Agenda City of Las Vegas

PLANNING COMMISSION MEETING

December 16, 2004

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

Las Vegas City Council

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

Commissioners

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

2004 DEC -9 P3:39
RECEIVED
CITY CLERK

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

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

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

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

ROLL CALL:

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

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

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

MINUTES: **Approval of the minutes of the November 18, 2004 Planning Commission Meeting minutes by reference (_____ Vote)**

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

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

2. **TMP-5463 - TENTATIVE MAP - VALLEY CREST II CENTRAL - APPLICANT: MERITAGE HOMES - OWNER: SCC-CANYON II, LLC** - Request for a Tentative Map FOR A 50-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (a portion of APN 125-18-201-010), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

3. **TMP-5533 - TENTATIVE MAP - CHARLESTON BLM 10 ACRE - FULTON PARK - APPLICANT: PULTE HOMES - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Tentative Map FOR A 140-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 10.15 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-PD14 (Residential Planned Development - 14 Units Per Acre), Ward 2 (Wolfson).

4. **TMP-5552 - TENTATIVE MAP - MADISON GROVE AT PROVIDENCE - APPLICANT/OWNER: COLEMAN TOLL, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 124-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 31.34 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-701-005 and portions of 126-13-801-020 and 021), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

5. **TMP-5574 - TENTATIVE MAP - ALLURE CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SP SAHARA DEVELOPMENT, LLC** - Request for a Tentative Map FOR AN 810-UNIT MIXED-USE CONDOMINIUM DEVELOPMENT on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN 162-04-812-001 and 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

6. **TMP-5577 - TENTATIVE MAP - OXFORD COMMONS - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC** - Request for a Tentative Map FOR A 224-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-001 and a portion of 126-13-601-018), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

7. **TMP-5585 - TENTATIVE MAP - ZERLINA - APPLICANT/OWNER: BENITO ARMAND AQUINO, AUGUSTO G. GABORRO AND TRINIDAD A. CASTILLO** - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.45 acres adjacent to the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 5 (Weekly).

8. **ANX-5100 - ANNEXATION - APPLICANT/OWNER: R. PARAMAHAMSA TRUST & NICHOLAS LAMONTE** - Petition to Annex property generally located on the east side of U.S. 95, south of Lone Mountain Road (APN 138-03-510-001, 002 and 031), containing approximately 7.02 acres Ward 6 (Mack).

9. **ANX-5514 – ANNEXATION - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC** - Petition to Annex property generally located on the northeast corner of Alexander Road and Grand Canyon Drive (APN 138-06-802-001 and 003), containing approximately 3.85 acres, Ward 4 (Brown).

10. **ANX-5586 - ANNEXATION - APPLICANT/OWNER: REGAL VILLAGE, LLC** - Petition to Annex property generally located on the northeast corner of Ann Road and Balsam Street (APN 125-27-803-008), containing approximately 5.73 acres, Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

11. **ANX-5528 – ANNEXATION - PUBLIC HEARING - APPLICANT/OWNER: FOCUS COMMERCIAL GROUP, ET AL** - Petition to Annex property generally located north of Iron Mountain Road and west of Hualapai Way (APN Multiple), containing approximately 529 acres of land, Ward 6 (Mack).

12. **RQR-5443 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC** - Request for a Required Four Year Review of an approved Special Use Permit (U-0103-95), WHICH ALLOWED A 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 1 (Moncrief).

13. **RQR-5498 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JERALD LANDWEHR AND KAY C. LANDWEHR** - Required One Year Review of an Approved Special Use Permit (SUP-2960) WHICH ALLOWED FOR ANIMAL KEEPING AND HUSBANDRY (GOATS) at 4809 Ricky Road (APN 138-12-710-090), R-E (Residence Estates) Zone, Ward 6 (Mack).

14. **RQR-5513 – REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL** - Required Four-Year Review of an approved Special Use Permit (U-0101-95) WHICH ALLOWED ONE 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ORIENTED TOWARD Interstate-15 AT A HEIGHT OF 30 FEET ABOVE THE ELEVATED FREEWAY; AND A SECOND 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ORIENTED TOWARD THE DESERT INN ROAD "SUPER ARTERIAL" AT A HEIGHT OF 55 FEET ABOVE GRADE at 3200 South Rancho Drive (APN 162-08-401-004), M (Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

15. **VAC-5508 - VACATION - PUBLIC HEARING - APPLICANT: PULTE HOMES, INC. - OWNER: COKE MAGGIE, LLC** - Petition to Vacate a portion of the west half of Buffalo Drive south of Iron Mountain Road, Ward 6 (Mack).

16. **VAC-5576 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC** - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Egan Crest Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

17. **ABEYANCE - RENOTIFICATION - GPA-4548 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).

18. **ABEYANCE - RENOTIFICATION - ZON-4554 RELATED TO GPA-4548 - REZONING - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 15.89 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002), Ward 3 (Reese).

19. **ABEYANCE - RENOTIFICATION - VAR-4677 RELATED TO GPA-4548, ZON-4554 AND SDR-4555 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Variance TO ALLOW 1.57 ACRES OF OPEN SPACE WHERE 2.75 ACRES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 166-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre)], Ward 3 (Reese).

20. **ABEYANCE - RENOTIFICATION - SDR-4555 RELATED TO GPA-4548 AND ZON-4554 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 166-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre)], Ward 3 (Reese).

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

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

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

24. **VAR-5547 - VARIANCE - PUBLIC HEARING - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: PICERNE PROVIDENCE, LLC** - Request for a Variance TO ALLOW A 30-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 126 FEET on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way (APN 126-24-610-003), PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

25. **ABEYANCE - RENOTIFICATION - SDR-4730 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: CLIFF'S EDGE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 392-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES TO ALLOW 10-FOOT SETBACK ON THE WESTERN PROPERTY LINE FOR THREE-STORY BUILDINGS AND A ZERO-FOOT SETBACK FROM THE EASTERN AND WESTERN PROPERTY LINE FOR ONE AND TWO-STORY BUILDINGS on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way (APN 126-24-601-003), PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

26. **ABEYANCE - RENOTIFICATION - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES at 2121 South Decatur Boulevard, Suite #29 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

27. **ABEYANCE - VAC-5030 - VACATION - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.** - Petition to Vacate a 20-foot (20') wide public alley generally located north of Sahara Avenue, west of Paradise Road, Ward 3 (Reese).

28. **MOD-5581 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN COMMERCIAL, LLC AND THE CITY OF LAS VEGAS** - Request for a Major Modification to the Lone Mountain Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: NEIGHBORHOOD COMMERCIAL AND PARK/SCHOOL/RECREATION/OPEN SPACE TO: MULTI-FAMILY MEDIUM on 8.74 acres adjacent to the east side of Hualapai Way, north and south of Gilmore Avenue (APN 138-07-201-001 and 002; 138-07-103-006), U (Undeveloped) Zone [PCD (Planned Community Development) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

29. **SDR-5579 RELATED TO MOD-5581 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN COMMERCIAL, LLC AND THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 136-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 8.74 acres adjacent to the east side of Hualapai Way, north and south of Gilmore Avenue (APN 138-07-201-001 and 002; 138-07-103-006), U (Undeveloped) Zone [PCD (Planned Community Development) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

30. **ZON-5566 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SHANDER INTERNATIONAL, LLC** - Request for a Rezoning FROM: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) on 12.58 acres at 5800 West Charleston Boulevard (APN 138-36-401-012 through 020; 138-36-406-001 and 009), Ward 1 (Moncrief).

31. **SDR-5568 RELATED TO ZON-5566 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SHANDER INTERNATIONAL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED ADDITION OF A SIX-UNIT MULTI-FAMILY BUILDING TO AN EXISTING APARTMENT COMPLEX on 12.58 acres at 5800 West Charleston Boulevard (APN 138-36-401-012 through 020; 138-36-406-001 and 009), R-PD14 (Residential Planned Development - 14 Units Per Acre) [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre)], Ward 1 (Moncrief).

32. **VAR-5548 - VARIANCE - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS. I, LLC** - Request for a Variance TO ALLOW A ZERO REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR ACCESSORY STRUCTURES (FOUR COVERED PARKING GARAGES) AND A VARIANCE TO ELIMINATE THE SIX-FOOT WIDE LANDSCAPE PLANTER AND REQUIRED TREES IN THE LOCATION OF THE ACCESSORY STRUCTURES IN CONJUNCTION WITH A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Mack).

33. **VAR-5572 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PLUMBERS & PIPEFITTERS UNION LOCAL NO. 525** - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE A MINIMUM OF 110 PARKING SPACES IS REQUIRED on 1.95 acres at 760 North Lamb Boulevard (APN 140-30-803-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

34. **SDR-5571 RELATED TO VAR-5572 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PLUMBERS & PIPEFITTERS UNION LOCAL NO. 525** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 19,094 SQUARE-FOOT OFFICE/ASSEMBLY BUILDING AND WAIVERS FOR BUILDING PLACEMENT, PARKING LOT AND PERIMETER LANDSCAPING STANDARDS on 1.95 acres at 760 North Lamb Boulevard (APN 140-30-803-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

35. **SCD-5551 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HARMON ENTERPRISES, INC. - OWNER: CBS I, LLC** - Request for a Major Deviation from the Summerlin Development Standards TO ALLOW 546 PARKING SPACES WHERE A MINIMUM OF 591 PARKING SPACES IS REQUIRED FOR A PROPOSED PUB (TAVERN) WITHIN AN APPROVED OFFICE COMPLEX on 4.74 acres adjacent to the northeast corner of Charleston Boulevard and Indigo Drive (APN 137-36-811-018), P-C (Planned Community) Zone, Ward 2 (Wolfson).

36. **SUP-5549 RELATED TO SCD-5551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HARMON ENTERPRISES, INC. - OWNER: CBS I, LLC** - Request for a Special Use Permit FOR A PROPOSED PUB (TAVERN) on 4.74 acres adjacent to the northeast corner of Charleston Boulevard and Indigo Drive (APN 137-36-811-018), P-C (Planned Community) Zone, Ward 2 (Wolfson).

37. **SUP-5550 RELATED TO SCD-5551 AND SUP-5549 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HARMON ENTERPRISES, INC. - OWNER: CBS I, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING USE on 4.74 acres adjacent to the northeast corner of Charleston Boulevard and Indigo Drive (APN 137-36-811-018), P-C (Planned Community) Zone, Ward 2 (Wolfson).

38. **SUP-5554 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: W.I.T. BRO, INC. D/B/A A & A ASPHALT PAVING COMPANY** - Request for a Special Use Permit FOR A PROPOSED AUTO DETAIL FACILITY at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

39. **SDR-5553 RELATED TO SUP-5554 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: W.I.T. BRO, INC. D/B/A A & A ASPHALT PAVING COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 2,220 SQUARE-FOOT AUTO DETAIL FACILITY AND WAIVERS OF PARKING LOT AND PERIMETER LANDSCAPING STANDARDS AND FOUNDATION LANDSCAPING STANDARDS on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

40. **SUP-5564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEP BOYS - OWNER: WACHOVIA DEVELOPMENT CORPORATION** - Request for a Special Use Permit FOR A PROPOSED CAR WASH (SELF-SERVICE) AND WAIVER TO ALLOW BAY OPENINGS AND VACUUM BAYS TO FACE THE PUBLIC RIGHT-OF-WAY at 4141 Rancho Drive (APN 138-02-814-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

41. **SDR-5562 RELATED TO SUP-5564 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PEP BOYS - OWNER: WACHOVIA DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED CAR WASH (SELF SERVICE) on 1.86 acres at 4141 Rancho Drive (APN 138-02-814-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

42. **VAR-5557 - VARIANCE - PUBLIC HEARING - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW 179 PARKING SPACES WHERE A MINUMUM OF 234 PARKING SPACES IS REQUIRED on 3.8 acres adjacent to the south side of Charleston Boulevard, approximately 500 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

43. **SDR-5556 RELATED TO VAR-5557 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 42,160 SQUARE-FOOT RETAIL CENTER, WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND FOR A WAIVER OF THE REQUIRED FOUNDATION LANDSCAPING AND SCREEN WALL REQUIREMENTS on 3.8 acres south of Charleston Boulevard, approximately 500 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

44. **VAC-5569 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Petition to Vacate U.S. Government Patent Easements located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

45. **VAR-5567 RELATED TO VAC-5569 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Variance TO ALLOW 9,285 SQUARE FEET OF OPEN SPACE WHERE 9,900 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

46. **SDR-5565 RELATED TO VAC-5569 AND VAR-5567 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

47. **VAR-5575 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC** - Request for a Variance TO ALLOW 79 PARKING SPACES WHERE 86 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED INDOOR COMMERCIAL RECREATIONAL FACILITY at 3930 Leon Avenue (APN 138-12-110-021), O (Office) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

48. **SDR-5573 RELATED TO VAR-5575 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 17,062 SQUARE-FOOT INDOOR COMMERCIAL RECREATIONAL FACILITY (BATTING CAGES), WAIVERS OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR BUILDING PLACEMENT AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED at 3930 Leon Avenue (APN 138-12-110-021), O (Office) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

49. **SUP-5582 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"** - Request for a Special Use Permit FOR AN EXPANSION (PARKING LOT) OF AN EXISTING CHURCH/HOUSE OF WORSHIP at 2413 Cedar Avenue and 2412 East Mesquite Avenue (APN 139-35-513-031 through 034), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

50. **SDR-5583 RELATED TO SUP-5582 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"** - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP AND PARKING LOT; AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS at 2413 Cedar Avenue and 2412 East Mesquite Avenue (APN 139-35-513-031 through 034), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

51. **SUP-5502 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: LAPOUR GRAND CENTRAL, LLC** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 241 West Charleston Boulevard (APN 162-04-504-011), M (Industrial) Zone, Ward 1 (Moncrief).

52. **SUP-5558 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOVELAND, INC. - OWNER: TONI AILEEN HART** - Request for a Special Use Permit FOR A PROPOSED WEDDING CHAPEL AND WAIVERS OF PARKING LOT LANDSCAPE REQUIREMENTS at 525 Park Paseo (APN 162-03-112-035), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

53. **SUP-5559 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WOODY'S CHICAGO STYLE - OWNER: LOWE'S HIW, INC.** - Request for a Special Use Permit FOR PROPOSED OPEN AIR VENDING (HOT DOG CART) at 851 Pavilion Center Drive (APN 137-35-812-012), P-C (Planned Community) Zone, Ward 2 (Wolfson).

54. **SUP-5578 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.** - Request for a Special Use Permit FOR A PROPOSED GENERAL BUSINESS RELATED GAMING ESTABLISHMENT at 4300 Meadows Lane, Suite #243 (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

55. **SUP-5580 RELATED TO SUP-5578 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND WAIVER OF THE 400 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A SCHOOL at 4300 Meadows Lane, Suite #243 (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

56. **RQR-5544 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DESERT DODGE, INC. - OWNER: DOUGLAS B. KAYS** - Required One-Year Review of an approved Special Use Permit (SUP-2859) FOR AN AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

57. **SDR-5482 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: THE LOUIS AND VICKI RICHARDSON TRUST DATED OCTOBER 18, 1996** - Request for a Site Development Plan Review FOR A TWO-STORY, 13,300 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.92 acres adjacent to the east side of Professional Court, approximately 300 feet north of Smoke Ranch Road (APN 138-15-410-052), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

58. **SDR-5503 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 3,208 SQUARE-FOOT CAR WASH/DRIVE-THROUGH DELI/COFFEE SHOP AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR MINIMUM FLOOR AREA RATIO, THE FRONT YARD BUILD-TO REQUIREMENT, MINIMUM GLAZING REQUIREMENT, MINIMUM GROUND-FLOOR RETAIL REQUIREMENT, UNDERGROUND UTILITIES AND SCREENING OF AUTO-RELATED FACILITIES on 0.23 acres adjacent to the east side of Main Street, approximately 175 feet north of Bonneville Avenue (APN 139-34-311-001 and 002), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).

59. **SDR-5517 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 188-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 8.81 acres adjacent to the southeast corner of Bath Drive and Fort Apache Road (APN 125-20-301-022), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

60. **SDR-5518 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 98-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 4.57 acres at 3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain Special Land Use Designation], Ward 4 (Brown).

61. **SDR-5519 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 98-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

62. **SDR-5545 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DUC DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A 16,800 SQUARE FOOT MEDICAL CLINIC AND FOR WAIVERS OF THE FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 1.72 acres adjacent to the northwest corner of Smoke Ranch Road and Fire Mesa Street (APN 138-15-410-033), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

DIRECTOR'S BUSINESS ITEMS:

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

64. **DIR-5620 - DIRECTOR'S BUSINES - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** – Election of the 2005 Planning Commission Officers.

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

RECEIVED
CITY CLERK
2004 DEC -9 P 1:39

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **December 10, 2004**, a copy of the **December 16, 2004 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman Livingston Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

9th day of December, 2004

NOTARY PUBLIC in and for said County and State

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of December 10, 2004, at the hour of 9:40, there were posted copies of the December 16, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

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

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

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

Don Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 10th day of December, 2004.

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

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

Agenda City of Las Vegas
PLANNING COMMISSION MEETING
December 16, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

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

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

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

MINUTES: **Approval of the minutes of the November 18, 2004 Planning Commission Meeting minutes by reference (_____ Vote)**

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

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

2. TMP-5463 - TENTATIVE MAP - VALLEY CREST II CENTRAL - APPLICANT: MERITAGE HOMES - OWNER: SCC-CANYON II, LLC - Request for a Tentative Map FOR A 50-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (a portion of APN 125-18-201-010), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

3. TMP-5533 - TENTATIVE MAP - CHARLESTON BLM 10 ACRE - FULTON PARK - APPLICANT: PULTE HOMES - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Tentative Map FOR A 140-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 10.15 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-PD14 (Residential Planned Development - 14 Units Per Acre), Ward 2 (Wolfson).

4. **TMP-5552 - TENTATIVE MAP - MADISON GROVE AT PROVIDENCE - APPLICANT/OWNER: COLEMAN TOLL, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 124-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 31.34 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-701-005 and portions of 126-13-801-020 and 021), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

5. **TMP-5574 - TENTATIVE MAP - ALLURE CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SP SAHARA DEVELOPMENT, LLC** - Request for a Tentative Map FOR AN 810-UNIT MIXED-USE CONDOMINIUM DEVELOPMENT on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN 162-04-812-001 and 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

6. **TMP-5577 - TENTATIVE MAP - OXFORD COMMONS - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC** - Request for a Tentative Map FOR A 224-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-001 and a portion of 126-13-601-018), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

7. **TMP-5585 - TENTATIVE MAP - ZERLINA - APPLICANT/OWNER: BENITO ARMAND AQUINO, AUGUSTO G. GABORRO AND TRINIDAD A. CASTILLO** - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.45 acres adjacent to the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 5 (Weekly).

8. **ANX-5100 - ANNEXATION - APPLICANT/OWNER: R. PARAMAHAMSA TRUST & NICHOLAS LAMONTE** - Petition to Annex property generally located on the east side of U.S. 95, south of Lone Mountain Road (APN 138-03-510-001, 002 and 031), containing approximately 7.02 acres Ward 6 (Mack).

9. ANX-5514 – ANNEXATION - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC - Petition to Annex property generally located on the northeast corner of Alexander Road and Grand Canyon Drive (APN 138-06-802-001 and 003), containing approximately 3.85 acres, Ward 4 (Brown).

10. ANX-5586 - ANNEXATION - APPLICANT/OWNER: REGAL VILLAGE, LLC - Petition to Annex property generally located on the northeast corner of Ann Road and Balsam Street (APN 125-27-803-008), containing approximately 5.73 acres, Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

11. ANX-5528 – ANNEXATION - PUBLIC HEARING - APPLICANT/OWNER: FOCUS COMMERCIAL GROUP, ET AL - Petition to Annex property generally located north of Iron Mountain Road and west of Hualapai Way (APN Multiple), containing approximately 529 acres of land, Ward 6 (Mack).

12. RQR-5443 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC - Request for a Required Four Year Review of an approved Special Use Permit (U-0103-95), WHICH ALLOWED A 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 1 (Moncrief).

13. RQR-5498 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JERALD LANDWEHR AND KAY C. LANDWEHR - Required One Year Review of an Approved Special Use Permit (SUP-2960) WHICH ALLOWED FOR ANIMAL KEEPING AND HUSBANDRY (GOATS) at 4809 Ricky Road (APN 138-12-710-090), R-E (Residence Estates) Zone, Ward 6 (Mack).

14. **RQR-5513 – REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL** - Required Four-Year Review of an approved Special Use Permit (U-0101-95) WHICH ALLOWED ONE 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ORIENTED TOWARD Interstate-15 AT A HEIGHT OF 30 FEET ABOVE THE ELEVATED FREEWAY; AND A SECOND 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ORIENTED TOWARD THE DESERT INN ROAD "SUPER ARTERIAL" AT A HEIGHT OF 55 FEET ABOVE GRADE at 3200 South Rancho Drive (APN 162-08-401-004), M (Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

15. **VAC-5508 - VACATION - PUBLIC HEARING - APPLICANT: PULTE HOMES, INC. - OWNER: COKE MAGGIE, LLC** - Petition to Vacate a portion of the west half of Buffalo Drive south of Iron Mountain Road, Ward 6 (Mack).

16. **VAC-5576 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC** - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Egan Crest Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

17. **ABEYANCE - RENOTIFICATION - GPA-4548 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).

18. **ABEYANCE - RENOTIFICATION - ZON-4554 RELATED TO GPA-4548 - REZONING - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 15.89 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002), Ward 3 (Reese).

19. **ABEYANCE - RENOTIFICATION - VAR-4677 RELATED TO GPA-4548, ZON-4554 AND SDR-4555 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Variance TO ALLOW 1.57 ACRES OF OPEN SPACE WHERE 2.75 ACRES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 166-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre)], Ward 3 (Reese).

20. **ABEYANCE - RENOTIFICATION - SDR-4555 RELATED TO GPA-4548 AND ZON-4554 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 166-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre)], Ward 3 (Reese).

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

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

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

24. **VAR-5547 - VARIANCE - PUBLIC HEARING - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: PICERNE PROVIDENCE, LLC** - Request for a Variance TO ALLOW A 30-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 126 FEET on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way (APN 126-24-610-003), PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

25. **ABEYANCE - RENOTIFICATION - SDR-4730 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: CLIFF'S EDGE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 392-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES TO ALLOW 10-FOOT SETBACK ON THE WESTERN PROPERTY LINE FOR THREE-STORY BUILDINGS AND A ZERO-FOOT SETBACK FROM THE EASTERN AND WESTERN PROPERTY LINE FOR ONE AND TWO-STORY BUILDINGS on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way (APN 126-24-601-003), PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

26. **ABEYANCE - RENOTIFICATION - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES at 2121 South Decatur Boulevard, Suite #29 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

27. **ABEYANCE - VAC-5030 - VACATION - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.** - Petition to Vacate a 20-foot (20') wide public alley generally located north of Sahara Avenue, west of Paradise Road, Ward 3 (Reese).

28. **MOD-5581 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN COMMERCIAL, LLC AND THE CITY OF LAS VEGAS** - Request for a Major Modification to the Lone Mountain Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: NEIGHBORHOOD COMMERCIAL AND PARK/SCHOOL/RECREATION/OPEN SPACE TO: MULTI-FAMILY MEDIUM on 8.74 acres adjacent to the east side of Hualapai Way, north and south of Gilmore Avenue (APN 138-07-201-001 and 002; 138-07-103-006), U (Undeveloped) Zone [PCD (Planned Community Development) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

29. **SDR-5579 RELATED TO MOD-5581 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN COMMERCIAL, LLC AND THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 136-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 8.74 acres adjacent to the east side of Hualapai Way, north and south of Gilmore Avenue (APN 138-07-201-001 and 002; 138-07-103-006), U (Undeveloped) Zone [PCD (Planned Community Development) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

30. **ZON-5566 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SHANDER INTERNATIONAL, LLC** - Request for a Rezoning FROM: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) on 12.58 acres at 5800 West Charleston Boulevard (APN 138-36-401-012 through 020; 138-36-406-001 and 009), Ward 1 (Moncrief).

31. **SDR-5568 RELATED TO ZON-5566 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SHANDER INTERNATIONAL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED ADDITION OF A SIX-UNIT MULTI-FAMILY BUILDING TO AN EXISTING APARTMENT COMPLEX on 12.58 acres at 5800 West Charleston Boulevard (APN 138-36-401-012 through 020; 138-36-406-001 and 009), R-PD14 (Residential Planned Development - 14 Units Per Acre) [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre)], Ward 1 (Moncrief).

32. **VAR-5548 - VARIANCE - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APTS. I, LLC** - Request for a Variance TO ALLOW A ZERO REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR ACCESSORY STRUCTURES (FOUR COVERED PARKING GARAGES) AND A VARIANCE TO ELIMINATE THE SIX-FOOT WIDE LANDSCAPE PLANTER AND REQUIRED TREES IN THE LOCATION OF THE ACCESSORY STRUCTURES IN CONJUNCTION WITH A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Mack).

33. **VAR-5572 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PLUMBERS & PIPEFITTERS UNION LOCAL NO. 525** - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE A MINIMUM OF 110 PARKING SPACES IS REQUIRED on 1.95 acres at 760 North Lamb Boulevard (APN 140-30-803-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

34. **SDR-5571 RELATED TO VAR-5572 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PLUMBERS & PIPEFITTERS UNION LOCAL NO. 525** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 19,094 SQUARE-FOOT OFFICE/ASSEMBLY BUILDING AND WAIVERS FOR BUILDING PLACEMENT, PARKING LOT AND PERIMETER LANDSCAPING STANDARDS on 1.95 acres at 760 North Lamb Boulevard (APN 140-30-803-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

35. **SCD-5551 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HARMON ENTERPRISES, INC. - OWNER: CBS I, LLC** - Request for a Major Deviation from the Summerlin Development Standards TO ALLOW 546 PARKING SPACES WHERE A MINIMUM OF 591 PARKING SPACES IS REQUIRED FOR A PROPOSED PUB (TAVERN) WITHIN AN APPROVED OFFICE COMPLEX on 4.74 acres adjacent to the northeast corner of Charleston Boulevard and Indigo Drive (APN 137-36-811-018), P-C (Planned Community) Zone, Ward 2 (Wolfson).

36. **SUP-5549 RELATED TO SCD-5551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HARMON ENTERPRISES, INC. - OWNER: CBS I, LLC** - Request for a Special Use Permit FOR A PROPOSED PUB (TAVERN) on 4.74 acres adjacent to the northeast corner of Charleston Boulevard and Indigo Drive (APN 137-36-811-018), P-C (Planned Community) Zone, Ward 2 (Wolfson).

37. **SUP-5550 RELATED TO SCD-5551 AND SUP-5549 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HARMON ENTERPRISES, INC. - OWNER: CBS I, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING USE on 4.74 acres adjacent to the northeast corner of Charleston Boulevard and Indigo Drive (APN 137-36-811-018), P-C (Planned Community) Zone, Ward 2 (Wolfson).

38. **SUP-5554 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: W.I.T. BRO, INC. D/B/A A & A ASPHALT PAVING COMPANY** - Request for a Special Use Permit FOR A PROPOSED AUTO DETAIL FACILITY at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

39. **SDR-5553 RELATED TO SUP-5554 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: W.I.T. BRO, INC. D/B/A A & A ASPHALT PAVING COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 2,220 SQUARE-FOOT AUTO DETAIL FACILITY AND WAIVERS OF PARKING LOT AND PERIMETER LANDSCAPING STANDARDS AND FOUNDATION LANDSCAPING STANDARDS on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

40. **SUP-5564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEP BOYS - OWNER: WACHOVIA DEVELOPMENT CORPORATION** - Request for a Special Use Permit FOR A PROPOSED CAR WASH (SELF-SERVICE) AND WAIVER TO ALLOW BAY OPENINGS AND VACUUM BAYS TO FACE THE PUBLIC RIGHT-OF-WAY at 4141 Rancho Drive (APN 138-02-814-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

41. **SDR-5562 RELATED TO SUP-5564 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PEP BOYS - OWNER: WACHOVIA DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED CAR WASH (SELF SERVICE) on 1.86 acres at 4141 Rancho Drive (APN 138-02-814-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

42. **VAR-5557 - VARIANCE - PUBLIC HEARING - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW 179 PARKING SPACES WHERE A MINUMUM OF 234 PARKING SPACES IS REQUIRED on 3.8 acres adjacent to the south side of Charleston Boulevard, approximately 500 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

43. **SDR-5556 RELATED TO VAR-5557 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 42,160 SQUARE-FOOT RETAIL CENTER, WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND FOR A WAIVER OF THE REQUIRED FOUNDATION LANDSCAPING AND SCREEN WALL REQUIREMENTS on 3.8 acres south of Charleston Boulevard, approximately 500 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

44. **VAC-5569 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Petition to Vacate U.S. Government Patent Easements located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

45. **VAR-5567 RELATED TO VAC-5569 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Variance TO ALLOW 9,285 SQUARE FEET OF OPEN SPACE WHERE 9,900 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

46. **SDR-5565 RELATED TO VAC-5569 AND VAR-5567 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

47. **VAR-5575 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC** - Request for a Variance TO ALLOW 79 PARKING SPACES WHERE 86 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED INDOOR COMMERCIAL RECREATIONAL FACILITY at 3930 Leon Avenue (APN 138-12-110-021), O (Office) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

48. **SDR-5573 RELATED TO VAR-5575 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 17,062 SQUARE-FOOT INDOOR COMMERCIAL RECREATIONAL FACILITY (BATTING CAGES), WAIVERS OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR BUILDING PLACEMENT AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED at 3930 Leon Avenue (APN 138-12-110-021), O (Office) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

49. **SUP-5582 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"** - Request for a Special Use Permit FOR AN EXPANSION (PARKING LOT) OF AN EXISTING CHURCH/HOUSE OF WORSHIP at 2413 Cedar Avenue and 2412 East Mesquite Avenue (APN 139-35-513-031 through 034), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

50. **SDR-5583 RELATED TO SUP-5582 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"** - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP AND PARKING LOT; AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS at 2413 Cedar Avenue and 2412 East Mesquite Avenue (APN 139-35-513-031 through 034), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

51. **SUP-5502 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: LAPOUR GRAND CENTRAL, LLC** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 241 West Charleston Boulevard (APN 162-04-504-011), M (Industrial) Zone, Ward 1 (Moncrief).

52. **SUP-5558 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOVELAND, INC. - OWNER: TONI AILEEN HART** - Request for a Special Use Permit FOR A PROPOSED WEDDING CHAPEL AND WAIVERS OF PARKING LOT LANDSCAPE REQUIREMENTS at 525 Park Paseo (APN 162-03-112-035), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

53. **SUP-5559 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WOODY'S CHICAGO STYLE - OWNER: LOWE'S HIW, INC.** - Request for a Special Use Permit FOR PROPOSED OPEN AIR VENDING (HOT DOG CART) at 851 Pavilion Center Drive (APN 137-35-812-012), P-C (Planned Community) Zone, Ward 2 (Wolfson).

54. **SUP-5578 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.** - Request for a Special Use Permit FOR A PROPOSED GENERAL BUSINESS RELATED GAMING ESTABLISHMENT at 4300 Meadows Lane, Suite #243 (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

55. **SUP-5580 RELATED TO SUP-5578 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND WAIVER OF THE 400 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A SCHOOL at 4300 Meadows Lane, Suite #243 (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

56. **RQR-5544 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DESERT DODGE, INC. - OWNER: DOUGLAS B. KAYS** - Required One-Year Review of an approved Special Use Permit (SUP-2859) FOR AN AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

57. **SDR-5482 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: THE LOUIS AND VICKI RICHARDSON TRUST DATED OCTOBER 18, 1996** - Request for a Site Development Plan Review FOR A TWO-STORY, 13,300 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.92 acres adjacent to the east side of Professional Court, approximately 300 feet north of Smoke Ranch Road (APN 138-15-410-052), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

58. **SDR-5503 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 3,208 SQUARE-FOOT CAR WASH/DRIVE-THROUGH DELI/COFFEE SHOP AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR MINIMUM FLOOR AREA RATIO, THE FRONT YARD BUILD-TO REQUIREMENT, MINIMUM GLAZING REQUIREMENT, MINIMUM GROUND-FLOOR RETAIL REQUIREMENT, UNDERGROUND UTILITIES AND SCREENING OF AUTO-RELATED FACILITIES on 0.23 acres adjacent to the east side of Main Street, approximately 175 feet north of Bonneville Avenue (APN 139-34-311-001 and 002), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).

59. **SDR-5517 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 188-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 8.81 acres adjacent to the southeast corner of Bath Drive and Fort Apache Road (APN 125-20-301-022), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

60. **SDR-5518 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 98-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 4.57 acres at 3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain Special Land Use Designation], Ward 4 (Brown).

61. **SDR-5519 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 98-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

62. **SDR-5545 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DUC DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A 16,800 SQUARE FOOT MEDICAL CLINIC AND FOR WAIVERS OF THE FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 1.72 acres adjacent to the northwest corner of Smoke Ranch Road and Fire Mesa Street (APN 138-15-410-033), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

DIRECTOR'S BUSINESS ITEMS:

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

64. **DIR-5620 - DIRECTOR'S BUSINES - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** – Election of the 2005 Planning Commission Officers.

CITIZENS PARTICIPATION:

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

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

ATTENDANCE:

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

MEMBERS EXCUSED: DAVENPORT AND McSWAIN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., STEVE SWANTON – PLANNING & DEVELOPMENT DEPT., GINA VENGLASS – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

MINUTES:
No briefing was held.

MEETING ADJOURNED AT N/A

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

MEMBERS EXCUSED: DAVENPORT AND McSWAIN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., STEVE SWANTON – PLANNING & DEVELOPMENT DEPT., GINA VENGLASS – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

MINUTES:

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

Item 27 [VAC-5030]	Abeyance to 1/27/2005 Planning Commission meeting
Item 32 [VAR-5548]	Abeyance to 1/13/2005 Planning Commission meeting
Item 44 [VAC-5569]	Abeyance to 2/10/2005 Planning Commission meeting
Item 45 [VAR-5567]	Abeyance to 2/10/2005 Planning Commission meeting
Item 46 [SDR-5565]	Abeyance to 2/10/2005 Planning Commission meeting
Item 51 [SUP-5502]	Stricken
Item 52 [SUP-5558]	Withdrawn Without Prejudice
Item 58 [SDR-5503]	Abeyance to 1/27/2005 Planning Commission meeting
Item 59 [SDR-5517]	Abeyance to 1/27/2005 Planning Commission meeting
Item 61 [SDR-5519]	Abeyance to 1/27/2005 Planning Commission meeting

Item 63 [TXT-5037] Tabled
Item 64 [DIR-5620] Abeyance to 1/13/2005 Planning Commission meeting

NIGRO motioned to bring forward and HOLD IN ABEYANCE Item 32 [VAR-5548] and Item 64 [VAR-5548] to 1/13/2005 Planning Commission meeting; Item 58 [SDR-5503], Item 59 [SDR-5517] and Item 61 [SDR-5519] to 1/27/2005 Planning Commission meeting; Item 44 [VAC-5569], Item 45 [VAR-5567] and Item 46 [SDR-5565] to 2/10/2005 Planning Commission meeting; STRIKE Item 51 [SUP-5502]; TABLE Item 63 [TXT-5037] and WITHDRAW WITHOUT PREJUDICE Item 52 [SUP-5558] – UNANIMOUS with DAVENPORT and McSWAIN excused

NOTE: At the commencement of the meeting, the initial motion for all abeyance items made by NIGRO, which carried UNANIMOUSLY with DAVENPORT and McSWAIN excused, was rescinded as to Item 27 [VAC-5030] upon motion by NIGRO, which also carried UNANIMOUSLY with DAVENPORT and McSWAIN excused.

CHAIRMAN TRUESDELL requested to rescind the motion relative to Item 27 [VAC-5030], as he realized he needed to abstain on this item as he has an interest in the property adjacent to the proposed site.

VICE CHAIRMAN NIGRO asked staff when the billboard ordinance would come back. MARGO WHEELER, Planning and Development, responded that staff is working with the billboard industry, as was specifically requested by Council, and the anticipated date is in February 2005.

(6:03 – 6:05))

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

SUBJECT:
Approval of the minutes of the November 18, 2004, Planning Commission Meeting

MOTION:
NIGRO – HOLD IN ABEYANCE to the 01/13/2005 Planning Commission Meeting – UNANIMOUS with DAVENPORT and McSWAIN excused

MINUTES:
There was no discussion.

(6:02 – 6:02)

1-50

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

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

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
STEINMAN – APPROVED subject to conditions – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

JENNIFER ROBERTS appeared on behalf of the developer, Great American Capital. MS. ROBERTS stated that she was unclear as to why the application continued to be held in abeyance. She pointed out that the proposed project included some shrubbery that was unacceptable in the Master Plan, but she was under the impression that this landscaping issue was resolved.

MINUTES – Continued:

COMMISSIONER STEINMAN responded that the reason he pulled the item from One Motion One Vote was because he wanted an explanation as to how the landscaping issue was resolved, particularly on the corner of the site. He could not determine this from the back up documentation. GARY LEOBOLD, Planning and Development, then stated that the applicant provided staff their landscape drawings reflecting how the site would be landscaped, which included cross sections of the west edge of the site. The drawings provided a greater level of illustrations in terms of meeting the requirements for landscaping. MR. LEOBOLD then confirmed for COMMISSIONER STEINMAN that staff is satisfied with the landscaped drawings. He also informed CHAIRMAN TRUESDELL that the date stamp on the landscaped drawings is not in the conditions because it is a landscaped plan, which focused more so on the landscaping aspect. CHAIRMAN TRUESDELL added that the landscape issue referred to the landscaping drawings, dated 12/15/2004.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:09 – 6:13)

1-309

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two years. If a Final Map is not recorded on all or a portion of the area covered by the Map in that time, a new Tentative Map must be filed.

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

3. All development is subject to the conditions of City Departments, State Subdivision Statutes, Title 19 and the Lone Mountain Master Development Plan.

Public Works

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

CONDITIONS – Continued:

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

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

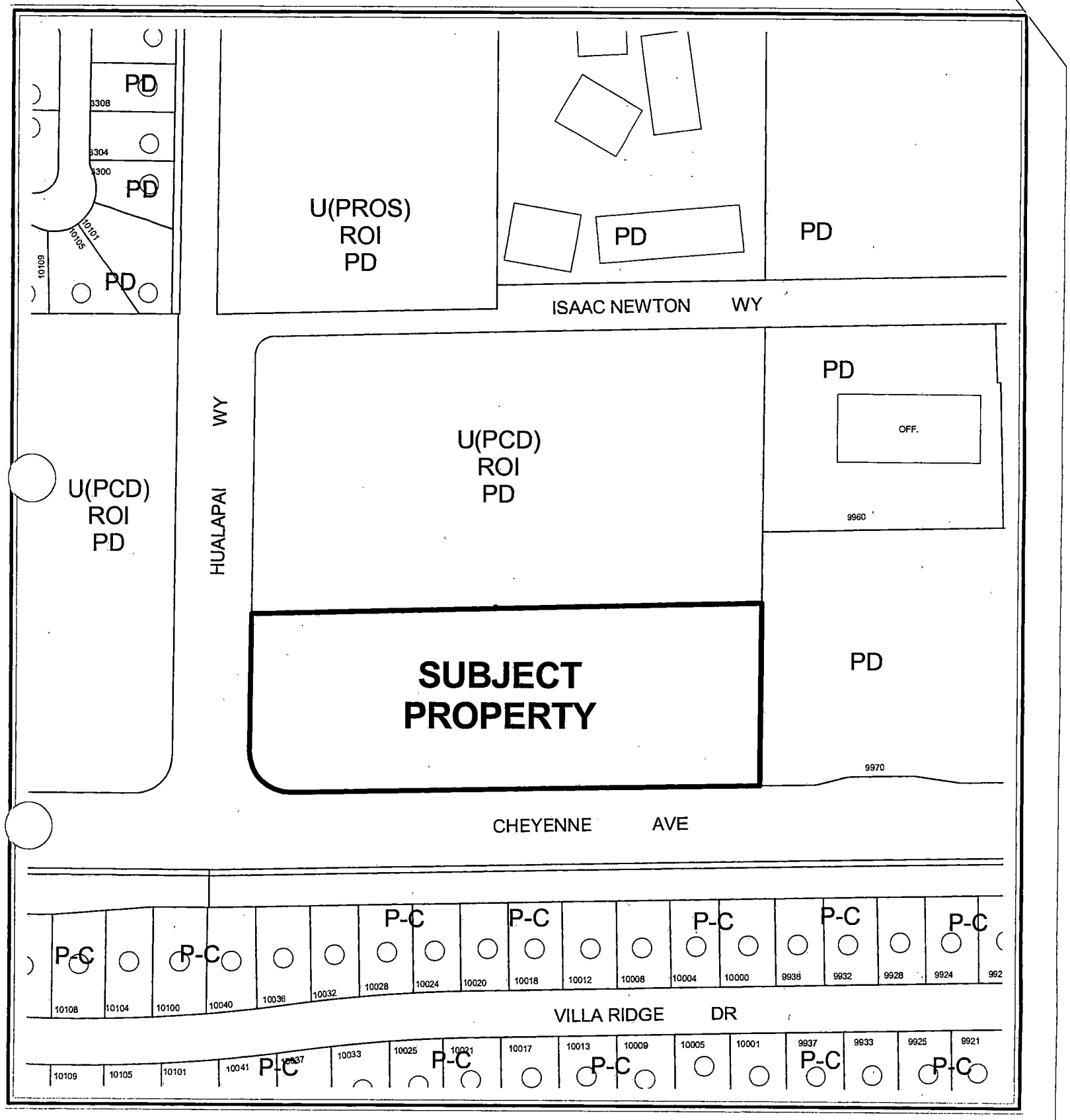
   I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

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

   III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision. 7. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map. All Notes per sections (A), (B), and (C) as required shall appear on the Final Map.

7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2612 and all other applicable site-related actions.

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



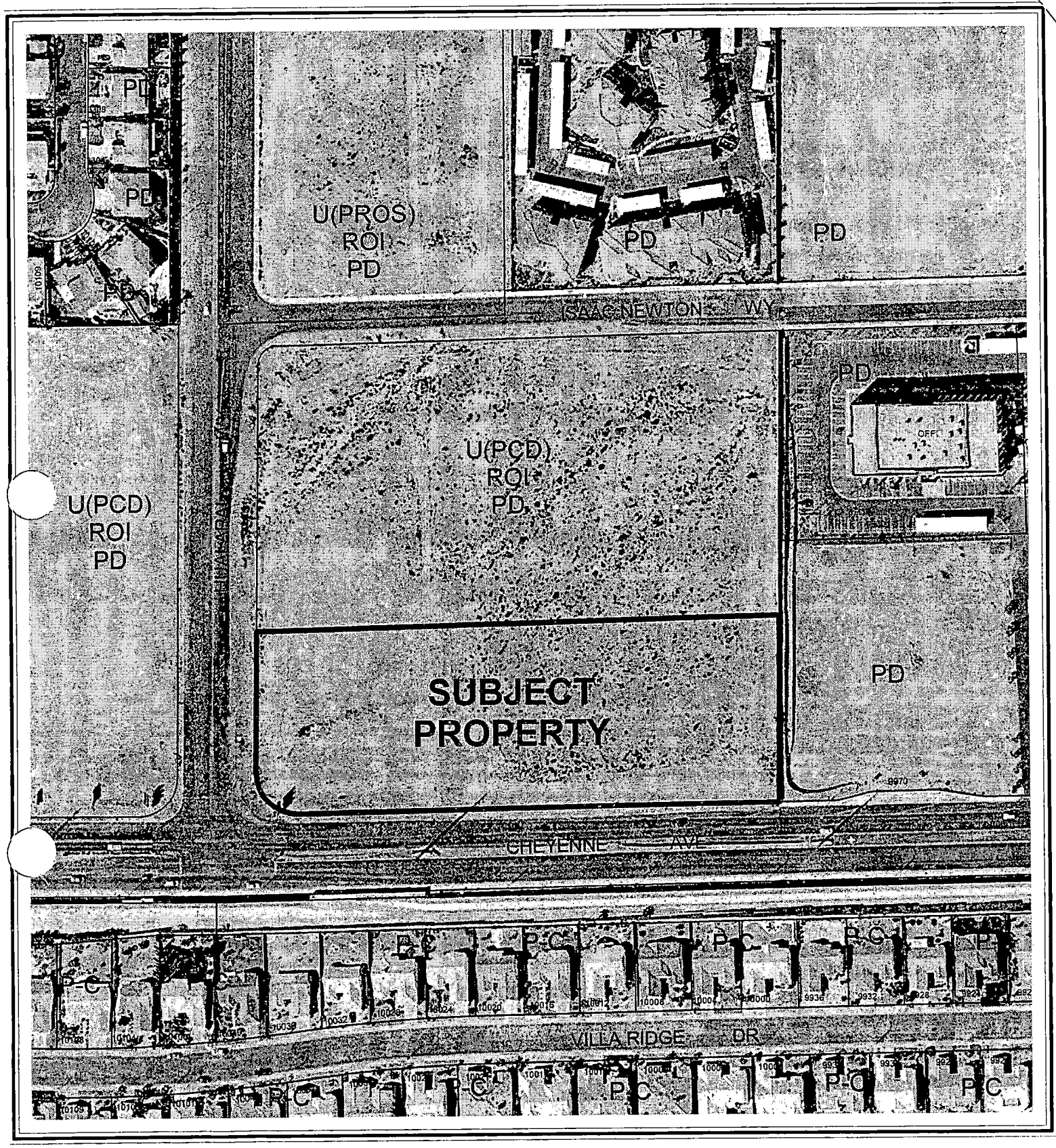
0 100 200 Feet

CASE: TMP-5447

ZONING OF SUBJECT PROPERTY:

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

N


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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-5447 - CHEYENNE AND HUALAPAI BUSINESS CENTER - APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two years. If a Final Map is not recorded on all or a portion of the area covered by the Map in that time, a new Tentative Map must be filed.

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

3. All development is subject to the conditions of City Departments, State Subdivision Statutes, Title 19 and the Lone Mountain Master Development Plan.

Public Works

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

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

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

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

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

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

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

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2612 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

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

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

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

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

12/02/04 The Planning Commission voted to hold this item in abeyance to the 12/16/04 meeting to allow the applicant to work with staff to show adequate landscaping along Hualapai Way is being provided for the project.

B) Pre-Application Meeting

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.00
Net Acres:	3.52

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

East: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

West: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

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

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

The proposed development will meet these standards of the Code.

B) General Analysis Discussion

- General information

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

- Trails

  There are no trails involved with the project.

- Special Conditions of Approval from SDR-2612:

  All buildings shall be limited to one story in height.

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

  The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center to the south, west and north of the site, and 30 feet on-center to the east of the site, and to reflect a minimum of four five-gallon shrubs for each tree within provided planters. Landscape planters around the proposed buildings which face parking areas shall be a minimum of five feet in width. The tree and shrub selection shall be consistent with the Lone Mountain Plant Palette.

The tentative map shows conformance to these conditions of approval. The applicant has indicated that extensive landscaping will be provided along the Hualapai Way frontage of the site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Lone Mountain Plaza, LLC

Name of Applicant: Lone Mountain Plaza, LLC

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

_____Yes XX_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Haskel Iny

Subscribed and sworn before me

This 24th day of September, 2004

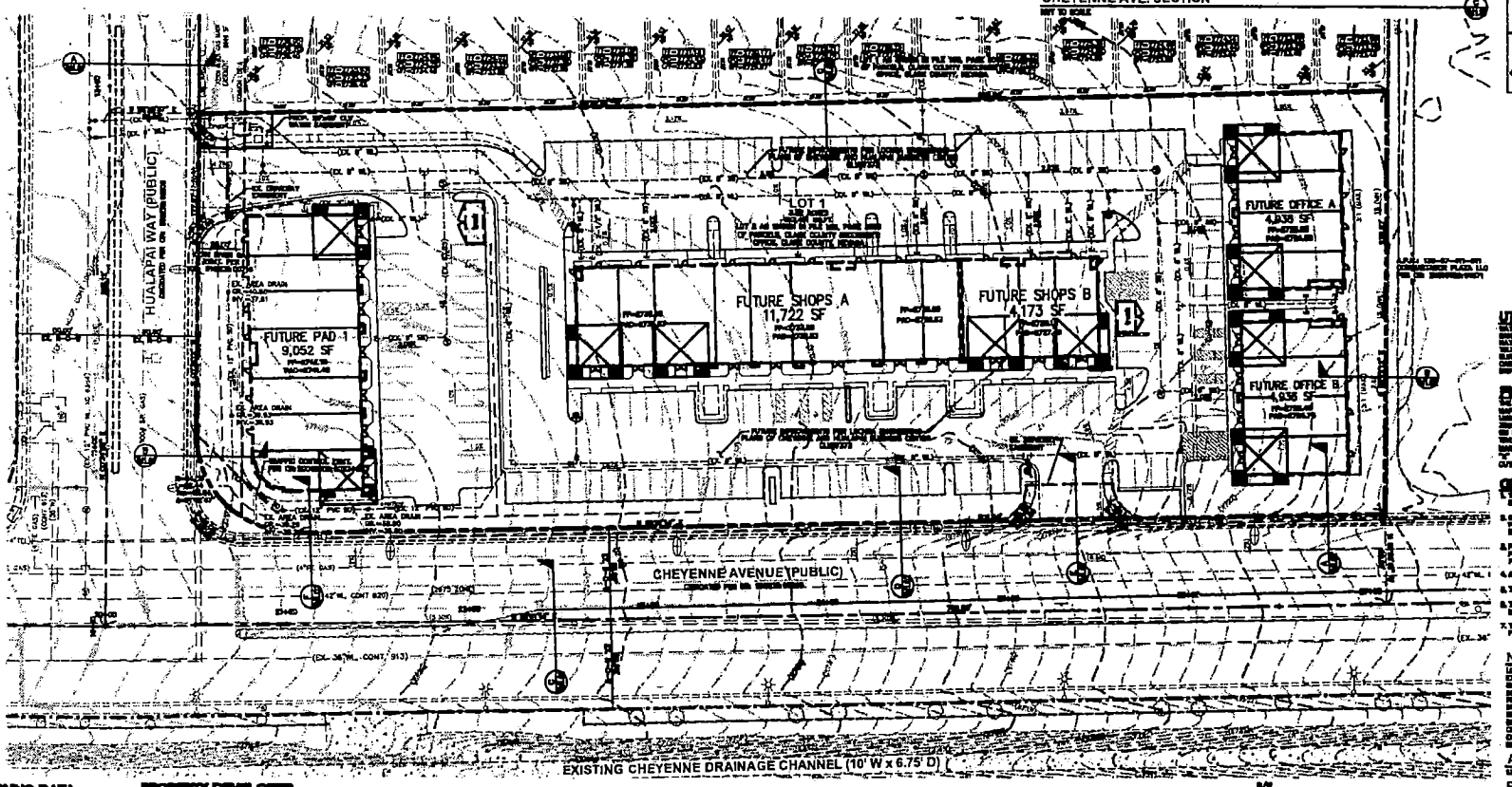
Jennifer L. Roberts

Notary Public in and for said County and State

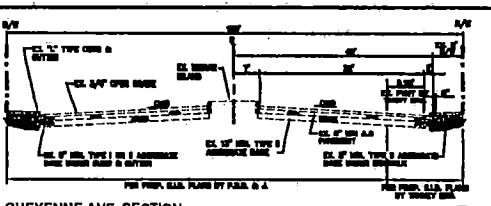
JENNIFER L. ROBERTS
Notary Public State of Nevada
My appt. exp. Sept. 23, 2005

TENTATIVE MAP
OF
CHEYENNE AND HUALAPAI BUSINESS CENTER
COMMERCIAL SUBDIVISION

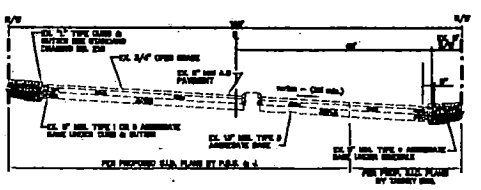
BEING LOT 2 AS SHOWN IN FILE 108, PAGE 0006 OF PARCELS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



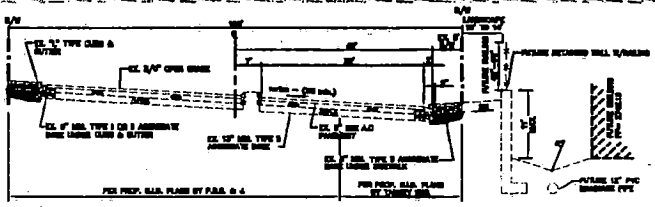
CHEYENNE AVE. SECTION



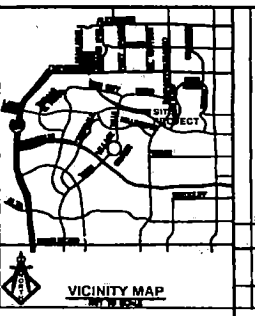
HUALAPAI WAY SECTION



HUALAPAI WAY SECTION



VICINITY MAP



NORTH

GRAPHIC SCALE

(IN FEET)

ZONING DATA
- EXISTING ZONING = P-C PER ZC-0231-97
- PROPOSED ZONING = P-C
- ALL STREETS ARE TO BE PUBLIC
- PROPOSED BARRIER OF LOTS = I
- CITY OF LAS VEGAS JURISDICTION
- PROPOSED USE = COMMERCIAL
- MAXIMUM HEIGHT = 1 STORY

NOTE
THIS SUBDIVISION IS NOT PART OF ANY EARLIER PLANNED DEVELOPMENT.

ALL DIMENSIONS TO BACK OF CURB UNLESS NOTED OTHERWISE.

PROPERTY OWNER
LONE MOUNTAIN PLAZA, LLC
9500 W. SAHARA AVE., SUITE 200
LAS VEGAS, NV 89117
(702) 853-5700 PHONE

PROPERTY DEVELOPER
LONE MOUNTAIN PLAZA, LLC
9500 W. SAHARA AVE., SUITE 200
LAS VEGAS, NV 89117
(702) 853-5700 PHONE

ENGINEER
LOCHSA ENGINEERING
9500 SOUTH JONES BLVD., SUITE 300
LAS VEGAS, NV 89148
(702)896-8283
(702)896-8287 FAX

SURVEYOR
LOCHSA ENGINEERING
9500 SOUTH JONES BLVD., SUITE 300
LAS VEGAS, NV 89148
(702)896-8283
(702)896-8287 FAX

SEWER CONTRIBUTION
AVERAGE DAILY SEWAGE FLOW
RETAIL = 5 EDU/ACRE X 5.65 ACRES ..... 7060 GPD

PEAK DAILY SEWAGE FLOW
RETAIL = 2.5 AVERAGE DAILY SEWAGE FLOW ..... 28,300 GPD

UTILITY SERVICE PROVIDERS
WATER / SEWER / STORM DRAIN: CITY OF LAS VEGAS
ELECTRIC: NEVADA POWER COMPANY
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: SBC/AT&T
CABLE TV: COX COMMUNICATIONS OF LAS VEGAS, INC.

FLOOD NOTE
THIS PROPERTY SITE IS LOCATED BY A FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 32003C0010 E, EFFECTIVE DATE JANUARY 16, 2003. ACCORDING TO THIS FIRM, THIS PROPERTY IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DESIGNATED ZONE "X", ZONE "X" IS DEFINED BY THE FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

GENERAL NOTES
1. ALL EXISTING STRUCTURES ON SITE SHALL REMAIN IN PLACE.
2. THERE ARE NO GRAVE FIELDS WITHIN THE PROJECT.
3. THERE ARE NO CEMETERIES OR PLANNED DEDICATIONS OF CEMETERY GROUNDS, WITHIN OR ADJACENT WITHIN THE PROJECT.

NOTE:
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES BEFORE ANY EXCAVATION TO THE UTILITIES. CALL DIGITY (DIG), UTILITY NOTIFICATION CENTER, NEVADA AND ANY UTILITIES NOT LISTED IN THE UTILITY NOTIFICATION CENTER, NEVADA. CONTRACTOR SHALL CONTACT ALL UTILITIES FOR THE EXACT LOCATION OF THEIR FACILITIES BEFORE COMMENCING WORK. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER, IMMEDIATELY, IN THE EVENT OF ANY DISCREPANCY BETWEEN THE FIELD CONDITIONS AND THE PLANS.

A.P.N.:
[illegible]

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 108 OF PARCELS ON PAGE 06.

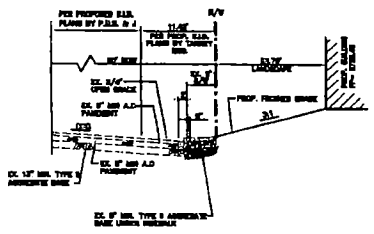
BENCHMARK:
CITY MONUMENT AND MONUMENT LINE A SPIKE AND WASHER PLACE, SOUTH SIDE OF CHEYENNE AVENUE, 0.1M EAST OF CORE CYPRESS DRIVE CENTER LINE.
ELEVATION: 3043.675 FEET / NAVD 83 DATUM

Call before you Dig 1-800-227-2600

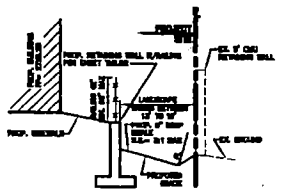
SAFETY ALERT
Call Before You Overhead 1-702-227-2929

LEGEND

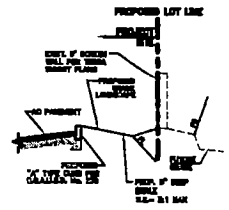
| | | |



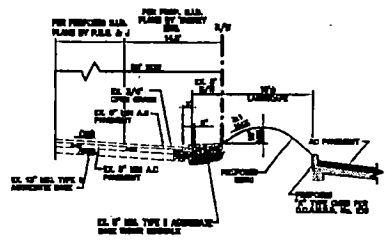
A OFFICE "B" SECTION — NOT TO SCALE — TM1.02



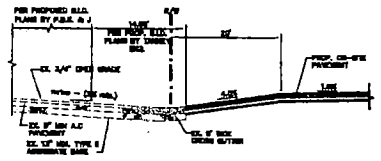
B EAST SECTION — NOT TO SCALE — TM1.02



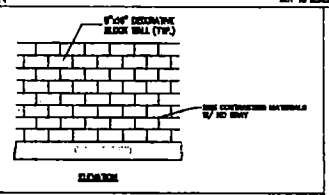
C NORTH SECTION — NOT TO SCALE — TM1.02



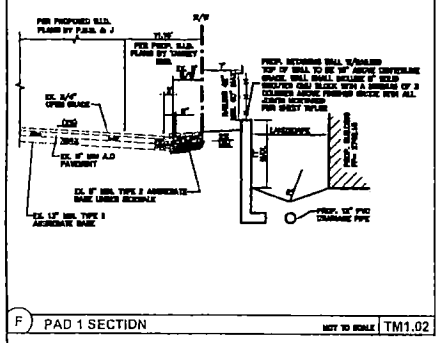
D CHEYENNE AVE. SECTION — NOT TO SCALE — TM1.02



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



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



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

NOTE:

A.P.N.:

BASIS OF BEARINGS:

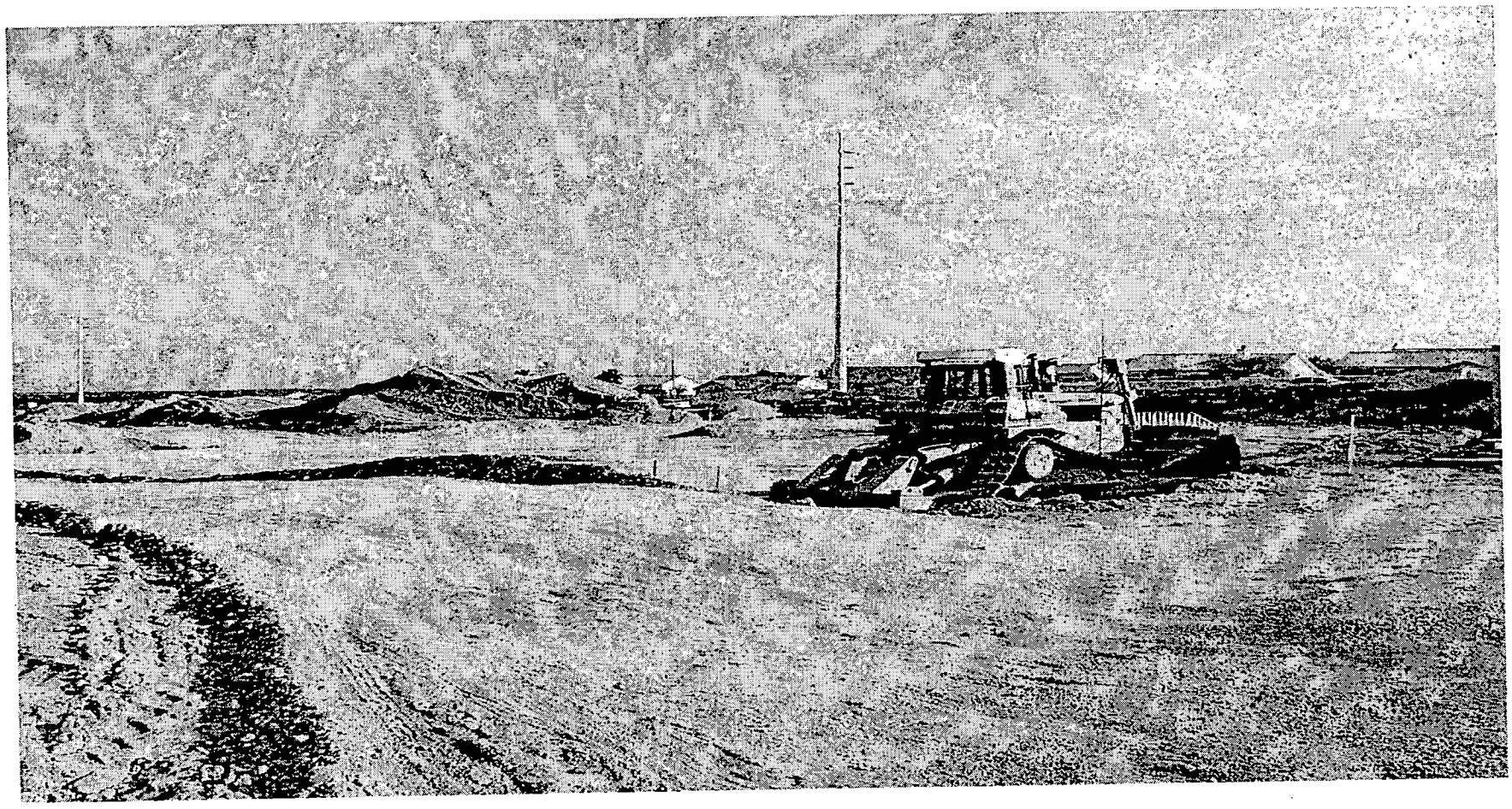
BENCHMARK:

Call before you Dig 1-800-227-2600

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

LEGEND

| | | |



TMP-5447 - CHEYENNE AND HUALAPAI BUSINESS CENTER - APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC
NORTHEAST CORNER OF CHEYENNE AVENUE AND HUALAPAI WAY
DECEMBER 16 2004 PLANNING COMMISSION

11/05/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
TMP-5463 - TENTATIVE MAP - VALLEY CREST II CENTRAL - APPLICANT: MERITAGE HOMES - OWNER: SCC-CANYON II, LLC - Request for a Tentative Map FOR A 50-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (a portion of APN 125-18-201-010), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

(6:09)

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 2-- TMP-5463

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5126), Waiver (WVR-5127) and the Revised Grand Teton Village Master Development Plan and Design Standards.

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

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

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

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

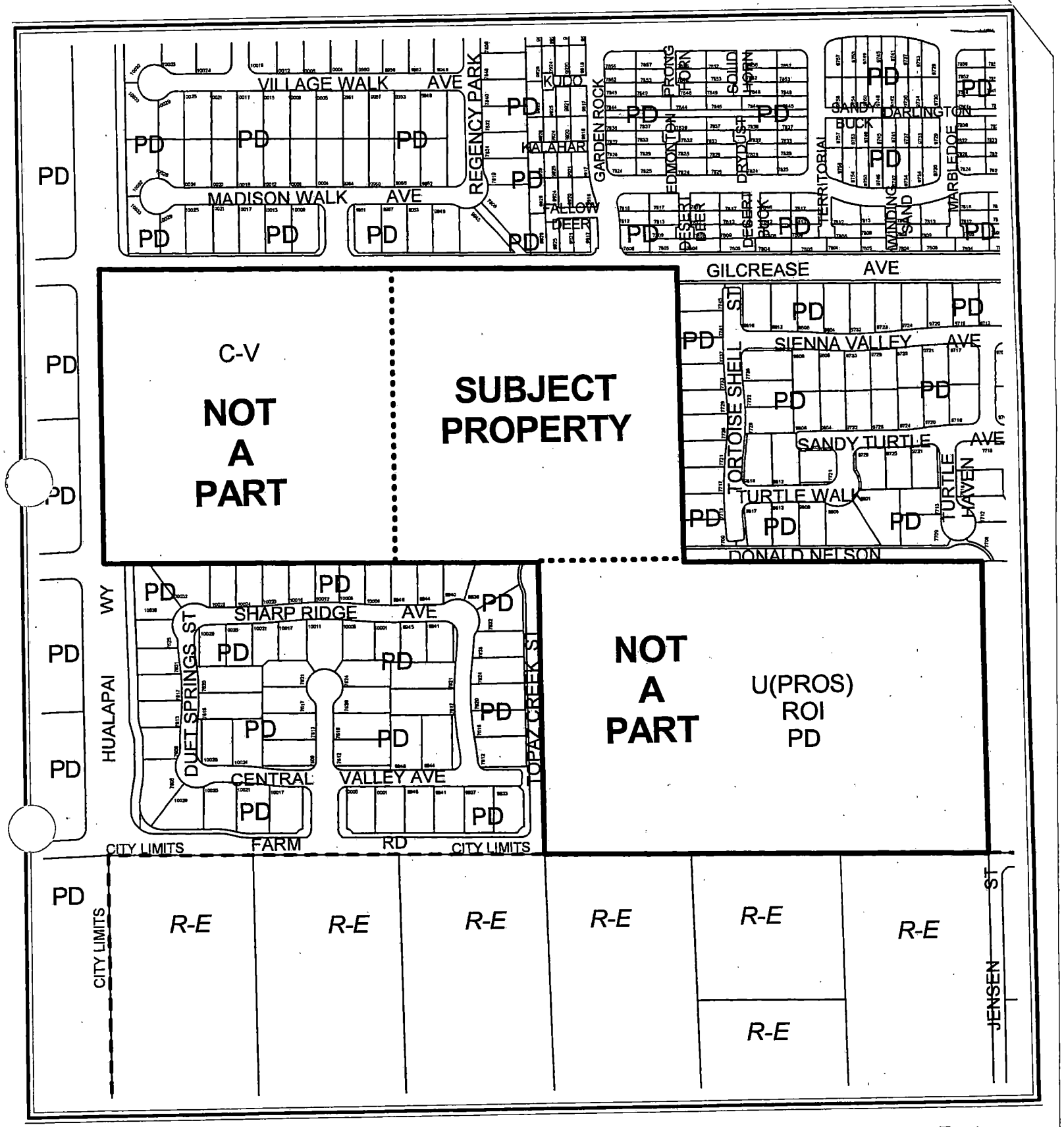
Public Works

7. Site development to comply with all applicable conditions of approval for SDR-5126 and all other subsequent site-related actions.

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage

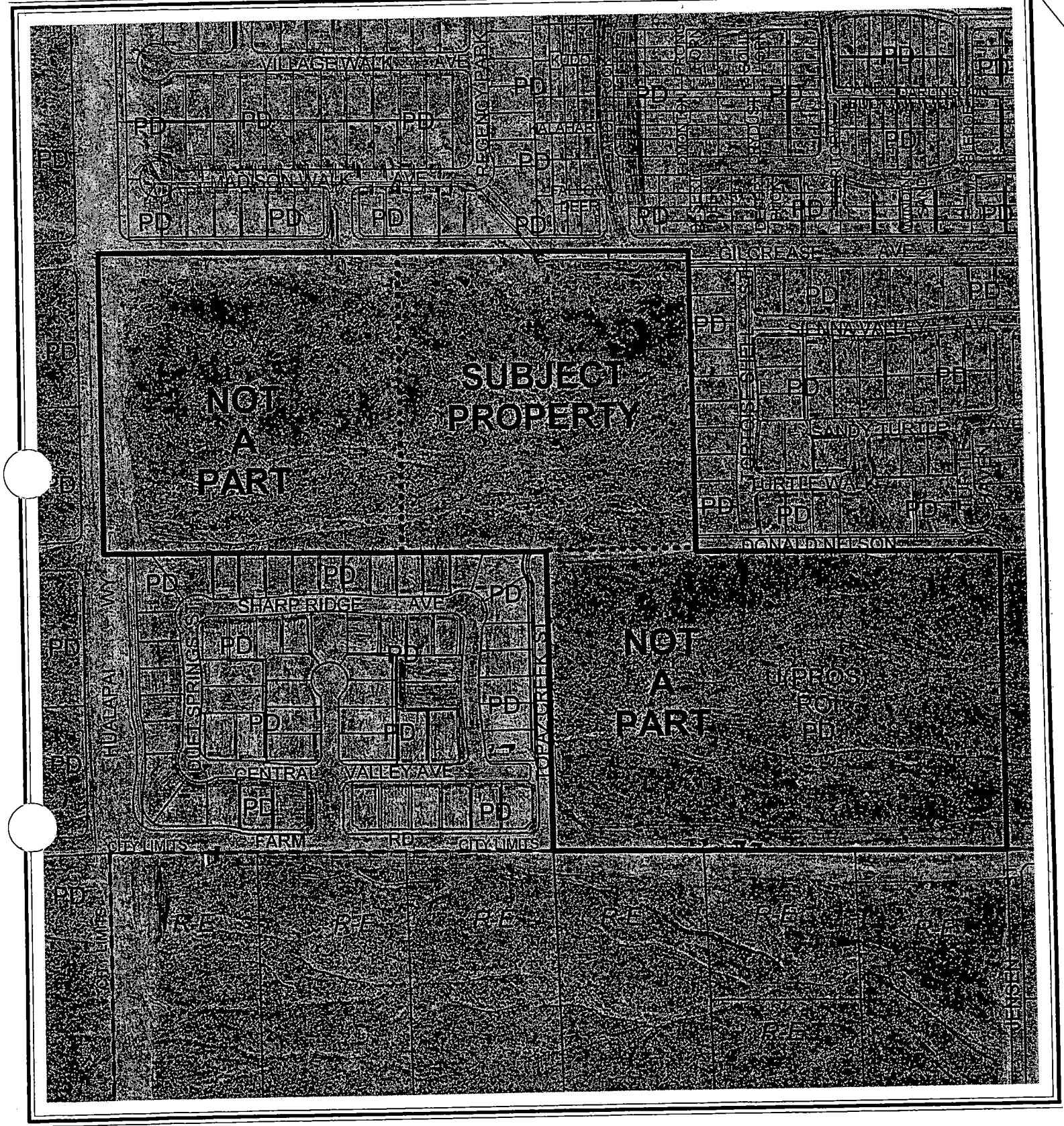
CONDITIONS – Continued:

improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: **TMP-5463**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



0 200 400 Feet

CASE: **TMP-5463**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5463 - VALLEY CREST II CENTRAL - APPLICANT: MERITAGE HOMES - OWNER: SCC-CANYON II, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5126), Waiver (WVR-5127) and the Revised Grand Teton Village Master Development Plan and Design Standards.

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

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

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

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

Public Works

7. Site development to comply with all applicable conditions of approval for SDR-5126 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 50-lot single-family residential subdivision on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way, within the Grand Teton Village Master Development Plan area.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

06/06/01 The City Council approved the Annexation (A-0030-98) of property generally located between Hualapai Way and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land. The Planning Commission and staff recommended approval. The effective date was 06/15/01.

08/21/02 The City Council approved the Annexation (A-0008-02) of property generally located southeast of the intersection of Grand Teton Drive and Hualapai Way, containing approximately 113.23 acres of land. The Planning Commission and staff recommended approval. The effective date was 08/30/02.

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The action approved the creation of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Development Plan and Design Standards to revise standards regarding landscaping, trails, setbacks, parking and open space as part of a larger request. The Planning Commission and staff recommended approval.

08/20/03 The City Council approved a Rezoning (ZON-2607) from U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue. The Planning Commission and staff recommended approval.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for the Grand Teton Village development. The Planning Commission and staff recommended approval.

01/23/04 Staff approved an administrative Site Development Plan Review (SDR-3464) for a proposed public park within Grand Teton Village on 10 acres adjacent to the southeast corner of Gilcrease Avenue and Hualapai Way, adjacent to the subject site.

08/18/04 The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan (GPA-4587) from PR-OS (Park/Recreation/Open Space) to PCD (Planned Community Development) on the subject site. The Planning Commission and staff recommended approval.

11/03/04 The City Council approved a Major Modification (MOD-5125) to the Grand Teton Village Master Plan to change the land use designation on the subject site from P (Public Facilities) to L (Low Density Residential) and to update various parts of the plan; a Site Development Plan Review (SDR-5126) for a proposed 51-lot single-family residential development; and a Waiver (WVR-5127) of Title 18.12.160 for internal intersection separation distance that is less than the minimum required, all on the subject site. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

10/15/04 The proposed tentative map will need to comply with the approved Site Development Plan Review for the site. Perimeter retaining walls were checked for conformance to Title 18 requirements.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Undeveloped Single-Family Residential
East:	Single-Family Residential
West:	Undeveloped (approved Public Park)

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development) PR-OS (Parks/Recreation/Open Space)
East:	PCD (Planned Community Development)
West:	PR-OS (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	C-V (Civic)

D) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows for a mix of residential uses maintaining an overall average density between two to eight units per acre across a minimum 80-acre site in conjunction with a master plan. The current PD (Planned Development) zoning and the Grand Teton Village Master Plan fulfill these requirements; therefore, the site is in conformance with the General Plan.

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

This site is located within the Grand Teton Village Master Plan Area. The subject area is currently designated as L (Low Density Residential) on Figure 3 of the Grand Teton Village Master Development Plan, which allows for residential development up to 5.5 dwelling units per acre.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for a PD-zoned project are set out by the adopted development standards for the master planned area. The Grand Teton Village Master Development Plan and Design Standards and Development Agreement have established the following standards:

Standards	Approved	Provided	Compliance
Min. Lot Size	N/A	5,200 SF	N/A
Min. Lot Width	N/A	60 Feet	N/A
Min. Setbacks • Front (front loading garages)	18 Feet	18 Feet (dwelling and front loading garages)	Y
• Front (dwelling, porch or side loading garages)	12 Feet	14 Feet (side loading garages)	Y
• Side • Corner • Rear	5 Feet 10 Feet 10 Feet	5 Feet 10 Feet 15 Feet	Y Y Y

Max. Lot Coverage	N/A	60% (approx)	N/A
Max. Building Height	35 Feet	2 Stories/35 Feet	N/A
Number of Lots	51	50	Y
Max. Density	5.50 du/ac	4.84 du/ac	Y
Private/Public Street	Private	Private	Y
Min. Street Width	39 Feet	39 Feet	Y

The Tentative Map complies with the approved development standards for the L (Low Density Residential) land use category in the Grand Teton Village Master Development Plan.

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

Total Acreage	**Required Contribution**			**Provided**	
	Rátio	Percent	Area	Percent	Area
10.32 acres	N/A	0 %	0 SF	2.45 %	11,029 SF or 0.25 acres

The current standards require a total of 3.88 acres of open space to be provided proportionately throughout the residential properties of the Master Plan area. However, existing residential developments within Grand Teton Village had already exceeded the required 3.88-acre minimum open space provision prior to the approval of the Site Development Plan Review for this development. Therefore, there is no minimum open space requirement. A total of 11,029 square feet of open space has been provided. This does not include area reserved for a 20-foot public drainage easement.

B) General Analysis and Discussion

- General information

The Tentative Map depicts 50 single-family residential lots on the 10.32-acre site, resulting in a density of 4.84 dwelling units per gross acre. These lots will be served by 39-foot wide private streets without sidewalks that will have access to a single 60-foot wide public street entry linking the development to Gilcrease Avenue. Lots average approximately 5,400 square feet in size. Setbacks proposed for this development are 18 feet to the house and front loading garages, 14 feet to side loading garages, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The Site Development Plan Review for this site was approved along with a modification to the Grand Teton Village Master Plan (MOD-5125) to allow residential uses on the site and to update various aspects of the plan. This Tentative Map will be reviewed according to the revised development standards for the master-planned area.

- Cross Section

  The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2% is allowed a maximum four-foot retaining wall. None of the retaining walls shown are greater than four feet in height. The south wall has been previously approved and is currently under construction with the Valley Crest II West subdivision.

  The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4% is allowed a maximum six-foot retaining wall. Retaining walls are shown to a maximum height of six feet. The total vertical wall face along the western edge of this site is shown to have a total vertical wall face of 12 feet; however, it faces internal to this subdivision. The total vertical wall face along the eastern edge of the site is shown to be a maximum of 12 feet as measured on the exterior side of the subdivision. This wall has been previously approved and is currently under construction with the Valley Crest II East development.

- Trails

  No trails are adjacent to the proposed subdivision.

- Special Conditions of Approval

  4. The setbacks for this development shall be a minimum of 12 feet to the house, porch or side-loading garage; 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; 10 feet on the corner side; and 10 feet in the rear, per Section 3.5.3 of the Grand Teton Village Master Development Plan Standards.

  5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to clearly depict pedestrian access to the 10-acre park to the west of the subject development. The 20-foot drainage easement labeled Common Element 'G' shall not be included in any open space calculation.

  6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of four five-gallon shrubs for each tree within planters along Gilcrease Avenue and Donald Nelson Avenue.

13. Dedicate 30 feet of right-of-way for Gilcrease Avenue and 30 feet for Donald Nelson Avenue, including the area for a knuckle, adjacent to this site.

14. Construct half-street improvements including appropriate overpaving on Gilcrease Avenue and Donald Nelson Avenue, including those portions of the Donald Nelson Avenue/Topaz Creek Street knuckle adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

17. 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.

18. 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5463** APN: 125-18-201-010

Name of Property Owner: SCC-Canyon II, LLC

Name of Applicant: MTH Homes Nevada, Inc

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

____ Yes ✓ No

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

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: M. Leigh Austin

Print Name: M. Leigh Austin

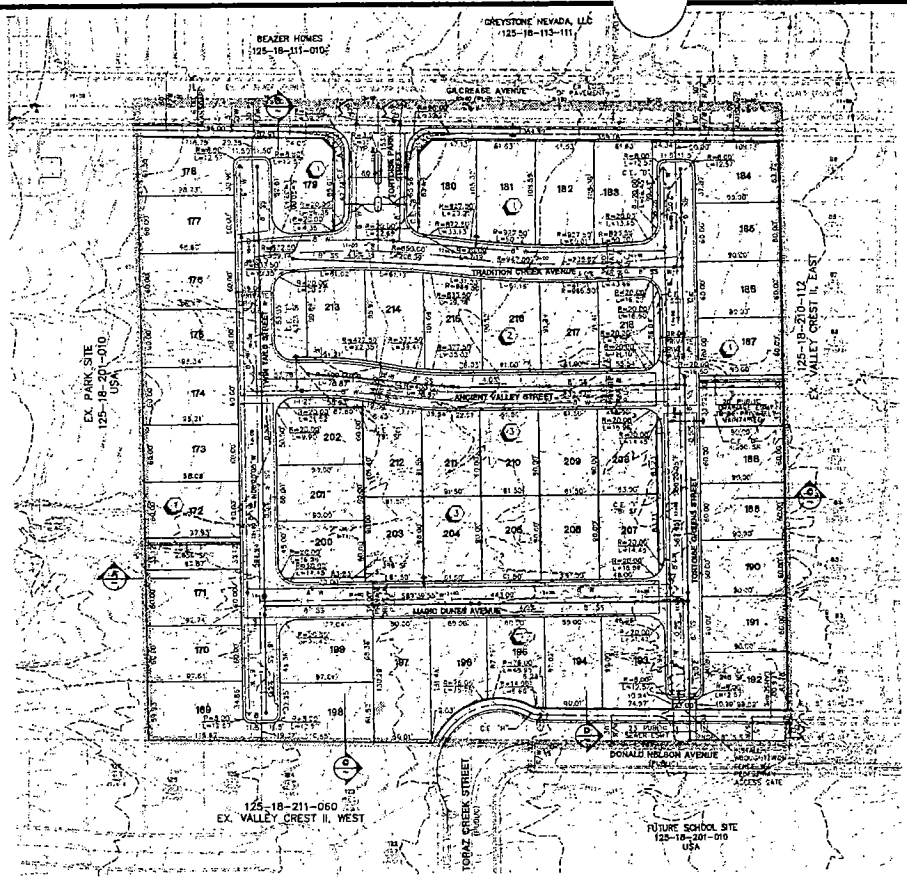
Subscribed and sworn before me

This 3 day of August ,20 04

Roselyn K. Milner

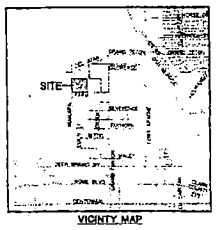
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSELYN K. MILNER
Appt. No. 99-38629-1
My Appt. Expires Oct. 20, 2007



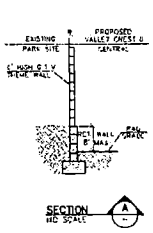
LEGEND

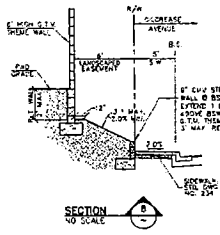
- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- C.E. "A" — COMMON ELEMENT LOT
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 1.0% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 2875 — EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- C.G. — CURB AND GUTTER
- S/W — SIDEWALK
- R/W — RIGHT-OF-WAY

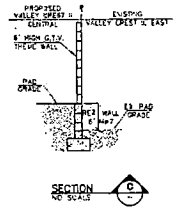


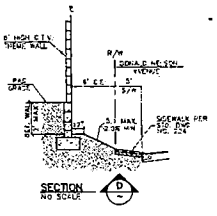
GRAPHIC SCALE

1" = 60'







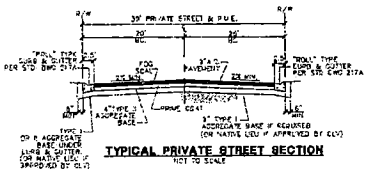


TABULATION

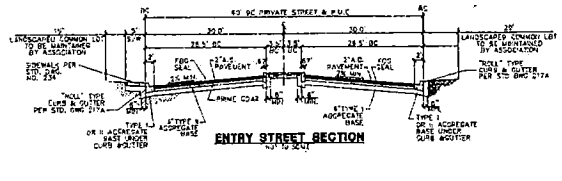
EXISTING ZONING	(PD)
GROSS ACREAGE	4.65
DEDUCTION LOTS NO.	10.32
RESIDENTIAL LOTS NO.	1.7
PROPOSED ZONING	93
OPEN SPACE REQUIRED	PD
OPEN SPACE PROVIDED	8,363 SF
	8,854 SF

DEVELOPER
MERITAGE HOMES
3555 RADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118
(702) 896-3100
CONTACT : BART MONROE

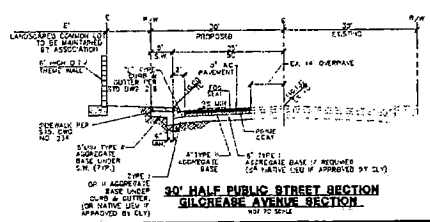
OWNER
S C G – CANYON 6, LLC
621 WILSHIRE BLVD #650
SANTA MONICA, CA 90401-1453
CONTACT : L. AUSTIN



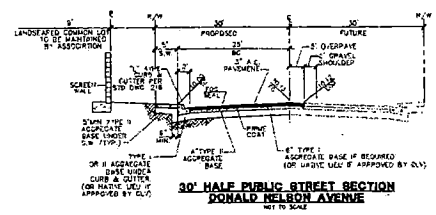
TYPICAL PRIVATE STREET SECTION
NOT TO SCALE



ENTRY STREET SECTION
NOT TO SCALE



30' HALF PUBLIC STREET SECTION
GILCREASE AVENUE SECTION
NOT TO SCALE



30' HALF PUBLIC STREET SECTION
DONALD NELSON AVENUE
NOT TO SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA POWER COMPANY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....SILVER STATE DISPOSAL SERVICE
   TELEPHONE.....SPRINT CENTRAL – NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.0438 M.G.D. PEAK, 0.0125 M.G.D. AVG.
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FIRM MAP # 32003C0175 G & 32003C0750 G
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 30' WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADII = 20' AS INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CRITERIA & WILL MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY WITHIN 20 FT OF SURFACE.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY.
17. NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

Call before you Overhead 1-702-593-6111

Call before you Dig 1-800-227-2600

LEGAL DESCRIPTIONS
OF A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
PROJECT DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK
NAVD88 ELEVATION: 818.240 METERS (2686.80 FEET)
RIVET AND PLATE IN CONCRETE CYLINDER AT THE SOUTHWEST CORNER OF HAUALAPAI AVE/GILCREASE

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°51'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4)SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 133 AT PAGE 32.

MERITAGE HOMES
3555 RADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118
(702) 896-3100

CITY OF LAS VEGAS, NEVADA

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5418
PH: (702) 933-7300 FAX (702) 362-3997
nevada CIVIL ENGINEERING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

REV	DATE	BY	REVISION
1	12-1-04	MJG	REMOVE 1 LOT

TENTATIVE MAP

VALLEY CREST II
CENTRAL

DRAWN BY: JSR — JULY '04
DESIGNED BY: JSR — JULY '04
CHECKED BY: DK — JULY '04
PROJECT NO: 5448 — SCALE: 1"=60' HORZ. N/A VERT.

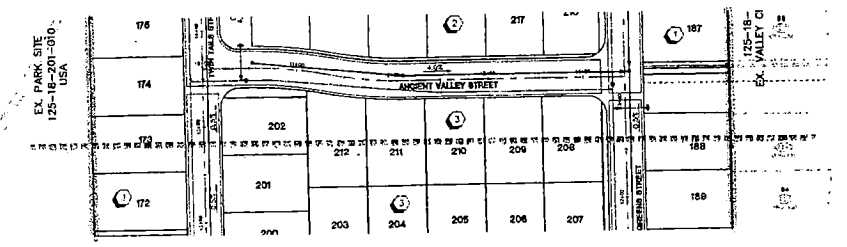
DEBORAH KALEKINI-JOHNSON No. 10401 CIVIL — EXPIRES 06-30-05

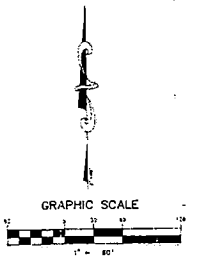
SHEET TM1
1 OF 3 SHEETS
DRAWING NO.

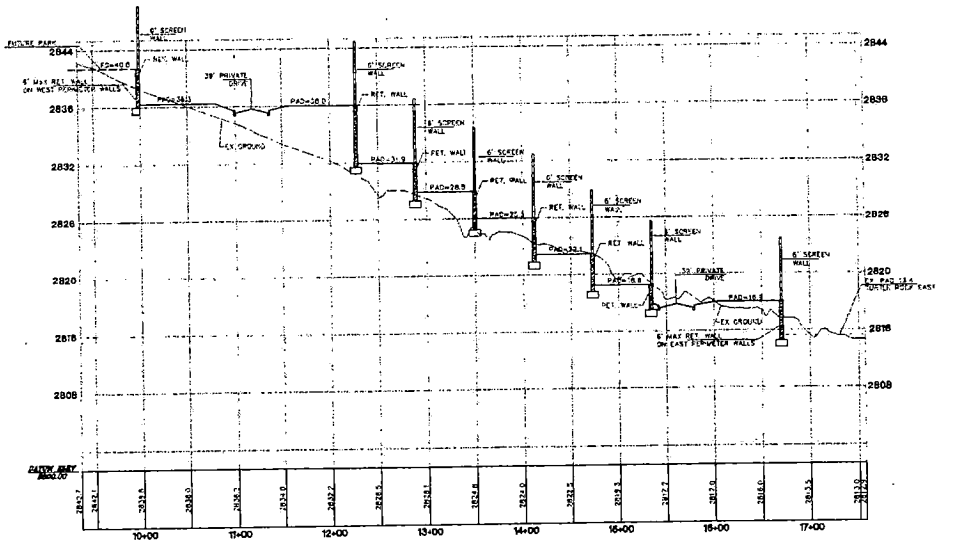
REVISED 12.2.04

TMP-5463
12/16/04 PC

RECEIVED
DEC 2 2004







Call before you Overhead 1-702-593-8111

Call before you Dig 1-800-227-2600

LEGAL DESCRIPTIONS

OF A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK

PROJECT DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK
NAVD88 ELEVATION: 873.731C METERS (2866.89 FEET)
PUNCT AND PLATE IN CONCRETE CYLINDER AT THE SOUTHWEST CORNER OF HAULAPAI AND GILCREASE

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°11'31" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 122 AT PAGE 32.

MERITAGE HOMES
3553 BASIN AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118
(702) 851-4900

CITY OF LAS VEGAS, NEVADA

2777 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5118
PH. (702) 873-7260 FAX (702) 362-2847
vtn nevada COOPER PINC ENGINEERS & PLANNERS & RANCHO SANTA MARGARITA

REV	DATE	BY

TENTATIVE MAP CROSS SECTION

VALLEY CREST II CENTRAL

DRAWN BY: JSE — JULY '04
DESIGNED BY: JSE — JULY '04
CHECKED BY: SJS — JULY '04
PROJECT NO: 1448 — SCALE: 1"=50' HORIZ. 1"=5' VERT.

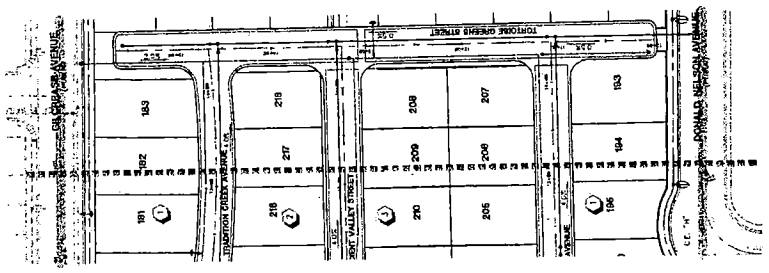
DEBORAH KALEIKINI-ROBINSON — No. 14871 — REGISTERED PROFESSIONAL ENGINEER — STATE OF NEVADA — CIVIL
DATE: 08-30-05

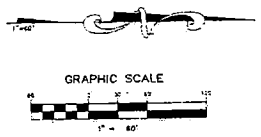
SHEET TM2
2 OF 3 SHEETS
DRAWING NO.

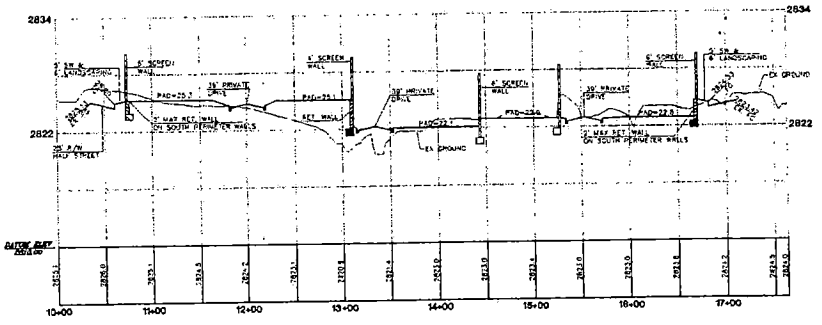
REVISED 12.2.04

TMP-5463
12/16/04 PC

RECEIVED
DEC 2 2004







Call before you Overhead 1-702-563-8111

Call before you Dig 1-800-227-2600

LEGAL DESCRIPTIONS
OF A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
PROJECT DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK
NAVD88 ELEVATION: 873.7310 METERS (2866.89 FEET)
RIVET AND PLATE IN CONCRETE CYLINDER
AT THE SOUTHWEST CORNER OF MAULAPAI
AND CALCREASE

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°11'31" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 123 AT PAGE 32

MERITAGE HOMES
8329 W. SUNSET ROAD, SUITE 120
LAS VEGAS, NEVADA 89113
(702) 896-0100

CITY OF LAS VEGAS, NEVADA

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7250 FAX (702) 361-2567
CIVIL ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

NO.	DATE	BY	REVISION

TENTATIVE MAP CROSS SECTION

VALLEY CREST II CENTRAL

DRAWN BY: JSH — JULY '04
DESIGNED BY: JSH — JULY '04
CHECKED BY: JSH — JULY '04
SCALE: 1"=40' HORZ. 1"=4' VERT.
PROJECT NO: 8415

DEBORAH KALEIKINI-HENDRICKSON
CIVIL
No. 7457
STATE OF NEVADA
EXPIRES 06-30-05

SHEET
TM3
3 OF 3 SHEETS
DRAWING NO.

REVISED
12.2.04

TMP-5463
12/16/04 PC

RECEIVED
DEC 2 2004



TMP-5463 - TENTATIVE MAP - VALLEY CREST II CENTRAL - APPLICANT: MERITAGE HOMES - OWNER: SCC-CANYON II, LLC
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

TMP-5533 - TENTATIVE MAP - CHARLESTON BLM 10 ACRE - FULTON PARK - APPLICANT: PULTE HOMES - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Tentative Map FOR A 140-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 10.15 acres at 8324 West Charleston Boulevard (APN 138-33-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-PD14 (Residential Planned Development - 14 Units Per Acre), Ward 2 (Wolfson).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

(6:09)
1- 280

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 3– TMP-5533

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-5077].

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

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

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

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

CONDITIONS – Continued:

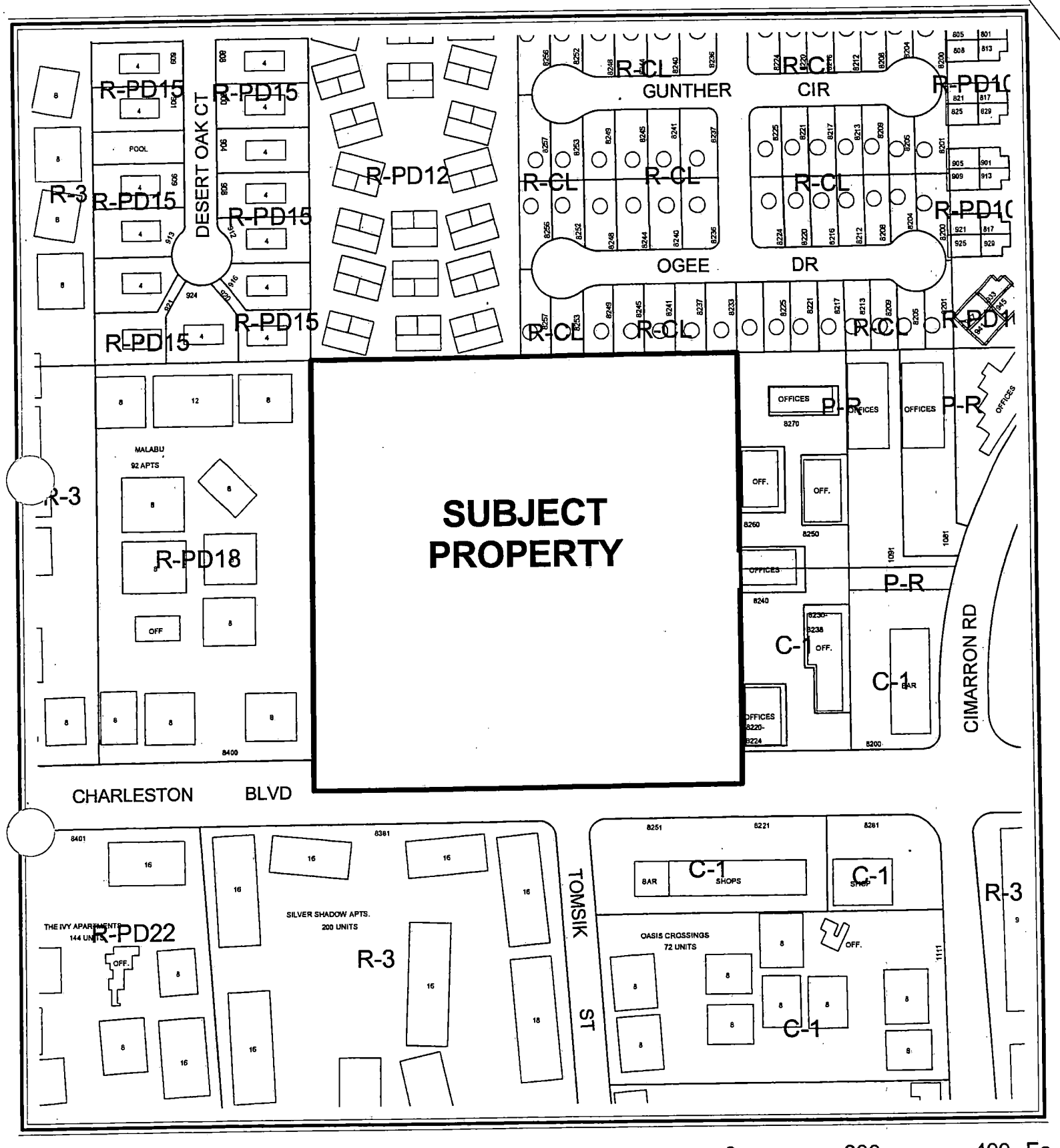
Public Works

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

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

9. Site development to comply with all applicable conditions of approval for ZON-5076, SDR-5077 and all other applicable site-related actions.

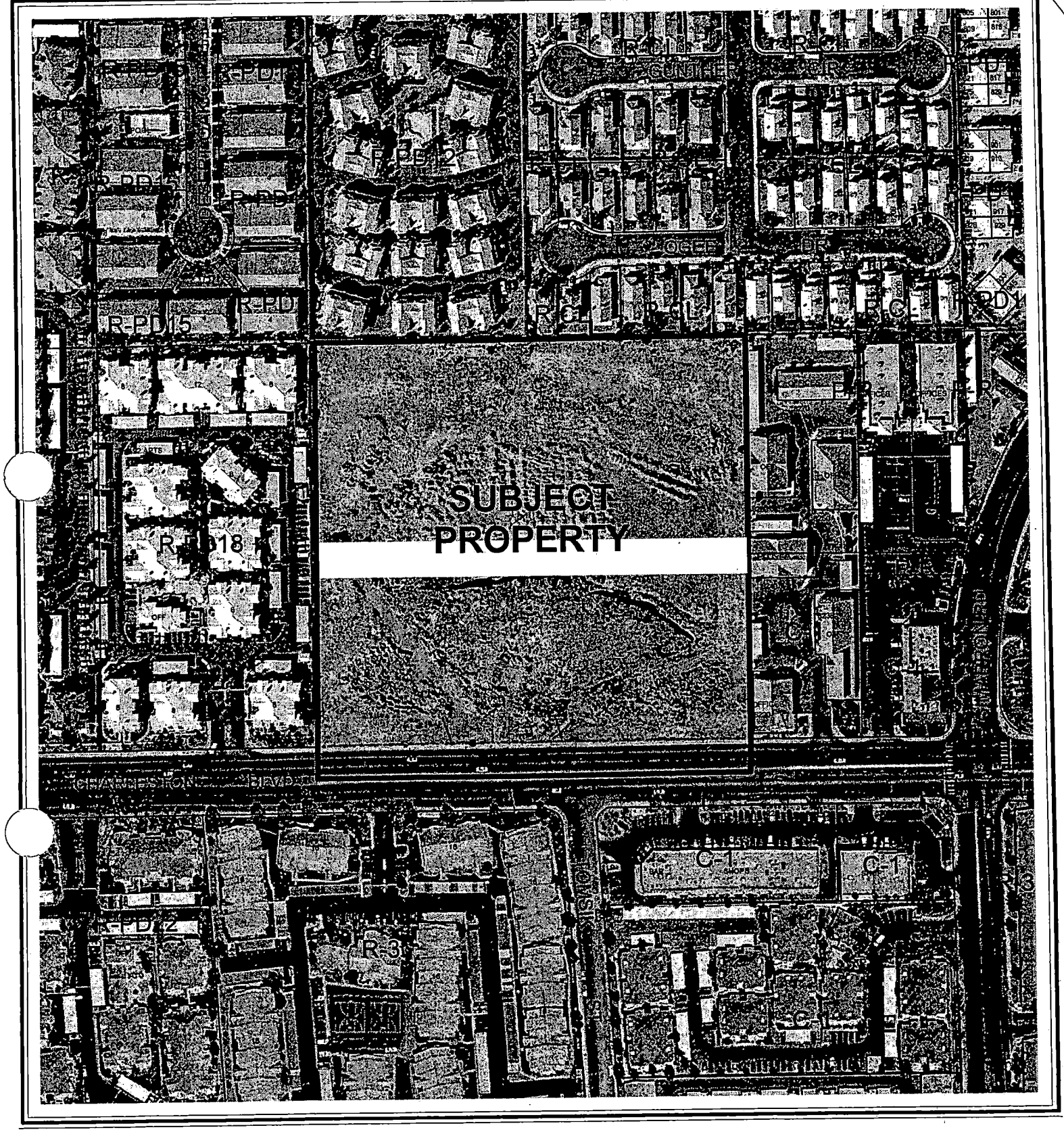
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: **TMP-5533**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

N



CASE: TMP-5533

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5533 - CHARLESTON BLM 10 ACRE - FULTON PARK - APPLICANT: PULTE HOMES - OWNER: BUREAU OF LAND MANAGEMENT

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-5077].

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

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

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

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

Public Works

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

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

9. Site development to comply with all applicable conditions of approval for ZON-5076, SDR-5077 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Tentative Map for a 140-unit residential condominium subdivision on approximately 10.15 acres adjacent to Charleston Boulevard approximately 650 feet west of Cimarron Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/03/84 The City Council approved a request to annex (A-0013-84) 365 acres of land including the subject site. The effective date was 10/12/84.

10/07/04 The Planning Commission approved a request to abey an application for a General Plan Amendment (GPA-5075) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential), on the subject site, to its 10/21/04 meeting.

11/17/04 The City Council approved Site Development Plan Review (SDR-5077) for a 140-unit condominium development on the subject site, as well as companion applications for a General Plan Amendment (GPA-5075) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential), a Rezoning (ZON-5076) from U (Undeveloped) Zone [ML (Medium-Low Density Residential) and SC (Service Commercial) General Plan Designations] to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone, and a Variance (VAR-5336) to allow a reduction in Residential Adjacency Standards. The Planning Commission recommended approval of these requests on 10/21/04. Staff had recommended approval.

B) Pre-Application Meeting

10/08/04 At the meeting, the applicant was advised of the submission requirements for the Tentative map process.

GL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.15

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
	Single Family Dwellings
South:	Apartments
East:	Office Park
West:	Apartments

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	ML (Medium-Low Density Residential)
	M (Medium Density Residential)
South:	SC (Service Commercial)
	M (Medium Density Residential)
East:	O (Office)
	SC (Service Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	R-PD14 (Residential Planned Development - 14 Units Per Acre)
North:	R-PD12 (Residential Planned Development - 12 Units Per Acre)
	R-CL (Single Family Compact Lot)
South:	C-1 (Limited Commercial)
	R-3 (Medium Density Residential)
East:	P-R (Professional Office and Parking)
	C-1 (Limited Commercial)
West:	R-PD18 (Residential Planned Development - 18 Units Per Acre)

E) General Plan Compliance

The Southwest Sector Plan Map of the General Plan designates this site as M (Medium Density Residential), pursuant to recent General Plan Amendment GPA-5075, which allows a density range of up to 25 units per acre. The proposed use conforms to the allowable uses and density range within this General Plan designation.

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

There are no Special Area Plans, Overlay Districts, Trails, Rural Preservation Neighborhoods or other planning policies that affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards within an R-PD District are established by the Site Development Plan. The Site Development Plan proposes 140 apartment units ranging in size from 859 square feet to 1,511 square feet. The proposed development complies with the standards of the approved R-PD14 (Residential Planned Development - 14 Units Per Acre) District.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
10.15 acres	14.0 Units/Acre	1.65	23.14 %	100,624 sf (2.31 ac)	27.37%	117,612 sf (2.70 ac)

The site plan as approved meets the open space requirements of the Code.

B) General Analysis Discussion

- General information

The Tentative Map depicts 140 condominium apartments in 20 two-story buildings on the 10.15-acre site, resulting in a density of 13.8 dwelling units per gross acre. These units are attached in four, six and eight-plex buildings, with integrated garages. Access to the site will be through a gated entrance to Charleston Boulevard to a network of private streets and drives that meet Code requirements. The entrance is aligned with the 20-foot wide north/south existing Nevada Power easement, which transects the property, which is integrated with the development and will function as a portion of the open space area for the project. The Site Development Plan Review for this site (SDR-5077) was approved to allow residential uses on the site. This Tentative Map will be reviewed according to these approved development standards.

- Cross Section

The submitted cross sections for this site depict maximum natural grade between 0% and 2%. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height. In addition, the walls along the north, east and west sides of this development exist as a part of existing developments.

- Trails

No trails are adjacent to the proposed subdivision.

- Special Conditions of Approval (from Zoning or SDPR)

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the redesign of Building 7, unless companion Variance (VAR-5336) is approved, and to illustrate how trash collection will be handled and where on-site collection points will be located.

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Perimeter wall details for any proposed new walls shall be indicated by the applicant on the revised site plan.

15. All development shall be in conformance with the site plan and building elevations, date stamped October 6, 2004, except as amended by conditions herein.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5533 APN: 138-33-401-015

Name of Property Owner: USA - Bureau of Land Management

Name of Applicant: PN II Inc. dba Pulte Homes

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

_____ Yes _____ xx _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ~~Jeremy Fritz~~ Don Boettcher

Subscribed and sworn before me

This 19th day of AUGUST, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA R. BROWN

TENTATIVE MAP
FOR
CITY OF LAS VEGAS
CHARLESTON BLM 10 ACRE
(FULTON PARK)

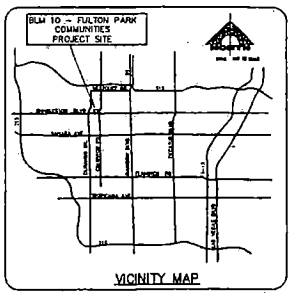
APN: 138-33-401-015

BENCHMARK

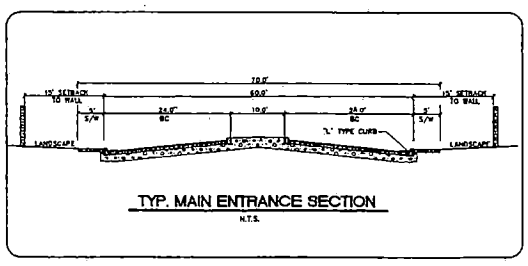
Bm #	DESC.	ELEV. DATUM	ELEV. DATUM
BLVDS 3334	CITY OF LAS VEGAS RIVET AND ROUND PLATE IN TOP OF CURB, AT THE NORTHEAST CORNER OF CHARLESTON AND CIMARRON RD.	2294.26 (FEET)	790.725 (METERS)

LEGAL DESCRIPTION

GOVERNMENT LOTS SIXTY (60) AND SIXTY-ONE (61), SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



VICINITY MAP



TYP. MAIN ENTRANCE SECTION
N.T.S.

LAND USE

CURRENT ZONING	= U(ML), U(SC)
REQUESTED ZONING	= M
ACREAGE	= 10.16 AC. (GROSS)
NUMBER OF UNITS	= 140
DENSITY	= 13.78 UNITS/AC.

SETBACK REQUIREMENTS

BETWEEN BUILDINGS	= 20 FT.
REAR YARD	= 10 FT.
BUILDING TO ARTERIAL ROADWAY	= 15 FT.
SIDE YARD	= 5 FT.

COMMON AREA INFORMATION

COMMON OPEN AREA REQUIRED = 2.31 AC.
COMMON OPEN AREA PROVIDED = 2.73 AC.

PARKING INFORMATION

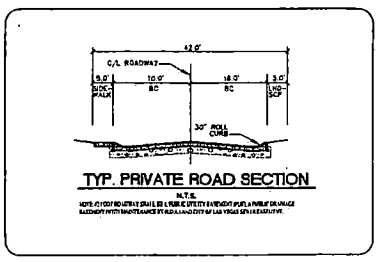
PARKING REQUIRED	
SPACES/UNIT	= 1.85
TOTAL SPACES	= 259
PARKING PROVIDED	
GARAGES	= 204
OFF STREET	= 71
TOTAL SPACES	= 275

SEWER CONTRIBUTION:

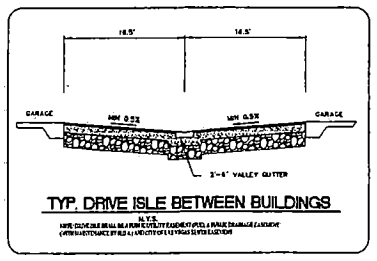
AVERAGE: 140 UNIT @ 350 GPD/UNIT = 35,000 GPD
PEAK FLOW: 35,000 GPD X 3.4 (PF) = 119,000 GPD

NOTES

1. THERE ARE NO EXISTING STRUCTURES OR OTHER PHYSICAL FEATURES ON THIS PROPERTY.



TYP. PRIVATE ROAD SECTION
N.T.S.



TYP. DRIVE ISLE BETWEEN BUILDINGS
N.T.S.

LEGEND

6	LOT NUMBER
S	SEWER LINE
Ex. S	EXISTING SEWER LINE
W	WATER LINE
Ex. W	EXISTING WATER LINE
	BOUNDARY OF TENTATIVE MAP
	FUTURE
	5' WIDE SIDEWALK EASEMENT
2270	EXIST. CONTOURS
	STANDARD FIRE HYDRANT
0.60%	STREET GRADIENT
	DESIGN FINISH GRADE

ENGINEER

G.C. WALLACE INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
PHONE: (702) 804-2000

UTILITY SERVICES BY

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES OF SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

USA - BLM
8334 W CHARLESTON BLVD
LAS VEGAS, NV 89143

SUBDIVIDER

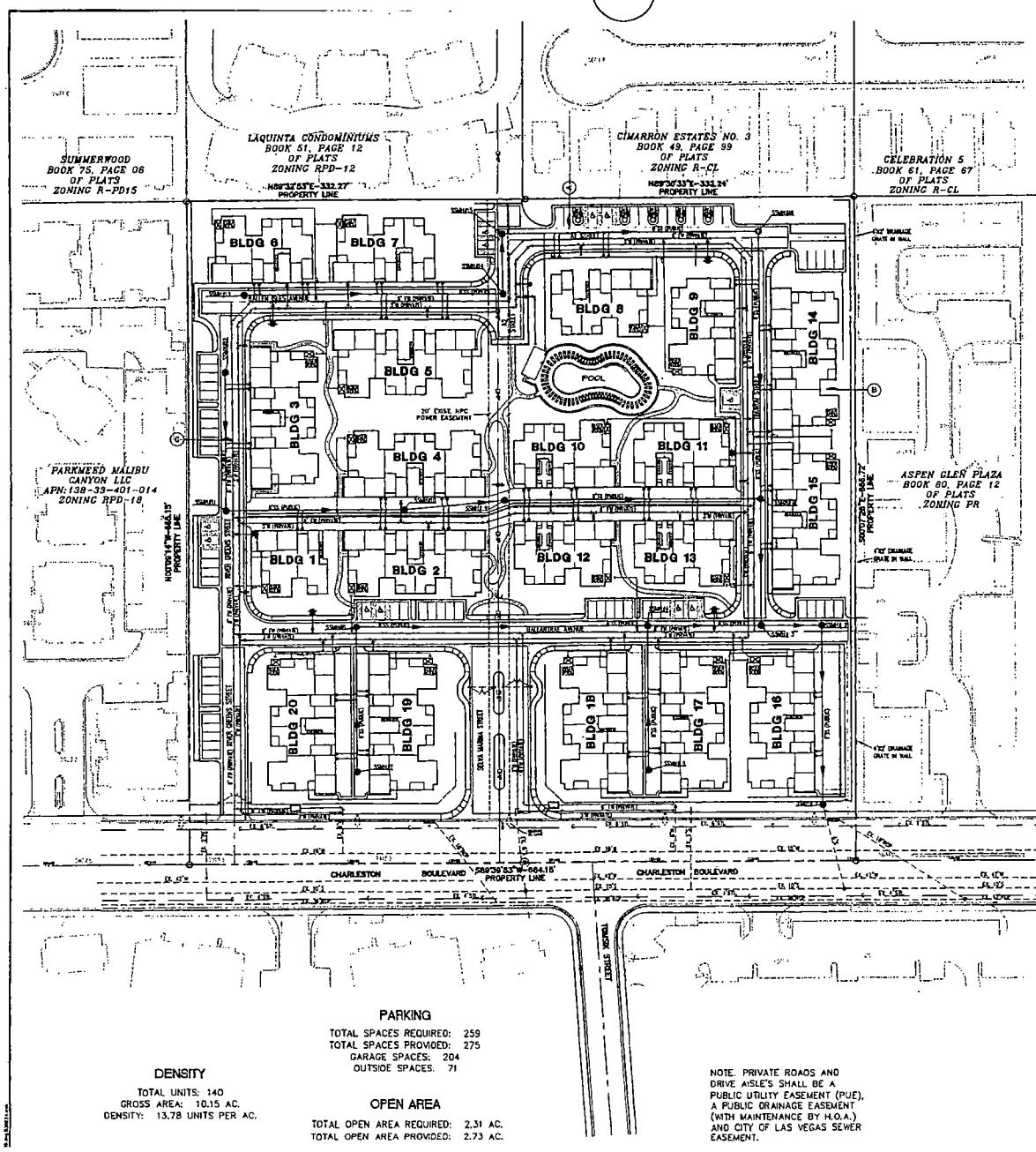
PULTE HOMES, INC.
1635 VILLAGE CENTER CIRCLE, SUITE 230
LAS VEGAS, NEVADA 89134
PHONE (702) 254-7900

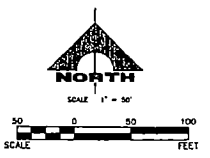
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146

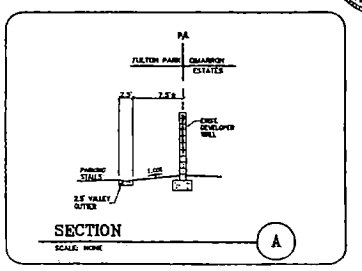
PULTE HOMES, INC.
CHARLESTON BLM 10 ACRE - FULTON PARK
TENTATIVE MAP

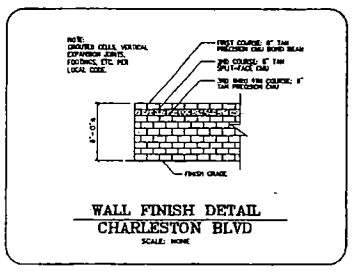
DRAWING
TM-1

TMP-5533
12/16/04 PC









PARKING

TOTAL SPACES REQUIRED: 259
TOTAL SPACES PROVIDED: 275
GARAGE SPACES: 204
OUTSIDE SPACES: 71

DENSITY

TOTAL UNITS: 140
GROSS AREA: 10.15 AC.
DENSITY: 13.78 UNITS PER AC.

OPEN AREA

TOTAL OPEN AREA REQUIRED: 2.31 AC.
TOTAL OPEN AREA PROVIDED: 2.73 AC.

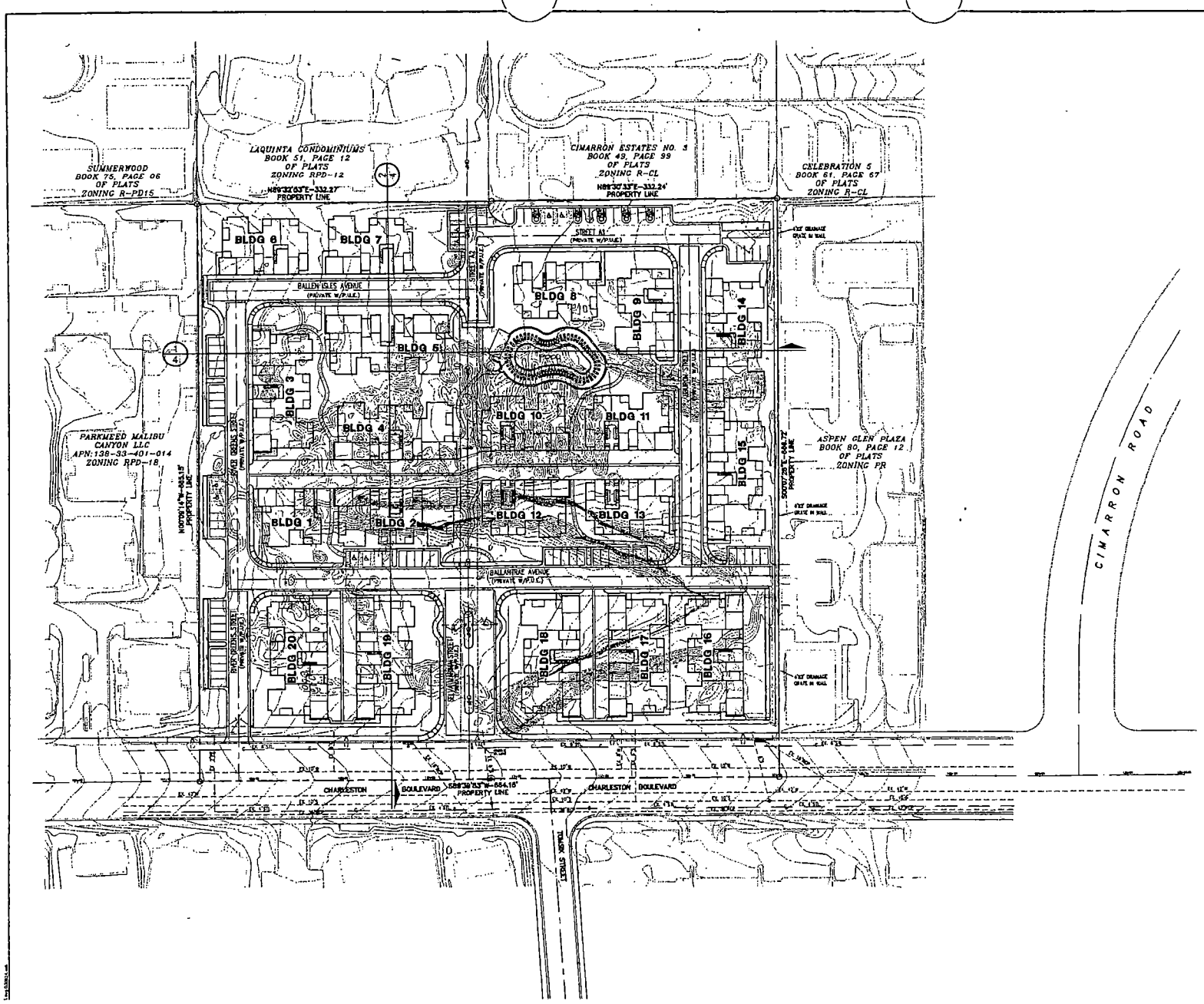
NOTE: PRIVATE ROADS AND DRIVE AISLE'S SHALL BE A PUBLIC UTILITY EASEMENT (PUE), A PUBLIC DRAINAGE EASEMENT (WITH MAINTENANCE BY H.O.A.) AND CITY OF LAS VEGAS SEWER EASEMENT.

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

PULTE HOMES, INC.
CHARLESTON BLVD 10 ACRE - FULTON PARK
SITE PLAN

DRAWING
TM-2

TMP-5533
12/16/04 PC

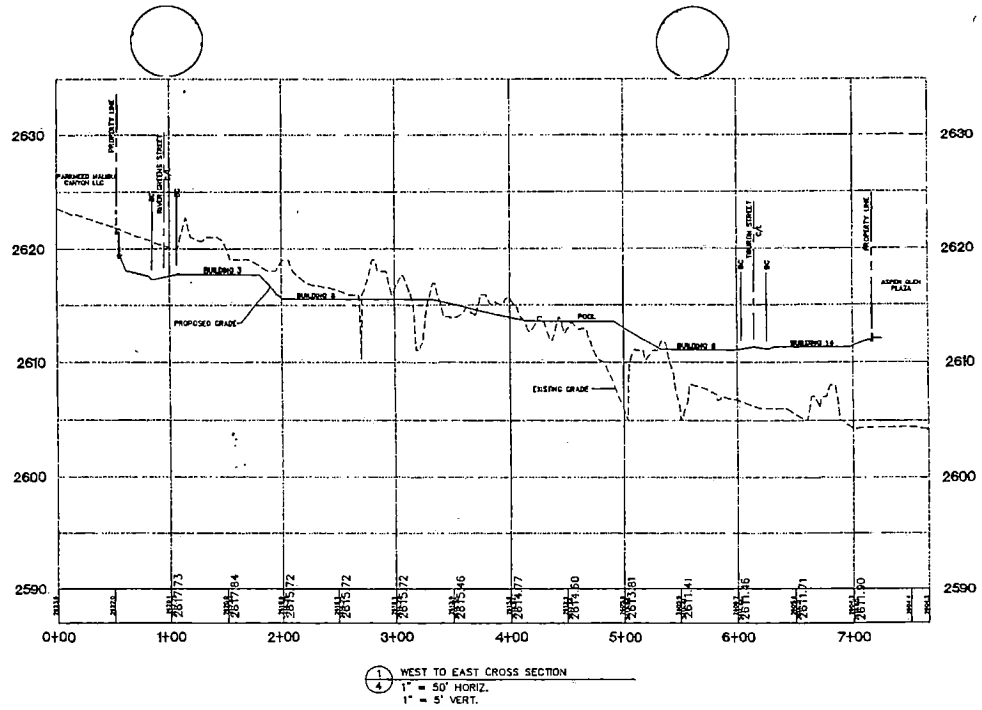


G.C. WALLACE, INC.
Engineers/Planners/Surveyors

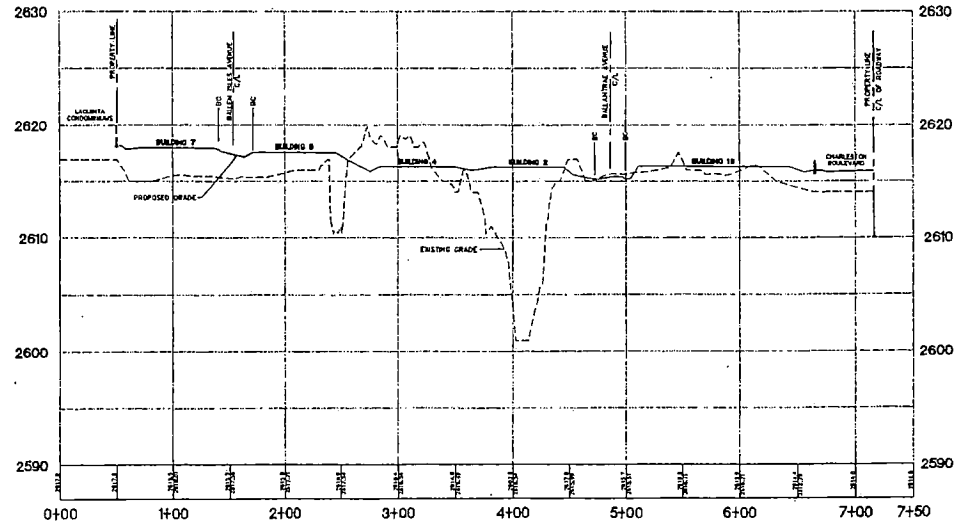
PULTE HOMES, INC.
CHARLESTON BLU 10 ACRE - FULTON PARK
SITE PLAN

DRAWING
TM-3

TMP-5533
12/16/04 PC



1/4 WEST TO EAST CROSS SECTION
1" = 50' HORIZ.
1" = 5' VERT.



2/4 NORTH TO SOUTH CROSS SECTION
1" = 50' HORIZ.
1" = 5' VERT.

STATE OF NEVADA
ERIC J. [illegible]
No. 10794
CIVIL
7/1/04

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

DESIGN
DRAWN
CHECK
ISSUE DATE
ISSUE STATUS

PULTE HOMES, INC.
CHARLESTON BLVD 50 ACRE - FULTON PARK

DRAWING
TM-4
4 OF 4

TMP-5533
12/16/04 PC



TMP-5533 - CHARLESTON BLM 10 ACRE - FULTON PARK - APPLICANT: PULTE HOMES - OWNER: BUREAU OF LAND MANAGEMENT
8324 WEST CHARLESTON BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
TMP-5552 - TENTATIVE MAP - MADISON GROVE AT PROVIDENCE - APPLICANT/OWNER: COLEMAN TOLL, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A 124-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 31.34 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-701-005 and portions of 126-13-801-020 and 021), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use 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 APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

(6:09)
1- 280

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 4– TMP-5552

CONDITIONS:

Planning and Development

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

2. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting correct street names, as well as pedestrian access points in association with utility easements and emergency access areas shall be approved by the Planning and Development Department and Public Works Department staff.

3. A lot fit analysis shall be submitted to the Department of Planning and Development prior to recordation of a Final Map.

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

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

6. All development is subject to the conditions of the Cliff's Edge Master Development Plan and Design Guidelines, City Departments and State Subdivision Statutes.

CONDITIONS – Continued:

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

Public Works

8. If not already constructed by the Master Developer, construct half street improvements on Hualapai Way and Egan Crest Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

9. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Hualapai Way and Egan Crest Way adjacent to this site concurrent with development of this site.

10. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Hualapai Way and Egan Crest Way public rights-of-way adjacent to this site.

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

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

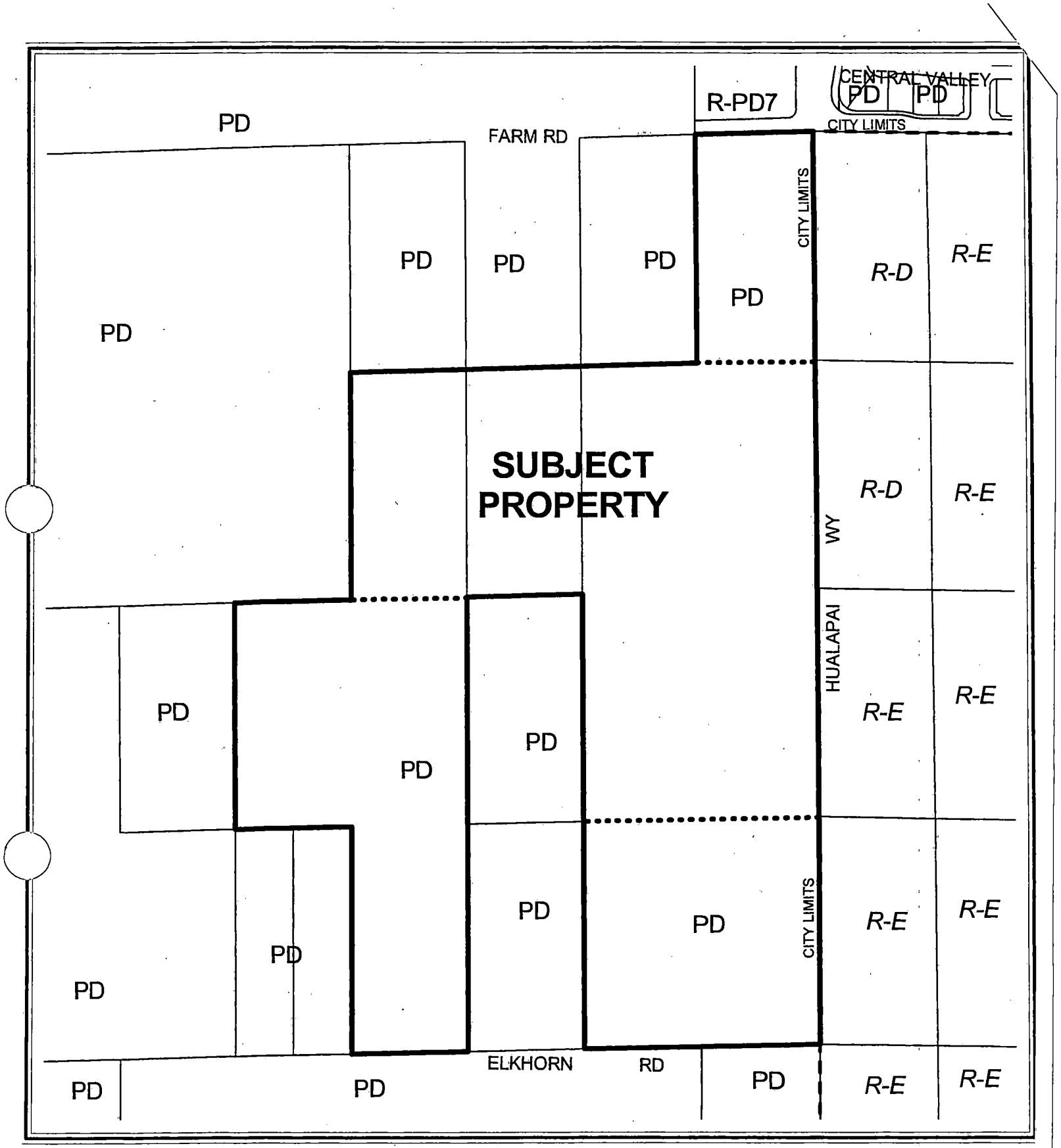
14. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association. 15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CONDITIONS – Continued:

16. 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.

17. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

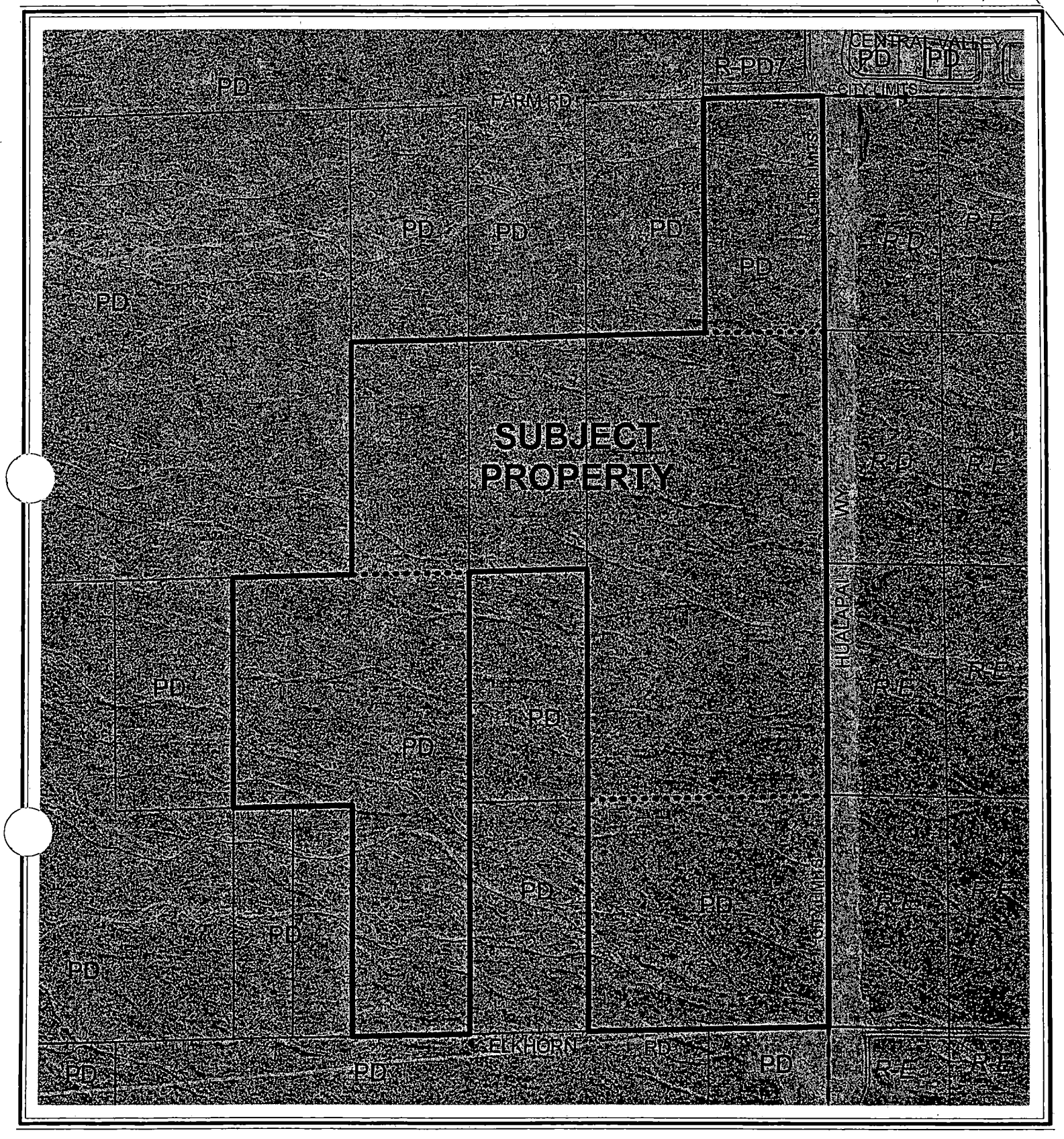
18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-5552

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: TMP-5552

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5552 - MADISON GROVE AT PROVIDENCE -
APPLICANT/OWNER: COLEMAN TOLL, LIMITED PARTNERSHIP

** CONDITIONS **

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

Planning and Development

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

2. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting correct street names, as well as pedestrian access points in association with utility easements and emergency access areas shall be approved by the Planning and Development Department and Public Works Department staff.

3. A lot fit analysis shall be submitted to the Department of Planning and Development prior to recordation of a Final Map.

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

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

6. All development is subject to the conditions of the Cliff's Edge Master Development Plan and Design Guidelines, City Departments and State Subdivision Statutes.

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

Public Works

8. If not already constructed by the Master Developer, construct half street improvements on Hualapai Way and Egan Crest Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

9. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Hualapai Way and Egan Crest Way adjacent to this site concurrent with development of this site.

10. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Hualapai Way and Egan Crest Way public rights-of-way adjacent to this site.

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

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

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

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

16. 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.

17. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 124-lot single-family subdivision on 31.34 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road, within the Cliff's Edge Master Development Plan (Providence).

B) Applicant's Justification

A justification letter is not required for this type of application, nor was one submitted.

C) Master Developer's Justification

09/28/04 Providence approved a Design Guideline Certificate for Pod 114, to become known as "Madison Grove", with the following required revisions:

1. Label the Multi-Use trail along Hualapai Way.
2. Label pedestrian access easements.

The Design Guideline Certificate included the following additional comments:

1. Future plans need to show pedestrian access points coinciding with drainage and or utility easements.
2. Applicant should provide DRC (Design Review Committee) with revised copies once submitted, and again once approved.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation is February 14, 2003.

03/19/03 The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.

06/16/04 The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on March 11, 2004.

B) Pre-Application Meeting

10/15/04 A pre-application conference was held resulting in the following comments:

1. Show the trail along Hualapai Way and correct the Hualapai Way street section to indicate proper landscape width.
2. Cross sections of the perimeter plus wall details are needed.
3. The map should reflect the name "Madison Grove @ Providence".
4. Submit a Providence DRC approval letter with application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 31.34

B) Existing Land Use

Subject Property:	Undeveloped [Proposed 124-Lot Single-Family Subdivision]
North:	Undeveloped [No Proposed Development]
South:	Undeveloped [No Proposed Development]
East:	Undeveloped [Clark County]
West:	Undeveloped [No Proposed Development]

C) Existing Zoning

Subject Property:	PD [Planned Development]
North:	PD [Planned Development]
South:	PD [Planned Development]
East:	Clark County [Suburban Estates Residential [3 Units per Acre] (R-D)]
West:	PD [Planned Development]

D) General Plan Compliance

The site is designated as PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The site is also within the Cliff's Edge Master Development Plan area with a land use designation of L (Low Density Residential). The existing PD (Planned Development) Zoning designation implements the goals, policies, objectives, and programs of the Cliff's Edge Plan and is in conformance with the General Plan.

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

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD (Planned Community Development) areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003. This document will provide policy direction for future development within the overall plan area.

PL

Multi-Use Non-Equestrian (Transportation) Trail:

A Multi-use Transportation Trail is required along the western portion of the Hualapai Way street frontage, as shown on Map 2 of the Transportation Trails Element of the Master Plan. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project. The trail and street frontage along Hualapai Way are to conform to the Cliff's Edge Parent Map as depicted in TMP-3798.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to The Cliff's Edge Master Development Plan and Design Guidelines, the following Development Standards apply to the subject proposal:

Standards	Required	Provided
Front – Living Area or Porch • Single Story Element • Two Story Element	 10' 15'	
Front-Entry Garage	20'	20'
Turn-In Garage	10'	10'
Side • Interior Lots • Perimeter Lots & Parcel Entry (Siding to any community level roadway or open space)	 5' 5' for single story element with no gable end, or 10' for two story element or single story element with a gable end	5'
Corner Side • Single Story Element • Two Story Element	 10' 15'	 15'
Rear • Interior Lots • Perimeter Lots (Backing to any community level roadway or open space)	 20' except that a setback of 15' is allowed for up to 50% of the product width Same as Interior Lots, except that no more than three adjacent dwellings may have the same rear setback; otherwise an additional offset of at least 5' is required	 15' - 20' 20'

PL

Rear Patio Covers	10'	Not Provided
Accessory Structures • Less Than 14' Bldg. Ht.	Front: 10'(5) Side: 3' Rear: 3'	Not Provided
• Greater Than 14' Bldg. Ht.	Front: 15(5) Side: 5' Rear: • 5' if no window opening facing rear PL • 10' if window openings face rear PL	Not Provided

The submitted Tentative Map has called out typical setbacks for the development, which are in conformance with the Cliff's Edge Master Development Plan and Design Guidelines Section 3.2.5. A lot fit analysis will be required at time of submittal of a Final Map, so as to confirm conformance and evaluate any possible discrepancies.

A2) Open Space

Pursuant to the Cliff's Edge Master Development Plan and Design Guidelines Section 3.2.5, the proposed Low Density Residential subdivision is not required to provide Common Open Space.

B) General Analysis Discussion

- General information (Residential)

The proposed 124-lot single-family subdivision is located adjacent to the east side of Egan Crest Drive, approximately 667 feet south of Farm Road. The proposed subdivision will have only on access point from Egan Crest Drive. The proposed entry way is in conformance with the design guidelines depicted in Section 6.1 Exhibit 15 of the Cliff's Edge Master Development Plan and Design Guidelines. Internal access to the residential lots will be provided via a 39-foot wide private residential street with 30-inch roll curbs as well as a 4-foot wide sidewalk located on one side of the street. The proposed private street is in conformance with the Cliff's Edge standards as well as the standards described in Title 18. Additional pedestrian access points to the site shall be provided via the coinciding with drainage and or utility easements. The proposed Tentative Map depicts utility easements and emergency access points along Hualapai Way as well as a utility easement along Egan Crest Drive, but does not identify them as pedestrian access points. The Tentative map will be conditioned to be revised to indicate the before mentioned prior to the submittal of a Final Map for any of the proposed phases.

The Egan Crest Drive street frontage is depicted as a 15-foot landscape buffer on the proposed Tentative Map. The proposed landscape depth conforms to Detail 2 of the Cliff' Edge Parent Tentative Map (TMP-3798), and shall include a 5-foot sidewalk within the proposed 15-foot landscape area. The Hualapai Way street frontage is depicted as a 25-foot deep landscape buffer that includes a 10-foot Multi-Use Non-Equestrian Trail. The proposed Hualapai Way street frontage conforms to Detail 5 of the Cliff' Edge Parent Tentative Map (TMP-3798).

- Cross Section

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height. The total vertical wall face height at the north/south perimeters does not appear to exceed 8-feet.

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. None of the proposed retaining walls are greater than 5-foot in height and where the total vertical wall face at the site perimeters would be 8-feet or more, the developer is showing stepped walls topped with a decorative view fence.

- Trails

A Multi-Use Non-Equestrian trail is proposed along the western alignment of Hualapai Way. The submitted Tentative Map depicts a Multi-Use Non-Equestrian trail as defined by the design guidelines of the Master Plan Transportation Trails Element of the General Plan and the Cliff's Edge Parent Map as depicted in TMP-3798.

- Special Conditions of Approval

A Site Development Plan Review was executed by the Providence through a DRC (Design Review Committee). As a result the City of Las Vegas has no prior conditions of approval by which to hold this application by. However the applicant will be required to address any and all comments and revisions asserted by the Providence DRC. They are as follows:

1. Label the Multi-Use trail along Hualapai Way.
2. Label pedestrian access easements.

PL

The Design Guideline Certificate included the following additional comments:

1. Future plans need to show pedestrian access points coinciding with drainage and or utility easements.
2. Applicant should provide DRC (Design Review Committee) with revised copies once submitted, and again once approved.

The applicant has already complied with condition #1 of the DRC's Design Guideline Certificate.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5552** APN: 126-13-701-005, 126-13-801-020, 021

Name of Property Owner: Toll Brothers

Name of Applicant: -same-

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

_____Yes X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Chris Myers

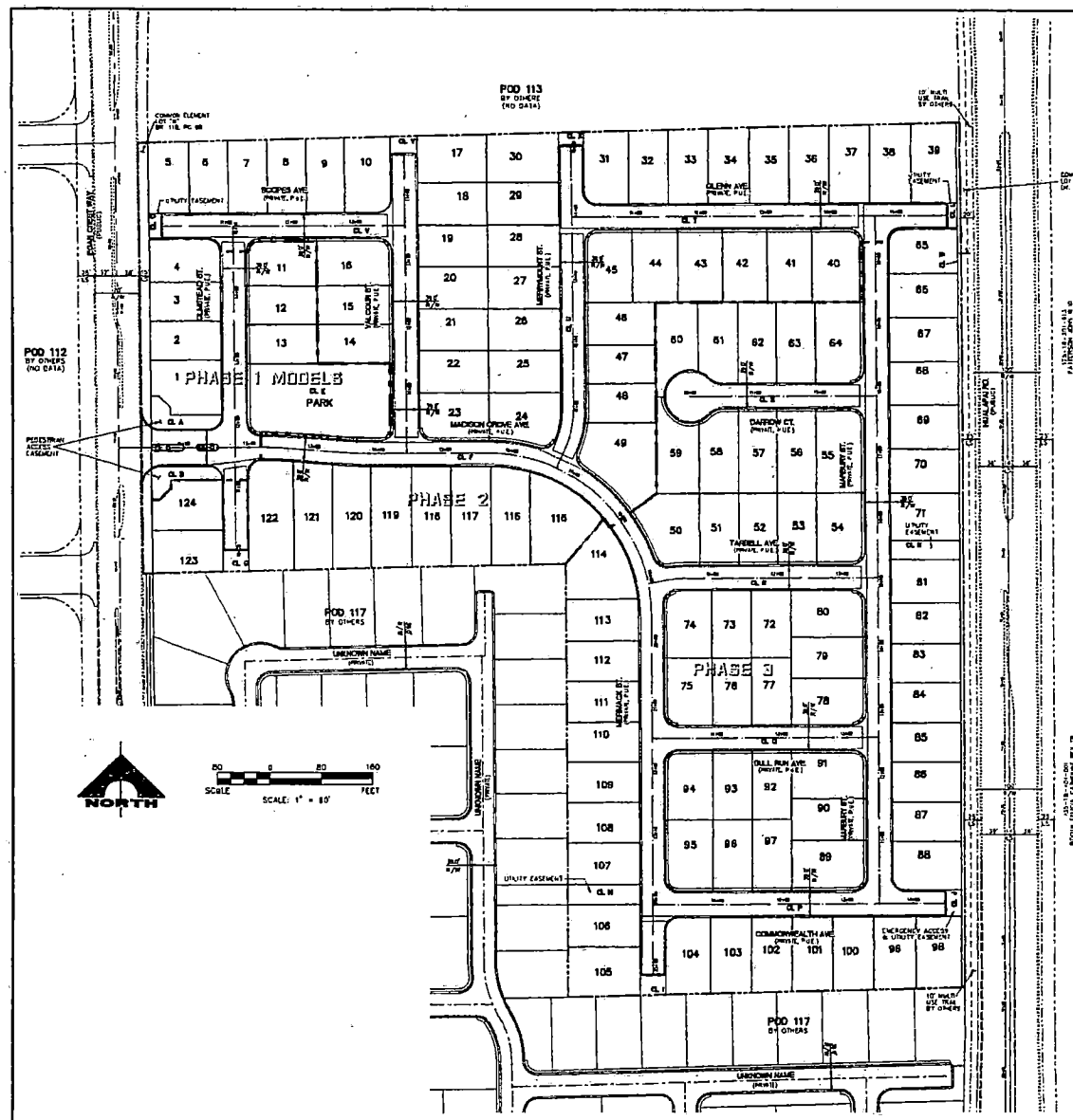
Subscribed and sworn before me

This 21 day of October, 2004

Sarah B. M

Notary Public in and for said County and State

SARAH B. MOSLEY
Notary Public State of Nevada
No. 01-71112-1
My appt. exp. Oct. 1, 2005



LEGAL DESCRIPTION:

LOT 114 AND COMMON LOT "A" OF BLOCK 7 AS SHOWN BY MAP OF "CLIFTS EDGE PARCEL" ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

NOTES

1. ALL PROPERTY CONSTRUCTION SHALL CONFORM TO UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS FOR CLARK COUNTY AREA, UNLESS NOTED UNDER DEVIATIONS. SEE SHEET TM-2 FOR PRELIMINARY ROADWAY SECTIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES THUS MAXIMUM DENSITY.
3. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
4. ALL UTILITIES SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN.
5. ALL BCR RADII ARE 35 FEET UNLESS OTHERWISE NOTED.
6. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" PIPE UNLESS OTHERWISE NOTED.
7. ALL INTERIOR RESIDENTIAL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY SUB-ASSOCIATION.
8. PRIVATE STREETS WILL ALSO BE PUBLIC UTILITY EASEMENTS (PUE'S), DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS AND WATER EASEMENTS.
9. NO DRAINAGE CHANNEL OR IRRIGATION RIGHTS-OF-WAY EXIST.

LEGEND

- PROPOSED DROP INLET
- EXISTING WOOD POLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN LINE W/MH
- PROPOSED STORM DRAIN LINE W/MH
- EXISTING SEWER LINE W/MH
- PROPOSED SEWER LINE W/MH
- EXISTING BACK OF CURB
- PROPOSED BACK OF CURB
- TENTATIVE MAP BOUNDARY/PHASE LINE
- RESIDENTIAL LOT LINE
- 5' INTERVAL CONTOURS
- RESIDENTIAL LOT NUMBER
- COMMON LOT NUMBER
- DRAINAGE FLOW DESIGNATION
- FIRE HYDRANT

REVISIONS

ACTION	DATE
APPROVAL BY C.L.V. PLANNING COMMISSION	

DEVIATIONS FROM STANDARDS:

1. NONE

ENGINEER & SURVEYOR

C.C. WALLACE, INC.
10000 W. CHARLESTON BLVD, SUITE 130
LAS VEGAS, NEVADA 89135
PHONE: (702) 804-2000

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
CLARK COUNTY WATER RECLAMATION DISTRICT
REPUBLIC SERVICES of SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

SUBDIVIDER

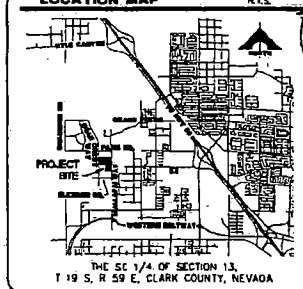
COLEMAN/TOLL LIMITED PARTNERSHIP
TOLL BROTHERS
1140 TOWN CENTER DRIVE, SUITE 350
LAS VEGAS, NV 89144
OFFICE PHONE NO. (702) 243-8800
OFFICE FAX NO. (702) 243-8810

RECORD OWNER

COLEMAN/TOLL LIMITED PARTNERSHIP
TOLL BROTHERS
1140 TOWN CENTER DRIVE, SUITE 350
LAS VEGAS, NV 89144
OFFICE PHONE NO. (702) 243-8800
OFFICE FAX NO. (702) 243-8810

LOCATION MAP

N.T.S.



THE SE 1/4 OF SECTION 13, T 19 S, R 59 E, CLARK COUNTY, NEVADA

MINIMUM SETBACKS

FRONT ENTRY GARAGE	20'
TURN IN GARAGE	10'
REAR YARD	20'
PERIMETER REAR YARD *	20'
SIDE YARD	5'
CORNER SIDE YARD	15'
REAR YARD FOR 30% OF PRODUCT WIDTH	15'

* NO MORE THAN 3 ADJACENT DWELLINGS MAY HAVE THE SAME REAR SETBACK. OTHERWISE, AN ADDITIONAL 5' MIN. IS REQUIRED.

SETBACKS BASED ON CLIFTS EDGE DESIGN GUIDELINES (FEB 18, 04) SECTION 3.2.5 LOW DENSITY RESIDENTIAL

SITE SUMMARY

TOTAL ACRES (GROSS)	31.34
TOTAL ACRES (NET)	28.34
TOTAL LOTS	124
TOTAL DENSITY	4.0 DU/AC (GROSS)
OPEN SPACE	24,400 S.F.
STREET SECTION	39' ROLL CURB (PRIVATE) 4' WALK (ONE SIDE)
TYPICAL LOT	50' x 105'
PHASE 1 TOTAL LOTS	7
PHASE 2 TOTAL LOTS	52
PHASE 3 TOTAL LOTS	65

LAND USE:

APN NUMBERS: 176-13-701-005, 176-13-801-020, 176-13-801-021.

EXISTING / PROPOSED ZONING = (PD) PLANNED DEVELOPMENT

TOTAL GROSS ACREAGE	=	31.34 AC. (TO CENTERLINE OF ADJACENT STREET)
TOTAL ACRES NET	=	28.65
NUMBER OF RESIDENTIAL LOTS	=	124
NUMBER OF COMMON LOTS	=	22

SEWAGE CONTRIBUTION:

AVERAGE: 125 EDU'S @ 250 GPD/EDU = 31,250 GPD
PEAK FLOW: 31,250 GPD x 3.4 (PF) = 106,250 GPD

BENCHMARK

DESCRIPTION	NAD 83 DATUM	NAVD 88 DATUM
BRASS AND PLATE IN CONCRETE CYLINDER AT THE NORTHWEST CORNER OF HUALAPAI WAY AND FARM ROAD.	2960.79 (FEET)	871.971 (METERS)

BASIS OF BEARINGS

SOUTH 00 19'04" EAST BEING THE BEARING OF THE EASE LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

Toll Brothers
America's Luxury Home Builder

MADISON GROVE AT PROVIDENCE TENTATIVE MAP

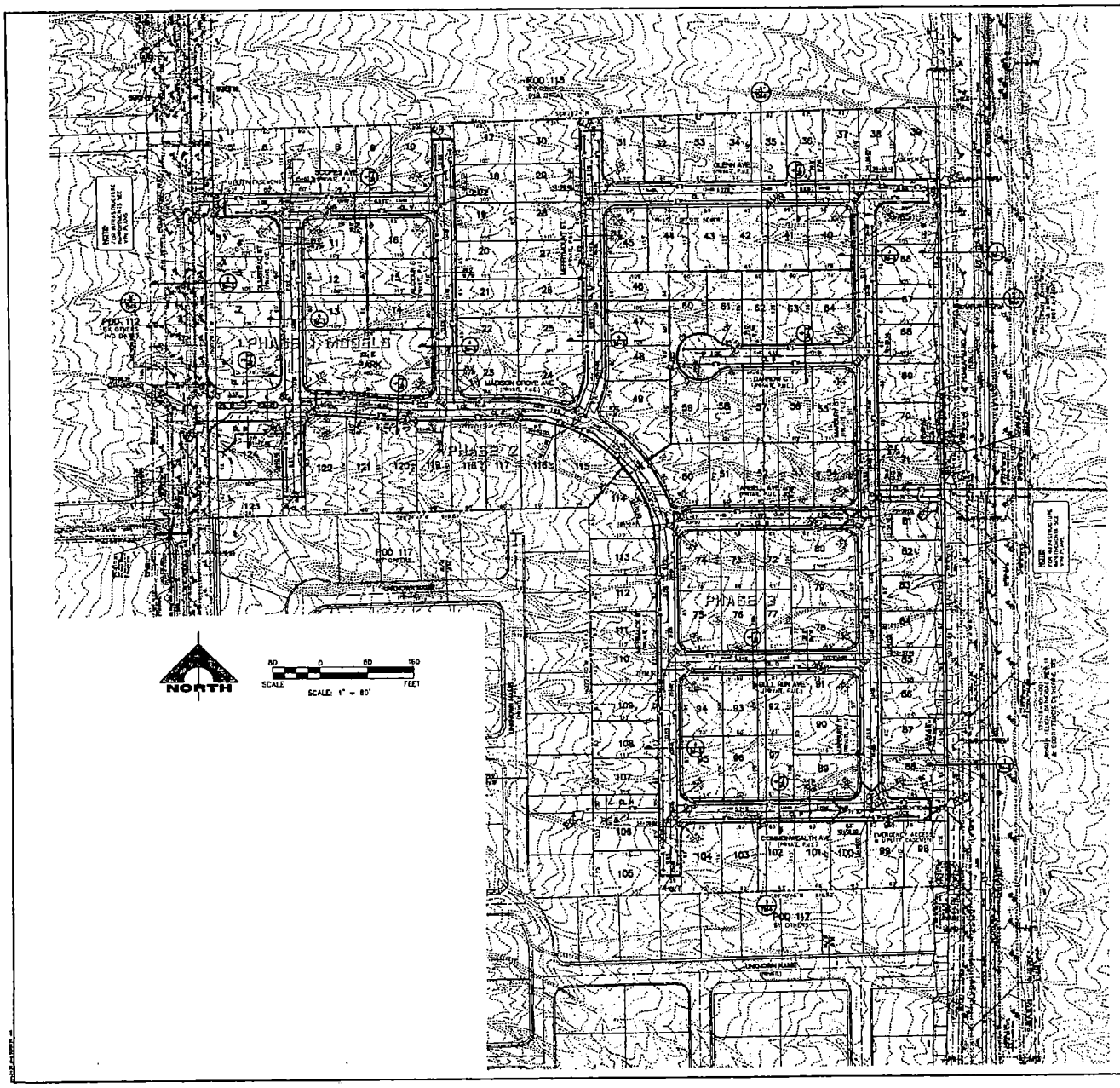
C.C. WALLACE, INC.
Engineers/Planners/Surveyors
10000 W. CHARLESTON BLVD., SUITE 130, LAS VEGAS, NEVADA 89135
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2181

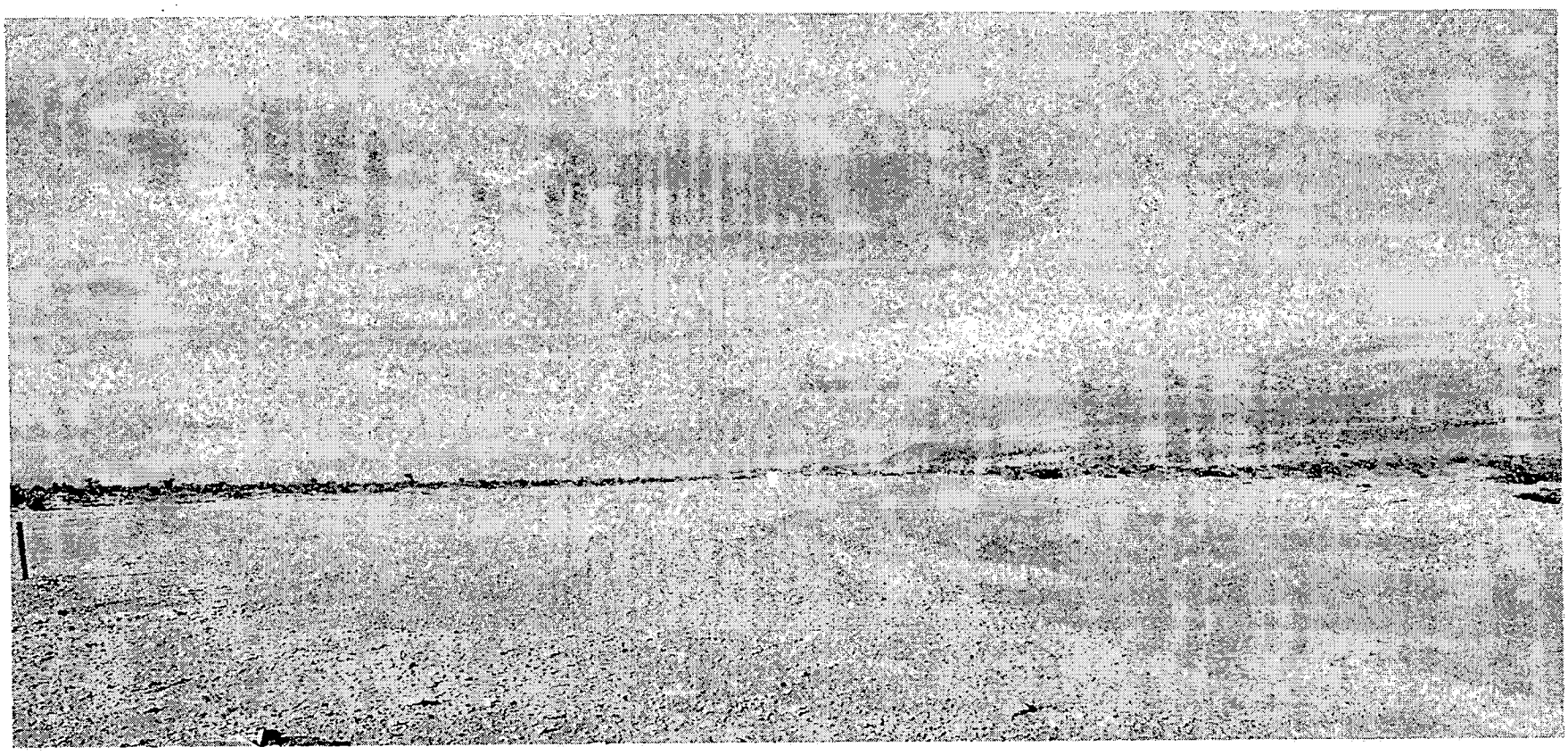
ISSUE DATE: NOVEMBER 2, 2004 TENTATIVE MAP SUBMITTAL

MADISON GROVE AT PROVIDENCE
TOLL BROTHERS
TENTATIVE MAP

DRAWING
TM-1
1 OF 4 SHTS

TMP-5552
12/16/04 PC


NORTH
SCALE: 1" = 80'
PHASE 1 MODELS
PHASE 2
PHASE 3
POS 112
POS 117
POS 118
POS 119
POS 120
POS 121
POS 122
POS 123
POS 124
POS 125
POS 126
POS 127
POS 128
POS 129
POS 130
POS 131
POS 132
POS 133
POS 134
POS 135
POS 136
POS



TMP-5552 - MADISON GROVE AT PROVIDENCE - APPLICANT/OWNER: COLEMAN TOLL, LIMITED PARTNERSHIP
ADJACENT TO THE WEST SIDE OF HUALAPAI WAY, APPROXIMATELY 660 FEET NORTH OF ELKHORN ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
TMP-5574 - TENTATIVE MAP - ALLURE CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SP SAHARA DEVELOPMENT, LLC - Request for a Tentative Map FOR AN 810-UNIT MIXED-USE CONDOMINIUM SUBDIVISION on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN 162-04-812-001 and 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

(6:09)
1- 280

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 5– TMP-5574

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4534).

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

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

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

Public Works

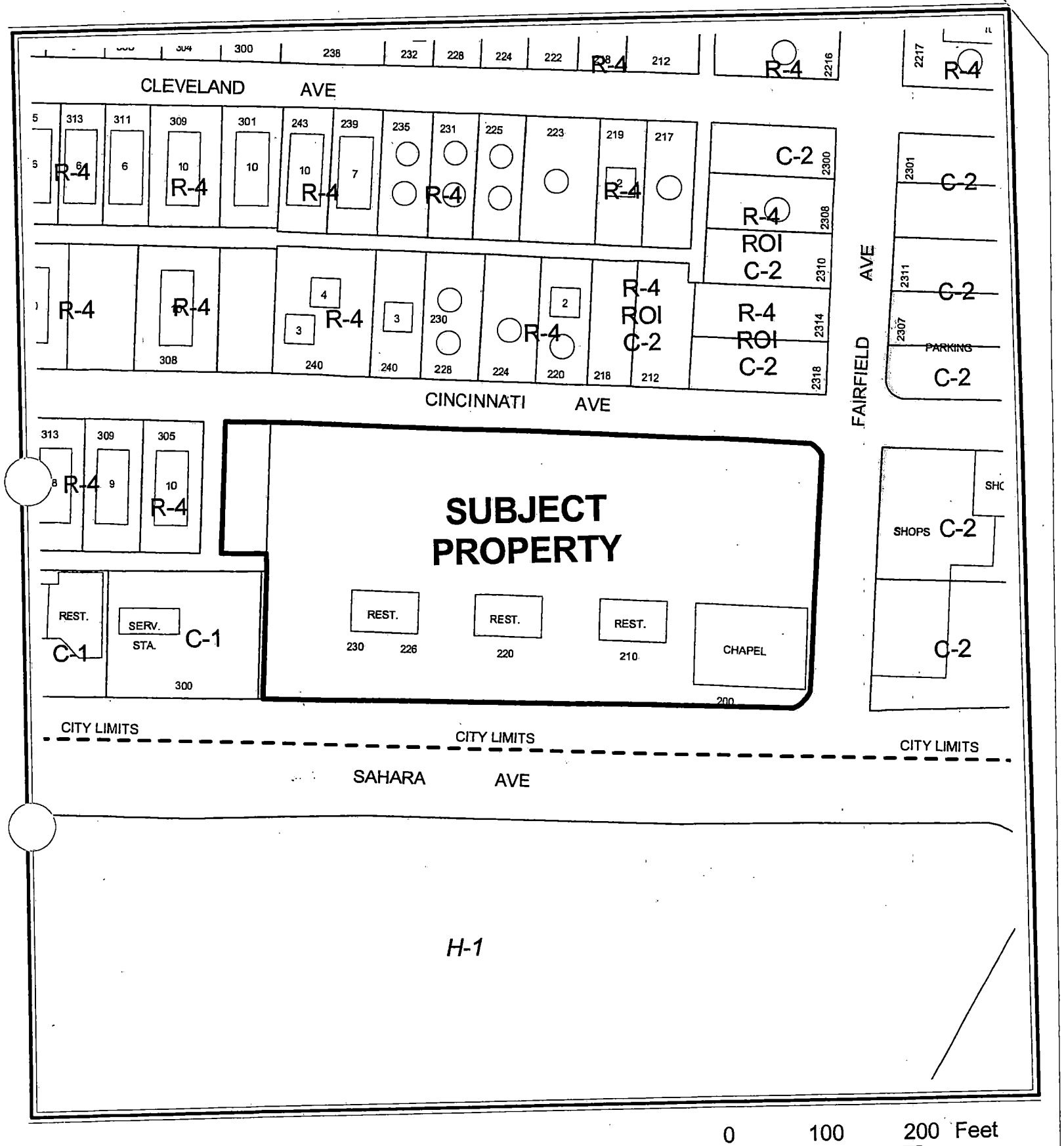
6. The Final Map for this site shall be labeled as a "Commercial/Condominium Subdivision" and the retail portions of the subdivision shall be labeled as “Commercial Unit "XX"”.

7. The Final Map for this site shall dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Sahara Avenue and Fairfield Avenue as required by Site Development Plan Review SDR-4534.

8. Site development to comply with all applicable conditions of approval for Z-2-99, SDR-4534 and all other applicable site-related actions.

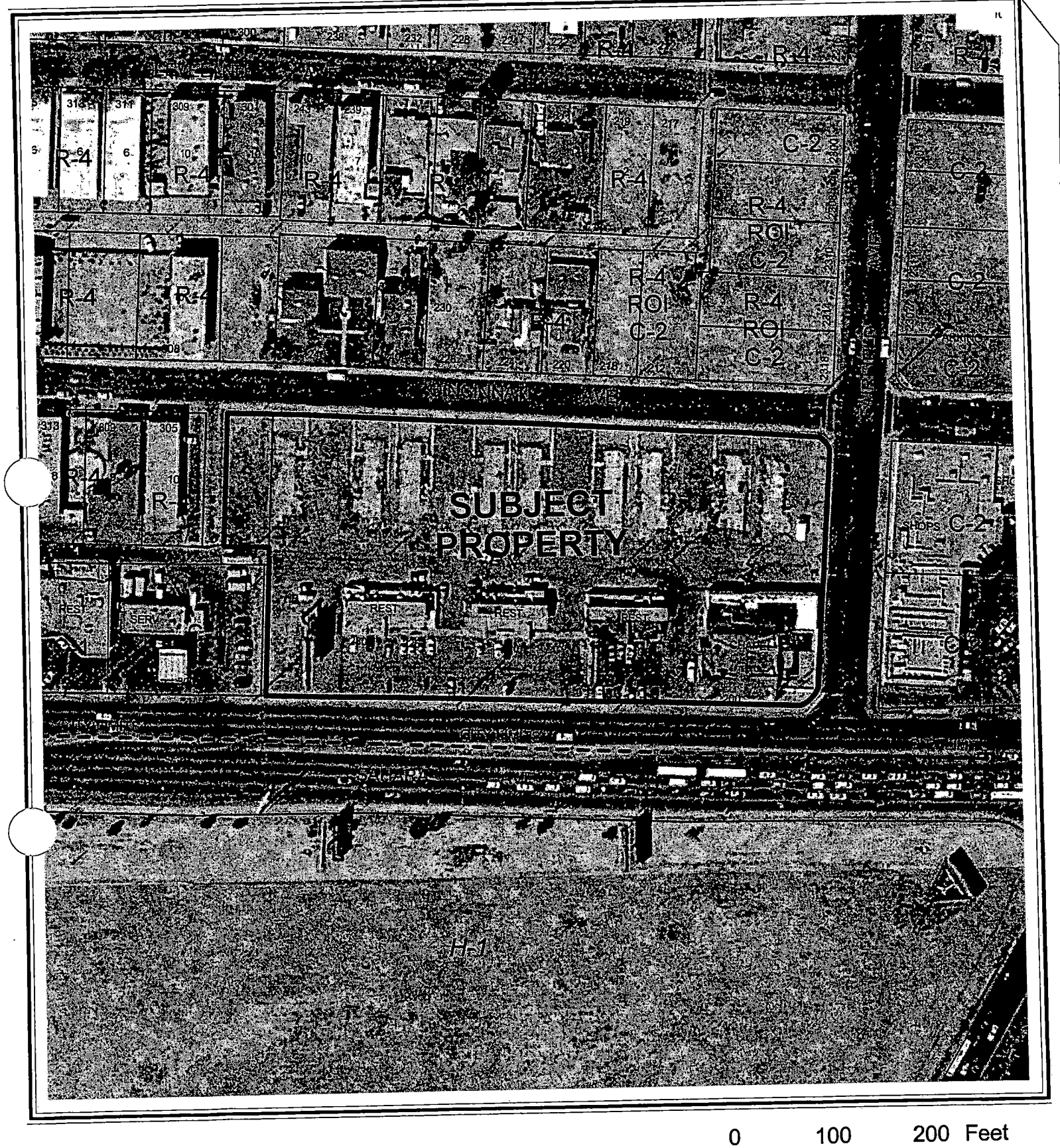
CONDITIONS – Continued:

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



CASE: **TMP-5574**

ZONING OF SUBJECT PROPERTY:
R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)
UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)



CASE: TMP-5574

ZONING OF SUBJECT PROPERTY:
R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)
UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5574 - ALLURE CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SP SAHARA DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4534).

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

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

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

Public Works

6. The Final Map for this site shall be labeled as a "Commercial/Condominium Subdivision" and the retail portions of the subdivision shall be labeled as “Commercial Unit "XX"”.

7. The Final Map for this site shall dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Sahara Avenue and Fairfield Avenue as required by Site Development Plan Review SDR-4534.

8. Site development to comply with all applicable conditions of approval for Z-2-99, SDR-4534 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of an 810-unit mixed-use subdivision on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue. The map consists of 808 residential condominium units and two ground floor retail units.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

03/22/61	The City Council approved a Rezoning (Z-0013-61) on a portion of the subject site from R-3 (Medium Density Residential) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
07/26/61	The City Council approved a Rezoning (Z-0026-61) on a portion of the subject property from R-3 (Medium Density Residential) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
06/24/76	The Board of Zoning Adjustment approved a Variance (V-0037-76) to allow a Wedding Chapel in a district where the use is not allowed. Staff recommended approval. The Variance became void on 08/08/78.
01/07/87	The City Council approved a Rezoning (Z-0099-86) from C-1 (Limited Commercial) to C-2 (General Commercial) on a portion of the subject property in order to allow a Wedding Chapel use. The Planning Commission and staff recommended approval.
02/18/87	The City Council approved a Rezoning (Z-0107-86) on the subject property from R-3 (Medium Density Residential) and C-1 (Limited Commercial) with a portion under Resolution of Intent to C-2 (General Commercial) to C-1 (Limited Commercial) and C-2 (General Commercial) in order to permit the development of retail shops, gas sales and a convenience store, and a restaurant. The Planning Commission and staff recommended approval.

06/25/87 The Board of Zoning Adjustment approved a Variance (V-0066-87) from parking requirements for a proposed shopping center on the subject property. Staff recommended approval.

03/02/99 The Board of Zoning Adjustment approved a Variance (V-0001-99) for relief from side, rear, and corner side yard setbacks in conjunction with a proposed 54,580 square-foot shopping center. Staff recommended approval.

03/08/99 The City Council approved a Rezoning (Z-0002-99) from C-1 (Limited Commercial), C-2 (General Commercial), R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-2 (General Commercial on the subject property in order to permit the development of 54,580 square-foot shopping center. The Resolution of Intent on this property has no expiration date. The City Council also approved a Petition to Vacate alleys generally located south of Cincinnati Avenue, west of Fairfield Avenue (VAC-0001-99). In both cases, the Planning Commission and staff recommended approval.

07/05/00 The City Council adopted the Las Vegas Downtown Centennial Plan, which contains information and development standards relative to the subject site. The Planning Commission and staff recommended adoption.

03/07/01 The City Council adopted Ordinance No. 5301, which replaced the Central Business Overlay District with the Downtown Overlay District and adopted design standards relating to the Downtown Overlay District.

06/05/02 The City Council approved a Site Development Plan Review [Z-0002-99(1)] for the development of a 200-room hotel and casino on the site. Special Use Permits for a Hotel Lounge Bar (U-0042-02) and Non-Restricted Gaming (U-0043-02), and a Variance (V-0027-02) to allow the construction of parking garage directly on the north property line and 12-foot high perimeter walls were also approved at that time. The Planning Commission and staff recommended approval of all items. All approvals expired on 06/05/04, with the exception of V-0027-02, which was extended into 2006.

06/02/04 The City Council approved an Extension of Time (EOT-4349) for the Variance (V-0027-02) request that allowed a zero-foot setback for the parking structure and 12-foot high perimeter walls. Staff recommended approval.

08/04/04 The City Council approved a Special Use Permit (SUP-4540) for a Mixed-Use development concurrently with the request for a Site Development Plan Review (SDR-4534) for a proposed 39-story mixed-use development consisting of 808 multi-family units and 35,500 square feet of retail space on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue. The Planning Commission and staff recommended approval.

SS

B) Pre-Application Meeting

10/20/04 Submittal requirements for the tentative map were discussed. There will be 808 condominium lots and two commercial lots within the two buildings. Because the number of lots exceeds 500, the submittal is a Project of Regional Significance for which an environmental assessment is required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.90

B) Existing Land Use

Subject Property:	Restaurant Use Wedding Chapel Use
North:	Undeveloped Multifamily Residential Use
South:	Unincorporated Clark County
East:	Retail Use
West:	Service Station Use Retail Use

C) Existing Zoning

Subject Property:	R-3 (Medium-Density Residential) under Resolution of Intent to C-2 (General Commercial)
North:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial) R-4 (High-Density Residential)
South:	Unincorporated Clark County
East:	C-2 (General Commercial)
West:	C-1 (Limited Commercial) R-4 (High-Density Residential)

D) General Plan Compliance

The Las Vegas Redevelopment Plan designates the parcels C (Commercial), which permits office uses, limited commercial uses, and general commercial uses. The proposed mixed-use development is consistent with the land use designation.

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

The parcel is located within the Northern Strip district of the Downtown Overlay District, which is governed by the Downtown Centennial Plan. This district encourages major hotel-casino projects along Las Vegas Boulevard and Sahara Avenue. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional streetscape and architectural requirements are applicable.

The site is also located within the Las Vegas Redevelopment Plan Area and the Neighborhood Revitalization Area as established by the Las Vegas Master Plan 2020. The Master Plan identifies neighborhoods that may contain declining infrastructure, increasing traffic and noise, and increases in property crimes and vandalism, so that they may be stabilized and protected from further deterioration.

The proposal also qualifies as a Project of Regional Significance. Comments concerning the related environmental impact assessment appear below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1) A site-specific building or development within one-half mile of the City boundary with Clark County and a project with a Tentative Map including 500 lots or more

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) The Las Vegas Metropolitan Police Department has noted that existing staffing levels are currently below national averages, and that additional residential units in the area will further burden the department in providing adequate police services and protection. No mitigation measures are proposed.

2) The Regional Transportation Commission has not identified any negative impacts, and has noted that higher density residential development in the Resort Corridor with proximity to the Monorail system will likely result in an increase in transit rider ship and improve the jobs/housing balance in the area.

3) The Las Vegas Valley Water District has determined that the proposed project will not have a significant impact on the capacity of the District's water supply system.

4) The Flood Control Section of the City of Las Vegas Department of Public Works requires a technical drainage study to address and mitigate the drainage impact to the vicinity.

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, and maximum lot coverage provisions. However, the exemption does not prohibit the imposition of limitations on the approval of a Site Development Plan. The following Development Standards (from SDR-4534) are provided:

Standards	Approved	Provided	Compliance
Min. Lot Size	N/A	3.9 Acres	N/A
Min. Lot Width	N/A	567 Feet	N/A
Min. Setbacks			
• Front (Sahara Ave.)	21 Feet	21 Feet	Y
• Side	8 Feet	8 Feet	Y
• Corner (Fairfield Ave.)	12 Feet	12 Feet	Y
• Rear (Cincinnati Ave.)	8 Feet	8 Feet	Y

Max. Building Height	379 Feet	379 Feet	Y
Number of Lots	810	810	Y
Max. Density	207 du/ac	207 du/ac	Y
Private/Public Street	N/A	N/A	N/A
Min. Street Width	N/A	N/A	N/A

The Tentative Map complies with the approved Site Development Plan Review.

B) General Analysis Discussion

- General information (Residential/Commercial)

  This Tentative Map is for a project that includes the construction of a Mixed-Use development within the Downtown Overlay District. The project entails the removal of the existing structures on the site and the construction of two 39-story towers joined at the base by a five-story parking structure. The map depicts two 39-story towers with 404 residential condominium units on Floors 2-39; five levels of parking on the first through fifth floors; and nonresidential uses located at ground level in each building. A total of 810 lots are proposed in the subdivision, consisting of 808 condominium units and two retail commercial units. All other area on the site is to be denoted as a common element. Access to the development is from Sahara Avenue. The towers will face the Sahara Avenue frontage, with the parking structure located on the north side of the property.

- Cross Section

  There are no cross sections shown on the submitted Tentative Map; however, due to the nature of the development, no retaining walls are anticipated.

- Trails

  No required trails are adjacent to the subject property.

- Special Conditions of Approval (from SDR-4534)

  4. The waiver from the Downtown Centennial Plan requirement for building step backs is hereby approved, based on the level of façade articulation detailed in the submitted elevations.

5. The waiver from the 70% frontage requirement for building placement is hereby approved, based on the pedestrian amenity areas provided at the base of each building.

6. The waiver from the 10-foot landscape buffer requirement is hereby approved in accordance with the Variance (V-0027-02) that was previously approved for the site.

7. The streetscape treatment along Fairfield Avenue shall be modified to include 25-foot tall palm trees located in a five-foot amenity zone immediately behind the curb, spaced no greater than 35 feet on center, in accordance with the requirements of the Downtown Centennial Plan. A waiver is hereby approved for the reduction in sidewalk width to five feet along Fairfield Avenue, due to the limited right-of-way area.

8. The streetscape treatment along Sahara Avenue shall be modified to include a five-foot deep amenity zone located immediately behind the curb, with deciduous trees planted in accordance with the requirements of the Downtown Centennial Plan. A waiver is hereby approved for the reduction in sidewalk width to eight feet.

17. 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 service panel location. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

19. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Sahara Avenue and Fairfield Avenue prior to the issuance of any permits.

20. Submit a public sewer relocation plan for abandonment/relocation of the existing 8-inch public sewer conflicting with development of this site to the Department of Public Works prior to the submittal of any construction drawing for this site. Provide appropriate public sewer easements for the relocated public sewer, and submit appropriate vacation applications to eliminate the existing public sewer/utility easement; the Order of Vacation shall record prior to the issuance of building permits for any structures overlying the public sewer/utility easement. Additionally, this project will exceed the capacity of the neighborhood sewers to the north and is required to connect to the Sahara Avenue interceptor sewer.

SS

21. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Fairfield Avenue adjacent to this site.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5574** APN: 162-04-812-001, 162-04-811-027

Name of Property Owner: SP SAHARA DEVELOPMENT, LLC

Name of Applicant: SP SAHARA DEVELOPMENT, 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 [signature]

Print Name: ALAN SCHACHTMAN

Subscribed and sworn before me

This 29 day of October, 2004

Lisa Stiner

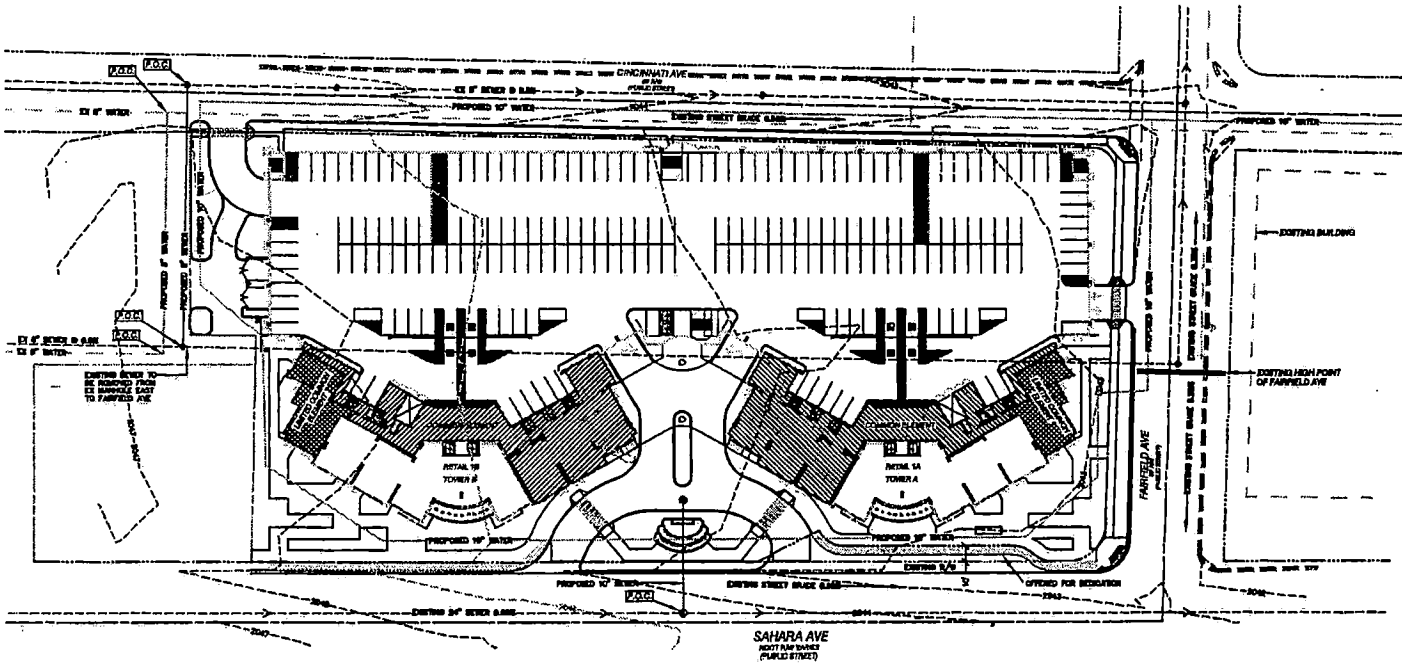
Notary Public in and for said County and State

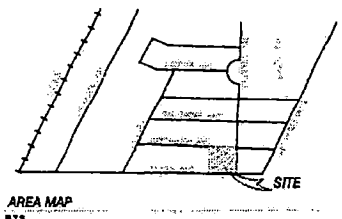
OFFICIAL SEAL
LISA STINER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/09/06

REVISED
12.3.04

TMP-5574
12/16/04 PC

TENTATIVE MAP
FOR
ALLURE CONDOMINIUMS
APN: 162-04-812-001, 162-04-811-027





AREA MAP
N.T.S.

LEGEND

PROPERTY LINE
RIGHT OF WAY
CENTERLINE
EXISTING CURB
PROPOSED CURB
CONCRETE PAVEMENT
ASPHALTIC CONCRETE
BACK OF CURB
CONCRETE
CURB & GUTTER
CENTERLINE
SIDEWALK
EDGE OF PAVEMENT
CENTER
FIRE HYDRANT
SEWER LINE
MANHOLE
HIGH POINT
POINT OF CENTERLINE
PROPERTY LINE
POINT OF CURVATURE
POINT OF REVERSE CURVE
POINT OF TANGENCY
STREET LIGHT
MANHOLE
STATION
VALVE
TOP BACK OF CURB
TOP OF CURB
TOP OF CURB
VALLEY GUTTER
LANDSCAPING
EXISTING GUY WIRE
EXISTING POWER POLE
EXISTING TRAFFIC SIGNAL
STREET LIGHT
SEE ARCHITECTURAL PLANS FOR PLANTER BOX DETAILS
EXISTING AREA LIGHT
EXISTING TELEPHONE VAULT
POINT OF CONNECTION

NORTH
SCALE 1" = 40'

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

RECEIVED
DEC 3 2004

SP SAHARA DEVELOPMENT, LLC.
20 N. WACKER DRIVE #2200 CHICAGO, ILLINOIS 60606
PHONE: (312) 454-0228 FAX: (312) 454-0524

Gruber Hildebrand Ltd.
4480 W. UNIVERSITY, SUITE 8-2 LAS VEGAS, NEVADA 89103
PH (702) 876-3541 FAX (702) 876-8368

TENTATIVE MAP
ALLURE CONDOMINIUMS
WEST SAHARA AVENUE
CITY OF LAS VEGAS, NEVADA

SHEET TM1
SHEET 1 OF 7 SHEETS

LEGAL DESCRIPTION

PARCEL 1:

LOT ELEVEN (11) IN BLOCK THREE (3) OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THE INTEREST IN AND TO THE WEST 20 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS FOR ALLEY AND INCIDENTAL PURPOSES BY DEED RECORDED JANUARY 9, 1973 AS DOCUMENT NO. 251324.

PARCEL 2:

LOTS ONE (1) THROUGH EIGHTEEN (18) INCLUSIVE IN BLOCK NINE (9) OF MEADOWS ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
TOGETHER WITH THAT VACATED ALLEY AS DESCRIBED BY ORDER OF VACATION RECORDED JANUARY 4, 1973 AS DOCUMENT NO. 251333, OFFICIAL RECORDS.
EXCEPTING THEREFROM THOSE PORTIONS OF THE RESUBDIVISION OF PORTIONS OF BLOCKS 1 AND 9, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 40 AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED AUGUST 19, 1987 IN BOOK 870810 AS DOCUMENT NO. 00704, OFFICIAL RECORDS.

LANDSCAPE NOTE:

ALL LANDSCAPE AND PLANTING MATERIALS SHALL BE INSTALLED PER, AND IN FULL CONFORMANCE WITH, THE LAS VEGAS URBAN DESIGN STANDARDS MANUAL SECTION ON LANDSCAPE, WALL & BUFFER STANDARDS AND TITTLE 19A AS AMENDED, EXCEPT WHERE CITY STAFF AND CITY COUNCIL DETERMINE THAT LANDSCAPED SETBACKS ARE LESS DESIRABLE THAN ENHANCEMENT OF THE PEDESTRIAN ENVIRONMENT.

OWNER/DEVELOPER

SP SAHARA DEVELOPMENT, LLC.
20 N. WACKER DRIVE #2200
CHICAGO, ILLINOIS 60606
c/o FIFIELD REALTY CORP
PHONE: (312) 454-0228
FAX: (312) 454-0524

ENGINEER

JHR ASSOCIATES Ltd
4480 W. UNIVERSITY STE. 8-2
LAS VEGAS, NEVADA 89103
PHONE: (702) 876-3541
FAX: (702) 876-8368

UTILITIES

POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT
GAS	SOUTHWEST GAS CORP.
SEWER	CITY OF LAS VEGAS
WATER	LAS VEGAS VALLEY WATER DISTRICT

SEWER CONTRIBUTION

PRIVATE		SUMMARY	
USE CODE	120		
TOTAL UNIT COUNT	609	GPD	141500 GPD
EQUIVALENT ERU	508	MGD	0.14 MGD
		CFS	0.22 CFS
PUBLIC			
USE CODE	340		
FIXTURE COUNT	50	GPD	120800 GPD
EQUIVALENT ERU	33	MGD	0.121 MGD
TOTAL ERU	181	CFS	0.187 CFS

PROJECT DATA

PRESENT ZONING	(C-1)
GROSS AREA	48 ACRES
NET AREA	48 ACRES
MAXIMUM BUILDING HEIGHT	275'
DENSITY	N/A
F.I.R.M.A. ZONE	ZONE "X"
NUMBER OF RESIDENTIAL UNITS	609
NUMBER OF RETAIL UNITS	2
TOTAL UNIT COUNT	610

BENCHMARK

CLV BM# SAHARA 8
BEING A RIVET AND PLATE IN TOP OF CURB, 30' EAST OF N.E. RETURN SAHARA AVENUE AND LAS VEGAS BOULEVARD.

ELEV. = 62.1889 (M) 3040.87 (FT) NAVD '88

FLOOD ZONE

FLOOD ZONE "X"
FIRM PANEL # 32003C5170 E
EFFECTIVE SEPTEMBER 23, 2002

A FLOOD ZONE "X" IS DEFINED AS A NON-SPECIAL FLOOD HAZARD AREA THAT IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.

GENERAL NOTES

1. COMPS WILL BE RECORDED WITH THE FINAL MAP.
2. NO KNOWN FAULTS OR FISSURES ON THESE PARCELS.
3. GROUND WATER WAS ENCOUNTERED @ 12' BELOW EXISTING GRADE.
4. NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENTS.
5. THE ENTIRE PROJECT IS TO BE SERVICED BY EXISTING LAS VEGAS VALLEY WATER DISTRICT WATER LINE LOCATED WITHIN LAS VEGAS BLVD.
6. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
7. ALL STRUCTURES EXISTING ON THE PROPERTY ARE TO BE DEMOLISHED
8. NO EXISTING STORM DRAINS EXIST ADJACENT TO THE SITE. NONE PROPOSED.
9. ALL PARKING AS SHOWN IN THIS TENTATIVE MAP IS COMMON ELEMENT.

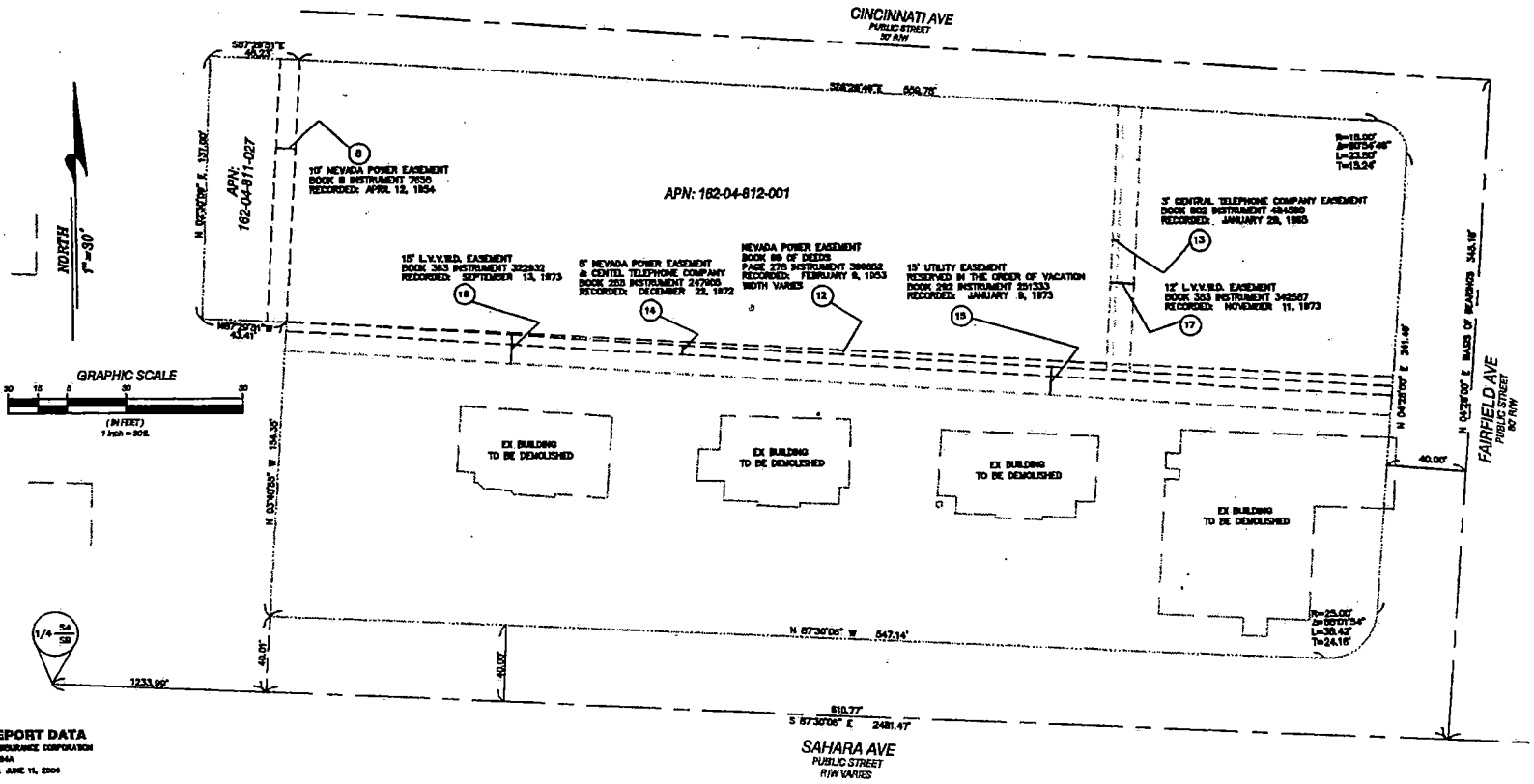
BASIS OF BEARINGS

N04°29'00"E BEING THE CENTERLINE OF FAIRFIELD AVENUE, CALCULATED FROM BOOK 1, PAGE 43 OF PLATS.

Call before you Dig. 1-800-227-2600

Call before you OVERHEAD 1-702-227-2929

Call before you UNDERGROUND 1-702-455-7911
1-702-272-6611



TITLE REPORT DATA

LAWYERS TITLE INSURANCE CORPORATION
FILE NO.: 27027994A
EFFECTIVE DATE: JUNE 11, 2004

EXCEPTIONS ARE AS FOLLOWS:

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   GRANTED TO : SOUTHERN NEVADA POWER COMPANY
   PURPOSE : POWER LINES
   RECORDED : APRIL 12, 1954
   BOOK : 8 DOC/INST. NO. 7630 OF OFFICIAL RECORDS

12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   GRANTED TO : SOUTHERN NEVADA POWER COMPANY
   PURPOSE : POWER LINES
   RECORDED : FEBRUARY 6, 1953
   BOOK : 89 OF DEEDS, PAGE 275 DOC/INST. NO. 399852 OF OFFICIAL RECORDS

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   GRANTED TO : SOUTHERN NEVADA TELEPHONE DIVISION, CENTRAL TELEPHONE COMPANY
   PURPOSE : COMMUNICATION LINES
   RECORDED : FEBRUARY 5, 1953
   BOOK : 808 DOC/INST. NO. 494580 OF OFFICIAL RECORDS

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   GRANTED TO : NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
   PURPOSE : POWER AND COMMUNICATION LINES
   RECORDED : DECEMBER 22, 1972
   BOOK : 888 DOC/INST. NO. 247905 OF OFFICIAL RECORDS

15. ANY EASEMENT NOT VACATED BY THAT CERTAIN "ORDER OF VACATION" RECORDED JANUARY 9,1973 IN BOOK 282 AS DOCUMENT NO. 251333, OFFICIAL RECORDS.

16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   GRANTED TO : LAS VEGAS VALLEY WATER DISTRICT
   PURPOSE : WATER LINES
   RECORDED : SEPTEMBER 13, 1973
   BOOK : 383 DOC/INST. NO. 322832 OF OFFICIAL RECORDS

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   GRANTED TO : LAS VEGAS VALLEY WATER DISTRICT
   PURPOSE : WATER LINES
   RECORDED : NOVEMBER 28, 1973
   BOOK : 383 DOC/INST. NO. 342567 OF OFFICIAL RECORDS

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT ELEVEN (11) IN BLOCK THREE (3) OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE WEST 30 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS FOR ALLEY AND INCIDENTAL PURPOSES BY DEED RECORDED JANUARY 9, 1973 AS DOCUMENT NO. 251334.

PARCEL 2:
LOTS ONE (1) THROUGH EIGHTEEN (18) INCLUSIVE IN BLOCK NINE (9) OF MEADOWS ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
TOGETHER WITH THAT VACATED ALLEY AS DEDICATED BY ORDER OF VACATION RECORDED JANUARY 4, 1973 AS DOCUMENT NO. 251333, OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS OF THE RESUBDIVISION OF PORTIONS OF BLOCKS 1 AND 9, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 40 AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED AUGUST 19, 1987 IN BOOK 870819 AS DOCUMENT NO. 00704, OFFICIAL RECORDS.

*****ALL EXISTING EASEMENTS AS SHOWN ON THIS MAP ARE TO BE VACATED*****

BASIS OF BEARINGS

NORTH 00°26'00" EAST, BEARING OF FAIRFIELD AVENUE PER BOOK 1 PAGE 43 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE OR SECTION LINE
- EASEMENT LINE

SP SAHARA DEVELOPMENT, LLC.

Gruber Associates Ltd.
4550 W. INTERNATIONAL, SUITE 9-2 PH (702) 878-2341
LAS VEGAS, NEVADA 89103 FAX (702) 878-8305

PROJECT: ALLURE CONDOMINIUMS
WEST SAHARA AVE
CITY OF LAS VEGAS, NEVADA

SHEET: EASEMENT MAP

10-05-04

SCALE: AS SHOWN 1"=30'
VERTICAL: N/A

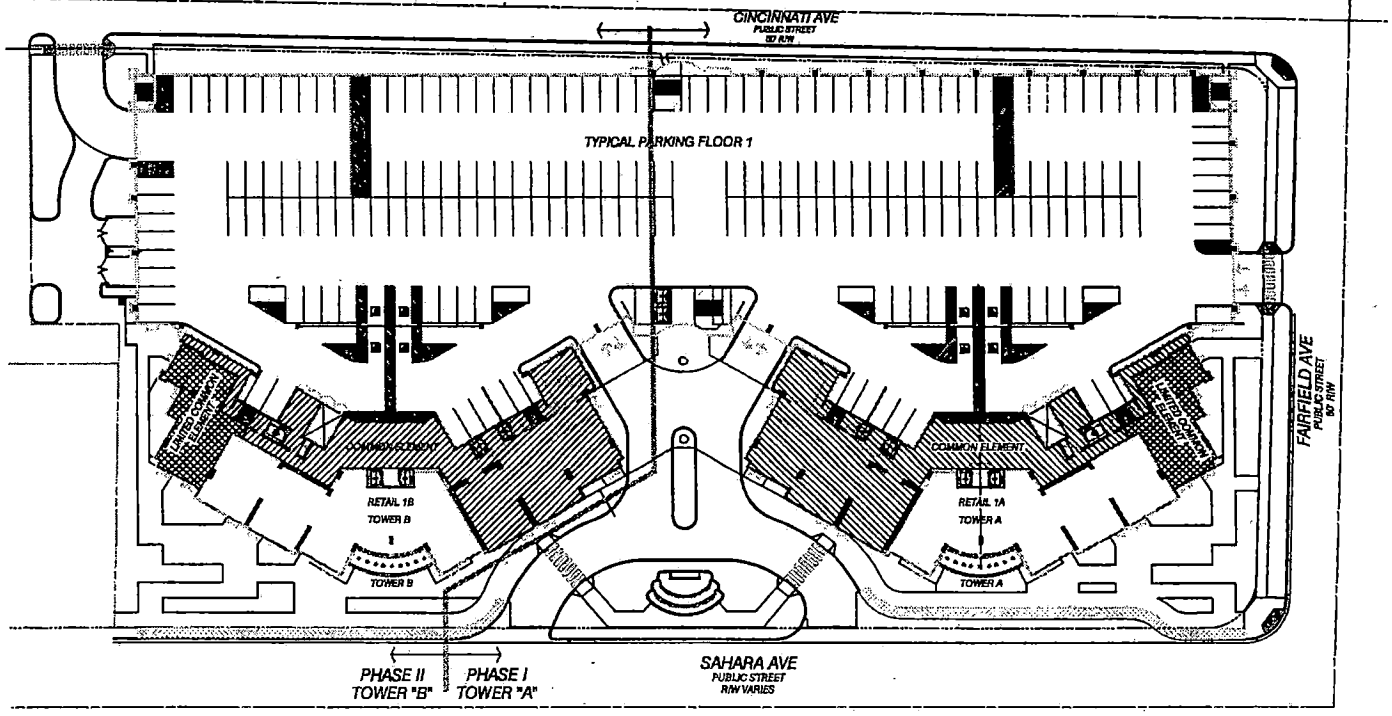
PROJECT NO.: 134-04-566

REESE P. JARRELL
Exp. 06/30/2006
CIVIL

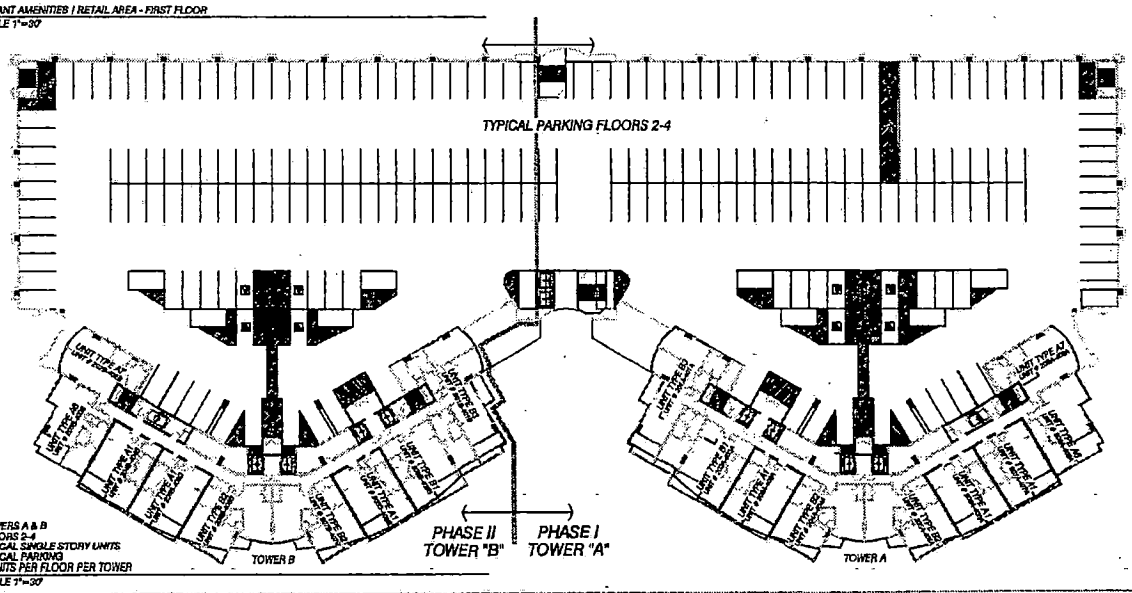
SHEET TM2

SHEET 2 OF 7 SHEETS

TMP-5574
12/16/04 PC



TENANT AMENITIES / RETAIL AREA - FIRST FLOOR
SCALE 1"=30'



TOWERS A & B
FLOORS 2-4
TYPICAL SINGLE STORY UNITS
TYPICAL PARKING
9 UNITS PER FLOOR PER TOWER
SCALE 1"=30'

SP SAHARA DEVELOPMENT, LLC.

TPZ Associates Ltd.

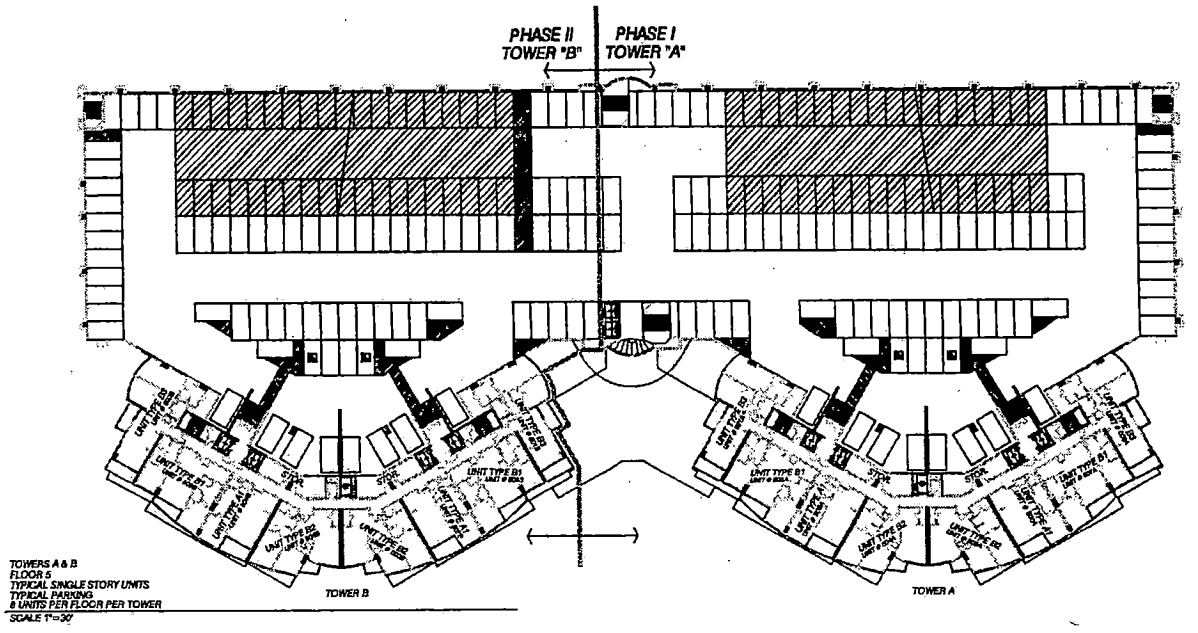
TENTATIVE MAP

ALLURE CONDOMINIUMS
WEST SAHARA AVENUE
CITY OF LAS VEGAS, NEVADA

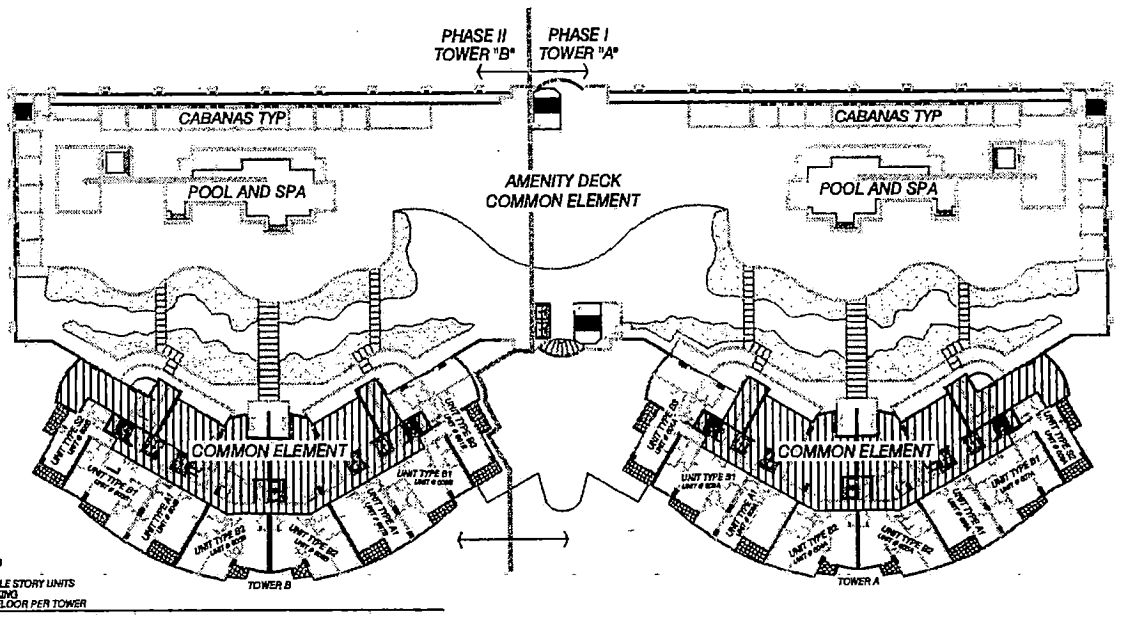
TM3

SHEET 3 OF 7

TMP-5574
12/16/04 PC



TOWERS A & B
FLOOR 5
TYPICAL SINGLE STORY UNITS
TYPICAL PARKING
8 UNITS PER FLOOR PER TOWER
SCALE 1"=30'



TOWERS A & B
FLOOR 6
TYPICAL SINGLE STORY UNITS
TYPICAL PARKING
8 UNITS PER FLOOR PER TOWER
SCALE 1"=30'

CLIENT
SP SAHARA DEVELOPMENT, LLC.

PREPARED
GR Associates Ltd.

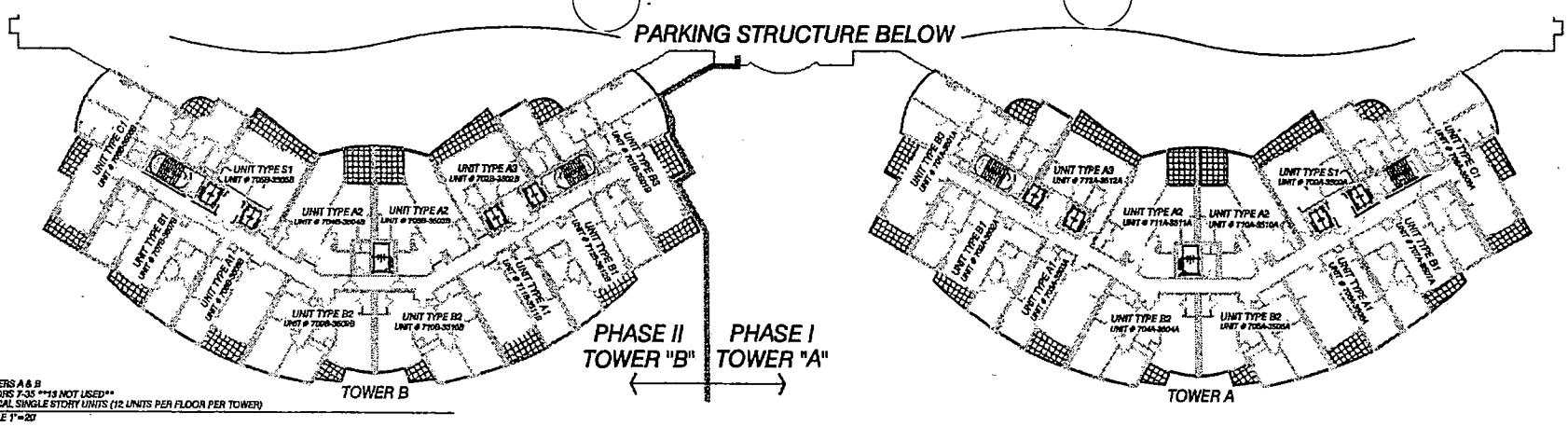
SHEET
TENTATIVE MAP

PROJECT
ALLURE CONDOMINIUMS
WEST SAHARA AVENUE
CITY OF LAS VEGAS, NEVADA

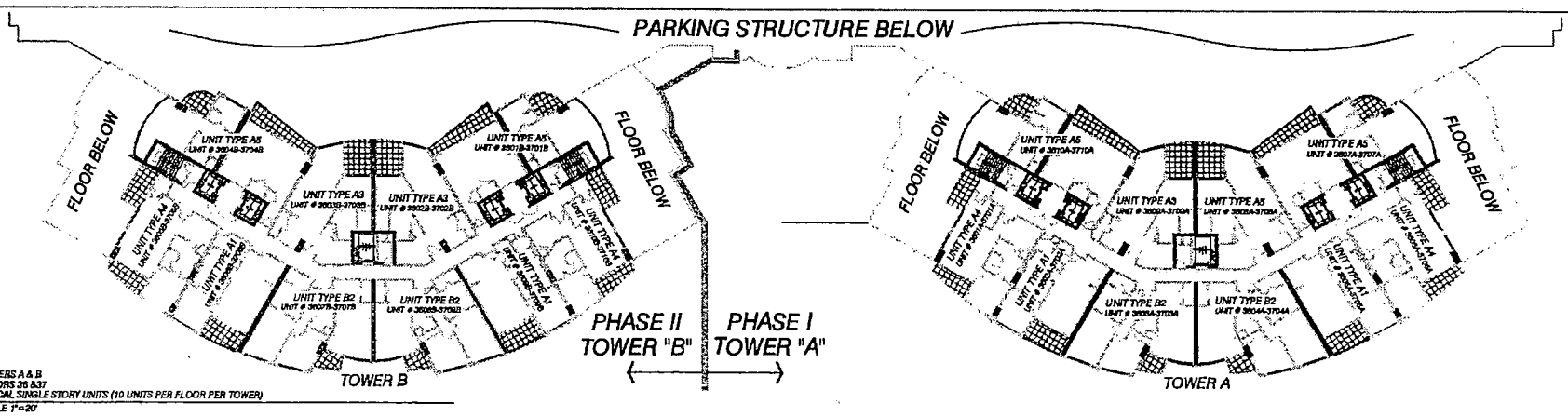
SHEET
TM4

SHEET 4 OF 7 SHEETS

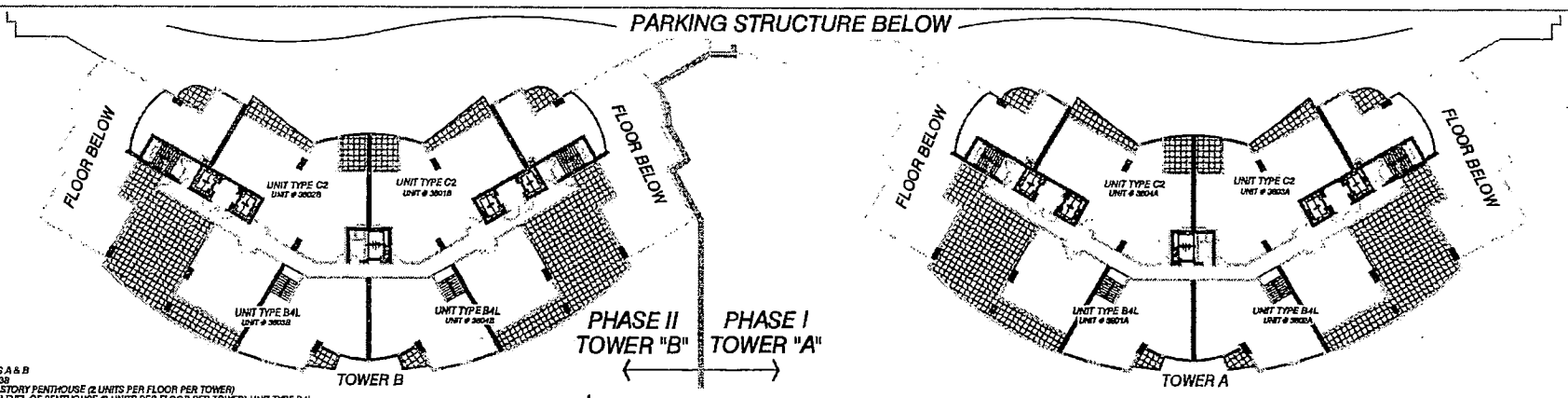
TMP-5574
12/16/04 PC



TOWERS A & B
FLOORS 7-35 **13 NOT USED**
TYPICAL SINGLE STORY UNITS (12 UNITS PER FLOOR PER TOWER)
SCALE 1"=20'



TOWERS A & B
FLOORS 35 &37
TYPICAL SINGLE STORY UNITS (10 UNITS PER FLOOR PER TOWER)
SCALE 1"=20'



TOWERS A & B
FLOOR 38
SINGLE STORY PENTHOUSE (2 UNITS PER FLOOR PER TOWER)
LOWER LEVEL OF PENTHOUSE (2 UNITS PER FLOOR PER TOWER) UNIT TYPE B4L
SCALE 1"=20'

SP SAHARA DEVELOPMENT, LLC.

Gregg Associates Ltd.
4000 W. UNIVERSITY, SUITE B-2
LAS VEGAS, NEVADA 89103
PH (702) 878-2341
FAX (702) 878-8380

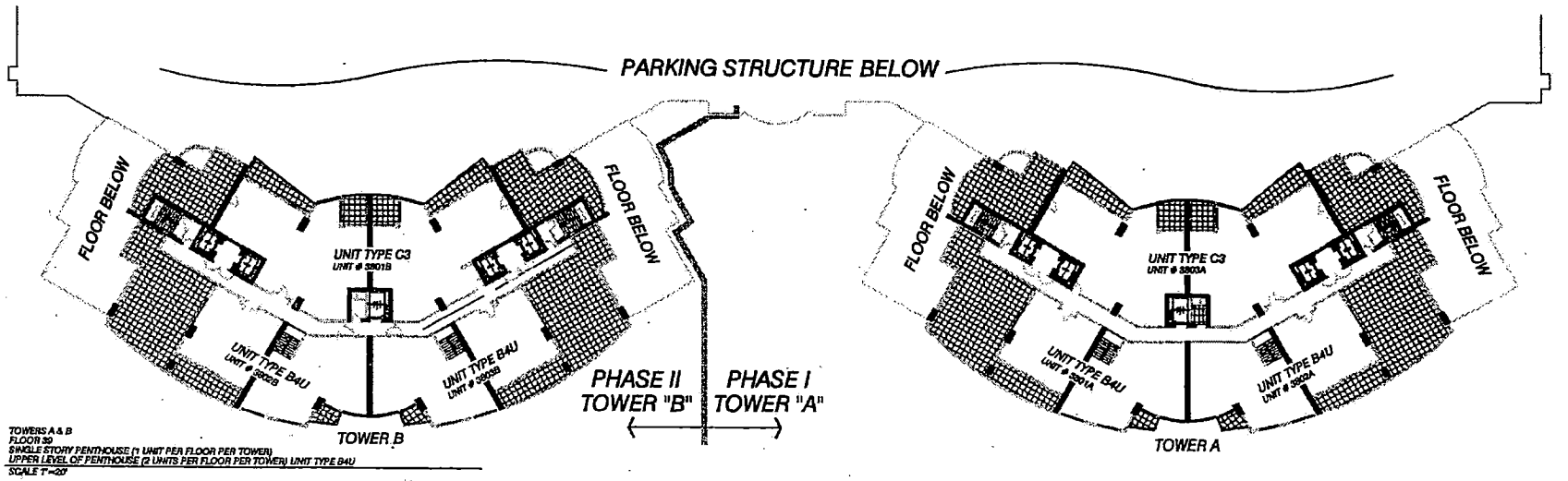
TENTATIVE MAP
ALLURE CONDOMINIUMS
WEST SAHARA AVENUE
CITY OF LAS VEGAS, NEVADA

DRAWN BY
CHECKED BY
PROJECT NO. 124-04-000
SCALE VARIES 1"=20' WHEN PLOTTED AT 24x36

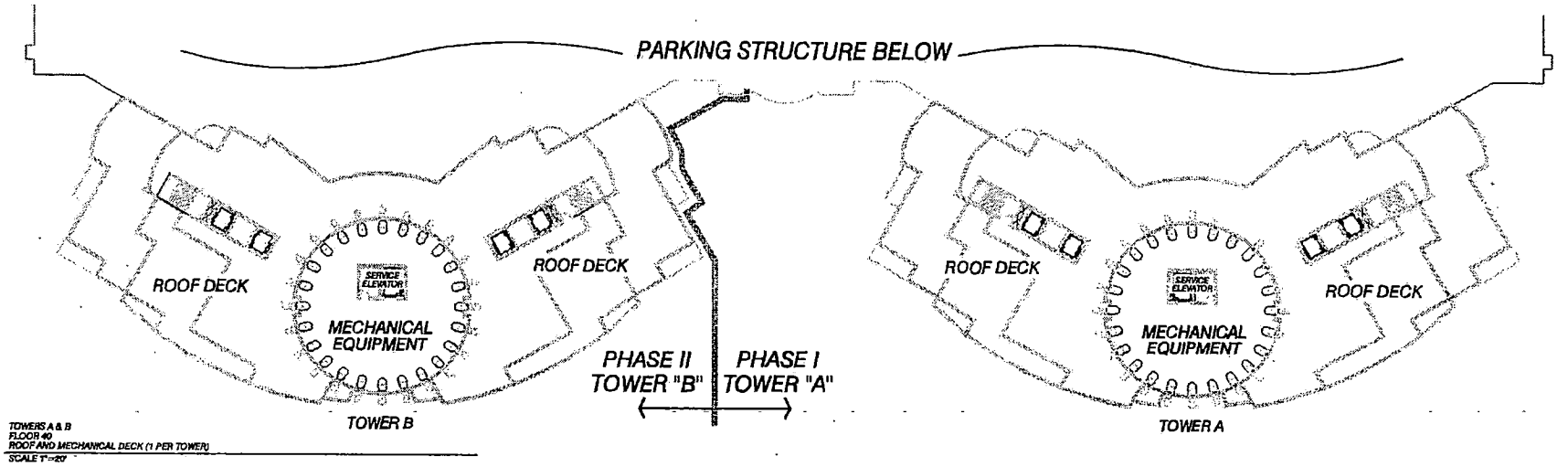
REESE P. JARVIS
Expires 12/31/2005
CIVIL

SHEET
TM5
SHEET 5 OF 7 SHEETS

TMP-5574
12/16/04 PC



TOWERS A & B
FLOOR 39
SINGLE STORY PENTHOUSE (1 UNIT PER FLOOR PER TOWER)
UPPER LEVEL OF PENTHOUSE (2 UNITS PER FLOOR PER TOWER) UNIT TYPE B4U
SCALE 1"=20'



TOWERS A & B
FLOOR 40
ROOF AND MECHANICAL DECK (1 PER TOWER)
SCALE 1"=20'

CLIENT: SP SAHARA DEVELOPMENT, LLC.

Gates Associates Ltd.
4050 E. UNIVERSITY, SUITE 8-1 PH (702) 878-2341
LAS VEGAS, NEVADA 89103 FAX (702) 878-8385

SHEET: TENTATIVE MAP

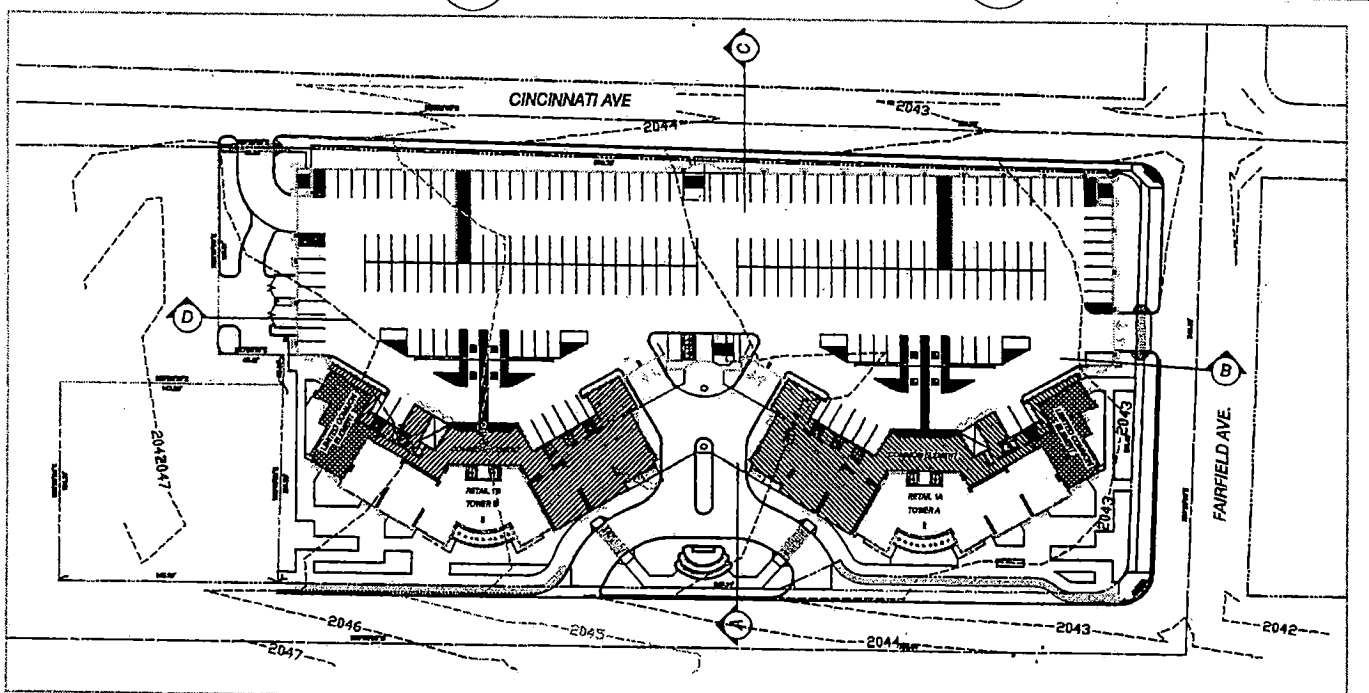
PROJECT: ALLURE CONDOMINIUMS
WEST SAHARA AVENUE
CITY OF LAS VEGAS, NEVADA

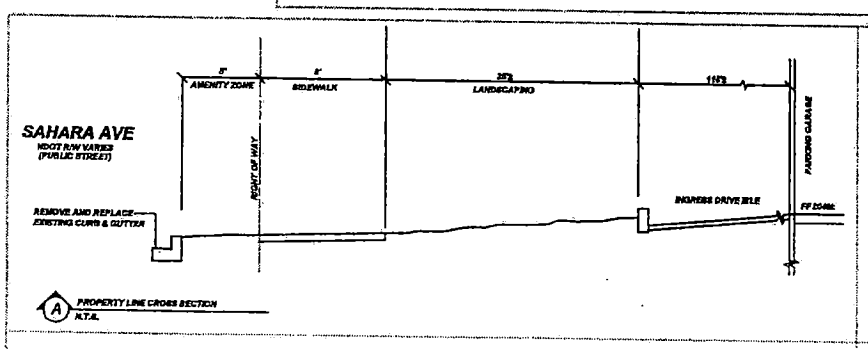
DATE: 12-16-04

REESE P. JARRELL
CIVIL

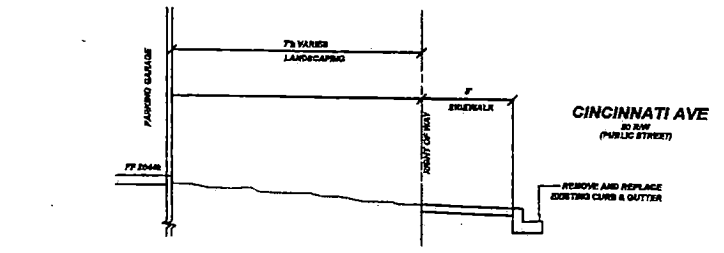
SHEET TM6
SHEET 6 OF 7 SHEETS

TMP-5574
12/16/04 PC

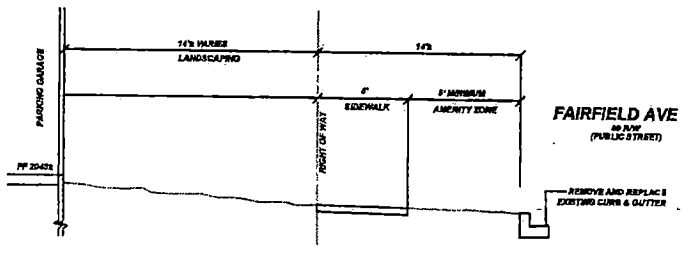




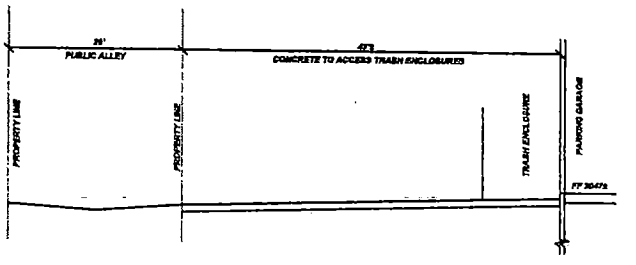
A PROPERTY LINE CROSS SECTION
N.T.S.



C PROPERTY LINE CROSS SECTION
N.T.S.



B PROPERTY LINE CROSS SECTION
N.T.S.



D PROPERTY LINE CROSS SECTION
N.T.S.

SP SAHARA DEVELOPMENT, LLC.

JFR Associates Ltd.
4480 S. UNIVERSITY, SUITE 1-1 PH (702) 873-3341
LAS VEGAS, NEVADA 89103 FAX (702) 873-8385

SHEET: CROSS SECTION

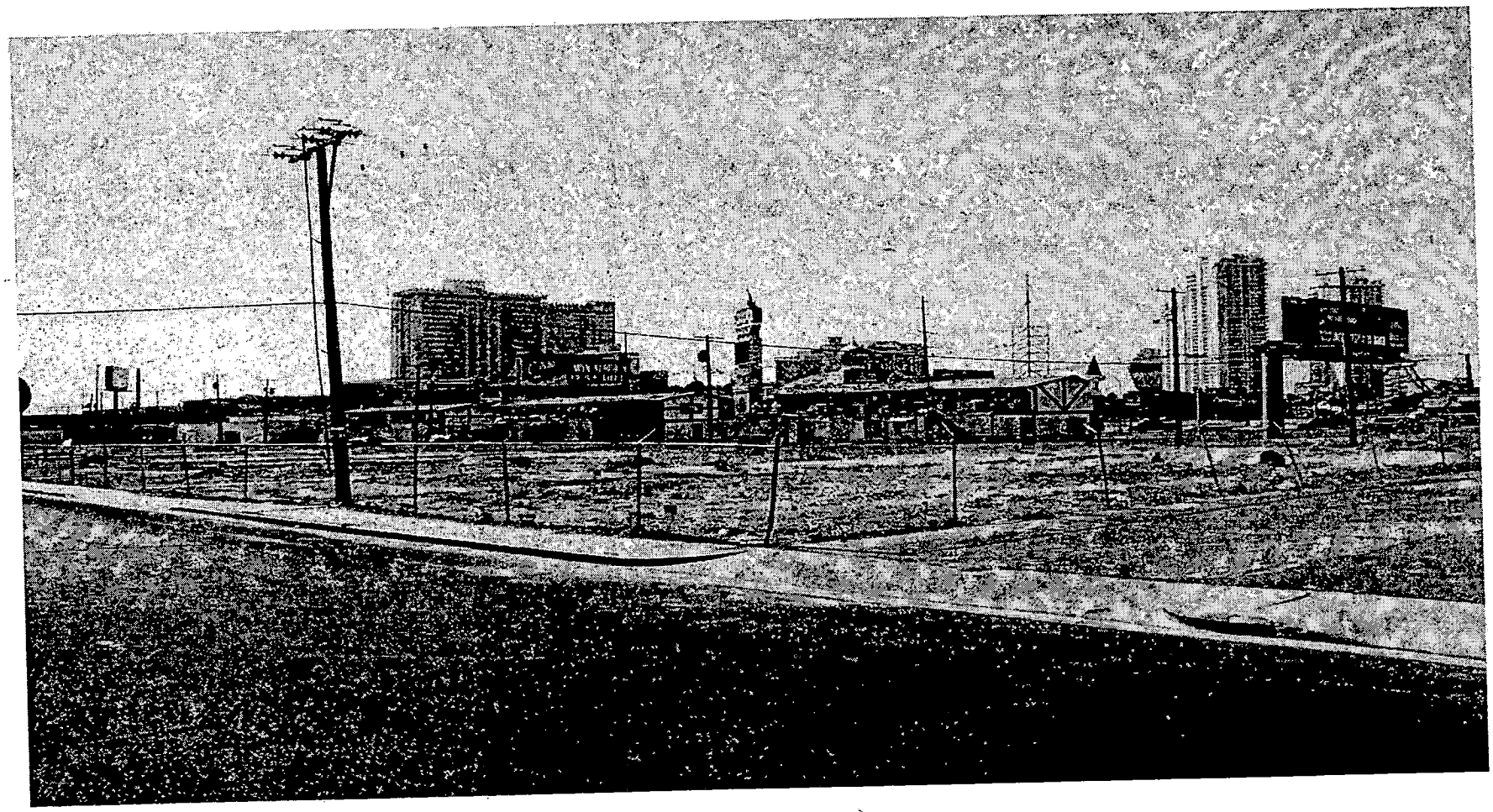
PROJECT: ALLURE CONDOMINIUMS
WEST SAHARA AVENUE
CITY OF LAS VEGAS, NEVADA

DRAWN BY: RM
DESIGNED BY:
CHECKED BY:
DATE: 10-25-04
SCALE: 1"=40'
VERT: 1"=40'
PROJECT NO: 124-04-305

ROSSE P. JARNELL
CIVIL

SHEET TM7
SHEET 7 OF 7 SHEETS

TMP-5574
12/16/04 PC



TMP-5574 - ALLURE CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SP SAHARA DEVELOPMENT, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND FAIRFIELD AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

6/21/04



TMP-5574 - ALLURE CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SP SAHARA DEVELOPMENT, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND FAIRFIELD AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

6/21/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
TMP-5577 - TENTATIVE MAP - OXFORD COMMONS - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC - Request for a Tentative Map FOR A 224-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-001 and a portion of 126-13-601-018), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use 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 APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

(6:09)
1- 280

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 6 – TMP-5577

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-5309] and the Cliff's Edge Master Development Plan and Design Guidelines.

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

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

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

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

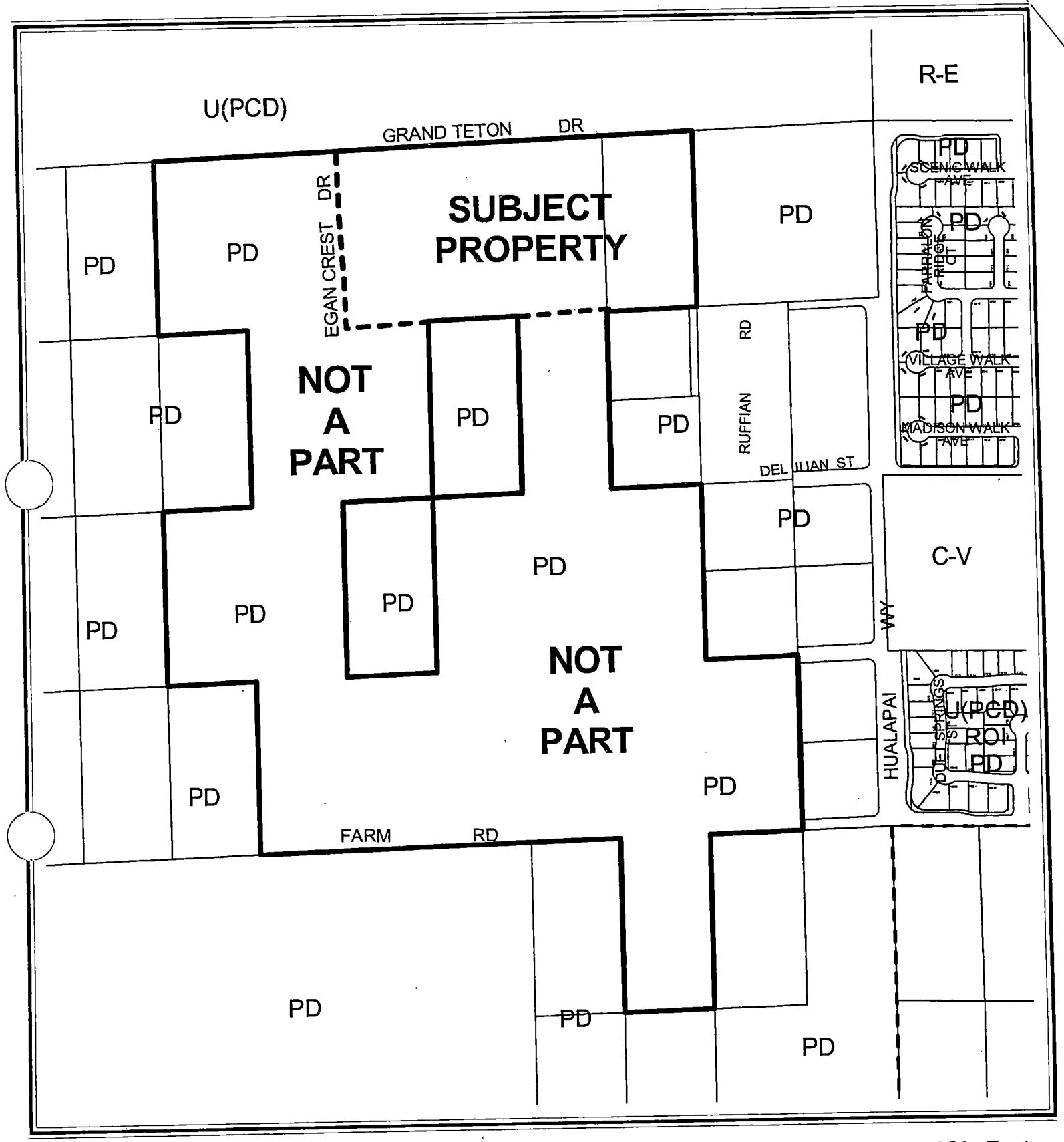
CONDITIONS – Continued:

Public Works

7. The proposed site plan is acceptable for a multi-family condominium development, however does not comply with private street code requirements for a townhome development; if townhomes are proposed, the site must be re-designed to comply with Title 18 requirements unless a waiver of such is approved by City Council.

8. Site development to comply with all applicable conditions of approval for previous zoning actions, Site Development Plan Review SDR-5309, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

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

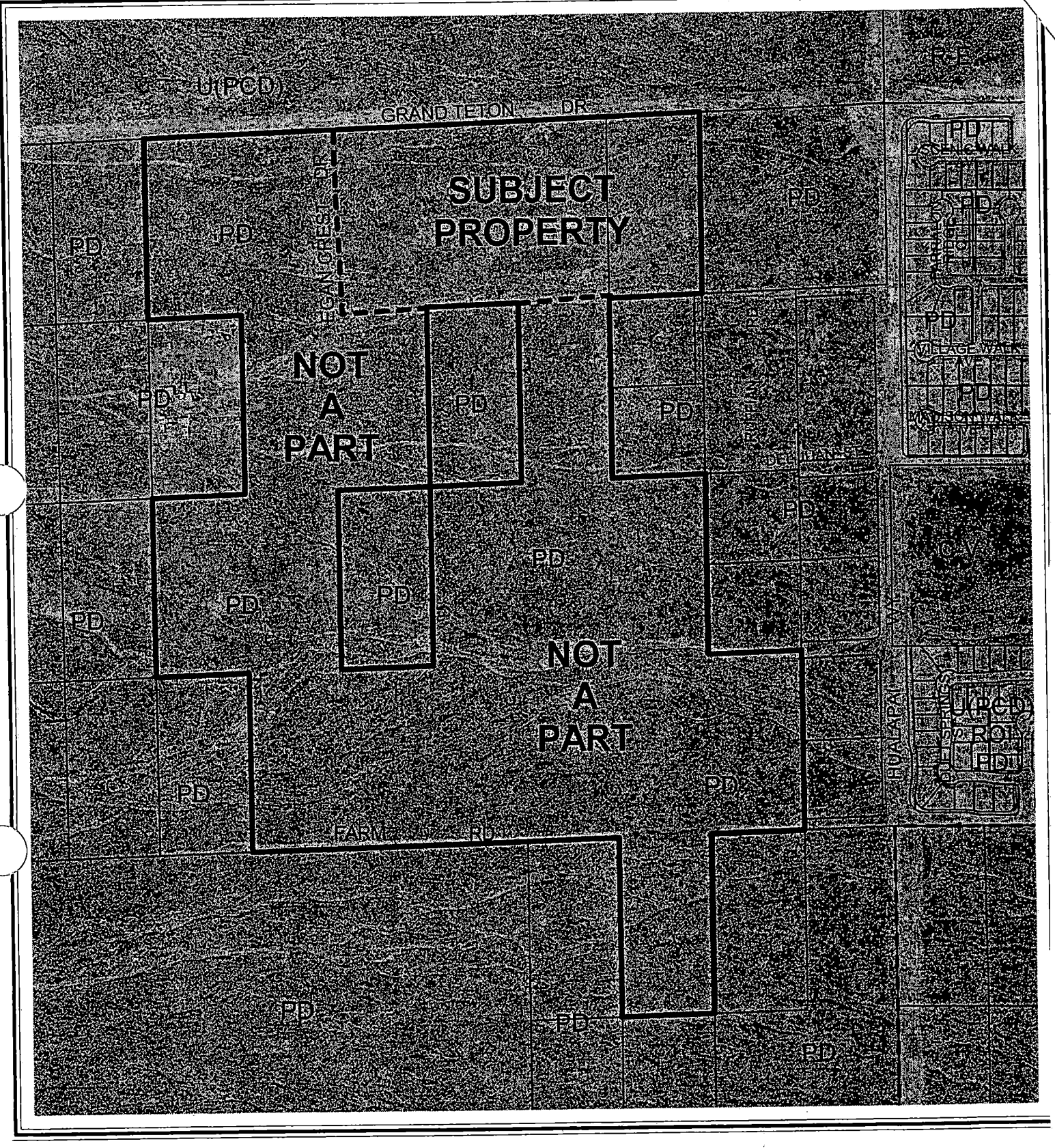


CASE: TMP-5577

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [M (MEDIUM RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: TMP-5577

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [M (MEDIUM RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5577 - OXFORD COMMONS - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-5309] and the Cliff's Edge Master Development Plan and Design Guidelines.

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

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

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

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

Public Works

7. The proposed site plan is acceptable for a multi-family condominium development, however does not comply with private street code requirements for a townhome development; if townhomes are proposed, the site must be re-designed to comply with Title 18 requirements unless a waiver of such is approved by City Council.

8. Site development to comply with all applicable conditions of approval for previous zoning actions, Site Development Plan Review SDR-5309, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 224-unit residential condominium subdivision on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive, within the Cliff's Edge Master Development Plan (Providence) area.

B) Applicant's Justification

This application does not require a justification letter, nor was one submitted.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation is February 14, 2003.

03/19/03 The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.

03/11/04 The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. This Tentative Map is to serve as the guiding map for the further subdivision of land within the Cliff's Edge Master Development Plan Area.

06/16/04 The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on March 11, 2004.

11/04/04 The Planning Commission approved a Site Development Plan Review (SDR-5309) for a proposed 224-unit residential condominium development on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval.

B) Pre-Application Meeting

10/15/04 A pre-application conference was held, resulting in the following comments:

1. A Multi-Use Non-Equestrian trail is required along Grand Teton Drive; please label per the Cliff's Edge Parent Map.
2. Will consist of 224 units and 2 types of buildings (5-unit/3-unit).
3. There is a bus turnout/deceleration lane at Grand Teton Drive and Egan Crest Drive.
4. Submit a queuing analysis with the update to the Traffic Impact Analysis.
5. Egan Crest Drive is an 80-foot right-of-way; 50 feet half street at the corner and 70 feet along the southern portion of the site.
6. A Vacation of a patent easement on a parcel along Grand Teton Drive is required to allow development of the site.

DETAILS OF APPLICATION REQUEST

A) Site Area
Net Acres: 20.96

PL

B) Existing Land Use

Subject Property:	Vacant land [Proposed 224-Unit Condominium Development]
North:	Vacant land [No Proposed Development]
South:	Vacant land [No Proposed Development]
East:	Vacant land [No Proposed Development]
West:	Vacant land [Proposed 930-Lot Single Family Residential Subdivision (TMP-4706)]

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:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

D) General Plan Compliance

The site is designated as PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The site is also within the Cliff's Edge Plan area with a land use designation of M (Medium Density Residential). The existing PD (Planned Development) Zoning designation implements the goals, policies, objectives, and programs of the Cliff's Edge Plan and is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Cliff's Edge Plan	X	
Special Overlay District		X
Trails		
Multi-use Transportation	X	
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

PL

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD (Planned Community Development) areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003. This document will provide policy direction for future development within the overall plan area.

Trails

Per the Master Plan Trails Element a Multi-use Transportation Trail is required on the south side of Grand Teton Drive.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to The Cliff's Edge Master Development Plan and Design Guidelines, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Minimum Setbacks			
Principal Buildings and Accessory Structures from the Property Line • Two Story Structures	20 Feet	20 Feet	YES
Principal Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter • Two Story Structure	20 Feet	20 Feet	YES

Building Separation • Balcony to Non-Balcony	20 Feet	20 Feet	YES
• Between Main Bldg & Acc. Structure	10 Feet	10 Feet	YES
Maximum Bldg Height • Principle Building and Accessory Structures	60 Feet Subject to Setback Criteria Above	2 Stories or 35 Feet	YES
Trash Enclosure	YES	Not Shown	Not Shown
Mech. Equipment	YES	Not Shown	Not Shown

The proposal meets the development requirements of Cliff's Edge Design Guidelines.

- Open Space

Pursuant to the Cliff's Edge Master Development Plan and Design Guidelines, the following Open Space Standards apply to the subject proposal:

Total Acreage	Number of Units	**Required**		**Provided**
20.96 Acres	224	100 Sq. Ft. Per Unit- 100 x 224=	22,400 Sq. Ft.	41,500 Sq. Ft.

The proposal meets the requirements of the Cliff's Edge Design Guidelines Open Space standards.

B) General Analysis Discussion

- General information (Residential/Commercial)

The project is located at the southeast corner of Egan Crest Drive and Grand Teton Drive within the Cliff's Edge Master Planned Community. The development consists of 37 five-plex and 13 three-plex buildings for a total of 224 units with a density of 10.67 dwelling units per acre. The proposal will have two separate gated entrances off of Grand Teton Drive. Each of the buildings will have access to the interior private loop road by 24-foot drive isles. There will be 41,500 square feet of open space where 22,440 feet is required by the Cliff's Edge Design Guidelines.

- Cross Section

  The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height therefore complying with Title 18. However, we note that the total vertical wall height adjacent to the southern perimeter appears to between 10-feet and 11-feet.

  The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. None of the proposed retaining walls are greater than 4-foot in height therefore complying with Title 18. However, the total vertical wall face along the eastern perimeter appears to be between 8.4-feet and 9.4-feet.

- Trails

  A Multi-Use Non-Equestrian trail is proposed along the southern alignment of Grand Teton Drive. The submitted Tentative Map depicts a Multi-Use Non-Equestrian trail as defined by the design guidelines of the Master Plan Transportation Trails Element of the General Plan.

- Special Conditions of Approval

  The Tentative map will be subject to the conditions of approval from Site Development Plan Review [SDR-5309].

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5577** APN: **126-13-501-001 & ptn of 126-13-601-018**

Name of Property Owner: **Cliff's Edge Development, LLC**

Name of Applicant: **KB HOME**

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: Randall J. Tarr

Print Name: Randall J. Tarr, S.V.P Forward Planning
KB Home Nevada, Inc.
Attorney-In-Fact

Subscribed and sworn before me

This 12th day of October ,20 04

Janet E. Clark

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET E. CLARK
Appt. No. 04-88128-1
My Appt. Expires March 30, 2008

TENTATIVE MAP FOR
OXFORD COMMONS
A CONDOMINIUM DEVELOPMENT BY KB HOME

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	SPRINT
CABLE T.V.	COX COMMUNICATION
REFUSE:	REPUBLIC SERVICE, INC

PARKING CALCULATIONS

2-BEDROOM UNITS: 1.75 SPACES/UNIT (88 REQUIRED)
3-BEDROOM UNITS: 2.00 SPACES/UNIT (348 REQUIRED)
VISITOR PARKING: 0.2 SPACES/UNIT (45 REQUIRED)
TOTAL PARKING SPACES REQUIRED: 481 SPACES
(9 H.C. / VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED: 489 SPACES
(8 H.C. + 4 H.C. VAN ACCESSIBLE)

NOTES

1. THIS SITE HAS NO GROUNDWATER WITHIN 20' OF THE SURFACE WITH IT'S BOUNDARIES.
2. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION TO MAINTAIN LANDSCAPE & PRIVATE DRAINAGE EASEMENTS.
3. THERE ARE NO KNOWN FAULTS OR FISSURES ON THE PROJECT SITE.
4. THIS PROJECT IS PART OF A MASTER PLAN COMMUNITY.
5. THERE WILL BE NO DOUBLE FRONTAGE ACCESS LOTS.
6. "MB" SYMBOLIZES MAILBOX LOCATIONS. THESE LOCATIONS ARE TENTATIVE UNTIL FIRE HYDRANT & POWER TRANSFORMER ARE ESTABLISHED.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP UNLESS OTHERWISE SHOWN.
8. ALL INTERIOR STREETS ARE 37' WIDE PRIVATE STREETS AND P.U.E.'S ARE TENTATIVE UNTIL FIRE HYDRANT & POWER TRANSFORMER.
9. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
10. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
11. THERE ARE NO EXISTING BUILDINGS OR STRUCTURES ON THIS SITE.
12. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
13. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES FOR THIS SITE.

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):		CLIFF'S EDGE POD 103
GROSS AREA:		20.96 ACRES
NUMBER OF UNITS		224 UNITS
NUMBER OF BUILDINGS		50
DENSITY:		10.69 DU/AC GROSS
BUILDING HEIGHT:		2-STORY; 35' MAXIMUM
OPEN SPACE REQUIRED:		22,400 SQ. FT. (100 SQ. FT. / UNIT)
OPEN SPACE PROVIDED:		41,500 SQ. FT.
STREET WIDTHS:	ON-SITE	54' PRIVATE GATED ENTRIES (2)
		37' PRIVATE INTERIOR
		24' PRIVATE DRIVES
	OFF-SITE	58' HALF STREET (GRAND TETON)
		40' HALF STREET (EGAN CREST)
EXISTING ZONING:		R-3 (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING:		PD (PLANNED COMMUNITY)

ENGINEER

Carter::Burgess
Consultants in Engineering, Planning and the Environment
6655 BERMUDA ROAD LAS VEGAS, NV 89119
(702) 938-5400 Fax (702) 938-5454

DEVELOPER

KB HOMES OF NEVADA
750 PILOT ROAD, SUITE F
LAS VEGAS, NV 89119

OWNER

CLIFFS EDGE DEVELOPMENT, LLC
3320 N. BUFFALO DRIVE, SUITE 234
LAS VEGAS, NEVADA 89129

FLOOD ZONE

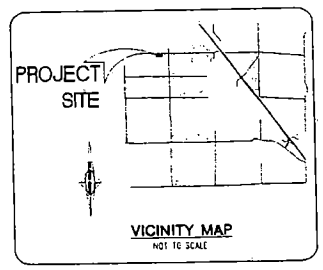
THIS SITE IS LOCATED WITHIN AN "X" FLOOD ZONE.

SEWER CONTRIBUTION RATE

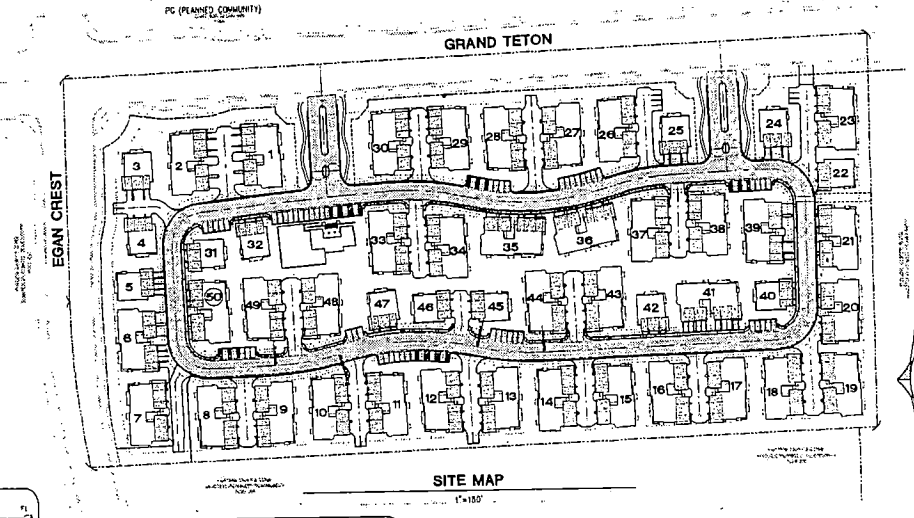
AVERAGE DAILY FLOW	(224 x 250) / 1M = 0.056 MGD
PEAK FLOW	3.3 (0.056) = 0.185 MGD

LEGAL DESCRIPTION

THE NORTH HALF (N½) OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



VICINITY MAP
NOT TO SCALE



SITE MAP
1"=100'

LEGEND

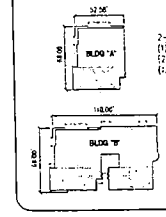
	EXISTING	PROPOSED
RIGHT OF WAY	R/W	R/W
CENTERLINE	CL	CL
SIDEWALK, CURB & GUTTER		
HANDICAP RAMP		
INDEX CONTOUR		2100
INTERMEDIATE CONTOUR		
SEWER MAIN		8" SEWER
SEWER MANHOLE		
WATER VALVE		
WATER TEE OR BEND		
FIRE HYDRANT		
STORM DRAIN		24" SD
STORM DRAIN MANHOLE		
STORM DRAIN INLET		
LOT NUMBER	42	42
RATE OF GRADE	2.50%	2.50%

37' PRIVATE ACCESS DRIVE
(CC STD. DWG. No. 207 MODIFIED) N.T.S.

ENTRY STREET SECTION (100' PRIVATE)
(CC STD. DWG. No. 204 - MODIFIED) N.T.S.

DRIVE AISLE (24' PRIVATE)
(CC STD. DWG. No. 207 MODIFIED) N.T.S.

BUILDING LEGEND
N.T.S.



2-STORY / 3 UNITS
(1) 2-BEDROOM UNITS
(2) 3 BEDROOM UNITS
(33) BUILDINGS SHOWN PER PLAN
2-STORY / 4 UNITS
(1) 2-BEDROOM UNITS
(4) 3-BEDROOM UNITS
(32) BUILDINGS SHOWN PER PLAN

BASIS OF BEARINGS

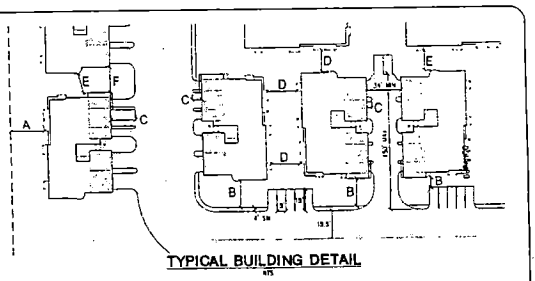
NORTH 00°36'19" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 123, PAGE 32 OF SURVEYS.

BENCHMARK

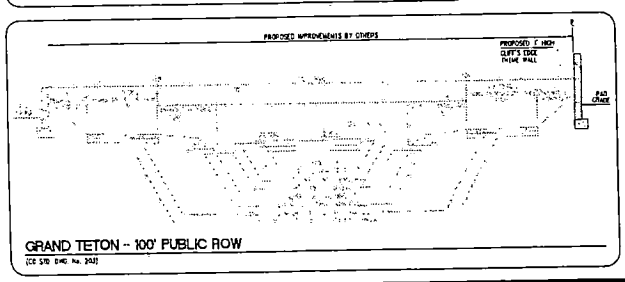
CITY OF LAS VEGAS BENCHMARK STATION 8LV59 13NEED

RIVET AND PLATE IN CONCRETE CYLINDER AT THE SW CORNER OF HUALAPAI AND GILCREASE.

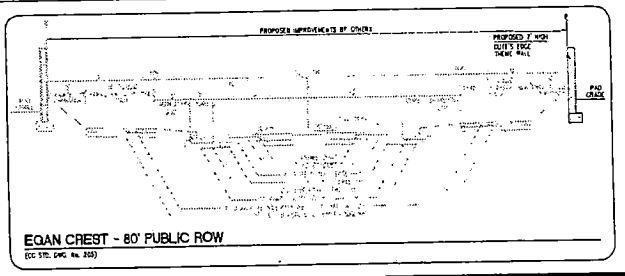
ELEVATION = 673.6310 meters (NAVD'88 PUBLISHED)
ELEVATION = 2866.89 U.S. SURVEY FEET (NAVD'88 PUBLISHED)



TYPICAL BUILDING DETAIL
N.T.S.
"A" : 20' MIN PARCEL PROPERTY LINE TO BUILDING SEPARATION
"B" : 10' MIN BUILDING TO BACK OF CURB, BACK OF SIDEWALK OR PARKING AREAS
"C" : 5'-8' OR 18'+ GARAGE FACE SETBACK
"D" : 20' MIN BALCONY TO NON-BALCONY SEPARATION
"E" : 10' MIN BUILDING TO ACCESSORY STRUCTURE SEPARATION
"F" : 15' MIN BUILDING TO BUILDING SEPARATION



GRAND TETON - 100' PUBLIC ROW
(CC STD. DWG. No. 202)



EGAN CREST - 80' PUBLIC ROW
(CC STD. DWG. No. 205)

KB HOME
750 Pilot Road Suite F
Las Vegas NV 89119
(702) 914-2500

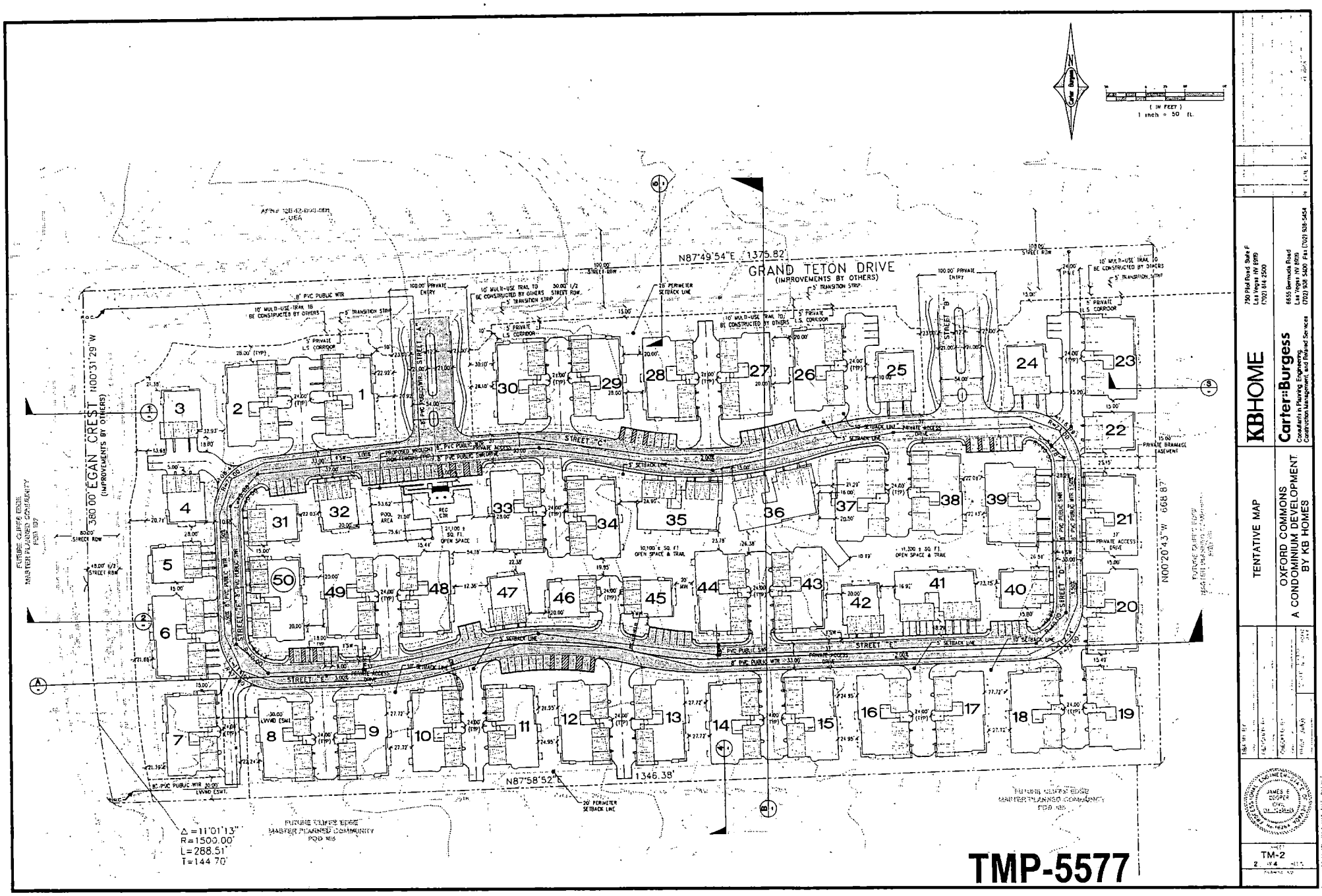
Carter::Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
8658 Bermuda Road
Las Vegas NV 89123
(702) 938-5400 Fax (702) 938-5454

TENTATIVE MAP
OXFORD COMMONS
A CONDOMINIUM DEVELOPMENT BY KB HOMES

JAMES B. COOPER
CIVIL
EXP. 12-31-06

SHEET TM-1

TMP-5577
12/16/04 PC



KBHOME

730 Pilot Road Suite F
Las Vegas NV 89119
(702) 614 2500

Carter::Burgess

Consultants in Planning, Engineering, Construction Management, and Related Services

8655 Bermuda Road
Las Vegas NV 89123
(702) 938 5400 Fax (702) 938-5454

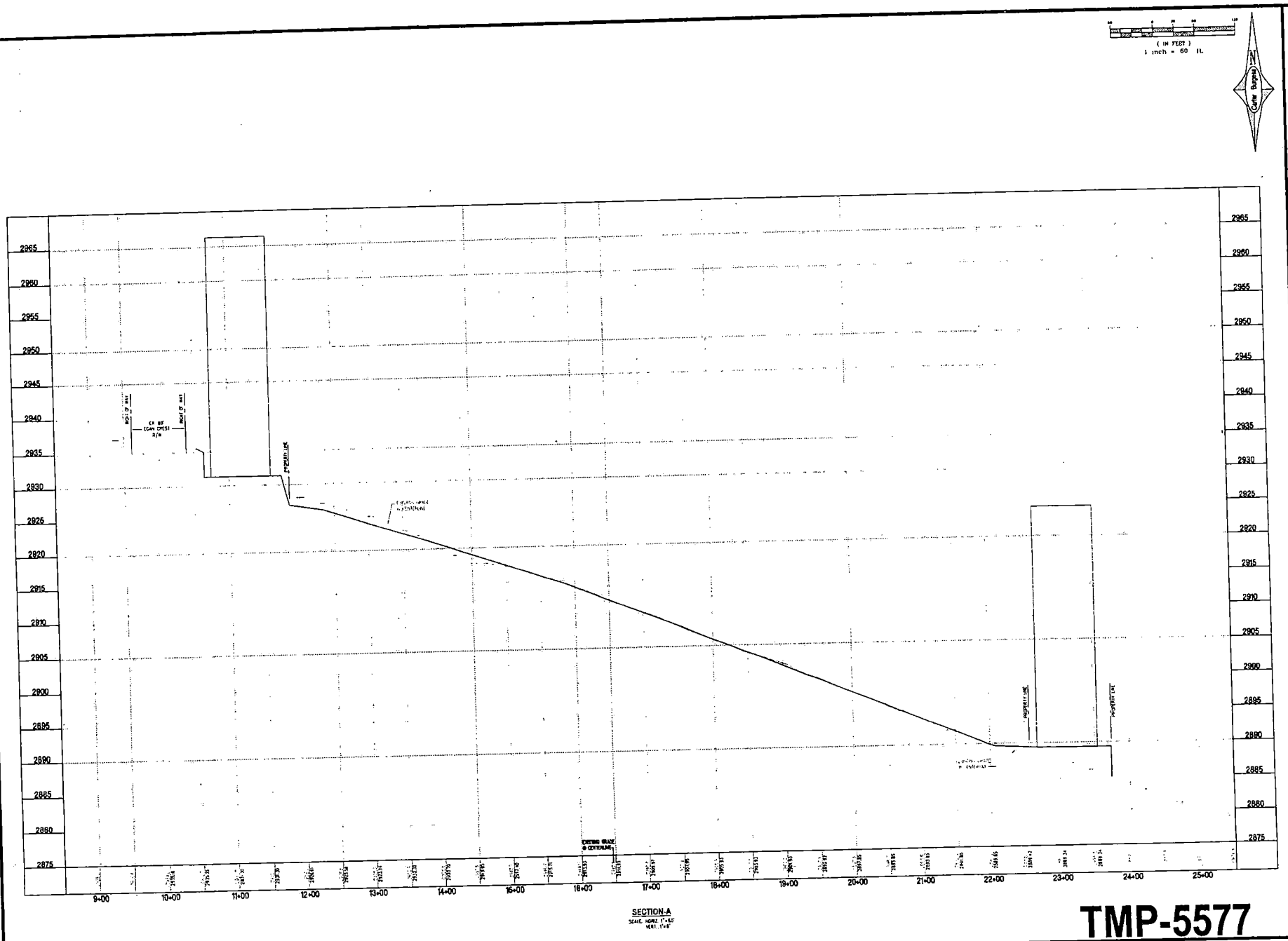
TENTATIVE MAP

OXFORD COMMONS
A CONDOMINIUM DEVELOPMENT
BY KB HOMES

TM-2

TMP-5577

12/16/04 PC



SECTION-A

KBHOME

750 Pilot Road, Suite F
Las Vegas, NV 89119
(702) 614-2990

Carter::Burgess

1655 Bermuda Road
Las Vegas, NV 89119
(702) 938-3434 Fax (702) 938-3454

Consultants in Planning, Engineering,
Construction Management and Related Services

TENTATIVE MAP

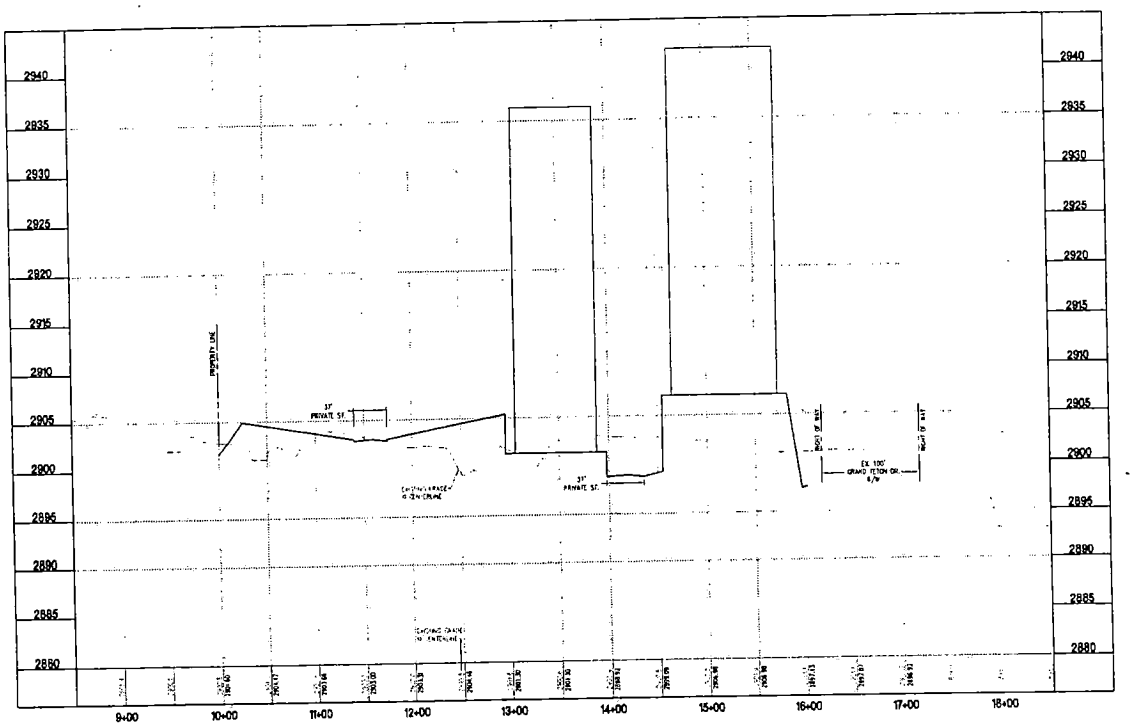
OXFORD COMMONS
A CONDOMINIUM DEVELOPMENT
BY KB HOMES

JAMES R. COOPER
CIVIL
12-15-04

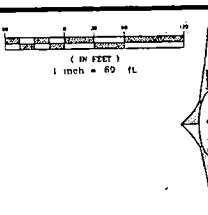
SHEET
TM-3
3 OF 4 SHEETS

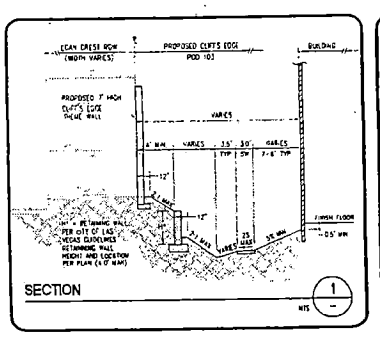
TMP-5577

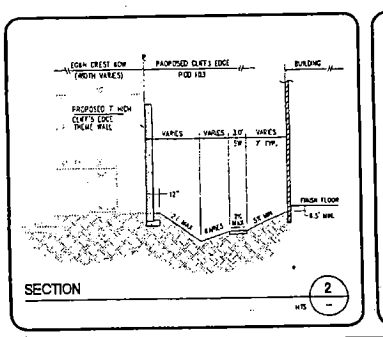
12/16/04 PC

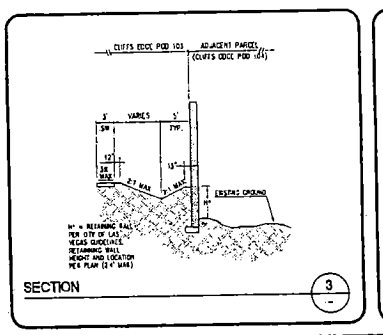


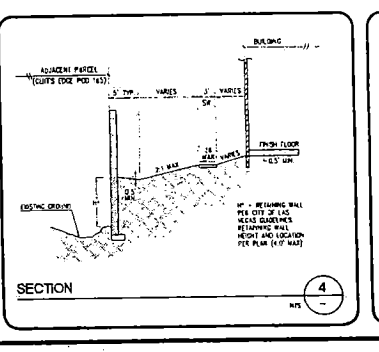
SECTION-B

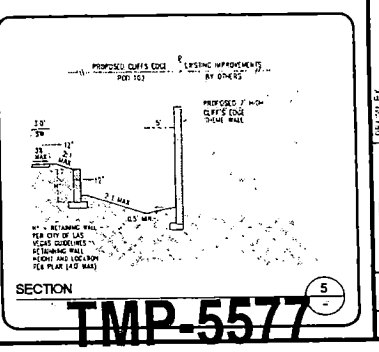












KBHOME	750 Pilot Road Suite F Las Vegas NV 89119 (702) 914-2500
Carter::Burgess Consultants in Planning, Engineering Construction Management, and Related Services	6655 Bermuda Road Las Vegas NV 89119 (702) 938-5400 Fax (702) 938-5454

TENTATIVE MAP

OXFORD COMMONS
A CONDOMINIUM DEVELOPMENT
BY KB HOMES

TM-4

TMP-5577

12/16/04 PC



TMP-5577 - OXFORD COMMONS - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
TMP-5585 - TENTATIVE MAP - ZERLINA - APPLICANT/OWNER: BENITO ARMAND AQUINO, AUGUSTO G. GABORRO AND TRINIDAD A. CASTILLO - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.45 acres adjacent to the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 5 (Weekly).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 7 – TMP-5585

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4647).

3. Approval by the City Council of an application for Review of Condition Number 4 of the Site Development Plan Review (SDR-4647) to amend the minimum setbacks to zero feet prior to the approval of a Final Map Technical Review or Civil Improvement plans.

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

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

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

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

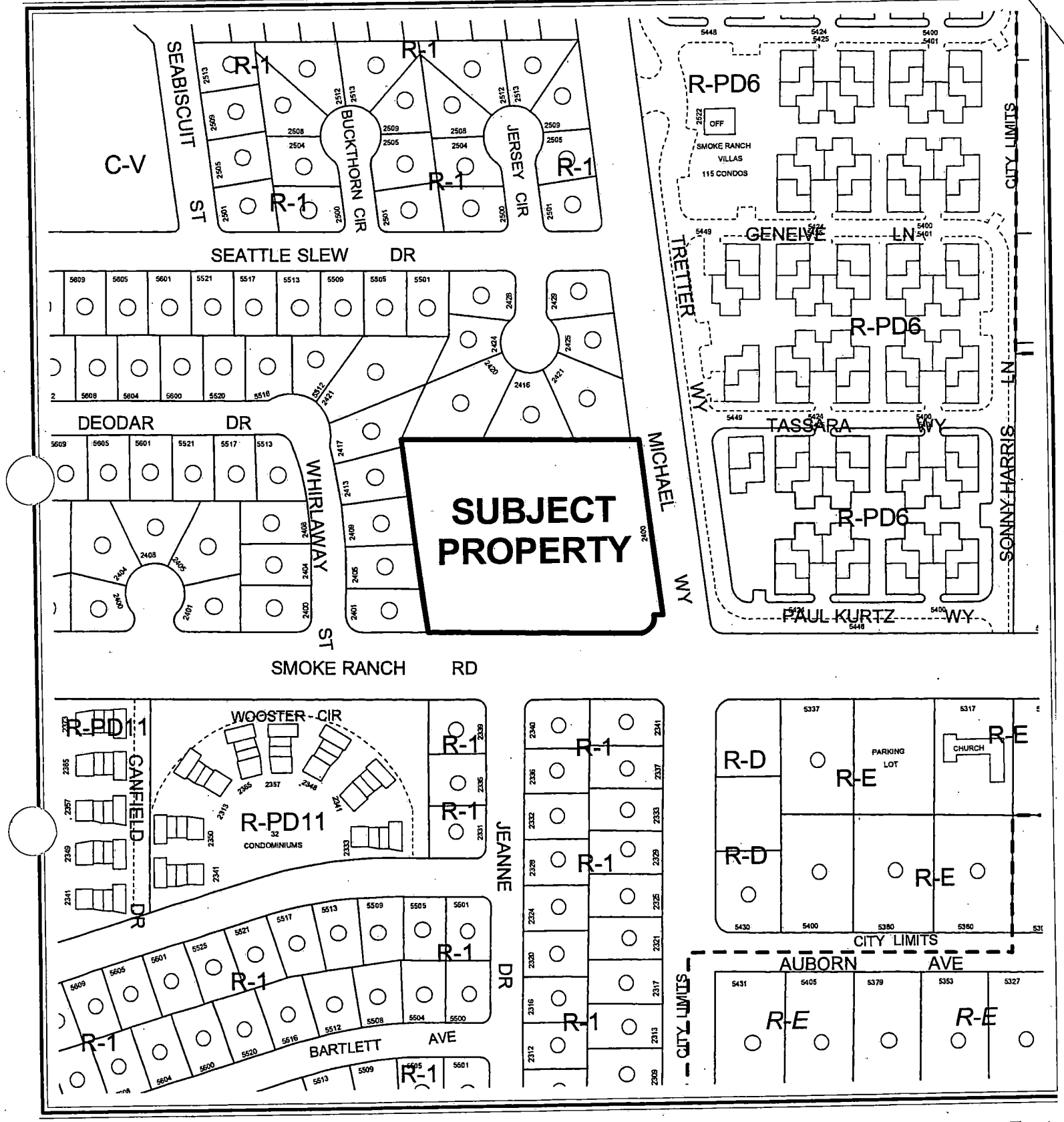
CONDITIONS – Continued:

Public Works

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

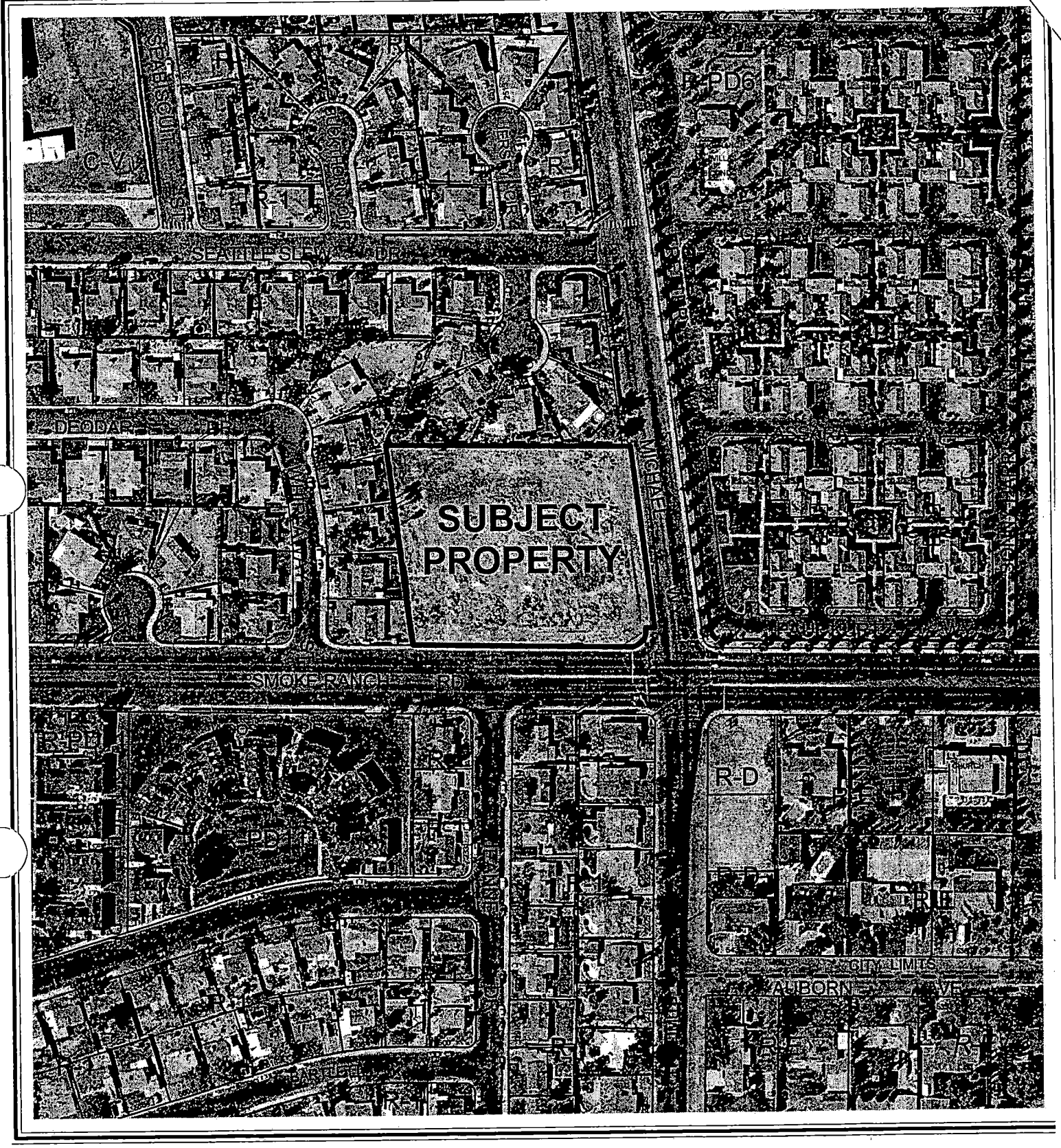
9. Site development to comply with all applicable conditions of approval for ZON-4646, SDR-4647 and all other applicable site-related actions.

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



CASE: TMP-5585

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)



CASE: TMP-5585

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5585 - ZERLINA - APPLICANT/OWNER: BENITO ARMAND AQUINO, AUGUSTO G. GABORRO AND TRINIDAD A. CASTILLO

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4647).

3. Approval by the City Council of an application for Review of Condition Number 4 of the Site Development Plan Review (SDR-4647) to amend the minimum setbacks to zero feet prior to the approval of a Final Map Technical Review or Civil Improvement plans.

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

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

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

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

Public Works

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

9. Site development to comply with all applicable conditions of approval for ZON-4646, SDR-4647 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 14-lot single-family residential subdivision on 2.45 acres adjacent to the northwest corner of Smoke Ranch Road and Michael Way.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/08/99 The City Council approved a Rezoning (Z-0094-98) on the subject property from R-E (Residence Estates) to C-V (Civic). The Planning Commission and staff recommended approval. The Resolution of Intent expired 02/08/00.

10/06/04 The City Council approved a General Plan Amendment (GPA-4649) from PF (Public Facilities) to ML (Medium-Low Density Residential); a Variance (VAR-4648) to allow an R-PD development on 2.5 acres where five acres is the minimum required; a Rezoning (ZON-4646) from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units Per Acre); a Waiver of subdivision standards contained in Title 18.12.160 and 18.12.105; and a Site Development Plan Review (SDR-4647) for a proposed 14-unit single-family residential development on the subject site. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

10/19/04 The Tentative Map was checked for content. Numerous items were missing, including the name of the subdivision, existing topography, depiction of water and sewer systems, and street names. The applicant was told that these items would need to be corrected prior to submittal of the tentative map.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.45

B) Existing Land Use

Subject Property	Undeveloped
North	SFD (Single Family Detached Residence)
South	SFD (Single Family Detached Residence)
East	SFA (Single Family Attached Residence)
West	SFD (Single Family Detached Residence)

C) Existing Zoning

Subject Property	R-E (Residence Estates)
North	R-1 (Single Family Residential)
South	R-1 (Single Family Residential)
East	R-PD6 (Residence Planned Development - 6 Units Per Acre)
West	R-1 (Single Family Residential)

D) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property, ML (Medium-Low Density Residential), allows residential development with a maximum density of eight dwelling Units Per Acre. The current R-PD6 (Residential Planned Development – 6 Units Per Acre) conforms to this land use designation.

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

No special plans, districts, or zones are related to the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for R-PD projects shall be established by the site development plans. The following standards apply to the subject property:

Standards	Approved	Provided	Compliance
Min. Lot Size	N/A	2202 SF	N/A
Min. Lot Width	N/A	38 Feet	N/A
Min. Setbacks			
• Front	20 Feet	0 Feet	N
• Side	10 Feet	0 Feet	N
• Corner	22 Feet	N/A	N/A
• Rear	20 Feet	0 Feet	N
Max. Building Height	2 Stories / 35 Feet	2 Stories/35 Feet	Y
Number of Lots	14	14	Y
Max. Density	6.49 du/ac	5.71 du/ac	Y
Private/Public Street	Private Drive	Private Drive	Y
Min. Street Width	24 Feet	24 Feet	Y

The approved Site Development Plan Review (SDR-4647) showed setbacks for the entire development, rather than for each lot, which are zero feet. Separate action will be required to change the setbacks to the correct distances.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
2.45 acres	5.71 du/ac	1.65	9.42 %	0.23 acres or 10,055 SF	37.47 %	0.92 acres or 39,984 SF

The amount of open space provided exceeds the amount required by Title 19.

B) General Analysis and Discussion

- General information

The proposed development is proposed to consist of 14 single-family homes on 2.45 acres, a density of approximately 5.7 dwelling units per acre. The site has been designed with 39,984 square feet of open space. Lots are accessed via a single looping 24-foot private drive to Michael Way.

- Cross Section

  The submitted cross sections for this site depict maximum natural grade between 0% and 2%. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are proposed on the perimeters of this site.

- Trails

  No required trails are adjacent to the subject site.

- Special Conditions of Approval (from SDR-4647)

  4. The setbacks for this development are a minimum of 20 feet to the front of the house, 10 feet on the side, 22 feet on the corner side, and 20 feet in the rear.

  6. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5585 APN: 138-13-403-001

Name of Property Owner: AQUINO BENITO ARMAND ETAL ETAL

Name of Applicant: - SAME -

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

_____Yes NO 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: AUGUSTO G. GABORRO

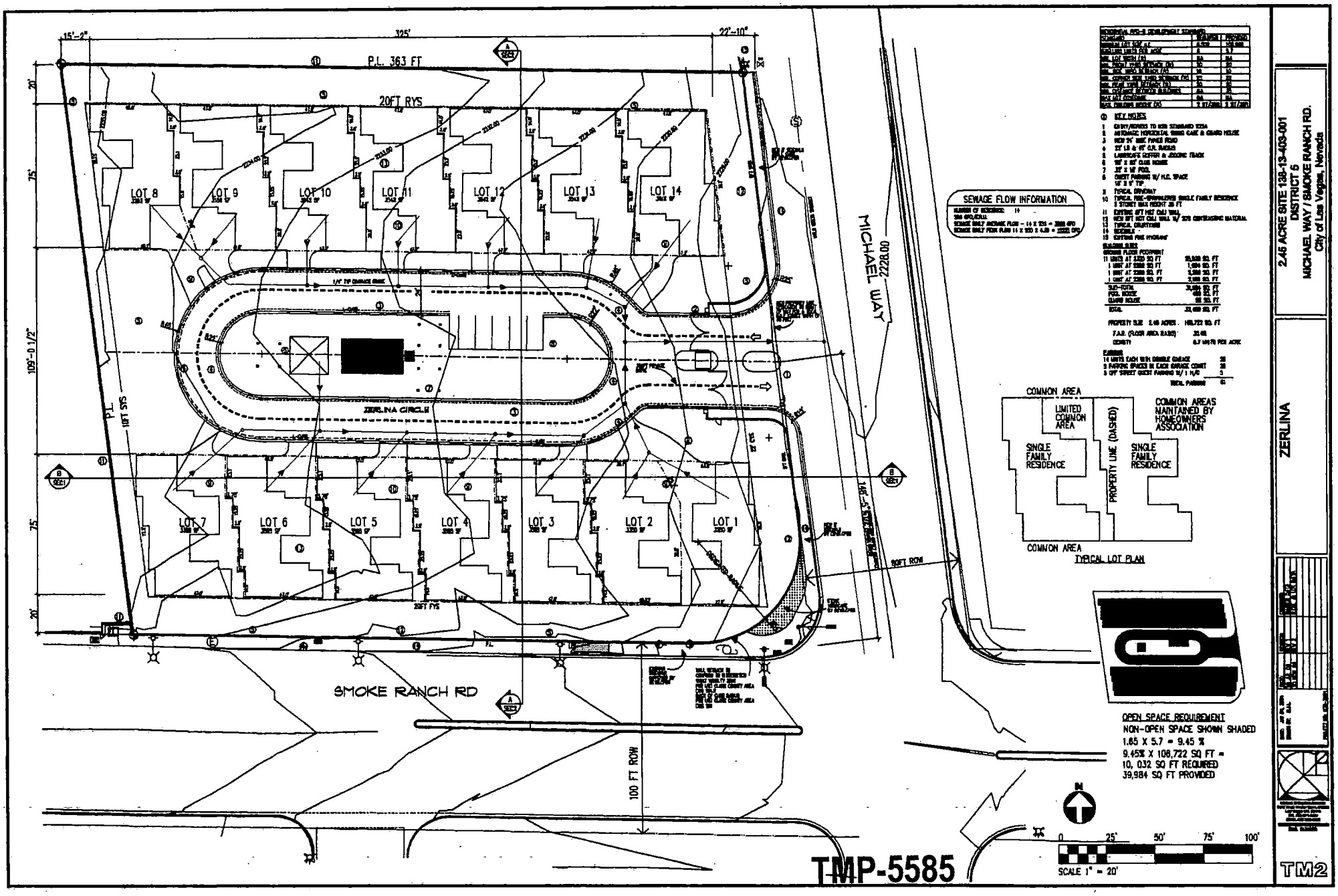
Subscribed and sworn before me

This 8th day of June, 2004

[signature]

Notary Public in and for said County and State

JUDITH L. SMITH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 93-3623-1
MY APPT EXPIRES APRIL 10, 2005



TMP-5585

12/16/04 PC

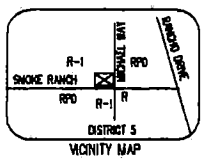
REVISED
12.1.04

RECEIVED
DEC 1 2004

LOT DATA

LOT INFORMATION	
CURRENT ZONING	R-PD-7
APPROVED ZONING	R-2 SINGLE FAMILY RESIDENTIAL-RESTRICTED
RESOLUTION OF INTENT	R-PD-7
GROSS ACREAGE	2.45 ACRES
NET ACREAGE	2.45 ACRES
PROPOSED NUMBER OF LOTS	14 LOTS
MINIMUM SQUARE FOOTAGE PER LOT (NET)	3313 SF
MAXIMUM SQUARE FOOTAGE PER LOT (NET)	3983 SF
AVERAGE SQUARE FOOTAGE PER LOT (NET)	3438 SF
DENSITY INFORMATION	
PROPOSED DENSITY (NET)	5.7 UNITS PER ACRE
APPROVED DENSITY (NET)	5.7 UNITS PER ACRE
MAXIMUM ALLOWABLE DENSITY (R-PD)	6 UNITS PER ACRE
PARKING REQUIREMENTS	
PARKING PROVIDED PER LOT	4.00 SPACES
MINIMUM YARD SET BACK REQUIREMENTS	
FRONT 20 FEET CORNER SIDE (EAST) 20 FEET	
BACK 20 FEET SIDE (NEW) 10 FEET	

TENTATIVE MAP OF ZERLINA
AT MICHAEL WAY / SMOKE RANCH RD.
A RESIDENTIAL SUBDIVISION



VICINITY MAP



AREA MAP (N.T.S.)

OWNERS/ SUBDIVIDER	CIVIL ENGINEER	SITE SURVEYOR
M LIVINGSTON, ARCHITECT OWNER'S AGENT 1350 TOWN CENTER DR #3032 LAS VEGAS, NV 89130 702-271-0437	EARNEST PATTEN #13211 6901 W EL CAMPO GRANDE LAS VEGAS, NV 89130 702-248-0763	AMEC Infrastructure, Inc. 4670 S. FORT APACHE ROAD, SUITE 120 LAS VEGAS, NEVADA 89147 PHONE (702) 948-9000 FAX (702) 948-9259

DEVIATION FROM STANDARDS
THERE ARE NO DEVIATIONS FROM CITY STANDARDS

ASSESSOR'S PARCEL NUMBER
138-13-403-001

LEGAL DESCRIPTION
THE SOUTHWEST 1/4 OF OF SECTION 13, T 20 S., R 60 E. MDM. AS SHOWN ON SUBDIVISION PLAT OF "RED WEST SUBDIVISION NO. 1" ON FILE IN THE CLARK COUNTY RECORDERS OFFICE AS BOOK 53, PAGE 100.

SHEET INDEX

TM1 - COVER SHEET
TM2 - TOPOGRAPHIC SITE PLAN
TM3 - EXISTING AND PROPOSED CROSS SECTIONS
TM4 - SITE SURVEY MAPPING
A1 - TYP. FLOOR PLANS
A2 - TYP. ELEVATIONS

ENGINEER'S NOTES

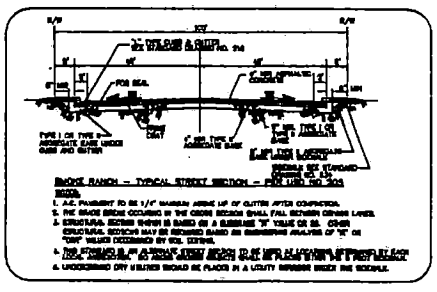
1. THIS SITE IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. THERE ARE NO MAPPED FAULTS AT THE LOCATION OF THIS REVISED MAP.
3. ALL EXCAVATIONS OF DEPTH OF 5FT OR MORE.
4. IMPROVEMENTS SHALL CONFORM TO CODE REQUIREMENTS AND DESIGN STANDARDS OF ALL CITY OF LAS VEGAS DEPARTMENTS.
5. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL PERIMETER WALLS, PRIVATE STREETS, LANDSCAPING, AND COMMON AREAS.

SITE NOTES

1. THERE ARE NO EXISTING STRUCTURES OR NOTABLE PHYSICAL FEATURES ON THIS SITE.
2. THERE ARE NO EXISTING OR PROPOSED UTILITY RIGHT-OF-WAY ON THIS SITE.
3. THERE ARE NO EXISTING OR PROPOSED STORM DRAINS ON THIS SITE.
4. NONE OF THE LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY WELLS.
5. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USE ON THIS SITE.
6. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.

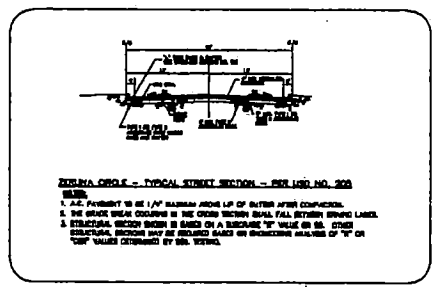
UTILITY NOTES

1. WATER SERVICE - MAIN WATER IS LOCATED IN MICHAEL WAY.
2. SEWER SERVICE
3. SANITARY SEWER SERVICE - SEWER SERVICE IS LOCATED IN MICHAEL WAY.
4. SANITARY SEWER SERVICE
5. UTILITY EASEMENT TO BE DEDICATED TO THEIR RESPECTIVE AGENCIES.
6. ALL SUBDIVISION UNDERGROUND UTILITIES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE EXCAVATED TO THEIR TOP FACE TO CONSTRUCTION OF MAIN SURFACING (ASPHALT OR CONCRETE)
7. XXXXXXXXXXXX
8. UTILITY SERVICE TO BE PROVIDED BY:
   SANITARY SEWER - CITY OF LAS VEGAS
   CABLE TV - COX CABLE COMPANY
   POTABLE WATER - LAS VEGAS VALLEY WATER DISTRICT
   NATURAL GAS - SOUTHWEST GAS
   ELECTRICAL POWER - NEVADA POWER COMPANY
   SOLID WASTE - REPUBLIC SERVICES

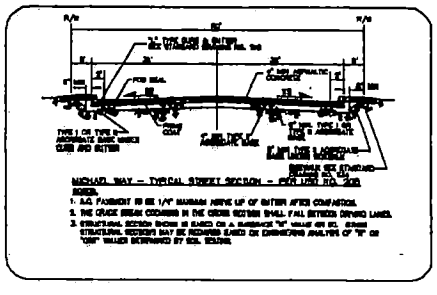


SMOKE RANCH – TYPICAL STREET SECTION – PER LVD NO. 208

NOTES:
1. A.C. PAVEMENT TO BE 1/2" MAXIMUM ABOVE LIP OF GUTTER AFTER COMPACTION.
2. THE GRADE BREAK OCCURRING IN THE CROSS SECTION SHALL FALL BETWEEN DRIVING LANES.
3. STRUCTURAL SECTION SHOWN IS BASED ON A SUBGRADE "R" VALUE OF 50. OTHER STRUCTURAL SECTION MAY BE REQUIRED BASED ON ENGINEERING ANALYSIS OF "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING.
4. THE MINIMUM 6" OF PORTLAND CEMENT CONCRETE TO BE PLACED OVER THE FINAL SUBGRADE AND FIRST LIFT OF ASPHALT CONCRETE SHALL BE PLACED WITHIN 24 HOURS.
5. UNDERGROUND DRY UTILITIES SHALL BE PLACE IN A UTILITY EASEMENT UNDER THE SIDEWALK.

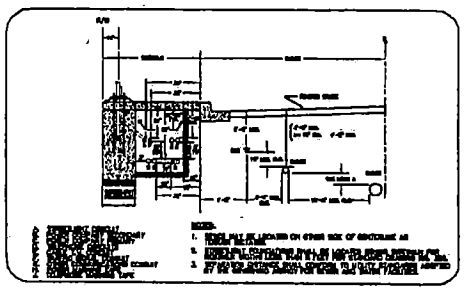

ZERLINA CIRCLE – TYPICAL STREET SECTION – PER LVD NO. 208

NOTES:
1. A.C. PAVEMENT TO BE 1/2" MAXIMUM ABOVE LIP OF GUTTER AFTER COMPACTION.
2. THE GRADE BREAK OCCURRING IN THE CROSS SECTION SHALL FALL BETWEEN DRIVING LANES.
3. STRUCTURAL SECTION SHOWN IS BASED ON A SUBGRADE "R" VALUE OF 50. OTHER STRUCTURAL SECTION MAY BE REQUIRED BASED ON ENGINEERING ANALYSIS OF "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING.



MICHAEL WAY – TYPICAL STREET SECTION – PER LVD NO. 208

NOTES:
1. A.C. PAVEMENT TO BE 1/2" MAXIMUM ABOVE LIP OF GUTTER AFTER COMPACTION.
2. THE GRADE BREAK OCCURRING IN THE CROSS SECTION SHALL FALL BETWEEN DRIVING LANES.
3. STRUCTURAL SECTION SHOWN IS BASED ON A SUBGRADE "R" VALUE OF 50. OTHER STRUCTURAL SECTION MAY BE REQUIRED BASED ON ENGINEERING ANALYSIS OF "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING.



2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA

TM1

TMP-5585
12/16/04 PC

REVISED
12.1.04

RECEIVED
DEC 1 2004

LEGEND

- PROPERTY LINE
- ROW LINE
- CENTER LINE
- EDGE OF PAVEMENT
- ADJACENT PROPERTY LINE
- BLOCK WALL
- BACK OF WALK
- CURB & GUTTER
- VALLEY GUTTER
- FOUND PUBLIC LAND CORNER
- FOUND MONUMENT AS DESCRIBED
- NOTHING FOUND
- SET 5/8" REBAR/ALCAP- PLS 13288
- STREET/AREA LIGHT
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- WATER VALVE
- S/S MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- ELECTRICITY MANHOLE
- WATER MANHOLE
- WATER VAULT
- MISC. VAULT
- WATER METER
- TELEPHONE POLE/LINE
- ELECTRIC BOX
- TRAFFIC SIGNAL POLE
- BUS STOP
- PULLBOX
- CURB INLET
- GUY ANCHOR
- TELEPHONE JUNCTION BOX

BASIS OF BEARING

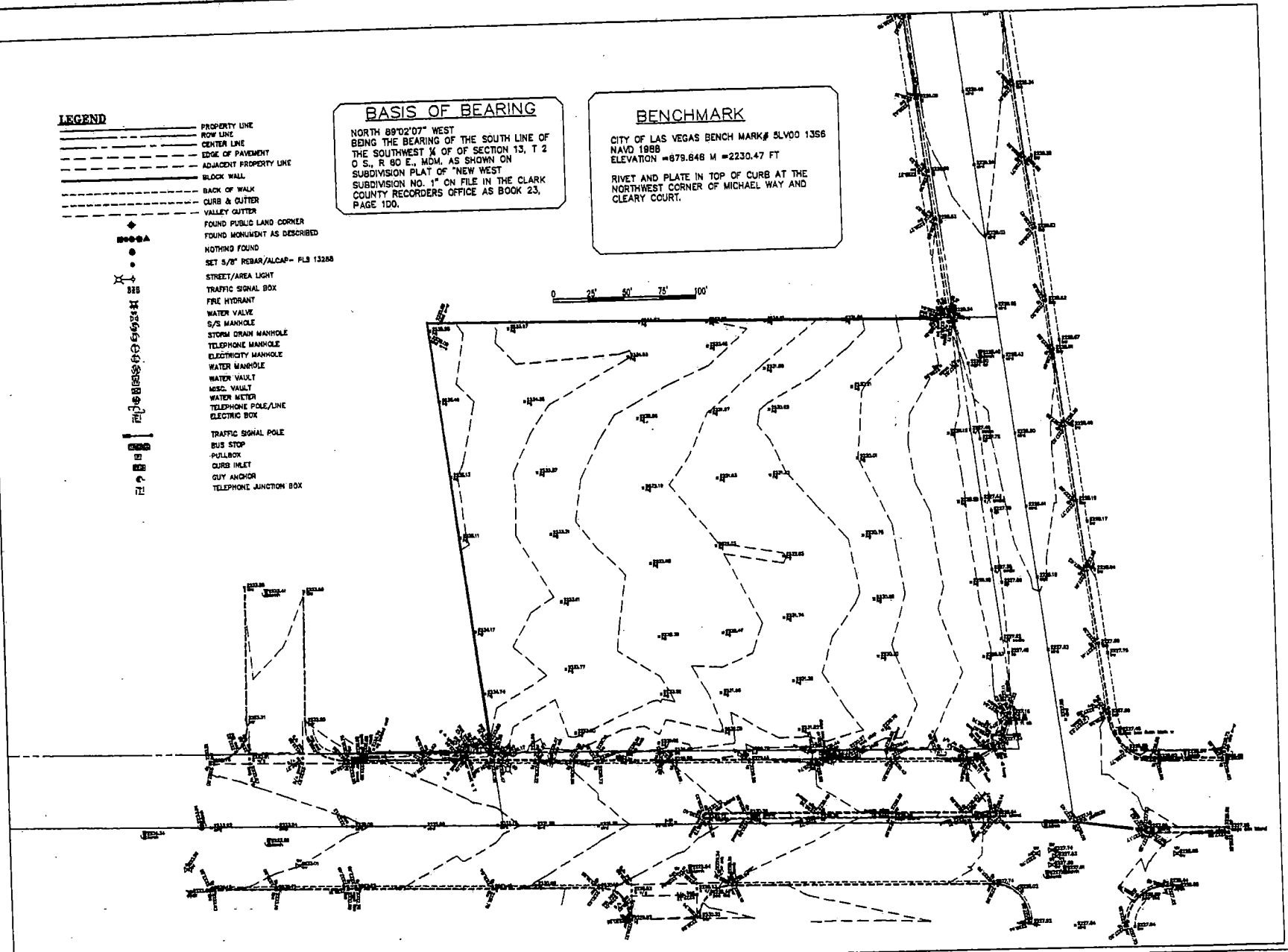
NORTH 89°02'07" WEST
BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST ¼ OF OF SECTION 13, T 2 0 S., R 60 E., MDM. AS SHOWN ON SUBDIVISION PLAT OF "NEW WEST SUBDIVISION NO. 1" ON FILE IN THE CLARK COUNTY RECORDERS OFFICE AS BOOK 23, PAGE 100.

BENCHMARK

CITY OF LAS VEGAS BENCH MARK# 5LV00 1356
NAVD 1988
ELEVATION =679.648 M =2230.47 FT

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF MICHAEL WAY AND CLEARY COURT.

0 25' 50' 75' 100'



APP'D	DESCRIPTION	DATE (MO)

2.45 ACRE SITE 139-13-405-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

DATE
DESIGN
DRAWN
CHECK
SCALE

AMEC Earth & Environmental, Inc.
4670 S. FORT APACHE ROAD, SUITE 190
LAS VEGAS, NEVADA 89147
PHONE (702) 968-8200
FAX (702) 940-6269

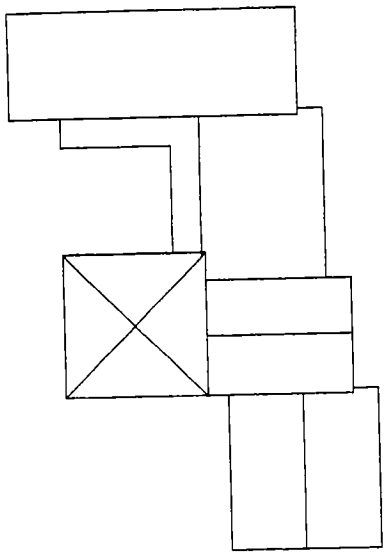
ZERLINA

SHEET
TM4

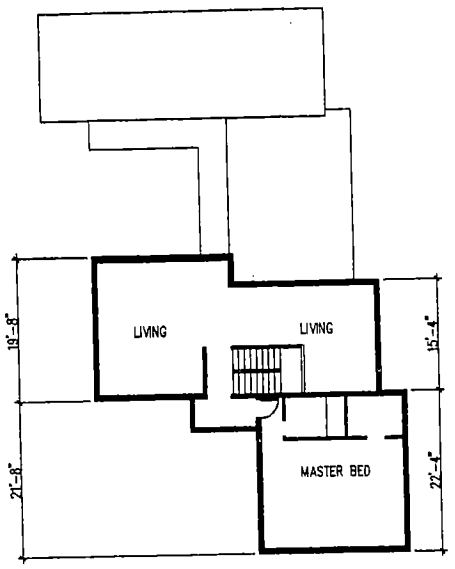
TMP-5585
12/16/04 PC

TYPE A
GENERIC PLAN

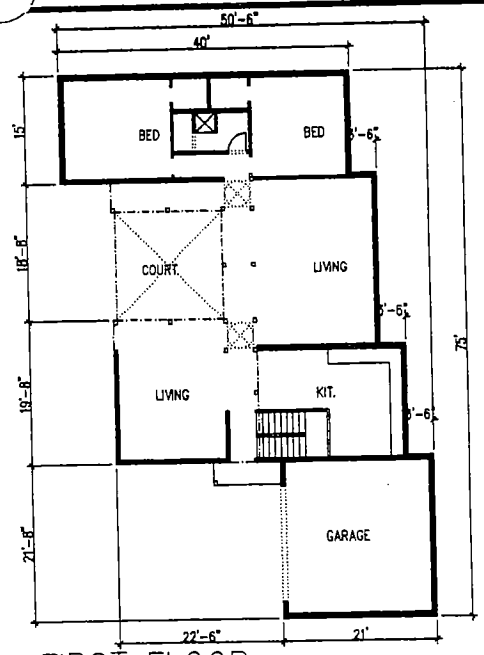
	SQ FT
LOWER AC	1864
UPPER AC	1210
TOTAL AC	3074
GARAGE	457
TOTAL	3531



ROOF



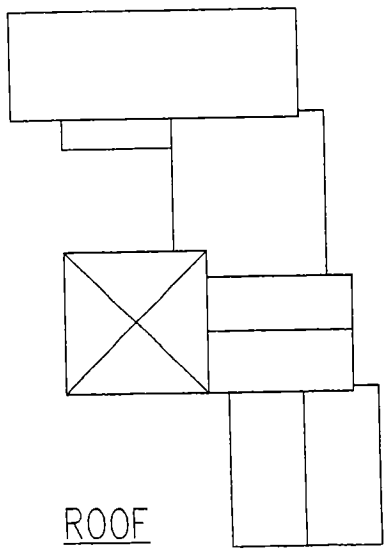
2NDFLOOR



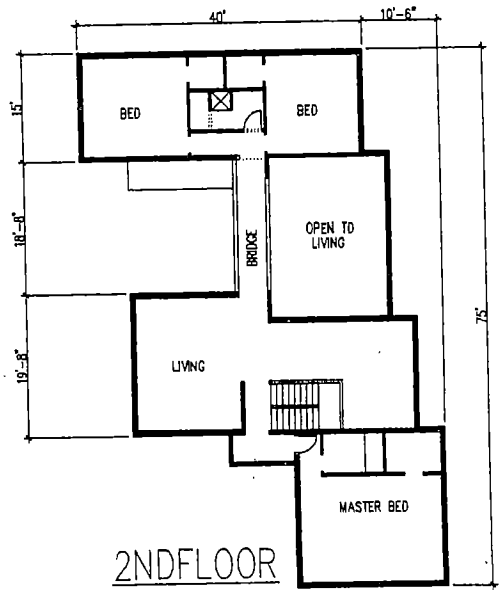
FIRST FLOOR

TYPE B
GENERIC PLAN

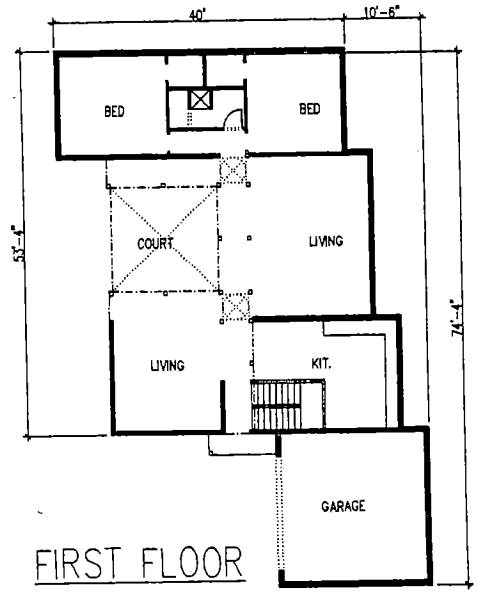
	SQ FT
LOWER AC	1864
UPPER AC	1902
TOTAL AC	3766
GARAGE	457
TOTAL	4223



ROOF



2NDFLOOR



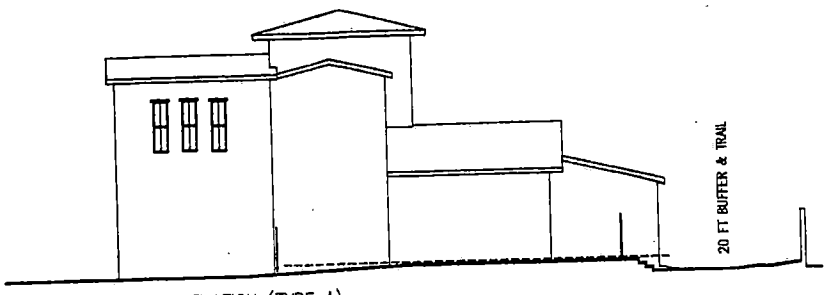
FIRST FLOOR

2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

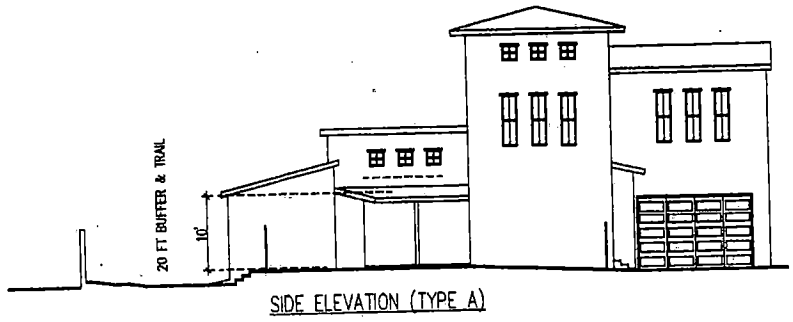
ZERLINA

A1

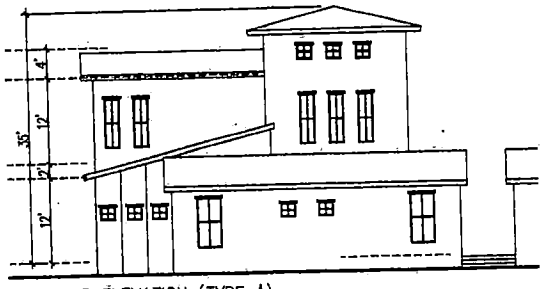
TMP-5585
12/16/04 PC



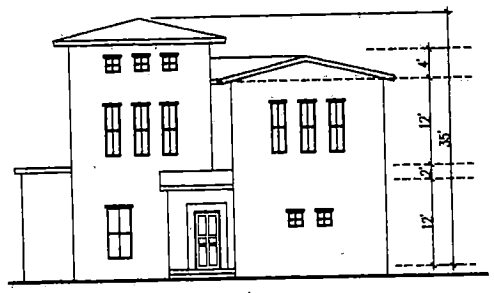
SIDE ELEVATION (TYPE A)



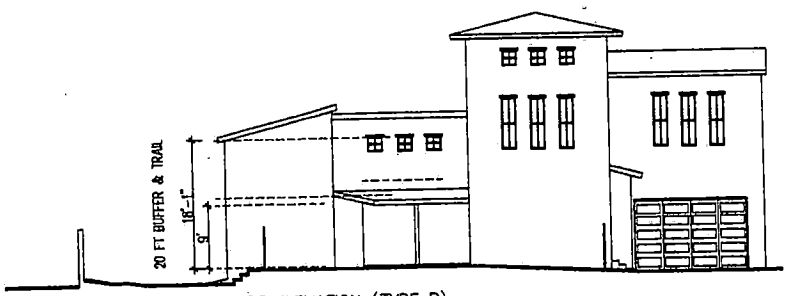
SIDE ELEVATION (TYPE A)



REAR ELEVATION (TYPE A)



FRONT ELEVATION (TYPE A)



SIDE ELEVATION (TYPE B)

NOTE:

ELEVATIONS ARE GENERIC
DEVELOPER WILL VARY DETAILS, ENTRANCE DESIGN AND COLORS TO CREATE INDIVIDUALITY FOR EACH RESIDENCE WHICH WILL BE CUSTOM DESIGNED FOR THE BUYER

FOOTPRINT, HEIGHT AND MASSING WILL NOT CHANGE

TYP. MATERIALS

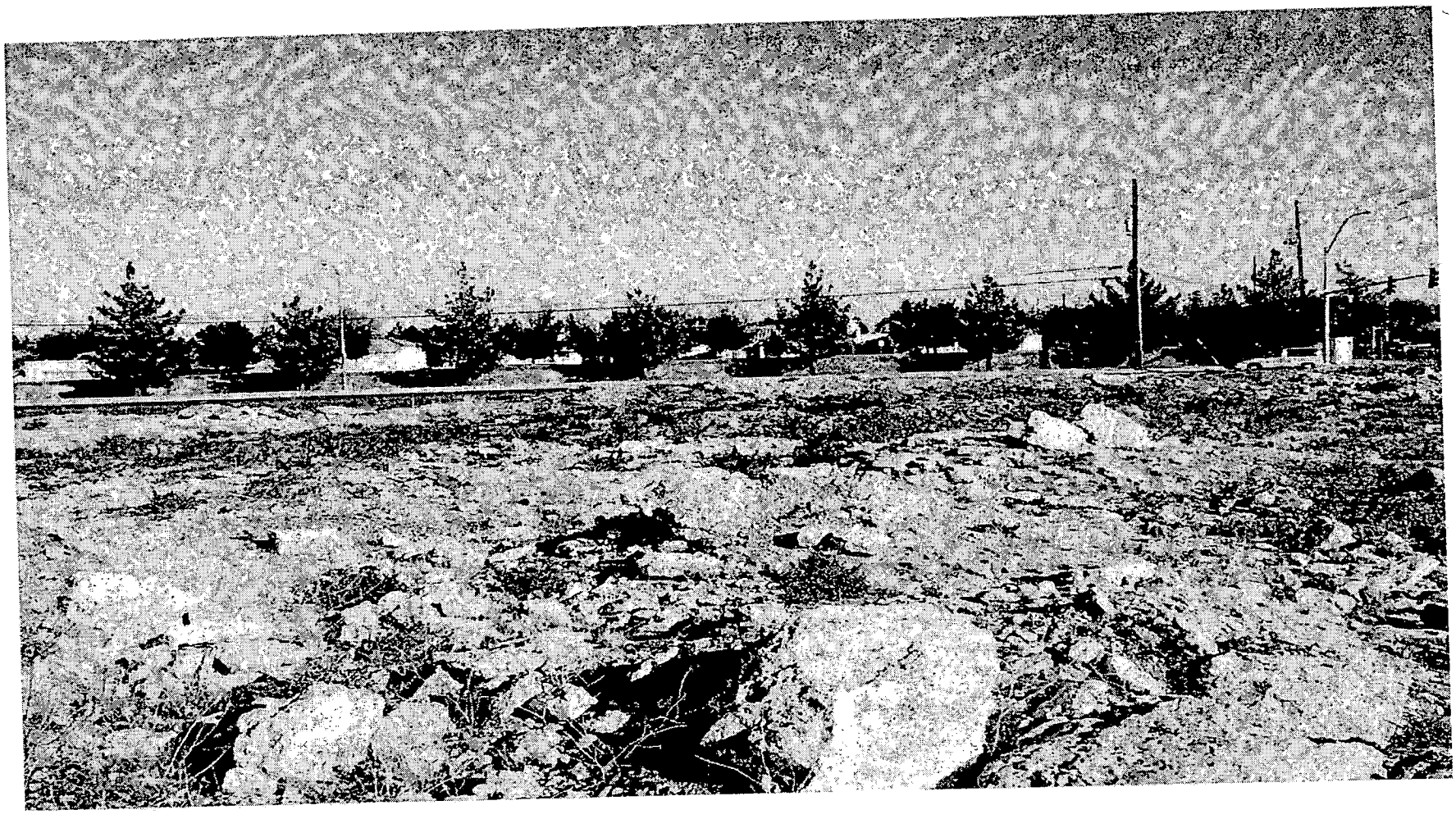
ROOF	CEMENT ROMAN TILE
WALLS	STUCCO – VARIOUS TUSCAN STYLED COLORS BRICK ACCENT
WINDOWS:	RUSTIC STYLE – WOOD COLOR OR BLACK
DOORS	RUSTIC STYLE – WOOD COLOR OR BLACK

2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA

A2

TMP-5585
12/16/04 PC



TMP-5585 - ZERLINA - APPLICANT/OWNER: BENITO ARMAND AQUINO, AUGUSTO G. GABORRO AND TRINIDAD A. CASTILLO
NORTHWEST CORNER OF SMOKE RANCH ROAD AND MICHAEL WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



TMP-5585 - ZERLINA - APPLICANT/OWNER: BENITO ARMAND AQUINO, AUGUSTO G. GABORRO AND TRINIDAD A. CASTILLO
NORTHWEST CORNER OF SMOKE RANCH ROAD AND MICHAEL WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



TMP-5585 - ZERLINA - APPLICANT/OWNER: BENITO ARMAND AQUINO, AUGUSTO G. GABORRO AND TRINIDAD A. CASTILLO
NORTHWEST CORNER OF SMOKE RANCH ROAD AND MICHAEL WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
ANX-5100 - ANNEXATION - APPLICANT/OWNER: R. PARAMAHAMSA TRUST & NICHOLAS LAMONTE - Petition to Annex property generally located on the east side of U.S. 95, south of Lone Mountain Road (APN 138-03-510-001, 002 and 031), containing approximately 7.02 acres Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

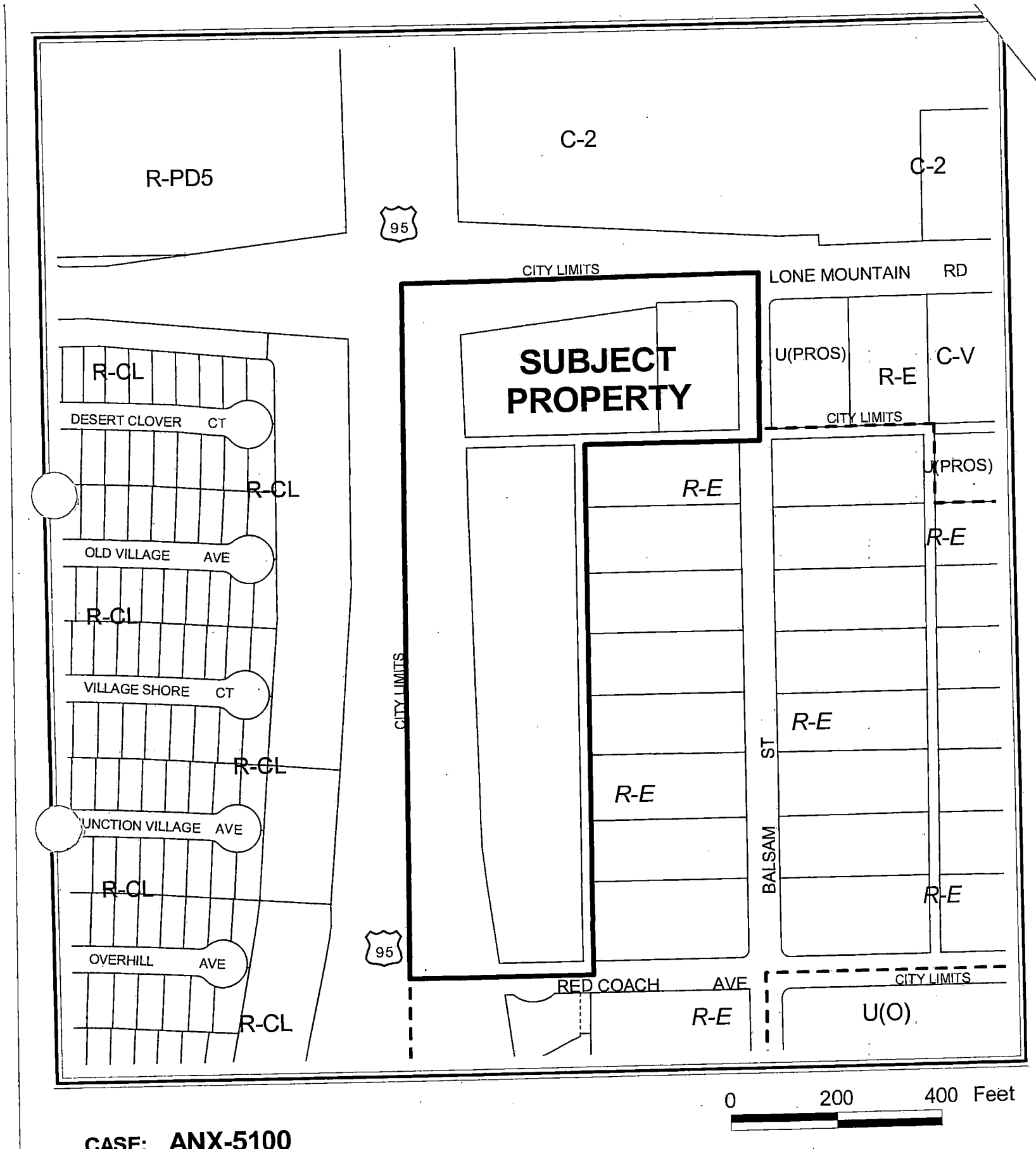
MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be forwarded to City Council in Ordinance form

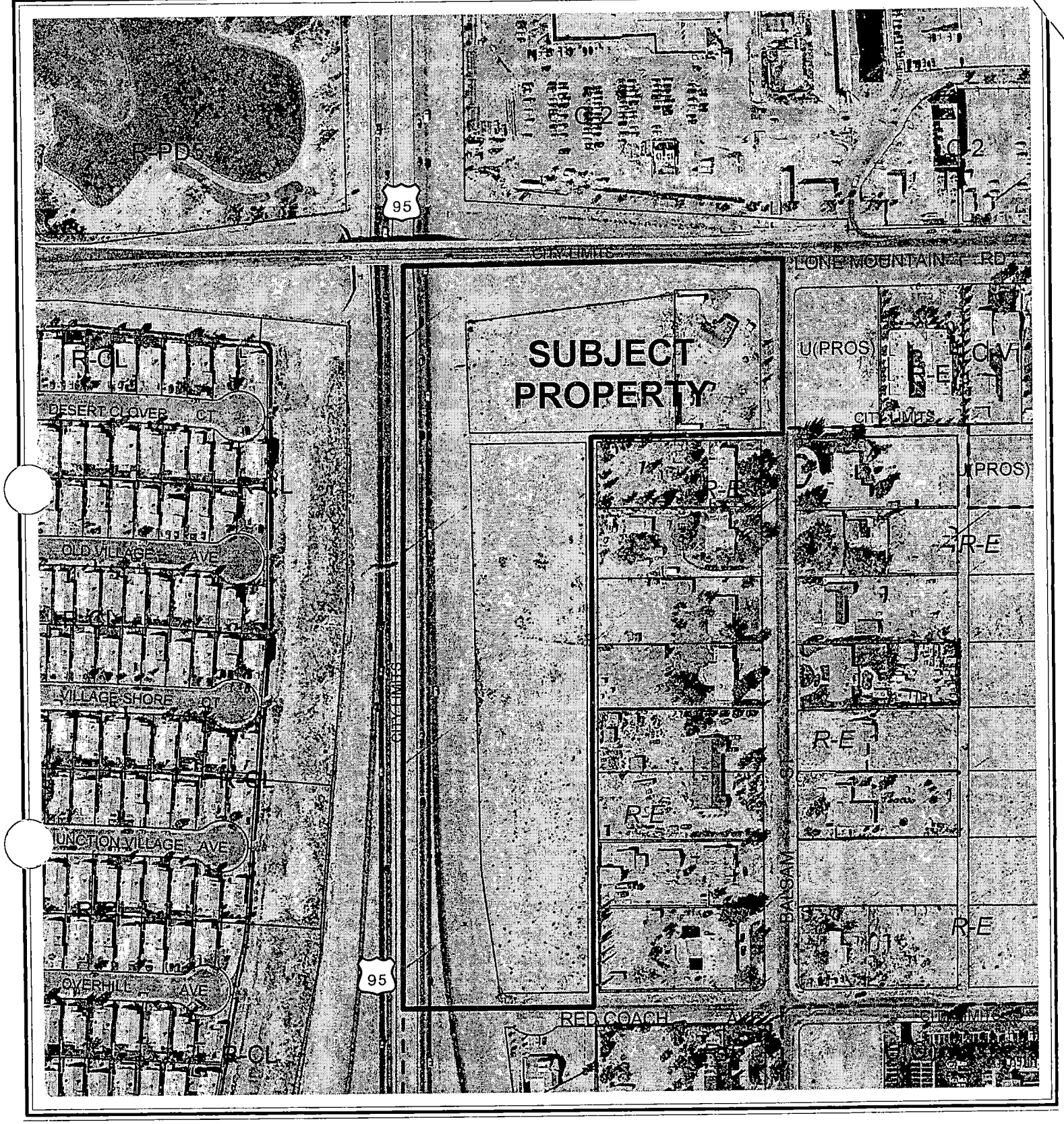
MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

(6:09)
1- 280



CASE: ANX-5100



0 200 400 Feet

CASE: ANX-5100

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-5100 - APPLICANT/OWNER: R. PARAMAHAMSA TRUST & NICHOLAS LAMONTE

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex three parcels of land generally located on the east side of U.S. 95, south of Lone Mountain Road.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.02

B) Existing Land Use

Subject Property:	Primarily undeveloped (a single-family home w/ equestrian facilities is on one parcel)
North:	Commercial
South:	Single-family homes
East:	Single-family homes
West:	U. S. 95

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	C-2 (General Commercial)
South:	R-E (Rural Estates) [Clark County designation]
East:	R-E (Rural Estates) [Clark County designation]
West:	U. S. 95

D) Special Districts/Zones

These parcels are not within a special area plan or overlay district.

E) Rural Preservation Neighborhood:

These parcels are not within a Rural Preservation Neighborhood.

F) Excepted Area of Interlocal Agreement:

These parcels are not within the Excepted Area of the Interlocal Agreement.

ANALYIS &FINDINGS

The subject parcels are primarily undeveloped. A single-family home with equestrian facilities is developed on the northeast portion of the site. The applicant has indicated that the proposed use for the site is an attached residential development. The current General Plan designation is O (Office). Upon annexation, the applicant will submit a request to amend the designation to MLA (Medium Low Attached).

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5100 APN: 138-03-510-002

Name of Property Owner: JOESPH NICHOLAS LAMONTE SR

Name of Applicant: ROYAL CONSTRUCTION

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: Nicholas J Lamonte Sr

Print Name: Nicholas J Lamonte SR

Subscribed and sworn before me

This 20th day of July, 2004

Sandra Hardesty

Notary Public in and for said County and State of Oregon County of Curry

OFFICIAL SEAL
SANDRA HARDESTY
NOTARY PUBLIC-OREGON
COMMISSION NO. A361680
MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5100 APN: 138-03-510-001,031

Name of Property Owner: R PARAMAHAMSA TRUST & V.A. RAM & GIRIJAMMA TRS

Name of Applicant: ROYAL CONSTRUCTION

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: V. A. RAM TRUSTEE
R. PARAMAHAMSA TRUST

Subscribed and sworn before me

This 17 day of NOV, 2004

Notary Public in and for said County and State

SALLY RAMIREZ
Notary Public State of Nevada
No. 98-2139-1
My appt. exp. May 4, 2006

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
ANX-5514 – ANNEXATION - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC - Petition to Annex property generally located on the northeast corner of Alexander Road and Grand Canyon Drive (APN 138-06-802-001 and 003), containing approximately 3.85 acres, Ward 4 (Brown).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

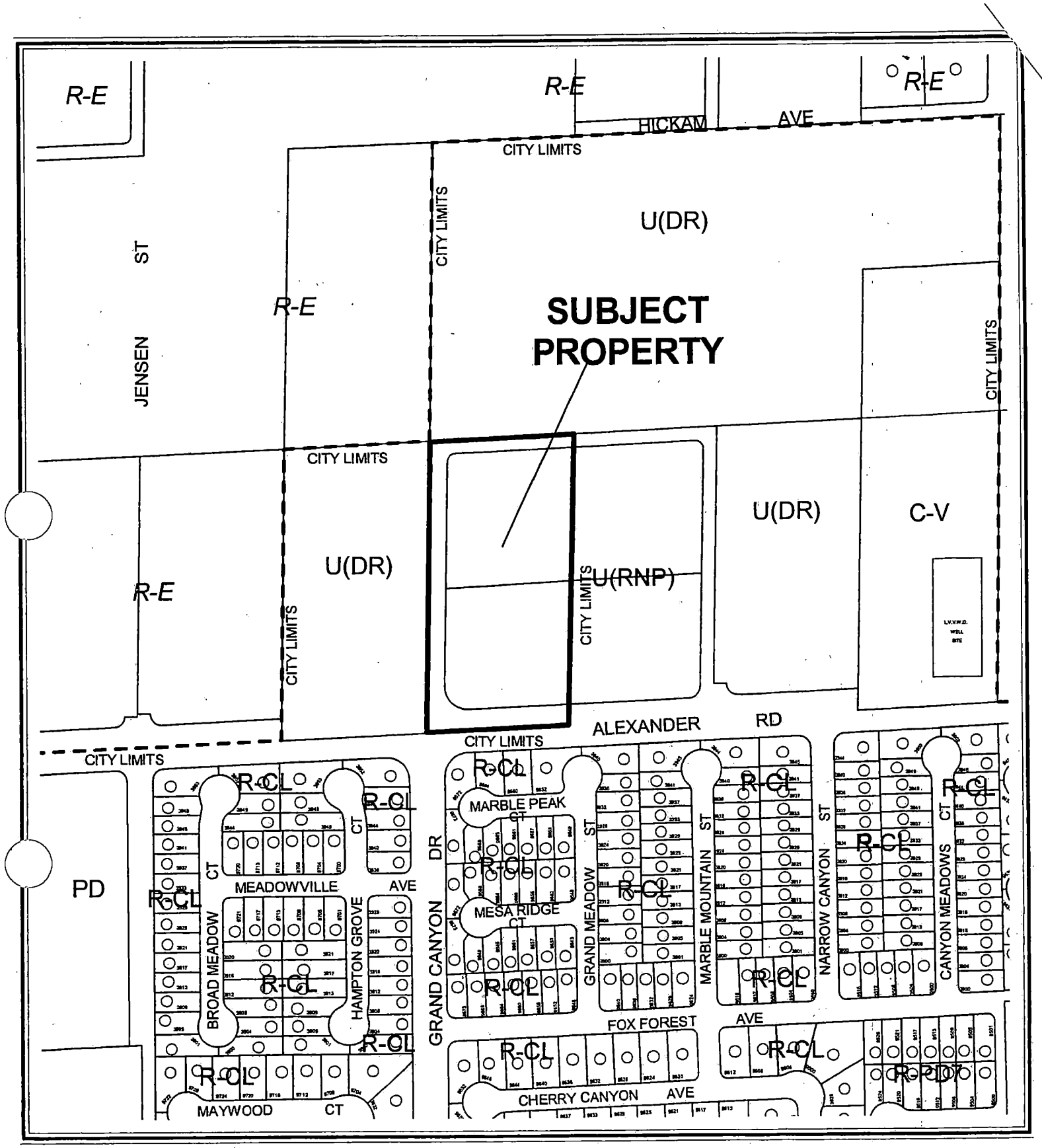
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

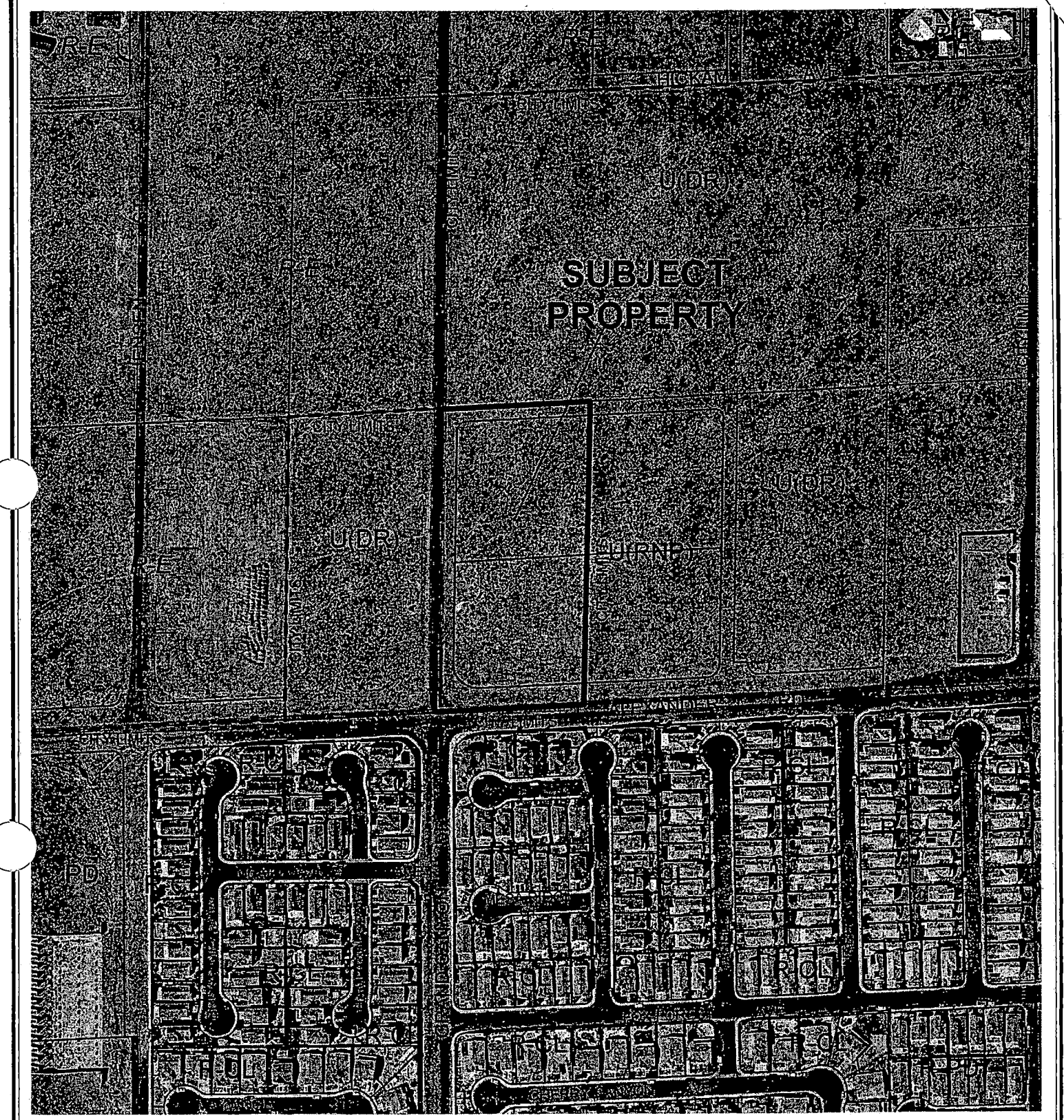
MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be forwarded to City Council in Ordinance form

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.


R-E
R-E
R-E
HICKAM
AVE
CITY LIMITS
CITY LIMITS
U(DR)
ST
JENSEN
R-E
SUBJECT
PROPERTY
CITY LIMITS
CITY LIMITS
CITY LIMITS
U(DR)
U(DR)
C-V
R-E
U(DR)
U(RNP)
CITY LIMITS
CITY LIMITS
LV.V.W.D.
WELL
SITE
ALEXANDER
RD
CITY LIMITS
CITY LIMITS
R-CL
R-CL
R-CL
MARBLE PEAK
CT
CT
MEADOWVILLE
AVE
R-CL
R-CL
R-CL



0 200 400 Feet

CASE: ANX-5514

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-5514 - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex two parcels of land generally located on the northeast corner of Alexander Road and Grand Canyon Drive.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.85

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-E (Rural Estates)
North:	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
South:	R-CL (Single Family – Compact Lot)
East:	U (Undeveloped) [R (Rural) General Plan designation] U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation]
West:	U (Undeveloped) [DR (Desert Rural) General Plan designation]

D) Special Districts/Zones

These parcels are not within a special area plan or overlay district.

E) Rural Preservation Neighborhood:

These parcels are not within a Rural Preservation Neighborhood.

F) Excepted Area of Interlocal Agreement:

These parcels are within the Excepted Area of the Interlocal Agreement. However, this annexation is at the request of the property owners and can therefore be processed.

SR

ANALYIS &FINDINGS

The subject parcels are currently undeveloped. The applicant has indicated that the proposed use for the site is a residential development in conjunction with an additional fifteen acres of land already within city limits.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5514 APN: 138-06-802-001 and 003

Name of Property Owner: Maple Development LLC

Name of Applicant: Land Development & Investment Diversification

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Craig O. Roddy

Subscribed and sworn before me

This 20 day of October, 2004

_____

Notary Public in and for said County and State

TRYGE LEE SIMPSON
Notary Public, State of Nevada
Appointment No. 03844221
My Appt. Expires Sept. 23, 2007

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
ANX-5586 - ANNEXATION - APPLICANT/OWNER: REGAL VILLAGE, LLC - Petition to Annex property generally located on the northeast corner of Ann Road and Balsam Street (APN 125-27-803-008), containing approximately 5.73 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

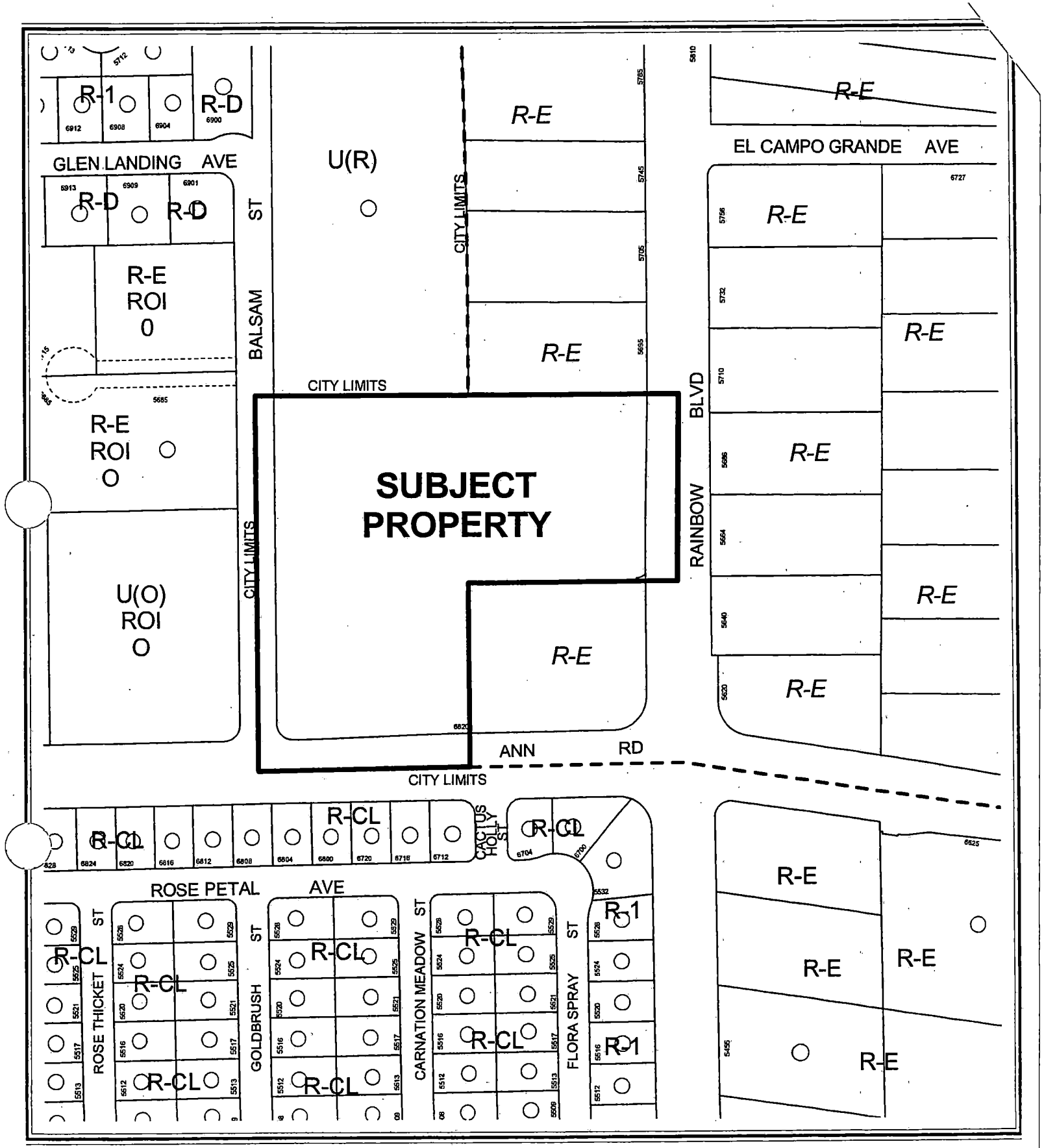
MOTION:
NIGRO – APPROVED subject to conditions Consent Item 2 [TMP-5463], Item 3 [TMP-5533], Item 4 [TMP-5552], Item 5 [TMP-5574], Item 6 [TMP-5577], Item 7 [TMP-5585], Item 8 [ANX-5100], Item 9 [ANX-5514] and Item 10 [ANX-5586] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be forwarded to City Council in Ordinance form

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

COMMISSIONER STEINMAN requested that Item 1 [TMP-5447] be pulled from One Motion One Vote so a discussion could take place.

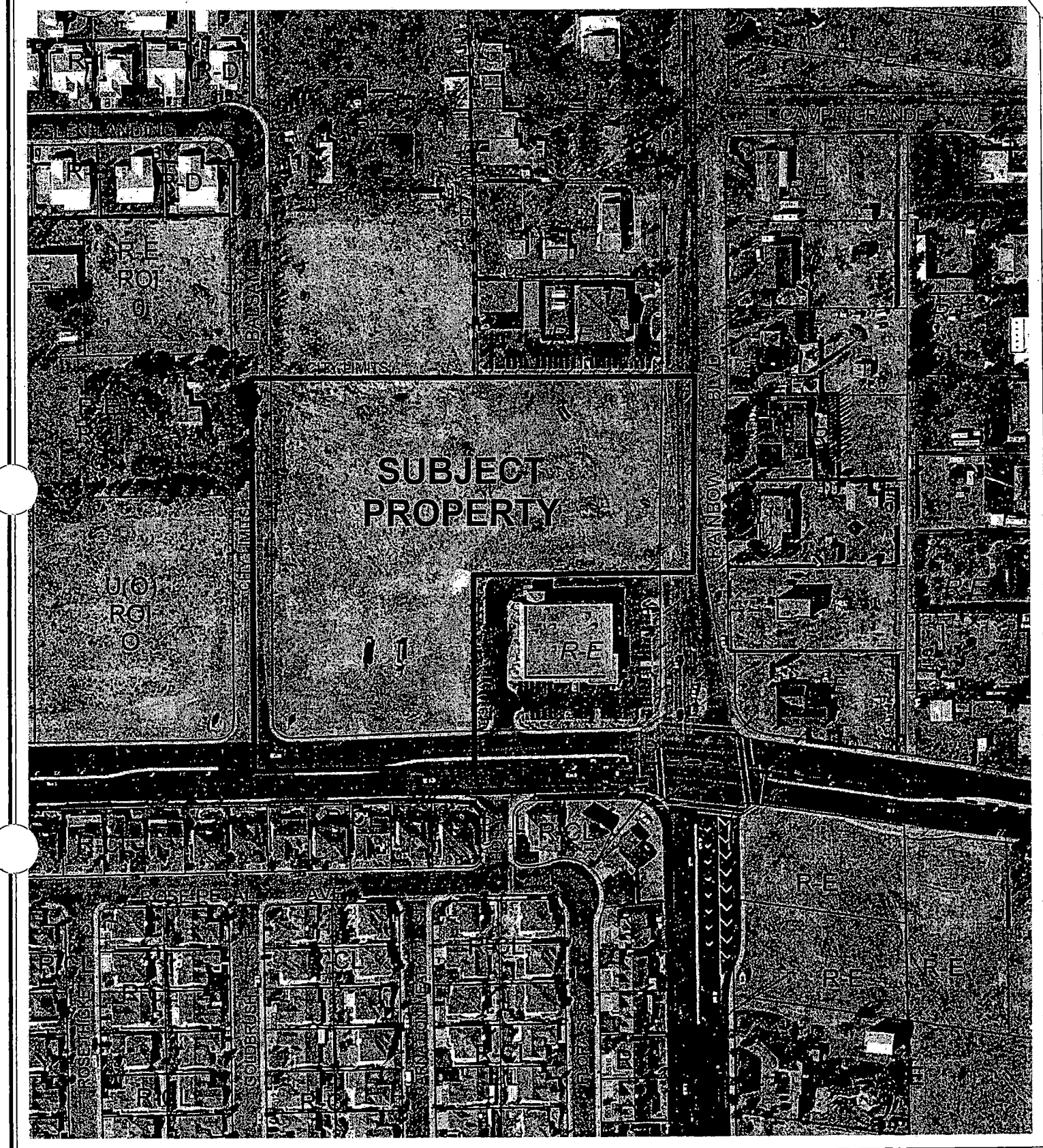
(6:09)



0 200 400 Feet

CASE: **ANX-5586**

N



CASE: **ANX-5586**

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-5586 - APPLICANT/OWNER: REGAL VILLAGE, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex one parcel of land generally located on the northeast corner of Ann Road and Balsam Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped/ Single-family home
South:	Commercial (Walgreen) and Single-family homes
East:	Single-family homes
West:	Undeveloped/ Single-family home

C) Existing Zoning

Subject Property:	R-E (Rural Estates) under Resolution of Intent to C-1 (Local Business District) [Clark County designation]
North:	U (Undeveloped) [R (Rural) General Plan Designation]
South:	R-CL (Single Family – Compact Lot) and R-E (Rural Estates) under Resolution of Intent to C-1 (Local Business District) [Clark County designation]
East:	R-E (Rural Estates) [Clark County designation]
West:	R-E (Residence Estates) under resolution of intent to O (Office) and U (Undeveloped) [O (Office) General Plan designation] under Resolution of Intent to O (Office)

D) Special Districts/Zones

This parcel is not in a special area plan or overlay district.

E) Rural Preservation Neighborhood:

This parcel is not within a Rural Preservation Neighborhood.

F) Excepted Area of Interlocal Agreement:

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

ANALYIS &FINDINGS

The subject parcel is currently undeveloped. The applicant has indicated that the proposed use for the site is a single-family subdivision. Requests for a General Plan Amendment and Rezoning will be submitted subsequent to this annexation. Clark County had previously approved this site for commercial uses along with the piece to the southeast, which is now developed with a Walgreens. The resolution of intent for C-1 (Local Business District) expires on August 22, 2006. That development never occurred and the property has now changed hands.

This parcel is in an area of the city considered to be appropriate for annexation in that it meets the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous with the boundaries of the annexing city." The current county zoning is R-E (Rural Estates) under resolution of intent to C-1 (Local Business District). The city's zoning equivalent is U (Undeveloped) zone [R (Rural) General Plan designation] under resolution of intent to N-S (Neighborhood Service).

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5586 APN: 125-27-803-008

Name of Property Owner: REGAL VILLAGE LLC % V KAMDAR

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: V. H. Kamdar

Print Name: V. KAMDAR

Subscribed and sworn before me April Cox

This 2 day of November, 2004

April Cox

Notary Public in and for said County and State
State of Utah
County of Utah

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
March 18, 2007
APRIL COX
1376 North State
Orem, Utah 84059

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5586 APN: 125-27-803-008

Name of Property Owner: REGAL VILLAGE LLC % V KAMDAR

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: V. H. Kamdar

Print Name: V. KAMDAR

Subscribed and sworn before me April Cox

This 2 day of November, 2004

April Cox

Notary Public in and for said County and State
State of Utah
County of Utah

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
March 18, 2007
APRIL COX
1376 North State
Orem, Utah 84059

Revised 2/12/02

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
ANX-5528 – ANNEXATION - PUBLIC HEARING - APPLICANT/OWNER: FOCUS COMMERCIAL GROUP, ET AL - Petition to Annex property generally located north of Iron Mountain Road and west of Hualapai Way (APN Multiple), containing approximately 529 acres of land, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be forwarded to City Council in Ordinance form

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

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 11 – ANX-5528

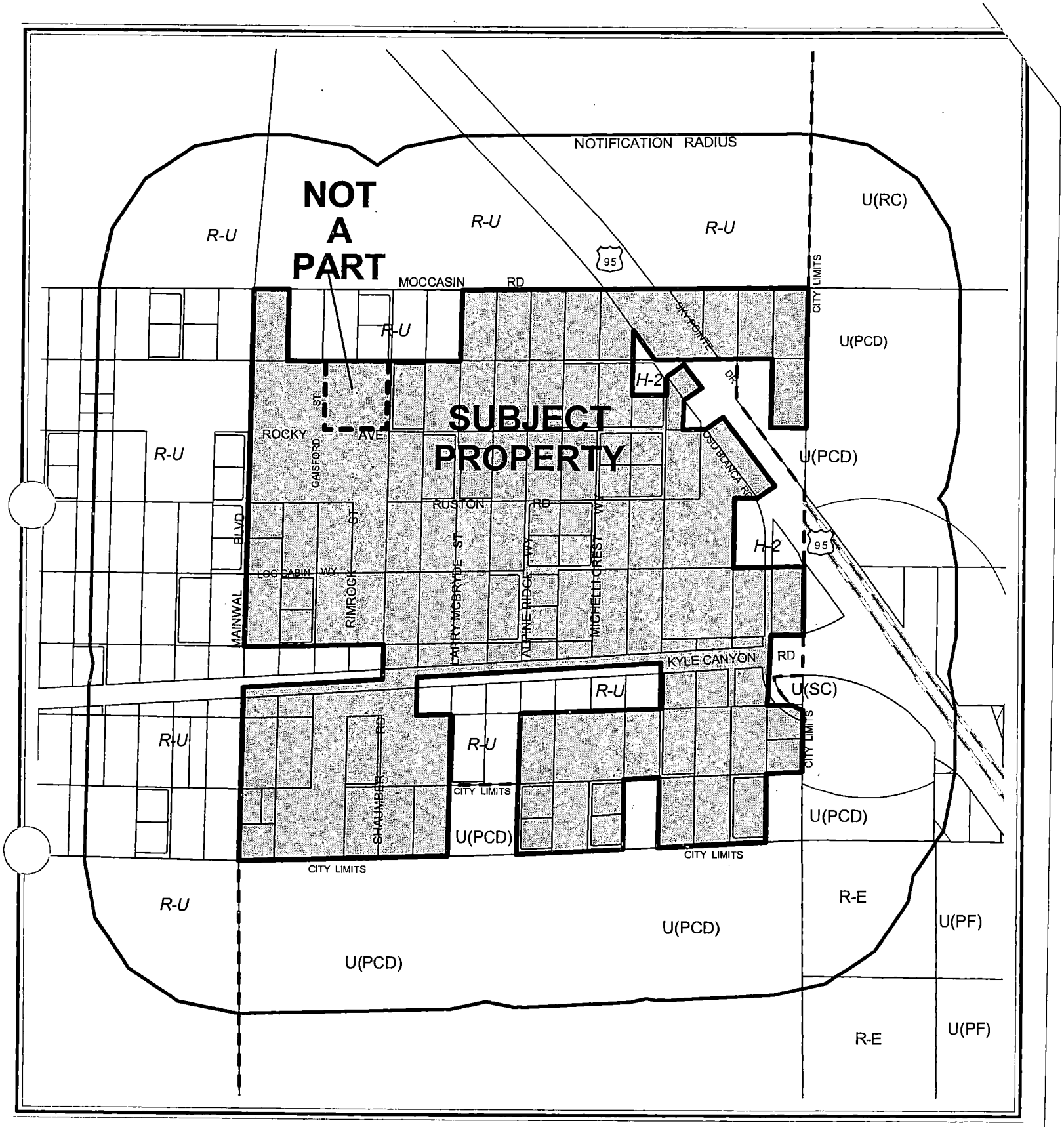
MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 14 [RQR-5513] be pulled from One Motion One Vote.

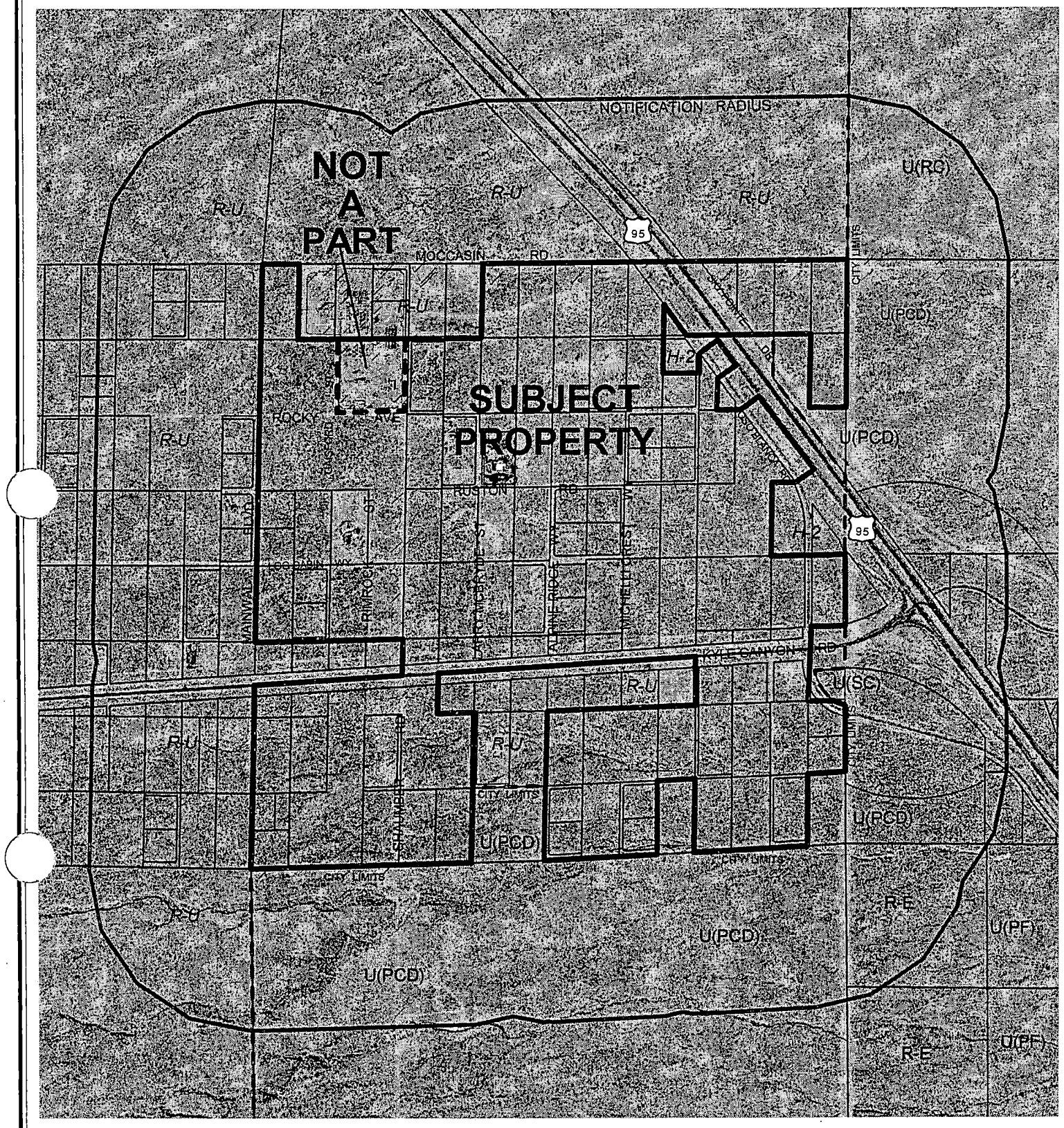
CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

(6:13 – 6:17)



CASE: **ANX-5528**

PROPOSED ANNEXATION AREA



0 1000 2000 Feet

CASE: ANX-5528

PROPOSED ANNEXATION AREA

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-5528 - APPLICANT/OWNER: FOCUS COMMERCIAL GROUP, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex 103 parcels of land generally located north of Iron Mountain Road and west of Hualapai Way.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 529 acres

B) Existing Land Use

Subject Property:	Primarily undeveloped with scattered residential development.
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-U (Rural Open Land)
North:	R-U (Rural Open Land) H-2 (Highway Commercial)
South:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) [SC (Service Commercial) General Plan Designation]
West:	R-U (Rural Open Land)

D) Special Districts/Zones

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

E) Rural Preservation Neighborhood:

Clark County's Lone Mountain Plan designates this area as RNP (Rural Neighborhood Preservation). However, the Centennial Hills Sector Plan designates the area as PCD (Planned Community Development).

F) Excepted Area of Interlocal Agreement:

This area is within the Excepted Area of the Interlocal Agreement. However this annexation was not initiated by the city of Las Vegas and is not required as consideration for the provision of sewer service.

ANALYIS &FINDINGS

The subject property is primarily undeveloped. Approximately four parcels are developed with single-family homes. The applicant has indicated that the proposed use for the site will be a master planned community. The Centennial Hills Sector Plan has designated the area as PCD (Planned Community Development), which supports that type of use. Those parcels owned by the Bureau of Land Management have been nominated for disposal at a future public land sale.

This annexation is being processed under the provisions of NRS 268.580, commonly referred to as the "long form" annexation. In accordance with this, the applicant has included applications signed by 75% (70 out of 92) of the owners of the privately held land. A letter from the Bureau of Land Management has also been submitted stating their concurrence with the annexation of the publicly held land.

Prior to submittal of this item to City Council for adoption as an ordinance, a report will be presented in a public hearing outlining the provision of services to this area. Maps depicting the current locations of those services have been included in this submittal.

These parcels are in an area of the city considered to be appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous with the boundaries of the annexing city." Approximately one-third of the perimeter of this area is contiguous. The current county zoning on the site is R-U (Rural Open Land). The city's zoning equivalent is R-E (Residence Estates) for those parcels developed with single-family homes and U (Undeveloped) zone [PCD (Planned Community Development) General Plan designation] for the remainder.

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

SR

NOTICES MAILED 116

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-201-012

Name of Property Owner: GREGORY McKEEN

Name of Applicant: SOUTHWEST DESERT EQUITIES 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 OR 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: Gregory B. McKeen

Subscribed and sworn before me

This 13th day of October, 2005

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL SNOW
Appt. No. 02-74416-1
My Appt. Expires Mar. 22, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-201-006 126-01-201-013 126-01-201-013

Name of Property Owner: KIMBERLY MORANTES SEP PPTY TRST

Name of Applicant: Southwest Desert Equities 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 OK 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: Kimberly E. Morantes Trustee

Subscribed and sworn before me

This 4th day of Oct, 2004

Teresa Mulligan

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark TERESA MULLIGAN Appt. No. 96-5154-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-101-008

Name of Property Owner: MOCASSIN INVESTMENTS

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: mocassin Investments

Subscribed and sworn before me

This 20th day of July, 2004

Notary Public in and for said County and State

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-101-009

Name of Property Owner: BT MOCCASIN LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: B.T. Moccasin L.L.C. Brian D. D., Manager

Subscribed and sworn before me

This 20th day of July, 2004

Notary Public in and for said County and State

County of Clark

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-201-011

Name of Property Owner: David + Beverly Faulds

Name of Applicant: Southwest Desert Equities 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: X [signature] Ronald A. Faulds

Subscribed and sworn before me

This 12 day of JULY, 2004

[signature]

Notary Public in and for said County and State

DIANE COOPER
COMM. # 1318554
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
COMM. EXP. SEPT. 19, 2005

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-301-013

Name of Property Owner: ALI ZARGARI

Name of Applicant: SOUTHWEST DESERT EQUITIES LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 12 day of July, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CANDACE M. COEN
Appt. No. 03-84517-1
My Appt. Expires Aug. 20, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-301-016

Name of Property Owner: REBER FAMILY TRUST

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: _____

Subscribed and sworn before me

This 18 day of JUNE 20 04

_____

Notary Public in and for said County and State

VALARIE BEEL
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 01-70962-1
MY APPT. EXPIRES JUNE 6, 2005

VALARIE BEEL
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 01-70962-1
MY APPT. EXPIRES JUNE 6, 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-302-001, -002 & 126-01-801-009

Name of Property Owner: S & A PEARSON 1997 TRUST

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: Scott Peters

Subscribed and sworn before me

This 23rd day of July, 2004

Adrianne E. Volker

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ADRIANNE E. VOLKER
My Appointment Expires
August 14, 2004
No: 92-2555-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-801-009

Name of Property Owner: S & A Peterson 1997 TRUST

Name of Applicant: Southwest Desert Equities LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 13 day of August, 2004

Veronica Ramirez
Notary Public in and for said County and State

VERONICA RAMIREZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 07-07-2008
Certificate No: 00636231

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126 01 401 002

Name of Property Owner: KENYON LLC & KENYON L.P.

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: Veronica Landin

Subscribed and sworn before me

This 4 day of Aug, 2004

Veronica Landin

Notary Public in and for said County and State

NOTARY PUBLIC
VERONICA LANDIN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 8, 2007
No: 03-83517-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-501-003

Name of Property Owner: MICHELINE LISE JACQUES

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: Micheline Jacques

Subscribed and sworn before me

This 19 day of July, 2007

Notary Public in and for said County and State

CHARITY A. LOPEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-87969-1
MY APPT. EXPIRES MAR. 3, 2008

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 124 01-501-007

Name of Property Owner: LARRY SCHEFFLER

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: Larry Scheffler

Subscribed and sworn before me

This 27th day of July, 2004

Judy Cates

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JUDY CATES
Appt. No. 02-79102-1
My Appt. Expires Dec. 12, 2006

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-501-009

Name of Property Owner: Premsrirath S+T Fam. Trust

Name of Applicant: Southwest Desert Equities 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: X Vinit Kamat / Kavita Kamath

Subscribed and sworn before me

This 9 day of July, 2004

Sally E. Rhodes

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SALLY E. RHODES
Appt. No. 98-2693-1
My Appt. Expires June 2, 2006

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-501-009

Name of Property Owner: Premsrirath S+T Fam. Trust

Name of Applicant: Southwest Desert Equities LLC

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 9 day of July, 2004

Sally E. Rhodes

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SALLY E. RHODES
Appt. No. 98-2693-1
My Appt. Expires June 2, 2006

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-501-009

Name of Property Owner: Premsrirath S+T Fam. Trust

Name of Applicant: Southwest Desert Equities 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: X Sal Premsrirath, Trustee Premsrirath

Subscribed and sworn before me

This 9 day of July, 2004

Sally E. Rhodes

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SALLY E. RHODES
Appt. No. 98-2693-1
My Appt. Expires June 2, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-501-010

Name of Property Owner: NORTH 050 LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES 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 OR 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: _____

Subscribed and sworn before me

This 13th day of September 2004

* Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark DAWN GIORDANO Appt. No. 00-66244-1 My Appt. Expires Dec. 1, 2004

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-502-001

Name of Property Owner: BRIAN L. FIKE

Name of Applicant: SOUTHWEST DESERT EQUITIES LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 20th day of July, 2004

_____

Notary Public in and for said County and State

Notary Public
County of Clark
My appointment

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-502-002

Name of Property Owner: TOMCAT INVESTMENTS

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: Tomcat Investments LLC
Peter D. Lee, Manager

Subscribed and sworn before me

This 20th day of July, 2004

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
BILLIE DEE ANDERSON
My Appointment Expires
December 5, 2004
No. 91-0695-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-502-003

Name of Property Owner: MOCCASIN & 95 LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: [signature] MANAGER
MOCCASIN & 95, LLC

Subscribed and sworn before me

This 22ND day of JUNE, 2004

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

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-5528 APN: 126-01-701-011, -012, 702-005, -006 & 801-004

Name of Property Owner: MEGDAL, JEROME & ROSE TRUST

Name of Applicant: SOUTHWEST DESERT EQUITIES 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: _____

Subscribed and sworn before me

This 8TH day of July, 2004

Connie Xavier

Notary Public in and for said County and State

CONNIE XAVIER
Commission # 1479622
Notary Public — California
Los Angeles County
My Comm. Expires Mar 30, 2008



ANX-5528 -APPLICANT/OWNER: FOCUS COMMERCIAL GROUP, ET AL
NORTH OF IRON MOUNTAIN ROAD AND WEST OF HUALAPAI WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04



ANX-5528 -APPLICANT/OWNER: FOCUS COMMERCIAL GROUP, ET AL
NORTH OF IRON MOUNTAIN ROAD AND WEST OF HUALAPAI WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

RQR-5443 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC - Request for a Required Four Year Review of an approved Special Use Permit (U-0103-95), WHICH ALLOWED A 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 01/19/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for U-0103-95(1)

MOTION:

NIGRO – APPROVED subject to conditions on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:

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

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 14 [RQR-5513] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

(6:13 – 6:17)
1-425

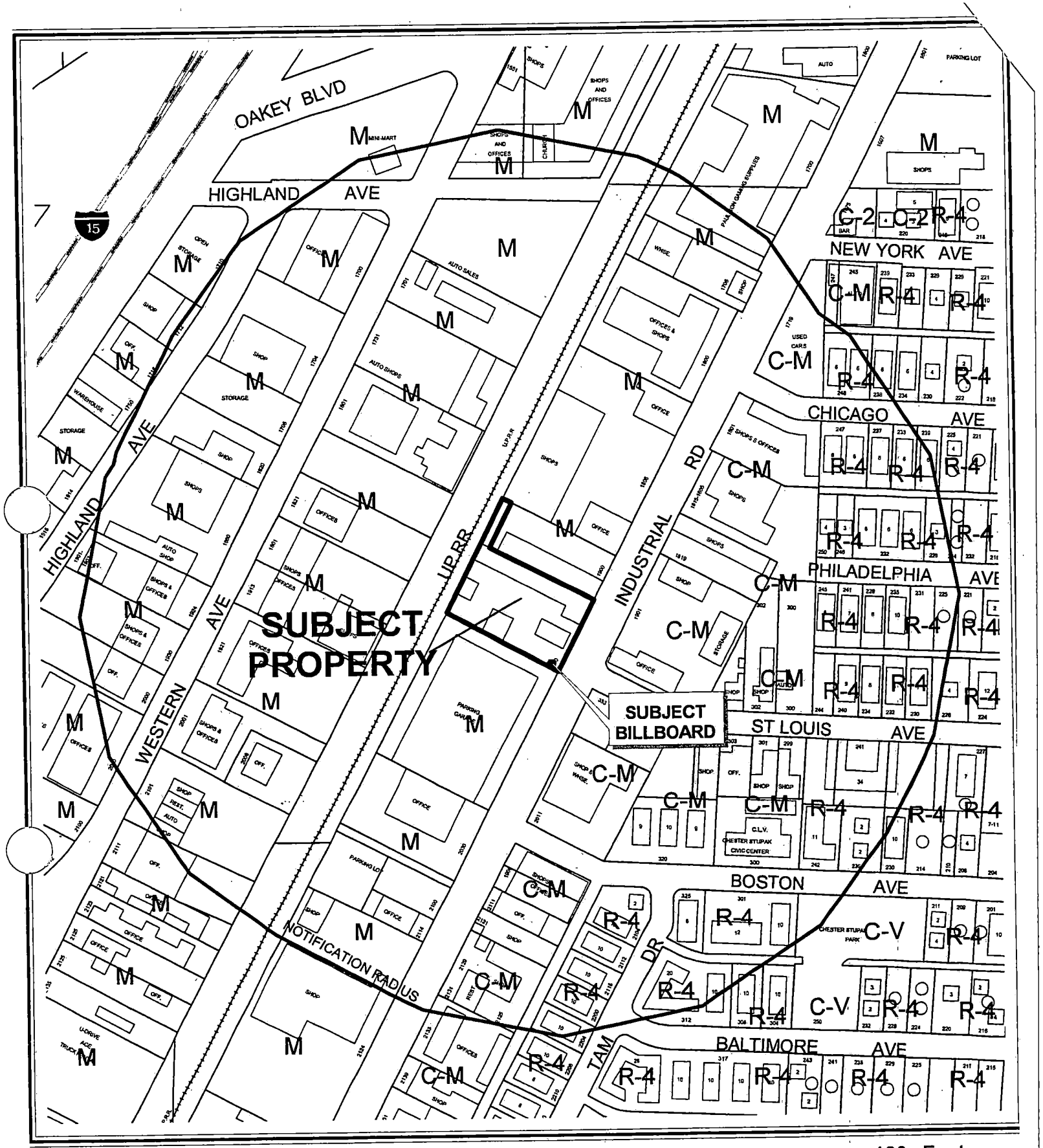
CONDITIONS:
Planning and Development

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

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

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

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



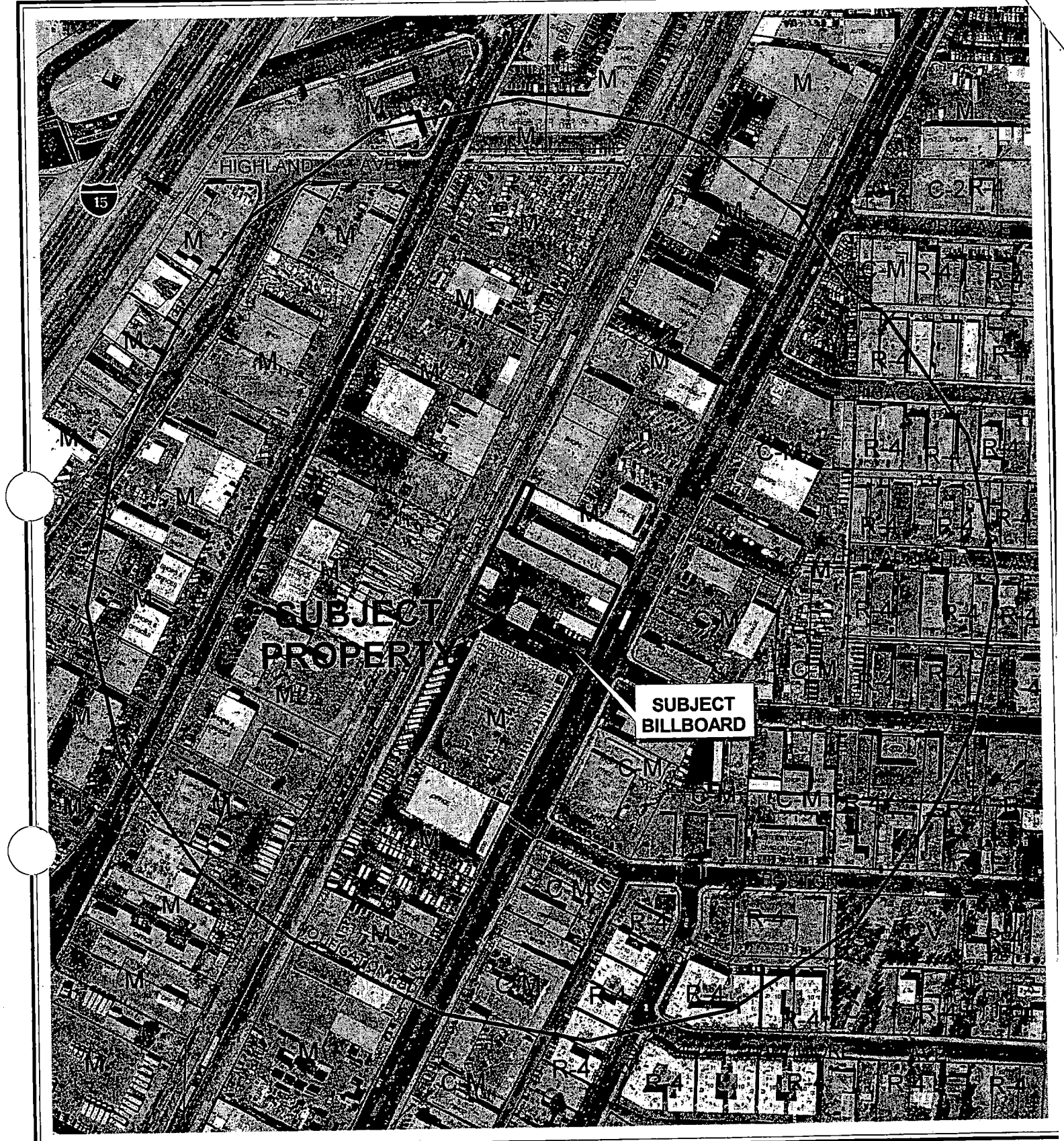
0 200 400 Feet

CASE: **RQR-5443**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

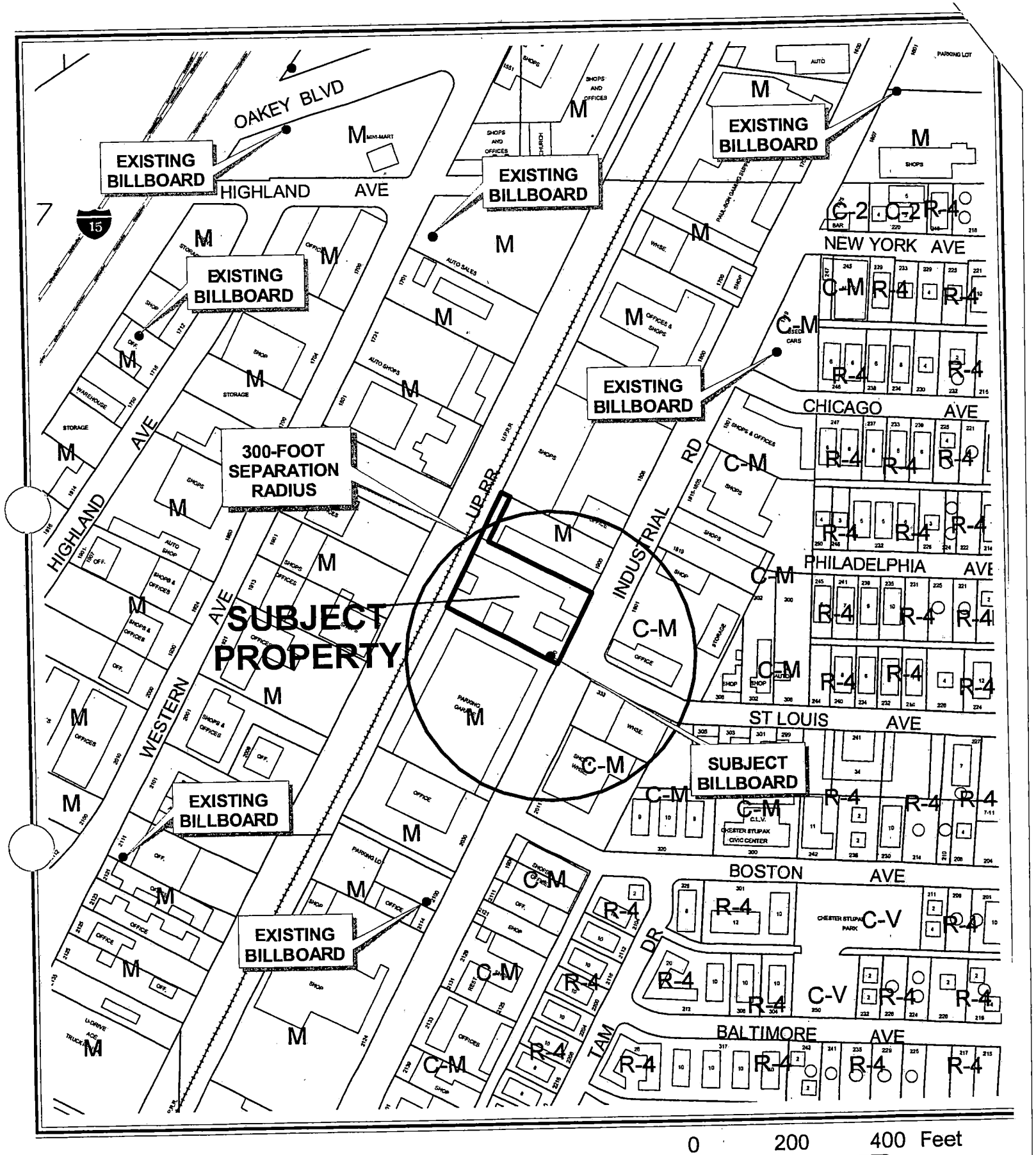


CASE: **RQR-5443**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: RQR-5443

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-5443

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5443 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC

** CONDITIONS **

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

Planning and Development

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This Request is for a Required Four Year Review of an approved Special Use Permit (U-0103-95), which allowed a 12-foot by 24-foot off-premise advertising (billboard) sign at 1910 Industrial Road.

BACKGROUND INFORMATION

A) Previous Actions

10/18/95 The City Council approved the Special Use Permit (U-103-95) for the 12-foot x 24-foot off-premise advertising (billboard) sign on this site subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval on September 26, 1995.

12/06/00 The City Council approved a Required 5 Year Review of the Special Use Permit [U-103-95(1)] for the 12-foot x 24-foot off-premise advertising (billboard) sign on this site subject to a four-year review. The Planning Commission and staff recommended approval on October 26, 2000.

B) Pre-Application Meeting

A pre-application meeting is not required for a Required Review application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Required Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.01

MP

B) Existing Land Use

Subject Property:	Office and Shops
North:	Office and Shops
South:	Parking Garage
East:	Office and Shops
West:	Office and Shops

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	C-M (Commercial/Industrial)
West:	M (Industrial)

E) General Plan Compliance

The subject site is located on the Southeast Sector of the General Plan. The Plan identifies LI/R (Light Industry / Research) as the General Plan designation for the subject site. The existing M (Industrial) zoning designation is in conformance with the General Plan Designation.

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

This site is not affected by any special plan areas or districts.

MP

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in M Zoning District	Y
Off-premise sign area (max.)	672 SF	288 SF	Y
Separation distance from other off-premise sign (min.)	300 Feet	580 Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	530 Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	1500 feet	Y

Although the subject sign located is in an area of a high concentration of billboards, the subject sign conforms to the minimum distance separations between freeway-oriented off-premise advertisement (billboard) signs, other billboards, and from "U" or "R" designated properties.

B) General Analysis and Discussion

- Zoning

The subject site is zoned M (Industrial), which permits an Off-Premise Advertisement (Billboard) Sign with the approval of a Special Use Permit. The subject site was approved for a billboard in 1995 through Special Use Permit U-0103-95. A billboard was constructed and is currently in use on the subject site. A Required Five-Year Review

[U-0103-95(1)] for the Billboard was approved by City Council on 12/06/00. Condition number one of [U-0103-95(1)] required that the billboard use be reviewed again in four years after approval at which time the sign may require removal.

- Use

An Off-Premise Sign is defined by Title 19 as any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available, located at, nor on the lot where the sign is erected or placed. The subject sign is currently advertising a business located off-site which meets the qualifications to be defined as an Off-Premise Advertising Sign.

- Site Visit Results

A site visit conducted on November 30, 2004 indicates the subject off-premise advertising (billboard) sign is currently clear of any graffiti is in relative good condition.

- Conditions

Title 19.14.100(C) specifies the following provisions regarding off-premise advertising signs:

1. No off-premise signs shall be erected in the public right-of-way.

2. No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Chapter (including those protecting existing signs).

3. Off-premise signs are permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/ Industrial) and M (Industrial) Zoning Districts only.

4. No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.

5. Off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off-premise sign, wherever located, including an off-premise sign that is situated outside the corporate boundaries of the City.

MP

6. The distance to and from a sign shall be measured with reference to the point on the ground that is directly beneath the center of the sign structure.

7. All other off-premise signs shall be no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum of 55 feet when authorized by the City Council.

8. Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.

9. No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district.

The subject sign conforms to the minimum conditions of Title 19.14.100.

FINDINGS

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

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

   Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The area immediately surrounding the subject site not changed substantially in the past two years since the approval of the Special Use Permit. Because this billboard is oriented towards Industrial Road and little change is anticipated in the near future, staff recommends approval of this review subject to a review in four years.

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

   The subject site has no physical constraints to impede the continuation of the off-premise advertising (billboard) sign use at this location.

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

   The continuation of the off-premise advertising (billboard) sign use will not affect Industrial Road, a fully developed street adjacent to this request.

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

   The existing billboard sign received construction permits and a final inspection approval from the Building and Safety Department to ensure the public health, safety, and welfare are not compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 72

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5443 APN: 162 04 704 006

Name of Property Owner: Bell Real Estate LLC

Name of Applicant: Brent Bell

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: _____

X Signature of Property Owner/Authorized Agent: [signature]

X Print Name: Brent Bell

X Subscribed and sworn before me

This 12th day of Oct, 2004

Deborah N. Garceau

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DEBORAH N. GARCEAU
My Appointment Expires
No: 99-36734-1 March 8, 2007

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
[illegible]ENCE WEEKLY
[illegible]CHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

December 7, 2000

Paula J. Bell Living Trust
P. O. Box 15333
Las Vegas, Nevada 89114-5333

RE: U-0103-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF DECEMBER 6, 2000

Dear Applicant:

The City Council at a regular meeting held December 6, 2000 APPROVED the Required Five Year Review on an approved Special Use Permit which allowed a 12 foot x 24 foot off-premise advertising (billboard) sign at 1910 Industrial Road (APN: 162-04-704-006), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2000. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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

Sincerely,

Vicky Darling

VICKY DARLING
ASSISTANT DEPUTY CITY CLERK for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services
Land Development Services

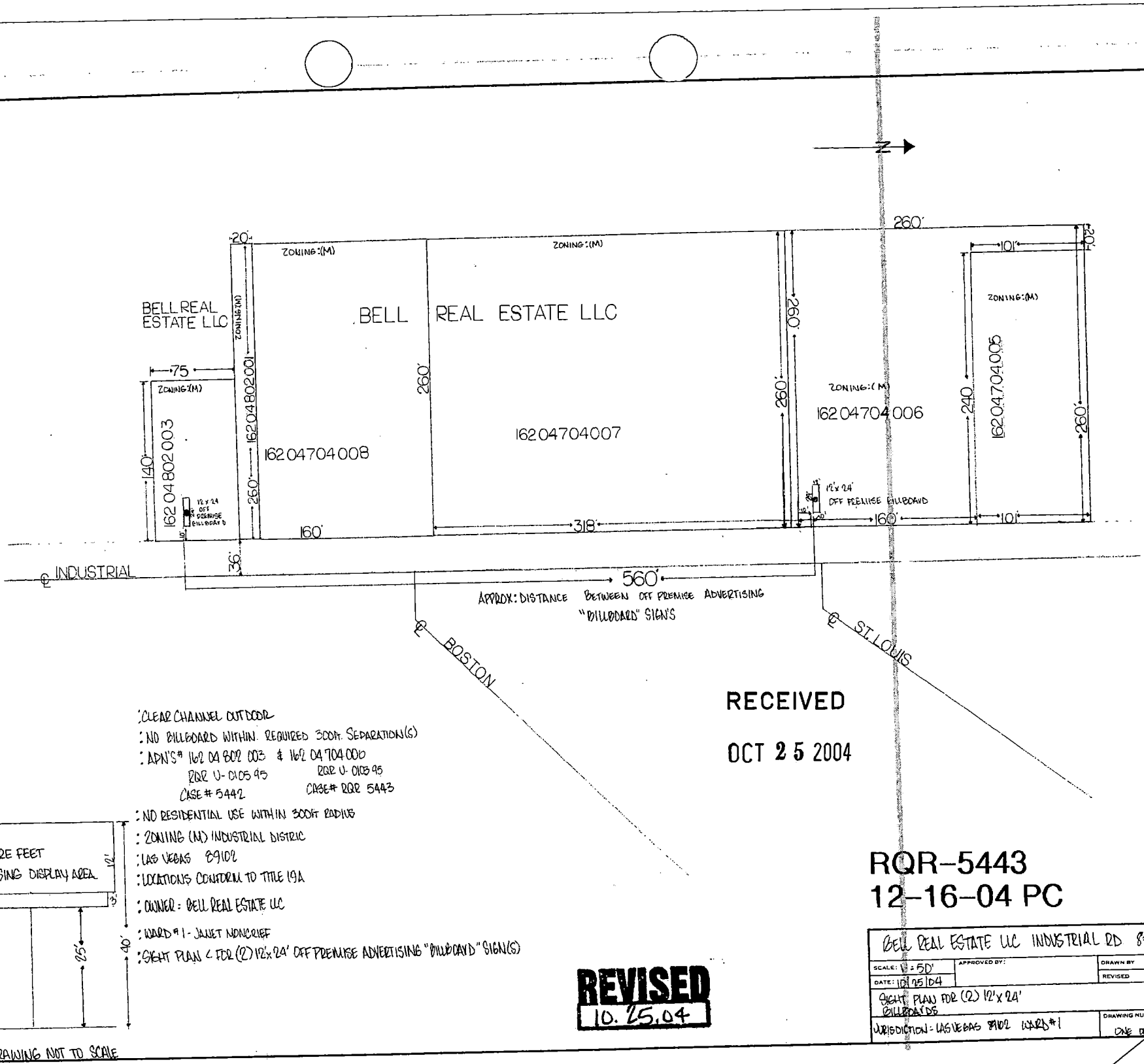
Mr. Rvan Norstrand
Donrey Outdoor Advertising Co
1211 West Bonanza Road
Las Vegas, Nevada 89106

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

3112-012-11/00

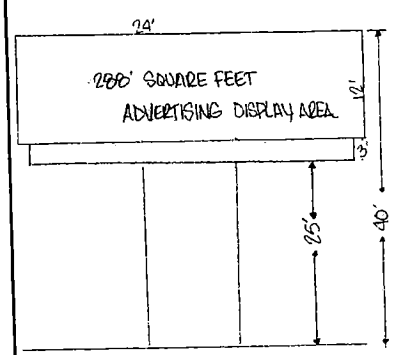
ROR 5443



RECEIVED

OCT 25 2004

:CLEAR CHANNEL OUTDOOR
: NO BILLBOARD WITHIN REQUIRED 300ft. SEPARATION(S)
: APN'S# 162 04 802 003 & 162 04 704 006
RQR U-0105 95 CASE # 5442
RQR U-0103 95 CASE# RQR 5443
: NO RESIDENTIAL USE WITHIN 300ft RADIUS
: ZONING (M) INDUSTRIAL DISTRIC
: LAS VEGAS 89102
: LOCATIONS CONFORM TO TITLE 19A
: OWNER: BELL REAL ESTATE LLC
: WARD # 1 - JANET MCANCHEF
: SIGHT PLAN < FOR (2) 12'x 24' OFF PREMISE ADVERTISING "BILLBOARD" SIGN(S)



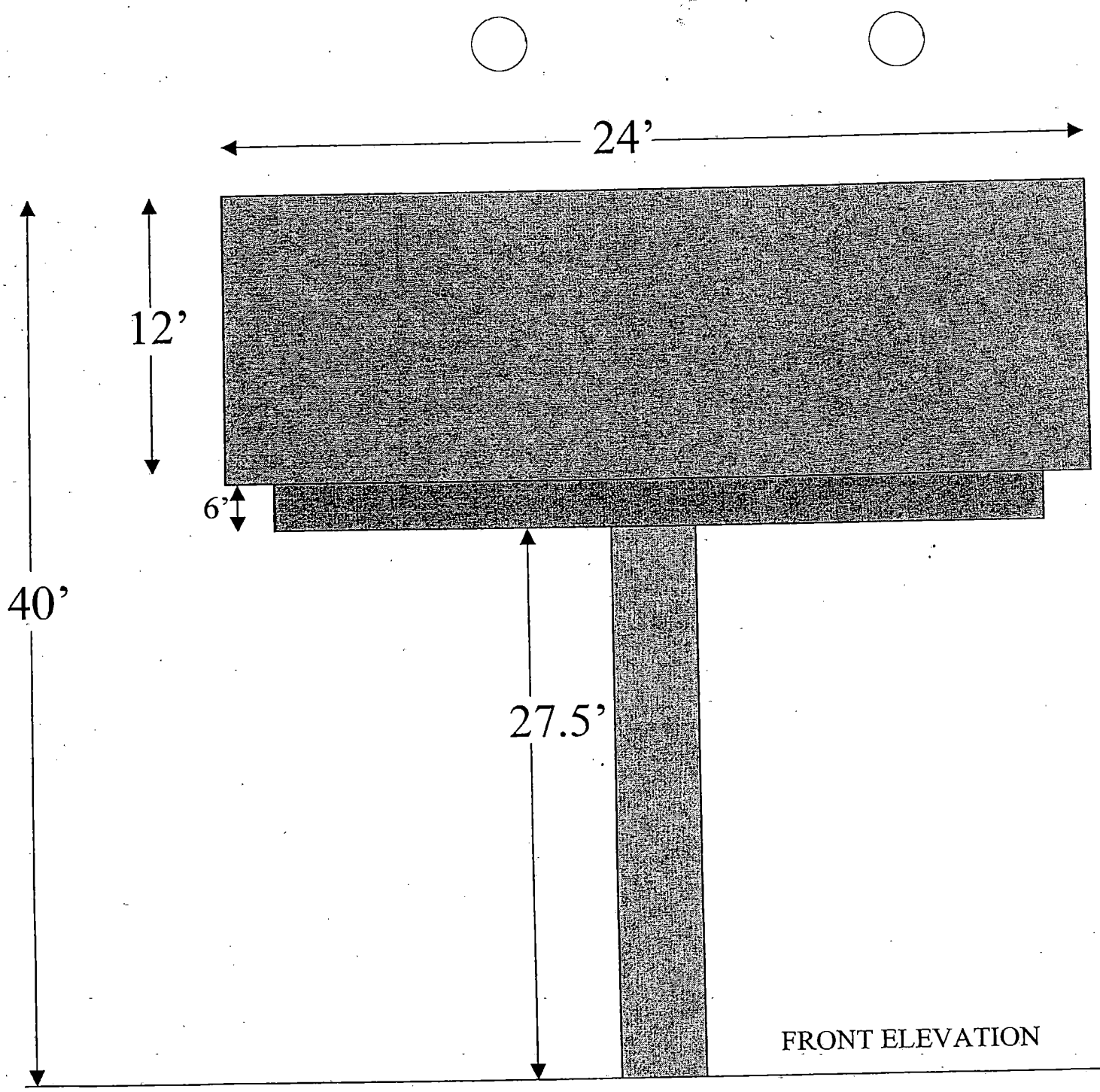
ELEVATION DRAWING NOT TO SCALE

REVISED
10.25.04

RQR-5443
12-16-04 PC

BELL REAL ESTATE LLC INDUSTRIAL RD 89102

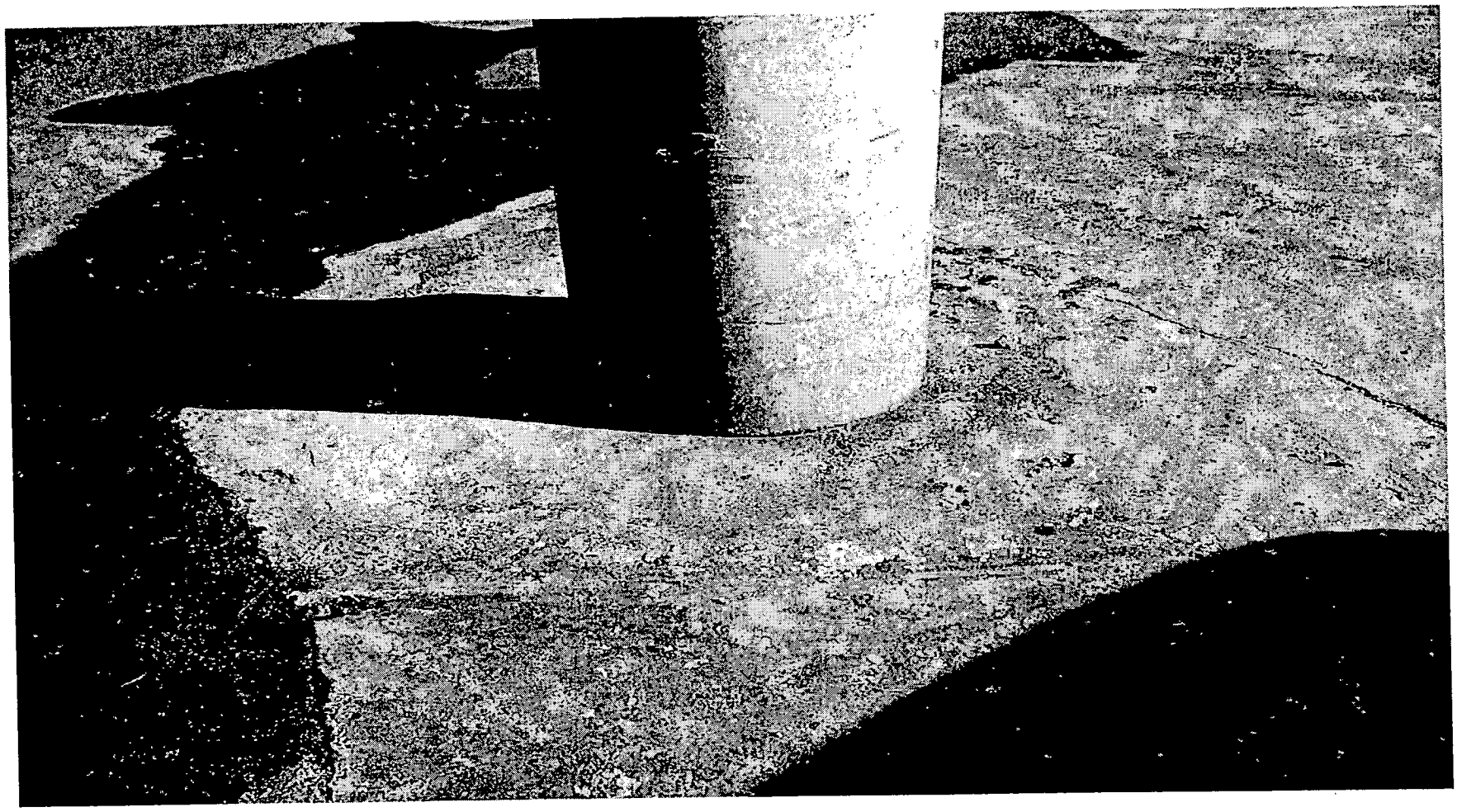
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY	BC
DATE: 10/25/04		REVISED	
SIGHT PLAN FOR (2) 12'x 24' BILLBOARDS			
JURISDICTION - LAS VEGAS 89102 WARD #1		DRAWING NUMBER	ONE OF



FRONT ELEVATION

RQR-5443
12/16/04 PC

NOT TO SCALE



RQR-5443 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC
1910 INDUSTRIAL ROAD
DECEMBER 16, 2004 PLANNING COMMISSION



RQR-5443 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC
1910 INDUSTRIAL ROAD
DECEMBER 16, 2004 PLANNING COMMISSION



RQR-5443 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC
1910 INDUSTRIAL ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
RQR-5498 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JERALD LANDWEHR AND KAY C. LANDWEHR - Required One Year Review of an Approved Special Use Permit (SUP-2960) WHICH ALLOWED FOR ANIMAL KEEPING AND HUSBANDRY (GOATS) at 4809 Ricky Road (APN 138-12-710-090), R-E (Residence Estates) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 01/19/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for SUP-2960

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

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

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

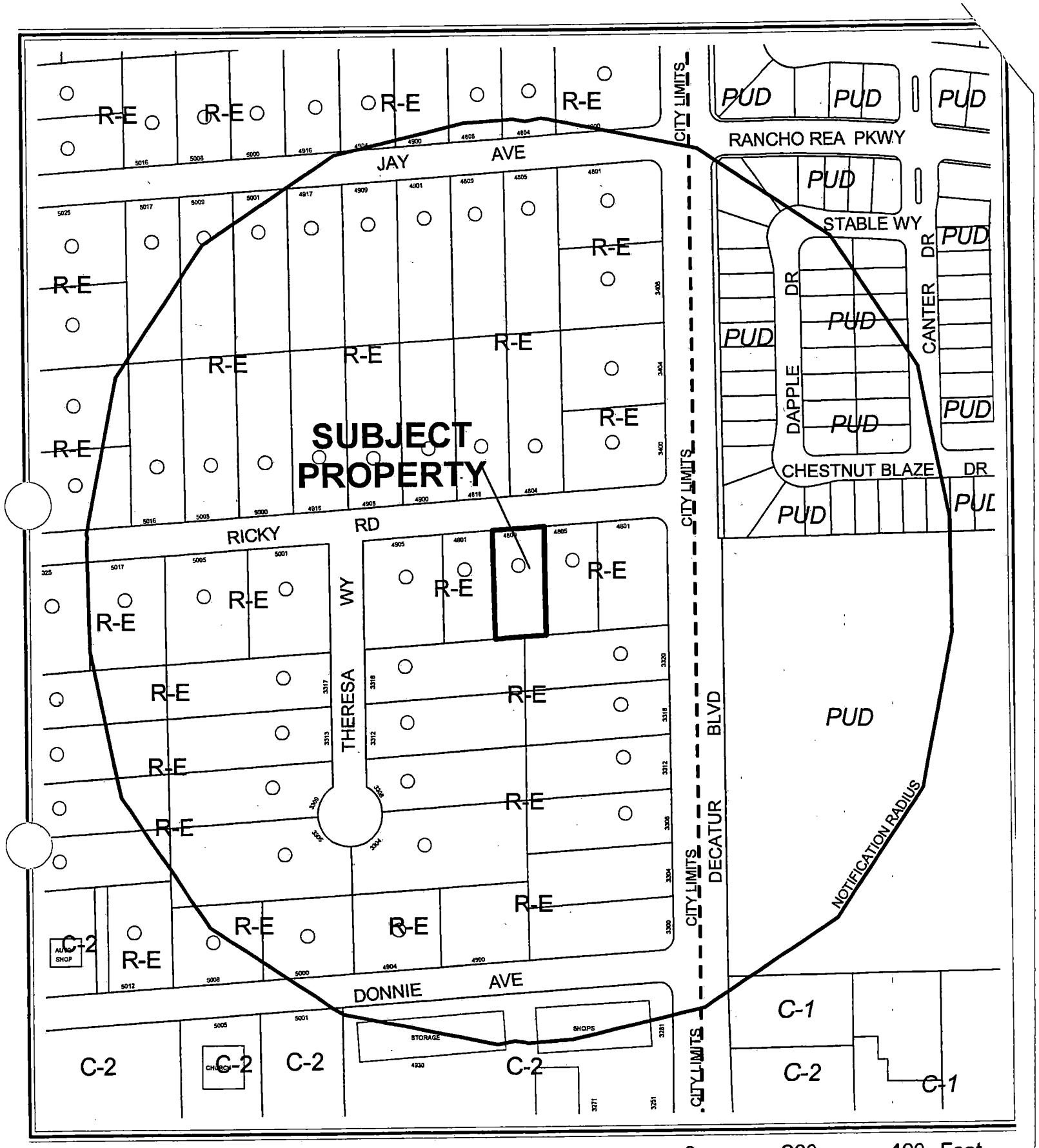
GARY LEOBOLD, Planning and Development, stated that staff requested Item 14 [RQR-5513] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

(6:13 – 6:17)
1-425

CONDITIONS:
Planning and Development

1. Conformance to all Conditions of approval for Special Use Permit SUP-2960, with no further reviews required.
2. All City Code requirements and design standards of all City Departments shall be satisfied.



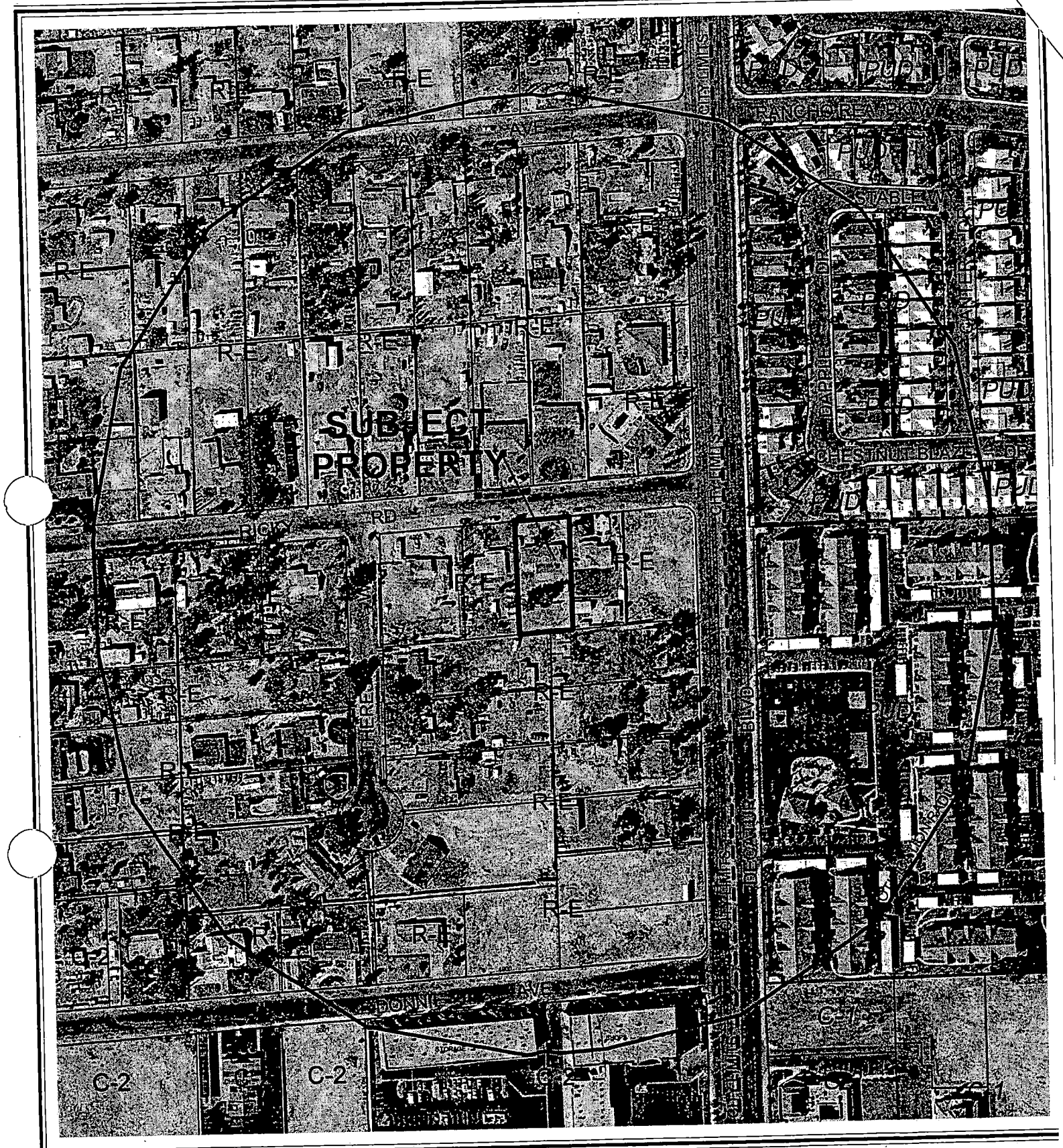
0 200 400 Feet

CASE: **RQR-5498**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **RQR-5498**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5498 - APPLICANT/OWNER: JERALD LANDWEHR AND KAY C. LANDWEHR

** CONDITIONS **

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

Planning and Development

1. Conformance to all Conditions of approval for Special Use Permit SUP-2960, with no further reviews required.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required One Year Review of an Approved Special Use Permit which allowed for animal keeping and husbandry (goats) at 4809 Ricky Road.

BACKGROUND INFORMATION

A) Previous Actions

11/05/86 The City Council approved a request for a Rezoning (SUP-2960) to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval on October 9, 1986.

12/06/04 Confirmation was received from City of Las Vegas Code Enforcement that there are no outstanding violations at this location.

B) Pre-Application Meeting

A pre-application meeting is not required for a Required Review application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Required Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.44

B) Existing Land Use

Subject Property:	Single Family Residence
North:	Single Family Residence
South:	Single Family Residence
East:	Single Family Residence
West:	Single Family Residence

MP

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

D) General Plan Compliance

This site has a DR (Desert Rural Density Residential) General Plan designation. The existing R-E (Residence Estates) zoning district is in compliance with the General Plan. The approved Animal and Husbandry is a conditional use in the R-E zoning district.

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

The subject site is not located within any special district or zone.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1) Any Special Use Permit within 500'

A Development Impact Notice and Assessment was distributed with the original Special Use Permit and no comments were received from affected agencies.

MP

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Animal Keeping and Husbandry use. There are no similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

  A Special Use Permit is required to house more than three animals on the site in the R-E (Residence Estates) zoning district:

- Use

  The Animal Keeping and Husbandry use involves raising, keeping and breeding of domestic animals, including without limitation dogs, cats, birds and pot-bellied pigs. The use must be ancillary to the principal use, but may be conducted for commercial purposes. A Special Use Permit is required to house more than three animals on the site in the R-E (Residence Estates) zoning district.

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 Animal Keeping and Husbandry of five goats has been conducted in a manor that is harmonious and compatible with the existing single-family residencies adjacent to the east, west, and south of the property. Therefore, the recommendation for this request is approval with no further review required.

MP

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

The sanitation violations issued addressed with the original Special Use Permit. Therefore, the subject site is physically suitable for the keeping of more than the allowed three animals (five goats) on premises.

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

The use does not generate additional traffic, and access is adequate to the subject site.

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."**

No new violations have occurred for the subject use, therefore the use has not negatively affected the health, safety, and welfare issues of the surrounding landowners and general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 97

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5498 APN: _____

Name of Property Owner: Jerald & Kay Landwehr

Name of Applicant: Same

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Kay Landwehr

Print Name: Kay Landwehr

Subscribed and sworn before me

This 26th day of October, 2004

Notary Public in and for said County and State

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

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
[illegible]ETTE B. McDONALD
[illegible]RENCE WEEKLY
[illegible]ICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

January 13, 2004

Mrs. Kay C. Landwehr
4809 Ricky Road
Las Vegas, Nevada 89130

RE: SUP-2960 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 5, 2003

Dear Mrs. Landwehr:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Special Use Permit FOR ANIMAL KEEPING AND HUSBANDRY (GOATS) on 0.44 acres located at 4809 Ricky Road (APN: 138-12-710-090), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. Animal Control will make quarterly visits to ensure that only five female goats are kept and that the area is kept clean; and that the concerns of the neighbors be addressed.
2. This Special Use Permit shall be subject to a one-year review.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Submittal to the Planning and Development Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
5. All operations and activities be in accordance with Las Vegas Municipal Code Title 7.
6. The maximum number of goats allowed on this site shall be five.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: See Attached List

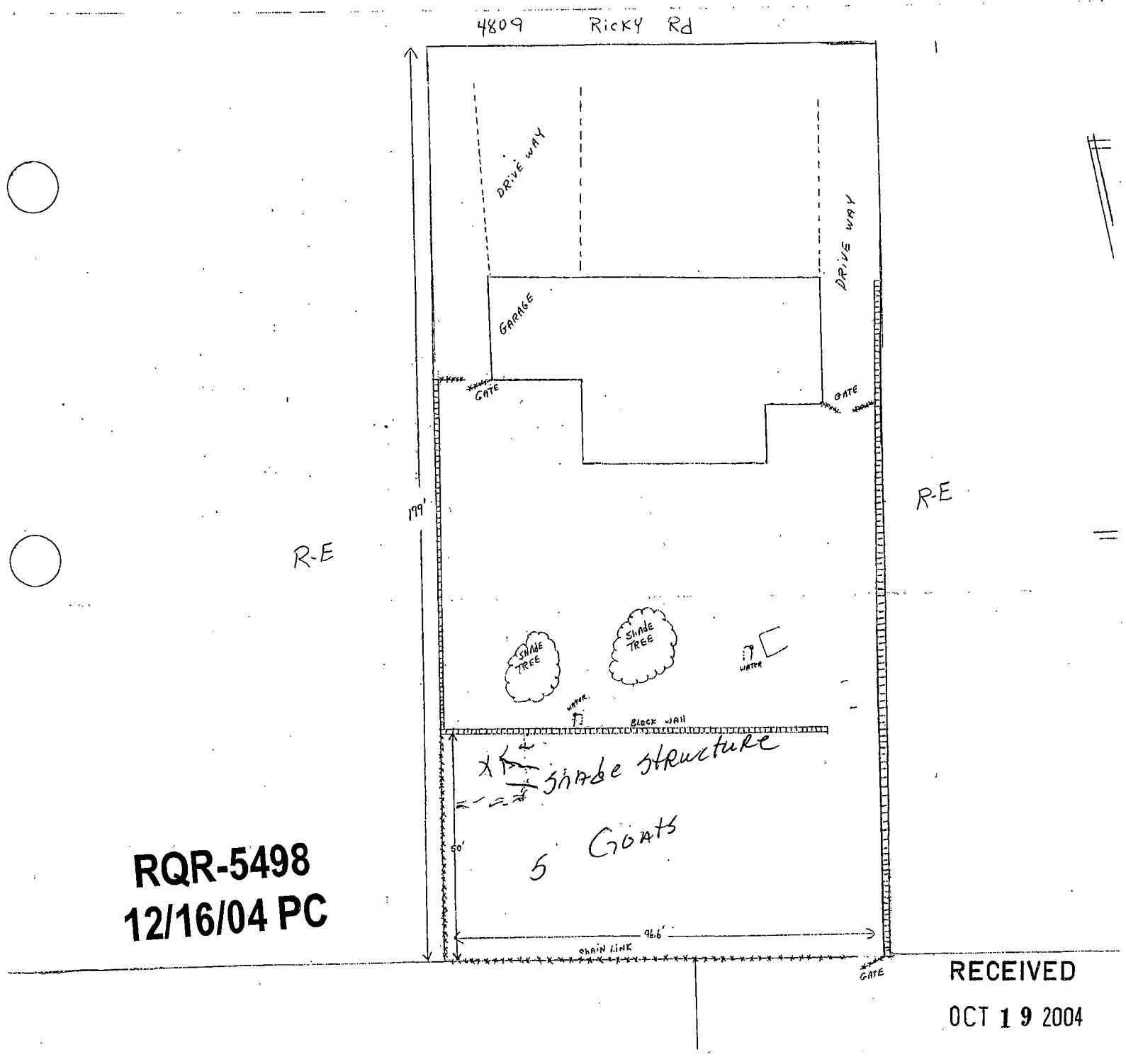
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-6/03

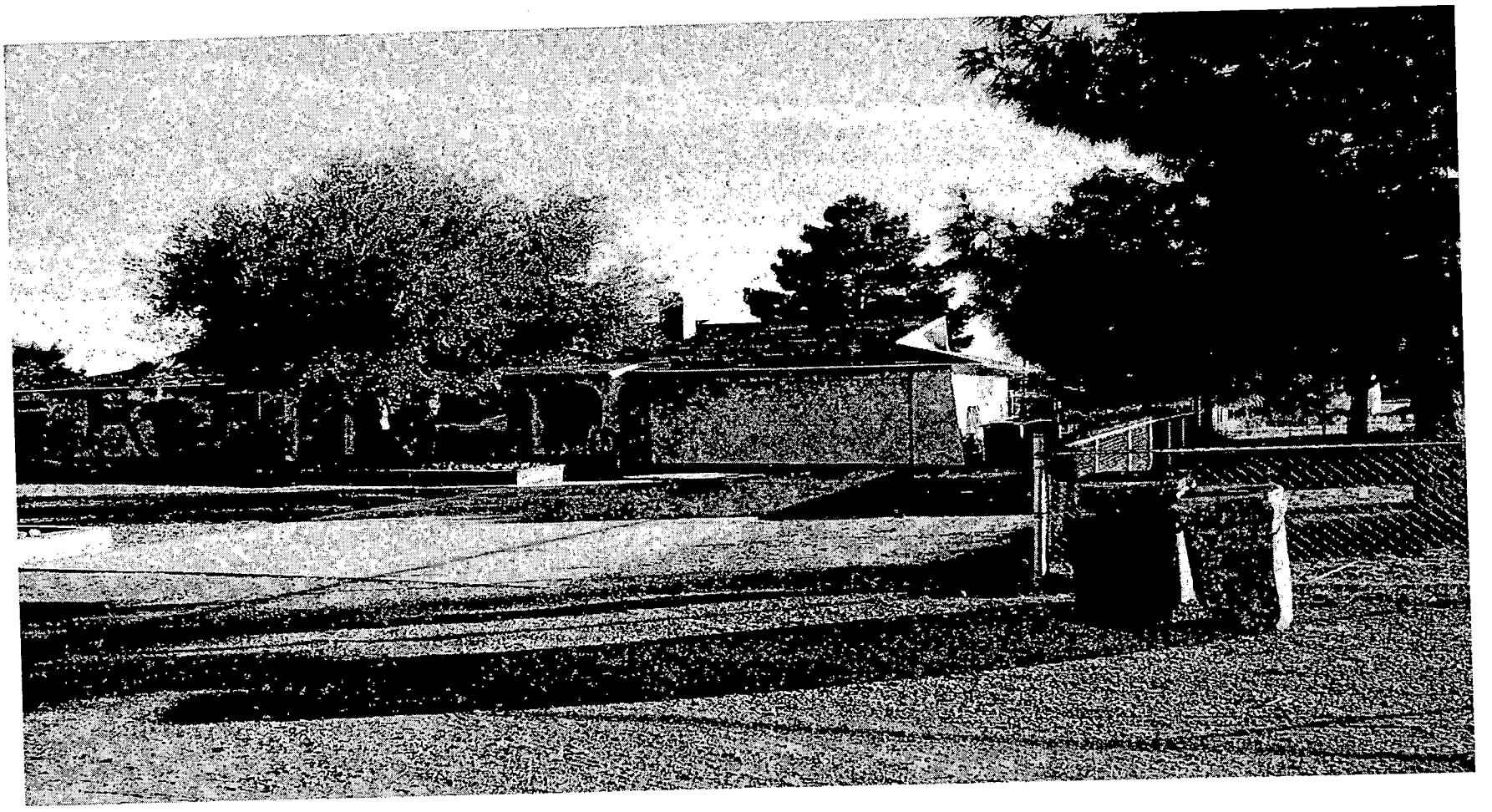
RQR-5498

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services



RQR-5498
12/16/04 PC

RECEIVED
OCT 19 2004



RQR-5498 - APPLICANT/OWNER: JERALD LANDWEHR AND KAY C. LANDWEHR
4809 RICKY ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



RQR-5498 - APPLICANT/OWNER: JERALD LANDWEHR AND KAY C. LANDWEHR
4809 RICKY ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
RQR-5513 – REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL - Required Four-Year Review of an approved Special Use Permit (U-0101-95) WHICH ALLOWED ONE 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ORIENTED TOWARD Interstate-15 AT A HEIGHT OF 30 FEET ABOVE THE ELEVATED FREEWAY; AND A SECOND 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ORIENTED TOWARD THE DESERT INN ROAD "SUPER ARTERIAL" AT A HEIGHT OF 55 FEET ABOVE GRADE at 3200 South Rancho Drive (APN 162-08-401-004), M (Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

IF APPROVED: C.C.: 01/19/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for U-0101-95(1)

MOTION:
NIGRO – APPROVED subject to conditions and adding the following condition:
- **The two off-premise advertising (billboard) signs shall be removed upon commencement of the mixed-use residential and commercial development approved for this site by Site Development Plan Review [SDR-3101].**

– UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 14 – RQR-5513

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the Planning Commission approved a Site Development Plan Review [SDR-3101] in November 2003 for a mixed-use residential and commercial development on this site. Staff requested a condition be added, which was read into record by MR. LEOBOLD.

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, Las Vegas, NV 89119, stated that he was not aware of staff's requested added condition until MR. LEOBOLD read it into record. He asked for clarification of the condition relative to removing the signs. CHAIRMAN TRUESDELL responded that when the Site Development Plan Review [SDR-3101] was approved for the proposed development, one of the representations made by the property owner and the developer was that as a condition, the two billboards would be removed upon development of the project. Staff would like to be consistent as the application goes forward to avoid any confusion. MR. NAFTZGER could not agree to the condition, as a new lease had been signed, but he had not spoken with the landowner.

MR. LEOBOLD then referenced an agenda item, Item 51 [SUP-5502], which involved a mixed-use site that can include residential. The item had to be stricken because under the current Code, billboard signs are not allowed on residential properties. So, the condition is more of an advisement of what is already in the Code. MR. NAFTZGER confirmed that he understood the condition but could not concur.

DEPUTY CITY ATTORNEY BRYAN SCOTT recommended holding the item in abeyance until the applicant could speak with his client and confirm if the condition was acceptable. VICE CHAIRMAN NIGRO commented that it would not be necessary for the applicant to accept the condition in order for the Commission to vote on the item. DEPUTY CITY ATTORNEY SCOTT concurred and added that the Commission could vote for approval or denial on the application. VICE CHAIRMAN NIGRO felt the condition was clear.

COMMISSIONER STEINMAN stated that there is a great need for clean up at the base of the billboard sign, including the existing graffiti and bird droppings. MR. NAFTZGER responded that, to his knowledge, the graffiti had been cleaned up last week. COMMISSIONER STEINMAN responded that he viewed the site this past Sunday, and the graffiti was still in existence. He continued by stating that the area looks horrible and MR. NAFTZGER agreed that the area needed cleaning.

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 14 – RQR-5513

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 14 [RQR-5513] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:17 – 6:21)

1-540

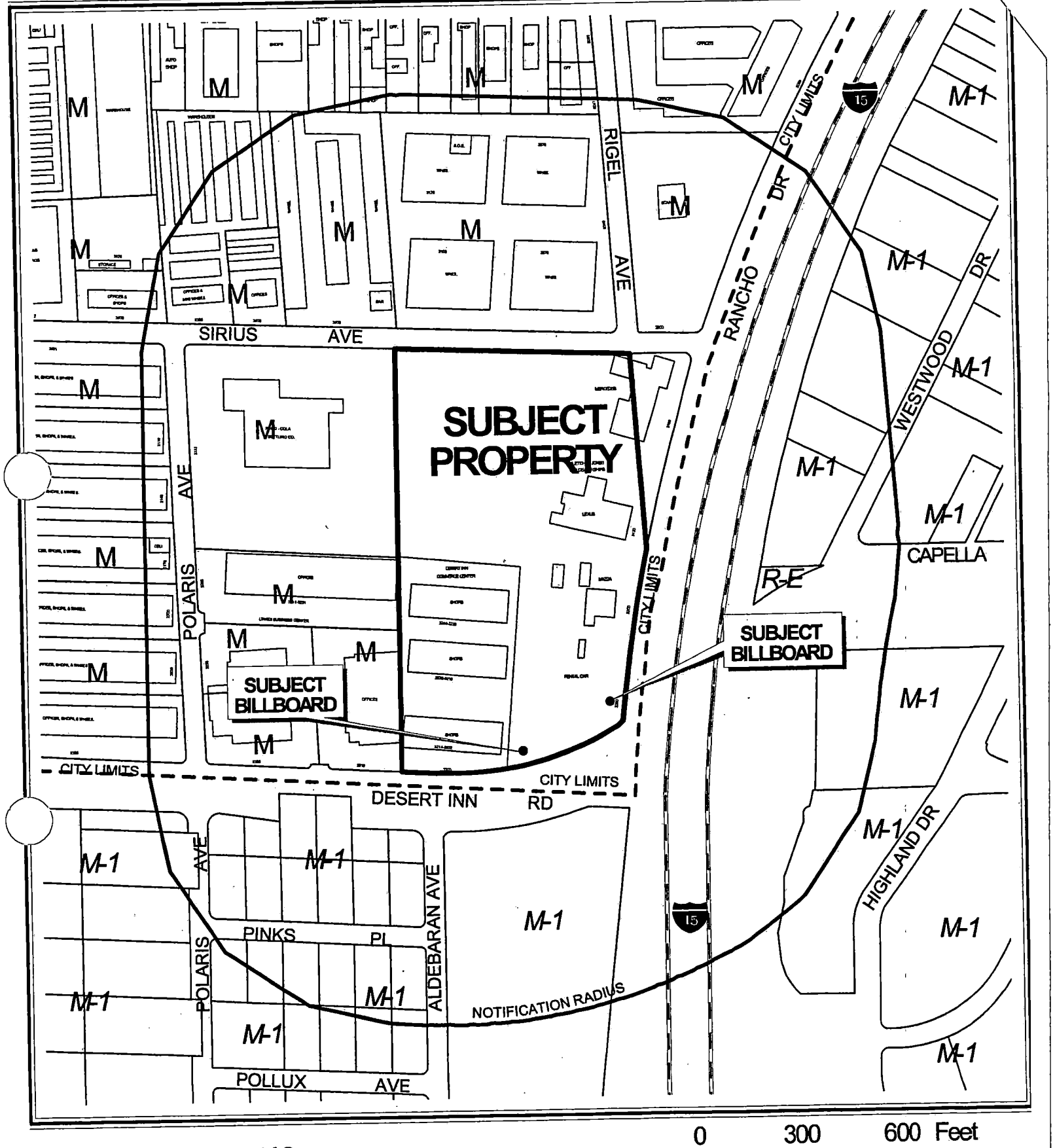
CONDITIONS:
Planning and Development

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

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

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

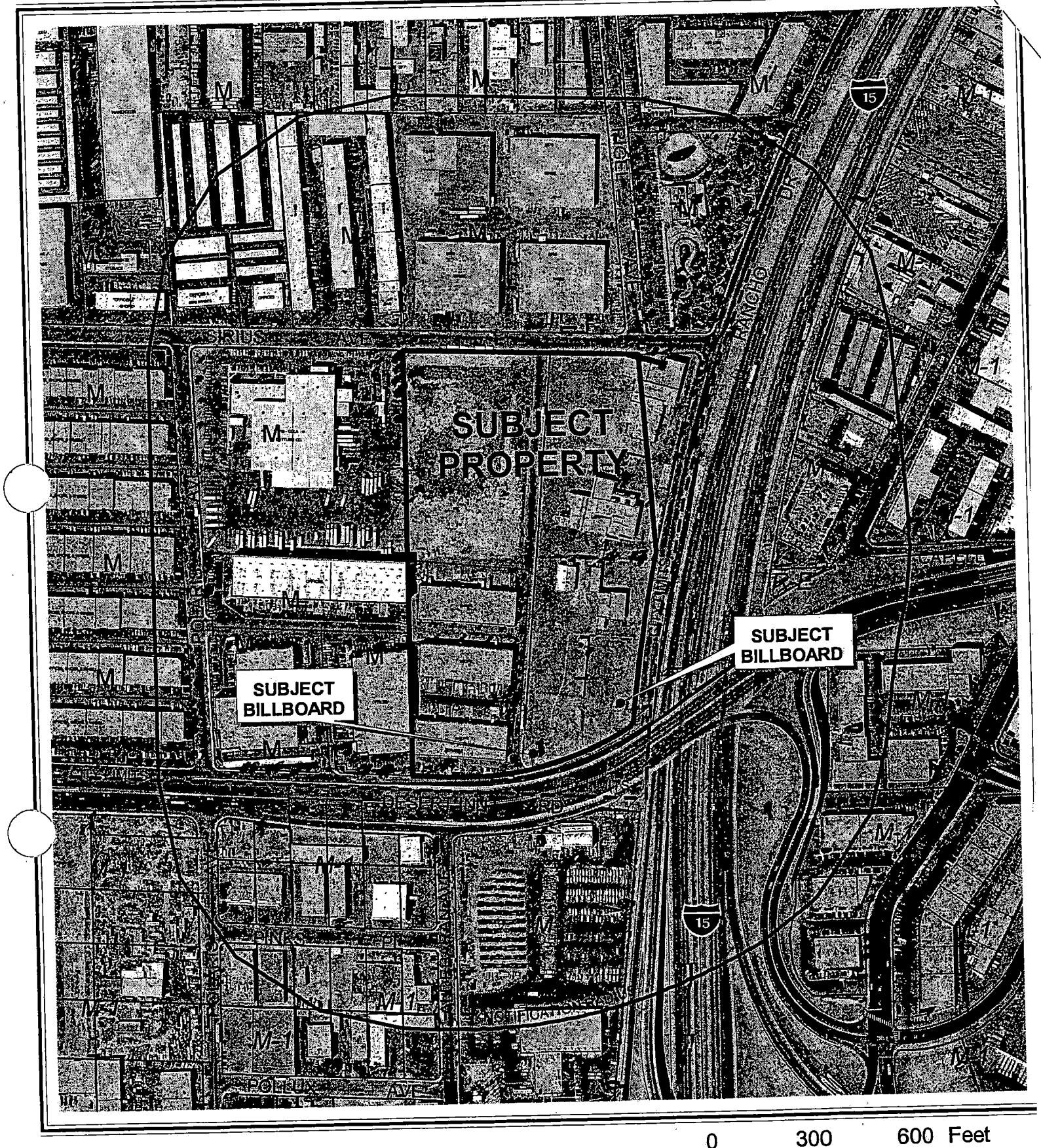
4. All City Code requirements and design standards of all City Departments shall be satisfied.



CASE: **RQR-5513**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
M (INDUSTRIAL) AND M (INDUSTRIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



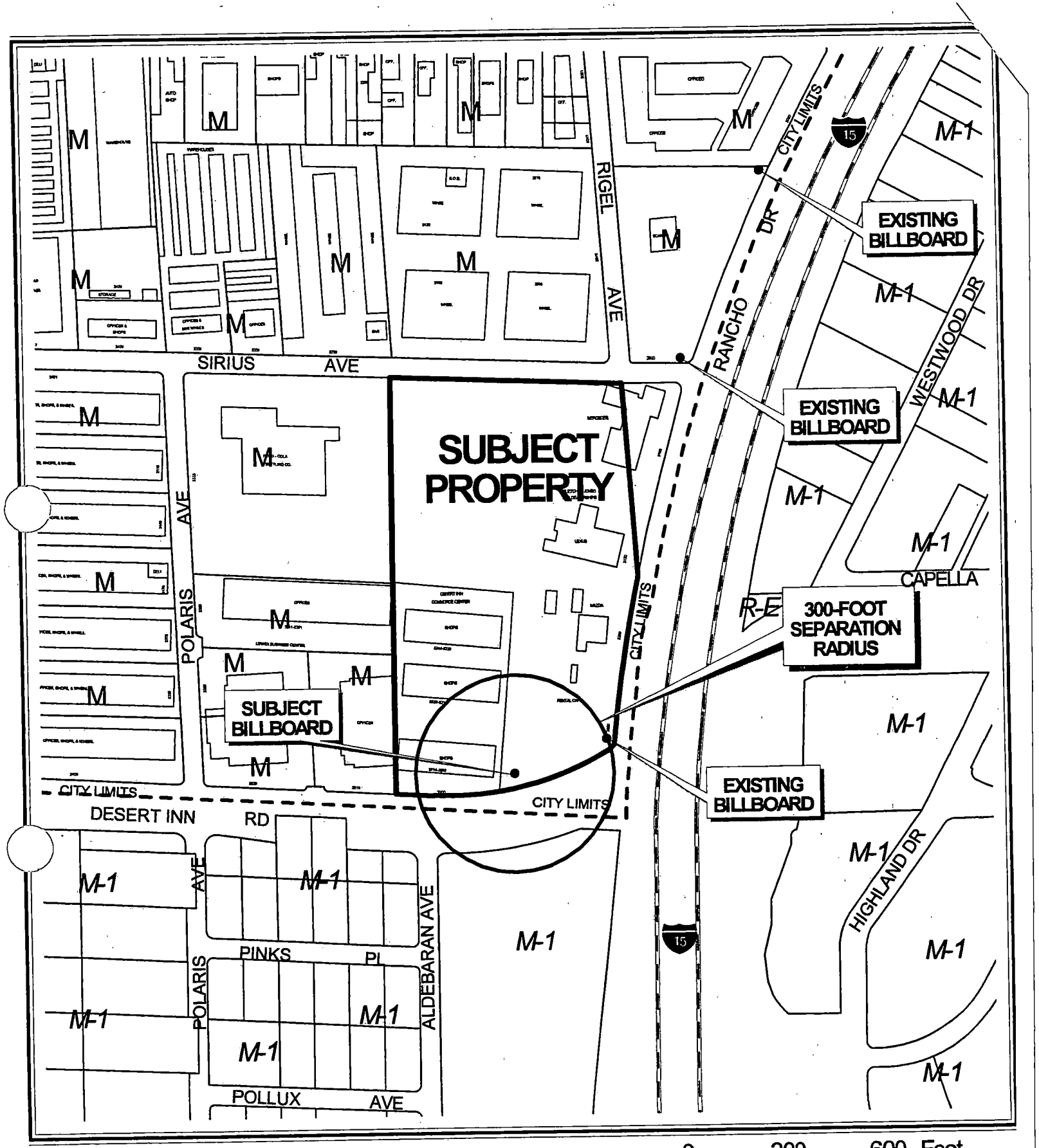
0 300 600 Feet

CASE: **RQR-5513**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
M (INDUSTRIAL) AND M (INDUSTRIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

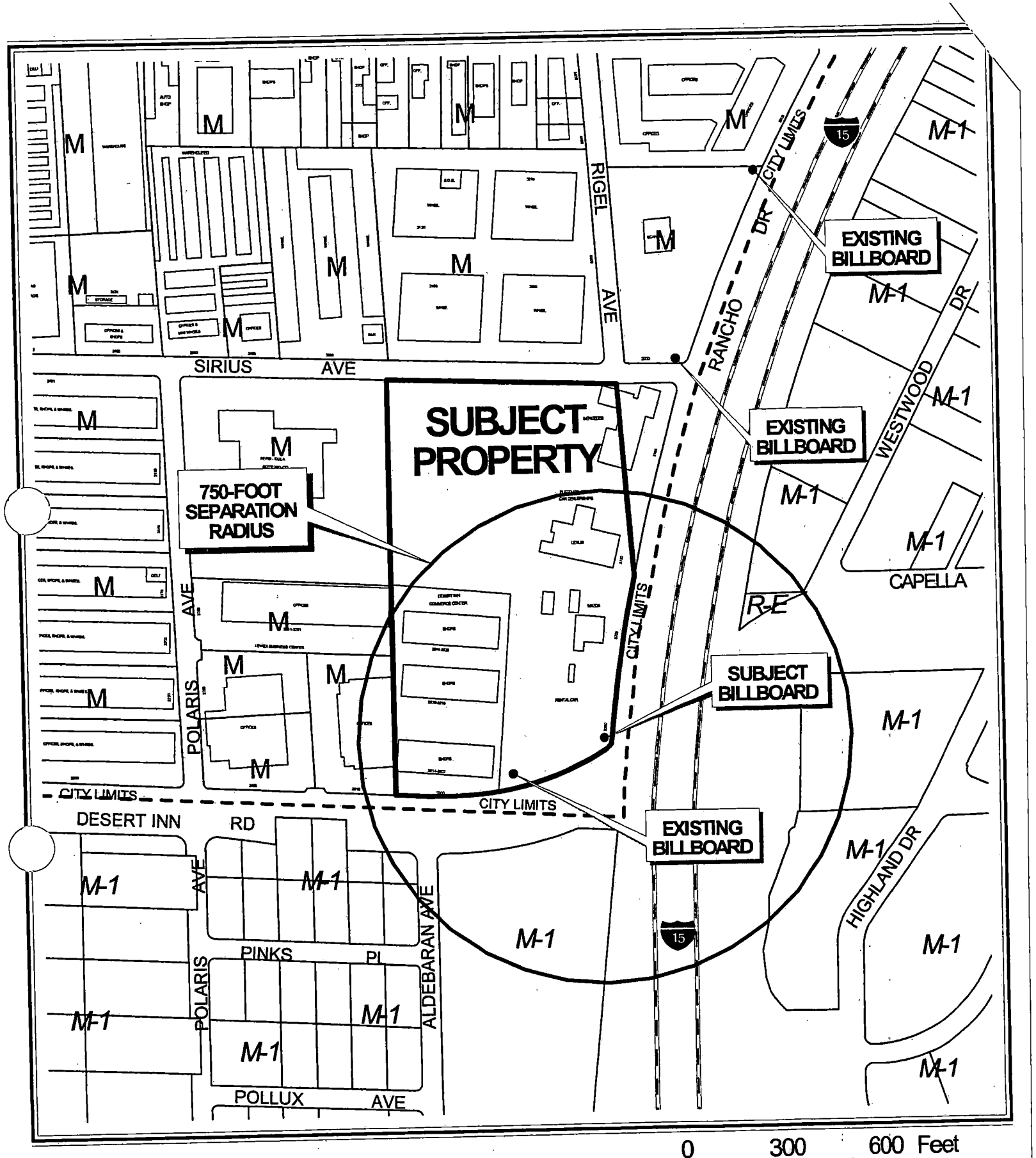
N



CASE: **RQR-5513**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY:
M (INDUSTRIAL) AND M (INDUSTRIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

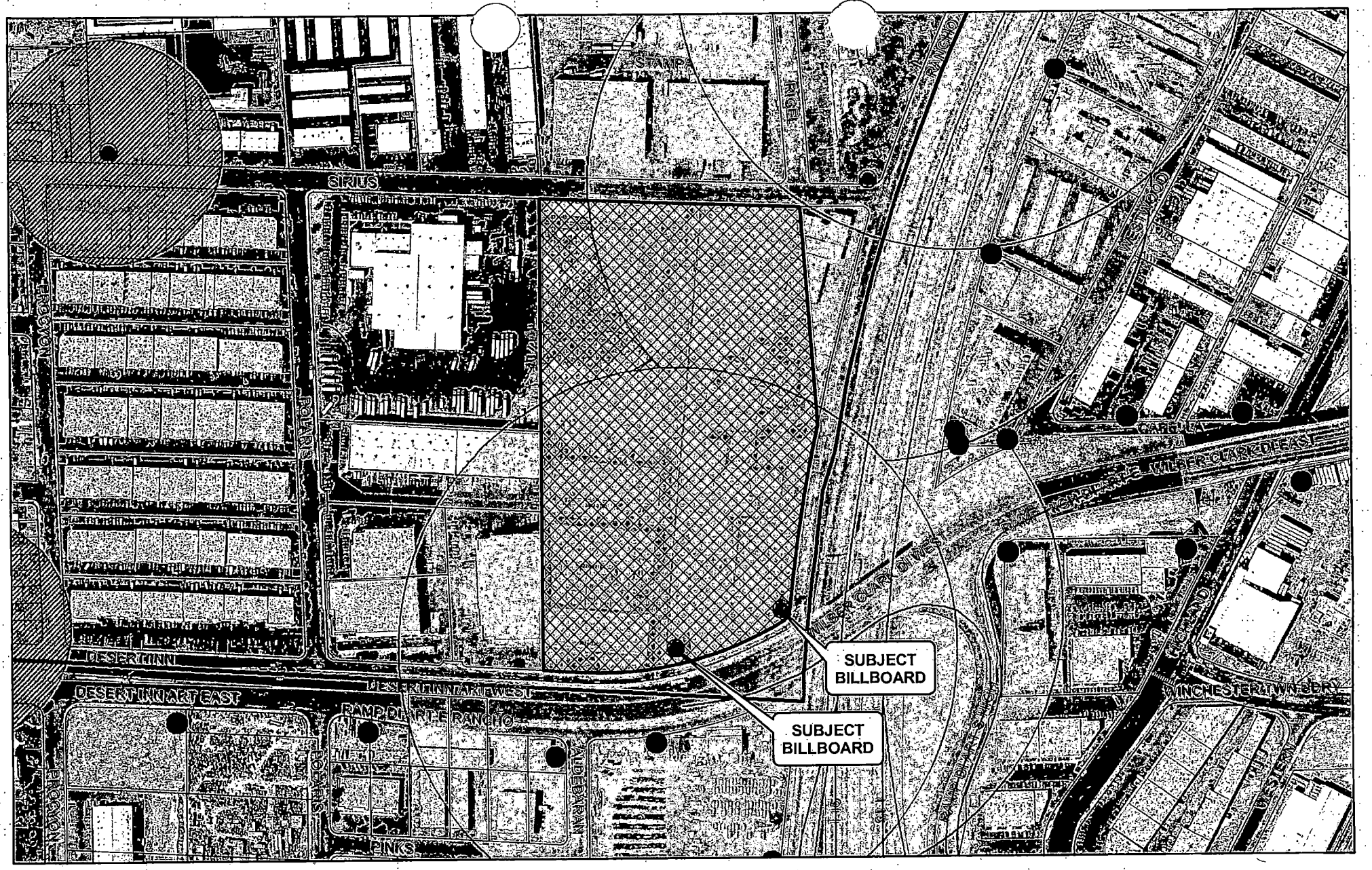


CASE: **RQR-5513**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
M (INDUSTRIAL) AND M (INDUSTRIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



RQR-5513

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5513 – APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL

** CONDITIONS **

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

Planning and Development

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required Four-Year Review of an approved Special Use Permit (U-0101-95) which allowed one 14-foot by 48-foot off-premise advertising (billboard) sign oriented toward Interstate-15 at a height of 30 feet above the elevated freeway; and a second 14-foot by 48-foot off-premise advertising (billboard) sign oriented toward the Desert Inn Road "Super Arterial" at a height of 55 feet above grade at 3200 South Rancho Drive.

BACKGROUND INFORMATION

A) Previous Actions

10/18/95 The City Council approved the Special Use Permit (U-101-95) for the two 14-foot by 48-foot off-premise advertising (billboard) signs on this site subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval on September 26, 1995.

12/06/00 The City Council approved a Required Five-Year Review of the Special Use Permit [U-101-95(1)] for the two 14-foot by 48-foot off-premise advertising (billboard) signs on this site subject to a four-year review. The Planning Commission and staff recommended approval on October 26, 2000.

11/05/03 The City Council approved a General Plan Amendment (GPA-3005) to SC (Service Commercial) a Rezoning (ZON-3007) to C-1 Limited Commercial) and a Special Use Permit (SUP-3100) for multifamily residential units on this site. The Planning Commission and staff recommended approval on October 9, 2003.

11/20/03 The Planning Commission approved a Site Development Plan Review (SDR-3101) for a mixed-use residential and commercial development on this site. Staff recommendation was for approval.

B) Pre-Application Meeting

A pre-application meeting is not required for a Required Review application.

MP

C) Neighborhood Meetings

A neighborhood meeting is not required for a Required Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 19.66

B) Existing Land Use

Subject Property:	Automobile Dealership (Vacant)
North:	Outdoor Amusement Facility
	Warehouse
South:	Desert Inn Super Arterial
East:	I-15 Freeway
West:	Office
	Shops
	Warehouse

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	LI/R (Light Industrial/Research)
South:	Unincorporated Clark County
East:	ROW (Right-of-Way)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial) under Resolution of Intent to C-1 (Limited Commercial)
North:	M (Industrial) under Resolution of Intent to C-1 (Limited Commercial) and M (Industrial)
South:	Unincorporated Clark County
East:	I-15 Freeway
West:	M (Industrial)

E) General Plan Compliance

The subject site is located on the Southeast Sector of the General Plan. The Plan identifies SC (Service Commercial) as the General Plan designation for the subject site. The approved C-1 (Limited Commercial) zoning designation is in conformance with the General Plan Designation.

MP

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 subject site is not located within any special district or zone.

At the time the original Special Use Permit was approved, there was no requirement to notify other agencies of this item as being a Project of Regional Significance.

ANALYSIS

A) Zoning Code Compliance

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04 a 19.14, the following Standards apply to the subject proposal:

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Signs are not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Signs are in M Zoning District under Resolution of Intent To C-1	Y
Off-premise sign area (max.)	672 SF	672 SF Each	Y
Separation distance from other off-premise sign (min.)	300 Feet	1,200 Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	2,500 Feet	Y

MP

Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	50 and 55 Feet*	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	900 feet	Y

The subject sign located is in an area of a high concentration of billboards. The subject sign conforms to the minimum distance separations between freeway-oriented off-premise advertisement (billboard) signs, other billboards, and from "U" or "R" designated properties.

* The additional height of each sign was approved with the original Special Use Permit.

B) General Analysis and Discussion

- Zoning

The subject site is zoned M (Industrial) under Resolution of Intent to C-1 (Limited Commercial), which permits an Off-Premise Advertisement (Billboard) Sign with the approval of a Special Use Permit. The subject site was approved for two billboards in 1995 through Special Use Permit U-0101-95. The billboards were constructed and are currently in use on the subject site. A Required Five-Year Review [U-0101-95(1)] for the billboards was approved by City Council on 12/06/00. Condition number one of [U-0101-95(1)] required that the billboard use be reviewed again in four years after approval at which time the sign may require removal.

- Use

A site visit conducted on November 30, 2004 indicates one of the subject off-premise advertising (billboard) signs, oriented towards I-15, currently has some graffiti, but is otherwise in relative good condition. Condition number 3 of this review requires the sign structure to be kept free of graffiti at all times. As of December 2, 2004, there are no known code violations related to the off-premises advertising (billboard) signs on this site.

- Conditions

Title 19.14.100(C) specifies the following provisions regarding off-premise advertising signs:

1. No off-premise signs shall be erected in the public right-of-way.

2. No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Chapter (including those protecting existing signs).

3. Off-premise signs are permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/ Industrial) and M (Industrial) Zoning Districts only.

4. No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.

5. Off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off-premise sign, wherever located, including an off-premise sign that is situated outside the corporate boundaries of the City.

6. The distance to and from a sign shall be measured with reference to the point on the ground that is directly beneath the center of the sign structure.

7. All other off-premise signs shall be no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum of 55 feet when authorized by the City Council.

8. Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.

9. No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district.

FINDINGS

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

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

   Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The area immediately surrounding the subject site not changed substantially in the past two years since the approval of the Special Use Permit. Because these billboards are oriented towards I-15 and Desert Inn Road and little change is anticipated in the near future, staff recommends approval of this review subject to a review in four years.

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

   The subject site has no physical constraints to impede the continuation of the off-premise advertising (billboard) signs use at this location.

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

   The continuation of the off-premise advertising (billboard) signs will not affect Rancho Drive and Desert Inn Road, both fully developed streets adjacent to this request.

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

   The existing billboard signs received construction permits and a final inspection approval from the Building and Safety Department to ensure the public health, safety, and welfare are not compromised.

MP

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 49

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5513 APN: 162-08-401-004

Name of Property Owner: Fletcher Jones Sr Trust: Jr. Trust Etal

Name of Applicant: Lamar Advertising

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: Scott Nattzger

Print Name: Scott Nattzger (on behalf of owner)

Subscribed and sworn before me

This 4th day of October, 2004

Lynda S Miles

Notary Public in and for said County and State

LYNDA S. MILES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-85289-1
My Appt. Expires Sept. 25, 2007

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

December 7, 2000

Fletcher Jones Company
Fletcher Jones Management
170 East Reno Avenue, Suite C-6
Las Vegas, Nevada 89119-1102

RE: U-0101-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF DECEMBER 6, 2000

Dear Applicant:

The City Council at a regular meeting held December 6, 2000 APPROVED the Required Five Year Review on an approved Special Use Permit which allowed one 14 foot x 48 foot off-premise advertising (billboard) sign oriented toward I-15 at a height of 30 feet above the elevated freeway; and a second 14 foot x 48 foot off-premise advertising (billboard) sign oriented toward the Desert Inn Road "Super Arterial" at a height of 55 feet above grade both located at 3200 South Rancho Drive (APN: 162-08-401-004), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2000. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the off-premise advertising (billboard) signs be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) signs are removed.

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

Sincerely,

Vicky Darling

VICKY DARLING
ASSISTANT DEPUTY CITY CLERK for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services
Land Development Services

Ms. Debbie Barone
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

1112-012-11/00

RQR-5513

A PORTION OF THE
SOUTH 1/2, SOUTHWEST 1/4
SECTION 8, TOWNSHIP 21 SOUTH
RANGE 6 EAST
PARCEL # 152-08-401-004
ADDRESS 8200 S. RAINBOW

N

LOCATION 1

RAINBOW RD

INTERSTATE 15

NEW CAR LOTS

DESERT INN ROAD
(UNDER CONST.)

Center line right to
Center of Hwy 595'

Location 1

Location 2

48'

SUBJECT

DESERT INN

APPROVED
LOCATION 2 ONLY

ALMAR OUTDOOR ADVERTISING, INC.

Fletcher Jones I15 Page 15

RQR-5513
12/16/04 PC



RQR-5513 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL
3200 SOUTH RANCHO DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



RQR-5513 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL
3200 SOUTH RANCHO DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



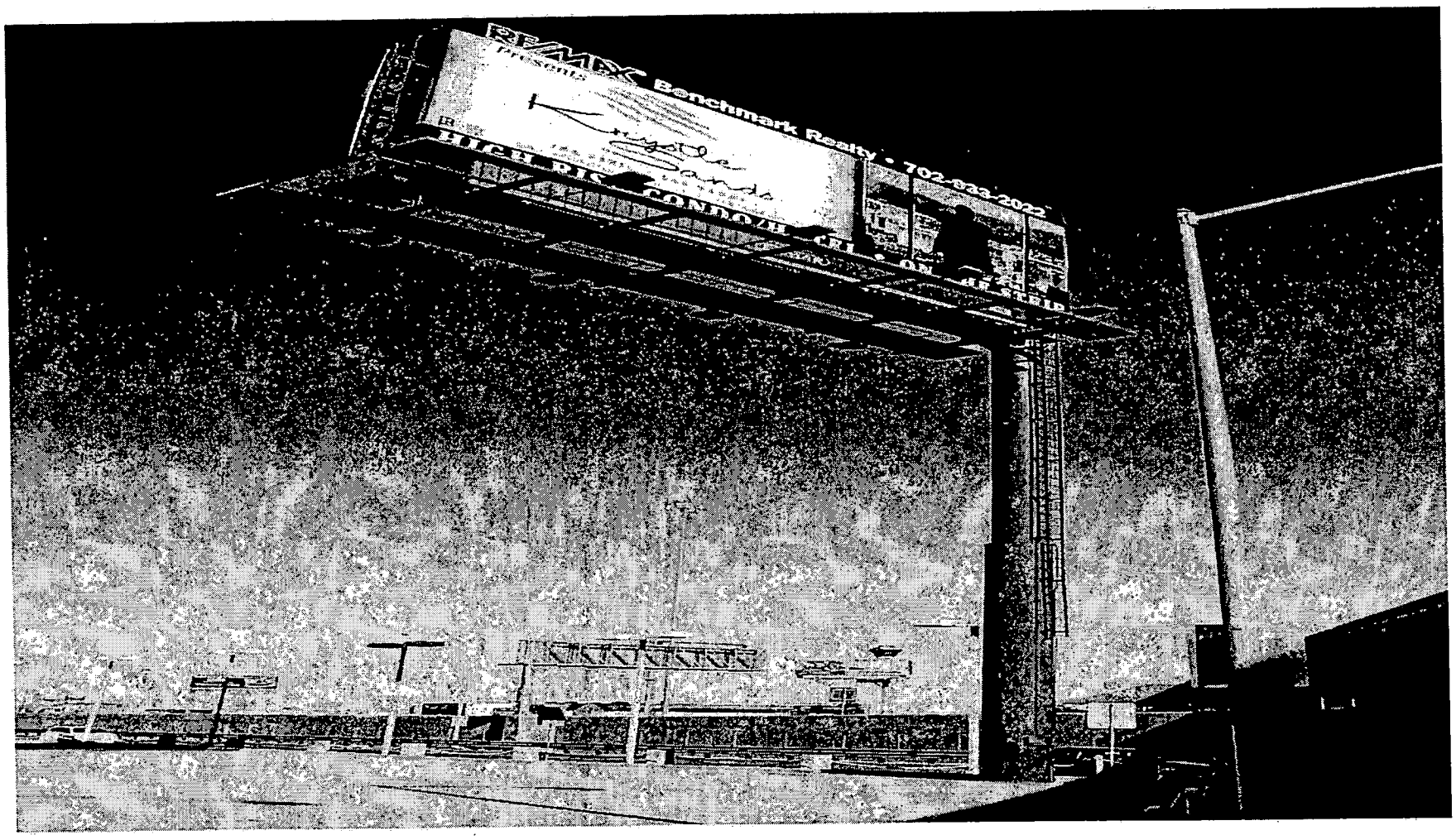
RQR-5513 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL
3200 SOUTH RANCHO DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



RQR-5513 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL
3200 SOUTH RANCHO DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



RQR-5513 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: FLETCHER JONES SR TRUST & JR TRUST, ET AL
3200 SOUTH RANCHO DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
VAC-5508 - VACATION - PUBLIC HEARING - APPLICANT: PULTE HOMES, INC. - OWNER: COKE MAGGIE, LLC - Petition to Vacate a portion of the west half of Buffalo Drive south of Iron Mountain Road, Ward 6 (Mack).

SET DATE: 01/05/05
C.C.: 01/19/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 14 [RQR-5513] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

(6:13 – 6:17)

1-425

CONDITIONS:

1. The limits of this vacation shall be the western 30 feet of Buffalo Drive between Maggie Avenue and Iron Mountain Road.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

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

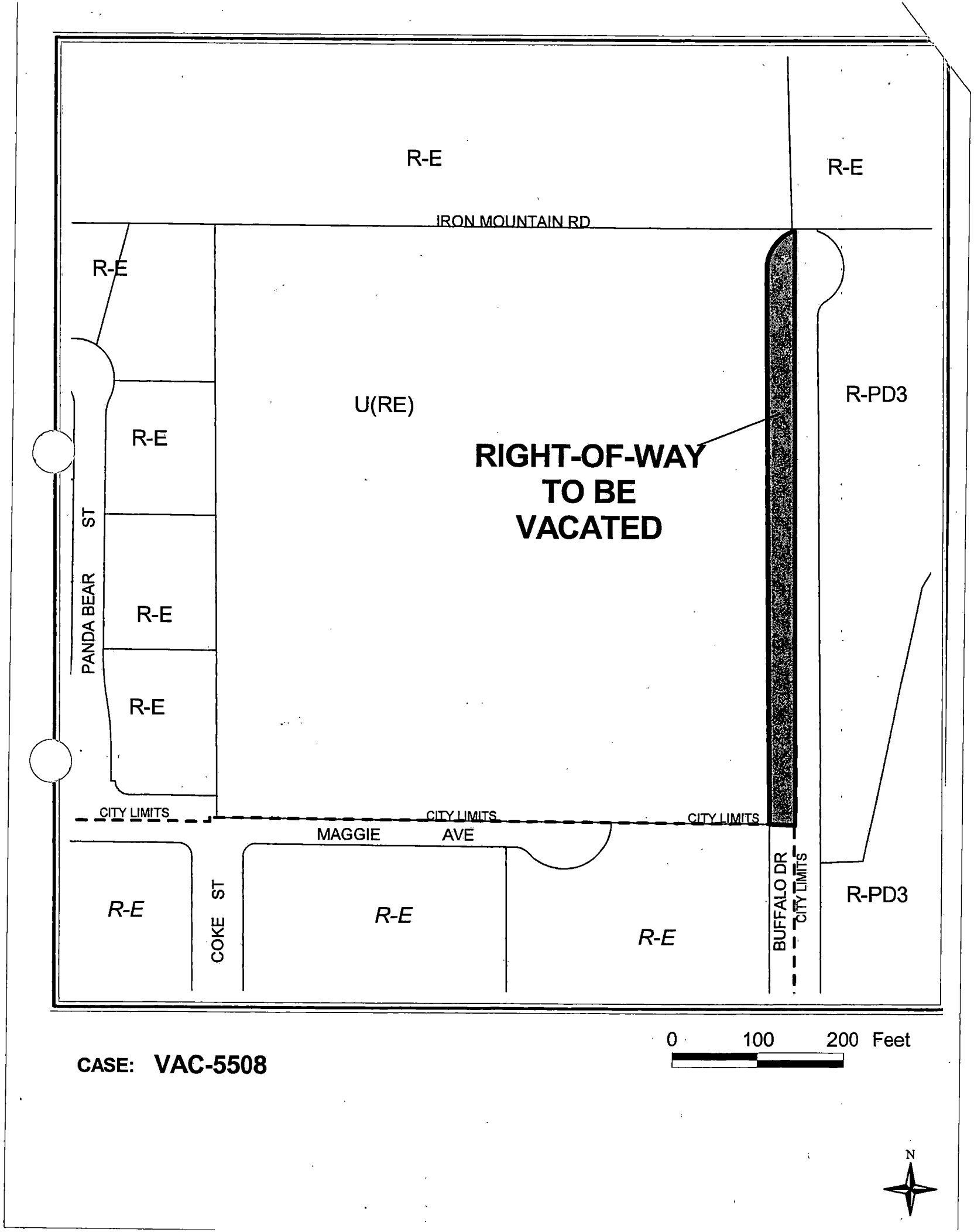
4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

CONDITIONS – Continued:

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



CASE: VAC-5508

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5508 - APPLICANT: PULTE HOMES, INC. - OWNER: COKE MAGGIE, LLC

** CONDITIONS **

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

1. The limits of this vacation shall be the western 30 feet of Buffalo Drive between Maggie Avenue and Iron Mountain Road.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate a portion of the west half of Buffalo Drive south of Iron Mountain Road and north of Maggie Avenue extended east.

B) Applicant's Justification

In a letter submitted with the subject request, it is indicated that this Vacation request is in conjunction with the Vacation request of VAC-3307 (approved by the City Council on 01/21/04) both of which were or are being submitted at the request of the City.

BACKGROUND INFORMATION

A) Previous Actions

10/02/91 The City Council approved a Rezoning (Z-0075-91) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the property east of this request for what was then known as Mountain Spa. The Planning Commission recommended approval on 09/12/91.

07/01/92 The City Council approved a Rezoning (Z-0036-92) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the property east of this request for what was then known as Mountain Spa. The Planning Commission recommended approval on 06/11/92.

09/04/02 The City Council approved a Site Development Plan Review [Z-0075-91(13)] for a revised master development plan containing 1873 lots on 635.80 acres east of this request for what is now known as Silverstone Ranch. The Planning Commission recommended approval on 08/08/02. The staff also recommended approval.

10/23/03 The Planning Commission accepted the applicant's request to withdraw without prejudice a petition to Vacate (VAC-2946) the east half of Buffalo Drive, between Brent Lane and Iron Mountain Road.

01/21/04 The City Council approved a request to Vacate (VAC-3307) the east half of Buffalo Drive between Brent Lane and Iron Mountain Road. The Planning Commission and staff recommended approval of this request on 12/18/03.

DDS

05/05/04 The City Council approved a request to Annex (ANX-3871) the property west of subject request. The effective date was 06/11/04. The Planning Commission and staff recommended approval on 03/25/04.

DETAILS OF APPLICATION REQUEST

The subject application proposes to Vacate the west half (W1/2) of Buffalo Drive, thirty feet (30') wide, located north of Maggie Avenue extended east and including a portion of the offset cul-de-sac; said property being a portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 9, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate this public right-of-way for Buffalo Drive into the adjacent development to the west. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The following information is presented concerning this request:

A. Does this Vacation request result in uniform or non-uniform right-of-way widths? *N/A, since the east half of Buffalo Drive is in the process of being vacated by VAC-3307.*

B. From a traffic-handling viewpoint will this Vacation request result in a reduced traffic handling capability? *No, since Buffalo Drive north of Maggie Avenue is an unused street.*

C. Does it appear that the Vacation request involves only excess right-of-way? *No, it is the reciprocal vacation for the east half of Buffalo Drive (VAC-3307).*

D. Does this Vacation request coincide with development plans of the adjacent parcels? *Yes, the northeast corner of Maggie Avenue and Coke Street is developing as a residential subdivision.*

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

DDS

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-5508** APN: 125.09.501.003

Name of Property Owner: Coke Maggie LLC

Name of Applicant: Rulte 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: Paul R. Hummer

Print Name: PAUL R. HUMMER

Subscribed and sworn before me

This 14TH day of OCTOBER, 2004

L. Rutledge
Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
L. RUTLEDGE
No. 96-6033-1
My Appointment Expires Jan. 10, 2005

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
VAC-5576 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Egan Crest Drive, Ward 6 (Mack).

SET DATE: 01/05/05
C.C.: 01/19/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576] – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 14 [RQR-5513] be pulled from One Motion One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [ANX-5528], Item 12 [RQR-5443], Item 13 [RQR-5498], Item 15 [VAC-5508] and Item 16 [VAC-5576].

(6:13 – 6:17)

1-425

CONDITIONS:

Planning and Development

1. The Order of Relinquishment of Interest shall be revised to exclude any portion of the existing right-of-way and/or Government Patent Easements on Grand Teton Drive, east of Egan Crest Way.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Site Development Plan Review SDR-5309 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

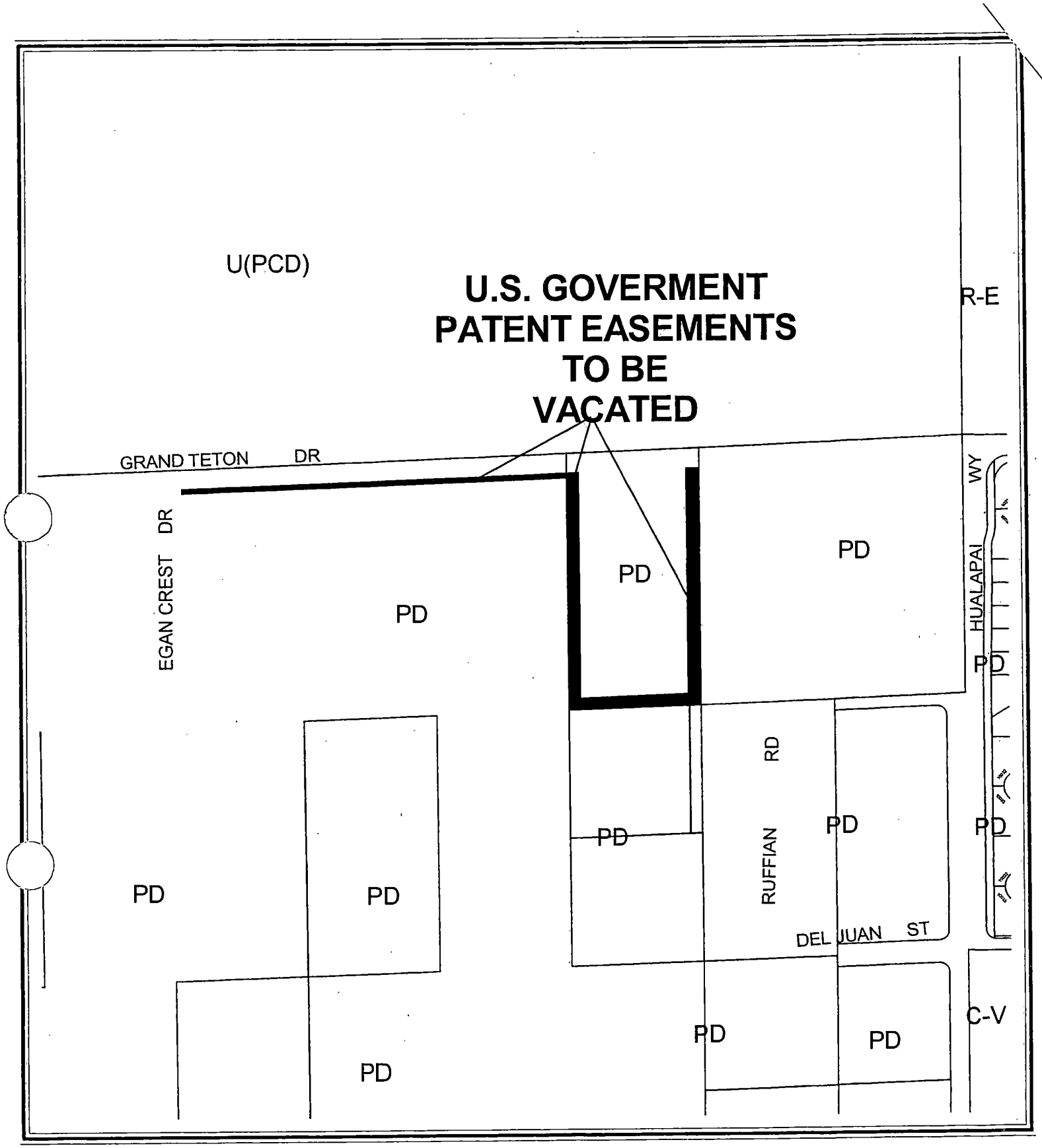
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

CONDITIONS – Continued:

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

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



CASE: **VAC-5576**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5576 - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC

** CONDITIONS **

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

1. The Order of Relinquishment of Interest shall be revised to exclude any portion of the existing right-of-way and/or Government Patent Easements on Grand Teton Drive, east of Egan Crest Way.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Site Development Plan Review SDR-5309 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Egan Crest Drive, within the Cliff's Edge Master Development Plan (Providence) area.

B) Applicant's Justification

Vacation of the U.S. Government patent easements is necessary to develop a multi-family condominium development. The existing easements are no longer necessary.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation is February 14, 2003.

03/19/03 The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.

03/11/04 The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. This Tentative Map is to serve as the guiding map for the further subdivision of land within the Cliff's Edge Master Development Plan Area.

06/16/04 The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on March 11, 2004.

11/04/04 The Planning Commission approved a Site Development Plan Review (SDR-5309) for a proposed 224-unit residential condominium development on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation request proposes to vacate U. S. Government Patent Easements as follows:

The West, South and East 33.00 Feet of the East Half (E½), except the North 50.00 Feet of the West and East 33.00 Feet, and the North 65.00 Feet of the West Half (W½), except the North 50.00 Feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The North 65.00 Feet of the East Half (E½), except the North 50.00 Feet and the North 65.00 Feet of the West Half (W½), except the North 50.00 Feet and West 40.00 Feet of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

PL

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservations because they are no longer needed in their current configuration. This will allow the development of a 224-unit multi-family condominium subdivision on this site. This request is appropriate, as the subject easements are not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

Public Works has no objection to the vacation application request for U.S. Government Patent Reservations generally located south of Grand Teton Drive, east of Egan Crest Way.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-5576** APN: **126-13-501-001 & ptn of 126-13-601-018**

Name of Property Owner: **Cliff's Edge Development, LLC**

Name of Applicant: **KB HOME**

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: Randall J. Tarr

Print Name: Randall J. Tarr, S.V.P Forward Planning
KB Home Nevada, Inc.
Attorney-In-Fact

Subscribed and sworn before me

This 12th day of October ,20 04

Janet E. Clark

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET E. CLARK
Appt. No. 04-88128-1
My Appt. Expires March 30, 2008



VAC-5576 - APPLICANT: KB HOME NEVADA, INC. - OWNER: CLIFF'S EDGE DEVELOPMENT, LLC
SOUTH OF GRAND TETON DRIVE, EAST OF EGAN CREST DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - GPA-4548 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).

C.C.: 01/19/05

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 – Not Applicable
3. Staff Report

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 17 [GPA-4548], Item 18 [ZON-4554], Item 19 [VAR-4677] and Item 20 [SDR-4555].

STEVE SWANTON, Planning and Development, stated that these items were tabled at the September 9th Planning Commission meeting so that the applicant could redesign the site. The Site Plan now reflects 166 lots, which decreased the density to approximately nine units per acre. The proposed MLA designation is generally compatible with the adjacent land uses. Therefore, staff recommended approval of the General Plan Amendment (GPA).

MINUTES – Continued:

A second neighborhood meeting was held for the GPA on November 30th. The residents voiced concerns regarding access, density, pricing of the proposed homes and the perimeter walls. The rezoning to RPD-9 would be compatible with the MLA designation and the surrounding area. Staff recommended denial on the rezoning, as it is linked to the Site Plan, which staff also recommended denial on due to the open space component. The applicant doubled the open space and has improved the access point. However, there is still a request for a deviation of 43% from the standard. The project does not contain sidewalks, which could link to various open space areas.

MR. LEOBOLD then read into record an added condition on Item 19 [VAR-4677], which was inadvertently left out. The condition read as follows: "In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer would be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $205,436.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map. Otherwise, the developer is still required to comply with the open space requirements in accordance with Title 19 of the Las Vegas Municipal Code."

CHRIS DYKA, Larry Tindall Residential Designer, 3531 E. Russell Road, Las Vegas, NV 89120, appeared on behalf of the applicant. MR. DYKA stated that over a year ago, a meeting was held and discussion had taken place with MAYOR PRO TEM GARY REESE regarding this project, which was originally designed for a multi-family project. At that time, MAYOR PRO TEM REESE informed the applicant that he would not support a multi-family type project, as it was designed to be a for sale, single-family type of project. In addition, the original plan had approximately 200 lots without rear yards.

Thereafter, the project was redesigned to be somewhat of a combination of multi family and single-family product. They have setbacks of 15 feet in the rear, 18 feet in the front and 15 feet on the sides. In addition, the number of lots was reduced to 166 units. The proposed project consists of private streets and is a gated community. Because it would be a for sale type product, the required open space is not necessary. However, there is exclusive use space, which are the yards that would typically be in a single-family project. Even though 120,000 feet of open space is required, the applicant is providing 68,000 feet of open space, as well as, 210,000 feet of exclusive use space.

MR. DYKA continued by stating that approximately two days ago, the applicant was notified about the added condition pertaining to making a contribution. He then expressed opposition to the added condition because it would actually cause an increase in the purchase price of the homes, approximately $1,500 per unit. As a result, this would affect the targeted qualified

MINUTES – Continued:

buyers with annual incomes of at least $25,000 because the income requirement would increase to approximately $30,000. Although the proposed project does not fit into the guidelines of the open space requirements, the product still meets the criteria for a single-family project.

COMMISSIONER STEINMAN clarified with MR. DYKA that the applicant wanted the Commission to consider the idea of counting the yards as part of the open space requirement. MR. DYKA then stated that although the Code does not allow for yards to be counted as open space, the proposed lots have 15 foot rear yards. COMMISSIONER STEINMAN then pointed out that every project the Commission has considered have had front, side and back yards, and the yards are not included in the amount of open space. He would not support this idea and stressed that it would be inconsistent with the way the Commission has taken part in planning these particular kinds of developments. MR. DYKA felt that it was better to have the rear yards than to be in compliance with the open space requirement. The intent was to trade some of the open space for actual lots and give buyers the pride of ownership.

MR. SWANTON confirmed for COMMISSION STEINMAN that staff felt that the proposed project consisted of too many units for the size of the parcel. MARGO WHEELER, Planning and Development, added that staff recommended approval of the General Plan Amendment, which would allow for the appropriate density. The density on the proposed project would not be any higher than the adjoining properties. However, staff's concern was the design of the project, as open space is not adequately provided per the Code. As a result, staff recommended denial on the proposed project.

MR. DYKA responded that if the proposed project were to comply with the open space requirement, 17 lots would be deleted from the project. He then informed COMMISSIONER STEINMAN that research had been done on single-family type projects. Thereafter, the applicant decreased the number of lots and the density on this project but yards were included this time. In addition, the starting price for these two-story homes is in the lower $100,000's.

COMMISSIONER EVANS inquired about the pool/clubhouse on the Site Plan drawing. MR. DYKA pointed out the common area, which included a pool/clubhouse, barbeque area and tot lot on the drawing, which was located at the front of the proposed project. This common area is for this gated community and would be maintained by the homeowner's association.

MR. DYKA showed elevations of the proposed project, as requested by CHAIRMAN TRUESDELL. He then stated that the plans have not been finalized but range from 1,200 to 1,600 square feet.

MINUTES – Continued:

In his opinion, COMMISSIONER GOYNES felt that the applicant needed to give up the 18 lots to achieve the required amount of open space. Looking at the diagram, he pointed out that a potential homeowner living on the far end of the proposed development would have a long walk to utilize the open space or common area. He understood that there are surrounding compatible developments; however, the entire block is a congested area. He felt that the applicant should meet the open space requirement and increase the price of the homes to upgrade the area. In addition, it would be a disservice to the community bringing in too many homes priced at the lower $100,000's.

VICE CHAIRMAN NIGRO stated that it was his understanding that open space variances are allowed for reasons, such as mitigating factors or a design feature in the Site Plan. He felt that it was not the Commission's position to analyze zoning based upon what the homes could or could not be sold for. MR. DYKA responded that having the yards on the proposed homes give homeowners additional space for landscaping, entertaining, etc. VICE CHAIRMAN NIGRO then stated that the Code contemplates single family in association with open space. There is no credit for open space on a single-family development regardless of the number of units or size of the lots. The open space is needed because small homes on small lots do not have areas that can be used like that of larger lots. Looking at the Site Plan, VICE CHAIRMAN NIGRO felt that there was not a trade off for the open space variance. He, too, felt that pricing does not justify an open space variance. MR. DYKA felt that from a selling perspective, it would not be advantageous for a single-family product to have open space in lieu of the rear yards.

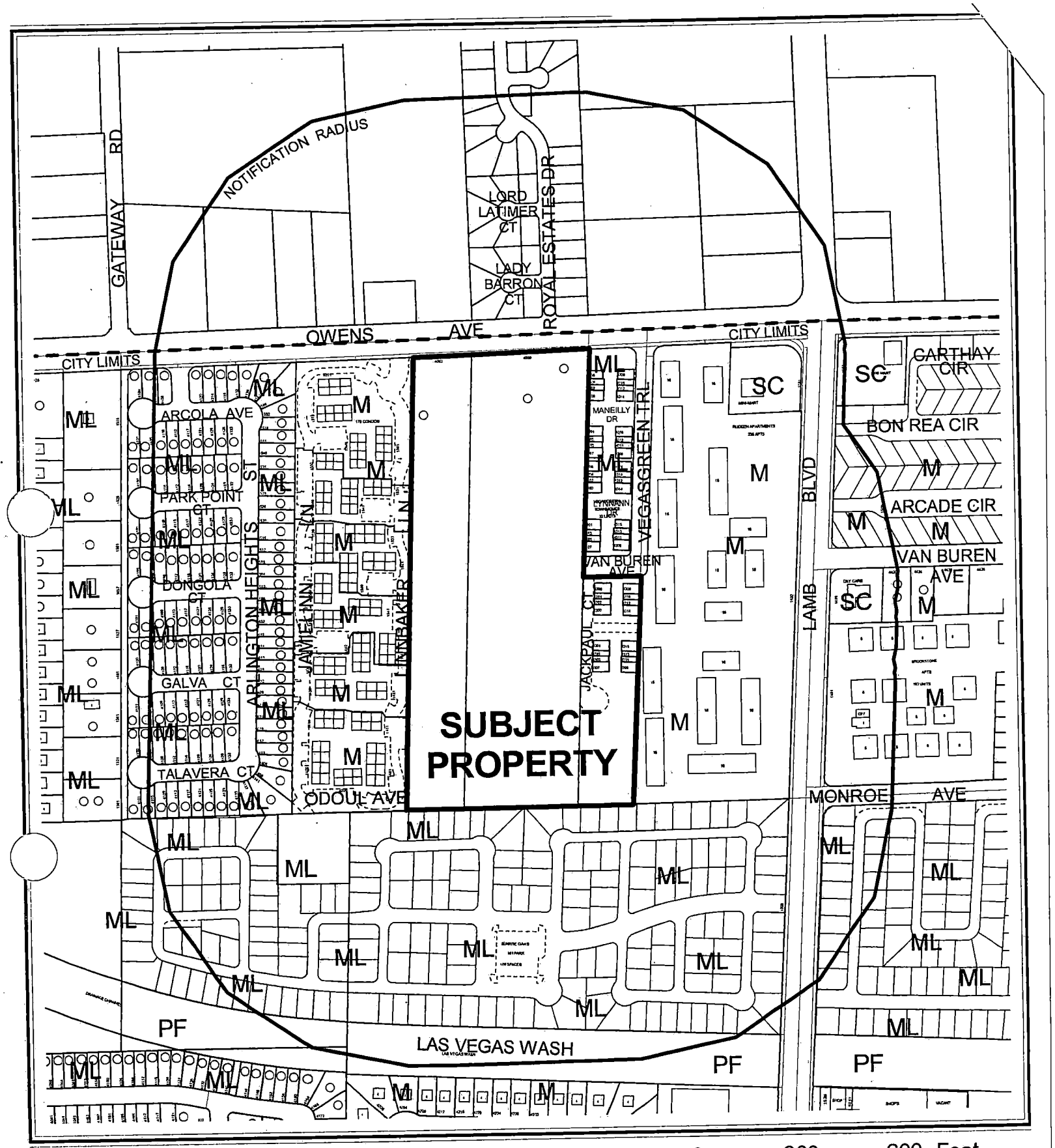
CHAIRMAN TRUESDELL stated that he would support the General Plan Amendment, as it is appropriate at this location with the adjacent properties. However, he would not support the Variance and the Site Development Plan Review. He felt that the project should have had more creativity to compensate for the requested variance.

MS. WHEELER pointed out that should Item 19 [VAR-4677] be denied, staff's request to add the condition previously read into record by MR. LEOBOLD would then be added as a note in staff's report.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 17 [GPA-4548], Item 18 [ZON-4554], Item 19 [VAR-4677] and Item 20 [SDR-4555].

(6:21 – 6:38)



0 300 600 Feet

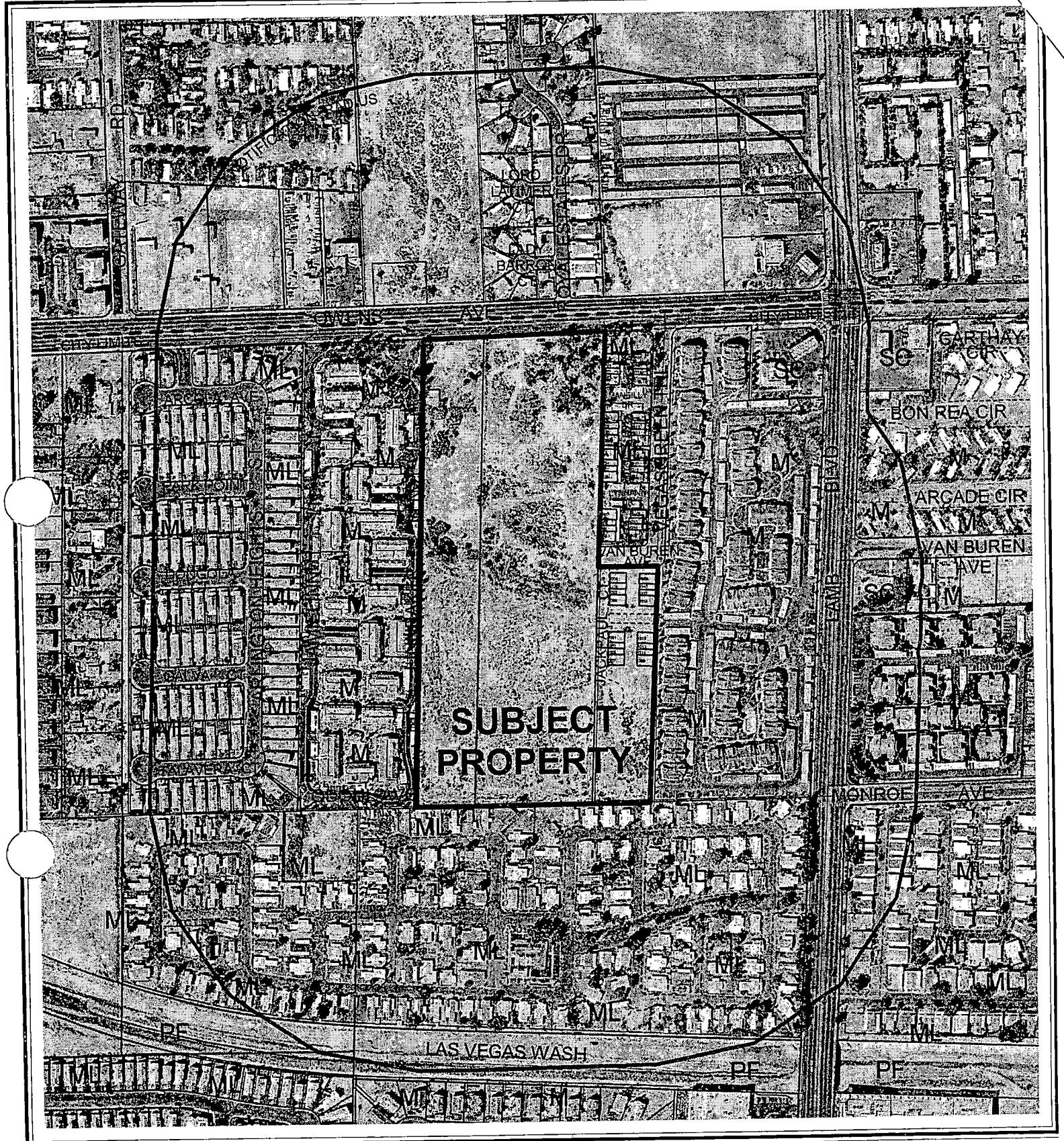
CASE: **GPA-4548**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-4548**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - GPA-4548 -
APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Southeast Sector Plan of the General Plan from M (Medium Density Residential) and ML (Medium-Low Density Residential) to MLA (Medium-Low Attached) on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. A previous request from this applicant sought to amend all but 5.29 acres of the property from ML (Medium-Low Density Residential) to M (Medium Density Residential), but was tabled at the 09/09/04 Planning Commission meeting in order for the applicant to resolve site design issues.

APPLICANT'S JUSTIFICATION

The applicant's justification letter states that the neighborhood in question is located in a residential neighborhood in the east side of Las Vegas. The surrounding property is a mix of single-family residential and multi-family medium-low and multi-family medium residential uses; therefore, the proposed General Plan amendment is compatible with the area. The applicant believes the development will enhance the neighborhood, turn a community eyesore into a community asset, create innovative housing, be compatible with surrounding uses, provide spacious and well-designed housing and be an overall asset to the neighborhood.

BACKGROUND DATA:

03/16/83 The Board of City Commissioners approved a request for a Rezoning from R-E (Residence Estates) to R-PD9 (Residential Planned Development – 9 Units Per Acre) for a portion of the subject site. The Planning Commission and staff recommended approval.

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by resolution. On this plan, the subject properties were designated for ML (Medium-Low Density Residential) land uses with a maximum density of 6 to 12 dwelling units per acre.

LM/SS

03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium-Low Density Residential to allow up to 8.0 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
09/06/99	The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
04/19/00	The City Council approved a General Plan Amendment (GPA-0043-99) from ML (Medium-Low Density Residential) to M (Medium Density Residential), a Rezoning (Z-0066-99) from R-E (Residence Estates) to R-3 (Medium Density Residential), and a Site Development Plan Review [Z-0066-99(1)] for a 96-unit multi-family residential complex on APN 140-30-503-001. The Planning Commission and staff recommended approval. The Rezoning and Site Development Plan Review expired on 04/19/02.
12/06/00	The City Council accepted the applicant's request to Withdraw Without Prejudice a General Plan Amendment (GPA-0026-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.84 acres encompassing the area proposed for the current General Plan Amendment request. The Planning Commission and staff recommended approval. The City Council also accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0080-00) from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units Per Acre) to R-3 (Medium Density Residential), and a Site Development Plan Review [Z-0080-00(1)] for a proposed 288-unit multi-family development on the same site. The Planning Commission and staff recommended approval.
10/18/01	The Planning Commission approved a Site Development Plan Review [Z-0066-99(2)] for a proposed 95-unit multi-family residential development on APN 140-30-503-001. Staff recommended approval. The approval expired 10/18/03.

LM/SS

08/21/02 The City Council voted to table a General Plan Amendment (GPA-0017-02) from ML (Medium-Low Density Residential) to M (Medium Density Residential) and a Rezoning (Z-0040-02) from R-E (Residence Estates) to R-3 (Medium Density Residential) on APN 140-30-503-002 in order for the applicant to revise the site plan, which included a proposed 224-unit multi-family residential development. The Planning Commission and staff recommended approval of the General Plan Amendment with the recommendation that the request be amended to MLA (Medium-Low Attached Density Residential) on 07/11/02. The Planning Commission and staff recommended denial of the Rezoning.

07/08/04 The Planning Commission held this item in abeyance to the 08/12/04 Planning Commission Meeting to allow the applicant to redesign the site.

08/12/04 The Planning Commission held this item in abeyance to the 09/09/04 Planning Commission Meeting to make further design changes.

09/09/04 The Planning Commission tabled a General Plan Amendment (GPA-4548) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.88 acres; a Rezoning (ZON-4554) from R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) to R-PD12 (Residential Planned Development - 12 Units Per Acre); a Variance (VAR-4677) to allow less than the minimum amount of required open space; and a Site Development Plan Review (SDR-4555) for a proposed 166-lot single-family residential development on the subject site. Staff recommended approval of the request to amend the General Plan and denial of all other items.

12/16/04 The Planning Commission will consider this and companion items ZON-4554, VAR-4677 and SDR-4555.

DETAILS OF APPLICATION REQUEST

Site Area (subject application): Gross Acres: 18.54
Net Acres: 17.95

EXISTING LAND USE

Subject Property:	Undeveloped
North:	Single-Family Manufactured Dwellings
South:	Mobile Home Park
East:	Townhouses and Apartments
West:	Condominiums

PLANNED LAND USE

Subject Property:	M (Medium Density Residential) ML (Medium-Low Density Residential)
North:	Clark County
South:	ML (Medium-Low Density Residential)
East:	ML (Medium-Low Density Residential) M (Medium Density Residential)
West:	M (Medium Density Residential)

EXISTING ZONING

Subject Property:	R-E (Residence Estates) and R-PD9 (Residential Planned Development – 9 Units Per Acre)
North:	R-2 (Medium Density Residential – Clark County) and R-T (Manufactured Home Residential – Clark County)
South:	R-MHP (Residential Mobile/Manufactured Home Park)
East:	R-PD9 (Residential Planned Development – 9 Units Per Acre) R-PD18 (Residential Planned Development – 18 Units Per Acre)
West:	R-PD16 (Residential Planned Development – 16 Units Per Acre)

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

The site is not within a special plan area or overlay district.

DEFINITIONS

ML (Medium-Low Density Residential)

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

M (Medium Density Residential)

(12.1 to 25 dwelling units/gross acre.) The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multi-family unit types up to three stories in height.

MLA (Medium-Low Attached Density Residential)

(8.1 to 12 dwelling units/gross acre.) This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low density apartments. Higher density single-family dwellings are also permitted.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS) and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The proposed 166-lot single family residential development will have gated access from Owens Avenue, designated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. Secondary and emergency access is provided from Van Buren Avenue via Vegasgreen Trail. Adjacent to the site is a single-family manufactured home development to the north (within Clark County), Sunrise Mobile Home Park to the south, townhomes and apartments to the east and a condominium development to the west.

The Southeast Sector Plan of the General Plan designates the site as M (Medium Density Residential) and ML (Medium-Low Density Residential). This application proposes to change the land use designation of approximately 18.54 gross acres to MLA (Medium-Low Attached Density Residential) to accommodate the proposed 166-lot single-family residential development.

LM/SS

FINDINGS

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

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

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

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

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

In regard to "1": The proposed MLA (Medium-Low Attached Density Residential) General Plan designation allows for a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. Higher density single-family dwellings are also permitted uses. The proposed MLA (Medium-Low Attached Density Residential) designation is generally compatible with the adjacent M (Medium Density Residential) and ML (Medium-Low Density Residential) General Plan designations and land uses. The proposed M (Medium Density Residential) designation is an appropriate transition between the M (Medium Density Residential) designated properties to the west and east and the ML (Medium-Low Density Residential) designated parcels to the south and east.

In regard to "2": The proposed zoning of R-PD9 (Residential Planned Development – 9 Units Per Acre) would permit the proposed 166-lot single-family residential development on 18.54 acres. This zoning designation is generally compatible with the existing R-2 (Medium Density Residential – Clark County) and R-T (Manufactured Home Residential – Clark County) to the north, the R-MHP (Residential Mobile/Manufactured Home Park) designated lands to the south, R-PD9 (Residential Planned Development – 9 Units Per Acre) and R-PD18 (Residential Planned Development – 18 Units Per Acre) to the east and the R-PD16 (Residential Planned Development – 16 Units Per Acre) to the west. The proposed zone change to R-PD9 (Residential Planned Development – 9 Units Per Acre) is compatible with the requested General Plan land use designation of MLA (Medium-Low Attached Density Residential).

In regard to "3": There are adequate transportation, recreation, utility, and other facilities in the area to accommodate the proposed single-family residential project. The Northeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at the 831 North Mojave Road (located south of Washington Avenue). Fire Station #8, located at 633 North Mojave Road (located north of Bonanza Road) is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

11/30/04 A neighborhood meeting was held at the Walnut Recreation Center, 3075 N. Walnut Street. One applicant representative and three residents were in attendance. The residents had questions and concerns about access, density, the cost of proposed homes, and walls separating the proposed site from surrounding development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED: 921 [Mailed with ZON-4554, VAR-4677 and SDR-4555 at 12/16/04 PC]
911 [Mailed with ZON-4554, VAR-4677 and SDR-4555 at 08/12/04 PC]

APPROVALS: 0

PROTESTS: 0

LM/SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4548 APN: 140-30-503-001 ; 002 ; 140-30-520-017

Name of Property Owner: _____

Name of Applicant: ~~MARK A. ROSS~~ *Richard K. Ehrlich

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: Richard K. Ehrlich

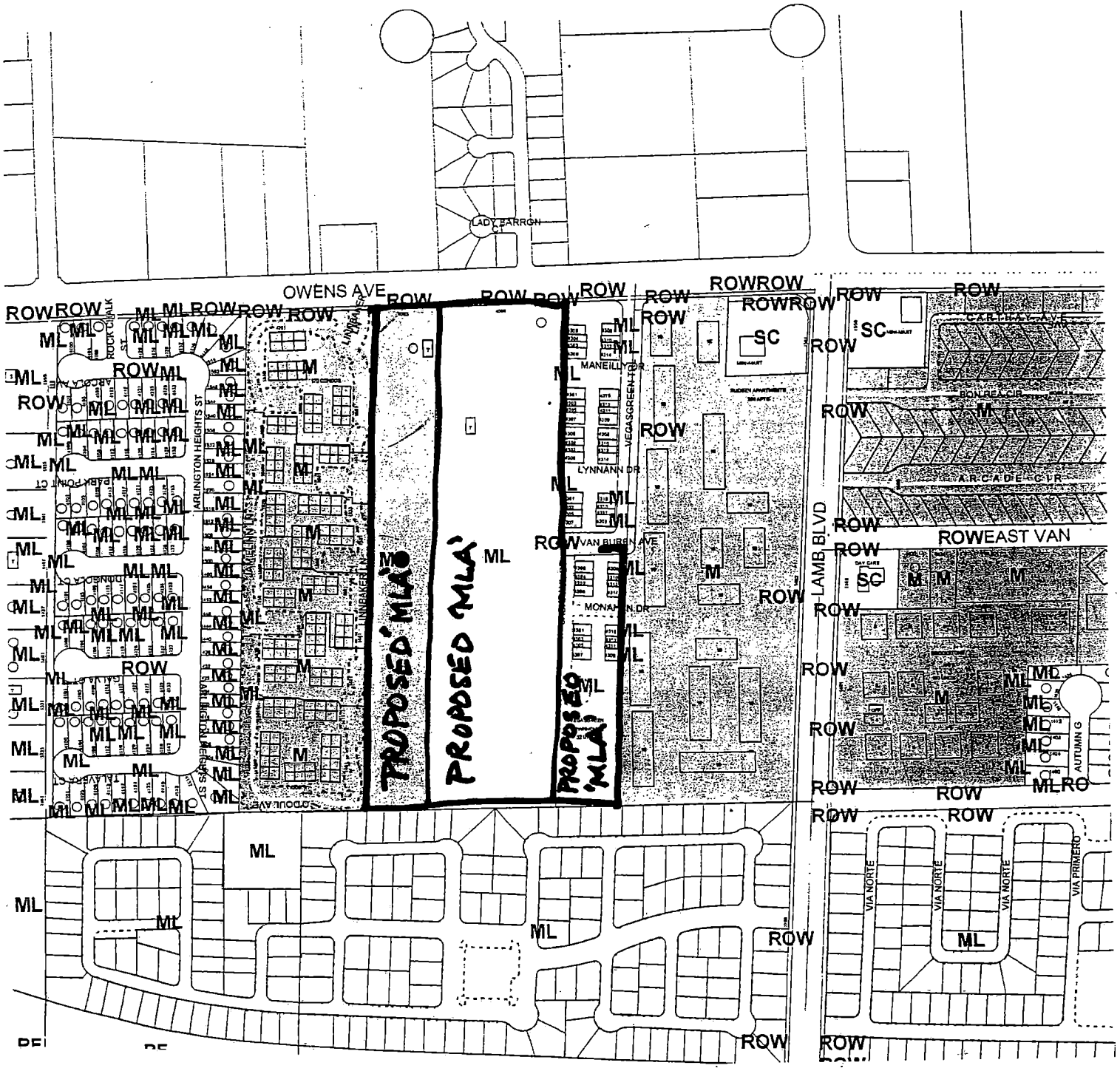
Subscribed and sworn before me

This 3rd day of March, 2004

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



REVISED 11-17-04

GPA-4548
12-16-04 PC

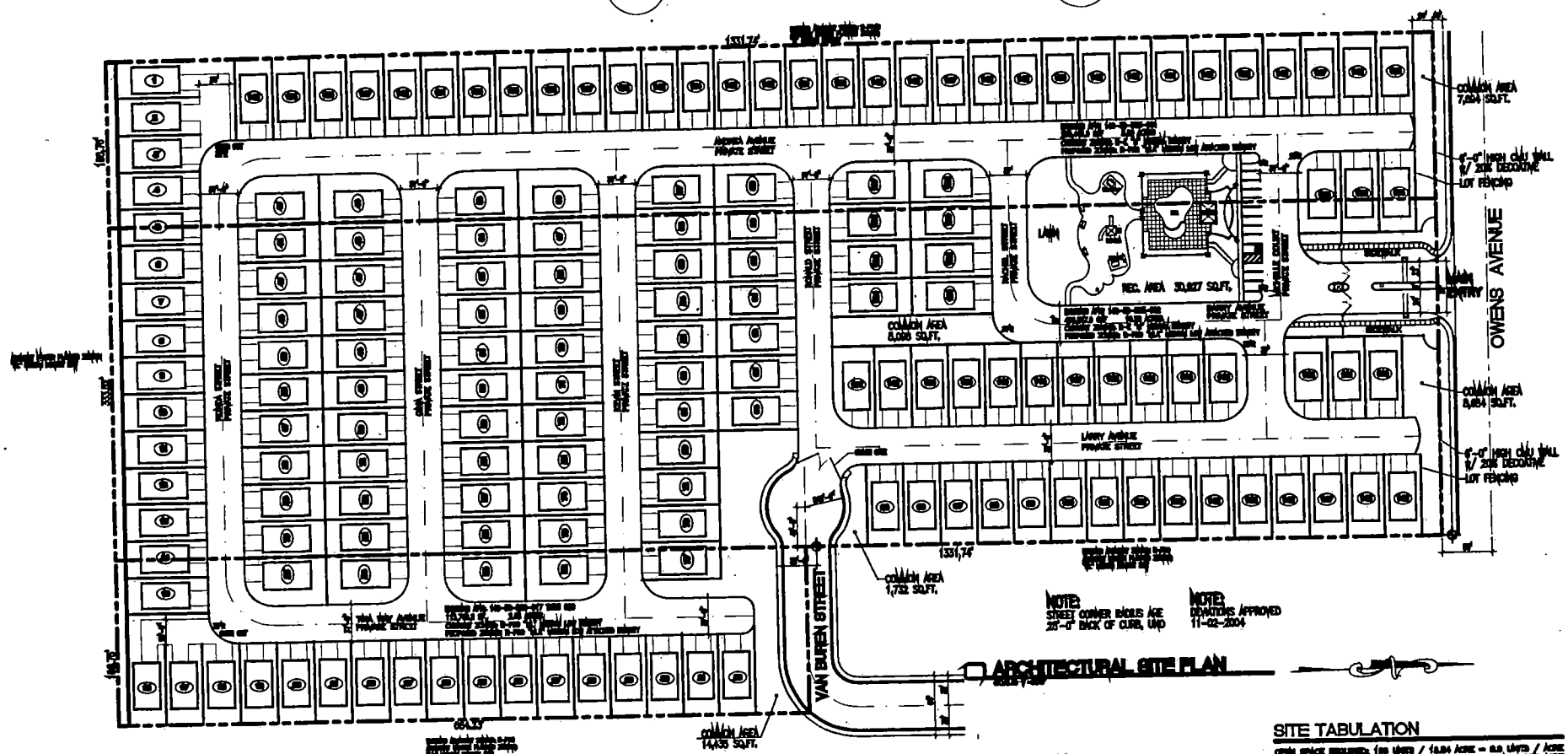
RECEIVED
NOV 17 2004

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E.RUSSELL RD.,SUITE I
LAS VEGAS NEVADA 89120

OWENS COURT SITE

REVISION	DATE	BY

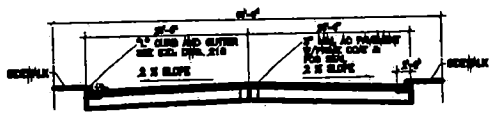
JOB # 0439
FILE NAME
DATE 11-16-04
SHEET NUMBER S-2
SITE PLAN



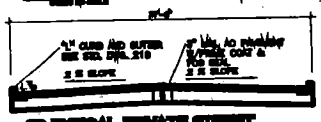
NOTE:
STREET CORNER RADIUS ARE 25'-0" BACK OF CURB, U.N.O.

NOTE:
DEVIATIONS APPROVED 11-02-2004

ARCHITECTURAL SITE PLAN

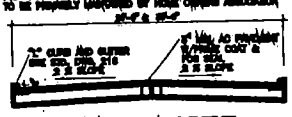


(A) TYPICAL 60' PUBLIC STREET (VAN BUREN)



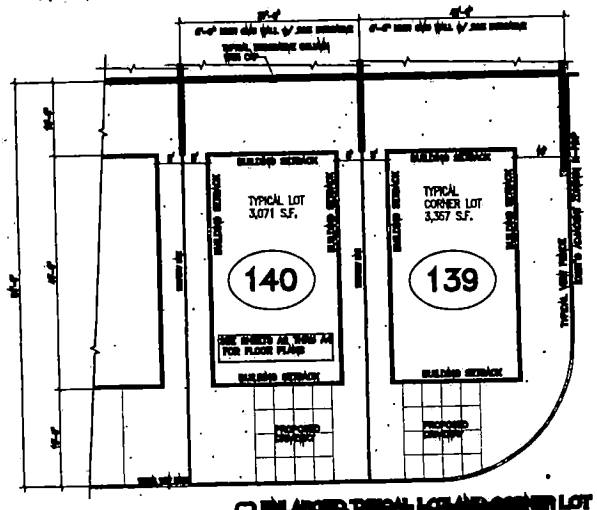
(B) TYPICAL PRIVATE STREET

CITY OF LAS VEGAS WATER FACILITIES and PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



(C) TYPICAL PRIVATE DRIVE

P.U.E. & T.E. CITY OF LAS VEGAS WATER FACILITIES and PUBLIC UTILITY EASEMENT, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



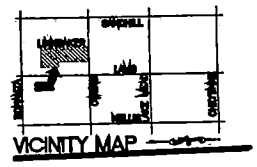
ADJUSTED TYPICAL LOT AND CORNER LOT

REVISED
11.17.04

SITE TABULATION

OPEN SPACE REQUIRED (60 UNITS / 18.84 ACRE = 3.2 UNITS / ACRE
UNIT DENSITY 3.2 UNITS PER ACRE
3.2 x 1,000 = 70K SF GROSS AREA
100 x 18.84 = 2.79 ACRES x 43,560 SF = 121,527 SF
OPEN SPACE PROVIDED 75,338 SF
SITE AREA (GROSS) 18.84 ACRES
SITE AREA (NET) 17.65 ACRES
2 PARKING SPACES PER UNIT = 120 PARKING SPACES
OTHER ON SITE SPACES = 15 PARKING SPACES

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC RECEIVED
NOV 17 2004



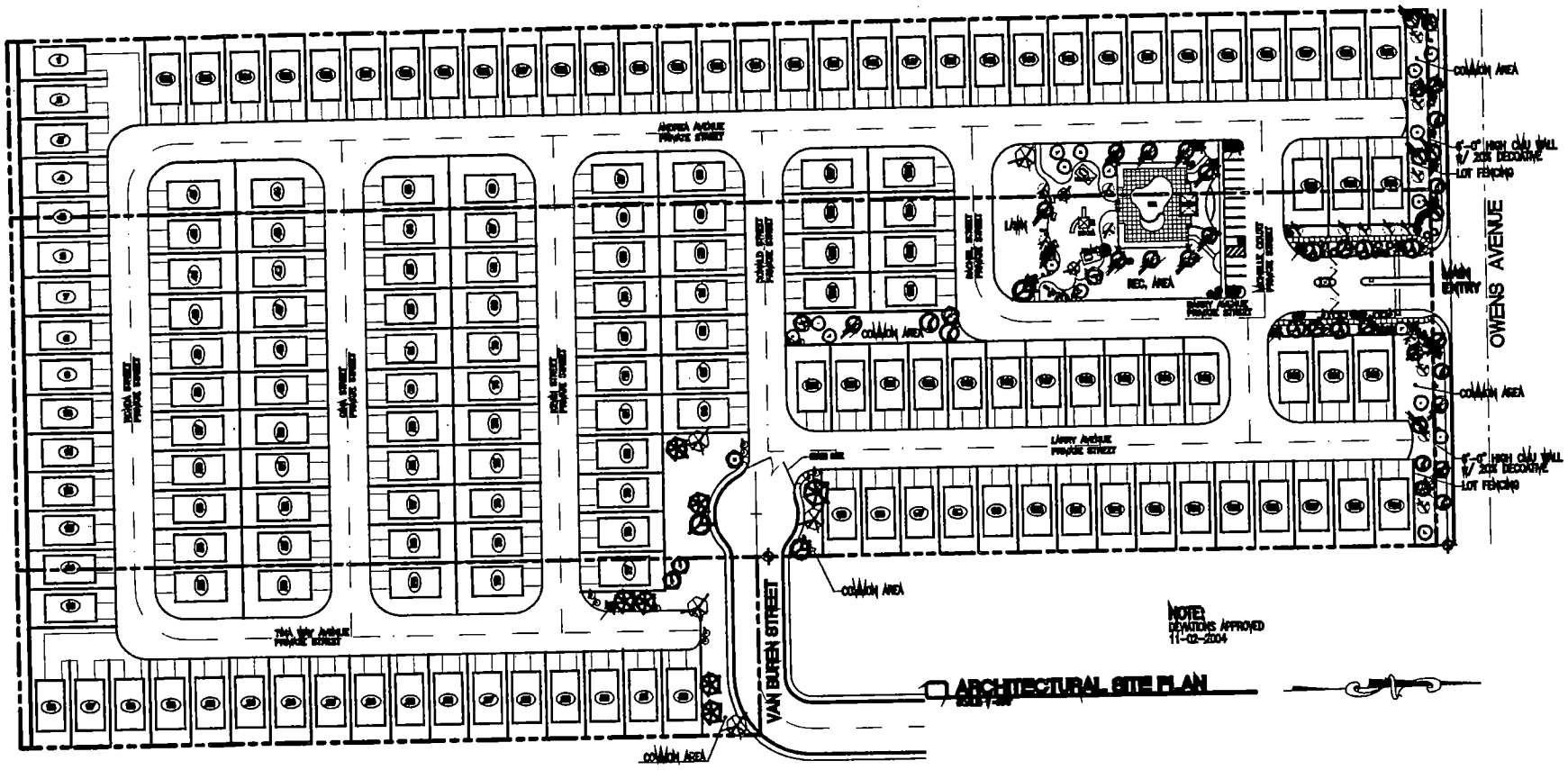
VICINITY MAP

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E. RUSSELL RD., SUITE C
LAS VEGAS, NEVADA 89120
OFFICE - (702) 597-5599
FAX - (702) 597-5598

OWENS COURT SITE

DATE 2-10-04

SHEET NUMBER S-1
SITE PLAN



NOTE:
DEVIATIONS APPROVED
11-02-2004

ARCHITECTURAL SITE PLAN

PLANT LEGEND

TREE PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	No.
	ARIZONA ASH (D)	FRAXINUS VELUTINA	24" BOX	28
	FAN TEX ASH (D)	FRAXINUS VELUTINA	24" BOX	7
	SOUTHERN LIVE OAK (D)	QUERCUS VIRGINIANA	24" BOX	7
	JAPANESE PRIVET (D)	LIGUSTRUM LUCI	24" BOX	6
	DESERT WILLOW (D)	CHILOPSIS LINEARIS	24" BOX	11
	LACEBARK ELM	ULMACEAE	24" BOX	5
	LACEBARK ELM	ULMACEAE	24" BOX	7
	VALLEY OAK	FAGACEAE	24" BOX	15
	CHINESE PISTACHE	ANACARDIACEAE	24" BOX	19

MARK	SHRUB	SIZE	COUNT
	CASSIA	5 GAL	5
	RED TIP PHOTINIA	5 GAL	29
	RED FOUNTAIN GRASS	5 GAL	15
	GOLDEN EUYONYMOUS	5 GAL	15
	INDIAN HAWTHORN	5 GAL	1
	JAPANESE PRIVET	5 GAL	19
	SOFT YUCCA	5 GAL	19
	BLUE FESCUE	LAWN	

VICINITY MAP

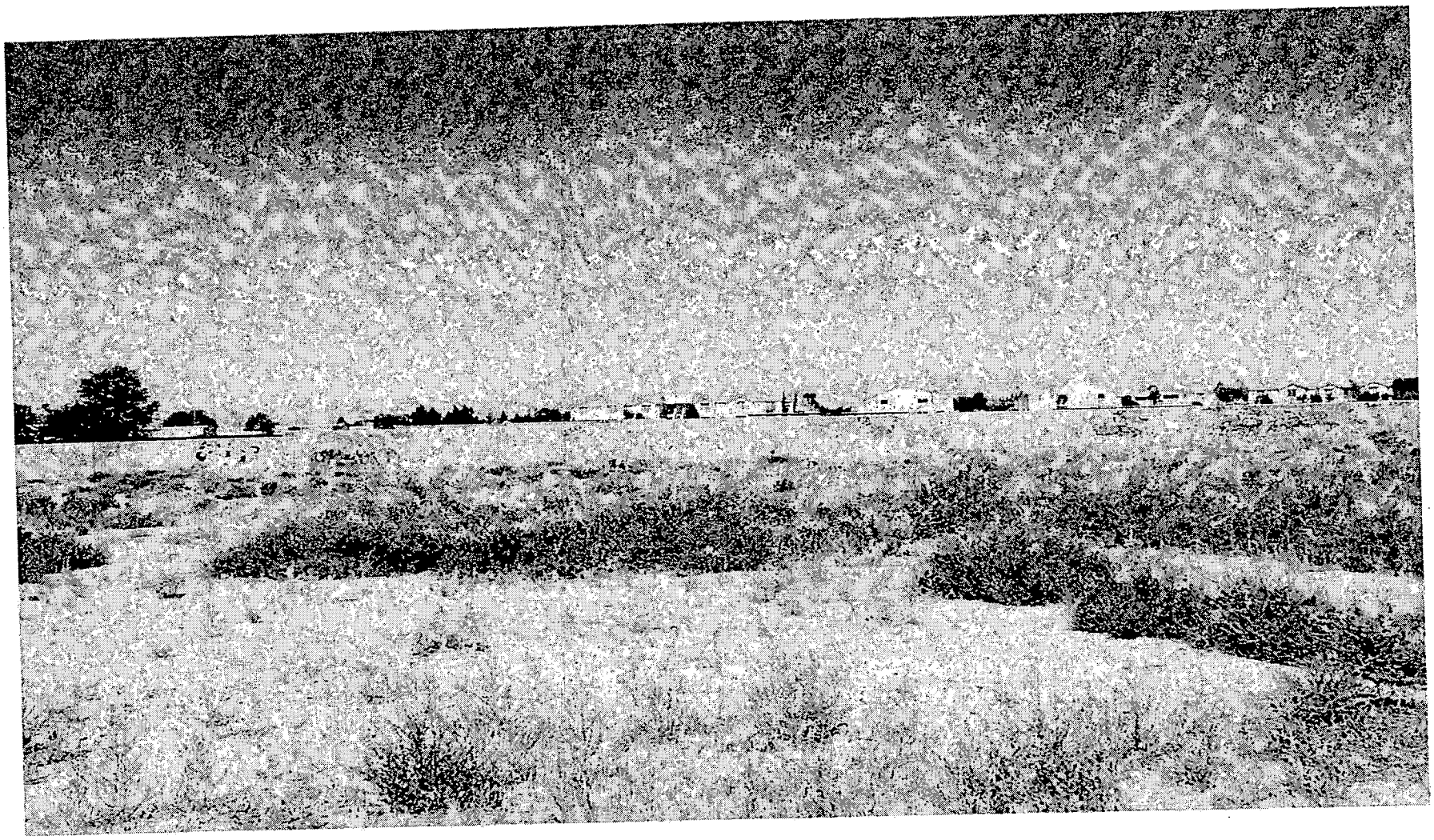
LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E. RUSSELL RD., SUITE G
LAS VEGAS, NEVADA 89120
OFFICE - (702)597-8887
FAX - (702)597-5568

OWENS COURT SITE

RECEIVED
NOV 17 2004

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC

REVISED
11.17.04



GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - ZON-4554 RELATED TO GPA-4548 - REZONING - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 15.89 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002), Ward 3 (Reese).

C.C.: 01/19/05

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

RECOMMENDATION:
Staff recommends DENIAL.

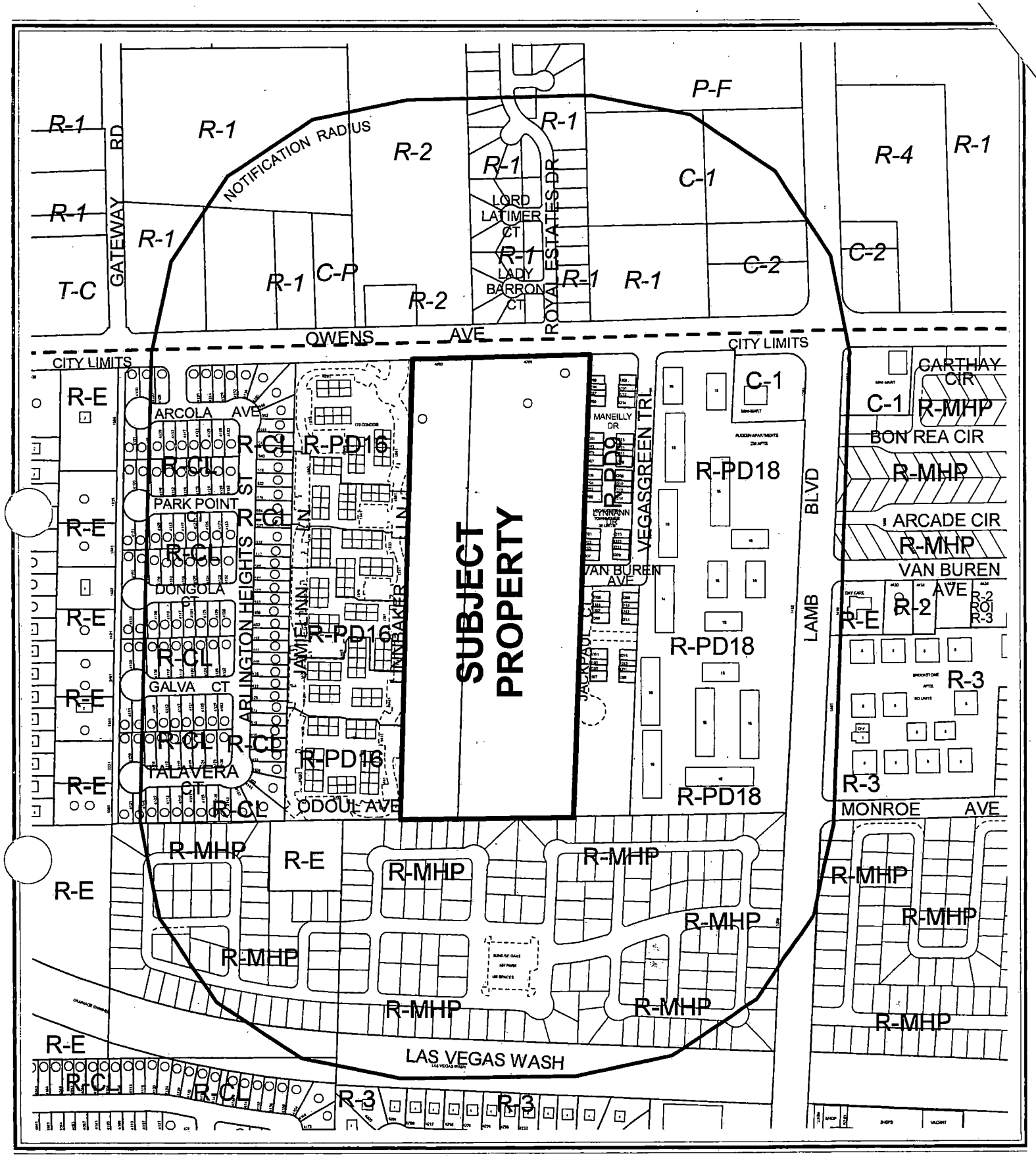
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – DENIED – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:
See Item 17 [GPA-4548] for all related discussion on Item 17 [GPA-4548], Item 18 [ZON-4554], Item 19 [VAR-4677] and Item 20 [SDR-4555].

(6:21 – 6:38)



0 300 600 Feet

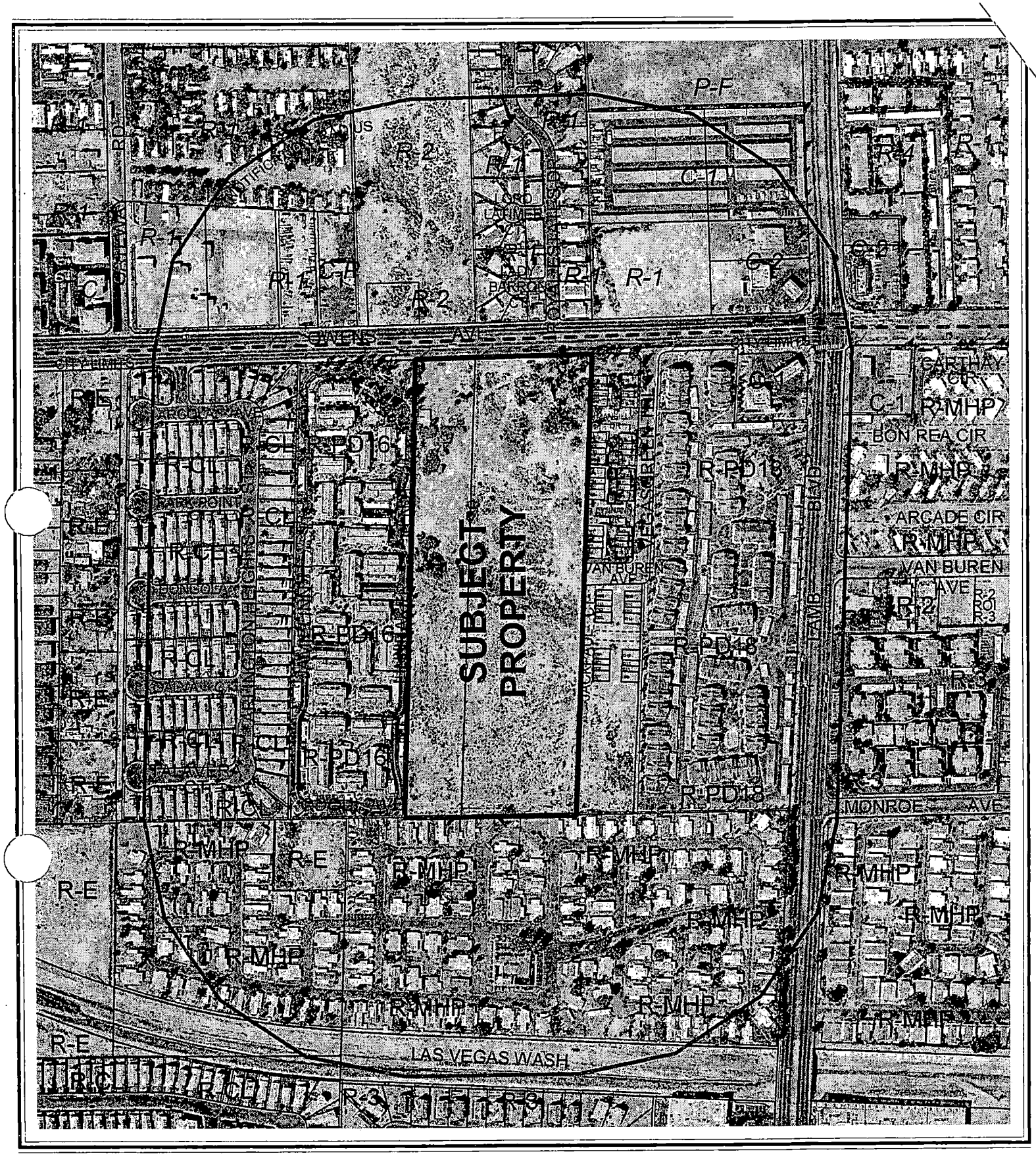
CASE: **ZON-4554**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

N



0 300 600 Feet

CASE: **ZON-4554**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - ZON-4554 -
APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4548) to a MLA (Medium-Low Attached Density Residential) land use designation, a Variance (VAR-4677) for a reduction in the amount of required open space, and a Site Development Plan Review application (SDR-4555) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

Public Works

3. Dedicate appropriate right-of-way to terminate Van Buren Avenue adjacent to this site in a cul-de-sac meeting current City Standards. Coordinate with the Department of Public Works to determine an appropriate cul-de-sac design for this site prior to submittal of a Tentative Map.

4. Construct appropriate public street improvements to terminate Van Buren Avenue adjacent to this site in a cul-de-sac meeting current City Standards concurrent with development of this site. Also, 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 prior to occupancy of this site.

5. Meet with the City Collection Systems Planning Section of the Department of Public Works to determine how sewer services will be provided to this site prior to the submittal of any sewer-related construction drawings. Site development shall comply with the recommendations of the Collection Systems Planning Section, and the developer shall construct appropriate offsite sanitary sewer relief project to service this site along an alignment and to a location acceptable to the City Engineer.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) to R-PD9 (Residential Planned Development – 9 Units Per Acre) on approximately 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The request was tabled at the 09/09/04 Planning Commission meeting so that the applicant could resolve design issues with the development.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed single-family development will be harmonious with the surrounding land uses and will improve the quality of the neighborhood. Lots will be narrow; however, through innovative building design, they will feel spacious.

BACKGROUND INFORMATION

A) Previous Actions

03/16/83 The Board of City Commissioners approved a request for a Rezoning from R-E (Residence Estates) to R-PD9 (Residential Planned Development – 9 Units Per Acre) for a portion of the subject site. The Planning Commission and staff recommended approval.

04/19/00 The City Council approved a General Plan Amendment (GPA-0043-99) from ML (Medium-Low Density Residential) to M (Medium Density Residential), a Rezoning (Z-0066-99) from R-E (Residence Estates) to R-3 (Medium Density Residential), and a Site Development Plan Review [Z-0066-99(1)] for a 96-unit multi-family residential complex on APN 140-30-503-001. The Planning Commission and staff recommended approval. The Rezoning and Site Development Plan Review expired on 04/19/02.

12/06/00 The City Council accepted the applicant's request to Withdraw Without Prejudice a General Plan Amendment (GPA-0026-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.84 acres encompassing the area proposed for the current General Plan Amendment request. The Planning Commission and staff had recommended approval. The City Council also accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0080-00) from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units Per Acre) to R-3 (Medium Density Residential) and a Site Development Plan Review [Z-0080-00(1)] for a proposed 288-unit multi-family development on the same site. The Planning Commission and staff recommended approval.

10/18/01 The Planning Commission approved a Site Development Plan Review [Z-0066-99(2)] for a proposed 95-unit multi-family residential development on APN 140-30-503-001. Staff recommended approval. The approval expired 10/18/03.

08/21/02 The City Council voted to table a General Plan Amendment (GPA-0017-02) from ML (Medium-Low Density Residential) to M (Medium Density Residential) and a Rezoning (Z-0040-02) from R-E (Residence Estates) to R-3 (Medium Density Residential) on APN 140-30-503-002 in order for the applicant to revise the site plan, which included a proposed 224-unit multi-family residential development. The Planning Commission and staff recommended approval of the General Plan Amendment with the recommendation that the request be amended to MLA (Medium-Low Attached Density Residential). The Planning Commission and staff recommended denial of the Rezoning.

07/08/04 The Planning Commission held this item in abeyance to the 08/12/04 Planning Commission Meeting to allow the applicant time to redesign the site plan.

08/12/04 The Planning Commission held this item in abeyance to the 09/09/04 Planning Commission meeting to allow the applicant to further redesign the site.

09/09/04 The Planning Commission tabled a General Plan Amendment (GPA-4548) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.88 acres; a Rezoning (ZON-4554) from R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) to R-PD12 (Residential Planned Development - 12 Units Per Acre); a Variance (VAR-4677) to allow less than the minimum amount of required open space; and a Site Development Plan Review (SDR-4555) for a proposed 166-lot single-family residential development on the subject site. Staff recommended approval of the request to amend the General Plan and denial of all other items.

12/16/04 The Planning Commission will consider this and companion items GPA-4548, VAR-4677 and SDR-4555. Property owners were renotified.

SS

B) Pre-Application Meeting

03/10/04 The applicant originally planned for R-CL (Single Family Compact-Lot) lots that did not meet code standards. A General Plan Amendment and a Rezoning to R-PD (Residential Planned Development) was suggested, which would also require a Site Development Plan Review. These items could not have a public hearing until July 8, 2004. The site would then have to be redesigned to include open space and a standard turnaround at Van Buren Avenue. A series of follow-up meetings were held to track the progress of the site plan and landscape plan. After open space calculations were totaled, it became evident that a Variance would be necessary in order to reduce the amount of required open space.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application; however, one was held in conjunction with the related request for a General Plan Amendment to the MLA (Medium-Low Attached) land use designation.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	18.54
Net Acres:	17.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Manufactured Dwellings
South:	Mobile Home Park
East:	Townhouses and Apartments
West:	Condominiums

C) Planned Land Use

Subject Property:	M (Medium Density Residential) ML (Medium-Low Density Residential)
North:	Clark County
South:	ML (Medium-Low Density Residential)
East:	ML (Medium-Low Density Residential) M (Medium Density Residential)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) R-PD9 (Residential Planned Development – 9 Units Per Acre)
North:	R-2 (Medium Density Residential – Clark County) R-T (Manufactured Home Residential – Clark County)
South:	R-MHP (Residential Mobile/Manufactured Home Park)
East:	R-PD9 (Residential Planned Development – 9 Units Per Acre) R-PD18 (Residential Planned Development – 18 Units Per Acre)
West:	R-PD16 (Residential Planned Development – 16 Units Per Acre)

E) General Plan Compliance

The subject site is designated M (Medium Density Residential) for APN 140-30-503-001 and ML (Medium-Low Density Residential) for the balance of the site on the Southeast Sector Map of the General Plan. The Medium Density category allows up to 25 dwelling Units Per Acre and is intended to accommodate multi-family residential development. The Medium-Low Density category allows up to eight Units Per Acre and permits single-family and two-family homes as well as local supporting uses such as schools and churches. The request for R-PD9 (Residential Planned Development - 5 Units Per Acre) zoning conforms to the MLA (Medium-Low Attached Density Residential) land use designation, which has been requested for the entire site. This category allows up to 12 Units Per Acre, permitting residential and related uses.

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

The subject site is part of the Neighborhood Revitalization Area, identified by the Las Vegas Master Plan 2020 as an area of neighborhoods where existing residential uses should be protected and proposed commercial development should be designed within the context of a pedestrian-friendly environment.

Some of the property owners inside the notification radius own property located in unincorporated Clark County; they have been notified of this request.

SS

B) General Analysis and Discussion

The proposed rezoning to R-PD9 (Residential Planned Development - 9 Units Per Acre) conforms to the proposed MLA (Medium-Low Attached Density Residential) land use category in the General Plan, which is the subject of a companion application (GPA-4548). The proposed development (SDR-4555) will result in the construction of 166 detached single-family residential lots having a density of 8.95 units per gross acre, which is within the 8.1 to 12 dwelling Units Per Acre range allowed by the proposed MLA (Medium-Low Attached Density Residential) General Plan designation. The development will feature 37-foot wide private streets and an open space area with amenities that is greatly diminished from R-PD (Residential Planned Development) requirements.

Lots to the west are higher in density than the proposed development, zoned R-PD16 (Residential Planned Development – 16 Units Per Acre); however, these are condominiums, which are typically high-density projects. The R-PD9 (Residential Planned Development – 9 Units Per Acre) and R-PD18 (Residential Planned Development – 18 Units Per Acre) zoned property to the east consists of townhouses and apartments. Lots in the proposed development will average approximately 3,000 square feet. The staff recommendation of denial is based on the configuration of the lots on the accompanying site plan, which shows a 43 percent deviation from open space requirements and a lack of amenities such as sidewalks. The proposed detached single-family development also deviates from the established development pattern of the existing multi-family properties.

FINDINGS

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

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

   The proposed Rezoning to R-PD9 (Residential Planned Development - 9 Units Per Acre) on the subject site conforms to the density range allowed by the proposed MLA (Medium-Low Attached Density Residential) General Plan designation. Properties to the west and east of the subject property are designated M (Medium Density Residential) by the Southeast Sector Map of the General Plan.

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

SS

The detached single-family residential uses proposed on the subject property generally are not permitted at densities higher than 12 Units Per Acre. The proposed detached single-family development, although consistent with surrounding development with regard to density, does not contain design elements compatible with the intent of an R-PD (Residential Planned Development) district and the adjacent multi-family residential land uses existing in the area.

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

The proposed R-PD9 (Residential Planned Development – 9 Units Per Acre) zoning district allows single-family residential uses; however, the type of lots proposed for the property to be rezoned do not resemble the development pattern of surrounding multi-family properties. The applicant has provided no compelling evidence substantiating the need for this type of development within the area. The proposed rezoning is therefore inappropriate.

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."**

Primary access to the property is provided by Owens Avenue, identified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. This road is adequate to meet the traffic demands of the proposed single-family residential development. The crash-gated access from Van Buren Avenue will provide a secondary access for emergency vehicles.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 921 (Mailed with GPA-4548, VAR-4677 and SDR-4555 at 12/16/04 PC)
911 (Mailed with GPA-4548, VAR-4677 and SDR-4555 at 8/12/04 PC)

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4554 APN: 140-30-503-001 ; 002 ; 140-30-520-017

Name of Property Owner: _____

Name of Applicant: ~~MARK A. RUA~~ *Richard K. Ehrlich

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: Richard K. Ehrlich

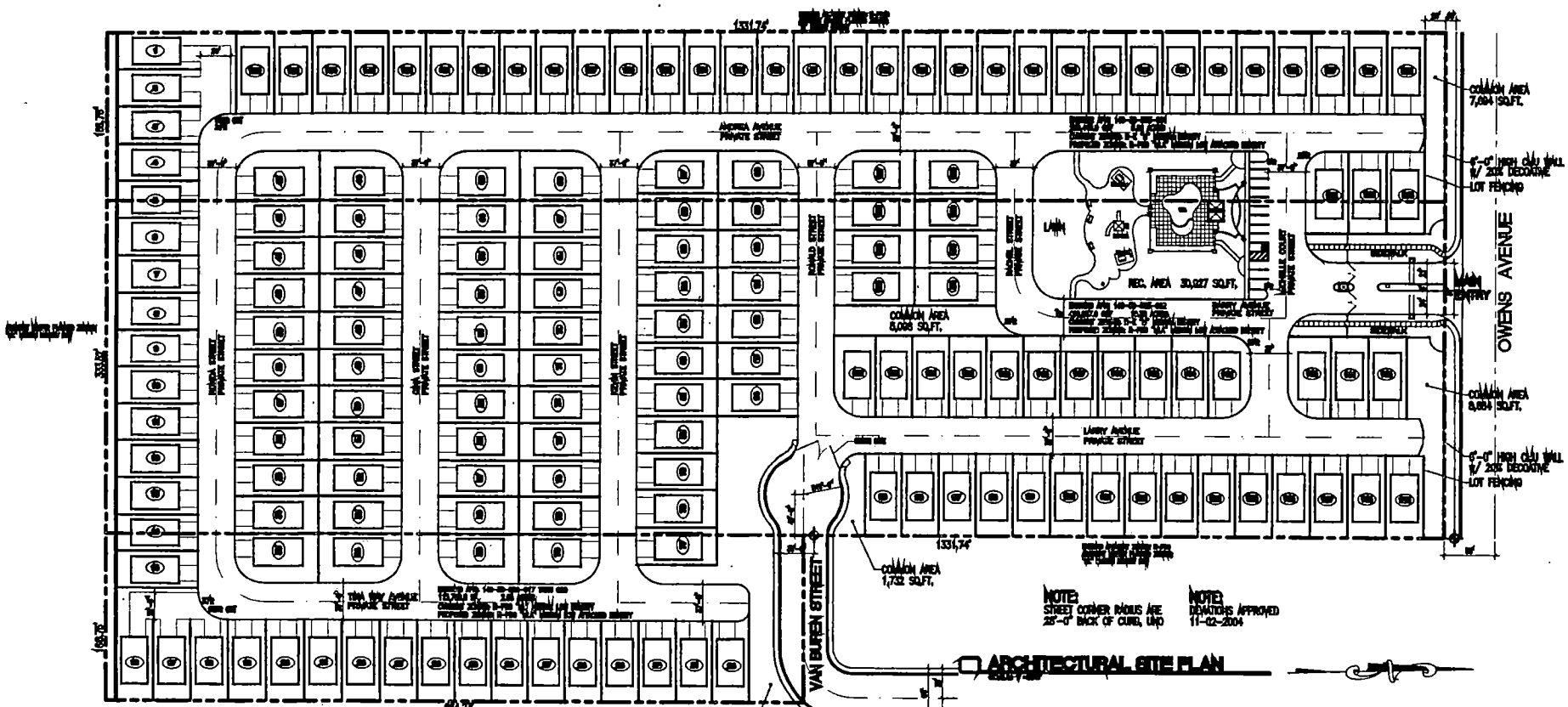
Subscribed and sworn before me

This 3rd day of March, 2004

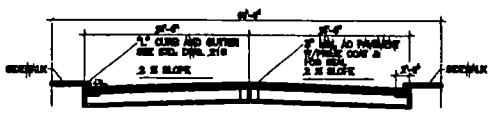
Barbara A Bross

Notary Public in and for said County and State

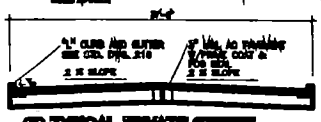
BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



ARCHITECTURAL SITE PLAN



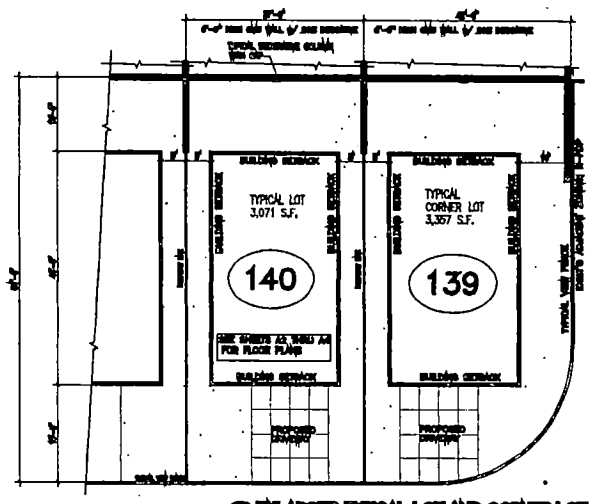
(A) TYPICAL 60' PUBLIC STREET (VAN BUREN)



(B) TYPICAL PRIVATE STREET



(C) TYPICAL PRIVATE DRIVE



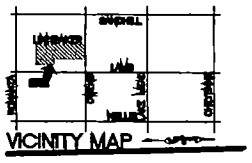
ENLARGED TYPICAL LOT AND CORNER LOT

REVISED
11.17.04

SITE TABULATION

OPEN SPACE REQUIRED: 100 Units / 18.54 Acre = 5.5 Units / Acre
Unit Density 5.5 Units per Acre
5.5 x 1.65 = 1166 Of Gross Area
105 x 18.54 = 2.75 Acres = 45,650 SF = 121,007 SF
OPEN SPACE PROVIDED 70,255 SF
SITE AREA (Gross) 18.54 Acres
SITE AREA (Net) 17.65 Acres
2 PARKING SPACES PER UNIT = 210 PARKING SPACES
OTHER ON SITE SPACES = 15 PARKING SPACES

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC RECEIVED
NOV 1 7 2004

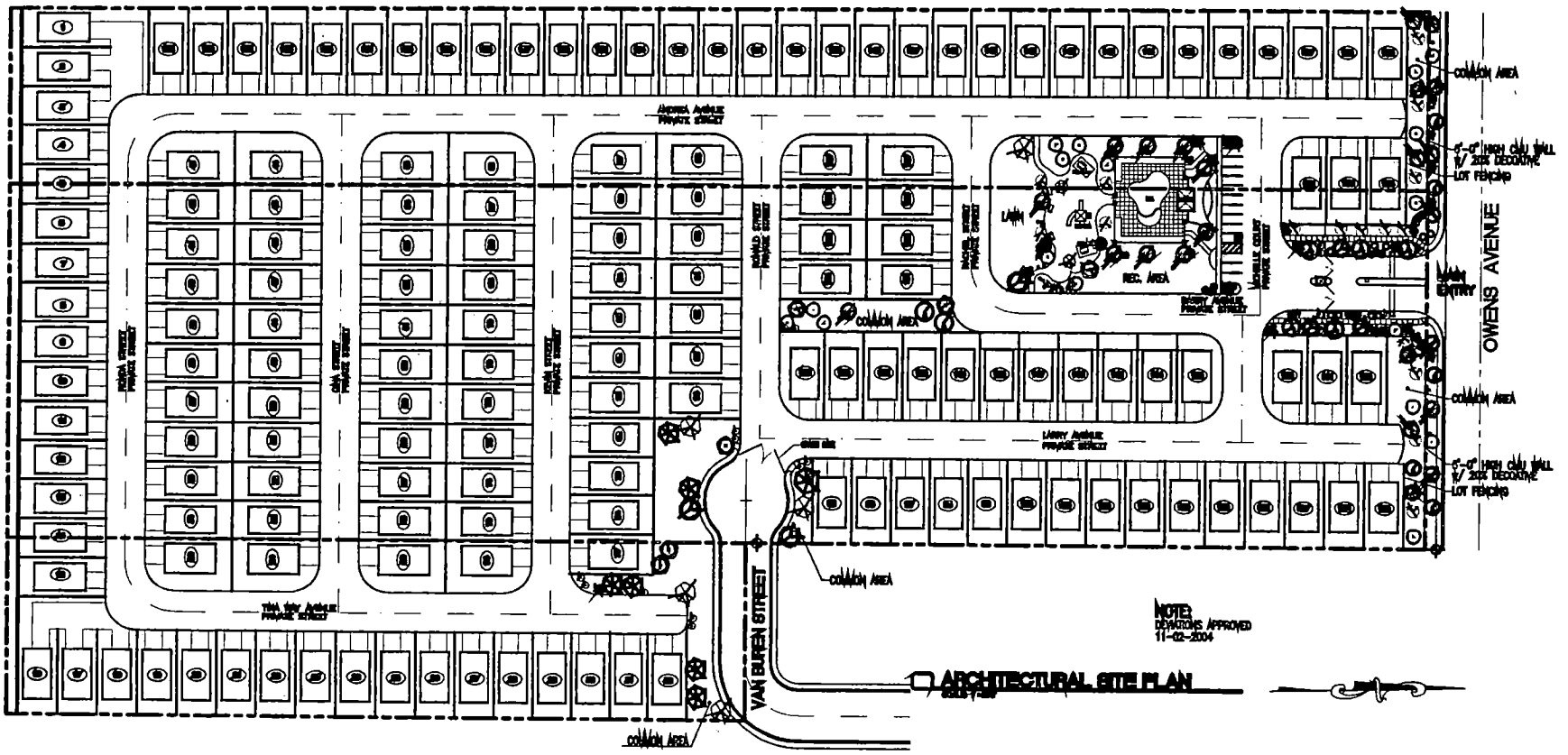


LARRY TINDALL
RESIDENTIAL DESIGNER
3631 E. RUSSELL RD., SUITE G
LAS VEGAS, NEVADA 89120
FAX-(702)367-5598

OWENS COURT SITE

DATE 11-9-04

SHEET NUMBER 1
SITE PLAN



ARCHITECTURAL SITE PLAN

PLANT LEGEND

TREE PLANT SCHEDULE

SYMBOL	Common Name	Botanical Name	Size	No
	AFRICAN SUMAC (D)	RHUS LANCEA	24" BOX	15
	PAN TEX ANN (D)	FRAXINUS VELUTINA	24" BOX	7
	SOUTHERN LIVE OAK (D)	QUERCUS VIRGINIANA	24" BOX	7
	JAPANESE PRIVET (D)	LIGUSTRUM LUCI	24" BOX	6
	DESERT WILLOW (D)	BIGNONIACEAE	24" BOX	11
	LACEBARK ELM	ULMACEAE	24" BOX	9
	LACEBARK ELM	ULMACEAE	24" BOX	7
	VALLEY OAK	FAGACEAE	24" BOX	15
	CHINESE PISTACHE	ANACARDIACEAE	24" BOX	19

MARK	SHRUB	SIZE	COUNT
	CASSIA	5 GAL.	9
	RED TIP PHOTINIA	5 GAL.	39
	RED FOUNTAIN GRASS	5 GAL.	19
	GOLDEN EUYONYMOUS	5 GAL.	19
	INDIAN HAWTHORN	5 GAL.	8
	JAPANESE PRIVET	5 GAL.	19
	SOFT YUCCA	5 GAL.	19
	BLUE FESCUE	LAWN	

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E. RUSSELL RD. SUITE G
LAS VEGAS, NEVADA 89120
OFFICE: (702)597-6597
FAX-(702)597-6598

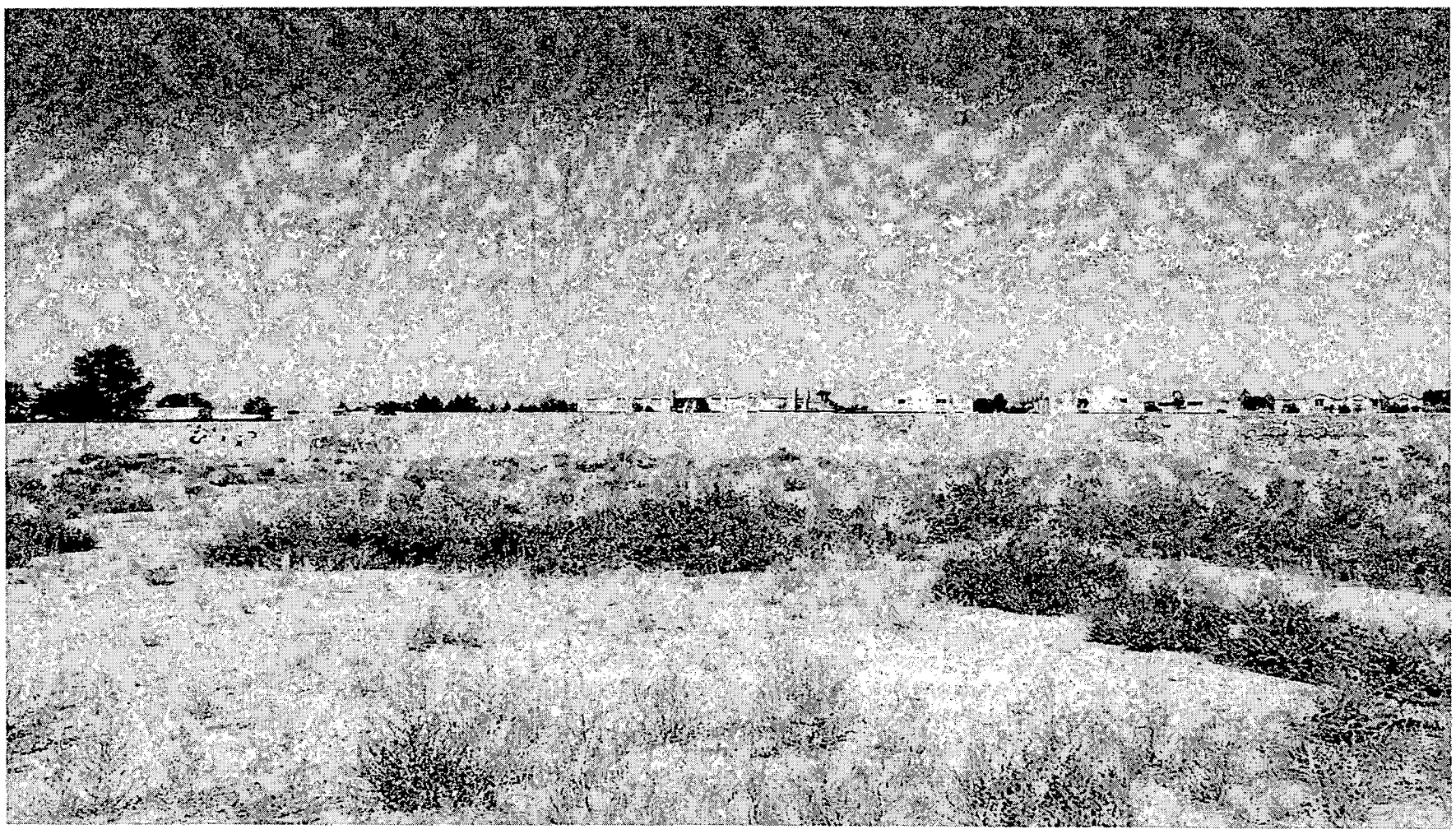
OWENS COURT SITE

RECEIVED
NOV 17 2004

VICINITY MAP

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC

REVISED
11.17.04



ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE; APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-4677 RELATED TO GPA-4548, ZON-4554 AND SDR-4555 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Variance TO ALLOW 1.57 ACRES OF OPEN SPACE WHERE 2.75 ACRES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 166-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre)], Ward 3 (Reese).

C.C.: 01/19/05

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

RECOMMENDATION:
Staff recommends DENIAL.

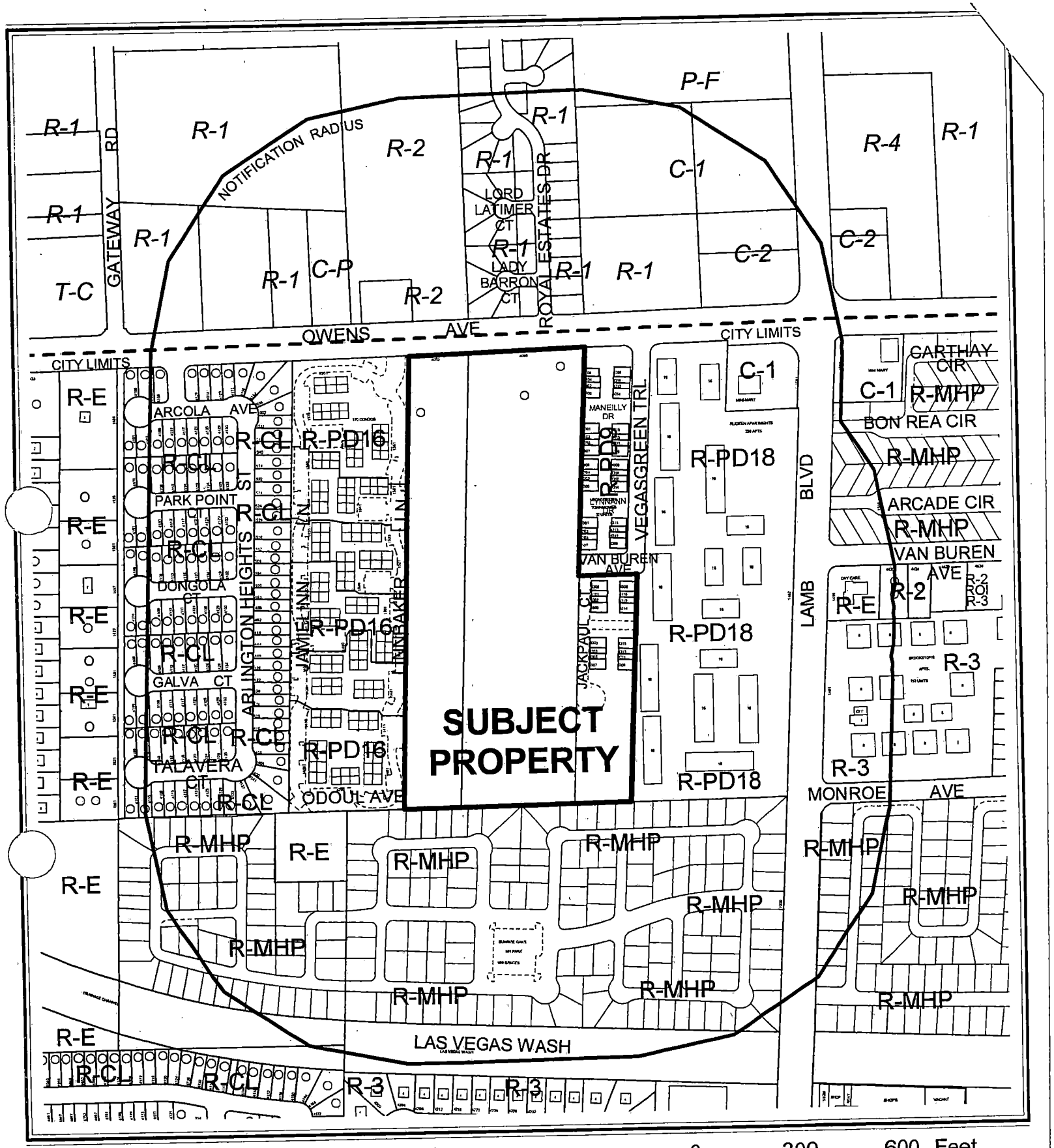
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – DENIED – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:
See Item 17 [GPA-4548] for all related discussion on Item 17 [GPA-4548], Item 18 [ZON-4554], Item 19 [VAR-4677] and Item 20 [SDR-4555].

(6:21 – 6:38)

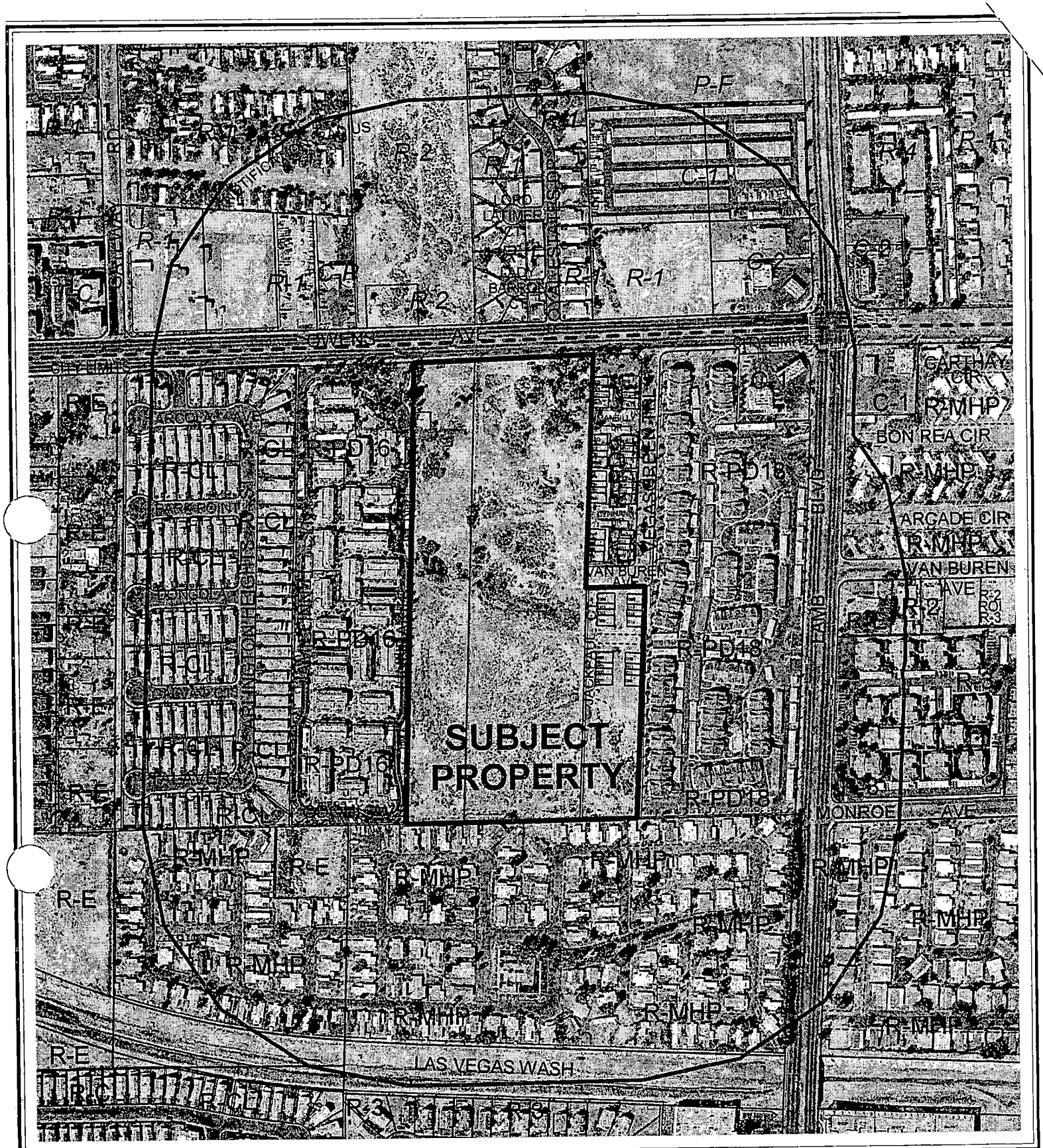


CASE: **VAR-4677**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)



CASE: **VAR-4677**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - VAR-4677 -
APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4554) and Site Development Plan Review (SDR-4555).

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 1.57 acres of open space where 2.75 acres is the minimum required in conjunction with a proposed 166-lot single-family residential development on approximately 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The request was tabled at the 09/09/04 Planning Commission meeting so that the site could be revised.

B) Applicant's Justification

The applicant has justified this request by stating that over half of the lot space within the development can be used exclusively by individual owners, thereby compensating for the deficiency in common open space.

BACKGROUND INFORMATION

A) Previous Actions

03/16/83 The Board of City Commissioners approved a request for a Rezoning from R-E (Residence Estates) to R-PD9 (Residential Planned Development – 9 Units per Acre) for a portion of the subject site. The Planning Commission and staff recommended approval.

04/19/00 The City Council approved a General Plan Amendment (GPA-0043-99) from ML (Medium-Low Density Residential) to M (Medium Density Residential), a Rezoning (Z-0066-99) from R-E (Residence Estates) to R-3 (Medium Density Residential), and a Site Development Plan Review [Z-0066-99(1)] for a 96-unit multi-family residential complex on APN 140-30-503-001. The Planning Commission and staff recommended approval. The Rezoning and Site Development Plan Review expired on 04/19/02.

SS

12/06/00 The City Council accepted the applicant's request to Withdraw Without Prejudice a General Plan Amendment (GPA-0026-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.84 acres encompassing the area proposed for the current General Plan Amendment request. The Planning Commission and staff had recommended approval. The City Council also accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0080-00) from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units Per Acre) to R-3 (Medium Density Residential) and a Site Development Plan Review [Z-0080-00(1)] for a proposed 288-unit multi-family development on the same site. The Planning Commission and staff recommended approval.

10/18/01 The Planning Commission approved a Site Development Plan Review [Z-0066-99(2)] for a proposed 95-unit multi-family residential development on APN 140-30-503-001. Staff recommended approval. The approval expired 10/18/03.

08/21/02 The City Council voted to table a General Plan Amendment (GPA-0017-02) from ML (Medium-Low Density Residential) to M (Medium Density Residential) and a Rezoning (Z-0040-02) from R-E (Residence Estates) to R-3 (Medium Density Residential) on APN 140-30-503-002 in order for the applicant to revise the site plan, which included a proposed 224-unit multi-family residential development. The Planning Commission and staff recommended approval of the General Plan Amendment with the recommendation that the request be amended to MLA (Medium-Low Attached Density Residential). The Planning Commission and staff recommended denial of the Rezoning.

07/08/04 The Planning Commission held this item in abeyance to the 08/12/04 Planning Commission Meeting to allow the applicant time to redesign the site plan.

08/12/04 The Planning Commission held this item in abeyance to the 09/09/04 Planning Commission meeting to allow the applicant to further redesign the site.

09/09/04 The Planning Commission tabled a General Plan Amendment (GPA-4548) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.88 acres; a Rezoning (ZON-4554) from R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) to R-PD12 (Residential Planned Development - 12 Units per Acre); a Variance (VAR-4677) to allow less than the minimum amount of required open space; and a Site Development Plan Review (SDR-4555) for a proposed 166-lot single-family residential development on the subject site. Staff recommended approval of the request to amend the General Plan and denial of all other items.

SS

12/16/04 The Planning Commission will consider this and companion items GPA-4548, ZON-4554 and SDR-4555. Property owners were renotified.

B) Pre-Application Meeting

03/10/04 The applicant originally planned for R-CL (Single Family Compact-Lot) lots that did not meet code standards. A General Plan Amendment and a Rezoning to R-PD (Residential Planned Development) was suggested, which would also require a Site Development Plan Review. These items could not have a public hearing until July 8. The site would then have to be redesigned to include open space and a standard turnaround at Van Buren Avenue. A series of follow-up meetings were held to track the progress of the site plan and landscape plan. After open space calculations were totaled, it became evident that a Variance would be necessary in order to reduce the amount of required common open space.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application; however, one was held in conjunction with the related request for a General Plan Amendment to the MLA (Medium-Low Attached) land use designation.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	18.54
Net Acres:	17.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Manufactured Dwellings
South:	Mobile Home Park
East:	Townhouses and Apartments
West:	Condominiums

C) Planned Land Use

Subject Property:	M (Medium Density Residential) ML (Medium-Low Density Residential)
North:	Clark County
South:	ML (Medium-Low Density Residential)
East:	ML (Medium-Low Density Residential) M (Medium Density Residential)
West:	M (Medium Density Residential)

SS

D) Existing Zoning

Subject Property:	R-E (Residence Estates) R-PD9 (Residential Planned Development – 9 Units Per Acre)
North:	R-2 (Medium Density Residential – Clark County) R-T (Manufactured Home Residential – Clark County)
South:	R-MHP (Residential Mobile/Manufactured Home Park)
East:	R-PD9 (Residential Planned Development – 9 Units Per Acre) R-PD18 (Residential Planned Development – 18 Units Per Acre)
West:	R-PD16 (Residential Planned Development – 16 Units Per Acre)

E) General Plan Compliance

The subject site is designated M (Medium Density Residential) for APN 140-30-503-001 and ML (Medium-Low Density Residential) for the balance of the site on the Southeast Sector Map of the General Plan. The Medium Density category allows up to 25 dwelling units per acre and is intended to accommodate multi-family residential development. The Medium-Low Density category allows up to eight units per acre and permits single-family and two-family homes as well as local supporting uses such as schools and churches. The request for R-PD9 (Residential Planned Development - 5 Units per Acre) zoning conforms to the MLA (Medium-Low Attached Density Residential) land use designation, which has been requested for the entire site. This category allows up to 12 units per acre, permitting residential and related uses.

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

The subject site is part of the Neighborhood Revitalization Area, identified by the Las Vegas Master Plan 2020 as an area of neighborhoods where existing residential uses should be protected and proposed commercial development should be designed within the context of a pedestrian-friendly environment.

Some of the property owners inside the notification radius own property located in unincorporated Clark County; they have been notified of this request.

SS

ANALYSIS

A) Zoning Code Compliance

A4) Landscape and Open Space Standards

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
18.54 acres	9.0 du/ac	1.65	14.85%	119,929 SF or 2.75 acres	4.3 %	68,570 SF or 1.57 acres

The latest configuration of the site plan still indicates a deficiency in open space. The applicant has submitted this Variance application (VAR-4677) to request relief from this standard. The amount of deviation from the standard is 43 percent.

A $4.00 per waived square foot standard for monetary contributions in lieu of Open Space requirements has been implemented on a consistent basis with open space variances. If this Variance is approved, this payment of fees has been included as a condition of that approval. Payment of fees in lieu of providing open space is not grounds for a Variance, according to NRS or Title 19. The recommended condition for payment is only offered to ensure that the City and residents acquire some benefit from this application, should it be approved.

B) General Analysis and Discussion

An open space component is required for any R-PD (Residential Planned Development) zoned project containing more than 12 dwelling units, in an amount based on the gross density of the proposed development. After several revisions, the applicant has proposed 166 detached single-family lots on 18.54 acres. The average lot size is now about 3,000 square feet, and in most cases the buildings are 10 feet apart on the sides and at least 30 feet apart in the rear. The development would not contain sidewalks.

The applicant has nearly doubled the amount of open space provided since the item was last presented and has improved the access to open space areas. Common open space is provided in a 30,927 square-foot park area located in the north central portion of the development. The park contains amenities such as a pool, barbecues, tot lot, and a clubhouse. Additional common space consists of areas situated around the proposed cul-de-sac bulb on Van Buren Avenue and the area outside of the required landscape buffer along Owens Avenue.

The proposed development still lacks sidewalks, making open space areas more difficult to access. The area near Owens Avenue is still almost completely fenced in and is dominated by trees that could be used to correct deficiencies in the amount of required landscaping. The justification that over 260,000 square feet of open space is available as part of the lots for private use is unacceptable. The open space concept was developed in part as a trade-off for the additional density and design flexibility offered by R-PD (Residential Planned Development) zoning. Open space is intended to be held in common and provided for the enjoyment of all the residents in the development, especially those in higher density developments. Inclusion of individual yards as part of the open space calculation defeats the purpose of such a requirement.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the 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 19.18.070(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing that the majority of developable land on the site be used for residential development at the expense of a necessary open space component. An alternative design to reduce the number of lots or provide the required amount of open space would allow conformance to the Title 19 requirements. Payment of monies in lieu of open space is not grounds for a Variance. The request for the reduction in open space is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

SS

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 921 (Mailed with GPA-4548, ZON-4554 and SDR-4555 at 12/16/04 PC)
911 (Mailed with GPA-4548, ZON-4554 and SDR-4555 at 8/12/04 PC)

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-503-001

Name of Property Owner: Phoenix Gardens

Name of Applicant: _____

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

_____Yes _____✓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: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

M. Matsik

Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005

Revised 2/12/02

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number VAR-4677 APN: 140-30-503-002

Name of Property Owner: Creative LLC

Name of Applicant: _____

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

_____ Yes _____ 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: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

_____
Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-520-017

Name of Property Owner: Richard Erlich

Name of Applicant: Richard Ehrlich

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

_____Yes _____✓No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Richard K. Ehrlich

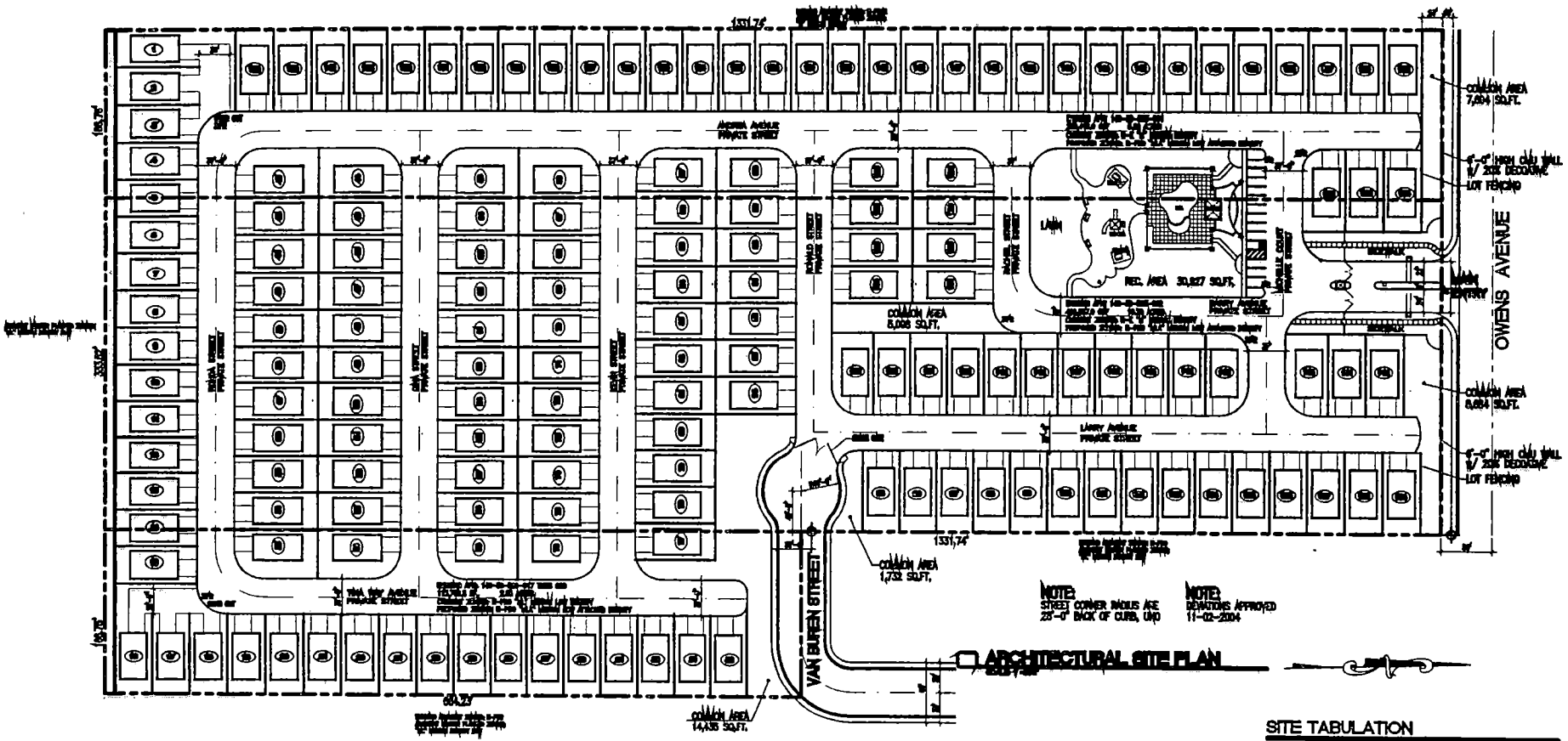
Subscribed and sworn before me

This 16 day of June, 2004

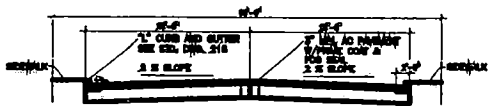
[signature]

Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005



ARCHITECTURAL SITE PLAN



(A) TYPICAL 60' PUBLIC STREET (VAN BUREN)



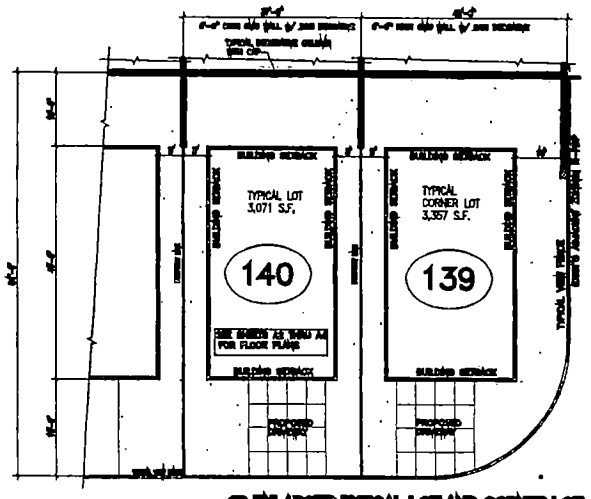
(B) TYPICAL PRIVATE STREET

P.U.E. & S. CITY OF LAS VEGAS UTILITY EASEMENT and PUBLIC UTILITY EASEMENT, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



(C) TYPICAL PRIVATE DRIVE

P.U.E. & S. CITY OF LAS VEGAS UTILITY EASEMENT and PUBLIC UTILITY EASEMENT, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION

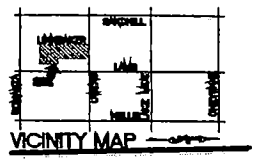


TYPICAL INTERIOR LOT/CORNER LOT

REVISED 11.17.04

SITE TABULATION

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC RECEIVED
NOV 17 2004

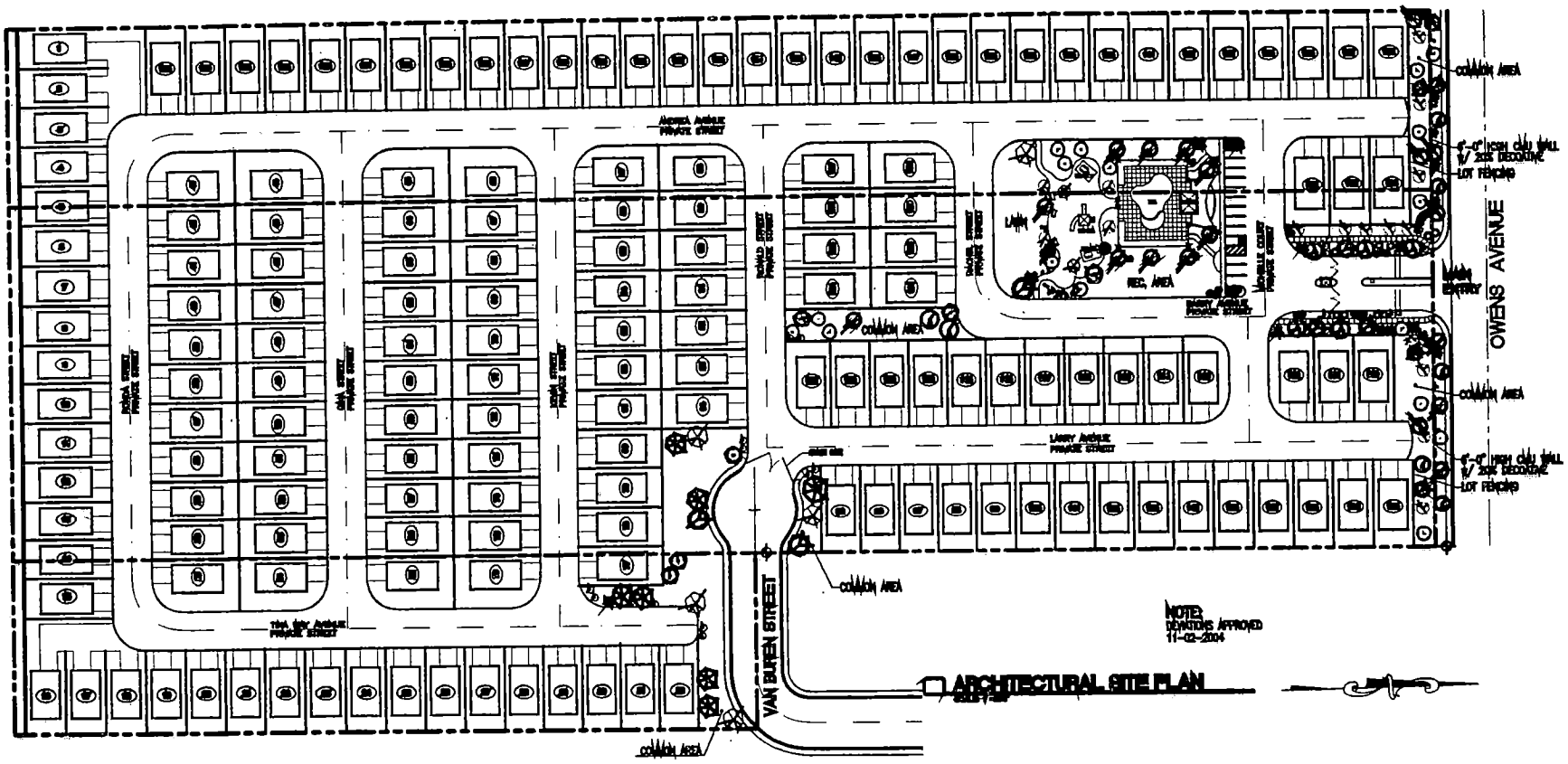


LARRY LINDALL RESIDENTIAL DESIGNER
3531 E. RUSSELL RD., SUITE G
LAS VEGAS, NEVADA 89120
PH-(702)597-5588
FAX-(702)597-5598

OWENS COURT SITE

11-9-04

A-1 PLAN



ARCHITECTURAL SITE PLAN

PLANT LEGEND

TREE PLANT SCHEDULE

SYMBOL	Common Name:	Botanical Name:	SIZE	No.
	AFRICAN SUMAC (D)	RHUS LANCEA	24" BOX	15
	FAN TEX ASH (D)	FRAXINUS VELUTINA	24" BOX	7
	SOUTHERN LIVE OAK (D)	QUERCUS VIRGINIANA	24" BOX	7
	JAPANESE PRIVET (D)	LIGUSTRUM LUCI	24" BOX	6
	DESERT WILLOW (D)	BIGNONIACEAE	24" BOX	11
	LACEBARK ELM	ULMACEAE	24" BOX	5
	LACEBARK ELM	ULMACEAE	24" BOX	7
	VALLEY OAK	FAGACEAE	24" BOX	15
	CHINESE PISTACHE	ANACARDIACEAE	24" BOX	15

MARK	SHRUB	SIZE	COUNT
	CASSIA	5 GAL	9
	RED TIP PHOTINIA	5 GAL	30
	RED FOUNTAIN GRASS	5 GAL	15
	GOLDEN EUYONYMOUS	5 GAL	5
	INDIAN HAWTHORN	5 GAL	5
	JAPANESE PRIVET	5 GAL	10
	SOFT YUCCA	5 GAL	10
	BLUE FESCUE	LAWN	

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC

REVISED
11.17.04

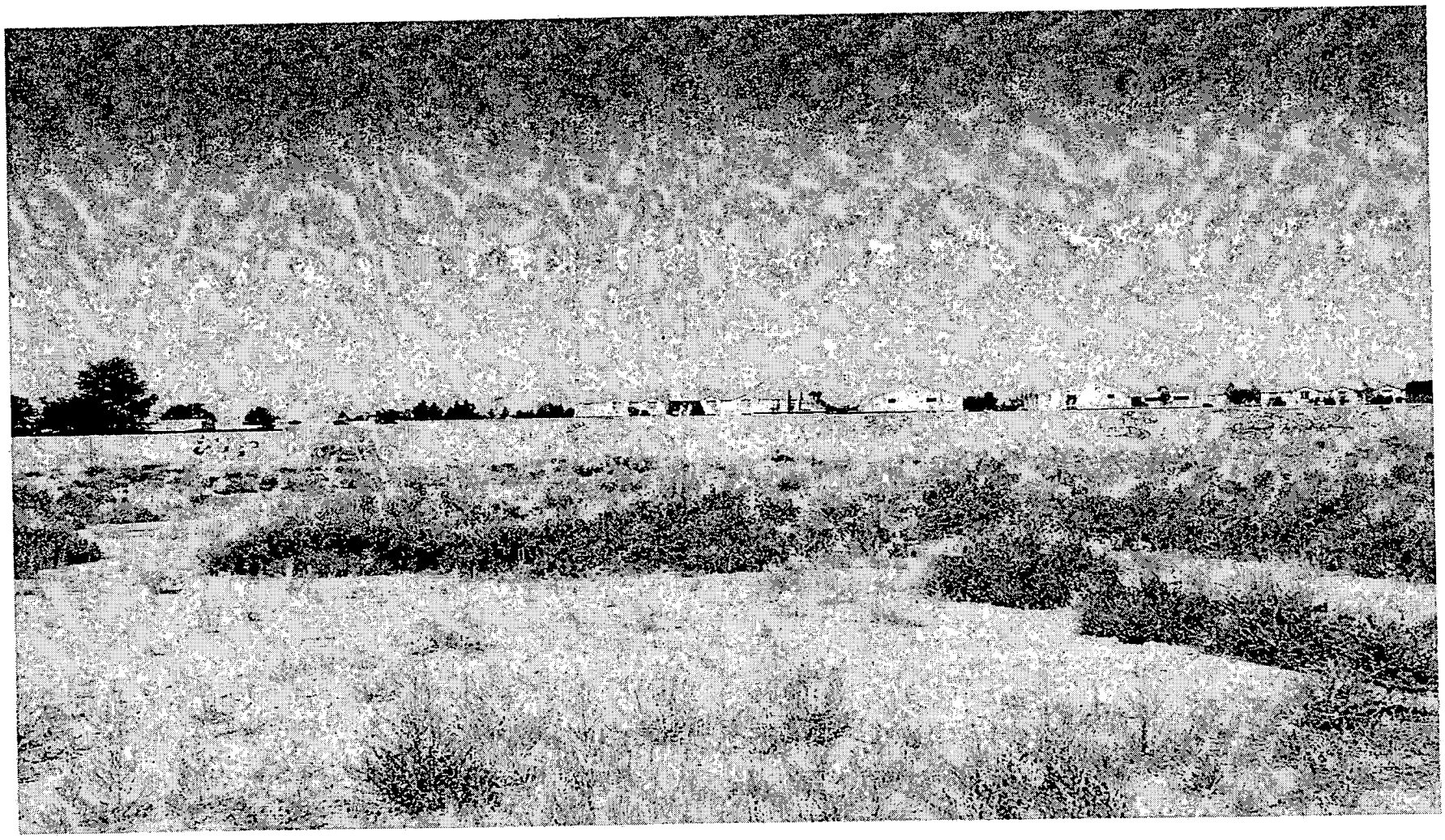
RECEIVED
NOV 17 2004

VICINITY MAP

LARRY TRAN DESIGN
3531 E. RUSSELL RD. SUITE O
LAS VEGAS, NEVADA 89120
PHONE: (702)367-8888
FAX: (702)367-8698

OWENS COURT SITE

L-1



VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-4555 RELATED TO GPA-4548 AND ZON-4554 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 166-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre)], Ward 3 (Reese).

C.C.: 01/19/05

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

RECOMMENDATION:
Staff recommends DENIAL.

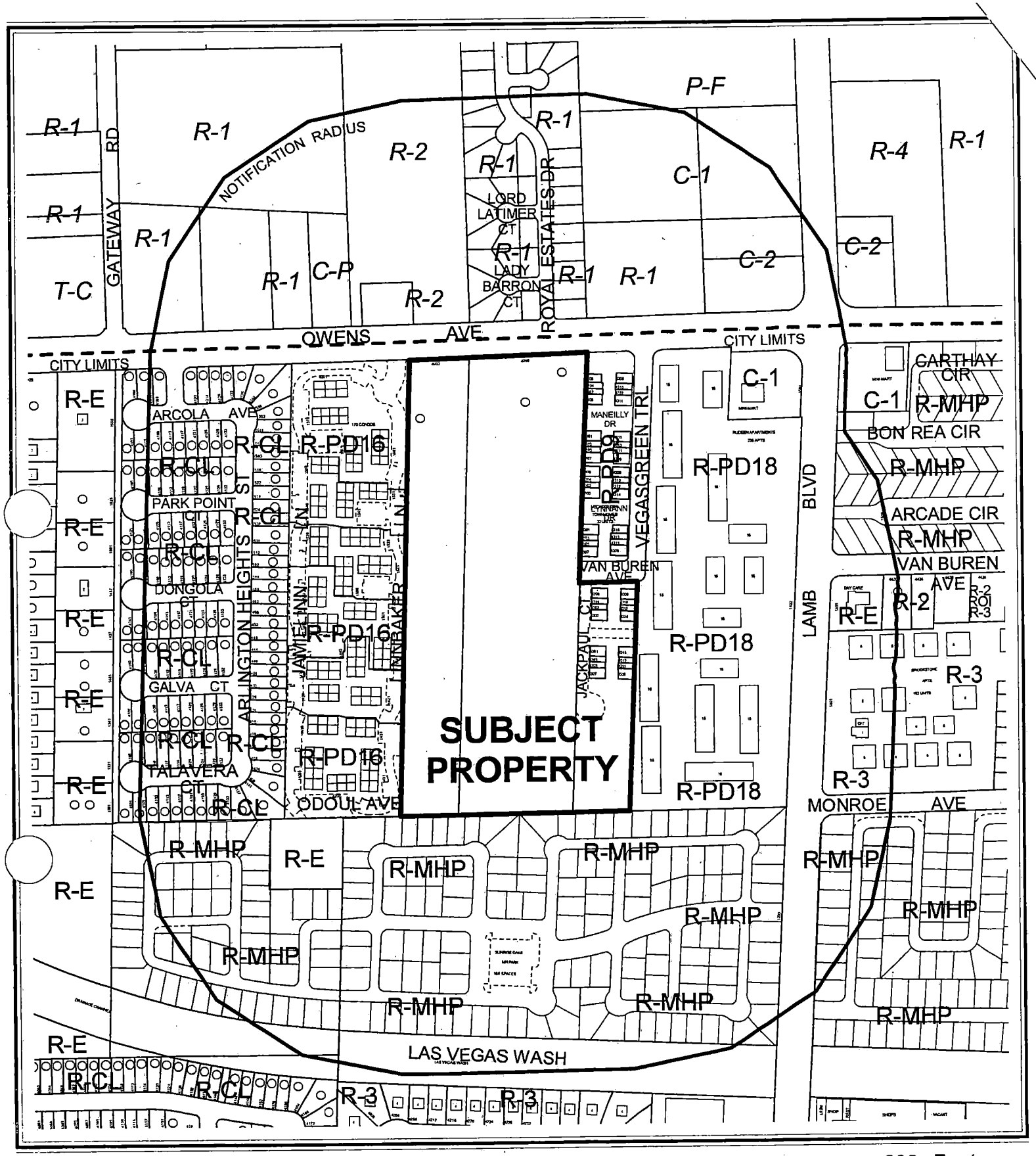
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – DENIED – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:
See Item 17 [GPA-4548] for all related discussion on Item 17 [GPA-4548], Item 18 [ZON-4554], Item 19 [VAR-4677] and Item 20 [SDR-4555].

(6:21 – 6:38)



0 300 600 Feet

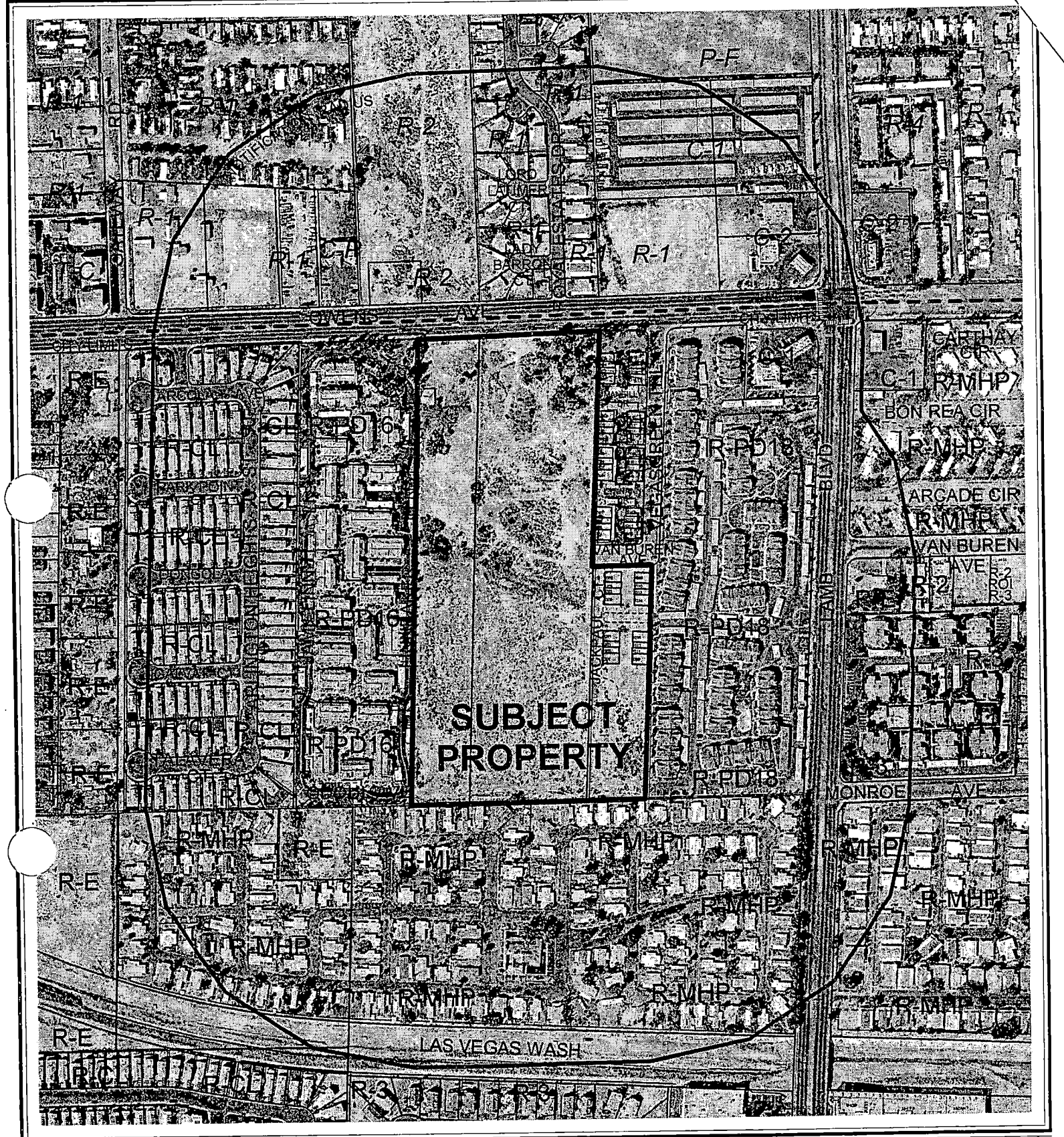
CASE: **SDR-4555**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

N



0 300 600 Feet

CASE: **SDR-4555**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SDR-4555 -
APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4548) to an MLA (Medium-Low Density Residential) Land Use designation, a Rezoning (ZON-4554) to an R-PD9 (Residential Planned Development – 9 Units Per Acre) Zoning District, and a Variance (VAR-4677) for a reduction in the amount of required open space approved by the City Council.

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

3. All development shall be in conformance with the site plan date stamped 11/17/04 and building elevations date stamped 08/18/04, except as amended by conditions herein.

4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development. The planting of cool-season grasses, such as fescue or rye grass, is prohibited during the months of May through August.

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on center and a minimum of four five-gallon shrubs for each tree within provided planters along Owens Avenue.

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

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

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

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

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

Public Works

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

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

13. The entrance to the proposed site shall provide two ingress lanes, unless otherwise allowed by the City Traffic Engineer.

14. Site development to comply with all applicable conditions of approval for ZON-4554 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 166-lot single-family residential development on approximately 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard.

Revisions to the site plan dated 11/17/04 adjusted the width of all internal private streets to 37 feet. With the reduction in density of the development from 12.22 to 8.95 dwelling Units Per Acre, the amount of required and provided open space was readjusted.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed single-family development will be harmonious with the surrounding land uses and will improve the quality of the neighborhood. Lots will be narrow; however, through innovative building design, they will feel spacious.

BACKGROUND INFORMATION

A) Previous Actions

03/16/83 The Board of City Commissioners approved a request for a Rezoning from R-E (Residence Estates) to R-PD9 (Residential Planned Development – 9 Units Per Acre) for a portion of the subject site. The Planning Commission and staff recommended approval.

04/19/00 The City Council approved a General Plan Amendment (GPA-0043-99) from ML (Medium-Low Density Residential) to M (Medium Density Residential), a Rezoning (Z-0066-99) from R-E (Residence Estates) to R-3 (Medium Density Residential), and a Site Development Plan Review [Z-0066-99(1)] for a 96-unit multi-family residential complex on APN 140-30-503-001. The Planning Commission and staff recommended approval. The Rezoning and Site Development Plan Review expired on 04/19/02.

12/06/00 The City Council accepted the applicant's request to Withdraw Without Prejudice a General Plan Amendment (GPA-0026-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.84 acres encompassing the area proposed for the current General Plan Amendment request. The Planning Commission and staff had recommended approval. The City Council also accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0080-00) from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units Per Acre) to R-3 (Medium Density Residential) and a Site Development Plan Review [Z-0080-00(1)] for a proposed 288-unit multi-family development on the same site. The Planning Commission and staff recommended approval.

10/18/01 The Planning Commission approved a Site Development Plan Review [Z-0066-99(2)] for a proposed 95-unit multi-family residential development on APN 140-30-503-001. Staff recommended approval. The approval expired 10/18/03.

08/21/02 The City Council voted to table a General Plan Amendment (GPA-0017-02) from ML (Medium-Low Density Residential) to M (Medium Density Residential) and a Rezoning (Z-0040-02) from R-E (Residence Estates) to R-3 (Medium Density Residential) on APN 140-30-503-002 in order for the applicant to revise the site plan, which included a proposed 224-unit multi-family residential development. The Planning Commission and staff recommended approval of the General Plan Amendment with the recommendation that the request be amended to MLA (Medium-Low Attached Density Residential). The Planning Commission and staff recommended denial of the Rezoning.

07/08/04 The Planning Commission held this item in abeyance to the 08/12/04 Planning Commission Meeting to allow the applicant time to redesign the site plan.

08/12/04 The Planning Commission held this item in abeyance to the 09/09/04 Planning Commission meeting to allow the applicant to further redesign the site.

09/09/04 The Planning Commission tabled a General Plan Amendment (GPA-4548) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 12.88 acres; a Rezoning (ZON-4554) from R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) to R-PD12 (Residential Planned Development - 12 Units Per Acre); a Variance (VAR-4677) to allow less than the minimum amount of required open space; and a Site Development Plan Review (SDR-4555) for a proposed 166-lot single-family residential development on the subject site. Staff recommended approval of the request to amend the General Plan and denial of all other items.

SS

12/16/04 The Planning Commission will consider this and companion items GPA-4548, ZON-4554 and VAR-4677. Property owners were renotified.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application; however, one was held in conjunction with the related request for a General Plan Amendment to the MLA (Medium-Low Attached) land use designation.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	18.54
Net Acres:	17.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Manufactured Dwellings
South:	Mobile Home Park
East:	Townhouses and Apartments
West:	Condominiums

C) Planned Land Use

Subject Property:	M (Medium Density Residential) ML (Medium-Low Density Residential)
North:	Clark County
South:	ML (Medium-Low Density Residential)
East:	ML (Medium-Low Density Residential) M (Medium Density Residential)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) R-PD9 (Residential Planned Development – 9 Units Per Acre)
North:	R-2 (Medium Density Residential – Clark County) R-T (Manufactured Home Residential – Clark County)
South:	R-MHP (Residential Mobile/Manufactured Home Park)
East:	R-PD9 (Residential Planned Development – 9 Units Per Acre) R-PD18 (Residential Planned Development – 18 Units Per Acre)
West:	R-PD16 (Residential Planned Development – 16 Units Per Acre)

E) General Plan Compliance

The subject site is designated M (Medium Density Residential) for APN 140-30-503-001 and ML (Medium-Low Density Residential) for the balance of the site on the Southeast Sector Map of the General Plan. The Medium Density category allows up to 25 dwelling Units Per Acre and is intended to accommodate multi-family residential development. The Medium-Low Density category allows up to eight Units Per Acre and permits single-family and two-family homes as well as local supporting uses such as schools and churches. The request for R-PD9 (Residential Planned Development - 5 Units Per Acre) zoning conforms to the MLA (Medium-Low Attached Density Residential) land use designation, which has been requested for the entire site. This category allows up to 12 Units Per Acre, permitting residential and related uses.

PROJECT DESCRIPTION

The proposed development now consists of 166 single-family lots on an 18.54-acre site. Three basic floor plan configurations are proposed. The designs are two-story products with two-car garages.

The open space provided with this project is 68,570 square feet, primarily contained within a recreation area in the north central portion of the site and a small pocket park adjacent to Van Buren Avenue. The total amount of open space provided is only 57 percent of that required by Title 19 open space standards. A companion Variance request (VAR-4677) seeks relief from this requirement.

A network of 37-foot wide private streets with L-type curb and gutter design and minimum 25-foot private drives serves the development. Typical lots are approximately 3,000 square feet. Access is gated from Owens Avenue, a 100-foot wide Primary Arterial; crash gates guard the access from Van Buren Avenue, which terminates in a cul-de-sac.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD (Residential Planned Development) zoned project are proposed by the site plan. In the case of the subject proposal, these are as follows:

Standards	Proposed
Average Lot Size	2,997 SF
Min. Lot Width	37 Feet
Min. Setbacks • Front (to house and front-load garage) • Side • Corner • Rear	 18 Feet 5 Feet 10 Feet 15 Feet
Max. Lot Coverage	60%
Max. Building Height	2 Stories / 35 Feet

These development standards compare favorably to those developments in the City having similar densities.

A2) Parking and Traffic Standards

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

Uses	Units	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	166	2 spaces/unit	332	N/A	344	1

The floor plans indicate that each model will feature a two-car garage; therefore, Title 19 parking requirements are satisfied. The provided handicapped space must be striped as van-accessible.

A3) 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
Buffer: • Min. Trees (Owens Ave.) • Min. Trees (Van Buren Ave.)	1 Tree/20 Linear Feet Not Required	20 Trees ---	13 Trees 9 Trees
• Min. Zone Width • Wall height	6 Feet along Owens Ave. 6 Feet		10 Feet 6 Feet

SS

Landscaping is deficient with respect to the number of trees and spacing along Owens Avenue. The site has no physical constraint to the provision of these trees; therefore, a condition of approval addresses this deficiency.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
18.54 acres	9.0 du/ac	1.65	14.85%	119,929 SF or 2.75 acres	4.3 %	68,570 SF or 1.57 acres

The latest configuration of the site plan still indicates a deficiency in open space. The applicant has submitted this Variance application (VAR-4677) to request relief from this standard. The amount of deviation from the standard is 43 percent.

B) General Analysis and Discussion

- Zoning

  Approval of companion Rezoning application (ZON-4554) will result in an R-PD9 (Residential Planned Development - 9 Units Per Acre) zoning designation for this site. The proposed Site Development Plan conforms to, and is an integral part of, the proposed zoning for the site.

- Site Plan

  The city of Las Vegas Planning and Development Department is proposing new development standards for R-PD zoned projects in the city of Las Vegas, in addition to those general standards proposed by the developer. These include standards for garages and parking, the amount of private yard space, streets and streetscaping, sidewalks, residential design standards, open space, and cluster developments. These standards would not currently apply to the proposed development, but would instead provide a model by which other R-PD developments, such as the one proposed here, may be compared.

  The following table compares the proposed R-PD9 (Residential Planned Development – 9 Units Per Acre) project with some of the development standards proposed for new R-PD projects in the city of Las Vegas.

Requirement	Proposed R-PD Standards	Proposed R-PD9 Single-Family Development
Parking	Conforms to Title 19.10 + 1 space/6 dwelling units	2 spaces/unit + 1 space/13 dwelling units
Private Yard Space	Min. 15 feet by 15 feet in side and rear yards	Min. 5 feet by 45 feet in side; 15 feet by 27 feet in rear
Driveway Length	Min. 18 feet as measured from back of sidewalk	Min. 18 feet from back of curb
Landscape Amenity Zones	Five feet abutting the street curb on both sides; to contain min. 1 - 24" box tree per 20 linear feet of street frontage or portion thereof, a min. of (5) five-gallon shrubs per required tree, and two-inch layer of groundcover	No Amenity Zones proposed
Sidewalks	Min. 5' wide, located between the Amenity Zone and front residential property line	No sidewalks proposed
Cluster Housing: • Units per Cluster • Minimum lot Size	No more than four dwelling units may share a private drive 2,700 SF	No clustering proposed; three units share a private drive 2,997 SF
Design Standards: • Architectural Features • Floor Plans • Elevations • Roofs • Exterior Colors	Varied wall planes, trim details; trim detailing, window styles, and exterior materials should be consistent for all four elevations of each dwelling Min. three distinct floor plans Min. three distinct elevation styles Min. two distinct roof colors and materials per development Min. three distinct color schemes per model	Varied wall planes and trim details; window styles and exterior materials are consistent Three distinct floor plans Three distinct elevation styles Two distinct roof colors, all concrete tile roofs Four distinct color schemes per model
Common Open Space	None required if all lots in development exceed 6,500 SF; in all other developments, based on formula: No. of residential lots * 500 SF = open space required Min. 45 feet in either dimension	If formula were applied: 166 lots * 500 SF = 83,000 SF open space or 1.91 acres required; 68,570 or 1.57 acres is proposed Min. 18 feet in width

SS

The proposed R-PD (Residential Planned Development) Standards could not support a project such as the one here proposed. The number and size of the lots cannot support the required design elements and open space requirements. Reconfiguration of the site to allow for larger lots and for streetscaping would be encouraged.

The lack of design elements such as sidewalks and a significant reduction of required open space all contribute to a recommendation of denial of the Site Development Plans. A redesign of the site to include larger lots with additional open space and amenities for residents is recommended.

The plan as proposed will require the concurrent approval of an open space Variance.

- Waivers

No waivers have been requested in relation to this Site Development Plan Review. A companion Variance (VAR-4677) to reduce the required amount of open space by approximately 43% has been submitted and will be considered concurrently.

- Landscape Plan

The submitted landscaping plan indicates an alternating arrangement of 24-inch box Desert Willow, 24-inch box African Sumac and 24-inch box Lacebark Elm trees planted 25 feet on-center along the south side of Owens Avenue. These trees are spaced improperly and therefore do not meet the number required by the Code. A condition of approval addresses this deficiency. Although not required along streets classified as Primary or Secondary Thoroughfares, 24-inch box Chinese Pistache, Japanese Privet, Southern Live Oak and Lacebark Elm trees are indicated on the edges of Van Buren Avenue abutting the development. The landscaping plan also depicts a variety of 15-gallon shrubs in sufficient number to meet Code groundcover standards. It is noted that current drought ordinances prohibit the planting of Blue Fescue as shown during the months of May through August.

- Elevations

The submitted elevations indicate that each model will be two stories and approximately 25 feet in height, with gabled tile roofs and stucco exteriors.

- Floor Plan

Three basic floor plans are proposed. All contain two-car front-loading garages.

SS

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 development, although consistent with surrounding development with regard to density, does not contain design elements compatible with the adjacent multi-family residential land uses existing in the area. The amount of open space is insufficient for similar R-PD developments of this size.

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 subject site is currently designated M (Medium Density Residential) and ML (Medium-Low Density Residential) on the Southeast Sector Plan of the General Plan. The companion General Plan Amendment (GPA-4548), if approved, would re-designate the entire site to MLA (Medium-Low Attached Density Residential), allowing for residential densities of up to 12 Units Per Acre. A companion Rezoning (ZON-4554), if approved, will rezone the subject site to the R-PD9 (Residential Planned Development – 9 Units Per Acre) zoning district. The proposed site plan would then conform to the General Plan. A companion Variance (VAR-4677) is required from R-PD open space standards. With the implementation of the recommended conditions regarding landscaping, the project will comply with Landscape, Wall and Buffer Standards.

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

   The single access point off Owens Avenue, a 100-foot Primary Arterial as designated on the Master Plan of Streets and Highways, will not create a conflict with through traffic on adjacent streets. The crash-gated access from Van Buren Avenue will provide a secondary access for emergency vehicles.

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

   The building and landscape materials are appropriate for single-family residential development in this portion of the City. It is noted that current drought ordinances prohibit the planting of Blue Fescue as shown on the landscaping plan during the months of May through August.

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 create an orderly environment and are typical of two-story single-family residential developments in the city of Las Vegas.

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

   The proposed single-family residential development will be subject to municipal and building codes requiring on-site inspection by City staff, and will therefore not create a hazard to the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 921 (Mailed with GPA-4548, ZON-4554 and VAR-4677 at 12/16/04 PC)
911 (Mailed with GPA-4548, ZON-4554 and VAR-4677 at 8/12/04 PC)

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4555 APN: 140-30-503-001 & 002 & 140-30-526-017

Name of Property Owner: _____

Name of Applicant: Richard K. Ehrlich

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Richard K. Ehrlich

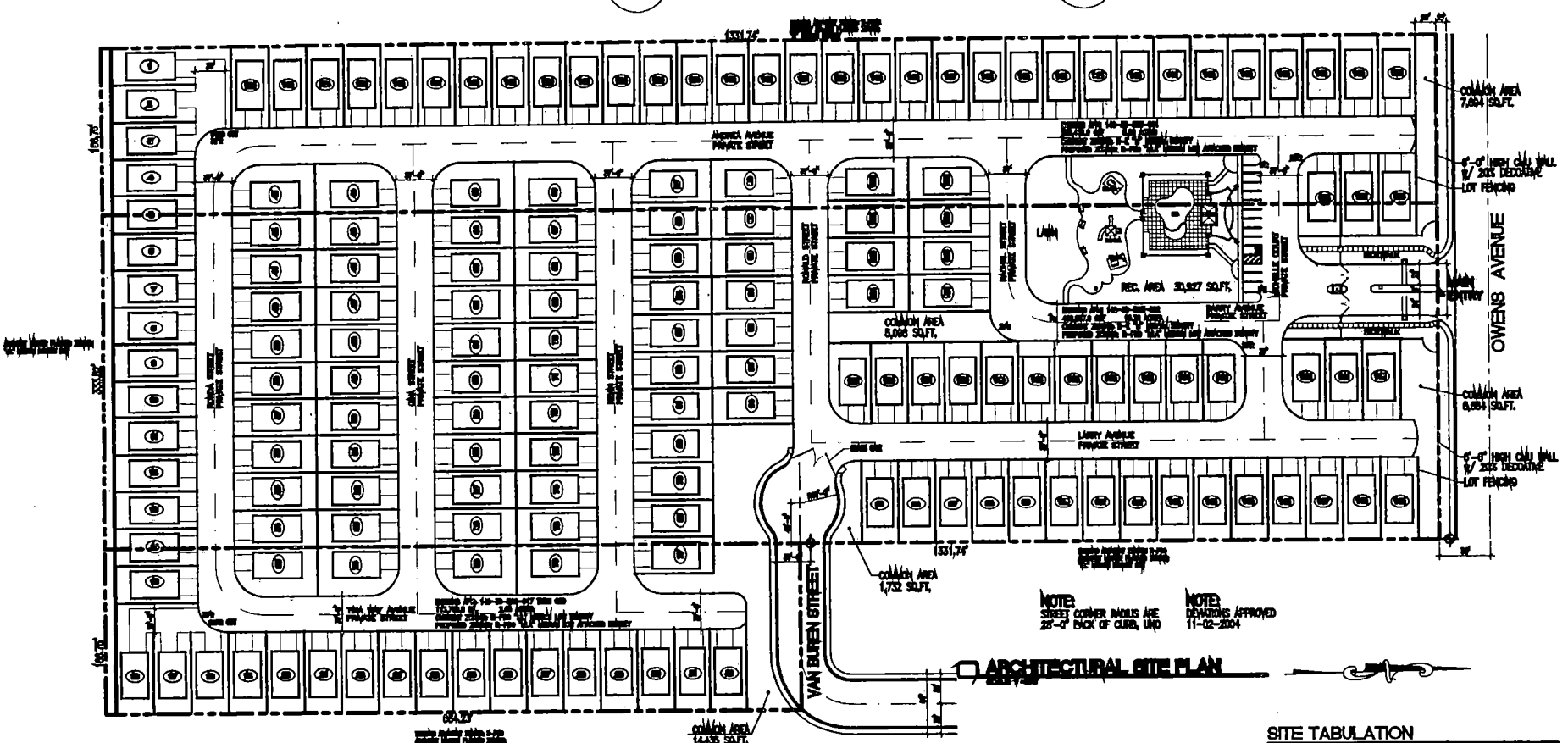
Subscribed and sworn before me

This 27th day of April, 2004

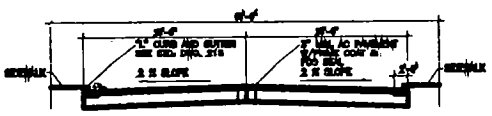
Barbara A Bross

Notary Public in and for said County and State

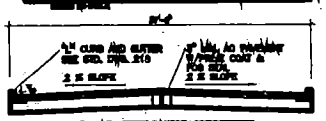
BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



ARCHITECTURAL SITE PLAN



(A) TYPICAL 60' PUBLIC STREET (VAN BUREN)



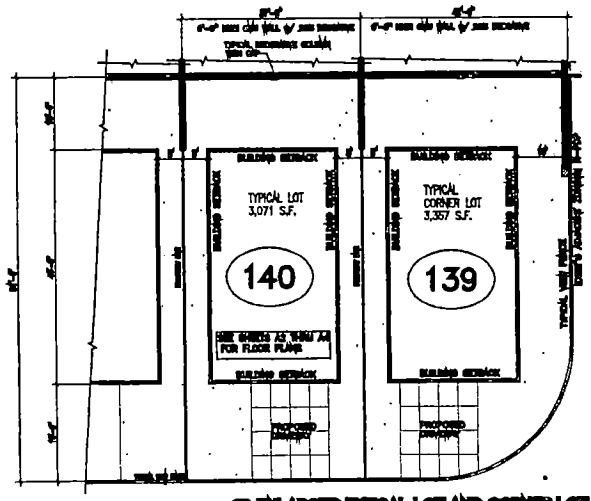
(B) TYPICAL PRIVATE STREET

P.U.E. & S.E. CITY OF LAS VEGAS WATER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



(C) TYPICAL PRIVATE DRIVE

P.U.E. & S.E. CITY OF LAS VEGAS WATER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



ENLARGED TYPICAL LOT AND CORNER LOT

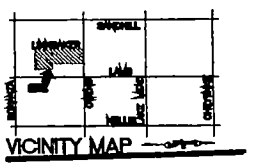
REVISED
11.17.04

SITE TABULATION

OPEN SPACE REQUIRED: 100 UNITS / 18.04 ACRE = 5.5 UNITS / ACRE	5.5 UNITS PER ACRE
UNIT DENSITY	5.5 :: 1.00 = 100 OF GROSS AREA
	100 x 18.04 = 2.75 ACRES x 43,560 SF = 131,077 SF
OPEN SPACE PROVIDED	70,322 SF
SITE AREA (GROSS)	18.04 ACRES
SITE AREA (NET)	17.05 ACRES
2 PARKING SPACES PER UNIT = 200 PARKING SPACES	
OTHER ON SITE SPACES = 12 PARKING SPACES	

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC

RECEIVED
NOV 17 2004

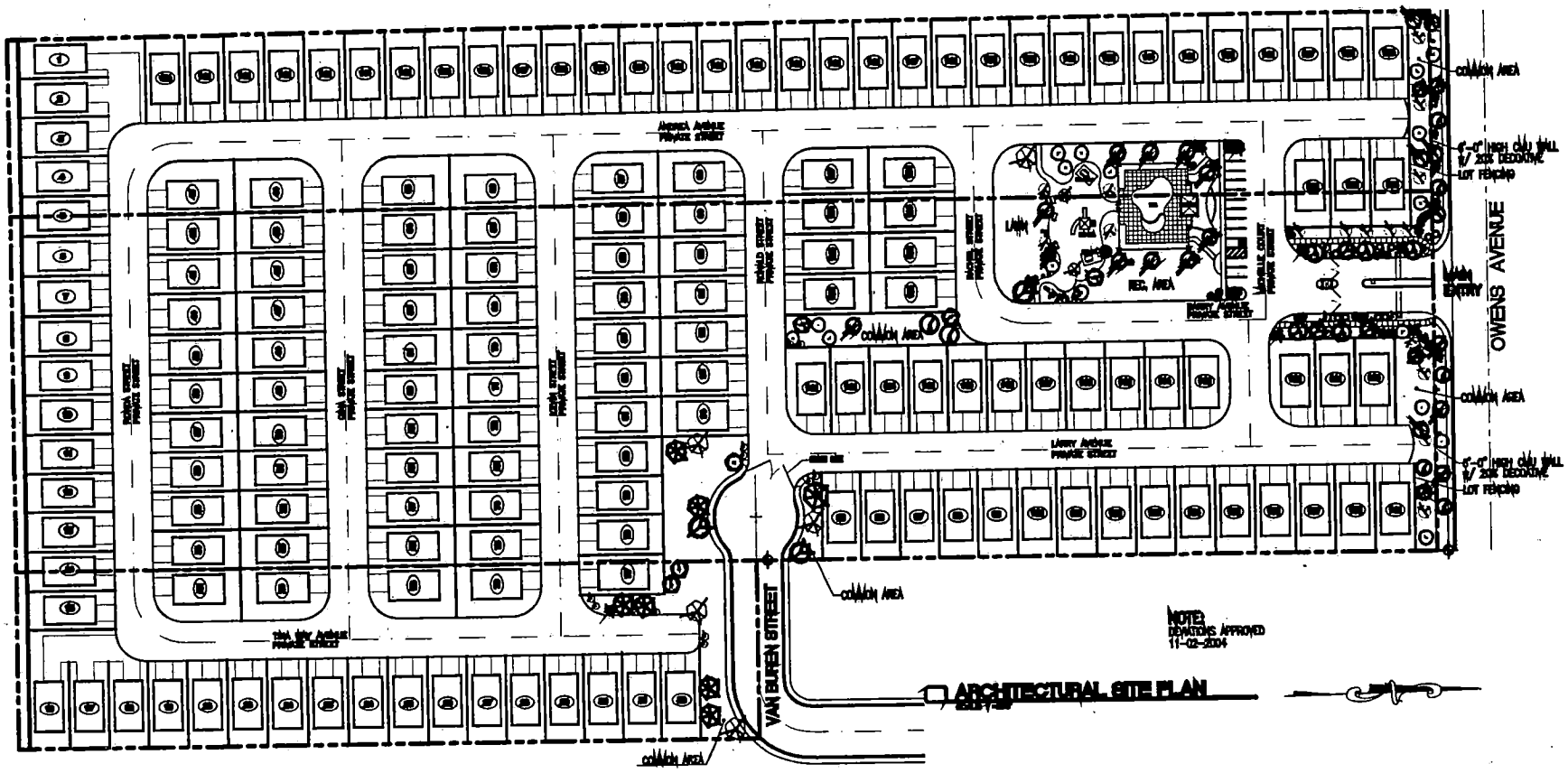


LARRY TINDALL
RESIDENTIAL DESIGNER
3031 E. RUSSELL RD., SUITE G
LAS VEGAS, NEVADA 89120
OFFICE - (702) 597-5597
FAX - (702) 597-5598

OWENS COURT SITE

DATE 11-19-04

SHEET NUMBER
A-1
SITE PLAN



NOTE:
DEVIATIONS APPROVED
11-02-2004

ARCHITECTURAL SITE PLAN

PLANT LEGEND

TREE PLANT SCHEDULE

SYMBOL	Common Name	Botanical Name	SIZE	No.
	AFRICAN SUMAC (D)	RHUS LANCEA	24" BOX	15
	FAN TEX ASH (D)	FRAXINUS VELUTINA	24" BOX	7
	SOUTHERN LIVE OAK (D)	QUERCUS VIRGINIANA	24" BOX	7
	JAPANESE PRIVET (D)	LIGUSTRUM LUCI	24" BOX	6
	DESERT WILLOW (D)	BIGNONIACEAE	24" BOX	11
	LACEBARK ELM	ULMACEAE	24" BOX	8
	LACEBARK ELM	ULMACEAE	24" BOX	7
	VALLEY OAK	FAGACEAE	24" BOX	15
	CHINESE PISTACHE	ANACARDIACEAE	24" BOX	10

MARK	SHRUB	SIZE	COUNT
	CASSIA	5 GAL.	6
	RED TIP PHOTINIA	5 GAL.	20
	RED FOUNTAIN GRASS	5 GAL.	15
	GOLDEN EUONYMOUS	5 GAL.	15
	INDIAN HAWTHORN	5 GAL.	5
	JAPANESE PRIVET	5 GAL.	10
	SOFT YUCCA	5 GAL.	10
	BLUE FESCUE	LAWN	

VICINITY MAP

GPA-4548 ZON-4554
VAR-4677 SDR-4555
12/16/04 PC

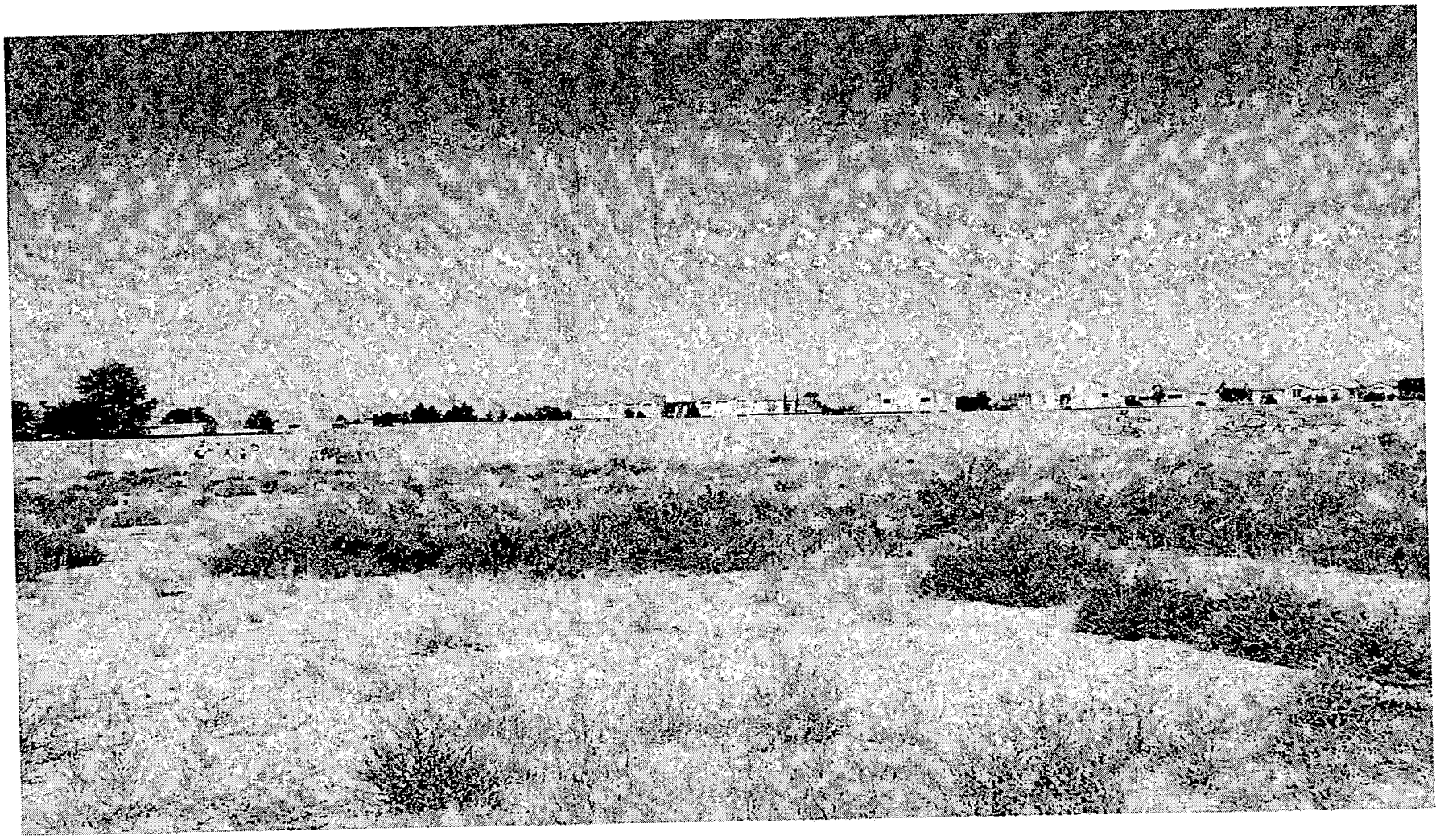
REVISED
11.17.04

RECEIVED
NOV 17 2004

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E. RUSSELL RD. SUITE C
LAS VEGAS, NEVADA 89120
OFFICE (702)597-0887
FAX-(702)597-5598

OWENS COURT SITE

L-1



SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

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

C.C.: 01/19/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	20	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions – Motion carried with GOYNES and EVANS voting NO and DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 21 [ZON-4623], Item 22 [VAR-5377] and Item 23 [SDR-4626].

GARY LEOBOLD, Planning and Development, stated that the original plan had 27 lots with open space. The application was held in abeyance until 8/26/2004. Thereafter, the revised plan changed from RPD-5 to RPD-3 with 19 lots and no open space. On 11/18/2004, the applicant submitted an alternate plan with 19 lots with open space. However, the plan that reflected 19 lots without open space was held in abeyance until this meeting to give the applicant time to provide a design that addressed the concerns of the residents and the Commission. The residents' main concern was the height of the retaining walls along the eastern edge of the property.

MINUTES – Continued:

The applicant submitted a revised Site Plan and included cross sections to show how the elevations would work along the eastern edge. This Site Plan was revised for presentation at this meeting and had been discussed with the applicant; however, staff had not yet reviewed the revised plan. The applicant advised staff that the intent of the redesign was specifically to reduce perimeter retaining wall heights, so that any potential negative impact on the adjacent site to the east would be reduced. The retaining walls along the eastern edge vary from one foot at the south end to approximately six feet at the north end. In addition, there is a 15-foot drainage channel, which should assist in mitigating the issue with the slope. Also, approximately six lots would be single story. The Site Plan also incorporated the five-foot right turn lane as requested by staff. However, the proposed project still does not meet the test and state law for granting a variance, so staff continued to recommend denial.

MR. LEOBOLD pointed out that should the applications be approved, staff recommended adding a condition pertaining to the open space requirements. The applicant would be required to make a contribution to the City of Las Vegas Parks CIP Fund, if the open space requirements are not met.

JON FIELD, Attorney, 3800 Howard Hughes Parkway, Las Vegas, NV, stated that the request is for a conforming zone change on a five-acre parcel on the southeast corner of Dorrell Lane and Hualapai Way. He showed diagrams of the five-acre parcel and stated this parcel is planned to be a buffer between the undeveloped property and the rural estate properties northeast of the subject site from Cliff's Edge. The subject parcel would be situated adjacent to an area in the Cliff's Edge Master Plan located northwest of the proposed project, which is presently designated for 25 units per acre. He felt that the zoning request of 3.5 units per acre would serve as an adequate buffer to these 25 units per acre.

ATTORNEY FIELD commented on the two Site Plans submitted to staff, one with open space and the other without. After further conversations, the residents preferred the open space with the larger lots and elevations, as it would aide in buffering the estates east of the subject property. He pointed out that density was still an issue with the residents. He then stated that there would be a variation on the lots, as lots 1, 2, 4 and 8 would be single story and lots 3, 5 and 7 would be two stories. There would also be excessive rear yard set backs, which would provide a buffer to any future homes being developed on the aforementioned undeveloped area. The rear yard set backs exceeds the 15 feet requirement and range from 20 feet to 48.5 feet. In addressing the residents' main concern regarding the retaining walls, ATTORNEY FIELD stated that a drainage channel would be situated along the eastern property line. In addition, cross sections have been done across the property line, which vary from one foot to six feet of retaining wall.

MINUTES – Continued:

The applicant also proposed to have the interior wall along the drainage channel to have a wrought iron feature, which would enhance the rural feel within the community.

TREVOR DISHAN, 9690 Wittick Avenue, commented on the Interlocal Agreement for this area, which required the development of a property to be consistent with the surrounding properties. Some of the existing properties are a minimum of two units per acre, but most of them are ¾ or one-acre parcels. He encouraged the Commission to deny all applications.

CRAIG PLATT, 7025 Eula Street, stated that his property is very close to the proposed project. He expressed opposition to the proposed project by stating that the project is not compatible with the neighboring property. The density, design and setbacks are not consistent with what is already in existence. The residents purchased their homes in this area with expectations that the nature and the character of the environment would remain similar to what they have now. They would like to see homes built on ½ acre, one acre and larger lots. His home is on a 2-½ acre lot with the adjoining properties being on ½ acre lots. He, too, referenced the Interlocal Agreement, as well as the state legislature, and pointed out that these guidelines clearly specify that the wishes of the community need to be addressed as well. He then stated that the area is a Rural Preservation Area, which is important to the community as a whole and should be protected. He concluded by stating that their community does not support this type of project and felt that a "glorified track" was being placed within their rural community.

RANDY DOSSAT, 6845 Antler Court, does not live within the notification area of the proposed project. He commented that his home is on a ½ acre lot. In working with the residents in his community, Cliff's Edge has agreed to keep ½ acre lots around existing properties. He then requested the Commission to deny the applications.

KIM BUSH, Liaison to COMMISSIONER CHIP MAXFIELD, stated that some residents have contacted her and provided feedback to her from the neighborhood meeting. For the record, she stated the residents' main desires. The residents would like to see a reduction in the number of lots per acre, the homes on the east side to be approximately 8,500 – 9,000 square feet, as the west side would buffer Cliff's Edge and a 30 foot setback on the eastern lots.

CAROL SQUIRES, 9685 Elkhorn Road, recommended denial on all applications.

ATTORNEY FIELD responded that the proposed property is not within the Rural Neighborhood Preservation zone. The parcel is planned Rural with up to 3.59 units per acre, so the request would be a conforming one with the appropriate density. He added that Cliff's Edge is directly adjacent to the proposed property. It is his understanding that the forthcoming proposed

MINUTES – Continued:

developments would be requesting much higher densities for the 25 units per acre as well as the Village Commercial. He continued by stating neighborhood meetings have been held and has had conversation with the neighborhood liaison, MS. BRIDGETT SOLVIE. He stated that it had been somewhat difficult to go forward with a Site Plan, as when revisions are made to address the residents' concerns, the residents seem to change their desires thereafter. With the exception of the open space requirement, ATTORNEY FIELD stated that the project is in conformance with the standards. The open space variance is to create larger lots. The limited amount of open space is not necessarily usable; however, the applicant felt that having larger back yards in lieu of the required amount of open space would give families areas in which to play and/or entertain. In addition, having the 47-foot setbacks along the eastern property line would serve as a buffer to the undeveloped area.

VICE CHAIRMAN NIGRO reiterated his comments made at the previous Planning Commission meeting, as he could accept the number of units and the density on this proposed project. However, there was concern for the adjoining properties and the retaining walls. He noted that if the residents preferred the site plan with the larger lots and less open space, as it would create a more open feel, then he would support that site plan as well. He then asked staff if they have had sufficient time in reviewing the site plans and if the block wall and elevation issues had been adequately addressed.

GINA VENGLASS, Public Works, stated that she had just received the Site Plan package; however, the contours on the plan were not labeled so staff could not determine what the existing grade was. If the grade was between two to four percent, the applicant is allowed to have up to a six-foot retaining wall. However, on cross section 1 at the north end of the site, the site plan reflected a six-foot retaining wall topped by a six-foot screen wall. Per Title 18, once it exceeds six feet, the applicant is required to provide the landscape buffer (the four foot horizontal separation between two walls). CHAIRMAN TRUESDELL confirmed that MS. VENGLASS was referring to the north lot, which was Lot 1. She then confirmed for VICE CHAIRMAN NIGRO that the site plan was in compliance with the exception of Lot 1.

ATTORNEY FIELD stated that the goal was to create larger rear yard setbacks; however, if necessary, the landscaped buffer could be provided and still meet set back requirements. He then clarified for VICE CHAIRMAN NIGRO that the landscaped buffer would be on the eastern property line, which is the area not in compliance with the Code. MS. VENGLASS added that the applicant did not provide on the site plan a section of the wall that would be facing Dorrell Lane. MARGO WHEELER, Planning and Development, stated that the shorter side appeared to be on the interior street, which meant that the eastern portion would be the rear.

MINUTES – Continued:

VICE CHAIRMAN NIGRO commented that he felt the main issue for the adjacent property owners would be having the larger wall instead of a decreased setback, as it is more likely to notice a 12-foot vertical wall than decreased set backs. He reiterated that that he could support the application with staff's acceptance of the site plan with the adjustments on Lot 1 and the wall issue.

COMMISSIONER EVANS asked if staff's recommendation and back up material was based upon the submitted Site Plan, as he did not see any related condition pertaining to if the application was approved and what would be "in lieu of" the open space. If not, would the conditions need to be changed or revised. MR. LEOBOLD responded that Condition 4 on the Site Plan would need to be revised to reflect the correct date stamp on the Site Plan submitted. He added that staff's recommendation for denial was based on the lack of open space. He then informed COMMISSIONER EVANS the condition relating to "in lieu of" the open space would be the required contribution the applicant has to make in the amount of $54,000.

COMMISSIONER STEINMAN stated that when dealing with a parcel of this size (five acres), it is very difficult to meet the required open space. He felt that if the applicant were in agreement, then the added condition pertaining to the contribution would be acceptable. He commented that placing the proposed density away from the undeveloped 25 units per acre and commercial across the street made a lot of sense, and he would support the application.

ATTORNEY FIELD responded to COMMISSIONER EVANS by stating that the applicant was in agreement to making the retaining wall on Lot 1 a split wall with the six-foot landscaped buffer. COMMISSIONER EVANS then asked ATTORNEY FIELD if the added condition regarding a contribution was acceptable. ATTORNEY FIELD responded that if the contribution was subject to approval of the application, then he understood. COMMISSIONER EVANS stressed having a verbal confirmation, as he would not like to see the applicant or representative agree to the condition at this meeting and then at City Council disagree with the condition. CHAIRMAN TRUESDELL stated that this application has been a long process, and he felt that the applicant had done a fair job in addressing the residents' concerns. He did not want to see the application held or even go forward with pending issues. He pointed out that the added condition is straightforward. He then concluded by stating in all fairness to the residents and staff, the applicant or representative needed to confirm whether or not they are in agreement, so the application could go forward with some level of closure.

ATTORNEY FIELD then concurred with the conditions, including the added condition regarding the contribution.

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 21 [ZON-4623], Item 22 [VAR-5377] and Item 23 [SDR-4626].

(6:38 – 7:06)
1-1283

CONDITIONS:
Planning and Development

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

2. The request shall be amended to R-PD3 (Residential Planned Development – 3 Units Per Acre).

3. A Site Development Plan Review (SDR-4626) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

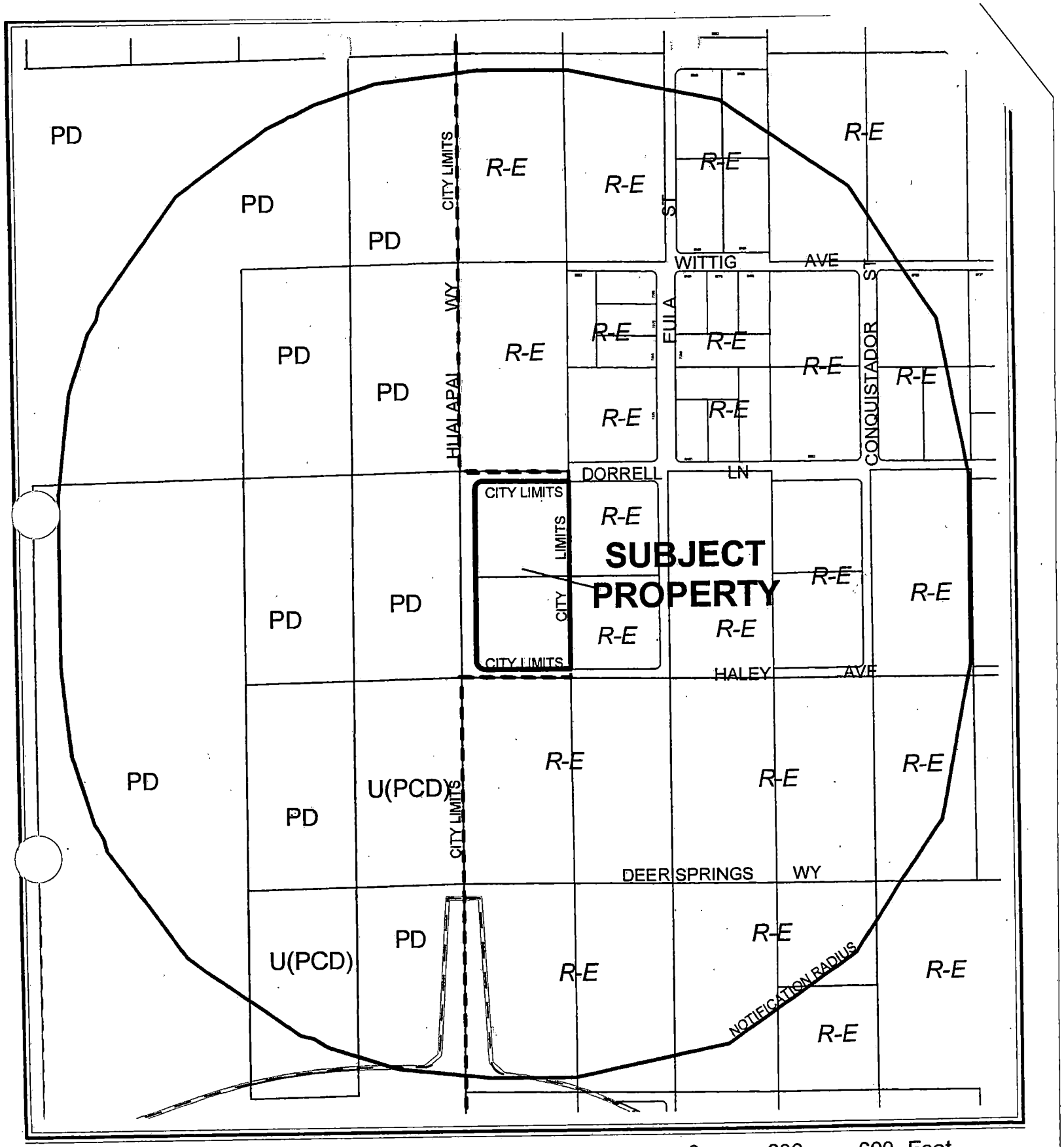
5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

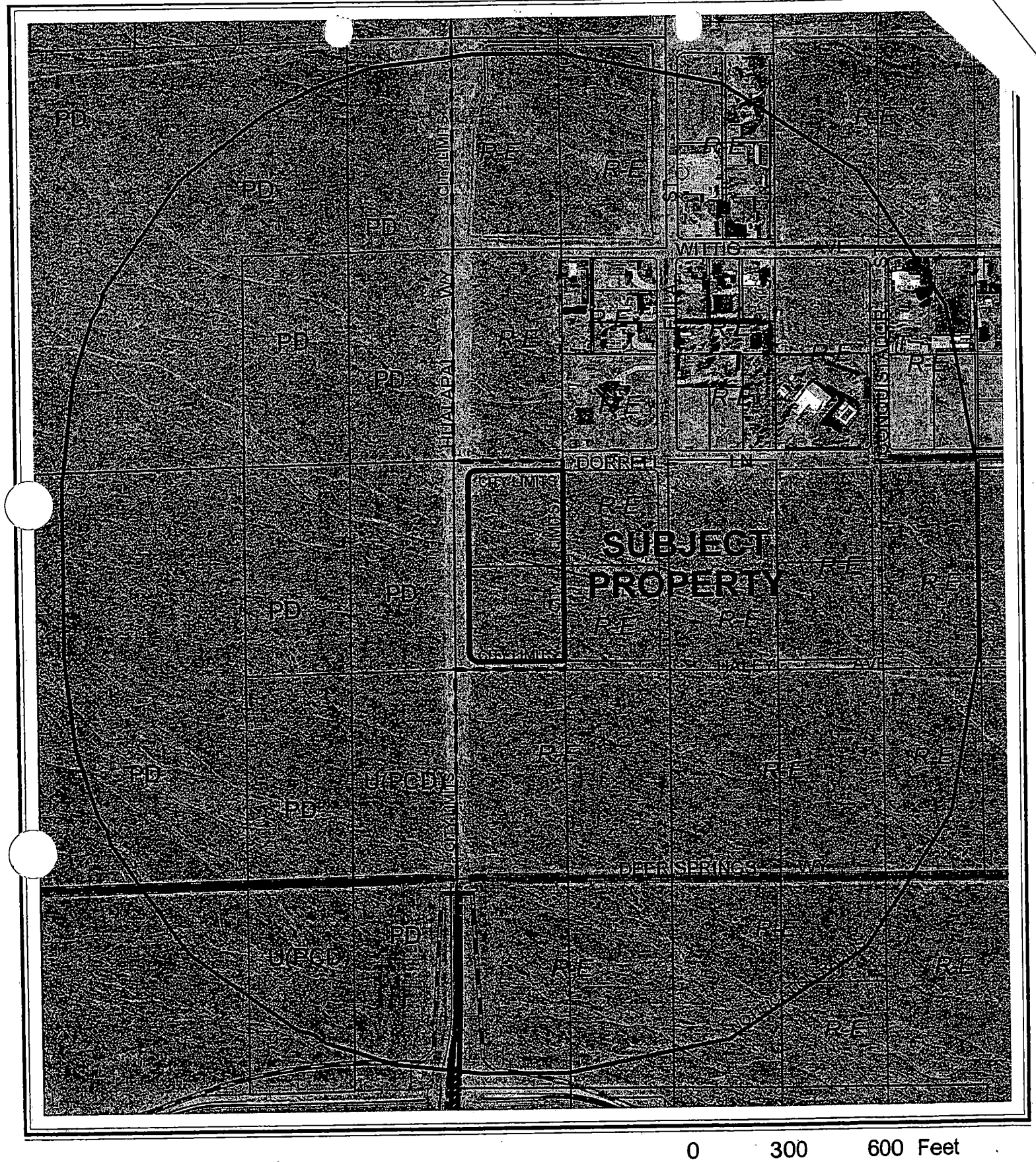
7. Extend public sewer in Haley Avenue to the west edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

CONDITIONS – Continued:

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all 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-4623**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



CASE: **ZON-4623**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan Review (SDR-4626) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. A Variance (VAR-5377) for a reduction in required open space approved by the Planning Commission and City Council.

Public Works

4. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

7. Extend public sewer in Haley Avenue to the west edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

9. Grant a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Dorrell Lane.

10. Dedicate 5-feet of additional right-of-way along Hualapai Way adjacent to this site in accordance with Standard Drawing #201.1, unless otherwise allowed by the City Traffic Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is intended to rezone property located on 5.35 acres at the southeast corner of Hualapai Way and Dorrell Lane from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre).

B) Applicant's Justification

The applicant has stated that this request is justified because of the commercial development anticipated to the west as part of the Cliff's Edge Development. He has also stated that the requested zoning designation would be supported by the R (Rural Density Residential) land use designation, of the General Plan.

BACKGROUND INFORMATION

A) Previous Actions

07/07/04 The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation was August 13, 2004.

07/22/04 The Planning Commission abeyed this application, as well as companion request SDR-4626, to its 08/26/04 meeting, to allow the applicant to revise the application to area residents concerns. Companion request GPA-4621 was withdrawn without prejudice at the request of the applicant.

08/26/04 The Planning Commission voted to table this application, as well as companion request SDR-4626, at the request of the applicant.

11/18/04 The Planning Commission voted to abey a revised request for R-PD3 (Residential Planned Development - 3 Units Per Acre), as well as companion item SDR-4626, which was modified from 27 lots to 19 larger lots with no open space component, to the 12/16 meeting. Companion Variance VAR-5377, which addresses this deficiency, was also abeyed concurrently.

12/16/04 The Planning Commission will hear these applications, which have again been redesigned and revised to reduce the potential retaining wall height along the eastern boundary of the site.

SR/GL

B) Pre-Application Meeting

05/26/04 Issues discussed included the need for R-PD5 (Residential Planned Development - 5 Units Per Acre) zoning, private streets, a six-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

C) Neighborhood Meetings

06/22/04 No neighbors were in attendance at the meeting for the companion General Plan Amendment (GPA-4621).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.59 units per acre.

The R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is permitted by the General Plan with a density up to the maximum of 3.59 units per acre.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

FINDINGS

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

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

   The proposed density of the R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is in conformance with the R (Rural) General Plan land use designation.

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

   The subject parcels are in an area of the city historically considered for very low intensity residential land uses. The character of the area is rural in nature with existing homes on half-acre lots at a minimum. Because the subject parcels are on the edge of this area, they are planned for development at three and a half units per acre to create a gradual increase in intensity from the rural neighborhood to the developing Cliff's Edge community to the west.

The R-PD (Residential Planned Development) zoning districts provide flexibility in design in exchange for the provision of open space. In this case, the design must be sensitive to the large lots to the east. Although the overall density proposed in this request is in conformance with the General Plan, the design is not appropriate for the area. Even though the required amount of open space could result in smaller lot sizes, it would serve as a buffer between this development and the adjacent homes. For this reason, the proposed development does not meet the intent of an R-PD (Residential Planned Development) district.

Although the overall density may be appropriate, the proposed design for the site is not. Homes built on the land to the east of the site, at two units per acre would each be very likely to have three homes backing up to them if this request is approved. That would not result in the type of neighborhood property owners have anticipated.

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

Much of the land in this area is still undeveloped. Known development of the Cliff's Edge Master Plan area is one factor that led to the existing R (Rural Density Residential) general plan designation on this site. The proposed zoning district is not inappropriate in and of itself, but the design is contingent upon a Variance for which there is neither hardship nor justification.

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

Hualapai Way, a proposed 80-foot right-of-way alignment, will be adequate to serve this site.

NOTICES MAILED 44 [Mailed with SDR-4626 and VAR-5377 at 12/16/04 PC]
44 [Mailed with SDR-4626 and VAR-5377 at 11/18/04 PC]
44 [Mailed with GPA-4621 and SDR-4626 at 08/26/04 PC]

APPROVALS 0

PROTESTS 20

SR/GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4623 APN: 125-19-201-001 & 003

Name of Property Owner: HUALAPAI NEVADA. LLC

Name of Applicant: NEVADA HOMES GROUP

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOSEPH BONFANTO

Subscribed and sworn before me

This 26 day of MAY, 2004

Michael Atangan

Notary Public in and for said County and State

MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4623 APN: 125-19-201-001 & 003

Name of Property Owner: [illegible] LLC

Name of Applicant: NEVADA HOMES GROUP

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Joseph Bonfanti

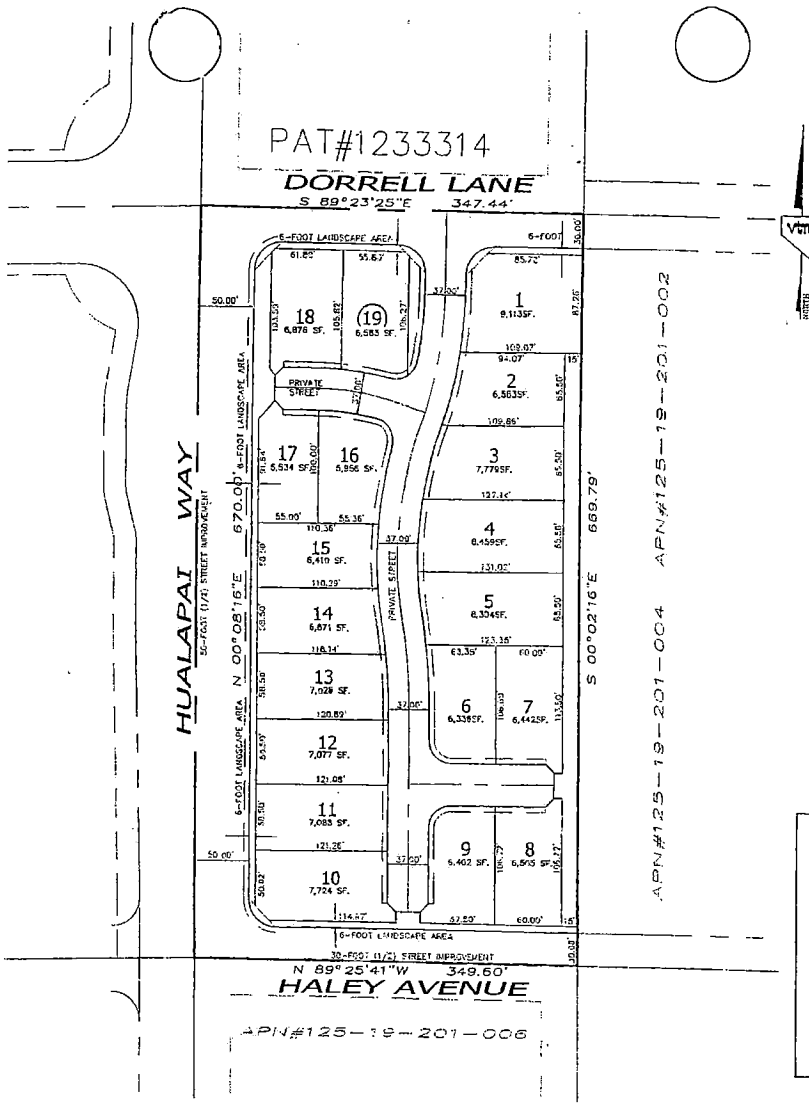
Subscribed and sworn before me

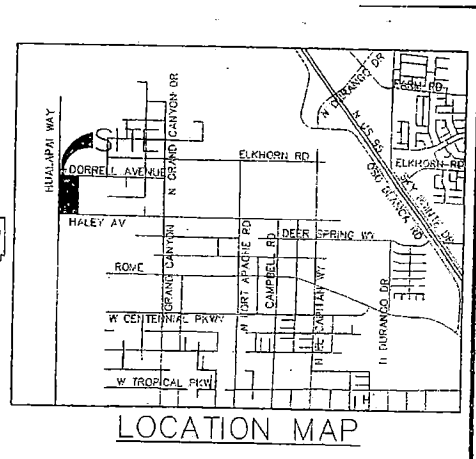
This 26 day of MAY, 2004

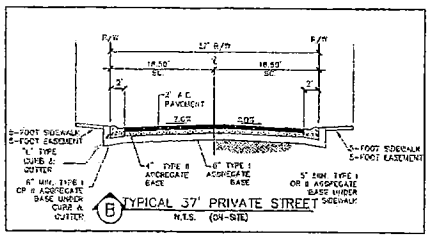
[signature]
Notary Public in and for said County and State

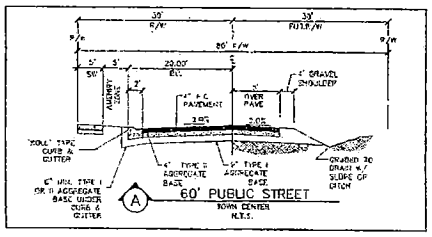
MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

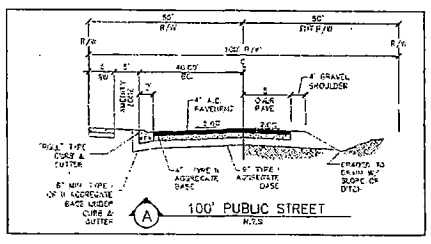
PAT#1233314





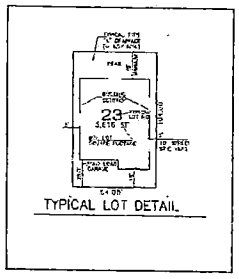


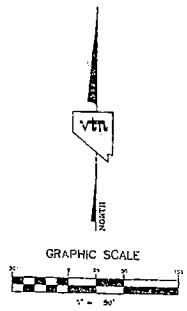




PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL MAP NO.	125-19-601-003 & 005
GROSS ACRES	2.05 ACRES
CURRENT GENERAL PLAN	M - Retail
CURRENT ZONING	R-PD3 - Residential Planned Development
PROPOSED ZONING	R-PD3 - SFD FLEXIBLE DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	19 LOTS
PROPOSED DENSITY	9.27 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	19,639 SF.
CREDITED USABLE OPEN SPACE	0 SF.
OTHER OPEN SPACE	0 SF.
TOTAL OPEN SPACE PROVIDED	0 SF.
PARKING	
# PER DWELLING UNIT	2
COVER PARKING	0
TOTAL PARKING SPACES PROVIDED	38 SPACES





GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6886 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6000
CONTACT : PAUL WAGNER

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
6886 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6000

CITY OF LAS VEGAS

REV	DATE	REVISION
3	12-03-04	JBA Added Drainage easement to the east
2	11/22/04	JBA REVISED TO 19 LOTS / CHANGED OPEN SPACE
1	11/23/04	JBA CHANGE 37-FOOT PRIVATE STREET TO 34-FOOT PRIVATE STREET

DRAWN BY: JBA 5/27/04
DESIGNED BY: JBA 5/27/04
CHECKED BY:
PROJECT NO. 5438
SCALE: 30" 60"

SHEET D1
1 OF 2 SHEETS
DRAWING NO. 5438-CLV

RECEIVED
DEC 0 9 2004

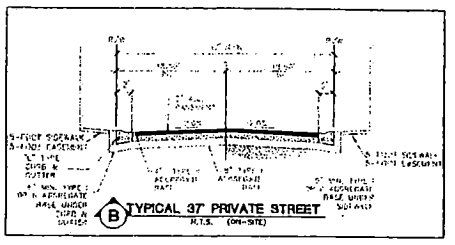
REVISED
12.9.04

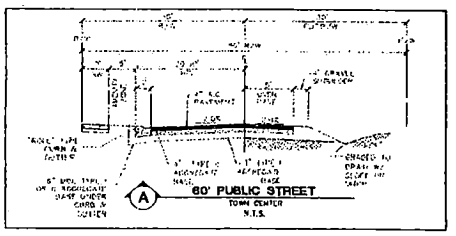
ZON-4623
VAR-5377
SDR-4626
12/16/04 PC

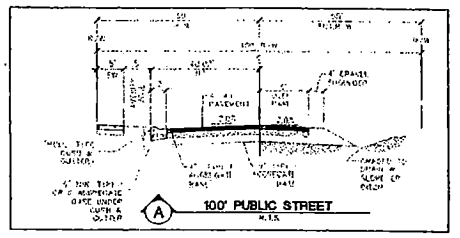
TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	19	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	21	VARIES	N/A	DATE PALM
	6	13 GALLON	VARIES	PHOTINIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES:
1. Landscape shall comply in connection of not less than 15% of the lot area.
2. Ground cover shall be applied to cover more than 50% of the landscape area.
3. The proposed landscaping and plant palette conception are a definitive Landscape Plan will be reviewed by a licensed Landscape Architect as a part of the final engineering plans.
4. The number and types of plant materials may be changed (increased/less).
5. The Applicant reserves the right to remove the plant shown on this plan and alter the materials shown. The Town Square area.







PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY
56-FOOT TOTAL STREET WIDTH/RIGHT-OF-WAY

N 00°08'16"E 670.00'

S 00°02'18"E 669.79'

18	6,879 SF.	19	6,469 SF.
17	5,844 SF.	16	6,405 SF.
15	8,784 SF.	1	7,383 SF.
14	7,561 SF.	2	7,793 SF.
13	7,561 SF.	3	7,790 SF.
12	7,818 SF.	4	9,006 SF.
11	7,816 SF.	5	8,288 SF.
10	7,862 SF.	6	6,972SF.
9	9,040 SF.	7	8,495 SF.
8	6,867 SF.		

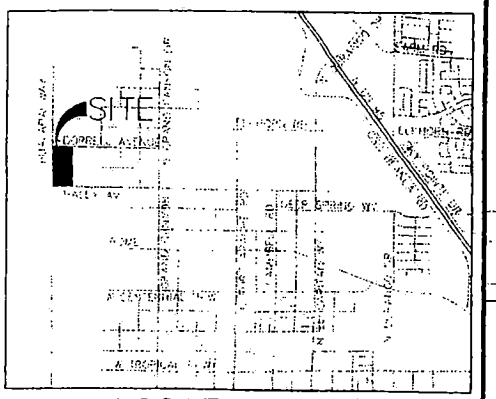
PRIVATE STREET

56-FOOT LANDSCAPE AREA

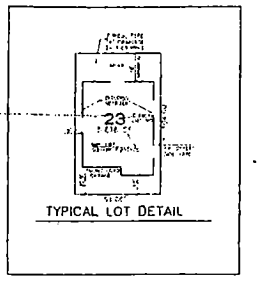
A-FOOT LANDSCAPE AREA

N 89°25'41"W 349.60'

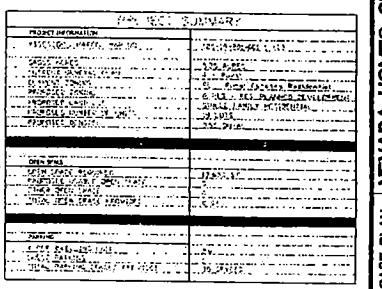
HALEY AVENUE



LOCATION MAP



TYPICAL LOT DETAIL



GENERAL NOTES:
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE

SETBACKS

OWNER/DEVELOPER

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP

CITY OF LAS VEGAS

DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO.:
SCALE:
SHEET 02 OF 2 SHEETS
DRAWING NO. 6438-CLV

REVISED 10.5.04

ZON-4623
11/18/04 PC

RECEIVED
OCT 05

November 10, 2004

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Mr. Sean Robertson
Senior Planner
City of Las Vegas Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Dear Mr. Robertson,

I am writing this letter to express my strong opposition to items SDR-4626, ZON-4623 and VAR-5377 on the upcoming planning commission meeting, November 18, 2004. As the nearest property owner to the proposed project I feel that it is important to submit my thoughts about this project. Unfortunately I will be out of town and unable to voice my objections in person.

This is the second time that this developer has proposed this project. It has been met by universal **disapproval** by the community that is going to be affected by it.

This project is totally incompatible with the surrounding properties and will have a major negative impact on the nature of the community. The area now is made up of individually designed houses on large lots of 23000square feet and larger in a Rural Preservation Area. The developer is proposing tract like housing on lots averaging 8000 square feet or less. The density now is nothing less than 2 units per acre.

As I stated in my previous letter, when the project was first introduced, the developers have completely **ignored** the concerns and suggestions of people in the neighborhood. They have incorporated nothing from their meetings with the community and in fact are attempting to squeeze even more units into the project by asking relief from the open space requirement. The community had concerns about the density of the project, the types of houses to be built, and the site plan itself.

When the codes for the area were written the commissioners went to great lengths to take the wishes and concerns of neighborhoods that are affected by building projects into consideration. They were very concerned that the character and nature of these neighborhoods be protected and preserved. This is especially true of the Rural Preservation Areas. This project is within those boundaries.

The code is very specific in that any projects must be similar and compatible with the properties and the neighborhoods in which they are built. This project is clearly neither of these.

The only person that stands to benefit from this type of project is the developer. Since he doesn't live there, the developer has no long-term stake in what happens to the neighborhood. This project will do nothing to improve the area. The developer would want you to believe that the only thing the neighbors would be happy with is a park on the property. This is entirely untrue. All the neighbors want is a project that is compatible with the nature and character of the area. Putting up a glorified tract development in the middle of a rural area is not in the best interest of the neighborhood or the community at large. It sets a **very bad precedent** and it goes against the spirit of all of the local codes and agreements that have been written to date. The planning commission has been consistent in denying projects like this.

This is the wrong type of project for the area. I hope that you consider these thoughts in your decision.

Respectfully,

Craig Platt

ZON-4623
SDR-4626
VAR-5377
11.18.04 PC
P

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Sean Robertson, Planner
City of Las Vegas
Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Re: Rezoning – ZON 4623
Site Development Plan – SDR 4626
APN: 125-19-201-001, 125-19-201-003

Dear Sir,

As the property owner closest to this proposed project, I strongly oppose both of the above items that will come before the planning commission. This plan is not compatible to the existing properties in the area, in any way, shape, or form.

If you were to look at the area around this project you will see that ALL of the property owners have built individually designed homes on lots no smaller than one half acre. To allow any major change to this density pattern would be incompatible with the character of the neighborhood. When the residents of the area bought property to build their homes they had an expectation that the character of the area would be preserved.

The current zoning for this project allows for a density of 2-3.59 dwelling units per acre. The zoning definition states in part, " The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development".

The area right next to the project is zoned 0-2 units per acre, lot sizes of 22,000 square feet and larger. The proposed plan has lot sizes that range from 5662 to 7622 sq, ft., three to four times more dense than the adjacent property, In fact the plan proposes a line of houses along the east side of the property that has a density of 6.5 units per acre, more that three time the density. These houses are clearly incompatible with the adjacent property.

Section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies, Section 2.6 and 2.8 of the Centennial Hills Sector Plan of the City of Las Vegas say that development must be compatible with the existing area. These development plans of the City clearly have the intent to preserve the character of existing

READ INTO
THE RECORD

Telephone Protest/ Approval Log

GPA-4621
ZON-4623
SDR-4626

Meeting Date: 7-22-04 **Case Number:**

Date: 7-19-04
Name: Jim Kelly
Address: 9681 Solaz Ave
LV NV 89149
Phone: 646-9923
☑ **PROTEST** ☐ **APPROVE**

Date: 7/20/04
Name: Charlene Bellafatto
Address: 2256 Jensen St
89149
Phone: 655-0702
☒ **PROTEST** ☐ **APPROVE**

Date: 7-21-04
Name: Julie Williams
Address: 9864 Wittig Ave
LV NV 89149
Phone: 645-7572
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address: READ INTO @ THE RECORD 7/22
Phone:
☐ **PROTEST** ☐ **APPROVE**

July 18, 2004

Kyle C. Walton, Senior Planner
City of Las Vegas
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

Re: Nevada Homes Group proposed rezoning of parcel numbers 12519201001 and 12519201003

Dear Mr. Walton,

We have some concerns regarding the above referenced zone change that is being proposed and would appreciate your consideration in the following;

When a zone change is proposed what is the proper notification lead time and how must the notice be prepared?

- No description of parcel location or project explanation on notice was provided.
- Two day lead time was given for meeting.

The property was purchased as Rural Estates Residential (2 unit per acre) and therefore should be constructed as such because;

- Area roads are designed and constructed for traffic that is consistent with 2 units per acre not five as proposed.
- We have a rural atmosphere that will be compromised with the addition of sidewalks, curbs and streetlights that are associated with the type of construction that is within the guidelines of the proposed zoning.
- The Cliffs Edge Master Planned Community which is west of Hualapai has plenty of available lots that are zoned for this type of product.

SDR 4626

RECEIVED AFTER
PC MEETING

We recognize and have no problem that the area will be developed, however it should be done in accordance with the Master Plan and Inter-Local Agreement that is in place so that we can all maintain the quality of life that we have worked for.

Your attention to this matter is greatly appreciated and if you have any questions we can be reached at 702-645-7572

Sincerely, Jeff Williams
Julie Williams

Jeff & Julie Williams
9864 Wittig Ave.
LasVegas, NV
89149

cc Chip Maxfield Clark County Commissioner,
Michael Mack Las Vegas City Councilman,
George Hitter NCA

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393

August 17, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Case No. ZON 4623
Case No. SDR 4626

As a current landowner within the notification perimeter, I formally oppose the applicant's two requests, Zone Change 4623 and Site Design Review 4626.

The applicant, Nevada Homes Group, is requesting a Zone Change from Residential Estates (RE) with a dwelling unit density of 0 - 2 per acre within a Rural Neighborhood Preservation designated area to Rural (R-PD3) with a dwelling unit density of 3.5 - 3.59 per acre. A request for R-PD Desert Rural zoning would be more consistent with the currently adjacent properties, considering this is a transition or buffer zone.

This applicant has proposed a Site Design Review for 19 single-family residential lots on 5.35 gross acres. This request is for the maximum density allowable, if granted as R-PD3.

In Section 2.6 Land Use Issues of the Centennial Hills Sector Plan of the City of Las Vegas General Plan, Item 6, it states in part that "the Planning Commission and/or the City Council may require less intense development or development of lower density in order to protect the general health, safety and welfare of the community as well as maintain compatibility with and integrity of adjacent development."

Also stated within the Centennial Hills Sector Plan of the City of Las Vegas, Section 2.8 Goals, Objectives, Policies and Programs, it says that the plan will "protect and enhance existing residential neighborhoods..." and "promote a mix of land uses that are appropriate and compatible with existing development."

These requests do not currently protect and enhance the current existing neighborhood, nor do these requests compliment and maintain the integrity of the immediately adjacent properties with an appropriate density. A compatible density would be Desert Rural (R-PD 2.1 – 2.49 DUA).

Therefore, I declare my opposition toward both of these requests, case numbers ZON 4623 and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

8/26/04

To: Kyle C. Walton, Senior Planner
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED
AUG 23 2004

Re: Rezoning [redacted]
Site Development Plan Review – SDR [redacted]
APN: 125-19-201-001 and 003
Meeting Date: Aug. 26, 2004

From: Mary Sanders
9945 Wittig Ave..
Las Vegas, NV 89149
Ph (702) 658-1365
E-mail marys111@earthlink.net

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses. I am also concerned about the precedent this sets if accepted by your department and the Planning Commission.

My neighbor, Richard Lemmon has outlined the following in his letter to you. I fully agree with his comments and conclusions and ask that you deny Nevada Homes request for the SDR-4626. Richard Lemmon's reasoning is as follows:

The proposed site plan lies within the Rural Density Residential-R district of the Centennial Hills Sector Plan and abuts the Rural Neighborhood Preservation-RNP district.

The R District of the Plan by definition has a density of 2.5 to 3.59 dwelling units/gross acre. The plan goes on to state **"The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development."**

The abutting RNP district has a density of 0 to 2 dwelling units/gross acre with corresponding lot sizes of approximately 22,000 sq. ft. and up.

The proposed site plan has a density of 3.55 dwelling units/gross acre with lot sizes ranging from 5,662 sq. ft. to 7,622 sq. ft. In fact, the 11 lots on the East side of the proposed plan collectively sit on 1.69 acres with a density of 6.5 dwelling units per acre. The proposed density and lot sizes are not compatible with the abutting RNP district.

To be consistent with the Sector Plan the maximum density of the applicant parcel should be 2.5 dwelling units/gross acre with a corresponding lot size of approximately 17,000 sq. ft. This would allow for a maximum of 13 lots of approximately equal size not the 19 proposed.

In section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies it states in part "It is the intent of the City Council that no development permit... may be approved...unless such development activity is determined to be in compliance and consistent with the Centennial Hills Sector Plan."
In section 2.7 A. Plan Consistency Policies the plan states in part "It is the intent of the City Council that: ...The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses."

In order to approve the proposed plan you would have to go against the policies stated in the Centennial Hills Sector Plan and you would be setting an undesirable precedent for future proposals.

Respectfully submitted,

Mary Sanders

Mary Sanders

Carole Lee Squires
9685 Elkhorn Rd.
Las Vegas, Nevada 89149
702/499-2209

August 20, 2004

Kyle C. Walton, Senior Planner
Planning & Development Department
City of Las Vegas Planning Commission
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Case # ZON-4623
Case # SDR-4626

Dear Mr. Walton:

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses.

Sincerely,

Carole Lee Squires

RECEIVED
AUG 23 2004

RECEIVED
04 JUL 23 PM 4:44

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Beverly Holman
9668 Elkhorn Rd
Las Vegas NV. 89149

RECEIVED AFTER
7/22 PC MEETING

RECEIVED
04 JUL 26 PM 4:58

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Mary Sanders
658-1365

RECEIVED AFTER
PC MEETING

RECEIVED
04 JUL 26 PM 4:58

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely, Phyllys D. Moss Gregory P. Moss

9875 Whitig Ave
Las Vegas 89149
702 839-9982

RECEIVED AFTER
PC MEETING

RECEIVED
04 JUL 26 PM 4:59
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED AFTER PC MEETING

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Dayna Peterson

Peterson
9660 Wittig AVE
LV, NV 89149

©2000 NBM Bahner Studios AG
Licensed by Alaska Momma, Inc

RECEIVED
04 JUL 26 PM 4:59

July 16, 2004

RECEIVED AFTER
PC MEETING

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Stephen & Charlene Bellofatto

[redacted]

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

July 21, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I live on the property right across the street from this proposed project.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 2 to 3.5DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Craig Platt
7025 Eula Street

READ INTO
THE RECORD

Barbara Manning
6970 North Jensen Street
Las Vegas, Nevada 89149
(702) 658-4642

July 21, 2004

Sean Robertson
City of Las Vegas
Planning and Development Department
Current Planning Division
FAX (702) 385-7268

Reference: GPA 4621
ZON 4623
SRD 4626

Dear Sir:

I am sending you my written **OBJECTION** to the proposed zoning changes that the Nevada Home Group (owner: Hualapai Nevada) is asking for on **APN: 125-19-201-001** and **125-19-201-003**.

As a home/land owner (PCL#125-19-203-004) I would like to see the City of Las Vegas honor the Inter-Local Agreement between the City of Las Vegas and Clark County Nevada. It is my understanding that the request that Nevada Home Group is proposing will change the zoning from 2 to 3.5 homes per acre to 5 homes per acre. By changing the zoning this will not keep within the Rural Preservation/Rural Estates that exist within this area.

My husband, P. Michael Manning, and I ***STRONGLY OBJECT*** to the proposed zoning changes.

If you have any questions, please contact me at the above listed telephone number.

Respectfully,

Barbara M. Manning

CC: Kyle C. Walton, Senior Planner
Kim Bush, Liaison for Commissioner Maxfield
Lone Mountain & Lower Kyle Canyon

READ INTO
THE RECORD

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Stephen and Charlene Bellofatto
Landowner, APN 125-18-403-011

READ INTO
THE RECORD

07/21/2004 11:50 7026550933 PENNY BELL PAGE 01

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

CARMAN

Fred Gawryk
9880 Elkhorn Rd
Las Vegas NV 89149
240-7187

July 20, 2004

City of Las Vegas
Planning and Development
Attn: Bob Genzer
731 S. Forth St
Las Vegas NV 89101

Dear Bob,

I am very concerned about the following request for changes in my neighborhood;

GPA-4621
ZON-4623
SDR4626

My neighborhood is part of the rural preservation area zoned .5 acre plus parcels. I am very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of my land and home.

I believe this will increase traffic, increase the use of more water, continue the loss of the rural nature of the area.

As your are aware, 3 former and 1 current, County Commissioner are under Federal investigation related to changes in various zoning issues in this area.

I request that you recommend this project be rejected by the planning commission. We have spent considerable amounts of revenue to plan and maintain this area in its original rural setting. Any changes to the original plan will only diminish the quality of life in the valley.

Sincerely,

READ INTO
THE RECORD

Mary Sanders
9945 Wittig Ave.
Las Vegas, Nevada 89149-1393

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Mary Sanders

Mary Sanders
Landowner, APN 125-19-101-006

READ INTO
THE RECORD

Post-it® Fax Note 767 | Date 11-17 | # of pages ▶ 2
To Kyle | From Bmanning
Co./Dept. Planning | Co.
Phone # | Phone #
Fax # | Fax #

Barbara Manning
6970 North Jensen Street
Las Vegas, Nevada 89149
(702) 658-4642

November 17, 2004

City of Las Vegas
Attn: Kyle C. Walton, Senior Planner
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101
FAX: 474-0352

READ INTO THE RECORD

Dear Sir:

Please consider this letter my ***WRITTEN OBJECTION*** to any type of Rezoning and Variance for the Applicant: Nevada Homes Group, Owner: Hualapai Nevada, LLC.

It has come to my attention that Nevada Homes Group is on the November 18, 2004, Planning Commission Meeting Agenda, item's 18, 19 and 20.

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

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

20. **ABEYANCE - RENOTIFICATION - SDR-4626 RELATED TO ZON-4623 AND VAR-5377 SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request FOR A SITE DEVELOPMENT PLAN

REVIEW OF A 19 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development 3 Units Per Acre)], Ward 6 (Mack).

Earlier this year, my neighbors and I met with the Developer at a Lone Mountain Citizen Advisory Meeting and another private meeting at the I-HOP Restaurant in the Centennial Hills Shopping Area.

During the two meetings it was made very clear to the Owner and the Developer that we ***DID NOT WANT any variation from the existing zoning of Undeveloped/Rural (2.1 to 3.5 Units per acre) (U(R)) and Rural Estates Residential [2 Units per Acre] (R-E).***

Both, my husband and I, are adamantly opposed to any changes from the existing zoning.

If you would like to talk to me, you may call me at 354-8994.

Thank you for your prompt attention to this matter,

Barbara Manning

cc: Kim Bush, Lone Mountain Citizen Advisory



ZON-4623 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
DECEMBER 16, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

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

C.C.: 01/19/05

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions and adding the following condition:

- **In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $54,532.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map. Otherwise, the developer is still required to comply with the open space requirement in accordance of Title 19 of the Las Vegas Municipal Code.**

– Motion carried with GOYNES and EVANS voting NO and DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 22 – VAR-5377

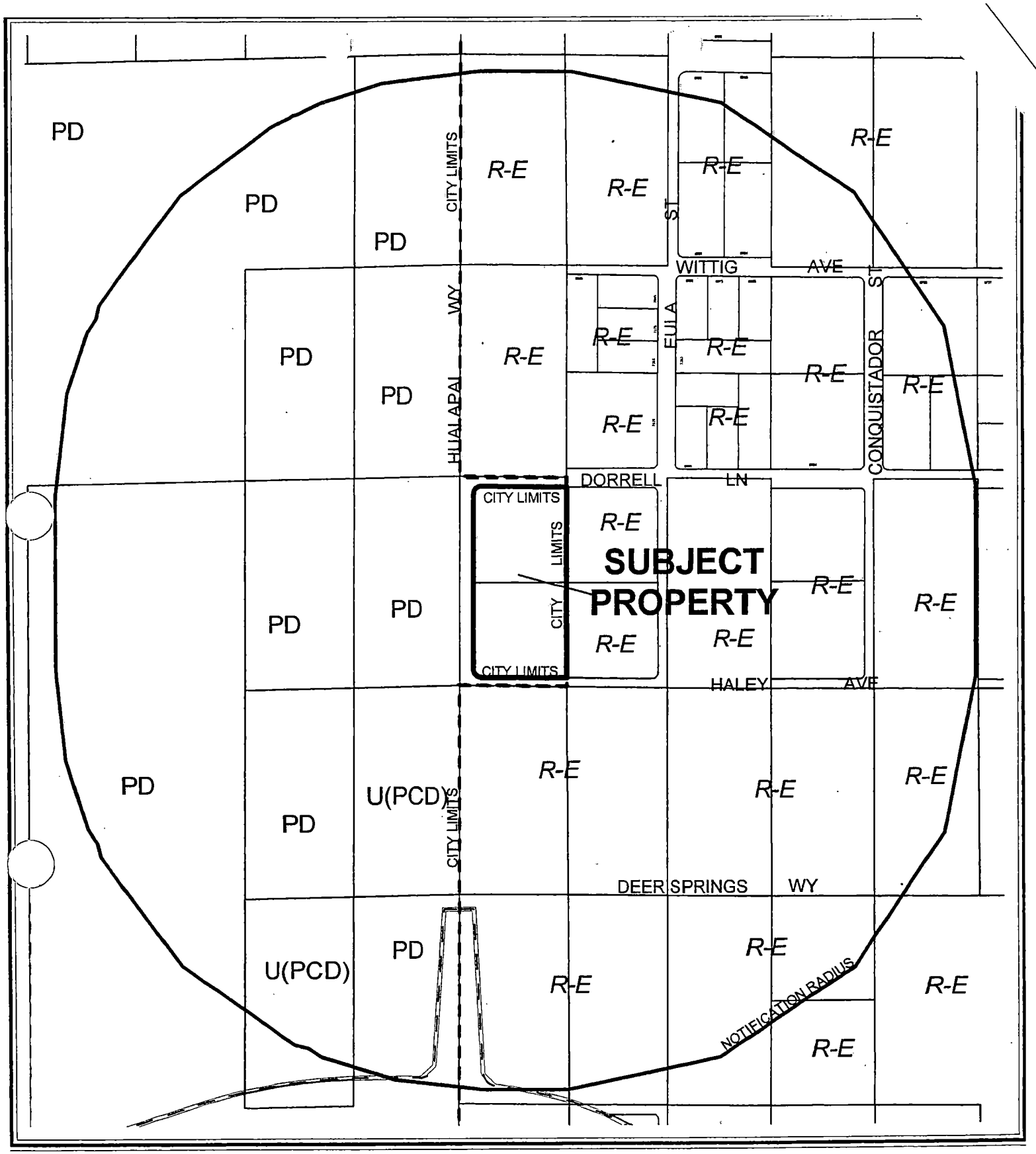
MINUTES – Continued:
See Item 21 [ZON-4623] for all related discussion on Item 21 [ZON-4623], Item 22 [VAR-5377] and Item 23 [SDR-4626].

(6:38 – 7:06)
1-1283

CONDITIONS:
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4623), and Site Development Plan Review [SDR-4626].

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



CASE: **VAR-5377**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - VAR-5377 -
APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4623), and Site Development Plan Review [SDR-4626].

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to the open space provisions of the Code, to allow no open space where 13,633 square feet are required, located on 5.35 acres at the southeast corner of Hualapai Way and Dorrell Lane.

B) Applicant's Justification

The applicant's justification letter states that because of the limited number of lots (19), the lot sizes, and the large rear yards, elimination of the open space requirement will not adversely affect the project. They anticipate that the lots are large enough to accommodate each home's open space needs.

BACKGROUND INFORMATION

A) Previous Actions

07/07/04	The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation was August 13, 2004.
07/22/04	The Planning Commission abeyed companion requests ZON-4623 and SDR-4626 to its 08/26/04 meeting, to allow the applicant to revise the application to area residents concerns. Companion request GPA-4621 was withdrawn without prejudice at the request of the applicant.
08/26/04	The Planning Commission voted to table these companion applications at the request of the applicant.
11/18/04	The Planning Commission voted to abey this request, as well as companion requests ZON-4623, which was previously revised to R-PD3 (Residential Planned Development - 3 Units Per Acre), and SDR-4626, which was modified from 27 lots to 19 larger lots with no open space component (which generated the need for this Variance), to its 12/16/04 meeting.

12/16/04 The Planning Commission will hear these applications, which have again been redesigned and revised to reduce the potential retaining wall height along the eastern boundary of the site.

B) Pre-Application Meeting

10/04/04 Issues discussed included the overall reduction in lots from the previous site plan to meet the density of limit of 3.5 units per acre, in particular along the east property line. Public Works discussed the need for dedications of half-street improvements, a traffic signal impact fee, and a drainage study. They also suggested meeting with Fire and Safety to discuss crash gate requirements.

C) Neighborhood Meetings

A neighborhood meeting is not required with this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.59 units per acre. The R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is permitted by the General Plan with a density up to the maximum of 3.49 units per acre.

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

There are no special plan areas, overlays or study areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
5.35	3.55	1.65	5.85 %	13,633 SF	0%	none

The application has no open space component. This Variance request is intended to seek relief from this requirement of the Code. The subject deviation is 100%

B) General Analysis and Discussion

The applicant is proposing to develop a 19-lot subdivision on 5.35 acres of land. The dimensions of the property are the typical 330 feet by 660 feet of undeveloped sites prior to right-of-way dedications. There appear to be no undevelopable areas of the site.

The purpose of the R-PD (Residential Planned Development) zoning districts is, in part, to allow for creative and flexible design in exchange for the provision of open space amenities. The lot size meets the five-acre minimum requirement, which is considered adequate to provide for this type of flexible design. The applicant is proposing a development with no open space areas but with bulk standards far less stringent than what would be required by the R-D (Single-Family Residential - Restricted) zoning district. This is not an appropriate application of the R-PD (Residential Planned Development) zoning district as it is effectively undermining the intent of Title 19. Open space can and should be provided as part of this application.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing any open space within the project. Alternative designs would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 44 [Mailed with ZON-4623 and SDR-4626 12/16/04 PC]
44 [Mailed with ZON-4623 and SDR-4626 11/18/04 PC]

APPROVALS 0

PROTESTS 1

SR/GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5377 APN: 125-19-201-001 & 003

Name of Property Owner: HUALAPAI NEVADA. LLC

Name of Applicant: NEVADA HOMES GROUP

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: DEAN LAZARKIS

Subscribed and sworn before me

This 4th day of October, 2021

Pamela Helton Clark Co., Nevada

Notary Public in and for said County and State

PAMELA HELTON
Notary Public State of Nevada
No. 03-80427-1
My appt. exp. Jan. 17, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5377 APN: 125-19-201-001 & 003

Name of Property Owner: HUALAPAI NEVADA, LLC

Name of Applicant: NEVADA HOMES GROUP

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This _____day of _____, 20__

_____

Notary Public in and for said County and State

PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY
30-FOOT (1/2) STREET IMPROVEMENT
N 00°08'16"E 670.06'

S 00°02'16"E 669.79'

APN#125-19-201-004

APN#125-19-201-002

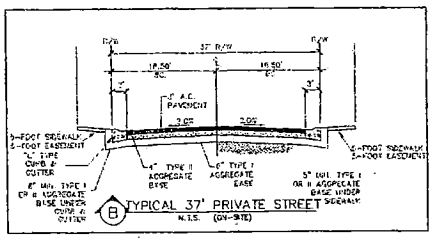
APN#125-19-201-006

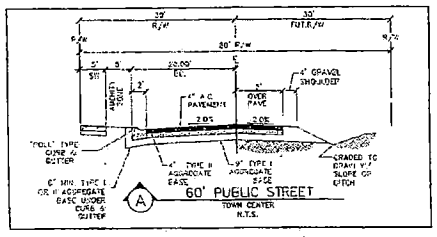
N 89°25'41"W 349.60'
HALEY AVENUE

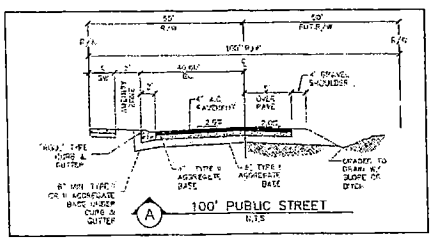
6-FOOT LANDSCAPE AREA

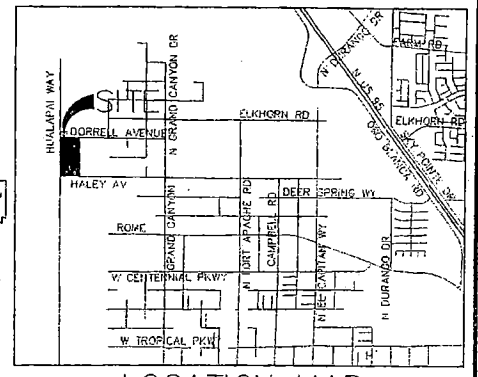
PRIVATE STREET

1	9,113SF.
2	6,563SF.
3	7,779SF.
4	6,459SF.
5	6,304SF.
6	6,336SF.
7	6,442SF.
8	6,505 SF.
9	6,402 SF.
10	7,724 SF.
11	7,085 SF.
12	7,077 SF.
13	7,028 SF.
14	6,671 SF.
15	6,410 SF.
16	5,856 SF.
17	5,834 SF.
18	6,678 SF.
19	6,583 SF.





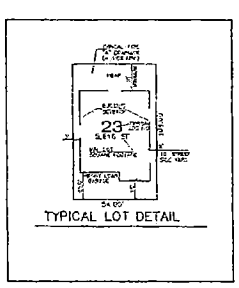




LOCATION MAP

PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL MAP NO.	125-19-201-004 & 002
GROSS ACRES	10.3 ACRES
CURRENT ZONING PLAN	R-E - Rural Estates Residential
EXISTING USAGE	VACANT
PROPOSED ZONING	R-PD3 - RES. PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	85 LOTS
PROPOSED DENSITY	8.25 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	15,433 SF.
PROPOSED USABLE OPEN SPACE	0 SF.
OTHER OPEN SPACE	0 SF.
TOTAL OPEN SPACE PROVIDED	0 SF.
PARKING	
2 PER DWELLING UNIT	170
GUEST PARKING	0
TOTAL PARKING SPACES REQUIRED	36 SPACES



GRAPHIC SCALE

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
KEBS W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 320-6000
CONTACT : PAUL WAGNER

3	12-08-04	JPA	Added Drainage statement to the west
2	7/22/04	JPA	CHANGED TO 85 LOTS / CHANGED OPEN SPACE
1	6/23/04	JPA	CHANGE 30'-FOOT PRIVATE TO PRIVATE STREET
REV#	DATE	BY	REVISION

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
8329 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 320-6000

CITY OF LAS VEGAS

3229 YOKUM ROADWAY LAS VEGAS, NEVADA 89146-5160
PH (702) 951-7920 FAX (702) 362-7557
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

DRAWN BY: JPA
DESIGNED BY: JPA
CHECKED BY:
SCALE: 1/8" = 1'-0"
PROJECT NO. 4138

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 5438-CLV

RECEIVED
DEC 09 2004

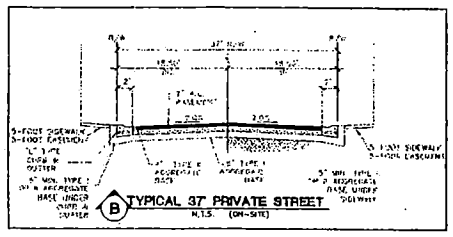
REVISED
12.9.04

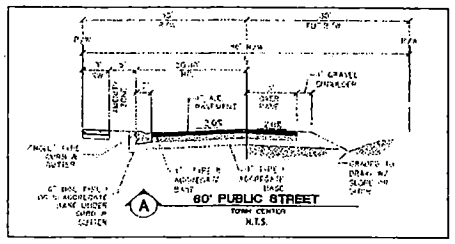
ZON-4623
VAR-5377
SDR-4626
12/16/04 PC

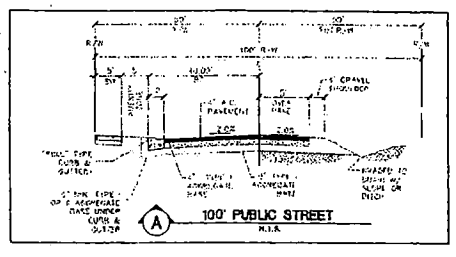
TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	19	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	21	VARIES	N/A	DATE PALM
	6	13 GALLON	VARIES	PHOTNIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19.xxx of Las Vegas.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscape and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the civil engineering plan.
4. The number and types of plant may vary from the proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the varieties shown in the open space area.







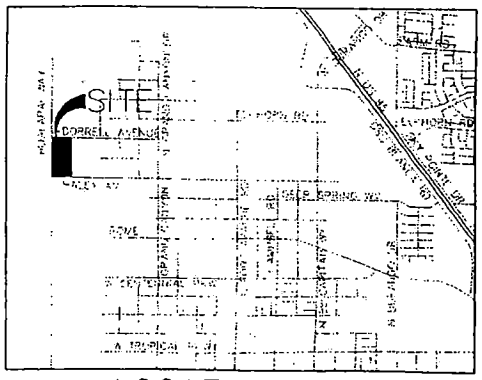
PAT#1233314

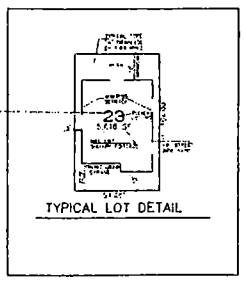
DORRELL LANE
S 89°23'25"E 347.44'

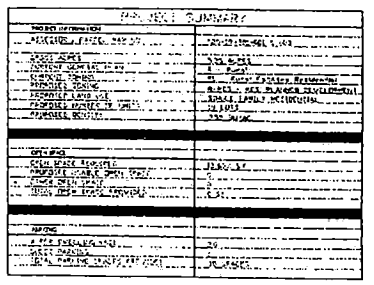
HUALAPAI WAY
50-FOOT (1/2) STREET IMPROVEMENT
N 00°08'16"E 670.00'
S 00°02'16"E 669.79'

18	6,879 SF.	19	6,469 SF.
17	5,844 SF.	16	6,403 SF.
15	6,784 SF.		
14	7,581 SF.		
13	7,581 SF.		
12	7,616 SF.		
11	7,616 SF.		
10	7,852 SF.		
1	7,385 SF.		
2	7,790 SF.		
3	7,790 SF.		
4	9,006 SF.		
5	9,798 SF.		
6	8,872SF.	7	6,495 SF.
9	7,049 SF.	8	6,587 SF.

A-FOOT LANDSCAPE AREA
PRIVATE STREET
A-FOOT LANDSCAPE AREA
30-FOOT (1/2) STREET IMPROVEMENT
N 89°25'41"W 349.60'
HALEY AVENUE







GENERAL NOTES :
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "lot record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE

SETBACKS

FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	5'
CORNER SIDE	10'
REAR	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
5535 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89146
(702) 256-0700
ATTN: PAUL WILDER

3	10-14-04	B.R.	ADJUSTED OPEN SPACE SUMMARY PER ATTEST
2	7/27/04	AS	DROPPED TO 18 LOTS / CHANGED OPEN SPACE
1	6/4/04	AS	CHANGE 37'-TOP PUBLIC TO PRIVATE STREET

CONCEPTUAL LANDSCAPE PLAN FOR HUALAPAI/DORRELL

NEVADA HOMES GROUP
LAS VEGAS, NEVADA 89117
(702) 256-0700

DRAWN BY: AS
DESIGNED BY: AS
CHECKED BY:
PROJECT NO: 6438
SCALE: 30' 30'

SHEET 02
2 OF 2 SHEETS
ORDINANCE NO.
6438-CLV

VAR-5377
11/18/04 PC

RECEIVED
OCT 05

Post-it® Fax Note 767 | Date 11-17 | # of pages ▶ 2
To Kyle | From Bmanning
Co./Dept. Planning | Co.
Phone # | Phone #
Fax # | Fax #

Barbara Manning
6970 North Jensen Street
Las Vegas, Nevada 89149
(702) 658-4642

November 17, 2004

City of Las Vegas
Attn: Kyle C. Walton, Senior Planner
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101
FAX: 474-0352

READ INTO THE RECORD

Dear Sir:

Please consider this letter my ***WRITTEN OBJECTION*** to any type of Rezoning and Variance for the Applicant: Nevada Homes Group, Owner: Hualapai Nevada, LLC.

It has come to my attention that Nevada Homes Group is on the November 18, 2004, Planning Commission Meeting Agenda, item's 18, 19 and 20.

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

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

20. **ABEYANCE - RENOTIFICATION - SDR-4626 RELATED TO ZON-4623 AND VAR-5377 SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request FOR A SITE DEVELOPMENT PLAN

REVIEW OF A 19 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development 3 Units Per Acre)], Ward 6 (Mack).

Earlier this year, my neighbors and I met with the Developer at a Lone Mountain Citizen Advisory Meeting and another private meeting at the I-HOP Restaurant in the Centennial Hills Shopping Area.

During the two meetings it was made very clear to the Owner and the Developer that we ***DID NOT WANT any variation from the existing zoning of Undeveloped/Rural (2.1 to 3.5 Units per acre) (U(R)) and Rural Estates Residential [2 Units per Acre] (R-E).***

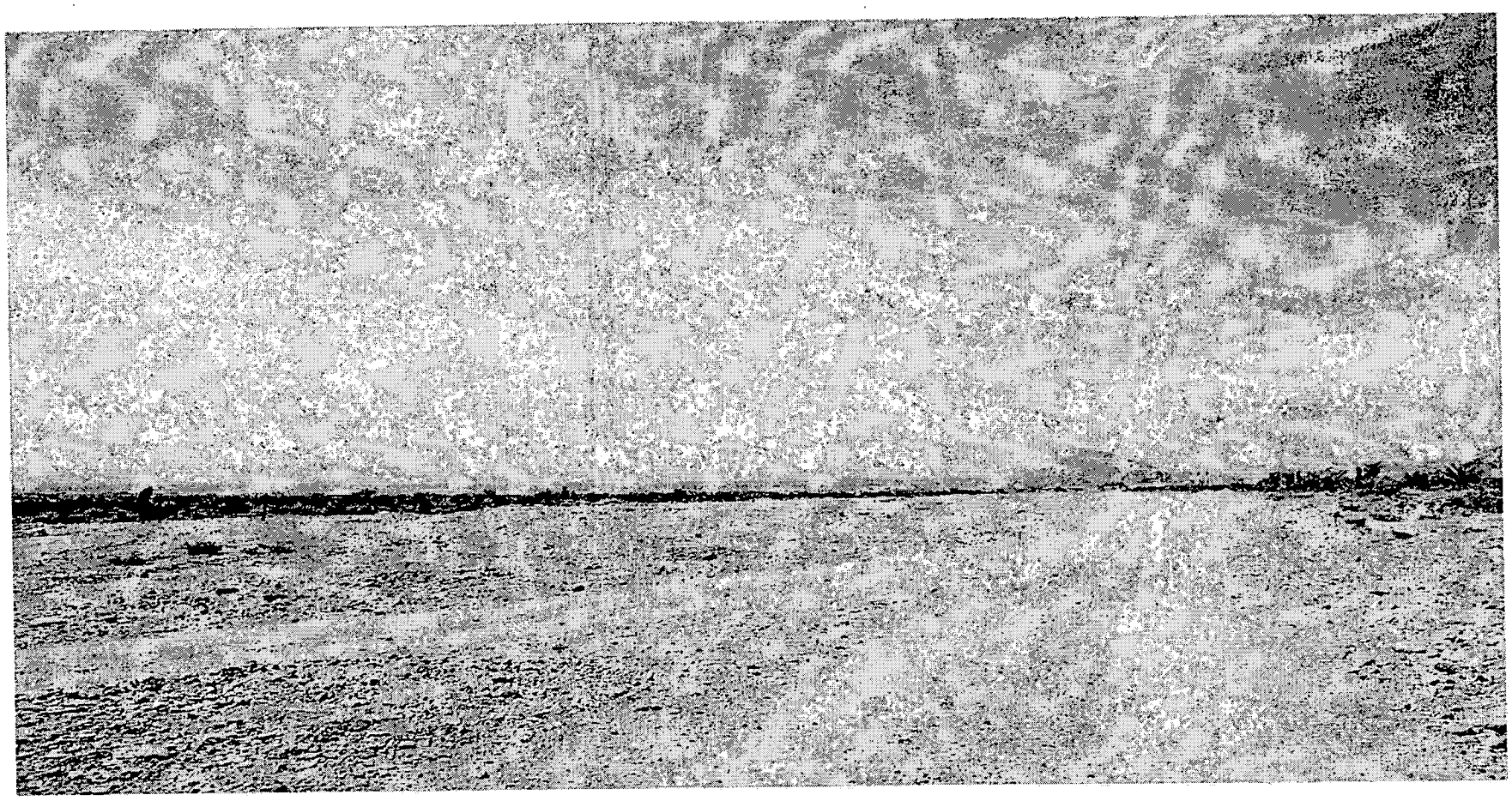
Both, my husband and I, are adamantly opposed to any changes from the existing zoning.

If you would like to talk to me, you may call me at 354-8994.

Thank you for your prompt attention to this matter,

Barbara Manning

cc: Kim Bush, Lone Mountain Citizen Advisory



VAR-5377 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
DECEMBER 16, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

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

C.C.: 01/19/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	20	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions, amending the following condition:
4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped *12/09/04*, except as amended by conditions herein.
and adding the following conditions:
- **Lots 1, 2, 4 and 8, as shown on plans date stamped 12/09/04, shall be limited to single story structures.**
- **Retaining walls shall be installed pursuant to plans presented 12/16/04 except as amended for Lot 1, subject to approval of the Public Works department.**

– Motion carried with GOYNES and EVANS voting NO and DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 23 – SDR-4626

MINUTES – Continued:
See Item 21 [ZON-4623] for all related discussion on Item 21 [ZON-4623], Item 22 [VAR-5377] and Item 23 [SDR-4626].

(6:38 – 7:06)
1-1283

CONDITIONS:
Planning and Development

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

2. A Rezoning (ZON-4623) to a R-PD3 (Residential Planned Development) Zoning District approved by the City Council.

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

4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 08/18/04, except as amended by conditions herein.

5. The required open space area shall be redesigned and consolidated into a larger usable area.

6. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Building height shall not exceed two stories or 35 feet, whichever is less.

7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.

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

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

CONDITIONS – Continued:

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

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

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

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

Public Works

15. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

CONDITIONS – Continued:

17. Landscape and maintain all unimproved rights-of-way adjacent to this site.

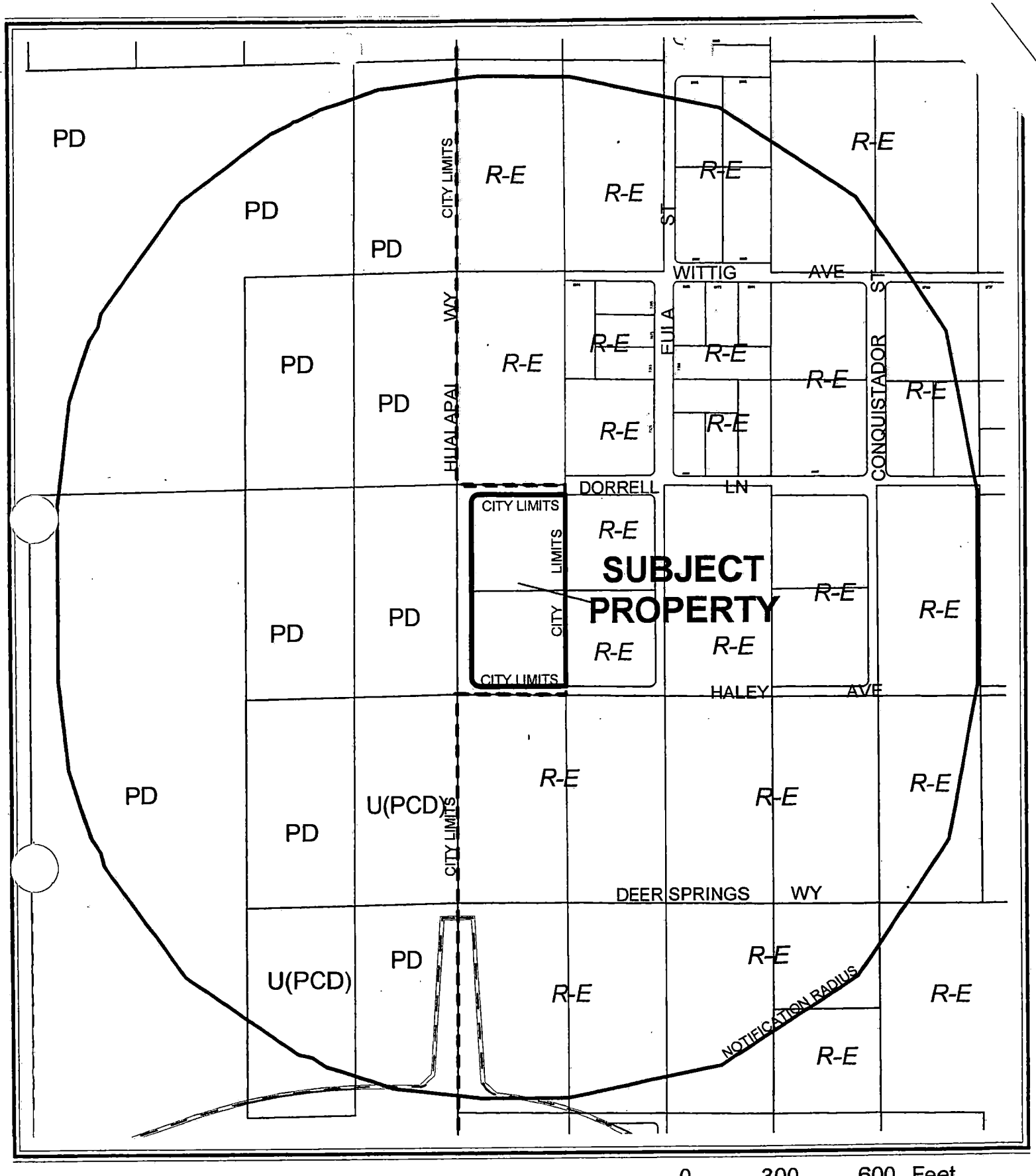
18. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.

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

20. Site development to comply with all applicable conditions of approval for ZON-4623 and all other subsequent site-related actions.

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

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



CASE: **SDR-4626**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC

** CONDITIONS **

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

Planning and Development

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

2. A Rezoning (ZON-4623) to a R-PD3 (Residential Planned Development) Zoning District approved by the City Council.

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

4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 08/18/04, except as amended by conditions herein.

5. The required open space area shall be redesigned and consolidated into a larger usable area.

6. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Building height shall not exceed two stories or 35 feet, whichever is less.

7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.

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

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

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

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

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

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

Public Works

15. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

17. Landscape and maintain all unimproved rights-of-way adjacent to this site.

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

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

20. Site development to comply with all applicable conditions of approval for ZON-4623 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 19-lot single-family subdivision with a density of 3.55 dwelling Units per Acre, on 5.35 acres located at the southeast corner of Hualapai Way and Dorrell Lane.

B) Applicant's Justification

The applicant's justification letter states that this project will neither create a safety hazard nor negatively impact adjoining properties.

BACKGROUND INFORMATION

A) Previous Actions

07/07/04 The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation was 08/13/04.

07/22/04 The Planning Commission abeyed this application, as well as companion request ZON-4623, to its 08/26/04 meeting, to allow the applicant to revise the application to area residents concerns. Companion request GPA-4621 was withdrawn without prejudice at the request of the applicant.

08/26/04 The Planning Commission voted to table this application, as well as companion request ZON-4623, at the request of the applicant.

11/18/04 The Planning Commission voted to abey this revised application, for 19 larger lots with no open space component instead of 27 smaller lots, as well as companion item ZON-4623, which was modified from R-PD5 (Residential Planned Development - 5 Units per Acre) to R-PD3 (Residential Planned Development - 3 Units per Acre), to its 12/16/04 meeting. Companion Variance VAR-5377, which addresses the newly created open space deficiency, was also abeyed concurrently.

12/16/04 The Planning Commission will hear these applications, which have again been redesigned and revised to reduce the potential retaining wall height along the eastern boundary of the site.

B) Pre-Application Meeting

5/26/04 Issues discussed included the need for R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning, private streets, a 6-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

C) Neighborhood Meetings

06/22/04 No neighbors were in attendance at the meeting for the companion General Plan Amendment (GPA-4621).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.59 Units Per Acre. The R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is permitted under the Rural designation.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

PROJECT DESCRIPTION

This request is for a 19-lot single-family subdivision at a density of 3.55 Units per Acre. Access is provided to Haley Avenue with internal circulation provided by 37-foot wide private streets. A six-foot landscape planter is provided along the adjacent public rights-of-way.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, development standards for R-PD (Residential Planned Development) developments are determined as part of the Site Development Plan Review.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	5,616 Sq Ft	N/A
Min. Lot Width	N/A	54 feet	N/A

Min. Setbacks • Front • Side • Corner • Rear	N/A	15' to house 20' to garage 5 feet 10 feet 15 feet	N/A

If the request is approved, these are acceptable standards for this type of single-family residential project.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to this request.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
SF dwelling	N/A	2 spaces per unit	38	N/A	38	0

The parking provided for each dwelling unit satisfies the zoning requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	N/A	N/A	N/A
Buffer: • Min. Trees	1 Tree/30 Linear Feet	49 Trees	59 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

SR/GL

The landscape buffer area meets the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.35 acres	3.55	1.65	5.86 %	13,939 SF	0%	none

The application has no open space component. This Variance request is intended to seek relief from this requirement of the Code. The subject deviation is 100%

E) General Analysis and Discussion

- Zoning

The proposed R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning designation provides for single-family homes up to 3.59 dwelling Units Per Acre. The adjacent properties to the east are zoned to allow development at two Units Per Acre. The subject parcels are part of a buffer area, with includes the land to the north and south, which is planned for densities of no more than 3.59 dwelling Units Per Acre. The proposed zoning district is compatible with the adjacent existing and planned land uses. The size of the lots is not. The proposed project will degrade the buffering intended to be located between the rural areas east of Hualapai Way and the Cliff's Edge Master Planned Community.

- Site Plan

The site plan presented at the 11/18/04 Planning Commission meeting depicts lot sizes of approximately 5,616 square feet fronting on 37-foot wide private streets. These lots are significantly smaller than what is intended for this area. Open space is not provided in the development.

At the time of preparation of this report, the plan revised for presentation at the 12/16/04 Planning Commission had been discussed with the applicant, but staff had not yet reviewed the revised plan. The applicant has advised that the intent of the redesign is specifically to reduce perimeter retaining wall heights, to reduce the potential for negative impact on the adjacent site to the east.

- Waivers

  A companion Variance (VAR-5377) has been requested to address the open space deficiency. There are no other waivers requested as part of this application.

- Landscape Plan

  The submitted landscape plan is conceptual only, but meets the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards. Final landscape approval will be through the subdivision process.

- Elevation

  Elevations depict one and two-story homes with two-car garages of design and materials typical to the valley.

- Floor Plan

  Four floor plans have been submitted including a 1,663 sq. ft. single-story home and three two-story homes of 1,752, 2,084 and 2,309 square feet.

FINDINGS

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

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

   The density and lot sizes proposed for this development are not compatible with adjacent development, either existing or planned, although the redesigned plan brings the lot sizes closer to those of the surrounding rural properties.

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

   The proposed development is not supported by the Centennial Hills Sector Plan as the proposed lots are smaller than that exists in the rural neighborhood, and the project does not contain open space that is a significant component of R-PD developments, and is one of the principal reasons for allowing design flexibility to developers in areas so zoned.

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

   Hualapai Way and Dorrell Lane provide adequate access to this site. Internal circulation has no negative impact on adjacent properties.

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

   The building and landscape materials proposed are typical of those used in similar developments and are appropriate in this area.

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

   The building elevations and designs are typical of single-family subdivisions and are not undesirable or unsightly in appearance.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 44 [Mailed with ZON-4623 and VAR-5377 at 12/16/04 PC]
44 [Mailed with ZON-4623 and VAR-5377 at 11/18/04 PC]
44 [Mailed with GPA-4621 and ZON-4623 at 08/26/04 PC]

APPROVALS 0

PROTESTS 20

SR/GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4626 APN: 125-19-201-001 & 003

Name of Property Owner: Hualapai Nevada LLC

Name of Applicant: NEVADA HOMES GROUP

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOSEPH BONIFATTO

Subscribed and sworn before me

This 26 day of MAY, 2004

Michael Atangan

Notary Public in and for said County and State

MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4626 APN: 125-19-201-001 & 003

Name of Property Owner: Hualapai Nevada LLC

Name of Applicant: NEVADA HOMES GROUP

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOSEPH BONIFATTO

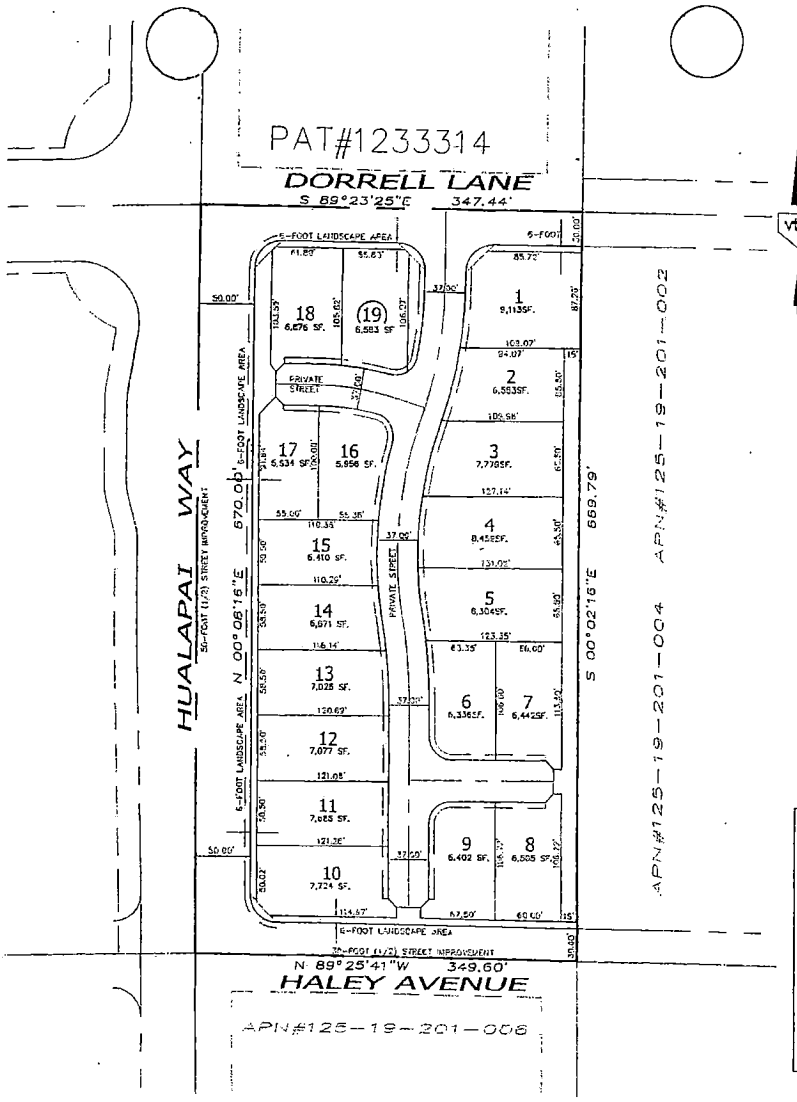
Subscribed and sworn before me

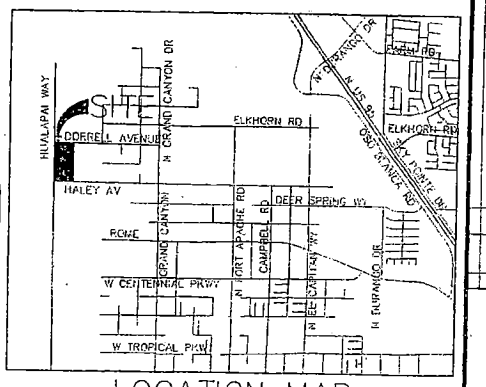
This 26 day of MAY, 2004

Michael Atan
Notary Public in and for said County and State

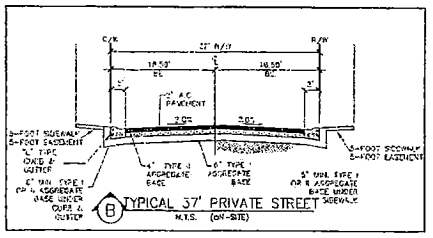
MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

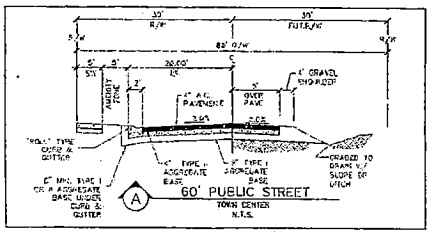
PAT#1233314

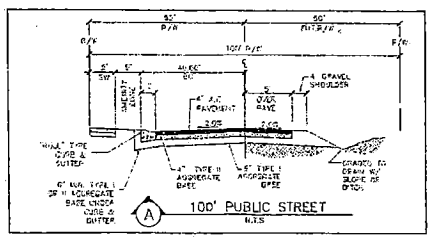




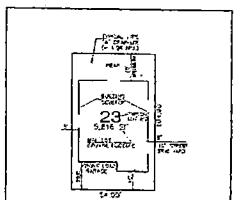
LOCATION MAP







PROJECT SUMMARY	
PROJECT INFORMATION	
ASSESSOR'S PARCEL (APN #'S)	125-19-201-002 & 004
GROSS ACRES	3.25 ACRES
CURRENT GENERAL PLAN	R - RURAL
CURRENT ZONING	RS - RURAL ESTATES RESIDENTIAL
PROPOSED ZONING	R-PD3 - RS PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	19 LOTS
DENSITY	5.85 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	15,632 SF.
PROVIDED USABLE OPEN SPACE	6 SF.
OTHER OPEN SPACE	0 SF.
TOTAL OPEN SPACE PROVIDED	6 SF.
PARKING	
4 PER DWELLING UNIT	76
GUEST PARKING	0
TOTAL PARKING SPACES PROVIDED	76 SPACES



TYPICAL LOT DETAIL

GRAPHIC SCALE

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS	
FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6655 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-8200
CONTACT : PAUL WAGNER

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
6655 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-8200

CITY OF LAS VEGAS

NO.	DATE	BY	REVISION
3	11-05-04	JFA	Added Drainage movement to the east
2	11-23-04	JFA	DROPPED TO 19 LOTS / ENHANCED OPEN SPACE
1	10-28-04	JFA	CHANGE 37'-FOOT ROAD TO PRIVATE STREET

DRAWN BY: JFA — 5/17/04
DESIGNED BY: JFA — 5/17/04
CHECKED BY:
PROJECT NO.: 6438
SCALE: 50' 25'
SHEET: 01
1 OF 2 SHEETS
DRAWING NO.: 6438-CLV

RECEIVED
DEC 0 8 2004

REVISED
12.9.04

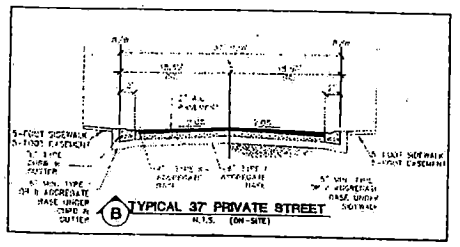
ZON-4623
VAR-5377
SDR-4626
12/16/04 PC

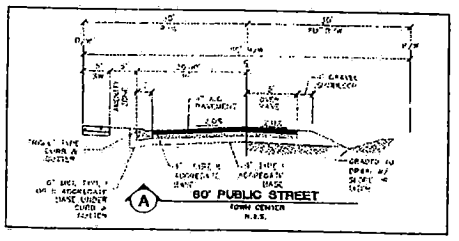
TREE/PLANT SCHEDULE

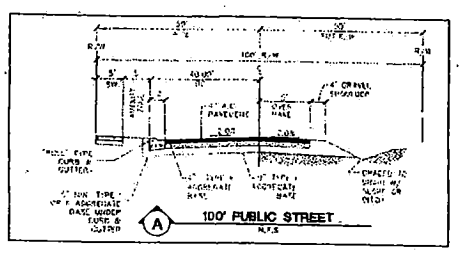
SYM.	QTY.	SIZE	SPACING	NAME
	19	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	21	VARIES	N/A	DATE PALM
	9	13 GALLON	VARIES	PHOTINIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES

1. Landscape shall comply to requirements of Title 19.66 of Las Vegas.
2. Ground cover shall be required to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from the proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan and alter the overall plan as the plan layout progresses.







PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY

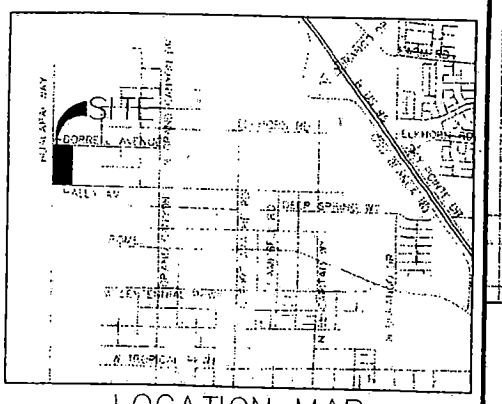
N 00°08'15"E 670.00'

S 00°02'16"E 669.79'

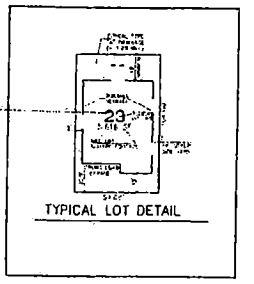
N 89°25'41"W 349.60'

HALEY AVENUE

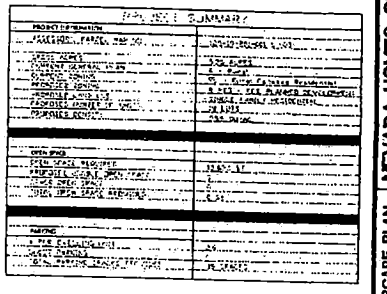
APN#125-19-201-006



LOCATION MAP



TYPICAL LOT DETAIL



GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE

SETBACKS

FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	5'
CORNER/SIDE	10'
REAR	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
5455 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-4700
CONTACT: PAUL WAGNER

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
5455 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-4700

VTN
NEVADA
(702) 732-2210 FAX (702) 732-2311
2121 VISTA PARKWAY, SUITE 400, HENDERSON, NEVADA 89074

3 10-4-04 S.T.R. ADJUSTED OPEN SPACE SUMMARY PER ATTORNEY
2 9-17-04 J.H. SHIFTED TO 18 LOTS / CHANGED OPEN SPACE
1 8-27-04 J.H. CHANGE 37'-0" TO 37' FROM PUBLIC TO PRIVATE STREET
NO. DATE BY REVISIONS

DRAWN BY: JH
DESIGNED BY: JH
CHECKED BY:
PROJECT NO: 6438
SCALE: 30" 30"
HORZ. VERT.
9/17/04

SHEET 02
2 OF 2 SHEETS
DRAWING NO. 6438-CLV

REVISED 10.5.04

SDR-4626
11/18/04 PC

RECEIVED
OCT 05

Post-it® Fax Note 767 | Date 11-17 | # of pages ▶ 2
To Kyle | From Bmanning
Co./Dept. Planning | Co.
Phone # | Phone #
Fax # | Fax #

Barbara Manning
6970 North Jensen Street
Las Vegas, Nevada 89149
(702) 658-4642

November 17, 2004

City of Las Vegas
Attn: Kyle C. Walton, Senior Planner
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101
FAX: 474-0352

READ INTO THE RECORD

Dear Sir:

Please consider this letter my ***WRITTEN OBJECTION*** to any type of Rezoning and Variance for the Applicant: Nevada Homes Group, Owner: Hualapai Nevada, LLC.

It has come to my attention that Nevada Homes Group is on the November 18, 2004, Planning Commission Meeting Agenda, item's 18, 19 and 20.

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

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

20. **ABEYANCE - RENOTIFICATION - SDR-4626 RELATED TO ZON-4623 AND VAR-5377 SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC** - Request FOR A SITE DEVELOPMENT PLAN

REVIEW OF A 19 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development 3 Units Per Acre)], Ward 6 (Mack).

Earlier this year, my neighbors and I met with the Developer at a Lone Mountain Citizen Advisory Meeting and another private meeting at the I-HOP Restaurant in the Centennial Hills Shopping Area.

During the two meetings it was made very clear to the Owner and the Developer that we ***DID NOT WANT any variation from the existing zoning of Undeveloped/Rural (2.1 to 3.5 Units per acre) (U(R)) and Rural Estates Residential [2 Units per Acre] (R-E).***

Both, my husband and I, are adamantly opposed to any changes from the existing zoning.

If you would like to talk to me, you may call me at 354-8994.

Thank you for your prompt attention to this matter,

Barbara Manning

cc: Kim Bush, Lone Mountain Citizen Advisory

November 10, 2004

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Mr. Sean Robertson
Senior Planner
City of Las Vegas Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Dear Mr. Robertson,

I am writing this letter to express my strong opposition to items SDR-4626, ZON-4623 and VAR-5377 on the upcoming planning commission meeting, November 18, 2004. As the nearest property owner to the proposed project I feel that it is important to submit my thoughts about this project. Unfortunately I will be out of town and unable to voice my objections in person.

This is the second time that this developer has proposed this project. It has been met by universal **disapproval** by the community that is going to be affected by it.

This project is totally incompatible with the surrounding properties and will have a major negative impact on the nature of the community. The area now is made up of individually designed houses on large lots of 23000square feet and larger in a Rural Preservation Area. The developer is proposing tract like housing on lots averaging 8000 square feet or less. The density now is nothing less than 2 units per acre.

As I stated in my previous letter, when the project was first introduced, the developers have completely **ignored** the concerns and suggestions of people in the neighborhood. They have incorporated nothing from their meetings with the community and in fact are attempting to squeeze even more units into the project by asking relief from the open space requirement. The community had concerns about the density of the project, the types of houses to be built, and the site plan itself.

When the codes for the area were written the commissioners went to great lengths to take the wishes and concerns of neighborhoods that are affected by building projects into consideration. They were very concerned that the character and nature of these neighborhoods be protected and preserved. This is especially true of the Rural Preservation Areas. This project is within those boundaries.

The code is very specific in that any projects must be similar and compatible with the properties and the neighborhoods in which they are built. This project is clearly neither of these.

The only person that stands to benefit from this type of project is the developer. Since he doesn't live there, the developer has **no** long-term stake in what happens to the neighborhood. This project will do nothing to improve the area. The developer would want you to believe that the only thing the neighbors would be happy with is a park on the property. This is entirely untrue. All the neighbors want is a project that is compatible with the nature and character of the area. Putting up a glorified tract development in the middle of a rural area is not in the best interest of the neighborhood or the community at large. It sets **a very bad precedent** and it goes against the spirit of all of the local codes and agreements that have been written to date. The planning commission has been consistent in denying projects like this.

This is the wrong type of project for the area. I hope that you consider these thoughts in your decision.

Respectfully,

Craig Platt

ZON-4623
SDR-4626
VAR-5377
11.18.04 PC
P

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

Sean Robertson, Planner
City of Las Vegas
Planning and Development Services
731 S. Fourth Street
Las Vegas, NV 89101

Re: Rezoning – ZON 4623
Site Development Plan – SDR 4626
APN: 125-19-201-001, 125-19-201-003

Dear Sir,

As the property owner closest to this proposed project, I strongly oppose both of the above items that will come before the planning commission. This plan is not compatible to the existing properties in the area, in any way, shape, or form.

If you were to look at the area around this project you will see that ALL of the property owners have built individually designed homes on lots no smaller than one half acre. To allow any major change to this density pattern would be incompatible with the character of the neighborhood. When the residents of the area bought property to build their homes they had an expectation that the character of the area would be preserved.

The current zoning for this project allows for a density of 2-3.59 dwelling units per acre. The zoning definition states in part, " The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development".

The area right next to the project is zoned 0-2 units per acre, lot sizes of 22,000 square feet and larger. The proposed plan has lot sizes that range from 5662 to 7622 sq, ft., three to four times more dense than the adjacent property, In fact the plan proposes a line of houses along the east side of the property that has a density of 6.5 units per acre, more that three time the density. These houses are clearly incompatible with the adjacent property.

Section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies, Section 2.6 and 2.8 of the Centennial Hills Sector Plan of the City of Las Vegas say that development must be compatible with the existing area. These development plans of the City clearly have the intent to preserve the character of existing

READ INTO
THE RECORD

Telephone Protest/ Approval Log

GPA-4621
ZON-4623
SDR-4626

Meeting Date: 7-22-04 **Case Number:**

Date: 7-19-04
Name: Jim Kelly
Address: 9681 Solaz Ave
LV NV 89149
Phone: 646-9923
☑ **PROTEST** ☐ **APPROVE**

Date: 7/20/04
Name: Charlene Bellafatto
Address: 7256 Jensen St
89149
Phone: 655-0702
☒ **PROTEST** ☐ **APPROVE**

Date: 7-21-04
Name: Julie Williams
Address: 9864 Wittig Ave
LV NV 89149
Phone: 645-7572
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address: READ INTO THE RECORD @ 7/22
Phone:
☐ **PROTEST** ☐ **APPROVE**

July 18, 2004

Kyle C. Walton, Senior Planner
City of Las Vegas
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

Re: Nevada Homes Group proposed rezoning of parcel numbers 12519201001 and 12519201003

Dear Mr. Walton,

We have some concerns regarding the above referenced zone change that is being proposed and would appreciate your consideration in the following;

When a zone change is proposed what is the proper notification lead time and how must the notice be prepared?

- No description of parcel location or project explanation on notice was provided.
- Two day lead time was given for meeting.

The property was purchased as Rural Estates Residential (2 unit per acre) and therefore should be constructed as such because;

- Area roads are designed and constructed for traffic that is consistent with 2 units per acre not five as proposed.
- We have a rural atmosphere that will be compromised with the addition of sidewalks, curbs and streetlights that are associated with the type of construction that is within the guidelines of the proposed zoning.
- The Cliffs Edge Master Planned Community which is west of Hualapai has plenty of available lots that are zoned for this type of product.

SDR 4626

RECEIVED AFTER
PC MEETING

We recognize and have no problem that the area will be developed, however it should be done in accordance with the Master Plan and Inter-Local Agreement that is in place so that we can all maintain the quality of life that we have worked for.

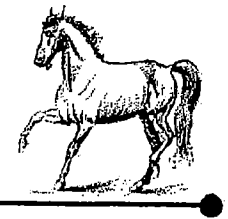
Your attention to this matter is greatly appreciated and if you have any questions we can be reached at 702-645-7572

Sincerely, Jeff Williams Julie Williams

Jeff & Julie Williams
9864 Wittig Ave.
LasVegas, NV
89149

cc Chip Maxfield Clark County Commissioner,
Michael Mack Las Vegas City Councilman,
George Hitter NCA

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



August 17, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Case No. ZON 4623
Case No. SDR 4626

As a current landowner within the notification perimeter, I formally oppose the applicant's two requests, Zone Change 4623 and Site Design Review 4626.

The applicant, Nevada Homes Group, is requesting a Zone Change from Residential Estates (RE) with a dwelling unit density of 0 - 2 per acre within a Rural Neighborhood Preservation designated area to Rural (R-PD3) with a dwelling unit density of 3.5 - 3.59 per acre. A request for R-PD Desert Rural zoning would be more consistent with the currently adjacent properties, considering this is a transition or buffer zone.

This applicant has proposed a Site Design Review for 19 single-family residential lots on 5.35 gross acres. This request is for the maximum density allowable, if granted as R-PD3.

In Section 2.6 Land Use Issues of the Centennial Hills Sector Plan of the City of Las Vegas General Plan, Item 6, it states in part that "the Planning Commission and/or the City Council may require less intense development or development of lower density in order to protect the general health, safety and welfare of the community as well as maintain compatibility with and integrity of adjacent development."

Also stated within the Centennial Hills Sector Plan of the City of Las Vegas, Section 2.8 Goals, Objectives, Policies and Programs, it says that the plan will "protect and enhance existing residential neighborhoods..." and "promote a mix of land uses that are appropriate and compatible with existing development."

These requests do not currently protect and enhance the current existing neighborhood, nor do these requests compliment and maintain the integrity of the immediately adjacent properties with an appropriate density. A compatible density would be Desert Rural (R-PD 2.1 – 2.49 DUA).

Therefore, I declare my opposition toward both of these requests, case numbers ZON 4623 and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

8/26/04

To: Kyle C. Walton, Senior Planner
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED

AUG 23 2004

Re: Rezoning [redacted]
Site Development Plan Review – [redacted]
APN: 125-19-201-001 and 003
Meeting Date: Aug. 26, 2004

From: Mary Sanders
9945 Wittig Ave..
Las Vegas, NV 89149
Ph (702) 658-1365
E-mail marys111@earthlink.net

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses. I am also concerned about the precedent this sets if accepted by your department and the Planning Commission.

My neighbor, Richard Lemmon has outlined the following in his letter to you. I fully agree with his comments and conclusions and ask that you deny Nevada Homes request for the SDR-4626. Richard Lemmon's reasoning is as follows:

The proposed site plan lies within the Rural Density Residential-R district of the Centennial Hills Sector Plan and abuts the Rural Neighborhood Preservation-RNP district.

The R District of the Plan by definition has a density of 2.5 to 3.59 dwelling units/gross acre. The plan goes on to state **"The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development."**

The abutting RNP district has a density of 0 to 2 dwelling units/gross acre with corresponding lot sizes of approximately 22,000 sq. ft. and up.

The proposed site plan has a density of 3.55 dwelling units/gross acre with lot sizes ranging from 5,662 sq. ft. to 7,622 sq. ft. In fact, the 11 lots on the East side of the proposed plan collectively sit on 1.69 acres with a density of 6.5 dwelling units per acre. The proposed density and lot sizes are not compatible with the abutting RNP district.

To be consistent with the Sector Plan the maximum density of the applicant parcel should be 2.5 dwelling units/gross acre with a corresponding lot size of approximately 17,000 sq. ft. This would allow for a maximum of 13 lots of approximately equal size not the 19 proposed.

In section 2.7 of the Centennial Hills Sector Plan Consistency and Development Review Policies it states in part "It is the intent of the City Council that no development permit... may be approved...unless such development activity is determined to be in compliance and consistent with the Centennial Hills Sector Plan."
In section 2.7 A. Plan Consistency Policies the plan states in part "It is the intent of the City Council that: ...The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses."

In order to approve the proposed plan you would have to go against the policies stated in the Centennial Hills Sector Plan and you would be setting an undesirable precedent for future proposals.

Respectfully submitted,

Mary Sanders

Mary Sanders

Carole Lee Squires
9685 Elkhorn Rd.
Las Vegas, Nevada 89149
702/499-2209

August 20, 2004

Kyle C. Walton, Senior Planner
Planning & Development Department
City of Las Vegas Planning Commission
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Case # ZON 4623
Case # SDR 4626

Dear Mr. Walton:

I oppose the 19 lot site plan on 5.35 acres because the site plan density and lot sizes are not consistent with the Centennial Hills Sector Plan and are not compatible with surrounding residential uses.

Sincerely,

Carole Lee Squires

RECEIVED
AUG 23 2004

04 JUL 23 PM 4:46

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Beverly Holman
9665 Elkhorn Rd
Las Vegas NV. 89149

RECEIVED AFTER
7/22 PC MEETING

RECEIVED
04 JUL 26 PM 4:58

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Mary Sanders
658-1365

RECEIVED AFTER
PC MEETING

RECEIVED
04 JUL 26 PM 4:58

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely, Phillip D. Moss Jennifer P. Moss

RECEIVED AFTER
PC MEETING

9875 Whitig Ave
Las Vegas 89149
702 839-9982

RECEIVED
04 JUL 26 PM 4:59
DEVELOPMENT

July 16, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED AFTER
PC MEETING

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Dayna Peterson

Peterson
9660 Withig AVE
LV, NV 89149

©2000 NBM Balmer Studios AG
Licensed by Alaska Momma, Inc

RECEIVED
04 JUL 26 PM 4:59

July 16, 2004

RECEIVED AFTER
PC MEETING

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning and Development Department:

I am very concerned about the following request for changes in our neighborhood:

- GPA -4621
- ZON-4623
- SDR4626

Our neighborhood is a part of the rural preservation area zoned as .5 acre plus parcels. We are very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of our land and homes. We are concerned for a number of reasons including:

- increased traffic and congestion in our neighborhoods during and after construction
- loss of premium views because of the narrow lot sizes planned and requested by Nevada Homes Group
- loss of the rural nature of the area
- devaluing our properties' values because of smaller parcels with lower valuations
- the size of the lots are long and narrow creating cramped living spaces between homes
- dust and air pollution from the construction sites
- additional light in the neighborhood from street lights
- additional noise in the neighborhood from 27 additional homes with plans to further expand north along Hualapai with similar 5 acre parcels

My neighbors and I are respectful of nearby growth and development to the west of Hualapai. However, we wish to keep our rural preservation area stable with .5 acre plus parcels as R-E. We are requesting that you recommend this project be declined by the planning commission.

Sincerely,

Stephen & Charlene Bellofatto

[redacted]

Craig Platt
7025 Eula Street
Las Vegas, NV 89149

July 21, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I live on the property right across the street from this proposed project.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 2 to 3.5DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Craig Platt
7025 Eula Street

READ INTO
THE RECORD

Barbara Manning
6970 North Jensen Street
Las Vegas, Nevada 89149
(702) 658-4642

July 21, 2004

Sean Robertson
City of Las Vegas
Planning and Development Department
Current Planning Division
FAX (702) 385-7268

Reference: GPA 4621
ZON 4623
SRD 4626

Dear Sir:

I am sending you my written **OBJECTION** to the proposed zoning changes that the Nevada Home Group (owner: Hualapai Nevada) is asking for on **APN: 125-19-201-001** and **125-19-201-003**.

As a home/land owner (PCL#125-19-203-004) I would like to see the City of Las Vegas honor the Inter-Local Agreement between the City of Las Vegas and Clark County Nevada. It is my understanding that the request that Nevada Home Group is proposing will change the zoning from 2 to 3.5 homes per acre to 5 homes per acre. By changing the zoning this will not keep within the Rural Preservation/Rural Estates that exist within this area.

My husband, P. Michael Manning, and I ***STRONGLY OBJECT*** to the proposed zoning changes.

If you have any questions, please contact me at the above listed telephone number.

Respectfully,

Barbara M. Manning

CC: Kyle C. Walton, Senior Planner
Kim Bush, Liaison for Commissioner Maxfield
Lone Mountain & Lower Kyle Canyon

READ INTO
THE RECORD

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

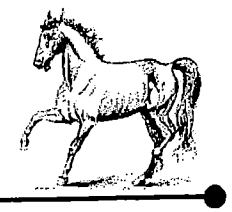
Respectfully,

Stephen and Charlene Bellofatto
Landowner, APN 125-18-403-011

READ INTO
THE RECORD

07/21/2004 11:50 7026550933 PENNY BELL PAGE 01

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

CARMAN

Fred Gawryk
9880 Elkhorn Rd
Las Vegas NV 89149
240-7187

July 20, 2004

City of Las Vegas
Planning and Development
Attn: Bob Genzer
731 S. Forth St
Las Vegas NV 89101

Dear Bob,

I am very concerned about the following request for changes in my neighborhood;

GPA-4621
ZON-4623
SDR4626

My neighborhood is part of the rural preservation area zoned .5 acre plus parcels. I am very concerned about the introduction of less than .20 acre parcels introduced into this area to the south of my land and home.

I believe this will increase traffic, increase the use of more water, continue the loss of the rural nature of the area.

As your are aware, 3 former and 1 current, County Commissioner are under Federal investigation related to changes in various zoning issues in this area.

I request that you recommend this project be rejected by the planning commission. We have spent considerable amounts of revenue to plan and maintain this area in its original rural setting. Any changes to the original plan will only diminish the quality of life in the valley.

Sincerely,

READ INTO
THE RECORD

Mary Sanders
9945 Wittig Ave.
Las Vegas, Nevada 89149-1393

July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No. ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

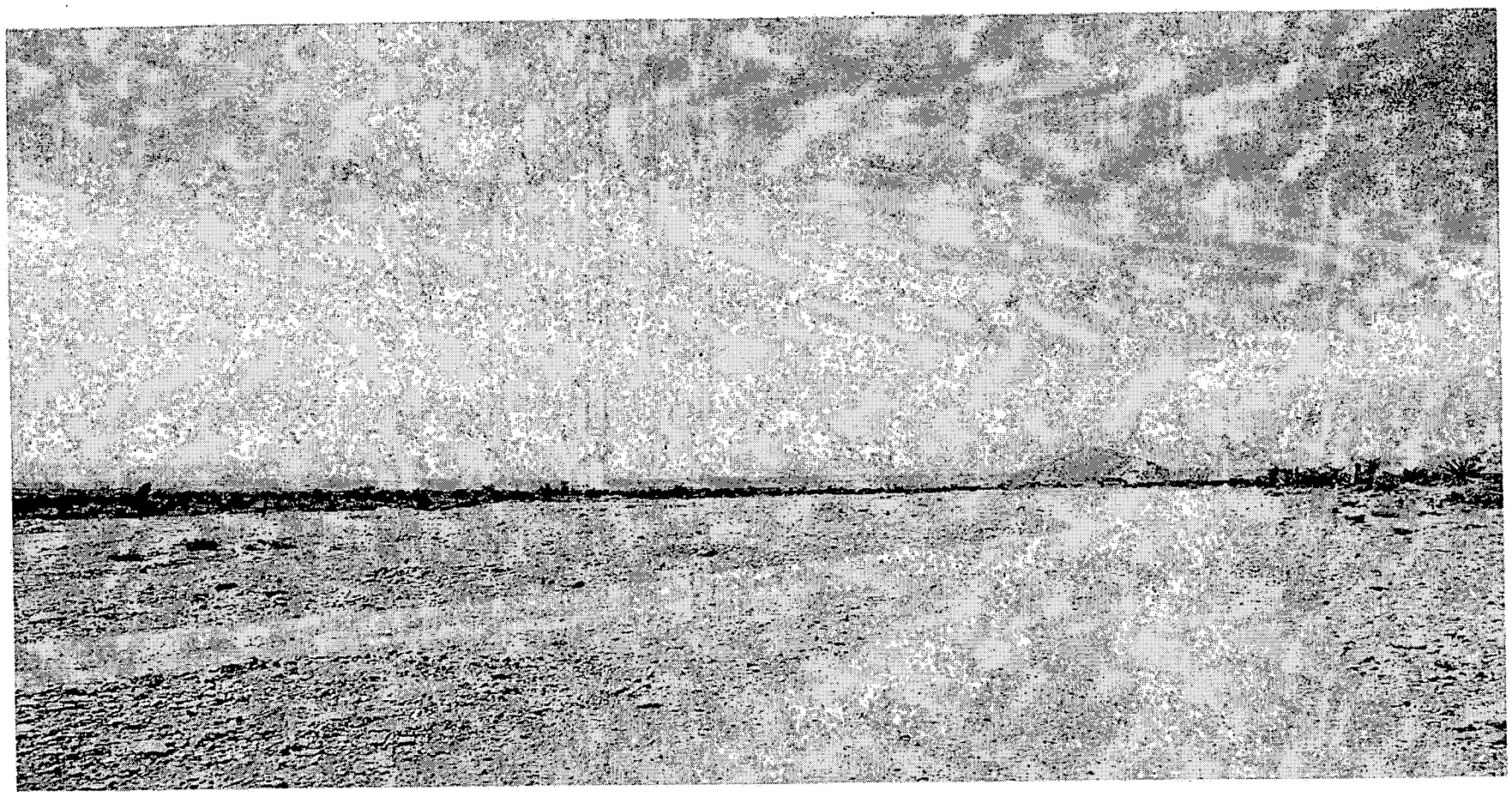
The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Mary Sanders
Landowner, APN 125-19-101-006

READ INTO
THE RECORD



SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
DECEMBER 16, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
VAR-5547 - VARIANCE - PUBLIC HEARING - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: PICERNE PROVIDENCE, LLC - Request for a Variance TO ALLOW A 30-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 126 FEET on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way (APN 126-24-610-003), PD (Planned Development) Zone [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

IF APPROVED: C.C.: 01/19/05
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 – Recommendation of Approval Letters - Jeffrey Parker, WAIMEA Family LP and Dave Browning, Assistant Project Manager, LANDTEK, LLC

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 24 [VAR-5547] and Item 25 [SDR-4730].

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated that the application was held in abeyance at the 8/12/2004 Planning Commission meeting due to the need of a residential adjacency variance. One of the buildings was 30 feet from the property line where a 126-foot setback was required per Code. Thereafter, the applicant submitted a companion variance with the site plan, as some changes included the addition of a multi-use non-equestrian trail along Hualapai Way, the position of some proposed lofts have been changed, building types in different locations within the site have been changed and property lines have been relocated. The proposed changes have addressed some of the issues from the initial site plan and are an improvement. The applicant provided staff a copy of a letter from the adjacent property owner regarding the residential adjacency issue. However, based on the Code requirements, staff still recommended denial.

BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He showed photos and gave a brief overview of the proposed project, which is on the corner of Hualapai Way and Dorrell Lane. He pointed out the area owned by the Las Vegas Valley Water District, which is proposed to be a pump station. He added that the area from the south side of Dorrell Lane to the beltway is planned for Medium Density, which is multi-family up to 25 units per acre. In addition, the north side of Dorrell Lane is planned for village commercial.

ATTORNEY GRONAUER continued by stating they have shown the proposed site plan to the property owners of the master planned community, known as Providence. After discussions and reviewing the site plan, representatives from Providence submitted a letter stating their support of the proposed project. Copies of two letters of support were submitted for the record.

He then explained that the variance is warranted because the piece of property that the proposed project is adjacent to is currently zoned Planned Community District (PCD). The PCD zoning allows for various types of uses, including single-family homes. The property owner of the adjacent parcel has informed the applicant that the plan is to build a mini storage facility, so the residential adjacency standards would not apply to this proposed property. He then showed photos depicting the location of the proposed project in relation to the five-acre parcel, which reflected the proposed 30-foot setback. In addition, he pointed out that there are other buildings in the area that are at least 70 feet away from the property line. He also showed photos of the building elevations, which he felt had nice architectural features and breaks within the building itself.

ATTORNEY GRONAUER expounded on the waiver requests. The applicant requested a side yard setback on one building, located off of Dorrell Lane and adjacent to the Las Vegas Valley Water District. The setback requirement is 30 feet, but the proposed project is 10 feet away from the property line. The reason a three-story building should be 30 feet away is to avoid any impact

MINUTES – Continued:

on residential properties. In addition, another request, as was shown on the diagram, is for a proposed zero foot setback adjacent to the Las Vegas Valley Water District. There would be two-story lofts along this particular property line, so there would be one apartment building above the five garages in this area. This would create the zero foot setback, and the requirement is a 20-foot setback, but there would not be any residential impact in this area. Lastly, he also showed a diagram pointing out one of property lines that would have one-story garages, which would have a zero foot setback to the property line. The applicant proposed an eight-foot block wall along this property line.

He concluded by stating that Gree Picket, the landscape architect for the entire master planned community, has been hired to do the interior landscaping and the trails. In some areas of the site plan, there would not be six feet of landscaping due to the, if approved, requested zero foot setbacks. Otherwise, the site plan would be in compliance with the design guidelines.

VICE CHAIRMAN NIGRO commended the applicant on a well thought out plan. The architectural elevations are upscale, and he supported the waivers because of the limited nature in which the project and the adjacent properties are impacted.

COMMISSIONER STEINMAN stated that this was a unique design, as the proposed buildings are on the property line. He was concerned that the site would have a row of very narrow buildings along the west side of the property. ATTORNEY GRONAUER expounded on one of the building elevations, which is a 1,500 square foot unit on top of the garages, and emphasized with the architectural cuts, the building would not be that of a four-sided box. He added that the proposed project is strictly "for rent" and the developer, Picerne Development, has been doing multi-family rental projects for this past year he has been working with them. COMMISSIONER STEINMAN asked ATTORNEY GRONAUER if he knew what the L-shaped parcel on the map was zoned for. ATTORNEY GRONAUER answered that it was zoned PCD (Planned Community District) and one of the out parcels of the master planned community. It is planned to have Medium density, as it is more appropriate for this area with mixed uses.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 24 [VAR-5547] and Item 25 [SDR-4730].

(7:06 – 7:21)

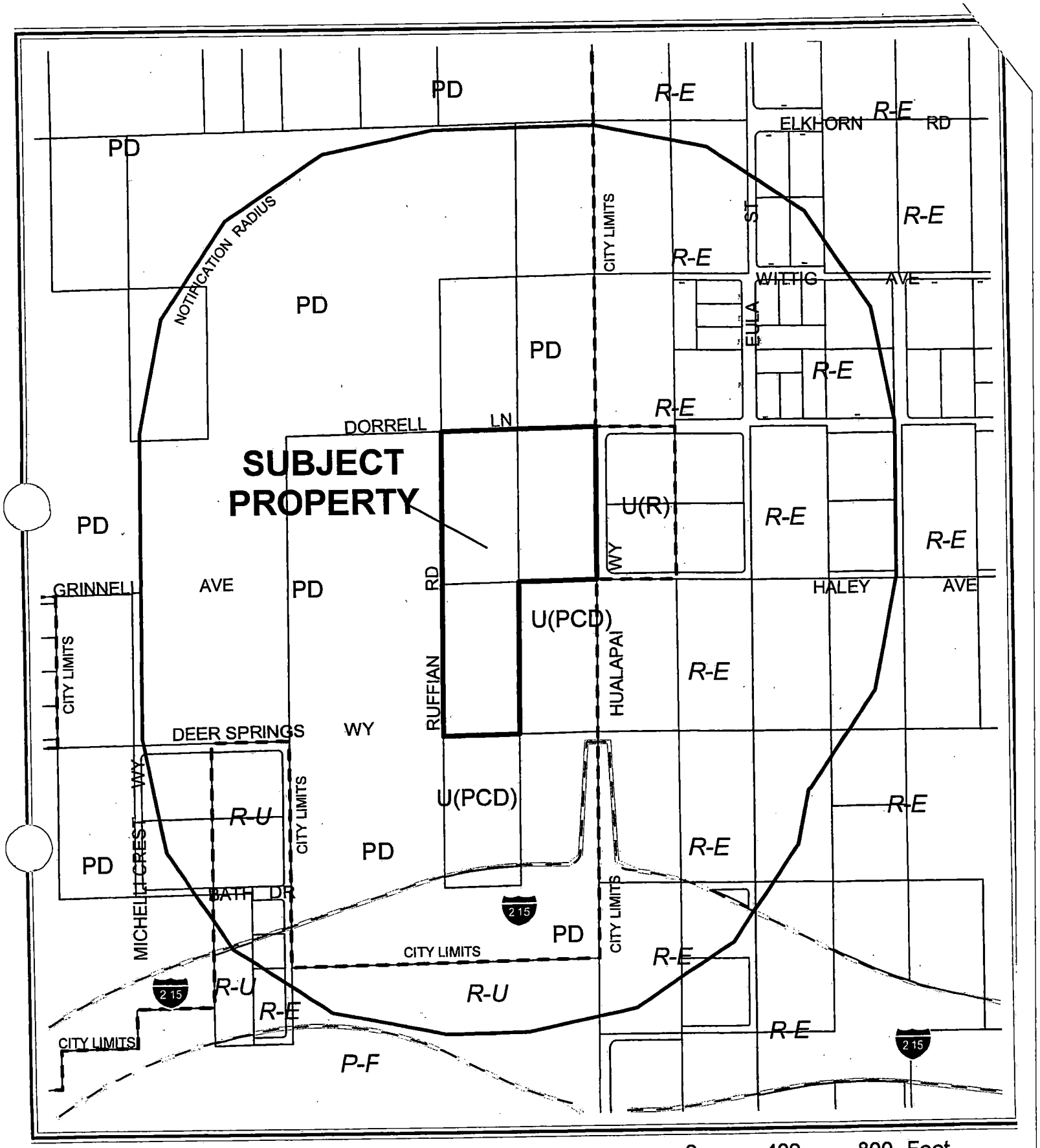
PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 24 – VAR-5547

CONDITIONS – Continued:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-4730].

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



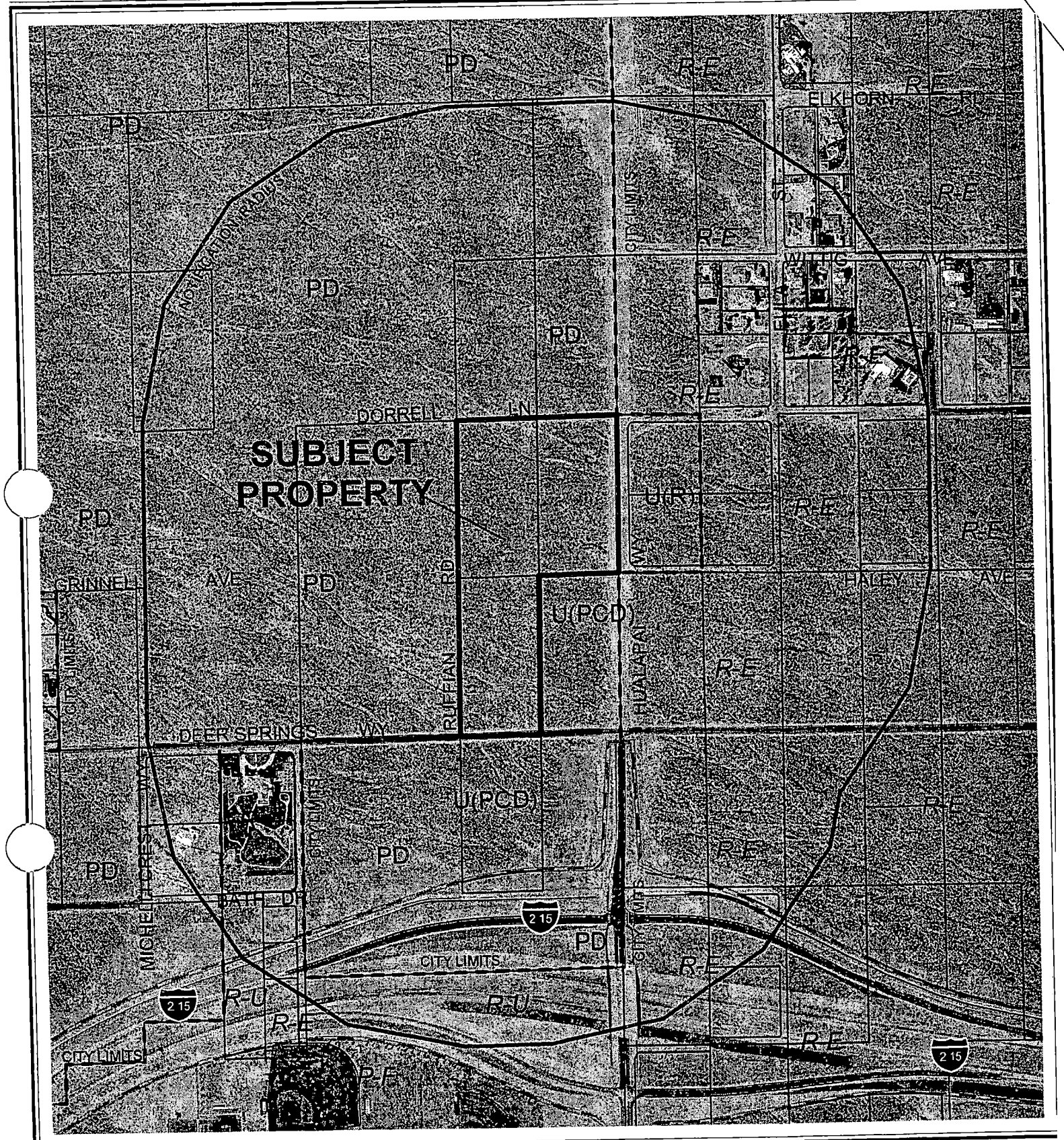
CASE: **VAR-5547**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [M (MEDIUM DENSITY) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **VAR-5547**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [M (MEDIUM DENSITY) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5547 - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: PICERNE PROVIDENCE, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-4730].

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a to allow a 30-foot setback where 126 feet is required by the residential adjacency standards on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way. This application will be considered with related a Site Development Plan Review (SDR-4730) application.

B) Applicant's Justification

The applicant justifies this application by stating, "Picerne is requesting a variance to reduce the residential adjacency standards. The closest setback to the residential will be 30 feet from the property line for one building. Any other building that may need a variance is much further away from the residential property line. Although the adjacent property to our south and east is zoned residential, the likelihood of it developing single-family residential is not great because of its location between Hualapai Way and this multi-family development. Furthermore, the City has approved similar variances under similar circumstances in the past."

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.

03/19/03 The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.

07/16/03 The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.

02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.

05/0504 The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.

08/12/04 The Planning Commission approved a motion to table a Site Development Plan Review (SDR-4730) application due to the Cliff's Edge Parent Map and SID problems not being resolved. Additionally, the applicant was required to submit a Variance (VAR-5547) application for residential adjacency standards.

B) Pre-Application Meeting

05/12/04 A pre-application conference was held regarding the related Site Development Plan Review (SDR-4730) application and resulted in the following comments:

1. An approval letter from the Cliff's Edge Design Review Committee (DRC).
2. MOD-3955 change the land use designation to Medium Density Residential.
3. Off-site improvement requirements were discussed.
4. Two access points are required – a main entry and rolling access gate for residential only.
5. Signal traffic fee required.
6. A waiver of the parking lot fingers standard is to be requested.
7. A waiver of setback requirements from 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines for one, two, and three-story structures.

09/17/04 A follow up meeting was held with the developers, Providence and Kummer, Kaempfer, Bonner & Renshaw. Deficiencies with project were discussed and a Variance (VAR-5547) application was required for residential adjacency standards. Providence agreed to waive all deviations from the Cliff's Edge Master Development Plan and Design Guidelines.

10/21/04 A pre-application submittal checklist was prepared for the applicant. No pre-application meeting was held for this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.69

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:	R (Rural Density Residential)
West:	PR-OS (Parks – Open Space)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	U (PCD) [Undeveloped (Planned Community Development General Plan designation)] & PD (Planned Development)
East:	Clark County Zoning [Rural Estates Residential [2 Units Per Acre] (R-E)]
West:	PD (Planned Development)

E) General Plan Compliance

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The site is designated as M (Medium Density Residential) within the Cliff's Edge Master Development Plan.

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

Cliff's Edge Master Plan:

The City Council approved a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines" on 03/19/03. The land use and text changes to the master plan were approved through the City Council by means of several Rezonings and Major Modification (MOD-3599), approved on 05/05/04.

Multi-Use Non-Equestrian (Transportation) Trail:

A Multi-use Transportation Trail is required along the western portion of the Hualapai Way street frontage, as shown on Map 2 of the Transportation Trails Element of the Master Plan. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project. The trail and street frontage along Hualapai Way are to conform to the Cliff's Edge Parent Map as depicted in TMP-3798.

ANALYSIS

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) Proximity slope. Building 7 is approximately 30 feet from the nearest residential property line. The applicant is proposing a building approximately 42 feet in height, which would require a 126-foot setback, a 320% deviation of the proximity slope. The proposed fails to meet the proximity slope requirement.

b) Building setback. Building 7 is approximately 30 feet from the nearest residential property line, where approximately 125 feet is required, therefore the proposed development fails to met the required building setback.

The proposed building location in regards to the potentially residential property to the east and south fails to meet the residential adjacency standards.

B) General Analysis and Discussion

The proposed development is adjacent to a non-owner parcel with the zoning designation of U (PCD) [Undeveloped (Planned Community Development General Plan designation)], which is currently not a part of the Cliff's Edge Master Planned Community. The PCD designation allows for a number of different uses, one of which is residential. This meets the criteria in the Zoning Code for the application of Residential Adjacency Standards. Therefore, the proximity of Building 7 to the property line of said parcel is not in conformance with Residential Adjacency Standards.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship overbuilding the site with large multi-family buildings without consideration for surrounding properties. Alternative site design with an emphasis on fewer units 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 41 [Mailed with SDR-5579]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5547 APN: 126-24-601-002, 003 & 021

Name of Property Owner: Picarne Providence, LLC

Name of Applicant: Picarne Development Corporation

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: Ernesto R. Alvarez, Sr. VP

Subscribed and sworn before me

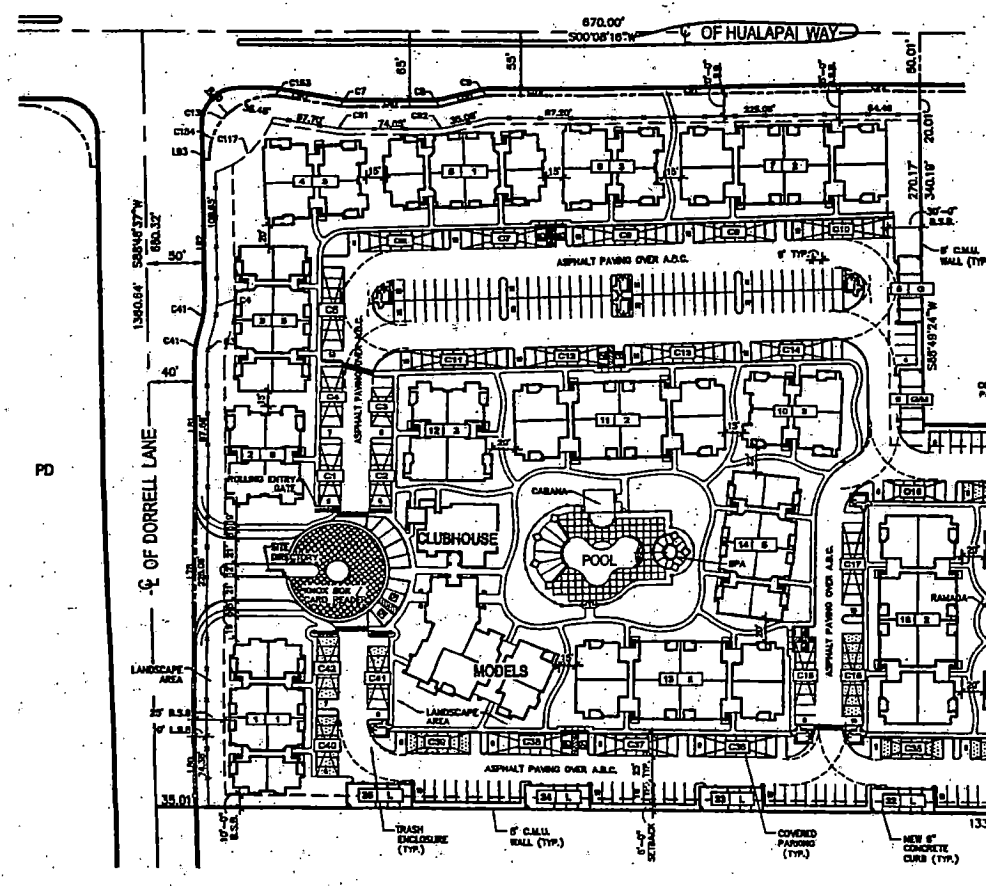
This 26th day of October, 2004

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

Notary Public State of Arizona
Maricopa County
Larissa D Getz
Expires May 29, 2006

Revised 2/12/02

NOV 0 1 2004



PROJECT DATA

SITE DATA:

ACREAGE: S.W.C. DORRELL LANE & HUALAPAI WAY, CITY OF SOUTH LAS VEGAS, NEVADA

SITE AREA: 10.00 ACRES

PROPOSED ZONING: R-3

PROPOSED USE: MULTIFAMILY RESIDENTIAL

DENSITY (GROSS): REQUIRED: 35 UNITS PER ACRE (3.5 SU. / AC.); PROVIDED: 24.9 SU. / AC.

OPEN SPACE: REQUIRED: 100 S.F./UNIT = 35,500 S.F.; PROVIDED: 148,097 S.F.

UNIT MIX:

UNIT TYPE	# UNITS
UNIT A1	76
UNIT A2	84
UNIT A3	72
UNIT B1	72
UNIT B2	72
UNIT B3	24
UNIT C1	54
LOFT	6
TOTALS:	380

BUILDING AREA:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	15,433 S.F.	4	36,838 S.F.
BUILDING 2	22,288 S.F.	8	177,308 S.F.
BUILDING 3	14,078 S.F.	4	54,360 S.F.
BUILDING 4	6,874 S.F.	1	6,874 S.F.
BUILDING 5	16,433 S.F.	2	32,866 S.F.
BUILDING 6	12,352 S.F.	1	12,352 S.F.
BUILDING 7	6,240 S.F.	1	6,240 S.F.
BUILDING 8 (LOFT)	1,848 S.F.	6	11,304 S.F.
TOTALS:			360,542 S.F.

LOT COVERAGE:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	7,844 S.F.	4	30,376 S.F.
BUILDING 2	10,828 S.F.	8	87,138 S.F.
BUILDING 3	6,960 S.F.	4	27,840 S.F.
BUILDING 4	3,772 S.F.	1	3,772 S.F.
BUILDING 5	7,144 S.F.	2	14,288 S.F.
BUILDING 6	4,864 S.F.	1	4,864 S.F.
BUILDING 7	2,904 S.F.	1	2,904 S.F.
BUILDING 8 (LOFT)	1,121 S.F.	6	6,726 S.F.
GARAGE	5,120 S.F.	6	6,360 S.F.
CLUBHOUSE / MODELS	12,808 S.F.	1	12,808 S.F.
CABANA	648 S.F.	6	3,726 S.F.
TRASH ENCLOSURE	124 S.F.	13	1,612 S.F.
TOTALS:			176,370 S.F.

PARKING:

REQUIRED	# UNITS	SPACES REQ'D.	
1 BEDROOM UNIT	152	x 1.75 =	266 P.S.
2 BEDROOM UNIT	228	x 1.75 =	399 P.S.
3 BEDROOM UNIT	24	x 2.0 =	48 P.S.
			713 P.S.
VISITOR PARKING	1 SPACE / 5 UNITS	=	76 P.S.
CLUBHOUSE	1 SPACE / 300 S.F.	=	22 P.S.
TOTAL REQUIRED:			719 P.S.

PROVIDED:	
UNCOVERED	348 P.S.
COVERED	353 P.S.
GARAGE	56 P.S.
TOTAL PROVIDED:	757 P.S.

ACCESSIBLE PARKING:	REQUIRED:	PROVIDED:
STANDARD ACCESSIBLE	25 x 2% = 13.02 (14)	14 P.S.
VAN ACCESSIBLE	1 PER 8 ACCESSIBLE STALLS	4 P.S.
TOTAL PROVIDED:		18 P.S.

COURSE TABLE

NO.	BEARING	LENGTH
L19	S89°49'24"E	225.08'
L20	S00°08'25"E	74.05'
L21	N89°49'24"E	87.20'
L22	S00°08'25"E	74.05'
L23	S89°49'24"E	74.05'
L24	S00°08'25"E	87.20'
L25	N89°49'24"E	74.05'
L26	S00°08'25"E	84.46'
L27	N89°49'24"E	225.08'
L28	S89°49'24"E	6.48'

RADIAL TABLE

NO.	BEARING	TYPE
R28	S89°37'23"E	

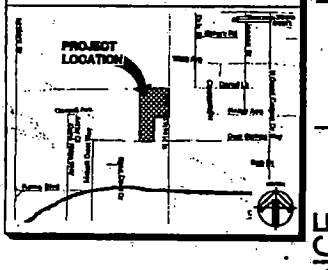
CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C2	50.00'	20°21'42"	35.58'	18.01'
C3	110.00'	20°21'42"	39.09'	17.69'
C7	25.00'	90°27'24"	4.08'	3.60'
C9	25.00'	14°55'16"	7.31'	3.67'
C10	25.00'	14°55'16"	4.64'	2.40'
C15	180.00'	10°17'42"	32.32'	16.20'
C16	25.00'	90°27'24"	4.08'	4.74'
C17	25.00'	14°55'16"	13.04'	6.57'
C18	75.00'	53°59'04"	69.69'	37.79'
C19	54.00'	109°42'39"	34.84'	69.84'
C20	54.00'	53°59'04"	48.60'	26.34'
C21	54.00'	43°43'35"	41.20'	21.62'

SYMBOL SCHEDULE

- BUILDING NUMBER
- BUILDING/UNIT TYPE
- REFUSE ENCLOSURE – SEE DETAIL 11/A2E3
- ACCESSIBLE UNIT/PARKING – SEE DETAIL 3/A2E3
- PEDESTRIAN CROSSWALK – SEE DETAIL 10/A2E1
- NO. OF SPACES IN UNIT PARKING BAY
- FIRE LANE AND TURNING RADIUS (22'/35')

VICINITY MAP



U-PCD

PD

PD

NORTH

ARCHITECTURAL SITE PLAN

biltform architecture group of nevada, inc.
1320 west horizon ridge parkway, suite 101, henderson, nevada 89012
Phone: (702) 896-2266 Fax: (702) 896-2123

PICERNE AT PROVIDENCE

Rental Apartment Community

Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 274-4444 FAX: (602) 265-1468

REVISIONS:
1 -
2 -
3 -
4 -
5 -
6 -
JOB NO. 04422
DATE: OCTOBER 29, 2004
SCALE: 1" = 60'
SHEET NO.

A1.1

VAR-5547
12/16/04 PC

UNIT 1A ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	5	5
DINING ROOM	1	4	5	5
KITCHEN	1	4	5	5
HALLWAY	1	4	5	5
BATH	2	4	5	5
CLOSETS	1	4	5	5
BODY	2	4	5	5
W/D	2	4	5	5
HALL	1	4	5	5
STAIRWAY	2	4	5	5

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. SMOOTH FINISH – PAINTED
6. 1" SYNTHETIC B 2ND & 3RD. FLOORS SMOOTH CONCRETE @ HOT PLA.
7. NOT USED
8. NO BASE

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MACHINE (TYP.)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR (MIN. 5.7 S.F. DIRECTLY TO OUTSIDE. WHICH MAY BE OPENABLE WITH SMALL BE 24"; HEIGHT 24"(MIN.) 44" FROM FLOOR).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE U.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. ALL CVP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF CERAMIC TILE IN BATH/SHOWER AREAS.

F. INSTALL CERAMIC TILE SURROUND TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. CVP. SS. BOARDED CORNERS AT ALL GYPSUM CORNERS.

I. CURVED SHOWER SHALL ALWAYS BE TO THE LEFT OF CLOSED DOOR. COORDINATE AT SEASONS PLANS (TYP.).

J. HOT WIRE.

K. REGULAR VENTED SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO ENSURE NOISE TRANSFER THAT PASSES INTO ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 30" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18", @ ACCESSIBLE / ADAPTABLE SHOWS SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL BE CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOLID BATCH & FIRE RATING.

N. SHOWERS SHALL BE FINISHED WITH VERTICAL BLOCK. FRENCH DOORS SHALL BE FINISHED WITH HORIZONTAL BLOCK.

O. ENTRY DOOR SHALL BE SOLID, COLONIST 6-PANEL(PAINT) WITH WEATHERSTRIPPING, NOT LESS THAN 1 3/8" THICK FRONT GRADE METAL ENTRY DOOR, MINIMUM SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR AND THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF FRONT DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE SELF LOCK @ 48" MAX. A.F.F. KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. ENTRY DOORS ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE 36" SIDE 3 RECESSED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE PINS FOR ON A HORIZONTAL RECESS TO PREVENT REMOVAL OF THE DOOR FROM THE EXTERIOR IF REMOVED THE PINS WILL NOT LOSE THEIR (2) 4-1/2" STEEL BUTT HINGES SHALL BE STRATEGICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (1) @ 4-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (1) @ MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN DAMAGED AND WOOD DOOR JAMES SHALL BE SOLID WOODED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

Q. ALL DOOR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STONE FLAME INSTALLATIONS IN WOOD-FRAME CONSTRUCTION, AS OVER SPACE BETWEEN THRESHOLD & WOOD DOOR-FRAME SHALL BE SOLID FURNISHED BY A SINGLE PIECE EXTENDING NOT LESS THAN 10" ABOVE, AND BELOW THE STONE PLATE. STONE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) @ 8P 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. STONE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN (4) @ MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

T. WINDOW FRAMES SHALL BE WHITE ALUMINUM, HEADER HEIGHTS SHALL BE 6'-8" A.F.F.

U. REFER TO CONSULTANTS "FOUNDATION PLAN" FOR ADDITIONAL INFORMATION OR OTHER TRADES NOT SHOWN ON "BASE" PLANS.

V. ALARM CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ 6'0" RO. OPENING. (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NOT MORE THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL REMAIN A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND ASSEMBLIES DETAILS THAT CONFORM TO LABORATORIES LABORATORIES LISTINGS FOR "THROUGH- PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT STOP SYSTEMS DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL / PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-A "ADAPTABLE" UNIT PLANS AND SHEET A1.0A.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM – PROVIDE PIN LOCATIONS 6" FROM OPENING.

AA. TOP OF ENTRY SHALL BE SLOED 1/2" PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE SILL.

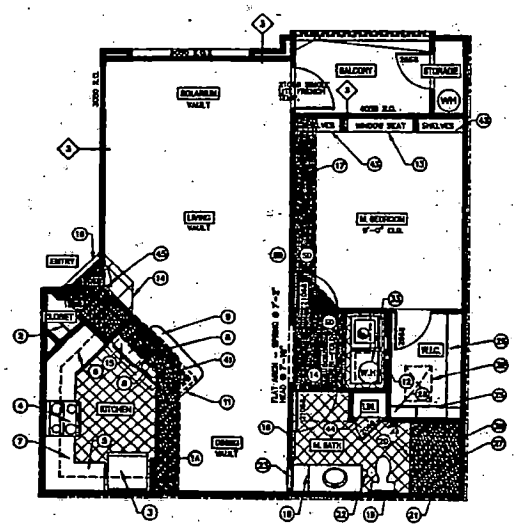
BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL PAINTED.

CC. ALL SHOWER AND TUBBER GLASS DOORS SHALL BE SEMI, PANE GLASS.

DD. SHEETROCK UTILITY ROOM BI-FOLD DOORS 2" FOR BASE-UP AIR.

KEYED NOTES: (2)

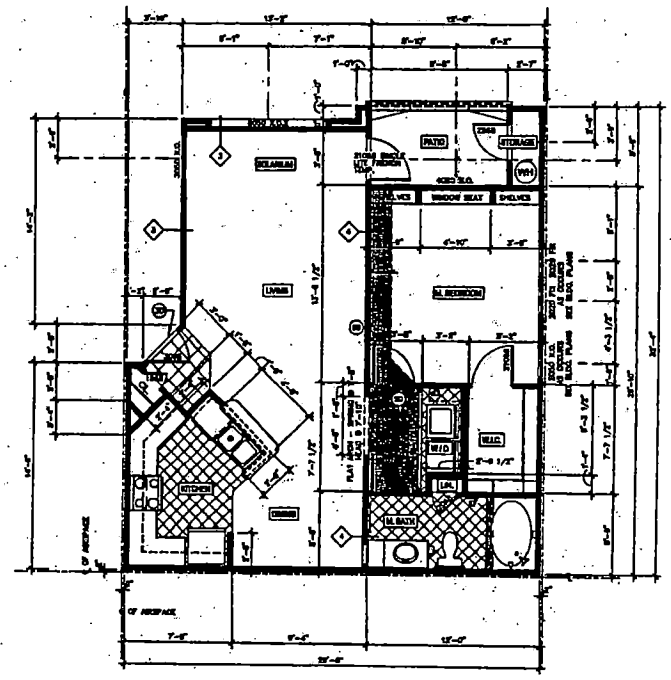
1. CENTERLINE OF 4" ARMSTRONG
2. 12" DEEP WOOD SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ACCESSIBLE UNITS) EXHAUST HOOD/MICROWAVE ABOVE.
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) FRONT MOUNT WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 03/08
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. SHOWER ROD
21. OPTIONAL FIRE EXTINGUISHER INSERT LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/03
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET MAID OR EQ.) @ HOTEL PER OWNER.
26. 1 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET MAID OR EQ.) @ HOTEL PER OWNER.
27. SOAP DISH
28. SHOE RACK – (4) WIRE SHELVES
29. 48" X 6" HIGH CERAMIC OPENING
30. SLAB TO BE FLUSH TO PROVIDE ACCESSIBLE ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SEEDABLE)
31. 2" MIN. PARGWOOD CONC. S/DW FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. SCUPPER AT BALCONY – SEE DETAIL 47/04
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR.
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49A/04,06
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/03
39. ACCESS PANEL – SEE DETAIL 37/04 – ROOF.
40. 12" DEEP FRAMED SHELF W/ 2' FLOURESCENT FIXT.
41. POT SHELF @ 5'-3" OR 6'-8" TO BOTTOM, SEE DETAIL 24/02
42. DOOR – SEE DETAIL 30/03
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 49/04
44. (4) WIRE LINEN SHELVES
45. 6' PANEL METAL DOOR
46. FIRE RISER.
47. REMOVE THIS WALL AT FIRE (SPRINKLER) RISER LOCATIONS
48. CORNER MOUNTED MEDICINE CABINET.
49. SOLID WALL AT STAIR LOCATIONS.



UNIT A1
SECOND FLOOR

ALL KEYED NOTES AT 2ND FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	=	748 S.F.
Storage	=	0 S.F.
Patio	=	0 S.F.
Total	=	748 S.F.



UNIT A1
FIRST FLOOR

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	=	788 S.F.
Storage	=	14 S.F.
Patio	=	62 S.F.
Total	=	804 S.F.

SYMBOL SCHEDULE:

- INDICATES 6'-0" A.F.F. FUSE DOOR
- INDICATES 7'-0" A.F.F. FUSE DOOR
- SMOKE DETECTOR – COORDINATE LOCATIONS WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATIONS WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET F01 FOR SOUND AND FIRE RATED ASSEMBLIES
- VINYL FLOORING
- CERAMIC TILE APPLIED OVER MORTAR SETTING BED – SEE TA/F01

VAR-5547
12/16/04 PC

UNIT A1 FLOOR PLANS

biltform architecture

biltform architecture group of nevada, inc.
1223 [illegible] Ave., suite 1A1
[illegible], nevada 89016
Phone 702.[illegible] Fax 702.[illegible]

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-9444 FAX: (602) 266-1825

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
JOB NO.	04-05
DATE	OCTOBER 29, 2004
SCALE	1/4" = 1'-0"
SHEET NO.	A2.1

UNIT A3 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
[illegible]	1	4	5	6
LIVING ROOM	1	4	5	6
KITCHEN	1	4	5	6
BEDROOM	2	4	5	6
BATHS	2	4	5	6
CLOSETS	2	4	5	6
FOYER	1	4	5	6
HALL	2	4	5	6
STORAGE	2	4	5	6

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. KNOCKDOWN TEXTURE – PAINTED (INTERIOR GYPSUM BOARD AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER U.B.C. SECTION 803.)
6. 2" GYPSUM @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL CLOSING AREAS, PROVIDE AN OPENABLE GARAGE OR DOOR AREA OF 1/2", DIRECTLY TO OUTSIDE. MINIMUM NET OPENABLE WIDTH SHALL BE 20", HEIGHT 24"(REDUCE 2" FROM BOTTOM).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL HAVE A SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE SCREENING FOR ALL SLEEPING AND CORRIDOR AREAS SHALL BE A MINIMUM OF 3" FROM EXACT OPENING.

E. U.L. CYP. BOARD TO CONCEAL A MINIMUM OF 4" PAST LAM. OF CERAMIC TILE IN BATH/SHOWER AREAS.

F. METAL CERAMIC TILE SURROUND TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. SYP. OR PLASTER CORNERS AT ALL INTERIOR CORNERS.

I. CLOTHES HANGING SHALL ALWAYS BE 78 THE LEFT OF CLOTHES DRYER. COORDINATE AT INTERIOR PLANS (TYP.).

J. SEE LEGEND.

K. BALLANCE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO PREVENT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL SHOWER ENCLOSURES SHALL BE 30" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (30" @ ACCESSIBLE / ADAPTABLE WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL BE CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. DOORS SHALL BE PROVIDED WITH VERTICAL SLIDER, FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL SLIDER.

O. ENTRY DOOR SHALL BE METAL COLONIST 6-PANEL(PAINT) WITH WEATHERSTRIPPING, CONTINUOUS SHALL HAVE OPENINGS PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWEEP & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE HEADER IS SPACE AS RESTRICTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BEHEATH A CONTROL.

P. WHITE BRONZE ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 EXPOSED FINISHED SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANISM INTENDED TO PREVENT REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS, NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE STRAIGHTENALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (6) # 8-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID BRANCH EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION, IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS & WOOD DOOR-JAMBS SHALL BE SOLID BRANCH BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD UNITS SHALL HAVE NOT LESS THAN TWO (2) #8 WOOD SCREWS WITH NOT LESS THAN (4) #8 FT 3" SCREWS, WHICH SHALL HAVE A MIN. OF 1/4" PENETRATION INTO THE NEAREST STUD. DOOR STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 47"-54" MAX. A.F.F.

T. EXTERIOR FINISHES SHALL BE WHITE ALUMINUM, HEADER HEIGHTS SHALL BE 8'-0" A.F.F.

U. REFER TO OWNERS "COLORING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALLEN CARPET BORDER WITH CONTOURS OF DOOR IN CLOSED POSITION OR CONTOURS OF JAMB @ SYP. BX OPENING. (U.N.O.)

W. LIGHT SWITCHES, THERMOSTATS (OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPENINGS PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWEEP & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE HEADER IS SPACE AS RESTRICTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BEHEATH A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTING FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND ASSEMBLIES DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTING FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, APPROVED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTOR. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE U.L. # PROVIDED WITH ALL UNMARKED OPENING.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ADAPTABLE" UNIT PLANS AND SHEET A3.3A.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT SWEEP – PROVIDE PIN LOCATIONS 4" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SLOED TO PREVENT ENTRY SOCK/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL DOOR TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

CC. ALL WINDOWS AND GLASS DOORS SHALL BE DUAL PANE GLASS.

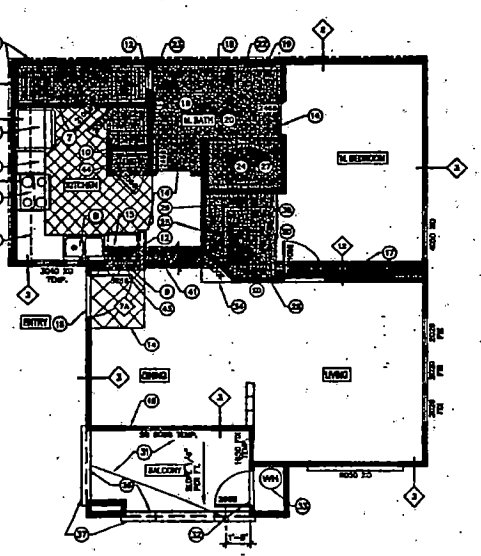
DD. MINIMUM WIDTH DOOR IS BI-FOLD DOORS 2' FOR BASE-UP ARE.

KEYED NOTES: (#)

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WOOD SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ACCESSIBLE UNITS.) EXHAUST HOOD/MICROWAVE ABOVE.
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT HOSE WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 5" PLUMBING WALL
13. SHADOW SEAT W/ FACE FRAME – SEE DET. 63/D8
14. CARPET BORDER
15. BOWMANDER
16. ALUM. THRESHOLD – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR COLUMN ABOVE CABINET
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. SHOWER HEAD
21. OPTIONAL FIRE SPRINKLER) RISER LOCATION. SEE SITE PLANS, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 11/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FUTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET MAID OR EQ.) @ NOTE PER OWNER.
26. 1 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET MAID OR EQ.) @ NOTE PER OWNER.
27. SOAP DISH
28. SHOE RACK – (4) WIRE SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ACCESSIBLE ACCESS @ FIRST FLOOR 1/4" PER FOOT SLOPE 5'-0" From Entry DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. 6/250 FELT AND BREATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. SCUPPER AT BALCONY – SEE DETAIL 47/D4
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR.
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49A/D/D5
37. STUCCO SOFFIT @ 8'-4"
38. CEILING DETAIL AT 3.8 – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – 18X24".
40. 12" DEEP FRAMED SHELF W/ 2' FLUORESCENT FIXT.
41. POT SHELF @ 9'-3" OR 8'-6" TO BOTTOM SEE DETAIL 34/D3
42. DESK – SEE DETAIL 31/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 44/D3
44. (4) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER.
47. SEMONE SHS WALL AT FIRE (SPRINKLER) RISER LOCATIONS
48. NOT USED.
49. SOLID WALL AT STAIR LOCATIONS.

SYMBOL SCHEDULE:

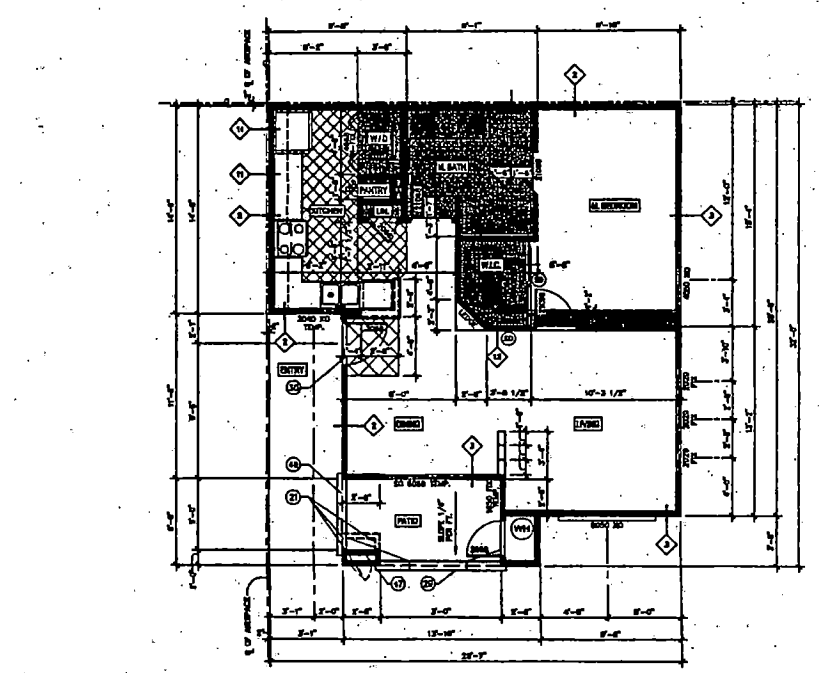
- INDICATES 8'-0" A.F.F. PAIR DOOR
- INDICATES 7'-0" A.F.F. PAIR DOOR
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET P01 FOR SOUND AND FIRE RATED ASSEMBLIES
- VINYL FLOORING
- CERAMIC TILE APPLIED OVER SCORE CONTROL MATTING SEE TA/P01



UNIT A2
SECOND FLOOR

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

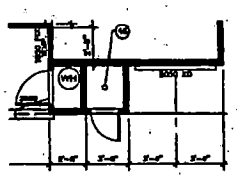
Livable	=	663 S.F.
Storage	=	7 S.F.
Balcony	=	60 S.F.
Total	=	730 S.F.



UNIT A2
FIRST FLOOR
(TYPE "B" UNIT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	=	663 S.F.
Storage	=	7 S.F.
Patio	=	60 S.F.
Total	=	730 S.F.



UNIT A2
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURANCE)

VAR-5547
12/16/04 PC

UNIT A2 FLOOR PLANS

billform architecture group of nevada, inc.
1220 east sahara east , ste 101
phoenix , ahzona 85014
Phone: 602.265.2600 Fax: 602.265.2600

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 265-1555

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
JOB NO.	04-022
DATE	OCTOBER 28, 2004
SCALE	1/8" = 1'-0"
SHEET NO.	A2.3

UNIT AS ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
ENTRY	1	4	5	6
LIVING ROOM	1	4	5	6
KITCHEN	1	4	5	6
POWDER	1	4	5	6
M.BATH	1	4	5	6
CLOSETS	1	4	5	6
ENTRY	1	4	5	6
W.D.	1	4	5	6
HALL	1	4	5	6
STORAGE	1	4	5	6

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. KNOCKDOWN TEXTURE – PAINTED. UNITS' INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER U.B.C. SECTION 803.(1)
6. 1" GYPSOLITE @ 200 & 300 FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. NO BASE

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE SOLID CORE CELLULOSE © PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA TO S.F. DIRECTLY TO OUTSIDE. OPENING NOT REQUIRED WHEN SHALL BE 20", HEIGHT 24"(DISTANCE 5" FROM SCHEDULE).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE U.B.C.

D. SMOKE DETECTORS FOR ALL BEDROOMS AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. SEE CPP. BOARD TO EXTEND A MINIMUM OF 4' PAST LINE OF CERAMIC TILE IN BATH/SHOWER AREAS.

F. INSTALL CERAMIC TILE SURROUND TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS, U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. SYP. SH. SOLVENT COMBED AT ALL INTERIOR CORNERS.

I. CLOSET SHELVES SHALL ALIGN UP TO THE LEFT OF CLOSET DOOR. CENTERLINE AT BEDROOM PLANS (TYP.).

J. HOT MOP.

K. SHELVES, VALVE SUPPLY, WASTE PIPES @ PARTITIONS AND FLOOR/CEILING AREAS TO SHORT MORE TO BETTER THAT PLUMBER WHO ASSEMBLY WORK.

L. ALL DOORS CLOSED SHALL BE 30" CLOSE WALL FROM CENTERLINE, UNLESS NOTED OTHERWISE. (30" @ ACCESSIBLE / ADAPTABLE DOORS, U.N.O.).

M. AT ALL PARTY WALLS, INTERNAL WALL SHALL CONTINUOUS BEHIND ALL SINK, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. BEDROOMS SHALL BE PROVIDED WITH INTERIOR BLINDS. FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. SHOWER ENCLOSURE SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

P. SHOWER DOOR SHALL BE METAL CELLULOSE 5-PANEL(FIXED) WITH REINFORCEMENTS, AND LESS THAN 1 3/4" THICK. FIRST GRADE METAL ENTRY DOOR. TO INCLUDE ALL HARDWARE INCLUDING DEADBOLTS, KEY CHECKED FROM EXTERIOR SIDE & VALVES SIDE OF THE SHOWER DOOR. ALL GLAZED FLOOR UNITS SHALL HAVE LOCKED TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR HARDWARE ROOM DOOR SHALL BE FLUSH PLATE CLOSE BOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPENS YES FROM EXTERIOR SIDE & SHALL TURN ON THE INTERIOR SIDE.

Q. SHOWER DOORS AND ENCLOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 ENCLOSED SHALL BE COMPLIED WITH ADA-ELECTRONIC SHOCK PROOF OR A MECHANICAL INTERLOCK TO PREVENT REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE SHOCK PROOF. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE PROVIDED / ATTACHED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) @ 3-1/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) @ MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN THRESHOLD AND WOOD DOOR JAMB SHALL BE SOLID (NAILED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

R. SMOKE PLATE INSTALLATION IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN THRESHOLD & WOOD DOOR JAMB SHALL BE SOLID ENDED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE, AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) @ #7 2" SCREWS. SHOCK SHALL HAVE A MIN. OF 1/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) @ MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 3:1 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 60"-64" MAX. A.F.F.

T. BEDROOM FRAMES SHALL BE WHITE ALUMINUM. HEADER HEIGHTS SHALL BE 6'-8" A.F.F.

U. REFER TO CHARTS "FOLDING PLAN" FOR ADDITIONAL INFORMATION ON CLOSET FINISHES NOT INDICATED BE THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ OPP. SIDE OPENING. (U.N.O.)

W. ALL LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CONTROLS, CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXCEED MORE THAN 25" FROM THE WALL BEHIND A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOOR OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION METHODS THAT CONFORM TO REQUIREMENTS FOR APPROVED SYSTEMS LISTED FOR "THROUGH-" PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL SECOND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ADAPTABLE" UNIT PLANS AND SHEET A1.3A.

Z. ALL SHOWER GLASS DOORS TO HAVE PVC SECURITY MARKINGS AT BOTTOM – PROVIDE PVC LOCATIONS 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL PAINTED.

CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

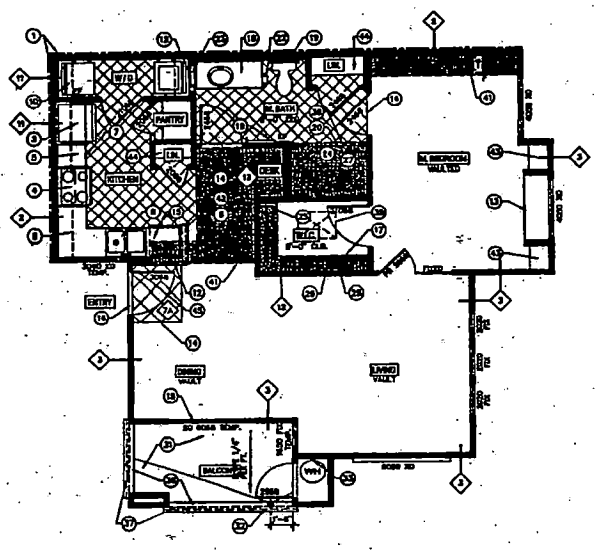
DD. CABINET UTILITY DOOR BI-FOLD CLOSES 2" FOR SHAKE-UP AIR.

KEYED NOTES: ⓪

1. COVERLINE OF 4" ARCHPACE
2. 12" DEEP WOOD SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ACCESSIBLE UNITS), CABINET HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) PAINT GRIPS WIRE PANTRY STORAGE SHELVES
11. 2x4 (2x6) LOW WALL
12. 8" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 53/D5
14. CARPET REDUCER
15. DRAINAGER
16. ALUM. THRESHOLD – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. SHOWER ROD
21. OPTIONAL FIRE SPRINKLER HEAD LOCATION. SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D3
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIREPLACE CONCEAL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET WAS OR EQ.) @ MASTER PER OWNER.
26. 1 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET WAS OR EQ.) @ MASTER PER OWNER.
27. SOAP DISH
28. SHOE RACK – (4) WIRE SHELVES
29. 48" X 8" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ACCESSIBLE ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. PARAPET COVER. 3/D3 FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO DRAINAGE
32. SCUPPER AT BALCONY – SEE DETAIL 47/D4
33. VENT HEADER TO MAKE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DETAIL'd LEDGE @ +20"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 44A30/D5
37. STUCCO SOFFIT @ 8'-6"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/B3
39. ACCESS PANEL – SEE DETAIL 37/B4 – MIN.
40. 12" DEEP FRAMED SHELF W/ 6' FLUORESCENT FIXT.
41. POT SHELF @ 5'-3" OR 5'-6" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 31/D3
43. (4) ORIENTAL SHELVES 16" DEEP – SEE DETAIL 69/D5
44. (4) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER
47. REMOVE 3HR WALL AT FIRE (SPRINKLER) RISER LOCATIONS
48. LOW WALL – SEE DETAIL 72/A05.
49. SOLID WALL AT STAIR LOCATIONS.

SYMBOL SCHEDULE:

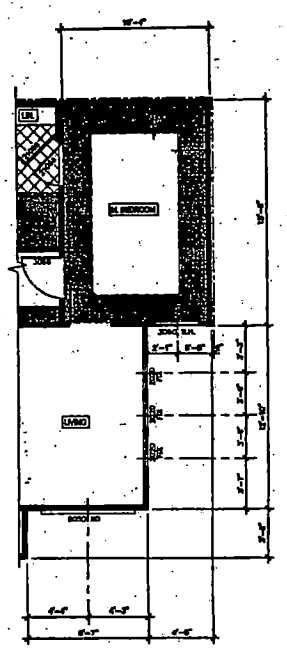
- INDICATES 6'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" A.F.F. FURR DOWN
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET P01 FOR RATED AND FIRE RATED ASSEMBLIES
- VINYL FLOORING
- CERAMIC TILE APPLIED UNDER SHOWER CONTROL MATERIAL – SEE 7A/P1



UNIT A3
SECOND FLOOR

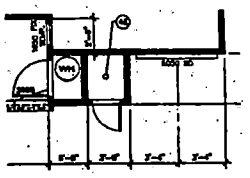
ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	=	731 S.F.
Storage	=	7 S.F.
Balcony	=	80 S.F.
Total	=	818 S.F.

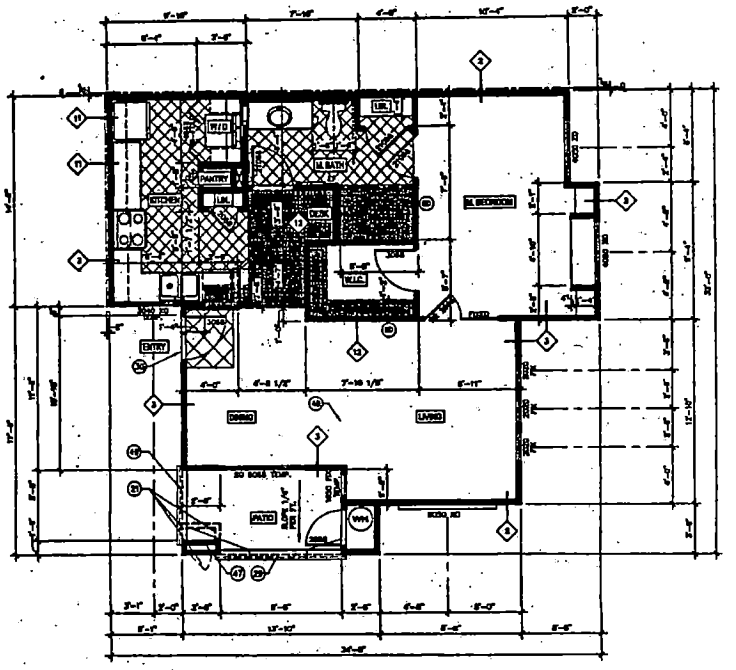


UNIT A3 - ALTERNATE

NOTE:
SEE BUILDING 8 FOR OCCURRENCE



UNIT A3
A3 FIRE RISER
(SEE BUILDING PLANS FOR OCCURRENCE)



UNIT A3
FIRST FLOOR
(TYPE "B" UNIT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	=	731 S.F.
Storage	=	7 S.F.
Patio	=	80 S.F.
Total	=	818 S.F.

VAR-5547 UNIT A3 FLOOR PLANS

12/16/04 PC

biltform architecture group of nevada, inc.
1279 east sahara ave., suite 101
phoenix, arizona 85014
Phone 602.265.0000 Fax 602.265.0010

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 274-1444 FAX (602) 265-1605

REVISIONS	
1	-
2	-
3	-
4	-
5	-
JOB NO.	04-003
DATE	OCTOBER 15, 2004
SCALE	1/4" = 1'-0"
SHEET NO.	A2.6

UNIT B1 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	8	8
DINING ROOM	1	4	8	8
KITCHEN	1	4	8	8
BEDROOMS	1	4	8	8
BATH	1	4	8	8
CLOSETS	1	4	8	8
ENTRY	1	4	8	8
HALL	1	4	8	8
STORAGE	6	6	6	6

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. SMOOTH FINISH TEXTURE – PAINTED (NOTE: KITCHEN CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER U.B.C. SECTION 803.1)
6. 2" CERAMIC @ 2ND & 3RD FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE OPAINTD

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA (LT) S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24" (REDUCE 4" FROM SILL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE U.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. 5/8, TYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF CERAMIC TILE AT BATH/SHOWER AREAS.

F. INSTALL CERAMIC TILE SURROUND TO 6'-0" A.F.F. AT ALL SHOWER/BATH AREAS, U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 3x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GWB, TYP. REQUIRED CORNERS AT ALL INTERIOR CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, COORDINATE AT REVERSE PLANS (TYP.).

J. NOT USED.

K. INSULATE WATER SUPPLY, WASTE PIPES & PENETRATIONS AND FLOOR/CEILING AREAS TO PREVENT HOME TRANSFER HEAT FAILURE THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 18" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ ACCESSIBLE / ADAPTABLE UNITS SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND CLOSURE & FIRE RATING.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL CLOSER, PATIO DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE METAL COLONIST 6-PANEL(PAINT) SEE VERTICAL/ANGLES, NOT LESS THAN 1 3/4" THICK PAINT GRADE METAL ENTRY DOOR, MANUFACTURED BY ASSA ABLOY, KEY OPERATION FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LOCK TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. DOOR PANELS ARE OPPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED PANELS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PREVENT REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (6) @ 3-1/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) @ MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMER AND WOOD DOOR JAMBS SHALL BE SOLID BLOCKED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE STRIKE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMER & DOOR JAMBS SHALL BE SOLID BLOCKED BY A SINGLE PIECE OF LUMBER NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) @ #1 3" SCREWS, WHICH SHALL HAVE A MIN. OF 5/8" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) @ MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE, EXIST DOOR'S SHALL HAVE POP HOLE @ 6"-6" MAX. A.F.F.

T. WINDOW FINISH SHALL BE WHITE ALUMINUM, MEASUR HEIGHTS SHALL BE 6'-8" A.F.F.

U. REFER TO OWNER'S "COLORING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET BORDERS WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ ENTR. RO. OPENING (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO FARTHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR, IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL ALONGSIDE A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION METHODS THAT CONFORM TO LABORATORY-TESTED ASSEMBLIES LISTING FOR "THROUGH-" PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE RE-LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTOR. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ADAPTABLE" UNIT PLANS AND SHEET A2.9A.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM – PROVIDE PIN LOCATIONS 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

CC. ALL MIRRORS AND SLIDING GLASS DOORS SHALL BE CLEAR, PANE CLOSE.

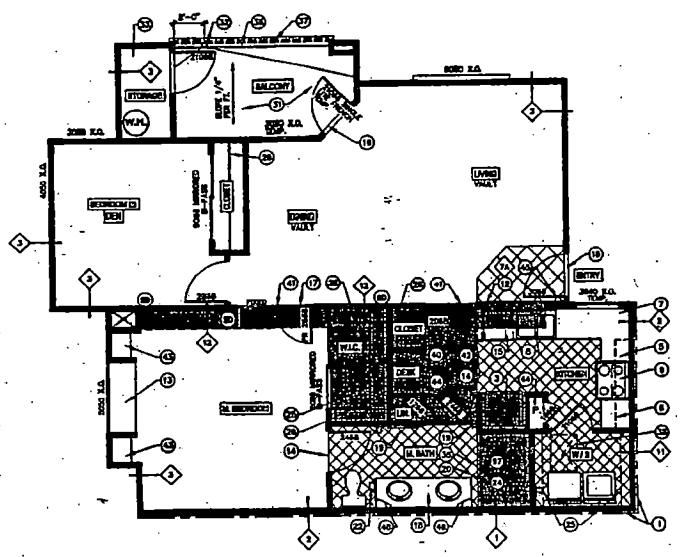
DD. SECURITY UTILITY DOOR BI-FOLD DOORS 3" FOR MAKE-UP AIR.

KEYED NOTES: (#)

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WOOD SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ACCESSIBLE UNITS.) CONVECT HOOD/MICROWAVE ABOVE.
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. SINK W/ DISPOSAL
9. PLASTIC LAM. SINK TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 03/04
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE
18. PLASTIC LAMINATE COUNTER TOP WITH 3MM & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. SHOWER ROD
21. OPTIONAL FIRE SPRINKLER) RISER LOCATION. SEE STE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 11/05
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. PICTURE CONTROL AREA
25. 8 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HOTEL FOR OWNER.
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HOTEL FOR OWNER.
27. SOAP DISH
28. SHOE RACK – (4) WIRE SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ACCESSIBLE ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. MINERWOOL CONC. 6/20@ FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. SCUPPER AT BALCONY – SEE DETAIL 47/04
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR.
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49a/04/05
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/03
39. ACCESS PANEL – SEE DETAIL 37/04 – 8X8".
40. 12" DEEP FRAMED SHELF W/ 2' FLUORESCENT FIXT.
41. POT SHELF @ 5'-2" OR 6'-6" TO BOTTOM. SEE DETAIL 34/03
42. SINK – SEE DETAIL 30/03
43. (4) DRYWALL SHELVES 12" DEEP – SEE DETAIL 49/03
44. (4) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER
47. SMOKE TIME WALL AT FIRE (SPRINKLER) RISER LOCATIONS
48. NOT USED.
49. SOLID WALL AT STAIR LOCATIONS.

SYMBOL SCHEDULE:

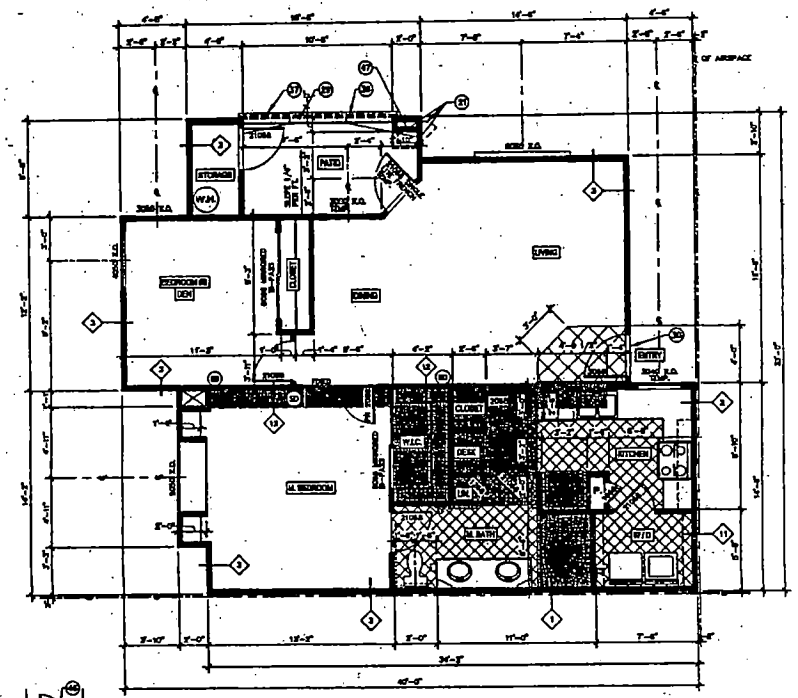
- INDICATES 8'-0" A.F.F. FLAT CEIL
- INDICATES 7'-0" A.F.F. FURR DOWN
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET F01 FOR SOUND AND FIRE RATED ASSEMBLIES
- VINYL FLOORING
- CERAMIC TILE APPLIED OVER MOISTURE CONTROL MATRIX SEE 7A/F01



UNIT B1
SECOND FLOOR

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

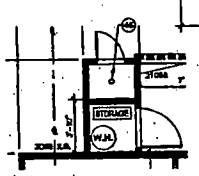
Livable	=	939 S.F.
Storage	=	22 S.F.
Balcony	=	73 S.F.
Total	=	1,021 S.F.



UNIT B1
FIRST FLOOR
(TYPE "B" UNIT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	=	939 S.F.
Storage	=	22 S.F.
Patio	=	73 S.F.
Total	=	1,021 S.F.



UNIT B1
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURANCE)

VAR-5547
12/16/04 PC

UNIT B1 FLOOR PLANS

biltform architecture group of nevada, inc.
1220 east osborn road . suite 101
phoenix . arizona 85014
Phone 602.265.1220 Fax 602.265.1229

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-3444 FAX: (602) 265-1005

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
JOB NO.	04-003
DATE:	DECEMBER, 2004
SCALE:	1/4" = 1'-0"
SHEET NO:	A2.9

UNIT BEDROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	4	5
DINING ROOM	1	4	4	5
KITCHEN	1	4	4	5
BEDROOMS	1	4	4	5
HALL	1	4	4	5
CLOSETS	1	4	4	5
ENTRY	1	4	4	5
W.I.C.	1	4	4	5
BATH	1	4	4	5
LINEN	1	4	4	5
STORAGE	1	4	4	5

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. SMOOTH/KNOCKDOWN TEXTURE – PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER UBC SECTION 803.3)
6. 1" DIAMETER @ 2ND & 3RD FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE SOLID CORE (SMOOTH @ PAINT, BIRCH/OAK @ STAIN).

B. AT ALL CLOSETS DOORS ADJACENT TO DOORS SHALL BE 24" MIN. FROM EDGE OF DOOR TO CENTER OF PULL.

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS PER ALL BEDROOMS AND CORRIDOR AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. ALL OVP. SOARS TO EXTEND A MINIMUM OF 4" PAST LINE OF CERAMIC TILE IN BATH/SHOWER AREAS.

F. INSTALL CERAMIC TILE BASEBOARD TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. PVC OR EQUIVALENT CHANNELS AT ALL CERAMIC SURFACES.

I. CLOTHES DRYER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, OBTAINABLE AT REVERSE PLANS (TYP.).

J. NOT USED.

K. GARBAGE CHUTE DOORS, SMOKE PIPES & PRETYPICAL AND FLUES/CHASES ABOVE TO EXHIST ABOVE TRASHTOP THAT PASSES THRU ADJACENT UNITS.

L. ALL DOOR CLOSERS SHALL BE 32" CLEAR MIN. FROM CENTERLINE UNLESS NOTED OTHERWISE (32" @ ACCESSIBLE / ADAPTABLE UNITS, SHOWN).

M. AT ALL PARTY WALLS, EXTERIOR SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO DAMPEN SOUND BEHIND A TUB PATRIA.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS, FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. PAINT GRADE SHALL BE SMOOTH, CLOSEST 0-POINT (PAINT) WITH "SHEETROCK/GYPSUM" MAY LOOK THRU | 3/4" THICK PAINT GRADE DOOR, SHOULD BE PAINTED, SHALL BE INSTALLED CLEANLY, NOT OPERATED FROM EXTERIOR SIDE & TRIMS TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LOCKS TYPE HARDWARE ON EXTERIOR AND WINDOW SIDE OF ENTRY DOOR. EXTERIOR STORAGE DOOR SHALL BE FLUSH PAINT SLIDING HOLLOW CORE MET LOCK @ 48" MAX. A.F.F., NOT OPERATED FROM EXTERIOR SIDE & TRIMS TURN ON THE INTERIOR SIDE.

P. DOOR SILLS ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 2 REQUIRED EXITS SHALL BE EQUIPPED WITH NON-ABSORBABLE FIRM PAD ON A HORIZONTAL INTERLOCK TO PREVENT REMOVAL OF THE DOOR FROM THE OUTSIDE IT REMOVES THE DOOR FROM NOT LESS THAN (3) 4-1/2" BOLTS, BUTT HINGES SHALL BE SYMMETRICALLY PLACED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (3) @ 3-1/2" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) @ MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN DOOR JAMBS AND WOOD DOOR JAMBS SHALL BE SOLD GROUND OUTSIDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

Q. ALL BREAK PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. SMOKE PLATE INSTALLATION IN NON-FIRE CONSTRUCTION, AT OPEN SPACE BETWEEN WINDOWS & DOOR JAMBS, SHALL BE SOLIDLY SHIMMED BY A SMALL PIECE OF EXTERIOR GRADE PLYWOOD NOT LESS THAN 1/4" ABOVE THE SMOKE PLATE. SMOKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) #8 BY 2" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. SMOKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. EVERY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. EVERY DOORS SHALL HAVE DROP MALE @ 42"-44" MAX. A.F.F.

T. EXPOSED STAIRS SHALL BE GIVE ALUMINUM NOSING PERIMETER SHALL BE 6"-8" A.F.F.

U. REFER TO OWNER'S "COLLOQUIUM PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET BORDERS WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ OPP. SIL OPENING. (UNLESS)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND SIMILAR CONTROLS, CONCEALED WIRING, PIPING, SPRINKLER PIPING OF CORRIDOR LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 36" ABOVE THE FLOOR, IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 24" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 20" FROM THE WALL REMEDIES A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION METHODS THAT CONFORM TO TESTED PENETRATION FIRE STOP SYSTEMS LISTED FOR "THROUGH" PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, PREPARED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTOR. THE CLEARANCE SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GARBAGE CHUTE UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ADAPTABLE" UNIT PLANS AND SHEET A3.2/A.

Z. ALL GLAZING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM – PRIMARY PIN LOCATED 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SLOED TO PREVENT ENTRY SCUB/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL PAINTED.

CC. ALL WINDOW AND SLIDING GLASS DOOR SHALL BE DUAL PANE GLASS.

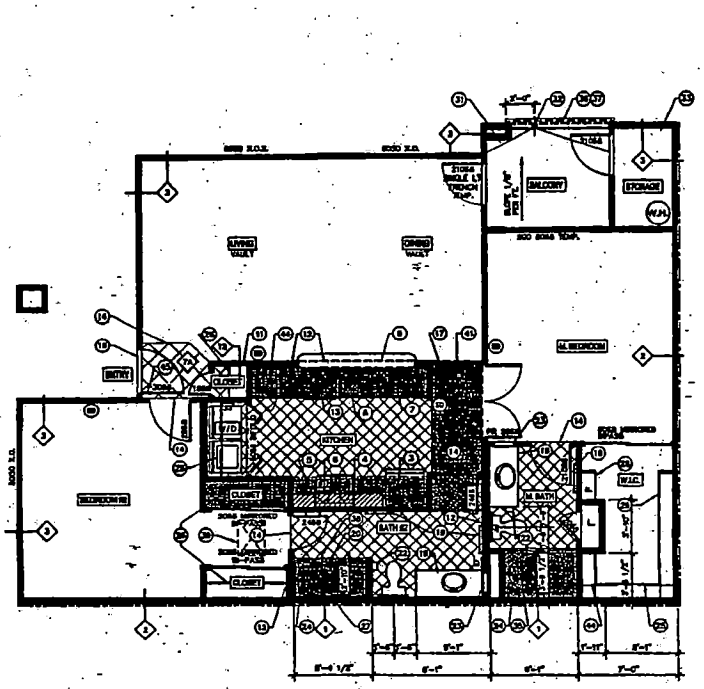
DD. LANDMENT UTILITY DOOR BI-FOLD DOORS 2" FOR MAKE-UP AIR.

KEYED NOTES: (#)

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WOOD SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ACCESSIBLE UNITS) CONTACT MICROWAVE ABOVE.
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT RIBBE WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 03/05
14. CARPET BORDER
15. DISHWASHER
16. ALUM. SHERWOLD – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR COLUMN HEIGHT CHANGE ABOVE
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/RING RING
20. SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION. SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/05
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET SHELF OR EQ.) @ MSTR. PER OWNER.
26. 1 – PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET SHELF OR EQ.) @ MSTR. PER OWNER.
27. SOAP DISH
28. SHOE BARS – (4) WIRE SHELVES
29. 48" X 6" MIRR MEDICINE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ACCESSIBLE ACCESS @ FIRST FLOOR 1/2" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 6" MIN. PARAPET CONC. S/STD FLY AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENING
32. SCUPPER AT BALCONY – SEE DETAIL 47/04
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR.
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 09/03/05
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/03
39. ACCESS PANEL – SEE DETAIL 27/04 – MSTR.
40. 12" DEEP FRAMED SHELF W/ 5' FLUORESCENT FIXT.
41. POT SHELF @ 5'-7" OR 8'-0" TO BOTTOM. SEE DETAIL 24/03
42. DESK – SEE DETAIL 30/03
43. (6) DRYWALL SHELVES 16" DEEP – SEE Details 09/05
44. (4) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER.
47. REMOVE THIS WALL AT FIRE (SPRINKLER) RISER LOCATIONS
48. NOT USED.
49. SOLID WALL AT STAIR LOCATIONS.

SYMBOL SCHEDULE:

- INDICATES 5'-0" A.F.F. PLUS DOWN
- INDICATES 7'-0" A.F.F. PLUS DOWN
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- VINYL FLOORING
- CERAMIC TILE APPLIED OVER MOISTURE CONTROL MATTING SEE 7A/WR1


LIVING
DINING
KITCHEN
BALCONY
STORAGE
W.H.
ENTRY
W.I.C.
L.
CLOSET
M. BEDROOM
M. BATH
BEDROOM #2
BATH #2
LINEN
W/D
STORE SINGLE LT. TRENCH
SLOPE 1/4" PER FT.
SOLID SURFACED SILL
SOLID SURFACED S=P.ABS
SOLID SURFACED S=P.ABS
SOLID SURFACED S=P.ABS

UNIT B3 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	5	1
DINING ROOM	1	4	5	1
KITCHEN	1	4	5	1
BEDROOM #2	1	4	5	1
BATHS	1	4	5	1
CLOSETS	1	4	5	1
ENTRY	1	4	5	1
W/D	1	4	5	1
HALL	1	4	5	1
STORAGE	6	7	5	1

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. BATHROOM SKYLINE - PAINTED (NOTED) SMOOTH CEDAR AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER U.B.C. SECTION 803.3
6. 4" SMOOTH @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. MD BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE CUSTOM 6 PANEL SMOOTHIE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA (3) SQ. DIRECTLY TO OUTSIDE. MINIMUM NOT CHANGE WIDTH SHALL BE 20", HEIGHT 24"(HEIGHT 5" FROM SCREEN).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SHOWER ENCLOSURE FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3" FROM RIGHT OPENINGS.

E. ALL EXP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF CERAMIC TILE IN BATH/SHOWER AREAS.

F. INSTALL CERAMIC TILE SURROUND TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. STP, RR. RECESSED CORNERS AT ALL INTERIOR CORNERS.

I. CLOTHES HANGER RODS ALWAYS BE TO THE LEFT OF CLOSED DOORS. COORDINATE AT REVERSE PLANS (TYP.).

J. SEE LEGEND.

K. BALLAST HOSE BIBBOR, HOSE PIPED @ PARTYWALLS AND FLOOR/CEILING AREAS TO PREVENT HOSE "BURSTER" THAT PASSES THRU ADJACENT UNITS.

L. ALL INTERIOR CLOSETS SHALL BE 12" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (12" @ ACCESSIBLE / ADAPTABLE WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL BASE, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. DOORS SHALL BE PROVIDED WITH VERTICAL BLINDS. FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE METAL CLAD(SEE 8-PANEL/PAINT) WITH VISION(SIDELITES), NOT LESS THAN 1 1/2" THICK PAINT GRADE METAL CLAD DOOR, RABBETED JAMBS, DEADLOCK (DEADBOLT NOT ENGAGED FROM EXTERIOR SIDE & TURNED FROM ON THE INTERIOR SIDE, ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR FINISH HOOD DOOR SHALL BE FLUSH PAINT GRADE ROLLOW CORE KEY LOCK @ 48" BAL. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. WHERE DOORS ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 EXTERIOR HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE PINNE PINS FOR A MECHANICAL INTERLOCK TO PREVENT REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (1) 6-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 9-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN STRIKEBOX AND WOOD DOOR JAMES SHALL BE SOLID BLOCKED EXTENDING NOT LESS THAN 8" ABOVE AND BELOW THE STRIKE PLATE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. SHEAR PLATE INSTALLATION AT WOOD-FRAME CONSTRUCTION: AN OPEN SPACE BETWEEN SHEARS IN A WOOD SHEAR-WALL SHALL BE SOLID BLOCKED BY A SINGLE PIECE OF WOOD NOT LESS THAN 16" ABOVE THE FLOOR, IF THE SPACE IS MORE THAN 16" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO SOLID WITH NOT LESS THAN (4) #8 X 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE SEPARATE STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1/4 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 63"-64" MAX. A.F.F.

T. WINDOW FRAMES SHALL BE WHITE ALUMINUM, MEANS SHOWN SHALL BE 6'-8" A.F.F.

U. REFER TO OWNER'S "COLORING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET BREAKER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ OPP. SIDE OPENING (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER INFORMATION, CONTROLS SHALL NOT BE OPERABLE PARTS OF ASSEMBLY LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 36" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". CONTRACTORS SHALL NOT EXCEED MORE THAN 25" FROM THE WALL SURFACE & CORNER.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTING FOR "THROUGH- PENETRATION FIRE STOP SYSTEMS". THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT, AND EACH CRUSHER SHALL BE AVAILABLE TO THE INSPECTORS. THE CRUSHER SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ADAPTABLE" UNIT PLANS AND SHEET A2.25.

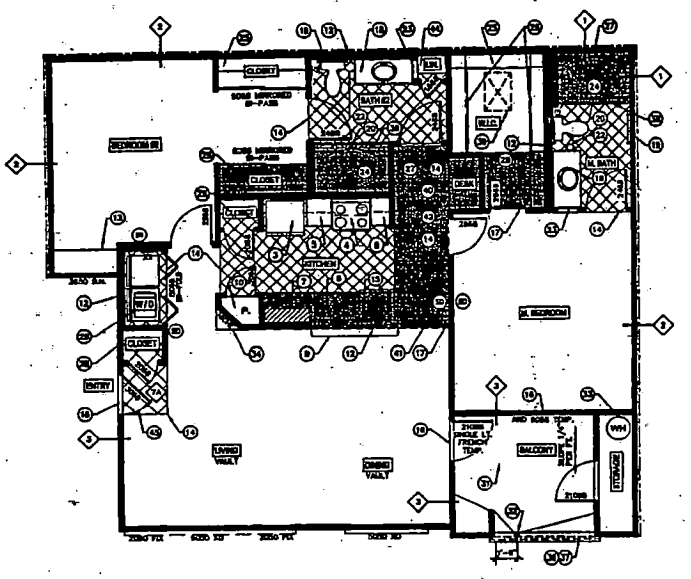
Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM - PREVENT PIN LOCATED 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/PATIO DOOR SWEEPING FROM TOUCHING THE TILE.

BB. ALL DOOR TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL PAINTED.

CC. ALL SWEEPING AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

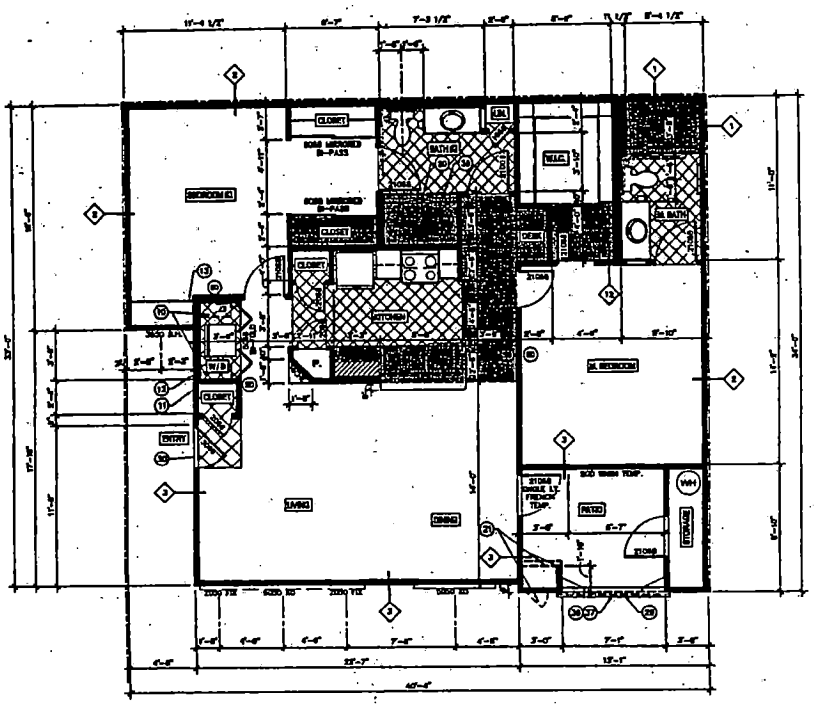
DD. UNDERCUT UTILITY DOOR BI-FOLD DOORS 6" FOR MAKE-UP AIR.



UNIT B3
SECOND FLOOR

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	=	1,109 S.F.
Storage	=	20 S.F.
Balcony	=	80 S.F.
Total	=	1,254 S.F.



UNIT B3
FIRST FLOOR
(TYPE "B" UNIT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	=	1,119 S.F.
Storage	=	20 S.F.
Patio	=	91 S.F.
Total	=	1,230 S.F.

KEYED NOTES:

1. CONTOURLINE OF 4" ARCHPACE
2. 12" DEEP WOOD SHELF AND COAT HANGING ABD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ACCESSIBLE UNITS)
5. CABINET BOOK/MICROWAVE ABOVE.
6. BASE CABINET
7. UPPER CABINET
8. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
9. SINK W/ DISPOSAL
10. PLASTIC LAM. BAR TOP
11. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
12. 2x4 (2nd) LOW WALL
13. 6" PLUMBING WALL
14. WINDOW SEAT W/ FACE FRAME - SEE DET. 03/06
15. CARPET BREAKER
16. DISHWASHER
17. ALUM. THRESHOLD - 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
18. LINE OF SOFFIT OR COLUMN HEIGHT CHANGE ABOVE
19. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
20. 24" TOWEL BAR/TOWEL RING
21. SHOWER ROD
22. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/02
23. TOILET PAPER DISPENSER
24. RECESSED MEDICINE CABINET
25. FIXTURE CONTROL AREA
26. 2 - PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET HAND OR ED.) @ HOTEL PER OWNER.
27. 1 - PLASTIC COATED WIRE SHELF W/ INTERNAL ROD. (CLOSET HAND OR ED.) @ HOTEL PER OWNER.
28. SOAP DISH
29. SHOE RACK - (4) WIRE SHELVES
30. 48" X 6" HIGH DRAINAGE OPENING
31. SLAB TO BE FLUSH TO PROVIDE ACCESSIBLE ACCESS TO FIRST FLOOR 1/4" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR ONCE LANDSCAPE PLANS FOR SHOWROOM)
32. 2" MIN. HARDIBOARD CONC. D/SOB FELT AND SHEATHING - SLOPE CONC. 1/4" PER FT. TO OPENINGS
33. SCUPPER AT BALCONY - SEE DETAIL 47/04
34. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
35. DRYWALL LEDGE @ +30"
36. SHOWER ENCLOSURE (TEMP.)
37. PATIO/BALCONY WALL WITH POPOUTS - SEE DETAIL 03/05, 01
38. STUCCO SOFFIT @ 8'-0"
39. COLUMN DETAIL AT TUB - SEE DETAIL 32/03
40. ACCESS PANEL - SEE DETAIL 37/04 - ROOF.
41. 12" DEEP FRAMED SHELF W/ 2' FLOURESCENT FIXT.
42. POT SHELF @ 6'-3" OR 8'-0" TO BOTTOM. SEE DETAIL 24/03
43. DESK - SEE DETAIL 20/03
44. (4) DETERMIL ENCLOSE 76" DEEP - SEE DETAIL 66/04
45. (4) WIRE LINEN ENCLOSE
46. 6 PANEL METAL DOOR
47. FIRE RISER.
48. REMOVE THIS WALL AT FIRE (SPRINKLER) RISER LOCATIONS
49. NOT USED.
50. SOLID WALL AT STAIR LOCATIONS.

SYMBOL SCHEDULE:

- INDICATES 6'-8" A.F.F. FURR DOWN
- INDICATES 7'-0" A.F.F. FURR DOWN
- SMOKE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- INTERIOR ELEVATIONS - SEE SHEETS A3.1 THRU A3.4
- SEE SHEET FP1 FOR SOUND AND FIRE RATED ASSEMBLIES
- VINYL FLOORING
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATRIX SEE 7A/FP1

bilt form architecture group of nevada, inc.
1330 east osborn road, suite 101
phoenix, arizona 85014
Phone 602.265.0000 Fax 602.265.0020

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4444 FAX (602) 265-1965

REVISIONS	
1	-
2	-
3	-
4	-
5	-
JOB NO.	04-031
DATE:	OCTOBER 28, 2004
SCALE:	1/4" = 1'-0"
SHEET NO.	A2.15

VAR-5547
12/16/04 PC

UNIT B3 FLOOR PLANS

UNIT 01 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	5	8
DINING ROOM	1	4	5	8
KITCHEN	1	4	5	8
BEDROOM	2	3	5	8
BATH	3	3	5	8
CLOSET	2	3	5	8
UTILITY	3	3	5	8
W.I.C.	2	3	5	8
HALL	2	3	5	8
ENTRY	1	4	5	8

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. WOOD DOOR: TEXTURE – PAINTED
6. 1" CONCRETE @ 2ND & 3RD, FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOOR SWING, BE HOLLOW CORE CELOTEX ® PANEL MASONITE (PAINT)

B. IN ALL BATHING AREAS, INCLUDE AT OPENABLE WINDOW OR DOOR AREA 3.5 S.F. DIRECTLY TO OUTSIDE. SHALL NOT COMMUNICATE WITH SHALL BE 20" HIGH MINIMUM 24" FROM NORMAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE U.B.C.

D. SMOKE DETECTORS PER ALL SLEEPING AND CORRIDOR AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. U.O. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF CERAMIC TILE IN BATH/SHOWER AREAS.

F. INSTALL CERAMIC TILE SURROUND TO 5'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. BOARDED CORNERS AT ALL RETURN CORNERS.

I. CLOSET RAMINS SHALL ALWAYS BE TO THE LEFT OF CLOSED DOORS. COORDINATE AT REVERSE PLANS (TYP.).

J. NOT USED.

K. SMOKE WATER SUPPLY, WASTE PIPES & PARTITIONS AND FLOOR/CEILING AREAS TO INHIBIT SOUND TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WOOD CLOSETS SHALL BE 1/2" CLEAR SEL FACE CONSTRUCTION, UNLESS NOTED OTHERWISE (10" @ ACCESSIBLE / ADAPTABLE SHOWN BELOW).

M. AT ALL PARTY WALLS, RETURNS SHALL RUN CONTINUOUS BEHIND ALL SINK, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. DOORS SHALL BE PROVIDED WITH METAL JAMBS. FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL SLIDES.

O. ENTRY DOOR SHALL BE METAL CELOTEX 6-PANEL (PAINT) WITH WEATHER-STRIPPED, PICT LESS THAN 1 3/4" THICK PAINT GRADE METAL ENTRY DOOR, THRESHOLD AND SWEEPS. DEADBOLTS NOT OPERATED FROM EXTERIOR SIDE & DEADBOLTS NOT LESS THAN 1/2" ABOVE AND BELOW THE DOOR. TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR DOOR SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND KITCHEN SIDE OF EVERY DOOR. EXTERIOR STORAGE DOOR DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & DEAD BARS ON THE INTERIOR SIDE.

P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE PINS (NRP) OR A MECHANICAL INTERLOCK TO PREVENT REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL, BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME, WITH NOT LESS THAN (3) @ 5-1/4" DOOR SCREWS ON TO THE METAL STR. NOT LESS THAN (3) @ MACHINE SCREWS @ WOOD CONSTRUCTION. AN OPEN 10-GAC BETWEEN STRIKE/CATCH AND WOOD DOOR JAMBS SHALL BE SOLID BRACED EXTENDING NOT LESS THAN 8" ABOVE AND BELOW THE PLATE.

Q. ALL BEAM PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN STRIKEPLATE & WOOD DOOR-JAMBS SHALL BE SOLID BRACED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) @ 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE ELEMENT STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) @ MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 4'-0"-54" MAX. A.F.F.

T. WINDOW FRAMES SHALL BE WHITE ALUMINUM. HEADER HEIGHTS SHALL BE 6'-8" A.F.F.

U. REFER TO OWNER'S "COLORING PLAN" FOR ADDITIONAL INFORMATION ON OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ OPP. SIDE OPENING. (UNIFA)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR, IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXCEED MORE THAN 25" FROM THE WALL, MEASURED A CENTERS.

X. ALL PENETRATIONS OF FIRE-RESISTING FLOOR OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR "THROUGH- PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, PREPARED BY THE MANUFACTURER OF THE FIRE STOP-SYSTEM MATERIAL, WHICH SHALL COMPLETELY CONFORMING TO THE UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ADAPTABLE" UNIT PLANS AND SHEET A3.3B.

Z. ALL GLAZING GLASS DOORS TO HAVE FOR SECURITY HARDWARE, AT ENTRIES – REFERENCE FOR LOCATIONS & FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL DOOR TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

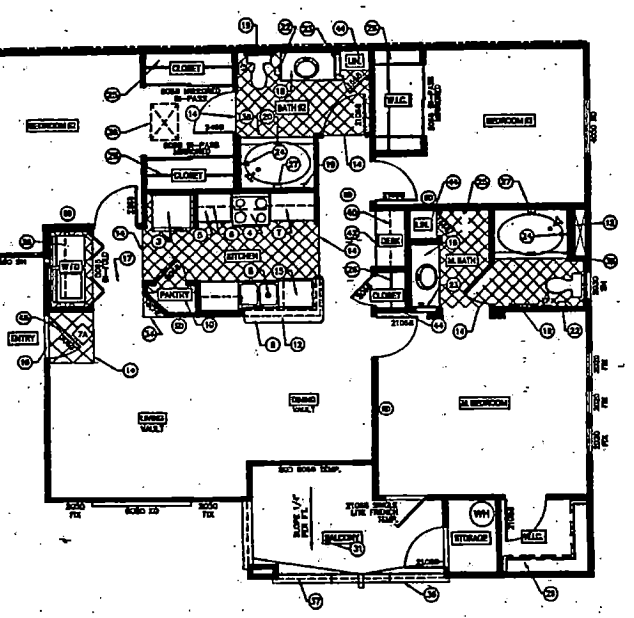
DD. CHECKOUT UTILITY DOOR BI-FOLD DOORS 5" FOR BASE-UP AIR.

KEYED NOTES: ⓪

1. CENTERLINE OF 4" ANSPACE
2. 12" DEEP WOOD SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ACCESSIBLE UNITS) EXHAUST HOOD/MICROWAVE ABOVE.
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT BOOK WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 5" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 03/06
14. CARPET REDUCER
15. DOWNJAMER
16. ALUM. THRESHOLD – 1/2" MAX HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 11/05
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ BYERDRAL ROD, (CLOSET RAND OR EQ.) @ HOTEL PER OWNER.
26. 1 – PLASTIC COATED WIRE SHELF W/ BYERDRAL ROD, (CLOSET RAND OR EQ.) @ HOTEL PER OWNER.
27. SOAP DISH
28. SHOE RACK – (4) WIRE SHELVES
29. 48" X 6" HIGH SHOWER OPENING
30. SLAB TO BE FLUSH TO PROVIDE ACCESSIBLE ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN PER SHEDRAIN)
31. 3" MIN. PARAPET CONC. 8/209 FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. SCUPPER AT BALCONY – SEE DETAIL 47/04
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR.
34. DRYWALL LEDGE @ +25"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 48A30/05
37. STUCCO SOFFIT @ 8'-0"
38. COLUMN DECAL AT TUB – SEE DETAIL 33/03
39. ACCESS PANEL – SEE DETAIL 27/04 – ROOF.
40. 12" DEEP FRAMED SHELF W/ 2' FLUORESCENT FIXT.
41. POT SHELF @ 5'-1" OR 5'-6" TO BOTTOM SEE DETAIL 24/03
42. DESK – SEE DETAIL 30/03
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 69/04
44. (4) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER.
47. REMOVE THIS WALL AT FIRE (SPRINKLER) RISER LOCATIONS
48. NOT USED.
49. SOLID WALL AT STAIR LOCATIONS.

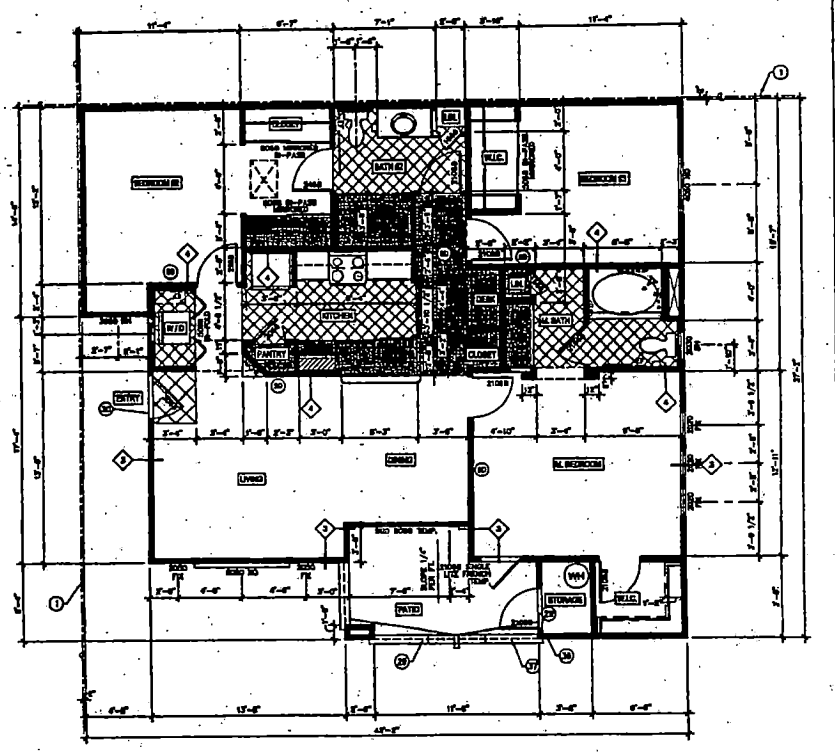
SYMBOL SCHEDULE:

- INDICATES 6'-0" A.F.F. PAIR DOWN
- INDICATES 7'-0" A.F.F. PAIR DOWN
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- VINYL FLOORING
- CERAMIC TILE APPLIED OVER SHEET CONTROL MATRIX SEE TA/FR1



UNIT C1
SECOND FLOOR – ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	=	1,169 S.F.
Storage	=	30 S.F.
Balcony	=	115 S.F.
Total	=	1,324 S.F.



UNIT C1
FIRST FLOOR (TYPE "B" UNIT) – ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	=	1,169 S.F.
Storage	=	30 S.F.
Balcony	=	115 S.F.
Total	=	1,324 S.F.

VAR-5547
12/16/04 PC

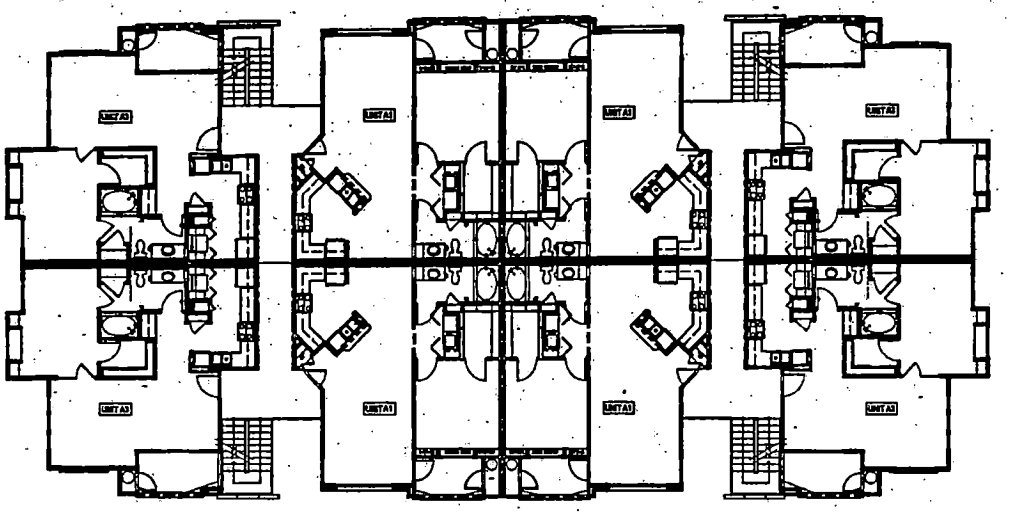
UNIT C1 FLOOR PLANS

blitform architecture group of nevada, inc.
1239 east willow road, suite 101
phoenix, arizona 85014
phone: (602) 277-8444 fax: (602) 277-8555

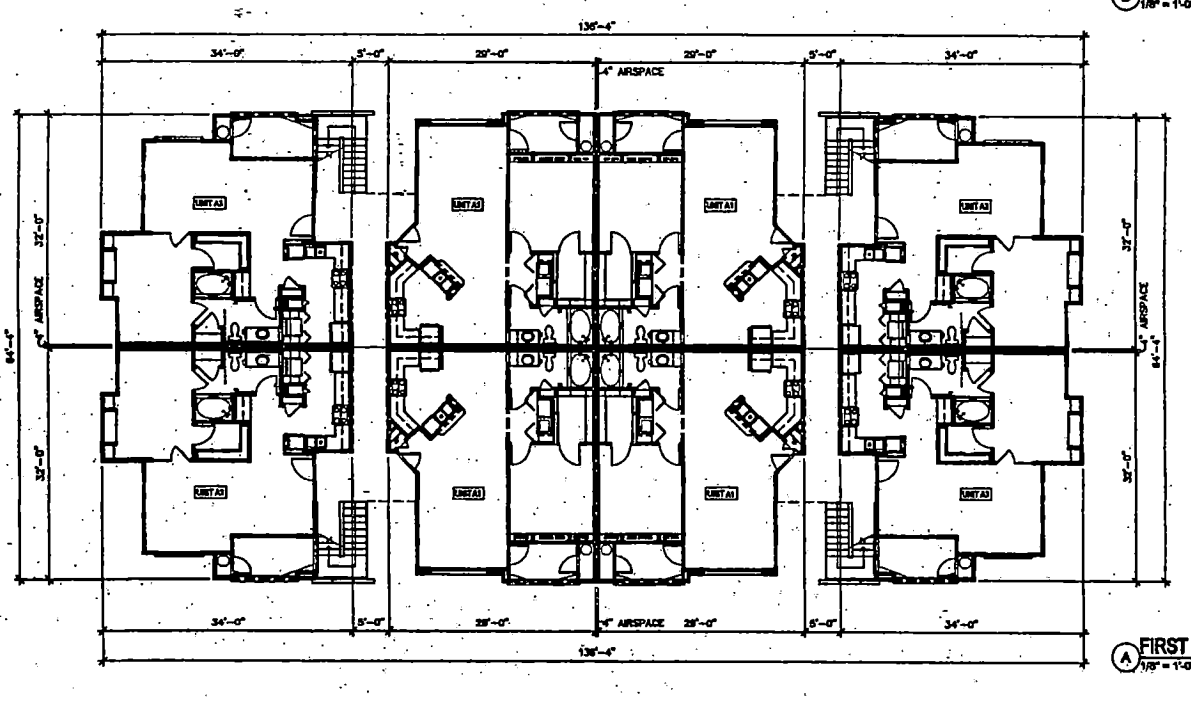
PICERNE AT PROVIDENCE
Rental Apartment Community
Casa Grande, Arizona

Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-8444 FAX: (602) 265-1825

REVISIONS	
1	–
2	–
3	–
4	–
5	–
6	–
JOB NO.	04-053
DATE	DECEMBER 09, 2004
SCALE	1/4" = 1'-0"
SHEET NO.	A2.17



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

VAR-5547
12/16/04 PC

BUILDING TYPE 1
FIRST & SECOND FLOOR PLANS

biltform architecture

biltform architecture group of nevada, inc.
1330 east edna ave., ste 101
phoenix, arizona 85014
Phone (602) 265-0000 Fax (602) 265-0303

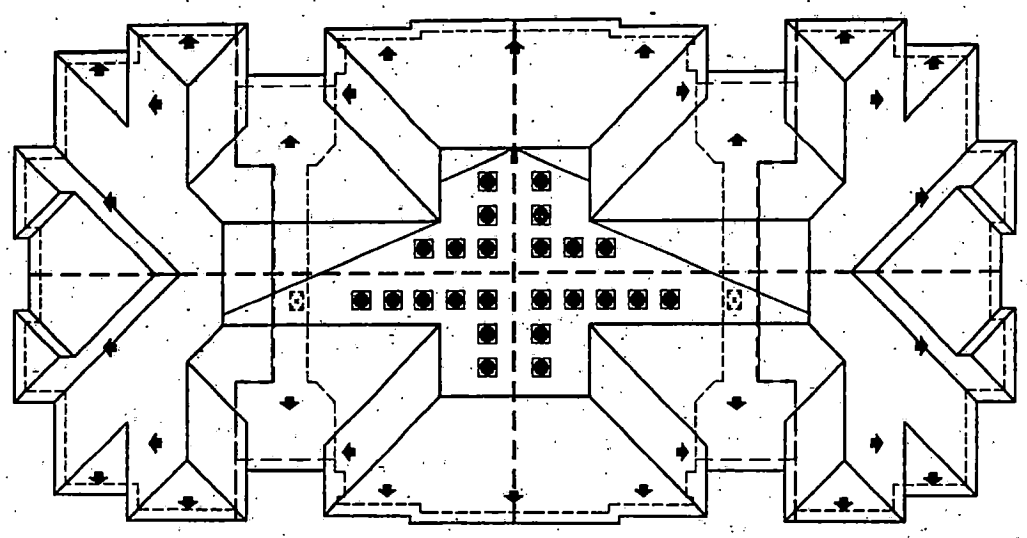
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 277-4444 FAX: (602) 265-1880

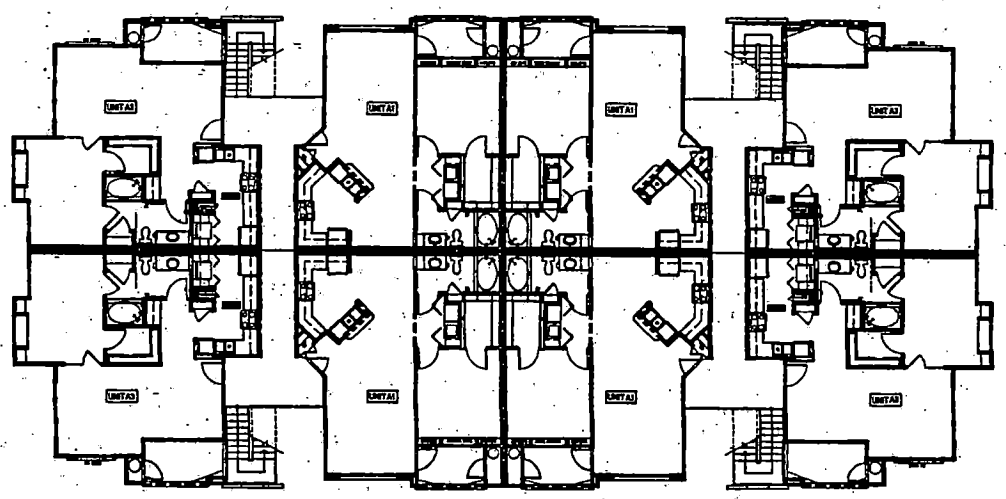
REVISIONS:
1 -
2 -
3 -
4 -
5 -

ISSUED: OCTOBER 24, 2005
SCALE: 1/8" = 1'-0"
SHEET NO.

A4.1



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 1
THIRD FLOOR & ROOF PLAN

VAR-5547
12/16/04 PC

biltform
architecture

biltform architecture group of nevada, inc.
1335 oak valley road, suite 111
pioneer, nevada 89410
Phone 702.265.0600 Fax 702.265.0239

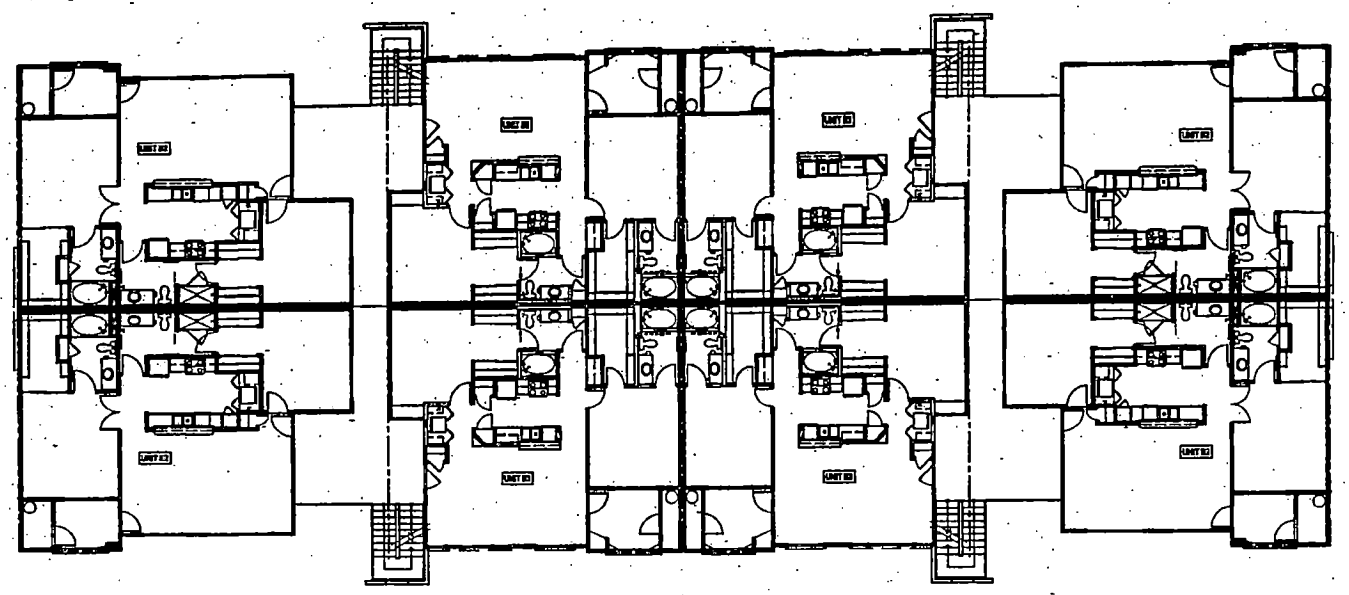
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 180 Phoenix, Arizona 85014-2469
PHONE (602) 274-4444 FAX (602) 263-1825

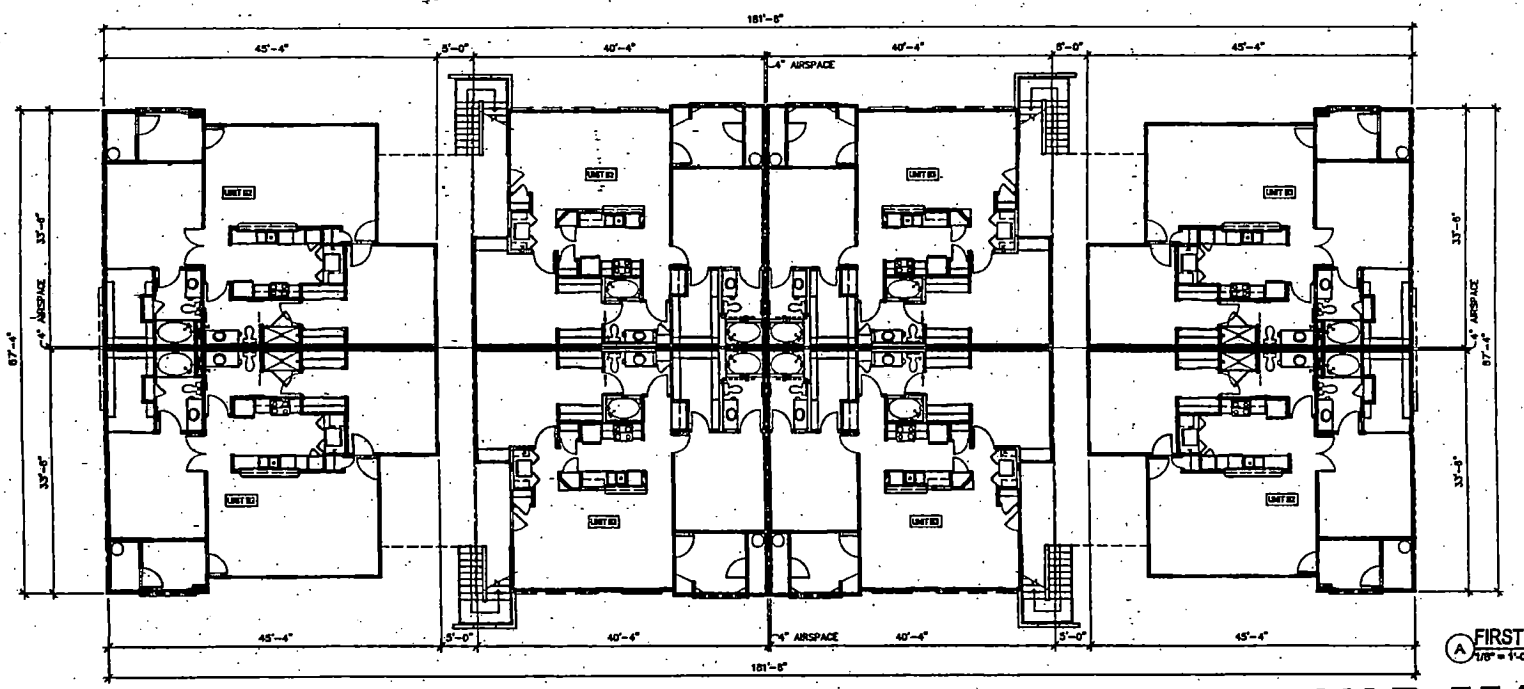
REVISIONS:
1 -
2 -
3 -
4 -
5 -

JOB NO. 04-60
DATE OCTOBER 26, 2004
SCALE 1/8" = 1'-0"
SHEET NO.

A4.2



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 2
FIRST & SECOND FLOOR PLANS

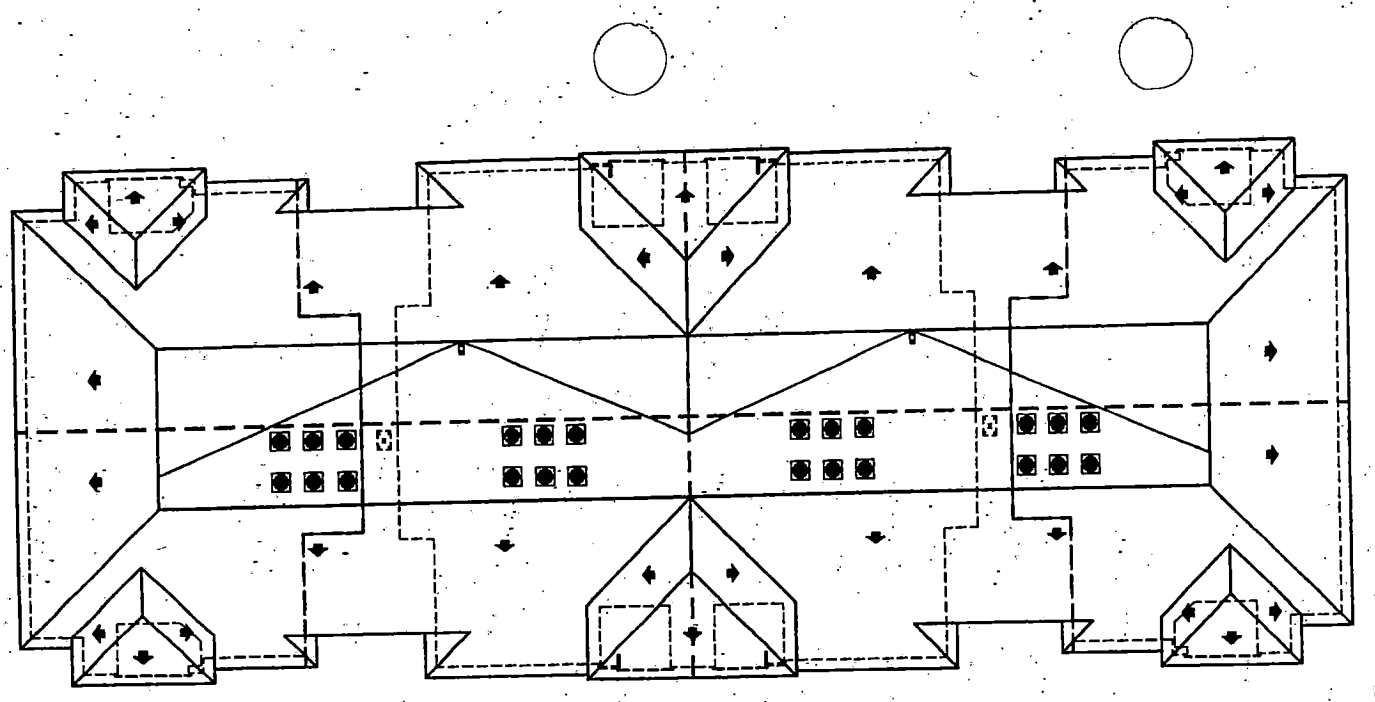
VAR-5547
12/16/04 PC

biltform architecture
biltform architecture group of nevada, inc.
1270 [illegible] suite 101 [illegible] 89110
Phone: [illegible] Fax: [illegible]

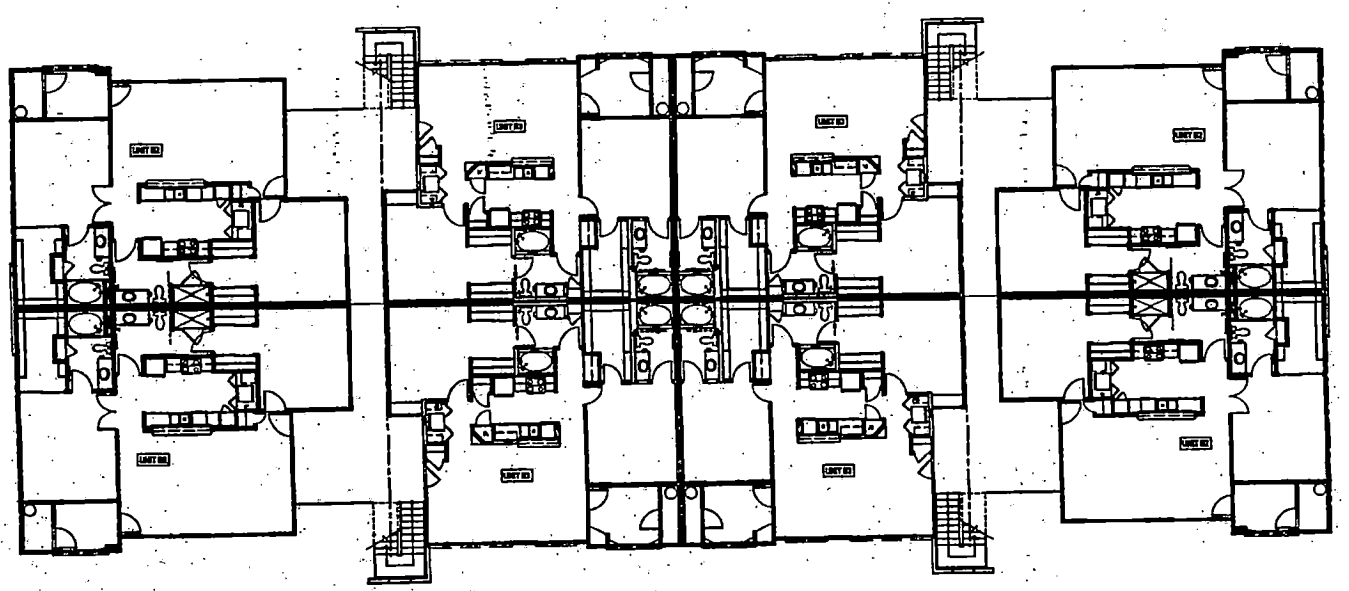
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4494 FAX: (602) 265-1460

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
JOB NO.	04-03
DATE:	OCTOBER 08, 2004
SCALE:	1/8" = 1'-0"
SHEET NO.	A4.3



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 2
THIRD FLOOR & ROOF PLAN

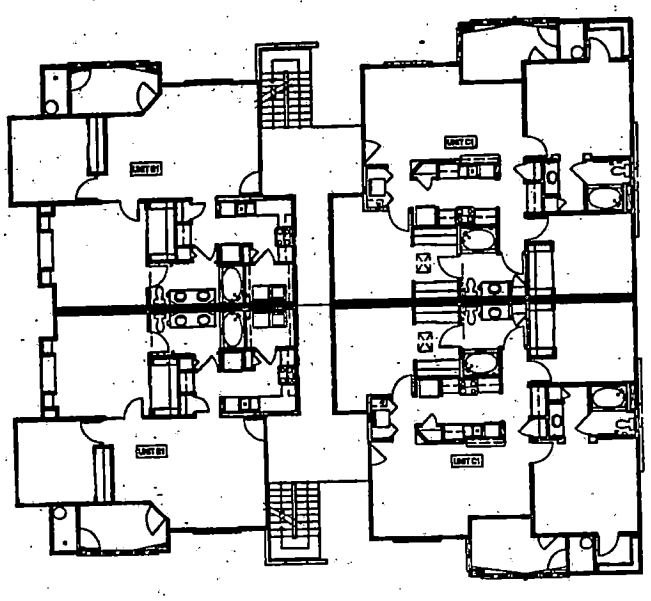
VAR-5547
12/16/04 PC

biltform
architecture
biltform architecture group of nevada, inc.

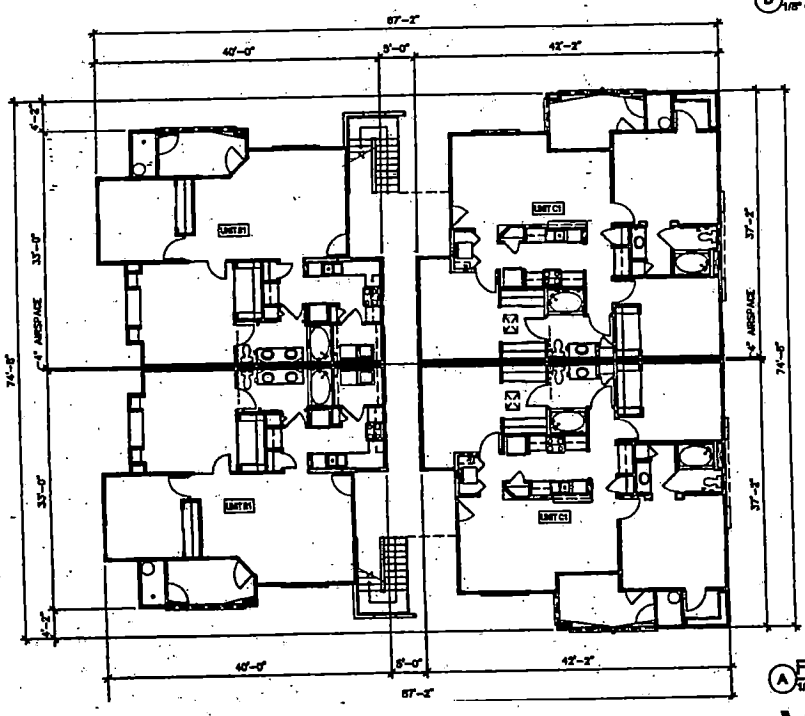
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 285-1985

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -
JOB NO. 04-023
DATE OCTOBER 28, 2004
SCALE 1/8" = 1'-0"
SHEET NO. A4.4



B SECOND FLOOR PLAN
1/16" = 1'-0"



A FIRST FLOOR PLAN
1/16" = 1'-0"

BUILDING TYPE 3
FIRST & SECOND FLOOR PLANS

VAR-5547
12/16/04 PC

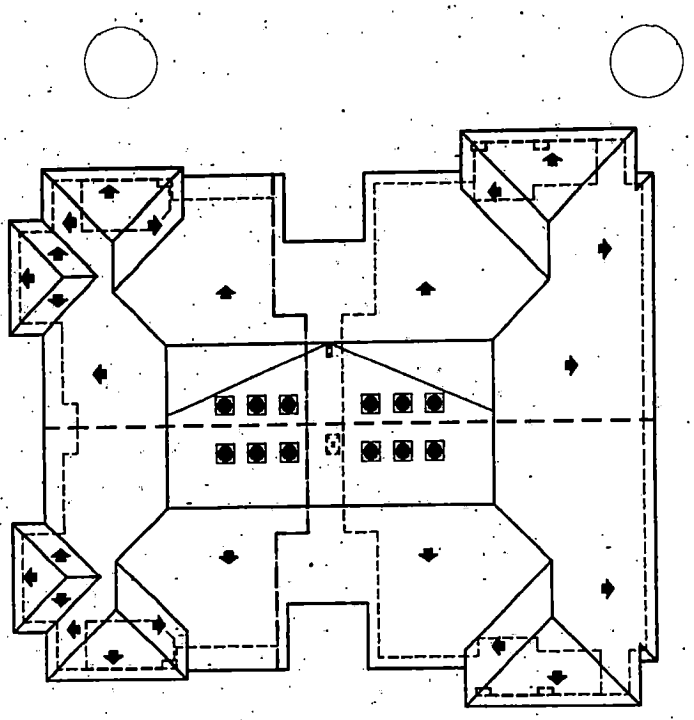
biltform architecture

biltform architecture group of nevada, inc.

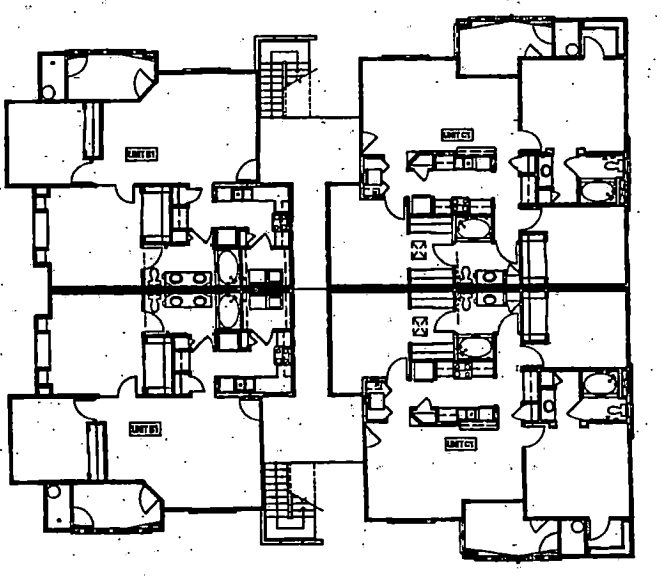
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

A4.5



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 3
THIRD FLOOR & ROOF PLAN

biltform architecture group of nevada, inc.
1225 [illegible] suite 101 [illegible] 89014
Phone 702.[illegible] Fax 702.[illegible]

biltform architecture

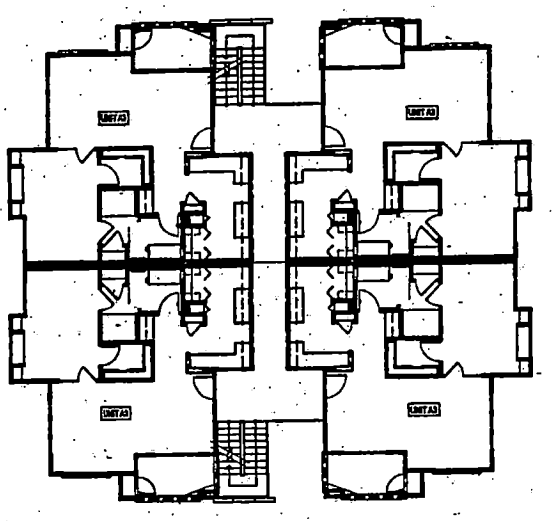
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 274-4444 FAX: (602) 265-1605

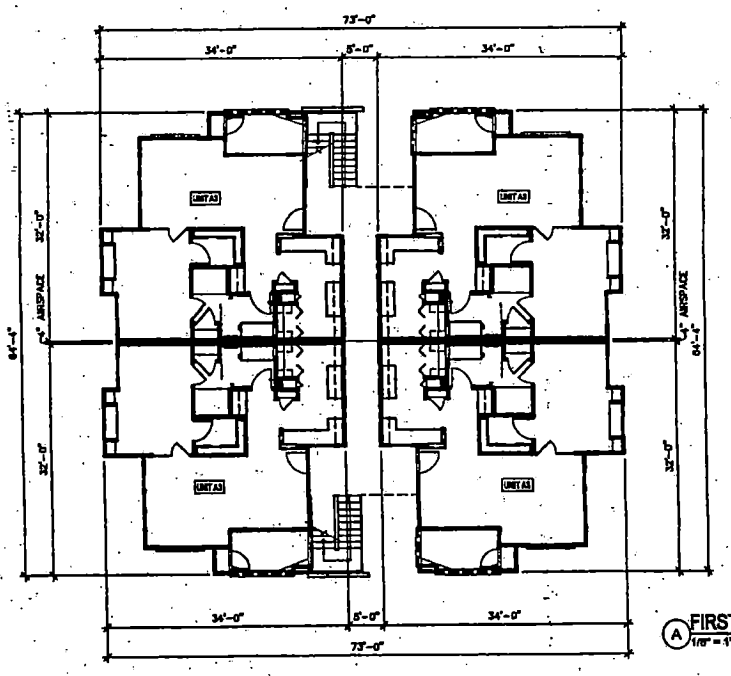
REVISIONS:
1 -
2 -
3 -
4 -
5 -
JOB NO. 0443
DATE: OCTOBER 26, 2004
SCALE: 1/8" = 1'-0"
SHEET NO.

A4.6

VAR-5547
12/16/04 PC



B SECOND FLOOR PLAN
1/16" = 1'-0"



A FIRST FLOOR PLAN
1/16" = 1'-0"

VAR-5547
12/16/04 PC

billform architecture group of nevada, inc.

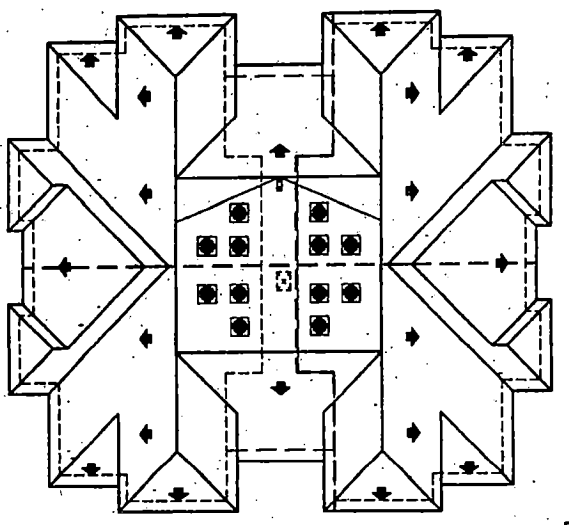
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

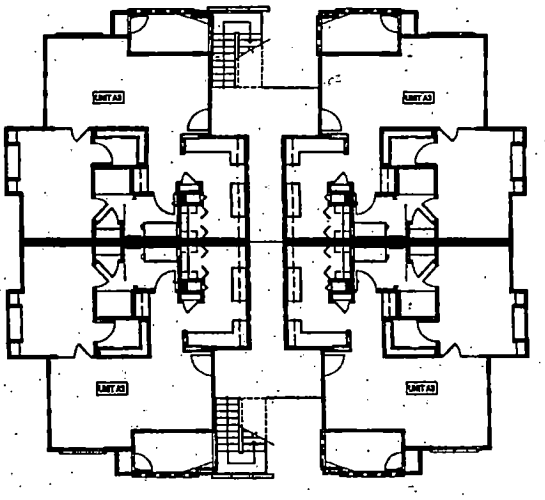
DATE: OCTOBER 28, 2004
SCALE: 1/8" = 1'-0"

A4.7

BUILDING TYPE 4
FIRST & SECOND FLOOR PLANS



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 4
THIRD FLOOR & ROOF PLAN

VAR-5547
12/16/04 PC

biltform
architecture

biltform architecture group of nevada, inc.
1229 east wilson blvd., ste 101
phoenix, az 85014
Phone: (602) 265-0600 Fax: (602) 265-0639

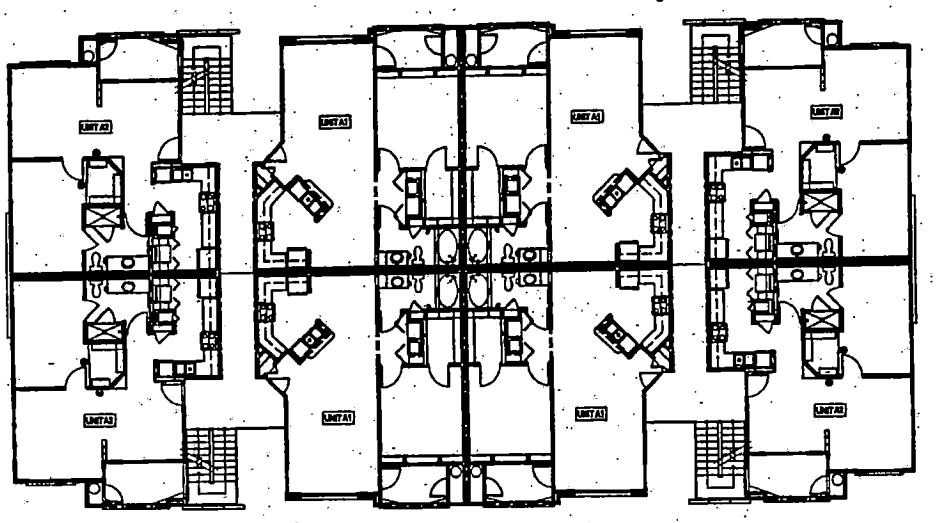
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 265-1862

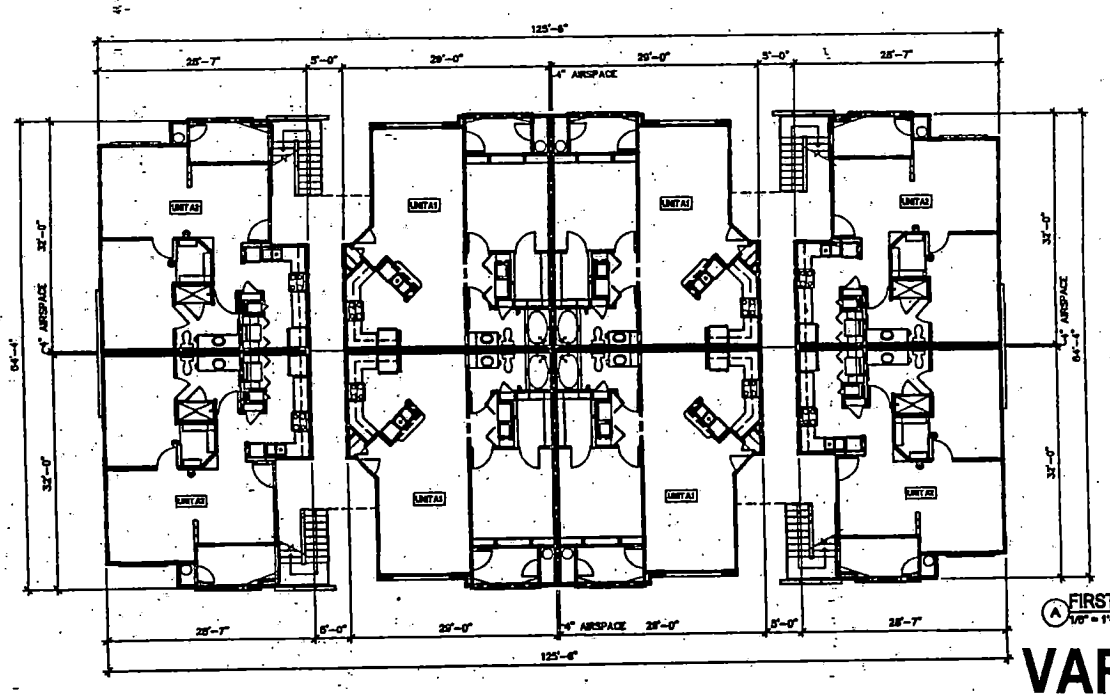
REVISIONS:
1 -
2 -
3 -
4 -
5 -

JOB NO. 04.022
DATE: OCTOBER 29, 2004
SCALE: 1/8" = 1'-0"
SHEET NO.

A4.8



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

VAR-5547
12/16/04 PC

BUILDING TYPE 5
FIRST & SECOND FLOOR PLANS

biltform architecture group of nevada, inc.

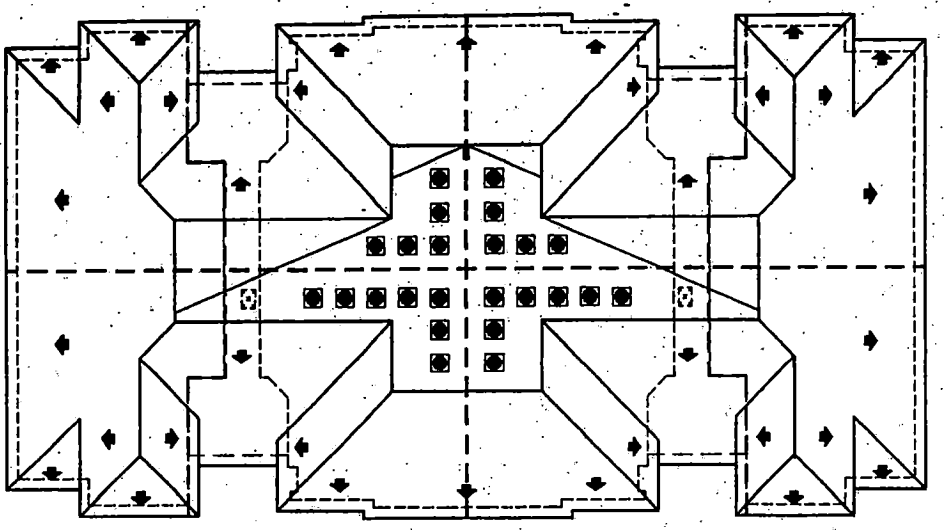
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4484 FAX: (602) 265-1966

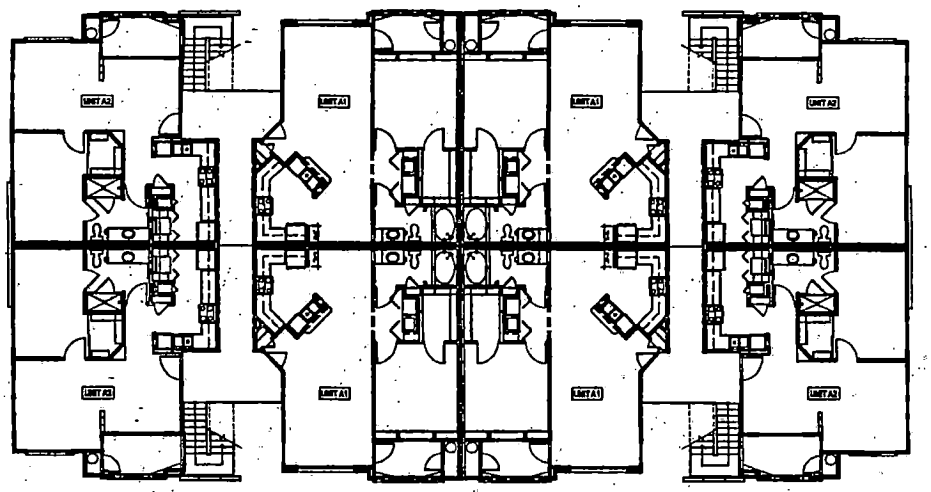
REVISIONS
1 -
2 -
3 -
4 -
5 -

DATE: OCTOBER 26, 2004
SCALE: 1/8" = 1'-0"

A4.9



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

VAR-5547
12/16/04 PC

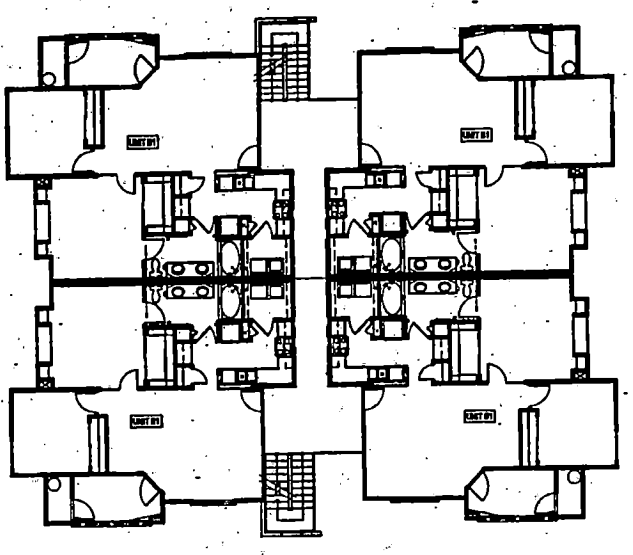
BUILDING TYPE 5
THIRD FLOOR & ROOF PLAN

A4.10

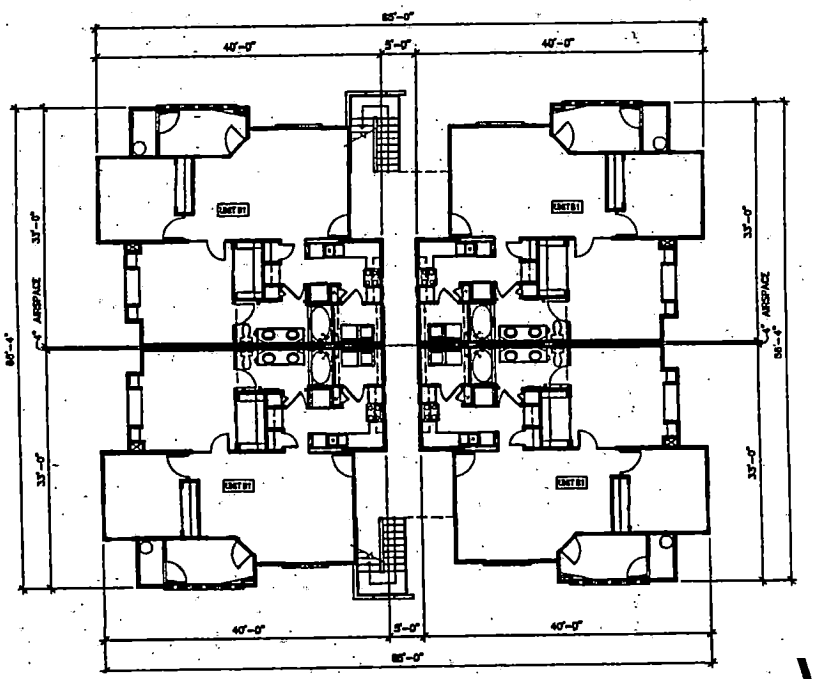
billform architecture group of nevada, inc.
1220 east sahara, unit , unit 101
phoenix, arizona 85014
Phone 602.265.0300 Fax 602.265.0323

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4484 FAX (602) 265-1868



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

VAR-5547
12/16/04 PC

BUILDING TYPE 6
FIRST & SECOND FLOOR PLANS

billform architecture group of nevada, inc.
1320 east osborn road suite 101
phoenix arizona 85014
Phone (602) 265-1500 Fax (602) 265-1502

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

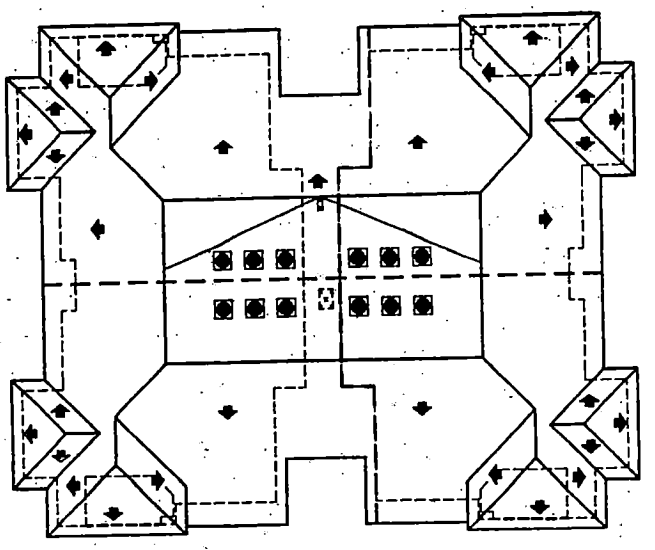
Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 277-9444 FAX: (602) 265-1992

REVISIONS:
1 -
2 -
3 -
4 -
5 -

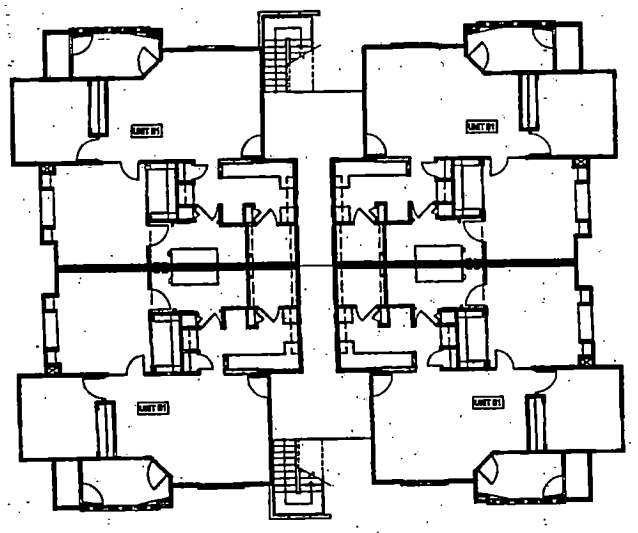
JOB NO. 04-072
DATE: OCTOBER 04, 2004
SCALE: 1/8" = 1'-0"
SHEET NO.

A4.11

THIS ARCHITECTURAL WORK IS PROTECTED BY COPYRIGHT LAW (TITLE 17 U.S. CODE). UNAUTHORIZED USE OF THESE PLANS AND DRAWINGS WITHOUT THE AUTHORIZATION OF THE ARCHITECT IS PROHIBITED.



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 6
THIRD FLOOR & ROOF PLAN

VAR-5547
12/16/04 PC

biltform architecture group of nevada, Inc.
1230 east windsor road, suite 101
phoenix, arizona 85014
Phone: 602.265.1200 Fax: 602.265.1201

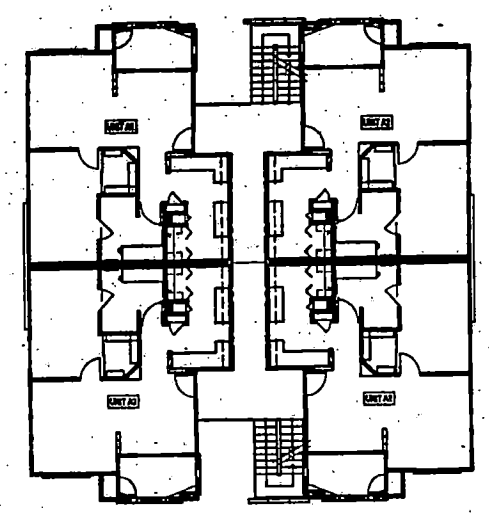
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 264-1403

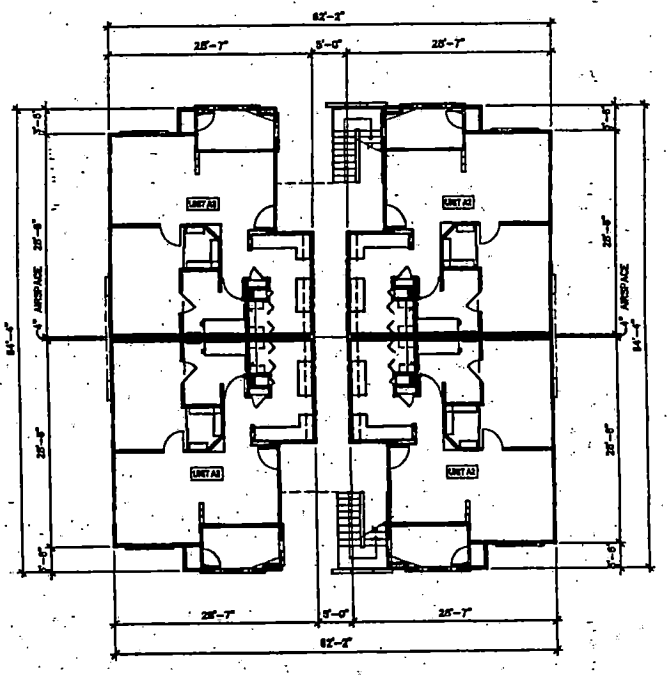
REVISIONS:
1 -
2 -
3 -
4 -
5 -

JOB NO. 04-002
DATE: OCTOBER 04, 2004
SCALE: 1/8" = 1'-0"
SHEET NO.

A4.12



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

VAR-5547
12/16/04 PC

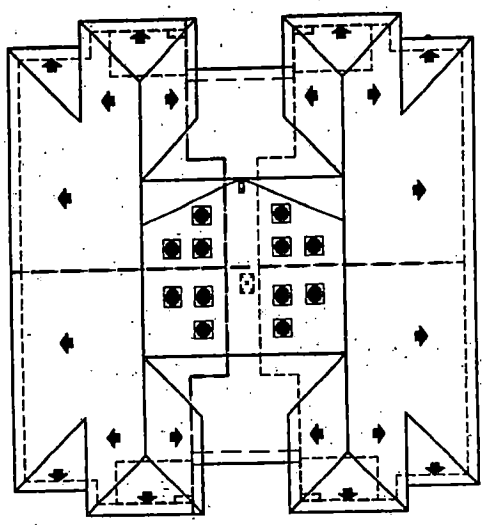
BUILDING TYPE 7
FIRST & SECOND FLOOR PLANS

biltform architecture
biltform architecture group of nevada, inc.
1889 east camino road • suite 101
phoenix, arizona 85014
Phone: 602.265.5200 Fax: 602.265.5220

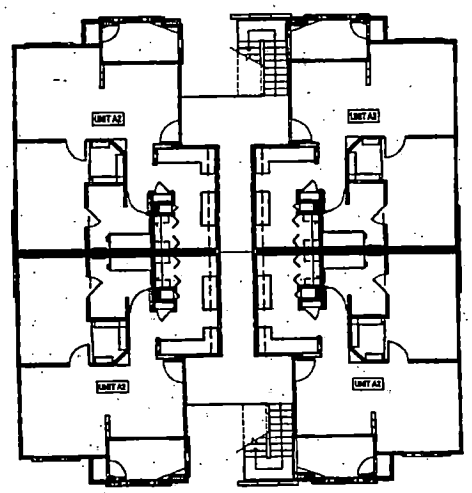
PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 265-1660

1	-
2	-
3	-
4	-
5	-
JOB NO.	04-003
DATE	OCTOBER 26, 2004
SCALE	1/8" = 1'-0"
SHEET NO.	A4.13



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

VAR-5547
12/16/04 PC

BUILDING TYPE 7
THIRD FLOOR & ROOF PLAN

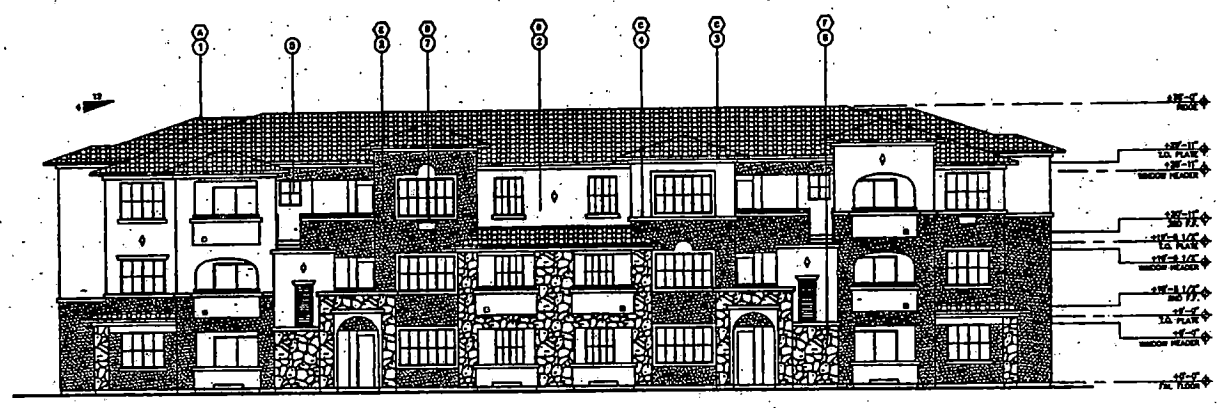
biltform architecture group of nevada, inc.
1200 east warm [illegible] suite 101
phoenix, arizona 85014
Phone 602.265.0600 Fax 602.265.0620

biltform architecture

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 265-1662

REVISIONS
1 -
2 -
3 -
4 -
5 -
JOB NO. 04-022
DATE OCTOBER 26, 2004
SCALE 1/8" = 1'-0"
SHEET NO. A4.14

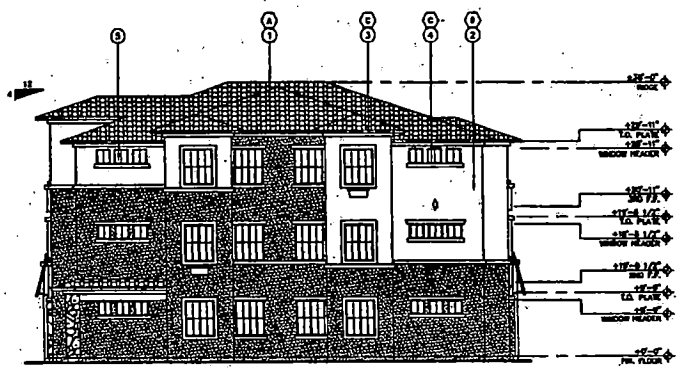


A FRONT & REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (F)
1. CONCRETE ROOF TILE – I.C.B.O. 3083
2. STUCCO SYSTEM – SEE DETAIL 3/YY1
3. STUCCO FASCIA. SEE DETAIL XX/ZZ
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER

EXTERIOR COLOR SCHEDULE:	
(A) ROOF TILE	EAGLE ROOFING SMC 3648 "SUNSET RANCH"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #697 "CHIPPENDALE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #942 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #423 "SANTALEENA TAN"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #333 "AFTERNOON TEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE FIELDRIDGE "MOKETA OVER GROUT"

bilt form architecture
bilt form architecture group of nevada, inc.
1230 East Osborn Road, Suite 101
Phoenix, Arizona 85014
Phone: 602.265.0600 Fax: 602.265.0700



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 274-4484 FAX: (602) 265-1805

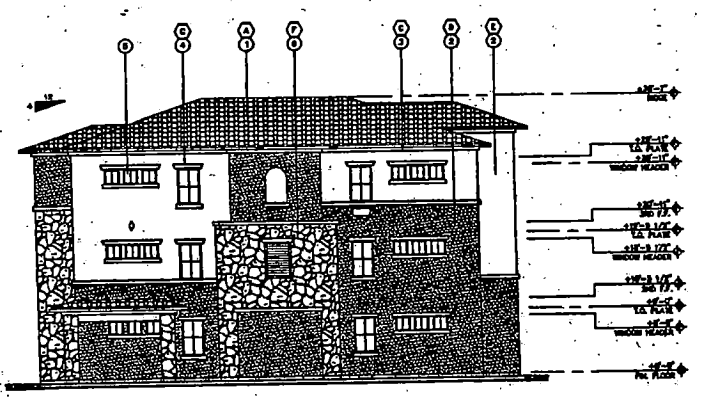
REVISIONS
1 -
2 -
3 -
4 -
5 -
DATE: OCTOBER 28, 2004
SCALE: 1/8" = 1'-0"
SHEET NO. A5.1

BUILDING TYPE 1
EXTERIOR ELEVATIONS

VAR-5547
12/16/04 PC



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (7)

1. CONCRETE ROOF TILE – I.C.B.O. 3283
2. STUCCO SYSTEM – SEE DETAIL 3/A11
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP–OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER

EXTERIOR COLOR SCHEDULE:

(A) ROOF TILE	EAGLE ROOFING SMC 3648 "SUNSET RANGE"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KO #167 "CHIPPENDALE"
(C) STUCCO FASCIA, trim AND POPOUTS	KO #243 "SAGE VILLAGE"
(D) PRIMARY STUCCO	KO #429 "SANDBLDING TAN"
(E) SECONDARY STUCCO & GARAGE DOORS	KO #333 "AFTERNOON TEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE FIELDSTYLE "MONTA CHOI CREST"

billform architecture group of nevada, inc.
1330 west walnut road, suite 101
phoenix, arizona 85015
Phone 602.242.2222 Fax 602.242.2223

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

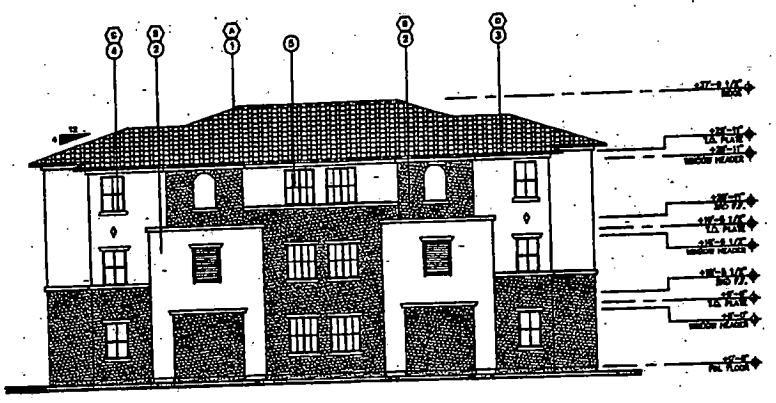
Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4484 FAX: (602) 265-1965

REVISIONS	
1	-
2	-
3	-
4	-
5	-
JOB NO.	0401
DATE	OCTOBER 29, 2004
SCALE	1/8" = 1'-0"
SHEET NO.	A5.2

BUILDING TYPE 2
EXTERIOR ELEVATIONS

VAR-5547
12/16/04 PC

T:\BMA ARCHITECTURE\2004 Projects\04-022 CMR Digest\CAD\ARCH\A5-2 ELEVATIONS.dwg, 10/29/2004 04:08:16 PM, Corey Ell



RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (#)

1. CONCRETE ROOF TILE – I.C.B.O. 3093
2. STUCCO SYSTEM – SEE DETAIL 3/9701
3. STUCCO FASCIA. SEE DETAIL 22/02
4. STUCCO POP-OUT – SEE DETAIL 41/04
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER

EXTERIOR COLOR SCHEDULE:

(A) ROOF TILE	EAGLE ROOFING SMC 3546 "SMOKEY SAGE"
(B) GOOSE, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KO [illegible] "CHIPPENDALE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KO [illegible] "HALE VILLAGE"
(D) PRIMARY STUCCO	KO [illegible] "SANTALUCIDE 3 [illegible]"
(E) SECONDARY STUCCO & GARAGE DOORS	KO [illegible] "AFTERNOON TEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE FIELDSTONE "MOJETA OVER GROUT"

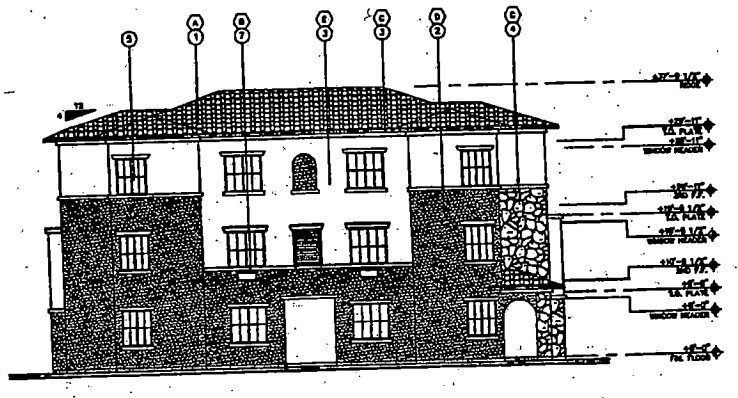
bilt form architecture

biltform architecture group of nevada, inc.

1220 east osborn road suite 101
phoenix, arizona 85014
Phone 602.266.0500 Fax 602.266.0520

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4484 FAX: (602) 265-1982



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

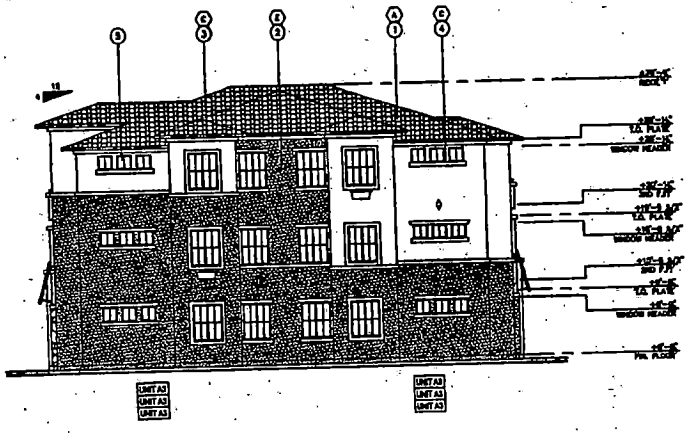
BUILDING TYPE 3
EXTERIOR ELEVATIONS

A5.3

VAR-5547
12/16/04 PC



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (1)

1. CONCRETE ROOF TILE – U.B.C. 32-3
2. STUCCO SYSTEM – SEE DETAIL 3/A11
3. STUCCO FASCIA, SEE DETAIL 22/A3
4. STUCCO POP-OUT – SEE DETAIL 41/A4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER

EXTERIOR COLOR SCHEDULE:

(A) ROOF TILE	EAGLE ROOFING SMC 3648 "SUNSET RANGE"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KO #107 "CHIPPENDALE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KO #912 "SAGE VILLAGE"
(D) PRIMARY STUCCO	KO #430 "SANTALUCIA SAN"
(E) SECONDARY STUCCO & GARAGE DOORS	KO #323 "AFTERNOON TEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE FIELDSTONE "MERETA RIVER CREST"

biltform architecture group of nevada, inc.
1239 nels anderson road, suite 101
phoenix, arizona 85415
Phone: 602.595.0000 Fax: 602.595.0000

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 263-1166

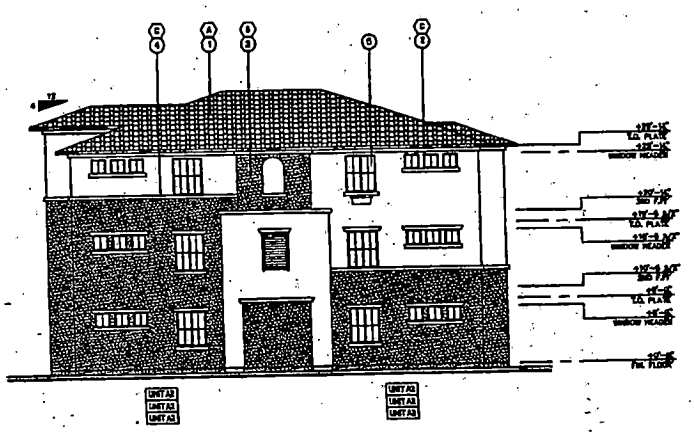
DATE	OCTOBER 28, 2004
SCALE	1/8" = 1'-0"
SHEET NO.	A5.4

BUILDING TYPE 4
EXTERIOR ELEVATIONS

VAR-5547
12/16/04 PC



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (#)
1. CONCRETE ROOF TILE – U.C.B.O. 3003
2. STUCCO SYSTEM – SEE DETAIL 3/P03
3. STUCCO FASCIA, SEE DETAIL 33/S03
4. STUCCO POP-OUT – SEE DETAIL 41/04
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER

EXTERIOR COLOR SCHEDULE:	
(A) ROOF TILE	EAGLE ROOFING MAC 3040 "BLACKEY RANCH"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KO [illegible] "CHIPPENDALE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KO [illegible] "PALE VILLAGE"
(D) PRIMARY STUCCO	KO [illegible] "TANTALIZING TAN"
(E) SECONDARY STUCCO & GARAGE DOORS	KO [illegible] "AFTERNOON TEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE - FIELDRIDGE "MOKETA ONYX GROUT"

biltform architecture group of nevada, inc.
[illegible]

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 263-1904

NO.	REVISIONS	DATE
1	-	
2	-	
3	-	
4	-	
5	-	

DATE: OCTOBER 28, [illegible]
SCALE: 1/8" = 1'-0"
SHEET NO.

A5.5

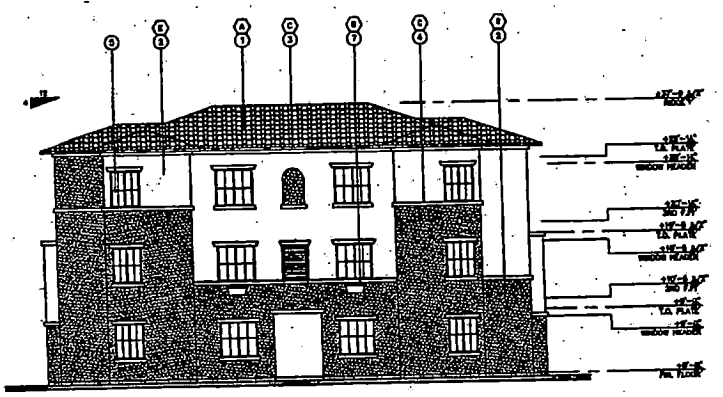
BUILDING TYPE 5
EXTERIOR ELEVATIONS

VAR-5547
12/16/04 PC

RH ARCHITECTURE\2003\Projects\PIC 022 Citrix Edge\CDs\A5.5-ELEV-BLDG5.dwg, 10/28/2004 04:06:05 PM, Cory Gill



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (F)
1. CONCRETE ROOF TILE – I.C.B.O. 2053
2. STUCCO SYSTEM – SEE DETAIL 3/TF1
3. STUCCO FASCIA. SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER

EXTERIOR COLOR SCHEDULE:	
(A) ROOF TILE	EAGLE ROOFING SEC. 3048 "SANDY BANDS"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	#2 #197 "CHIPPENDALE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	#2 #312 "HALE VILLAGE"
(D) PRIMARY STUCCO	#3 #439 "SATTALOWA TAN"
(E) SECONDARY STUCCO & GARAGE DOORS	#2 #303 "AFTERNOON TEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE FIELDRIDGE "MOJETA OVER GROUT"

bilt form architecture

biltform architecture group of nevada, inc.
1320 east willow street suite 101
phoenix, arizona 85014
Phone: 602.265.5200 Fax: 602.265.5220

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 277-1444 FAX: (602) 265-1965

REVISIONS	
1	-
2	-
3	-
4	-
5	-
JOB NO.	04-03
DATE	OCTOBER 29, 2004
SCALE	1/8" = 1'-0"
SHEET NO.	A5.6

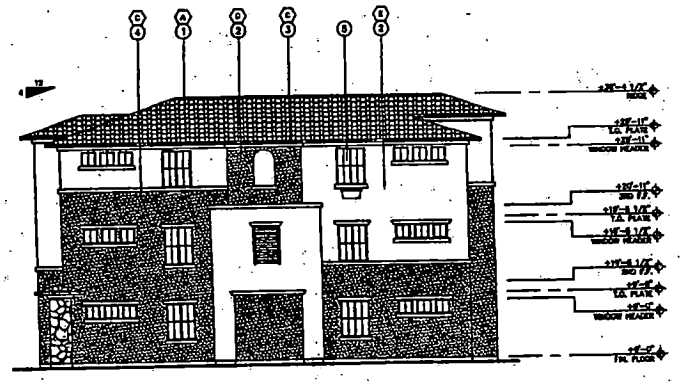
BUILDING TYPE 6
EXTERIOR ELEVATIONS

VAR-5547
12/16/04 PC

RH ARCHITECTURE/2004 Projects\04-03 Clark County\CAD\ELEVATIONS\Bldg. 10/29/2004 04:55:27 PM, Corey Gill



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (E)

1. CONCRETE ROOF TILE - I.C.B.O. 3083
2. STUCCO SYSTEM - SEE DETAIL 3/A5.1
3. STUCCO FASCIA, SEE DETAIL 21/22
4. STUCCO POP-OUT - SEE DETAIL 41/24
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER

EXTERIOR COLOR SCHEDULE:	
(A) ROOF TILE	EAGLE ROOFING SMC 3646 "SUNSET BASIN"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KO 5797 "DAFFODIL"
(C) STUCCO FASCIA, TRIM AND POP-OUTS	KO 5943 "MALE VILLAGE"
(D) PRIMARY STUCCO	KO 5439 "SANTALOZZO TAN"
(E) SECONDARY STUCCO & GARAGE DOORS	KO 5333 "AFTERNOON SEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE FIELDRIDGE "MOJETA OVER GROUT"

biltform architecture group of nevada, inc.
1333 west wilson, unit 101
phoenix, arizona 85014
Phone 602.265.6620 Fax 602.265.6621

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

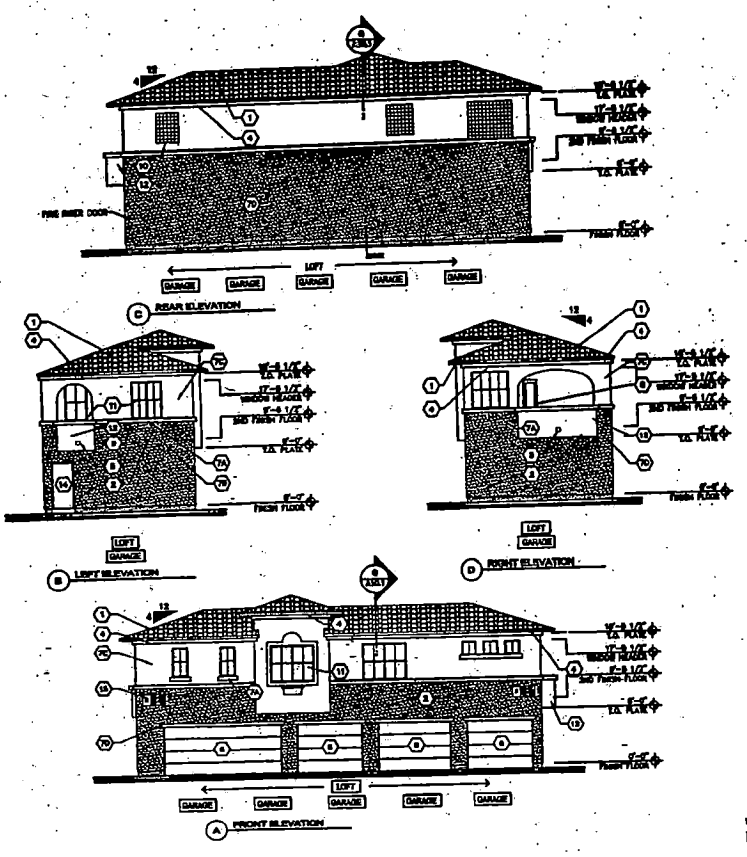
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 265-1963

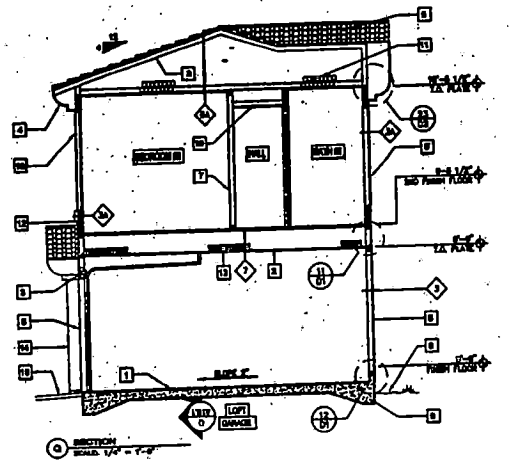
REVISIONS
1 -
2 -
3 -
4 -
5 -

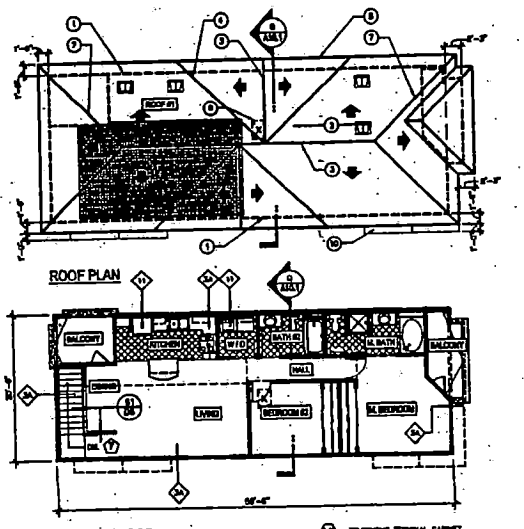
JOB NO. 04-020
DATE OCTOBER 26, 2004
SCALE 1/8" = 1'-0"
SHEET NO. A5.7

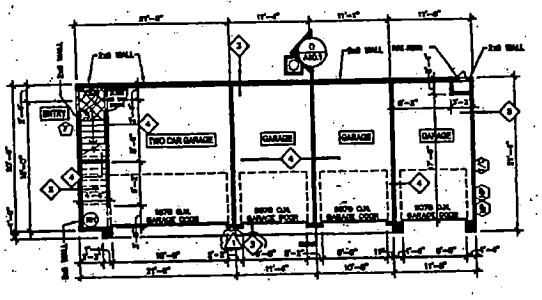
BUILDING TYPE 7
EXTERIOR ELEVATIONS

VAR-5547
12/16/04 PC









SECTION KEY NOTES:

1. CONCRETE SLAB PER STRUCTURAL
2. PREFAB WOOD TRUSS – SEE STRUCTURAL
3. BEAM PER STRUCTURAL
4. TYPICAL FASCIA – SEE DETAIL 22/D2
5. CONCRETE TILE ROOF
6. STUCCO SYSTEM – SEE DET 3/T01
7. OSB SHEATHING PER STRUCTURAL
8. FINISHED GRADE MIN. 6" BELOW FIN. FLR.
9. FOUNDATION SYSTEM PER STRUCTURAL
10. PURE-DOWN AT +6'-0" A.F.F. – SEE DETAIL 19/D2.
11. R-30 BATT INSULATION @ ROOF
12. R-11 BATT INSULATION @ WALLS
13. R-19 BATT INSULATION @ FLOOR
14. LINE OF WALL BEYOND
15. REFER TO LANDSCAPE PLANS FOR CONFIRMATION OF HARDSCAPE
16. ALUMINUM WINDOW – SEE EXTERIOR ELEVATIONS

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2383
2. STUCCO SYSTEM – SEE DETAIL 3/T01
3. STUCCO JOINTS
4. STUCCO FASCIA, SEE DETAIL 22/D2
5. SCUPPER – SEE DETAIL 47/D4
6. SECTIONAL OVERHEAD GARAGE DOOR
7. STUCCO POP-OUT – SEE DETAIL 44/D4
8. SINGLE LITE FRENCH DOOR.
9. STUCCO JOINTS.
10. GLASS BLOCK WINDOW
11. ALUMINUM WINDOW.
12. PATIO/BALCONY RAIL – SEE DETAIL 46/D5 AND 55/D5
13. DECORATIVE STUCCO ARCH. SEE DETAIL 19/D2.
14. 8 PANEL ENTRANCE DOOR.
15. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 56/D6 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. ALL WORK/IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK/IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION

ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY AND ENVIRONMENTAL LAWS).

2. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR STUCCO SYSTEM SEE DETAIL 3/T01
5. HORIZONTAL CONTROL JOINTS @ FINISH FLOOR LINE AND VERTICAL CONTROL JOINTS @ 20'-0" O.C. – TYPICAL AT ALL EXTERIOR ELEVATIONS

ROOF PLAN KEY NOTES

1. LINE OF WALL BELOW
2. CONCRETE ROOF TILE – TYPE "S" – I.C.B.O. #2626 OR 4Q FD.T.
3. RIDGE – SEE DETAIL 34/D3
4. VALLEY – SEE DETAIL 35/D3
5. TYPICAL FASCIA – SEE DETAIL 22/D2.
6. LOCATION OF BRAKESHP AT ATTIC AND AT FLOOR/CEILING SPACE – SEE DETAIL 1/D1, 2/D1, 4/D1, 5/D1 & 12/D2.
7. HIP – SEE DETAIL 34/D3.
8. ATTIC ACCESS PANEL – SEE DETAIL 37/D4
9. PROVIDE 24" WIDE, 3/4" THK. PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS W/ 36" WIDE WORK PLATFORM.
10. LINE OF ROOF BELOW.

BUILDING PLAN NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A3.4, A3.7, A3.10, A3.12, A3.16, A3.19, A3.21, A3.25.
2. BWB TO FACE OF STUD U.N.O.
3. SELF CLOSING, TIGHT FITTING SOLID WOOD DOOR 1 3/4" (35mm) IN THICKNESS OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C PER 2003 I.B.C. SECTION 714.3.3

BUILDING PLAN SYMBOL SCHEDULE

- INDICATES ONE HOUR SEPARATION WALL
- SEE SHEET T01 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES.
- VAULTED CEILING
- STAIR TYPE – SEE SHEET 1.3.1

ROOF PLAN NOTES

1. GRAVITYBOX SHALL BE CONTINUED TO UNDER SIDE OF ROOF SHEATHING INCLUDING BUILT-UP CRICKETS, AND TO FACE OF EXTERIOR WALL & OVERHANG.
2. ATTIC VENTILATION IS REQUIRED, REFER TO CALCULATIONS THIS SHEET.
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
4. SEE SECTIONS FOR ADDITIONAL HEIGHTS.
5. CONCRETE ROOF TILE – TYPE "S" – I.C.B.O (ER-3626 WITH BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
6. TYPICAL ROOF SLOPE @ 4:12.
7. ROOF OVERHANGS SHALL BE 1'-0" U.N.O.
8. SAW CUT ROOF TILE AT VALLEYS – TYP

ROOF PLAN SYMBOL SCHEDULE

- INDICATES DRAFTSTOPS AT ATTIC AND FLOOR/CEILING – SEE DETAIL 1/D1 & 2/D1
- INDICATES DORMER VENT SEE DETAIL 35/D3
- CONDENSER UNIT– SEE MECHANICAL PLANS FOR EXACT LOCATION
- DIRECTION OF DOWNWARD SLOPE AND 4/12 PITCH
- ATTIC SCUTTLE – SEE DETAIL 37/D4
- DIRECTION OF 2/12 VAULTED CEILING

NOTE:

- SEE SHEET T01 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES.

EXTERIOR COLOR SCHEDULE:

(A) ROOF TILE	EAGLE ROOFING EAC 7646 "MARKET RANGE"
(B) BOXES, GUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	SW "CHIPPENDALE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	SW "MALE VILLAGE"
(D) PRIMARY STUCCO	SW "SANTALUCIA TAN"
(E) SECONDARY STUCCO & GARAGE DOORS	SW "HERMOSA TEA"
(F) FIELDSTONE ACCENT	EL DORADO STONE FIELDSTONE "MEDELLA OVER GROUT"

BUILDING AREA (GROSS)

FIRST FLOOR:	1,121 S.F.
SECOND FLOOR	1,848 S.F.
TOTAL:	2,969 S.F.

ROOF VENTILATION CALCULATIONS

ROOF AREA (S.F.) X ▦ = REQUIRED VENT AREA (S.I.)

ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED		
			FLAT VENT	DORMER VENT	TOTAL PROVIDED
ROOF 1	1986	617	–	(6) X 110	660

ROOF VENTILATION CALCULATIONS NOTES:

1. DORMER VENT – 23 X 33 (760 VENT AREA @ 110 S.I.) AS MANUFACTURED BY GENERAL METAL MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)

biltform architecture group of nevada, inc.
1220 east sahara blvd., suite 101
phone: (702) 369-1616

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

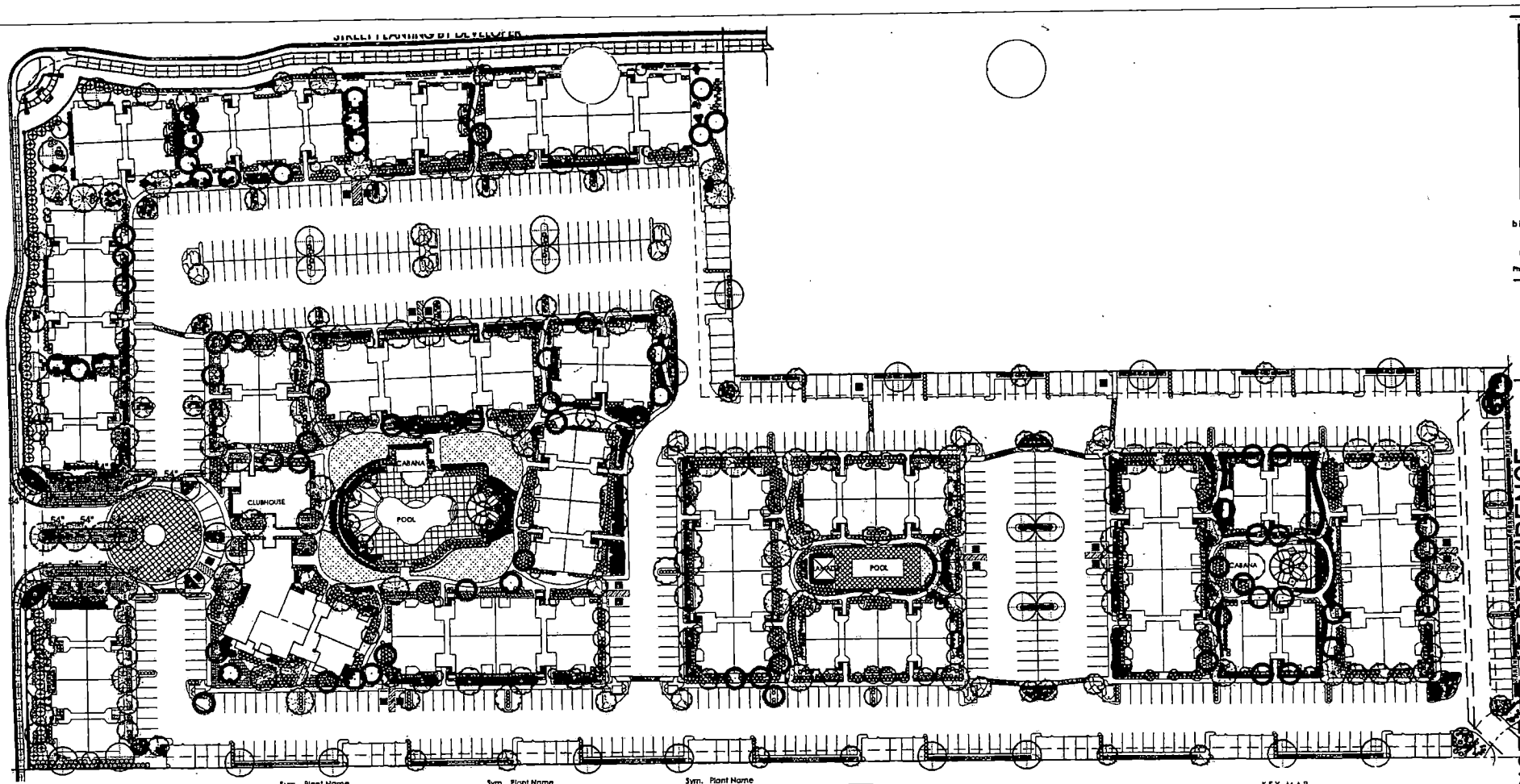
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 277-4444 FAX: (602) 265-1555

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
6	-
JOB NO:	04-022
DATE:	OCTOBER 26, 2004
SCALE:	1/8" = 1'-0"
SHEET NO:	A6.1

LOFT - BUILDING TYPE 8
BUILDING ROOF PLAN, ELEVATIONS AND SECTION C

VAR-5547
12/16/04 PC

DSN ARCHITECTURE\2004 Projects\04-022 Cliffs Edge\CD\PLAN\L-LOFT-BLDG8.dwg, 10/26/2004 04:33:18 PM, Cary Gill



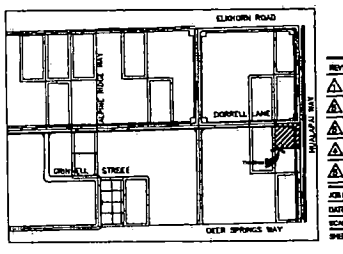
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	3	
	Chitalpa tashkentensis Chitalpa	36" unless noted	21	
	Cupressus sempervirens Italian Cypress	36" unless noted	46	
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	22	
	Pinus eldarica 'Afghan' Afghan Pine	36" unless noted	55	
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	43	
	Pinus elderica Mondel Pine	36" unless noted	73	
	Pistacia chinensis Chinese Pistache	see plan	18	
	Quercus virginiana Southern Live Oak	36" unless noted	18	
	Rhus lancea Texas Mountain Laurel	36" unless noted	33	
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	82	
	Callistemon rallistemon Red Ferry Bushe	5 gal.	6	
	Cistus purpureus Little Leaf Cistus	5 gal.	44	
	Cotoneaster glaucophyllus lucidus Bright Red Cotoneaster	5 gal.	155	
	Elaeagnus pungens Silverberry	15 gal.	297	
	Ericameria laricifolia	1 gal.	4	
	Euonymus Trailing Euonymous	1 gal.	388	
	Euonymus japonicus Bay Leaf Euonymus	5 gal.	128	
	Hymenocallis occidentalis Angel's Daisy	1 gal.	4	
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	63	
	Photinia fraseri Fraser's Photinia	15 gal.	424	
	Rhaphiolepis indica Indian Hawthorn	5 gal.	374	
	Salvia celestina Chapparal Sage	5 gal.	14	
	Salvia greggii Red Salvia	5 gal.	7	
	Xylosma congestum 'compacta' Xylosma	5 gal.	454	
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	27	
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	284	
	Yucca baccata Banana Yucca	15 gal.	20	
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	145	
	Baileya multiradiata Desert Marigold	1 gal.	313	
	Convolvulus cneorum Bush Morning Glory	1 gal.	61	
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	279	
	Gazania hybrid Fb	1 gal.	318	
	Hemerocallis Dan Ute	1 gal.	73	
	Lantana montevidensis Purple Trailing Lantana	1 gal.	85	
	Lantana 'New Gold' New Gold Lantana	1 gal.	838	
	Pyracantha fortuneana 'Red 50' Red 50 Pyracantha	5 gal.	1074	
	Rosmarinus officinalis Rosemary	1 gal.	478	
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	1374	
	Verbena goodingii Goodding Verbena	1 gal.	776	
	Verbena pulchella	1 gal.	298	
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	40	
	Rosa banksiae Trailing Rosemary	5 gal.	4	
	Annuals	433 Sq. Ft.		
	Turf	77445q. Ft.		

Inert materials

Crushed Granite, Size: TBD, Color: TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

Scale: .1" = 40'-0"

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform architecture group of nevada, inc.

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-5444 FAX (602) 265-1808

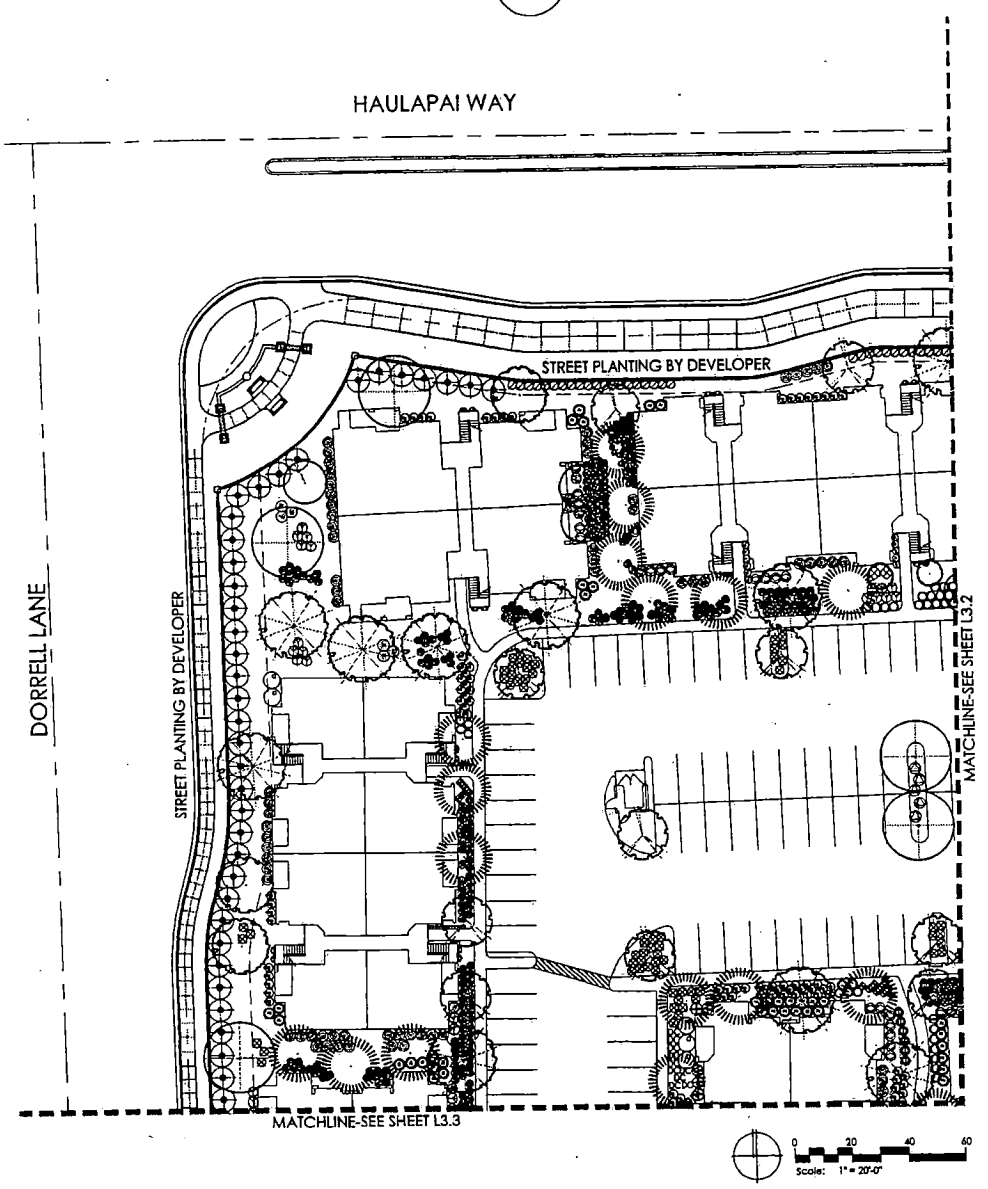
REVISIONS:	
1	SECOND SUBMITTAL
2	-
3	-
4	-
5	-

JOB NO: 04-057
DATE: OCTOBER 28, 2004
SCALE: 1"=40'-0"
SHEET NO:

L3.0
Planting

© BILTFORM ARCHITECTURE GROUP, INC.

VAR-5547
12/16/04 PC



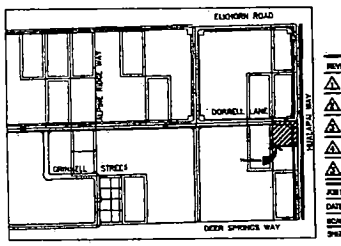
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	-
	Chilopsis linearis cv. Chitalpa	36" unless noted	21	-
	Cupressus sempervirens Italian Cypress	36" unless noted	46	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	22	-
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	36" unless noted	55	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	42	-
	Pinus eldarica Afghan Pine	36" unless noted	75	-
	Pistacia chinensis Chinese Pistache	see plan	15	-
	Quercus virginiana Southern Live Oak	36" unless noted	10	-
	Ulmus parvifolia 'Emer II' Allee® Lacebark Elm	36" unless noted	33	-
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	67	-
	Callistemon citrinus Red Pen. Duplex	5 gal.	8	-
	Carissa macrophylla Little Leaf Carissa	5 gal.	44	-
	Cotoneaster glaucophyllus Bright Bead Cotoneaster	5 gal.	132	-
	Dalea frutescens Black Dalea	5 gal.	19	-
	Elaeagnus x ebbingei Silverberry	15 gal.	297	-
	Eriocephalus africanus	1 gal.	6	-
	Euonymus Trailing Euonymus	1 gal.	388	-
	Euonymus japonica Bi-Color Euonymus	5 gal.	328	-
	Hymenocallis occidentalis Angelita Daisy	1 gal.	4	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	18	-
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.	63	-
	Photinia fraseri Fraser's Photinia	15 gal.	424	-
	Rhaphiolepis indica Indian Hawthorn	5 gal.	374	-
	Salvia clevelandii Chaparral Sage	5 gal.	14	-
	Salvia greggii Red Salvia	5 gal.	7	-
	Xylosma congestum 'Compacta' Xylosma	5 gal.	434	-
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	27	-

Sym.	Plant Name			
	Muhlenbergia rigens 'Regal Mist' Regal Mist Deer Grass	5 gal.	254	-
	Yucca baccata Banana Yucca	15 gal.	20	-
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	149	-
	Baileya multiradiata Desert Marigold	1 gal.	315	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	69	-
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	279	-
	Dietes bicolor Iris	1 gal.	218	-
	Hemerocallis Day Lily	1 gal.	73	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	83	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	528	-
	Pennisetum setaceum 'Red Riff' Red Riff Pyracantha	5 gal.	1024	-
	Rosmarinus officinalis Rosemary	1 gal.	476	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2376	-
	Verbena gooddingii Goodding Verbena	1 gal.	278	-
	Verbena peruviana	1 gal.	258	-
Vines				
	Gelsemium sempervirens Carolina Jasmine	5 gal.	40	-
	Rosa banksiae Trailing Rosemary	5 gal.	4	-
	Shrub/Groundcover		435 Sq. Ft.	
	Turf		27440 Sq. Ft.	

Inert materials

Crushed Granite, Size TBD, Color TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform architecture group of nevada, inc.
1220 east silver reef | suite 101
phoenix | arizona 85014
Phone 602.263.0800 Fax 602.230.0829

PICERNE AT PROVIDENCE
Rental Apartment Community
Clark County, Nevada

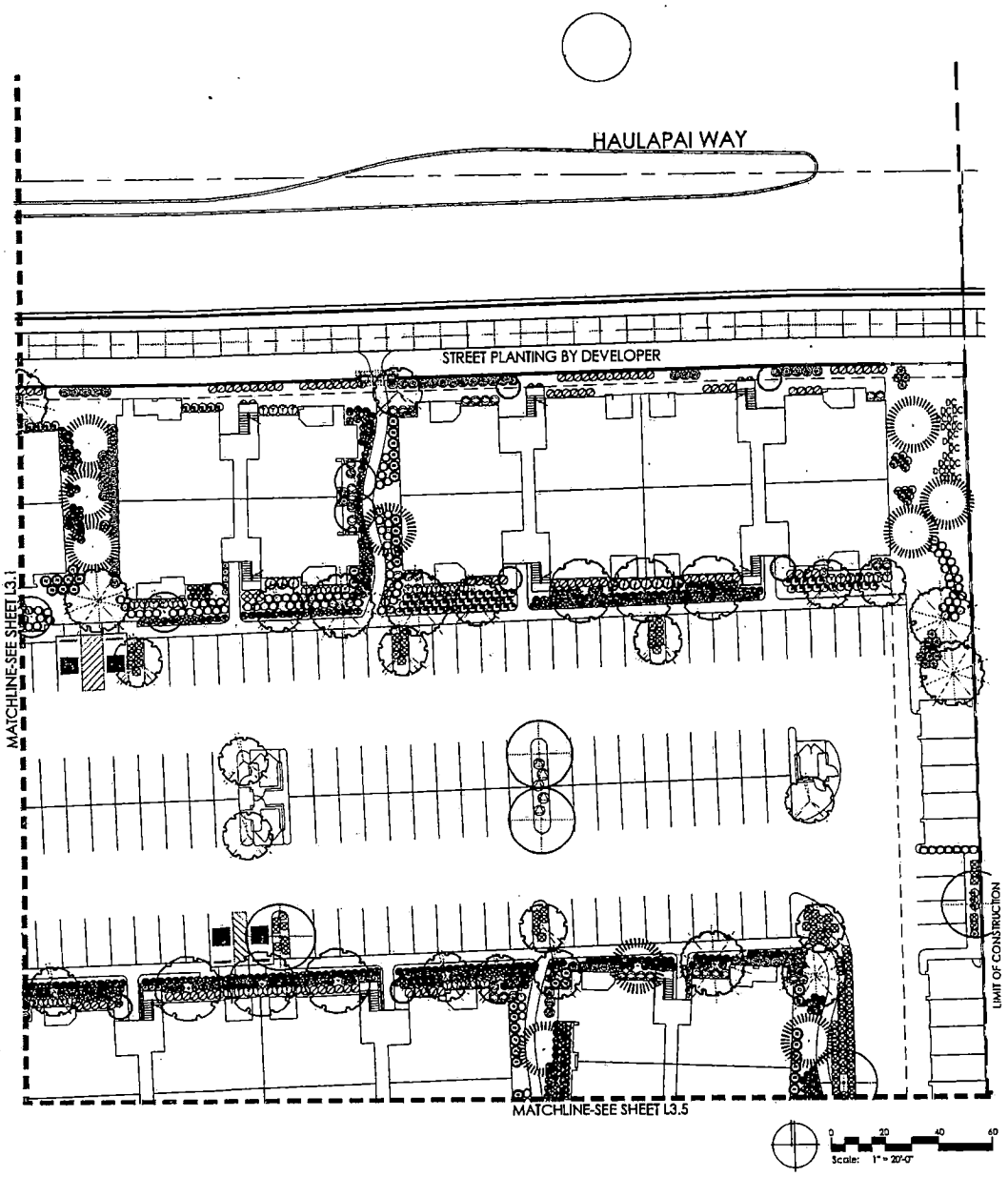
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-6604 FAX: (602) 265-1665

REVISIONS:	
1	SECOND SUBMITTAL
2	-
3	-
4	-
5	-
JOB NO:	04-027
DATE:	OCTOBER 28, 2004
SCALE:	1"=20'-0"
SHEET NO:	

L3.1
Planting

© BILTFORM ARCHITECTURE GROUP, INC.

VAR-5547
12/16/04 PC



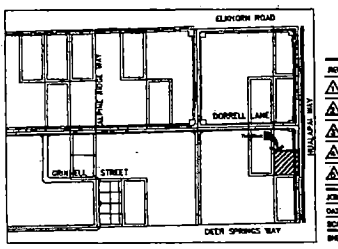
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	3	-
	Chilopsis linearis Chilopsis	36" unless noted	21	-
	Cupressus sempervirens Italian Cypress	36" unless noted	46	-
	Pistacia lentiscus 'Rio Grande' Rio Grande Pistache	36" unless noted	22	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	55	-
	Pinus eldarica Afghan Pine	36" unless noted	43	-
	Pistacia chinensis Chinese Pistache	36" unless noted	73	-
	Quercus virginiana Southern Live Oak	see plan	16	-
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	10	-
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	41	-
	Callistemon viminalis Red Pain, Dwarf	5 gal.	8	-
	Carolia perrybella Little Leaf Carolia	5 gal.	66	-
	Chaenomeles speciosa 'Texas Scarlet' Texas Scarlet Flowering Quince	5 gal.	122	-
	Dalea frutescens Black Dalea	5 gal.	19	-
	Eriogonum crocifolium Shortstem	1 Gallon	397	-
	Eriocoma lanuginosa	1 gal.	4	-
	Euonymus Trailing Euonymus	1 gal.	388	-
	Euonymus japonica Evergreen Euonymus	5 gal.	525	-
	Hymenoxys acaulis Angelita Daisy	1 gal.	4	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	15	-
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	63	-
	Photinia fraseri Fraser's Photinia	15 gal.	424	-
	Rhaphiolepis indica Indian Hawthorn	5 gal.	374	-
	Salvia clevelandii Chaparral Sage	5 gal.	16	-
	Salvia greggii Red Sage	5 gal.	7	-
	Tulbaghia violacea 'Variegata' Society Garlic	5 gal.	434	-
Accents/Cacti				
	Nolina bigelovii Bigelow Nolina	5 gal.	37	-

Sym.	Plant Name			
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	284	-
	Yucca baccata Banana Yucca	15 gal.	20	-
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	149	-
	Baileya multiradiata Desert Marigold	1 gal.	313	-
	Convolvulus cneorum Bush Morning Glory	1 gal.	89	-
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	379	-
	Drosanthemum hispidum Ice Plant	1 gal.	218	-
	Hesperaloe parviflora Red Yucca	1 gal.	73	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	53	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	329	-
	Pennisetum setaceum 'Red Riding Hood' Red Fountain Grass	5 gal.	1224	-
	Rosmarinus officinalis Rosemary	1 gal.	478	-
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2374	-
	Verbena gooddingii Goodding Verbena	1 gal.	378	-
	Verbena 'Pulchella'	1 gal.	252	-
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	40	-
	Rosa banksiae Trailing Rosemary	5 gal.	4	-
	Asphalt	423 Sq. Ft.		
	Turf	77445± Sq. Ft.		

Inert materials

Crushed Granite, Size TBD, Color TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

billform architecture group of nevada, inc.
1210 [illegible], suite 101
[illegible], Nevada 89014
Phone 452.385.0000 Fax 452.765.0720

REGISTERED LANDSCAPE ARCHITECT BRETT N. ANDERSON 540 STATE OF NEVADA EXP. 6/30/06

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-5444 FAX: (602) 266-1005

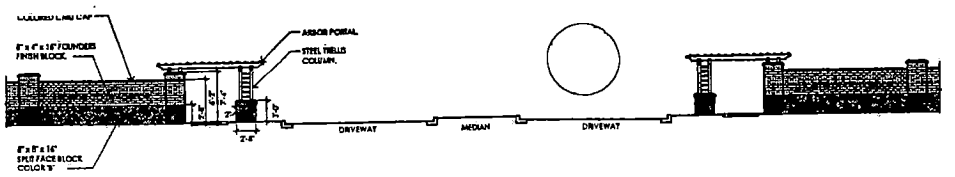
ADVISORY	
1	SECOND SUBMITTAL
2	-
3	-
4	-
5	-

JOB NO: 04-08
DATE: OCTOBER 29, 2004
SCALE: 1"=20'-0"
SHEET NO:

L3.2 Planting

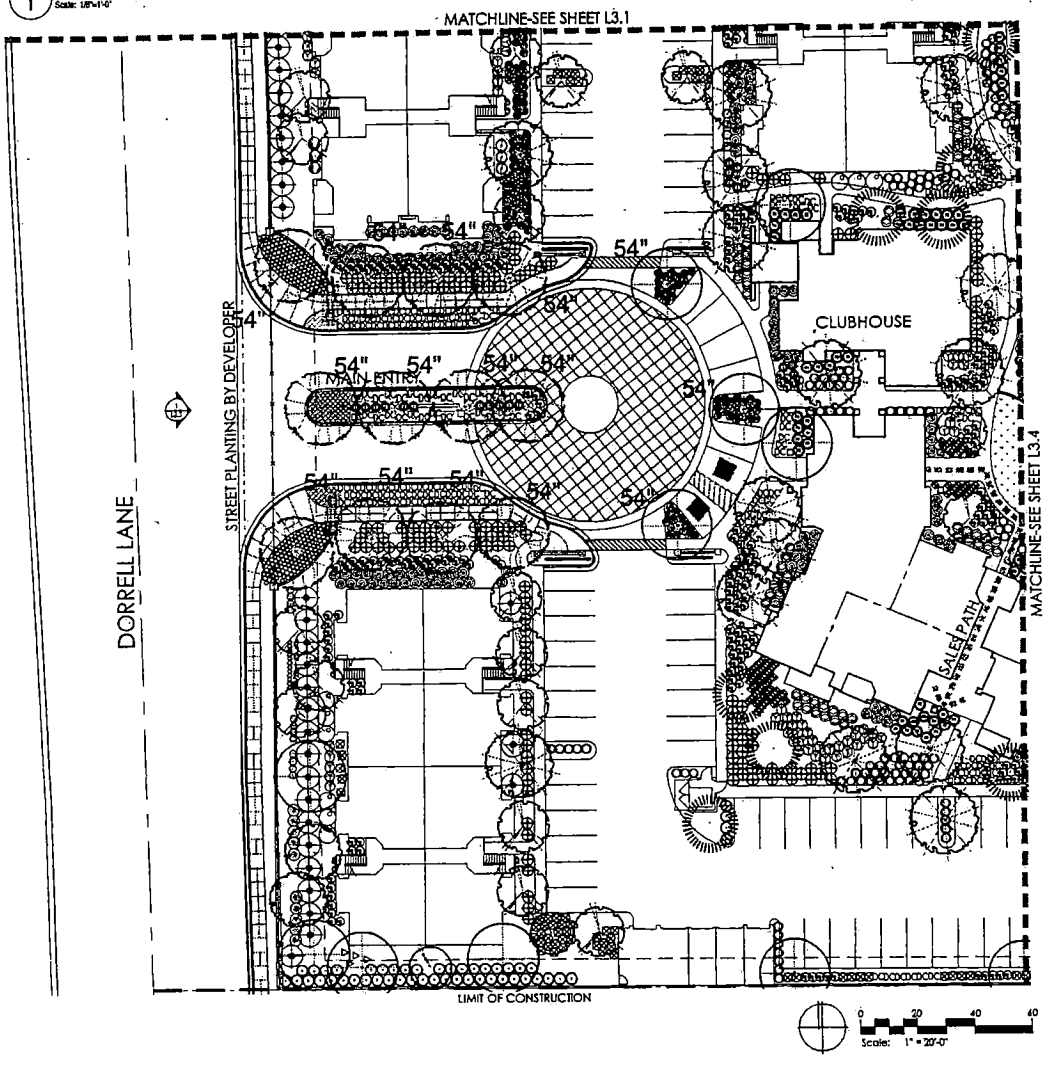
© BILLFORM ARCHITECTURE GROUP, INC.

VAR-5547
12/16/04 PC



1 Entry Wall Elevation

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

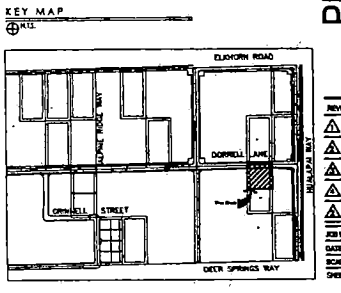


Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	3	
	Chilopsis linearis Chitalpa	36" unless noted	31	
	Cupressus sempervirens Italian Cypress	36" unless noted	44	
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	32	
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	36" unless noted	33	
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	45	
	Pinus eldarica Afghan Pine	36" unless noted	73	
	Pistacia chinensis Chinese Pistache	see plan	16	
	Quercus virginiana Southern Live Oak	36" unless noted	10	
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	33	
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	43	
	Callistemon viminalis Red Hairy Bottle	5 gal.	8	
	Carex perrotetii Little Leaf Carex	5 gal.	44	
	Caesalpinia gilliesii/pulcherrima Bright Bead Caesalpinia	5 gal.	102	
	Dalea frutescens Black Dalea	5 gal.	19	
	Eleagnus ebbingei Silverberry	15 gal.	397	
	Eriobotrya deflexa	1 gal.	6	
	Euonymus Trailing Euonymus	1 gal.	366	
	Euonymus japonica Bon Lead Euonymus	5 gal.	378	
	Hymenocallis acutifolia Angel's Daisy	1 gal.	4	
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	46	
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	43	
	Photinia fraseri Fraser's Photinia	15 gal.	424	
	Rhaphiolepis x indica Indian Hawthorn	5 gal.	372	
	Salvia microphylla Chaparral Sage	5 gal.	14	
	Salvia greggii Red Sage	5 gal.	7	
	Xylosma congestum 'Compacta' Xylosma	5 gal.	454	
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	77	

Sym.	Plant Name			
	Hesperaloe funifera 'Regal Title' Regal Title Deer Grass	5 gal.	264	
	Yucca baccata Banana Yucca	15 gal.	20	
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	149	
	Baileya multiradiata Desert Marigold	1 gal.	315	
	Convolvulus cneorum Bush Morning Glory	1 gal.	68	
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	279	
	Dimorphotheca Mix	1 gal.	318	
	Hymenocallis Daylily	1 gal.	73	
	Lantana montevidensis Purple Trailing Lantana	1 gal.	53	
	Lantana 'New Gold' New Gold Lantana	1 gal.	828	
	Pennisetum setaceum 'Red Ely' Red Elf Pennisetum	5 gal.	1024	
	Rosmarinus officinalis Rosemary	1 gal.	476	
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2374	
	Verbena gooddingii Gooddings Verbena	1 gal.	278	
	Verbena peruviana	1 gal.	258	
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	40	
	Rosa banksiae Trailing Rosemary	5 gal.	4	
	Annuals	423 Sq. Ft.		
	Turf	77446 Sq. Ft.		

Inert materials

Crushed Granite, Size 780, Color 780. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".



biltform architecture group of nevada, inc.
1339 west horizon ridge, suite 101
henderson, nevada 89014
Phone: 702.990.8200 Fax: 702.990.8208

TIMOTHY G. BOYLE REGISTERED LANDSCAPE ARCHITECT BRETT H. ANDERSON 540 STATE OF NEVADA

PICERNE AT PROVIDENCE

Rental Apartment Community

Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-5404 FAX: (602) 265-1808

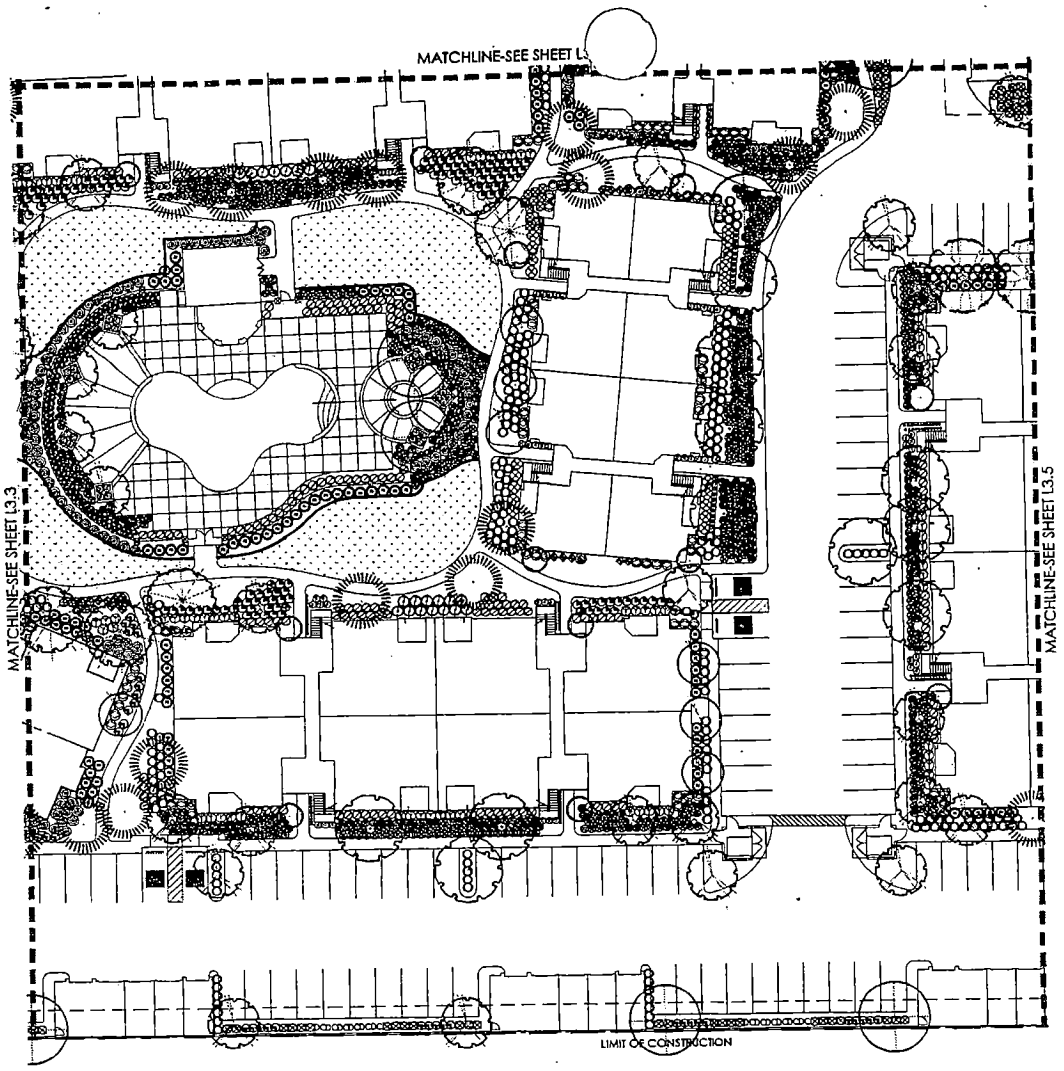
REVISIONS:
1 SECOND SUBMITTAL
2 -
3 -
4 -
5 -
6 -

JOB NO: 04-107
DATE: OCTOBER 28, 2004
SCALE: 1"=20'-0"
SHEET NO:

L3.3
Planting

© BILTFORM ARCHITECTURE GROUP, INC.

VAR-5547
12/16/04 PC



Scale: 1" = 20'-0"

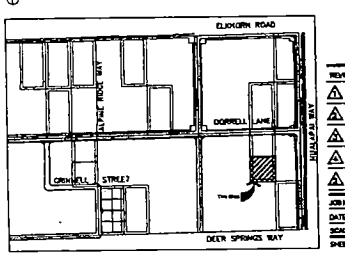
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	3	
	Chilopsis linearis Chilopsis	36" unless noted	21	
	Cupressus sempervirens Italian Cypress	36" unless noted	46	
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	36" unless noted	22	
	Fraxinus velutina 'Fan-Tex' Fan-Tex Ash	36" unless noted	53	
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	43	
	Pinus eldarica Afghan Pine	36" unless noted	73	
	Pistacia chinensis Chinese Pistache	see plan	16	
	Quercus virginiana Southern Live Oak	36" unless noted	18	
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	53	
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	42	
	Callistemon viminalis Red Fan Flower	5 gal.	8	
	Cordia boissieri Texas Wild Olive	5 gal.	64	
	Cotoneaster glaucophyllus Bright Bead Cotoneaster	5 gal.	122	
	Dalea frutescens Black Dalea	5 gal.	19	
	Eleagnus ebbingei Ebbingei	15 gal.	397	
	Eriocoma lanuginosa	1 gal.	4	
	Euonymus Trailing Euonymus	1 gal.	388	
	Euonymus japonica Bert Best Euonymus	5 gal.	528	
	Hymenoxys acaulis Angel a Dairy	1 gal.	4	
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	
	Leucophyllum frutescens 'Compacta' ITH Compact Texas Ranger	5 gal.	42	
	Photinia fraseri Fraser's Photinia	15 gal.	424	
	Rhaphiolepis indica Indian Hawthorn	2 gal.	374	
	Salvia chamaedryoides Chapon d Sage	5 gal.	14	
	Salvia greggii Red Salvia	5 gal.	7	
	Xylosma congestum 'Compacta' Xylosma	5 gal.	434	
Accents/Cacti				
	Nolina texana Bed Nolina	5 gal.	27	

Sym.	Plant Name			
	Dasylirion wheeleri Regal Mist Desert Spoon	5 gal.	384	
	Yucca baccata Banana Yucca	15 gal.	30	
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	149	
	Baileya multiradiata Desert Marigold	1 gal.	315	
	Convolvulus cneorum Bush Morning Glory	1 gal.	69	
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	379	
	Dianella tasmanica Flax	1 gal.	218	
	Hemerocallis Dary Lily	1 gal.	75	
	Lantana montevidensis Purple Trailing Lantana	1 gal.	53	
	Lantana 'New Gold' New Gold Lantana	1 gal.	528	
	Pyracantha koidzumii 'Red Elf' Red Elf Pyracantha	5 gal.	1024	
	Rosmarinus officinalis Rosemary	1 gal.	478	
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	7374	
	Verbena gooddingii Goodding Verbena	1 gal.	378	
	Verbena Pefolella	1 gal.	258	
Vines				
	Gelsemium sempervirens Carolina Jessamine	3 gal.	40	
	Rosmarinus officinalis Trailing Rosemary	5 gal.	4	
	Annuals		425 Sq. Ft.	
	Turf		77445 Sq. Ft.	

Inert materials

Crushed Granite, Size: TBD, Color: TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform architecture group of nevada, inc.
1228 [illegible], suite [illegible]
phoenix, arizona 85016
Phone: 602.265.1500 Fax: 602.265.1520

EXP. 6/30/06
REGISTERED LANDSCAPE ARCHITECT
BRENT H. ANDERSON
540
STATE OF NEVADA

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-5444 FAX: (602) 265-1800

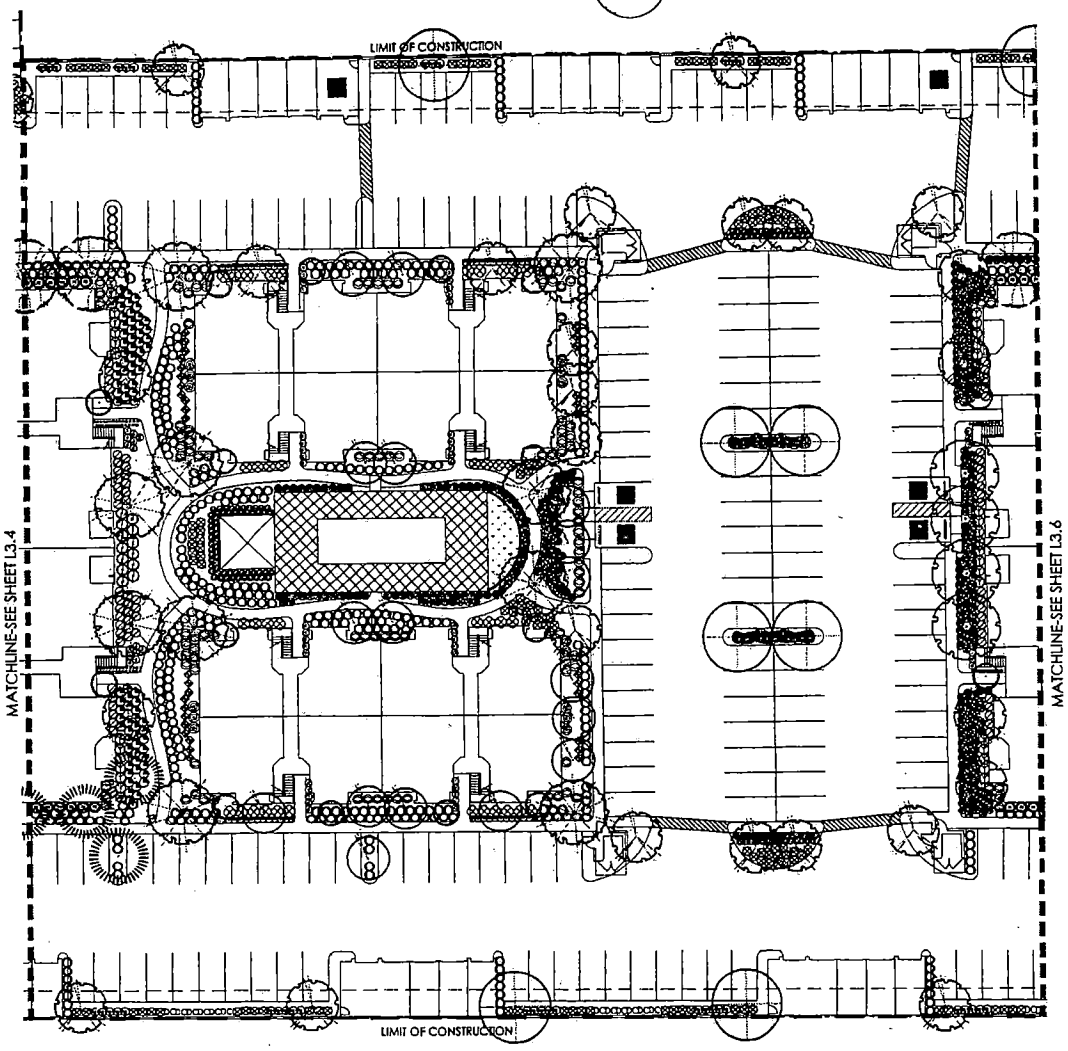
REVISIONS:	
1	SECOND SUBMITTAL
2	-
3	-
4	-
5	-

JOB NO: 04-057
DATE: OCTOBER 28, 2004
SCALE: 1"=20'-0"
SHEET NO:

L3.4 Planting

© BILTFORM ARCHITECTURE GROUP, INC.

VAR-5547
12/16/04 PC





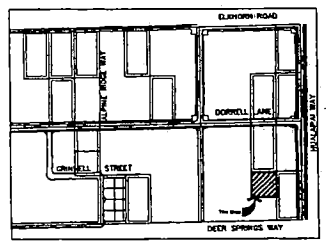
Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	
	Chilopsis linearis Chilopsa	36" unless noted	21	
	Cupressus sempervirens Italian Cypress	36" unless noted	46	
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	36" unless noted	22	
	Fraxinus velutina 'Rio Grande' Fan-Tex Ash	36" unless noted	55	
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	43	
	Pinus Mugo Mondell Pine	36" unless noted	73	
	Pinus eldarica Chinese Pistache	see plan	16	
	Quercus virginiana Southern Live Oak	36" unless noted	10	
	Quercus wislizenii Texas Mountain Laurel	36" unless noted	53	
Shrubs				
	Buxus microphylla Japanese Boxwood	1 gal.	62	
	Caliandra californica Red Fairy Duster	3 gal.	8	
	Carissa grandiflora Little Leaf Carissa	5 gal.	66	
	Chamaerops glaucophylla Bright Seed Cotoneaster	5 gal.	122	
	Dalea frutescens Black Dalea	3 gal.	19	
	Eleagnus ebbingei Silverberry	15 gal.	397	
	Eriobotrya deflexa	1 gal.	4	
	Euonymus Trailing Euonymous	1 gal.	368	
	Euonymus japonica Sun Leaf Euonymus	3 gal.	525	
	Hymenocallis acrosilla Angelita Daisy	1 gal.	4	
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	3 gal.	48	
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.	43	
	Phoenix canariensis Queen's Pradise	15 gal.	434	
	Rhaphiolepis indica Indian Hawthorn	5 gal.	374	
	Salvia chamaedrioides Chaparral Sage	3 gal.	14	
	Salvia greggii Red Salvia	1 gal.	7	
	Xylosma congestum 'compacta' Xylosma	3 gal.	434	
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	3 gal.	37	

Sym.	Plant Name			
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.	264	
	Yucca baccata Banana Yucca	15 gal.	30	
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	149	
	Baileya multiradiata Desert Marigold	1 gal.	315	
	Convolvulus cneorum Bush Morning Glory	1 gal.	69	
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	379	
	Dasylirion bracteatum	1 gal.	218	
	Hemerocallis Day Lily	1 gal.	73	
	Lantana montevidensis Purple Trailing Lantana	1 gal.	53	
	Lantana 'New Gold' New Gold Lantana	1 gal.	328	
	Pyracantha koidzumii 'Red Elf' Red Elf Pyracantha	5 gal.	1024	
	Rosmarinus officinalis Rosemary	1 gal.	478	
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2374	
	Verbena gooddingii Goodding Verbena	1 gal.	276	
	Verbena Peluvida	1 gal.	258	
Vines				
	Gelsemium nitidum Carolina Jasmine	5 gal.	40	
	Rosa banksiae Trailing Rosemary	5 gal.	4	
	Annuals	4393 sq. ft.		
	Turf	77446 sq. ft.		

Inert materials

Crushed Granite, Size: TBD, Color: TBD. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture|community design

billform architecture group of nevada, inc.
1220 east warm road - suite 101
phoenix, arizona 85014
Phone: 602.265.5220 Fax: 602.265.5225

billform architecture

REGISTERED LANDSCAPE ARCHITECT BRETT H. ANDERSON 540 STATE OF NEVADA

PICERNE AT PROVIDENCE

Rental Apartment Community

Clark County, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-4444 FAX: (602) 265-1805

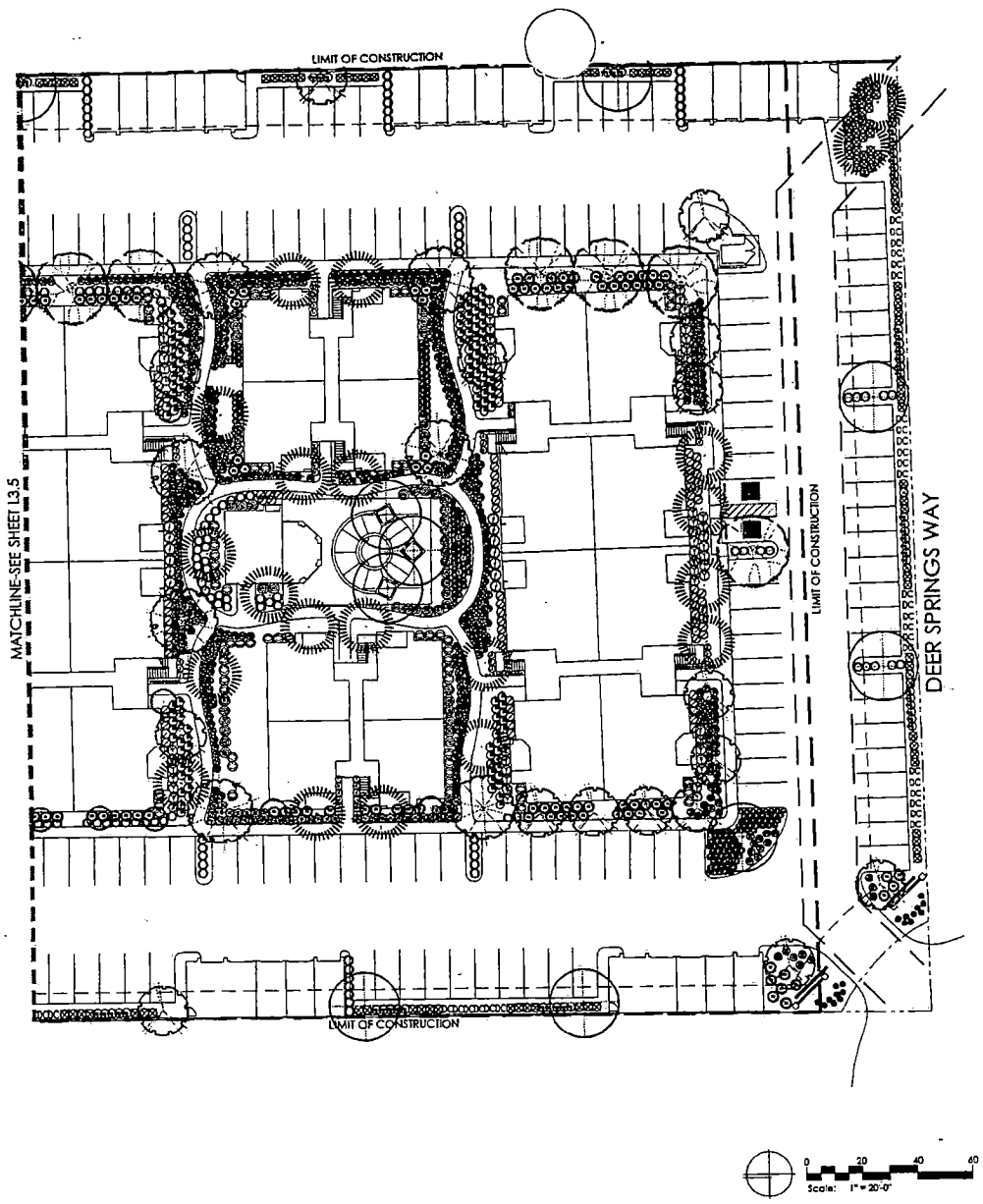
REVISIONS:
1 SECOND SUBMITTAL
2 -
3 -
4 -
5 -

JOB NO: 04-087
DATE: OCTOBER 28, 2004
SCALE: 1"=20'-0"
SHEET NO:

L3.5 Planting

© BILTFORM ARCHITECTURE GROUP, INC.

VAR-5547
12/16/04 PC

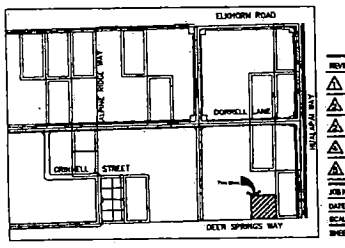


Sym.	Plant Name			
Trees				
	Acacia smallii Sweet Acacia	36" unless noted	5	
	Chitalpa tashkentensis Chitalpa	36" unless noted	21	
	Cupressus sempervirens Italian Cypress	36" unless noted	44	
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	22	
	Fraxinus velutina 'Rio Grande' Fan-Tex Ash	36" unless noted	55	
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	43	
	Pinus eldarica Afghan Pine	36" unless noted	73	
	Pistacia chinensis Chinese Pistache	see plan	16	
	Quercus virginiana Southern Live Oak	36" unless noted	19	
	Zephyranthes x exmouthiana Texas Mountain Laurel	36" unless noted	33	
Shrubs				
	Buxus microphylla Japonica Boxwood	1 gal.	92	
	Callistemon viminalis Red Pow. Duster	5 gal.	8	
	Carissa macrocarpa Little Leaf Carissa	5 gal.	44	
	Cassia x leptophylla Right Bead Colorwacter	5 gal.	132	
	Dalea frutescens Black Dalea	5 gal.	19	
	Elaeagnus ebbingei Elaeagnus	15 gal.	397	
	Eriogonum latifolium	1 gal.	4	
	Eremophila Trailing Bumyanut	1 gal.	388	
	Euonymus japonicus Bon Leaf Euonymus	5 gal.	328	
	Hymenoxys acaulis Angelita Daisy	1 gal.	4	
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	43	
	Photinia x fraseri Fraser's Photinia	15 gal.	434	
	Rhaphiolepis indica Indian Hawthorn	5 gal.	374	
	Salvia chamaedryoides Chaparral Sage	5 gal.	14	
	Salvia greggii Red Sal-Vio	5 gal.	7	
	Yucca x 'Hansonii' Yucca	5 gal.	434	
Accents/Cacti				
	Hesperaloe parviflora Red Hesperaloe	5 gal.	27	
	Hesperaloe engelmannii 'Regal Mist' Regal Mist Deer Grass	5 gal.	284	
	Yucca baccata Banana Yucca	15 gal.	20	
Groundcovers				
	Acacia redolens 'Low Boy' Trailing Acacia	5 gal.	149	
	Baccharis sarothroides Desert Broomweed	1 gal.	315	
	Convolvulus cneorum Bush Morning Glory	1 gal.	69	
DC	*Dalea capitata 'Sierra Gold'* Sierra Gold Dalea	1 gal.	279	
	Dianella tasmanica Flax Lily	1 gal.	516	
	Hemerocallis Day Lily	1 gal.	73	
	Lantana montevidensis Purple Trailing Lantana	1 gal.	53	
	Lantana 'New Gold' New Gold Lantana	1 gal.	536	
	Parthenocissus tricuspidata 'Red Rf' Red Rf Parthenocissus	5 gal.	1024	
	Rosmarinus officinalis Rosemary	1 gal.	478	
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	2374	
	Verbena x peuvillei Goodding Verbena	1 gal.	278	
	Verbena Pulchella	1 gal.	258	
Vines				
	Gelsemium sempervirens Carolina Jessamine	5 gal.	40	
	Rosa banksiae Trailing Fassmary	5 gal.	8	
	Annuals		425 sq. ft.	
	Turf		17446± sq. ft.	

Inert materials

Crushed Granite, size: TBD. Color: TBD
Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



GREEY|PICKETT
landscape architecture | community design

biltform
architecture

biltform architecture group of nevada, inc.

1338 [illegible] suite 101
phone : arizona 85016
Phone 602.265.1520 Fax 602.265.1529

PROFESSIONAL LANDSCAPE ARCHITECT
BRETT H. ANDERSON
540
STATE OF NEVADA

PICERNE AT PROVIDENCE

Rental Apartment Community
Clark County, Nevada

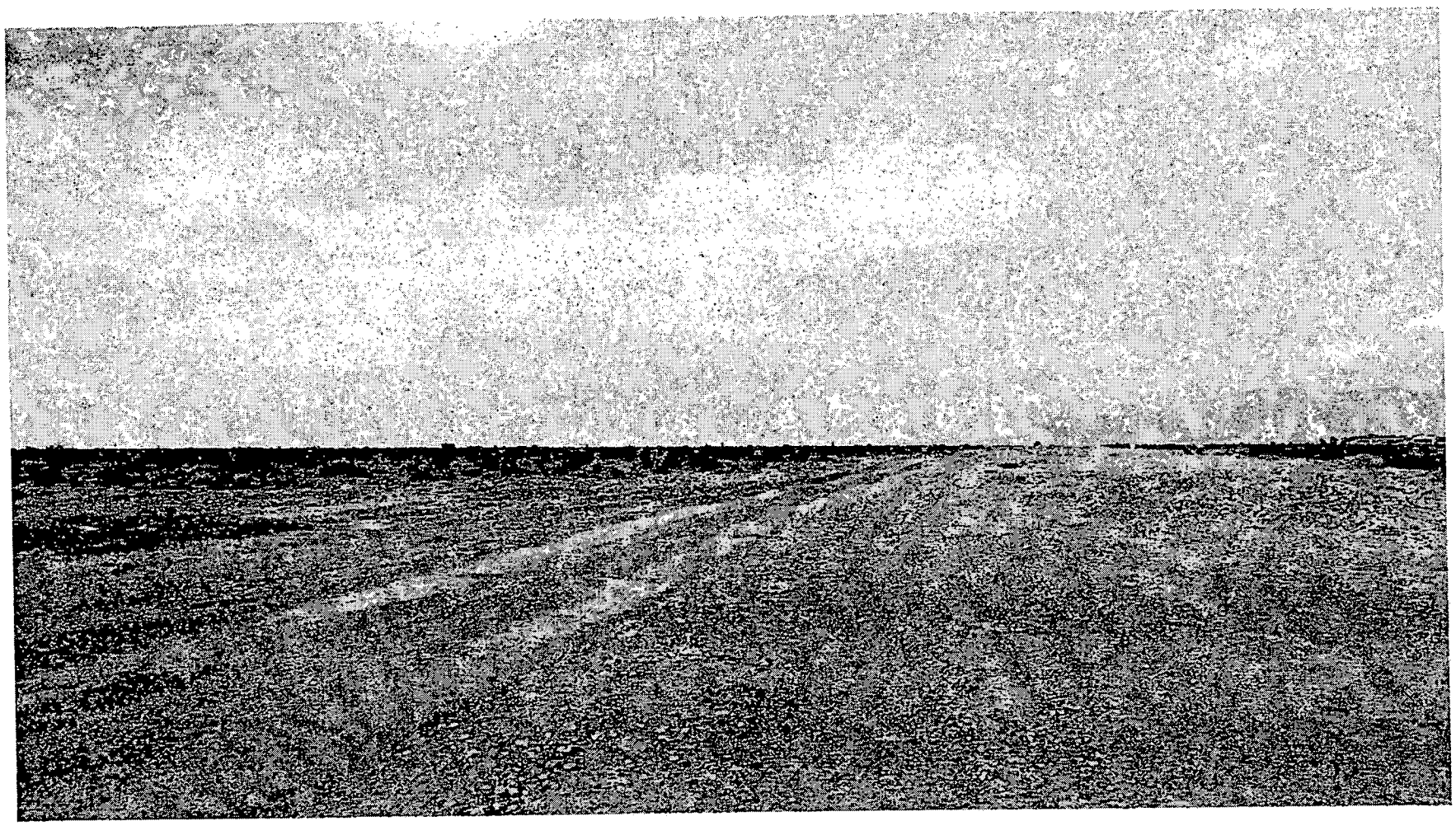
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-4444 FAX (602) 253-1888

REVISIONS:	
1	SECOND SUBMITTAL
2	-
3	-
4	-
5	-
JOB NO.	04-087
DATE:	OCTOBER 28, 2004
SCALE:	1"=20'-0"
SHEET NO.	

L3.6
Planting

© BILTFORM ARCHITECTURE GROUP, INC.

VAR-5547
12/16/04 PC



VAR-5547 - APPLICANT: PICERNE DEVELOPMENT CORPORATION - OWNER: PICERNE PROVIDENCE, LLC
SOUTHWEST CORNER OF DORRELL LANE AND HUALAPAI WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

PROVIDENCE

Master Planned Commmunity

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

November 17, 2004

RECEIVED
NOV 22 2004

Gary Leobold
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas Nevada 89101

Re: Picerne Development's Pod 125 @ Providence

Dear: Gary

This letter is in regards to Picerne Developments proposed multi-family development within the Providence Master Planned Community. The following requested deviations from the Cliff's Edge Design Guidelines have been reviewed and accepted by the Design Review Committee for the following reasons.

- A request for a deviation from the required 30' setback from the property line for a three story building to a 10' setback from the property line.

The Design Review Committee reviewed the location of the proposed deviation and determined that since the requested 10' setback is adjacent to a future Las Vegas Valley Water District facility there would be no impact to the adjacent property owner. The building still maintains the required setback from Dorrell Lane. There will not be a situation in the future where two residences will be too close together.

- A request for a deviation from the required 20' setback from the western property line for a two story building to a 0' setback from the western property line.

The Design Review Committee reviewed the location of the proposed deviation and determined that since the requested 0' setback is adjacent to a future Las Vegas Valley Water District facility there would be no impact to the adjacent property owner. The proposed buildings, in the opinion of the DRC, help to buffer against the harshness of a typical LVVWD facility.

- A request for a deviation from the required 10' setback from the property line for a one story building to a 0' setback from the eastern property line.

Submitted at Planning Commission

Date 12-16-04 Item: # 24

PROVIDENCE
Master Planned Community

The Design Review Committee reviewed the location of the proposed deviation and determined that since Picerne Development has proposed a modified roof for these garages that will not be visible from the adjacent parcel, the requested deviation is acceptable.

- A request for a deviation from the required 10' separation between buildings and parking areas to 2' to 5' (varies) separation.

The Design Review Committee reviewed the location of the proposed deviation and determined that the standard was created to prevent a situation were a motor vehicle would be within 10' of any living space. Since the living space is on the second floor, this separation is achieved. The requested deviation is acceptable.

- A request for a deviation from the residential adjacency requirements.

The Design Review Committee reviewed the location of the proposed deviation and determined that due to the additional architectural accents that Picerne Development has agreed to incorporate within the buildings along the perimeter fronting Hualapai Way and Dorrell Lane that this requested deviation is acceptable. In the opinion of the Design Review Committee an appropriately accented three story building set 30' back from the property line combined with the unlikelihood of the parcel to the south east being developed as single-family residential makes this acceptable.

Thank you,

Dave Browning
Assistant Project Manager
LANDTEK,LLC
3455 Cliff Shadows Parkway, Suite 290
Las Vegas, Nevada 89129
Phone (702)777-1221
Dbrowning@fcglv.com

To: Ann Pierce
7027967181

From: Jeff Allen
6022856600

November 5, 2004

Mr. Gary Leobold, AICP
Senior Planner
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Recommendation of Approval of
Variance to Residential Adjacency Standards
By Piceme Providence LLC

Dear Mr. Leobold:

This correspondence is to advise you that as owner representative of APN 126-24-601-013. I support the above application and recommend approval as submitted.

Specifically, I support the location of all structures adjacent APN 126-24-601-13 including residential building #7 and for a zero setback of ancillary structures numbered 8G, 9GM, 22G, 23G, 24G, 25G, 26G and 27G (see site plan for exact locations). Representatives of the applicant have provided me with materials and explanations sufficient for me to support their application.

If you have any questions regarding this recommendation of approval, please feel free to contact me at (702) 524-0589.

Sincerely,

Jeffrey Parker

WAIMEA FAMILY L P
P O BOX 371149
LAS VEGAS NV 89137-1149

Submitted at Planning Commission

Date 12-16-04 Item # 24

cc: Ms. Ann Pierce, Kummer Kaempfer Bonner & Renshaw
Mr. Jeffrey L. Allen, Piceme Development Corporation

FAXED TO
602-285-6600