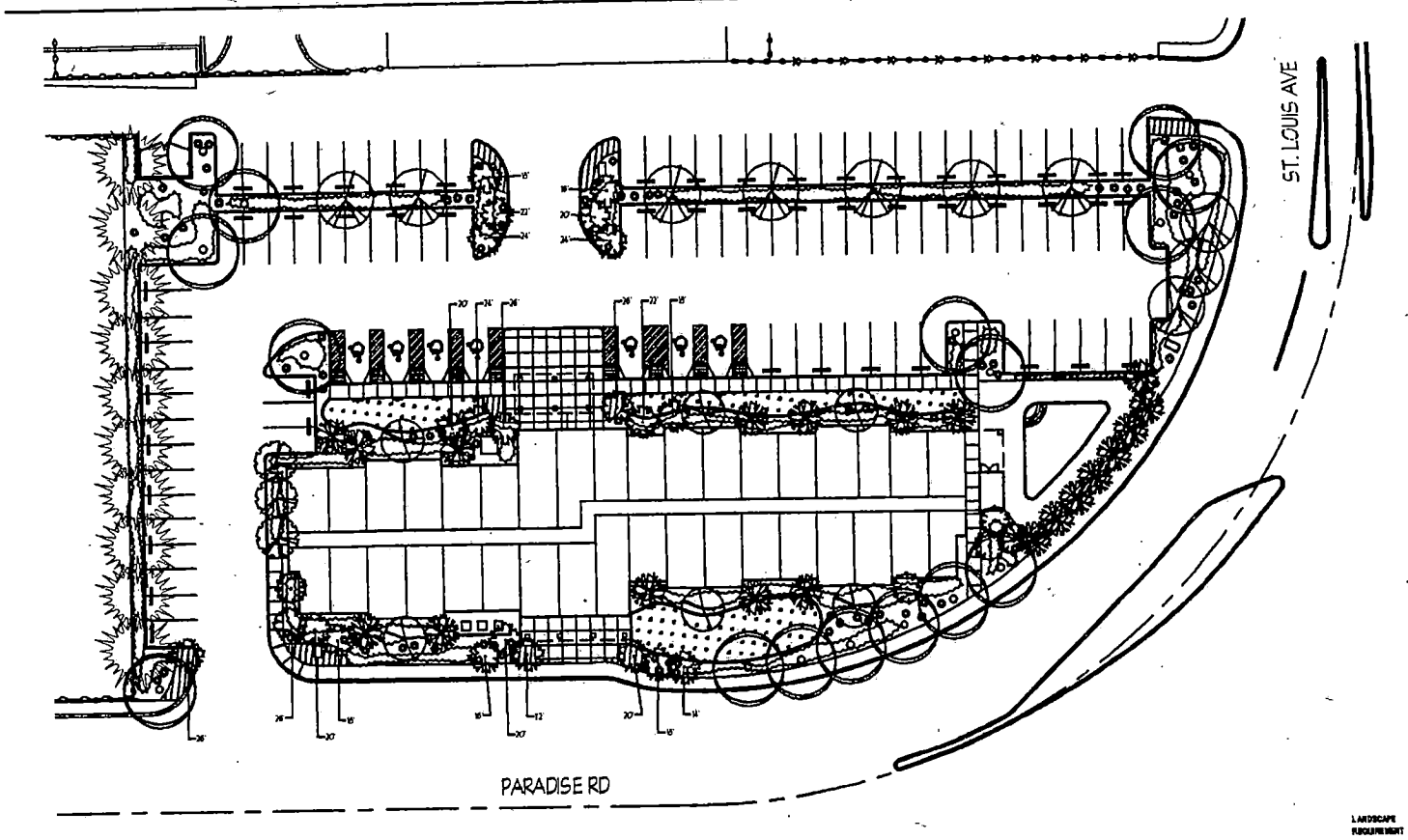
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA

ARCHITECTURAL ELEVATIONS

Launch No. 051801
ESA No. 858
Permit Submittal
Permit Clearance
Bid Issue
Construction Issue

A4.0

SLM-A4-04dwg 10/13/2004 2:54 pm



PLANTING NOTES

1) THE CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS, AND SHALL CAREFULLY EXAMINE THE SITE, AND SHALL BE AWARE OF ALL EXISTING WORK AND CONDITIONS THAT COULD POSSIBLY AFFECT HIS WORK.

2) CONTRACTOR TO VERIFY ALL CONDITIONS AND ANY DISCREPANCY IS TO BE REPORTED TO THE OWNER PRIOR TO WORK IN THAT AREA.

3) CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

4) CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, COORDINATION, SCHEDULING, UTILITY VERIFICATION AND DAMAGE TO OTHER TRADES AND/OR UTILITIES.

5) THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS WORK.

6) CONTRACTOR SHALL BE RESPONSIBLE FOR ROUGH GRADES SURROUNDING ALL STRUCTURES, WALKS AND SITE AMENITY AREAS. LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADING IN PLANTING AREAS TO INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

7) PLANT QUANTITIES ON THE PLANT SCHEDULE ARE FOR CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY COUNTS.

8) ALL PLANT MATERIAL SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL BE FREE FROM ALL PESTS, EGGS, BORERS, AND SHALL BE REPRESENTATIVE OF SPECIES IN SIZE, QUALITY, FORM, COLOR, AND HOT ROOT BOUND, OR WIRED OR BURLAPPED IN ANY WAY.

9) 10% OF EACH PLANT MATERIAL SPECIES SHALL BE TAGGED WITH BOTANICAL NAME FROM THE NURSERY OR SUPPLIER. TAGS SHALL REMAIN ON PLANT MATERIAL UNTIL FINAL ACCEPTANCE.

10) LANDSCAPE CONTRACTOR SHALL INSTALL 3/4" MINUS DECOMPOSED GRANITE IN ALL PLANTER AREAS. PRIOR TO INSTALLATION OF DECOMPOSED GRANITE, APPLY ONE APPLICATION OF PRE-EMERGENT HERBICIDE (SURFLAN OR EQUAL). AFTER PLACEMENT OF DECOMPOSED GRANITE, APPLY A SECOND APPLICATION OF PRE-EMERGENT HERBICIDE OVER 3/4" MINUS DECOMPOSED GRANITE. APPLY PRE-EMERGENT HERBICIDE FOLLOWING MANUFACTURERS RECOMMENDATION.

11) WHEN CALICHE IS ENCOUNTERED DURING PLANTING PIT EXCAVATION: IF IMPERVIOUS LAYER IS LESS THAN 6" THICK, REMOVE COMPLETELY. IF LAYER IS 6"-48" THICK, PUNCH A HOLE THROUGH THE CALICHE LAYER. PLACE A 6" DIAMETER PVC PIPE, COMPLETELY FILLED WITH 3/4" PEA GRAVEL, THROUGH THE CALICHE LAYER TO THE BOTTOM OF PLANTING PIT. IF LAYER IS GREATER THAN 48" DISREGARD THE PLANTING PIT AS INDICATED IN SITE DETAILS.

12) PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD CONTRACTOR SHALL SUBMIT A WATERING MAINTENANCE SCHEDULE TO THE OWNER FOR APPROVAL.

EXTENDED STAY AMERICA

ST. LOUIS / PARADISE SITE

CITY OF LAS VEGAS LANDSCAPE EVALUATION MATRIX

LANDSCAPE REQUIREMENT	MINIMUM REQUIREMENT	E&A PROVIDED
1 PER 5 PARKING LOT TREES	TOTAL SPACES = 107 / 5 = 17.8 (18) TREES TOTAL ISLANDS = 13 / 2 = 6.5 (7) TREES TOTAL TREES REQUIRED = 25 TREES	30 TOTAL TREES 36" AND 48" BOX PROVIDED.
24" BOX R.O.W. LANDSCAPE TREES	445 LINEAL FT / 20 = 22.23 (23) TREES PLUS ONE TREE = 1 TREE TOTAL TREES REQUIRED = 23 TREES	31 TOTAL TREES 36" AND 48" BOX PROVIDED.
24" BOX BY 8' YARD LANDSCAPE TREES	100 LINEAL FEET / 20 = 5 (7) TREES PLUS ONE TREE = 1 TREE TOTAL TREES REQUIRED = 8 TREES	12 TOTAL TREES 36" BOX PROVIDED.
5 GALLON SHRUBS AND GROUNDCOVER	25 TOTAL TREES / 5 = 220 PLANTS	68 PROVIDED TREES / 5 = 272 PLANTS PROVIDED SHRUBS AND GROUNDCOVER 5 GALLON @ 2' = 600 PLANTS 1 GALLON @ 2' = 150 PLANTS
		1,267 SQ FT LAWN TURF AREAS WILL BE INVIGATED BY SUBSURFACE DRIP EMITTERS IN POLYETHELENE PIPE.

NOTES
1) "BIO-BARRIER" ROOT CONTROL FABRIC SHALL BE INSTALLED ADJACENT TO ALL SIDEWALKS OR WALLS WHERE TREES ARE WITHIN 5' OF A SIDEWALK OR WALL. "BIO-BARRIER" FABRIC MUST BE A MINIMUM OF 18" DEEP AND EXTEND 15' ALONG THE SIDEWALK OR WALL, CENTER FABRIC ON THE TREE TRUNK. INSTALLATION SHALL BE ACCORDING TO MANUFACTURERS SPECIFICATIONS.

2) A 2' WIDE LANDSCAPE SWALE SHALL BE CONSTRUCTED ADJACENT TO CITY SIDEWALKS.

3) A COMPLETE DRIP IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL PLANT MATERIAL. IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE BEST INDUSTRY STANDARDS

4) A COMPLETE SUBSURFACE DRIP IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL SODDED TURF AREAS. SYSTEM SHALL PROVIDE A MINIMUM OF 1 GPH PER SQUARE FOOT, VALVE, RUTORS PRESSURE REDUCERS, ETC.

3/4" MINUS DECOMPOSED GRANITE IN ALL PLANTER BEDS, 3" DEEP, EARTH TONE COLOR.

ANNUAL FLOWER BEDS, WATERED BY SUBSURFACE DRIP IRRIGATION
WINTER COLOR: PANSY, VIOLET, PETS, GLOBE CANDYTUFT, ORNAMENTAL CABBAGE
SUMMER COLOR: GAILLARDIA, IPPYATENS, SWEET ALYSSUM, PETUNIA, PHLOX, MARIGOLD, ZINNIA

SODDED TURF - DWARF FESCUE WATERED BY SUBSURFACE DRIP IRRIGATION

6" X 6" CONCRETE MOW CURB

PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	CONTAINER	SIZE
	ACACIA ANEURA MULGA TREE	36" BOX	12'
	ACACIA STENOPHYLLA SHOE STRING ACACIA	48" BOX	20'
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	25'
	CHILOPSIS LINEARIS 'LUCRETIA MARSHALL' DWARF PURPLE DESERT WILLOW	36" BOX	15'
	PINUS ELDARICA MONDEL PINE	36" BOX	25'
	PROSOPIS PHOENICIS 'THORNLESS' PHOENIX MESQUITE	48" BOX	25'
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	42" BOX	10'
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	BARE ROOT	14' TO 26' HGT.
	DALEA FRUTESCENS 'SIERRA NEGRA' BLACK DALEA	5 GAL.	4'
	LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	5 GAL.	5'
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL.	2'
	SALVIA GREGGII 'CHERRY RED' RED TOUG SAGE	5 GAL.	3'
	ACACIA REDOLENS 'DESERT CARPET' CREEPING ACACIA	5 GAL.	10'
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL.	3'
	DALEA CARTATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL.	3'
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL.	5'
	LANTANA 'MONTEVIDENSIS' PURPLE TRAILING LANTANA	5 GAL.	3'
	ORIGANUM 'DE LANDER' MEXICAN MARJOLE	5 GAL.	2'
	OSTEOSPERMUM FRUTICOSUM 'AFRICAN QUEEN' TRAILING AFRICAN DAISY	1 GAL.	1'
	CAESALPINIA PULCHERRIMA RED BIRD-OF-PARADISE	5 GAL.	6'
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	3'
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'
	HYMENOCALLIS ACALLIS ANGELITA DAISY	1 GAL.	1'
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	3'
	OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE	5 GAL.	3'

1 CONCEPTUAL LANDSCAPE PLAN NORTH

SCALE: 1" = 10'

VAR-5459
VAR-5458
SUP-5457
SDR-5456
12-02-04 PC

EXTENDED STAY AMERICA
EXTENDED STAY AMERICA
EBA MANAGEMENT, INC.

REVISION BLOCK
NO. | DATE | DESCRIPTION

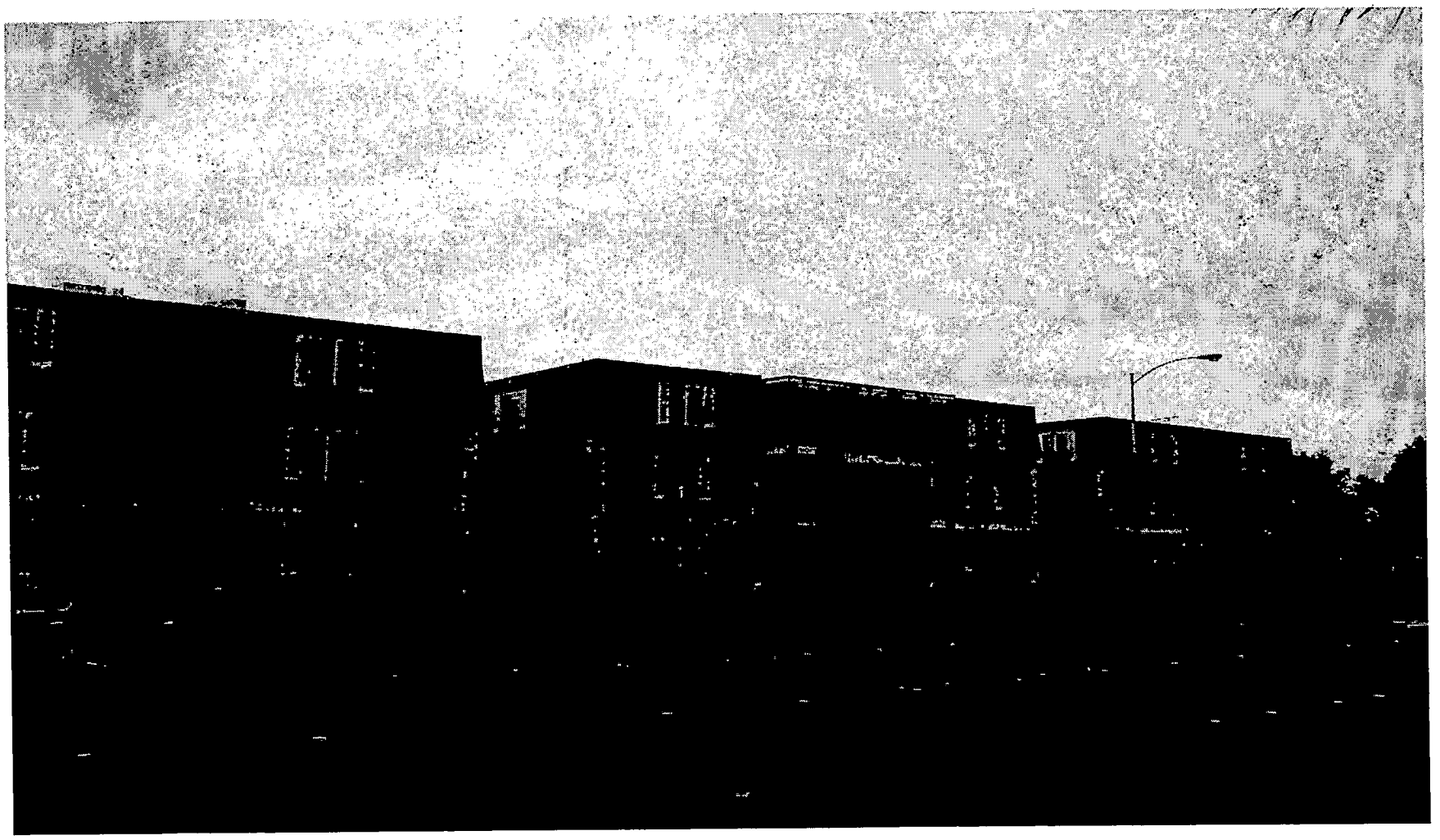
DATED 10-11-04

ESA - ST. LOUIS STREET
LAS VEGAS, NEVADA

CONCEPTUAL PLAN
LANDSCAPE

Lawson No.
EBA No.
Permit Submittal
Permit Comments
Construction

L-1



SDR-5456 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.
2000 PARADISE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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:
GOYNES – 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 39 [VAR-5483] and Item 40 [SDR-5481].

GARY LEOBOLD, Planning and Development, stated that the applicant has demonstrated previous experience with this type of development, a single-room occupancy housing complex. The request for a variance could be supported. The applicant has shown that this type of development does not need to be parked to the same extent as other multi-family development and that the amount of parking spaces provided should be sufficient for the proposed use. There is an insufficient number of perimeter trees on the landscape plan; however, a condition has been added requiring the full amount of landscaping to conform to the Code.

MINUTES – Continued:

JEFF ROBERTS, Lucchesi Galati Architects, 500 Pilot Road, stated that this project is H.E.L.P.'s third project in Las Vegas for transitional housing. He added that this project is a critical link for the homeless community, as individuals transition from being in a homeless shelter to independently living on their own. He recently viewed the Bonanza View H.E.L.P. development on Bonanza Road and Eastern Avenue. That complex has 80 units but had only 13 vehicles in the parking lot, with six of them being employee vehicles. Many of the homeless individuals do not have vehicles and use the bus transit system. He felt that the proposed 50 parking spaces for the proposed project was sufficient.

He continued by stating that the proposed project would have 24-hour security, whereby individuals must check in and check out with limited timeframes. There are counselors on site, with a community room, kitchen, computer lab with five workstations and a recreation facility.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the public hearing closed on Item 39 [VAR-5483] and Item 40 [SDR-5481].

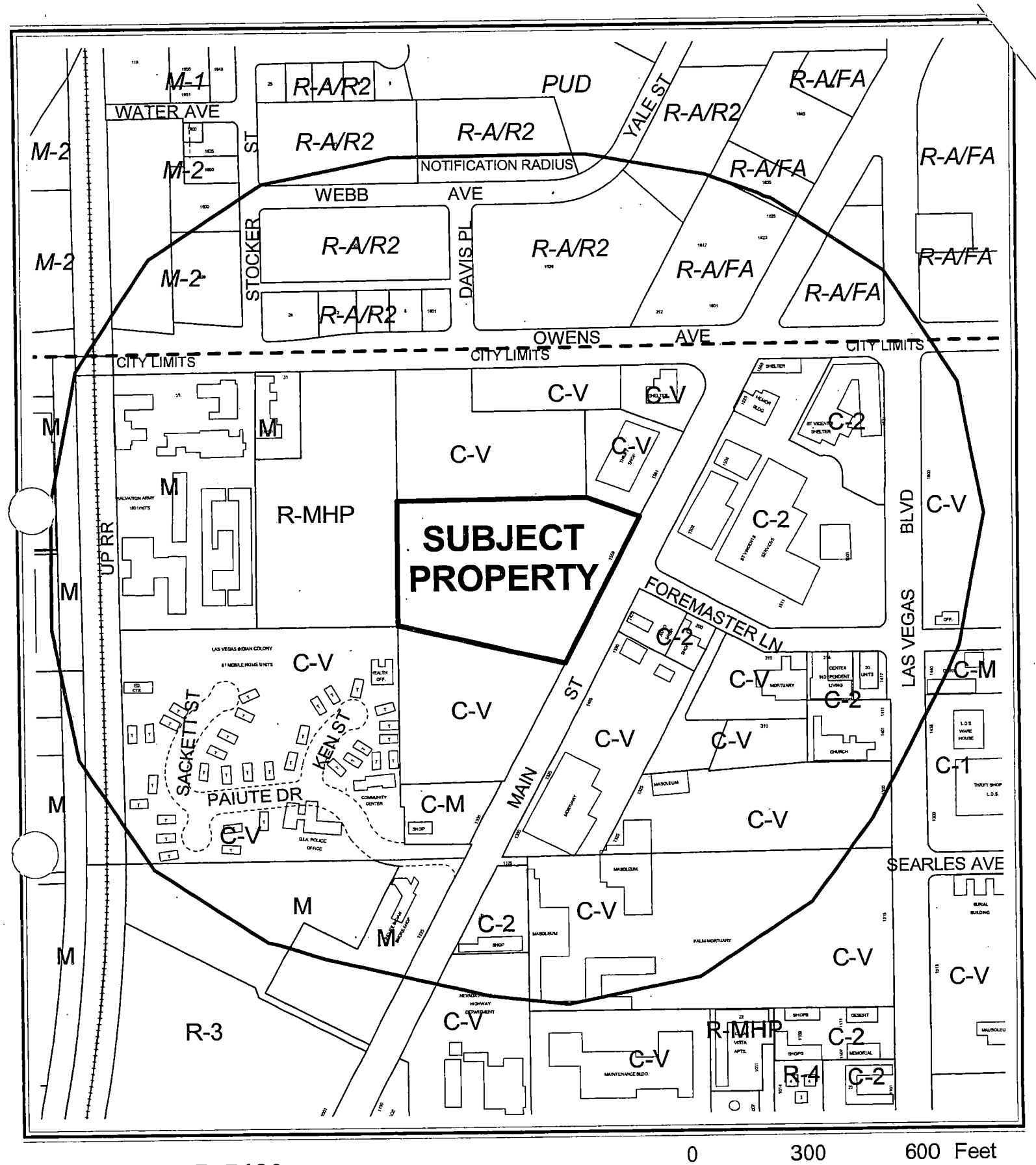
(8:38 – 8:42)
2-2480

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-5481.

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



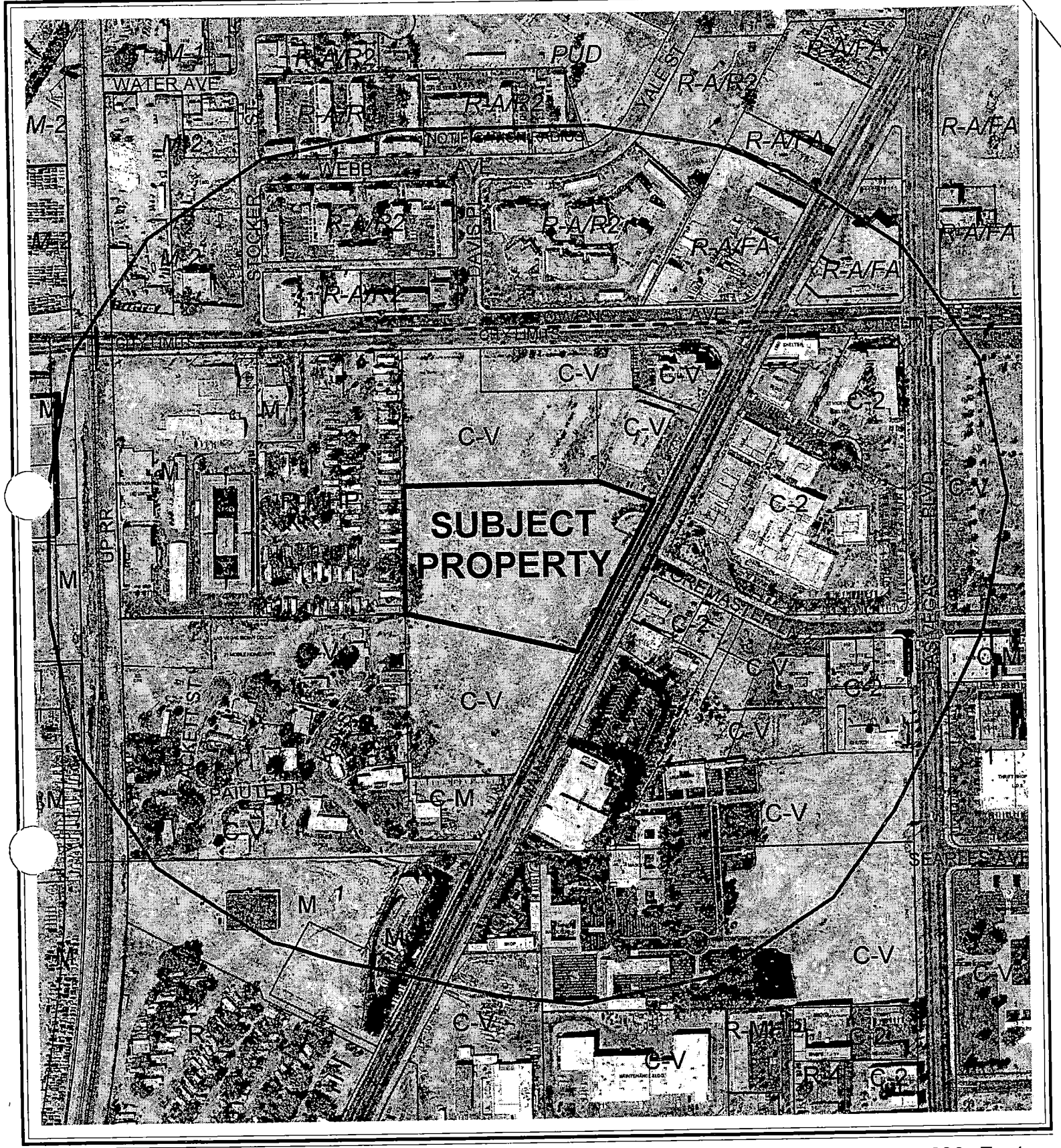
0 300 600 Feet

CASE: **VAR-5483**

RADIUS: 900 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **VAR-5483**

RADIUS: 900 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5483 - APPLICANT: H.E.L.P. DEVELOPMENT CORP. – OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-5481.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 50 parking spaces where 107 spaces is the minimum required for a proposed multi-family development on 4.84 acres adjacent to the west side of Main Street, approximately 500 feet south from the intersection of Main Street and Owens Avenue.

B) Applicant's Justification

HELP currently operates a similar project located at Bonanza and 28th Street. This project also serves similar clientele. HELP has a policy to issue parking permits to park onsite at their facilities. Over the past two years HELP has issued less than 30 permits to park at the existing facility.

BACKGROUND INFORMATION

A) Previous Actions

12/17/98	The City Council approved a Special Use Permit (U-0146-98) for a transitional housing facility. The Planning Commission and Staff recommended approval.
02/22/99	The City Council approved a Special Use Permit (U-0146-98) for a homeless shelter with long and short-term transitional housing, administrative offices, ancillary childcare, and medical clinic facilities in conjunction with an existing 40,377 square-foot transitional living center. The Planning Commission and Staff recommended.
07/28/04	A Parcel Map (PMP-3847) for the subject site was released for recordation.
08/18/04	The City Council approved General Plan Amendment GPA-4607 to change the land use from PF (Public Facilities) to H (High Density Residential). The Planning Commission and Staff recommended approval.
08/18/04	The City Council approved Rezoning ZON-4608 the change the zoning of the site from C-V (Civic) to R-5 (Apartment). The Planning Commission and Staff recommended approval.

KW

12/02/04 The Planning Commission will consider a Site Development Plan Review (SDR-5481) for a 75-unit single room occupancy housing complex as a companion to this item.

B) Pre-Application Meeting

10/13/04 Elements of a Variance application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.84

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Thrift Shop
South:	Undeveloped
East:	Auto Shops
West:	Mobile Homes

C) Planned Land Use

Subject Property:	H (High Density Residential)
North:	H (High Density Residential)
South:	PF (Public Facilities)
East:	PF (Public Facilities) GC (General Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-V (Civic) under Resolution of Intent to R-5 (Apartment)
North:	C-V (Civic) under Resolution of Intent to R-5 (Apartment) C-V (Civic)
South:	C-V (Civic)
East:	C-V (Civic) C-2 (General Commercial)
West:	R-MHP (Residential Mobile / Manufactured Home Park)

E) General Plan Compliance

This site is designated H (High Density Residential) on the Southeast Sector Plan of the General Plan. This land use category permits medium to high-density residential development with densities greater than 18 dwellings units per acre. The land use allows residential planned development and other urban residential developments. This Variance request is not directly related to specific policies of the General Plan.

KW

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

Special Notification

Property located within the notification radius falls within sections of the City of North Las Vegas. The North Las Vegas Planning Department has been notified of the variance application.

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
Studio/ One Bedroom	N/A.	1.25 Spaces per Occupant One guest space per six units	93.7 12.5	5		
Totals			106.2	5	50	4

The subject application proposes less than half of the required parking spaces for the residential project.

B) General Analysis and Discussion

On April 7, 2004, the City of Las Vegas entered into an Option Agreement with the HELP Las Vegas Housing Cooperation for the purpose of developing 300 affordable housing units on 4.84 acres of the subject site. The site's proximity to the St. Vincent's Rescue Mission/Homeless Shelter, the Shade Tree Women's Shelter, and Salvation Army Family Center makes it an ideal location for a low-income housing development. The conceptual site plan depicts the first two phases of a five-phase low-income apartment complex, which consists of 89 units on 2.14 acres. Three two-story buildings are depicted, and the site will receive access via two drives from North Main Street.

Per the parking calculations for Residential and Lodging Use under the heading of Studio and one Bedroom, Multi-family and Condominium Developments the first phase of this project would require 107 parking spaces. The owner is requesting a variance to install 50 parking stalls

in the first phase based on previous operational experiences with these building types and current conditions at other facilities like the proposed in the valley.

FINDINGS

The request for a variance can be supported. The applicant has shown from previous experience that this type of development does not need to be parked to the same extent as other multi-family development and that the amount of parking provided should be sufficent for the proposed use.

NOTICES MAILED 40 – Mailed with SDR-5481

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5483 APN: 139-27-502-015

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: H.E.L.P. DEVELOPMENT CORP.

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: David Roark

Print Name: David Roark

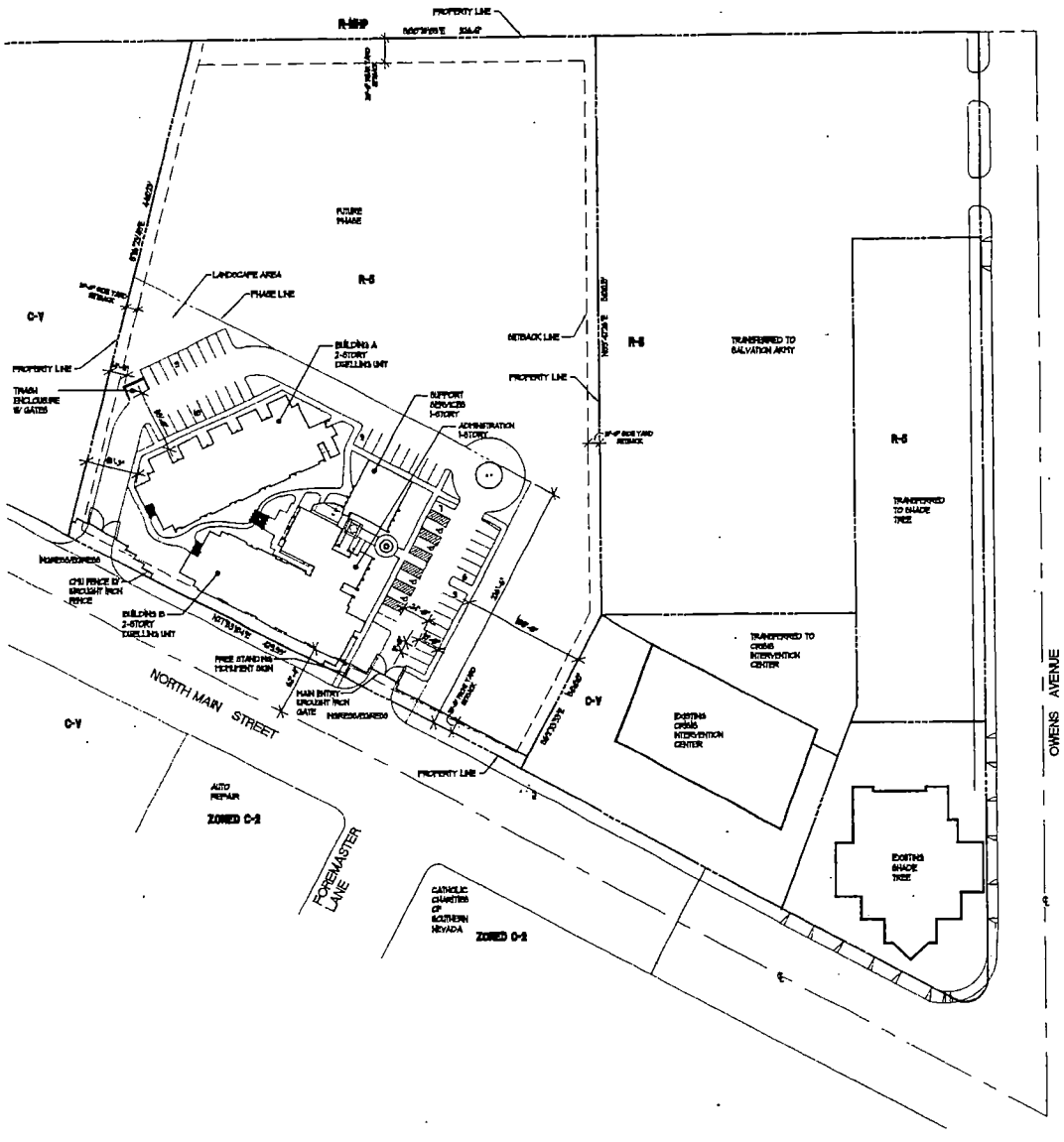
Subscribed and sworn before me

This 18th day of October, 2004

Jill Melone

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51648-1 My Appointment Expires Feb. 16, 2007



SITE ANALYSIS PER PHASE I

TOTAL SITE	+/- 4.84 ACRES GROSS
PHASE ONE SITE	+/- 1.67 ACRES
BUILDING S.F. BUILDING A	21,100 S.F.
BUILDING B	21,454 S.F.
MAXIMUM OCCUPANCY PER IBC	165 OCCUPANTS
TOTAL UNITS PER THIS PHASE	73 UNITS
LOT COVERAGE	28.4 PERCENT
GENERAL PLAN	EIGHT (8) DWELLING UNITS / ACRE
CURRENT ZONING	R-5 - RESIDENTIAL
ASSESSOR PARCEL NUMBER	139-07-303-005

SITE ANALYSIS FOR THIS SITE PLAN REVIEW

BUILDING USES

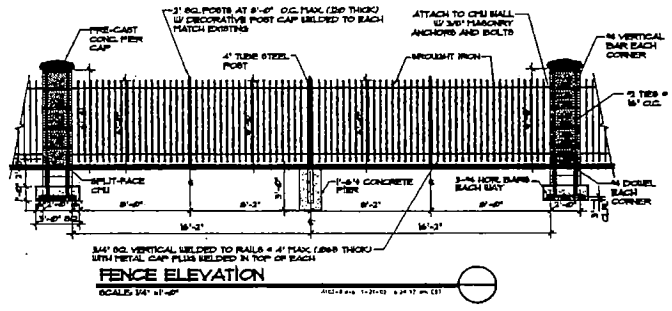
RESIDENTIAL BUILDING

LANDSCAPE AREA

PAVEMENT AREA

PARKING ANALYSIS PER TITLE 19A

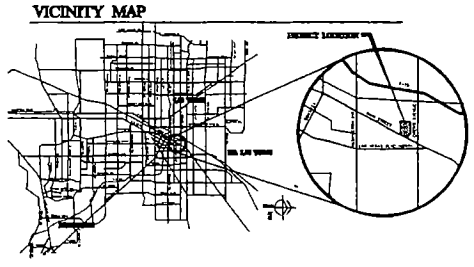
PARKING REQUIRED 1.25 SPACES PER OCCUPANT	91.25 SPACES
+ ONE GUEST SPACE FOR EVERY SIX UNITS	12.20 SPACES
TOTAL PARKING SPACES REQUIRED	103.5 SPACES
TOTAL HANDICAP SPACES REQUIRED	3 SPACES
TOTAL PARKING PROVIDED - VARIANCE PENDING	80 SPACES
TOTAL HANDICAP SPACES PROVIDED	4 SPACES



FENCE ELEVATION

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

VICINITY MAP



LEGAL DESCRIPTION

BEING PARCEL 1 IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AS PER MAP RECORDED IN FILE 123, PAGE 31 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER, ONE 1/4 OF THE NORTHEAST QUARTER, ONE 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

H.E.L.P. INC. - LAS VEGAS
H.E.L.P. III - LAS VEGAS

PROJECT NO. 0076-04-001

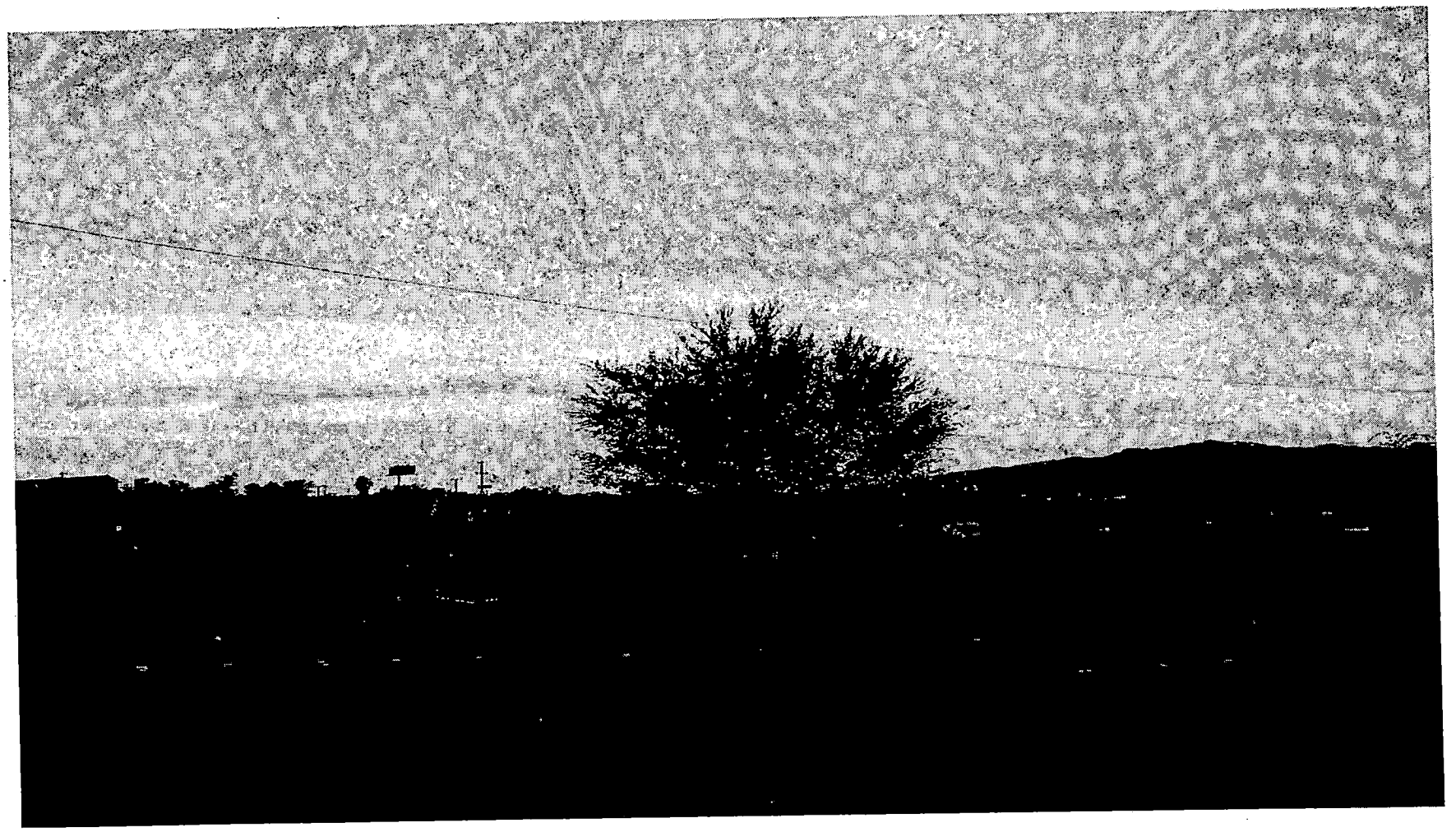
PROPOSED PHASE 1 SITE PLAN

OCTOBER 19, 2004

VAR-5483
SDR-5481
12-02-04 PC

SCALE: 1" = 50'-0"

LUCCHESI GALATI



VAR-5483 - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS
APPROXIMATELY 500 FEET SOUTH OF THE INTERSECTION OF OWENS AVENUE AND MAIN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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:
GOYNES – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
See Item 39 [VAR-5483] for all relation discussion on Item 39 [VAR-5483] and Item 40 [SDR-5481].

(8:38 – 8:42)
2-2480

CONDITIONS:
Planning and Development
1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, dated October 19, 2004, except as amended by conditions herein.

3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing 24 inch box trees along the south property line spaced at 30 feet on center; a maximum of 15% of the total landscaped area as turf; and one 5 foot wide parking finger, with no less than one 24 inch box tree per finger, for each six parking spaces in the parking lot.

4. A Variance (VAR-5483) approved by the City Council to allow 50 parking spaces on this site where 107 is the minimum number of spaces required.

5. 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.

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

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

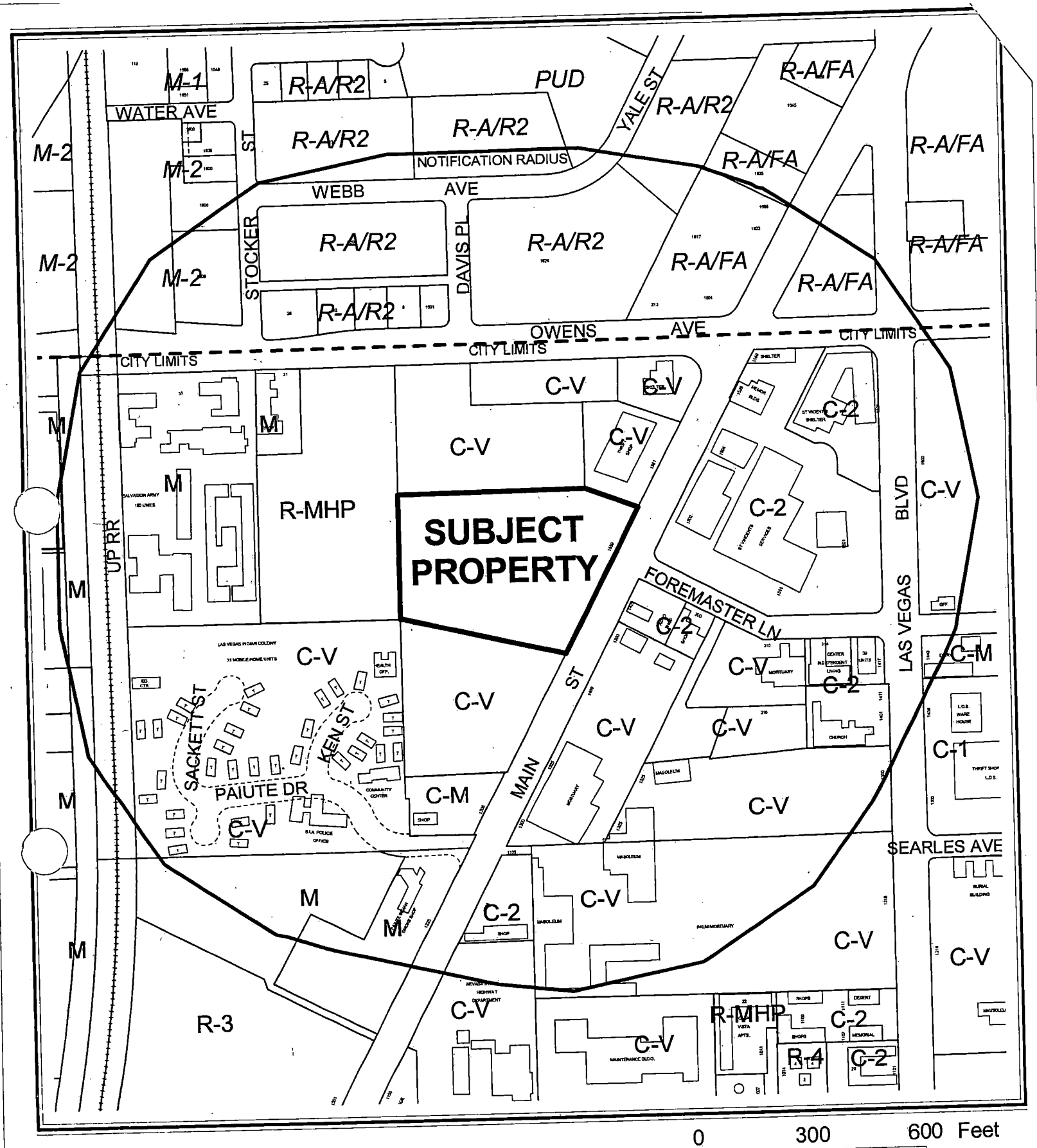
CONDITIONS – Continued:

Public Works

12. 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.

13. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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



CASE: **SDR-5481**

RADIUS: 900 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5481 - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, dated October 19, 2004, except as amended by conditions herein.

3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing 24 inch box trees along the south property line spaced at 30 feet on center; a maximum of 15% of the total landscaped area as turf; and one 5 foot wide parking finger, with no less than one 24 inch box tree per finger, for each six parking spaces in the parking lot.

4. A Variance (VAR-5483) approved by the City Council to allow 50 parking spaces on this site where 107 is the minimum number of spaces required.

5. 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.

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

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

Public Works

12. 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.

13. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 75-unit affordable housing development on 4.84 acres along the west side of Main Street approximately 500 feet south of the intersection of Main Street and Owens Avenue.

B) Applicant's Justification

HELP proposes the development of "HELP @ Owens I", the first phase of a comprehensive redevelopment plan that will revitalize a large parcel of currently vacant land into an affordable housing resource. When complete, the entire HELP @ Owens complex will provide 75 units of affordable housing and supportive services for up to 300 homeless veterans.

The development of HELP @ Owens complex as a whole will help address a variety of needs identified by the City of Las Vegas and Clark County.

BACKGROUND INFORMATION

A) Previous Actions

12/17/98	The City Council approved a Special Use Permit (U-0146-98) for a transitional housing facility. The Planning Commission and Staff recommended approval.
02/22/99	The City Council approved a Special Use Permit (U-0146-98) for a homeless shelter with long and short-term transitional housing, administrative offices, ancillary childcare, and medical clinic facilities in conjunction with an existing 40,377 square-foot transitional living center. The Planning Commission and Staff recommended approval.
07/28/04	A Parcel Map (PMP-3847) for the subject site was released for recordation.
08/18/04	The City Council approved General Plan Amendment GPA-4607 to change the land use from PF (Public Facilities) to H (High Density Residential). The Planning Commission and Staff recommended approval.
08/18/04	The City Council approved Rezoning ZON-4608 the change the zoning of the site from C-V (Civic) to R-5 (Apartment). The Planning Commission and Staff recommended approval.

12/02/04 The Planning Commission will consider a Variance (VAR-5483) for a reduction in parking spaces required as a companion to this item.

B) Pre-Application Meeting

10/13/04 Elements of a complete application were discussed.

C) Neighborhood Meetings

A neighborhood meeting was not required for this Site Development Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.84

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Thrift Shop
South:	Undeveloped
East:	Auto Shops
West:	Mobile Homes

C) Planned Land Use

Subject Property:	H (High Density Residential)
North:	H (High Density Residential)
South:	PF (Public Facilities)
East:	PF (Public Facilities) GC (General Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-V (Civic) under Resolution of Intent to R-5 (Apartment)
North:	C-V (Civic) under Resolution of Intent to R-5 (Apartment) C-V (Civic)
South:	C-V (Civic)
East:	C-V (Civic) C-2 (General Commercial)
West:	R-MHP (Residential Mobile / Manufactured Home Park)

E) General Plan Compliance

This site is designated H (High Density Residential) on the Southeast Sector Plan of the General Plan. This land use category permits medium to high-density residential development with densities greater than 18 dwellings units per acre. The land use allows residential planned development and other urban residential developments. The site is currently zoned C-V (Civic) under Resolution of Intent to R-5 (Apartment), which is in conformance with the current land use.

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

Special Notification

Property located within the notification radius falls within sections the City of North Las Vegas. The North Las Vegas Planning Department has been notified of the land use application.

PROJECT DESCRIPTION

On April 7, 2004, the City of Las Vegas entered into an Option Agreement with the Help Las Vegas Housing Cooperation for the purpose of developing 300 affordable housing units on 4.84 acres of the subject site. The site's proximity to the St. Vincent's Rescue Mission/Homeless Shelter, the Shade Tree Women's Shelter, and Salvation Army Family Center makes it an ideal location for a low-income housing development. The conceptual site plan depicts the first two phases of a five-phase low-income apartment complex, which consists of 89 units on 2.14 acres. Three two-story buildings are depicted, and the site will receive access via two drives from North Main Street.

Access to the proposed development will be from Main Street by gated entries. A gated entry will be at the north end of the parcel and one at the south corner of the parcel. The buildings of the first phase of the development is situated across from the intersection of Foremaster Lane and Main Street. One of the two buildings will be situated at the front property line. The two buildings will be positioned to make a "V" shape with an interior courtyard space between the buildings. A total of 50 parking spaces, including four handicap spaces are located on the subject property in two parking lots. The lots are positioned so the buildings obscure the lots from the street. A trash enclosure is located at the south end of the development, accessed from the southernmost gated entrance. A small building housing support services is at the top of the "V" between the two residential buildings.

The elevation for the building depicts a Mediterranean-style construction featuring shallow sloped roofs with tower elements, arched patio openings, and varied wall lines. Building materials include clay tile for the roof and roof elements and painted stucco on walls.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards
Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	7,000	4.84 Acres	Y
Min. Lot Width	N/A	429.9 Feet	N/A
Min. Setbacks • Front • Side • Rear	 10 Feet 5 Feet 20 Feet	 10 Feet 45.25 Feet 20 Feet	 Y Y Y
Build-to Line	N/A	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	5 stories or 55 Feet whichever is less	406 feet	N/A
Min. Building Height	4 stories	3 stories	Y
Density	Unlimited	40.1 DUA	Y
Trash Enclosure	Walled/roofed	Shown	Y
Mech. Equipment	Screened	Not Shown	Not Shown

The proposed development complies with the development standards of Title 19.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Studio/ One Bedroom	N/A.	1.25 Spaces per Occupant One guest space per six units	93.7 12.5	5		
Totals			106.2	5	50	4

The subject application proposes less than half of the required parking spaces for the residential project. Variance application VAR-5483 has been submitted with this Site Plan Review to address the issue.

A4) Landscape Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees / 6 Spaces	9 Trees / 54 spaces	4
Buffer: Min. Trees	1 Trees/ 30 Linear Feet	22 / 663 Feet	20 Trees
Min. Perimeter. Zone Width	6 Feet		14.75 Feet
Min . Landscape Buffer Zone	10 Feet		10 Feet
• Wall height	6 Feet Maximum		Not shown.

An insufficient number of perimeter trees is shown on the landscape plan. Therefore the proposed landscaping of the subject site does not conform to the streetscape and buffer requirements of Title 19. A condition has been added requiring that additional trees be shown so the plan will conform to the standard of 24-inch box trees being spaced 30 feet on center along the perimeter and one 24-inch box tree for each six parking spaces.

A5) Sign Standards

The sign standards pursuant to Title 19.14.060.C apply to the subject proposal. Insufficient information was provided that would have made an evaluation of the signage for the site possible.

B) General Analysis and Discussion

- Zoning

The R-5 (Apartment) zoning will serve as a buffer between the Rescue Mission/Homeless Shelter use to the east, and the Manufactured Home Park to the west. The proposed R-5 zoning will be compatible with the surrounding land uses and zoning districts.

- Site Plan

Parking is insufficient to meet the standards of the Code. The companion variance for parking will be supported as the applicant has shown that the parking needs for this type of residential use may be lower than usual.

- Waivers

No waivers have been requested for this application.

- Landscape Plan

The landscaping plan shows sufficient planting for this type of climate and that would create a pleasant living environment.

- Elevation

The submitted elevations are appropriate for this development and are compatible with the adjacent development.

- Floor Plan

The submitted floor plans show typical design of this type of development.

FINDINGS

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

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

   The proposed housing development is compatible with adjacent and other development in the area.

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

   The proposed development is consistent with the General Plan. The number of trees shown on the landscape plan is inconsistent with the Landscape, Wall and Buffer Standards. A condition has been added to address the issue. The parking as proposed is inconsistent with Title 19. Variance application VAR-5483 has been filed as companion application to rectify the problem.

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

   The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access North Main Street, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, via two driveways. Main Street will be adequate in size to meet the traffic of the proposed development.

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

   The proposed development is an aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

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

   The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of the adjacent development and nearby commercial structures.

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

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

NOTICES MAILED 40 – Mailed with VAR-5483

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5481 APN: 139-27-502-015

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: H.E.L.P. DEVELOPMENT CORP.

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: David Roark

Print Name: DAVID ROARK

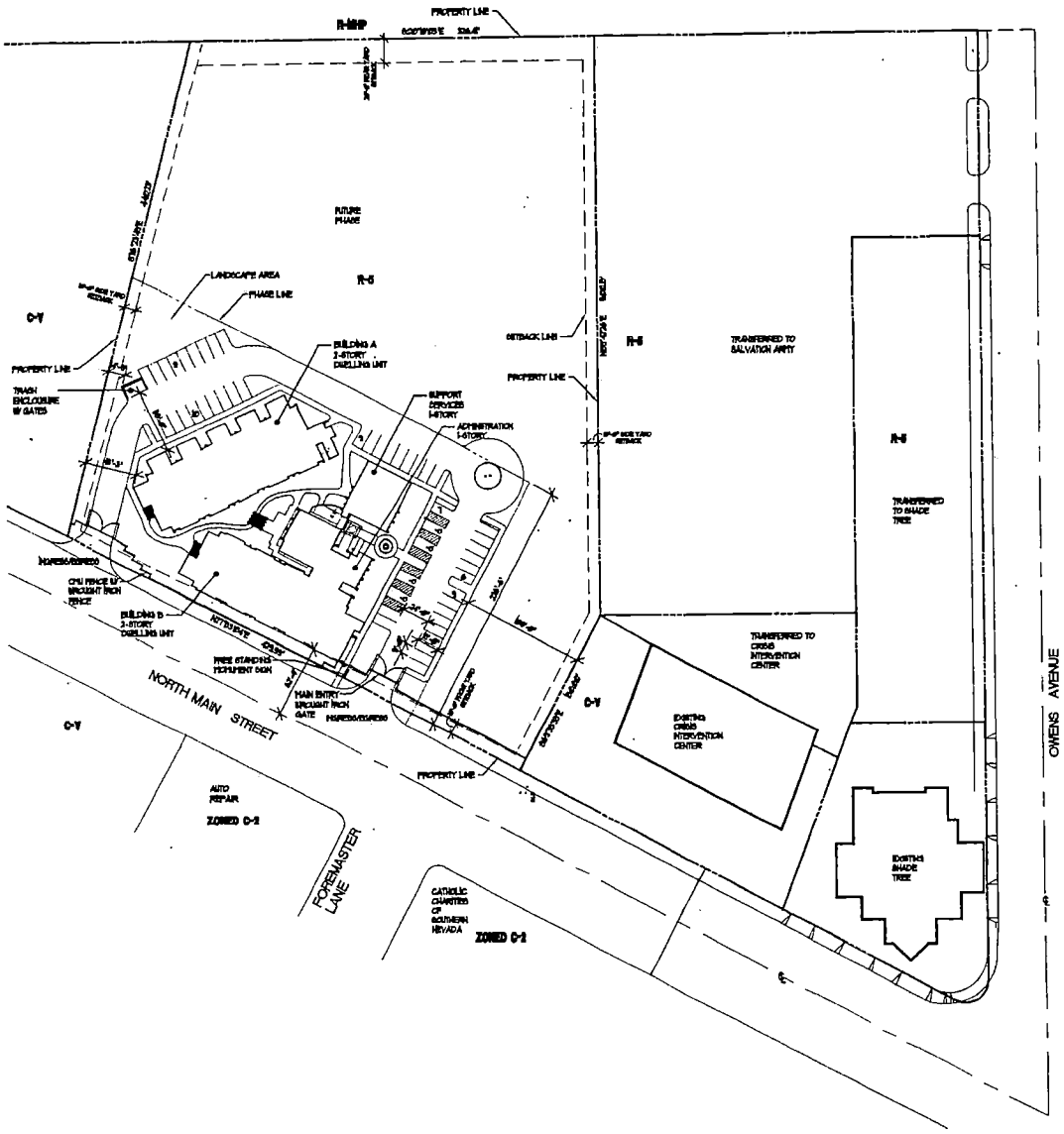
Subscribed and sworn before me

This 18th day of October, 2004

Jill Melone

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007



SITE ANALYSIS PER PHASE I

TOTAL SITE	+/- 4.84 ACRES GROSS
PHASE ONE SITE	+/- 1.87 ACRES
BUILDING S.F. BUILDING A	9,370 S.F.
BUILDING B	21,454 S.F.
MAXIMUM OCCUPANCY PER IBC	35 OCCUPANTS
TOTAL UNITS PER THIS PHASE	75 UNITS
LOT COVERAGE	28.4 PERCENT
GENERAL PLAN	HIGH 25+ DWELLING UNITS / ACRE
CURRENT ZONING	R-5 - RESIDENTIAL
ASSESSOR PARCEL NUMBER	139-27-202-005

SITE ANALYSIS FOR THIS SITE PLAN REVIEW

BUILDING USE

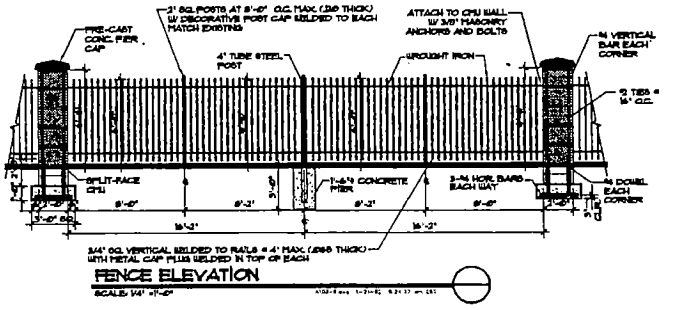
RESIDENTIAL BUILDING

LANDSCAPE AREA

PAVEMENT AREA

PARKING ANALYSIS PER TITLE 19A

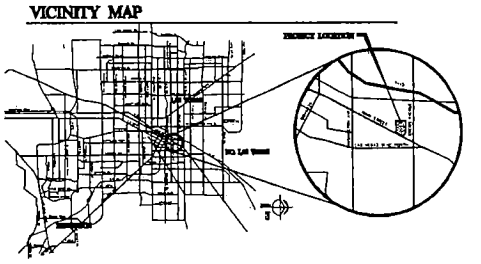
PARKING REQUIRED 1.25 SPACES PER OCCUPANT	93.75 SPACES
+ ONE GUEST SPACE FOR EVERY SIX UNITS	12.50 SPACES
TOTAL PARKING SPACES REQUIRED	106.25 SPACES
TOTAL HANDICAP SPACES REQUIRED	5 SPACES
TOTAL PARKING PROVIDED - VARIANCE PENDING	50 SPACES
TOTAL HANDICAP SPACES PROVIDED	4 SPACES



FENCE ELEVATION

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

VICINITY MAP



LEGAL DESCRIPTION

BEING PARCEL 1 IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AS PER MAP RECORDED IN FILE 107, PAGE 56 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER, ONE 1/4 OF THE NORTHEAST QUARTER, (NE 1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

N

H.E.L.P. INC. - LAS VEGAS
H.E.L.P. III - LAS VEGAS

VAR-5483
SDR-5481

PROJECT NO. 0076-04-001

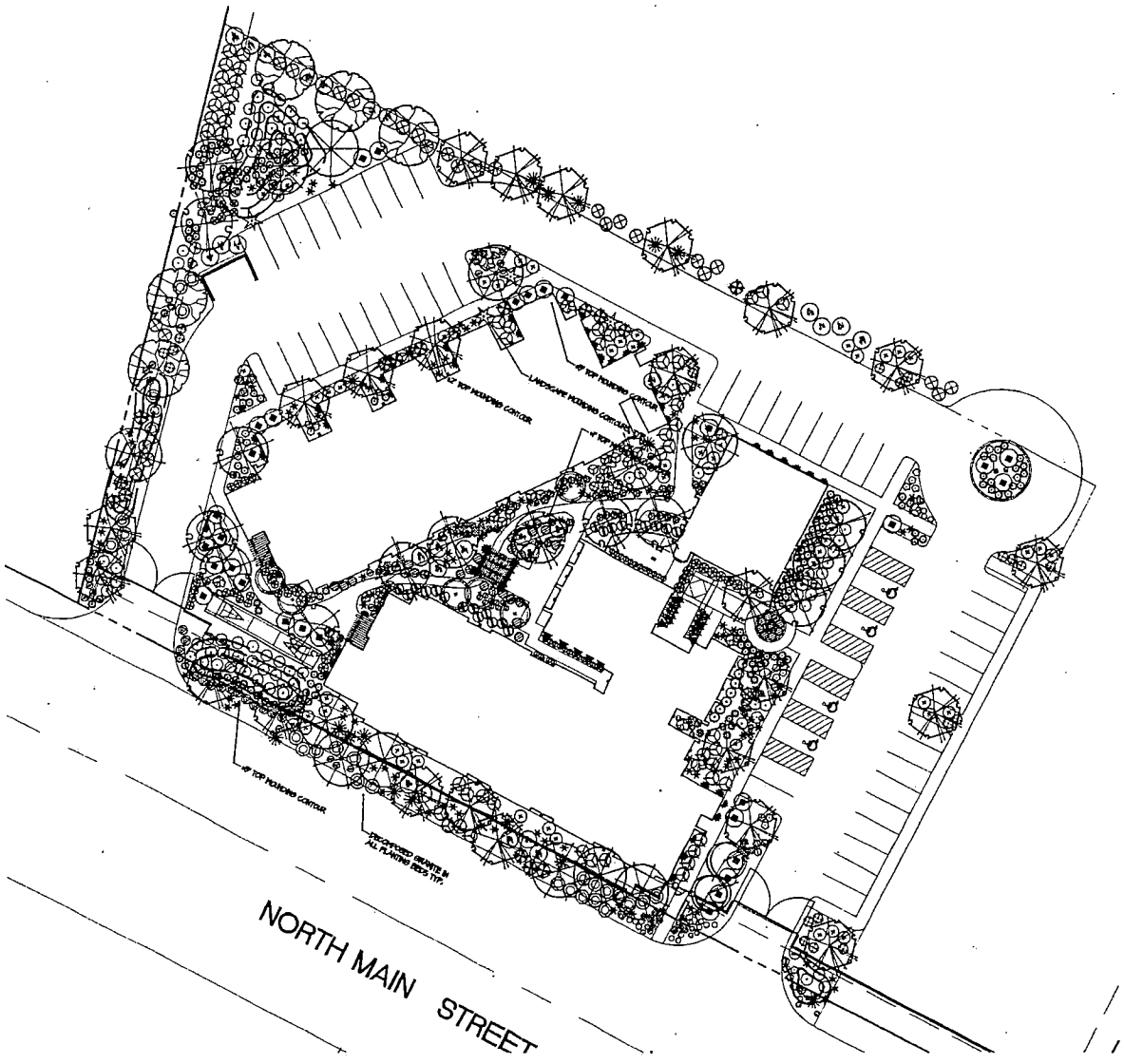
PROPOSED PHASE 1 SITE PLAN

OCTOBER 19, 2004

12-02-04 PC

SCALE: 1" = 50'-0"

LUCCHESI · GALATI · ARCHITECTURE



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CERCIDIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	31	24" BOX	SEE NOTE #1
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	DWARF PURPLE DESERT WILLOW	6	24" BOX	SEE NOTE #1
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	40	24" BOX	STANDARD TRUNK
	PISTACIA CHINENSIS	CHINESE PISTACHE	31	24" BOX	STANDARD TRUNK
	PROSOPIS CHILENSIS	THORNLESS CHILEAN MESQUITE	36	24" BOX	SEE NOTE #1
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	7	24" BOX	MIN. 4" HT. 2" MEDIA 1" CALIPER
	SHRUBS				
	ERIOGONUM 'SCHOTTENDEER'	DESERT BROOM	28	5 GAL	
	CASSIA ARTEMISIA	DESERT CASSIA	40	5 GAL	
	CHRYSACTINA MEXICANA	DAHLBERGIA DAISY	6	1 GAL	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD SAGE	24	5 GAL	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE	24	5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	'RIO BRAVO' SAGE	104	5 GAL	
	LEUCOPHYLLUM 'ORIZABA'	ORIZABA SAGE	22	5 GAL	
	NERIUM OLEANDER 'COMPACTA'	DWARF RED OLEANDER	36	5 GAL	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1	5 GAL	
	SALVIA 'GREGGII'	AUTUMN SAGE	40	5 GAL	
	TECOMA STANS 'ORANGE JUBILEE'	ORANGE JUBILEE TRUMPET BUSH	21	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	12	5 GAL	

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	GROUNDCOVERS				
	AGAVE ATTENUATA 'BENDER GARDEN'	WALKING AGAVE	38	1 GAL	
	BOUGAINVILLEA HYBRID 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	20	5 GAL	
	LANTANA 'SPRAWLING MONARCH'	SPRAWLING MONARCH LANTANA	111	1 GAL	
	LANTANA 'YELLOW QUEEN'	YELLOW QUEEN LANTANA	111	1 GAL	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	31	1 GAL	
	ACCENTS				
	CARNEGIEA PELECYRRHA	SAGUARO CACTUS	11	5 GAL	
	DASYLIRION WHEELERI	DESERT SPOON	17	5 GAL	
	OPUNTIA 'RUFIDA'	BLONDE PRICKLY PEAR	14	5 GAL	
	YUCCA FILIFERA	FILAMENTOUS YUCCA	35	5 GAL	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	16	5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	20	5 GAL	
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	25	5 GAL	
	MAGNOLIA 'MAJESTIC'	MAJESTIC BEAUTY	11	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY	28	5 GAL	
	MUHLENBERGIA RIGENS	DEER GRASS	20	5 GAL	
	PENNISETUM SETACEUM 'CUPREUM'	PURPLE FOUNTAIN GRASS	14	5 GAL	
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	24	5 GAL	
	YUCCA SCHIDIGERA	MOJAVE YUCCA	4	5 GAL	
	VINES				
	BOUGAINVILLEA	'SPECTABILIS' MIX	1	X-GAL	
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	84	5 GAL	

GENERAL NOTES:

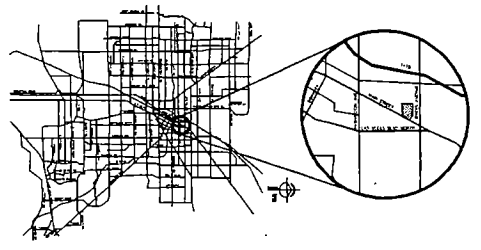
1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SPACED SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE SHALL BE SCREENED, COLOR 'PINK CORAL', 3" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN NO FINES AND NOS ABRREGATE. CONTRACTOR TO RECEIVE VERIFICATION OF SIES FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAHARDOT MATERIALS, INC.
   ATTN: ROBIN NICHOLSON
   TELEPHONE: (702) 646-4222

6. LANDSCAPE BOULDERS: COLOR TO MATCH OR COMPLEMENT ROCK GROUNDCOVER, BOULDERS TO BE GRANITE, ROUND IN SHAPE 3' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:

   - SIZE 4' LARGEST DIAMETER
   - SIZE 3' LARGEST DIAMETER > 40 TOTAL QUANTITY OF BOULDERS
   - SIZE 2' LARGEST DIAMETER

   CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISHED GRADE.
7. MULTI-TRUNKED TREES SHALL HAVE 3 TO 4 TRUNKS AND HAVE AN UPRIGHT FORM. FIRST BRANCHING SHALL OCCUR AT A MINIMUM OF 30" TO 36" INCHES ABOVE FINISHED GRADE.
8. LANDSCAPE MOUNDING CONTOURS ARE AT 1' CONTOURS. THE MAXIMUM CONTOUR HEIGHTS ARE AS NOTED ON THE PLAN.



N

H.E.L.P. INC. - LAS VEGAS
H.E.L.P. III - LAS VEGAS

PROPOSED LANDSCAPE PLAN

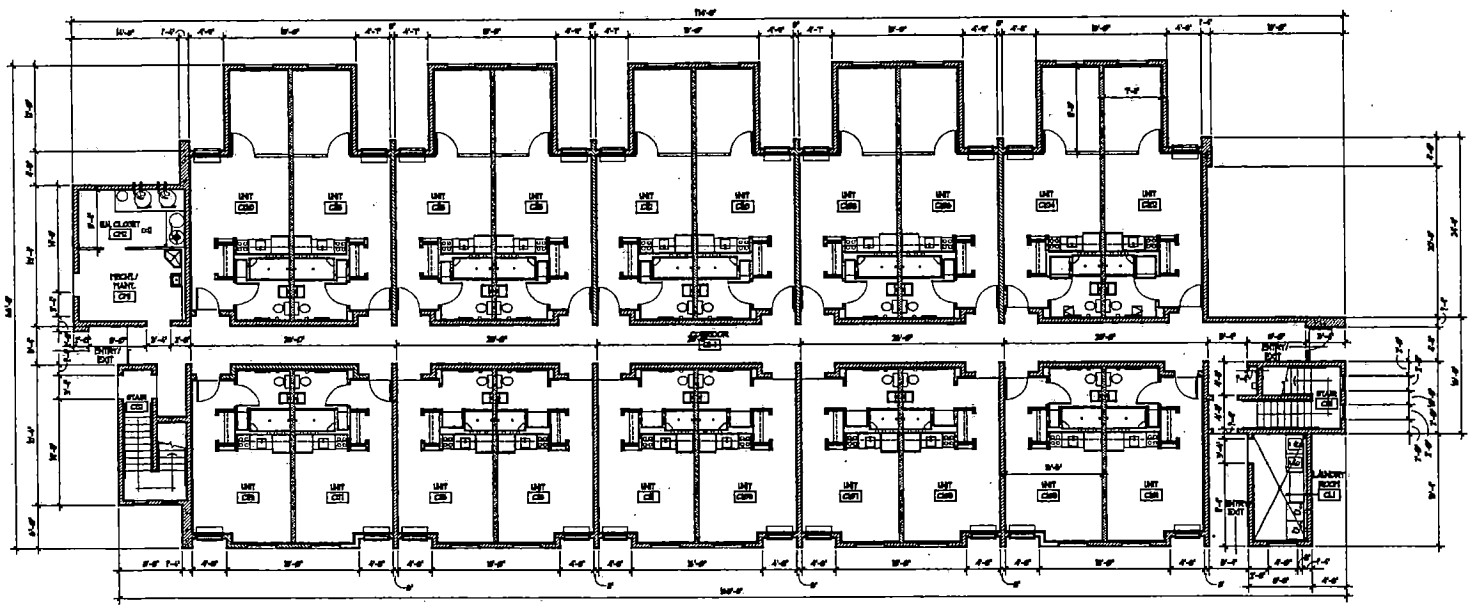
OCTOBER 19, 2004

VAR-5483
SDR-5481
12-02-04 PC

PROJECT NO. 0076-04-001

SCALE: 1" = 30'-0"

LUCCHESI · GALATI · ARCHITECTS



PROPOSED FLOOR PLAN

HLT L.P. INC. - LAS VEGAS
HLT L.P. III - LAS VEGAS

VAR-5483
SDR-5481

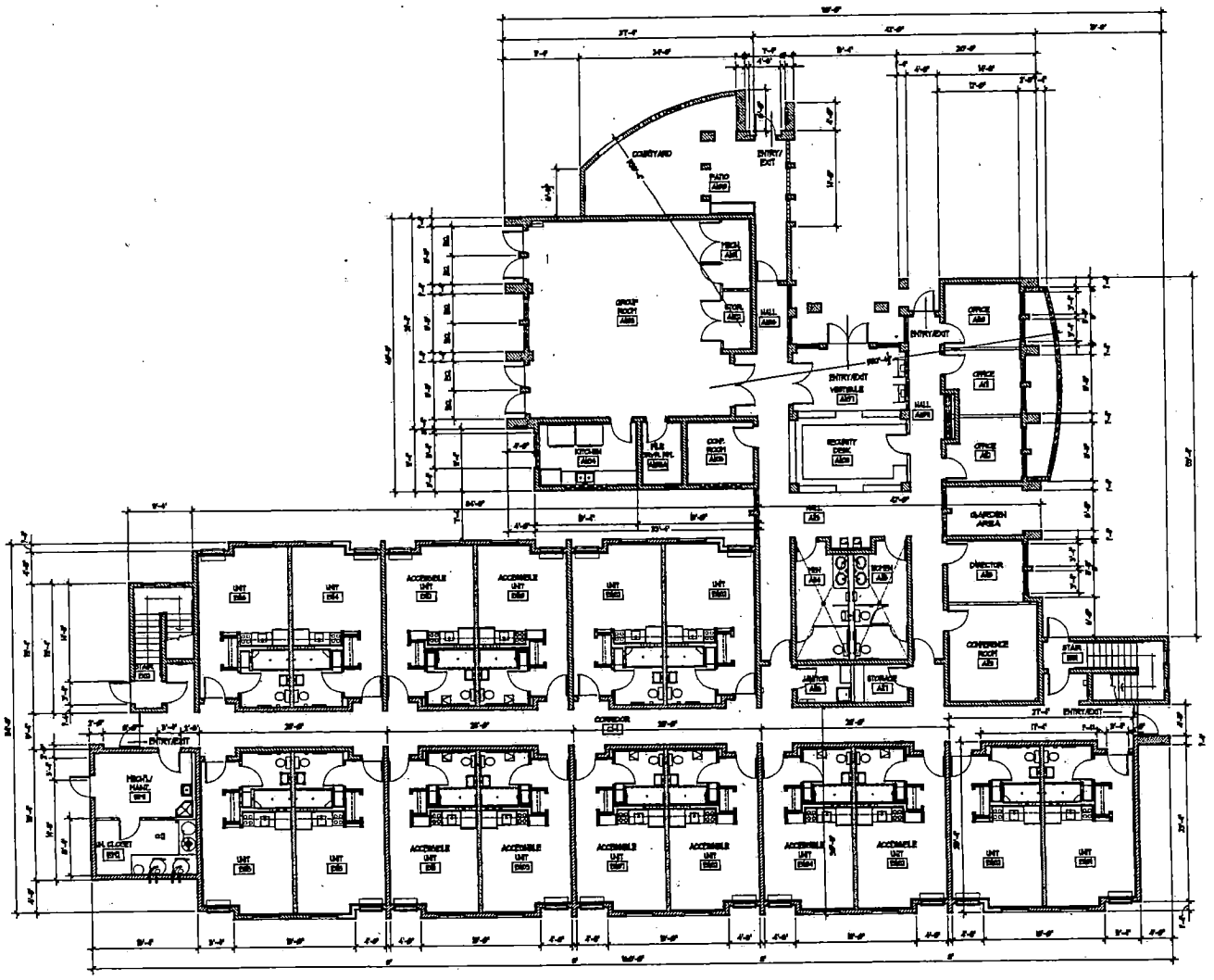
PROPOSED FLOOR PLANS

OCTOBER 13, 2004

12-02-04 PC

NORTH

LUCCHESI ·GALATI·



PROPOSED FLOOR PLAN

VAR-5483
SDR-5481
12-02-04 PC

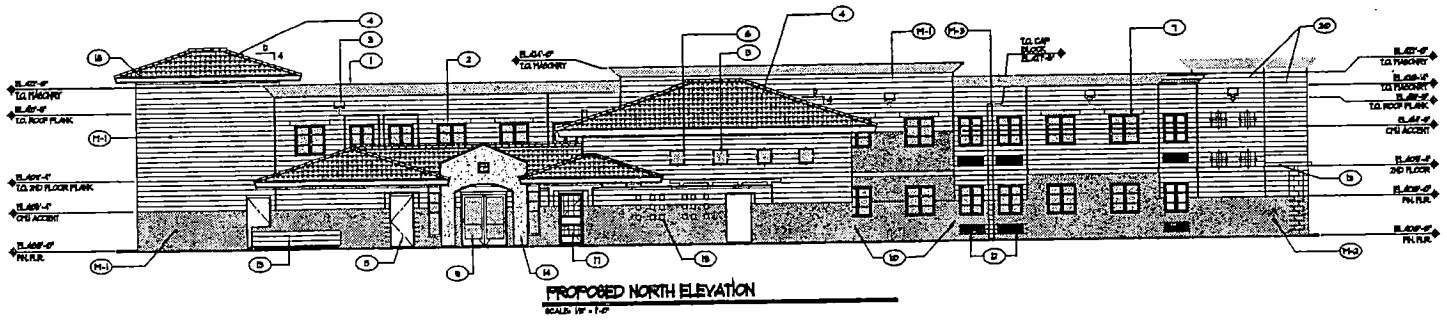
H.E.L.P. INC. - LAS VEGAS
H.E.L.P. III - LAS VEGAS

NORTH

PROPOSED FLOOR PLANS

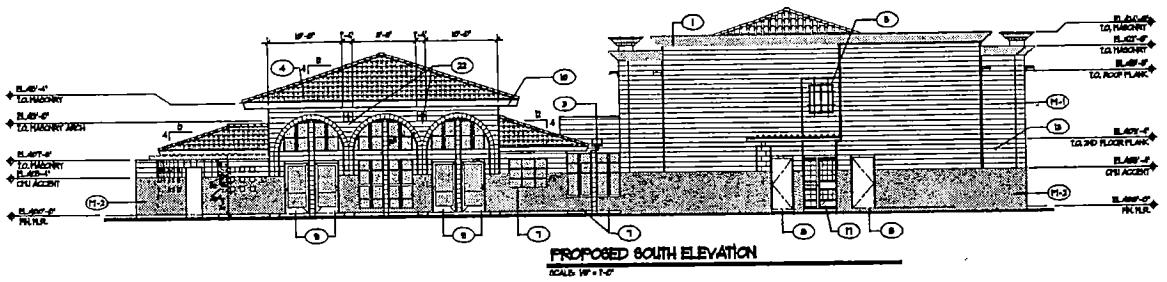
OCTOBER 13, 2004

LUCCHESI · GALATI ·



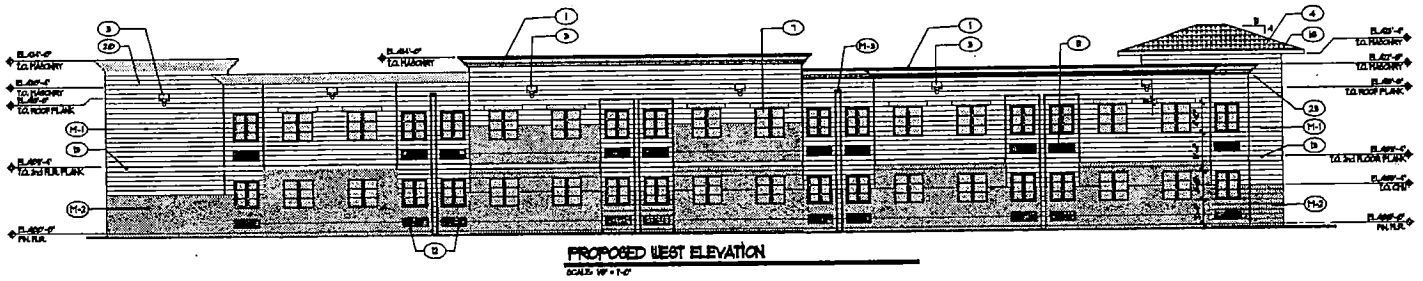
PROPOSED NORTH ELEVATION

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



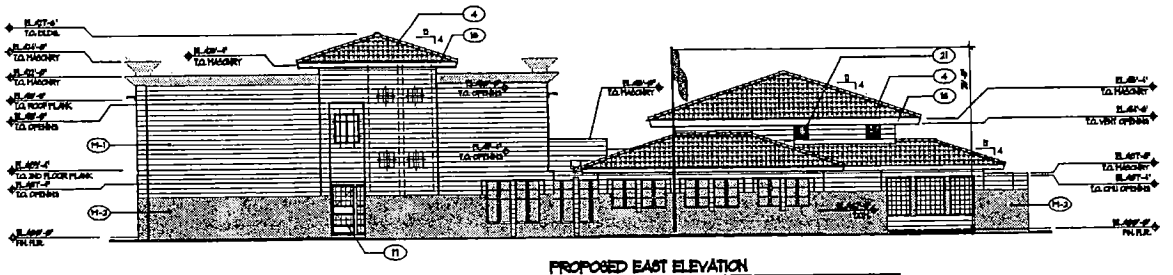
PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED EAST ELEVATION

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

KEYNOTES

1. CLIENT CUT ROOF CORNICE-SEE DETAIL 2/A4.0-PAINT PT-3
2. COLORED PRE-CAST 8" x 8" x 8'-4" CONCRETE HEADER, CENTER OVER OPENING, CLIENT COLOR SAMPLES FOR APPROVAL.
3. FIRECAST CONCRETE COPING - SEE DETAIL 2/A4.0/6.
4. MISSION TILE TO BE "LIFESTYLE" ESPANA MISSION 154 6x6s AND ESPANA MISSION 1500 4x8s RANDOM MIX.
5. METAL WINDOW GUARDS. - PAINT PT-5. SEE DETAIL 3/A7.0/4
6. 2'x5' FIRE RATED GLASS BLOCK WINDOW-SEE 2/A7.0/4.
7. EXTERIOR WINDOWS - SEE SCHEDULE - SHEET A7.0
8. PAINTED ROLLUP METAL DOORS - PAINT DOORS PT-3 PAINT FRAMES PT-3.
9. ALUM. STOREFRONT DOORS-SEE DOOR SCHEDULE FOR MORE INFO.
10. RETURN COLOR BAND AT ALL CORNERS TO FACE OF RECESSED OPENING.
11. GUARD RAIL TO FILL OPENING-SEE DETAIL 8/A7.0/4.
12. THRU-WALL HVAC UNIT-SEE MECH. DRAWINGS (TYP.)
13. 8"x16" SMOOTH FACE CMU BAND CONTINUOUS AROUND ALL SIDES OF HOUSING UNIT LOCATED BETWEEN THE 399'-9" & 399'-8" ELEVATION MARK.
14. CENTER PLANTER O/ 6" METAL STUDS
15. 3' HIGH CMU PLANTER RETAINING WALL
16. 2'x5' FIRE RATED GLASS BLOCK.
17. WROUGHT IRON GATE and FENCE, PAINT PT-1
18. PAINT ALL EXPOSED WOOD FASCIA, PT-1
19. 8x8x4 GLASS BLOCK, SEE 9/A7.0/4
20. 4" SPLIT FACE CAP BLOCK.
21. 24"x24" MECHANICAL CHUTE OPENING W/ GRILL
22. DECORATIVE MEDALLION SEE 3/A7.0/4
23. 48"HT SPLIT FACE BLOCK WALL WITH CONTROL JOINTS BLOCK TYP. AT ALL PERPENDICULAR CONDITIONS.

PAINT SCHEDULE

1. REFER TO SHEET A2.0/5 FOR PAINT.

MASONRY LEGEND

- M-1 8"x8"x16" "CORE INTEGRALLY COLORED "WHITE" SPLIT-FACE CMU
- M-2 8"x8"x16" "CORE INTEGRALLY COLORED "BUFF" - SPLIT-FACE CMU
- M-3 8"x8"x16" "CORE INTEGRALLY COLORED "WHITE" SINGLE SCORE SMOOTH FACE CMU

H.C.L.P. INC. - LAS VEGAS

H.C.L.P. III - LAS VEGAS

VAR-5483

SDR-5481

0876-04-001

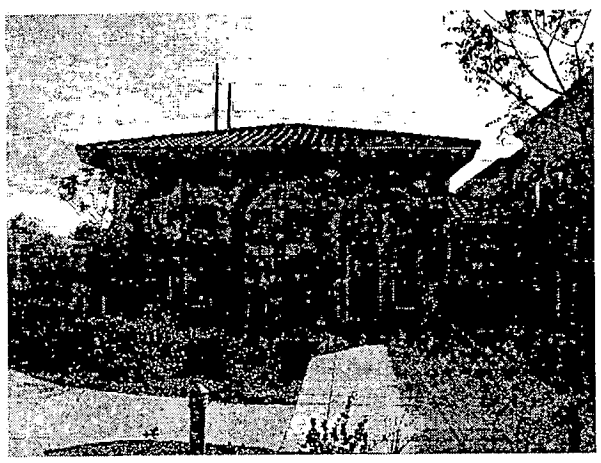
PROPOSED EXTERIOR ELEVATIONS

OCTOBER 19, 2004

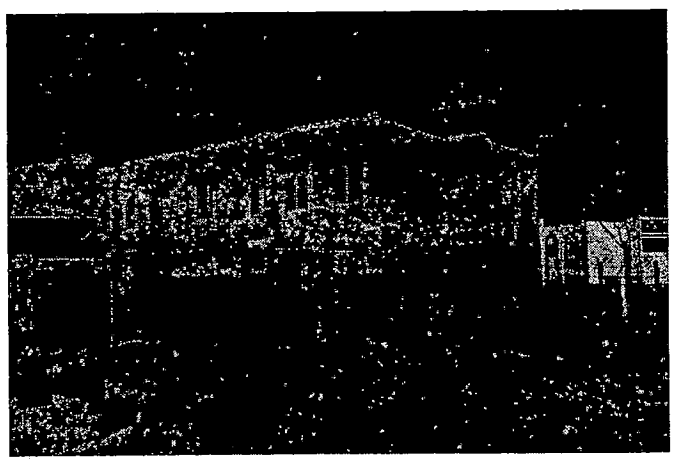
12-02-04 PC

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

LUCCHESI -GALATI-



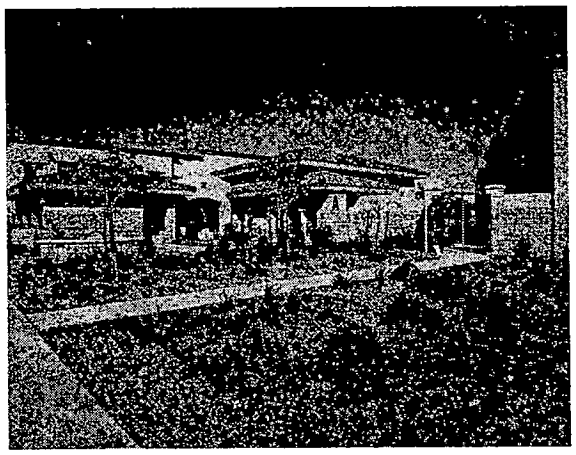
COURTYARD ELEVATION



BUILDING ELEVATION



BUILDING ELEVATION



ADMINISTRATION BUILDING ELEVATION

H.E.L.P. INC. - LAS VEGAS
H.E.L.P. III - LAS VEGAS

PROPOSED ELEVATIONS

OCTOBER 19, 2004

LUCCHESI GALATI

VAR-5485
SDR-5481
12-02-04 PC



SDR-5481 - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS
APPROXIMATELY 500 FEET SOUTH OF THE INTERSECTION OF OWENS AVENUE AND MAIN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission – Letter of Support from Fred Lujan submitted by Liz Thompson

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the public hearing open.

GARY LEOBOLD, Planning and Development, stated that the applicant requested an approximate 2,100 square foot addition to a house that is just less than 3,000 square feet. The addition is significant. The applicant would like to take the existing building, which is seven feet off the side property line, and continue the addition back using the same property line. Given the size of the addition and the configuration of the lot, the applicant has not provided any evidence of unique or extraordinary circumstance to warrant the variance. It is a self-imposed hardship, as an alternative site plan would allow conformance to Title 19 standards.

MINUTES – Continued:

LIZ THOMPSON, 3909 Leon Avenue, submitted a letter of support from her neighbor who resides north of her property. MS. THOMPSON stated that when the property was built in 1977, it was approved by the City with a seven-foot setback. Due to a handicapped individual residing in the home, it would not be possible to take three feet off from the edge of the home. If the application is denied, they would have to end up selling the home as it would not accommodate the handicapped individual.

PHYLLIS McGUIRE, 3909 Leon Avenue, stated she was the handicapped individual that MS. THOMPSON previously referred to. She added that only 24 feet would be extended on the seven-foot side of the property line. The remaining portion of the building is on the other side of the house, which has a driveway in the middle with extra room.

MS. THOMPSON informed CHAIRMAN TRUESDELL that the existing addition is a combination garage, workshop, and/or guesthouse that has always been in existence. She also confirmed with COMMISSIONER EVANS that none of the residents have a problem with this request, but she only received a letter from the one neighbor that would be directly affected and they supported the request.

COMMISSIONER DAVENPORT commented that the diagram showed a garage that would face the rear of the property. MS. THOMPSON replied that the south side of the house would be the addition. The garage door faces the rear of the property, as the lot is wide enough that one could drive down the driveway, hang a u-turn and go back into the driveway.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the public hearing closed.

(8:42 – 8:47)

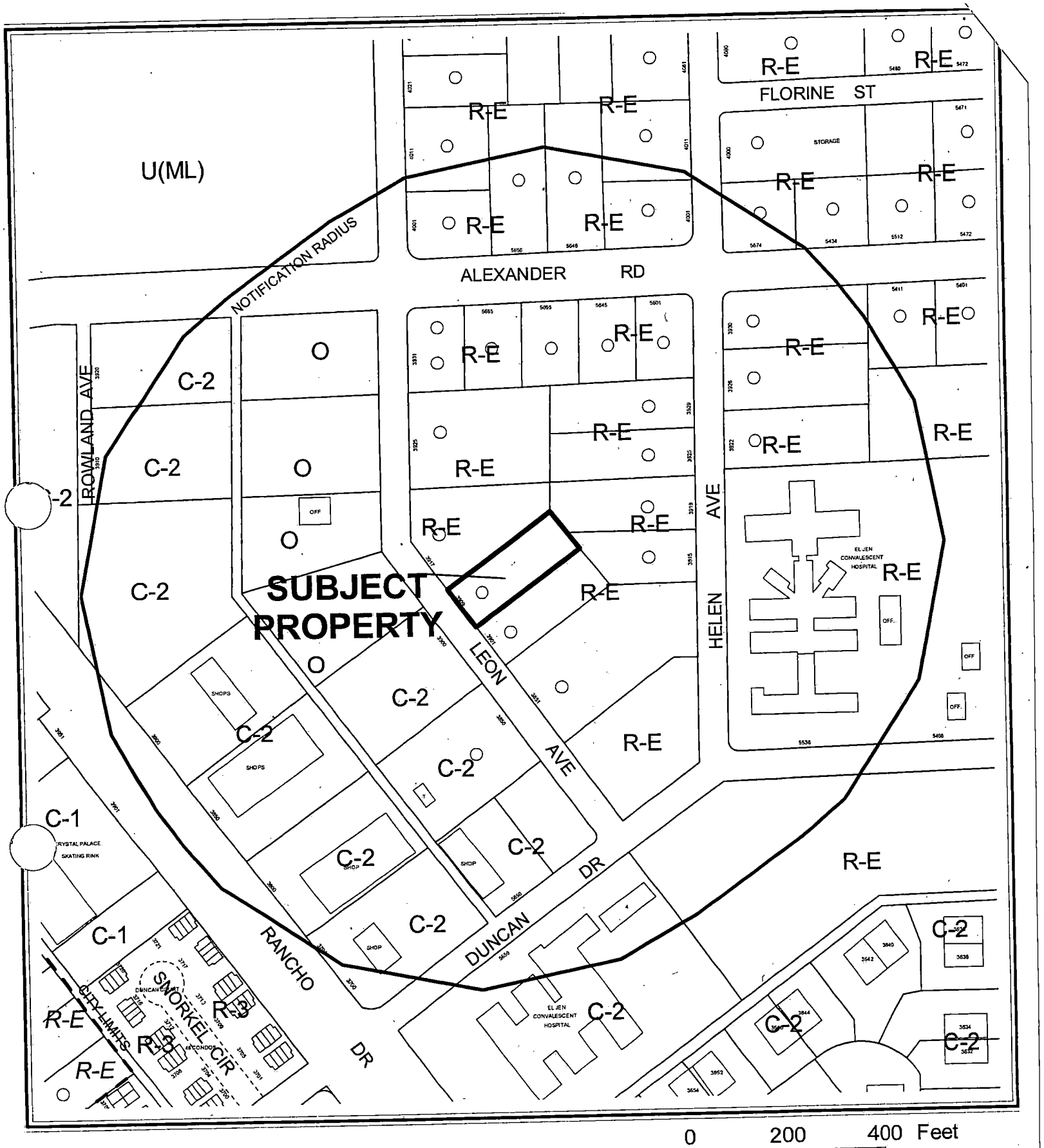
2-2667

CONDITIONS:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

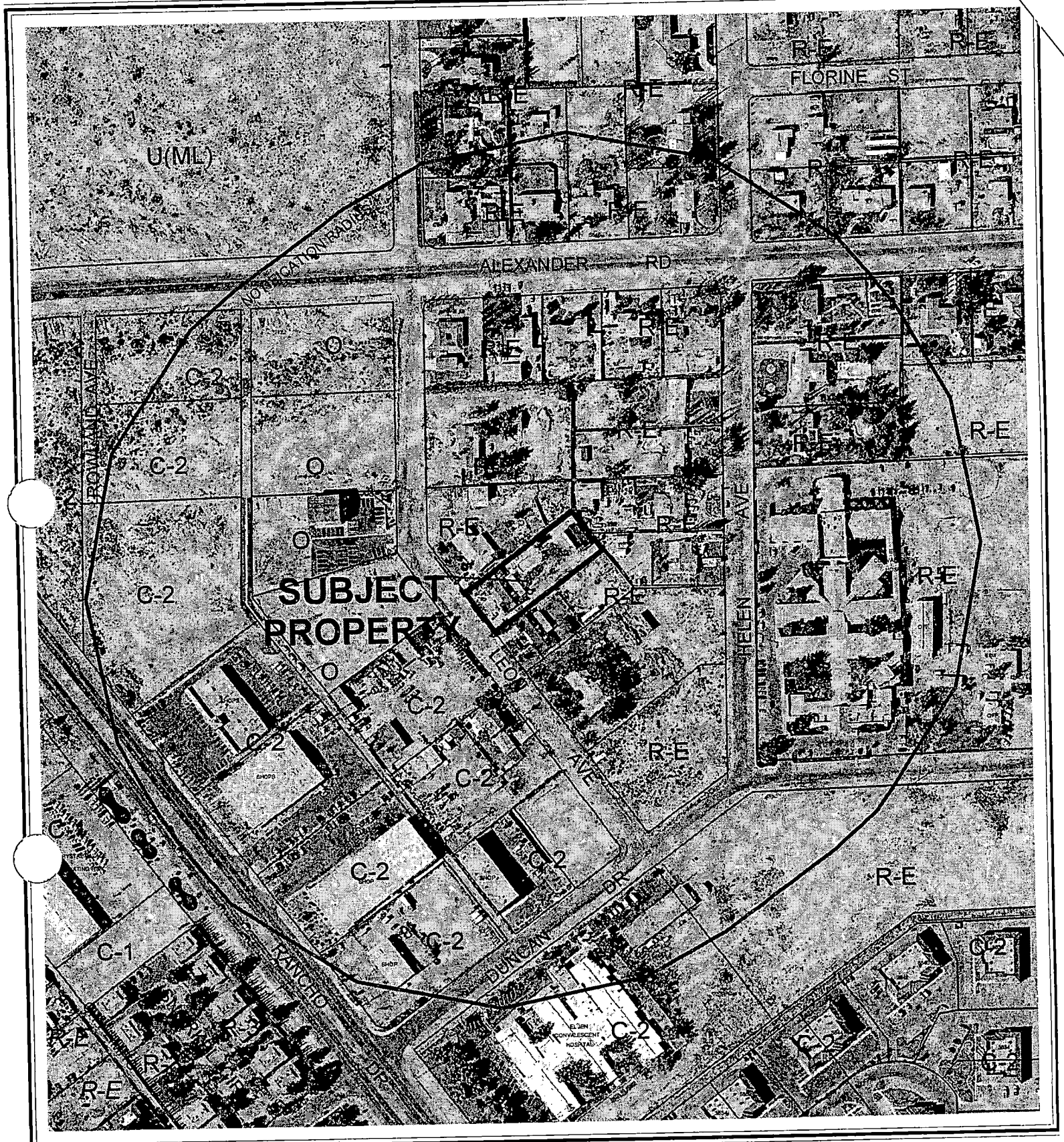
2. Acquire all necessary permits from the Department of Building and Safety.



CASE: **VAR-5462**

RADIUS: 750 FT

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



CASE: **VAR-5462**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5462 - APPLICANT: GEMINI TRUST AND LIZ THOMPSON - OWNER: GEMINI TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

2. Acquire all necessary permits from the Department of Building and Safety.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a seven-foot side yard setback where 10 feet are required for a proposed home addition at 3909 Leon Avenue.

B) Applicant's Justification

The property was developed in 1977 and has a set back of seven feet from the north property line. It is understood that the side setback is 10 feet but house was built with a seven foot set back. The applicant is not trying to change anything. It is the applicant's desire only to have the addition even with the existing wall. According to the applicant the remodel of the home cannot be done without keeping the new portion of the north wall even with the old.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous zoning cases that pertain to the subject site on file.

B) Pre-Application Meeting

09/29/04 During the pre-application conference with the applicant the following was discussed.

- The existing house is a 2,967 square-foot single story building.
- The addition will be another 2,084 square feet.
- The site is zoned under the R-E zoning district.
- The building wall, where the new wall will be, is less than 10 feet from the property line.
- The new wall will be even with the existing wall.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.59

KW

B) Existing Land Use

Subject Property:	Single Family Dwelling
North:	Single Family Dwelling
South:	Single Family Dwelling
East:	Single Family Dwelling
West:	Open Storage lot

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	DR (Desert Rural)
South:	DR (Desert Rural)
East:	DR (Desert Rural)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-E (Residence Estates Residential)
North:	R-E (Residence Estates Residential)
South:	R-E (Residence Estates Residential)
East:	R-E (Residence Estates Residential)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is located in the Centennial Hills Sector Plan area of the General Plan. The land use designation for the subject property is DR (Desert Rural), which permits up to 2.49 dwelling units per acre, and is zoned R-E (Residence Estates). The R-E zoning is consistent with the D-R land use classification.

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

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to development in R-E zoned areas and the subject proposal:

Standards	Required	Requested	Compliance
Min. Lot Size	N/A		N/A
Min. Lot Width	N/A		N/A
Min. Setbacks • Front • Side • Corner • Rear	 N/A 10 Feet N/A N/A	7 Feet	 N/A N N/A N/A
Max. Lot Coverage	N/A		N/A
Max. Building Height	N/A		N/A
Trash Enclosure	N/A		N/A
Loading Zone	N/A		N/A
Mech. Equipment	N/A		N/A
Other …			

The subject deviation is 30% from standard and is the subject of this Variance request.

B) General Analysis and Discussion

The applicant is requesting the Variance so the wall of the addition will be even with the existing wall. According to the applicant the building was built in 1977 with a seven foot side setback along the north side of the house. The applicant feels the remodel of the home can only work if the new exterior wall along the north side of the home is even with the existing wall with a separation of seven feet to the north property line.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

KW

No evidence of a unique or extraordinary circumstance has been presented. The design of the new addition creates a self-imposed hardship. Alternative floor plan design would allow conformance to the Title 19 requirements. The addition would nearly double the size of the home by increasing a 2,967 square foot building another 2,084 square feet. Considering the size of the addition, conformance to the set back standard can be easily accomplished by reducing the size of the addition to meet the standards of the code.

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

NOTICES MAILED 45

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5462 APN: 138-12-110-035

Name of Property Owner: Liz Thompson

Name of Applicant: Liz Thompson

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: Liz Thompson

Print Name: Liz Thompson

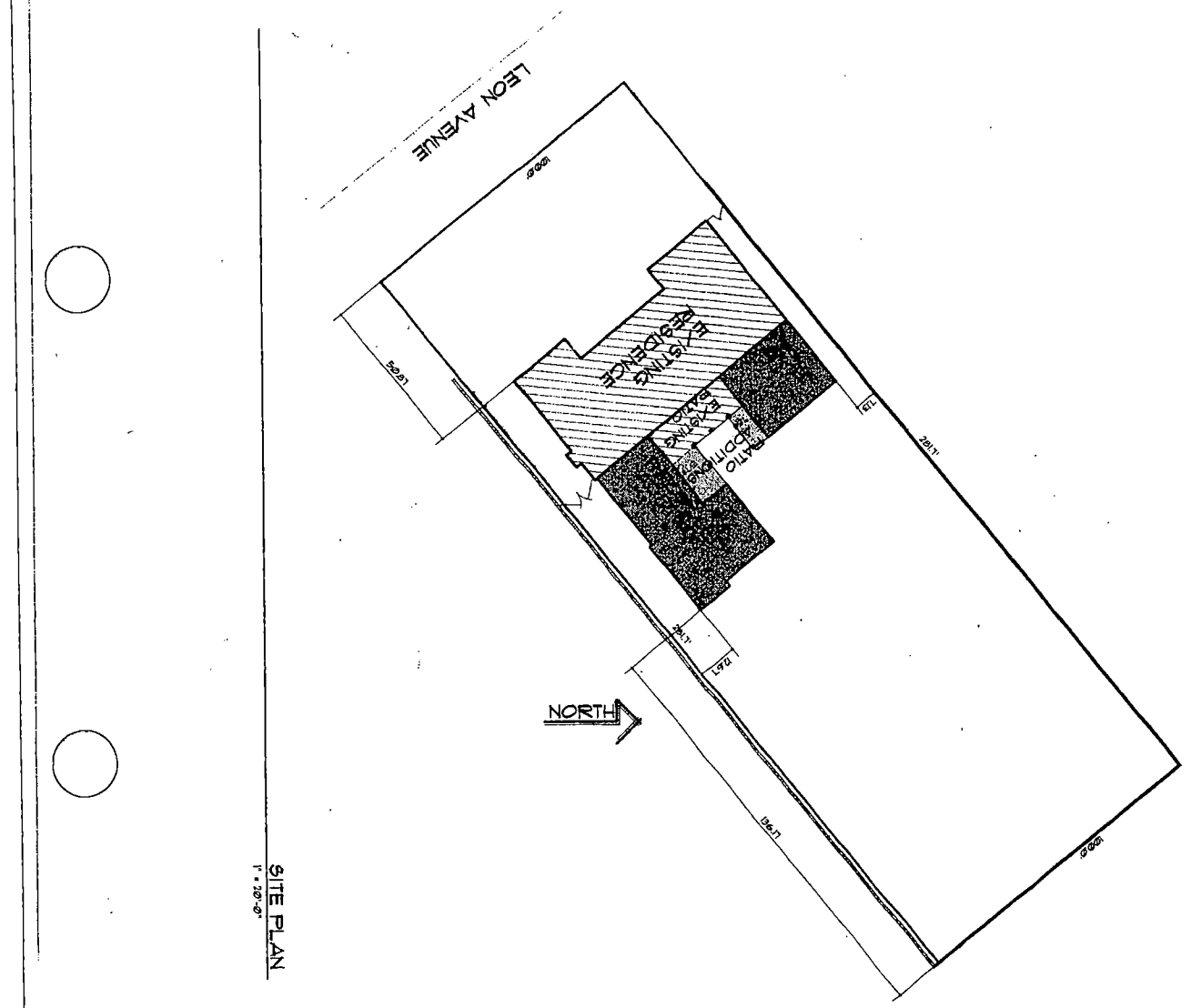
Subscribed and sworn before me

This 15 day of Sept, 2004

Alice Zaumeyer

Notary Public in and for said County and State

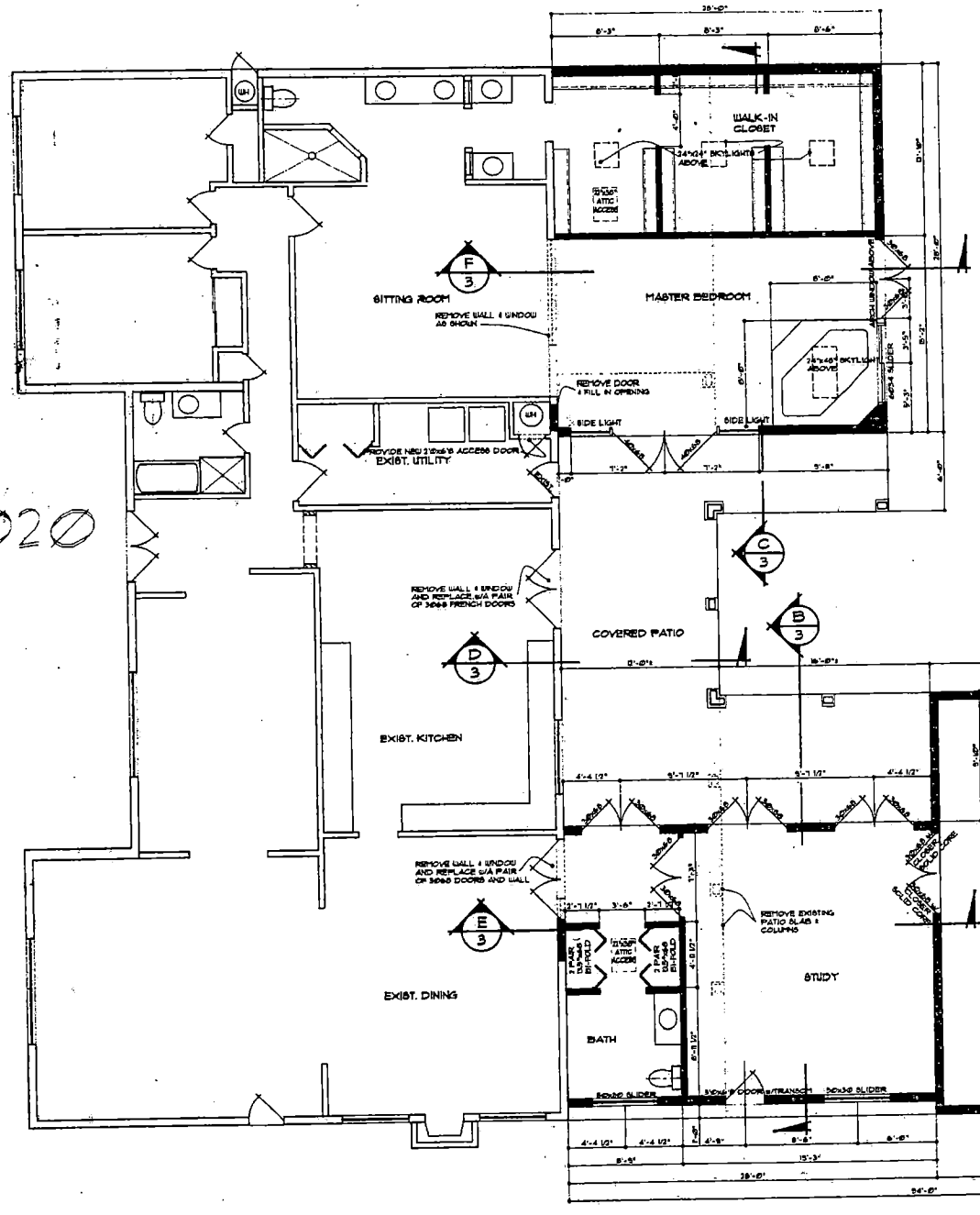
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE ZAUMEYER
No: 04-86752-1
My Appointment Expires Oct. 13, 2007



14 JUNE 2004	KEN PETTITT ARCHITECT	3365 SPRING MOUNTAIN ROAD #235 LAS VEGAS, NEVADA 89102	(702) 876-3055
	RESIDENCE ADDITION FOR LIZ THOMPSON		3909 LEON

VAR-5462
12-02-04 PC

RECEIVED
OCT 18 2004



3020

VAR-5462
12-02-04 PC

RECEIVED
OCT 18 2004

14 JUN 2004

2.

5801 LANDA
(702) 876-9055
LAS VEGAS, NEVADA 89102
3565 SPRING MOUNTAIN ROAD #215



VAR-5462 - APPLICANT: GEMINI TRUST AND LIZ THOMPSON - OWNER: GEMINI TRUST
3909 LEAON AVENUE
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

Dear City of Las Vegas Planning Commissioners:

Re: VAR-5462 Variance

My neighbor Liz Thompson at 3909 Leon Avenue, is planning to build a beautiful addition to her house on Leon. I have no problem with the set back being 7' from the property line to match the existing structure.

David Lujan

3917 Leon

Submitted at Planning Commission

Date 12-02-04 Item #41

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
DAVENPORT – APPROVED subject to condition – UNANIMOUS with McSWAIN abstaining as one of the principles for Spinnaker Homes is also a principle for Southwest Homes, with which her firm (Terra Contracting) is presently doing work

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

MINUTES:
CHAIRMAN TRUESDELL declared the public hearing open.

GARY LEOBOLD, Planning and Development, stated that the applicant indicated that none of the product options offered at the site would allow them to meet the 18-foot front yard setback requirements. However, staff felt that there has not been any evidence provided that would indicate a home could not be placed on this site and meet the Code requirements.

MINUTES – Continued:

VICTOR RODRIGUEZ, 401 N. Buffalo, Suite 100, appeared on behalf of the applicant. He stated that the request is for a one-foot reduction in setback on one lot at the center point of the cul-de-sac. The applicant did not feel this would affect the neighborhood, as it is within the development and Fort Apache Road is located further to the west. He showed a diagram reflecting the reduction of the front setback, which is actually less than a half-foot. Moving the house back would have given a reduction in the back yard, but the applicant chose to reduce the front yard.

MR. LEOBOLD informed COMMISSIONER DAVENPORT that the ordinance for the driveway required it to be 18 feet or longer or five feet or less. It would prevent the vehicle from hanging out on the sidewalk or over the curb. COMMISSIONER DAVENPORT then asked if there were other options. DAVID GUERRA, Public Works, stated that this was researched and taken into consideration that it was located on the cul-de-sac. The diagram reflected 17.53 feet, which is not necessarily intrusive.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the public hearing closed.

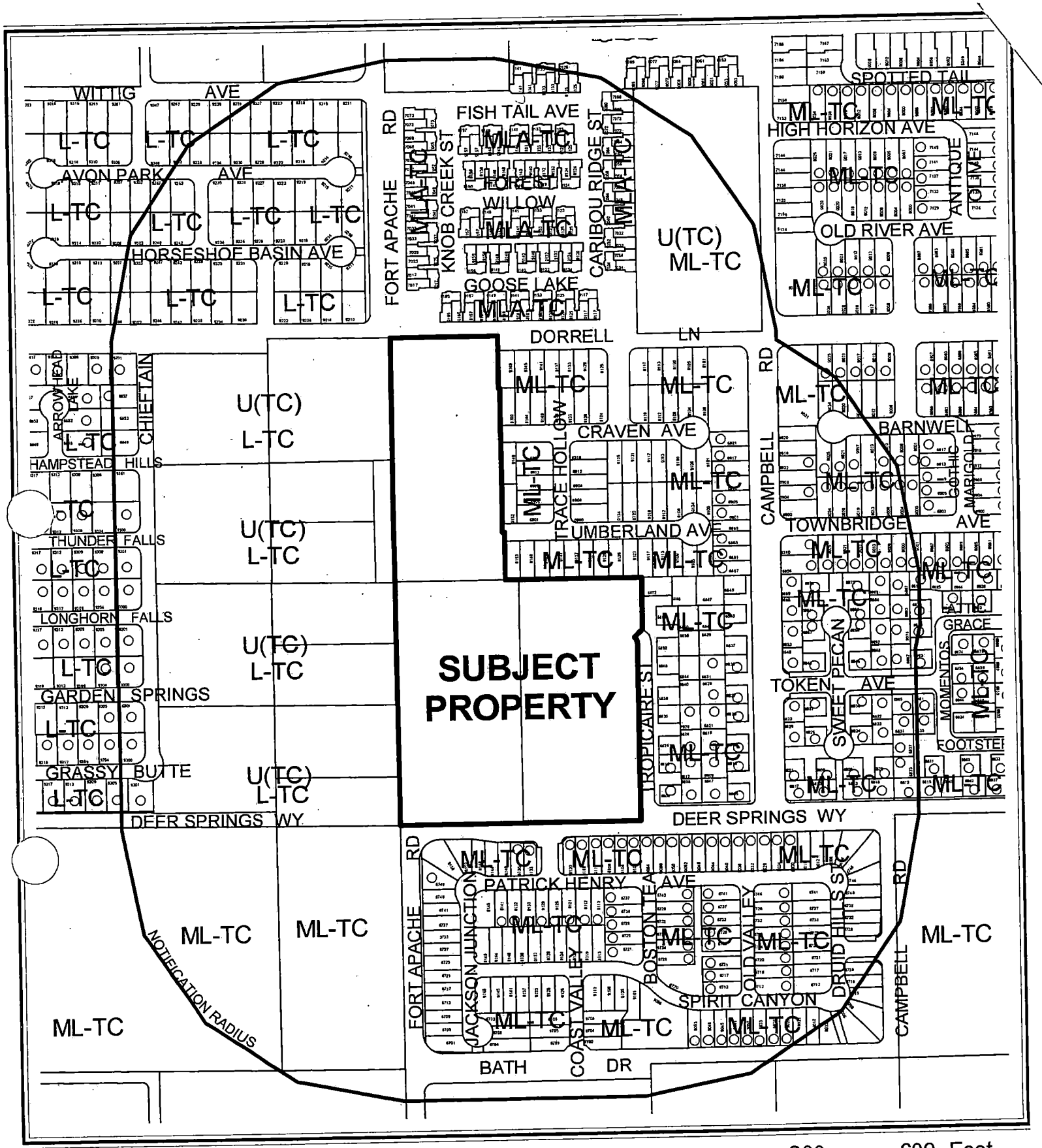
(8:47 – 8:51)

2-2929

CONDITIONS:

Planning and Development

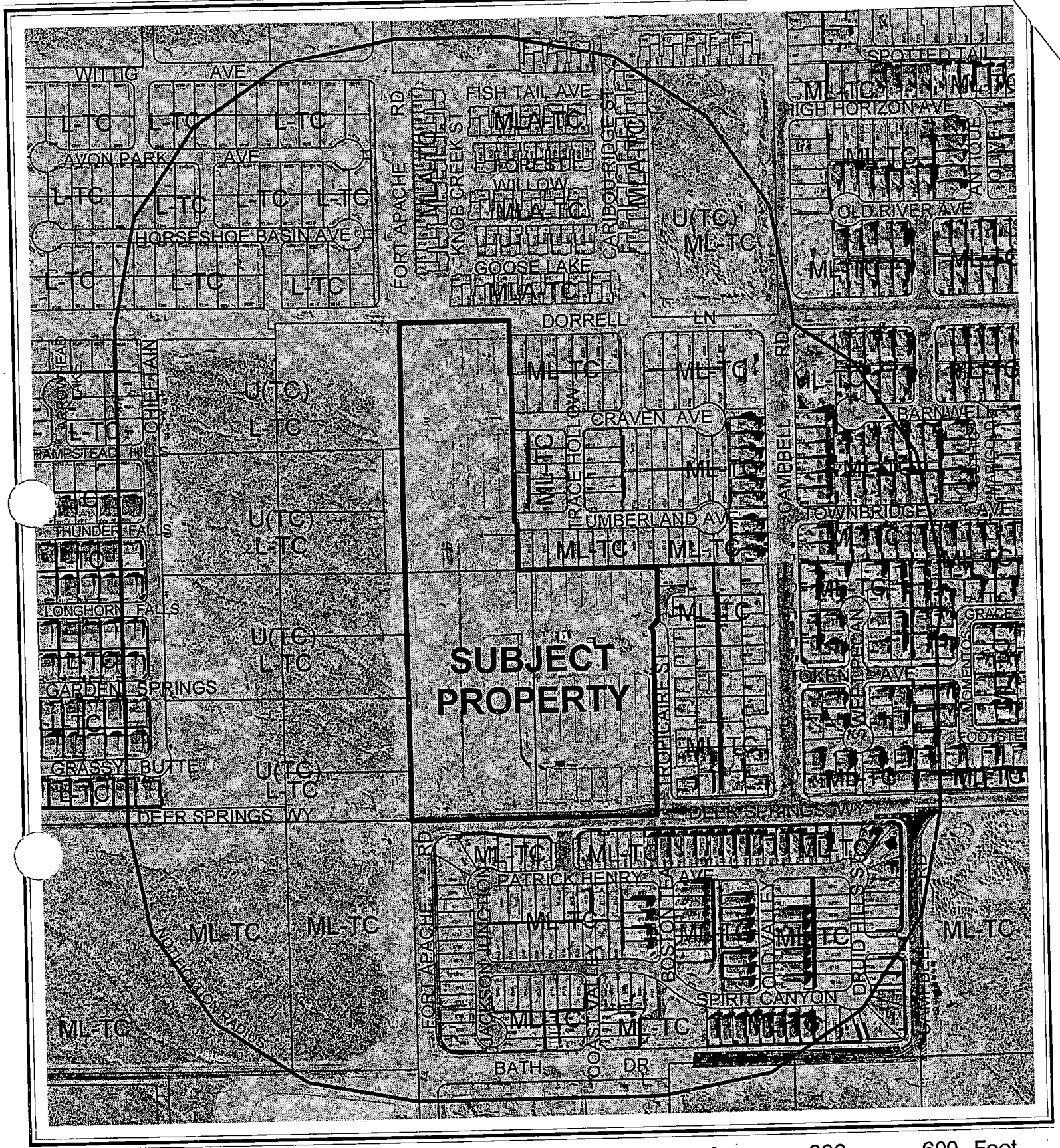
1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.



CASE: **VAR-5484**

RADIUS: 750 FT

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



CASE: **VAR-5484**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5484 - APPLICANT: TETRA TECH, INC.- OWNER: SPINNAKER HOMES V, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a 17-foot front yard setback where 18 feet are required for the home proposed on Lot 24 of the Spinnaker at Town Center 1 Unit 4 Subdivision.

B) Applicant's Justification

Upon finalization of plans for this development, it came to the attention of the applicant that none of the product options offered at the site would fit on Lot 24. It is believed by the applicant that approval of the Variance would provide the least intrusive, most cost-effective solution to this isolated issue.

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 subject site was not included within the 1998 Rezoning area. The Planning Commission and Staff recommended approval.

12/07/98 The Planning Commission and Staff recommended approval of Variance V-0067-01 for open space.

04/04/01 The City Council approved a General Plan Amendment (GPA-38-00) to expand the limits of the Town Center into the designated "Future Town Center" and designating the subject site ML-TC (Medium Low Density Residential – Town Center) as part of a larger area.

09/05/01 The City Council approved a Rezoning (Z-0048-01) of the subject site from U [Undeveloped] [ML-TC (Medium Low Density Residential – Town Center) Town Center Special Land Use Designation] and U [Undeveloped] [L-TC (Low Density Residential – Town Center) Town Center Special Land Use Designation] to TC (Town Center). The Planning Commission recommended and staff approval.

KW

09/19/01 The City Council approved a Site Development Plan Review [Z-0048-01 (1)] of the subject site for a proposed 83 lot single-family subdivision. The Planning Commission and staff recommended approval.

09/19/01 The City Council accepted a request to Withdraw Without Prejudice a Variance (V-0060-01) for open space. The Planning Commission and staff recommended approval of the Variance.

B) Pre-Application Meeting

09/01/04 The elements of a complete variance application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required with this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Single family dwellings
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	ML-TC	Medium Low Density Residential- Town Center
North:	MLA-TC	Medium Low Attached Density Residential- Town Center
South:	ML-TC	Medium Low Density Residential- Town Center
East:	ML-TC	Medium Low Density Residential- Town Center
West:	L-TC	Low Density Residential- Town Center

D) Existing Zoning

Subject Property:	U [Undeveloped] [TC (Town Center) Special Land Use Classification] Under resolution of Intent to T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U [Undeveloped] [TC (Town Center) Special Land Use Classification] Under resolution of Intent to T-C (Town Center)

KW

E) General Plan Compliance

The site is located in the Centennial Hills Sector Plan area of the General Plan. The land use designation for the subject property is TC (Town Center), with the special Town Center Land Use of ML-TC (Medium Low Density Residential) that permits up to 8 dwelling units per acre. The requested Variance is not related to any specific General Plan policies.

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

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Setbacks • Front	18	17 Feet	No

The applicant is requesting a variance from the set backs established by the Site Development Plan Review Z-0048-01(1) for a single lot in the Spinnaker at Town Center 1 Unit 4 subdivision.

B) General Analysis and Discussion

This request is to allow a shorter driveway on the lot to allow a standard floor plan to be used.

FINDINGS

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

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

KW

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented. Since the building has not been built, an alternative floor plan design that decreases the depth of the home's floor plan by one foot would allow conformance to the Title 19 requirements.

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

NOTICES MAILED 218

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5484 APN: 125-20-201-009, 010, 029

Name of Property Owner: SPINNAKER HOMES V, LLC

Name of Applicant: TETRA TECH, 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: Terri Pastorelli for Stephen B Aizenberg

Print Name: TERRI PASTORELLI for Stephen B. AIZENBERG

Subscribed and sworn before me

This 19 day of October, 2004

Rachel Scrogum
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RACHEL N. SCROGUM
Appt. No. 02-74037-1
My Appt. Expires Jan. 30, 2006

SPINNAKER AT TOWN CENTER I

PROJECT SITE

VICINITY MAP

KEY MAP

NORTH

GRAPHIC SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA EXCEPT FOR PREVIOUSLY APPROVED STANDARD DEVIATION
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC ..... NEVADA POWER COMPANY
   - GAS ..... SOUTHWEST GAS CORPORATION
   - SEWER ..... CITY OF LAS VEGAS SANITION DEPT.
   - SOLID WASTE (RESIDENTIAL) ..... SILVER STATE DISPOSAL SERVICE
   - TELEPHONE ..... SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (2.0000 PPD x 302 LOTS) = 0.12 M.G.D.
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.

TYPICAL CUL-DE-SAC

TYPICAL LOT SETBACK
(TYPICAL LOT SIZE 4,000 SQ. FT. +/-)
NOT TO SCALE

TABULATIONS

APN # ——— 125-19-101-003, 125-20-101-014, 125-20-201-002, 125-20-201-004, 125-21-201-001, 125-29-101-001, 125-29-201-008, 125-30-201-013

EXISTING ZONING ——— TC

EXISTING LAND USE ——— MEDIUM-LOW (5.0 TO 8.0 DU/A)

NUMBER OF LOTS ——— 302

ACREAGE ——— 45.73 AC. +/-

D.U.A. ——— 6.6 +/-

OPEN SPACE REQUIRED ——— 9.01 AC +/-

OPEN SPACE PROVIDED ——— 9.33 AC +/-

VARIANCE APPLICATION VR-5481-01 (APPROVED) AND VR-5482-01 SUBMITTED TO REQUEST REDUCTION OF PROVIDED OPEN SPACE

STANDARD DEVIATION REQUEST

1. NON-STANDARD HANDICAP RAMP LOCATION PER PLAN

GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 47', 60', & 80' PUBLIC RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS DIAGRAMATIC AND IF TO BE USED FOR PLANNING PURPOSES ONLY, NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES AND AVAILABLE PARKING IN THE DRIVEWAYS THAT MEET THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.

NOTE:

1) ALL OFFSITE BOC AND/OR CURB UNLESS SPECIFIED OTHERWISE.

60' PUBLIC STREET SECTION (GREEN SPRINGS WAY)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

47' PUBLIC STREET SECTION (INTERIOR STREETS)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

60' PUBLIC STREET SECTION (ENTRY WITH AMENITY ZONE)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

60' PUBLIC STREET SECTION (CAMPBELL AND DURANGO)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT

40' PUBLIC HALF STREET SECTION (CAMPBELL AND DURANGO)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

60' PUBLIC HALF STREET SECTION (FORT APACHE)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

OWNERS

SPINNAKER HOMES VII, LLC
3320 NORTH BUFFALO DRIVE, SUITE 209
LAS VEGAS, NV 89129
PHONE: (702) 873-7773

DEVELOPER

ROYAL CONSTRUCTION
3320 NORTH BUFFALO DRIVE, SUITE 209
LAS VEGAS, NV 89129
PHONE: (702) 873-7773

LEGEND:

CAMPBELL RD.
DURANGO DR.

ROYAL CONSTRUCTION
3320 N. BUFFALO DRIVE, SUITE 120
LAS VEGAS, NEVADA 89129
(702) 873-7773

TETRA TECH, INC.
(702) 547-4000

TENTATIVE MAP

SPINNAKER AT TOWN CENTER I
CITY OF LAS VEGAS, NEVADA

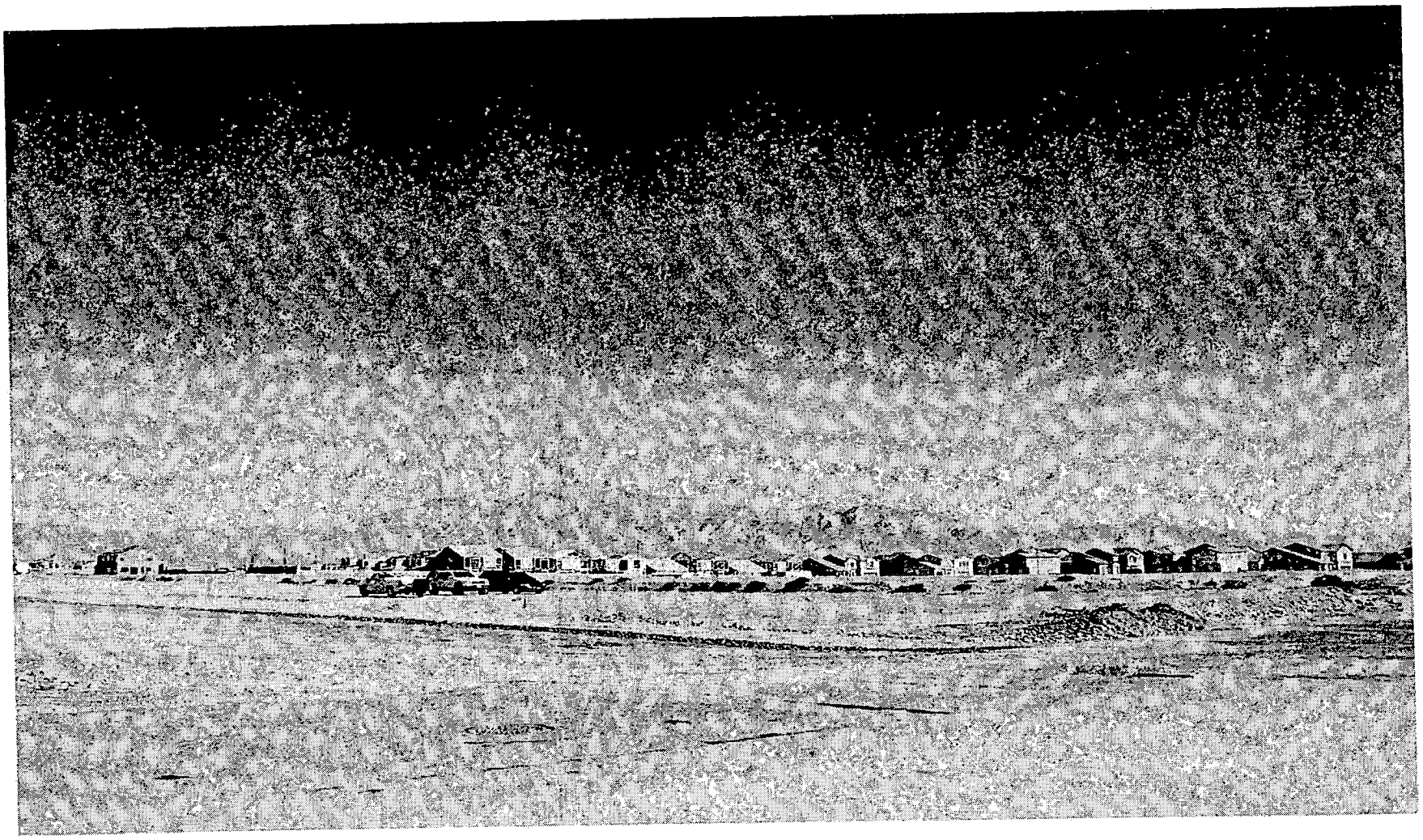
RCC007-2801

4-23-01

SHEET 1 of 2

Approved by CLV PC 12-4-01

VAR-5484
12-02-04 PC



VAR-5484 - APPLICANT: TETRA TECH, INC.- OWNER: SPINNAKER HOMES V, LLC
SOUTHEAST CORNER OF DORRELL LANE AND FORT APACHE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



VAR-5484 - APPLICANT: TETRA TECH, INC.- OWNER: SPINNAKER HOMES V, LLC
SOUTHEAST CORNER OF DORRELL LANE AND FORT APACHE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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 DENIAL

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

MOTION:
NIGRO – APPROVED subject to conditions and adding the following condition:
- ***The retaining wall to be a minimum of 50% decorative block, split face, broken finish and a 100% colored wall to compliment the screening wall above.***

– UNANIMOUS with McSWAIN abstaining as her firm, Terra Contracting, is presently under contract with Richmond American Homes

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

MINUTES:
CHAIRMAN TRUESDELL declared the public hearing open.

GARY LEOBOLD, Planning and Development, stated that the applicant has made substantial changes in order to bring the other perimeter walls into conformance with the Town Center Standards and Title 18 of the Municipal Code. However, the wall along Lot 70 is proposed to consist of an eight-foot high retaining wall and a six-foot high screen wall, for a total of 14 feet.

MINUTES – Continued:

Staff recommended denial, as they felt that a solid 14-foot high wall would not be harmonious and compatible with the anticipated development pattern of the surrounding area. While the concerns regarding proper drainage along Elkhorn Road exist, a better approach would be to step the wall in accordance with Title 18 and Town Center standards or construct the perimeter wall of wrought iron and pilasters so it is not as intrusive to the surrounding area.

TABITHA (FIDDYMENT) KEACH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes. She used the overhead to show an aerial of the site.. The applicant requested a waiver that affects only one lot. The wall on Elkhorn Road descends as heading east, so one portion of the wall would be 14 feet. The applicant did not feel they could comply with the condition regarding the wall, as there is only a five-foot rear yard setback. The wrought iron would provide little privacy to the property owner of the lot. However, the applicant felt that something could be done to mitigate the effect of the wall and suggested the following condition, as was read into record: "The retaining wall to be a minimum of 50% decorative block, split face, broken finish, etc. and a 100% colored wall to compliment the screening wall above."

MR. LEOBOLD informed CHAIRMAN TRUESDELL that staff has not had the opportunity to review the condition but understood how the lots are tight especially facing Elkhorn Road. A five-yard setback would provide very little privacy for the owner, so he confirmed that ATTORNEY KEACH'S suggested condition would be acceptable.

ATTORNEY KEACH explained to DEPUTY CITY ATTORNEY BRYAN SCOTT that "etc." in the suggested condition referred to how the decorative block walls are designed, so there are other adjectives that are used to describe them. She could not state what the adjectives were, so she used "etc." DEPUTY CITY ATTORNEY SCOTT confirmed with ATTORNEY KEACH that the adjectives would be included in the condition and they would submit something formally in writing. MARGO WHEELER, Planning and Development, requested that "etc." be deleted from the condition all together. ATTORNEY KEACH concurred.

The Commissioners then congratulated ATTORNEY KEACH on her marriage.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the public hearing closed.

(8:51 – 8:57)

City of Las Vegas

Agenda Item No.: 43

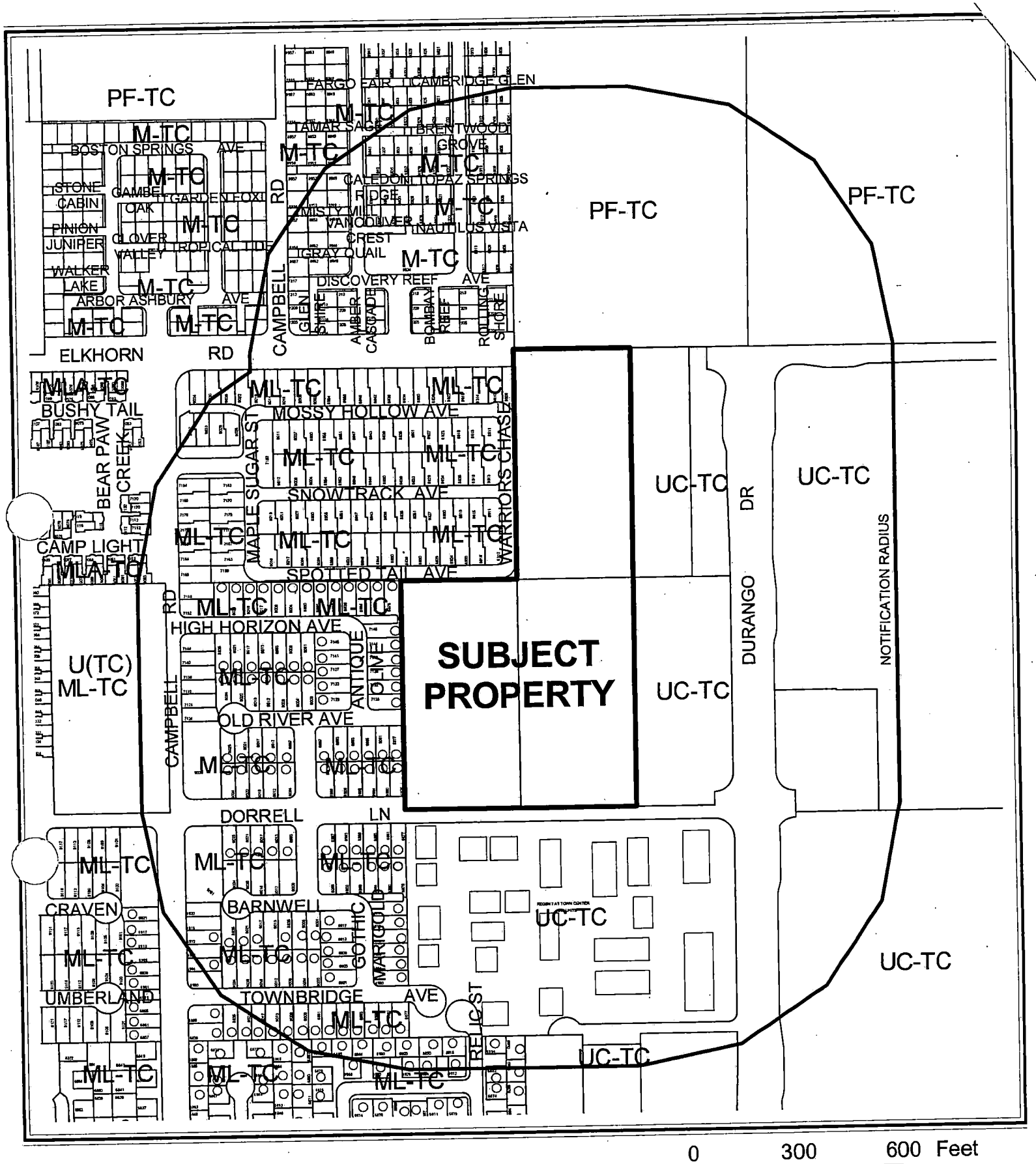
PLANNING COMMISSION MEETING OF DECEMBER 2, 2004
Planning and Development Department
Item 43 – WVR-5487

CONDITIONS:

Planning and Development

1. The wall shall consist of an eight-foot high retaining wall, with a maximum six-foot screen consisting of wrought iron with pilasters.

2. Conformance to all other site related actions.



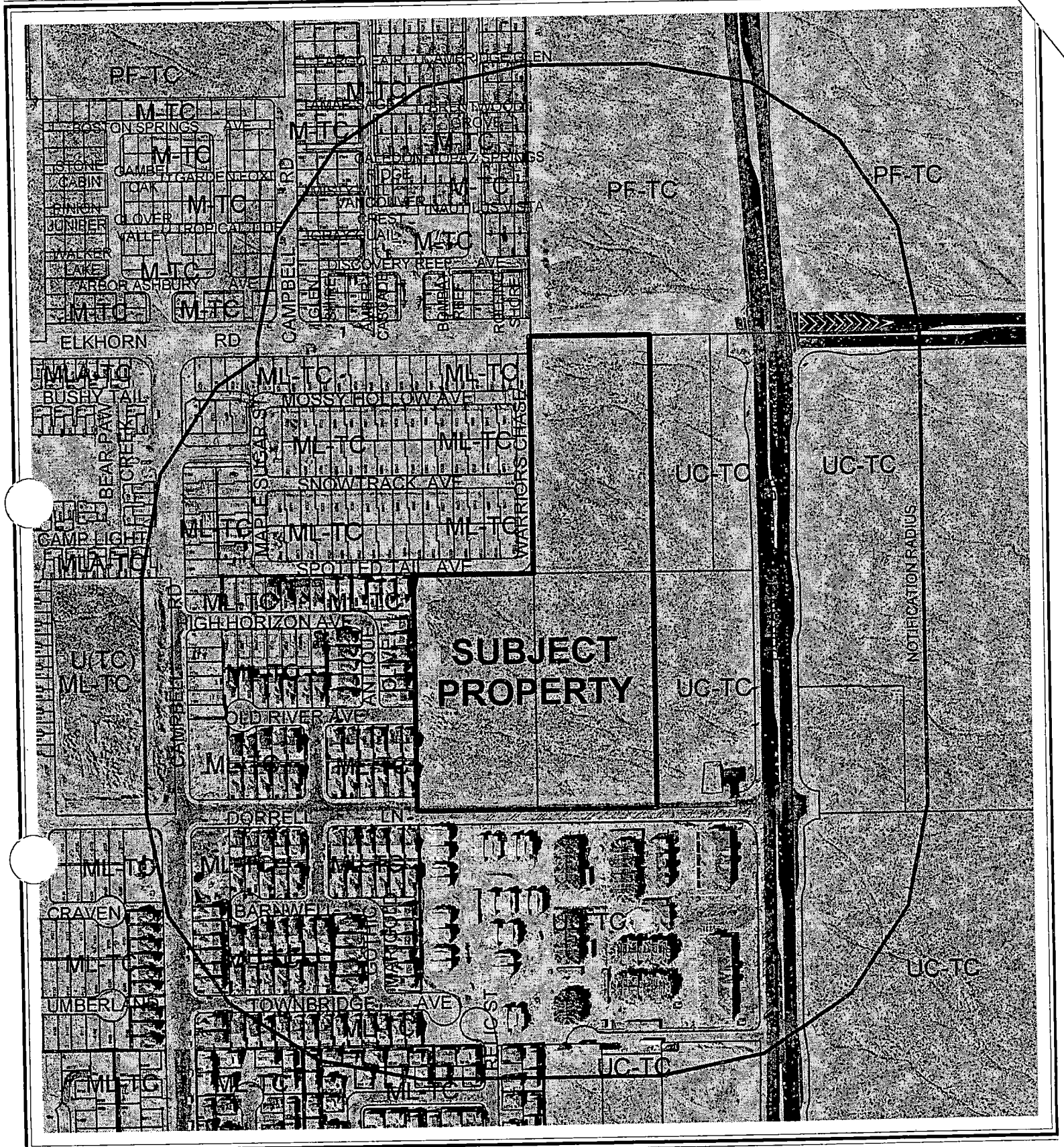
0 300 600 Feet

CASE: **WVR-5487**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 300 600 Feet

CASE: **WVR-5487**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL-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: WVR-5487 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE KUSHROW ROOHANI FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. The wall shall consist of an eight-foot high retaining wall, with a maximum six-foot screen consisting of wrought iron with pilasters.

2. Conformance to all other site related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Waiver of Title 18.12.510 and Section D.2.A.6 of the Town Center Development Standards Manual to permit an eight-foot high retaining wall where six feet is the maximum height allowed and to allow a retaining wall in excess of six feet without stepping on a 15-acre site located on the south side of Elkhorn Road and north of Dorrell Lane, approximately 330 feet west of Durango Drive.

B) Applicant's Justification

The applicant states the approved Whitney Heights subdivision is a 200-lot single-family development. This waiver will affect only one lot (Lot 70) located at the northeast corner of the subdivision. All of the other walls will meet Code and Town Center standards. Drainage issues along Elkhorn Road have prompted this request.

BACKGROUND INFORMATION

A) Previous Actions

06/16/94	The City Council approved a General Plan Amendment to M-TC (GPA-4079), a Rezoning to T-C (ZON-4084) and a Site Development Plan Review for a 209-lot subdivision on the subject site (SDR-4088). The Planning Commission and staff recommended approval.
08/12/04	The Planning Commission approved the Tentative Map for a 205-lot single family residential subdivision for the subject site. (TMP-4757). Staff recommended approval.
11/02/04	Staff approved the Final Map Technical Review (FMP-5354) for the Whitney Heights subdivision. This map has not yet recorded.

B) Pre-Application Meeting

09/01/04	The applicant was made aware of the correct way to proceed in terms of the application. Altemative designs were also discussed.

C) Neighborhood Meetings

A neighborhood meeting was not required.

DC

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.0 Acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Multi-family, Commercial
East:	Undeveloped
West:	Single Family Dwellings

C) Planned Land Use

Subject Property:	ML-TC (Medium Low Density Residential- Town Center)
North:	PF-TC (Public Facility- Town Center)
South:	UC-TC (Urban Center- Town Center)
East:	UC-TC (Urban Center- Town Center)
West:	ML-TC (Medium Low Density Residential- Town Center)

D) Existing Zoning

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

E) General Plan Compliance

This site lies within the Town Center area of the Centennial Hills Sector Map of the General Plan. The property will be subject to all Town Center Design standards.

PROJECT DESCRIPTION

The overall project is a 200-lot single-family residential subdivision. The concerns and issues pertaining to drainage along Elkhorn Road were not identified at the time of approval of the Tentative Map. This waiver applies to the northeast corner of the project. The applicant has made substantial changes in order to bring the other perimeter walls into conformance with the Town Center Standards and Title 18 of the Municipal Code. However, the wall along Lot 70 is proposed to consist of an eight-foot high retaining wall and a six-foot high screen wall, for a total of 14 feet.

DC

A solid 14-foot high wall is not harmonious and compatible with the anticipated development pattern of the surrounding area. While the concerns regarding proper drainage along Elkhorn Road are real, a better approach would be to step the wall in accordance with Title 18 and Town Center standards or construct the screen wall of wrought iron and pilasters so it is not as intrusive to the surrounding area.

FINDINGS

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

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

   The construction of a 14-foot high retaining and screen wall along the north property line of this project will not be compatible with the surrounding development pattern of the area.

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 request is contrary to the adopted standards of the Town Center Master Plan area and Title 18 of the City of Las Vegas Subdivision Ordinance.

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

   This is not applicable to this request.

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

   This is not applicable to this request.

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 elevation of the wall will not contribute to an orderly growth pattern or and aesthetically pleasing environment. There are alternatives available to construct a wall that is harmonious and compatible with the surrounding area.

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

   The overall welfare of the future residents of this area of the City will not be advanced by the construction of this wall.

NOTICES MAILED 56

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5487 APN: 125-20-101-007;015;016

Name of Property Owner: RICHMOND AMERICAN HOMES

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Paula E. Chavez

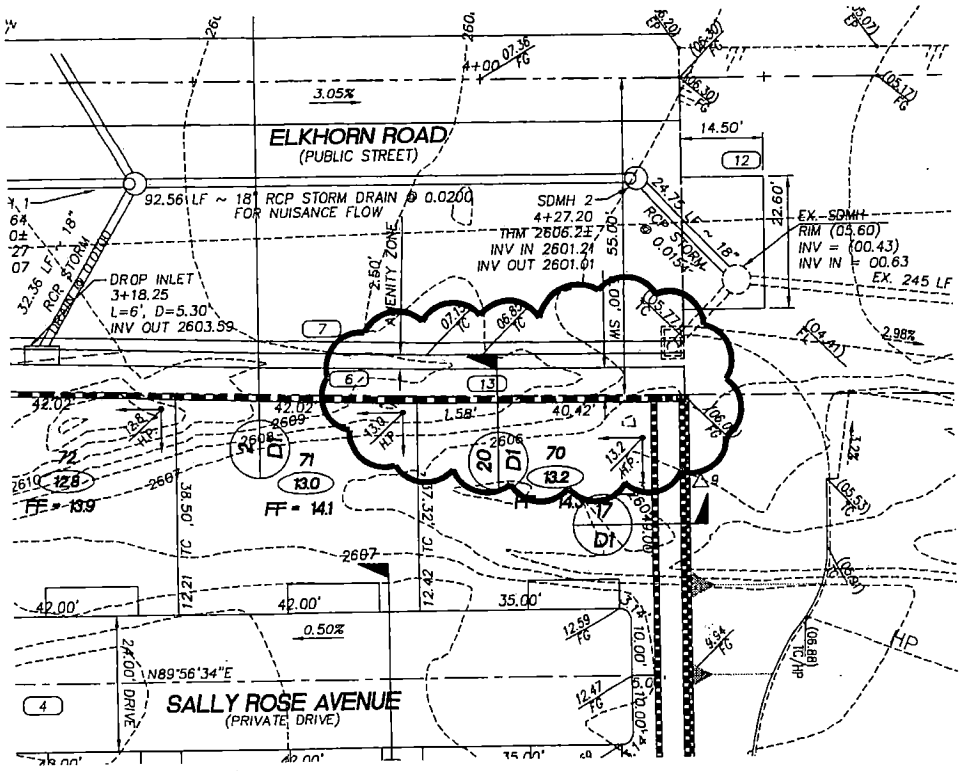
Print Name: Paula E. Chavez

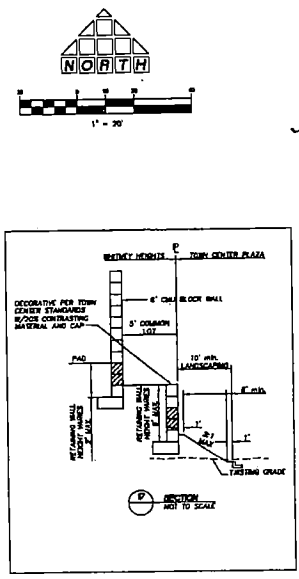
Subscribed and sworn before me

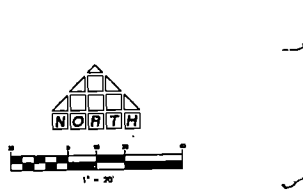
This 10 day of August, 2004

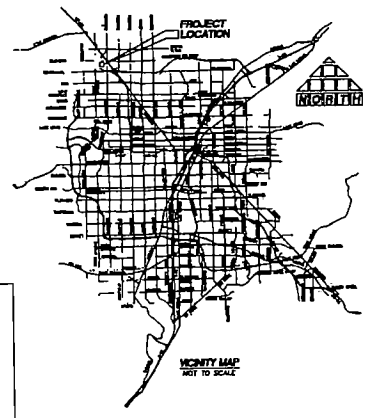
Teena Rockwell, Clark, NV.
Notary Public in and for said County and State

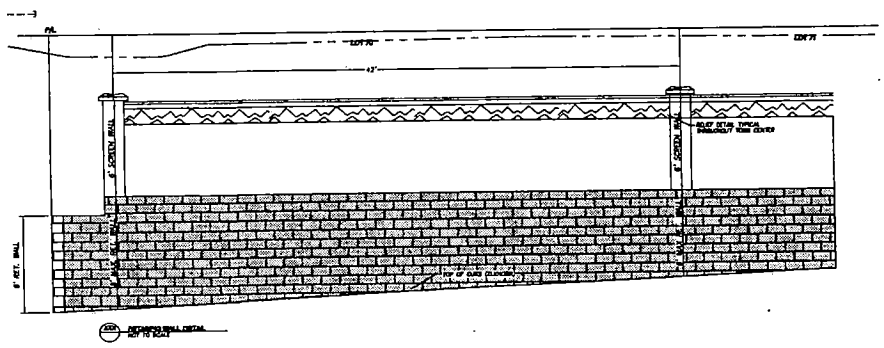
TEENA ROCKWELL
Notary Public State of Nevada
No. 97-2265-1
My appt. exp. May 4, 2005

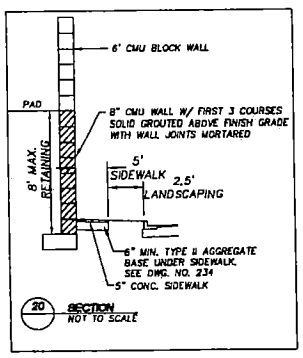












THOMASON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-432-8125 FAX: 702-432-8129

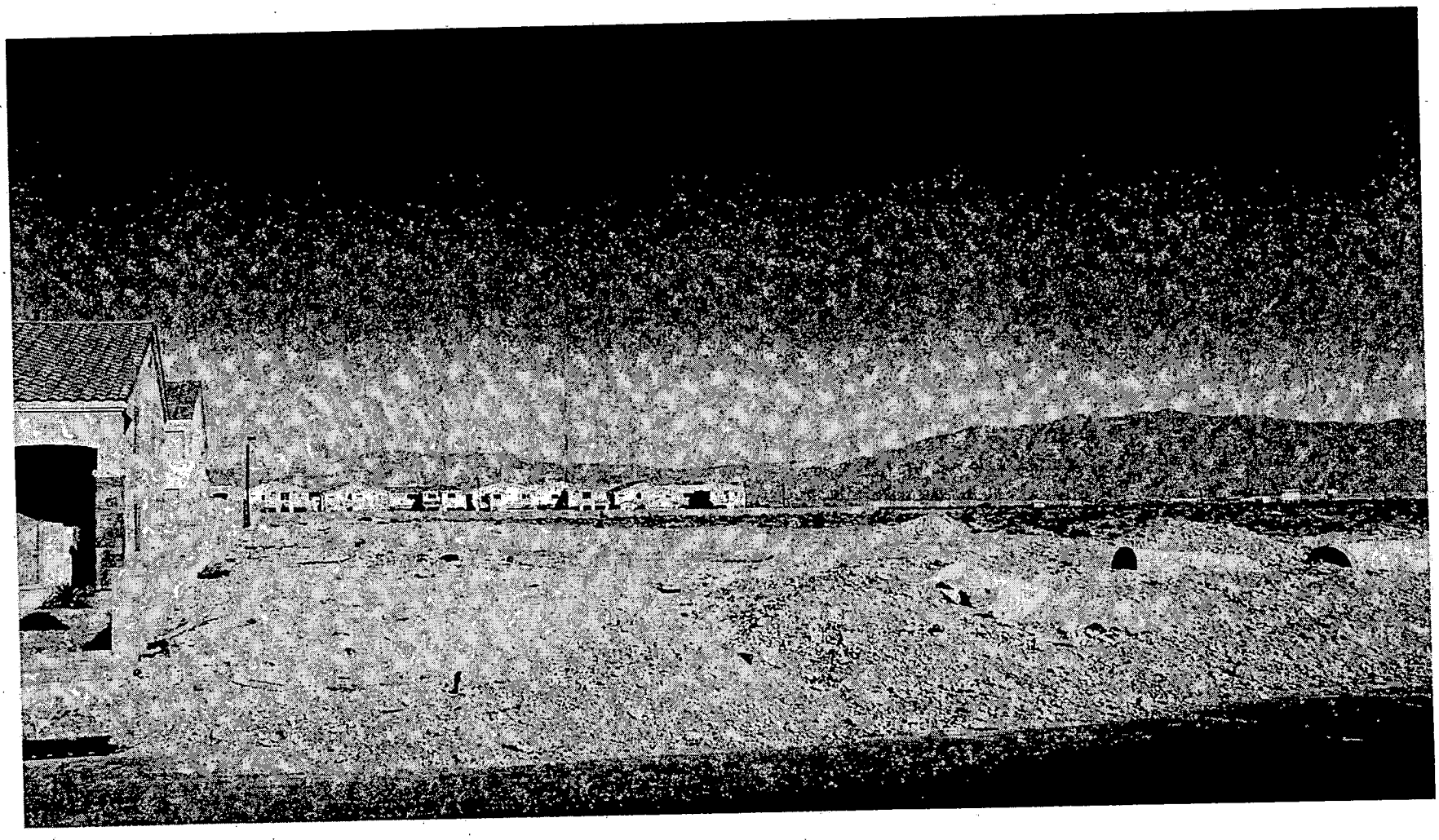
DESIGNED BY:
DRAWN BY: FJM
CHECKED BY:
DATE:
PROJECT NO. 00104005

RICHMOND AMERICAN HOMES
WHITNEY HEIGHTS

WALL HEIGHT WAIVER EXHIBIT

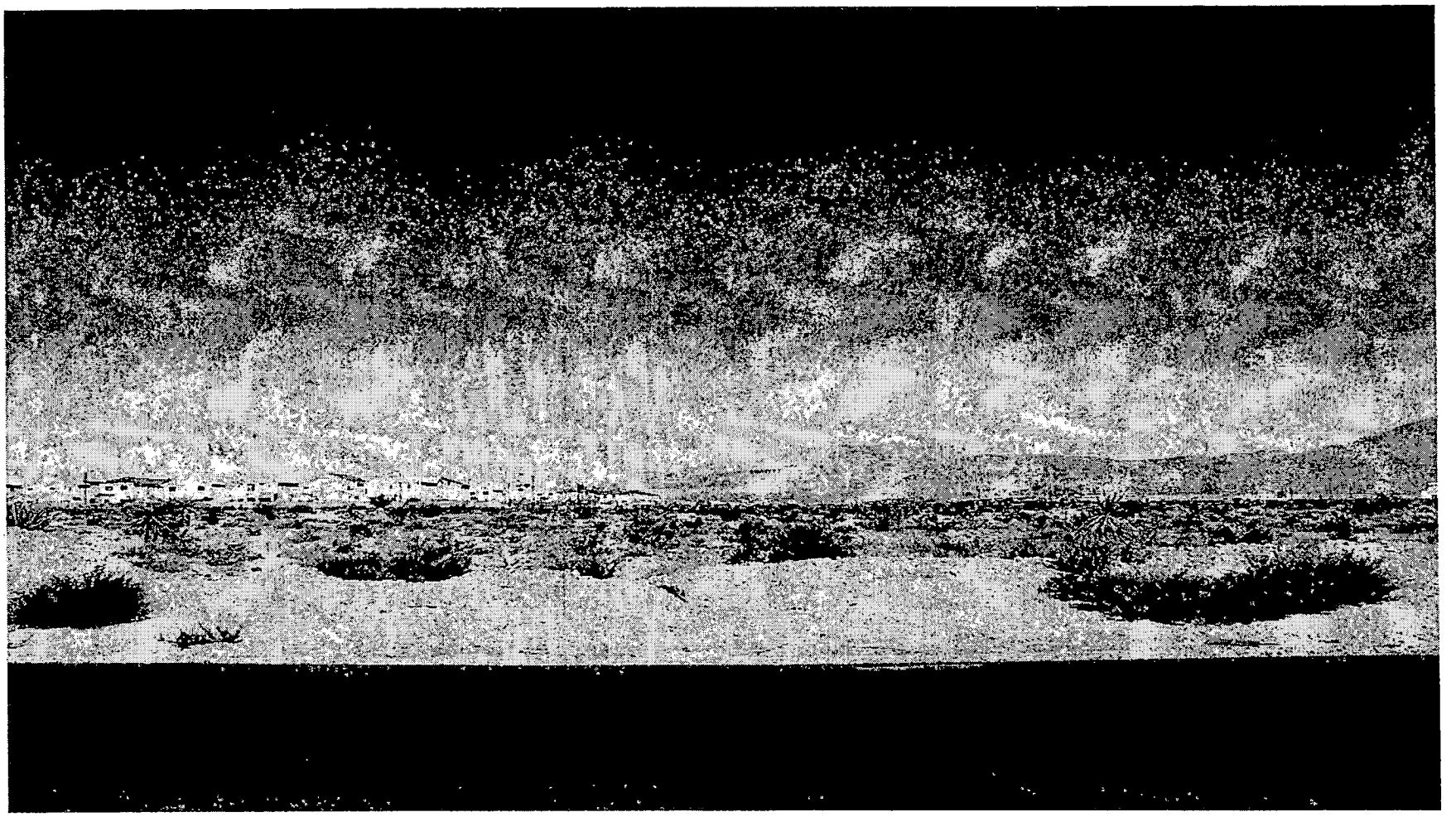
SHEET 1 OF 1

WVR-5487
12-02-04 PC



WVR-5487 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE KUSHROW ROOHANI FAMILY TRUST
SOUTH SIDE OF ELKHORN ROAD, BETWEEN CAMPBELL ROAD AND DURANGO DRIVE
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



WVR-5487 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE KUSHROW ROOHANI FAMILY TRUST
SOUTH SIDE OF ELKHORN ROAD, BETWEEN CAMPBELL ROAD AND DURANGO DRIVE
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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.	212	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

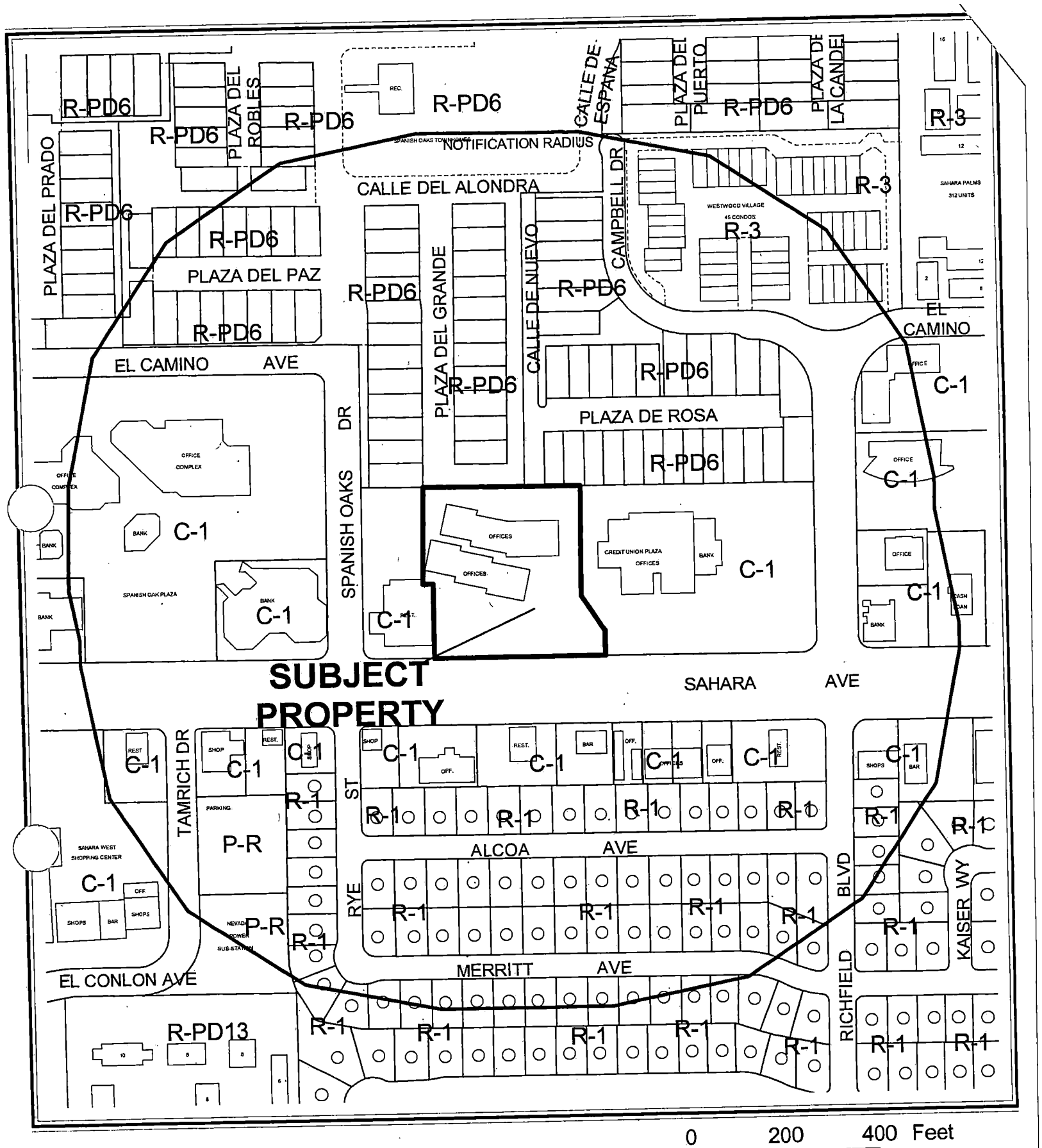
RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – Motion to bring forward and 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.

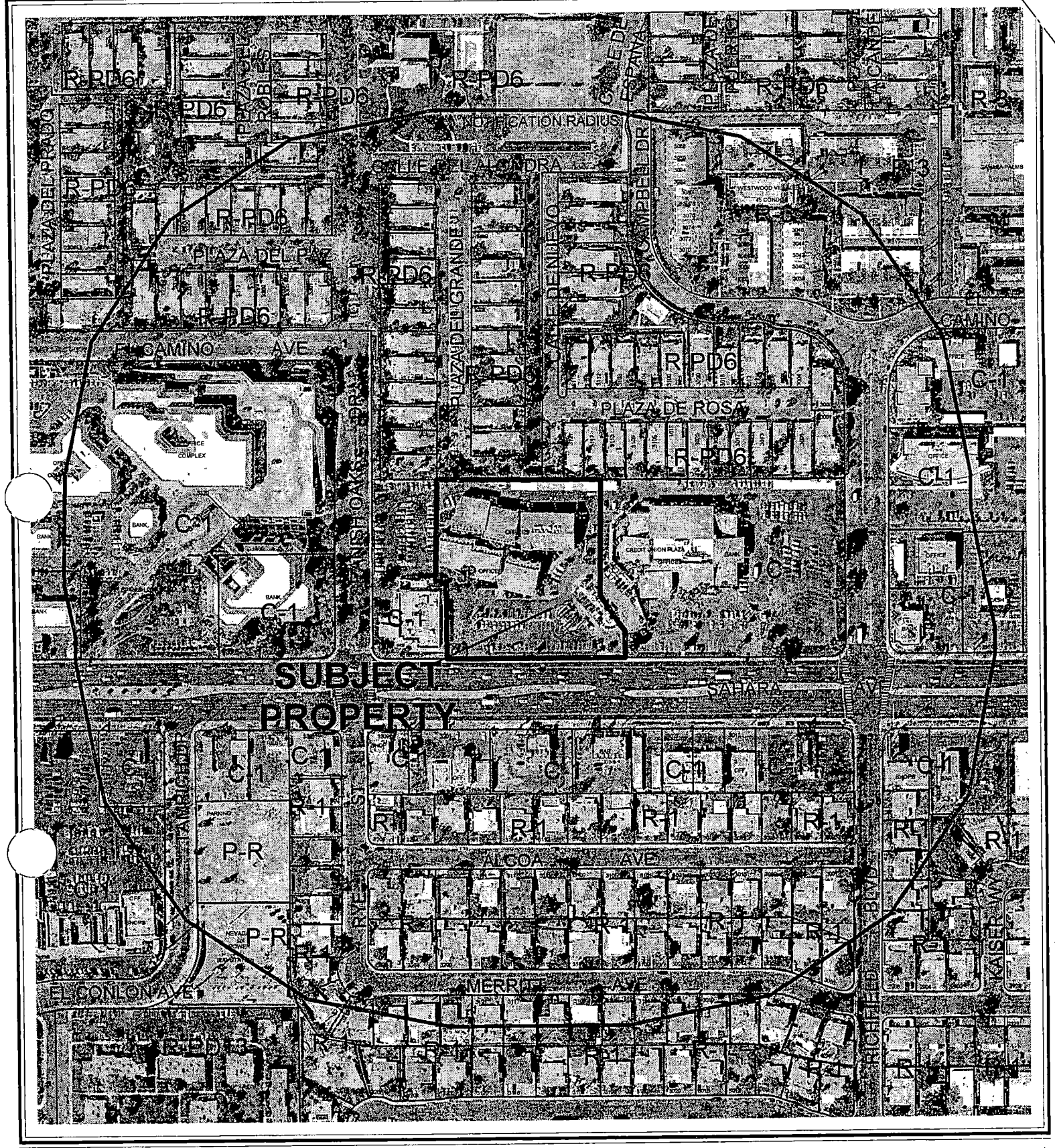
(6:11 – 6:15)
1-300



CASE: **SUP-5471**

RADIUS: 750 FT

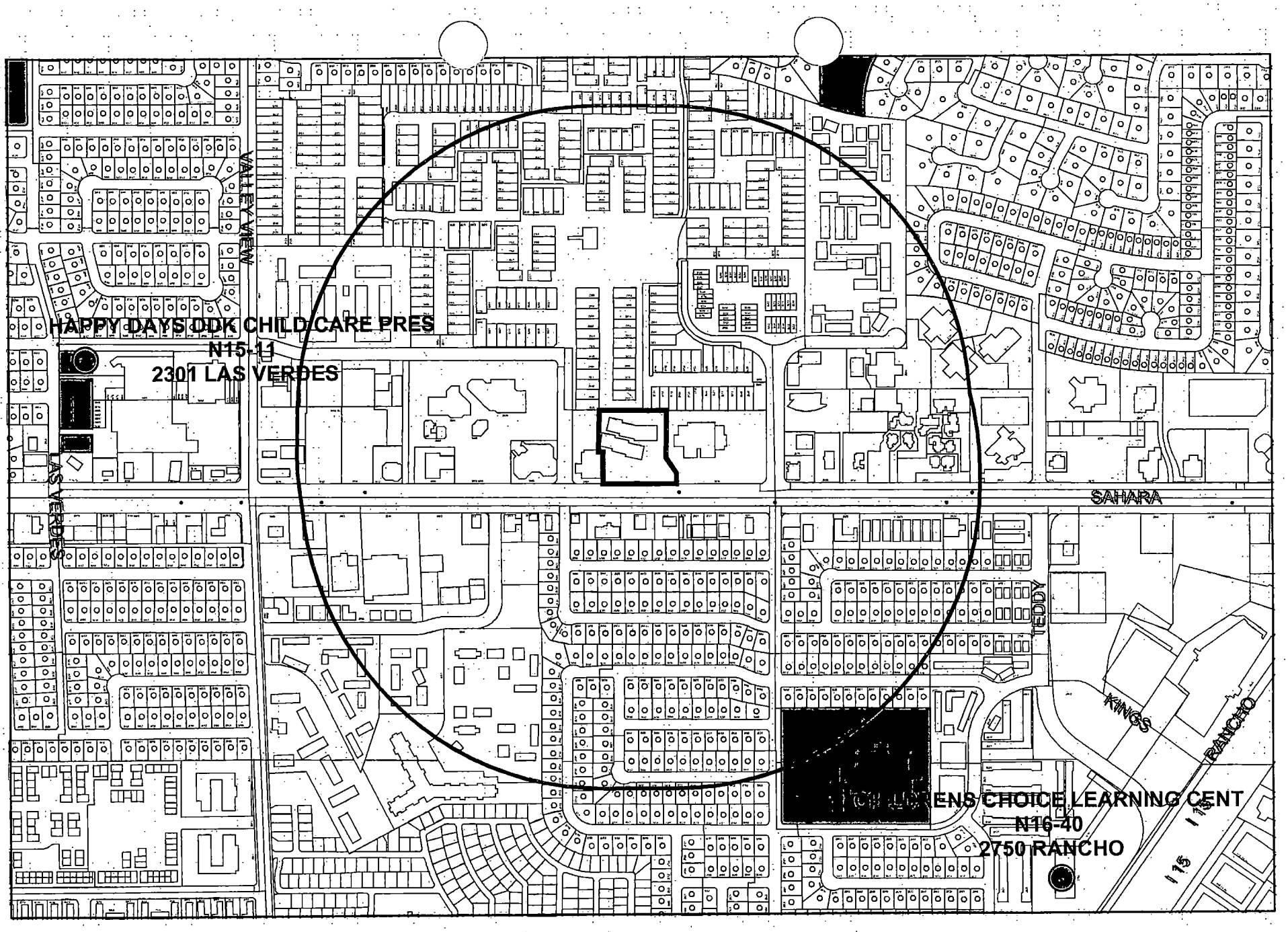
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-5471**

RADIUS: 750 FT

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



SUP-5471 & SUP-5472

Subject Property

1500 foot buffer

RELIGIOUS

PARKS

SCHOOLS

Child Care/ Children Facility

0 480 960 1,920 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5471 - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC

** CONDITIONS **

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

Planning and Development

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

2. This Special Use Permit shall be subject to a one year review as a public hearing by the Planning Commission one year from the date of issuance of a Certificate of Occupancy for this facility.

3. Conformance to all applicable regulatory criteria for this type of facility.

4. All counseling for drug and alcohol abuse shall take place after normal business hours, from 6:00 p.m. to 8:00 p.m. All of these clients shall be off the premises after 8:30 p.m.

5. The applicant shall submit a floor plan of the facility to the Planning and Development Department prior to the issuance of a license for this facility. The floor plan shall show a waiting area for drug and alcohol abuse patients so they will not be loitering outside after hours.

6. All pay telephones shall be located inside the building.

7. All clients who are housed in an institution or half-way house facility shall not be permitted to drive to this facility.

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a facility to provide testing, treatment or counseling for drug or alcohol abuse at 3150 West Sahara Avenue, Suite B22.

B) Applicant's Justification

The applicant states they have extensive experience in the prison system, halfway houses, law enforcement, foster care, domestic violence shelters, parole and probation and outreach programs. The counselor for the drug and alcohol portion of the overall center is currently the Director of Hope House and has been the Director of Choices. Groups would meet once a week, for 1.5 hours on an outpatient basis only. These group sessions are conducted after normal business hours, starting at 6:30 and normally ending at 8:00, with all clients off-premise by 8:30.

BACKGROUND INFORMATION

A) Previous Actions

12/02/04 The Planning Commission will hear a separate item for a Special Use Permit (SUP-5472) to allow a sex offender counseling facility at the same site.

B) Pre-Application Meeting

09/17/04 The applicant was informed of the requirements for submitting a special use permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.78

DC

B) Existing Land Use

Subject Property:	Counseling Facility
North:	Office/Residential
South:	Retail Commercial
East:	Credit Union
West:	Tavern

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial); L (Low Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial); R-PD6 (Residential Planned Development – 6 Units per Acre)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The existing C-1 (Limited Commercial) zoning district conforms to the General Plan. Psychology Practices are a permitted use; however, a facility to Provide Testing, Treatment, or Counseling for drug or Alcohol Abuse requires a Special Use Permit.

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

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

DC

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
Medical Office	1,080 SF.	1/200	5	1	176	4*

The provided table shows the number of spaces available for the overall development. It is adequate to accommodate the needs of the proposed counseling facility.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed drug and alcohol treatment facility. There are no other similar facilities within the notification area.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial). A facility to provide testing, treatment or counseling for drug and alcohol abuse is permitted with the approval of a Special Use Permit.

- Use

Title 19.20 defines a facility to provide testing, treatment or Counseling for Drug or Alcohol Abuses as a facility that:

1. Operates under or is subject to the provisions of NRS Title 40 and, by means of certified detoxification technicians or otherwise, provides care or treatment related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency; or

2. Provides court-ordered or court-sanctioned testing, analysis, treatment or counseling related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency.

NRS 458.300 creates eligibility criteria for assigning persons to a program of treatment for the abuse of alcohol or drugs. Those convicted of a crime are eligible to be assigned by the court to a facility, unless:

1. The crime is a crime against the person punishable as a felony or gross misdemeanor as provided in Chapter 200 of NRS or the crime is an act which constitutes domestic violence as outlined in NRS 33.018;
2. The crime is that of trafficking of a controlled substance;
3. The crime is a violation of NRS 484.379 or 484.3795
4. The alcoholic or dug addict has a record of two or more convictions of a crime described in subsection 1 or 2, a similar crime in violation of the laws of another state, or of three or more convictions of any felony'
5. Other criminal proceedings alleging commission of a felony are pending against the alcoholic or drug addict;
6. The alcoholic or drug addict is on probation or parole and the appropriate parole or probation authority does not consent to the election; or
7. The alcoholic or drug addict elected and was admitted, pursuant to NRS.458.290 to 458.350, inclusive, to a program of treatment not more than twice within the preceding 5 years.

NRS 458.310 requires a hearing to be held prior to sentencing to determine whether or not the person should receive treatment under the supervision of a state approved facility for the treatment of abuse of alcohol or drugs. At the hearing, the court advises the person that sentencing is postponed if it is elected to submit to treatment and is accepted for treatment by the facility. Also, the court may:

1. Impose any conditions upon the election of treatment that could be imposed as conditions of probation;
2. If the person elects to submit to treatment and is accepted, he may be placed under the supervision of the facility for a period of not less than one year nor more than 3 years;
3. During treatment, he may be confined in an institution or, at the discretion of the facility, released for treatment or supervised care in the community;
4. and if treatment is completed and conditions are satisfied as determined by the court, the conviction will be set aside. If the person does not satisfactorily complete treatment, the person may be sentenced and the sentence executed.

The regulatory criteria for individuals that can be assigned to an outpatient facility of this nature are stringent. They cannot be convicted of a felony, gross misdemeanor or trafficking of a controlled substance. They cannot be a habitual offender or one who has already had such treatment and did not succeed. Hours of operation can be imposed to ensure that those in treatment must be off the premises by 8:30 p.m. Those who are confined to an institution could be required to taken to and from this facility by supervised transportation.

DC

Given these factors and the commercial nature of the area, this operation can be operated in a manner that is harmonious and compatible with the surrounding area.

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 General Plan designation for this property is SC (Service Commercial). This land use category allows a wide range of commercial uses, including medical offices and psychology practice. It is bordered by commercial uses to the south, east and west. There is another office building between this facility and the existing single family residences to the north. The overall character of the area is commercial, where such facilities are anticipated to be located. Also, the facility will be conditioned to minimize any adverse impacts the use may generate.

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

   The site is physically able to accommodate 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."**

   Sahara Avenue is of adequate width and capacity to accommodate the traffic handling needs of this facility. Also, there will no increase of square footage to the existing building, therefore on-site circulation will not be affected.

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."**

   One of the overall objectives of the General Plan is to provide a balance of land uses to meet the needs of the residents of the City. This use, as conditioned, should not compromise the overall health, safety and general welfare of the public as it lies within a commercial area and is a heavily regulated use.

NOTICES MAILED 216 – Mailed with SUP-5472

APPROVALS 0

PROTESTS 212

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5471 & 5472 N/A APN: 162-05-403.002

Name of Property Owner: Spanish Oaks Plaza LP SID BRT Investments LLC

Name of Applicant: Cornerstone Counseling

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: Arthur V. Adams

Print Name: Arthur V. Adams

Subscribed and sworn before me

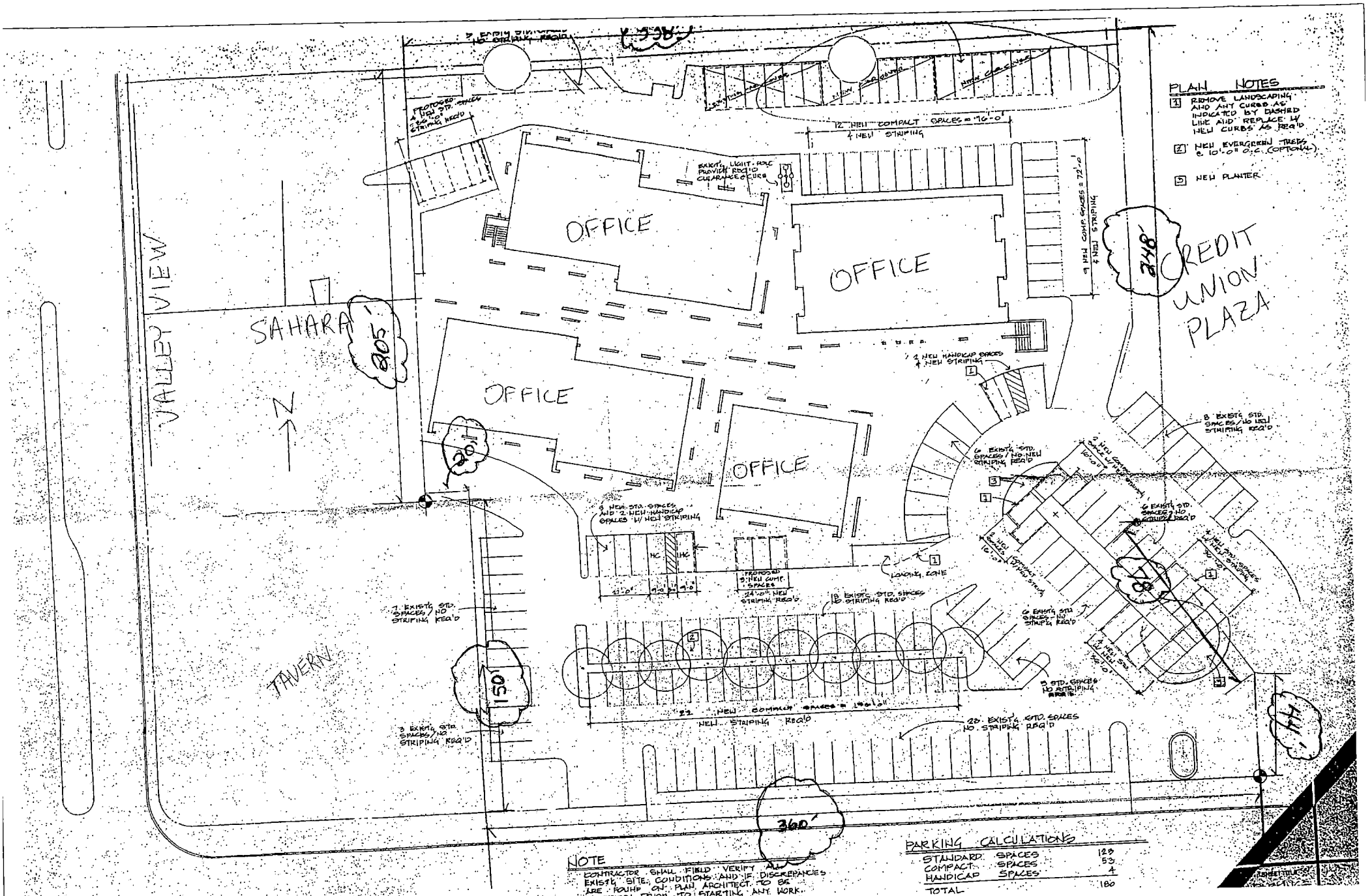
This 11 day of October, 2004

Notary Public in and for said County and State

Henrico County, Virginia

My Commission Expires 03/31/2007

Revised 2/12/02 f:\depot\Application Packet\Statement of Financial Interest.doc

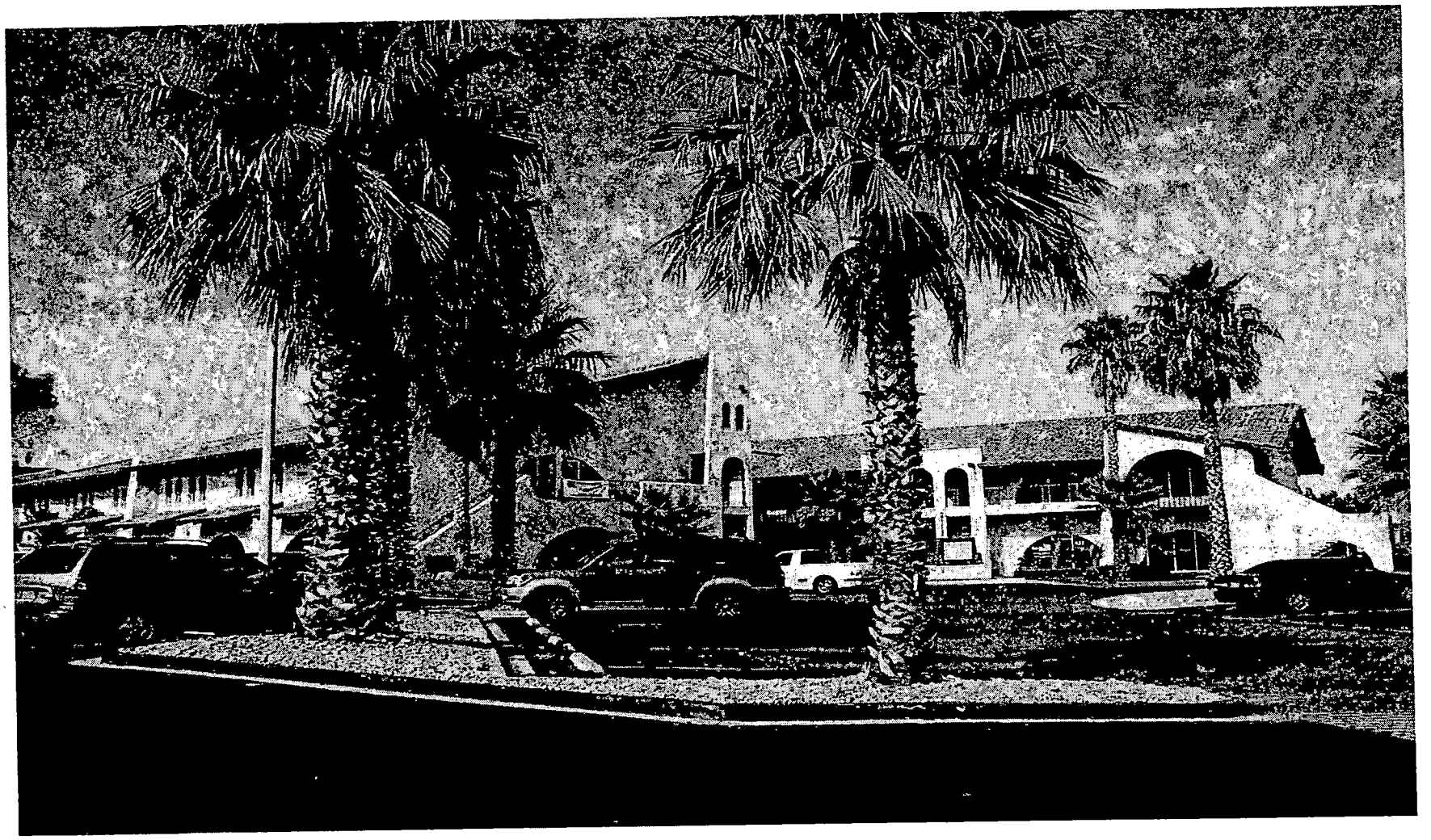


SUP-5471
SUP-5472
12-02-04 PC



SUP-5471 - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC
3150 WEST SAHARA AVENUE, SUITE B22
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



SUP-5471 - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC
3150 WEST SAHARA AVENUE, SUITE B22
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
ALMA ESQUEDA	2828 KINGS WAY	11-14-04
Beverly Stewart	2816 Kings Way	11-14-04
Pedro Martinez	2804 Kings Way	11-14-04
Maria Carrillo	2800 Kings Way	11-14-04
Celi-Juarez	2801 Kings WAY	11-14-04
[illegible]	2813 Kings Way	11-14-04
MARIA ROSAS	2821 Kings Way	11-14-04
carmen Hernandez	2825 Kingsway	11-14-04
GINA AVELLA	2901 KINGS	11 14 04
Tom Wwalpm	2905 KingWay	11 14 04
OSWALDO FLORES	2909 KINGS WAY	11/14/04
Rosa Bazan	2912 Kings Way	11/14/0[illegible]
Rosa Gamez	2900 Kings Way	11/14-[illegible]
Ofelia Nino	2824 KingsWAY	11-14

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

RESIDENT'S NAME	ADDRESS	DATE
Kardinal Phelps	2809 Kings Way	11-14-04
VICTORIA SORIANO	2908 Kings Way	11-14-04

Total 16

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(2)

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
MR. + MRS ED BORDENAVE	3013 KINGS WAY	11/11/04
ISMAEL & SUSANA ORTIN	3012 KINGSWAY	11-11-04
Nida Morris	3020 Kings Way	11-11-04
~~Wade Mitchell~~	~~3108 Kings Way~~	~~11-11-04~~
TONY S. BASILIO	3120 KINGS WAY	11-11-04
Sabrina Corkola	3200 KINGS WAY	11-11-04
Virginia Bordy.	3204 King Way	11-11-04
Hilary Dowd	3212 KINGS WAY	11-11-04
Rene Mendez-Ruiz	3201 Kings Way	11-11-04
MR + MRS J.F. Kimbeelin Sr	3113 Kings Way	11-11-04
MRS G MOORE	3113 Kings Way	11-11-04 Duplicate
MR JAMES KIMBEELIN	3116 Kings Way	11-11-04
VALERIE COLE	3021 KINGS WAY	11-11-04
STRUAN SOTEROS (909-239-1955)	3000 KINGS WAY	11-11-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(13)

RESIDENT'S NAME	ADDRESS	DATE
Charles Freeman	3009 Kings Way LV	11-11-04
Beverly Hallaway	3016 Kings way LV	11-11-04
Alfredo Garcia	3004 Kings Way LV.	11-15-04
Jimmie Albright	3205 Kingsway LV	11-15-04
EDGAR RODRIGUEZ	3112 KINGSWAY LV	11-15-04
CHANEL ZERBA	3105 KINGS WAY LV.	11/15/04
TIFFANY SAWYER	3105 KINGS WAY LAS VEGAS	11-15-04 Duplicat
MEZA, MARIA	3005 Kings Way Las Vegas	11-15-04
Victor H. Solario	3008 Kingsway LV NV	11-15-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

8

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Faye Warrick	2805 Alcoa Lvnv	11-5-04
Rauna Foremaster	2816 Alcoa Ave	11-5-04
Denice Parolini	2816 Alcoa Ave.	11-5-04 Duplicate
Judy Burns	2804 alcoa Ave	11-5-04
Katherine Martin	2801 Alcoa Ave	11-5-04
Allan C. Fair	2800 Alcoa Ave	11-6-04
Ronaldo Lapuz	2809 Alcoa Ave	11-6-04
Richard Cole	2821 Alcoa Ave	11-6-04
[illegible]	2821 Alcoa Av	20041106
[illegible]	2836 Alcoa Ave	11-6-04
Ed Munro	2825 ALCOA Ave	11-6-04
Gary Hammer	2716 ALCOA AVE.	11-6-04
[illegible]	2724 ALCOA AVE	11/6/04
[illegible]	2713 ALCOA AVE	11-6-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

13

RESIDENT'S NAME	ADDRESS	DATE
Milton L Holcomb	2728 Alcoa Ave LVNV89102	11/6/04
Darlene Canning	2728 ALCOA AVE L.V. NV 89102	Duplicate 11/6/04
	2225 Alcoa Ave L.V. Nv 89102	11/6
	2721 Alcoa Ave W. Nv. 89102	11/6/04
Rosa Mares	2717 Alcoa Ave L.V NV 89102	11/6-04
	2808 ALCOA AVE LV NV 89102	11-6-04
	2729 ALCOA AVE LV NV. 89102	11-6-04
	2510 KAISER L.V. NV 89102	-11-6-04
Evelyn Hutter	2828 ALCOA Ave L.V. NV 89102	11-11-0
Hugh Moran	2824 Alcoa Ave. L.V. 89102	11-11-04
Leopoldo CARRILLO	254 KAISER WAS LV 89102	11-11-04
Lorraine Woodbury	9817 alcoa Ave 89102	11-11-0
	Total 26	

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

11

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Lorberto Esparza	2900 Milo Way	11/6/04
ED VICENCIO	2904 MILO WAY	11/6/04
Wayne & Tina	2908 MILO WAY	11/6/04
Alfredo Lopez	2804 RICHFIELD	11/6/04
Diana Rhebok	2812 Richfield Blvd.	11-6-04
Alyssa Rebok	2820 Richfield BLVD	11-6-04
Sheri & Mitch	2824 Richfield Blvd	11-6-04
Maria Garcia	2525 Richfield Blvd	11-6-04
Pedro Solano	2909 milo WAY	11-6-04
Derek Steven	2901 Milo Way.	11-6-04
Jose Ortiz	2849 Milo Way	11-6-04
MARGARITA MIRELES	2844 Milo Way	11-11-04
Maria C. Alaba	2829 MILO WAY	11-11-04
EMMA BEDRAZA	2825 MILO WAY	11-11-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

RESIDENT'S NAME	ADDRESS	DATE	
Omar Ibarra	2809 Milo way	11/11/04	
Sarah Vallejo	2816 Milo Way	11/11/04	
Daniel Williams	2828 Milo Wy	11/11/04	
Joseph C. Hudson	2832 Milo way	11/11/04	
ED DOWNEY	2832 MILOWAY	11/11/04	
Don Sheely	2840 Milo WAY	11/11/04	
Mommy & Holliday	2913 Milo way	11/13/04	
Karina Gardunio	2741 Milo Way	11/13/04	
Clint Davis	2829 Wyandotte	11/13/04	needs to be in commercial area
Carl Roberts	2821 Wyandotte	11/13/04	Should not be around Daycare
Faye Roberts	2821 WYANDOTTE	11-13-04	Duplicate
Ana lilian Cruz	2817 wyandotte	11-13-04	
Mercy Villagran	2813 Wyandotte st.	11-13-04	
Gene Griffith	2808 Milo Way	11-13-04	
Taresha Hawkins	2820 Milo Way	11-15-04	Duplicate
Don Plowman	2901 Milo ST.	11/15/04	

Total
30

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Joel Espinoza	2813 Sultana L.V.	11-13-04
Julie Sanchez	2809 Sultana	11-13-04
EVA RODELA	2801 Sultana	11-13-04
Jane K. Galbraith	2817 Sultana	11-13-04
CHRISTOPHER TRAN	3009 Milo WAY	11-13/04
John Mcgeire	3021 Milo Way	11-13-04
JEFF Hendricks	3025 Milo Way	11-13-04
Candy Johnson	2828 Northam St	11-13-04
Patty Schuing	2828 Northam St.	11-13-04 Duplicat
William W. Totaw	2820 Northam St.	11-13-04
Gail Rodriguez	2821 Northam St	11-13-04
EVAN J. PAUL	2813 NORTHAM ST.	11-13-04
Latera Shepard	2801 Northam St	11-13-04
Jan Abbas	2705 Northam St	11-13-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

13

RESIDENT'S NAME	ADDRESS	DATE
Penny Storm	2701 NORTHAM ST.	11-13-04
Raymond L. Storm	2701 NORTHAM ST.	11-13-04 Duplicate
Brandon BARTLETT	2703 NORTHAM ST.	11-13-04
Rodrigo Mayorga	2804 Northams	11-13-04
VINCENETTE MORTON	2817 NORTHAN ST.	11-13-04
Arthur V. Cayasano	3017 PALM SPRINGS. WAY	11-13-04
Alberto Carmona	3016 Palm Springs. Way.	11-13-04
Nancy Ratzenberger	3004 Palm Springs Way	11-13-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

1

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Leonardo Alatorre	2713 Yardley st. LV. 89102	11/12/4
CAMELIA TOLBERT	2609 YarDley ST	11-12-04
GARY TOLBERT	2609 YardDley ST	11-12 04 Duplica
Mikhail Kalchine	2600 Yardley St	11.12.04
DENISE RNGHT	2604 YARDley	11/12/04
CAROLYN COLAMUSSO	2613 YARDLEY ST.	11/12/04
D Duente	2700 Yardley St.	11/12/04
Alma Hayden	2704 Yardley ST LV. NV 89102	11/12/04
D Hayden	2704 YARDley ST LV. NV 89102	11/12/04 Duplicate
John Bonds	2708 YARDLEY ST. LV, NV.	11/12/04
Maria Lamas	2709 Yardley St. LV NV	11/12/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

9

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
[illegible]	3000 WILMINGTON	11-12-04
[illegible]	3001 Wilmington Wa	11/12-04
[illegible]	3008 WILMINGTON WAY	11/12/04
[illegible]	3024 Wilmington Way	11-12-04
[illegible]	3101 Wilmington Way	11/12/04
[illegible]	3104 wilmington wy L.V. NV 89102	11-12-04
George Groenke	3109 WILMINGTON WAY LV. 89102	11-12-04
Luiz H. Gonçalves	3112 Wilmington Way LVNV 89102	11-12-04
Nancy Stockman	3204 Wilmington Wy LVNV 89146	11-12-04
Mr & Mrs. Tom Gruden	3205 wilmington way	11-12-04
Curtis Walker	3213 Wilmington Way	11/12/04
[illegible]	3100 wilmington Way	11/15/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

12

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Thar WF Azat	2837 Wilmington Way	11-13-04
ROBERTA FORTIN	2829 WILMINGTON WAY	11-13-04
Keven Juliette	2829 Wilmington Way	11-13-04 Duplicate
LaKia Green	2809 Wilmington Way	11-13-04

Total 4

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

3

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Rosa C. Osther	3104 Roseville Way LV. NV. 89102	11-17-04
Robert Osther	3104 Roseville Way, LV. NV 89102	11-17-04 Duplicate
Rosa Guzman	3105 Roseville Way LV NV 89102	11-17-04
Coster Rosa Guzman	3105 Roseville Way LV, NV 89102	11-17-04 Duplicate
	3105 Roseville Way LV, NV 89102	11-17-04 Duplicate
Juan Ponicio	3101 Roseville Way LV, NV 89102	11-17-04
Frank J. Pape	3016 ROEVILLE WY LV. NV. 8902	11-17-04
Louise Kelsey	3012 Roseville 89102	11-17-04
Sheldon Kelsey	3012 Roseville 89102	11-17-04 Duplica
Mary Mary	3008 Roseville 89102	11-17-
Sharon Powell	3100 Roseville Way 89102	11-17-
William E. Wir	3183 "	11-17-04
Lisa Ford	21628 Cabot st	89102 11-17-04
Jackie Alexander	2666 Cabot st	89102 11-17-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

10

"Absolutely Not"

RESIDENT'S NAME	ADDRESS	DATE
Jessie Talbert	2608 Cabot	11/17/04
[illegible]	3108 Roselle	11/17/04
Pauline Dunaway	3108 Roselle	Opposed
[illegible]	2632 Cabot St.	11/17/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

3

Richfield

Piedmont

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Miriam Marroquin	3000 Piedmont Ave. L.V. Nv. 89102	11-12-04
Travis E. Doolin	3008 Piedmont Ave. L.V. Nv. 89102	11-11-04
	3012 Piedmont Ave. L.V. Nv. 89102	
	3016 Piedmont Ave. L.V. Nv. 89102	
John Woods	3020 Piedmont Ave. L.V. Nv. 89102	11-11-04
Jose M	3100 Piedmont Ave. L.V. Nv. 89102	11-11-04
Ada Jaffrien	3104 Piedmont Ave. L.V. Nv. 89102	11-11-04
	3108 Piedmont Ave. L.V. Nv. 89102	
[illegible]	3112 Piedmont Ave. L.V. Nv. 89102	11-11-2004
brought in [illegible]	3116 Piedmont Ave. L.V. Nv. 89102	11-11-04
	3117 Piedmont Ave. L.V. Nv. 89102	
	3113 Piedmont Ave. L.V. Nv. 89102	
Rosa de la Rosa	3109 Piedmont Ave. L.V. Nv. 89102	11-11-04
Arcadio Minero	3105 Piedmont Ave. L.V. Nv. 89102	Empty 11-11-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

9

RESIDENT'S NAME	ADDRESS	DATE
[signature]	3101 Piedmont Ave. L.V, Nv. 89102	11/12/04
	3021 Piedmont Ave. L.V. Nv. 89102	
	3017 Piedmont Ave. L.V. Nv. 89102	Empty
	3013 Piedmont Ave. L.V. Nv. 89102	
[signature]	3009 Piedmont Ave. L.V. Nv. 89102	11 - 12 - 04
	3005 Piedmont Ave. L.V. Nv. 89102	
	3001 Piedmont Ave. L.V. Nv. 89102	
Henry & Pedrazza	3116 Piedmont Lv. Nev 89102	11-12-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

3

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

~~RESIDENT'S NAME~~	ADDRESS	DATE
Curves	2800 W. Sahara	11-04-04
Sarah Hall		11-10-04
Hazel Haigh	2613 Lourdes Ave 89102	11-10-04
Kathleen Fuentz		11-10-04
Carolina Munoz		11/10/04
Gloria Stiles	5615 WYANDOTTE	11-10-04
Joanne Parker		11.10.04
J. Mardi Eales		11.10.04
Lorelei Green		11/10/04
Barbara Schofield		11-10-04
K A Fop		11/10/04
Suzanne Rothermel		11/10/04
Christy Zick		11/10/04
Sandra Kelley		11/10/4
Jodi M. McInnes		11-10-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(2)

Curnes

RESIDENT'S NAME	ADDRESS 2800 W. Sahara	DATE
Nicole Clarke		11-10-04
Patricia A Granados	- Las Vegas, NV 89102	11-10-04
Georgia R Ney	LAS VEGAS, NV 89117	11/10/04
Dianne Thornton	Las Vegas NV 89102	11/10/04
Barbara Johnson	Las Vegas, NV 89102	11-10-04
Deborah Smith	Las Vegas NV 89102	11-10-04
[illegible]	Las Vegas, NV 89102	11-11-04
Thelma P. Rosales	Las Vegas NV 89102	11-11-04
Bessie Chachas	Las Vegas NV 89102	11-11-04
Paul [illegible]	LAS VEGAS NV 89102	11-15-04
Carl Valentino	LAS VEGAS NV 89102	11-15-04
[illegible]	" " " "	"

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

0
NO ADDRESSES

Richfield

Ashley & David

Worksheet

E. Merritt

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Dianna Waldron	2712 Merritt Ave. L.V. Nv. 89102	11-14-04
	2718 Merritt Ave. L.V. Nv. 89102	
	2720 Merritt Ave. L.V. Nv. 89102	
	2724 Merritt Ave. L.V. Nv. 89102	
Brent Call	2728 Merritt Ave. L.V. Nv. 89102	11/14/04
Ken Gibson	2800 Merritt Ave. L.V. Nv. 89102	11/14/04
Norman Hunter	2804 Merritt Ave. L.V. Nv. 89102	11/14/04
Lenny Cotero	2808 Merritt Ave. L.V. Nv. 89102	11/14/04
	2812 Merritt Ave. L.V. Nv. 89102	
Gleta Whipple	2816 Merritt Ave. L.V. Nv. 89102	11/14/04
	2820 Merritt Ave. L.V. Nv. 89102	
	2824 Merritt Ave. L.V. Nv. 89102	
	2828 Merritt Ave. L.V. Nv. 89102	
Joe Hamil	2900 Merritt Ave. L.V. Nv. 89102	11/14/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

7

RESIDENT'S NAME	ADDRESS	DATE
~~Susan Rodgers~~	2904 Merritt Ave. L.V. Nv. 89102	
	2908 Merritt Ave. L.V. Nv. 89102	
	2909 Merritt Ave. L.V. Nv. 89102	
Ashley Stroud Ashley Stroud	2905 Merritt Ave. L.V. Nv. 89102	11/14/04
Gerry & Carmen Rongey	2901 Merritt Ave. L.V. Nv. 89102	11/14/04
	2933 Merritt Ave. L.V. Nv. 89102	
	2829 Merritt Ave. L.V. Nv. 89102	
Rosina J. Andrade	2825 Merritt Ave. L.V. Nv. 89102	11/14/04
Carolyn J Rockwell	2821 Merritt Ave. L.V. Nv. 89102	11/14/04
	2817 Merritt Ave. L.V. Nv. 89102	
	2813 Merritt Ave. L.V. Nv. 89102	
Lisa Vantrease	2809 Merritt Ave. L.V. Nv. 89102	11/14/04
Lynn Upton	2805 Merritt Ave. L.V. Nv. 89102	11/14/04
	2801 Merritt Ave. L.V. Nv. 89102	
	2729 Merritt Ave. L.V. Nv. 89102	
	2725 Merritt Ave. L.V. Nv. 89102	
~~Sidney Daniels~~	2721 Merritt Ave. L.V. Nv. 89102	11/14/04
Otto Ramoser	2717 Merritt Ave. L.V. Nv. 89102	11/14/04
Jessie Garcia	2713 Merritt Ave. L.V. Nv. 89102	11/14/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(10)

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
E. Carrillo	2833 MERRITT AV. L.V. NEV. 89102	

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

1

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Kevin Harcourt	2805 palmsprings way	11-6-04
Susan D[illegible]	2800 palmsprings way	11-6-04
Gary W. Hansen	2809 PALM SPRINGS	11-6-04.
Jeanne Terrell	2813 Palm Springs	11-6-04
Lucille Graham	2812 palm Spring	11-6-04
Tracy Scott	2816 Palm Springs	11-6-04
[illegible]	2820 Palm Springs Way	11-6-04
Wendy Osburn	2821 Palm Springs	11-6-04
Regina Westmoreland	2824 Palm Springs Way	11-6-04
CAREN EPSTEIN	2833 PALM SPRINGS WAY	[redacted] 11-6-04
[illegible] Park	2836 Palm Springs Way	11-6-04
KELVIN ANDRADE	2845 PALM SPRING WAY	11-6-04
Clifford H. Cottens	2800 TRONA	11-6-04
Abigail Mayorga	2804 Palm Springs	11-6-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

RESIDENT'S NAME	ADDRESS	DATE
Lena Fields	2720 Irona St	11-6-2004
Zella & Paul Moyer	2716 Irona St	11-6-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(2)

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
GARY W. DODD, JR.	2832 JAMESTOWN WAY	6 NOV '04
Norma Dodd	2832 Jamestown Way	11-6-04 Duplicate
Fay Feldman	2836 Jamestown Way	11-06-04
[illegible]	2841 Jamestown Way	11-06-04
[illegible]	2839 JAMESTOWN WAY	11-06-04
[illegible]	2809 Jamestown	11-06-04
Joe Orty	2825 Jamestown Way	11-06-04
[illegible]	2816 Jamestown Way	11-06-04
Janette Arroyo Vega	2804 Jamestown Way	11-06-04
DAVID DARBY	2800 JAMESTOWN	11/6/04
[illegible]	2801 JAMES TOWN WAY	11/6/04
Raquel Quintana	2805 JAMESTOWN WAY LV NV 89102	
Rose Kotoles	2820 Jamestown Way	11-6-04
[illegible]	2845 Jamestown Way	11/6/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

13

RESIDENT'S NAME	ADDRESS	DATE
Rosario Yanez	2900 Jamestowne	11-06-04
Rosario C Yanez	2905 Jamestown Way	11/06/04
Jennifer Dale	2909 Jamestown	11/06/04
Kris Jorgensen	2912 Jamestown Way	11/06/2004
Maria Aleman	2908 Jamestown way	11/6/2004

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

5

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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.	212	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

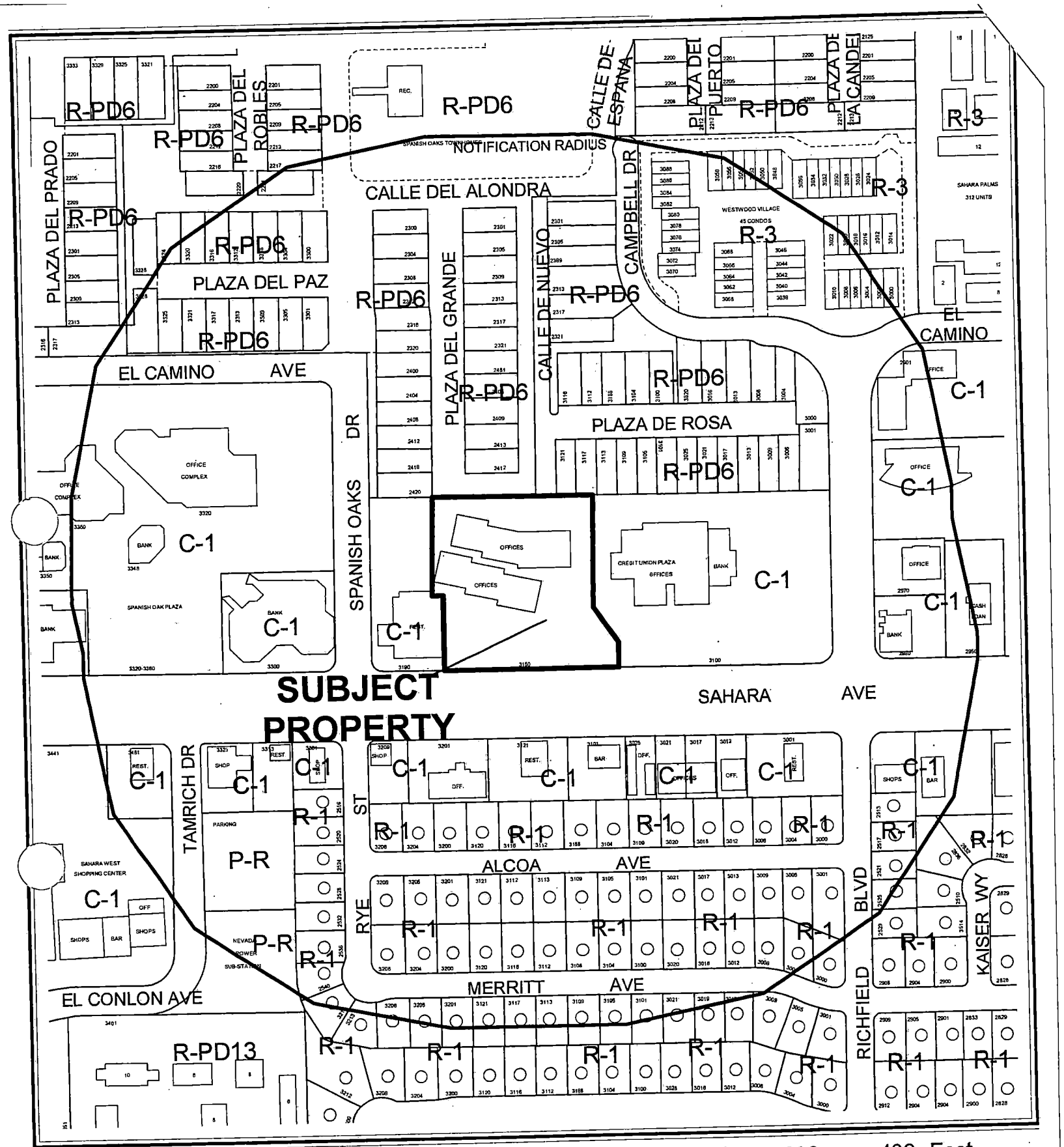
RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – Motion to bring forward and 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



0 200 400 Feet

CASE: **SUP-5472**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5472 - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC

** CONDITIONS **

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

Planning and Development

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

2. This Special Use Permit shall be subject to a one year review as a public hearing by the Planning Commission one year from the date of issuance of a Certificate of Occupancy for this facility.

3. No Tier III offenders shall be permitted at this site.

4. An officer of the State of Nevada Department of Parole and Probation shall supervise all individuals seeking counseling at this facility.

5. Conformance to all applicable regulatory criteria for this type of facility.

6. All counseling for sex offenders shall take place after normal business hours, from 6:00 p.m. to 8:00 p.m. All of these clients shall be off the premises after 8:30 p.m.

7. The applicant shall submit a floor plan of the facility to the Planning and Development Department prior to the issuance of a license for this facility. The floor plan shall show a waiting area for those seeking sex offender counseling to prevent loitering outside after hours.

8. All pay telephones shall be located inside the building.

9. All clients who are housed in an institution or half-way house facility shall not be permitted to drive to this facility.

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit to all a Sex Offender Counseling Facility on this 2.78 acre parcel located east of the northeast corner of Sahara Avenue and Spanish Oaks Drive.

B) Applicant's Justification

The applicant states they have extensive experience in the prison system, halfway houses, law enforcement, foster care, domestic violence shelters, parole and probation and outreach programs. The counselor for the drug and alcohol portion of the overall center is currently the Director of Hope House and has been the Director of Choices. Groups would meet once a week, for 1.5 hours on an outpatient basis only. These group sessions are conducted after normal business hours, starting at 6:30 and normally ending at 8:00, with all clients off the premises by 8:30.

BACKGROUND INFORMATION

A) Previous Actions

12/02/04 The Planning Commission will hear a separate item for a Special Use Permit (SUP-5471) to allow a facility for drug and alcohol abuse counseling.

B) Pre-Application Meeting

09/17/04 The applicant was informed of the requirements for submitting a special use permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.78

DC

B) Existing Land Use

Subject Property:	Counseling Facility
North:	Office/Residential
South:	Retail Commercial
East:	Credit Union
West:	Tavern

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial); L (Low Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial); R-PD6 (Residential Planned Development – 6 Units per Acre)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The existing C-1 (Limited Commercial) zoning district conforms to the General Plan. Psychology Practices are a permitted use; however, a Sex Offender Counseling Facility requires a Special Use Permit.

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

DC

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

Uses	GFA	Required Parking Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
Medical Office	1,080 SF.	1/200	5	1	176	4*

The provided table shows the number of spaces available for the overall development. It is adequate to accommodate the needs of the proposed counseling facility.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed drug and alcohol treatment facility. There are no other similar facilities within the notification area.

B) General Analysis and Discussion

- Zoning.

The subject site is zoned C-1 (Limited Commercial). A facility to provide sex offender counseling is permitted with the approval of a Special Use Permit.

- Use

A Sex Offender Counseling Facility is defined as a facility that regularly provides court-ordered or court sanctioned treatment or counseling to sex offenders. Offenders are classified through the criminal justice system in a tiered level from I, II or III, based on past offences and societal risk. It is understood that this facility will not provide shelter facilities or serve those individuals convicted of Tier III offences, which pose the highest risk. Tier III offenders are those who habitually use or threaten force or violence, have more than one victim and exhibit a poor response to treatment. A Parole/Probation Officer who often place curfew restrictions on these individuals will supervise all persons treated at this facility.

The definition of the C-1 (Limited Commercial) zoning district states that most retail shopping and personal services are anticipated to be provided in this district. This proposal is in an existing commercial building, in an area predominately developed for commercial uses. Therefore, as conditioned, the use can be operated in a manner that is harmonious and compatible with the surrounding area.

- Conditions

Recommended conditions include prohibiting counseling of Tier III offenders, establishing hours of operation, submittal of a floor plan indicating there is space allocated for an indoor waiting area so those seeking counseling do not have to be outside, placing all pay telephones indoors and providing for a required review one year from the date of a certificate of occupancy.

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 facility is located within a developed commercial area, designated SC (Service Commercial) on the General Plan. Abutting uses are primarily commercial with the exception of single family residences to the north. There is an office building between the proposed counseling facility and the single family residences. While there are no separation distance standards pertaining to this use, the Happy Days Child Care at 2301 Las Verdes and the Children's Choice Learning Center at 2750 North Rancho Drive are more than 1,500 feet from this use. Therefore, the facility can be operated in a manner that is harmonious and compatible with the surrounding area.

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

   The existing commercial development is well suited to accommodate this type of development.

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."**

   Sahara Avenue is adequate to meet the traffic needs of this 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 facility is consistent with the Goals, Objectives and Policies of the General Plan. It will need to comply with all applicable Federal, State and local regulatory criteria, as well as all conditions imposed as part of this Special Use Permit.

DC

NOTICES MAILED 216 – Mailed with SUP-5471

APPROVALS 0

PROTESTS 212

DC

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5471 & 5472 N/A APN: 162-05-403.002

Name of Property Owner: Spanish Oaks Plaza LP SID BRT Investments LLC

Name of Applicant: Cornerstone Counseling

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: Arthur V Adams

Print Name: Arthur V. Adams

Subscribed and sworn before me

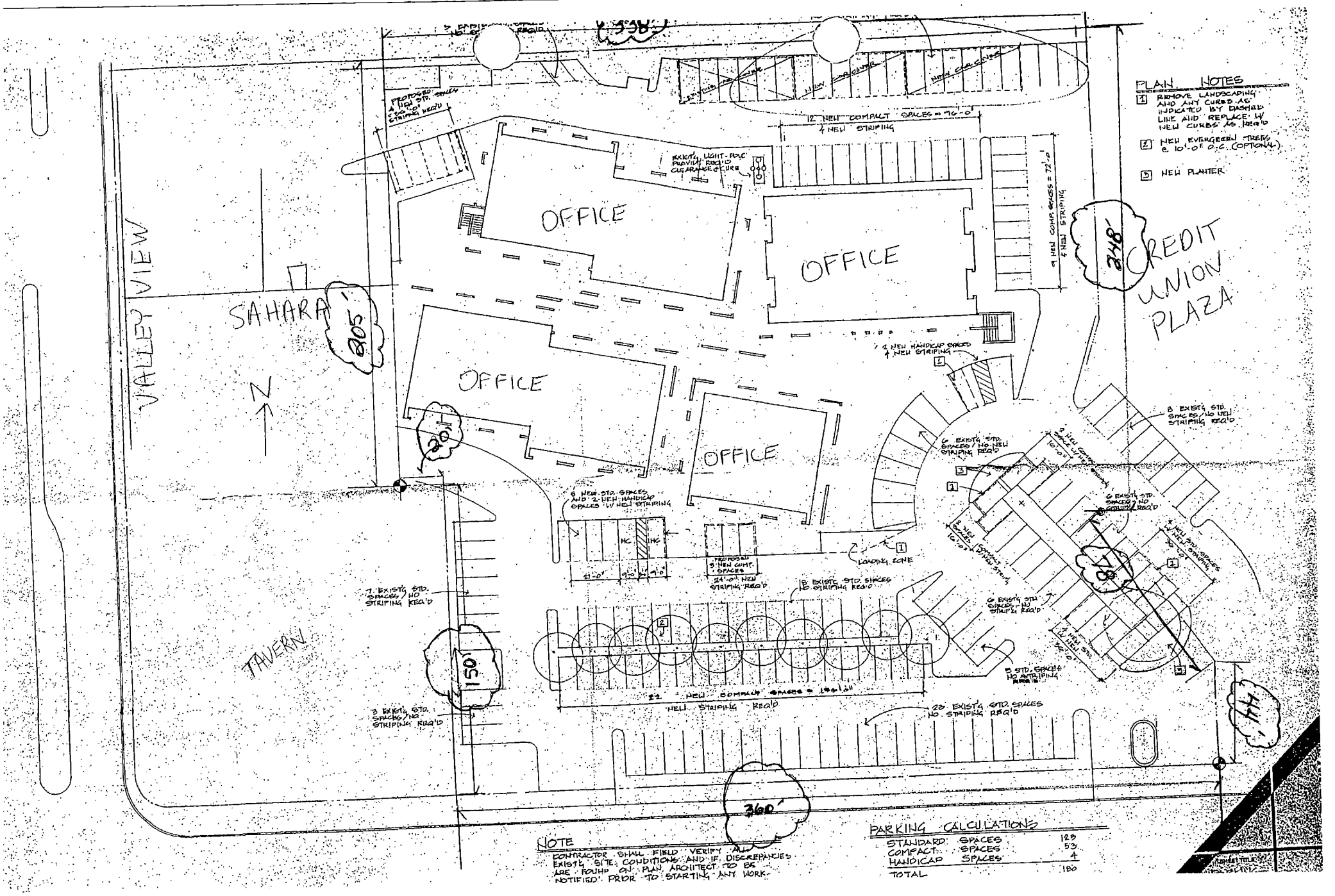
This 11 day of October, 2004

Notary Public in and for said County and State

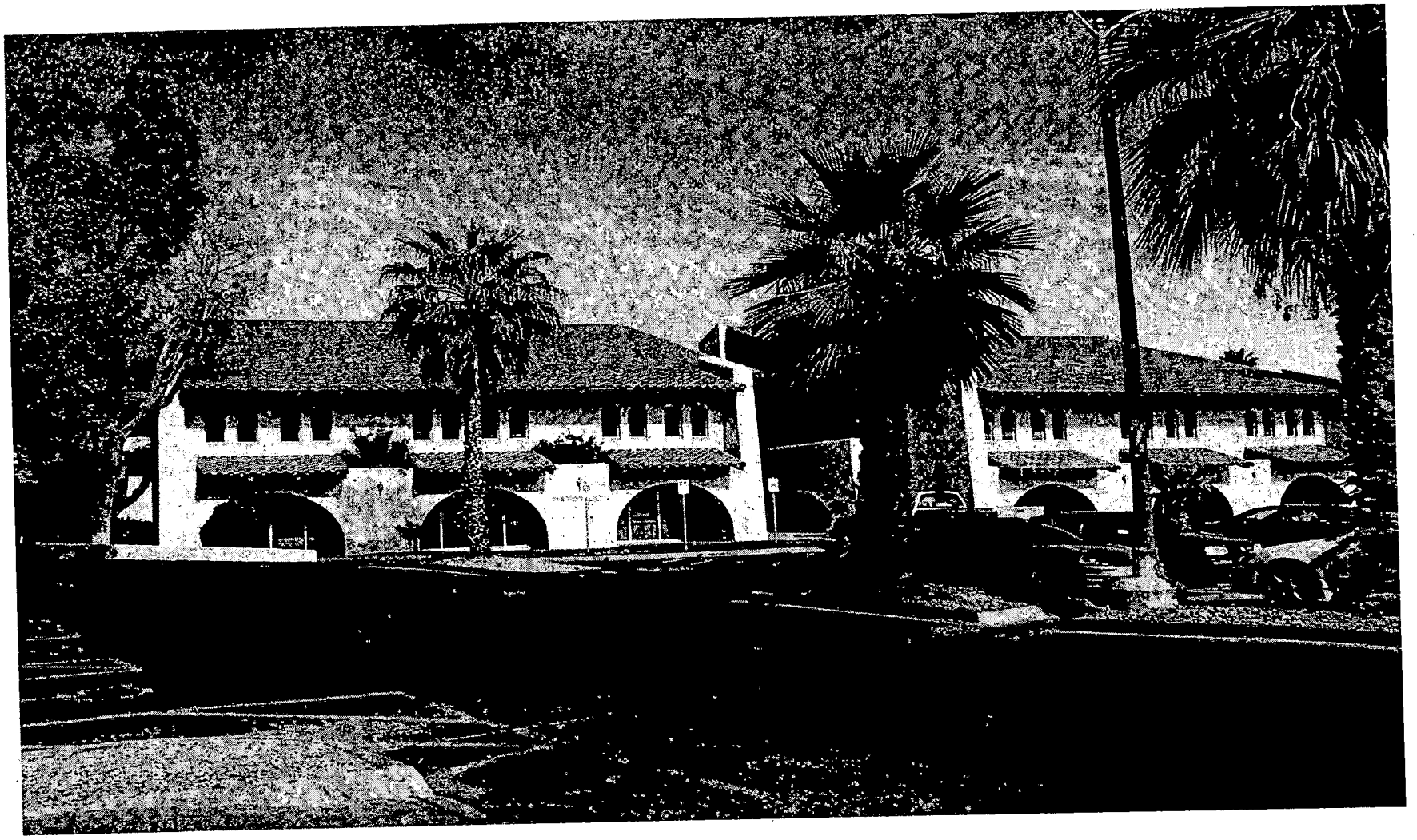
Henrico County, Virginia

My Commission Expires 03/31/2007

Revised 2/12/02 f:\depot\Application Packet\Statement of Financial Interest.doc

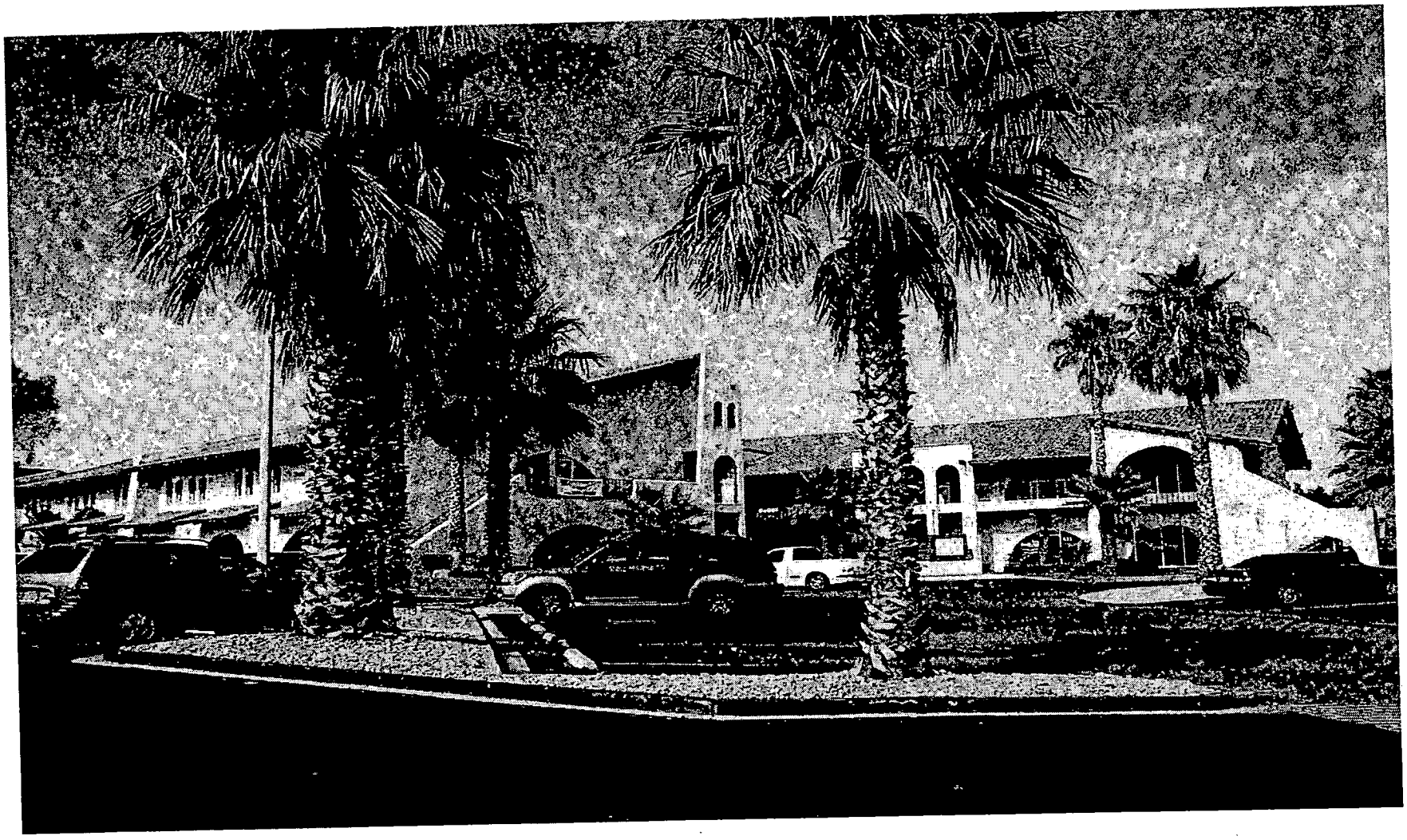


SUP-5471
SUP-5472
12-02-04 PC



SUP-5472 - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC
3150 WEST SAHARA AVENUE, SUITE B22
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



SUP-5472 - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC
3150 WEST SAHARA AVENUE, SUITE B22
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
ALMA ESQUEDA	2828 KINGS WAY	11-14-04
Beverly Stewart	2816 Kings Way	11-14-04
Pedro Martinez	2804 Kings Way	11-14-04
Maria Carrillo	2800 Kings Way	11-14-04
Cely Juarez	2801 Kings WAY	11-14-04
Tammy Moody	2813 Kings Way	11-14-04
MARIA ROSAS	2821 Kingsway	11-14-04
carmen Hernandez	2825 Kingsway	11-14-04
GINO AVELLA	2901 KINGS	11 14 04
Tom Wwalpm	2905 King Way	11 14 04
OSWALDO FLORES	2909 KINGS WAY	11/14/04
Rosa Balan	2912 Kings Way	11/14/04
Rosa Gamez	2900 Kings way	11/14-04
Ofelia Nino	2824 KingwAY	11-14

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

RESIDENT'S NAME	ADDRESS	DATE
Kardinal Phelps	2809 Kings Way	11-14-04
VICTORIA SORIANO	2908 Kings Way	11-14-04

Total 16

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

2

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
MR. + MRS ED BORDENAVE	3013 KINGS WAY	11/11/04
ISMAEL Y SUSANA ORTIN	3012 KINGS WAY	11-11-04
Nida Morris	3020 Kings Way	11-11-04
[illegible]	3108 Kings Way	11-11-04
TONY S. BASILIO	3120 KINGS WAY	11-11-04
Sabina Corkola	3200 KINGS WAY	11-11-04
Virginia Gordon	3204 King Way	11-11-04
[illegible]	3212 KINGS WAY	11-11-04
Rene Mendez-Ruiz	3201 Kings Way	11-11-04
MR + MRS J.F. KIMBERLIN SR	3113 KINGS WAY	11-11-04
MRS G MOORE	3113 Kings Way	11-11-04 Duplicate
MR JAMES KIMBERLIN	3116 Kings Way	11-11-04
VALERIE COLE	3021 KINGS WAY	11-11-04
STEVEN SOTEROS (909-239-1955)	3000 KINGS WAY	11-11-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(13)

RESIDENT'S NAME	ADDRESS	DATE
Charles Freeman	3009 Kings Way LV	11-11-04
Beverly Hallaway	3016 Kings way LV	11-11-04
Wilfredo Garcia	3004 Kings Way LV.	11-15-04
Jimmie Albright	3205 Kingsway LV	11-15-04
EDGAR RODRIGUEZ	3112 KINGSWAY LV	11-15-04
CHANEL ZERBA	3105 KINGS WAY LV.	11/15/04
TIFFANY SAWYER	3105 KINGS WAY LAS VEGAS	11-15-04 Duplicat
MEZA, MARIA	3005 Kings Way Las Vegas	11-15-04
Victor H. Solorio	3008 Kingsway LV NV	11-15-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

8

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Faye Warrick	2805 Alcoa Lvnv	11-5-04
Rauna Foremaster	2816 Alcoa Ave	11-5-04
Denice Parolini	2816 Alcoa Ave.	11-5-04 Duplicate
Judy Burns	2804 Alcoa Ave	11-5-04
Katherine Morton	2801 Alcoa Ave	11-5-04
Allan C. Fair	2800 Alcoa Ave	11-6-04
Ronaldo Lanuza	2809 Alcoa Ave	11-6-04
Richard Cline	2821 Alcoa Ave	11-6-04
Lori Stevens	2821 Alcoa Av	20041106
Ryan Otto	2836 Alcoa Ave	11-6-04
Ed Munro	2825 Alcoa Ave	11-6-04
Gary Hammer	2716 Alcoa Ave.	11-6-04
Lesy Torres	2724 Alcoa Ave	11/6/04
Glenda Coons	2713 Alcoa Ave	11-6-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

13

RESIDENT'S NAME	ADDRESS	DATE
Milton L Holcomb	2728 Alcoa Ave LVNV 89102	11/6/04
Darlene Canning	2728 Alcoa Ave L.V. NV 89102	Duplicate 11/6/04
[illegible]	2225 Alcoa Ave L.V. Nv 89102	11/6
	2721 Alcoa Ave W. Nv. 89102	11/6/04
Rosa Mano	2717 Alcoa Ave L.V. NV 89102	11/6-04
[illegible]	2808 ALCOA AVE LV NV 89102	11-6 04
[illegible]	2729 ALCOA Ave LV NV. 89102	11-6-04
[illegible]	2510 KAISER LV. NV 89102	-11-6-04
[illegible]	2828 ALCOA Ave L.V. NV 89102	11-11-0
[illegible]	2824 Alcoa Ave. L.V. 89102	11-11-04
Leopoldo CARRILLO	2514 KAISER WAS LV 89102.	11-11.04
Lorraine Woodbury	2817 Alcoa Ave 89102	11-11-0

Total 26

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(11)

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Lorberto Esparza	2900 Milo Way	11/6/04
ED VICENCIO	2901 MILO WAY	11/6/04
Crayn & Tina	2903 MILO WAY	11/6/04
Alfredo Lopez	2804 RICHFIELD	11/6/04
Diana Rhebok	2812 Richfield Blvd	11-6-04
Marisa Rabos	2820 Richfield BLVD	11-6-04
Sheri & Mark	2824 Richfield Blvd	11-6-04
Maria Garcia	2525 Richfield Blvd	11-6-04
Pedro Solano	2909 milo WAY	11-6-04
Derek Steven	2901 Milo Way	11-6-04
Jose Ortiz	2849 Milo Way	11-6-04
MARGARITA MIROLI	2844 Milo Way	11-11-04
Maria C. Alcaba	2829 MILO WAY	11-11-04
EMMA BEDRAZA	2825 MILO WAY	11-11-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

RESIDENT'S NAME	ADDRESS	DATE	
Omar Ibarra	2809 Milo WAY	11/11/04	
Sarah Vallejo	2816 Milo Way	11/11/04	
Daniel Williams	2828 Milo Wy	11/11/04	
Joseph C. Hulsey	2832 Milo Way	11/11/04	
ED DOWNEY	2836 MILOWAY	11/11/04	
Don Sheely	2840 Milo WAY	11/11/04	
Mommy & Holliday	2913 Milo Way	11/13/04	
Karina Gardora	2741 Milo Way	11/13/04	
Gloria Davis	2829 Wyandotte	11/13/04	needs to be in commercial area
Carl Roberts	2871 Wyandotte	11/13/04	Should not be around Daly Park
Faye Roberts	2821 WYANDOTTE	11-13-04	Duplicate
Ana Lilian Cruz	2817 Wyandotte	11-13-04	
Mercy Villagran	2813 Wyandotte St.	11-13-04	
Gene Griffith	2808 Milo Way	11-13-04	
Joresha Hawkins	2820 Milo Way	11-15-04	Duplicate
Don Plowman	2901 Milo Wy.	11/15/04	
	Total		
	30		

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Joel Espinoza	2813 Sultana L.V.	11-13-04
Julie Sanchez	2809 Sultana	11-13-04
EVA RODELA	2801 Sultana	11-13-04
Jane K. Galbraith	2817 Sultana	11-13-04
CHRISTOPHER TRAN	3009 Milo Way	11-13/04
John Maguire	3021 Milo Way	11-13-04
JEFF Hendricks	3025 Milo Way	11-13-04
Candy Johnson	2828 Northam St	11-13-04
Patty Schwing	2828 Northam St.	11-13-04 Duplicate
William W. Potter	2820 Northam St.	11-13-04
Gail Rodriguez	2821 Northam st	11-13-04
EVAN J. PAUL	2813 NORTHAM ST.	11-13-04
Lakera Shepard	2801 Northam St	11-13-04
Jan Abbas	2705 Northam St	11-13-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(13)

RESIDENT'S NAME	ADDRESS	DATE
Penny Storm	2701 NORTHAM ST.	N-13-04
Raymond L. Storm	2701 NORTHAM ST.	11-13-04 Duplicate
Brandon Bartlett	2709 NORTHAM ST.	11-13-04
Rodrigo Mayorga	2804 Northams	11-13-04
VINCENETTE MORTON	3817 NORTHAN ST.	11-13-04
Arthur V. Cayanan	3017 Palm Springs Way	11-13-04
Alberto Carmona	3016 Palm Springs Way	11-13-04
Nancy Ratzenberger	3004 Palm Springs Way	11-13-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

1

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Leonardo Alatorre	2713 Yardley st. LV. 89102	11/12/4
CAMELIA TOLBERT	2609 YarDley ST	11-12-04
GARY TOLBERT	2609 YarDley ST	11-12-04 Duplica
Mikhail Kalchine	2600 Yardley st	11.12.04
DENISE KNIGHT	2604 YARDLEY	11/12/04
CAROLYN COLAMUSSO	2613 YARDLEY ST.	11/12/04
D Duente	2700 Yardley St.	11/12/04
Alma Hayden	2704 Yardley ST LV. NV 89102	11/12/04
Dan Hayden	2704 YARDLEY ST LV. NV 89102	11/12/04 Duplicate
John Bonde	2708 YARDLEY ST. LV, NV.	11/12/04
Maria Llanas	2709 Yardley St.	LV NV 11/12/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

9

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
[illegible]	3000 WILMINGTON	11-12-04
Ricardo Fino	3001 Wilmington Wa	11/12-04
[illegible]	3008 WILMINGTON WAY	11/12/04
[illegible]	3024 Wilmington Way	11-12-04
[illegible]	3101 Wilmington Way	11/12/04
[illegible]	3104 Wilmington Way L.V. NV 89102	11-12-04
George Gromko	3109 WILMINGTON WAY 89102 L.V.	11-12-04
Luis M. Gonzalez	3112 Wilmington Way LVNV 89102	11-12-04
Nancy Stockman	3204 Wilmington Way Las Vegas 89146	11-12-04
Mr & Mrs Tom Gruden	3205 wilmington well	11-12-0
Curtis Walker	3213 Wilmington Way	11/12/04
[illegible]	3100 wilmington Way	11/15/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

12

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Thor WF Azad	2837 Wilmington Way	11-13-04
ROBERTA FORTIN	2829 WILMINGTON WAY	11-13-04
Karen Juliette	2829 Wilmington Way	11-13-04 Duplicate
LaKia Green	2809 Wilmington Way	11-13-04
	Total 4	

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

3

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE	
Rosa E. Ostler	3104 Roseville Way LV. NV. 89102	11-17-04	
Robert Ostler	3104 Roseville Way, LV. NV 89102	11-17-04	Duplicate
Blanca Guzman	3105 Roseville Way LV NV 89102	11-17-04	
Carlos A Ostler			
Rosa Guzman	3105 Roseville Way LV, NV 89102	11-17-04	Duplicate
	3105 Roseville Way LV, NV 89102	11-17-04	Duplicate
Juan Poncio	3101 Roseville Way LV, NV 8902	11-17-04	
Frank J. Pape	3016 ROEVILLE WY, LV. NV. 8902	11-17-04	
Louise Kelsey	3012 Roseville 89102	11-17-04	
Sheldon Kelsey	3012 Roseville 89102	11-17-	Duplica
Mary Moore	3008 Roseville 89102	11-17-	
Sara Powell	3100 Roseville Way 89102	11-17-	
William E. Wis	3113 "	11-17-04	
Lisa Ford	21628 Cabot st	89102	11-17-04
Isabel Melendez	2616 Cabot st	89102	11-17-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

10

" Absolutely Not "

RESIDENT'S NAME	ADDRESS	DATE
Jennifer Talbert	2608 Cabot	11/17/04
[illegible]	3108 Roseville	11/17/04
Pauline Lumsden	3108 Roseville	[illegible]
[illegible] John	2632 Cabot St.	11/17/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

3

Richfield

Piedmont

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Mirian Marroquin	3000 Piedmont Ave. L.V.Nv. 89102	11-12-04
Travis E. Rodin	3008 Piedmont Ave. L.V. Nv. 89102	11-11-04
	3012 Piedmont Ave. L.V.Nv. 89102	
	3016 Piedmont Ave. L.V. Nv. 89102	
John Woods	3020 Piedmont Ave. L.V. Nv. 89102	11-11-04
[illegible]	3100 Piedmont Ave. L.V. Nv. 89102	11-11-04
Ada Jaffrien	3104 Piedmont Ave. L.V. Nv. 89102	11-11-04
	3108 Piedmont Ave. L.V. Nv. 89102	
[illegible]	3112 Piedmont Ave. L.V Nv. 89102	11-11-2004
brought in [illegible]	3116 Piedmont Ave. L.V. Nv. 89102	11-11-04
	3117 Piedmont Ave. L.V. Nv. 89102	
	3113 Piedmont Ave. L.V. Nv. 89102	
Dora de la Rosa	3109 Piedmont Ave. L.V. Nv. 89102	11-11-04
Arcadio Minero	3105 Piedmont Ave. L.V. Nv. 89102	11-14-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

9

RESIDENT'S NAME	ADDRESS	DATE
[signature]	3101 Piedmont Ave. L.V, Nv. 89102	11/12/04
	3021 Piedmont Ave. L.V. Nv. 89102	
	3017 Piedmont Ave. L.V. Nv. 89102 Empty	
	3013 Piedmont Ave. L.V. Nv. 89102	
[signature]	3009 Piedmont Ave. L.V. Nv. 89102	11 - 12 - 04
	3005 Piedmont Ave. L.V. Nv. 89102	
	3001 Piedmont Ave. L.V. Nv. 89102	
Henry & Pelayo	3116 Piedmont Lv. Nev 89102	11-12-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

3

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

~~RESIDENT'S NAME~~	ADDRESS	DATE
Carmen	2800 W. Sahara	11-04-04
Sarah Hall		11-10-04
Hazel Haigh	2613 Lourdes Ave 89102	11-10-04
Kathleen Fuentz		11-10-04
Carolina Munoz		11/10/04
Gloria Stiha	3615 WYANDOTTE	11-10-04
Leonne Parker		11.10.04
J. Mardi Fales		11.10.04
Carol Green		11/10/04
Barbara Schofield		11-10-04
K A Fo		11/10/04
Suzanne Rothermel		11/10/04
Christy Zick		11/10/04
Lenka Kelley		11/10/4
Mai M. Mennuch		11-10-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(2)

Curnes

RESIDENT'S NAME	ADDRESS 2800 W. Sahara	DATE
Nicole Clayton		11-10-04
Patricia A Granados	- Las Vegas, NV 89102	11-10-04
Georgia Ryan	LAS VEGAS, NV 89117	11/10/04
Dianne Thornton	Las Vegas NV 89102	11/10/04
Barbara Johnson	Las Vegas, NV 89102	11-10-04
Deborah Smith	Las Vegas NV 89102	11-10-04
[illegible]	Las Vegas, NV 89102	11-11-04
Thelma P. Rosales	Las Vegas NV 89102	11-11-04
Bessie Chachas	Las Vegas NV 89102	11-11-04
Paul [illegible]	LAS VEGAS NV 89102	11-15-04
Carl Valentino	LAS VEGAS NV 89102	11-15-04
[illegible]	" " " "	"

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

NO ADDRESSES

Richfield

Ashley & David

E. Merritt

Worksheet

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Dianna Waldron	2712 Merritt Ave. L.V. Nv. 89102	11-14-04
	2718 Merritt Ave. L.V. Nv. 89102	
	2720 Merritt Ave. L.V. Nv. 89102	
	2724 Merritt Ave. L.V. Nv. 89102	
Brent Call	2728 Merritt Ave. L.V. Nv. 89102	11/14/04
Ken Wilson	2800 Merritt Ave. L.V. Nv. 89102	11/14/04
Norman Hunter	2804 Merritt Ave. L.V. Nv. 89102	11/14/04
Terry Peters	2808 Merritt Ave. L.V. Nv. 89102	11/14/04
	2812 Merritt Ave. L.V. Nv. 89102	
Gleta Whipple	2816 Merritt Ave. L.V. Nv. 89102	11/14/04
	2820 Merritt Ave. L.V. Nv. 89102	
	2824 Merritt Ave. L.V. Nv. 89102	
	2828 Merritt Ave. L.V. Nv. 89102	
Joe Hamrick	2900 Merritt Ave. L.V. Nv. 89102	11/14/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

7

RESIDENT'S NAME	ADDRESS	DATE
~~Susan Rosati~~	2904 Merritt Ave. L.V. Nv. 89102	
	2908 Merritt Ave. L.V. Nv. 89102	
	2909 Merritt Ave. L.V. Nv. 89102	
Ashley Straud Ashley Straud	2905 Merritt Ave. L.V. Nv. 89102	11/14/04
Gerry & Carmen Rongey	2901 Merritt Ave. L.V. Nv. 89102	11/14/04
	2933 Merritt Ave. L.V. Nv. 89102	
	2829 Merritt Ave. L.V. Nv. 89102	
Reinea J. Andrade	2825 Merritt Ave. L.V. Nv. 89102	11/14/04
Carolyn J Rockwell	2821 Merritt Ave. L.V. Nv. 89102	11/14/04
	2817 Merritt Ave. L.V. Nv. 89102	
	2813 Merritt Ave. L.V. Nv. 89102	
Lisa Vanlaeys	2809 Merritt Ave. L.V. Nv. 89102	11/14/04
Lynn Upton	2805 Merritt Ave. L.V. Nv. 89102	11/14/04
	2801 Merritt Ave. L.V. Nv. 89102	
	2729 Merritt Ave. L.V. Nv. 89102	
	2725 Merritt Ave. L.V. Nv. 89102	
~~Sidney Bayles~~	2721 Merritt Ave. L.V. Nv. 89102	11/14/04
Otto Ramoser	2717 Merritt Ave. L.V. Nv. 89102	11/14/04
Jessie Garcia	2713 Merritt Ave. L.V. Nv. 89102	11/14/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

1D

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
D. Carrillo	2833 MERRITT AV. L.V. NEV. 89102	

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

1

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
Kevin Harcourt	2805 palmsprings way	11-6-04
Susan D W[illegible]	2800 palmsprings way	11-6-04
Gary W. Hansen	2809 PALM SPRINGS	11-6-04.
Jeanne Terrell	2813 Palm Springs	11-6-04
Lucille Graham	2812 palm Spring	11-6-04
Nancy Scott	2816 Palm Springs	11-6-04
Debe.	2820 Palm Springs Way	11-6-04
Wendy Osburn	2821 Palm Springs	11-6-04
Regina Westmoreland	2824 Palm Springs Way	11-6-04
CAREN EPSTEIN	2833 PALM SPRINGS WAY	[redacted] 11-6-04
[illegible]	2836 Palm Springs Way	11-6-04
KELVIN ANDRADE	2845 PALM SPRIN WAY	11-6-04
Clifford H. Cottens	2800 TRONA	11-6-04
Abigail Mayorga	2804 Palm Springs	11-16-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

14

RESIDENT'S NAME	ADDRESS	DATE
Lena Fields	2720 Iroma St	11-6-2004
Zella & Paul Mayes	2716 Iroma St	11-6-04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

(2)

Richfield

After hearing of the application for Special Use Permits by Cornerstone Counseling in Spanish Oaks Plaza for the expansion of their services to include Drug Addicts and low level Sex Offenders, let it be known the following residents of the Richfield Neighborhood oppose bringing those members of society to within .4 of a mile from our neighborhood school, Rex Bell Elementary School, and our community of families.

Despues de saber que la compania Cornerstone Counseling, pidio un permiso especial para estableserse en Spanish Oaks Plaza. Esta compania ofresera consejeria para adictos a las drogas y personas con ofensas sexuales de nevel 1. Queremos acerles saber que los vecinos del besindario Richfield, nos oponemos a que esos miembros de la sociedad esten a .4 millas de nuestra escuela, Rex Bell Elementary y de nuestras familias.

RESIDENT'S NAME	ADDRESS	DATE
GARY W. DODD, JR.	2832 JAMESTOWN WAY	6 NOV '04
Norma Dodd	2832 Jamestown Way	11-6-04 Duplicate
Fay Feldman	2836 Jamestown Way	11-06-04
[illegible]	2841 Jamestown Way	11-06-04
[illegible]	2833 JAMESTOWN WAY	11-06-04
[illegible]	2809 Jamestown	11-06-04
Joe Ortiz	2825 Jamestown Way	11-06-04
[illegible]	2816 Jamestown Way	11-06-04
Janette Arroyo Vega	2804 Jamestown Way	11-06-04
DAVID DARBY	2800 JAMESTOWN	11/6/04
[illegible]	2801 JAMES TOWN WAY	11/6/04
Raquel Quintana	2805 JAMESTOWN WAY LV NV. 89107	
Rose Kedeh	2820 Jamestown Way	11-6-04
[illegible]	2845 Jamestown Way	11/6/04

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

13

RESIDENT'S NAME	ADDRESS	DATE
Rosario Yordy	2900 Jamestowne	11-06-04
Rosario C Yordy	2905 Jamestown Way	11/06/04
Jennifer Dale	2909 Jamestown	11/06/04
Kris Jorgensen	2912 Jamestown Way	11/06/2004
Maria Aleman	2908 Jamestown way	11/6/2004

SUP-5471
SUP-5472
12-02-04 PC
PROTESTS

5

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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:
GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining because he believed DON ANDERS is one of the land owners in this property and he is a partner with MR. ANDERS in other ventures

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, explained that this development is part of the Rancho Air Center and the Site Plan Review for the overall center requires individual Site Plan Reviews to be submitted for each component development. This proposal is one of those components. In this application, several building setback and landscaping waivers are requested. They would affect the rear-yard setbacks on some of the pads and side-yard setbacks

MINUTES – Continued:

on the eastern edge of the pads. There would also be some reductions from 20 feet to 10 feet on some of the rear-yard setbacks. The applicant is also requesting zero feet of perimeter landscaping in the eastern edge of Phase I. In all of these cases, staff did not believe the waivers were significant given the overall landscaping and staff recommends approval.

MICHAEL KOEBERLE, Perkowitz & Ruth Architects, 3980 Howard Hughes Parkway, Suite #450, appeared on behalf of the applicant and concurred with conditions and the staff recommendation. He requested that the vote be Final Action because there have been some clerical issues that delayed the processing of this application. He felt the project was straightforward with a high quality level of archetecture and requested approval.

(9:16 – 9:19)

CONDITIONS:

Planning and Development

1. All development shall be in conformance with Zoning Reclassification ZON-1401, Site Development Plan Review SDR-5312, the site plan and building elevations date stamped September 21, 2004, Site Development Plan Review SDR-1404 (Rancho Air Center commercial subdivision) and all other applicable site-related actions, except as amended by conditions herein.

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

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

4. Requested setback and landscape waivers are hereby granted. Landscaping shall conform to the submitted site plan and landscape plan date stamped September 21, 2004.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing no more than 15% of the total landscaped area as turf.

CONDITIONS – Continued:

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

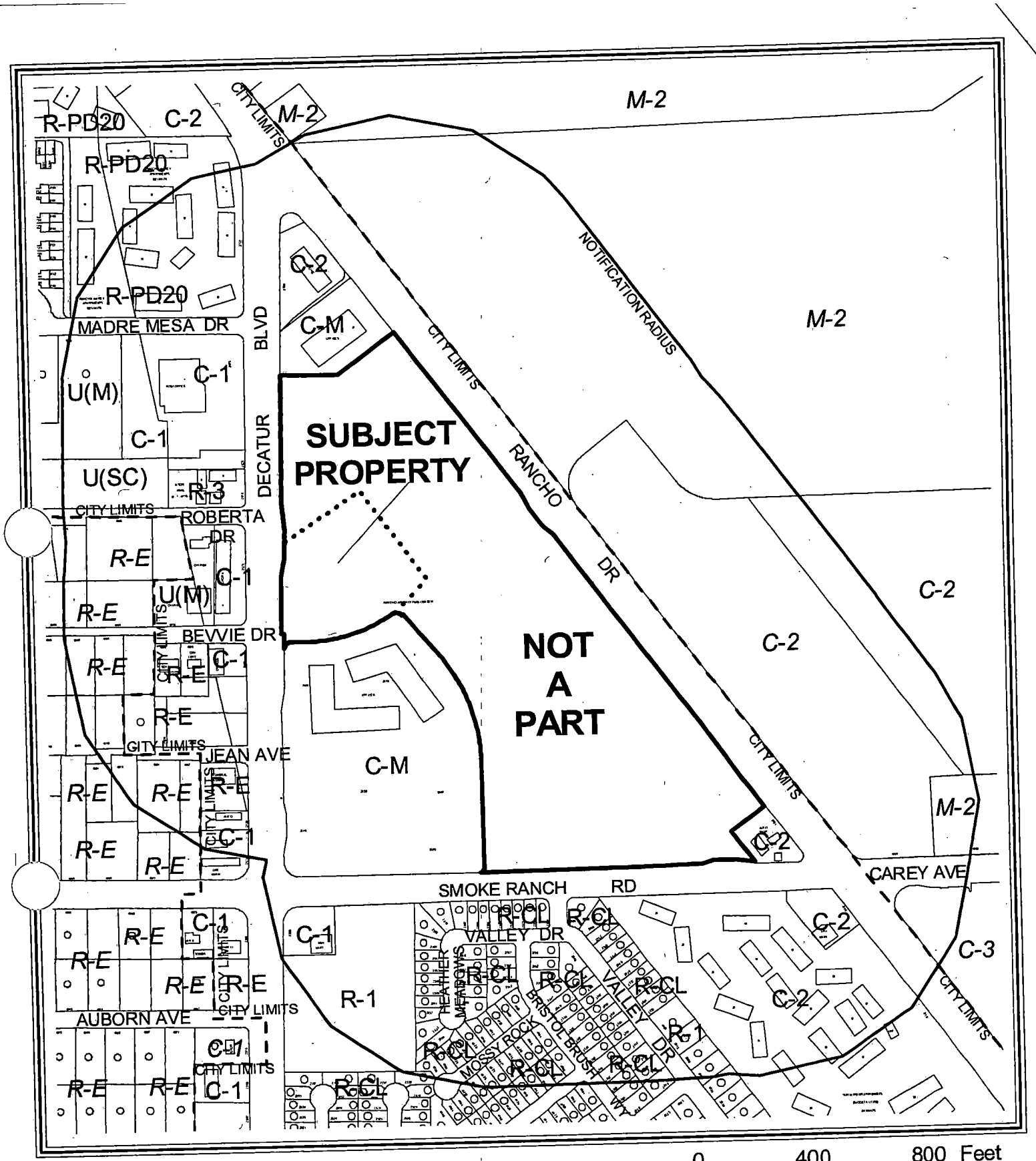
Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services; the design and layout of this site shall meet the approval of the Department of Fire Services.

14. Site development to comply with all applicable conditions of approval of Zoning Reclassification ZON-1401, the Rancho Air Center Commercial Development subdivision and all other applicable site-related actions.



CASE: **SDR-5312**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5312 - APPLICANT/OWNER: CORONADO RANCHO, LLC

** CONDITIONS **

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

Planning and Development

1. All development shall be in conformance with Zoning Reclassification ZON-1401, Site Development Plan Review SDR-5312, the site plan and building elevations date stamped September 21, 2004, Site Development Plan Review SDR-1404 (Rancho Air Center commercial subdivision) and all other applicable site-related actions, except as amended by conditions herein.

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

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

4. Requested setback and landscape waivers are hereby granted. Landscaping shall conform to the submitted site plan and landscape plan date stamped September 21, 2004.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing no more than 15% of the total landscaped area as turf.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services; the design and layout of this site shall meet the approval of the Department of Fire Services.

14. Site development to comply with all applicable conditions of approval of Zoning Reclassification ZON-1401, the Rancho Air Center Commercial Development subdivision and all other applicable site-related actions.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 40,016 square-foot office complex (The Landing at Rancho Air Center) consisting 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.

The applicant requests the following building setback and landscape waivers:

Waiver A: Rear Yard setbacks on the southern edge (Along Drive C) of buildings 4, 5, and 6 of eight feet where 20 feet is required.

Waiver B: Side Yard setbacks on the eastern edges of buildings 1 and 5 of zero feet where ten feet is required. This will accommodate the parking area of the future Phase Two.

Waiver C: Rear Yard setbacks on buildings 6, 7, and 8 of ten feet where 20 feet is required.

Waiver D: Perimeter landscaping for the eastern edge of the Phase One property line. When the Phase Two portion is constructed, the landscape setback will no longer be required, and ten feet of landscaping will be provided along the eastern edge behind buildings 6, 7, and 8.

B) Applicant's Justification

Applicant states: "The Landing at Rancho Air Center will be a quality project within the overall Rancho Air Center development, and act as a catalyst for the developing area."

BACKGROUND INFORMATION

A) Previous Actions

02/19/03 The City Council approved a request for a General Plan Amendment (GPA-1400) from GC (General Commercial) to LI/R (Light Industry/Research). The City Council also approved a request for Rezoning (ZON-1401) from C-2 (General Commercial) to CM (Commercial Industrial). The City Council also approved a request for a Site Development Plan Review (SDR-1404) for a 166,900 square

foot commercial/industrial development (Rancho Air Center) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. Planning Commission recommended approval of these three applications on January 23, 2003. Staff recommended denial on these three applications.

06/24/04 The Planning Commission approved a request for a Master Sign Plan for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. Staff recommended approval.

B) Pre-Application Meeting

09/09/04 Staff recommended cross-access between this site and the adjacent site. Elements of the Site Development Plan Review application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.13

B) Existing Land Use

Subject Property:	Undeveloped
North:	Retail Services, North Las Vegas Airport
South:	Office / Industrial Buildings, Single-Family Residences, Shops, Residence Hotel
East:	Undeveloped, North Las Vegas Airport
West:	Single-family Residences, Multifamily Residences Use, Shops, Offices, Auto-Related Services, Mortuary

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	GC (General Commercial) and Rancho Drive
South:	SC (Service Commercial), ML (Medium Low Density Residential), and M (Medium Density Residential)
East:	Rancho Drive
West:	M (Medium Density Residential), SC (Service Commercial), R (Rural Density Residential), and PR

D) Existing Zoning

Subject Property:	C-M (Commercial Industrial)
North:	C-2 (General Commercial)
South:	R-1 (Single-Family Residential)
	R-CL (Single-Family Compact Lot)
	C-1 (Limited Commercial)
	C-2 (General Commercial)
East:	North Las Vegas
West:	U (Undeveloped)
	R-E (Residence Estate)
	R-3 (Medium Density Residential)
	R-PD20 (Residential Planned Development – 20 Units Per Acre)
	C-1 (Limited Commercial)
	C-2 (General Commercial)

E) General Plan Compliance

The LI/R (Light Industrial/Research) land use designation of the Southeast General Plan allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. The proposed site plan conforms to the General Plan policies for this site.

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

This development lies within the North Las Vegas Airport Overlay District.

PROJECT DESCRIPTION

This development is part of the Rancho Air Center, a commercial and light industrial business park. The Site Development Plan Review for the entire business park requires a separate Site Plan Review for each component development; this proposal is one such component.

The proposal's initial phase will consist of five single story office/warehouse buildings located at the southwest corner of Decatur Boulevard and Drive "C." The lot to the northeast will become a second phase of this project as indicated on the submitted site plans titles "Phase Two." The second phase will add three more single story office/warehouse buildings. Some of the requested setback and landscape waivers lay the groundwork for the development of Phase Two.

The applicant requests the following building setback and landscape waivers:

Waiver A: Rear Yard setbacks on the southern edge (Along Drive C) of buildings 4, 5, and 6 of eight feet where 20 feet is required.

Waiver B: Side Yard setbacks on the eastern edges of buildings 1 and 5 of zero feet where ten feet is required. This will accommodate the parking area of the future Phase Two.

Waiver C: Rear Yard setbacks on buildings 6, 7, and 8 of ten feet where 20 feet is required.

Waiver D: Perimeter landscaping for the eastern edge of the Phase One property line. When the Phase Two portion is constructed, the landscape setback will no longer be required, and ten feet of landscaping will be provided along the eastern edge behind buildings 6, 7, and 8.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

CM (Commercial/Industrial) Standards	**Required**	**Provided**	**Compliance**
Min. Lot Size	None	92,917 SF	Y
Min. Lot Width	100 Feet	270 Feet	Y
Min. Setbacks • Front • Side • Rear	 10 Feet 10 Feet 20 Feet	 15 Feet 0 Feet 8	 Y N N
Max. Lot Coverage	N/A	27.8%	N/A
Max. Building Height	None	20 Feet	Y
Trash Enclosure	> 50' from residential	> 50' from residential	Y
Loading Zone	Located to the side, rear or internally	Located to the side, rear or internally	Y
Mech. Equipment	Screened	Not indicated	N

SRS

This proposal requires waivers from Title 19 requirements. These waiver requests (Waivers A through C) are discussed below.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Parking Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
Office	40,016 SF.	1/300 GFA	134	5	211	8

The proposal exceeds the parking requirements of Title 19.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Trees/6 Spaces	14 Trees	21
Buffer: • Min. Trees	1 Trees / 30 Linear Feet	39 Trees / 1,190 Linear Feet	83 Trees
• Min. Zone Width	15 Feet adjacent to R.O.W. 8 Feet side and rear		15 Feet 0 Feet on the eastern perimeter
• Wall height	8 Feet		Not indicated

The proposal needs a waiver from a landscaping requirement. This waiver request (Waiver D) is analyzed below.

A5) Sign Standards

A master sign plan (MSP-4388) for the Rancho Air Center is on file.

SRS

B) General Analysis and Discussion

- Zoning

The C-M (Commercial/Industrial) zoning on the site allows clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. These uses are compatible with the surrounding business park (Rancho Air Center) setting. The site plan as proposed conforms with the standards of the C-M districts other than the waivers as discussed below.

- Site Plan

The site plan depicts eight 5,002 square-foot office buildings located within an 40,016 square-foot lot. Access to the site is provided by two driveways, each originating from the Rancho Air Center's main internal street. The internal street is accessed from Decatur Boulevard.

- Waivers

Waiver A is a request that rear yard setbacks on the southern edge (Along Drive C) of pads four, five, and six be reduced to eight feet from the required 20 feet. This is acceptable as the City's standards for building placement up towards the street-fronting property line are met, and additional foliage visually blends the back ends of these buildings from the internal access road.

Waiver B is a request that side yard setbacks on the eastern edges of pads one and five be reduced to zero feet from the required ten feet. This waiver is acceptable as it this setback will no longer be needed when the parking area of western edge of Phase Two is constructed.

Waiver C is a request that rear yard setbacks on pads six, seven, and eight be reduced to ten feet from the required 20 feet. This waiver is acceptable as this eastern side of the completed Phase Two will not be visible to anyone other than future office park development, and the ten feet of setback will be fully landscaped.

Waiver D is a landscaping waiver and is discussed below.

- Landscape Plan

The landscape plan illustrates 36"-box trees placed 20 feet on center throughout the landscape scheme. Planting material consist of drought-tolerant trees including African Sumac and Chilean Mesquite. Various shrubs and ground covers will be utilized along with boulders and decomposed granite at a depth of two inches. The planting scheme along Decatur Boulevard is adequate as it incorporates five-gallon shrubs and ground covers in an attractive composition.

Waiver D is an acceptable request; zero feet of perimeter landscaping on the eastern edge of the Phase One property line will accommodate the Phase Two construction, where the landscape setback will no longer be needed. Ten feet of landscaping will complete the eastern edge of the entire development behind pads six, seven, and eight.

- Elevation

The proposed eight buildings are one-story, tilt up concrete structures. Minor architectural features include a painted trellis. The color scheme is comprised of Taupe, Brazilian Brown, Basic Beige, and Heron Grey. Varying textures provide adequate façade articulation; these include fine stucco, heavy stucco," anodized/tinted aluminum, and slate veneer. Metal awnings and light sconces complete the visually appealing architectural detail. The elevations are above average for an commercial/industrial project.

- Floor Plan

The submitted site plans depict eight 61' by 82' building pads. Specific floor plans for each building will depend on future tenant's needs.

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 business park is compatible with the existing residential and commercial uses in the area, which are of a local nature providing neighborhood supportive commercial uses. The proximity of the North Las Vegas airport, as well as the current C-2 (General Commercial) zoning supports numerous the commercial uses.

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

   The Planning Commission will hear concluded in the parent actions General Plan Amendment (GPA-1400) to LI/R (Light Industrial/Research) and a Rezoning (ZON-1401) to C-M (Commercial/Industrial) that this type of development is consistent with the above referenced City plans, policies and standards.

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

   The City of Las Vegas Master Plan of Streets and Highways indicates Rancho Drive, Decatur Boulevard, and Smoke Ranch Road as 100-foot wide Primary Arterials. The access provided to the site will be adequate in size to meet the requirements of the subject site.

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

   The proposed project will incorporate appropriate building and landscape materials for a development in an industrial zoning district. The proposed landscape material is appropriate and will result in an aesthetically pleasing development.

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

   The building elevations, design characteristics, landscaping and architectural and aesthetic features will not be unsightly, undesirable or obnoxious in appearance in that the building elevations and site plan are in conformance with the development standards for a development on industrially zoned property.

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

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

NOTICES MAILED 136

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5312 APN: A Portion of 139-18-410-004

Name of Property Owner: Coronado Rancho, LLC, a Nevada LLC

Name of Applicant: Coronado Rancho, LLC, a Nevada 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: Kit Graski

Print Name: Kit Graski

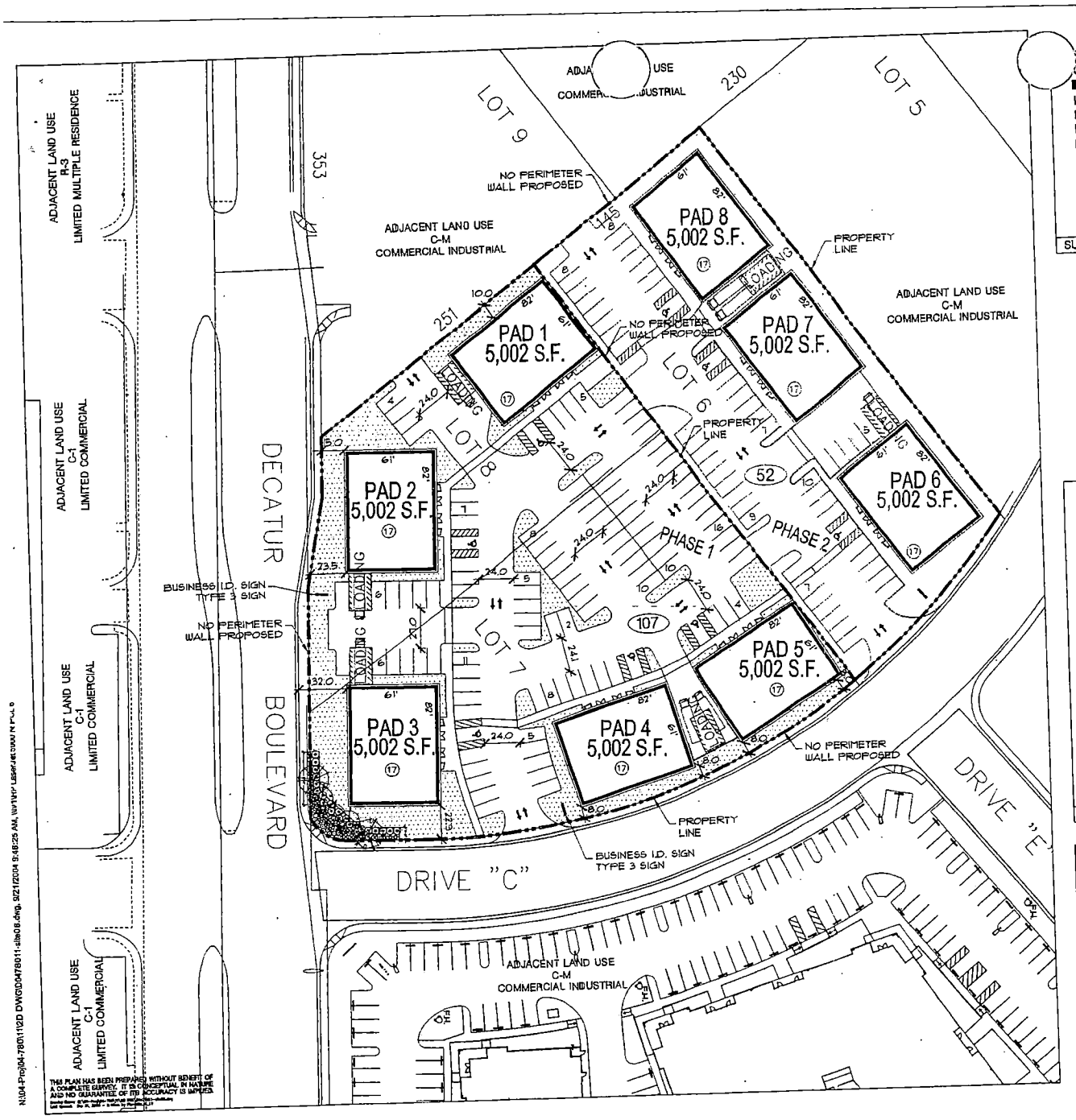
Subscribed and sworn before me

This 17th day of September, 2004

Diane deBeauclair

Notary Public in and for said County and State

DIANE DeBEAUCLAIR
Notary Public, State of Nevada
Appointment No. 03-80474-1
My Appt. Expires March 7, 2007

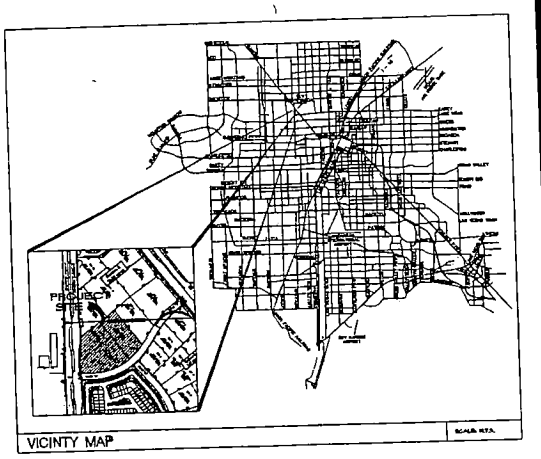


SUMMARY

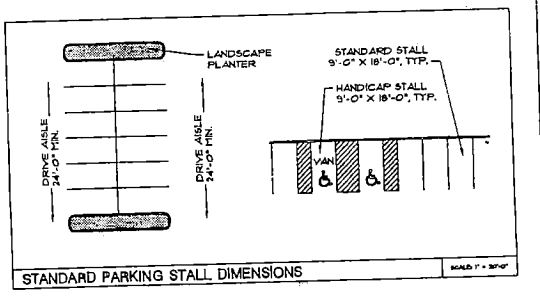
LAND AREA	• APPROX. 2.13 ACRES (93,203 SF±)
BUILDING AREA	• 25,010 SF
LAND/BUILDING RATIO	• 2.6/1 27.8%
PARKING REQUIRED	• 84 STALLS
PARKING PROVIDED	• 107 STALLS
PARKING RATIO REQ.	• 3.3/1000
PARKING RATIO PROV.	• 4.3/1000

PARKING REQUIRED BASED UPON THE FOLLOWING:
OFFICE (25,010 SF) @ 1 STALL/300 SF = 84 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

PR ARCHITECTS
3960 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8574 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
The Landing Business Park, LLC

Perkowitz + Ruth ARCHITECTS
NEC of Decatur Blvd. + Drive "C"
The Landing at Rancho Air Center
Las Vegas, NV

Revisions

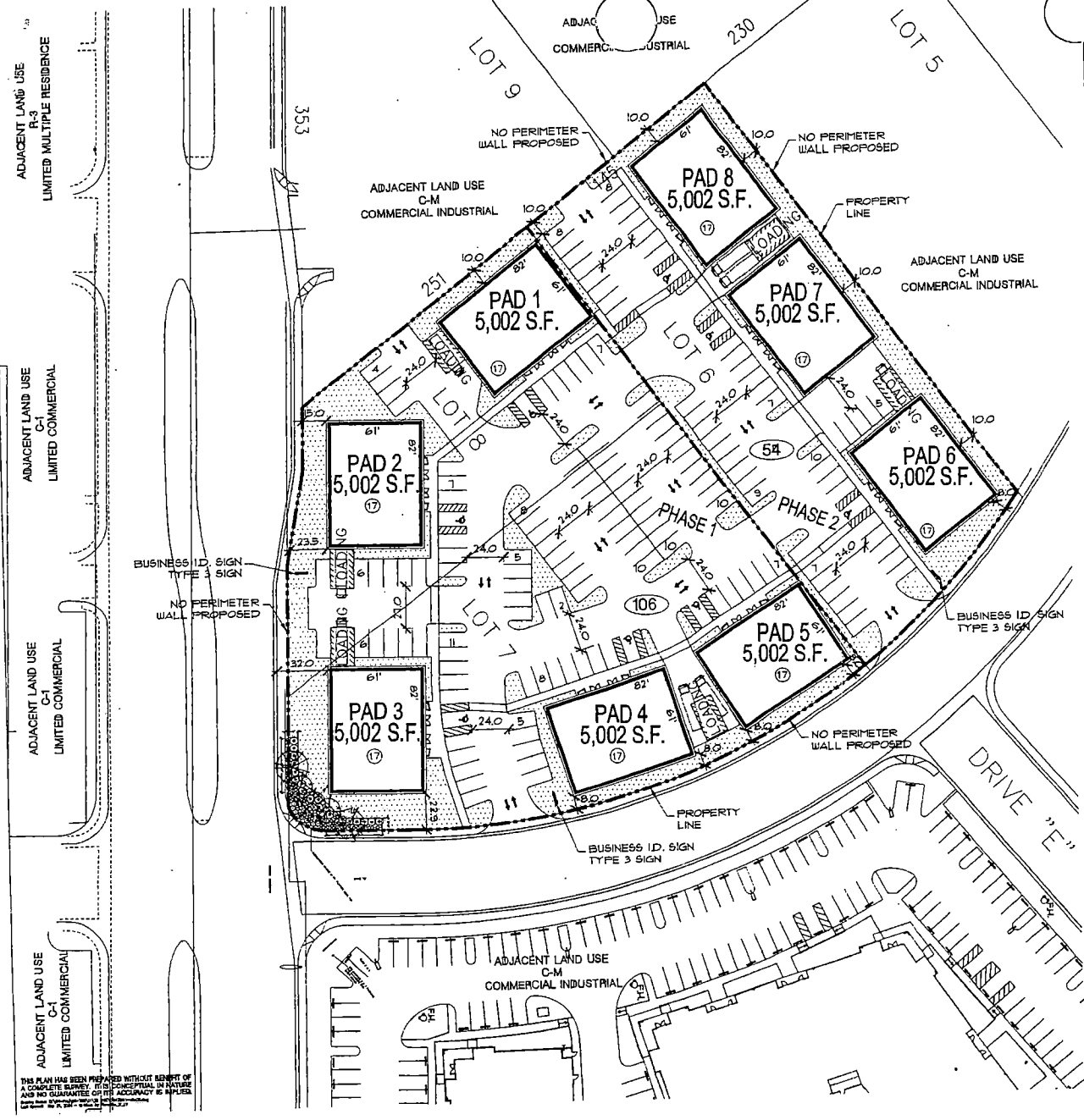
Date	09/15/04
Drawn By	mk
Checked By	sjl
Project No.	04-7801I
File Name	7801I01-site08.dwg
Scale	1" = 30'

0 15 30 60

Site Plan
PHASE 1

N:\04-Proj\04-7801I\02D DWG\7801I01-site08.dwg, 9/21/2004 9:48:29 AM, lw1HP Laserjet 5000 N PCL 6

SDR-5312
11-04-04 PC

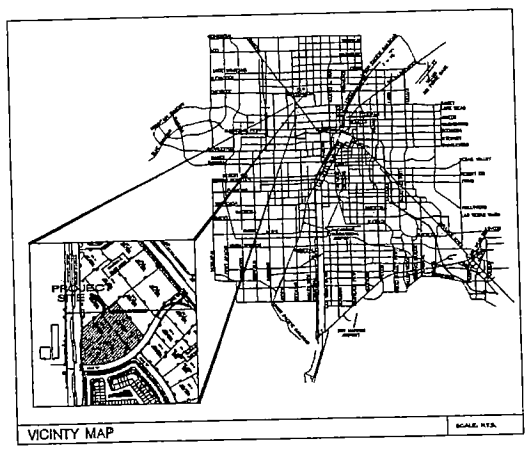


SUMMARY

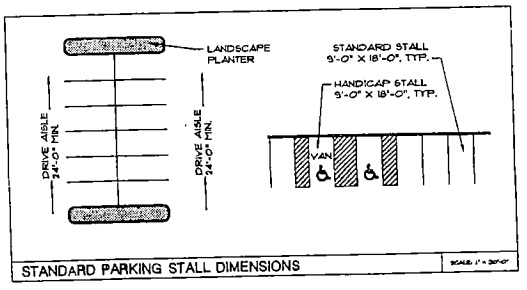
LAND AREA	• APPROX. 3.30 ACRES (143,638 SF±)
BUILDING AREA	• 40,016 SF
LAND/BUILDING RATIO	• 2.6/1 27.9%
PARKING REQUIRED	• 134 STALLS
PARKING PROVIDED	• 160 STALLS
PARKING RATIO REQ.	• 3.3/1000
PARKING RATIO PROV.	• 4.0/1000

PARKING REQUIRED BASED UPON THE FOLLOWING:
OFFICE (40,016 SF) @ 1 STALL/300 SF = 134 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

Parkowitz & Ruth ARCHITECTS
3980 Howard Hughes Pkwy
Suite 650
Las Vegas, NV 89109
702-892-6500
702-892-6516 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
The Landing Business Park, LLC

NEC of Decatur Blvd. & Dole St.
The Landing at Rancho Air Center
Las Vegas, NV

Revisions

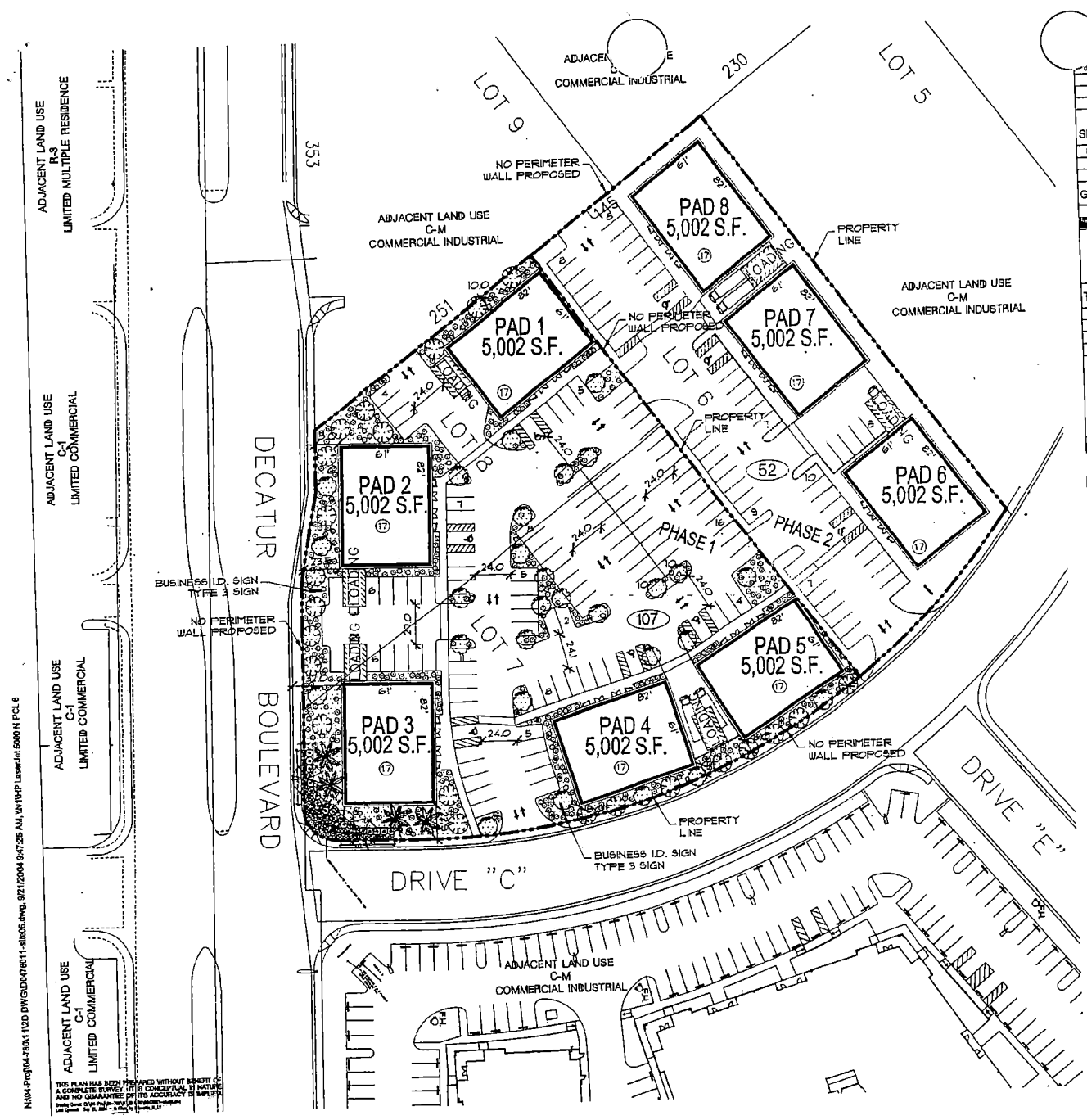
Date	09/15/04
Drawn By	mk
Checked By	mj
Project No.	04-78011
File Name	04078011-site05.dwg
Scale	1" = 30'

0 15 30 60

Site Plan
PHASE 2

[redacted]

SDR-5312
11-04-04 PC



ES (OVERALL)

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
✱	4	36" BOX	MEXICAN FAN PALM or EQUIVALENT	WASHINGTON ROBUSTA HYBRID or EQ.
⊙	23	15 GAL.	AFRICAN SUMAC or EQUIVALENT	RHUS LANCEA or EQUIVALENT
○	28	15 GAL.	ARGENTINE MESQUITE or EQUIVALENT	PROSOPIS or EQUIVALENT

SHRUBS

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
①	193	5 GAL	BRITTLEBUSH or EQUIVALENT	ENCELIA or EQUIVALENT
⊙	190	5 GAL	DESERT HONEYSUCKLE or EQUIVALENT	ANISACANTHUS or EQUIVALENT

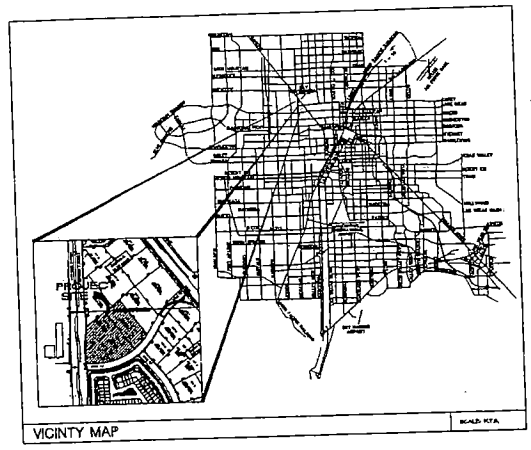
GROUND COVER

SYMBOL	QUANTITY	COVERAGE	COMMON NAME
[redacted]	17,453 SF	100%	DECORATIVE GRAVEL or EQUIVALENT

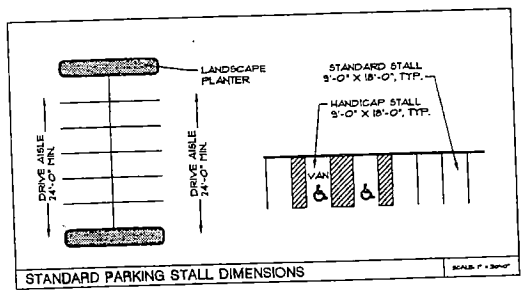
TREES (IN PARKING FIELD)

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
✱	0	36" BOX	MEXICAN FAN PALM or EQUIVALENT	WASHINGTON ROBUSTA HYBRID or EQ.
⊙	8	15 GAL.	AFRICAN SUMAC or EQUIVALENT	RHUS LANCEA or EQUIVALENT
○	20	15 GAL.	ARGENTINE MESQUITE or EQUIVALENT	PROSOPIS or EQUIVALENT

LANDSCAPE PALETTE



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

Parkowitz Ruth Architects
3980 Howard Hughes Pkwy
Suite 600
Las Vegas, NV 89109
702-892-0500
702-892-0578 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
The Landing Business Park, LLC

NEC of Decatur Blvd. & Dave St.
The Landing at Rancho Air Center
Las Vegas, NV

Revisions

Date	09/15/04
Drawn By	mk
Checked By	mj
Project No.	04-78011
File Name	0047801-site05.dwg
Scale	1" = 30'

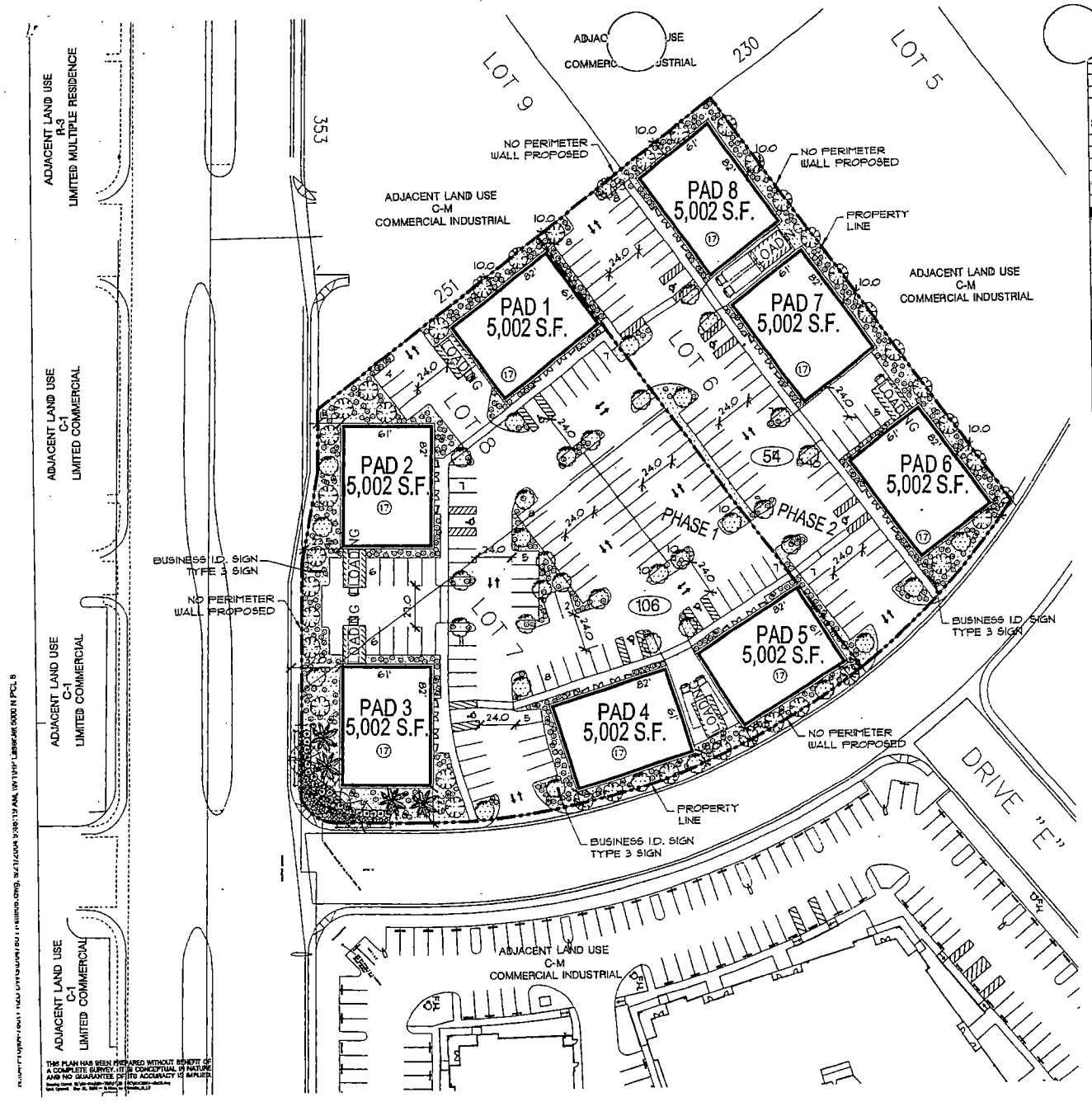
N

0 15' 30' 60'

Landscape Plan
LP-1

N:\04-Proj\04-78011\02D DWG\D0478011-site05.dwg, 9/21/2004 9:47:25 AM, kk-HP LaserJet 5000 N PCL 6

SDR-5312
11-04-04 PC



TREES (OVERALL)

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
✱	0	35" BOX	MEXICAN FAN PALM or EQUIVALENT	WASHINGTON ROBUSTA HYBRID or EQ.
○	40	15 GAL.	AFRICAN SUMAC or EQUIVALENT	RHUS LANCEA or EQUIVALENT
○	39	15 GAL.	ARGENTINE MESQUITE or EQUIVALENT	PROSOPIS or EQUIVALENT

SHRUBS

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
⊙	201	5 GAL.	BRITTLEBUSH or EQUIVALENT	ENCELIA or EQUIVALENT
⊙	288	5 GAL.	DESERT HONEYSUCKLE or EQUIVALENT	ANISACANTHUS or EQUIVALENT

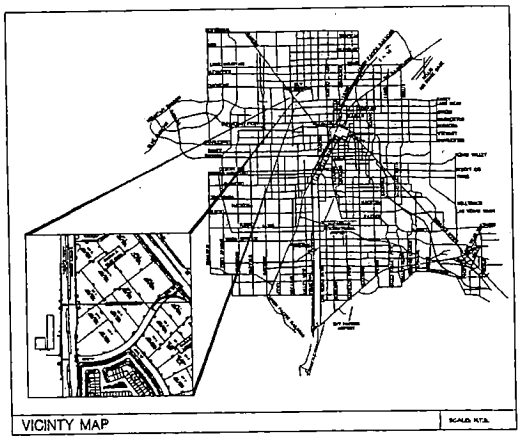
GROUND COVER

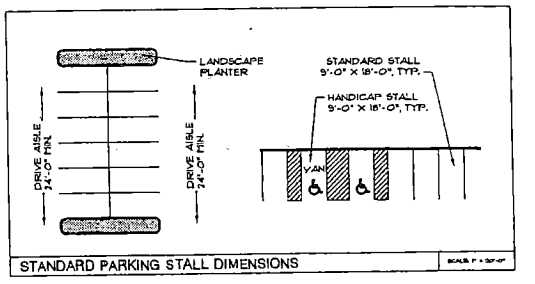
SYMBOL	QUANTITY	COVERAGE	COMMON NAME
[redacted]	24,832 SF	17.3%	DECORATIVE GRAVEL or EQUIVALENT

TREES (IN PARKING FIELD)

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
✱	0	35" BOX	MEXICAN FAN PALM or EQUIVALENT	WASHINGTON ROBUSTA HYBRID or EQ.
○	0	15 GAL.	AFRICAN SUMAC or EQUIVALENT	RHUS LANCEA or EQUIVALENT
○	25	15 GAL.	ARGENTINE MESQUITE or EQUIVALENT	PROSOPIS or EQUIVALENT

LANDSCAPE PALETTE





PR

3960 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-862-8500
702-862-8501 fax

www.prarchitects.com

Corporate Office:
Long Beach, CA

Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information

The Landing Business Park, LLC

Perkowitz + Ruth ARCHITECTS

NEC of Decatur Blvd. + Dave St.

The Landing at Rancho Air Center
Las Vegas, NV

Revisions

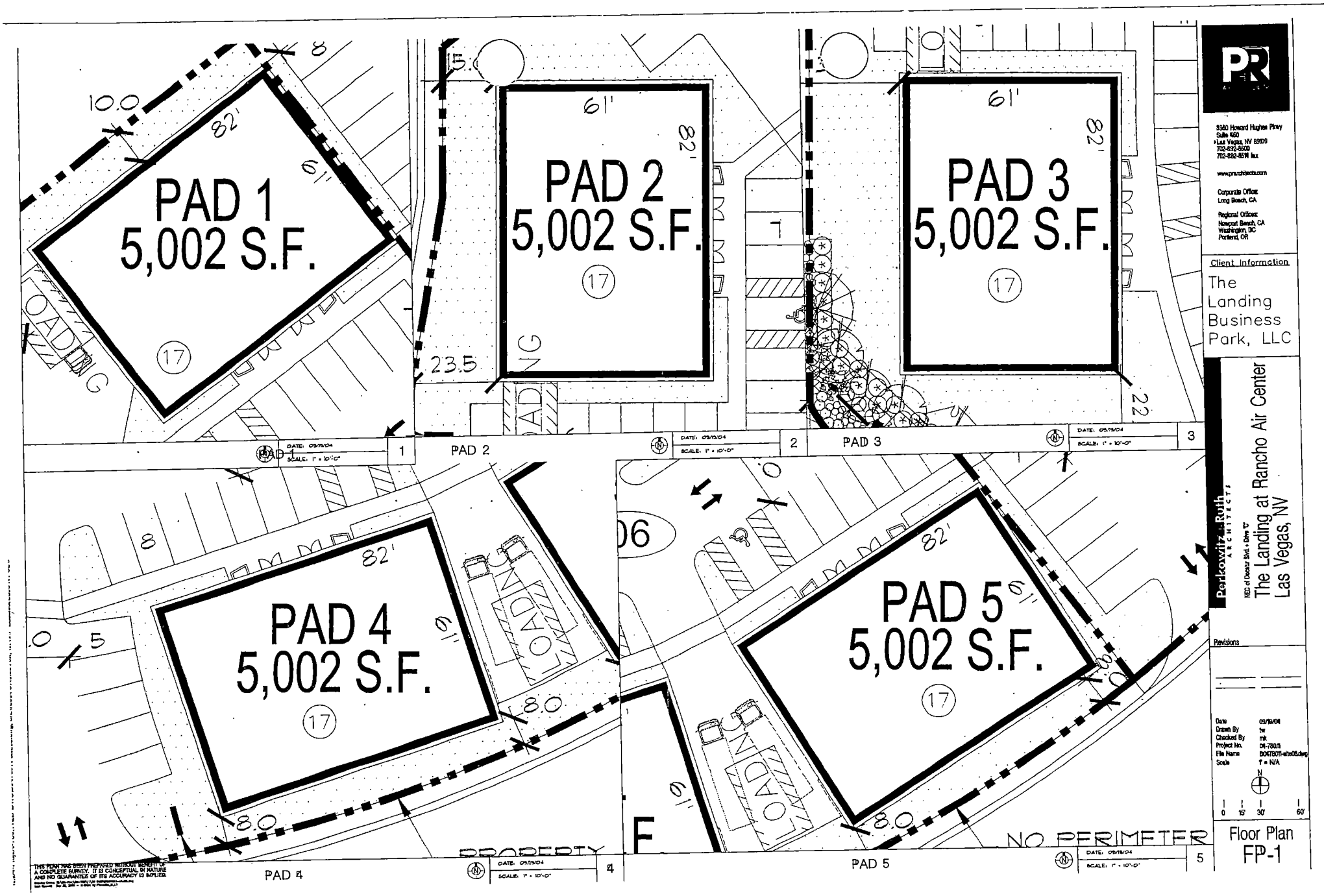
Date	09/15/04
Drawn By	LJH
Checked By	
Project No.	04-7003
File Name	04078011-site05.dwg
Scale	1" = 30'

0 15' 30' 60'

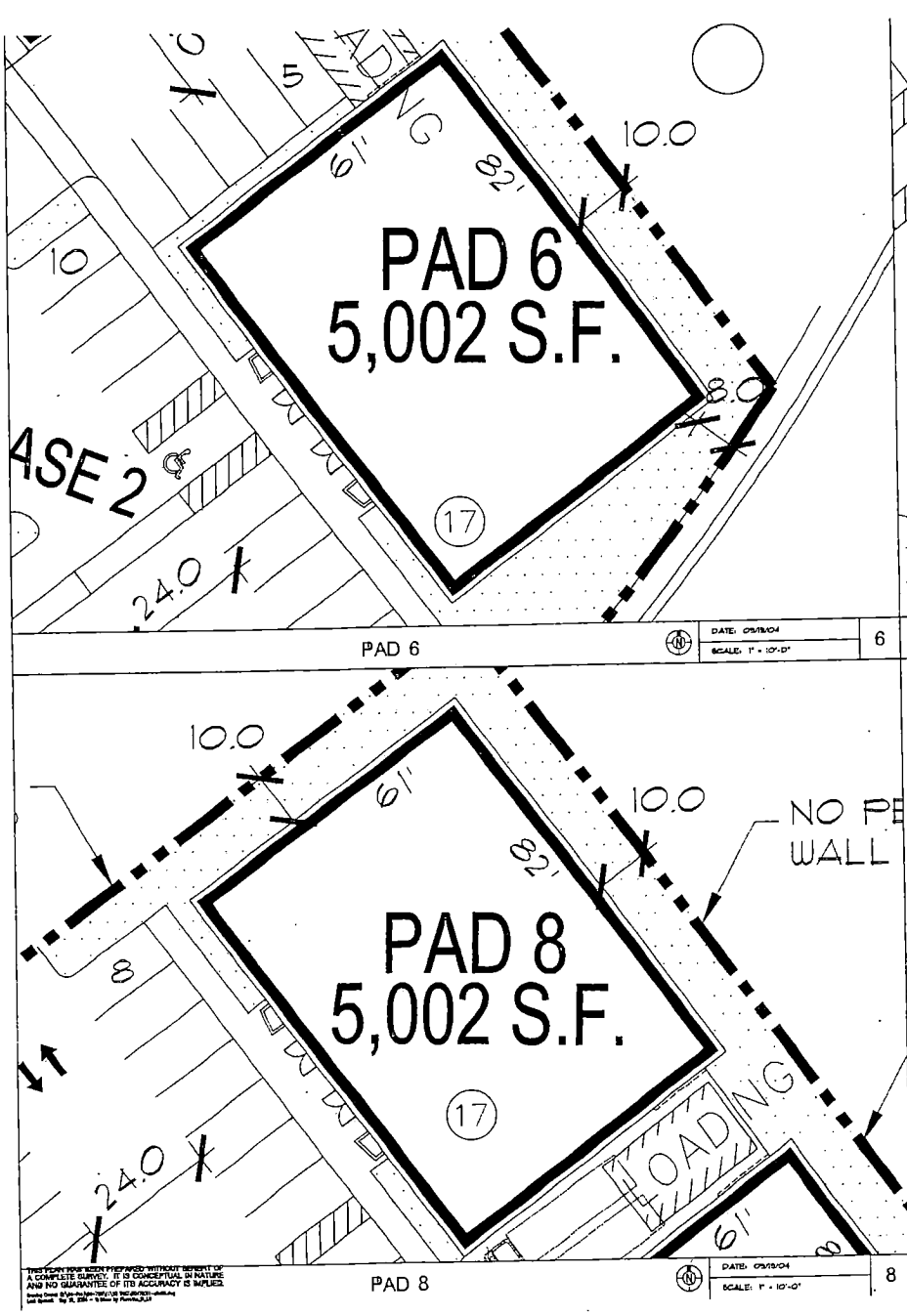
Landscape Plan

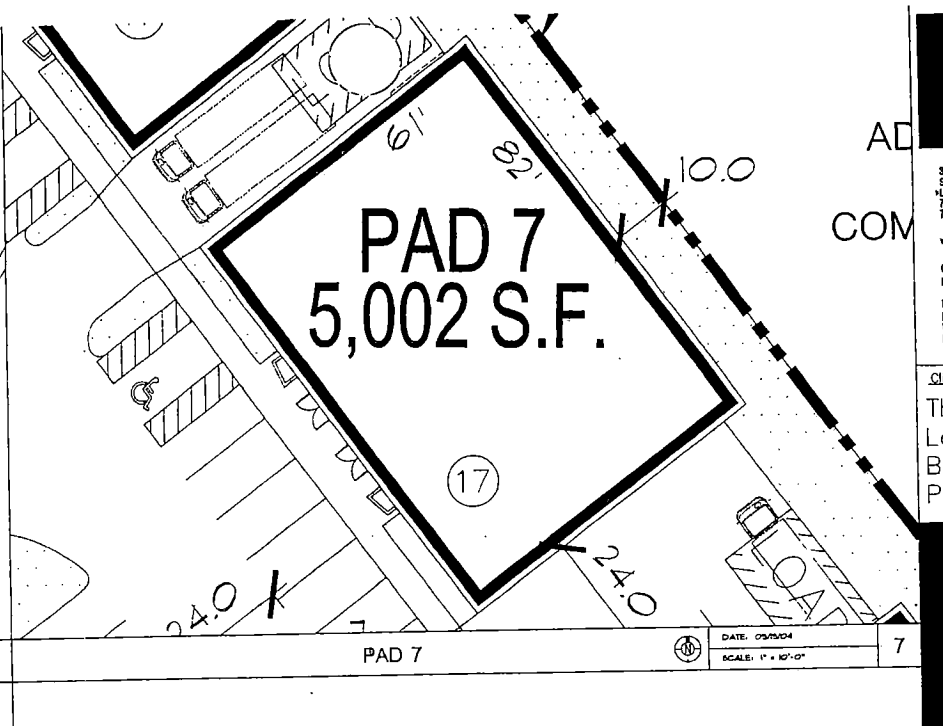
LP-2

SDR-5312
11-04-04 PC



SDR-5312
11-04-04 PC





THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

PR
3960 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8501 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
The Landing Business Park, LLC

Perkowitz + Ruth ARCHITECTS
NEC of Decatur Blvd. + Dike 'D'
The Landing at Rancho Air Center
Las Vegas, NV

Revisions

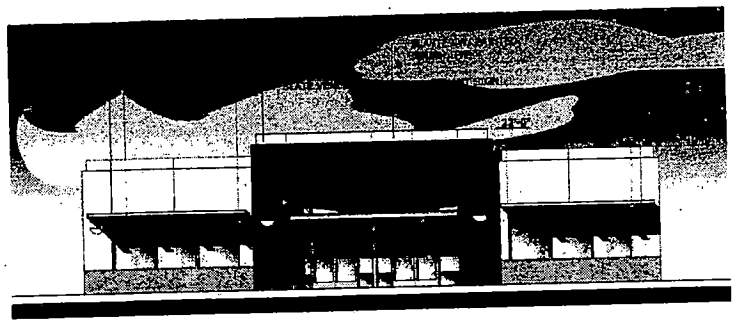
Date	09/15/04
Drawn By	sw
Checked By	mk
Project No.	04-75011
File Name	D0475011-site05.dwg
Scale	1" = N/A

0 15' 30' 60'

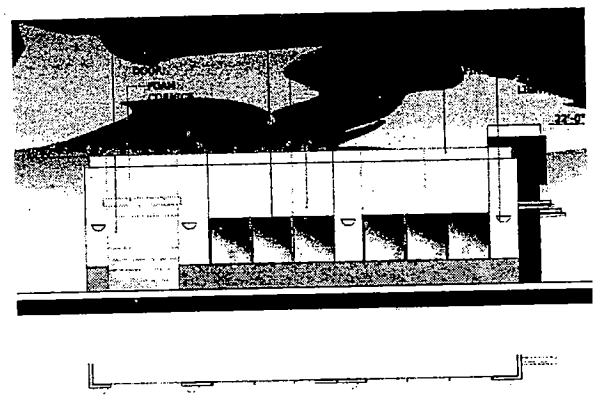
Floor Plan
FP-2

SDR-5312
11-04-04 PC

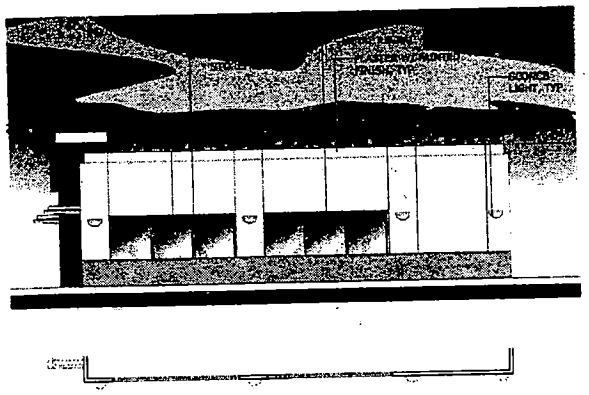
N:\04-Proj\04-75011\2D DWG\D0475011-site05.dwg, 9/21/2004 9:50:21 AM, \\V1NP LaserJet 5000 N PCL 6



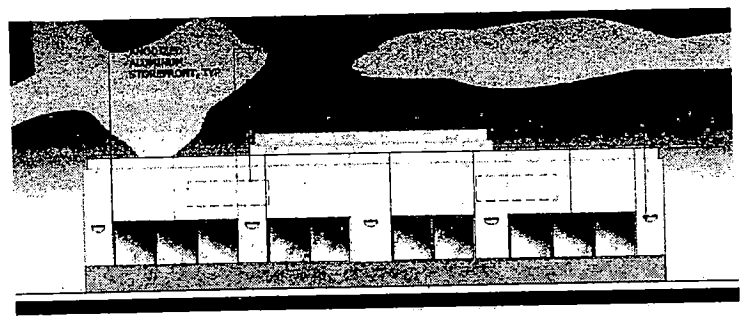
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Conceptual Elevation: Scheme 3b

09/17/04

0 8' 16'

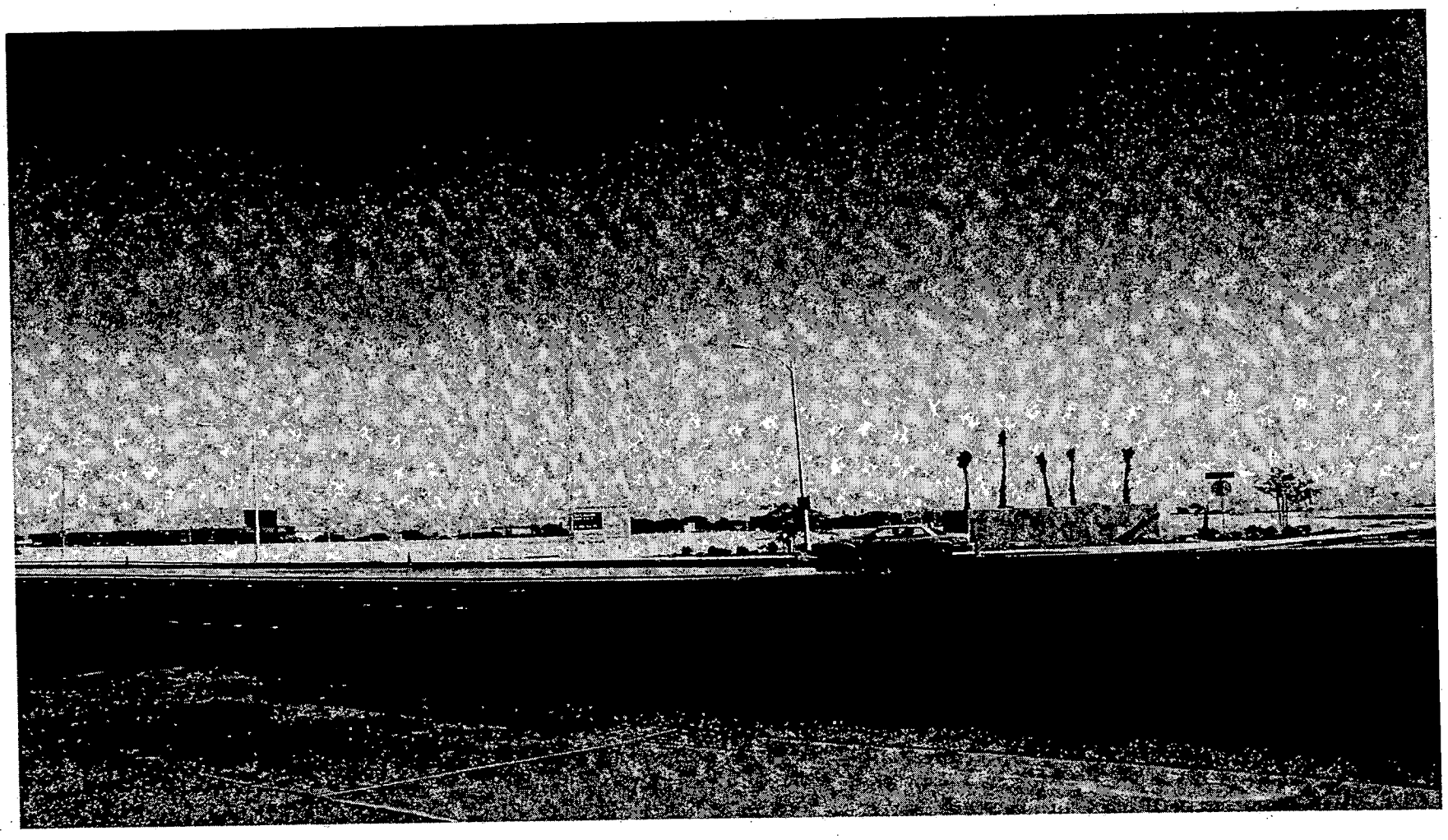
Perkowitz + Ruth ARCHITECTS

The Landing at Rancho Air Center

The Landing Business Park, LLC

SDR-5312

11-04-04 PC



SDR-5312 - APPLICANT/OWNER: CORONADO RANCHO, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 875 FEET NORTH OF SMOKE RANCH ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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 DENIAL

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.

MARGO WHEELER, Planning and Development, stated that this is a Site Development Plan Review that is required for the conversion of an existing apartment project that wished to go to ownership use. The purpose of the Site Development Plan is to review the project pursuant to current standards of the Code, such as parking, setbacks, landscaping and trash enclosure.

MS. WHEELER continued by stating that the review indicated this particular project lacked several requirements of the Code, which are the rear setback, parking and landscaping. Because the conversion project does not make these improvements to the project, which would make it comply with the current Code, staff recommended denial.

MINUTES – Continued:
SCOTT RUEDY, WRG Designs, 3011 W. Horizon Ridge Parkway, appeared on behalf of the applicant. MR. RUEDY stated that the request is to convert a 408-unit apartment complex into a condominium project. The developer has invested approximately two and a half million dollars on upgrades on the property including landscaping and building improvements.

MR. RUEDY commented that the staff report indicated there is a 19-foot setback on the rear of the property, which is along Merialdo Lane. However, the site is addressed off of Charleston Boulevard and the applicant considered the area adjacent to the single-family residence to be the rear setback. This site is currently being upgraded with drought tolerant desert landscaping, and he referenced the appropriate application (SDR-4235) that was approved on May 13, 2004. He then showed photos of the current landscaping on this site. He continued by stating that when the above referenced application was approved, the area along the north property line was approved with an approximate five-foot landscape buffer. Years later, portions of the landscape buffer were removed from the site and parking was added. There was a review of condition that was approved by the City Council, which allowed the landscaping as it exists today. This condition included providing landscaping on the adjacent neighbor's property, up to a maximum of $2,500. There is a substantial amount of landscaping, which include large mature Evergreen trees, which provide a buffer from this use.

MR. RUEDY continued by saying the project was a parking impaired development, based upon Title 19 requirements. The stipulation is that an existing land use or a building that complied with the Code when it was built is not required to add any additional parking, as long as the use is not changed which would increase the amount of parking that is required. In this case, the Title 19 requirements are still the same. The original requirement for parking on this site was 498, and currently there are 558 parking spaces, which the applicant felt is adequate to meet the needs for the conversion.

COMMISSIONER McSWAIN stated that she was inclined to support projects converting rentals to ownership properties because it has a positive impact on adjacent homeowners. However, she felt that she did not want to set a precedent by allowing deviations from standards other similar projects have to meet. She asked staff to clarify the current parking requirements for an apartment project being converted into condominiums. MS. WHEELER explained that the requirement for the Site Development Plan Review for a condominium conversion is a recent one. The purpose of the review is to analyze the project in a public hearing where neighbors are notified and the Planning Commission and City Council have the opportunity to review the project based upon the standards for a Site Development Plan to determine compatibility. She continued by saying the change of a rental property to a "for sale" product is initiated by the property owner for the purpose of improving the property. The review is to determine whether or

MINUTES – Continued:

not the change is being met pursuant to the current Code. In this case, the developer is not making substantial improvements to make this project meet Code. There are more than 150 spaces less than that which is required by Code. There are changes, although substantial and costly, that could be made to the project in order to make the project meet Code. Many projects have made substantial changes during the conversion process to keep with Code. Staff is not ignoring the expenses associated with the required changes; however, it is done with frequency during conversions.

COMMISSIONER McSWAIN said that answered her question in a broad fashion. She asked about the number of units that were one bedroom etc. She also asked if the applicant was aware of the conversion when the previous landscaping updates were requested.

DOTAN MELECH, 109 Maradara Lane, stated he is one of the principals of Pro Realty Partners, LLC, and that the complex has 96 one-bedroom units, 264 two-bedroom units and 48 three bedroom units. MR. MELECH explained that he is with the applicant that is purchasing the project from the owner. It was the previous owner who went through the process of the approvals for the landscaping updates. He explained that they have inherited this situation.

VICE CHAIRMAN NIGRO said that he supported the application after weighing the variance requests against the benefits of having home ownership. The neighborhoods do benefit when there is an ownership aspect added to an apartment complex. He stated that if denied, the issues would remain the same as they are now. The parking and landscaping would not improve or worsen whether it stays an apartment complex or is converted to condominiums. He acknowledged the comments of MS. WHEELER but felt the changes were far beyond the capacity of the project. Conversion to a condominium project is causing some of the need for the improvements that make it a nicer development.

COMMISSIONER STEINMAN asked if the City had a requirement regarding noticing the tenants that they would have to leave due to the conversion. MR. MELECH replied that he understood the notice had to be issued within 120 days. He added that the tenants get the first refusal to buy. COMMISSIONER STEINMAN confirmed with MR. MELECH that the prices would range from $130,000 to $190,000.

COMMISSIONER STEINMAN voiced concern over the number of rentals being converted to condominiums. He stated that if this application were approved, over 800 units would have been approved during the meeting. He feared that renters in the community could be closed out of the system. He thought the City should investigate because the inventory of rentals is being reduced.

MINUTES – Continued:

COMMISSIONER STEINMAN stated that in May, a six-foot wall was required on the western property line and the wall is not six-feet, he asked why it was not installed correctly. MR. RUEDY replied that the applicant did not construct the wall in question and did not know how high the wall was built. COMMISSIONER STEINMAN informed him that it is approximately four to four and a half feet tall and it backs up against commercial property. MR. MELECH interjected that there is a road buffering the wall and the commercial property. COMMISSIONER STEINMAN indicated that someone did not follow standards when constructing that wall.

He also added that during peak parking times, there is a major parking issue. He noted that spaces had been added around the walls and in the back of the development. The Commissioner asked if Fire Safety had evaluated and approved that situation. MR. RUEDY explained that he had met with a representative from the Fire Department and as long as a 20-foot drive aisle is maintained, there is not a safety issue.

COMMISSIONER STEINMAN reiterated his concern over conversions and suggested the entire valley evaluate the situation to assure the rental stock of the community is not depleted. MR. MELECH told him that the residents of the apartment complex in question have been given an opportunity to purchase the units for less than what they would pay monthly to rent. The applicant felt that was an improvement for the tenants. COMMISSIONER STEINMAN was happy to hear that.

COMMISSIONER EVANS stated that he was able to catch a few minutes of the City Council meeting of 12/01/2004 and they had the same discussion. He questioned the applicant about the right of first refusal by asking if that was a requirement or if the applicant chose to make that offer. MR. MELECH replied that it was a State law but that the applicant also believed that to be the right thing to do. The Commissioner said he felt there were great benefits to property ownership and that it is believed that owners maintain their property to a greater degree than renters would. He asked that the Commission be aware of the consequences of putting people out who might consider a rental property their long-term home

CHAIRMAN TRUESDELL explained that he drives by this property almost daily and he has watched many of the improvements take place over the last three or four months. The improvements have been significant to the project and although there are difficulties with the parking, those difficulties would remain if the conversion was denied and the complex remained apartments. This is an opportunity for the residents to attain home ownership and it would also allow the residents to be noticed for future developments in the area because as renters, they are not noticed by the City.

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.
(8:47 – 9:16)
2-3464

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

3. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0010-82], except as amended by conditions herein.

4. 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.

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

6. A Homeowners' Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

7. All trash enclosures shall be full enclosed and roofed using the same design theme and materials similar to those used in the main structures.

Public Works

8. Provide a Traffic Signal Chord Easement on the northeast corner of Merialdo Lane and Charleston Boulevard prior to recordation of a Final Map or by instrument of the Final Map for this site.

CONDITIONS – Continued:

9. The Final Map for this site shall provide the recorded document numbers of the right-of-way along Durango Drive for a right turn lane and the right-of-way with the recorded document numbers along Charleston Boulevard for a bus turnout.

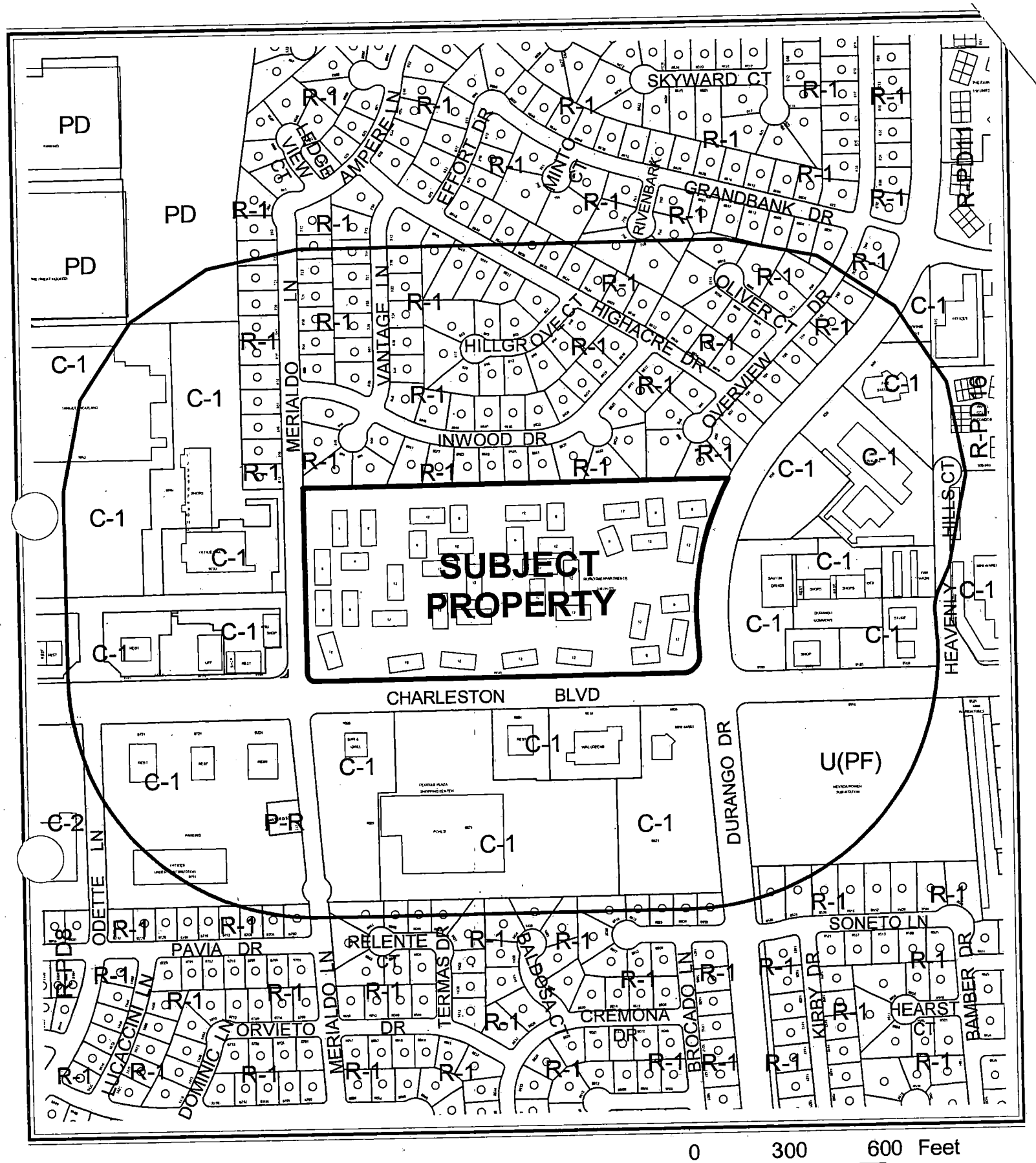
10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

11. All gated driveways shall be designed, located and constructed as required by the City Traffic Engineer.

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

13. 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.

14. 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-5452**

RADIUS: 750 FT

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



CASE: **SDR-5452**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5452 - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** 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. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

3. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0010-82], except as amended by conditions herein.

4. 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.

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

6. A Homeowners' Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

7. All trash enclosures shall be full enclosed and roofed using the same design theme and materials similar to those used in the main structures.

Public Works

8. Provide a Traffic Signal Chord Easement on the northeast corner of Merialdo Lane and Charleston Boulevard prior to recordation of a Final Map or by instrument of the Final Map for this site.

9. The Final Map for this site shall provide the recorded document numbers of the right-of-way along Durango Drive for a right turn lane and the right-of-way with the recorded document numbers along Charleston Boulevard for a bus turnout.

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

11. All gated driveways shall be designed, located and constructed as required by the City Traffic Engineer.

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

13. 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.

14. 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.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the conversion of an existing 408-unit apartment project to a condominium development on 20.20 acres at 8600 West Charleston Boulevard.

B) Applicant's Justification

The applicant states that the there are no proposed changes to the existing complex. Also, the conversion of the apartments to condominiums is compatible with the surrounding uses.

BACKGROUND INFORMATION

A) Previous Actions

04/07/82 The Board of Commissioners approved a request for a Rezone (Z-0010-82) for reclassification of property generally located on the north side of Charleston Boulevard, west of Durango Drive, from N-U (Non-Urban) and R-3 (Limited Multiple Residence) to C-2 (General Commercial) and R-3 (Limited Multiple Residence). The Planning Commission and staff recommended approval.

03/01/89 The City Council approved a request for a Site Development Review (Z-0010-82) for a 408-unit Apartment project on 15.77 acres. The Planning Commission and staff recommended approval.

04/27/89 The Board of Zoning Adjustment approved a Variance (V-0039-89) to allow a proposed eight foot high block wall where six feet is the maximum height permitted in the rear and side yard areas, and four feet with the top two feet fifty percent open is the maximum height permitted in the front yard area. The Board of Zoning Adjustment and staff recommended approval.

09/05/90 The City Council approved a Variance (V-0062-90) to allow a proposed 64 square foot illuminated apartment identification sign, where 32 square feet is the maximum size permitted and illumination is not permitted. The Board of Adjustment recommended denial. The Board of Zoning Adjustment recommended denial, while staff recommended approval.

05/13/04 The Planning Commission approved a Site Development Plan Review (SDR-4235) for the addition of access gates, a perimeter wall, and replacement of existing turf with drought resistant landscaping. A six-foot wall will be added to the along the south, east and west property lines, and access gates will be provided for security proposes along Durango Drive and Charleston Boulevard. Various turf areas within the development will be replaced with drought tolerant landscaping. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

10/07/04 The elements of a Site Development Plan Review were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	20.20 acres

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Single Family Residential
South:	Commercial / Retail
East:	Commercial / Retail
West:	Commercial / Retail

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	L (Low Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

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

BTS

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with an M (Medium Density Residential) land use designation. The existing R-3 (Medium Density Residential) zoning district is compliance with the General Plan. There are not General Plan policies relevant to this request.

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

A twenty (20) foot Multi-use Transportation Trail is located on the north side of Charleston Boulevard.

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for the conversion of a 408-unit apartment project to a condominium development. The Planning Commission approved the Site Development Plan Review (SDR-4235) on May 13, 2004. This approved the addition of access gates, a perimeter wall, and the replacement of existing turf with drought resistant landscaping. Additionally, a six-foot wall was added to the along the south, east and west property lines, and access gates for security proposes along Durango Drive, Charleston Boulevard, and Merialdo Lane.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required R-3	Provided	Compliance
Min. Lot Size	6,500 Square Feet	17.56 Acres (net)	Y
Min. Lot Width	N/A	585 Feet	N/A
Min. Setbacks • Front • Side • Corner • Rear • Min. Distance Between Buildings	 20 Feet 5 Feet 5 Feet 20 Feet 10 Feet	 27.6 Feet 42.7 Feet 17.7 Feet 19.9 Feet 10 Feet	 Y Y Y N Y
Max. Lot Coverage	N/A	51.5%	N/A
Max. Building Height	2 Stories / 35 Feet	33 Feet	Y
			BTS

The development complies with most of the R-3 development standards; however, the site fails to comply with the minimum rear setback. Therefore, the site is nonconforming in accordance with Title 19.08.

The development standards for the existing apartment complex are as set forth by Site Development Plan Review (Z-0010-82).

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	408	**	746	15	558	2

The original Site Development Plan Review (Z-0010-82) complied with minimum on-site parking space requirements for a multi-family development. Since the project was built, on-site parking requirements have increased. Currently, the code requires 746 spaces with 15 required to be handicap accessible, whereas the project was initially approved with 507 spaces. The new site plan depicts 558 parking spaces with the addition of parallel and other spaces located throughout the site. Alternatively, the applicant has also submitted a revised site plan, which indicates 33 additional parking spaces if needed. The revision from 507 spaces to 558 parking spaces appears to be in conflict with minimum Code requirements.

The addition of the parallel parking along the northern property line has eliminated portions of the perimeter landscape planters and reduced the required 24-foot drive aisle width to 20 feet. The City of Las Vegas Fire Department requires that: All fire apparatus access roads in commercial developments and apartment complexes shall have a minimum unobstructed width of not less than 24 feet (flow line to the flow line), provided no parking is allowed on either side; 32 feet (flow line to the flow line), if parallel parking is allowed on one side only; and 40 feet (flow line to the flow line), if parallel parking is allowed on both sides. These widths may be reduced by four feet if all buildings are sprinklered. If approved, a condition has been added requiring the applicant to obtain Traffic Engineering and Fire Department approval regarding on-site circulation.

BTS

* The site plan indicates only two (2) handicapped parking spaces.

** 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.

A3) Landscape and Open Space Standards

The existing site is to be in conformance with Site Development Plan Review [Z-0010-82] and the landscape standards of Title 19.12.

B) General Analysis and Discussion

- Zoning

The purpose of the R-3 (Medium Density Residential) District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 (Medium Density Residential) District is consistent with the policies of the Medium Density Residential category of the General Plan.

- Site Plan

This is a request for the conversion of a 408-unit apartment project to a condominium development. There are no proposed changes to the buildings or structures within the condo development.

- Waivers

There are no waivers requested with this application.

- Landscape Plan

The Planning Commission approved a Site Development Plan Review (SDR-4235) on May 13, 2004. This approval was for revisions to the landscape plan, which indicated areas of turf within the development being removed and replaced with drought resistant landscaping.

BTS

The project was built with a five-foot landscape buffer on the northern property line. Title 19.12 requires the landscape buffer area to be six (6) feet. The addition of the parallel parking eliminated sections of the required landscaping along the northern property line. The applicant has since revised the landscape plan and has added fourteen (14) trees in the existing landscape planter.

- Elevation

There are no elevation changes proposed.

- Floor Plan

There are no floor plan changes proposed.

FINDINGS

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

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

   The proposed development is incompatible with adjacent developments, because the development does not meet current parking and perimeter landscape standards of the Code.

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

   The proposed development is inconsistent with Title 19 regarding the perimeter landscaping and buffer 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 Planning Commission approved a Site Development Plan Review (SDR-4235) on May 13, 2004. This approved a revised landscape plan to replace the existing turf with drought resistant landscaping. The site does not meet Title 19 standards for perimeter landscaping. The applicant has submitted a revised landscape plan, which added fourteen (14) trees within the existing planter on the northern property line.

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 buildings were recently painted, but no changes to the building elevations, design characteristics and other architectural and aesthetic features have been proposed to the subject site.

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 general welfare.

NOTICES MAILED	193
APPROVALS	0
PROTESTS	0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5452 APN: 138-32-801-001

Name of Property Owner: F & F Horizons Associates, LLC

Name of Applicant: PRO REALTY PARTNERS 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: _____

F & F Horizons Associates, LLC, a Delaware limited liability company By its manager: D & G Horizons, LLC

Signature of Property Owner/Authorized Agent: By: [signature]

Print Name: Daniel T. Flanagan

Subscribed and sworn before me

This 27th day of September, 2004

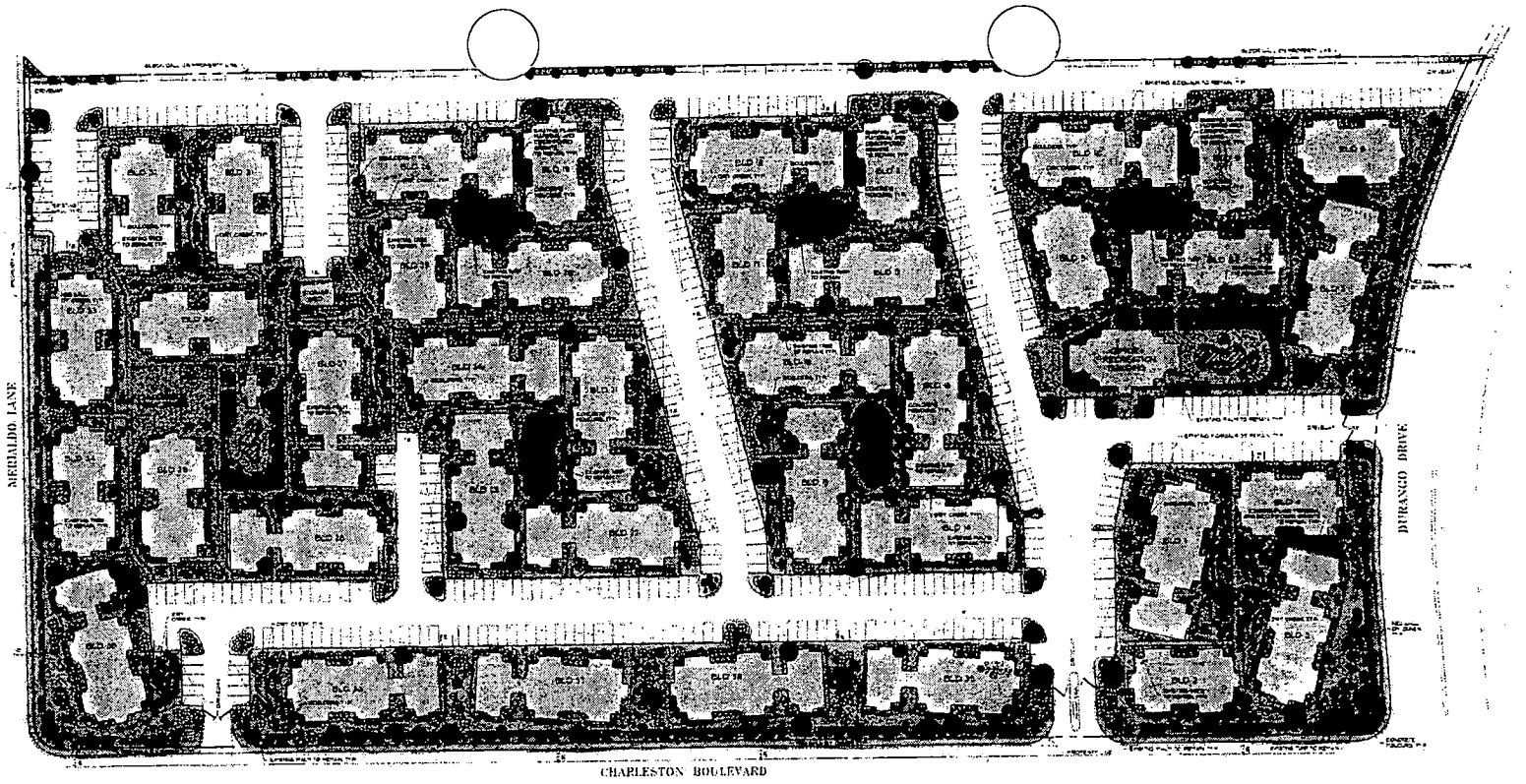
[signature]

Notary Public in and for said County and State

PATTI HARRISON
Comm. # 1338602
NOTARY PUBLIC · CALIFORNIA
Marin County
My Comm. Expires Jan. 10, 2006

Revised 2/12/02

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



NOTE: BOX SIZES ARE FOR CONVENIENCE ONLY. ACTUAL HEIGHT, CLOTH AND CALIPER MEASUREMENTS FOR MINIMUM PLANT MATERIAL SIZE REQUIREMENTS.

PLANT SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
			TREES		
	19	36"-Box	Ceratonia siliqua	Blue Palo Verde	14' X 6' X 20'
			SHRUBS - GROUND COVERS		
	309	1-Gal.	Acacia redolens 'Desert Carpet' TM	Desert Carpet Acacia Ngaio Variety TM	8' X 8
	47	5-Gal.	Cassia artemisioides	Feathery Cassia	10' X 10'
	77	5-Gal.	Dalea capitata 'Sierra Gold' TM	Sierra Gold Dalea	Can Fill
	60	5-10 Gallon	Eriobotrya deflexa	Bronze Loquat	8' X 8'
	456	5-Gal.	Hesperaloe parviflora	Red Yucca	3' X 3'
	93	1-Gal.	Lantana 'New Gold' TM	New Gold Lantana	4' X 6'
	367	5-Gal.	Leucophyllum frutescens 'Green Cloud'	Green Cloud Ranger	10' X 10'
	465	1-Gal.	Muhlenbergia greggii 'El Toro' TM	Bull Grass	4' X 10'
	474	1-Gal.	Pennisetum x 'Rubrum'	Ruby Fountain Grass	4' X 10'
	127	1-Gal.	Teucrium chamaedrys 'Prostratum'	Dwarf Germander	6' X 6'
	400	5-Gal.	Xylosma c. 'Compacta'	Shiny Xylosma	10' X 10'
	156	15-Gal.	Yucca rostrata	Beaked Yucca	STD. 15' X 15'

EXISTING TREES TO REMAIN - PUT ON SEPARATE IRRIGATION ZONE

EXISTING PALMS TO REMAIN - PUT ON SEPARATE IRRIGATION ZONE

EXISTING SHRUBS TO REMAIN - INCLUDE WITH NEW SHRUB IRRIGATION

EXISTING TREES TO BE REMOVED

EXISTING PLANT MATERIAL TO REMAIN

EXISTING TURF TO REMAIN

EXISTING DECOMPOSED GRANITE AND COBBLE TO REMAIN

510 SF EXISTING RIVER ROCK TO BE REMOVED AND REPLACED WITH 3"-6" COBBLE COLOR TO MATCH DECOMPOSED GRANITE

76,000 SF +/- DECOMPOSED GRANITE IN ALL PLANTING AREAS (2" DEPTH (TYP) COLOR TO MATCH EXISTING ON SITE 3/4" SCREENED

+/- 6,500 SF 3"-6" COBBLE IN ALL DRY CREEK AREAS COLOR TO MATCH DECOMPOSED GRANITE

154 BOULDERS (30"+/- Height, 30"+/- Width and 24"+/- Depth) SEE RULES NOTE SOURCE COLOR TO MATCH DECOMPOSED GRANITE

RECOMMENDED PLANT MATERIAL SOURCE:
MOUNTAIN STATES NURSERY
1020 E. ALGONQUIN AVE.
GLENDALE, AZ 85020
(623) 247-8505

NOTE:
PROVIDE 3"-6" COBBLE IN AREAS WITH SLOPES GREATER THAN 3:1

SITE

VICINITY MAP

NORTH

REVISIONS

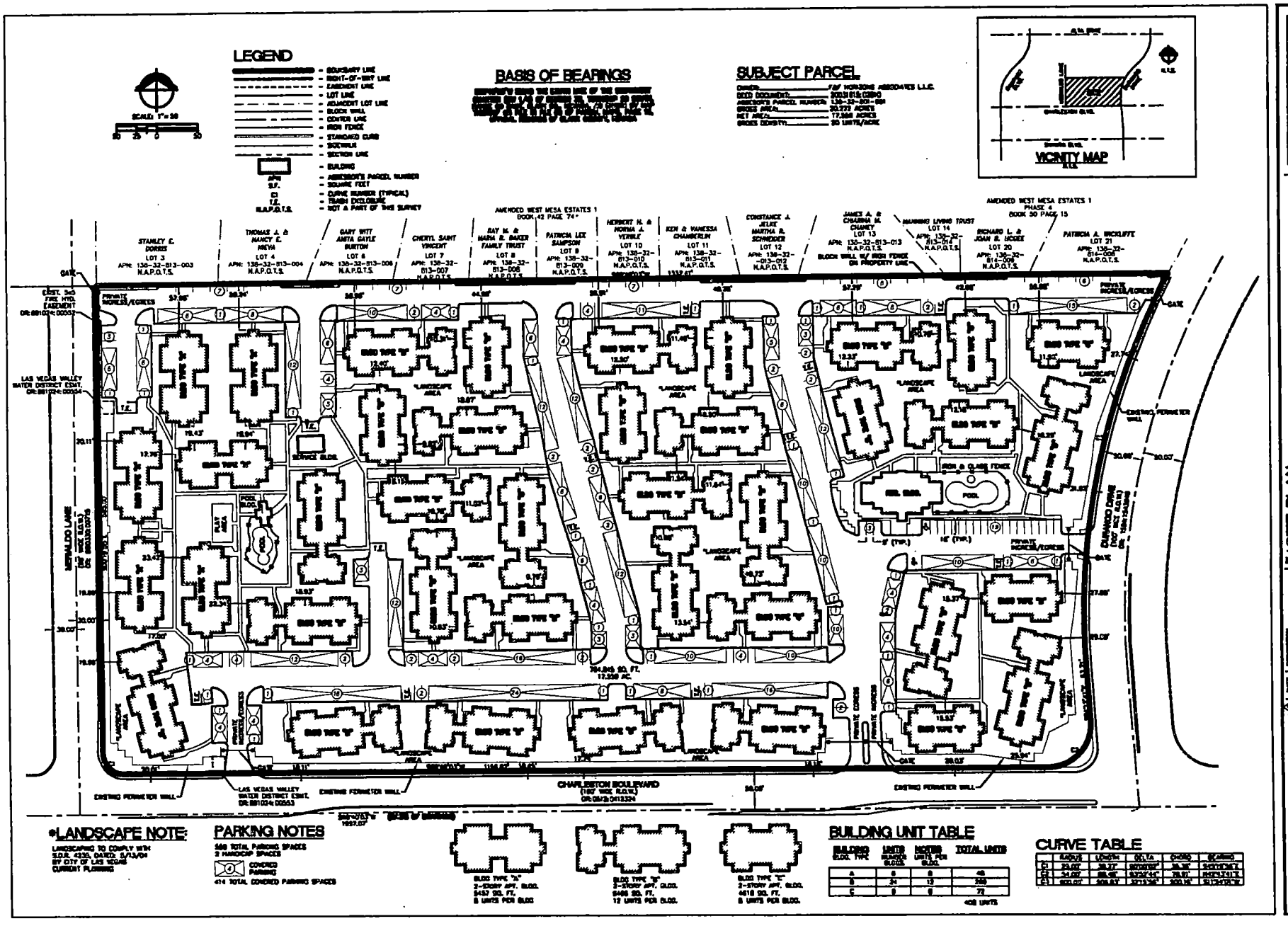
The WLB Group WLB

HORIZONS AT PECCOLE RANCH

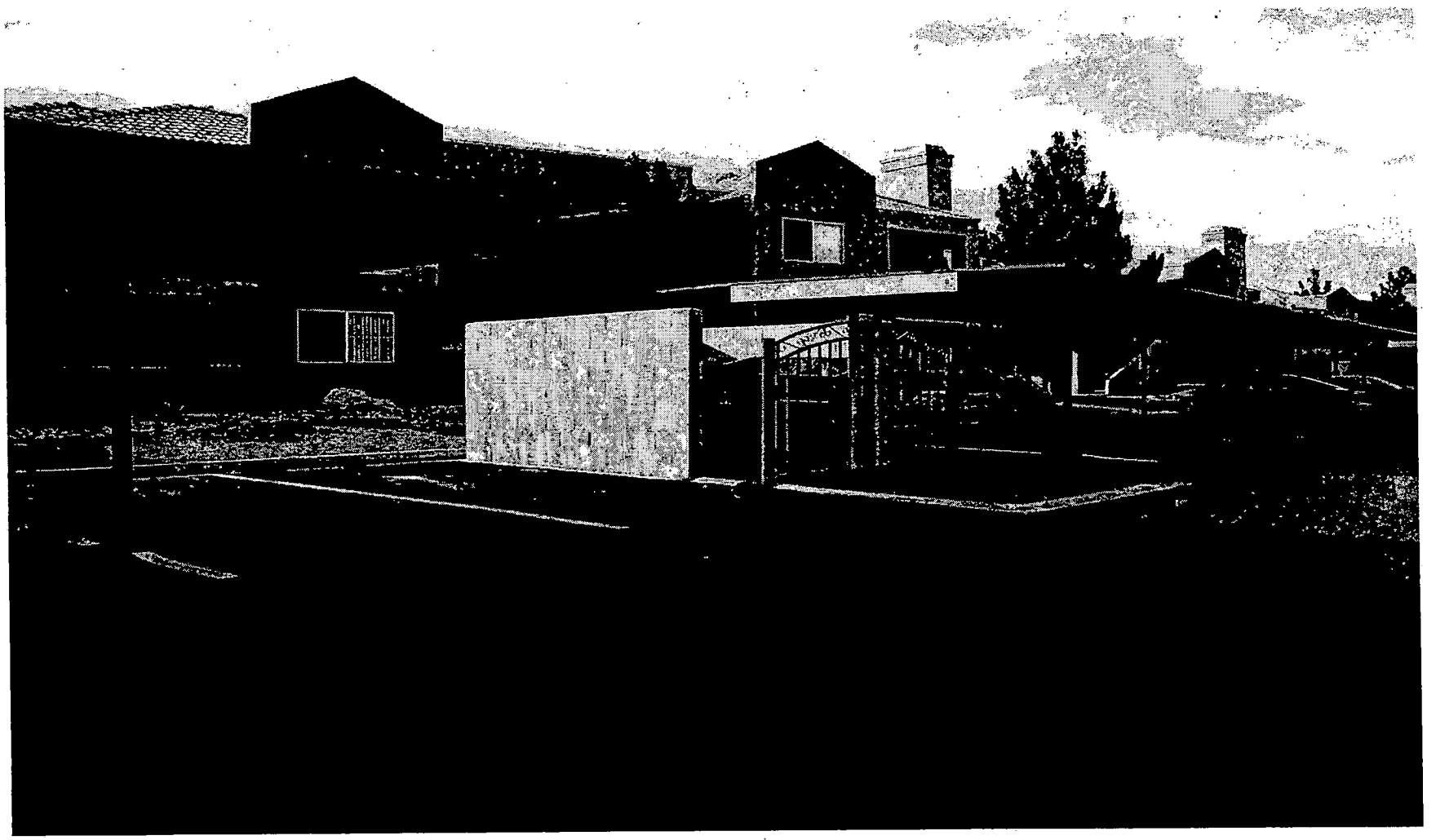
OVERALL LANDSCAPE PLANTING PLAN

Drawn	Checked
CD	BP
Date	
MAR 30, 2004	
Scale	
1"=50'-0"	
Job No.	
403073A001	
File No.	
3073LS-OVERALL	
Sheet	
LS-ALL	

SDR-5452
12-02-04 PC

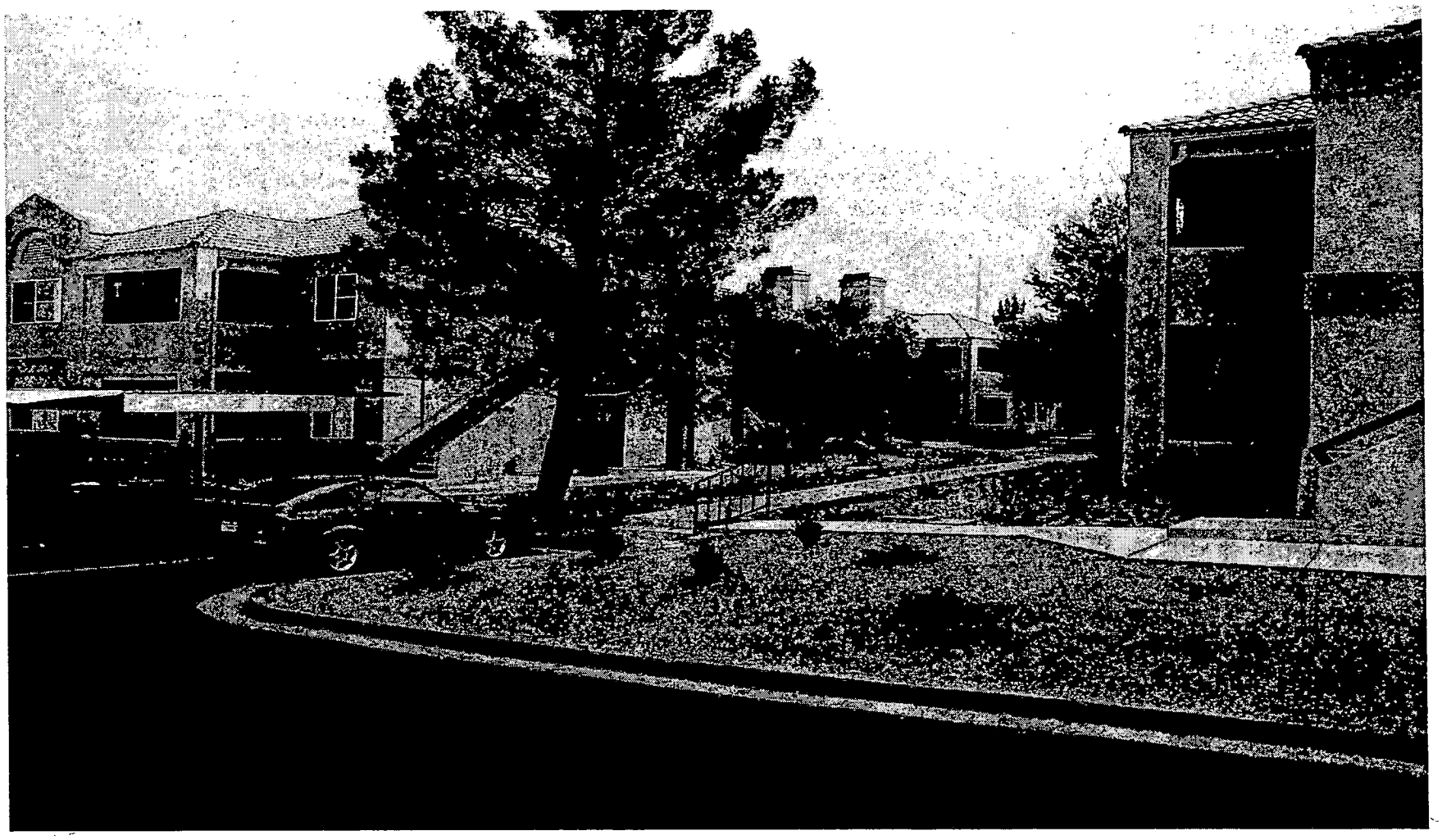


SDR-5452
12-02-04 PC



SDR-5452 - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC
8600 WEST CHARLESTON BOULEVARD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



SDR-5452 - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC
8600 WEST CHARLESTON BOULEVARD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



SDR-5452 - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC
8600 WEST CHARLESTON BOULEVARD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



SDR-5452 - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC
8600 WEST CHARLESTON BOULEVARD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



SDR-5452 - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC
8600 WEST CHARLESTON BOULEVARD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 48

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-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).

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 DENIAL

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

MOTION:

DAVENPORT – DENIED – Motion carried with NIGRO voting NO and McSWAIN abstaining because her company, Terra Contracting, is bidding some work for the company developing this property

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, stated that the applicant has indicated that this request is predicated on a Variance that was granted to an adjacent parcel through VAR-3902 for front and rear-yard setbacks. That Variance was requested because the home models could not fit on the proposed lots and Council approved the Variance on June 16, 2004. The applicant is now requesting a Variance for an adjacent development with a similar self-imposed hardship regarding lot limitations.

MINUTES – Continued:

MR. LEOBOLD stated the previously approved Variance was granted based on specific circumstances surrounding that property and was specific to that property only. He reminded the Commissioners that granting a Variance on a parcel would not infer entitlement to a separate Variance on another parcel.

DAVID KOERBER, 8445 Las Vegas Boulevard, appeared on behalf of the applicant and stated the project is a two-phase project made of two combined pieces of land and that everyone was aware of that fact from the start of the application process. The hardships that resulted in the request for the first Variance were not self-imposed and exist for both pieces of land. MR. KOERBER said that meetings were held with COUNCILMAN MACK'S staff members and the residents in the area and compromises were achieved. He felt the same project with the same conditions should be granted the same type of Variance on Phase II. That the homes proposed for Phase II are the same product as Phase I and the Variance would be required because of design.

MR. KOERBER further explained that the project is located in an isolated area of the City and that it is bordered on the north and west, by Floyd Lamb State Park and on the east, by a golf course. He felt there was no negative impact on anyone and requested approval of the application.

DAVE ARPIN, 6735 Maggie Avenue, stated he is concerned with the southeast corner lot setback. He asked that the setback remain at 35 feet because his property is contiguous with the subject site. MR. ARPIN explained that he has property with horses and being next door to the proposed development, the setback is his only consideration.

CAROL LEDUC, 7575 Rome Boulevard, stated that the lots are quite large and she suggested the required setbacks and boundaries could be met if the size of the homes were reduced. She did not feel the neighbors should have to make concessions if the developer can redesign smaller homes.

KATHLEEN OLENDER, 6735 Maggie Avenue, said that MR. KOERBER told the residents that because the Variance on Phase I was approved, this should be approved as well. She disagreed with that theory because the configuration is slightly different from Phase I. Also, in Phase I, the lots were not directly contiguous with any adjacent horse properties; there was a street to serve as a buffer. In this case, the property shares 300 feet with horse properties and the other owners do not want the rear setbacks reduced.

MINUTES – Continued:

MR. KOERBER replied to MR. ARPIN'S comments by saying the lot of concern is 181 feet deep and the largest home would not come within 50 feet of his property. On that lot, there would not be any impact; however, the applicant is asking for the 25-foot rear setback so there is continuity throughout the project.

In response to MS. LADUC'S suggestion that the homes be redesigned to fit the lots without a Variance, MR. KOERBER explained that of the 11 floor plans offered, the buying public expressed interest in the five floor plans being proposed for this development. The people interested in these homes are couples with three or four children that are looking for homes with four or five bedrooms. They are looking for big back yards for those children to play in. Keeping that in mind, the developer would like to offer 25-foot setbacks in the backyard and a 25-foot setback in the front to give the homes a quaint feel. He said the homes could be redesigned but the buying public has made it known that these are the homes they are looking for.

COMMISSIONER DAVENPORT asked MR. KOERBER why models were even offered to the public that would not fit on the lots without a Variance. He could not understand why a product would be offered that could not be delivered without a Variance. MR. KOERBER stated his firm had 11 house plans that were designed and they did a survey of which plans were well liked by the buying public. They had not actually offered the homes at that time, it was just a survey. After that, the developer narrowed the choices down to the five homes that are now being offered. This process was done over a one-year period and implemented for Phase I. MR. KOERBER reiterated that this development does not impose a negative impact on anyone and that the property is surrounded on three sides by a park and a golf course. COMMISSIONER DAVENPORT indicated that although that may be true at this time, there is no way to know what developments may be constructed in the future.

COMMISSIONER DAVENPORT said that knowing the five homes that were going to be offered and knowing that those homes would not fit on the lots for Phase II, the developer should have done some redesign work. He also questioned MR. KOERBER'S comment that the buyers want larger backyards; however, the application requests cutting the setback down to 25 feet from 35 feet. The Commissioner said he had supported the first Variance because he found it to be a legitimate situation. He found this situation illogical and could not support the application because the developer could have redesigned the lots to meet the houses.

MR. KOERBER stated there were several conditions that existed or were imposed upon the developer. The first was a pre-existing legal description for a cul-de-sac, which left no choice for how the homes in that area could be configured. Secondly, a condition was imposed that

MINUTES – Continued:

required a 20-foot drainage easement on the northern portion of the parcel. He stated that the civil engineer spent more than twice the normal time that it would take to do design work on a project such as this to come up with the 20,000 square-foot lot configurations they achieved. COMMISSIONER DAVENPORT replied that the cul-de-sac entrance and drainage easement requirements were pre-existing when the property was purchased. MR. KOERBER said that the conditions were imposed after purchasing the property and the applicant accepted them all. Now, the applicant is asking to be allowed to provide the homes to the buying public that they are asking for.

CHAIRMAN TRUESDELL stated that the neighbors had indicated there was not an issue over the development; however, they were concerned with the southeast corner rear setbacks. MR. KOERBER acknowledged those concerns and explained the OLENDERS are afraid that they might receive complaints from the adjacent homeowner if the houses were too close together. MR. KOERBER reiterated that the lot in question is the deepest lot in the subdivision and the entire area is horse property. CHAIRMAN TRUESDELL said that since the neighbors only have a problem with the one lot, the only way he could support the application would be if the developer made a concession to the neighbors regarding that lot. MR. KOERBER said that an accommodation could be made.

COMMISSIONER STEINMAN confirmed with MR. KOERBER that the homes are between 3,500 and 5,000 square feet in size. COMMISSIONER STEINMAN asked how many feet would have to be removed from the homes so that a Variance would not be required. MR. KOERBER did not have that information. COMMISSIONER STEINMAN found the hardship to be self-imposed and found it hard to believe that the buying public wants these homes to be closer to the neighbors. The Commissioner felt it would be more of a matter of land costs and home sizes and he would not support it. MR. KOERBER explained that it would be difficult to explain to his customers that although they love the home and the lot, he could not put the two together. COMMISSIONER STEINMAN concurred with COMMISSIONER DAVENPORT in questioning the logic of people wanting larger back yards so the applicant requested a reduction in rear yard setbacks. MR. KOERBER replied that nothing is being cut off the back side, the applicant is requesting permission to move the homes forward because the homes would not fit on the lot.

VICE CHAIRMAN NIGRO agreed with the approach taken by COMMISSIONER STEINMAN and COMMISSIONER DAVENPORT; however, he did not feel this application would result in an undue hardship being imposed on the neighborhood. This did not mean that he agreed with all of MR. KOERBER'S comments. He felt that decreasing the size of the homes to accommodate the setback did not change the number of homes in the community. The issue, as

MINUTES – Continued:
he saw it, was compatibility to the adjacent property owners. Phase I was deemed to be appropriate to the neighborhood with certain conditions and with conditions, this could be appropriate as well. He felt the 35-foot setback should remain on the lot that is adjacent to the horse property.

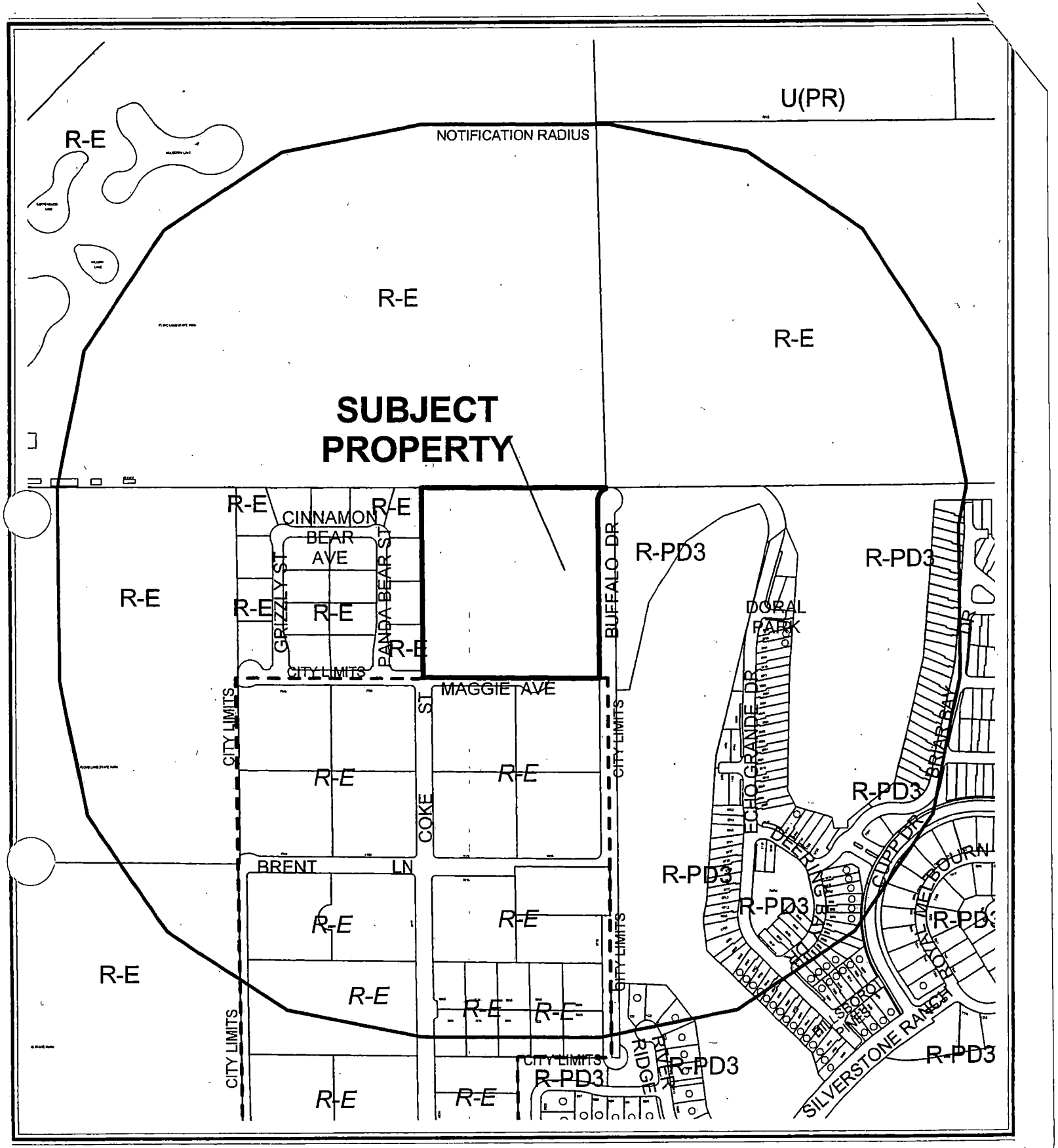
VICE CHAIRMAN NIGRO also pointed out that over half of the homes do meet the setback requirement already. Some look as if they could be exceeding that requirement. So, the discussion is not relevant to the entire subdivision. He said that the overall development will be good-sized homes on good-sized lots and that would benefit the property values in the area.

COMMISSIONER GOYNES stated he was concerned about bringing urban sprawl out to horse properties. He acknowledged MR. KOERBER'S repeated comments that these are the homes the buying public is asking for but he thought it would be more prudent for the applicant to see what the existing residents might want in their neighborhood. MR. KOERBER stated that several meetings had occurred with the residents and they voiced concern over streetlights and sidewalks and the applicant was able to have those requirements removed from the project.

COMMISSIONER EVANS told MR. KOERBER that Title 19 prohibits the Planning Commission and City Council from granting a Variance request that is solely personal, self-created or financial in nature. He read from the staff report the Title 19 verbiage that stated so. The Commissioner could not find any compelling reason to grant the Variance and indicated he could not support it. The argument was not made in a manner that would allow the Variance to be granted legally.

MR. LEOBOLD wanted to clarify for the Commissioners that there was an error in the agenda. The staff recommendation was listed as approval and staff was recommending denial on this item as shown in the staff report and on the summary page.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:43 – 7:04)

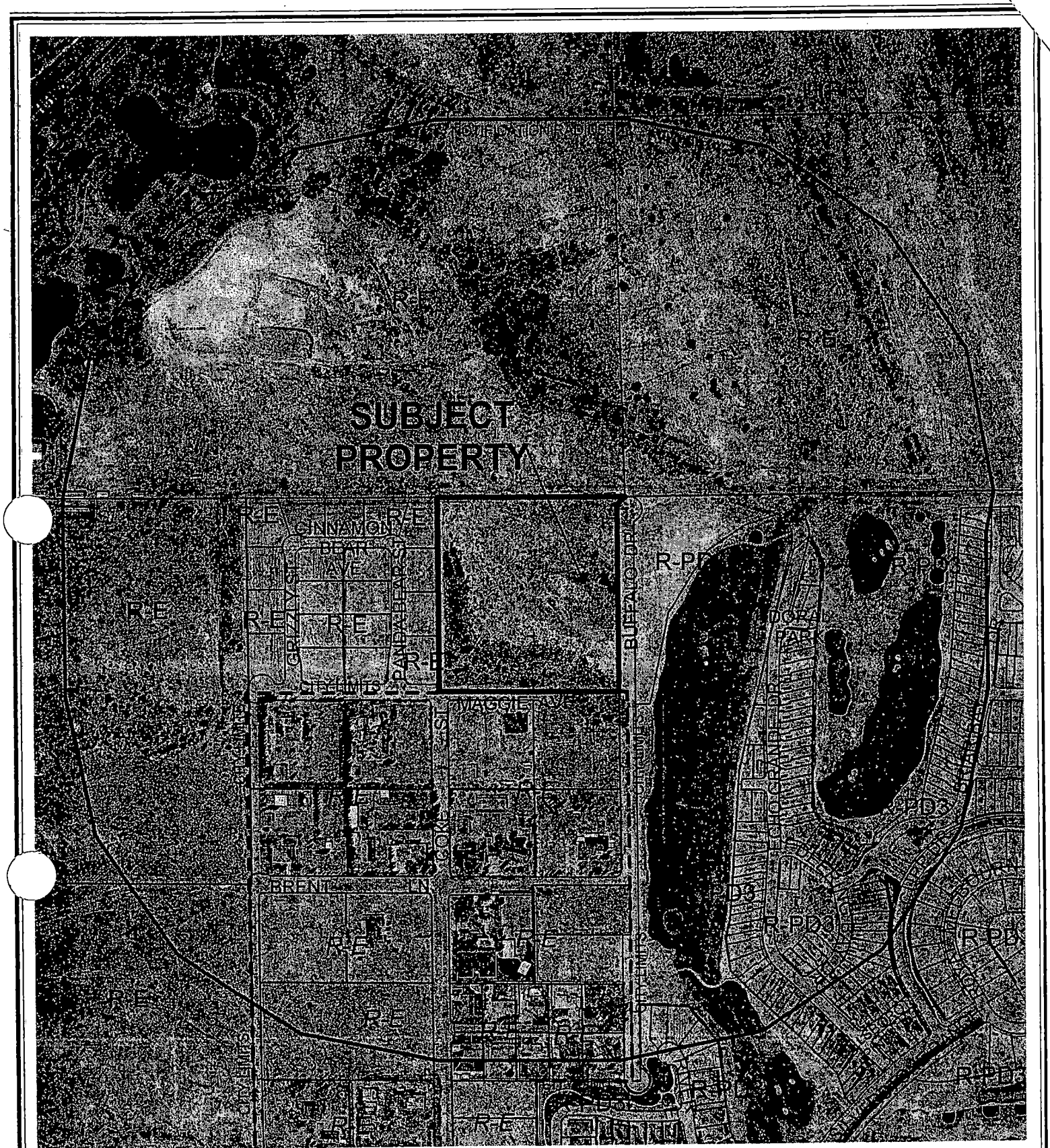


CASE: **VAR-5227**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]



0 400 800 Feet

CASE: **VAR-5227**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5227 - APPLICANT/OWNER: COKE AND MAGGIE L.L.C.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

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

2. Conformance to the Conditions of Approval for Special Use Permit SUP-4558.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

The applicant states that this is the second phase of a project where a similar Variance (VAR-3902) was approved. The justification for that Variance was that the proposed home models would not fit on the lots, since they are wider than they are deep.

BACKGROUND INFORMATION

A) Previous Actions

05/05/04 The City Council approved a petition for Annexation (ANX-3871) of 10.75 acres, most of which encompasses the subject property.

02/27/03 The Planning Commission approved a Tentative Map for a 19-lot single-family residential subdivision, adjacent to the subject site (TMP-1179.) Staff recommended approval.

06/16/04 The City Council approved a request for a Variance to allow 25 foot front setbacks where 30 feet is the minimum setback required and to allow 25 foot rear setbacks where 35 feet is the minimum setback required on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street adjacent to the subject property (VAR-3902).The Planning Commission and staff recommended denial.

08/04/04 The City Council approved a request for a Special Use Permit for private streets in conjunction with a proposed single-family residential development adjacent to the northeast corner of Coke Street and Maggie Avenue (SUP-4558).

11/04/04 The Planning Commission held this item in abeyance to allow the applicant time to work with staff. No discussions have taken place since that time between staff and the applicant.

B) Pre-Application Meeting

08/25/04 Elements of a Variance application were discussed.

SRS

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.25

B) Existing Land Use

Subject Property:	Undeveloped
North:	Floyd Lamb State Park
South:	Single Family Dwellings
East:	Undeveloped
West:	Single Family Dwellings

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	Clark County
East:	Clark County
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	Clark County
East:	Clark County
West:	R-E (Residence Estates)

E) General Plan Compliance

This site is designated DR (Desert Rural Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. There are no General Plan policies that are directly relevant to this request.

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

SRS

This property is not associated with any special plan, district, or overlay.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards (for R-E Residence Estates) apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 SF	447,871 SF	Yes
Min. Lot Width	100 Feet	N/I	
Min. Setbacks			
• Front	30 Feet	25 Feet	No
• Side	10 Feet	N/I	
• Corner	15 Feet	N/I	
• Rear	35 Feet	25 Feet	No

B) General Analysis and Discussion

The subject property is a 19-lot residential development zoned R-E (Rural Estates). The site plan ("Coke and Maggie East") shows this development appearing similar to the approved 19-lot residential development adjacent to the West ("Coke and Conough").

However, the Variance approved for Coke and Maggie West is not the same Variance as described in the above justification. That Variance was granted for that property only, based on the specific circumstances affecting that property. The City's granting of one Variance to an applicant does not confer entitlement to a separate Variance on another property.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of

> the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship.

Lot widths at this project have been increased while the lot sizes have not. The depths of the lots are limited and do not accommodate the floor plans the applicant would like to offer in this development. Alternative home models would easily allow conformance to the Title 19 requirements.

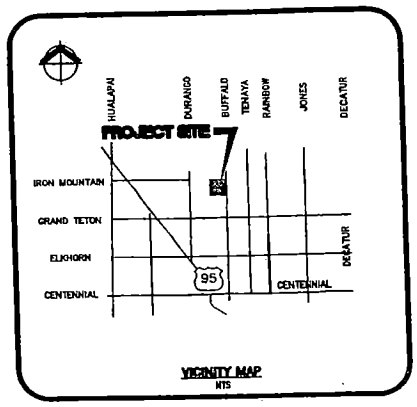
In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and does measure up to the laws of the State of Nevada; NRS Chapter 278 [Granting of Variances.]

NOTICES MAILED 46

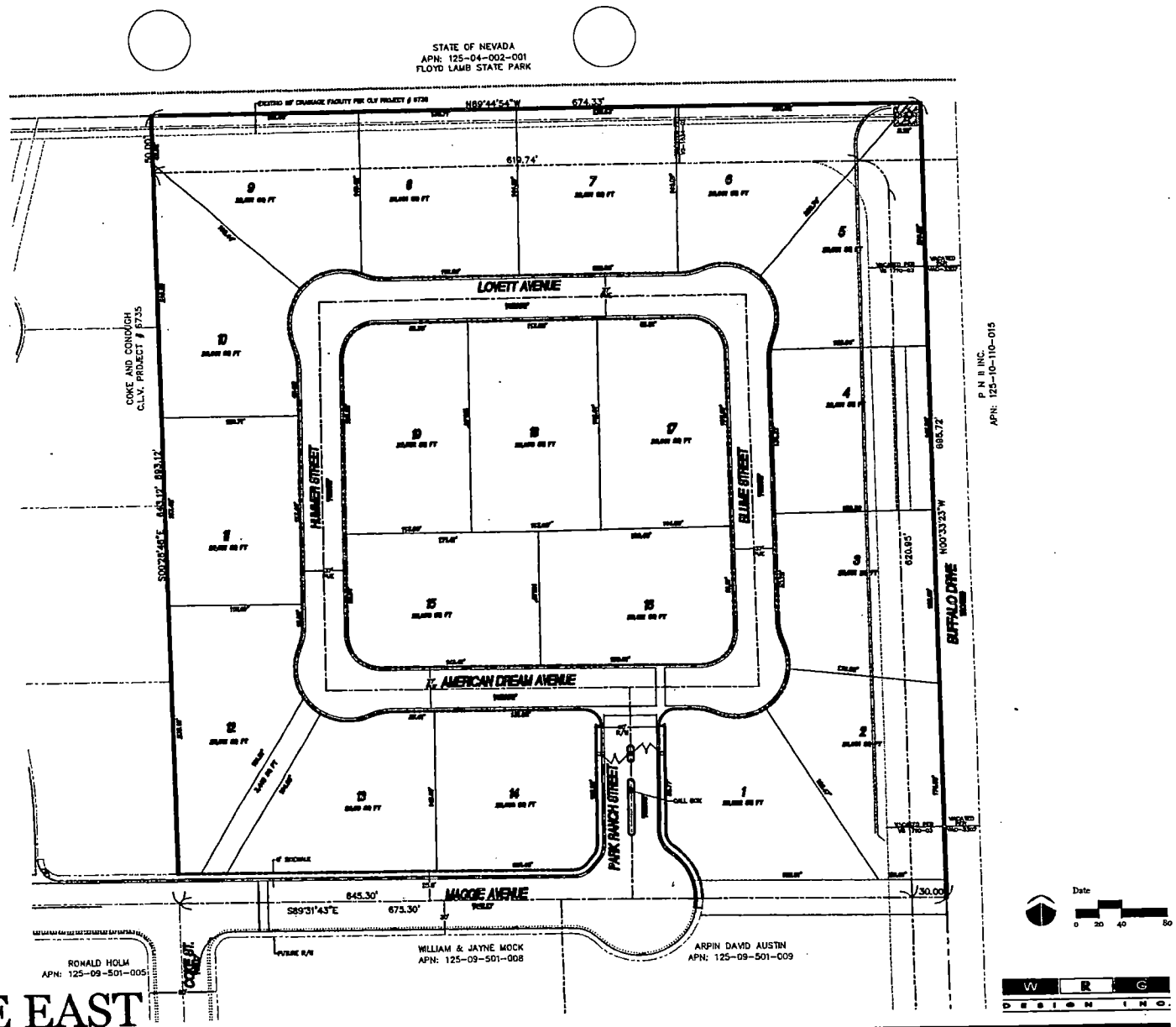
APPROVALS 0

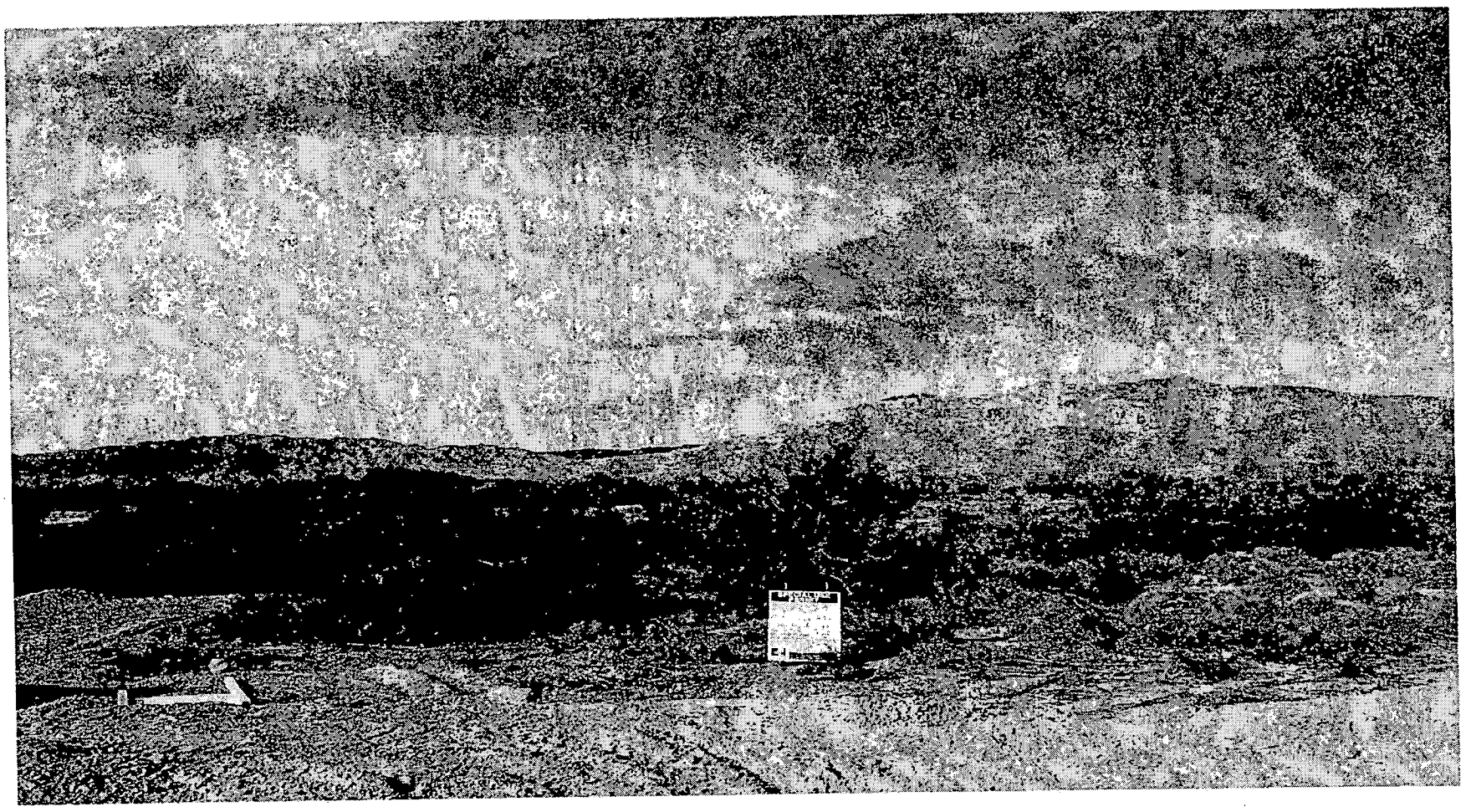
PROTESTS 0

SRS



VICINITY MAP
NTS


STATE OF NEVADA
APN: 125-04-002-001
FLOYD LAMB STATE PARK
N89°44'54"W
674.33'
619.74'
LOVETT AVENUE
HUMMER STREET
BLUME STREET
AMERICAN DREAM AVENUE
PARK RANCH STREET
MAGGIE AVENUE
COKE AND CONOUGH
C.L.V. PROJECT # 6735
S00°28'46"E
883.12'
N00°33'23"W
620.85'
695.72'
BUFFALO DRIVE
P N II INC.
APN: 125-10-110-015
S89°31'43"E
845.30'
675.30'
30.00'
ROUND-A-BOUT
ROUND-A-BOUT
ROUND-A-BOUT



VAR-5227 - APPLICANT/OWNER: COKE AND MAGGIE L.L.C.
NORTHEAST CORNER OF MAGGIE AVENUE AND COKE STREET
DECEMBER 2, 2004 PLANNING COMMISSION

10/15/04

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 2, 2004

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

SUBJECT:
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).

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
4. Submitted after meeting – Copy of PowerPoint Presentation made by Chuck Fink

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

ROBERT GENZER, Director, Planning & Development Department, stated that he wanted to clarify the heading on the Agenda Summary Page. This is not going to be adopted as an element of the Master Plan. It is looked at as a specific plan that deals with one specific subject. When this does go onto City Council, it will go forward in that manner as opposed to an element of the 2020 Master Plan; however, it would be used in context with the 2020 Master Plan.

MR. GENZER was happy to introduce the team of consultants to the Commissioners. CHUCK FINK, the founder and owner of Greenways Incorporated led the team, and he brought with him

MINUTES – Continued:

BOB SEARNS, also of Greenways and JACK ZUNINO of JW Zunino & Associates, which is a local landscape/architecture firm. This team has worked on successful projects all around the country including Kansas City Metro Green and the Grand Canyon Greenway. MR. GENZER stated he did not usually introduce the consultant teams; however, this one is different. This team was a pleasure to work with. They have been in Las Vegas a number of times over the course of this project and staff believed that they have done some tremendous outreach with the citizens in the northwest community.

MR. GENZER also wanted to take the opportunity to acknowledge the efforts of staff members involved with this project as well. He named the Comprehensive Planning Manager, TOM PERRIGO and SEAN ROBERTSON, also of Comprehensive Planning, who was the Project Manager. He also wanted to acknowledge the Citizens Advisory Committee, which primarily consisted of residents in the northwest area, several of whom were present at the meeting. MR. GENZER stated that their efforts and hard work were an integral part of the process.

MR. FINK thanked MR. GENZER and congratulated him for his 31 years of distinguished service to the City of Las Vegas. On behalf of his team, MR. FINK wished MR. GENZER well in his retirement.

MR. FINK indicated that MR. GENZER had done much of the introductory work for the evening and he confirmed that there were members of the Citizens Advisory Committee in the audience. He thanked the Committee members for their hard work and dedication. MR. FINK said that comments are still being received on this final draft that are being worked on by the Public Works and Planning staff members.

A copy of the PowerPoint presentation made by MR. FINK has been made a part of the record.

MR. FINK stated that in February of 2004, the team was directed with the first task of assembling a group of citizens to discuss visions for the plan but also to encapsulate that vision into the planning process for the quality of life for the northwest region. During workshops and public meetings, the team consistently heard comments regarding the quality of life.

The current supply of open space and need for open space was analyzed. The team identified landscapes that they felt should be made a part of an open space network. A framework was defined for protecting those resources and finally, a plan for implementation was made.

MR. FINK stated that there are a lot of resources in the northwest region that are important. The team was impressed by all of the agricultural land found in this area of the valley. It was determined that many people who move to the northwest do so to be a part of the rural

MINUTES – Continued:

community. The presence of horses, equestrian land and agricultural land is very much a part of this area. There are also significant cultural landscapes including Floyd Lamb State Park, which needs a lot of attention and protection. The team was also very impressed by the view sheds in the area.

MR. FINK stated the community has a national model for how open space can be successfully incorporated into a community with the work done over the past few years in Summerlin. He stated that one of the team members, JACK ZANINO, was involved with the land plan for that.

An analysis of traditional, national models was made to determine how well the needs of the citizens are being met. This was also established by looking at other work going on around the country especially in the western portion of the United States. MR. FINK said that the most important tool used was the Community Attitude Survey. One of the best survey companies in America, ETC Institute, was hired and they surveyed 3,000 households in the northwest region. The response was outstanding with 688 surveys being returned. This gave the team a high level of confidence in the answers given. The survey was done by mail with a follow up by telephone. MR. FINK informed the Commission that typically, a survey such as this would have responses involving access to open space such as more ball fields, trails and places for human activity. In this case, the survey revealed the passion of the residents for the protection and conservation of the natural resources. The top four responses of the survey speak to the need to protect the rural character and way of life in the northwest region. He knew the Commissioner's already were aware of how tough it is to balance these needs with rapid growth.

Once it was understood that the fundamental core of the project was conservation and protection, the rest of the plan was devoted to how a community such as Las Vegas can embark on bold initiatives that can protect the character and type of lifestyle that people are really wanting to see protected.

To do this, a national model was employed, which is known as hubs and spokes. This looks at important hubs of activity, not only parks, but residential neighborhoods, farmland, shopping centers etc. It requires a review of the way a community grows. Then, those identified hubs are connected together with landscaping corridors such as arroyos and flood planes, landscaped roadways and rail, or power line corridors. All of which are currently present in the northwest region. This theory is the underpinning behind which the open space plan is developed. One of the goals is to look at the hubs and spokes model and to accomplish a well served, interconnected system of trails that serves a transportation purpose as well as a health, fitness and recreational purpose as well.

MINUTES – Continued:

Out of that conceptual framework, there were four major open space pursuits, passive natural open space, contiguous open space, active recreation open space and cultural and historic open space. The team felt it was important to address the overall desires and needs of the citizens to establish a target or goal of 30 percent of conserved or preserved open space for the City of Las Vegas. It is an aggressive goal but it is one that can be met. The current supply of open space in the northwest region is about 5,200 acres. To reach the 30 percent goal, approximately 4,400 acres of additional open space would have to be layered into the region as it continues to develop. MR. FINK stated that to accomplish this, the focus must be on protected arroyos, open space from conservation subdivisions and targeted acquisitions.

MR. FINK explained that there are several natural washes and arroyos in the northwest region. In working with the Clark County Flood Protection District, the State and City of Las Vegas Public Works, the team felt it was very possible to protect about 1,200 acres of the wash areas as development occurs. Policies and programs could be put in place to immediately begin protecting those areas. These areas are significant not only from the manner in which they connect the community and protect the community from flooding but they also offer significant archeological sites and native habitat for plants and animals. These would be landscapes that the team knows citizens want to protect.

The second strategy is to adopt a more conservation minded development approach to land development. This is already occurring in the northwest region and this should protect approximately 1,500 acres that would be contiguous and would offer a chance for separate developments to be interconnected. He showed a slide photo taken in Denver, Colorado, which was an example of where this strategy is in place. He noted the strategy would have to be implemented with water conservation in mind and showed, as an example, a photo taken of the Pueblo subdivision in Summerlin.

The third strategy is to aggressively acquire key open space parcels. The City has been working with the Trust for Public Land Nevada Field Office and parcels of land have been identified and targeted. An effort is being made to create opportunities for the parcels to be acquired at this time and in the future.

The final component of the strategy would be to establish a 2,100-acre northwest cultural park that would involve the expansion and restoration of Floyd Lamb State Park and would include opportunities to develop an equestrian park. There is a lot of support from the equestrian community for a park of this nature. MR. FINK informed the commissioners that there was a detailed description of the equestrian park in the appendix of the report. The regional park would also accommodate a model railroad and archeological park. The cultural park would be a

MINUTES – Continued:
significant attraction and a destination landscape in this area. It would preserve some of the values and landscapes that the citizens cherish.

MR. FINK explained that one of the challenges of a program such as this is how to manage and maintain it. The team has recommended a very detailed management program and has estimated the project costs out to the year 2015 for the City. The team has also compared that management strategy to other western communities that have implemented similar endeavors to offer a comparison to places such as Jefferson County and Littleton, Colorado or the City of Albuquerque. MR. FINK stated the recommendation is for the City to adopt an implementation and a stewardship program that is on par with those other communities.

Finally, MR. FINK explained that there is a very detailed trails program in the plan and it would add about 47 miles of new trails in the northwest region. The trails are covered in much detail and the team is finishing up a very aggressive and ambitious program for adding new trails using existing funds and continuous funds that could be drawn upon for that region. He indicated that the trails were summarized in a chart provided in the plan.

MR. FINK stated that the team has worked with Public Works and Planning & Development staff to examine various cross sections and working on how trails get implemented in a variety of landscapes throughout the northwest region. The team wants to insure that the trails are high quality and that they serve the interest of the trail users without creating conflict between competing user groups.

The team has also identified an opportunity to protect the view sheds and backdrop of the Las Vegas Valley by implementing the Vias Verdes Las Vegas strategy. This would be a collective effort between the City of Las Vegas, the City of North Las Vegas, Clark County and other municipalities, federal and state agencies to establish a shared, long-term vision for greenway, open space and trails system could be for the entire Las Vegas Valley and perhaps, all of Southern Nevada. Details on this strategy are included in the plan.

MR. FINK explained that the plan is further detailed into short-term, mid-term and long-term action plans with the first two years of activity being scripted as well as the third through fifth years. By the sixth year, the team would recommend the plan be reviewed and updated. He concluded his presentation by inviting other team members to the podium to answer any questions the Commissioner's had.

JACK ZANINO and BOB SEARNS with the Greenway Team from Denver, Colorado introduced themselves.

MINUTES – Continued:

ED DODREL, 7795 North Torrey Pines Drive, stated that he is president of the Southern Nevada Regional Trails Partnership. He commended the team for having open meetings, for always looking professional and for soliciting and incorporating comments from the public. His group was both surprised and impressed. MR. DODREL said that homes surrounding the proposed open spaces would be very valuable properties. He indicated that only 45 people surveyed were interested in the horse trails; however, the survey only went to City of Las Vegas residents who live in housing tracks there. He asked the Commissioners to read and approve the plan. He said they should be proud to be a part of it.

ELLIS GREEN, 5024 North Cimarron Road, stated he is also with the Southern Nevada Regional Trail Partnership and the Horse Council of Nevada. He was a member of the Citizens Advisory Council for this plan and attested to the hard work that was done by the team. He complimented both the City and the team. He was happy that the public was able to participate during numerous meetings and was very happy with the plan. MR. GREEN felt the plan was feasible and that the Commissioners should feel proud to take part in this process.

CAROLE LEDUC, 7575 Rome Boulevard, thanked each of the Commissioners for taking the time to review the plan. She stated she was a member of the Citizens Advisory Council for the plan and was very happy with it. MS. LEDUC stated the plan would help to assure the quality of life for the people who have lived in this area for some time. She stated those individuals recognize that the area may not be as desirable as it previously was because of all the growth; however, this plan could help to manage the growth factor while keeping the open space. She commended the Greenway Team and thanked the City for backing the plan.

COMMISSIONER McSWAIN confirmed with MR. FINK that the team did review the current Code and that they made recommendations on modifications to it. She noted the recommendations made regarding the benefits of encouraging higher density in some areas and compared that to the statistics stating that citizens want to protect the rural character. She asked if MR. FINK had examples of other communities, which went through the same type of transition and if his team was able to offer any suggestions to staff relative to how those communities initiated the changes. She said that she recently moved to an area near the Pueblo Park and she felt it was a well-used strategy, which helped to preserve the area. Because she has seen the concept work, she can understand it; however, getting the community at large to buy into the concept would be very challenging. MR. FINK agreed that people do tend to have a hard time understanding that by encouraging higher density, more open space could be preserved. Everyone has to commit to the philosophy. Developers could not be seduced by having higher density and open space and then want to build on the open space. MR. FINK said many communities in the United States are experiencing this same issue. Open space is the number one issue in urbanizing areas nationwide.

MINUTES – Continued:

MR. FINK indicated that he and MR. SEARNS both live in subdivision communities where 50 percent of the subdivisions are open space. When people hear that information, they are amazed at how it could be possible to arrange a subdivision to allow that much open space. It is possible for a developer to get the necessary yield and product and to do conservation at the same time. COMMISSIONER McSWAIN agreed that it is easier for Master Planned Communities to do so; however, it would be more challenging for specific lots and parcels to factor in a global picture from a probability standpoint. She felt that aspect and the political challenges would be the most difficult hurdles to overcome. Overall COMMISSIONER McSWAIN thought the plan was fantastic and she hoped the will to implement the plan could be found.

COMMISSIONER DAVENPORT concurred with COMMISSIONER McSWAIN'S comments and questioned MR. FINK about how the Commissioners would handle the many requests the board hears for open space variances. MR. FINK replied that it would be challenging but would require the will and commitment to stick to the philosophy. A plan like this would define the will and desire of the community to achieve an end goal. Now, the board would have the ability to work with the community and tell them that after a very exhaustive planning process, the board has a responsibility to implement the plan. Having a defined plan would actually assist the Planning Commission and City Council to use the plan as a platform for how business would be conducted. Once formally adopted and made part of the legal charter, it would be easier to keep the momentum going. MR. FINK did say that within the United States, there is a tendency to think of development parcel by parcel. The global picture is not taken into account and therefore, no thought is placed on how to connect them all together. This plan attempts to take a look at the entire 50 square-mile region of the northwest.

MR. SEARNS stated that during the planning process, the team was fortunate to have representatives of the homebuilder community participate in the discussions. They were able to voice their ideas and their concerns. He acknowledged that the situation is challenging because it does not involve many Master Planned Communities. MR. SEARNS felt the team has led the Commission to the edge and now the City would have the responsibility to move forward to work with the development community in implementing the plan. He hoped the plan would lead to a continuing dialogue with the development and home-building communities.

COMMISSIONER DAVENPORT asked if the other communities that have implemented plans such as this one had to make the requirements to get open space variances more stringent. MR. FINK stated that he was correct and that those types of variances are not offered, as there is a strong economic argument to protect open space. Open space is not a luxury or hardship item; it is a matter of quality of life and ensuring that, as a community, the quality of life and the investment is protected. So the variances are not offered but explained to the developer because it is their responsibility as well to protect public health, safety and welfare.

MINUTES – Continued:

MR. SEARNS stated that during the planning process, the team was fortunate to have representatives of the homebuilder community participate in the discussions. They were able to voice their ideas and their concerns. He acknowledged that the situation is challenging because it does not involve many Master Planned Communities. MR. SEARNS felt the team has led the Commission to the edge and now the City would have the responsibility to move forward to work with the development community in implementing the plan. He hoped the plan would lead to a continuing dialogue with the development and home-building communities.

COMMISSIONER DAVENPORT asked if the other communities that have implemented plans such as this one had to make the requirements to get open space variances more stringent. MR. FINK stated that he was correct and that those types of variances are not offered, as there is a strong economic argument to protect open space. Open space is not a luxury or hardship item; it is a matter of quality of life and ensuring that, as a community, the quality of life and the investment is protected. So the variances are not offered but explained to the developer because it is their responsibility as well to protect public health, safety and welfare.

MR. SEARNS added that the first public meeting in which this idea was presented had a positive response from both the developer and the residents.

VICE CHAIRMAN NIGRO asked if any studies had been done regarding the percentage of open space relative to the acreage in Summerlin, as well as, the impact of affordable housing when you place open space guidelines. MR. FINK confirmed studies had been done, and the acreage was 30% open space. The golf courses were included in this percentage, as they have a large amount of land associated with them. Given the landscapes of the northwest, one would still have the opportunity to meet the target even without an irrigated golf course solution. He also informed VICE CHAIRMAN NIGRO that a golf course would not be included in the 30% open space plan due to the existing water issues. So, there are golf courses in the northwest region that adds to the open space. Their focus is more so on the natural landscapes, such as the Desert Ecology and the Arroyos. Regarding VICE CHAIRMAN NIGRO'S second questions, MR. FINK responded that the National Home Builder's Association has done studies regarding defining who the buyer is and studies have revealed the individuals prefer to live next to natural open space and not manicured open space. There is a concern for health and fitness, and these buyers would also like to see their children have access to the open space. In addition, there is a 10-20% value increase for homes immediately adjacent to open space properties.

MINUTES – Continued:

MR. ZANINO added that when making sure the product is affordable, sometimes the density is increased. As a result, the "per unit" return would drop, so there has to be other means to mitigate this. Part of the process is to continue working with the community regarding some of these quantitative factors, such as mixed development and what the impact would be on the adjacent communities. Everyone involved would benefit because the long-term sustainability and value of these properties would go up and remain stable if these communities have amenities, such as open space, quality parks and trails.

MR. FINK referenced a project they are working on in Philadelphia where open space is being placed back into an industrialized urban landscape. Primarily, the residents would benefit because of the health and fitness and economics aspect.

CHAIRMAN TRUESDELL stated he attended one of the applicant's open space meeting and was very pleased on how well it was presented, as well as, the participation from staff and the residents. He felt that the proposed project was a great tool for the City and the County to use as a guideline in going forward. He did express concern with affordability and what impact these new developments have being built around existing neighborhoods. He felt that tools are needed to assist all parties involved to encourage better design, including density, creativity and affordability. He is aware that the proposed plan is not a final plan; however, it is a great tool and commended the applicant on a great project.

ROBERT GENZER, Planning and Development, stated that the Southern Nevada Regional Planning Coalition, which is made up of the four valley entities, Boulder City and the Clark County School District, is in the process of developing a Request for Proposal (RFP) for a regional open space plan. Staff hopes that the RFP will be distributed after the first of the year. It is hoped that this plan would be "the lead" into whatever the RFP is for. With that, there would be implications beyond the City of Las Vegas, and hopefully, in the near future.

COMMISSIONER DAVENPORT questioned if there was a correlation between the open space and how it is determined with new high-rise projects. He referenced a previous high-rise project in which the lot had to have a minimum of 80% open space in order for it to meet the current open space requirements, which made it a very tall yet narrow structure. He expressed concern, as there are approximately 60 applications pending relating to high-rise structures.

MINUTES – Continued:

MR. ZANINO responded that studies have shown that the optimal population density is more like five to seven stories. The high-rise structures do not achieve the density like the lower-rise buildings have. As a result, the five to seven story structures have the best population densities.

CHAIRMAN TRUESDELL reiterated his appreciation for the applicant's efforts on a great project. He then pointed out that the motion is based upon whether or not the proposal would be part of the Open Space Plan and to forward it to City Council.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:04 – 7:47)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 2, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-5543 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

Discussion and possible action to adopt the Northwest Open Space Plan as an Element of the Master Plan 2020.

BACKGROUND INFORMATION

05/07/03 The City Council approved a request to begin contract negotiations for the development of the Northwest Open Space Plan.

10/01/03 The City Council approved a request to negotiate with an alternative consultant, resulting in the selection of Greenways, Incorporated.

Please note that this item was originally intended to be heard at the December 16, 2004 meeting. Accordingly, the back-up material, including the plan document, was routed for review on November 4, 2004.

ANALYSIS

The northwest part of the city has been experiencing tremendous growth, usually at densities higher than what had traditionally occurred in that area. With this growth has come a rapid reduction in open space and increasing competition for the space that remains. This competition is from a varied list of users with contradicting needs. To ensure that open space needs are met and valuable landscapes are protected within this development climate, the city has enlisted the help of Greenways, Incorporated to develop the Northwest Open Space Plan. The planning area is defined as being north of Cheyenne Avenue, east of Puli Drive, west of Decatur Boulevard, and north to the extent of the Bureau of Land Management Disposal Boundary.

The development of this plan began in earnest in February of 2004. The planning process included extensive community outreach through a Citizen's Advisory Committee, public open houses, and a Community Attitude survey distributed randomly to residents of the area. There were also several meetings with various affected user groups, with significant input from the equestrian community.

SR

Another important element in the process was the Technical Work Group, comprised of representatives of the many government agencies, local, state, and federal, involved in the use of land within the planning area. There are many county islands, large and small, as well as interfaces with federal land throughout and around the area.

The consultants developed a set of recommendations, short term, mid term, and long term, which are detailed in the plan document. These recommendations include the following:

- Preserve 30% of the northwest area as open space. This can be achieved through a combination of existing open space; protecting arroyos through the development of conservation subdivisions; reserving adequate BLM land through the disposal process; and acquiring private land in areas where other options don't exist.

- Conceptual "Hub and Spoke" Framework. Access and connectivity are essential components of a successful open space plan. The consultants propose a system of open space resources (parks, trail heads, natural areas) linked by a trail network. Use of these types of facilities is directly linked to their accessibility and usefulness in serving as a transportation option.

- Include a variety of open space components. A wide variety of user groups must be served by this plan. Open space components include passive recreation/ natural systems (arroyos, native desert, view sheds); active recreation (programmed events such as soccer, softball, baseball, etc); historic and cultural landscapes (archaeological sites, Floyd Lamb State Park, historic stage coach road); and continuous open space (i.e. trails).

- Northwest Cultural Park. It is recommended that the federal and state owned land surrounding and east of Floyd Lamb State Park be preserved and improved as a destination landscape. There is ample land available to accommodate a variety of uses such as an equestrian park, model railroad park, archaeological park, or another type of facility deemed useful and appropriate. Combining these types of facilities creates a synergy that will be beneficial to each allow each to prosper.

Guidance for implementing the plan is provided in a series of "Next Steps" broken down into short term (0 to 2 years), mid term (3 to 5 years), and long term (6 years and beyond). Short term steps include revising the subdivision ordinance to promote open space conservation, begin early phases of the Northwest Cultural Park, and construction of the most highly prioritized trails, road crossings, and trail heads. Mid term steps include construction of second and third ranked trails and the development of operation and management agreements for these facilities. Long term steps include the continued construction of the Northwest Cultural Park, acquire additional open space properties, and to update the plan as necessary.

SR

Another critical element addresses the issue of stewardship. While there are several means of developing facilities, sources to fund operations and maintenance are limited. This plan suggests a multi-layered system that includes in-kind services (e.g. adopt a trail programs), the creation of an open space special district, and the use of a portion of the revenues from federal land sales. Because many facilities serve dual purposes, such as transportation and flood control, task sharing and cost sharing could be spread among other agencies.

Creation and implementation of this plan is imperative if quality of life is to be preserved for residents of the northwest. The city needs to accommodate growth, this plan will help do that while ensuring that open space needs are met for all of the user groups and stake holders.

RECOMMENDATION

Adoption of the Northwest Regional Open Space Plan as an element of the Master Plan 2020.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

SR

RECEIVED
CITY CLERK
2004 DEC 10 A 9:18

Las Vegas, Nevada
Open Space Plan

Submitted at Planning Commission

Date 12-02-04 Item #49

Open Space Plan

Las Vegas, Nevada

DRAFT Final Action Plan

December 2004

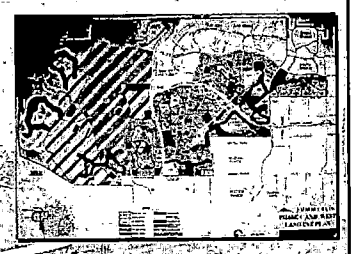
- ***Improve the quality of life and community character of the Northwest Region of Las Vegas with a well planned and interconnected open space system. Protect and enhance outdoor resources including arroyos, parks, trails, cultural landscapes, viewsheds and conservation areas that are affordable to create and maintain.***

- Analyze current open space supply
- Define open space needs
- Identify landscapes that should be part of open space network
- Define a framework for protecting and managing resources
- Determine a plan for implementation

- Existing parks & trails
- Agricultural land
- Powerline corridors
- Major roadway corridors
- Arroyos, washes and floodplains
- Cultural landscapes
- Viewsheds



- Summerlin is planned and developed in a manner that protects natural landscapes and provides quality open space for residents.



- Define "Level of Service" - LOS
- Why? Provide adequate supply of open space, park and recreation resources to serve the public health, safety and welfare needs of Northwest residents.
- Proximity and accessibility are key elements of satisfying needs of residents.
- Barriers to access and use must be considered.

Northwest Open Space Plan, Las Vegas, NV

Determining a Level of Service for NW Region

- NRPA Standards
- Adopted Policies
- Demographic Trends
- Leisure Activity Trends
- Prior Planning Efforts
- Statistical Surveys
- Opinion Surveys
- Public Input
- Market Reckoning
- Benefits of Open Space
- Community Comparison

GREENWAYS | JW ZUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

Community Attitude Survey

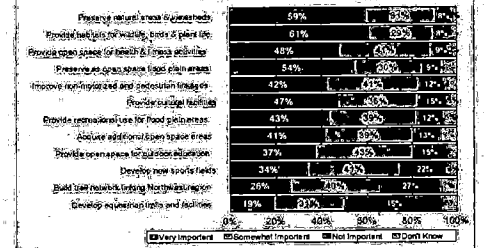
GREENWAYS | JW ZUNINO & ASSOCIATES | ETC | December 2004

Northwest Region of Las Vegas Citizen Survey

- Questions on full range of usage, goals, needs, priorities, and funding questions
- Administered by mail/phone
- Goal to complete 500 surveys
- Actually completed 688 surveys
- 95% level of confidence with margin of error or +/-3.7%

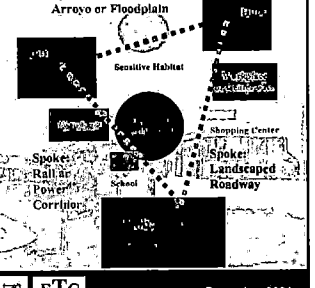
Finding #3: A Strong Majority of Respondents Feel Most "Goals" are Important

Q2. Level of Importance of Specific Goals that Could Be Accomplished by the Northwest Regional Open Space Plan



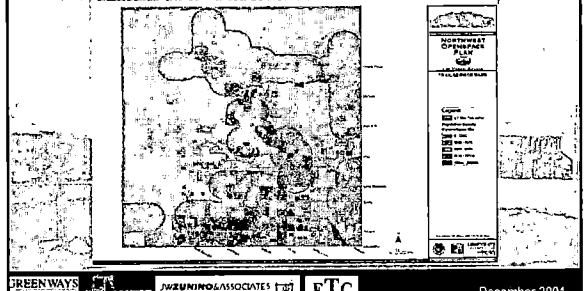
Northwest Open Space Plan, Las Vegas, NV

- Effective open space programs are based on a "Hubs and Spokes" model.
- Connections are key - create opportunities for community residents to outdoor resources



GREENWAYS | JW ZUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV



GREENWAYS | JW ZUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Types of Open Space
  - Passive Natural Open Space
  - Contiguous Open Space
  - Active Recreation Open Space
  - Cultural and Historic Open Space

GREENWAYS | JUVUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Target - 30% of land in NW should be undeveloped open space
- Currently almost 5,200 acres are protected
- Targeting an additional 4,400 acres for protection



GREENWAYS | JUVUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

Northwest Las Vegas Open Space		
Category of Land	Acres	Percent of Total Open Space
CLV Open Space (Exist)	1,200	3.75%
Clark County Open Space (Exist)	1,540	4.81%
Nevada Open Space (Exist)	460	1.44%
BLM (Exist)	2,000	6.25%
Protected Arroyos	1,200	3.75%
Open Space from CSD	1,500	4.69%
Targeted Acquisitions	1,700	5.31%
Total Projected Open Space	**9,600**	**30.00%**
Total Land Area of Northwest	**32,006**	

GREENWAYS | JUVUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Target - protect 1,200 acres of natural wash areas and arroyos from future development.
- Cooperative program among local, state and federal agencies.
- Set land aside and don't allow it to be developed.



GREENWAYS | JUVUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV



GREENWAYS | JUVUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

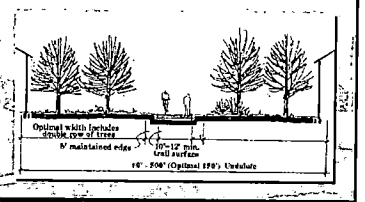
- Target - Protect 1,500 acres of land through the land development process.
- Promote higher density development with the provision of more open space set aside for residents.
- Revised development code.



GREENWAYS | JUVUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Provide a prescription that land developers would follow to create quality, off-road open space corridors.



GREENWAYS | JWZUNINO&ASSOCIATES | ETC | December 2004

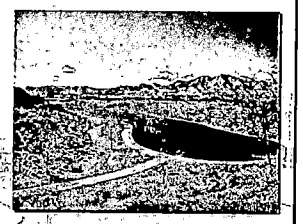
Northwest Open Space Plan, Las Vegas, NV



GREENWAYS | JWZUNINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Target - City of Las Vegas and partners should acquire 1,700 acres of open space for future parks, trails, natural and cultural landscapes.
- Work with land trusts and others to accomplish goal.



GREENWAYS | JWZUNINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV



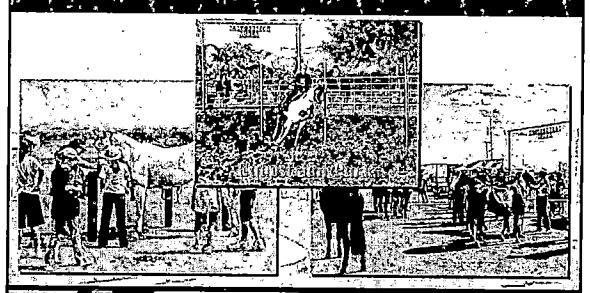
GREENWAYS | JWZUNINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Protect 2,100 acres in Northwest region as major destination landscape.
- Set aside open space for special need facilities, including equestrian park, archaeological park, model railroad park.
- Restore Floyd Lamb State Park.

GREENWAYS | JWZUNINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV



GREENWAYS | JWZUNINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV



GREENWAYS | J.W. ZUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Who manages the increasing amount of open space, parks, corridors and other public and private landscape created by the NW Open Space Plan?



GREENWAYS | J.W. ZUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

Northwest Las Vegas Open Space Facility	Annual Maintenance Costs per Mile or per Acre	Estimated costs by 2015	Build Out Costs
Natural Open Space	$118/acre	960 acres	$113,280
Landscaped Open Space	$3,000/acre	2,240 acres	$6.7 million
Multi-use Trails	$5,000/mile	46.8 miles	$234,000
All Terrain Trails	$1,000/mile	10 miles	$10,000
On-Street Bike Lane	Street Maintenance	NA	NA
On-Street Sidewalks	Street Maintenance	NA	NA
Active Park Trailhead	$3,000/acre	7 acres	$21,000
Arroyos/Washes (natural)	$2,000/mile	13.8 miles	$27,260
Arroyos/Washes (landscaped)	$35,000/mile	63 miles	$2.4 million

GREENWAYS | J.W. ZUNINO & ASSOCIATES | ETC | December 2004

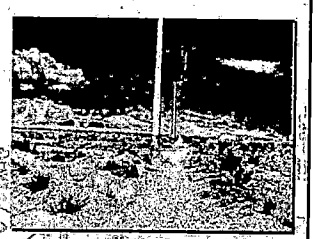
Northwest Open Space Plan, Las Vegas, NV

Entity	Facilities Mix	Acreage	Annual Budget
Jefferson County Open Space Program, Golden, Colorado	Mostly natural open space with all-terrain trails, trailheads and minimal amenities. (400,000 residents in jurisdiction with 2 million visitors to open space.)	51,000	$6 million (from 1/2 cent sales tax)
South Suburban Parks and Recreation District, Littleton, Colorado	Mix of parks, paved and non-paved trails (111 miles), open space. Metro Denver (160,000 residents in District)	3,200	$5 million (property tax)
City of Albuquerque Open Space Program	Mostly natural open space (mountains, arroyos and river bottomlands with all-terrain trails, trailheads and minimal amenities (450,000 residents in city). Includes administration, resource management, law enforcement and visitor services.	29,000	$3.5 million (1/4 cent gross receipts tax)

GREENWAYS | J.W. ZUNINO & ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Diagonal corridor from Alexander to I-215
- 2 miles of trail left to complete - off road
- $7 + million in acquisition ????
- $4 million for build out
- Trail would serve equestrians, hikers and bikers



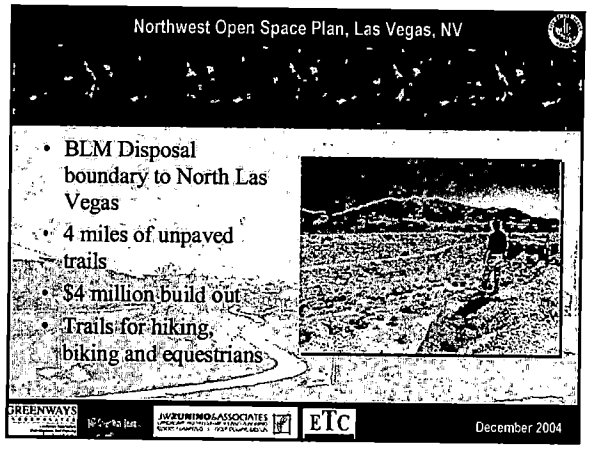
GREENWAYS | J.W. ZUNINO & ASSOCIATES | ETC | December 2004

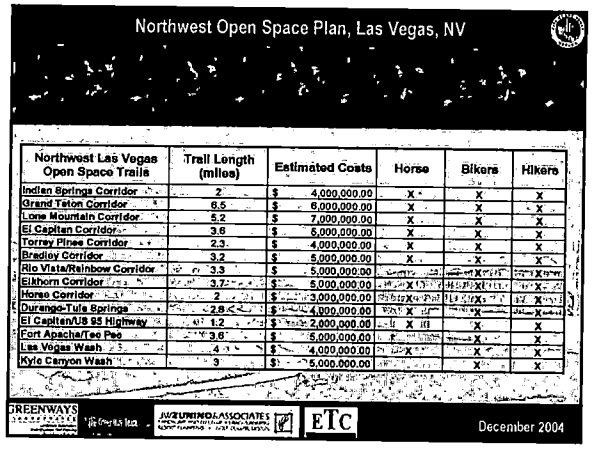
Northwest Open Space Plan, Las Vegas, NV

- Decatur to Puli Road
- 6.5 miles of multi-use trails, about 3.5 miles to complete
- $6 million for build out
- Trail for equestrians, hikers and bikers
- Major east-west route for NW residents

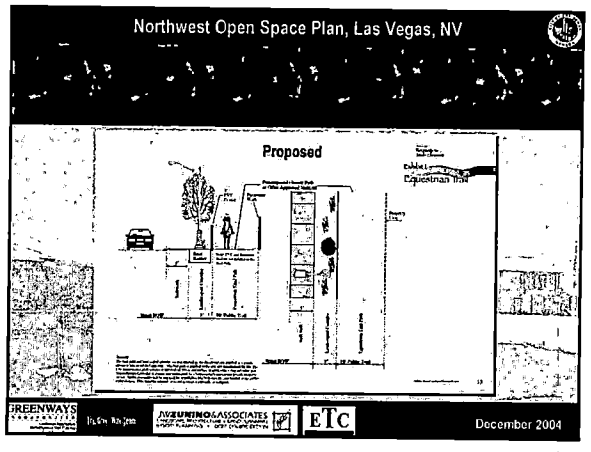


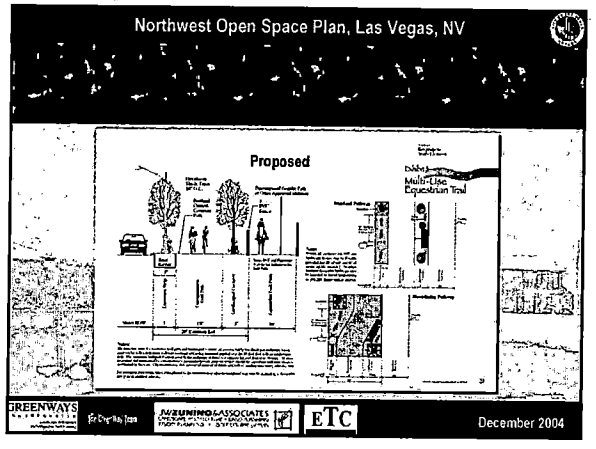
GREENWAYS | J.W. ZUNINO & ASSOCIATES | ETC | December 2004

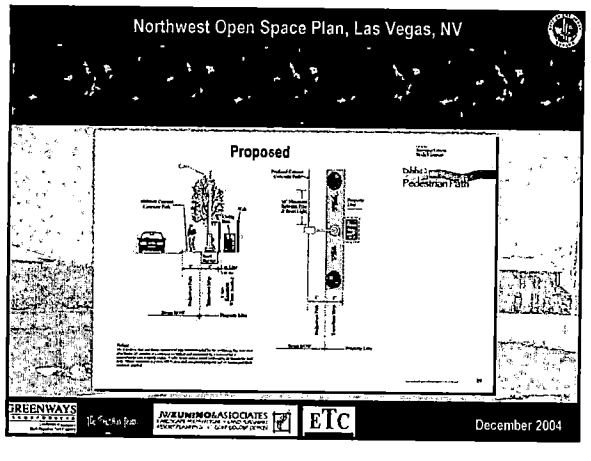


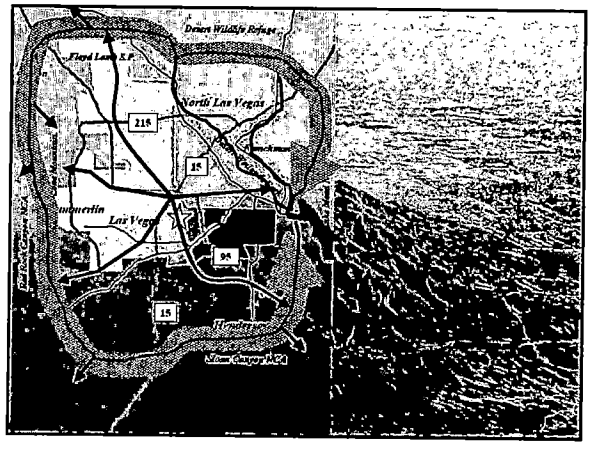


Northwest Las Vegas Open Space Trails	Trail Length (miles)	Estimated Costs	Horse	Bikers	Hikers
Indian Springs Corridor	2	$ 4,000,000.00	X	X	X
Grand Teton Corridor	6.5	$ 6,000,000.00	X	X	X
Lone Mountain Corridor	5.2	$ 7,000,000.00	X	X	X
El Capitan Corridor	3.6	$ 5,000,000.00	X	X	X
Torrey Pines Corridor	2.3	$ 4,000,000.00	X	X	X
Bradley Corridor	3.2	$ 5,000,000.00	X	X	X
Rio Vista/Rainbow Corridor	3.3	$ 5,000,000.00	X	X	X
Elkhorn Corridor	3.7	$ 5,000,000.00	X	X	X
Horse Corridor	2	$ 3,000,000.00	X	X	X
Durango-Tule Springs	2.8	$ 4,000,000.00	X	X	X
El Capitan/US 95 Highway	1.2	$ 2,000,000.00	X	X	X
Fort Apache/Tee Pee	3.6	$ 5,000,000.00	X	X	X
Las Vegas Wash	4	$ 4,000,000.00	X	X	X
Kyle Canyon Wash	3	$ 5,000,000.00	X	X	X









Northwest Open Space Plan, Las Vegas, NV

- Targeted acquisition of key open space parcels and corridors.
- Open space facility guidelines and facility development program
- Policy changes to address open space conservation practices
- Stewardship, operations and management

GREENWAYS | AUZURINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Revised development code to promote open space conservation during land development process.
- Prepare design program for Northwest Cultural Park and implement phase 1.
- Establish Vias Verdes Las Vegas
- Define program to protect arroyos
- Purchase highly ranked or threatened open space parcels
- Build # 1 ranked open space facilities
- Establish Las Vegas Valley Land Trust
- Define management program for open space system

GREENWAYS | AUZURINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Implement Vias Verdes Las Vegas
- Build second phase of Northwest Cultural Park
- Purchase open space and protect resource areas
- Build # 2 and 3 ranked facilities
- Establish management agreements for newly protected open space resources

GREENWAYS | AUZURINO&ASSOCIATES | ETC | December 2004

Northwest Open Space Plan, Las Vegas, NV

- Update this Plan
- Continue Northwest Cultural Park development
- Continue to acquire open space and protect resource areas
- Build # 4 and 5 ranked projects
- Update management agreements

GREENWAYS | AUZURINO&ASSOCIATES | ETC | December 2004



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

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:
None

MEETING ADJOURNED AT 9:21 P.M.

Respectfully submitted:

Stacey Campbell
STACEY CAMPBELL, DEPUTY CITY CLERK

Arlene Coleman
ARLENE COLEMAN, DEPUTY CITY CLERK