City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with DAVENPORT and McSWAIN excused

To be held in abeyance to the 1/13/2005 Planning Commission meeting.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 42 [VAR-5557] and Item 43 [SDR-5556].

STEVE SWANTON, Planning & Development Department, explained that at this time, the uses that will occupy the buildings are unknown. The plan does reflect restaurant uses and those types of uses are anticipated; therefore, the applicant is calculating parking based on restaurant and retail uses for each building. Without any restaurant uses the Code requirement would be 169 spaces, which the applicant could meet. If one restaurant is included, the requirement would

MINUTES – Continued:

exceed the provided parking spaces. The applicant has added some compact spaces to improve the discrepancy.

Staff felt that it was unlikely that the development would have strictly retail uses because the plan shows restaurant uses that the design could accommodate. Because of this, the possibility of the zoning Code being met is an unlikely possibility so, staff is recommending denial of both applications. If the applications were to be approved, MR. SWANTON indicated the waivers being requested would be appropriate and acceptable.

ROGER ANDERSON, 1909 Reliza Court, explained that the site was formerly the Red Rock movie theater on Charleston Boulevard. The theater was torn down about three years ago. MR. ANDERSON stated that he intended to improve the neighborhood by constructing a 42,000 square-foot retail center on the site. He said the property was being built on spec and the uses were unknown. The applications include a request for a parking variance and MR. ANDERSON reminded the Commissioners that the Sav-On drug store across the street was recently granted the same type of variance.

MR. ANDERSON brought three-dimensional renderings of the proposed shopping center. He informed the Commissioners that he would be installing new sidewalks in front of the center, a dedicated right-turn lane as required by Nevada Department of Transportation (NDOT) and a new bus stop. The site currently has four or five ingress/egress locations that would be reduced to one, which will have a signal light that the applicant would provide. NDOT is very happy about the property having only one wide entrance.

MR. ANDERSON indicated that the neighbors are happy with the project, as is COUNCILWOMAN MONCRIEF. The Councilwoman has met with neighborhood residents to discuss the project and everyone agrees it would be a big improvement to the area. He pointed out that the site is located within the Revitalization District. MR. ANDERSON explained that the site would have custom awnings on the buildings. The sidewalk in front of the shops would be constructed with brick pavers not just concrete. There will be old-fashioned light fixtures and brick facades. The project would be unique to the area.

The project is being designed as three buildings, the inline shops and two pad sites. The inline spaces would be constructed first. MR. ANDERSON showed renderings of both pad buildings. He stated that he is currently negotiating with Washington Mutual Bank for one of the pad sites. The site looks like it could accomodate a restaurant use because of the drive thru; however, the bank is considering the drive thru to service ATM customers.

MINUTES – Continued:

MR. ANDERSON requested approval of the applications with the necessary waivers and he also asked that one condition be removed. That condition pertained to a requirement for the applicant to install a brick wall along an alleyway behind the structure. The applicant felt the wall would create a tunnel in the alleyway that would promote crime and draw homeless people. He indicated that there were individuals at the City who felt the wall would be a bad idea. CHAIRMAN TRUESDELL replied that it probably was not City staff who felt that way. MR. ANDERSON also stated that he could not agree to Condition 4 because there is an existing tavern on the site. The tavern has existed on this site for over 30 years. The owner has a ground lease and there are a few years left on that lease.

CHAIRMAN TRUESDELL asked the applicant to point out on the plan, the location of the tavern. MR. ANDERSON pointed out the location and indicated that one of the buildings could not be constructed because of the tavern being in the way. Once the tavern is relocated, the construction could commence. Until then, they would build around him. CHAIRMAN TRUESDELL confirmed with MR. ANDERSON that there are talks regarding moving the tavern into the center but nothing has been finalized yet.

RON LABAR, Labar Architecture, 10444 American Falls Lane, stated he is architect for the project. He stated the tavern, called the Rice Paddy, has approximately a year and a half left on the lease. MR. LABAR took this information into account when designing the project and the site does allow for circulation around the tavern and the site would still function. CHAIRMAN TRUESDELL asked what the affect on the net parking would be if the pads were not built out and the parking was not striped or paved out. MR. LABAR answered that the site would be over parked because there would be available parking spaces without any demand from the buildings that were not constructed. He offered that there could be additional paving and some temporary parking if necessary. MR. ANDERSON pointed out that not building the two pad sites would reduce the square footage of the center by 7,000. Because the two pad buildings have the heavy restaurant demand on them, without being built, the parking would not be an issue. CHAIRMAN TRUESDELL stated there would still be a restaurant use in the center because of the tavern. MR. ANDERSON told him the tavern is not a restaurant. The Chairman replied that it must still be treated as such.

MARGO WHEELER, Deputy Director, Planning & Development Department, clarified that Condition 4 is a statement of Code; it is not something that could be waived by the Commission. Once the existing, non-conforming tavern is demolished, the owner would have to reapply for a new Special Use Permit and license to be able to relocate the tavern on the site. CHAIRMAN TRUESDELL asked what would happen if the tavern never was demolished because it is located in the major part of the parking field.

MINUTES – Continued:

MR. LEOBOLD stated that in terms of parking spaces, of the applicant did not build the 7,000 square feet of the two pads, the parking requirement would be reduced by 28 to 30 spaces. The 2,000 square feet of the tavern requires 25 spaces so it is almost a wash.

CHAIRMAN TRUESDELL stated that he liked the idea of development along this corridor because the property has been there for a long time; however, if the development of the site is not done with the right steps, there would be a potential project approved with 50 percent of the available parking and several dead end corners. MR. LABAR suggested that by the time the project is designed, through the permitting process and civils are approved, there would not be much time left in the year and a half lease on the tavern. He felt that MR. ANDERSON was asking that Condition 4 be eliminated to accommodate the tavern owner relocating once the lease has expired. CHAIRMAN TRUESDELL stated that the Commission could not condition forward on a non-conforming use. The board could consider options in the event the tavern stayed where it exists.

MR. LABAR asked if the condition was stating that in a year and a half, the applicant could not ask to move the tavern into the center. MS. WHEELER replied that the applicant would have to apply for a brand new tavern permit and Code standards would have to be met. Once the old tavern is demolished, there would not be a tavern to move and therefore, application for a new tavern must be filed.

VICE CHAIRMAN NIGRO indicated that his interpretation of the condition language stated that once the site is redeveloped, the tavern use must be discontinued. MR. ANDERSON said that he interpreted the condition the same way. DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed that the Vice Chairman interpreted the Code correctly. MR. LABAR asked if it took a year and half to build out the back building, could the tavern remain until that construction was finished. VICE CHAIRMAN NIGRO said that once development on the project commences, the tavern use must cease. It cannot remain. MR. ANDERSON stated that when he met with staff at the City that was not the way the Code was interpreted.

VICE CHAIRMAN NIGRO then asked how the Commission was supposed to approve a Site Plan that did not reflect an existing building that is situated on the property. The Site Plan did not show the building and therefore, the ingress/egress and parking situations were not visible. This information would be valuable in the instance that the tavern use never ceases. The lease could be continued indefinitely and the Site Plan would not show that use on the property. MR. LABAR suggested a condition could be imposed that would restrict the extension of the lease. VICE CHAIRMAN NIGRO responded that he was not sure about conditioning that the use must cease when there is a legal entitlement to it.

MINUTES – Continued:

DEPUTY CITY ATTORNEY SCOTT informed the Commissioners that he attended a meeting with the applicant and at that time, MR. ANDERSON was informed that if the parcel was redeveloped or expanded, the tavern use would have to cease. MR. ANDERSON said that he did not understand the condition and Code to mean the tavern use would cease upon commencement of development. DEPUTY CITY ATTORNEY SCOTT replied that during the one-hour meeting, they had discussed options for keeping the tavern in existence. No solution was found during the meeting because under Code, there is currently no way to allow it. MR. ANDERSON said that he understood it as the tavern's redevelopment would be the trigger, not the entire site.

VICE CHAIRMAN NIGRO stated that there were confusing issues regarding the tavern and on what could be approved if the tavern were to stay. He suggested holding the item for a short period of time to get some clarification. CHAIRMAN TRUESDELL concurred. A two-week abeyance was suggested; however, the next Planning Commission meeting would be 30 days away due to the holidays. MR. ANDERSON asked if the item could be forwarded to City Council because several of the Council members were very supportive of the item. CHAIRMAN TRUESDELL said that forwarding the item to the Council would contradict the procedures the board is to follow when considering Site Development Plan Reviews.

MR. LABAR asked what options were available if Condition 4 were to remain on the application. VICE CHAIRMAN NIGRO replied that Condition 4 states the tavern use must cease if the property is redeveloped and that is not debatable since the City Attorney interpreted the Condition the same way. VICE CHAIRMAN NIGRO also said that he was not comfortable acting on the item not knowing how it is intended to be developed over the next year and a half. Before knowing the tavern was going to stay he did have some comments to make on the project but he liked the design and felt it was a great project. After learning about the tavern issue, he found the situation too confusing to act upon.

MR. LABAR asked specifically when the tavern would have to close. If it took one year to get the plans approved and the applicant was ready to pull permits, at what point would the tavern have to shut down. VICE CHAIRMAN NIGRO said these are the types of questions that would have to be clarified during the abeyance period. DEPUTY CITY ATTORNEY SCOTT indicated the condition reads "following redevelopment" so, it is unclear as to whether that means when redevelopment is started or if it could be done when permits need to be pulled or once the project is completely finished. That would need to be discussed with Planning & Development staff. Either way, the tavern cannot remain open once the site is developed. MR. LABAR thought that if the tavern could stay until the buildings were ready for Certificates of Occupancy the timing would be correct. CHAIRMAN TRUESDELL interjected and said the Commission does not want to condition it that way. He wanted the item taken care of up front and properly.

MINUTES – Continued:

CHAIRMAN TRUESDELL felt it would be best for the applicant and the Commission to abey the item and get the answers that would allow good decisions to be made.

VICE CHAIRMAN NIGRO said that he did not think the item would have come so far if staff was made aware of the existing tavern and knew it was remaining. The Site Plan is being put forward in a manner indicating the tavern would be gone. There must have been some confusion as to what the City was saying relative to what MR. ANDERSON thought was being said. The Site Plan should have shown the building. MR. LABAR said the building is considered gone because that is the intention but it would not make sense to have the tavern close today when the project cannot break ground for a year and a half and that is the remaining time on the lease. MR. ANDERSON confirmed that the building would be demolished when the lease is up. VICE CHAIRMAN NIGRO said that timing the closure of the tavern would be another question to be addressed during the abeyance.

COMMISSIONER STEINMAN confirmed with MR. ANDERSON that he holds the ground lease on the tavern and that there are no extensions available. MR. ANDERSON said the building was constructed 35 years ago. The owner of the tavern was given a ground lease at that time with no options.

COMMISSIONER STEINMAN then stated that another problem he had with the site was that half of the parking is located behind the building. He said that in counting spaces, about 100 spaces are behind the front of the building. The Commissioner did not know how the center would attract tenants with much of the parking in the back. MR. ANDERSON disagreed with the Commissioner's assessment.

CHAIRMAN TRUESDELL asked that the item be held in abeyance. MR. LABAR asked if the next Planning Commission meeting was prior to the upcoming City Council meeting. CHAIRMAN TRUESDELL explained that the next Planning Commission meeting was 1/13/2005. COMMISSIONER EVANS reminded everyone that the meeting of 1/13/2005 already had a very large agenda. CHAIRMAN TRUESDELL replied that the abeyance time would allow for all the questions to be addressed so the item should move along quickly.

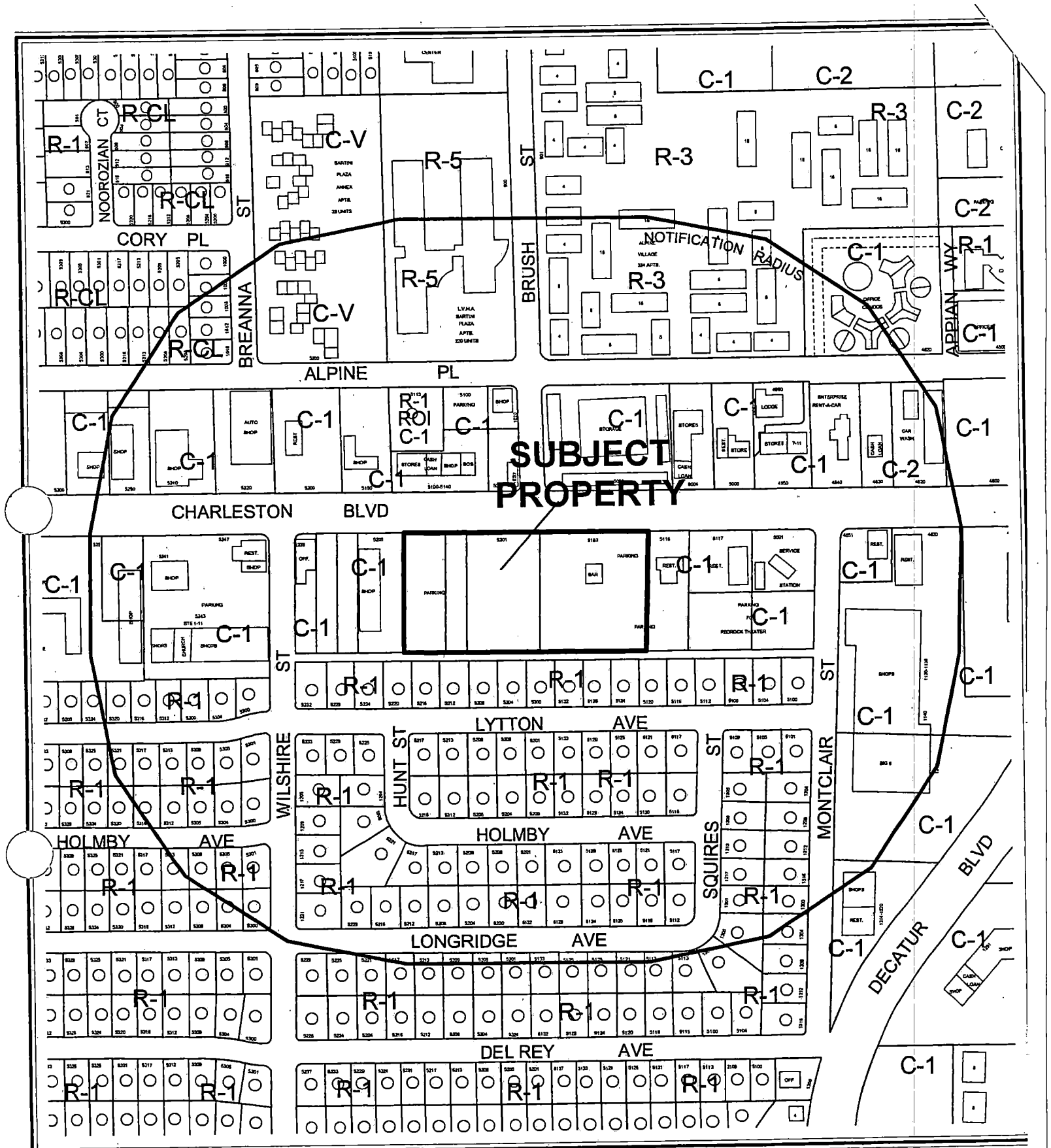
COMMISSIONER EVANS wanted to be sure the applicant and staff knew the direction issued by the board. VICE CHAIRMAN NIGRO indicated that the direction is that the applicant meet with staff and the City Attorney's office to clarify the questions regarding the tavern. CHAIRMAN TRUESDELL added that the direction includes the ability to show a Site Plan that reflects what the steps are.

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 42 – VAR-5557

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 42 [VAR-5557] and Item 43 [SDR-5556].

(9:37– 10:03)



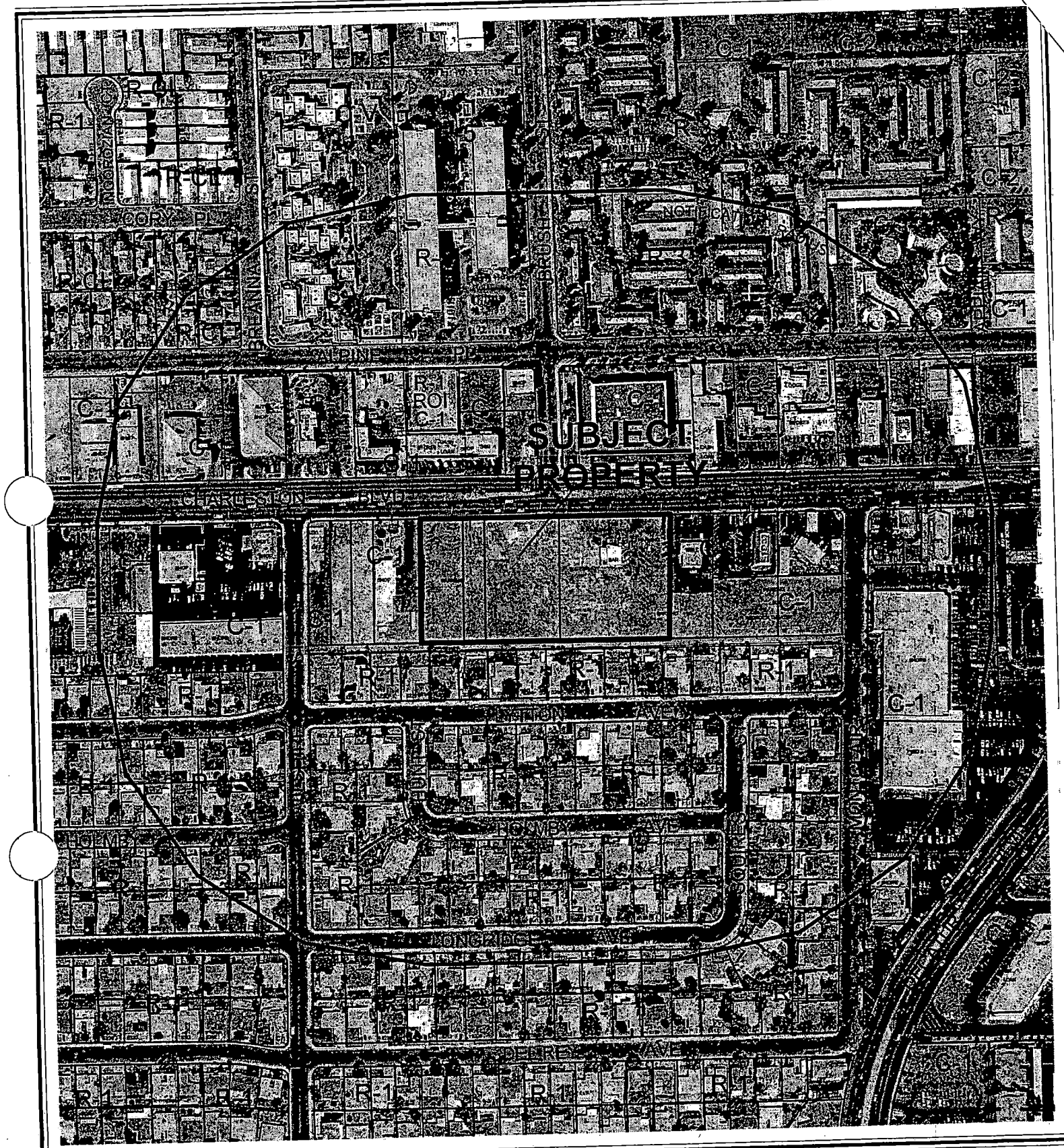
0 300 600 Feet

CASE: **VAR-5557**

RADIUS: 750 FT

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

N



CASE: **VAR-5557**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5557 - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP

** 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-5556).

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 179 parking spaces where a minimum of 234 parking spaces is required in conjunction with a proposed 42,160 square-foot retail development on 3.8 acres adjacent to the south side of Charleston Boulevard, approximately 500 feet east of Wilshire Street.

B) Applicant's Justification

The applicant justifies this request by stating that the required parking calculation takes into account eating and drinking establishment uses for each building, although it is not known at this time whether such establishments will actually become tenants. If only retail uses are considered, the project meets Title 19 parking requirements.

BACKGROUND INFORMATION

A) Previous Actions

10/24/62 The Board of City Commissioners approved a request for a Rezoning from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property as part of a larger request (Z-0100-62). The Planning Commission and staff recommended denial.

02/25/71 The Board of Zoning Adjustment approved a request for a Variance (V-0005-71) to allow the reduction of off-street parking spaces for the Red Rock Theatre from 243 to 207 on property located at 5201 West Charleston Boulevard. A Plot Plan Review was also approved that permitted the expansion of the theater to four screens. Staff recommended approval.

09/19/90 The City Council approved a request for a Special Use Permit (U-0136-90) for a proposed 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a five-year review. The Planning Commission and staff recommended approval.

10/18/95 The City Council approved a Five-Year Review [U-0136-90(1)] of an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a five-year review. The Planning Commission and staff recommended approval.

12/06/00 The City Council approved a Five-Year Review [U-0136-90(2)] of an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a two-year review. The Planning Commission and staff recommended approval.

01/22/03 The City Council approved a Two-Year Review (RQR-1229) of an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a two-year review. The Planning Commission and staff recommended approval.

12/16/04 The Planning Commission will consider a companion request for a Site Development Plan Review (SDR-5556) and Waivers of the Commercial Development Standards for a 15-foot front yard setback where 20 feet is required, the required foundation landscaping, and screen wall requirements for a proposed 42,160 square foot retail development on the subject site. Staff recommends denial.

B) Pre-Application Meeting

10/15/04 A Merger and Resubdivision Map or Commercial Subdivision Map will be required to erase the existing lot lines on the site. Traffic and drainage studies will also be required for this project. Preliminary drawings for the pad sites along Charleston Boulevard will be submitted with this project, but more detailed site reviews will be required at a later time. The Tavern on the site is nonconforming (another Tavern and a House of Worship are located within 1,500 feet). The Tavern will then be subject to the regulations in Title 19.16 pertaining to nonconforming uses. The type and number of waivers to the Commercial Development Standards were discussed, as well as the need for a parking variance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.8

B) Existing Land Use

Subject Property:	Tavern
North:	Retail, Restaurant, Mini-Warehouses
South:	Single-Family Residential
East:	Restaurant with Drive-Through
West:	Retail

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-1 (Single-Family Residential)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan, allowing for retail, office, and other commercial uses that do not contain more intense characteristics. The existing C-1 (Limited Commercial) zoning district conforms to this General Plan designation.

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

The site is located within the Neighborhood Revitalization Area as established by the Las Vegas Master Plan 2020. The 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.

SS

The proposal is also located within the Airport Overlay District. All development within the airspace above the height of 35 feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The proposed structures will stand at a maximum height of 42 feet, well below the 200-foot height restriction imposed by the North Las Vegas Airport Overlay District map. Had the proposed building exceeded the height restriction, the applicant would have been required to notify the FAA regional office and the Clark County Department of Aviation of the application and present any subsequent comments to the Planning Commission and City Council.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail, 25,000 SF or Greater	35,710 SF	1/250 SF GFA	143	---		
Restaurant with Drive-Through	2,600 SF	1/100 SF GFA, including outdoor seating areas, plus one lane for each drive-up window with stacking space for six vehicles	26	---		

SS

Tavern, Restaurant, other eating and drinking establish-ments	4,450 SF	1/50 SF public seating and waiting area, plus one space per 200 SF remaining GFA	65 (2,850 SF public area)	---		
TOTAL	42,760 SF *	---	227	7	173	6

*Outdoor seating totaling 600 square feet must be added to the parking calculation, although it is not enclosed building space.

The proposed retail development is deficient 55 spaces. The applicant has requested this Variance to reduce the amount of required parking for the site. The subject deviation is 24 percent. Approximately 20 percent of the spaces are designated for compact vehicles. Three loading zones are also provided for deliveries and pick-ups.

The following comments were submitted by the Department of Public Works as conditions of approval of the companion Site Development Plan Review (SDR-5556):

> Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Access of any type, including construction traffic, shall not be taken from the proposed Brush Street entry until all necessary modifications to the existing traffic signal are complete. All work within the Charleston Boulevard right-of-way shall receive approval from the Nevada Department of Transportation. 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.

B) General Analysis and Discussion

This request is in conjunction with a proposed 42,160 square-foot retail development. At this time, it is not known which uses will occupy the buildings; however, since restaurant uses are expected (Building 'C' clearly depicts a drive-through and outdoor seating adjacent to the building), the applicant has calculated parking based on restaurant and retail uses for each building, accounting for an inflated requirement. Without any

restaurant uses; the Code requirement is 169 spaces, which the applicant can meet. Even including one restaurant would increase the requirement over the 179 spaces provided. To ameliorate the parking discrepancy, the applicant has designated approximately 20 percent of the spaces for compact vehicles.

It is unlikely that the development would contain strictly retail uses, given the site plan design; therefore, the possibility that the Zoning Code could be met regarding the number of off-street parking spaces is also unlikely.

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 more intense uses and hence a greater parking demand than the site can accommodate. Reduction of some of the proposed restaurant/bar uses could bring the site into compliance with the Zoning Code. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

SS

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 168 [Mailed with SDR-5556]

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5557 APN: 163-01-502-005,006,007 & 008

Name of Property Owner: SYUFY ENTERPRISES

Name of Applicant: ROGER ANDERSON

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: ADAM STEIN CFO

Subscribed and sworn before me

This 27 day of October, 2004

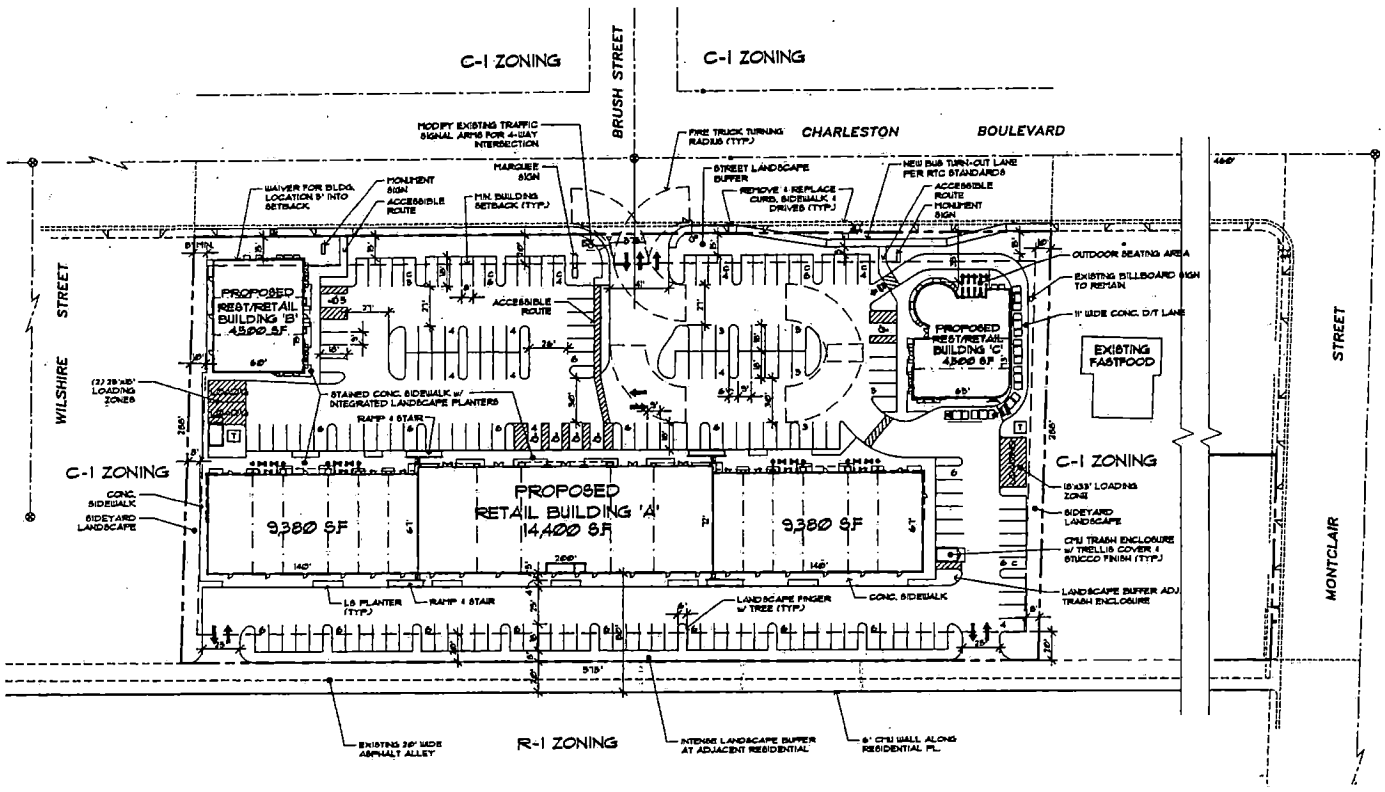
_____

Notary Public in and for said County and State

ELAINE TUFO-SEGALE
Commission # 1317051
Notary Public - California
Marin County
My Comm. Expires Sep 5, 2005

Revised 2/12/02

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



Site Plan

Scale: 1" = 40'-0"

North

NOTE:
ALL SIGNAGE TO BE REVIEWED UNDER A SEPARATE SUBMITTAL BY SIGN COMPANY

Site Data

ASSESSORS PARCEL NUMBER:
163-01-502-005,006,007 & 008
(TO BE COMBINED INTO ONE COMMERCIAL SUBDIVISION)

CURRENT ZONING: C-1

PARCEL AREA

SITE GROSS:	3.8 ACRES GROSS	165,528 SF.
BUILDING AREA GROSS		42,160 SF.
BUILDING FOOTPRINT		42,160 SF.
BUILDING SITE COVERAGE		25 PERCENT

BUILDING

BLDG. 'A': RETAIL	33,160 SF.
BLDG. 'B': REST/CAFE/RETAIL	4,500 SF.
BLDG. 'C': REST w/ D/T/RETAIL	4,500 SF.
TOTAL BUILDING AREA	42,160 SF.

PARKING REQUIRED

BLDG. 'A'	(1/250)	31,210/250 = 125 SPACES
	(1/50)	1,350/50 = 27 SPACES
	(1/200)	600/200 = 3 SPACES
BLDG. 'B'	(1/50)	1500/50 = 30 SPACES
	(1/200)	1000/200 = 5 SPACES
	(1/250)	2000/250 = 8 SPACES
BLDG. 'C'	(1/100)	2000/100 = 20 SPACES
OUTDOOR	(1/100)	600/100 = 6 SPACES
	(1/250)	2500/250 = 10 SPACES
PARKING REQUIRED:		234 SPACES

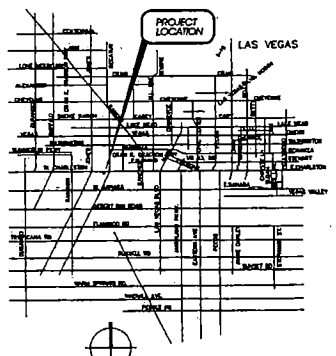
PARKING PROVIDED:
179 SPACES
(INCLUDING 6 HC SPACES)

VARIANCE REQUIRED FOR 55 SPACES (24% DECREASE)

Owner / Developer

ROGER ANDERSON
P.O. BOX 36069
LAS VEGAS, NV 89133
(702) 877-0100

Vicinity Map



LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 88144
ph.702.304.1660 fx.702.304.1690

Red Rock Plaza - Retail Shopping Center

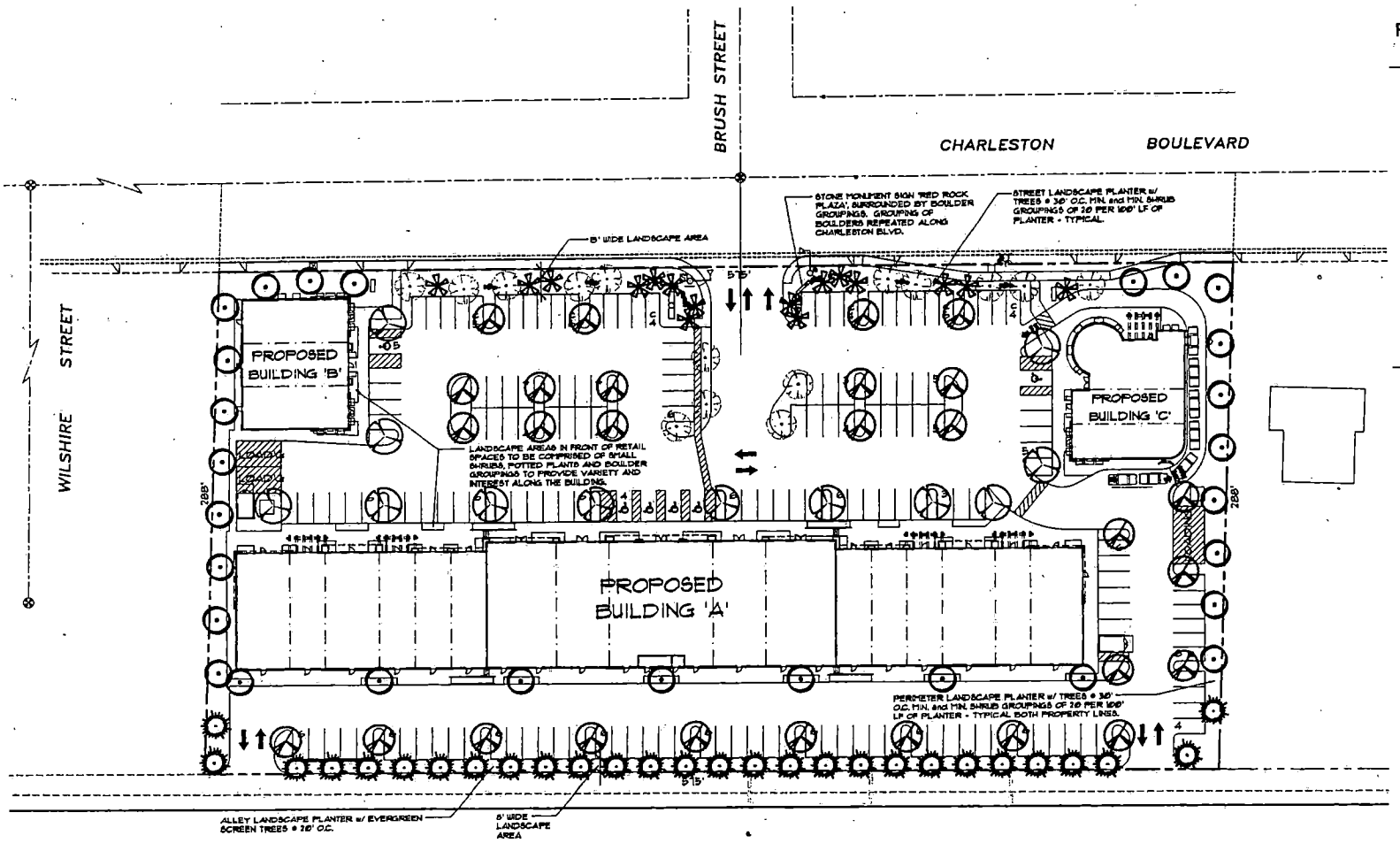
November 2, 2004

Site Development Review Submittal

City of Las Vegas, Nevada

VAR-5557
12/16/04 PC

RECEIVED
NOV 2 2004



Planting Legend:

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	27
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	15
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	12
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	24" BOX	26
	PINUS ELDARICA MONDEL PINE	24" BOX	28
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	VARIES SEE PLAN	16

SUGGESTED SHRUB LIST

AGAVE GEMINIFLORA TWIN FLOWERED AGAVE	5 GALLON	
CASSIA PHYLLODENIA SILVER LEAF CASSIA	5 GALLON	
CALLIANDRA HYBRID 'SIERRA STAR' SIERRA STAR FAIRY DUSTER	5 GALLON	
CHRYSACTINIA MEXICANA DAMINITA	1 GALLON	
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GALLON	
DASYLIRION WHEELERI DESERT SPOON	5 GALLON	
DIETES BICOLOR FORTNIGHT LILY	1 GALLON	
HESPERALOE PARVIFLORA RED HESPERALOE	5 GALLON	
HYMENOXYS ACAULIS ANGELITA DAISY	1 GALLON	
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	
LEUCOPHYLLUM SPECIES TEXAS RANGER	5 GALLON	
MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS	1 GALLON	

Notes:

1. DECOMPOSED GRANITE (D.G.) - INSTALLED A 2" LAYER OF 3/4" MINUS 'MOJAVE GOLD' DECOMPOSED GRANITE, CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS.

Conceptual Landscape Plan

Scale: 1" = 30'-0"

North

Red Rock Plaza - Retail Shopping Center

November 2, 2004

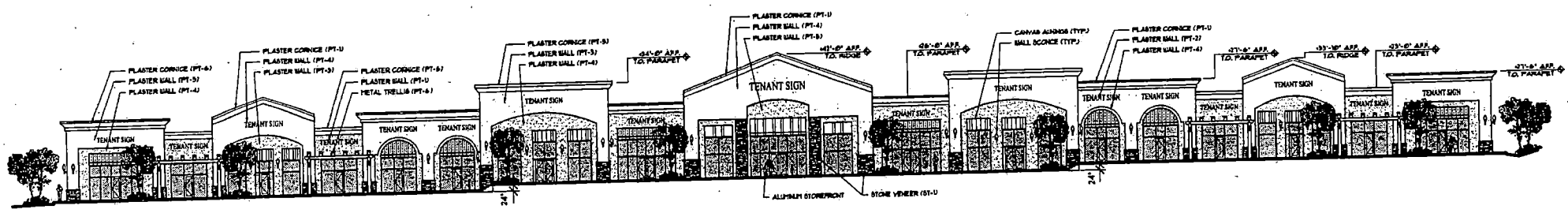
Site Development Review Submittal

City of Las Vegas, Nevada

LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

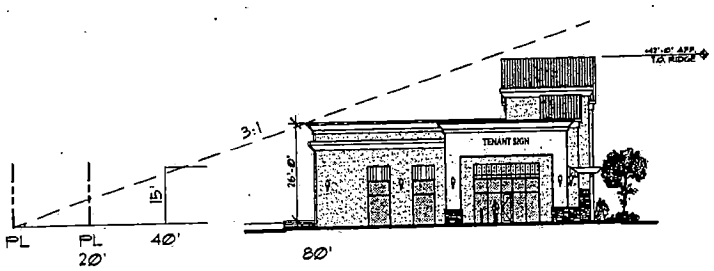
VAR-5557
12/16/04 PC

RECEIVED
NOV 2 2004



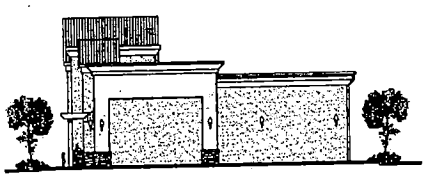
North Elevation (Front)

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



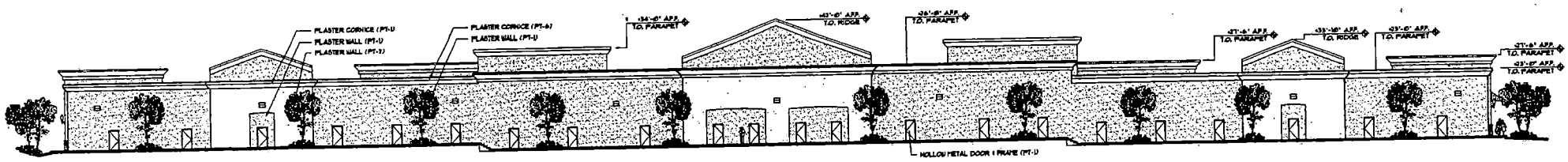
East Elevation (Side)

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



West Elevation (Side)

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



South Elevation (Rear)

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

Red Rock Plaza - Building 'A'

November 2, 2004

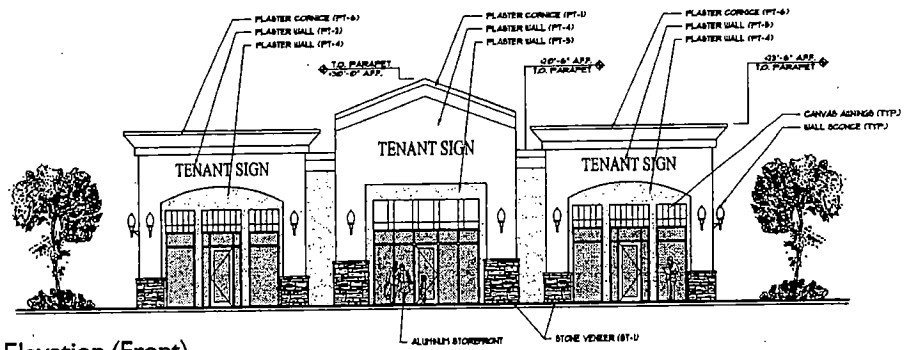
Site Development Review Submittal

City of Las Vegas, Nevada

LABAR
architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

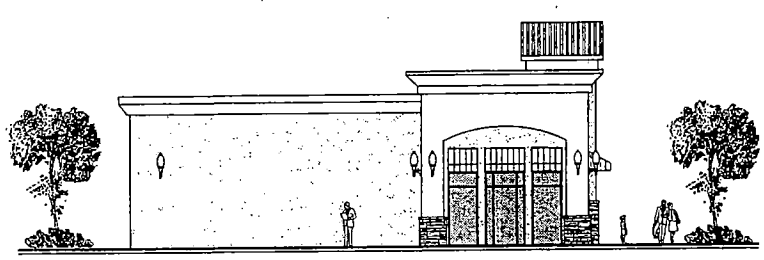
VAR-5557
12/16/04 PC

RECEIVED
NOV 2 2004



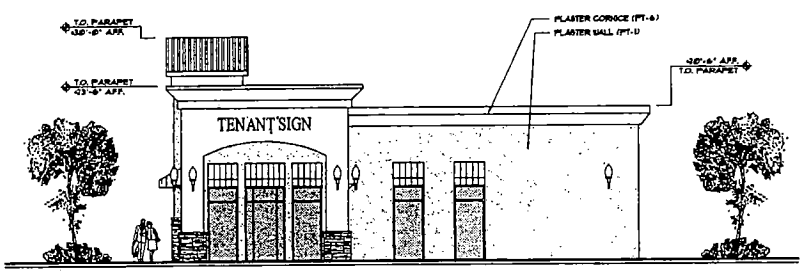
East Elevation (Front)

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



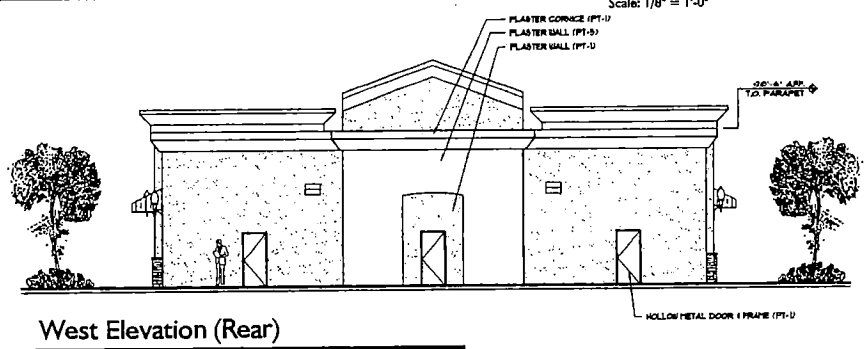
South Elevation (Rear/Side)

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



North Elevation (Front/Side)

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



West Elevation (Rear)

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

Red Rock Plaza - Building 'B'

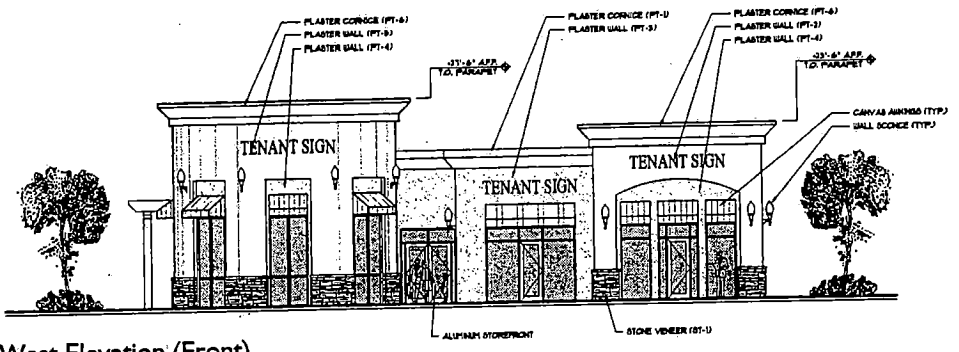
November 2, 2004

Site Development Review Submittal

City of Las Vegas, Nevada

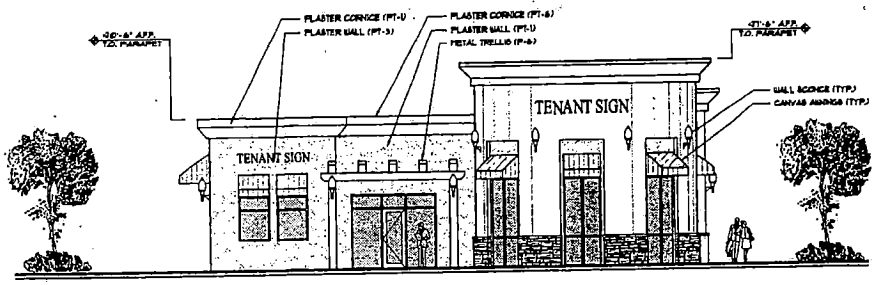
LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1860 fx.702.304.1690

VAR-5557
12/16/04 PC
RECEIVED
NOV 2 2004



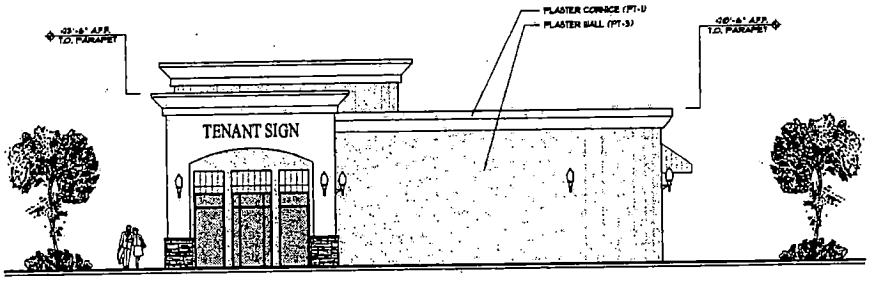
West Elevation (Front)

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



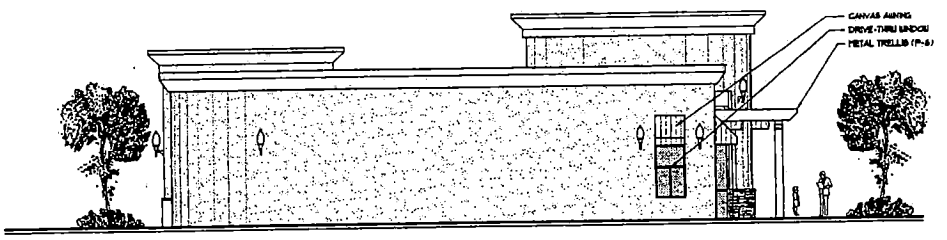
North Elevation (Front/Side)

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



South Elevation (Rear/Side)

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



East Elevation (Rear)

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

Red Rock Plaza - Building 'C'

November 2, 2004

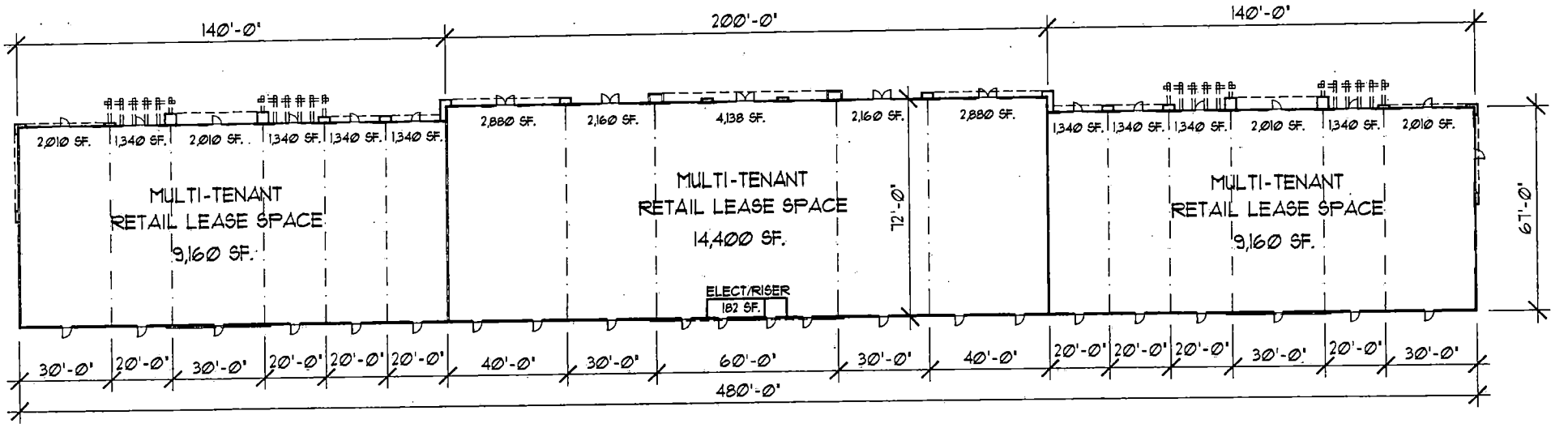
Site Development Review Submittal

City of Las Vegas, Nevada

VAR-5557
12/16/04 PC

RECEIVED
NOV 2 2004

LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1690 fx.702.304.1690



Floor Plan

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

North

Red Rock Plaza - Building 'A'

November 2, 2004

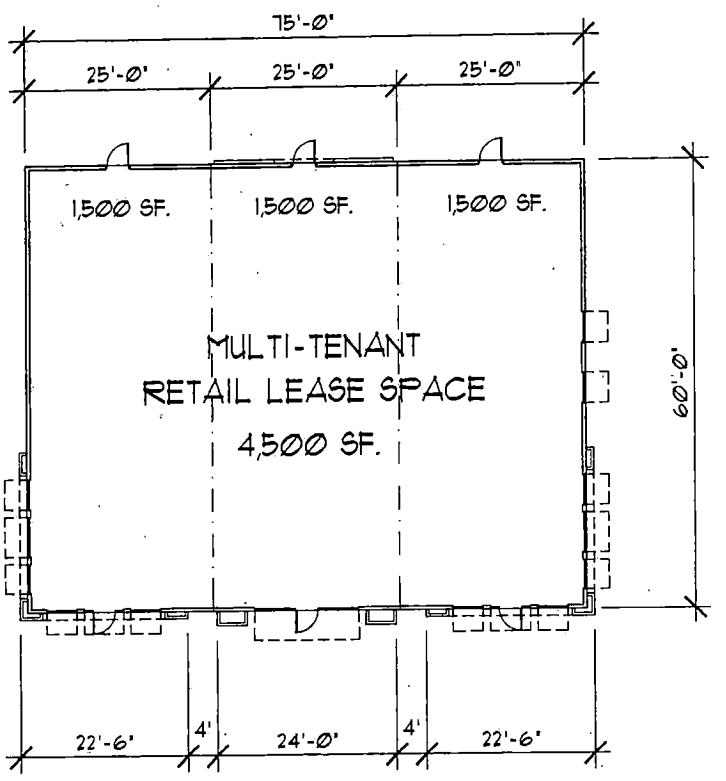
Site Development Review Submittal

City of Las Vegas, Nevada

LABAR
architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

VAR-5557
12/16/04 PC

RECEIVED
NOV 2 2004



Floor Plan

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

North

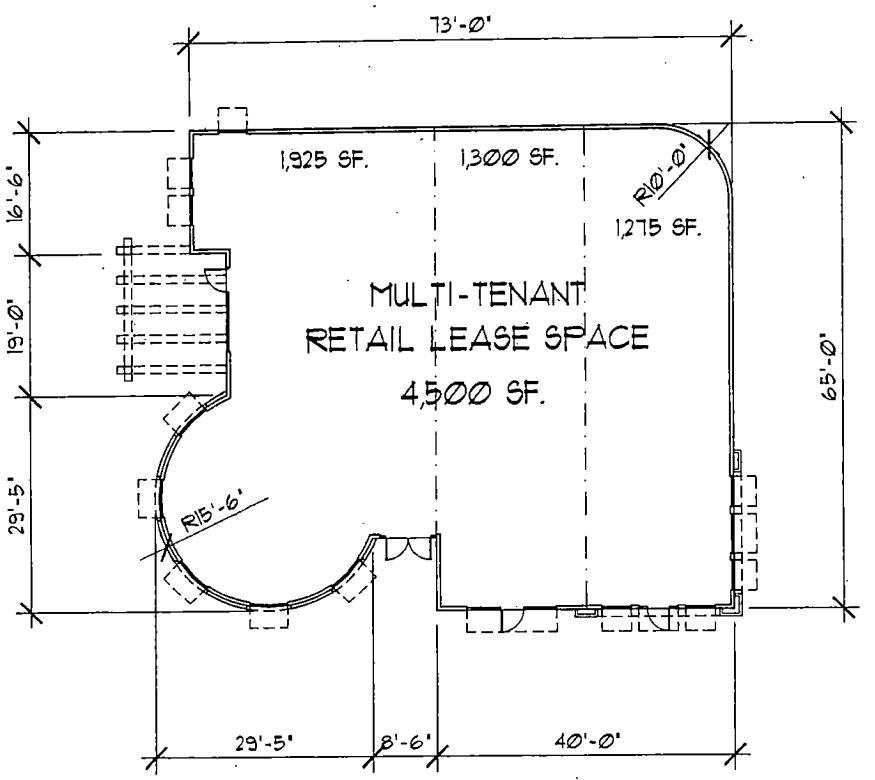
Red Rock Plaza - Building 'B'

November 2, 2004

Site Development Review Submittal

LABAR
architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

City of Las Vegas, Nevada
VAR-5557
12/16/04 PC
RECEIVED
NOV 2 2004



Floor Plan

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

North

Red Rock Plaza - Building 'C'

November 2, 2004

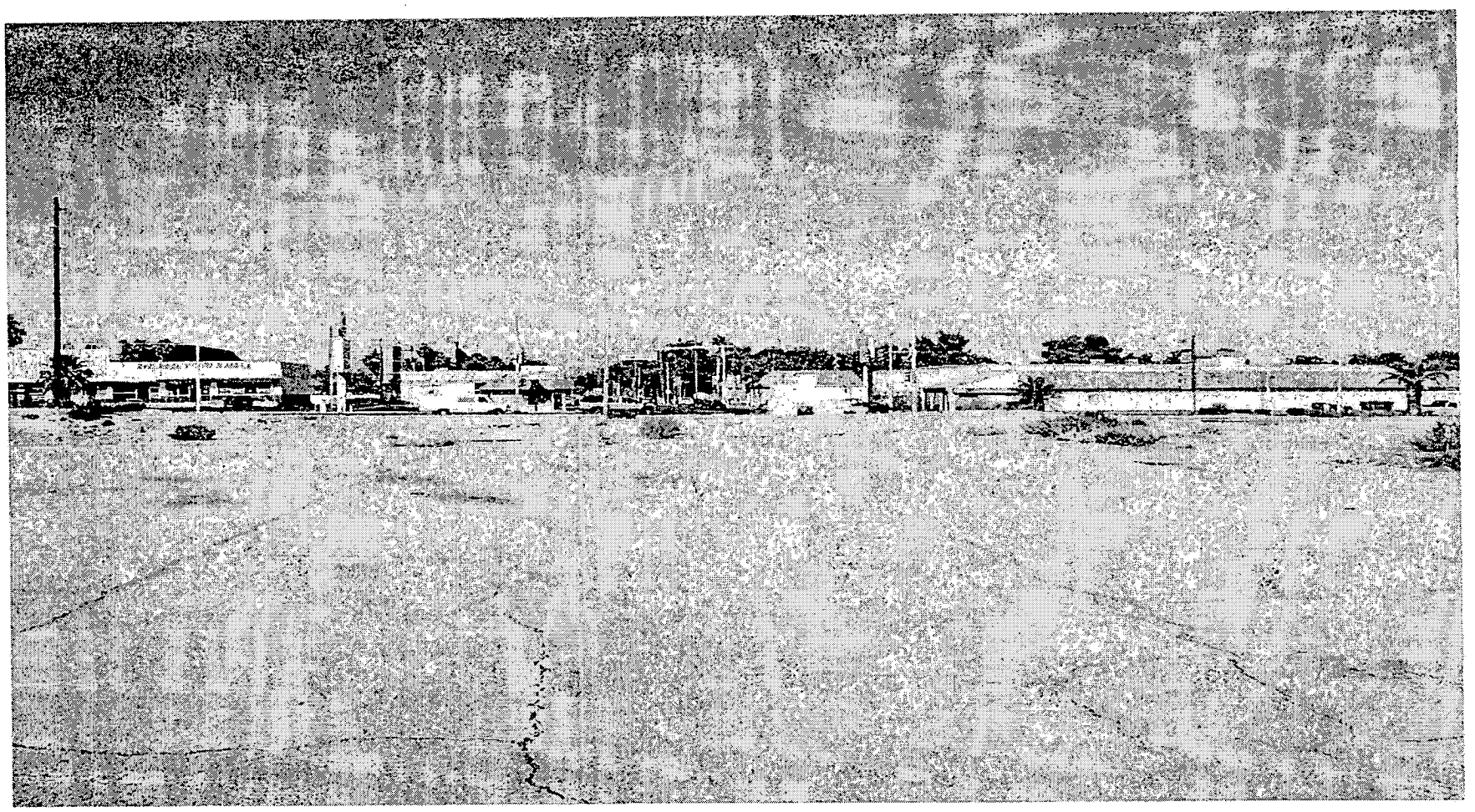
Site Development Review Submittal

City of Las Vegas, Nevada

LABAR
architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1650 fx.702.304.1690

VAR-5557
12/16/04 PC

RECEIVED
NOV 2 2004



VAR-5557 - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP
SOUTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 500 FEET EAST OF WILSHIRE STREET
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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.

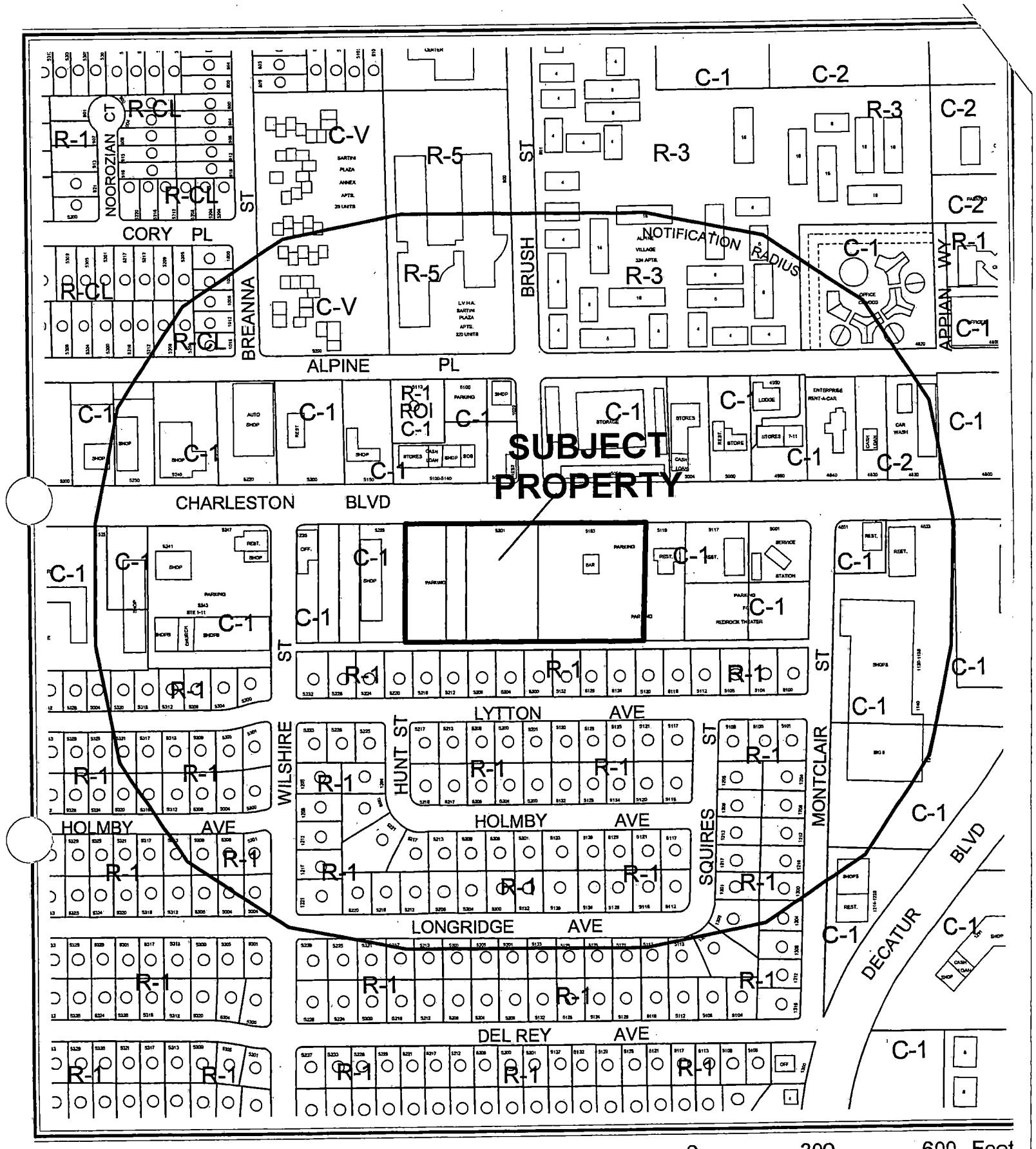
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with DAVENPORT and McSWAIN excused

To be held in abeyance to the 1/13/2005 Planning Commission meeting.

MINUTES:
See Item 42 [VAR-5557] for all related discussion on Item 42 [VAR-5557] and Item 43 [SDR-5556].

(9:37– 10:03)

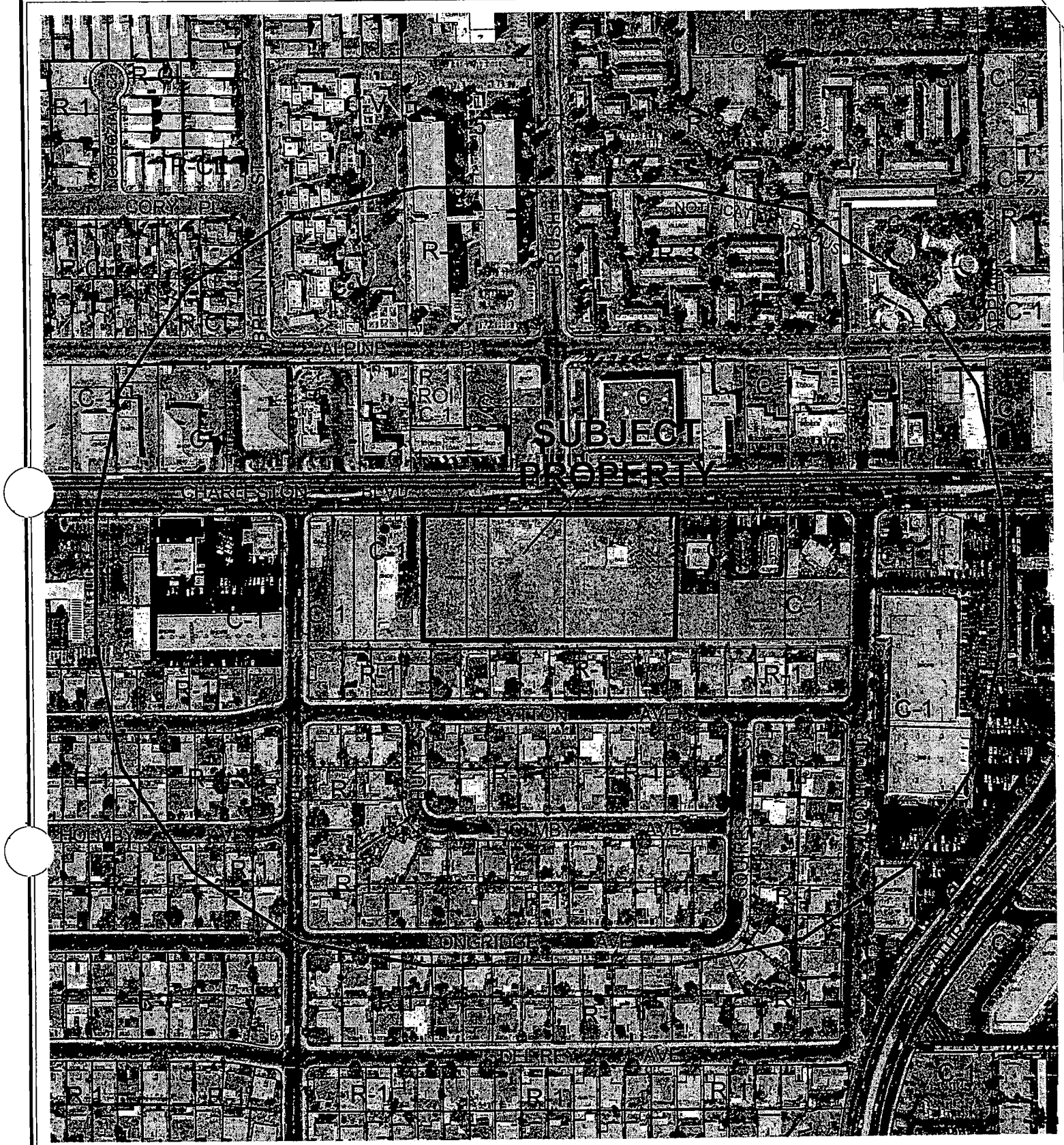


CASE: **SDR-5556**

RADIUS: 750 FT

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

N



CASE: **SDR-5556**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5556 - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP

** CONDITIONS **

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

Planning and Development

1. A Variance (VAR-5557) to allow a reduction in the minimum number of required parking spaces on the site 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, landscape plan and building elevations date stamped 11/02/04, except as amended by conditions herein.

4. In accordance with Title 19.16.030, the existing Tavern may not be continued or expanded following redevelopment of the site.

5. A Waiver of the 20-foot front setback standard is hereby approved; the front setback shall be a minimum of 15 feet.

6. A Waiver of the requirement for a solid block wall on the south property line is hereby approved.

7. A Waiver of foundation landscaping requirements is hereby approved.

8. 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 shade trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within the provided planter along Charleston Boulevard. Palm trees are unacceptable.

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

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5 percent of the total landscaped area as turf.

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

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

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

14. 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.

15. 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 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.

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

Public Works

17. A Reversionary Map or Commercial Subdivision Map shall be recorded for the purpose of eliminating the underlying lot lines prior to the issuance of any building or grading permits.

18. Dedicate all additional rights-of-way required by Standard Drawing #234.1 or #234.3 for a bus turnout adjacent to this site prior to the issuance of any permits or the recordation of a commercial subdivision map for this site, whichever may occur first, unless specifically not required in the approved Traffic Impact Analysis. Grant a Traffic Signal Chord Easement at the southwest and southeast corners of the Brush Street intersection.

19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

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

21. 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.

22. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the proposed driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access of any type, including construction traffic, shall not be taken from the proposed Brush Street entry until all necessary modifications to the existing traffic signal are complete. All work within the Charleston Boulevard right-of-way shall receive approval from the Nevada Department of Transportation.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers of the Commercial Development Standards for a 15-foot front yard setback where 20 feet is required, the required foundation landscaping, and screen wall requirements for a proposed 42,160 square-foot retail development on 3.8 acres on the south side of Charleston Boulevard, approximately 500 feet east of Wilshire Street.

B) Applicant's Justification

The uses on the site are compatible with the adjacent property uses. The residential development to the south will be buffered by an eight-foot landscape planter and the building is set back to meet Residential Adjacency Standards. The rest of the code standards are met except for those for which waivers are requested. A 15-foot front setback will help Building 'B' better address the street and meet the front landscape planter. Foundation landscaping is provided in varying depths but is less than the required six feet in some places. Construction of a second screen wall adjacent to the alley could create a potentially hazardous space that cannot be monitored from the proposed development.

BACKGROUND INFORMATION

A) Previous Actions

10/24/62 The Board of City Commissioners approved a request for a Rezoning from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property as part of a larger request (Z-0100-62). The Planning Commission and staff recommended denial.

02/25/71 The Board of Zoning Adjustment approved a request for a Variance (V-0005-71) to allow the reduction of off-street parking spaces for the Red Rock Theatre from 243 to 207 on property located at 5201 West Charleston Boulevard. A Plot Plan Review was also approved that permitted the expansion of the theater to four screens. Staff recommended approval.

09/19/90 The City Council approved a request for a Special Use Permit (U-0136-90) for a proposed 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a five-year review. The Planning Commission and staff recommended approval.

10/18/95 The City Council approved a Five-Year Review [U-0136-90(1)] of an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a five-year review. The Planning Commission and staff recommended approval.

12/06/00 The City Council approved a Five-Year Review [U-0136-90(2)] of an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a two-year review. The Planning Commission and staff recommended approval.

01/22/03 The City Council approved a Two-Year Review (RQR-1229) of an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard, subject to a two-year review. The Planning Commission and staff recommended approval.

12/16/04 The Planning Commission will consider a companion request for a Variance (VAR-5557) to allow 179 parking spaces where a minimum of 234 spaces is required on the subject site. Staff recommends denial.

B) Pre-Application Meeting

10/15/04 A Merger and Resubdivision Map or Commercial Subdivision Map will be required to erase the existing lot lines on the site. Traffic and drainage studies will also be required for this project. Preliminary drawings for the pad sites along Charleston Boulevard will be submitted with this project, but more detailed site reviews will be required at a later time. The Tavern on the site is nonconforming (another Tavern and a House of Worship are located within 1,500 feet). The Tavern will then be subject to the regulations in Title 19.16 pertaining to nonconforming uses. The type and number of waivers to the Commercial Development Standards were discussed, as well as the need for a parking variance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.8

SS

B) Existing Land Use

Subject Property:	Tavern
North:	Retail
	Restaurant
	Mini-Warehouses
South:	Single-Family Residential
East:	Restaurant with Drive-Through
West:	Retail

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-1 (Single-Family Residential)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan, allowing for retail, office, and other commercial uses that do not contain more intense characteristics. The existing C-1 (Limited Commercial) zoning district conforms to this General Plan designation.

PROJECT DESCRIPTION

Three buildings providing retail and restaurant uses totaling 42,160 square feet are proposed. Two of the buildings are 4,500 square feet and are situated near Charleston Boulevard on opposing ends of the development. The third building is 33,160 square feet and is located to the rear of the site, leaving the balance of the area for parking and circulation. Primary access is from a signalized intersection at Brush Street. Secondary access to both sides of the development can be taken from the rear alley. A bus turnout lane is proposed along Charleston Boulevard on the east end of the site. An existing off-premise sign will remain on the northeast corner of the site. Building 'C' is equipped with a drive-through lane and outdoor seating for proposed restaurant uses. No walls are

proposed on the perimeter of the site. Waivers of commercial development standards have been requested for omission of the rear wall and for front setback and foundation landscaping requirements. These requests are detailed below.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required C-1	Provided	Compliance
Min. Lot Size	N/A	3.8 Acres	N/A
Min. Lot Width	100 Feet	575 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 15 Feet 13 Feet N/A 60 Feet	 N Y N/A Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	None	42 Feet	Y
Trash Enclosure	Walled, gated, roofed	Walled, gated, roofed	Y
Loading Zone	3 spaces	3 spaces	Y
Mech. Equipment	Screened	Screened	Y

The applicant has asked for a Waiver of the Commercial Development Standards to allow a 15-foot front setback for the building labeled "Pad B" where 20 feet is required. Additional waivers to these commercial standards are detailed in the section below.

A2) Residential Adjacency Standards

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

a) Proximity slope. Proposed buildings at the rear of the proposed development have a maximum height of 42 feet; however, they step down to 26 feet at a point 80 feet from the property lines of the protected single-family dwellings located on the south side of the development; therefore, the adjacency standard with respect to the 3:1 proximity slope has been met.

b) Building setback. The proposed building must be setback a minimum of 15 feet from the protected single-family properties on the south side of Smoke Ranch Road. At 80 feet from these protected properties, the adjacency standard with respect to building setback is satisfied.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Parking Ratio	**Required** Parking Regular	**Required** Parking Handicap	**Provided** Parking Regular	**Provided** Parking Handicap
General Retail, 25,000 SF or Greater	35,710 SF	1/250 SF GFA	143	---		
Restaurant with Drive-Through	2,600 SF	1/100 SF GFA, including outdoor seating areas, plus one lane for each drive-up window with stacking space for six vehicles	26	---		
Tavern, Restaurant, other eating and drinking establish-ments	4,450 SF	1/50 SF public seating and waiting area, plus one space per 200 SF remaining GFA	65 (2,850 SF public area)	---		
TOTAL	42,760 SF *	---	227	7	173	6

*Outdoor seating totaling 600 square feet must be added to the parking calculation, although it is not enclosed building space.

SS

The proposed retail development is deficient 55 spaces. The applicant has requested a companion Variance (VAR-5557) to reduce the amount of required parking for the site. At this time, it is not known which uses will occupy the buildings; however, since restaurant uses are expected, the applicant has calculated parking based on restaurant and retail uses for each building, accounting for the higher requirement. Approximately 20 percent of the spaces are designated for compact vehicles. Three loading zones are also provided for deliveries and pick-ups.

The following comments were submitted by the Department of Public Works as conditions of approval:

Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Access of any type, including construction traffic, shall not be taken from the proposed Brush Street entry until all necessary modifications to the existing traffic signal are complete. All work within the Charleston Boulevard right-of-way shall receive approval from the Nevada Department of Transportation. 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.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree/6 Spaces	36 Trees	43 Trees
Buffer:			
• Min. Trees (ROW)	1 – 24" Box Tree/20 Linear Feet + 1 Tree	26 Trees	16 Trees*
• Min. Trees (sides)	1 – 24" Box Tree/30 Linear Feet + 1 Tree	18 Trees	18 Trees
• Min. Trees (rear)	1 – 24" Box Tree/20 Linear Feet + 1 Tree	24 Trees	24 Trees
• Min. Zone Width (ROW)	15 Feet		15 Feet
• Min. Zone Width (sides/rear)	8 Feet		8 Feet
• Wall height (north, east, and west property lines)	Max. 6 Feet, but not required		None
• Wall height (south property line)	Min. 6 Feet		None

*Sixteen 24-inch box trees are provided; however, 12 additional Mexican Fan Palms of various sizes are provided.

SS

The development meets the Commercial Development Standards and the Landscape, Wall, and Buffer Standards with regard to parking lot and perimeter buffering, with the exception of the number and type of trees provided in the planter along Charleston Boulevard. The code requires deciduous shade trees or evergreen trees along rights-of-way—palm trees are unacceptable. Therefore, a condition of approval of this site review will require that the code be met by providing additional shade trees.

A5) Sign Standards

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

Monument Signs: [Charleston Boulevard]

Standards	**Allowed**	**Provided**
Maximum Number	1 / 200 Linear Feet street frontage 3 total freestanding/monument	3 total
Maximum Area	75 SF /sign	Not indicated
Maximum Height	10 Feet	Not indicated
Minimum Setback	5 Feet	5 Feet
Minimum Separation Distance	100 Feet along the street frontage	Min. 169 Feet
Illumination	Internal/External, Animated, Electronic Message Unit	Not indicated

Wall Signs: [all buildings]

Standards	**Allowed**	**Provided**
Maximum Number	Limited by area	26 total
Maximum Area	20% of each elevation	Less than 20%
Maximum Projection	4 Feet	Not indicated
Illumination	Internal/External, Animated, Electronic Message Unit	Not indicated

Three freestanding signs are indicated on the site plans, to be located along Charleston Boulevard; at least two of them are monument signs. Wall signage areas are shown on the elevations. Signage for the proposed development must comply with all applicable criteria for signs in the C-1 (Limited Commercial) zoning district contained within Title 19.14.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial). Retail and restaurant uses are permitted as of right in this zoning district. The existing Tavern (Rice Paddy) on the eastern portion of the site is a nonconforming use of a conforming building. It is nonconforming with respect to the 1,500-foot distance separation from other existing Taverns and an existing church. According to Title 19.16.030.A, a nonconforming use of a conforming building shall not be continued following redevelopment of the property, nor extended or expanded into any other portion of the conforming building if the expansion requires a variance or waiver regarding any provision of Title 19, including those that pertain to parking, landscaping and residential adjacency requirements. Since a parking variance and waivers of the Commercial Development Standards are sought in conjunction with this Site Development Plan Review, the Tavern use cannot be continued following the redevelopment of the property.

- Site Plan

Although the rear location of the large multi-tenant retail building (Building 'A') creates a large parking area near the front of the site, it also allows for the two pad buildings to be placed at or near the front setback line. The traffic circulation pattern is logical. Denial is recommended for the site because the parking demand outstrips what the site can accommodate. Reduction of some of the restaurant/bar uses could bring the site into compliance with the Zoning Code.

- Waivers

A Waiver of the Commercial Development Standards (Title 19.08.045) for a 15-foot front setback where 20 feet is required in the C-1 (Limited Commercial) zoning district has been requested. The waiver is recommended because Building 'B' will be able to be placed next to the landscape buffer, which is 15 feet in depth along the entire Charleston Boulevard frontage; this would be preferable to leaving a five-foot gap between the planter and the building or installing an additional sidewalk next to the building. It would also allow for additional parking behind the building, including required loading zones.

A Waiver of the Commercial Development Standards has also been requested to eliminate the requirement for the construction of a minimum six-foot high solid wall on the south property line where it abuts residential development. This waiver is recommended, since there is an intervening 20-foot alley between the proposed

development and the property lines of the single-family development to the south. In addition, a screen wall has already been constructed on the property lines of the residential development next to the alley; a second wall on the north side of the alley would create an undesirable tunnel effect for the alley and a potential security hazard.

A third Waiver of the Commercial Development Standards has been requested of the required six-foot landscape buffer between the buildings and parking area. This waiver is recommended for the following reasons:

1. Some foundation landscaping is already being provided that is integrated into a widened sidewalk at the front of Building 'A'. If the full six-foot planter is provided, there is not enough room to also provide a four to six foot wide sidewalk.

2. It will also allow for the provision of additional parking and a required drive aisle along the east side of Building 'A' for access to the rear of the building.

- Landscape Plan

The conceptual landscape plan depicts adequate perimeter buffer areas, in which 24-inch box Shoestring Acacia and Desert Museum Palo Verde trees are planted in the front and sides, and 24-inch box Mondel Pines are planted for screening in the rear. Landscaping in the parking area consists of 24-inch box Chitalpa, Raywood Ash, and Desert Museum Palo Verde. An assortment of shrubs including New Gold Lantana, Desert Spoon, and Silver Leaf Cassia are provided within these planters. Landscape, Wall and Buffer Standards require deciduous shade trees or evergreen trees along rights-of-way. The depicted palm trees in the 15-foot planter along Charleston Boulevard are not adequate shade trees and cannot be counted toward the perimeter tree requirement. Therefore, a condition of approval of this site review will require that the code be met by providing additional shade trees along Charleston Boulevard.

- Elevation

Each structure provides visual interest by employing varying rooflines and the use of arcades, canvas awnings, and recesses. Gray stone veneer lines the base of the arcade columns, while the facades consist primarily of plaster with an earth-tone stucco finish. Tall windows dominate the front of each building.

- Floor Plan

  Building 'A' contains individual tenant suites ranging from 1,340 square feet to 4,138 square feet, with outdoor seating areas for prospective restaurant tenants. Building 'B' can be split into as many as three suites of 1,500 square feet each. Building 'C', although expected to provide food service, may also be used as a multi-tenant retail building with space for three suites. The more retail that can be provided in these buildings, the lesser the impact on parking for the overall site.

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 retail development is compatible with existing commercial development along Charleston Boulevard and will provide appropriate infill for the area. Buildings meet Residential Adjacency Standards that protect single-family properties to the south of the site. However, the proposed mix of restaurant and retail uses requires more parking than the site can provide, and ultimately this will have a negative impact on the area. In addition, the existing tavern on the site is a nonconforming use and cannot be continued once redevelopment has begun.

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 project meets all applicable Title 19 and Landscape, Wall and Buffer Standards, with the exception of waivers of the Commercial Development Standards, which are recommended for approval, and perimeter tree requirements, which are conditioned to be corrected on a revised landscape plan. The overall site is consistent with the SC (Service Commercial) General Plan designation.

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

Access to the site is provided by Charleston Boulevard, designated a 100-foot Primary Arterial by the Master Plan of Streets and Highways. The intersection at Brush Street will be fully signalized; therefore, neighborhood traffic will be adequately controlled.

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

Building materials, which include plaster, stucco, and a slate veneer, are appropriate for this development and compatible with commercial developments in the area. Landscape materials, with the exception of palm trees along Charleston Boulevard, are also appropriate for the area. The palms should either be removed or replaced by shade trees, or shade trees should be added to the planter.

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;"**

Buildings proposed for the site provide visual interest by employing varying rooflines and the use of arcades, canvas awnings, and recesses. They will be compatible with existing commercial development along Charleston Boulevard.

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

The proposed retail development will be subject to periodic inspection by regulatory agencies for compliance with business licensing and building codes, and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 168 [Mailed with VAR-5567]

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5556 APN: 163-01-502-005,006,007 & 008

Name of Property Owner: SYUFY ENTERPRISES

Name of Applicant: ROGER ANDERSON

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 STEVER - CFO

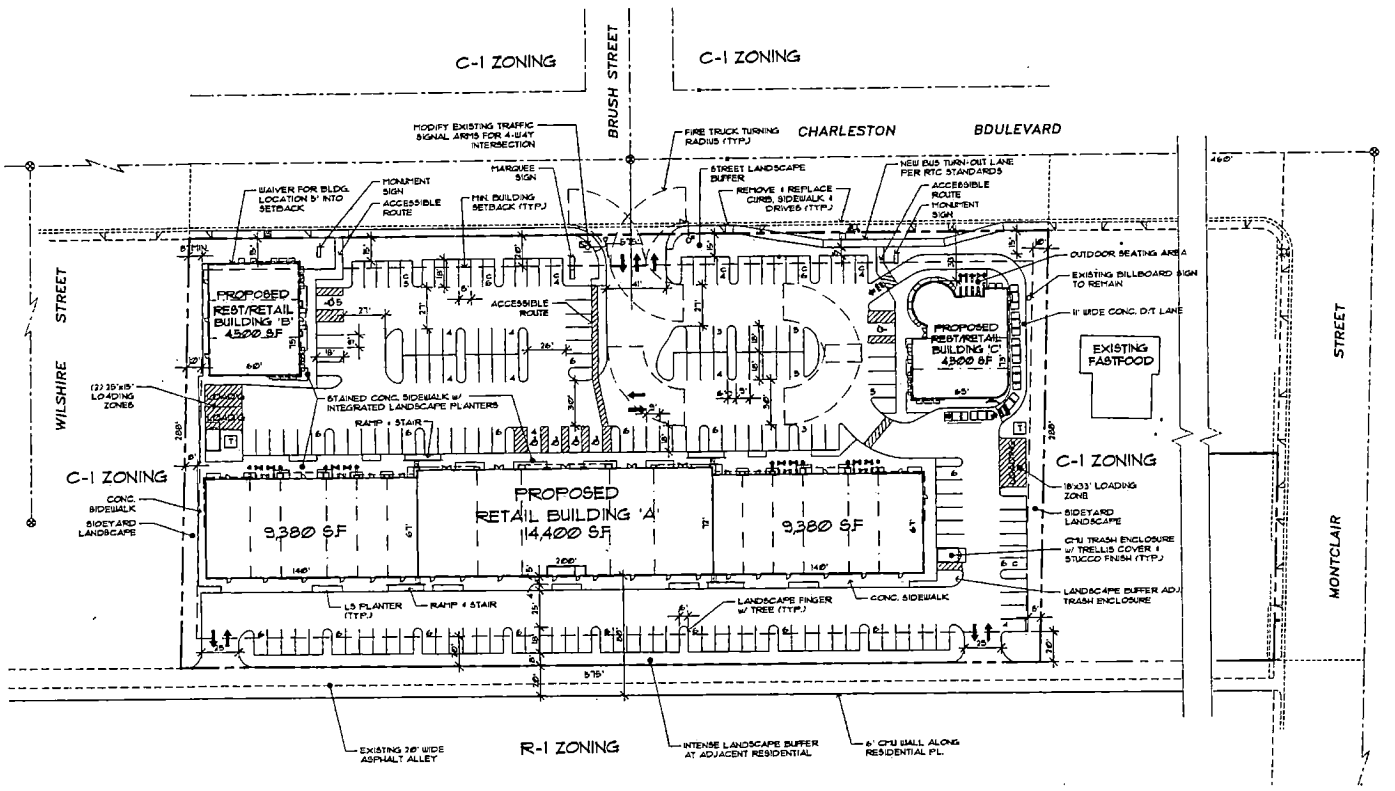
Subscribed and sworn before me

This 27 day of October, 2004

[signature]

Notary Public in and for said County and State

ELAINE TUFO-SEGALE
Commission # 1317051
Notary Public - California
Marin County
My Comm. Expires Sep 5, 2005



Site Plan

Scale: 1" = 40'-0"

North

NOTE:
ALL SIGNAGE TO BE REVIEWED UNDER A SEPARATE SUBMITTAL BY SIGN COMPANY

Site Data

ASSESSORS PARCEL NUMBER:
163-01-502-003,006,007 & 008
(TO BE COMBINED INTO ONE COMMERCIAL SUBDIVISION)

CURRENT ZONING: C-1

PARCEL AREA

SITE GROSS:	3.8 ACRES GROSS	165,528 S.F.
BUILDING AREA GROSS		42,160 S.F.
BUILDING FOOTPRINT		42,160 S.F.
BUILDING SITE COVERAGE		25 PERCENT

BUILDING

BLDG. 'A': RETAIL	33,160 S.F.
BLDG. 'B': REST/CAFE/RETAIL	4500 S.F.
BLDG. 'C': REST w/ D/T/RETAIL	4500 S.F.
TOTAL BUILDING AREA	42,160 S.F.

PARKING REQUIRED

BLDG. 'A' (1/250):	31,210/250 = 125 SPACES
(1/50):	1,350/50 = 27 SPACES
(1/200):	600/200 = 3 SPACES
BLDG. 'B' (1/50):	1500/50 = 30 SPACES
(1/200):	1000/200 = 5 SPACES
(1/250):	2000/250 = 8 SPACES
BLDG. 'C' (1/100):	2000/100 = 20 SPACES
OUTDOOR (1/100):	600/100 = 6 SPACES
(1/250):	2500/250 = 10 SPACES
PARKING REQUIRED:	234 SPACES

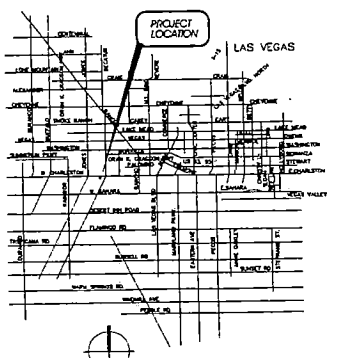
PARKING PROVIDED:
179 SPACES
(INCLUDING 6 HC SPACES)

VARIANCE REQUIRED FOR 55 SPACES (24% DECREASE)

Owner / Developer

ROGER ANDERSON
P.O. BOX 36069
LAS VEGAS, NV 89133
(702) 877-0100

Vicinity Map



Red Rock Plaza - Retail Shopping Center

Site Development Review Submittal

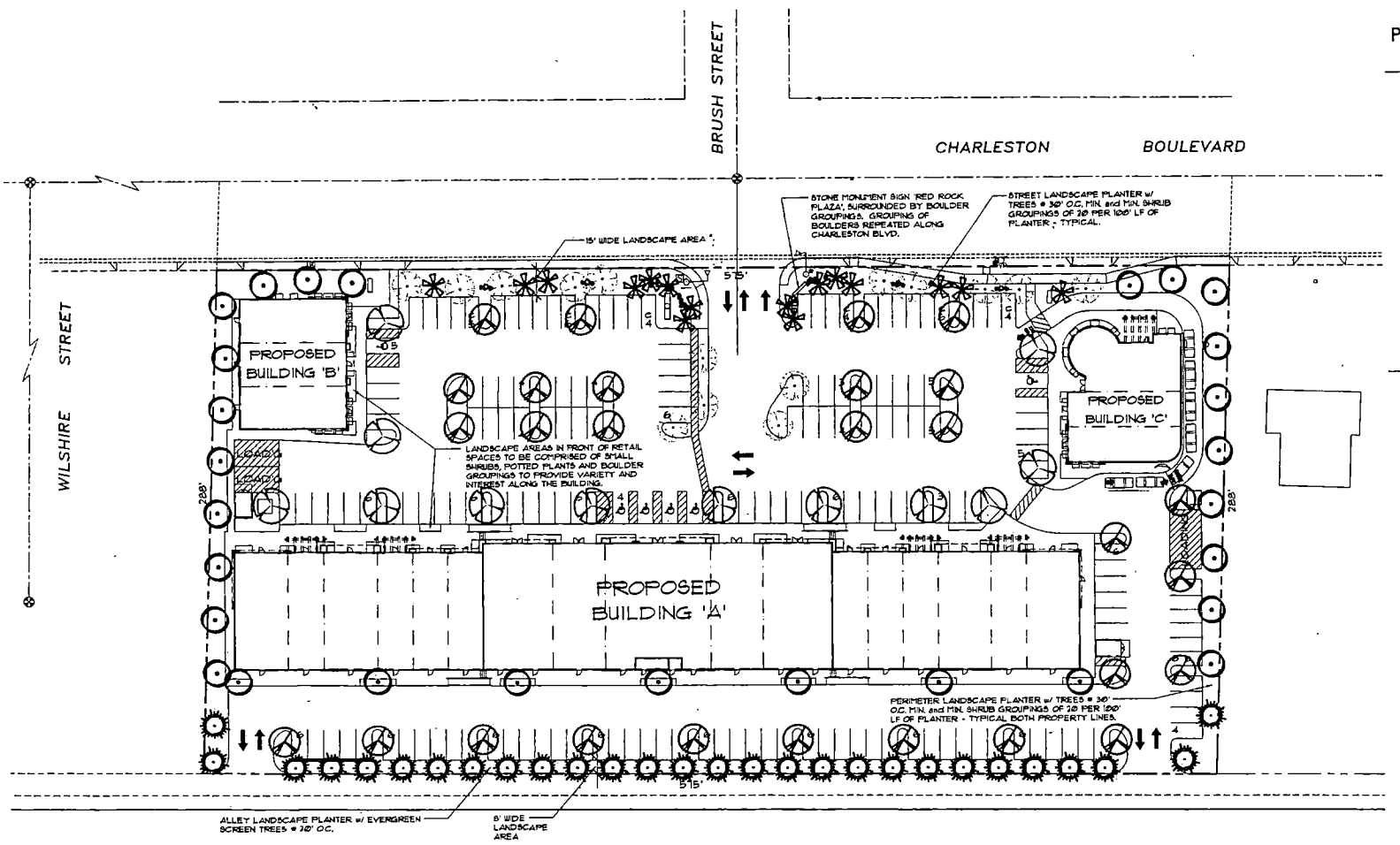
November 2, 2004

City of Las Vegas, Nevada

SDR-5556
12/16/04 PC

RECEIVED
NOV 2 2004

LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1690 fx.702.304.1690



Planting Legend:

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	27
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	15
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	12
	FRAXINUS OXYCARPA 'RATWOOD' RATWOOD ASH	24" BOX	26
	PINUS ELDARICA MONDEL PINE	24" BOX	28
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	VARIES SEE PLAN	16

SUGGESTED SHRUB LIST

AGAVE GEMINIFLORA TWIN FLOWERED AGAVE	5 GALLON
CASSIA PHYLLODENIA SILVER LEAF CASSIA	5 GALLON
CALLIANDRA HYBRID 'SIERRA STAR' SIERRA STAR FAIRY DUSTER	5 GALLON
CHRYSACTINIA MEXICANA DAMIANITA	1 GALLON
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GALLON
DASYLIRION WHEELERI DESERT SPOON	5 GALLON
DIETES BICOLOR FORTNIGHT LILY	1 GALLON
HESPERALOE PARVIFLORA RED HESPERALOE	5 GALLON
HYMENOXYS ACAULIS ANGELITA DAISY	1 GALLON
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GALLON
LEUCOPHYLLUM SPECIES TEXAS RANGER	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS	1 GALLON

Notes:

1. DECOMPOSED GRANITE (D.G.) - INSTALLED A 2" LAYER OF 3/4" MINUS 'MOJAVE GOLD' DECOMPOSED GRANITE, CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS.

Conceptual Landscape Plan

Scale: 1" = 30'-0"

North

Red Rock Plaza - Retail Shopping Center

November 2, 2004

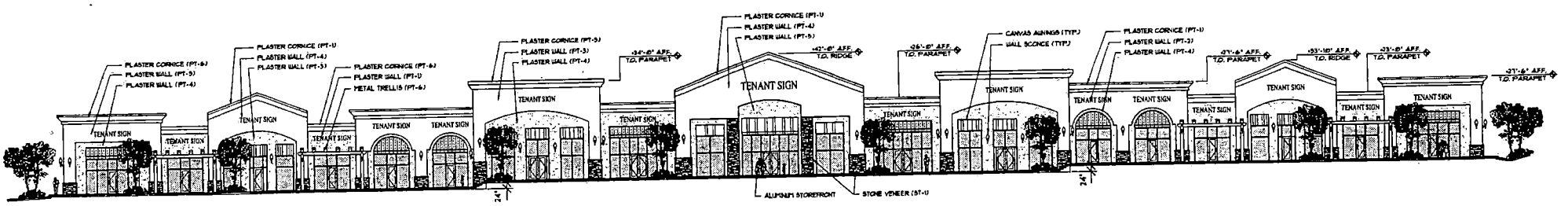
Site Development Review Submittal

City of Las Vegas, Nevada

LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

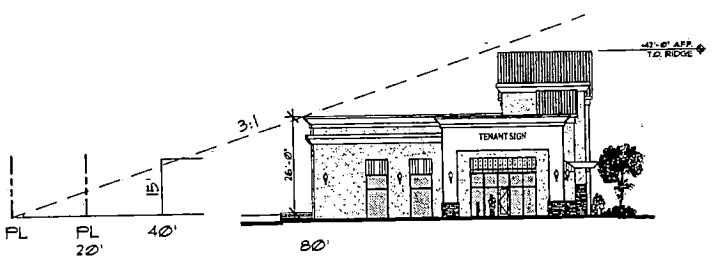
SDR-5556
12/16/04 PC

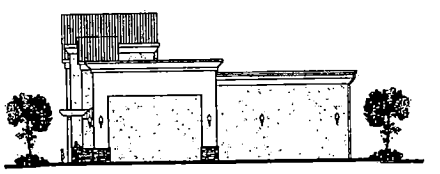
RECEIVED
NOV 2 2004



North Elevation (Front)

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



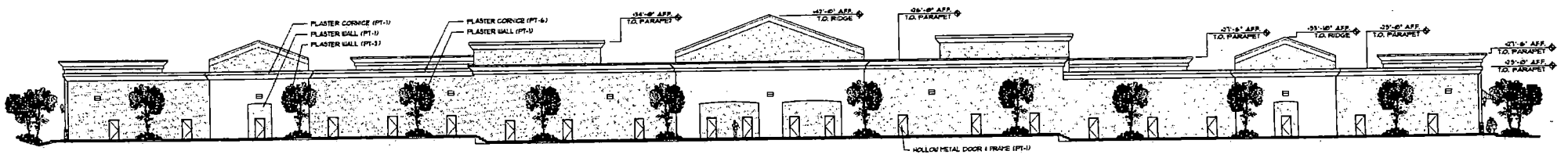


East Elevation (Side)

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

West Elevation (Side)

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



South Elevation (Rear)

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

Red Rock Plaza - Building 'A'

November 2, 2004

Site Development Review Submittal

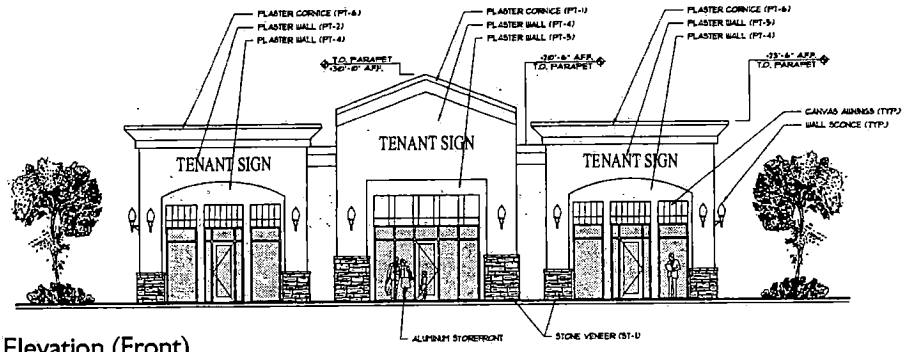
City of Las Vegas, Nevada

SDR-5556

12/16/04 PC

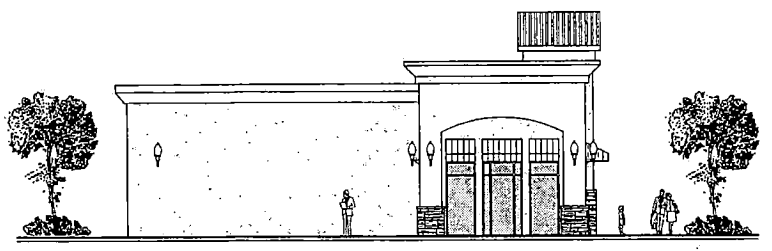
LABAR
architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

RECEIVED
NOV 2 2004



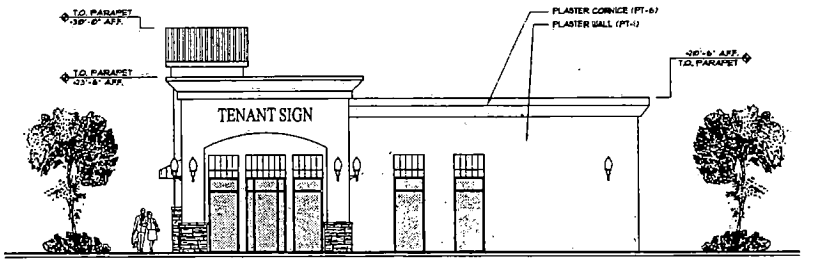
East Elevation (Front)

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



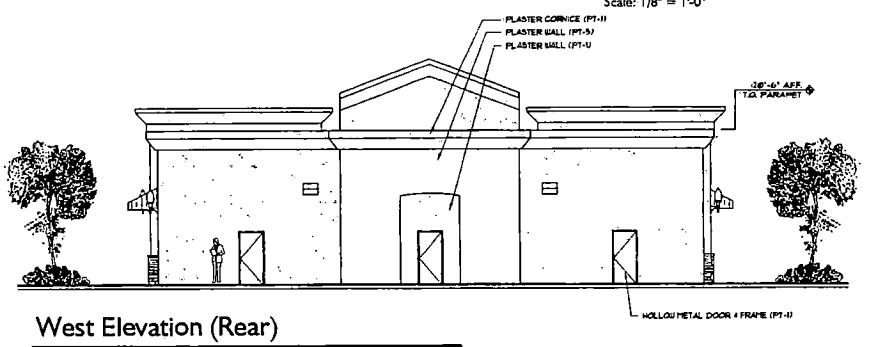
South Elevation (Rear/Side)

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



North Elevation (Front/Side)

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



West Elevation (Rear)

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

Red Rock Plaza - Building 'B'

November 2, 2004

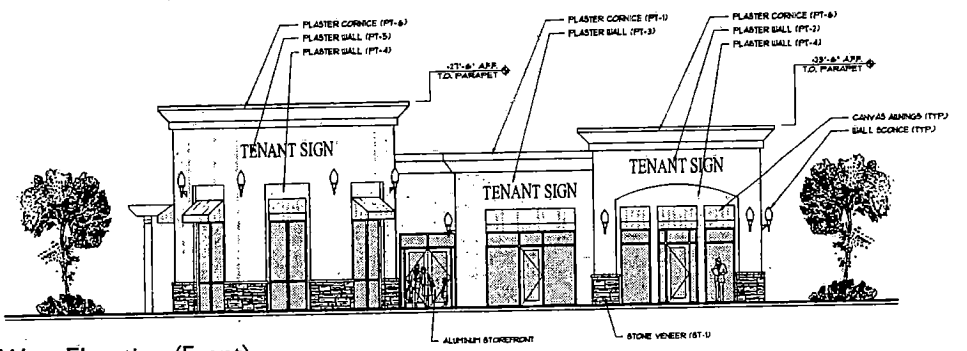
Site Development Review Submittal

City of Las Vegas, Nevada

LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

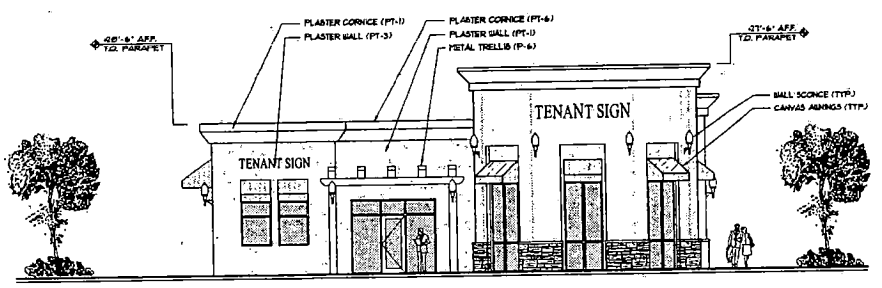
SDR-5556
12/16/04 PC

RECEIVED
NOV 2 2004



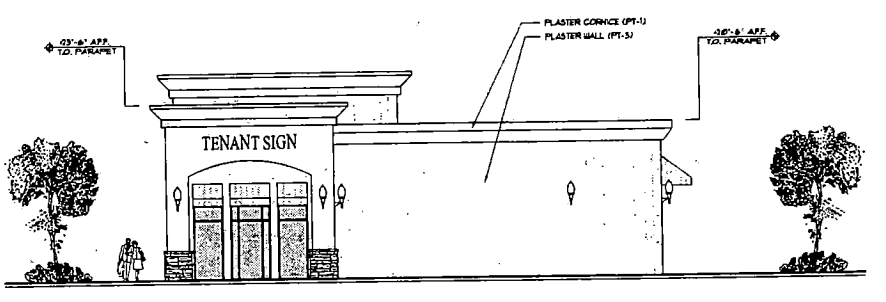
West Elevation (Front)

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



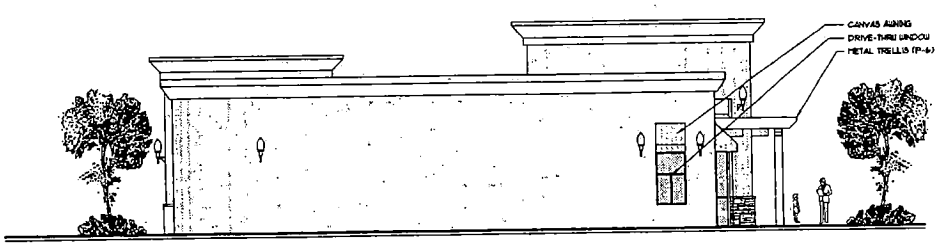
North Elevation (Front/Side)

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



South Elevation (Rear/Side)

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



East Elevation (Rear)

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

Red Rock Plaza - Building 'C'

November 2, 2004

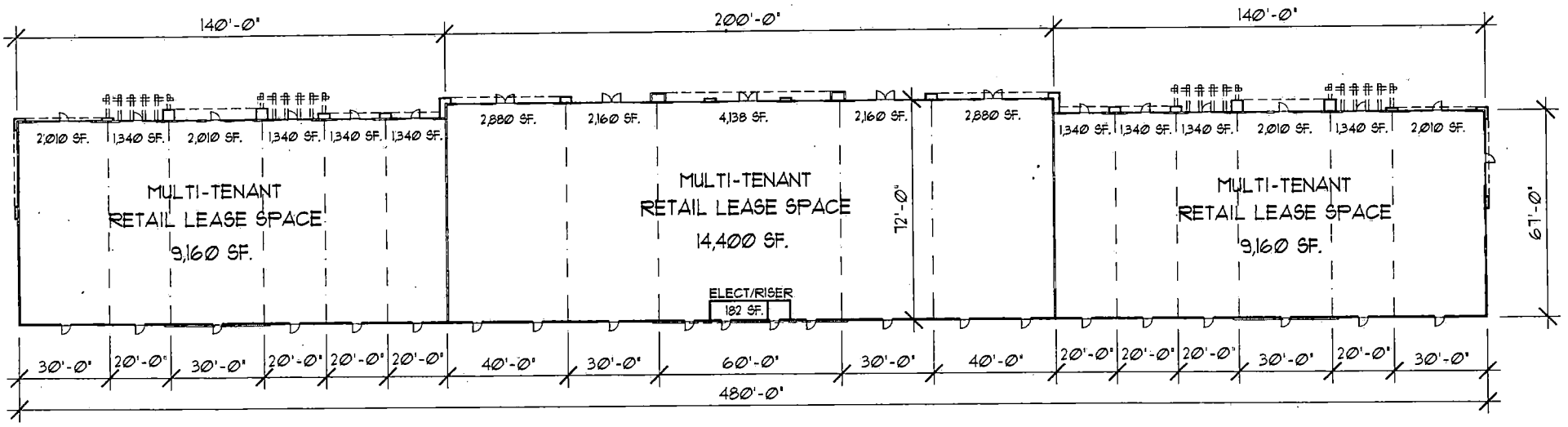
Site Development Review Submittal

City of Las Vegas, Nevada

SDR-5556
12/16/04 PC

LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

RECEIVED
NOV 2 200



Floor Plan

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

North

Red Rock Plaza - Building 'A'

November 2, 2004

Site Development Review Submittal

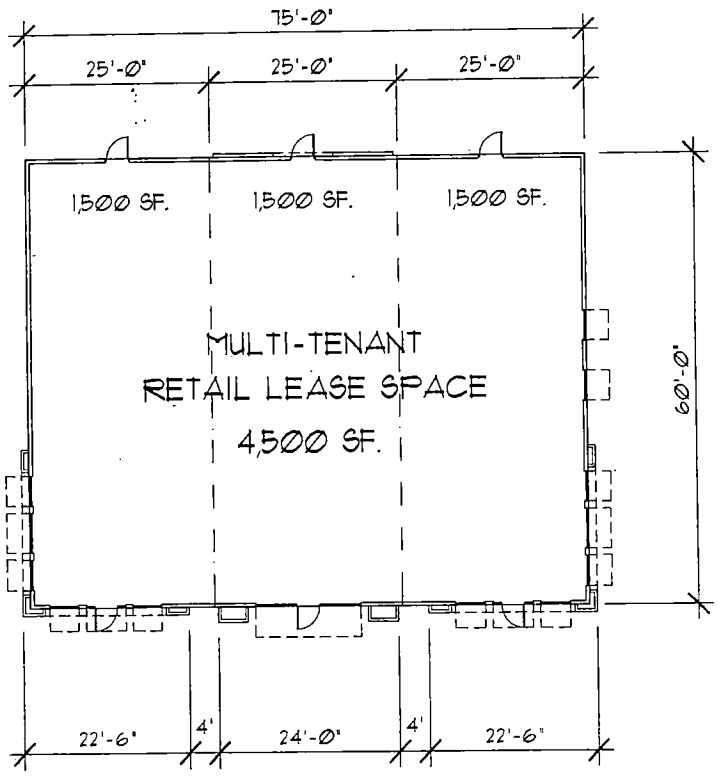
City of Las Vegas, Nevada

SDR-5556

12/16/04 PC

LABAR
architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

RECEIVED
NOV 2 2004



Floor Plan

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

North

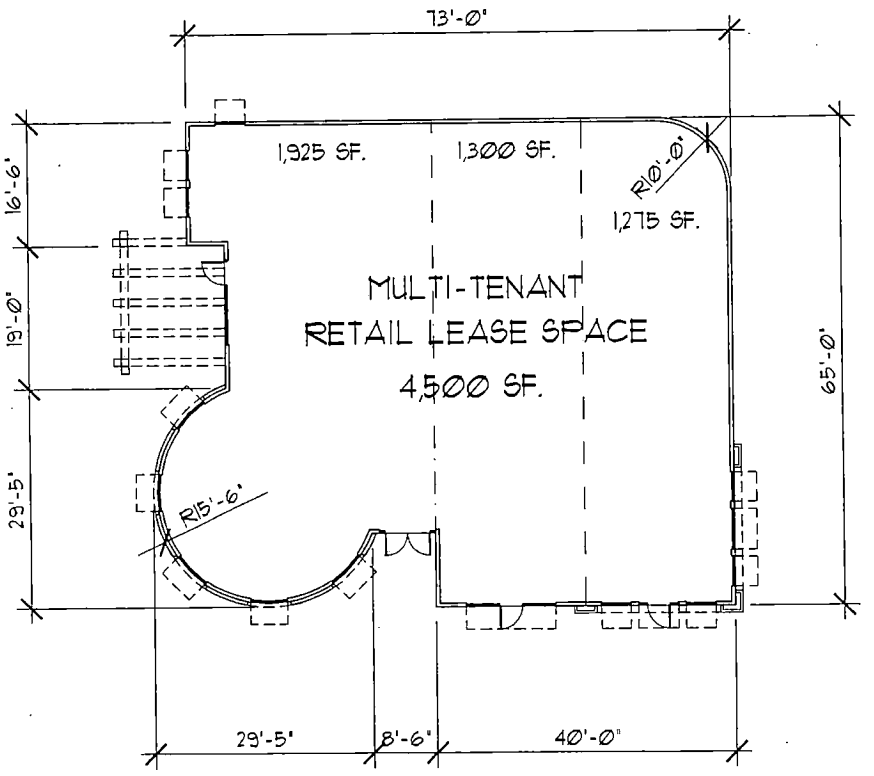
Red Rock Plaza - Building 'B'

November 2, 2004

Site Development Review Submittal

LABAR
architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

City of Las Vegas, Nevada
SDR-5556
12/16/04 PC
RECEIVED
NOV 2 2004



Floor Plan

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

North

Red Rock Plaza - Building 'C'

November 2, 2004

Site Development Review Submittal

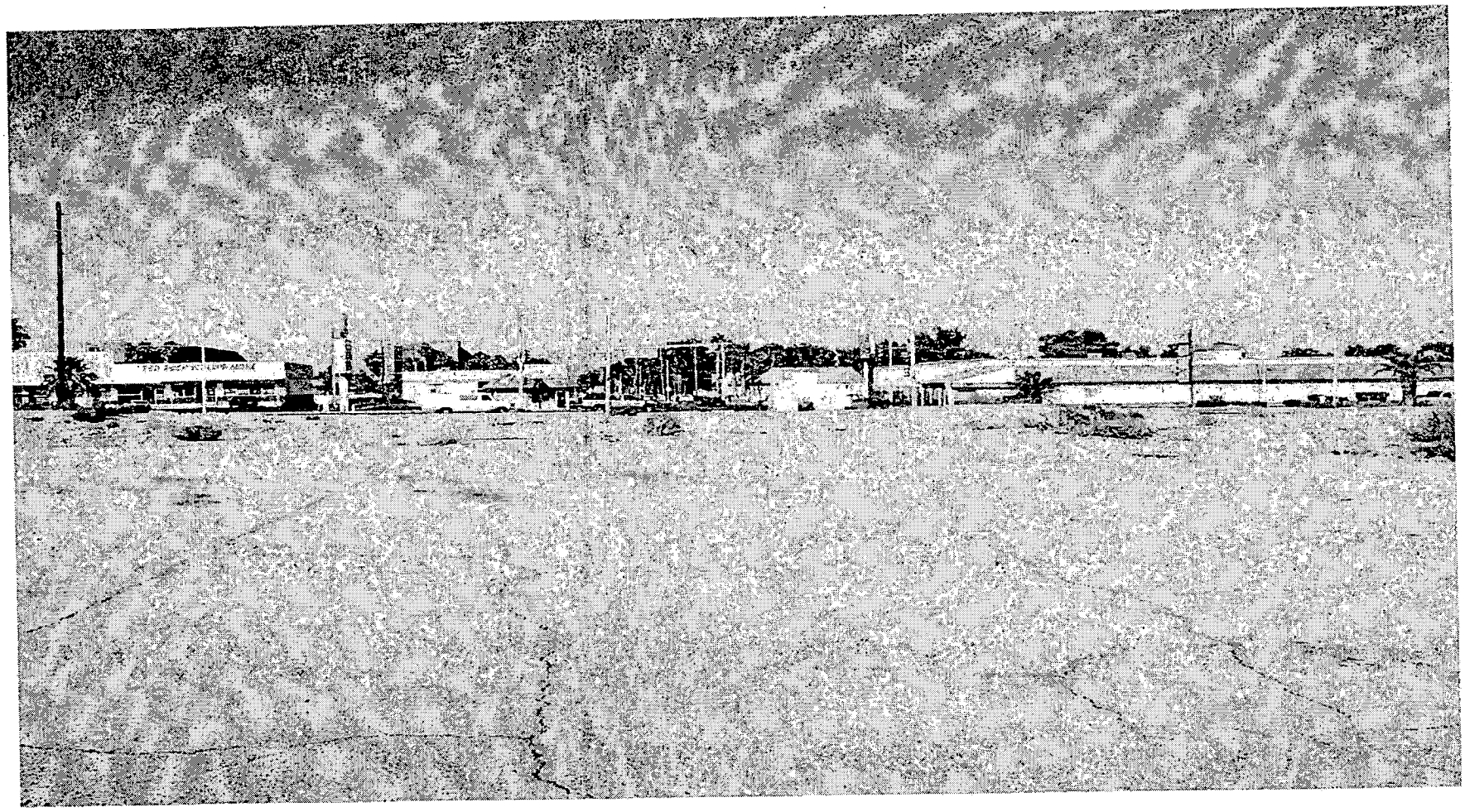
City of Las Vegas, Nevada

SDR-5556

12/16/04 PC

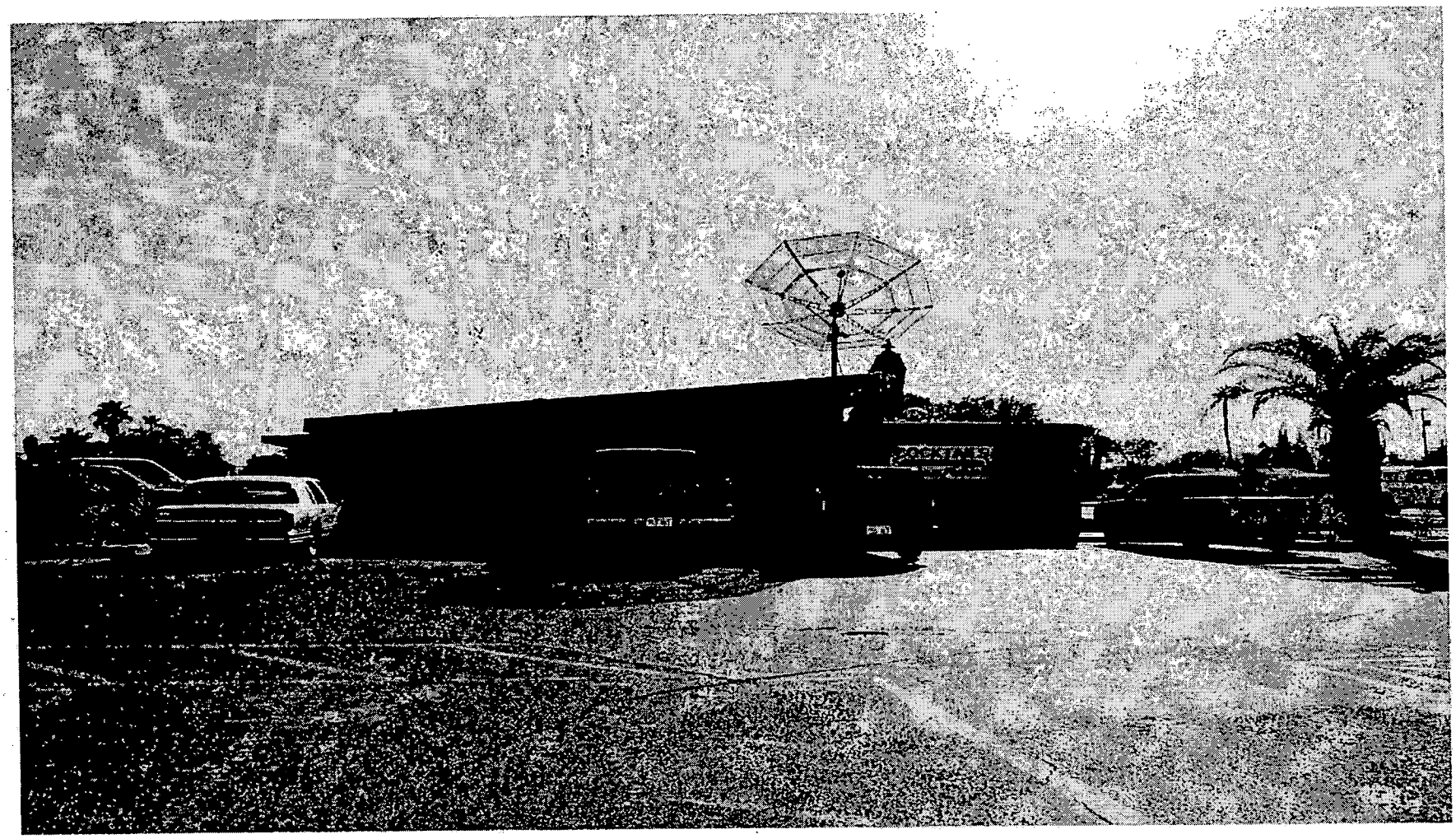
LABAR architecture, inc.
architecture • design • planning
10444 AMERICAN FALLS LANE
LAS VEGAS, NEVADA 89144
ph.702.304.1660 fx.702.304.1690

RECEIVED
NOV 2 2004



SDR-5556 - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP
SOUTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 500 FEET EAST OF WILSHIRE STREET
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



SDR-5556 - APPLICANT: ROGER ANDERSON - OWNER: SYUFY ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP
SOUTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 500 FEET EAST OF WILSHIRE STREET
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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	

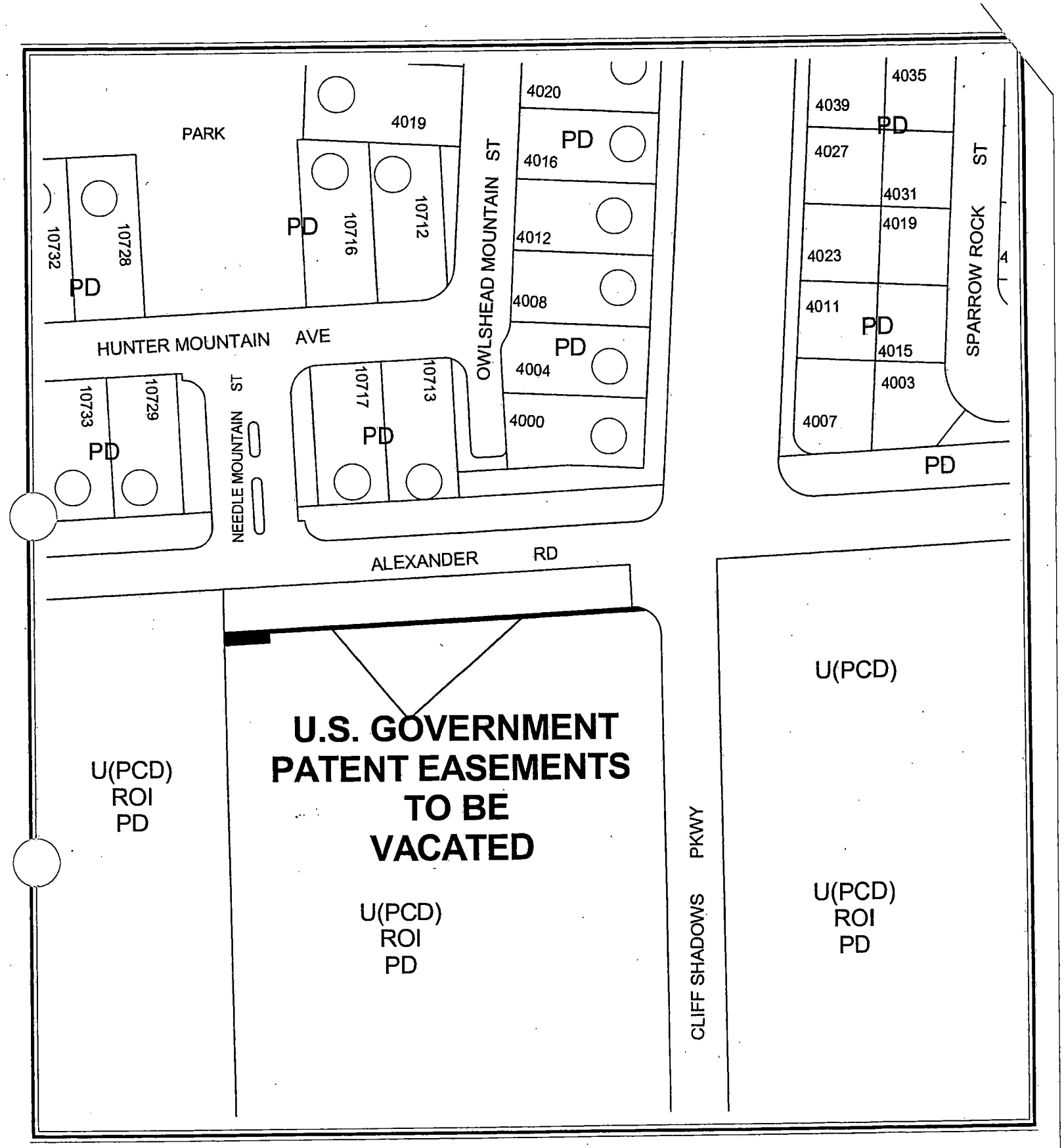
RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion 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

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

(6:03 – 6:06)



CASE: VAC-5569

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5569 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Site Development Plan Review SDR-5565 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

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

4. The Order of Relinquishment of Interest shall not be recorded until all of the 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate a U. S. Government Patent Easement generally located south of Alexander Road and west of Cliff Shadows Parkway.

B) Applicant's Justification

In a letter included with the application, the applicant states that the patent easement is no longer needed and will permit the unencumbered development of the site to which it abuts.

BACKGROUND INFORMATION

A) Actions

03/11/99	The Planning Commission approved a request to annex (A-0009-99) 16 unimproved parcels, one of which included the subject parcel. Staff recommended approval of the request.
06/14/99	The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission recommended approval on 5/13/99. The staff also recommended approval of the request.
02/14/04	The City Council approved Special Use Permit (SUP-3393) to allow a Private School, Primary within a Neighborhood Commercial designated parcel of the Lone Mountain West Master Development Plan area. The Planning Commission and staff recommended approval of the request on 01/08/04.
02/14/04	The City Council approved a Site Development Plan Review (SDR-3391) for a Church/House of Worship on the subject tract. Accessory uses to the proposed Church/House of Worship included a Private School, Primary; a Wedding Hall; and a Bookstore. The Planning Commission and staff recommended approval of the request on 01/08/04.

DDS

08/18/04 The City Council approved a Major Modification (MOD-4484) to the Lone Mountain West Master Development Plan to change the future land use designation of the site from NC (Neighborhood Commercial) to ML (Medium Low Density Residential). The Planning Commission recommended approval on 7/22/04. The staff recommended the application be denied.

12/16/04 The Planning Commission will consider an application submitted in conjunction with this application for a Variance (VAR-5567) in the open space requirement for the abutting site.

12/16/04 The Planning Commission will consider an application submitted in conjunction with this application for a Site Development Plan Review (SDR-5565) for a 36-lot single-family residential subdivision for the abutting site.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate the North 33 feet and the North 40 feet of the West 33 feet, excepting the North 30 feet of the west half (W1/2) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 12, Township 20 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Easement because it is no longer needed in its current configuration. This will allow the unencumbered development of the abutting site to the south. This request is appropriate, as the subject grant is 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 the U.S. Government Patent Easement generally located south of Alexander Road, west of Cliff Shadows Parkway.

DDS

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-5569** APN: **137-12-101-002**

Name of Property Owner: **Ritter Charitable Trust**

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 XXX 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: JOHN A. RITTER

Subscribed and sworn before me

This 27th day of October ,2004

Amanda Dalton

Notary Public in and for said County and State

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

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

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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

MOTION:
NIGRO – Motion 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

City of Las Vegas

Agenda Item No.: 45

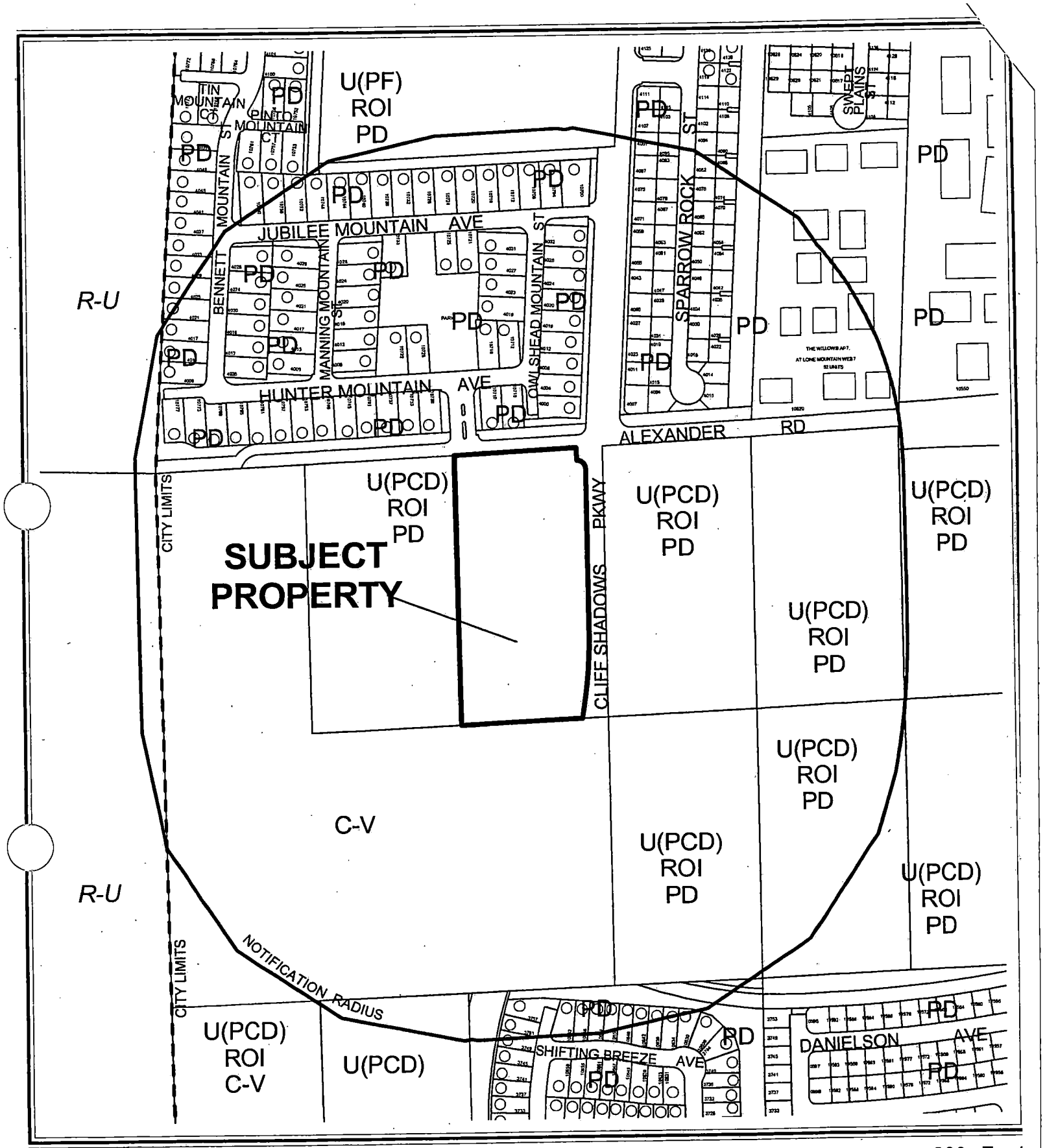
PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 45 – VAR-5567

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: **VAR-5567**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5567 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-5565).

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

3. Direct pedestrian access shall be provided to the future park located south of the subject development from the southernmost private street. The pathway shall be improved as an open space amenity.

4. 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 615 square feet (amount waived) x $4.00 or $2,460 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 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.

B) Applicant's Justification

In a letter submitted with the application, it is stated that there is a proposed public park located directly to the south that will provide significant amenities for the subdivision and will offset the requested slight reduction in open space.

BACKGROUND INFORMATION

A) Actions

03/11/99	The Planning Commission approved a request to annex (A-0009-99) 16 unimproved parcels, one of which included the subject parcel. Staff recommended approval of the request.
06/14/99	The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission recommended approval on 5/13/99. The staff also recommended approval of the request.
02/14/04	The City Council approved Special Use Permit (SUP-3393) to allow a Private School, Primary within a Neighborhood Commercial designated parcel of the Lone Mountain West Master Development Plan area. The Planning Commission and staff recommended approval of the request on 01/08/04.
02/14/04	The City Council approved a Site Development Plan Review (SDR-3391) for a Church/House of Worship on the subject tract. Accessory uses to the proposed Church/House of Worship included a Private School, Primary; a Wedding Hall; and a Bookstore. The Planning Commission and staff recommended approval of the request on 01/08/04.

DDS

08/18/04 The City Council approved a Major Modification (MOD-4484) to the Lone Mountain West Master Development Plan to change the future land use designation of the site from NC (Neighborhood Commercial) to ML (Medium Low Density Residential). The Planning Commission recommended approval on 7/22/04. The staff recommended the application be denied.

12/16/04 The Planning Commission will consider an application submitted in conjunction with this application for approval to Vacate (VAC-5569) a U. S. Government Patent Easement abutting the north edge of the site.

12/16/04 The Planning Commission will consider an application submitted in conjunction with this application for a Site Development Plan Review (SDR-5565) for a 30-lot single-family residential subdivision on this site.

B) Pre-Application Meeting

10/13/04 The staff met with the prospective applicant to review plans for a proposed 30-lot single-family residential development on the subject tract. It was indicated that a Variance would be needed to reduce the amount of open space to less than is required. The procedures for a Variance were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.13
Net Acres:	4.30

B) Existing Land Use

Subject Property:	Parking lot and undeveloped
North:	Single-family residences
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

DDS

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development) Single-family residences
South:	PCD (Planned Community Development) Future park
East:	PCD (Planned Community Development) Single-family residences
West:	PCD (Planned Community Development) Single-family residences

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	C-V (Civic District)
East:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
West:	U (Undeveloped)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation that allows a mix of residential uses with a maximum of eight dwelling units per acre. The site is zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and is under a Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan Designation.

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

DDS

The subject site is located within the Lone Mountain West Master Development Plan area with a ML (Medium Low Density Residential) land use designation. The ML (Medium Low Density Residential) category permits single-family residential development.

A) Zoning Code Compliance

A1) Open Space Standards

Pursuant to Lone Mountain West Master Development Plan, the following Open Space Standards apply to the subject proposal:

Total Acreage	**Density**	**Required**			**Provided**	
		Ratio	Percent	Area (sq. ft.)	Percent	Area (sq. ft.)
5.13 acres	5.85	3 square feet per lot	4.4 %	9,900	4.2 %	9,285

The Lone Mountain West Master Development Plan requires that three square feet of internal open space be provided for each lot within a subdivision. Therefore, the proposed 30-lot residential development requires a total of 9,900 square feet of open space. The proposed site plan depicts 9,285 square feet of open space and is deficient in open space by 615 square feet.

B) General Analysis and Discussion

The applicant is interested in reducing the total amount of open space from the required amount of 9,900 square feet to 9,285 square feet, a difference of 615 square feet. As illustrated on the development plan, all the open space is proposed at the entrance to the development.

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 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."

DDS

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."

The criteria in Title 19 for granting a variance are promulgated from common law in the State of Nevada. More specifically, a "practical difficulty" or "hardship" as stated above has special meaning under Nevada law. The courts have interpreted a hardship to mean that a "regulation to property greatly decreases or practically destroys its value for any permitted use, so as to deprive the owner of the land of all beneficial use or that land is virtually useless as it is presently zoned."[*Enterprise Citizens v. Clark County Commissioners* (1996).]

In view of the above criteria, it is recommended that the application be denied. This recommendation of denial is based on the following findings, only one of which is necessary to deny a Variance:

- **No evidence is provided that a hardship exists to warrant a Variance in the required open space.**

  The onus for presenting such evidence is placed on the applicant, the person allegedly aggrieved by the requirement. The applicant justifies the request for the Variance because of a proposed public park located directly to the south that will provide significant amenities for the subdivision and will offset the requested reduction in open space. However, the justification for the Variance should be based on evidence that demonstrates that there is a significant hardship or practical difficulty. No such evidence has been presented with the application. Therefore, a Variance is not warranted.

- **The hardship is self-imposed.**

  Clearly the hardship is of the applicant's own making, as the reduction in the amount of open space is based upon the manner in which the applicant proposes to develop the property. If a hardship is self-imposed, then according to the criteria above, a Variance is not warranted.

DDS

- **Use of the property is not denied.**

  The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. The question is one of whether the property could be developed in any manner that would not necessitate the reduction in the amount of open space. Since profit motives and financial incentives are not a basis for the granting of a Variance, clearly the property could be developed under a different scenario that does not require a reduction in the amount of open space. Therefore, a Variance is not warranted.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 101 [Mailed with SDR-5565]

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5567** APN: **137-12-101-002**

Name of Property Owner: **Ritter Charitable Trust**

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 XXX 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] MP

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 27th day of October 2004

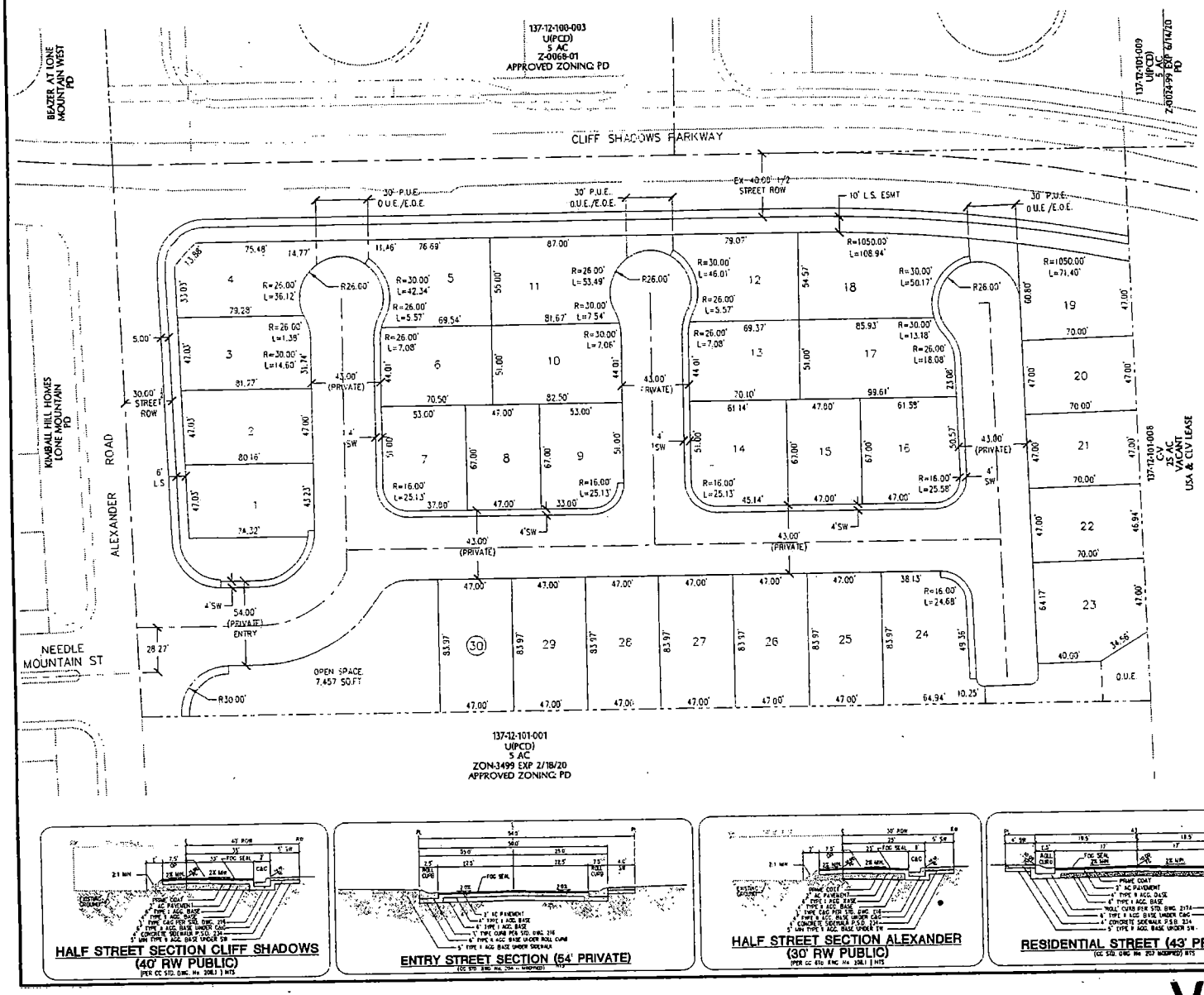
Amanda Dalton

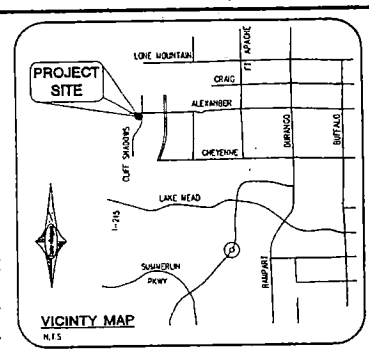
Notary Public in and for said County and State

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

ALEXANDER / CLIFF SHADOWS II - A RESIDENTIAL DEVELOPMENT BY KB HOME

SITE PLAN





SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):	137-12-101-002
GROSS AREA:	5±13 +/- GROSS ACRES
MINIMUM LOT SIZE:	47'W X 59'D (2,773 SQ. FT.)
NUMBER OF UNITS:	30 SINGLE FAMILY UNITS
DENSITY:	5.85 DU/AC GROSS
MIN. BUILDING SETBACKS	18' GARAGE, 10' FRONT, 5' REAR 5' SIDE; 18' CORNER SIDE
STREET WIDTHS: ON-SITE	54' PRIVATE ENTRY 43' PRIVATE INTERIOR
OFF-SITE	40' HALF STREET (CLIFF SHADOWS) 30' HALF STREET (ALEXANDER)
EXISTING ZONING:	P-D (PLANNED DEVELOPMENT)
PROPOSED ZONING:	P-D (PLANNED DEVELOPMENT)
OPEN SPACE REQUIRED (9330 SF/UNIT)	9,900 SF OR 0.227 ACRES
OPEN SPACE PROVIDED	9,285 SF OR 0.213 ACRES

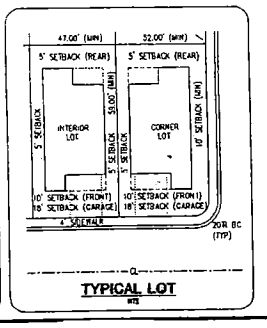
SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	SPRINT
CABLE TV	COX COMMUNICATION
REFUSE:	SILVER STATE DISPOSAL SERVICE, INC

DEVELOPER
KB HOME
750 PILOT RD, SUITE F
LAS VEGAS, NV 89119

ENGINEER:
Carter :: Burgess
6655 BERMUDA RD LAS VEGAS, NV 89119
(702) 938-5408 Fax (702) 938-5454

(IN FEET)
1 inch = 30 ft

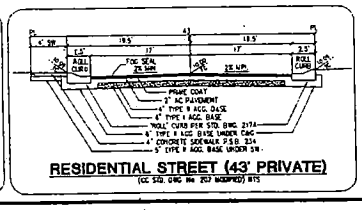


TYPICAL LOT

HALF STREET SECTION CLIFF SHADOWS
(40' RW PUBLIC)
(PER CC STD. DWG. No. 208.1) NTS

ENTRY STREET SECTION (54' PRIVATE)
(CC STD. DWG No. 208 - MODIFIED) NTS

HALF STREET SECTION ALEXANDER
(30' RW PUBLIC)
(PER CC STD. DWG No. 208.1) NTS


RESIDENTIAL STREET (43' PRIVATE)
(CC STD. DWG No. 207 MODIFIED) NTS

REVISIONS

No.	Date	CHKD	APVD

DESIGNED:	DMB
DRAWN:	DMB
CHECKED:	DMB
JOB NO:	2435001
SCALE:	1:30
VERT:	N/A
DATE:	11/23/04

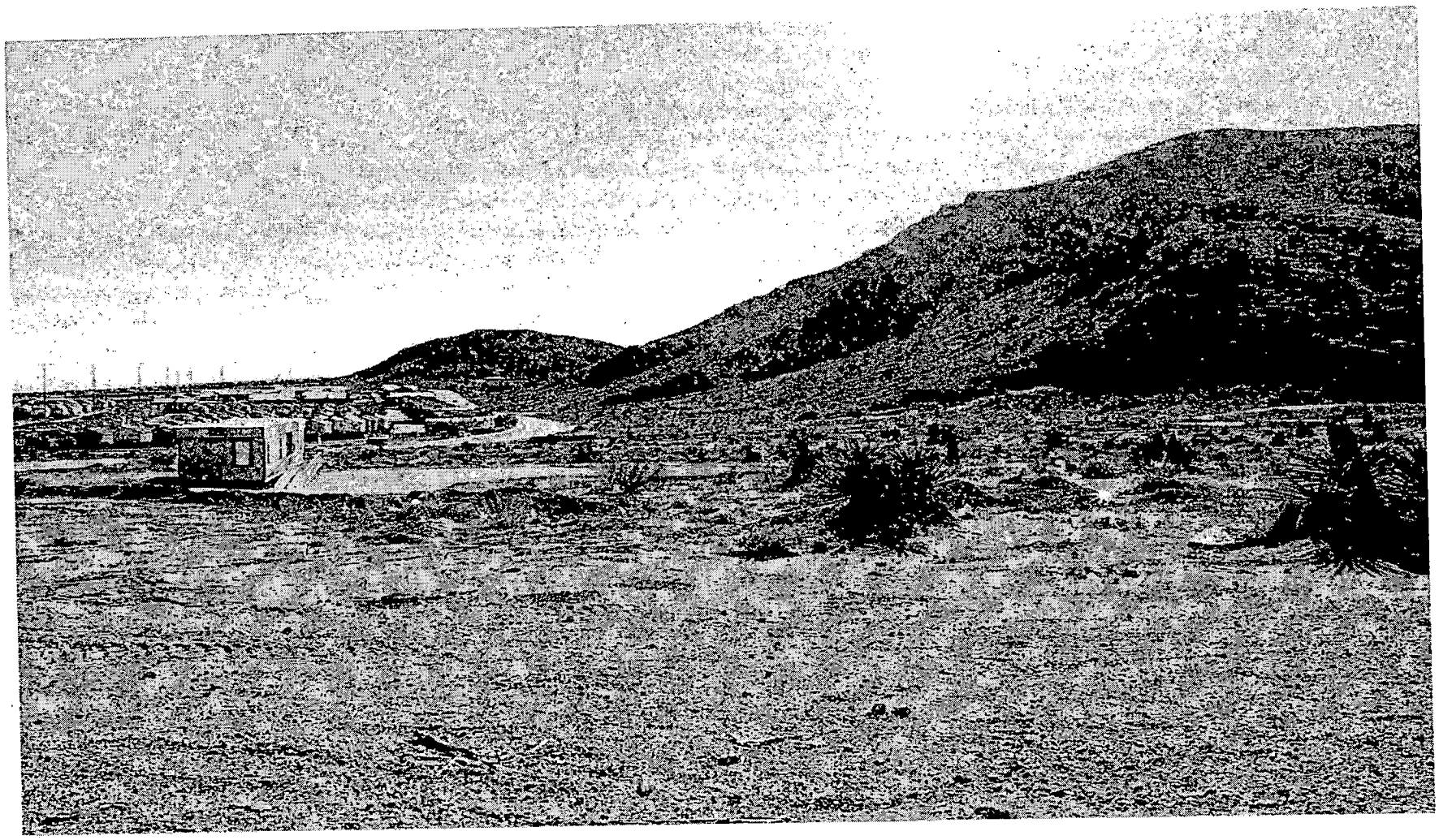
Carter :: Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
6655 Bermuda Road
Las Vegas, Nevada 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: KBHOME
ALEXANDER / CLIFF SHADOWS II

DESCRIPTION: SITE PLAN

SHEET 1
1 of 1

VAR-5567
12/16/04 PC



VAR-5567 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST
SOUTHWEST CORNER OF ALEXANDER ROAD AND CLIFF SHADOWS PARKWAY
DECEMBER 16, 2004 PLANNING COMMISSION

12/2/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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

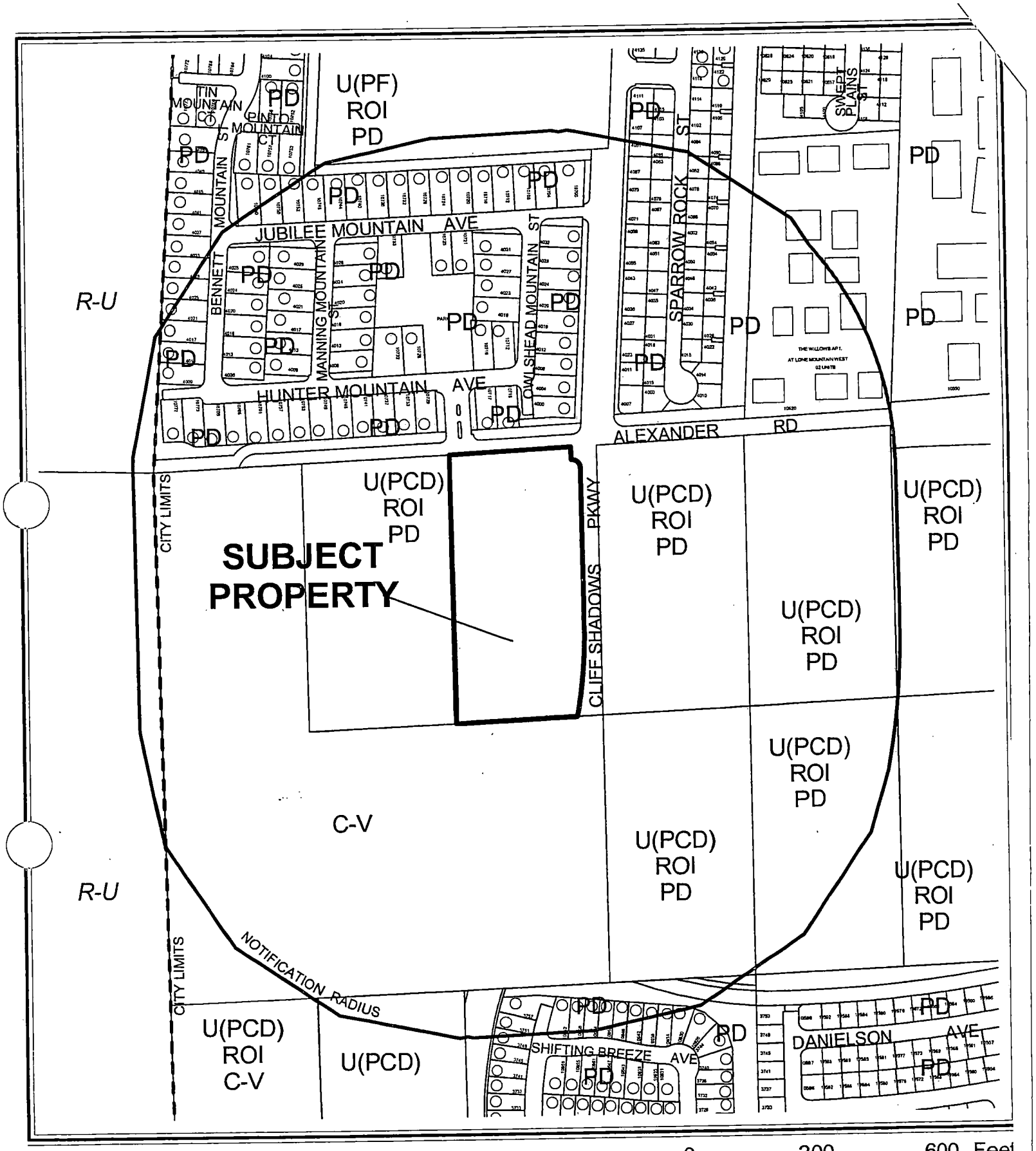
MOTION:

NIGRO – Motion 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

MINUTES:

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

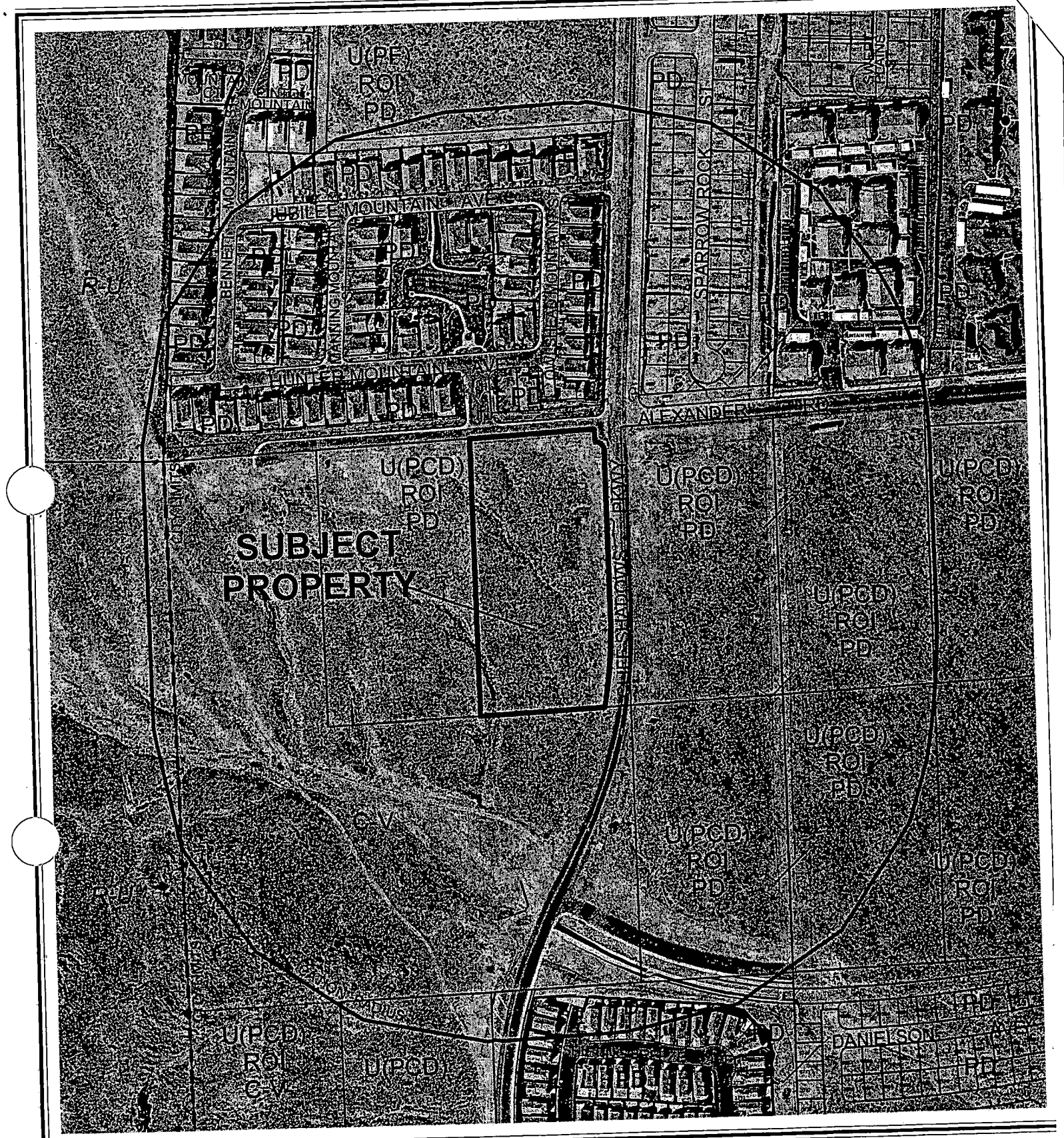
(6:03 – 6:06)



CASE: **SDR-5565**

RADIUS: 750 FT

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



CASE: **SDR-5565**

RADIUS: 750 FT

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: SDR-5565 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST

** CONDITIONS **

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

Planning and Development

1. A Variance (VAR-5567) in the required amount of open space approved by the City Council or revision of the plan to show compliance.

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

3. All development shall be in conformance with the site plan and building elevations date stamped 11/02/04, except as amended by conditions herein.

4. The development shall comply with the following standards:

Standards	
Min. Lot Size	2,773 sq. ft.
Min. Lot Width	47 feet
Min. Setbacks • Front (to garage) • Front (to dwelling) • Side • Corner • Rear	 18 feet 10 feet 5 feet 10 feet 5 feet
Max. Building Height	2 Stories / 35 feet

5. The site plan shall be revised and approved by staff of the Planning and Development Department, prior to the time an application for a tentative map is approved.

6. Direct pedestrian access shall be provided to the future park located south of the subject development from the southernmost private street. The pathway shall be improved as an open space amenity.

7. A detailed landscape plan shall be submitted and approved by staff of the Planning and Development Department prior to the time application for a tentative map is approved.

8. Landscaping and a permanent underground sprinkler system shall be installed in common areas 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 Title 19.12.050.

11. Perimeter walls shall comply with the standards contained in Section 3.6.1 of the Lone Mountain West Master Plan. Accordingly, all walls, including retaining walls, shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of six feet. Details of the perimeter walls shall be submitted and approved by staff of the Planning and Development Department prior to the time an application for a Tentative Map is approved.

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

13. All city code requirements and design standards of all city departments must be satisfied.

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

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

Public Works

16. Revise the ingress radius at the entrance of the subdivision to be 10-feet and locate the driveway 20-feet west of where it is currently proposed as required by the City Traffic Engineer.

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

18. 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.

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

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, MOD-4484, the Lone Mountain West Master Development Planand all other applicable 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. We note that non-standard cul-de-sacs are being proposed on the site plan

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

In a letter submitted with the application, there is no statement as to the development's compliance with Title 19 requirements, except to mention that a Variance is needed in the required amount of open space. The Variance and the justification for a Variance are addressed in an accompanying staff report for this request.

BACKGROUND INFORMATION

A) Actions

03/11/99	The Planning Commission approved a request to annex (A-0009-99) 16 unimproved parcels, one of which included the subject parcel. Staff recommended approval of the request.
06/14/99	The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission recommended approval on 5/13/99. The staff recommended approval of the request.
02/14/04	The City Council approved Special Use Permit (SUP-3393) to allow Private School, Primary within a Neighborhood Commercial designated parcel of the Lone Mountain West Master Development Plan area. The Planning Commission and staff recommended approval of the request on 01/08/04.
02/14/04	The City Council approved a Site Development Plan Review (SDR-3391) for a Church/House of Worship on the subject tract. Accessory uses to the proposed Church/House of Worship included a Private School, Primary; a Wedding Hall; and a Bookstore. The Planning Commission and staff recommended approval of the request on 01/08/04.

DDS

08/18/04 The City Council approved a Major Modification (MOD-4484) to the Lone Mountain West Master Development Plan to change the future land use designation of the site from NC (Neighborhood Commercial) to ML (Medium Low Density Residential). The Planning Commission recommended approval on 7/22/04. The staff recommended the application be denied.

12/16/04 The Planning Commission will consider an application submitted in conjunction with this application for a Variance (VAR-5567) in the open space requirement for this site.

12/16/04 The Planning Commission will consider an application submitted in conjunction with this application for approval to Vacate (VAC-5569) a U. S. Government Patent Easement abutting the north edge of the site.

B) Pre-Application Meeting

10/13/04 The staff met with the prospective applicant to review plans for a proposed 30-lot single-family residential development on the subject tract and for a reduced amount of required open space. In association with the need for a Site Development Plan Review, it was indicated that a request for a Variance would be needed for a reduced amount of required open space; a request for a Vacation would be needed to vacate a Patent Easement along Alexander Road; and that a Waiver in Title 18 standards would be required to vary the offset requirement in the distance between intersecting street.

C) Neighborhood Meetings

No neighborhood meeting is required and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.13
Net Acres:	4.30

B) Existing Land Use

Subject Property:	Parking lot and undeveloped
North:	Single-family residences
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development) Single-family residences
South:	PCD (Planned Community Development) Future park
East:	PCD (Planned Community Development) Single-family residences
West:	PCD (Planned Community Development) Single-family residences

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	C-V (Civic District)
East:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses with a maximum of eight dwelling units per acre. The site is zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and is under a Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Development Plan area. The PD (Planned Development) zoning district is consistent with the General Plan Designation.

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

The subject site is located within the Lone Mountain West Master Development Plan area with a ML (Medium Low Density Residential) land use designation. The ML (Medium Low Density Residential) category permits single-family residential development.

PROJECT DESCRIPTION

The proposed development is to consist of 30 single-family residential lots that have access to several short 43-foot wide private streets that merge into one 54-foot wide street that intersects with Alexander Road, opposite Needle Mountain Street. The development would have an overall density of 5.85 dwelling units per acre with each lot having a minimum lot size of 2,773 square feet. A total of 9,285 square feet of open space is proposed at the entrance to the subdivision. Seven home models are proposed. All are two stories in height and range is size from 1,553 square feet to 1,849 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The applicant has proposed the following Development Standards for the subject proposal:

Standards	Proposed	Acceptable
Min. Lot Size	2,773 sq. ft.	Y
Min. Lot Width	47 Feet	Y
Min. Setbacks		
• Front (to garage)	18 Feet	Y
• Front (to dwelling)	10 Feet	Y
• Side	5 Feet	Y
• Corner	10 Feet	Y
• Rear	5 Feet	Y
Max. Lot Coverage	75 %	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposed development standards are acceptable and appropriate for a development of this density and design.

DDS

A2) Parking and Traffic Standards

In addition to Title 19.10 standards, the Lone Mountain West Master Development Plan(Section 6.2.3) requires a minimum of two enclosed parking spaces per dwelling unit. This project includes two-car garages, as depicted on the submitted floor plans, and is in compliance with the parking standards.

A3) Landscape and Open Space Standards

Section 6.4.1 (Perimeter Area Landscaping) of the Lone Mountain West Master Development Plan defers to the City Landscape, Wall, and Buffer Guidelines for perimeter landscaping; therefore, the following Landscape Standards apply:

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer: • Min. Trees	1 Tree/30 Linear Feet	25 Trees	37 trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not indicated

The proposed perimeter landscaping exceeds the established standards. No walls are indicated on the submitted plans, but any future wall permits will be held to the standards contained in the Section 3.6.1, including six-foot maximum height and design requirements.

Pursuant to the Lone Mountain West Master Development Plan, the following Open Space Standards apply to the subject proposal:

Total Acreage	**Density**	**Required**			**Provided**	
		Ratio	Percent	Area (sq. ft.)	Percent	Area (sq. ft.)
5.13 acres	5.85	330 square feet per lot	4.4 %	9,900	4.2 %	9,285

The Lone Mountain West Master Development Plan requires that 330 square feet of internal open space be provided for each lot within a subdivision. Accordingly, this proposed 30-lot residential development requires a total of 9,900 square feet of open space. The proposed site plan depicts 9,285 square feet of open space and is deficient in open space by 685 square feet. A Variance (VAR-5567) for reduction in the required open space has been submitted concurrently with this application.

DDS

B) General Analysis and Discussion

- Zoning

  The present zoning of the site is U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under a Resolution of Intent to PD (Planned Development). The proposed development is consistent with this zone. The development is consistent with Title 19 regulations, except for the amount of open space proposed for the development. A total of 9,200 square feet of open space is required; however, 9,285 square feet is proposed. An application for a Variance (VAR-5567) has been submitted to reduce the required amount of open space. There appears to be no hardship that would justify granting a Variance in this case, and it is recommended that this Variance be denied.

- Site Plan

  The proposed development is to consist of 30 single-family residential lots that have access to several short 43-foot wide private streets that merge into one 54-foot wide street that intersects with Alexander Road, opposite Needle Mountain Street. A park abuts the development on the south. As designed, there is no access to the park except by a circuitous route to the north and around the subdivision to the east and south along Cliff Shadows Parkway. It is highly recommended that direct access be provided to the park as an amenity to the residents.

  There are three possible ways of providing access to the park from within the development. It is proposed that one of the following three options be explored:

  - Proposed at the southwest corner of the development is a small area to be preserved for a drainage channel. It is recommended that a trail be located next to and separated from the channel through this area, if possible, that would connect the southernmost private street with the abutting park to the south.
  - Lot number 23 that is located next to the area has an abundance of lot area. A trail that would parallel the drainage ditch may need to be placed along the western edge of the lot and included in a common lot to be owned and maintained by a homeowner's association.
  - A trail could connect to Cliff Shadows Parkway through an emergency access gate from the southernmost private street. Residents could then access the park from the sidewalk along Cliff Shadows Parkway.

  Provision of the access to the abutting park should be designed to provide additional open space to compensate for the deficiency in meeting the open space requirement.

This provision is addressed as a condition in the list of Conditions for approval of this application.

- Waivers

  No waivers are requested.

- Landscape Plan

  A conceptual landscape plan has been submitted that shows compliance with the City Landscape, Wall, and Buffer Guidelines for perimeter landscaping. The proposed number of trees exceeds the number required along the perimeter of the development. No plans have been submitted for proposed walls around the perimeter. The walls will have to conform to Section 3.6.1 of the Lone Mountain West Master Development Plan. This deficiency is addressed as a condition in the list of Conditions for this staff report.

- Elevation

  The elevations of the seven home models proposed for the development are two stories in height. As single-family dwellings, the elevations are harmonious and compatible with development in the area.

- Floor Plan

  Seven home models and floor plans are proposed. The homes range in size from 1,553 square feet to 1,849 square feet. The homes are small in size but efficient in design characteristics.

FINDINGS

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

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

   Property to the north and west are developed or approved for single-family residential development. The proposed single-family development is similar to the single-family development to the west. A park is proposed to the south. As a single-family development, it is compatible with existing and proposed adjacent development.

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

   The proposed development is consistent with the General Plan, the Lone Mountain West Master Development Plan, and other City plans, policies and standards with the exception of the required amount of open space. A Variance (VAR-5567) has been submitted in conjunction with this application to reduce the required amount of open space. It is recommended that the application be denied.

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

   The proposed 30 single-family residential lots are to have access to several short 43-foot wide private streets that merge into one 54-foot wide street that intersects with Alexander Road. The relatively low traffic flow through this intersection and traffic circulation accessing the site should not impact the neighborhood traffic.

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

   Building materials are addressed below. Landscape materials are to consist of Chitalpa, Ash and thornless Mesquite trees along the streetscape. Shrubs and groundcover are to consist of Red Yucca, Angelita Daisy, Blue Ranger and Purple Fountain Grass. Five shrubs will be planted for each tree provided. The landscape materials are appropriate for the proposed development.

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

   Seven home models are proposed. All are two stories in height and range is size from 1,553 square feet to 1,849 square feet. The homes are small in size but efficient in design characteristics. Each home is to consist of an off-white, beige, tan or light brown stucco surface. Accent colors for the fascia and trim vary from light gray to charcoal and off-white to dark brown. The homes are harmonious and compatible with development in the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 101 [Mailed with VAR-5567]

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5565** APN: **137-12-101-002**

Name of Property Owner: **Ritter Charitable Trust**

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 XXX 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: _____ eg MT

Print Name: JOHN A. RITTER

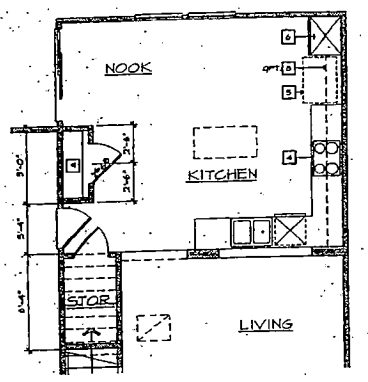
Subscribed and sworn before me

This 27th day of October ,20 04

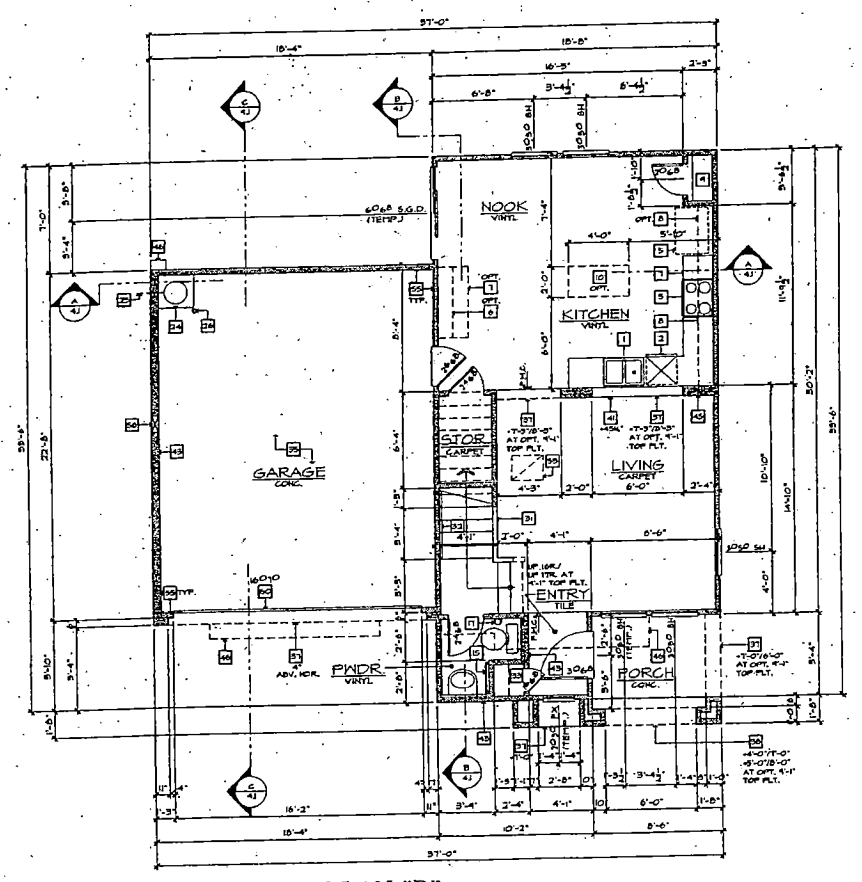
Amanda Dalton

Notary Public in and for said County and State

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



OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (11"x17")

SDR-5565
12/16/04 PC

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND BLOCKOUT TO 10" ABOVE DRAIN OUTLET PER (U.B.C. SEC. 909.1.2, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"x12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ BLOCKOUT TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPECS (U.B.C. SEC. 2407.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER, (U.B.C. SEC. 2508.4.10, AMENDED).
15. TOWEL BAR - PROVIDE 24" GOLD FINISHING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTENDED VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 9D/AD9
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 6D/AD9.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLAN & DETAIL
26. 8" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" CRUSHPOINT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 9D/AD9
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. "B" VENT FROM BELOW
31. 36" GUARDRAIL/WALL (U.B.C. SEC. 1016.1 & R316.3, AMENDED) - DTL. 6A & 6B/AD4
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. R311.5.6.3, AMENDED) - DTL. 8D/AD9
33. COATS W/ WIRE SHELF - DTL. 9D/AD9.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ RAIL & SHELF - DTL. 9A/AD9.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOFT WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF P.V.C. 'B' VENT FROM BELOW (U.M.C. TABLE 5-5)
49. P.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-5)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R807.1) - DTL. 5A/AD5.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 508.0) - REFER TO UTILITY PLN - DTL. 6A/AD5.
52. DUCT CHASE - DTL. 4B & 9A/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.B.C. SEC. 1311.3.2, AMENDED).
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.B.C. SEC. R702.3.5)
56. RESERVED.
57. MATERIAL TO ROOF SHEATHING
58. 14"x20", G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 15A/AD4 (COMPLY WITH U.B.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-0" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 237.1553

FIRST FLOOR AREA	617	SQ.FT.
SECOND FLOOR AREA	436	SQ.FT.
TOTAL AREA	1553	SQ.FT.
GARAGE AREA	446	SQ.FT.
OPT. PATIO AREA	128	SQ.FT.
PORCH AREA ELEVATION "D"	61	SQ.FT.
PORCH AREA ELEVATION "E"	69	SQ.FT.
PORCH AREA ELEVATION "F"	72	SQ.FT.

KB HOME
ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

ISSUE DATE: 05/10/04
DRAWN BY: SD
PROJECT NO.: 65D-26D
PROJECT MGR.: JC
REVISIONS:

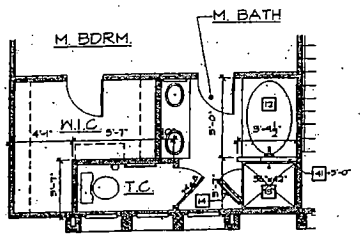
RECEIVED
NOV 0 2 2004

FOR INTERNAL USE ONLY

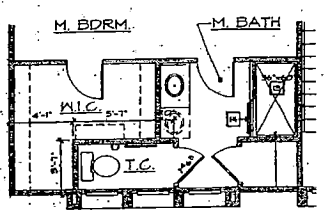
SCHEDULED:	AT:	REVISED:
1.	PRE	04/30/04
2.	PRE	07/09/04
3.	PRE	07/27/04
4.	C	09/09/04
5.	C	09/30/04
6.	C	10/25/04

PLAN: 237.1553
SHEET: 1.1

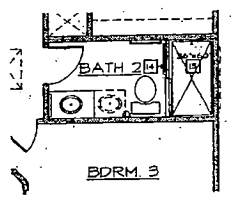
These plans and elements are copyrighted ©2004 the Home Corporation and are not to be disclosed without the express permission of KB Home Corporation. Unauthorized use of these plans is strictly prohibited. Copyrighted 2004 ©, KB Home Corporation, all rights reserved.



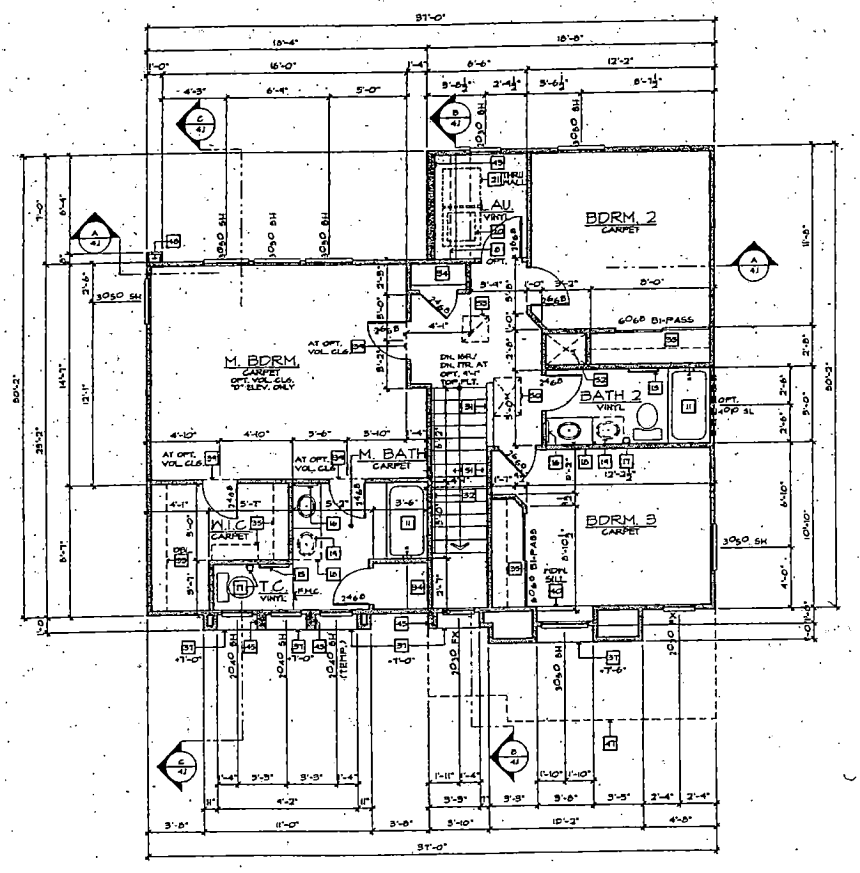
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER AT BATH 2



SECOND FLOOR PLAN "D"

SCALE: 1/4"=1'-0" (ETP)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 15" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MANSCOT TO 50" ABOVE DRAIN OUTLET PER U.P.C. SEC. R307.2, AMENDED - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MANSCOT TO TOP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. R307.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. R308.4(5), AMENDED.
15. TOWEL BAR - PROVIDE 24 SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER LOCATED IN HALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 82/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AU 16 PLATFORM - PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 82/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 85/AD5 -
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 5' VENT FROM BELOW
31. +36" GUARDRAIL/WALL (U.R.C. SEC. R316) & R316.3, AMENDED) - DTL. 84 & 85/AD4
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6), AMENDED) - DTL. 85/AD4.
33. COATS W/ WIRE SHELF - DTL. 35/AD5.
34. LINEN WITH (3) 14" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 35/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOFT WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF F.V.R. 15' VENT FROM BELOW (U.M.C. TABLE 5-3)
49. F.A.U. 15' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R807.1) - DTL. 84/AD5.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5.
52. DUCT CHASE - DTL. 43 & 44/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.R.C. SEC. R311.2.2, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.R.C. SEC. R702.3.5
56. REVERSED
57. MATERIAL TO ROOF SHEATHING
58. 14"x22" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - PROJECT FROM OR MOUNT TO SIDE OF STAIR - REFER TO DTL. 15/AD4 (COMPLY WITH U.R.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE (1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2699

ISSUE DATE: 05/10/04
DRAWN BY: SB
PROJECT NO.: 850-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

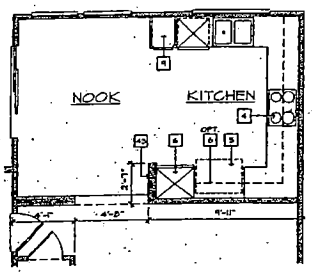
FOR INTERNAL USE ONLY

ELEVATIONS	ET	MIRROR
1	ERC	REVERSE
2	ERC	STANDARD
3	N/A	REVERSE
4	N/A	STANDARD
5	N/A	REVERSE
6	N/A	STANDARD

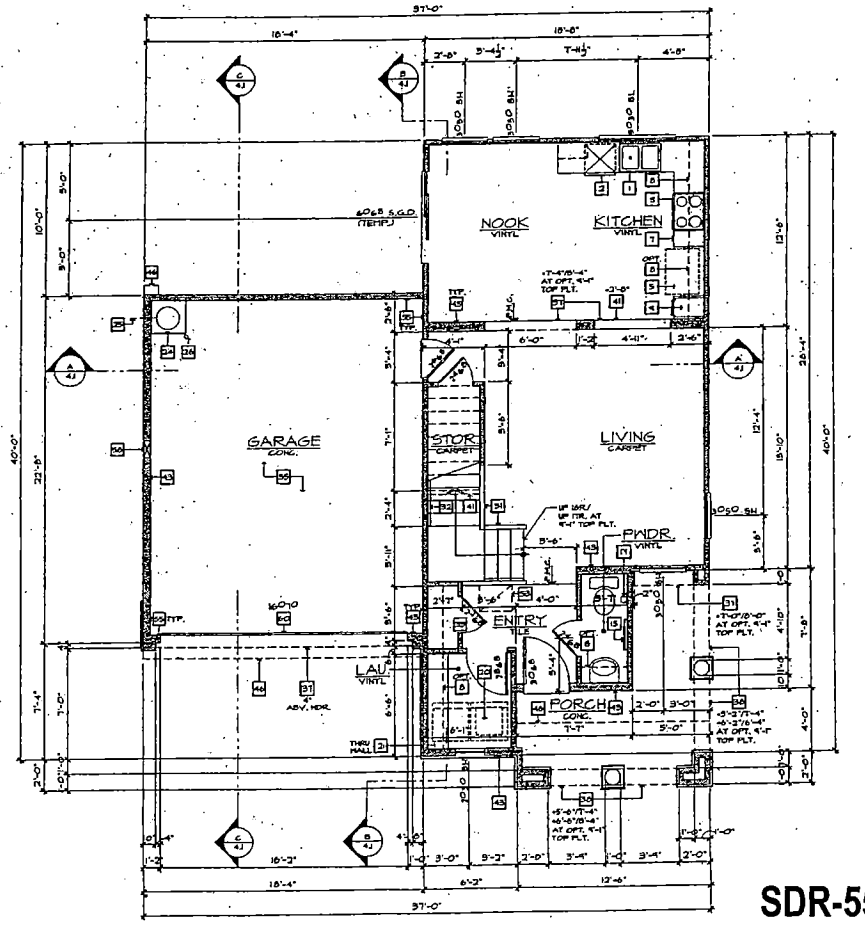
PLAN: 237.1553
SHEET: 1.2

SDR-5565
12/16/04 PC

These plans and designs are COPYRIGHTED and the exclusive property of KB Home Corporation, and are not to be disclosed, altered (in any manner whatsoever), used or duplicated without the express consent of KB Home Corporation. Copyright 2004 (c) KB Home Corporation, all rights reserved.



OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (ITP)

SDR-5565
12/16/04 PC

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN CONFIGURATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 18" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ SLOPED WASTE & VENT SYSTEM AND TRANSITION TO 10" ABOVE DRAIN OUTLET PER U.P.C. SEC. 405.3 AMENDED - VERIFY DIMENSIONS WITH MFR. SPEC'S. R307.2, AMENDED
12. OVAL TUB WITH SLOPED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ TRANSITION TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 408.13, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. 2406.4(5), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR. M.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AIR 10" PLATFORM, PROVIDE SEISMIC BRACING (U.F.C. SEC. 307.3) - DTL. 83/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 89/AD5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D & A)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D & A. 8" VENT FROM BELOW
31. +36" GUARDRAIL/WALL (U.R.C. SEC. R316.1 & R316.2, AMENDED) - DTL. 6A & 6B/AD4
32. 34"-36" HIGH HANDRAIL (U.R.C. SEC. R315.6 & AMENDED) - DTL. 60/AD4.
33. GOATS W/ WIRE SHELF - DTL. 35/AD5.
34. LINEN WITH (3) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 35/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF FUR. 5" VENT FROM BELOW (U.M.C. TABLE 5-3)
49. F.A.U. 8" VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R807.1) - DTL. 54/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.8) - REFER TO UTILITY PLAN - DTL. 84/AD5.
52. DUCT CHASE - DTL. 10 & 44/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD OR CEILING & WALLS AT LOCABLE SERVICE UNDER STAIRS PER I.R.C. SEC. R311.2.2, AMENDED).
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ½" TYPE 'X' GYPSUM BOARD - APPLICATION PER I.R.C. SEC. R702.3.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - PROVIDE IRON OR WOOD (SEE PLAN) - REFER TO DTL. 19/AD4 (COMPLY WITH I.R.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL +1'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

4.1

SQUARE FOOTAGE/ PLAN: 237.1712

FIRST FLOOR AREA	658	SQ.FT.
SECOND FLOOR AREA	1054	SQ.FT.
TOTAL AREA	1712	SQ.FT.
GARAGE AREA	446	SQ.FT.
OPT. PATIO AREA	103	SQ.FT.
PORCH AREA ELEVATION "D"	84	SQ.FT.
PORCH AREA ELEVATION "E"	121	SQ.FT.
PORCH AREA ELEVATION "F"	117	SQ.FT.

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

ISSUE DATE: 05/19/04
DRAWN BY: SD
PROJECT NO.: 050-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

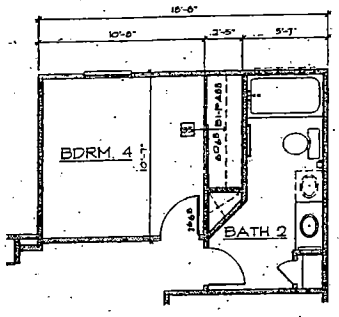
FOR INTERNAL USE ONLY

REVISIONS NO.	BY	REMARKS
1.	DRK	07/05/05
2.	DRK	07/25/05
3.	JC	07/27/05
4.	JC	08/01/05
5.	JC	08/08/05
6.	JC	09/09/05

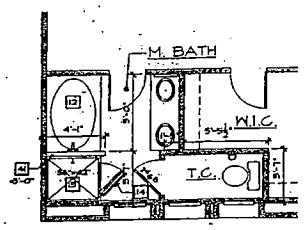
PLAN: 237.1712

SHEET: 1.1

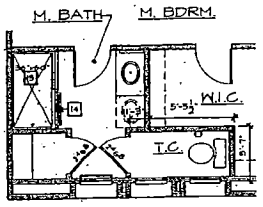
These drawings and designs are COPYRIGHTED and the exclusive property of KB Home Corporation. They are not to be used or published without the written consent of KB Home Corporation. Copyright 2004 ©. KB Home Corporation. All rights reserved.



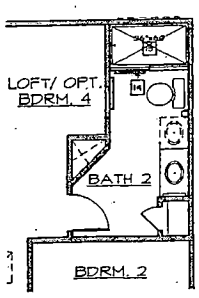
OPT. BDRM. 4



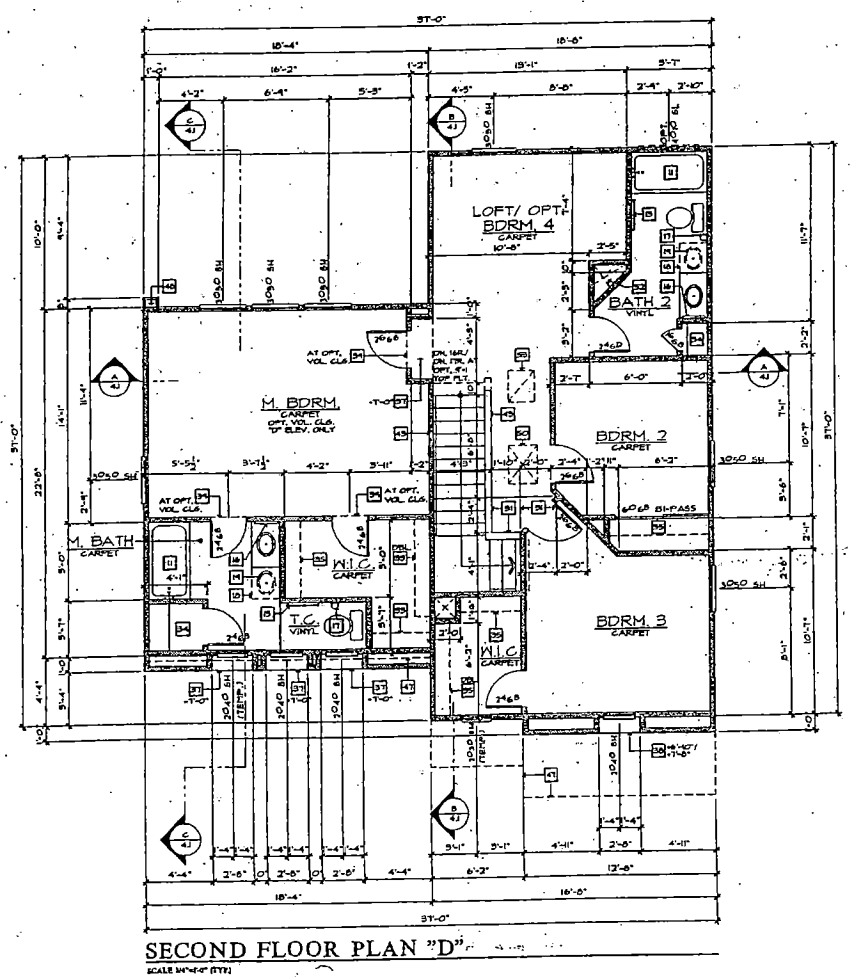
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER AT BATH 2



SECOND FLOOR PLAN "D"

SCALE 1/4"=1'-0" (ETR)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MANSCOT TO 10" ABOVE DRAIN OUTLET PER U.P.C. SEC. 802.1.3, AMENDED - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED
13. SHOWER PAN W/ MANSCOT TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 802.1.3, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.P.C. SEC. 2406.4(5), AMENDED).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 1/4" PER FOOT) - DTL. 42/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 53/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 510.3 - REFER TO DETAIL 53/AD5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 3" VENT FROM BELOW
31. +36" HANDRAIL/WALL (U.R.C. SEC. R340.1 & R340.2, AMENDED) - DTL. 66 & 82/AD4
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6.1, AMENDED) - DTL. 83/AD4.
33. COATS W/ WIRE SHELF - DTL. 35/AD5.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. HANGROBE W/ WIRE SHELF - DTL. 35/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x4 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF FUR. 3" VENT FROM BELOW (U.M.C. TABLE 5-5)
49. F.A.U. W/ VENT TO OUTSIDE AIR (U.M.C. TABLE 5-5)
50. 22"x30" ATTIC ACCESS (U.R.C., SEC. R327.1) - DTL. 54/AD5.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS (U.M.C. SEC. 904.8) - REFER TO UTILITY PLAN - DTL. 61/AD5.
52. DUCT CHASE - DTL. 43 & 44/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD OR CEILING & WALLS AT USABLE SPACE UNDER STAIRS PER U.R.C. SEC. R311.2.3, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.R.C. SEC. R702.3.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" 6.1. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 73/AD4 (COMPLY WITH U.B.C. TABLE 906.A, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTERS OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

758 Pilot Road
Suite F
Las Vegas, NV 89110
TEL: (702) 614-2680
FAX: (702) 614-2689

ISSUE DATE: 05/10/04
DRAWN BY: SD
PROJECT NO.: 850-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 02 2004

FOR INTERNAL USE ONLY

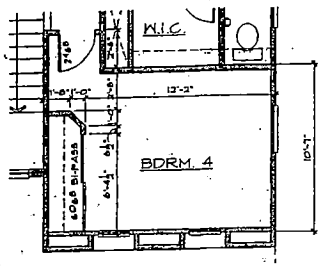
REVISIONS	BY	DATE
1.	BMC	06/07/04
2.	BMC	07/07/04
3.	JC/SD/SH	07/07/04
4.	JC/SD/SH	09/07/04
5.	JC	09/07/04
6.	JC	09/07/04

PLAN: 237.1712

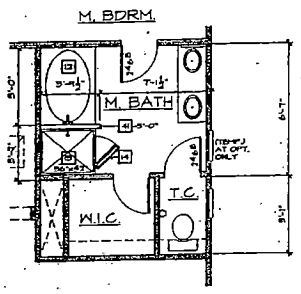
SHEET: 1.2

SDR-5565
12/16/04 PC

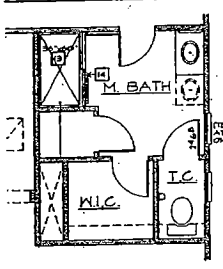
These plans and elevations are COPYRIGHTED, and the exclusive property of KB Home Corporation (Founded 1921) etc. All rights reserved. These plans shall not be used in duplicate without the express permission of KB Home Corporation. The user will be held responsible for unauthorized use.



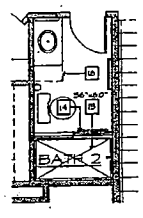
OPT. BDRM. 4



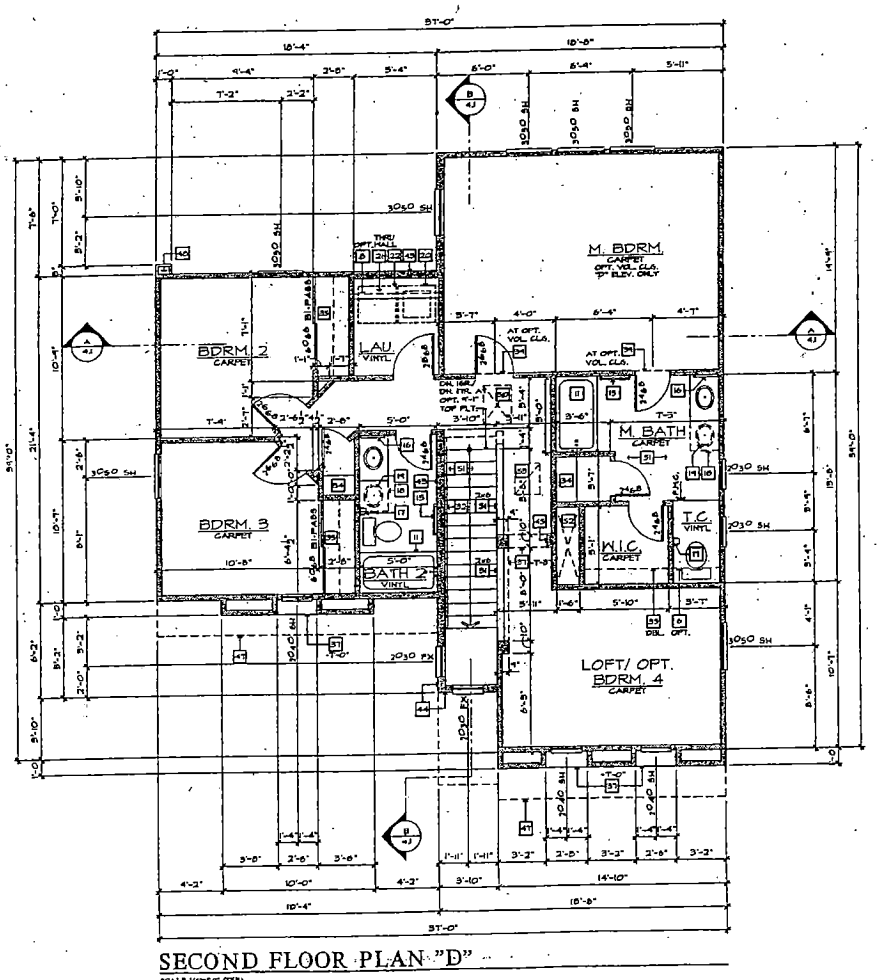
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER W/
OPT. EXTENDED VANITY
AT BATH 2



SECOND FLOOR PLAN "D"

SCALE: 1/4"=1'-0" (1/2"R)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER, RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 14" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MANIFOLD TO 12" ABOVE DRAIN OUTLET PER U.P.C. SEC. 909.1.2, AMENDED - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. (NOTE, PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MANIFOLD TO 12" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 909.1.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. 2406.4(5), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER/ DRYER CONTROL VALVES (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 10/AD9
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 507.5) - DTL. 8/2/AD9.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 9/AD9
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 3" VENT FROM BELOW
31. 36" GUARDRAIL/WALL (U.R.C. SEC. R312.1 & R316.2, AMENDED) - DTL. 8/6 & 6/AD/A
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6.1, AMENDED) - DTL. 8/2/AD/A
33. COATS W/ PIPE SHELF - DTL. 35/AD3.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ PIPE SHELF - DTL. 35/AD9.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ANGLED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 3" VENT FROM BELOW (U.M.C. TABLE 3-3).
49. F.A.U. TO VENT TO OUTSIDE AIR (U.M.C. TABLE 3-3)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R307.1) - DTL. 24/AD5.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.6) - REFER TO UTILITY PLAN - DTL. 6/AD5.
52. DUCT CHASE - DTL. 10 & 14/AD4 - REFER TO HIGH PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO HIGH PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.B.C. SEC. 709.2.2, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. 709.2.2.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 144 SQ. IN. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.9.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - PRESIGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 13/AD4 (COMPLY WITH U.B.C. TABLE 1509.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SDR-5565
12/16/04 PC

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

ISSUE DATE: 05/10/04
DRAWN BY: SD
PROJECT NO.: 050-760
PROJECT MGR.: JC
REVISIONS:

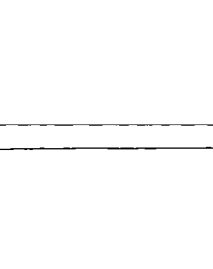
RECEIVED
NOV 0 2 2004

FOR INTERNAL USE ONLY

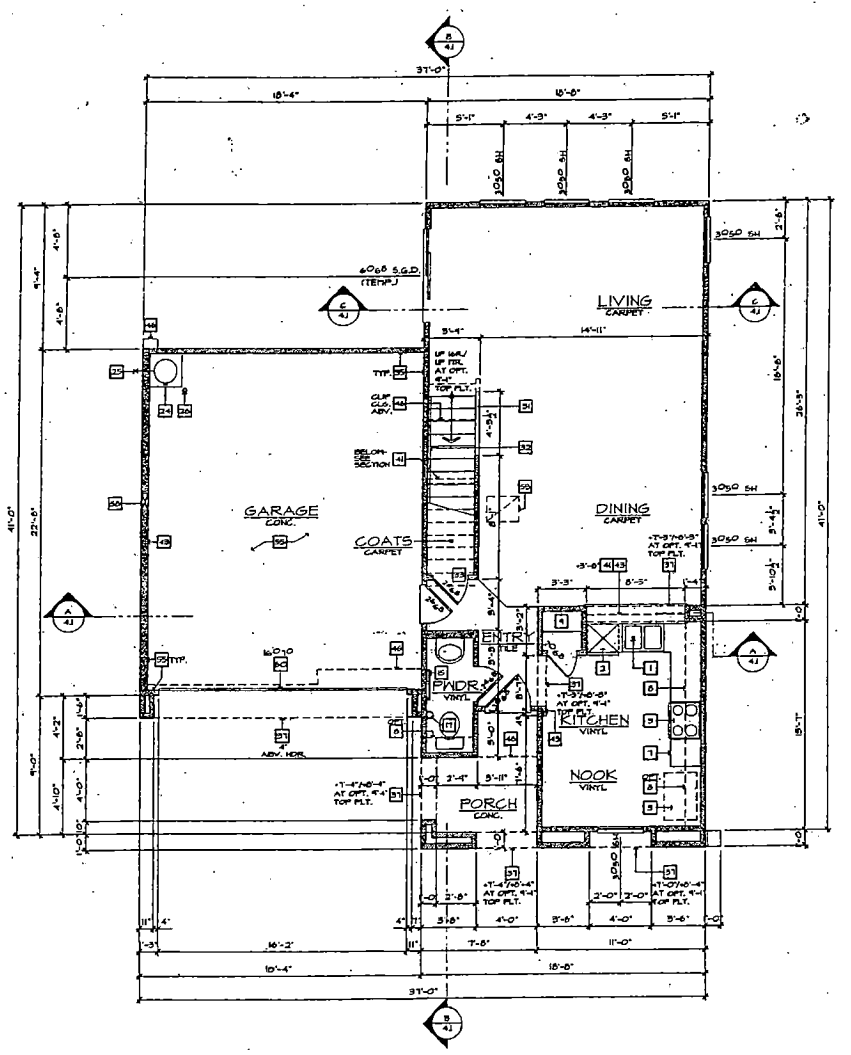
SECOND FLR.	
A	BEDROOM 2
B	BEDROOM 3
C	BEDROOM 4
D	M. BEDROOM
E	LAUNDRY
F	LINEN
G	LINEN

PLAN: 237.1747
SHEET: 1.2

These plans and the ideas and designs incorporated herein, as an instrument of service, are and shall remain the property of KB Home Corporation (Copyright 2001 ©). KB Home Corporation shall retain all rights conferred upon the originator and the architect/designer under the Federal Copyright Act, including without limitation, ownership of the copyright to such plans. These plans are not to be used or published without the express permission of KB Home Corporation, and may not be altered without the express permission of KB Home Corporation.



OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (1:75)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 16" DEEP PINE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ SLUED WASTE & VENT SYSTEM AND MANICOT TO 72" ABOVE DRAIN OUTLET (CPC 1.H.C. SEC. R307.2, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH SLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MANICOT TO 72" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (I.R.C. SEC. R307.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C., SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH SLIGHT DOWN TSLOPE (6" PER FOOT) - DTL. 42/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 82/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 85/AD5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 8" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. '8' VENT FROM BELOW
31. +30" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R316.2, AMENDED) - DTL. 66 & 68/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.), AMENDED) - DTL. 85/AD4.
33. COATS W/ PINE SHELF - DTL. 55/AD5.
34. LINEN WITH (5) 16" DEEP PINE SHELVES, U.N.O.
35. HANGROD W/ PINE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. '3' VENT FROM BELOW (U.M.C. TABLE 5-2)
49. P.A.U. 15" VENT TO OUTSIDE AIR (U.M.C., TABLE 5-3)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807.1) - DTL. 54/AD3.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 409.0) - REFER TO UTILITY PLAN - DTL. 84/AD5.
52. DUCT CHASE - DTL. 45 & 44/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER I.R.C. SEC. R702.3.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x22" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.5.3)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 73/AD4 (COMPLY WITH I.R.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE (1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE (1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE (1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE (2¼" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 237.1793

FIRST FLOOR AREA	911	SQ.FT.
SECOND FLOOR AREA	1078	SQ.FT.
TOTAL AREA	1793	SQ.FT.
GARAGE AREA	418	SQ.FT.
OPT. PATIO AREA	168	SQ.FT.
PORCH AREA ELEVATION "D"	60	SQ.FT.
PORCH AREA ELEVATION "E"	64	SQ.FT.
PORCH AREA ELEVATION "F"	88	SQ.FT.

SDR-5565
12/16/04 PC

KB HOME
ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

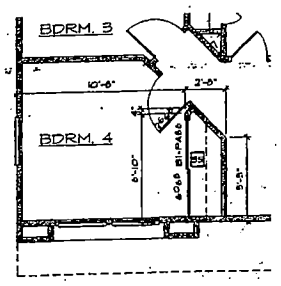
ISSUE DATE: 05/10/04
DRAWN BY: SD
PROJECT NO.: 850-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

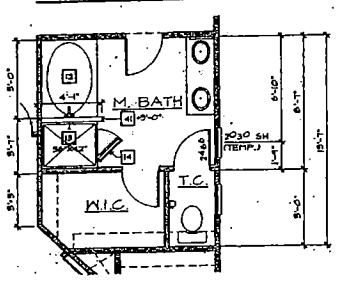
FOR INTERNAL USE ONLY

PLAN: 237.1793
SHEET: 1.1

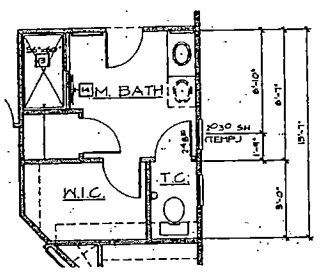
These devices and drawings are COPYRIGHTED and may not be used or duplicated without the express permission of KB Home Corporation. Copyright 2003 KB Home Corporation, all rights reserved.



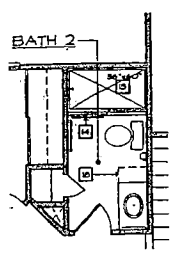
OPT. BDRM. 4



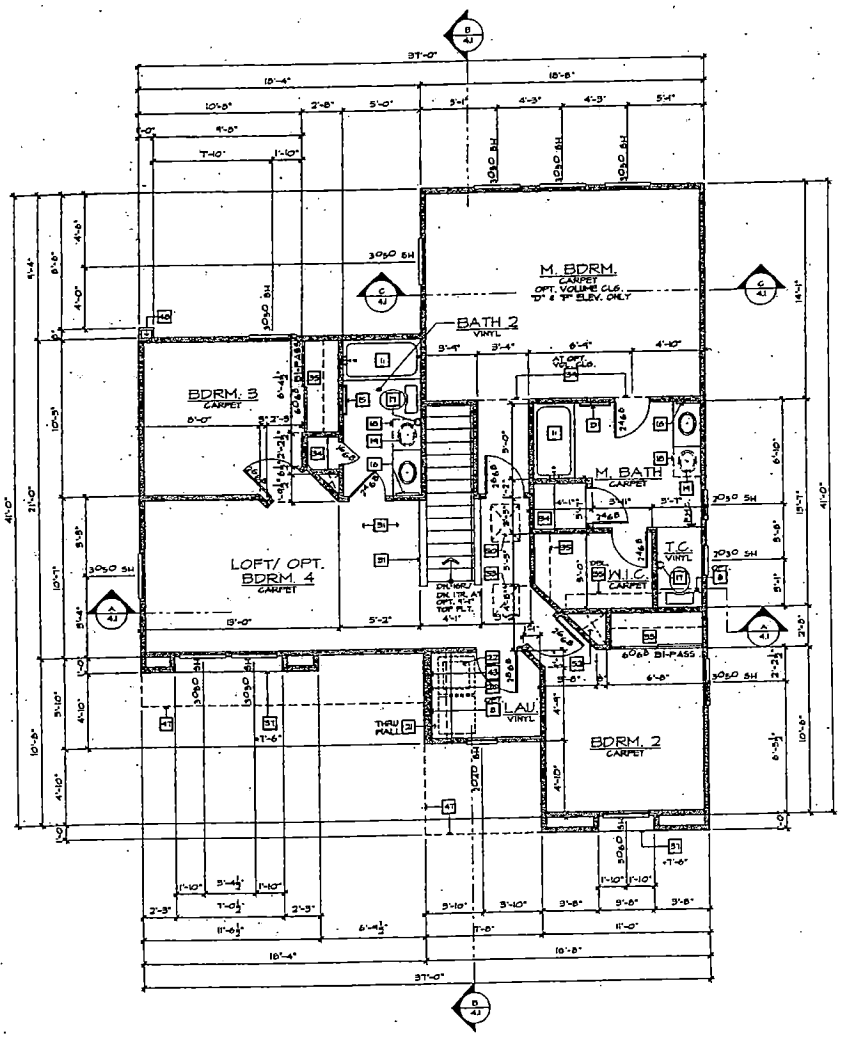
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER W/
OPT. EXTENDED VANITY
AT BATH 2



SECOND FLOOR PLAN "D"

SCALE 1/4"=1'-0" (11"x17")

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WASTEOUT TO 30" ABOVE DRAIN OUTLET PER (U.P.C. SEC. 909.1.3, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ TRAPSEAL TO 30" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 909.1, AMENDED)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.C. SEC. R308.4(8), AMENDED.
15. TOWEL BAR - PROVIDE 3x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SHC - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 4D/AD3
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.5) - DTL. 2J/AD3.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 5S/AD3
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 8" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. AGATE OF D.G.A. 18" VENT FROM BELOW
31. 36" GUARDRAIL/WALL (U.R.C. SEC. R316.1 & R316.2, AMENDED) - DTL. 6A & 6G/AD4
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6, AMENDED) - DTL. 6G/AD4
33. COATS W/ WIRE SHELF - DTL. 5G/AD3.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 5G/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOFT WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PIPE 15' VENT FROM BELOW (U.M.C. TABLE 3-3)
49. F.A.U. 15' VENT TO OUTSIDE AIR (U.M.C. TABLE 3-5)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R807.1) - DTL. 5A/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 306.2.2) - REFER TO UTILITY PLAN - DTL. B1/AD3.
52. DUCT CHASE - DTL. 4B & 4E/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.B.C. SEC. 2516.3.2, AMENDED)
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.B.C. SEC. 2509.3.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x24" (L) SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GABLE HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 7G/AD4 (COMPLY WITH (R.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTING - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS OR FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 8'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2680
FAX: (702) 614-2689

ISSUE DATE: 05/10/04
DRAWN BY: SD
PROJECT NO.: 650-760
PROJECT MGR.: IC
REVISIONS:

RECEIVED
NOV 02 2004

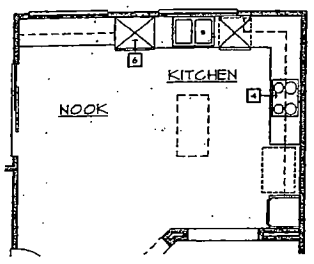
FOR INTERNAL USE ONLY

ELEVATION	PLAN	SURVEY
A	1	CULDESAC
B	2	CULDESAC
C	3	CULDESAC
D	4	CULDESAC
E	5	CULDESAC
F	6	CULDESAC

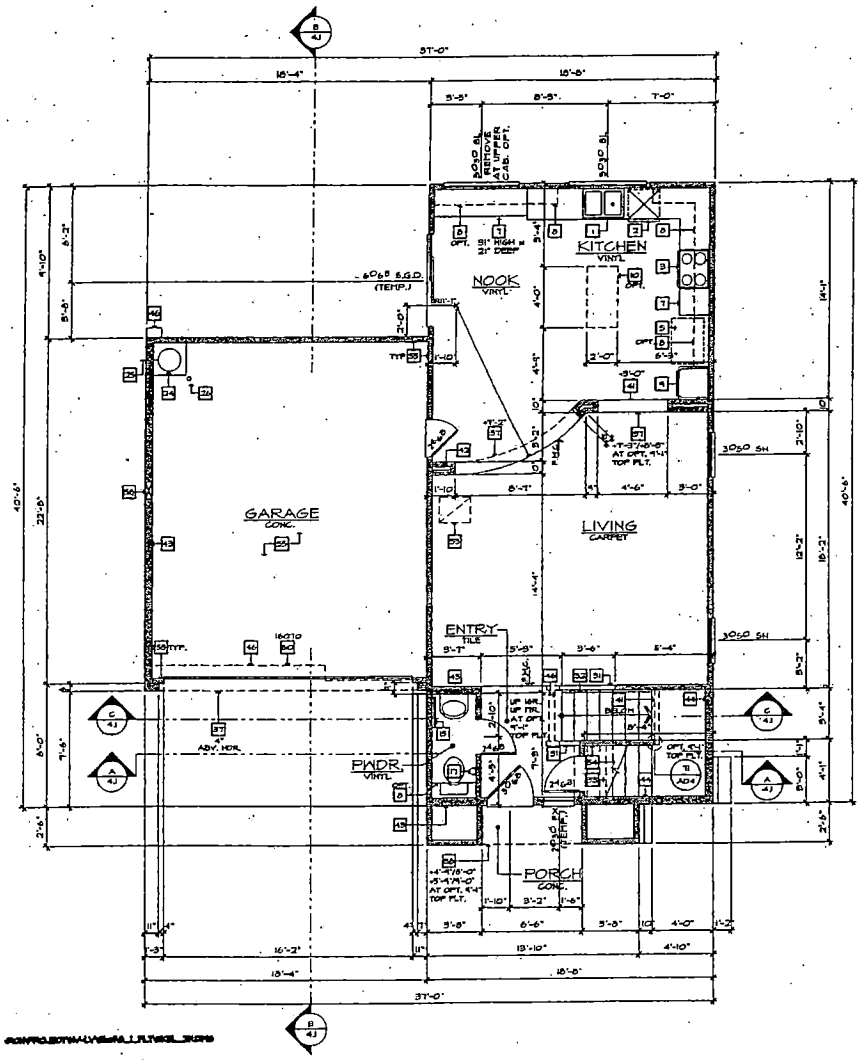
SDR-5565
12/16/04 PC

PLAN: 237.1793
SHEET: 1.2

© 2004 KB Home Corporation, all rights reserved. This plan is the property of KB Home Corporation and may not be used or duplicated without the express permission of KB Home Corporation.



OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (ITP)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 9ft³ CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND HANDICAP TO 12" ABOVE DRAIN OUTLET PER (U.P.C. SEC. 409.1), AMENDED - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"x12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ HANDICAP TO 12" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 409.1.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.P.C. SEC. 408.4.5), AMENDED.
15. TOWEL BAR - PROVIDE 24 SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW POINTING DOWN 18" PER DTL. 6/A/D5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC RESTRAINT (U.P.C. SEC. 510.5) - DTL. 8/A/D5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER (U.P.C. SEC. 312.3 - REFER TO DETAIL 8/A/D5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.F.A.)
29. 5' DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.F.A. TO VENT FROM BELOW
31. +30" GYP.BD. HEADWALL (U.B.C. SEC. R310.) & R316.2, AMENDED) - DTL. 6/A & 6/A/D4
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. R311.3.6.), AMENDED) - DTL. 8/A/D4
33. COATS W/ WIRE SHELF - DTL. 22/A/D5.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 22/A/D5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'B' VENT FROM BELOW (U.M.C. TABLE 3-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 3-3)
50. 22"x30" ATTIC ACCESS (U.B.C. SEC. R307.2) - DTL. 5A/A/D5.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.8) - REFER TO UTILITY PLAN - DTL. 8/A/D5.
52. DUCT CHASE - DTL. 43 & 44/A/D4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.B.C. SEC. R311.3.3, AMENDED).
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.B.C. SEC. R309.3.3)
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x20" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 13A/A/D4 (COMPLY WITH (U.B.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR U.N.O., U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN:1835

FIRST FLOOR AREA	706	SQ.FT.
SECOND FLOOR AREA	1079	SQ.FT.
TOTAL AREA	1835	SQ.FT.
GARAGE AREA	423	SQ.FT.
OPT. PATIO AREA	141	SQ.FT.
PORCH AREA ELEVATION "D"	35	SQ.FT.
PORCH AREA ELEVATION "E"	28	SQ.FT.
PORCH AREA ELEVATION "F"	33	SQ.FT.

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

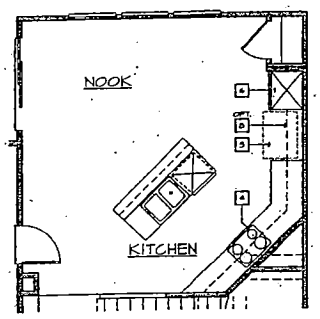
ISSUE DATE: 05/10/04
DRAWN BY: NH
PROJECT NO.: 850-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

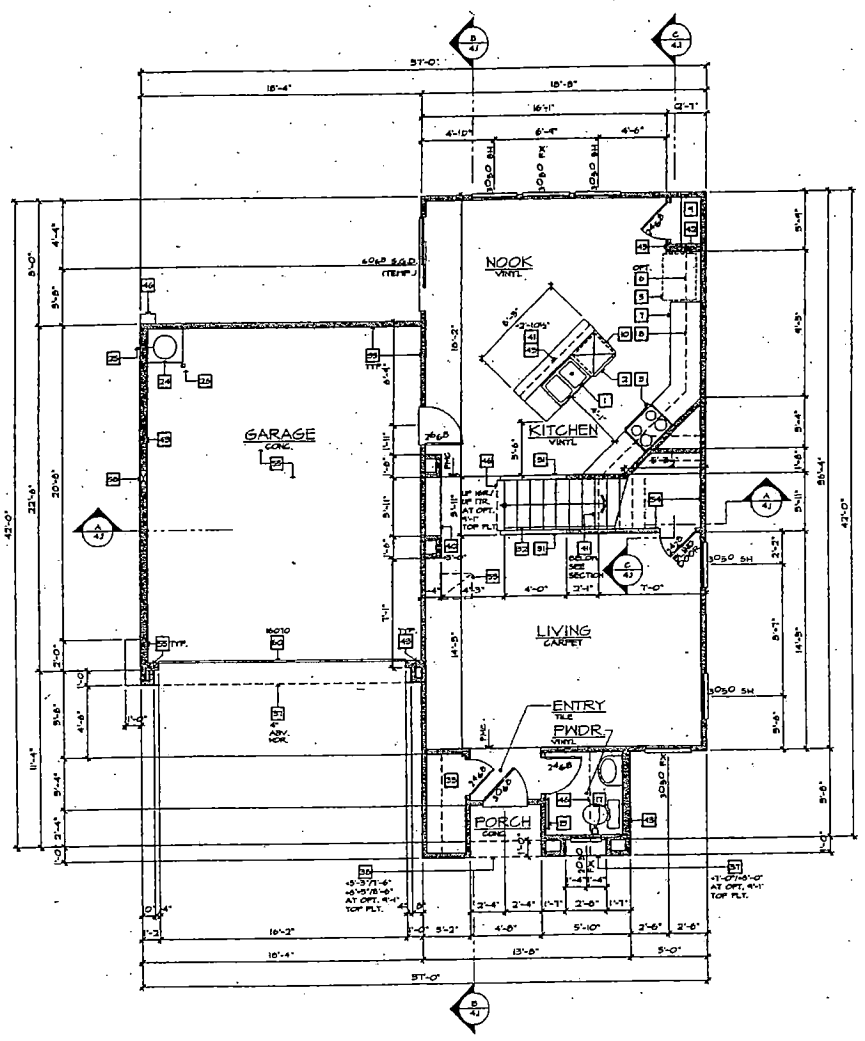
PLAN: 237.1835

SHEET: 1.1

SDR-5565
12/16/04 PC



OPT. DBL OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (TYP.)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 15" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MAINCOTT TO 30" ABOVE DRAIN OUTLET PER (U.P.C. SEC. 409.1.2, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S (NOTE: PROVIDE 12"X18" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINCOTT TO 72" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 409.7.1, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.P.C. SEC. 1000.4.8), AMENDED.
15. TOWEL BAR - PROVIDE 24" SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER/ WASHER CONTROL VALVES (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 1/4" PER FOOT) - DTL. 10/A/05
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.5) - DTL. 03/A/05.
25. TEMPERATURE & PRESSURE REL. VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER (U.P.C. SEC. 312.3) - REFER TO DETAIL 8/A/05
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.F.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.F.A. "B" VENT FROM BELOW
31. 30" GUARDRAIL/WALL (U.R.C. SEC. R312.1 & R316.2, AMENDED) - DTL. 6A & 6B/A/05
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6.1, AMENDED) - DTL. 8/A/A01.1.
33. GOATS W/ WIRE SHELF - DTL. 9/A/05.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. HANDRAIL W/ WIRE SHELF - DTL. 9/A/05.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF N.G. "B" VENT FROM BELOW (U.M.C., TABLE 3-B)
49. F.A.U. "B" VENT TO OUTSIDE AIR (U.M.C., TABLE 3-B)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R806.1) - DTL. 34/A/05.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 908.2) - REFER TO UTILITY PLAN - DTL. 8/A/05.
52. DUCT CHASE - DTL. 9/5 & 9A/A04 - REFER TO HIGH PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO HIGH PLAN
54. 5/8" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.R.C. SEC. R311.2.2, AMENDED).
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1 LAYER 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.R.C. SEC. R702.3.5)
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. MINUS' G.L. SCREENED 4 LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR, (U.M.C., SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 19/A04 (COMPLY WITH U.R.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 237.1849

FIRST FLOOR AREA	740	SQ.FT.
SECOND FLOOR AREA	1101	SQ.FT.
TOTAL AREA ELEVATION "D" & "E"	1841	SQ.FT.
GARAGE AREA	418	SQ.FT.
OPT. PATIO AREA	147	SQ.FT.
PORCH AREA	86	SQ.FT.

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

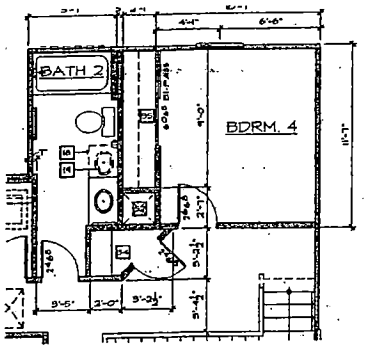
ISSUE DATE: 05/10/04
DRAWN BY: NH
PROJECT NO.: 850-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

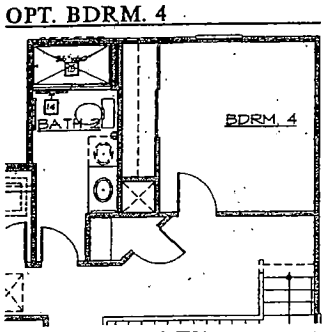
PLAN: 237.1849

SHEET: 1.1

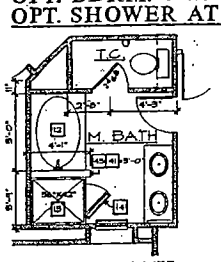
SDR-5565
12/16/04 PC



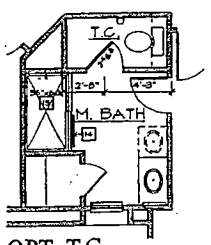
OPT. BDRM. 4



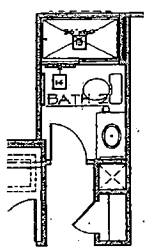
OPT. BDRM. 4 W/
OPT. SHOWER AT BATH 2



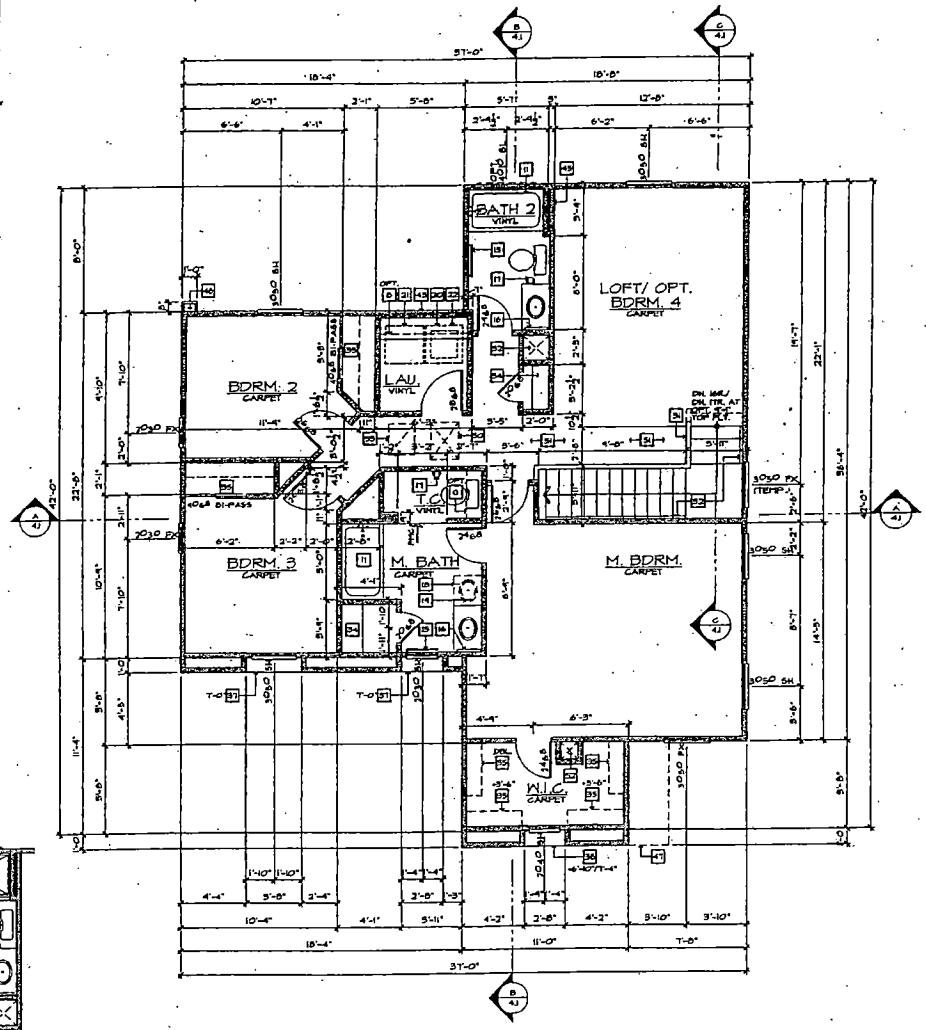
OPT. M. BATH



OPT. T.C.
AND/OR SHOWER



OPT. SHOWER
AT BATH 2



SECOND FLOOR PLAN "D"

SCALE 1/4"=1'-0" (ETT)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, DUCT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND HANDICAP TO 70" ABOVE DRAIN OUTLET PER U.P.C. SEC. R307.2, AMENDED - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINSCOTT TO 70" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. R307.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. R308.4(5), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER/DRYER CONTROL VALVES (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 43/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" H. PLATFORM - PROVIDE SEISMIC BRACING (U.P.C. SEC. 507.3) - DTL. 62/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 2/SP4/05
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.F.A.)
29. 5" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.F.A. 15' VENT FROM BELOW
31. +36" GUARDRAIL/WALL (U.R.C. SEC. R312.1 & R316.2, AMENDED) - 2"Ø & 1 1/2"Ø
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6.1, AMENDED) - DTL. 85/AD4
33. CLOSET W/ WIRE SHELF - DTL. 95/AD5.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. PANTRY/DE W/ WIRE SHELF - DTL. 95/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ANGLED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 15' VENT FROM BELOW (U.M.C. TABLE 3-3)
49. F.A.U. 5" VENT TO OUTSIDE AIR (U.M.C. TABLE 3-3)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R807.1) - DTL. 3/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.8) - REF. TO UTILITY PLAN - DTL. 81/AD5.
52. DUCT CHASE - DTL. 43 & 44/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" (1) LAYER GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.R.C. SEC. R311.2.2, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.R.C. SEC. R702.3.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x22" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY FASCIA OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN - REFER TO DTL. 13/AD4 (COMPLY WITH U.B.C. TABLE 5-A, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

4.1

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

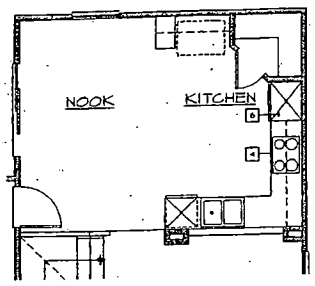
ISSUE DATE: 05/10/04
DRAWN BY: NH
PROJECT NO.: 850-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

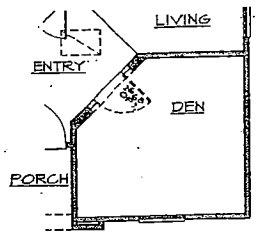
PLAN: 237.1849
SHEET: 1.2

SDR-5565
12/16/04 PC

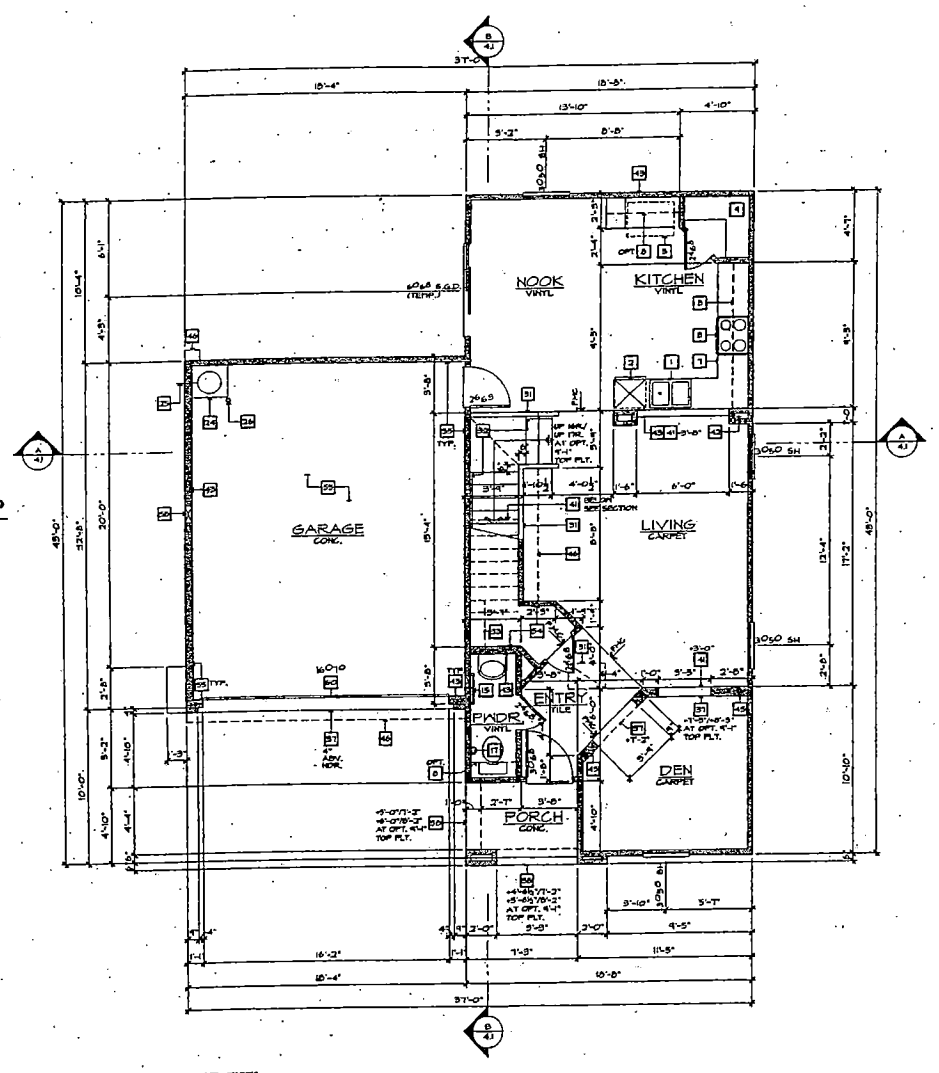
RECEIVED
NOV 0 2 2004



OPT. DBL. OVEN & COOKTOP



OPT. FULL HGT. WALL AT DEN



FIRST FLOOR PLAN "D"

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED PASTE & VENT SYSTEM AND MANSCOT TO 70" ABOVE DRAIN OUTLET PER I.R.C. SEC. R307.2, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH GLUED PASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"x12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MANSCOT TO 70" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (I.R.C. SEC. R307.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (I.R.C. SEC. R308.4(5), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.2)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - SEPARATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 1/4" PER 1'-0") - DTL. 4D/AD3
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON 4in (8" PLATFORM) PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 8D/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 8D/AD5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 'D' VENT FROM BELOW
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R316.1 & R316.2, AMENDED) - DTL. 6G & 6D/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6, AMENDED) - DTL. 6G/AD4
33. COATS W/ WIRE SHELF - DTL. 3G/AD5.
34. LINEN WITH (3) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 3G/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF FLR. 'D' VENT FROM BELOW (U.M.C. TABLE 3-5)
49. F.A.U. 'D' VENT TO OUTSIDE AIR (U.M.C. TABLE 3-5)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R307.1) - DTL. 9A/AD5.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 408.2) - REFER TO UTILITY PLAN - DTL. 8I/AD5.
52. DUCT CHASE - DTL. 4S & 4A/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2, AMENDED).
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER I.R.C. SEC. R302.6.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x7" (T. O.) SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN - REFER TO DTL. 7D/AD4, (COMPLY WITH I.R.C. TABLE R301.4.1 AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

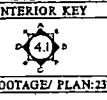
ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR U.N.O., U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS, ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4½" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 237.1893

FIRST FLOOR AREA	748	SQ.FT.
SECOND FLOOR AREA	1125	SQ.FT.
TOTAL AREA	1843	SQ.FT.
GARAGE AREA	416	SQ.FT.
OPT. PATIO AREA	165	SQ.FT.
PORCH AREA ELEVATION "D"	40	SQ.FT.
PORCH AREA ELEVATION "E"	41	SQ.FT.
PORCH AREA ELEVATION "F"	41	SQ.FT.

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

ISSUE DATE: 05/10/04
DRAWN BY: NH
PROJECT NO.: 650-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

FOR INTERNAL USE ONLY

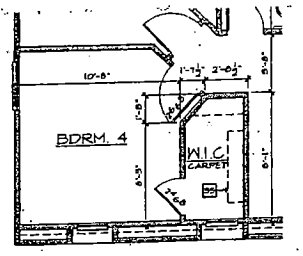
SCHEME(S)	ELEV.	BRICK
1, 2, 3	D	GRAY/BLEND
4, 5, 6	D	CHOCOLATE
1, 2, 3	E	TERRACOTTA
4, 5, 6	E	TERRACOTTA
1, 2, 3	F	CHOCOLATE
4, 5, 6	F	CHOCOLATE

PLAN: 237.1893

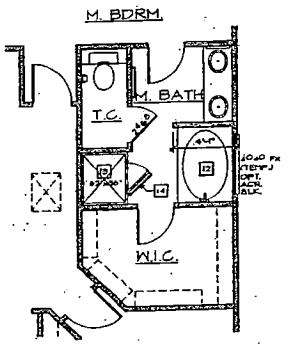
SHEET: 1.1

SDR-5565
12/16/04 PC

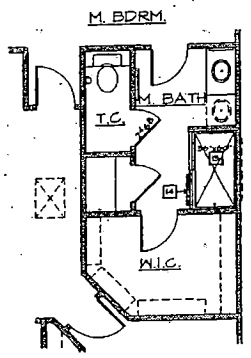
These drawings and designs are COPYRIGHTED and the exclusive property of KB Home Corporation. They may not be used or duplicated without the express permission of KB Home Corporation. Copyright 2003 KB Home Corporation. All rights reserved.



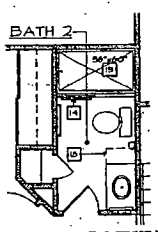
OPT. BDRM. 4



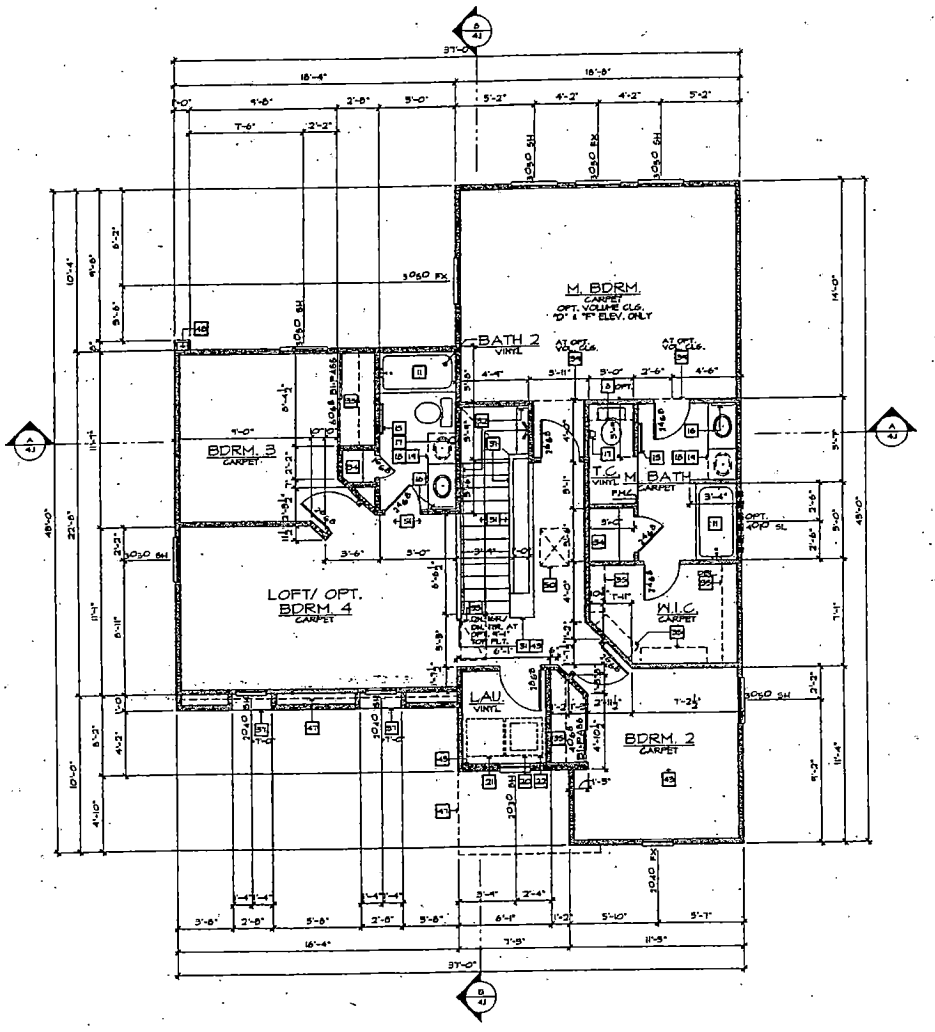
OPT. M. BATH



OPT. T.C.
AND/OR SHOWER



OPT. SHOWER W/
OPT. EXTENDED VANITY
AT BATH 2



SECOND FLOOR PLAN "D"

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ SLUED WASTE & VENT SYSTEM AND PANSCOTT TO 80" ABOVE DRAIN OUTLET PER U.P.C. SEC. 408.7.2. ABOVED - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH SLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 70" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 408.7.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.P.C. SEC. 2406.4(5), AMENDED).
15. TOWEL BAR - PROVIDE 2m SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (ELOPE 1/4" PER FOOT) - DTL. 12/ADS
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.F.C. SEC. 9403) - DTL. 83/ADS.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DET/A3.3
26. 6" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.F.C. SEC. 5103 - REFER TO DETAIL 55/ADS
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 'B' VENT FROM BELOW
31. +36" GUARDRAIL/WALL (U.B.C. SEC. R340.1 & R340.2, AMENDED) - DTL. 86 & 88/ADA
32. 34"-50" HIGH HANDRAIL (U.B.C. SEC. R311.8.6.), AMENDED) - DTL. 85/ADA
33. COATS W/ WIRE SHELF - DTL. 55/ADS.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 55/ADS.
36. MEDIA NOOK - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'B' VENT FROM BELOW (U.M.C. TABLE 3-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 9-3)
50. 22"x30" ATTIC ACCESS (U.B.C. SEC. R307.1) - DTL. 34/ADS.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS (MIN. 30"x22") (U.M.C. SEC. 400.2) - REFER TO UTILITY PLAN - DTL. 34/ADS.
52. DUCT CHASE - DTL. 43 & 44/ADA - REFER TO MECH. PLAN
53. RETURN AIR GRILL (L.A.G.) - REFER TO MECH. PLAN
54. 5/8" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.B.C. SEC. R311.2.3, AMENDED.
55. 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. R302.3.2
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. MVHT 61, SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CORD HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 304.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN - REFER TO DTL. 16/ADA (COMPLY WITH U.B.C. TABLE 5306.A, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1¾" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1¾" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1¾" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMB, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

KB HOME
ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2689

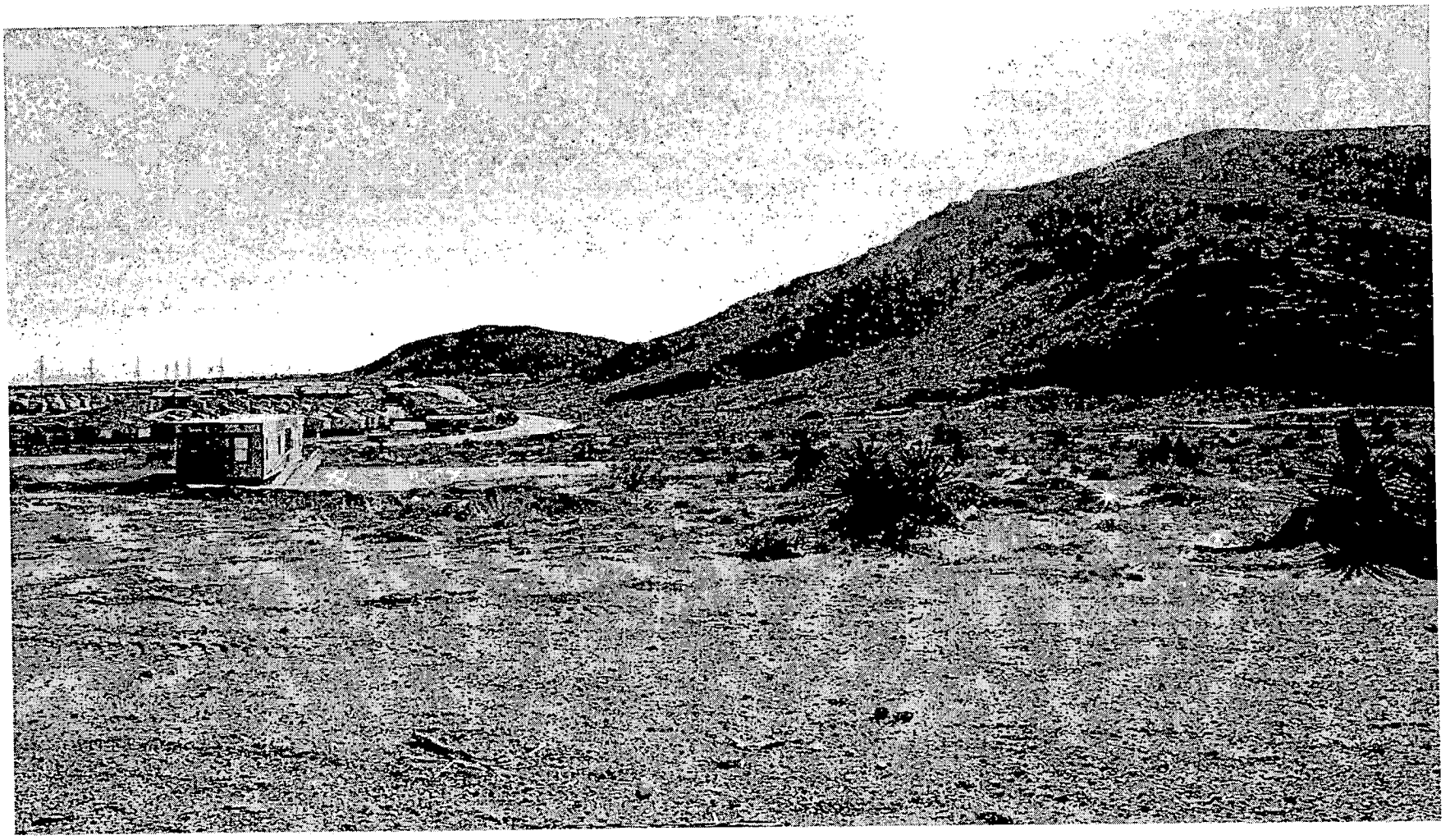
ISSUE DATE: 05/10/04
DRAWN BY: NH
PROJECT NO.: 850-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

FOR INTERNAL USE ONLY

PLAN: 237.1893
SHEET: 1.2

SDR-5565
12/16/04 PC



SDR-5565 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST
SOUTHWEST CORNER OF ALEXANDER ROAD AND CLIFF SHADOWS PARKWAY
DECEMBER 16, 2004 PLANNING COMMISSION

12/2/04

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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.	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 – DENIED – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 47 [VAR-5575] and Item 48 [SDR-5573].

GARY LEOBOLD, Planning & Development Department, explained that this item was before the Commission on 10/21/2004 and those applications included the lot to the north. At that time, there was an office project on the north lot and a batting cage facility and office-like building on the subject site. Denial was recommended on those applications, which were ZON-5183, GPA-5182 and SDR-5184. At the City Council meeting of 12/01/2004, the applicant withdrew without prejudice the Zoning and GPA applications for the north half of the property as well as

MINUTES – Continued:

the Site Plan request for the subject site. The remaining GPA and Zoning requests were held to the 1/19/2005 City Council meeting. If approved, the two applications being considered during the current Planning Commission meeting, a Variance and a Site Plan Review application, would be forwarded to the 1/19/2005 City Council meeting to join the other applications.

The current applications were short approximately eight parking spaces. Previously, the parking could be blended because the lot to the north could be incorporated into the plans. Without that north property included on the plans, there is a parking deficit. The Code would not allow a shared parking agreement. In staff's opinion, the site is overbuilt and that is how the reduction in parking was created. A smaller building would require less parking and the requirement could be met. Staff also found the request for commercial zoning and the proposed land to be inappropriate given the context of the area.

BILL CURRAN, Attorney, Curran & Perry, 300 South 4th Street, appeared on behalf of the applicant. He stated the procedural history given by MR. LEOBOLD was slightly confusing; however, he felt the project was fairly simple and he would address it in simple terms. ATTORNEY CURRAN recognized the items were headed for City Council and that there were a few more steps that would have to be taken before the Council date.

ATTORNEY CURRAN showed renderings of the proposed project. He described the project as an attractive, utilitarian building that was well landscaped and consistent with the nearby residential uses. He assured the Commissioners that it would not look like a converted warehouse or mini storage. ATTORNEY CURRAN also showed the Commission the revised Site Plan and pointed out that the batting cage facility had been relocated to the southwest corner of the property, against the C-2 Commercial properties on Rancho Road. The parking has been moved to the east, adjacent to the residential uses. Other measures have been taken after discussions with the area residents such as the elimination of access directly onto Leon Avenue. Access will be taken on Alexander Road.

Regarding the parking, ATTORNEY CURRAN felt the Commission need not be concerned with overflow parking because there would be a block wall with ornamental iron rising to six feet tall. This wall will be adjacent to Leon Avenue and would prevent people from parking on Leon Avenue and walking onto the property. Secondly, the batting cages would be primarily used by school children after school and on the weekends. Finally, there is very light usage because there is a lot of open space. There are 14 batting cages, which would have one batter in the cage and a batting coach outside the cage analyzing the swings. The hours of operation are such that there would be ample parking from the office to the north, which is jointly being developed, that will operate Monday through Friday during regular business hours. The batting cages are not focused during those times.

MINUTES – Continued:

ATTORNEY CURRAN stated that an important issue to the neighbors is what uses could operate from this site if the batting cages faltered or were discontinued. The applicant has agreed with the neighbors to submit to them and to the City, a restrictive covenant that would be similar to a deed restriction that would say the property could not be used for anything other than offices or this batting cage facility. This measure has satisfied the concerns of residents who spoke in opposition of the project.

ATTORNEY CURRAN stated that this would be the only facility of its kind in this part of town. There are other batting cages such as Scandia and the Jupiter Golf Course but this one would be the place for indoor, all weather access. MR. CURRAN stated he got involved with this project because his daughter plays softball and one of her old coaches is involved in the development of this facility.

ALAN HENDRICKSON, 40 Grand Miramar Drive, Henderson, appeared and stated that he is one of the partners of this development project. He wanted to inform the Commission that the progress made after having three or four meetings with the neighbors is remarkable. The residents in the area across on Leon Avenue are satisfied with the offer of a deed restriction. He noted the challenge that was created in trying to meet Code while trying to appease the resident's concerns. The reversionary language seems to have done so.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that a deed restriction normally would be placed on a rezoning application. The applications before the Commission were a Variance and a Site Development Plan Review so the deed restriction would not be applicable.

PHYLLIS McGUIRE, 3909 Leon Avenue, stated she lives across the street from the proposed location of the batting cages. She explained that she did appear previously in opposition of the project; however, after meeting with the developers and gaining assurance that the use would revert back to office if the cages failed, she was in support of the project. MS. McGUIRE complemented the developer on addressing the needs of the neighborhood. She stated that plans were shown to the residents, which show how the building is being constructed so that it could easily be converted to office, should the batting cage use cease. She also said that she supports the batting cages as something positive for children.

LIZ THOMPSON, 3909 Leon Avenue, appeared and confirmed the applicants did call a neighborhood meeting and several neighbors attended. The residents are in agreement that if the Commission approved the deed restriction, they would be in support of the project.

MINUTES – Continued:

VICE CHAIRMAN NIGRO stated that the restriction aspect confused him because there was no rezoning application being considered. DEPUTY CITY ATTORNEY SCOTT confirmed that the Planning Commission had previously denied the rezoning application, which is still scheduled to go before the City Council for a final decision on 1/19/2005. VICE CHAIRMAN NIGRO asked how these applications could be considered if the rezoning was not approved.

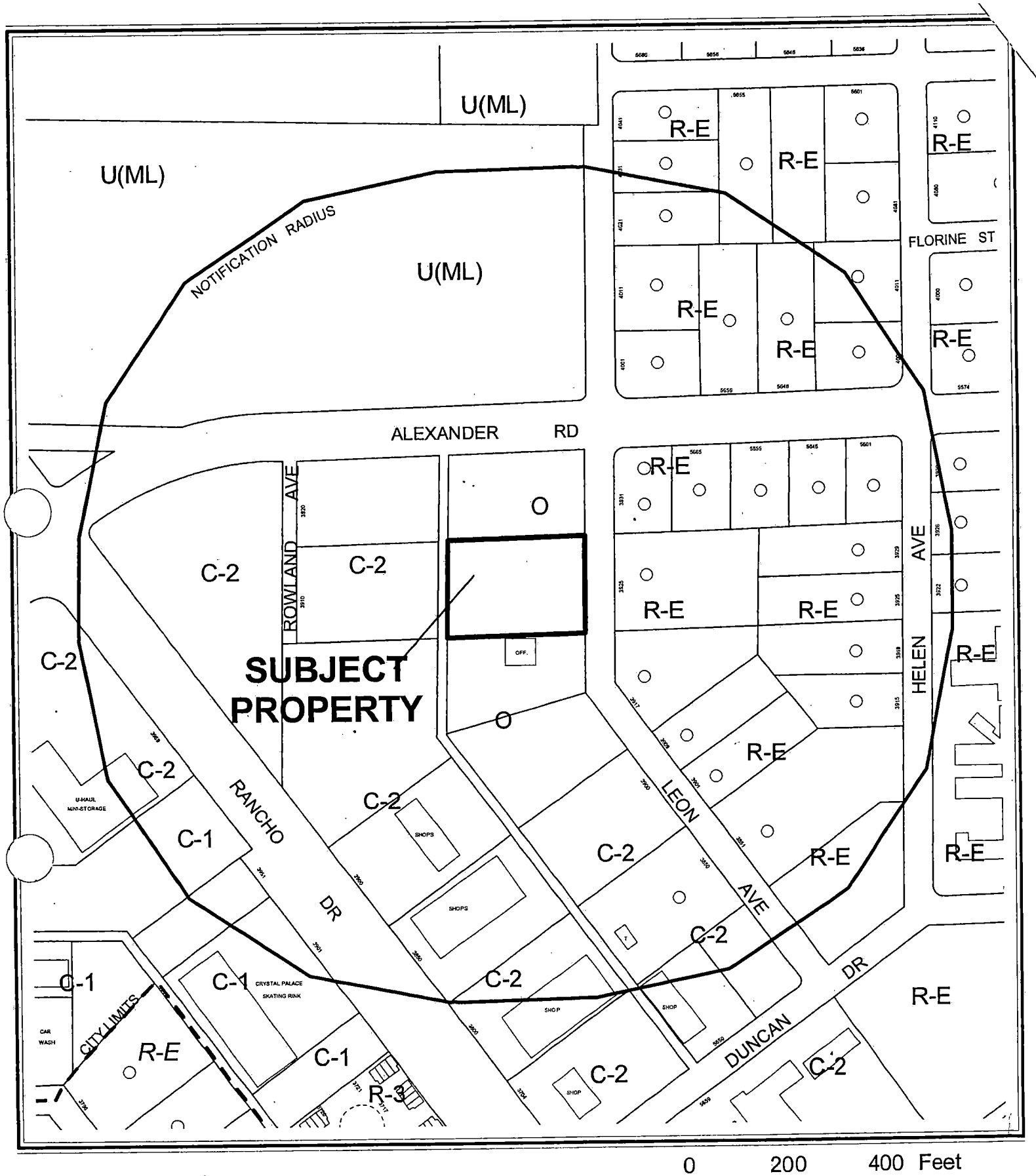
CHAIRMAN TRUESDELL suggested staying consistent with previous votes and denying these applications. He confirmed with DEPUTY CITY ATTORNEY SCOTT that the applicant would still retain the ability to meet the deed restriction commitment when the item was heard before Council. DEPUTY CITY ATTORNEY SCOTT said that if the Council chose to do so, they could enter into an agreement with the applicant for a deed restriction. CHAIRMAN TRUESDELL felt it would be more appropriate for the deed restriction to be considered when all of the items came together before Council. DEPUTY CITY ATTORNEY SCOTT concurred and added that it would be done on the rezoning, which would be heard by Council at the same time.

ATTORNEY CURRAN asked that the Planning Commission approve the items and then before being heard by Council, he could get the agreement drawn up and ready to record. VICE CHAIRMAN NIGRO stated the Commissioners are in a tough position to act on these applications because the board already denied the rezoning and there is no application to attach the deed restriction to. To vote to approve the items would be in complete contradiction to the previous votes of the board on this project. ATTORNEY CURRAN stated that in discussions with DEPUTY CITY ATTORNEY SCOTT, he was advised that this would not be the appropriate time for the deed restriction; however, he would ask to have the Commission approve the item because of the work done with the neighbors and the concessions that were made. VICE CHAIRMAN NIGRO appreciated ATTORNEY CURRAN'S remarks but did not feel he could go against the previous denial that he had supported.

MR. LEOBOLD stated that approval of this item might not be completely inconsistent in the sense that the previous applications included the site to the north going to Commercial zoning as well. MR. LEOBOLD thought that perhaps that large block of land being rezoned might have had something to do with the denial vote. Now, only the southern portion is being considered and that is a different situation. VICE CHAIRMAN NIGRO felt it was important to review what was before the Commission and be consistent with those applications.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 47 [VAR-5575] and Item 48 [SDR-5573].

(10:03 – 10:24)



CASE: **VAR-5575**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5575 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, 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-5183) and Site Development Plan Review [SDR-5184].

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 79 parking spaces where 86 is the minimum number of spaces required for a proposed 17,062 square-foot Indoor Commercial Recreational Facility (Batting Cages) on 1.31 acres at 3930 Leon Avenue.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide employment and year round recreational services for the community.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

11/17/04 The City Council approved a request to withdraw without prejudice the portions of a General Plan Amendment (GPA-5182) and a Rezoning (ZON-5183) that applied to adjacent parcel number 138-12-110-022. Both of these applications with respect to the subject site will be considered at the 1/19/05 City Council meeting. The Planning Commission had recommended denial of the full application on 10/21/04. Staff had recommended denial.

11/17/04 The City Council approved a request to withdraw without prejudice the portion of Site Development Plan Review (SDR-5184) that applied to the subject parcel. The portion of the application that dealt with adjacent parcel number 138-12-110-022 was approved by the City Council on 12/01/04. The Planning Commission had recommended denial of the full application on 10/21/04. Staff had recommended denial.

12/16/04 The Planning Commission will consider a companion Site Development Plan Review (SDR-5573) for a proposed 17,062 square-foot Indoor Commercial Recreational Facility (Batting Cages) and Waivers of commercial development standards for building placement and to allow a 10-foot rear yard setback where 20 feet is the minimum required. Staff has recommended denial.

B) Pre-Application Meeting

11/02/04 The applicant was advised of the submission requirements for the Site Development Plan Review and Variance applications.

C) Neighborhood Meetings

09/21/04 This was the required neighborhood meeting for the companion General Plan Amendment request, and was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were six citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.
- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the children would not be old enough to drive and would be dropped off by parents. The older children, he explained, usually have access to practice facilities at their high schools.
- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.
- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9:00 PM.

GL

- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.

- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.31 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	O (Office)
North:	O (Office)
South:	O (Office)
East:	DR (Desert Rural Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office)
North:	O (Office)
South:	O (Office)
East:	R-E (Residential Estate)
West:	C-2 (General Commercial)

E) General Plan Compliance

Although the site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan, GPA-5182, if approved, will redesignate this site to SC (Service Commercial). The Variance request is not directly affected by any specific General Plan policy.

GL

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 plans, overlays or trails that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Community Recreational Facility (Indoor Batting Cages)	17,062 SF.	1/200 GFA	86	4	79	4

The project is deficient by seven spaces, or 8.1% of the required minimum. As a result, the applicant has request a companion Variance (VAR-5575) to seek relief from this standard.

The Department of Public Works indicates that since it supports present City Code parking requirements, it cannot support the variance request to allow 79 parking spaces where 86 spaces are the minimum allowed for a proposed indoor commercial recreational facility located at 3930 Leon Avenue.

GL

B) General Analysis and Discussion

The project is to develop an indoor batting cage facility on the site within the proposed commercial building as outlined in companion Site Development Plan Review request (SDR-5573). This use will have a substantial amount of traffic entering and leaving the facility, which will primarily offer training to youths involved in baseball programs around the Valley. Much of this traffic can be expected on evenings and during weekends, when the primary users and their parents and coaches are available to make use of the facility in their spare time. If insufficient parking space is available on the site, overflow parking can be expected to occur on Leon Avenue, directly in front of homes, which are currently zoned as R-E (Residence Estates). Such a situation would be undesirable. Under C-1 (Limited Commercial) zoning, many other uses than the proposed batting facility could develop that could have a greater impact and demand for parking than this proposal.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site with a structure that requires more parking than the site can support. Alternative design with a smaller building would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 47 [Mailed with SDR-5573]

APPROVALS 0

PROTESTS 1

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5575** APN: 138-12-110-021

Name of Property Owner: John D. Field

Name of Applicant: John D. Field

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: John D. Field

Subscribed and sworn before me

This 2nd day of November, 2004

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

MARGARET E. WRIGHT
NOTARY PUBLIC STATE OF NEVADA
Date Appointment Exp: 08-10-2006
Certificate No: 00-63385-1

ZONED UNDEVELOPED MEDIUM/LOW
GENERAL PLAN ML

ALEXANDER

ZONED R-E
GENERAL PLAN DR

ZONED C-2
GENERAL PLAN GC

FUTURE OFFICE BUILDING 14,000 SF
CURRENT ZONING "O"

THIS PORTION OF THE SITE, APN # 138-12-110-022, SUBMITTED UNDER PREVIOUS SITE DEVELOPMENT REVIEW, CITY COUNCIL MEETING DATE 11.17.04

LEON

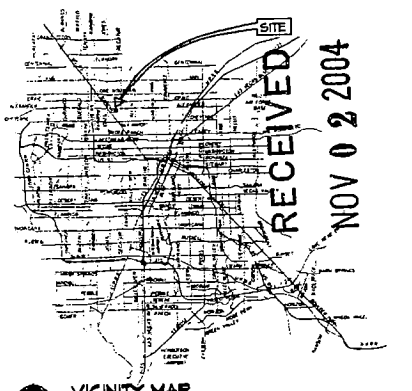
ZONED R-E
GENERAL PLAN DR

ZONED C-2
GENERAL PLAN GC

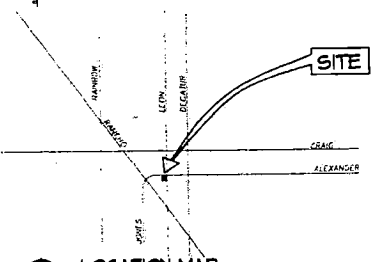
INDOOR BATTING CAGES
17,062 SF
CURRENT ZONING "O"
PROPOSED ZONING C-1

ZONED O
GENERAL PLAN O

SITE PLAN 1" = 20'-0"



VICINITY MAP NOT TO SCALE



LOCATION MAP NOT TO SCALE

RECEIVED
NOV 02 2004

Indoor Batting Cages

Infield LLC
3930 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1200 South 4th Street
Suite 205
Las Vegas, Nevada 89104
P 702.878.1300
F 702.878.1313
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT © 2004 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	CLV Site Dev. Review	11.02.04

ISSUED

TITLE

SITE PLAN
VICINITY MAP

DRAWING NO.

AS100

ACCESSOR'S PARCEL NUMBER 138-12-110-021

SITE INFORMATION

BUILDING AREA		REQ'D PARKING	PROVIDED
Indoor Batting Cages	17,062	1: 200 = 85.3	79
Total Parking		86	79
Handicapped Parking		76 to 100 = 4	4

Compact Parking Allowed (79 spaces * 30% = 23.7) = 23 spaces
Compact Parking Provided = 23 spaces

ZONING INFORMATION

Jurisdiction: City of Las Vegas

Current Zoning District: "O"
Proposed Zoning District: "C-1"

Minimum Lot Size NONE
Lot Size: 56,488 sf or 1.307 acres
Maximum Lot Coverage Allowed 30% = 17,179.9 SF
(F.A.R.) Lot Coverage Provided 29.9% = 17,062.5 SF

	REQUIRED	PROVIDED
Front Yard	25'	144'-9"
Side Yard	10'	10' and 40'-0"
Rear Yard	15'	10'-0" (Variance Requested)

Maximum Building Height Allowed: 2 stories and 35'
Actual Building Height: 31'-0" (One Story)

VAR-5575
12/16/04 PC



VAR-5575 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC
3930 LEON AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

Telephone Protest/ Approval Log

Meeting Date: 12/16/04 **Case Number:** VAR-5575

Date: 12/10/04
Name: Mary Greene
Address: 3931 Leon Ave
L.V. NV. 89130
Phone: (702) 870-1794
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

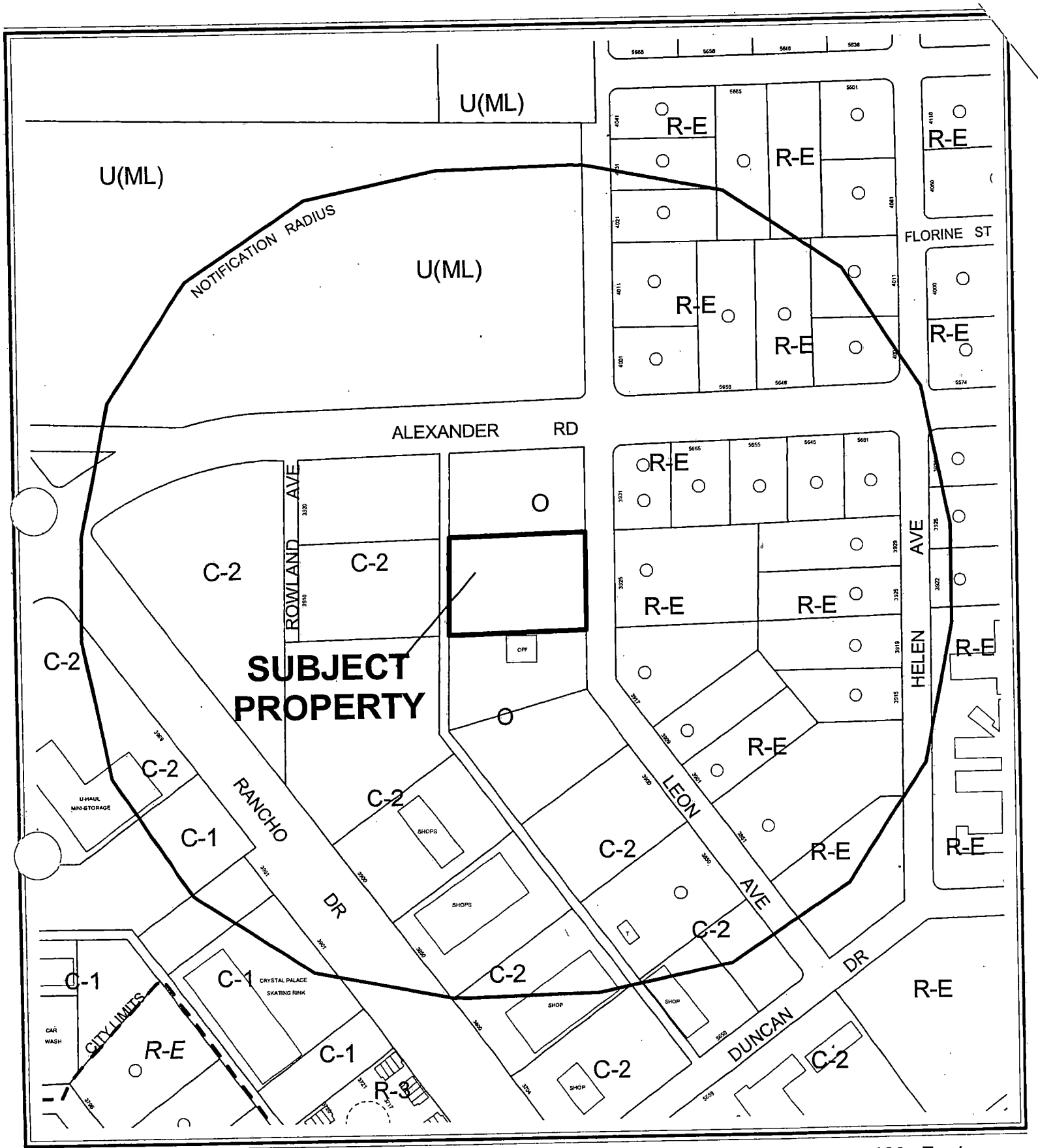
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – DENIED – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
See Item 47 [VAR-5575] for all related discussion on Item 47 [VAR-5575] and Item 48 [SDR-5573].

(10:03 – 10:24)
3-1722



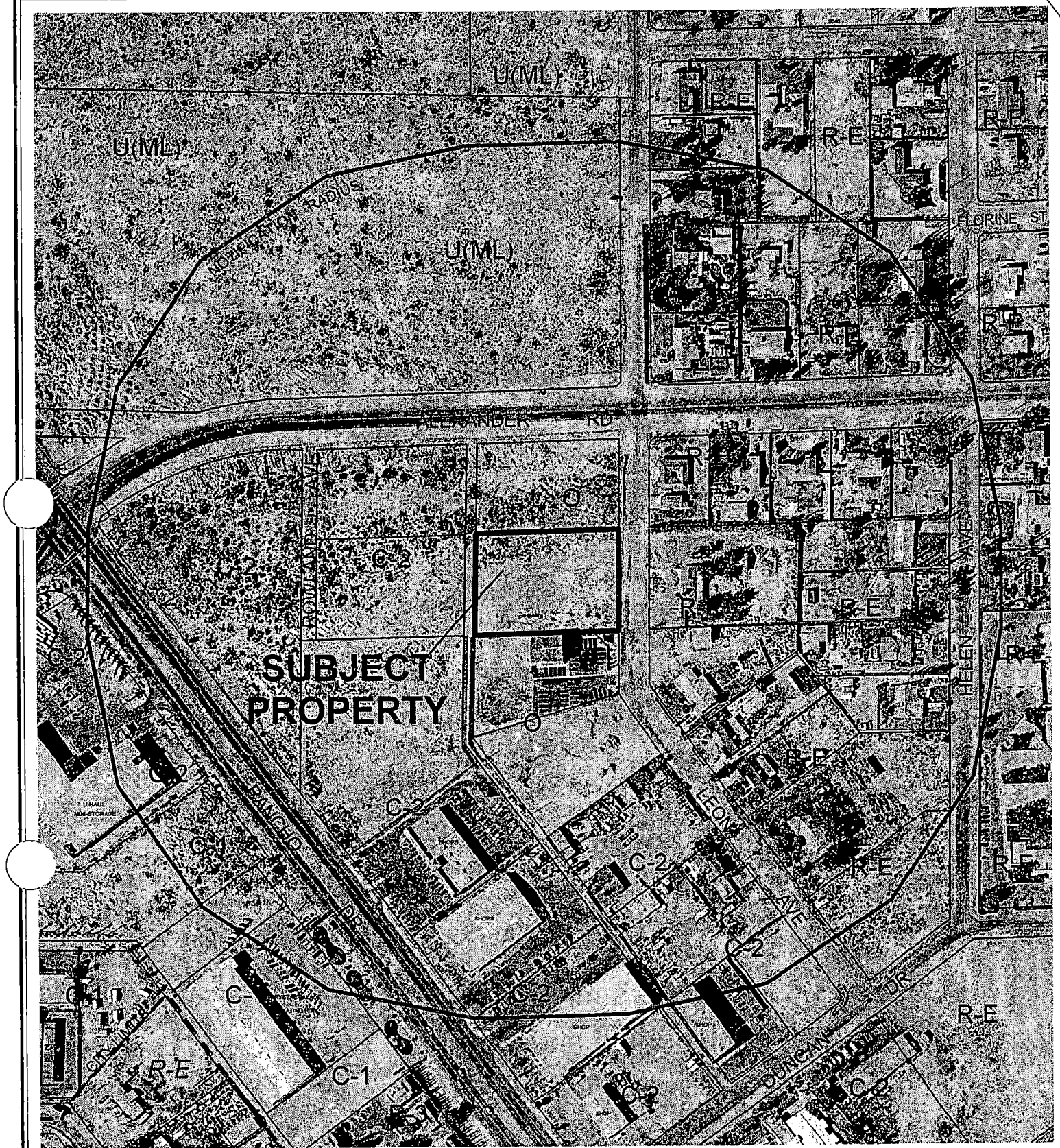
CASE: **SDR-5573**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



0 200 400 Feet

CASE: **SDR-5573**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5573 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, 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 General Plan Amendment (GPA-5182) from O (Office) to SC (Service Commercial), a Rezoning from O (Office) to a C-1 (Limited Commercial) Zoning District, and a Variance (VAR-5575) with respect to parking, 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 City Code requirements and design standards of all City departments must be satisfied.

5. All development shall be in conformance with the site plan and building elevations, date stamped 11/02/04, except as amended by conditions herein.

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

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

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

9. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

10. 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.

11. The elevations of the batting cages shall be revised with additional architectural features to enhance façade articulation. The elevations changes shall be approved by the Planning and Development Department prior to the time the application is made for a building permit.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops residential development.

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

14. A Waiver to allow a 10-foot rear yard setback shall be allowed as part of this site plan.

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

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

Public Works

17. Construct half-street improvements, including appropriate transitional paving, on Leon Avenue adjacent to this site concurrent with development of this site. Also construct full-width improvements within the adjacent right-of-way to the west of this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

18. Provide a copy of a recorded Joint Access Agreement between both parcels comprising the overall site prior to the issuance of any permits. Alternatively the applicant may record a map to establish intersite access rights prior to the issuance of any permits for this site.

19. Extend public sewer in Leon Avenue to the northern edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

20. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

21. 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.

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5183 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 17,062 square-foot Indoor Commercial Recreational Facility (Batting Cages) and Waivers of commercial development standards for building placement and to allow a 10-foot rear yard setback where 20 feet is the minimum required on 1.31 acres at 3930 Leon Avenue.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide employment and year round recreational services for the community.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.

GL

11/17/04 The City Council approved a request to withdraw without prejudice the portions of a General Plan Amendment (GPA-5182) and a Rezoning (ZON-5183) that applied to adjacent parcel number 138-12-110-022. Both of these applications with respect to the subject site will be considered at the 1/19/05 City Council meeting. The Planning Commission had recommended denial of the full application on 10/21/04. Staff had recommended denial.

11/17/04 The City Council approved a request to withdraw without prejudice the portion of Site Development Plan Review (SDR-5184) that applied to the subject parcel. The portion of the application that dealt with adjacent parcel number 138-12-110-022 was approved by the City Council on 12/01/04. The Planning Commission had recommended denial of the full application on 10/21/04. Staff had recommended denial.

12/16/04 The Planning Commission will consider a companion Variance request (VAR-5575) to allow 79 parking spaces on the site where 86 spaces are the minimum required. Staff has recommended denial.

B) Pre-Application Meeting

11/02/04 The applicant was advised of the submission requirements for the Site Development Plan Review and Variance applications.

C) Neighborhood Meetings

09/21/04 This was the required neighborhood meeting for the companion General Plan Amendment request, and was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were six citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.

- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the children would not be old enough to drive and would be dropped off by parents. The older children, he explained, usually have access to practice facilities at their high schools.

- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.

GL

- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9:00 PM.

- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.

- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.31 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	O (Office)
North:	O (Office)
South:	O (Office)
East:	DR (Desert Rural Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office)
North:	O (Office)
South:	O (Office)
East:	R-E (Residential Estate)
West:	C-2 (General Commercial)

GL

E) General Plan Compliance

Although the site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan, GPA-5182, if approved, will redesignate this site to SC (Service Commercial). The SC (Service Commercial) land use designation allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services. The proposed Indoor Recreational Facility use is compatible with the proposed SC (Service Commercial) land use designation, although it is not compatible with the current O (Office) designation.

PROJECT DESCRIPTION

The applicant is requesting approval of one 17,062 square-foot building on a 1.3-acre site. The applicant is requesting a waiver of the commercial development standards with regard to building placement and to allow a 10-foot rear yard setback where 20 feet is the minimum required. The project will provide 79 parking spaces where 86 spaces are required; therefore, a parking Variance has been submitted.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.31 ac.	N/A
Min. Lot Width	100 Feet	200 Feet	Y
Min. Setbacks			
• Front	20 Feet	146 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	10 Feet	N
Max. Lot Coverage	30 %	29.9%	Y
Max. Building Height	None	31 Feet	Y
Trash Enclosure	Enclosed and roofed	Enclosed and roofed	Y
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Screened	Screened	Y

The subject site does not comply with the 20-foot rear yard setback; therefore, the applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where a 20-foot setback is required. The applicant meets or exceeds all other requirements as indicated in the table above.

A2) Residential Adjacency Standards

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

a) Proximity slope. As the building is 31 feet in height, a 93-foot proximity slope is required. As the building would be approximately 176 feet from the nearest single-family residential property, the project exceeds the requirement of the Code with regard to this standard.
b) Building setback. As this project does not directly abut any residential property, this standard does not apply.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Parking		**Provided** Parking	
		Ratio	Regular	Handicap	Regular	Handicap
Community Recreational Facility (Indoor Batting Cages)	17,062 SF.	1/200 GFA	86	4	79	4

The project is deficient by seven spaces, or 8.1% of the required minimum. As a result, the applicant has request a companion Variance (VAR-5575) to seek relief from this standard.

The Department of Public Works indicates that since it supports present City Code parking requirements, it cannot support the variance request to allow 79 parking spaces where 86 spaces are the minimum allowed for a proposed indoor commercial recreational facility located at 3930 Leon Avenue.

GL

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees/ 6 Spaces	14 Trees	14 Trees
Buffer: • Min. Trees	1 Tree/20 Linear Feet (external edges - 400 Feet) 1 Tree/30 Linear Feet (internal edges - 574 Feet)	20 Trees 20 Trees	22 Trees 13 Trees
• Min. Zone Width • Wall height	8 Feet 8 Feet		8 to 15 Feet N/A

The proposed site landscaping meets or exceeds Code requirements other than landscape buffering along the north property line; however, as this north boundary is a shared drive aisle with an approved office development on the site immediately to the north, waiver of this landscaping area is acceptable.

B) General Analysis and Discussion

- Zoning

The proposed C-1 (Limited Commercial) zoning designation that is the subject of companion Rezoning request ZON-5183 for the site, allows many retail shopping and personal services. The adjacent residential properties to the east are zoned R-E (Residence Estates), which encourages single-family detached units and duplex units. The batting cage project would comply with the proposed C-1 (Limited Commercial) zoning district; however, there are many other uses allowed in the C-1 (Limited Commercial) zoning district that would be inappropriate directly across the street from residence estates development. The proposed zoning district is out of character with the adjacent existing and planned land uses and would degrade the buffering intended to be between located on this site between the R-E (Residence Estates) area to the east and the C-2 (General Commercial) area to the west.

GL

- Site Plan

  The site plan depicts a one-story commercial building on a 1.31-acre lot. The lot is approximately 200 feet south of Alexander Road, west of Leon Avenue. Alexander Road is a 100-foot arterial, while Leon Avenue is a 60-foot collector street. Open space is provided around the footprint of both buildings. Landscaping is also provided around the parking perimeter and islands, and covers approximately 21,554 square feet or 19.9% of the overall site. A significant portion of this open space is in the form of a 15-foot wide perimeter landscape strip.

- Waivers

  The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear yard setback were 20 feet is required. The waiver can be supported since the site is adjacent to office uses and adequate perimeter landscaping is provided.

- Landscape Plan

  The submitted landscape plan meets the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards. The landscape plan indicates the placement of a variety of drought tolerant trees and shrubs.

- Elevation

  The elevations depict a one-story building with a flat roof and which is constructed of concrete tilt-up panels. The design contains few architectural details such as variation in rooflines, height, and architectural pop-outs. The proposed facility is utilitarian in appearance and does not contribute significantly to the visual quality of the area.

FINDINGS

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

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

   The broad range of commercial uses allowable under the companion request for C-1 (Limited Commercial) zoning will not be compatible with the rural residential uses in the area. Established city policy is to locate all commercial uses in the Centennial Hills Sector within the Town Center area, or as infill development in commercially designated sites along Rancho Drive or within designated areas in master planned communities. This site does not meet any of these criteria.

GL

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

   The proposed development is inconsistent with Title 19 requirements for rear yard setbacks; however, the applicant has requested a waiver of this commercial development standards to allow a 10-foot rear setback where 20 feet is required. Although staff has recommended denial of this project, this waiver is acceptable if the project is approved.

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

   The Master Plan of Streets and Highways designates Alexander Road as a Primary (100-foot) Arterial, while Leon Avenue is a designated as a 60-foot collector road. Both are capable of handling the traffic from this development.

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

   Building and landscape materials are appropriate for this area of the City.

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

   The elevations depict a one-story, flat-roofed, concrete tilt-up building. The proposed commercial structure contains little visual interest that could be achieved by variations in rooflines, height, and architectural pop-outs. Condition of approval number 11 is intended to address these design issues.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

GL

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 101 [Mailed with SDR-5575]

APPROVALS 0

PROTESTS 1

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5573 APN: 138-12-110-021

Name of Property Owner: John D. Field

Name of Applicant: John D. Field

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: JD Field

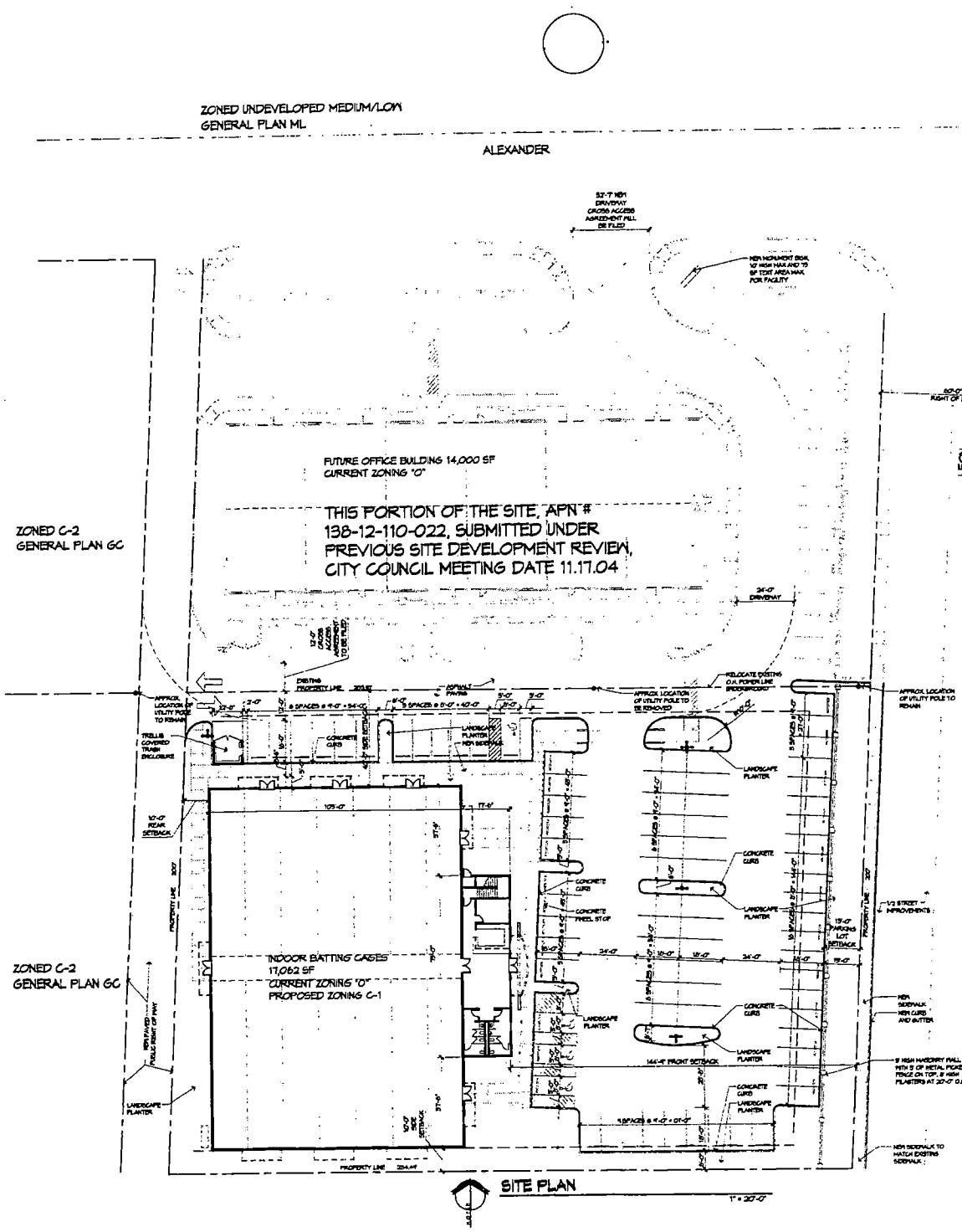
Print Name: John D Field

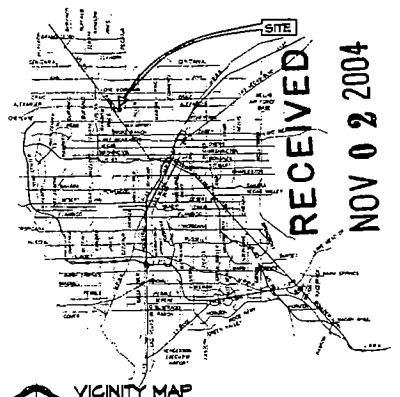
Subscribed and sworn before me

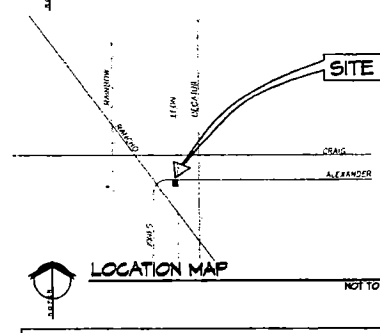
This 2nd day of November, 2009

Margaret E Wright
Notary Public in and for said County and State

MARGARET E. WRIGHT
NOTARY PUBLIC - STATE OF NEVADA
Date Appointment Exp: 08-10-2008
Certificate No: 00-63385-1







RECEIVED
NOV 02 2004

ACCESSOR'S PARCEL NUMBER		138-12-110-021	
SITE INFORMATION			
BUILDING AREA		REQ'D PARKING	PROVIDED
Indoor Batting Cages	17,062	1: 200 = 85.3	79
Total Parking		86	79
Handicapped Parking		76 to 100 = 4	4
Compact Parking Allowed (79 spaces * 30% = 23.7) = 23 spaces			
Compact Parking Provided = 23 spaces			

ZONING INFORMATION

Jurisdiction: City of Las Vegas

Current Zoning District: "O"
Proposed Zoning District: "C-1"

Minimum Lot Size NONE
Lot Size: 56,988 sf or 1.307 acres
Maximum Lot Coverage Allowed 30% = 17,179.9 SF
(F.A.R.) Lot Coverage Provided 29.9% = 17,062.5 SF

	REQUIRED	PROVIDED
Front Yard	25'	144'-9"
Side Yard	10'	10' and 40'-0"
Rear Yard	15'	10'-0" (Variance Requested)

Maximum Building Height Allowed: 2 stories and 35'
Actual Building Height: 31'-0" (One Story)

Indoor Batting Cages

Infield LLC
3930 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1120 South 4th Street
Suite 208
Las Vegas, Nevada 89104
P 702.878.1200
F 702.878.1211
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT © 2004 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	CLV Site Dev. Review	11.02.04

ISSUED

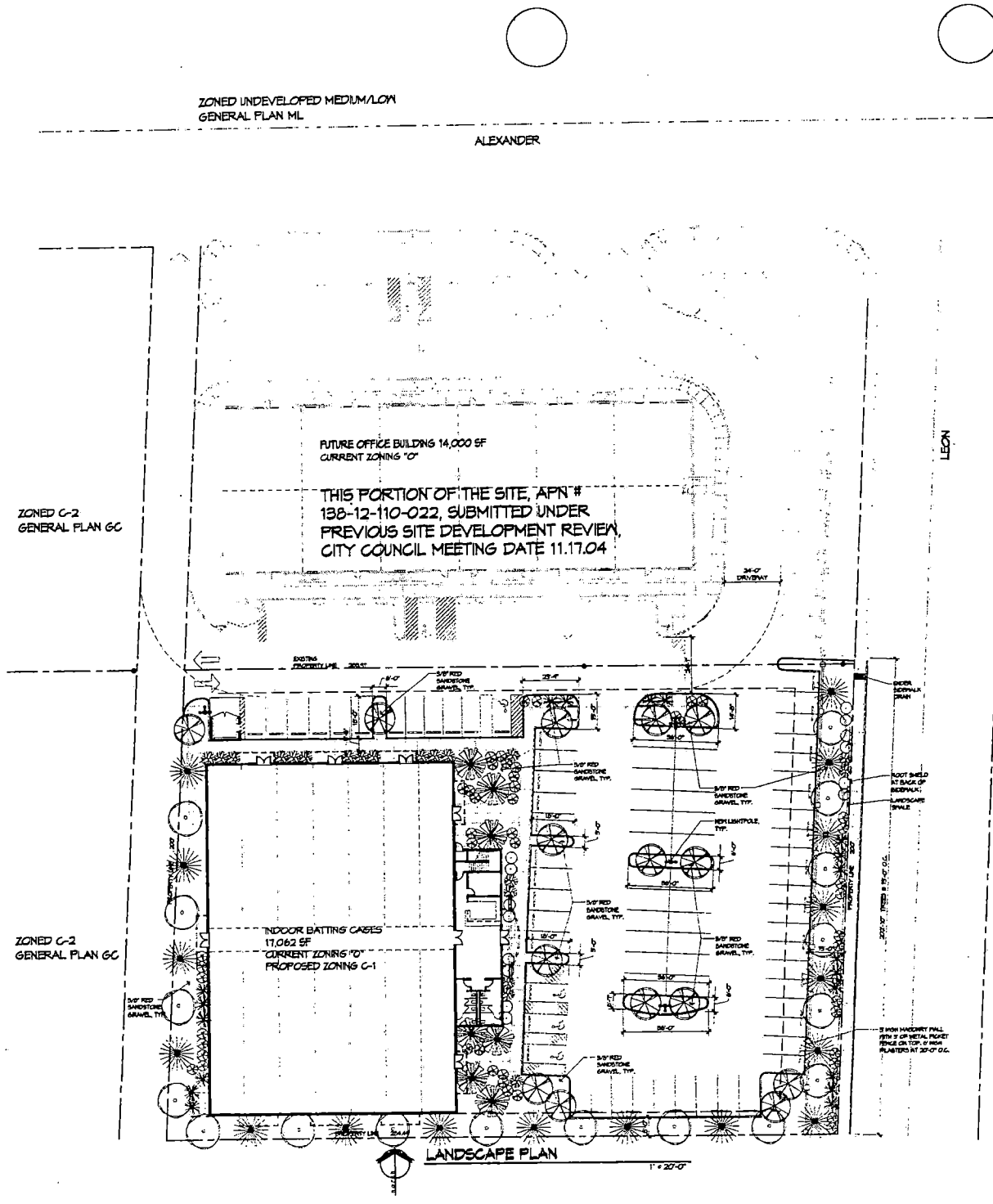
TITLE

SITE PLAN
VICINITY MAP

DRAWING NO.

AS100

SDR-5573
12/16/04 PC



RECEIVED
NOV 0 2 2004

LANDSCAPE SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	MONDEL PINE	pinus eldarica	24" Box	11
	HERITAGE LIVE OAK	quercus virginiana	24" Box	15
	CHILEAN MESQUITE	prosopis chilensis	24" Box	11
	CALIFORNIA FAN PALM	washingtonia filifera	24" Box	1
	DESERT CASSIA	cassia nemophila	10 Gal.	66
	MOUNTAIN MARIGOLD	tagetes lemmonii	5 Gal.	24
	GREEN BUSH DAISY	eriyngia pachinolus viridis	5 Gal.	21
	TRAILING LANTANA	lantana montevidensis	5 Gal.	51
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 Gal.	60

LANDSCAPE INFORMATION

Lot Size 56,933 SF or 1.307 Acres

Landscape Coverage Provided 11,330 SF (19.9%)
No Turf Provided

Indoor Batting Cages

Infield LLC
3930 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1300 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.829.1200
F 702.829.1313
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT© 2004 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	CLV Site Dev. Review	11.02.04

ISSUED

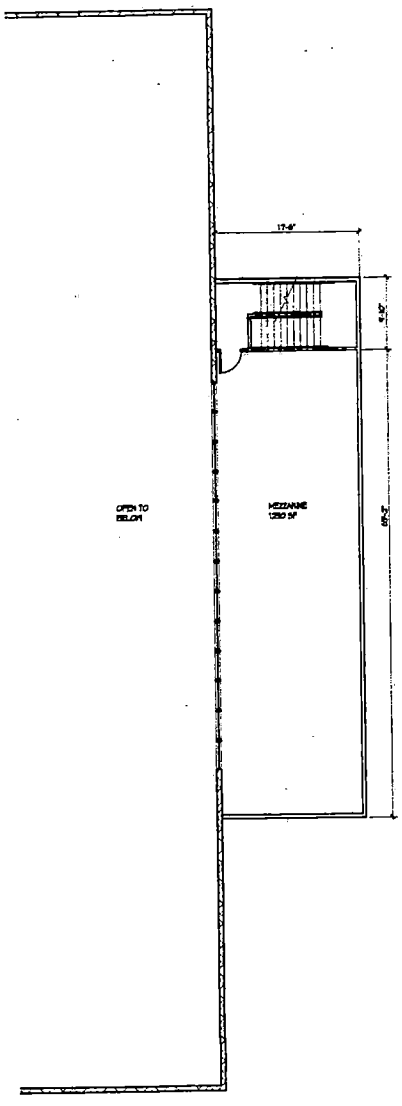
TITLE

LANDSCAPE PLAN

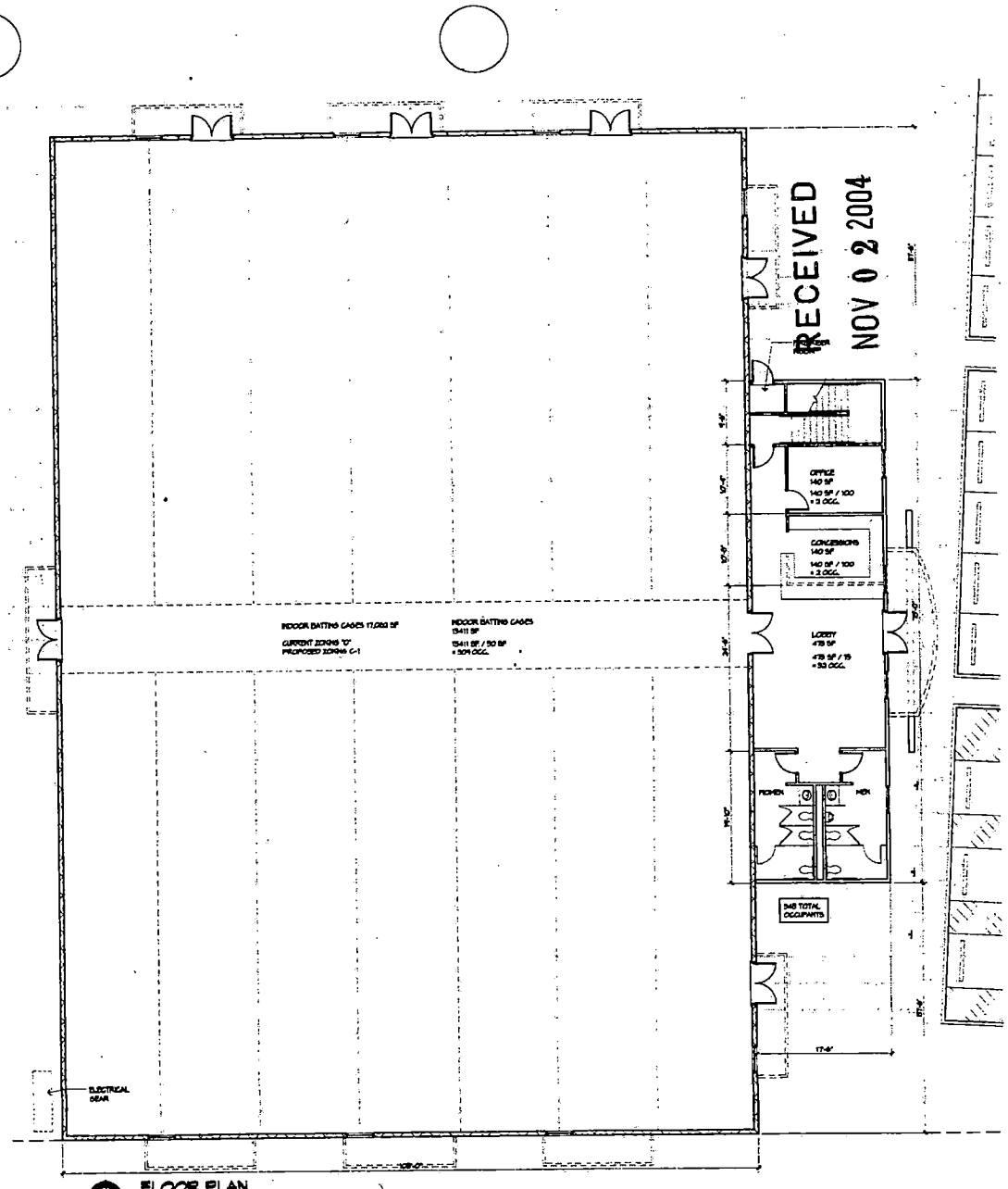
DRAWING NO.

L100

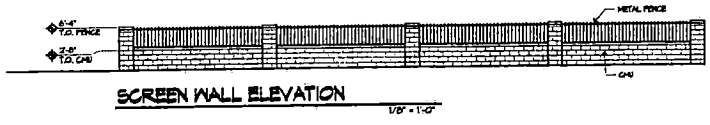
SDR-5573
12/16/04 PC



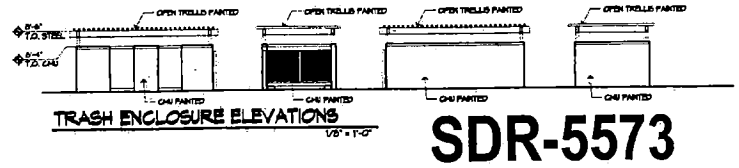
MEZZANINE PLAN
1/8" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"



SCREEN WALL ELEVATION
1/8" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"

RECEIVED
NOV 0 2 2004

Indoor Batting Cages

Infield LLC
3930 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1300 South 4th Street
Suite 205
Las Vegas, Nevada 89104
T 702.878.1300
F 702.878.1315
www.aptusarchitecture.com

APTUS PROJECT NO. 04.039
ARCHITECT
ENGINEER
NOTES

COPYRIGHTED 2004 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	CLV Site Dev. Review	11.02.04

ISSUED

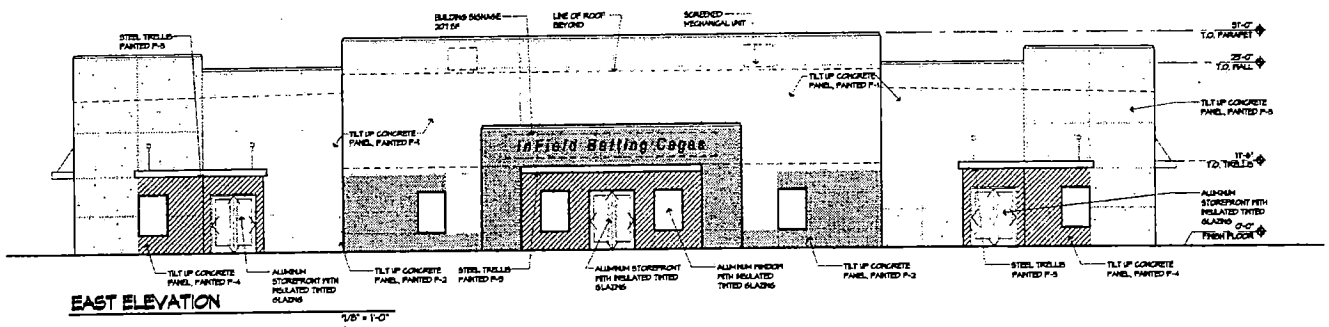
TITLE

BATTING CAGES
FLOOR PLAN

DRAWING NO.

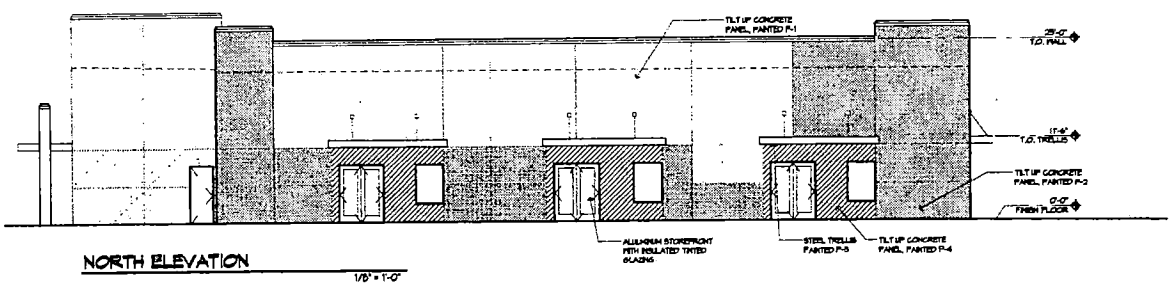
A100

SDR-5573
12/16/04 PC



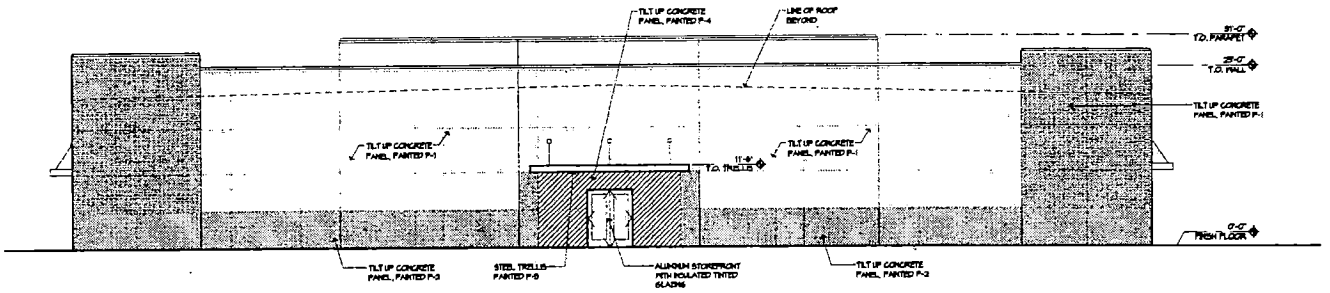
EAST ELEVATION

1/8" = 1'-0"



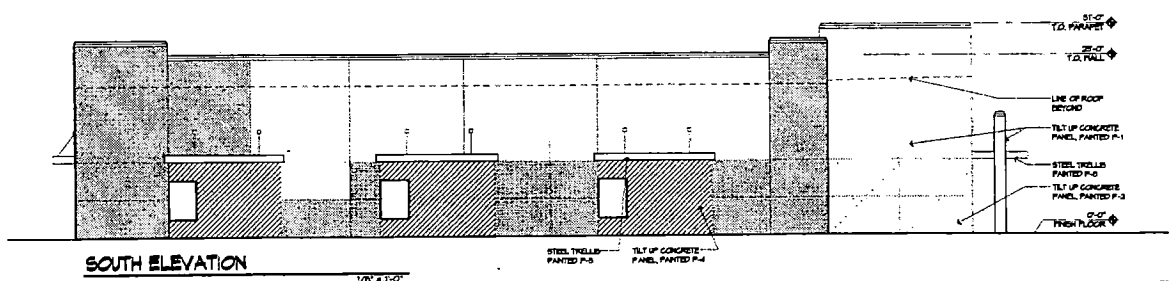
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

RECEIVED
NOV 0 2 2004

SDR-5573
12/16/04 PC

Indoor Batting Cages

Infield L.L.C.
3930 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
1320 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.835.1300
F 702.835.1310
info@aptusarchitecture.com

APTUS PROJECT NO. 04.039

ARCHITECT

ENGINEER

NOTES

COPYRIGHT © 2004 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	CLV Site Dev. Review	11.02.04

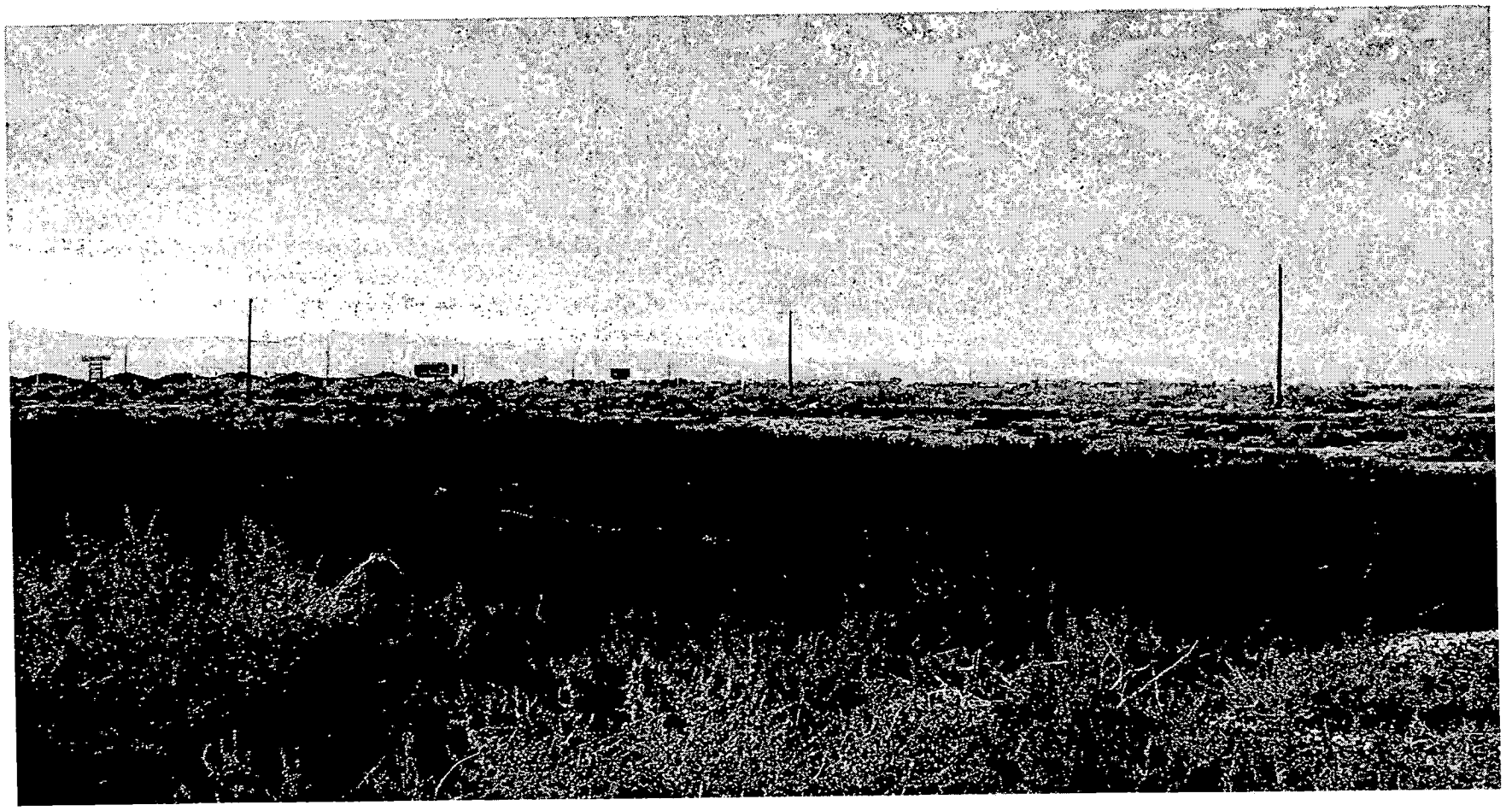
ISSUED

TITLE

BATTING CAGES
EXTERIOR
ELEVATIONS

DRAWING NO.

A200



SDR-5573 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC
3930 LEON AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

Telephone Protest/ Approval Log

Meeting Date: 12/16/04 **Case Number:** SDR-5573

Date: 12/10/04
Name: Mary Greene
Address: 3931 Leon Ave
L.V. NV. 89130.
Phone: (702) 870-1794
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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

MOTION:
EVANS – 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 49 [SUP-5582] and Item 50 [SDR-5583].

STEVE SWANTON, Planning & Development Department, explained that the church/house of worship use is permitted in the R-1 zoning district by means of a Special Use Permit. There is an existing permit for the church but since they are expanding the area on which the church site is located, a new permit would be required.

MINUTES – Continued:

Regarding the Site Review, the site is acceptable subject to the conditions imposed by staff. Access to the site will now be from Mesquite Avenue and from an alley that separates the parking from the building. A waiver for perimeter landscaping will be necessary to conform to Code and staff is recommending approval of that waiver because the site is limited by existing structures and the provision of parking to meet Code.

AMINADAB CORONADO appeared on behalf of the applicant and concurred with all conditions and recommendations. He indicated the church was previously located at 230 10th Street until about 9 years ago. The church moved to a larger facility on the subject property because of growth. Now, the congregation has outgrown the facility and they are looking to expand the church instead of moving. The church is happy with the community and would like to stay.

MR. CORONADO showed a plan of the church, which is located on the corner of Eastern Avenue and Cedar Avenue. He explained the unit has a kitchen and restrooms in the back of the small unit. MR. CORONADO also showed rendering of the proposed project. The church hopes to provide a more comfortable and appealing place for the new members.

MR. CORONADO said there would be no parking in the right-of-way and the trash enclosure has been moved at the request of City staff. The new location is more accessible for the trash company. The flood control department signed off on the plans without the requirement of a flood study. Staff has approved the parking situation. The City surveyor said to wait until after the Planning Commission meeting to make a sketch for the City Council.

COMMISSIONER EVANS confirmed that the applicant is in agreement with all of staff's conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 49 [SUP-5582] and Item 50 [SDR-5583].

(10:24 – 10:30)

CONDITIONS:

Planning and Development

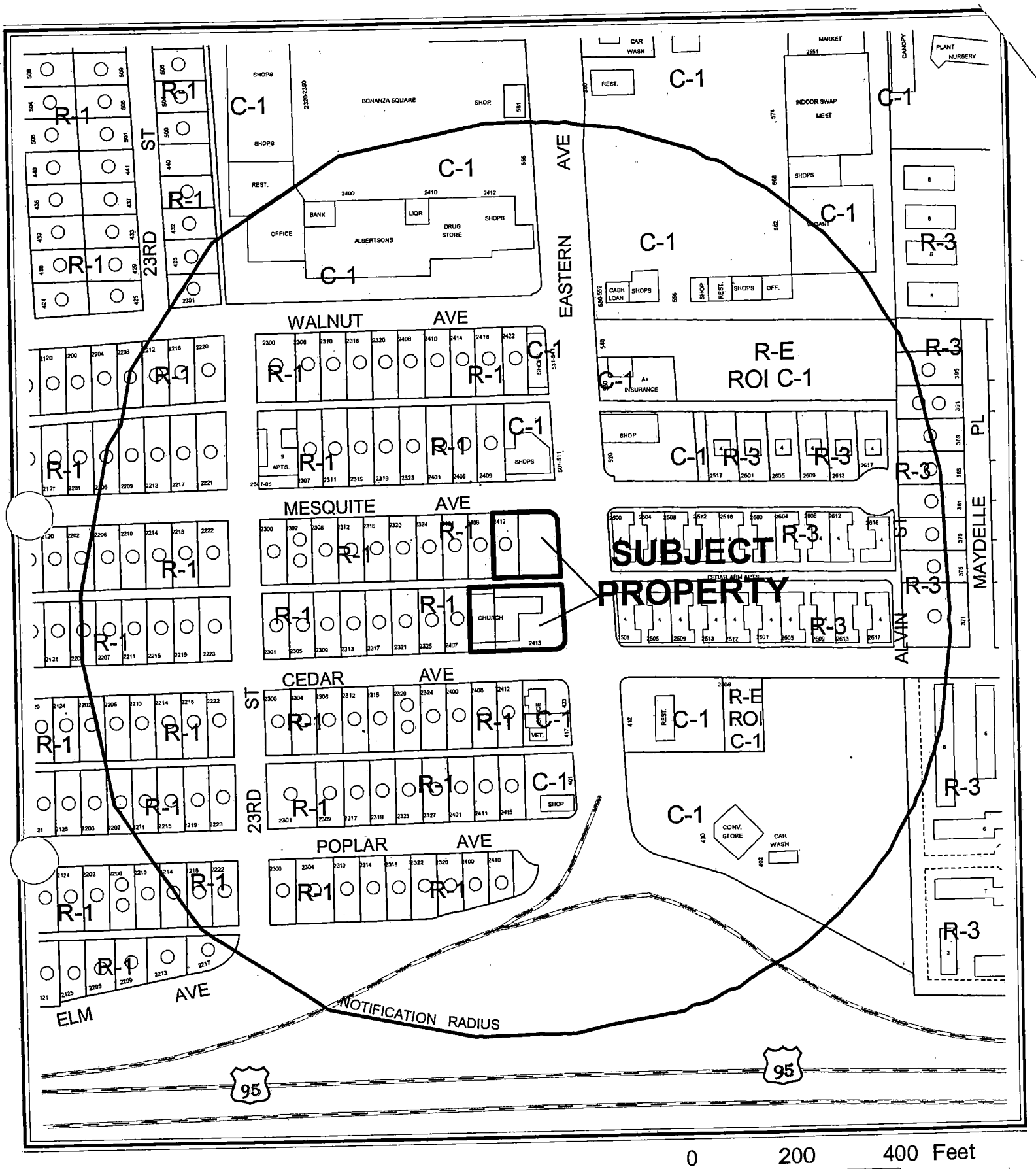
1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5583].

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 49 – SUP-5582

CONDITIONS – Continued:

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

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



CASE: **SUP-5582**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5582 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5583].

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit to allow the expansion of an existing Church/House of Worship at 2413 Cedar Avenue and 2412 East Mesquite Avenue.

B) Applicant's Justification

The applicant justifies the application by stating, "We have youth programs that guide young people through their difficult choices in life, avoiding drug addiction and encouraging higher education. We provide marriage counseling to assist couples and promote family unity." The applicant goes further to state, "Currently our building is not sufficient to accommodate our membership, thus creating problems during our services. Our goal in expanding and remodeling our building is to provide a more comfortable and appealing place for our new members and our community."

BACKGROUND INFORMATION

A) Previous Actions

05/20/59 The Board of City Commissioners approved Special Use Permit (U-0001-59) application for the construction of an off-street parking lot facility adjacent to an existing church at property located at the southwest corner of Mesquite Avenue and 25th Street. The Board of Zoning Adjustment and staff recommended approval.

05/27/65 The Board of Zoning Adjustment approved a Special Use Permit and Site Development Plan Review (U-0013-64) application to allow the construction of a sanctuary and classrooms, with additional parking facilities on property generally located at the northwest corner of 25th Street and Cedar Avenue. Staff recommended approval.

03/15/78 The Board of City Commissioners approved a Variance (V-0111-77) application to allow a 13-foot high sign, with the condition that, in event this reader board would be more suitable elsewhere on the property at some future time, it could be moved, on property located at 2413 East Cedar Avenue. The Board of Zoning Adjustment denied the application. The Department Director put forth the approved compromise.

03/27/86 The Board of Zoning Adjustment approved a Special Use Permit (U-0020-86) application to allow the operation of a day care nursery for children two through six, from 7 a.m. to 6 p.m., six days a week (Monday through Saturday), on property located at 2413 East Cedar Avenue. Staff recommended approval.

B) Pre-Application Meeting

10/22/04 A pre-application conference was held resulting in the following comments:

1. The original use permit (U-0013-64) is still valid, but does not encompass the total area.
2. The Traffic Signal Fee will be assessed at time of building permits.
3. The pan driveway on Mesquite is o.k.
4. No Traffic Impact Analysis required.
5. Chord easement may need to be dedicated on Cedar/Eastern.
6. Replace any substandard improvements in the right-of-way.
7. No parking spaces will be permitted in the public right-of-way.
8. Check with the City Surveyor to determine the best way to re-map the site.
9. Submit an encroachment agreement for landscaping within the right-of-way.
10. Not subject to residential adjacency standards due to being located within the Redevelopment Area.
11. Propose 40-foot tall sanctuary.
12. Add a parking analysis to the site plan.
13. Check with Building and Safety regarding the location of the handicap parking spaces.
14. Revise the site plan to indicate the area of expansion, summarize the SF.
15. Show elevation drawing of existing / proposed perimeter walls.
16. The use permit is to include additional lots not part of the original.

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: 0.89

PL

B) Existing Land Use

Subject Property:	Church & Undeveloped (Proposed parking lot expansion)
North:	Single Family Residence
	Commercial Building
South:	Single Family Residence
	Office Building
East:	Four-plex
West:	Single-Family Residences

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
	C-1 (Limited Commercial)
South:	R-1 (Single Family Residential)
	C-1 (Limited Commercial)
East:	R-1 (Single Family Residential)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject parcels are designated L (Low Density Residential) and SC (Service Commercial) within the Southeast Sector Land Use map of the General Plan. All of the subject site is within a R-1 (Single Family Residence) zoning district, which is in conformance with the L (Low Density Residential) General Plan designation but not with the SC (Service Commercial) General Plan designation located on the parcels along the western alignment of Eastern Avenue. The existing Church on the subject site is a permitted use within an R-1 (Single Family Residence) zoning district by means of a Special Use Permit (U-0013-64).

PL

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

Redevelopment Plan Area

The subject site is located within the Las Vegas Redevelopment Plan area as adopted by the 1996 extension of the Redevelopment Area Boundaries Plan Maps. As outlined by Section 110, the objectives of the Redevelopment Plan are to eliminate environmental deficiencies and blight which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	Conditions	**Required**			**Provided**	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church / House of Worship Gathering Room	Not Provided 5,247 SF.	1 space for each 4 fixed seats or 1 space for each 100 sq ft of non-fixed seating area in gathering room, whichever is greater	50	3	50	3
Residence	1	2 Space per Dwelling Unit	2		2	
Totals			52	3	52	3

The applicant is proposing 55 parking spaces, which are composed of 38 standard parking spaces, 14 compact parking spaces and 3 handicap parking spaces. The applicant has, however, not supplied information pertaining to the number of fixed seats versus non-fixed seating area. Therefore, one cannot determine which parking calculation would be greater. Based upon the presented materials the applicant exactly meets the required number of parking spaces for the Church and residence building. The relocation of the proposed trash enclosure will result in the redistribution of a parking space to accommodate the required 50-foot minimum distance separation from protected properties.

A2) Minimum Distance Separation Requirements

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

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

Standards	Code Requirement	Provided
Trash Enclosure	50' from a protected property	No

The proposed location of the trash enclosure is within 50 feet of a protected property. Therefore, approval of the Site Development Plan Review (SDR-5583) will be conditioned upon the trash enclosure moving into the parking facility to the north of the subject site, maintaining a 50-foot separation from the protected properties to the west.

B) General Analysis and Discussion

- Zoning

The subject parcels are currently located within a R-1 (Single Family Residence) zoning district. A Church/House of Worship is a permitted use within a R-1 (Single Family Residence) zoning district by means of a Special Use Permit. The proposed site now boasts more area then was previously approved for a Church per Special Use Permit (U-0013-64), therefore requiring a new use permit to encapsulate the entire area.

- Use

"Church, House of Worship" means any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term includes the use of the building and premises for other related activities, such

as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Chapter 19.18. The term does not include any class of childcare center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

- Conditions

  The Special Use Permit will be held to the conditions of approval of Site Development Plan Review (SDR-5583).

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 expansion of an existing Church/House of Worship use will can continue to be conducted in a harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

   The subject site has been utilized in the capacity of a church for over four decades, and now that the site is to be redeveloped with improved facilities the site continues to be physically suitable for the type and intensity of land use proposed.

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

   The subject site will have access from Mesquite Avenue, a 60-foot public right-of-way and Eastern Avenue, a 100-foot primary arterial as defined by the Master Plan of Streets and Highways. Both avenues will continue to provide adequate access 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."**

   The proposed development will be subject to inspections and permitting, and therefore will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 137 [Mailed with SDR-5583]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5582 APN: 139-35-513-031,032,033,034

Name of Property Owner: LA LUZ DEL MUNDO CHURCH

Name of Applicant: LA LUZ DEL MUNDO CHURCH.
AMINADAB CORONADO

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: N/A

Partner(s): N/A N/A.

APN: N/A

Signature of Property Owner/Authorized Agent: [signature]

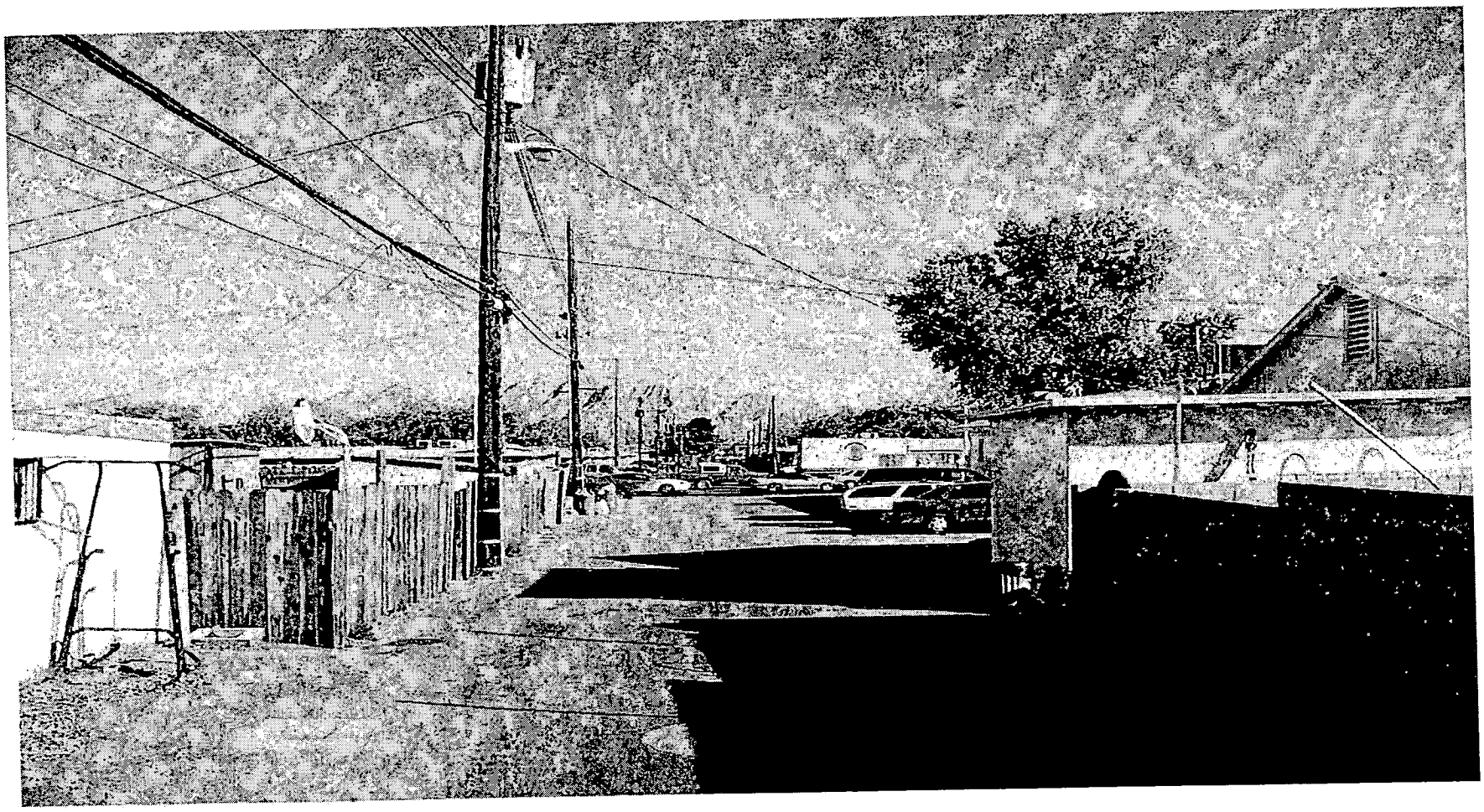
Print Name: AMINADAB CORONADO.

Subscribed and sworn before me

This 02 day of November, 2004

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

ECHAGUE C
Notary Public, State of Nevada
Appointment No. 00401191
My Appt. Expires Nov. 15, 2007



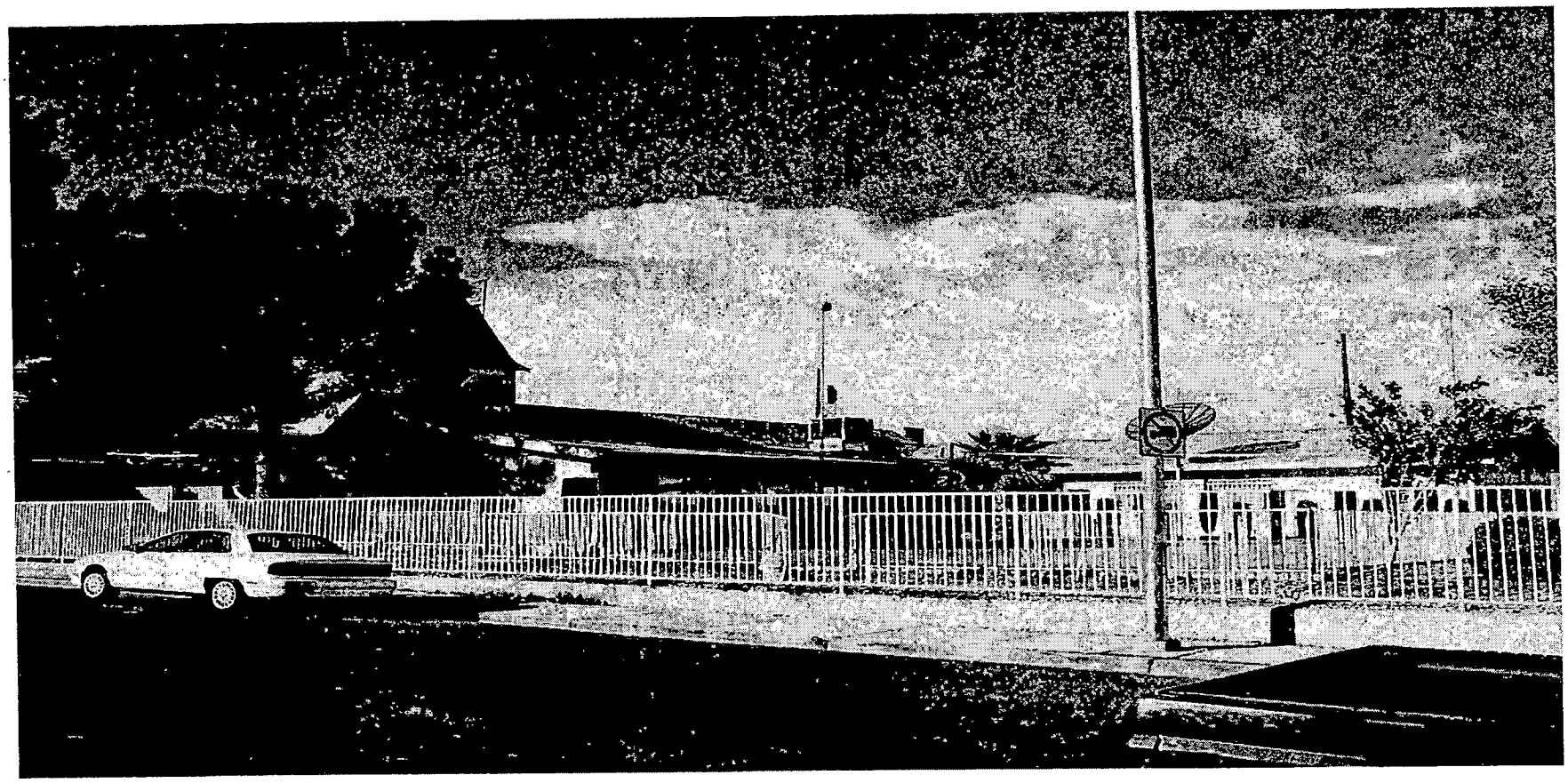
SUP-5582 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



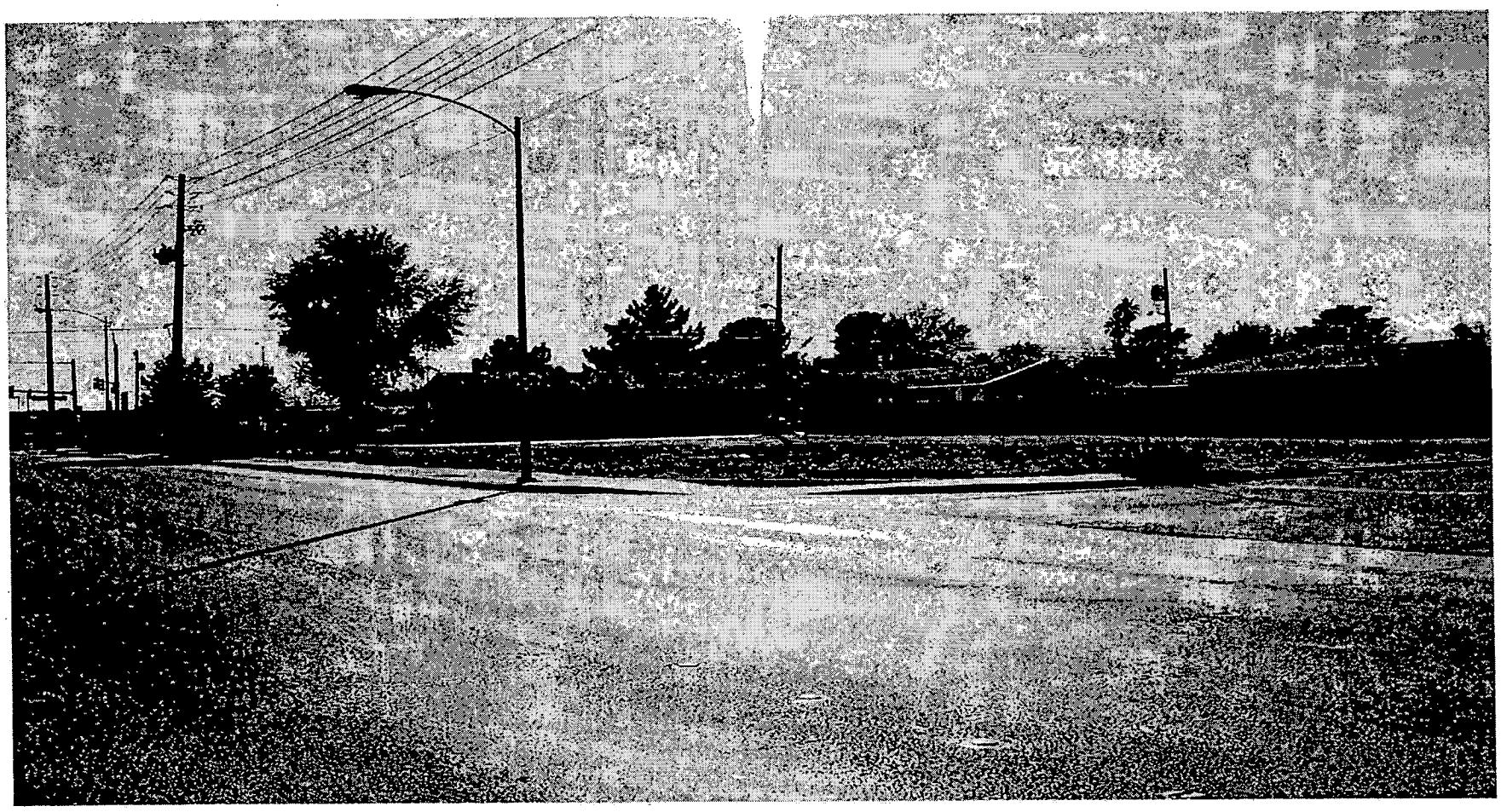
SUP-5582 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



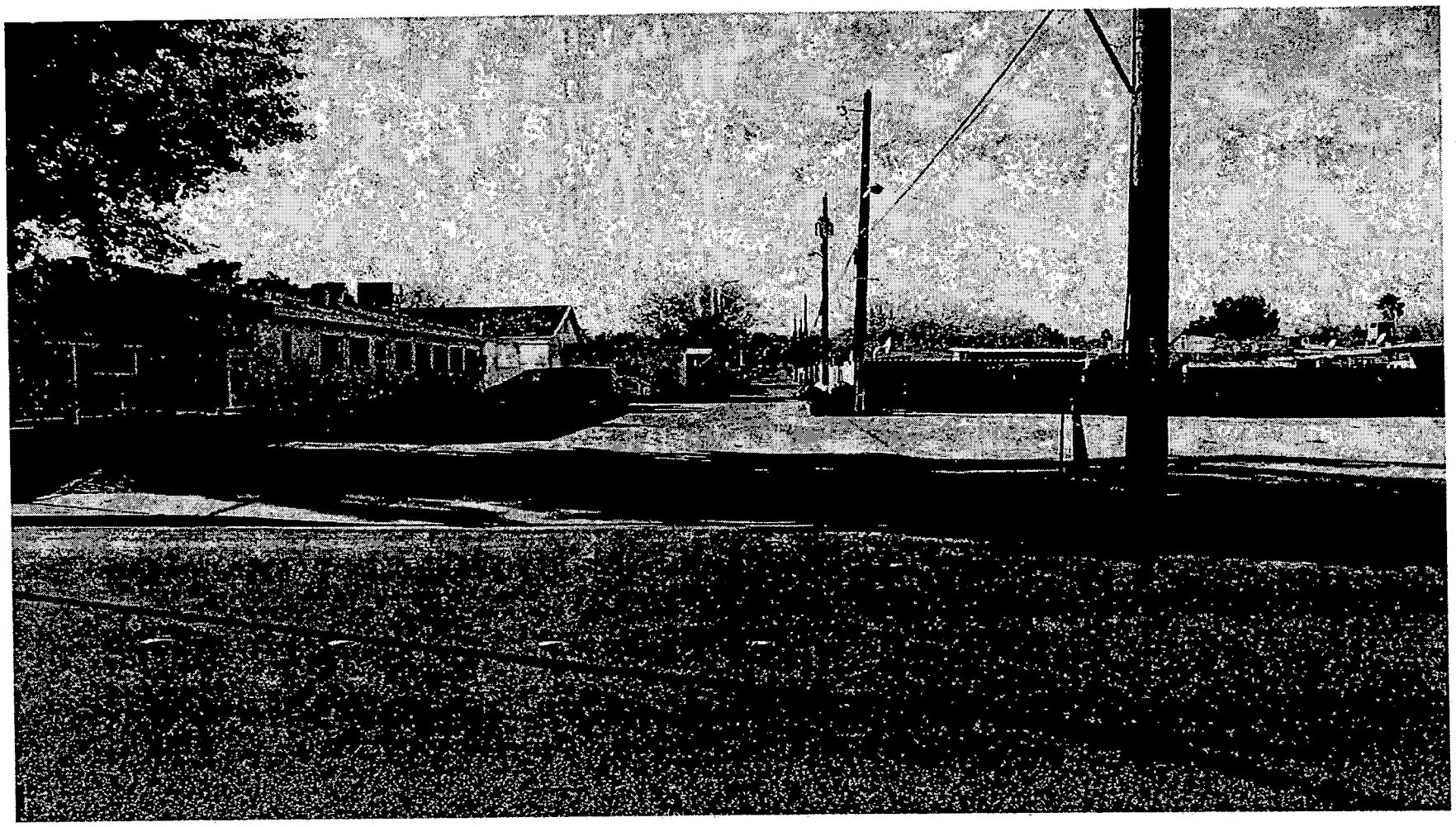
SUP-5582 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



SUP-5582 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



SUP-5582 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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

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

To be heard by the City Council on 1/19/2005

MINUTES:
See Item 49 [SUP-5582] for all related discussion on Item 49 [SUP-5582] and Item 50 [SDR-5583].

(10:24 – 10:30)
3-2614

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 50 – SDR-5583

CONDITIONS:

Planning and Development

1. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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

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

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 relocation of the trash enclosure to a minimum of 50 feet from any protected property.

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 where possible and a minimum of four five-gallon shrubs for each tree within provided planters along Mesquite Avenue, Eastern Avenue and Cedar Avenue.

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

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

8. A Waiver of perimeter landscaping requirements is hereby approved.

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS – Continued:

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

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

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

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

Public Works

15. Grant a Traffic Signal Chord easement at the northwest corner of Eastern Avenue and Cedar Avenue prior to the issuance of any permits. Contact the Right-of-Way section of the Department of Public Works for assistance with preparing the document.

16. Construct all incomplete half-street improvements (sidewalk) on Mesquite Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

19. Landscape and maintain all unimproved rights-of-way on Eastern Avenue, Mesquite Avenue, and Cedar Avenue adjacent to this site concurrent with development.

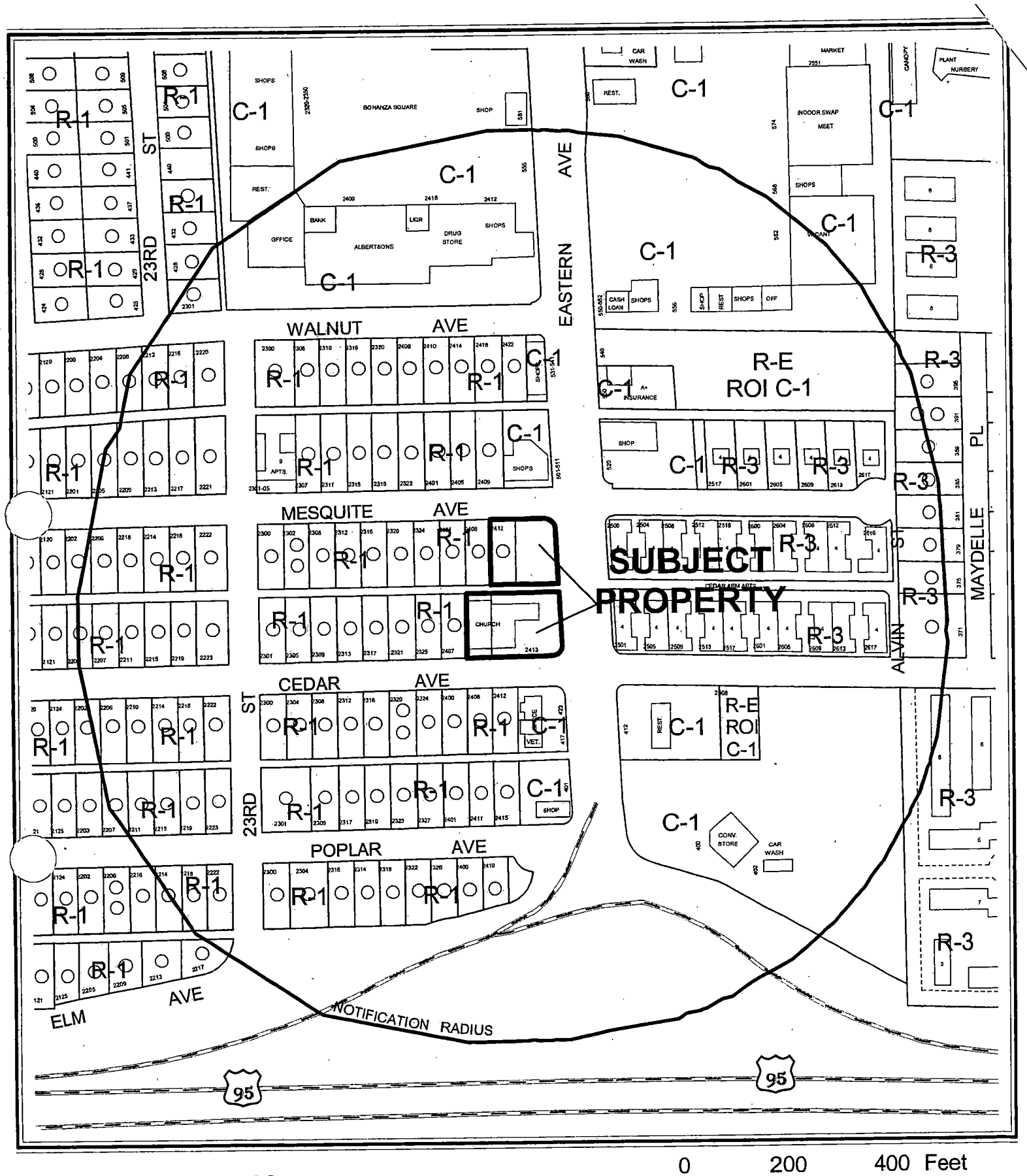
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.

CONDITIONS – Continued:

21. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility prior to the issuance of any permits.

23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



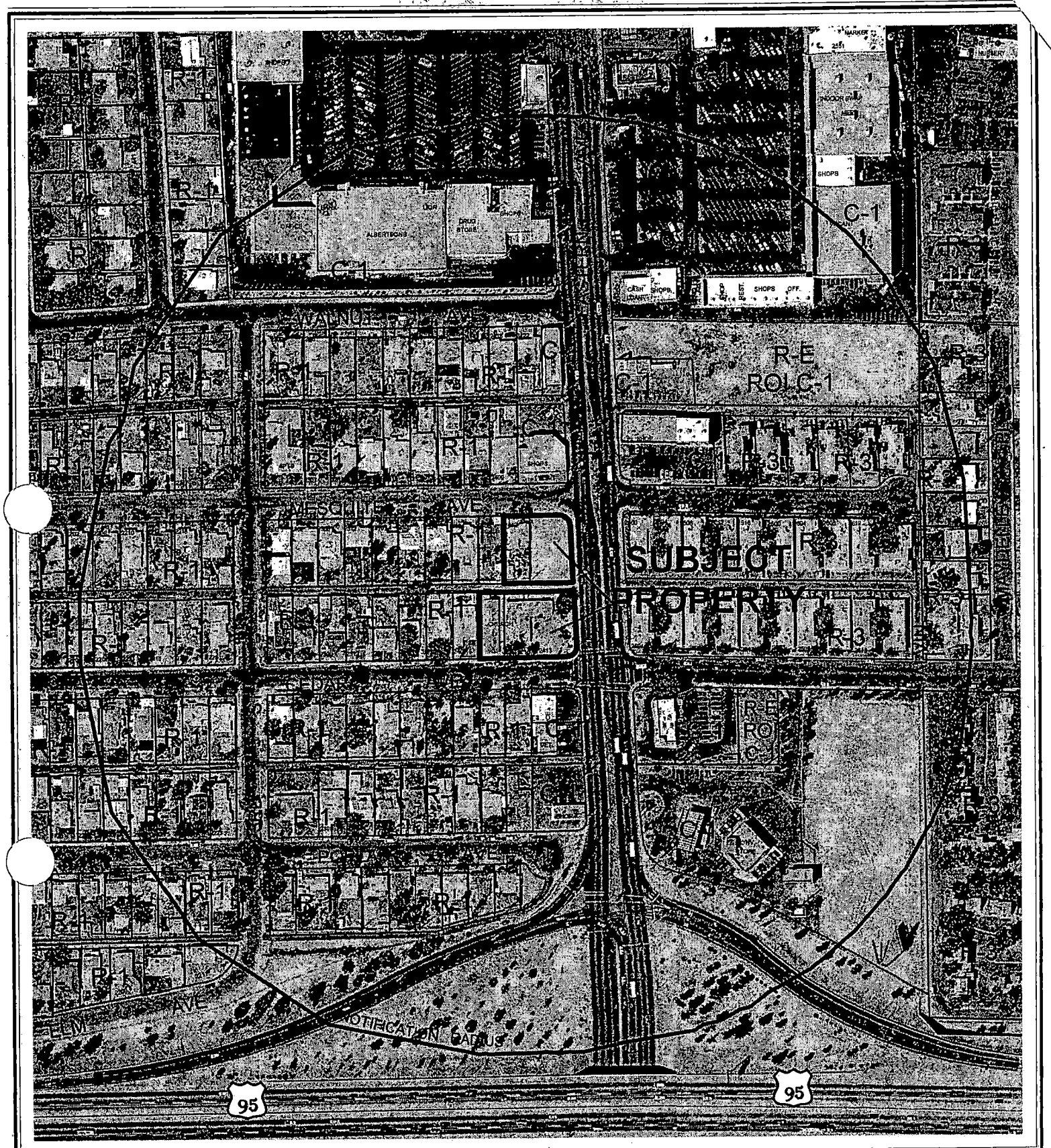
0 200 400 Feet

CASE: **SDR-5583**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SDR-5583**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5583 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"

** CONDITIONS **

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

Planning and Development

1. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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

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

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 relocation of the trash enclosure to a minimum of 50 feet from any protected property.

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 where possible and a minimum of four five-gallon shrubs for each tree within provided planters along Mesquite Avenue, Eastern Avenue and Cedar Avenue.

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

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

8. A Waiver of perimeter landscaping requirements is hereby approved.

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

Public Works

15. Grant a Traffic Signal Chord easement at the northwest corner of Eastern Avenue and Cedar Avenue prior to the issuance of any permits. Contact the Right-of-Way section of the Department of Public Works for assistance with preparing the document.

16. Construct all incomplete half-street improvements (sidewalk) on Mesquite Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

19. Landscape and maintain all unimproved rights-of-way on Eastern Avenue, Mesquite Avenue, and Cedar Avenue adjacent to this site concurrent with development.

20. 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.

21. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility prior to the issuance of any permits.

23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed expansion of an existing Church/House of Worship and a Waiver of perimeter landscaping standards at 2413 Cedar Avenue and 2412 East Mesquite Avenue.

B) Applicant's Justification

The applicant justifies the application by stating, "We have youth programs that guide young people through their difficult choices in life, avoiding drug addiction and encouraging higher education. We provide marriage counseling to assist couples and promote family unity." The applicant goes further to state, "Currently our building is not sufficient to accommodate our membership, thus creating problems during our services. Our goal in expanding and remodeling our building is to provide a more comfortable and appealing place for our new members and our community."

BACKGROUND INFORMATION

A) Previous Actions

05/20/59 The Board of City Commissioners approved Special Use Permit (U-0001-59) application for the construction of an off-street parking lot facility adjacent to an existing church at property located at the southwest corner of Mesquite Avenue and 25th Street. The Board of Zoning Adjustment and staff recommended approval.

05/27/65 The Board of Zoning Adjustment approved a Special Use Permit and Site Development Plan Review (U-0013-64) application to allow the construction of a sanctuary and classrooms, with additional parking facilities on property generally located at the northwest corner of 25th Street and Cedar Avenue. Staff recommended approval.

03/15/78 The Board of City Commissioners approved a Variance (V-0111-77) application to allow a 13-foot high sign, with the condition that, in event this reader board would be more suitable elsewhere on the property at some future time, it could be moved, on property located at 2413 East Cedar Avenue. The Board of Zoning Adjustment denied the application. The Department Director put forth the approved compromise.

03/27/86 The Board of Zoning Adjustment approved a Special Use Permit (U-0020-86) application to allow the operation of a day care nursery for children two though six, from 7 a.m. to 6 p.m., six days a week (Monday through Saturday), on property located at 2413 East Cedar Avenue. Staff recommended approval.

B) Pre-Application Meeting

10/22/04 A pre-application conference was held resulting in the following comments:

1. The original use permit (U-0013-64) is still valid, but does not encompass the total area.
2. The Traffic Signal Fee will be assessed at time of building permits.
3. The pan driveway on Mesquite is o.k.
4. No Traffic Impact Analysis required.
5. Chord easement may need to be dedicated on Cedar/Eastern.
6. Replace any substandard improvements in the right-of-way.
7. No parking spaces will be permitted in the public right-of-way.
8. Check with the City Surveyor to determine the best way to re-map the site.
9. Submit an encroachment agreement for landscaping within the right-of-way.
10. Not subject to residential adjacency standards due to being located within the Redevelopment Area.
11. Propose 40-foot tall sanctuary.
12. Add a parking analysis to the site plan.
13. Check with Building and Safety regarding the location of the handicap parking spaces.
14. Revise the site plan to indicate the area of expansion, summarize the SF.
15. Show elevation drawing of existing / proposed perimeter walls.
16. The use permit is to include additional lots not part of the original.

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: 0.89

B) Existing Land Use

Subject Property:	Church & Undeveloped (Proposed parking lot expansion)
North:	Single Family Residence & Commercial Building
South:	Single Family Residence & Office Building
East:	Four-plex
West:	Single-Family Residences

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential) C-1 (Limited Commercial)
South:	R-1 (Single Family Residential) C-1 (Limited Commercial)
East:	R-1 (Single Family Residential)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject parcels are designated L (Low Density Residential) & SC (Service Commercial) within the Southeast Sector Land Use map of the General Plan. All of the subject site is within a R-1 (Single Family Residence) zoning district, which is in conformance with the L (Low Density Residential) General Plan designation but not with the SC (Service Commercial) General Plan designation located on the parcels along the western alignment of Eastern Avenue. The existing and proposed expansion of the Church on the subject site is a permitted use within an R-1 (Single Family Residence) zoning district by means of a Special Use Permit (U-0013-64).

PL

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

Redevelopment Plan Area

The subject site is located within the Las Vegas Redevelopment Plan area as adopted by the 1996 extension of the Redevelopment Area Boundaries Plan Maps. As outlined by Section 110, the objectives of the Redevelopment Plan are to eliminate environmental deficiencies and blight which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people.

PROJECT DESCRIPTION

The proposed development incorporates the remodeling of an existing Church and additional land to the north for the use of parking. The proposed renovations will expand the width and depth of the existing Church as well as increase the height of the building significantly. The existing residence building located on the southwest portion of the subject parcels is to remain with minor renovations that include the removal of storage room located along the public alley way. Additionally, an existing single-family dwelling is called for demolition to create the parking area on the northern portion of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Square Feet	38,768.4 Square Feet	Yes
Min. Lot Width	65 Feet	127 Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 50.4 Feet 24 Feet 6 Feet 6.4 Feet.	 Yes Yes No* No*
Max. Lot Coverage	50 %	25 %	Yes
Max. Building Height	2 Stories / 35 Feet	35 Feet	Yes**
Trash Enclosure	Yes	Yes	Yes
Loading Zone	No	No	Yes

* The residence building indicated on the landscape/site plan was granted a house-moving permit and subsequent variance of front and rear yard setbacks as part of Special Use Permit (U-0013-64).

** The sanctuary of the Church is proposed at 35 feet in height, with a five-foot architectural embellishment, which skirts the entire building.

The proposed location of the trash enclosure is within 50 feet of a protected property. Therefore, approval of the Site Development Plan Review will be conditioned upon the trash enclosure moving into the parking facility to the north of the subject site, maintaining a 50-foot separation from the protected properties to the west.

The rest of the proposed redevelopments are in conformance with the development standards set forth by Title 19.08.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the Residential Adjacency Standards do not apply to the subject proposal, as a result of it being located within the Las Vegas Redevelopment Area, as described by ordinance.

A3) Parking and Traffic Standards

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

Uses	Conditions	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church / House of Worship Gathering Room	Not Provided 5,247 SF.	1 space for each 4 fixed seats or 1 space for each 100 sq ft of non-fixed seating area in gathering room, whichever is greater	50	3	50	3
Residence	1	2 Space per Dwelling Unit	2		2	
Totals			52	3	52	3

The applicant is proposing 55 parking spaces, which are composed of 38 standard parking spaces, 14 compact parking spaces and 3 handicap parking spaces. The applicant has, however, not supplied information pertaining to the number of fixed seats versus non-fixed seating area. Therefore, one cannot determine which parking calculation would be greater. Based upon the presented materials the applicant exactly meets the required number of parking spaces for the Church and residence building. The relocation of the proposed trash enclosure will result in the redistribution of a parking space to accommodate the required 50-foot minimum distance separation from protected properties.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree / 6 Spaces	10 Trees	11 Trees
Buffer: • Min. Trees	1 Tree / 20 Linear Feet	45 Trees	3 Trees
• Min. Zone Width • Front • Side - Rear	15 Feet 8 Feet 8 Feet		6 – 38 Feet 0 – 6 Feet Not Provided
• Wall height			

The proposed landscaping of the Church will consist of 15 Brisbane Box trees, 11 of which are located within the parking facility to the north, 3 of which are located along the south and east property lines of the site and one tree that is located within the interior of the site. The subject parcels combined have a total of approximately

880 linear feet of property line, therefore requiring a total of 45 trees to placed at an interval of 1 tree per 20 linear feet. The proposed redevelopment fails to meet this standard. The proposed landscape buffers have been measured from the property line inwards; as a result, the additional landscaping shown is to be established through an Encroachment Agreement, due to it being located within the public right-of-way. The proposed landscaped buffers constantly vary in depth and in some areas, especially the northwestern property line, have zero feet of landscaping. Therefore, the project fails to meet the required landscape standards and will require a waiver of said standards to be in compliance.

A5) Sign Standards

A sign has been indicated on the submitted landscape plan, but no details as to what type or size has been supplied. Previously, the Board of City Commissioners approved a Variance (V-0111-77) application to allow a 13-foot high sign, with the condition that, in event this reader board would be more suitable elsewhere on the property at some future time, it could be moved.

B) General Analysis and Discussion

- Zoning

The subject parcels are currently located within a R-1 (Single Family Residence) zoning district. A Church/House of Worship is a permitted use within a R-1 (Single Family Residence) zoning district by means of a Special Use Permit. The proposed site now boasts more area then was previously approved for a Church per Special Use Permit (U-0013-64), therefore requiring a new use permit to encapsulate the entire area.

- Site Plan

The site plan depicts the combining of four parcels into two parcels, bifurcated by a public alleyway. The proposed site encompasses both the southwest and northwest corners of Eastern Avenue and Cedar Avenue and Eastern Avenue and Mesquite Avenue, respectively. Access to the site will be made available via an two-way drive aisle from Mesquite Avenue, as well as from a public alleyway located directly between the portions of the proposed site via Eastern Avenue. The site will consist of a 3,044 square foot residence building and a 6,473 square foot Church/Sanctuary and hall, located on the southern portion of the site, and a parking facility located on the northern portion of the site. Parking to be provided on site totals 55 spaces, composed of 25 % compact spaces and 3 handicap spaces. The currently depicted location of the trash enclosure fails to meet the residential adjacency standards and will be conditioned to be relocated within the parking facility just north of the public alleyway.

PL

- Waivers

  The proposed redevelopment of the existing church facility will require a waiver of perimeter landscaping to be in conformance with applicable Title 19.12 requirements. Because the site is limited by existing structures, the necessary provision of required parking, the waiver request is acceptable, especially since the landscaping as a whole represents a marked improvement over existing conditions. However, 24-inch box trees will still be required along Mesquite Avenue, Eastern Avenue, and Cedar Avenue a maximum of 20 feet on center where possible.

- Landscape Plan

  The landscape plan depicts 15-gallon Brisbane Box trees, 5-gallon Purple Pony, Heavenly Bamboo and Amur Privet shrubs and 1-gallon Munstead or Jean Davis and Blue Fescue shrubs. The site has a total 15 trees depicted, with the majority of them being located within the proposed parking area at the north of the site. The proposed redevelopment will require a waiver of perimeter landscaping standards to be in conformance.

- Elevation

  The submitted building elevations depict a 35-foot tall building, adorned with an order of Corinthian capitals, which reach from the floor to a decorative cornice that skirts the entire building. Atop the cornice resides a decorative parapet that stands 5 feet in height. The building incorporates stained glass windows, as well as decorative torches to embellish the south elevation.

- Floor Plan

  The floor plans of the church depicts a 4,170 square foot nave attached to a 1,209 square foot kitchen, as well as two restrooms. Centrally located within the nave is the chancel. On either side of the entry/lobby are stairways leading to a 1,077 square foot mezzanine.

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 church in question has been existence since at least 1959. Since that time the condition of the site and the surrounding community has been fairly static. The proposed redevelopment of the site would not change the relationship of the existing use with the surrounding area, and therefore would be compatible.

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

   The proposed redevelopment of the site is in conformance with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards; with the granting of a waiver of the perimeter landscaping standards.

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

   The proposed entrance and exit on Mesquite Avenue and from the public alleyway onto Eastern Avenue will also have no negative impact adjacent neighborhood roadways or neighborhood traffic; since the use previously had less available parking as well as less direct access to the site.

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

   The proposed materials are well suited to both the area and the development that currently exists on the site.

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

   The building elevations are quite ornate and indicative of a religious facility, therefore in conformance.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 137 [Mailed with SUP-5582]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5583** APN: 139-35-513-031, 032, 033, 034

Name of Property Owner: LA LUZ DEL MUNDO CHURCH

Name of Applicant: LA LUZ DEL MUNDO CHURCH.
AMINADAB CORONADO

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: N/A

Partner(s): N/A N/A.

APN: N/A

Signature of Property Owner/Authorized Agent: [signature]

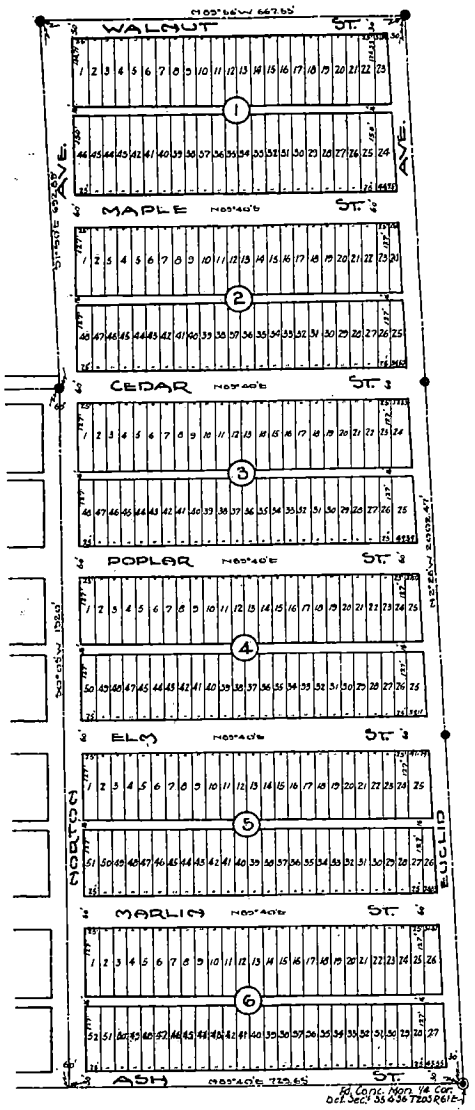
Print Name: AMINADAB CORONADO.

Subscribed and sworn before me

This 02 day of November, 2004

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

ECHAGUE C
Notary Public, State of Nevada
Appointment No. 00401191
My Appt. Expires Nov. 15, 2007



BOULDER DAM HOMESITE ADDITION TRACT NO.4

TO THE CITY OF LAS VEGAS CLARK CO. NEVADA

SCALE 1" = 100'

I, Frank Burgess do hereby certify that this plat is a true and accurate map of the land surveyed by me at the instance of the J.D. Mills Organization Inc. that the location by blocks, lots, streets and alleys have been definitely established and perpetuated in strict accordance with the law as shown hereon, that the blocks, lots, streets, and alleys shown hereon are situated wholly within that certain parcel of ground, described as follows, to wit:

That portion of the NE¼ of Sec. 35 T20S R61E M.D.B&M. in the City of Las Vegas County of Clark, Nevada, and more particularly described as follows:-

Beginning at the SE. Cor. of the NE¼ of said Sec. 35; thence N 3°28' W. 2002.47 feet, thence N89°36'E 662.53 feet, thence S1°56'E 602.59 feet, thence S0°05'W 1320 feet; thence, N89°40'E 723.65 feet to the point of beginning.

That the survey was completed the 1st day of February 1929.

Frank Burgess
Surveyor.

FIRST STATE BANK OF LAS VEGAS NEVADA, Incorporated does hereby certify that the hereinafter properly subdivided as shown by this plat and known as "BOULDER DAM HOMESITE ADDITION TRACT NO.4 TO THE CITY OF LAS VEGAS, that it dedicates for public use the streets and alleys as shown thereon.

FIRST STATE BANK OF NEVADA INC.
by ____ President
by ____ Secretary

STATE OF NEVADA
COUNTY OF CLARK ss.

On this ____ day of February 1929, personally appeared before me a Notary Public in and for the County of Clark, State of Nevada, ____ known to me to be the Secretary of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said corporation as above designated, that he is acquainted with the seal of said corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, that the signatures to said instrument were made by officers of said corporation as indicated after said signatures, and that said corporation executed said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public

Approved by the board of City Commissioners of the City of Las Vegas Clark County, Nevada, at its regular meeting held Feb. 28 1935.

MAYOR
Attest ____ CLERK

Map Appr. by the City Planning Commission of the City of Las Vegas Clark County, Nev.:

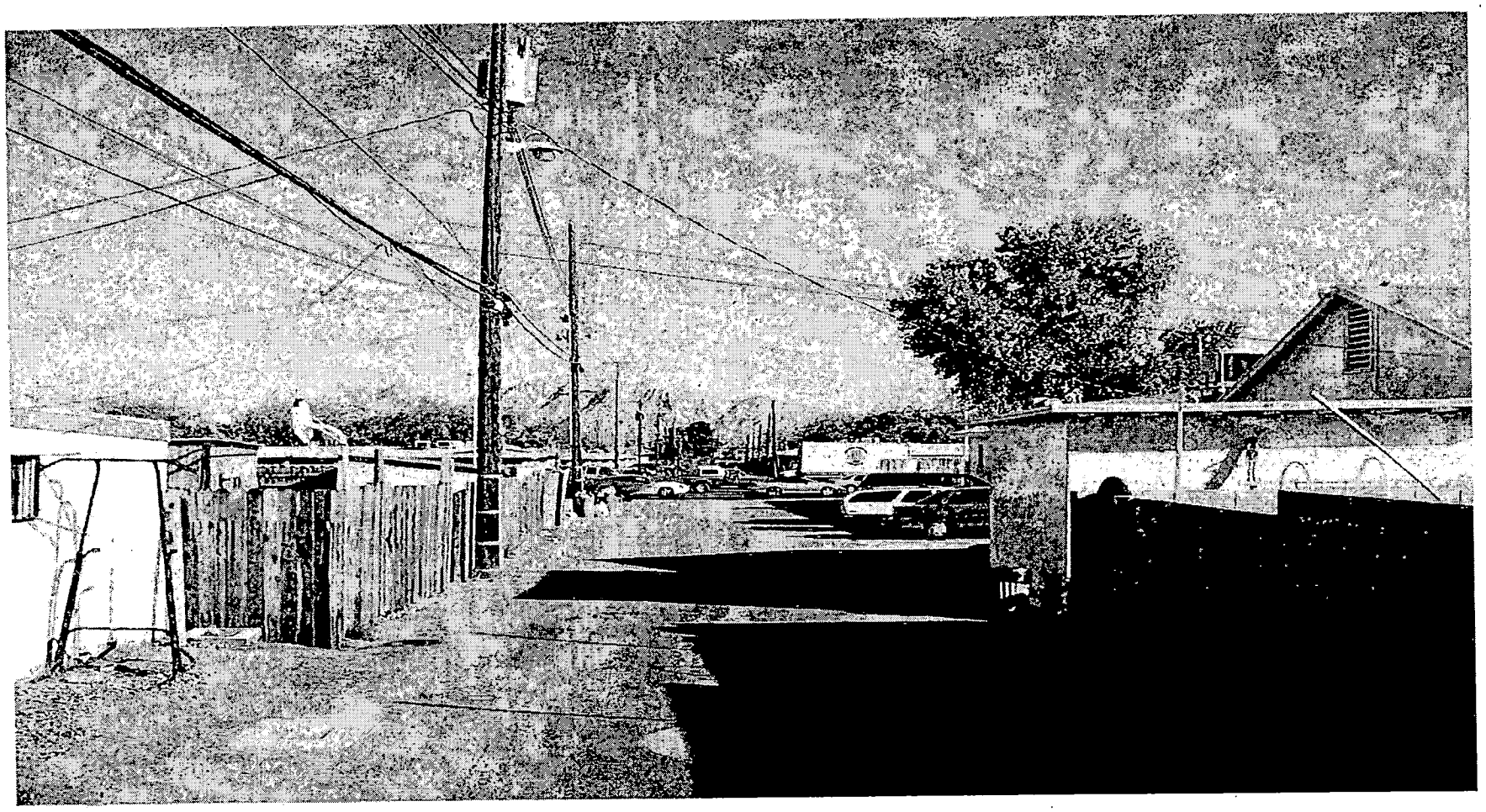
____ Secretary
2/24/29

LEGEND
All block corners set 4"x4" O.P. Stakes.
Street Intersections points marked thus set Conc. Mon.
All lot corners marked with 1"x2" O.P. Stakes.

No. 12
Filed and Recorded at Request of
J. D. Mills
A.D. 1929 at ... M.
in Book ... Records
... County, Nevada.

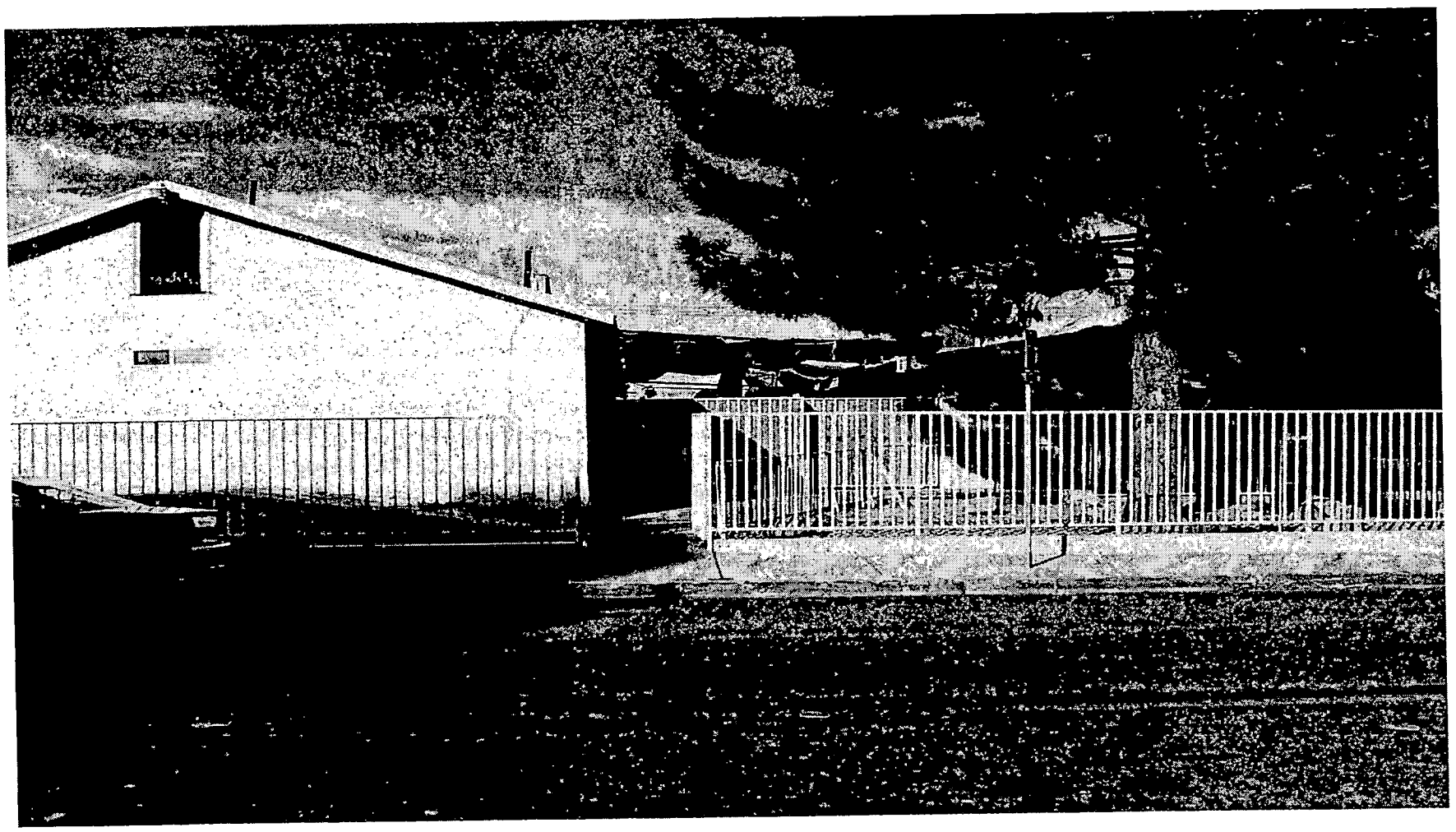
BOOK I PAGE NO

SDR-5883
12/16/04 PC
RECEIVED
NOV 0 2 2004



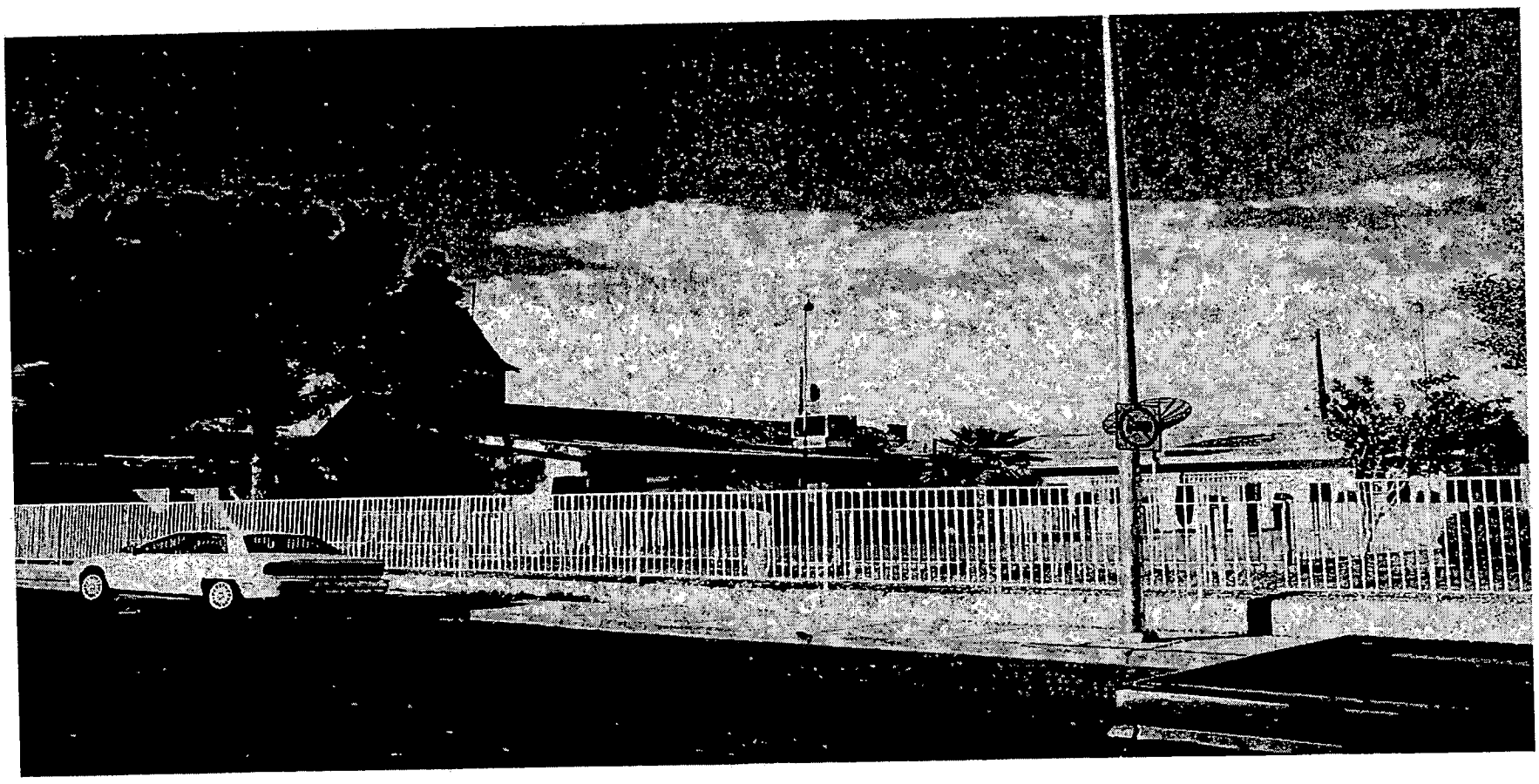
SDR-5583 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



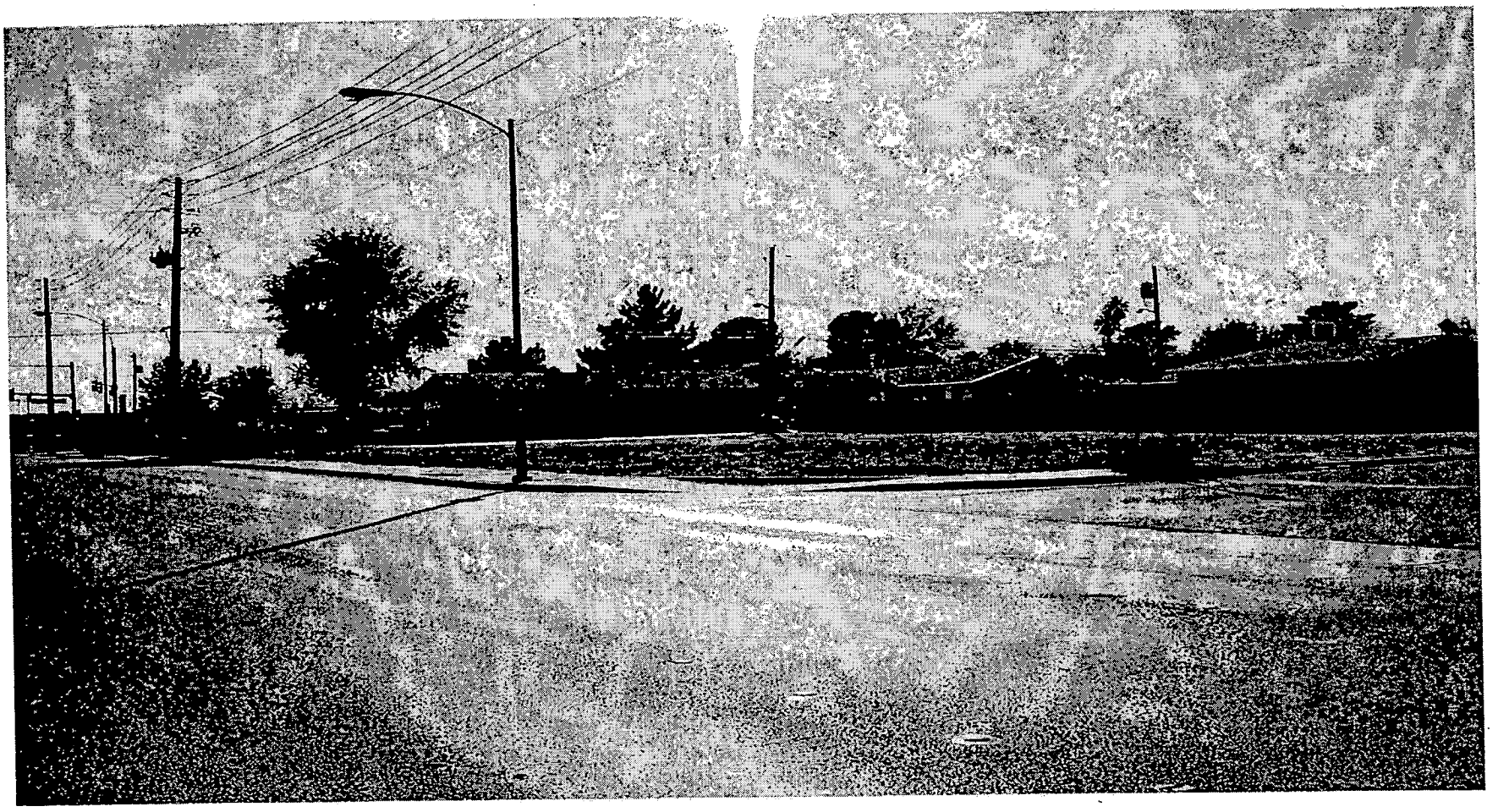
SDR-5583 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



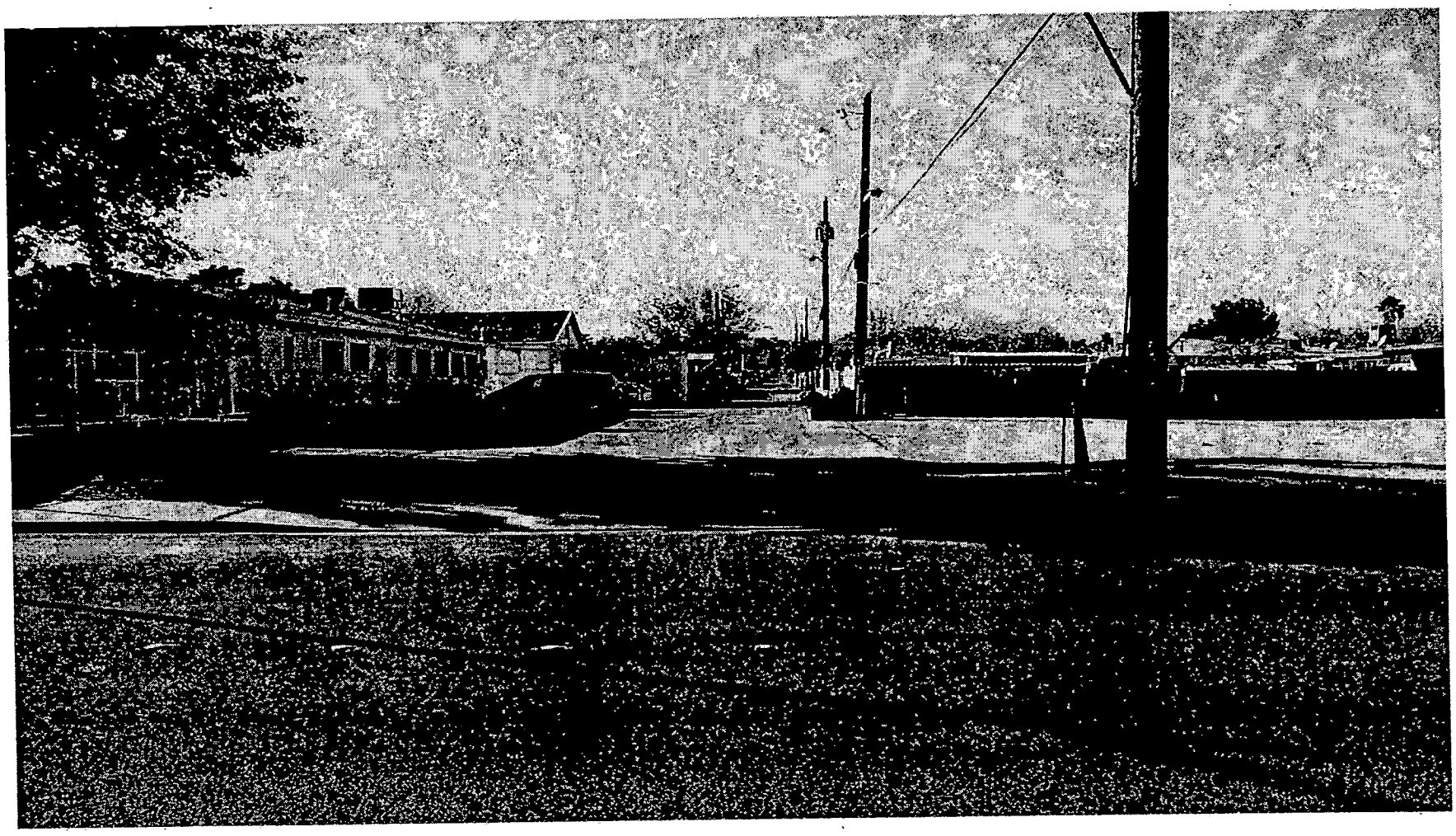
SDR-5583 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



SDR-5583 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04



SDR-5583 - APPLICANT/OWNER: IGLECIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD "LA LUZ DEL MUNDO"
2413 CEDAR AVENUE AND 2412 EAST MESQUITE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/30/04

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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	

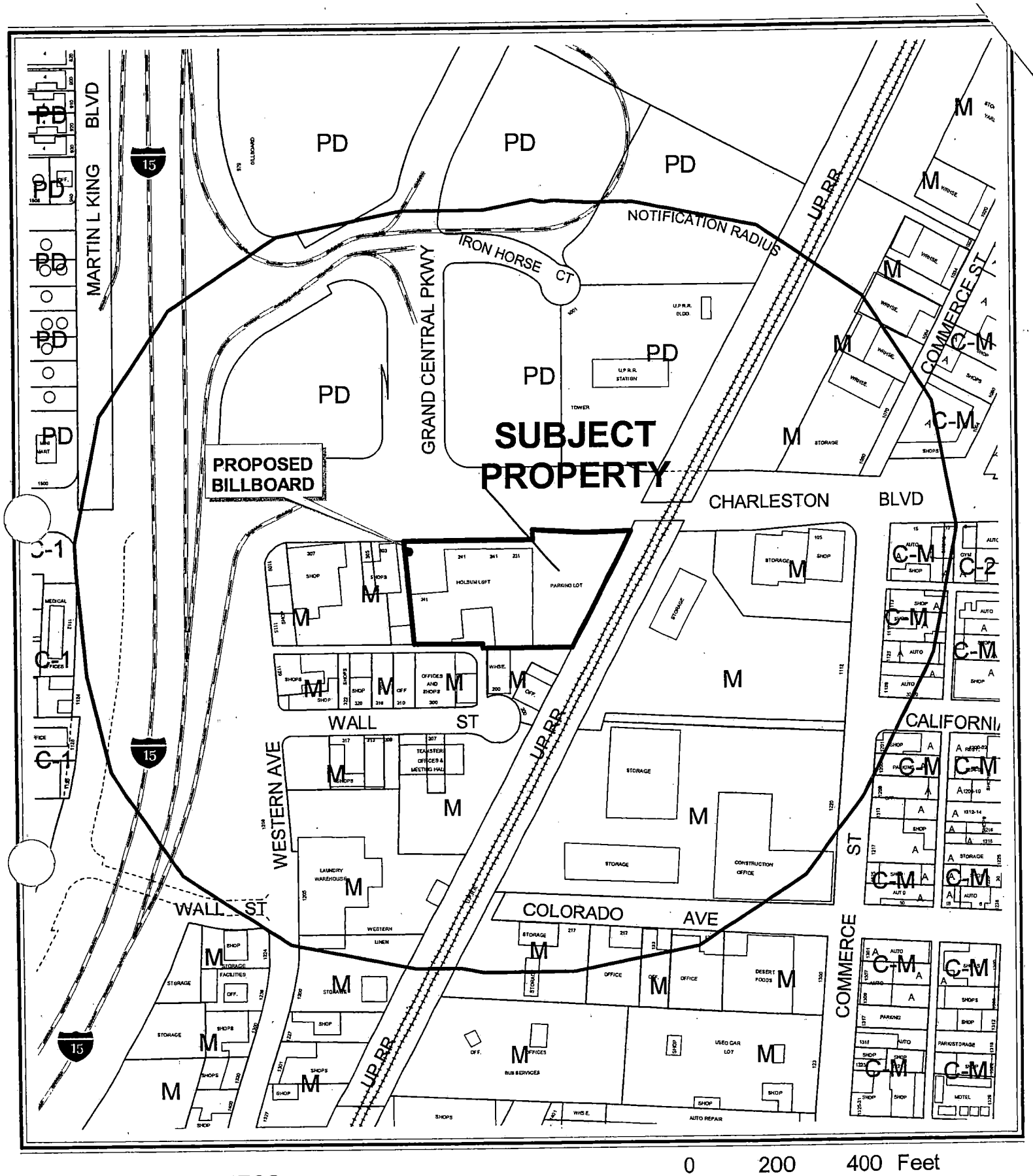
RECOMMENDATION:
Staff recommends

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

MOTION:
NIGRO – Motion 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

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

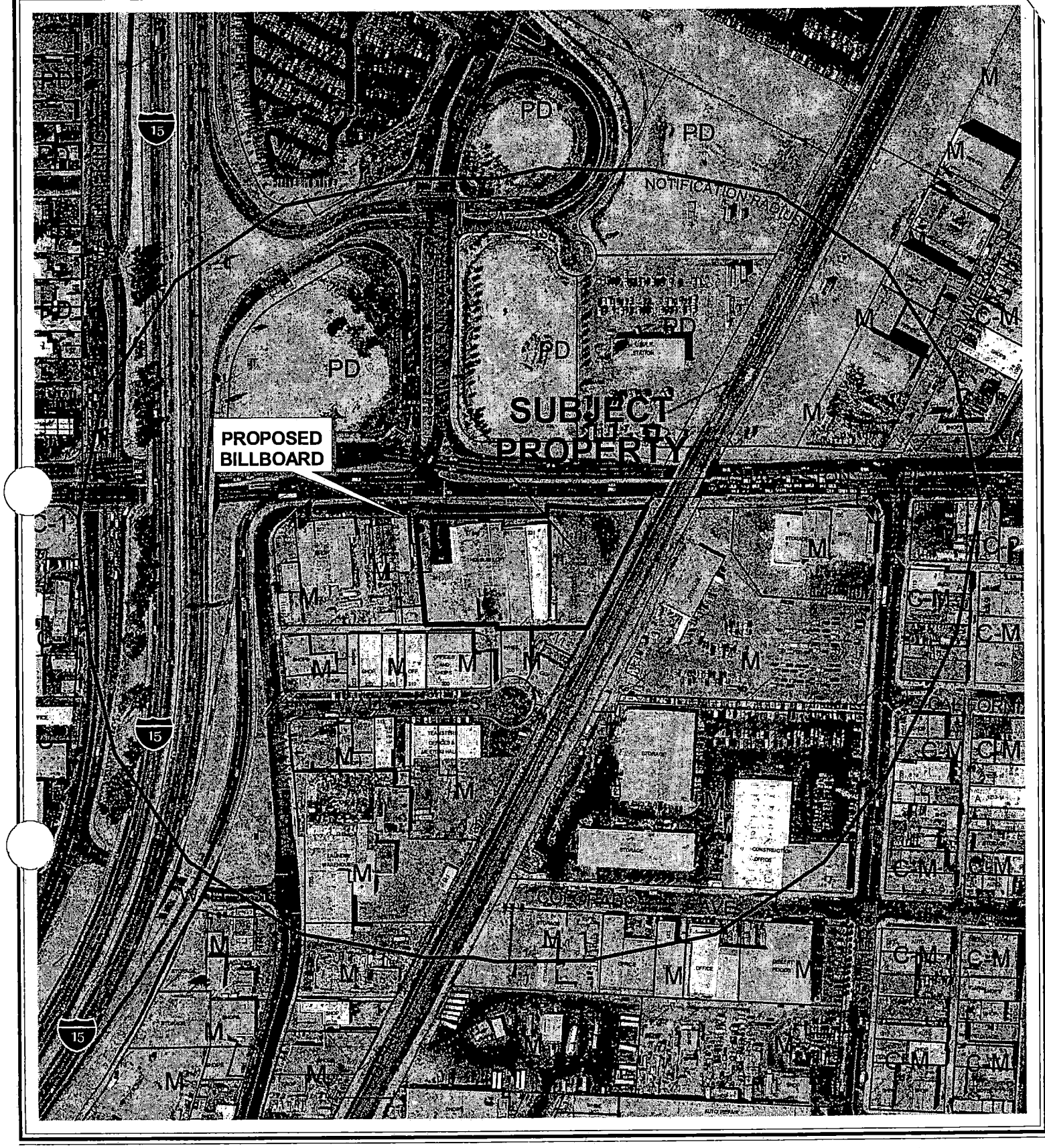
(6:03 – 6:06)



CASE: **SUP-5502**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



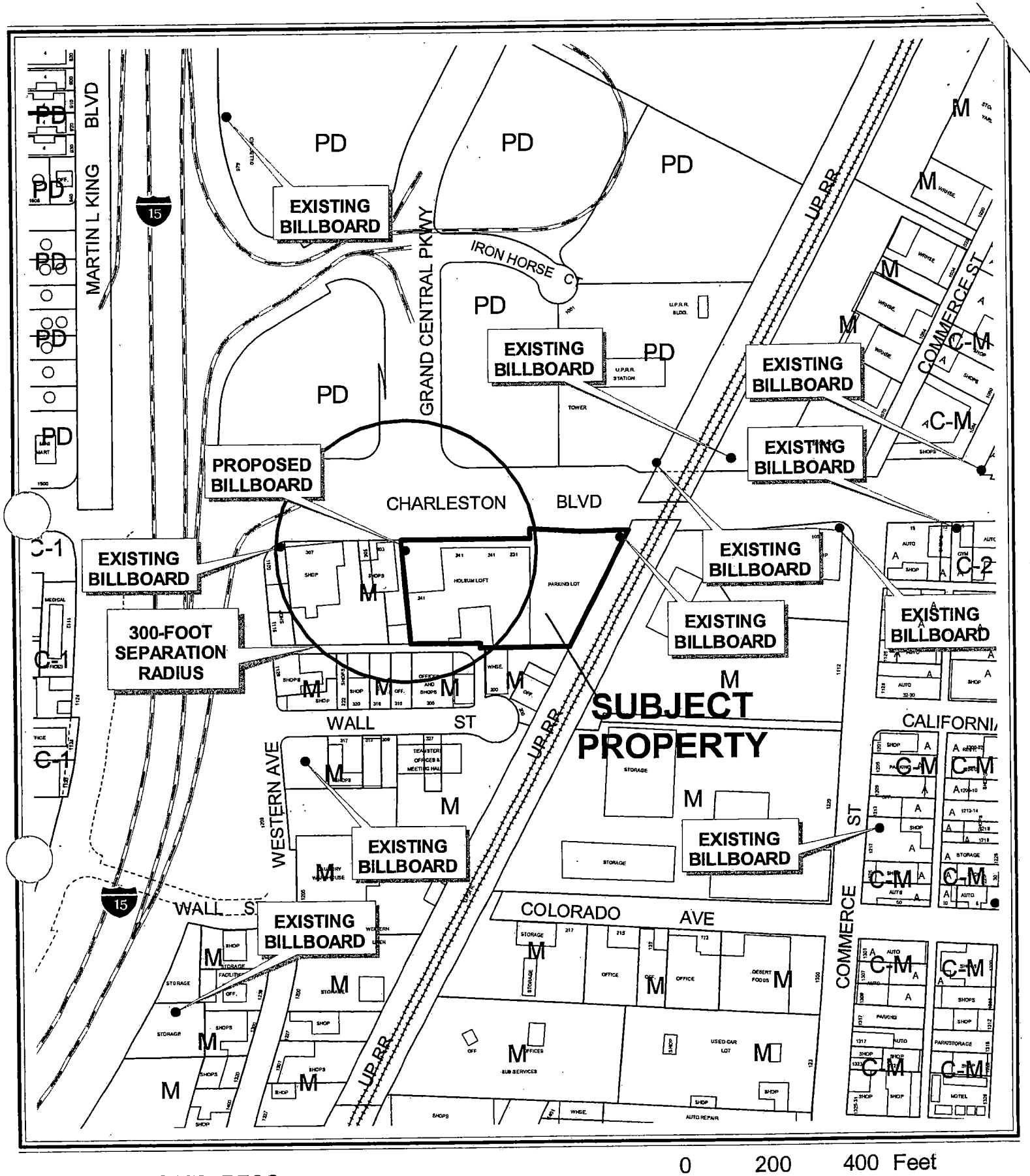
0 200 400 Feet

CASE: **SUP-5502**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

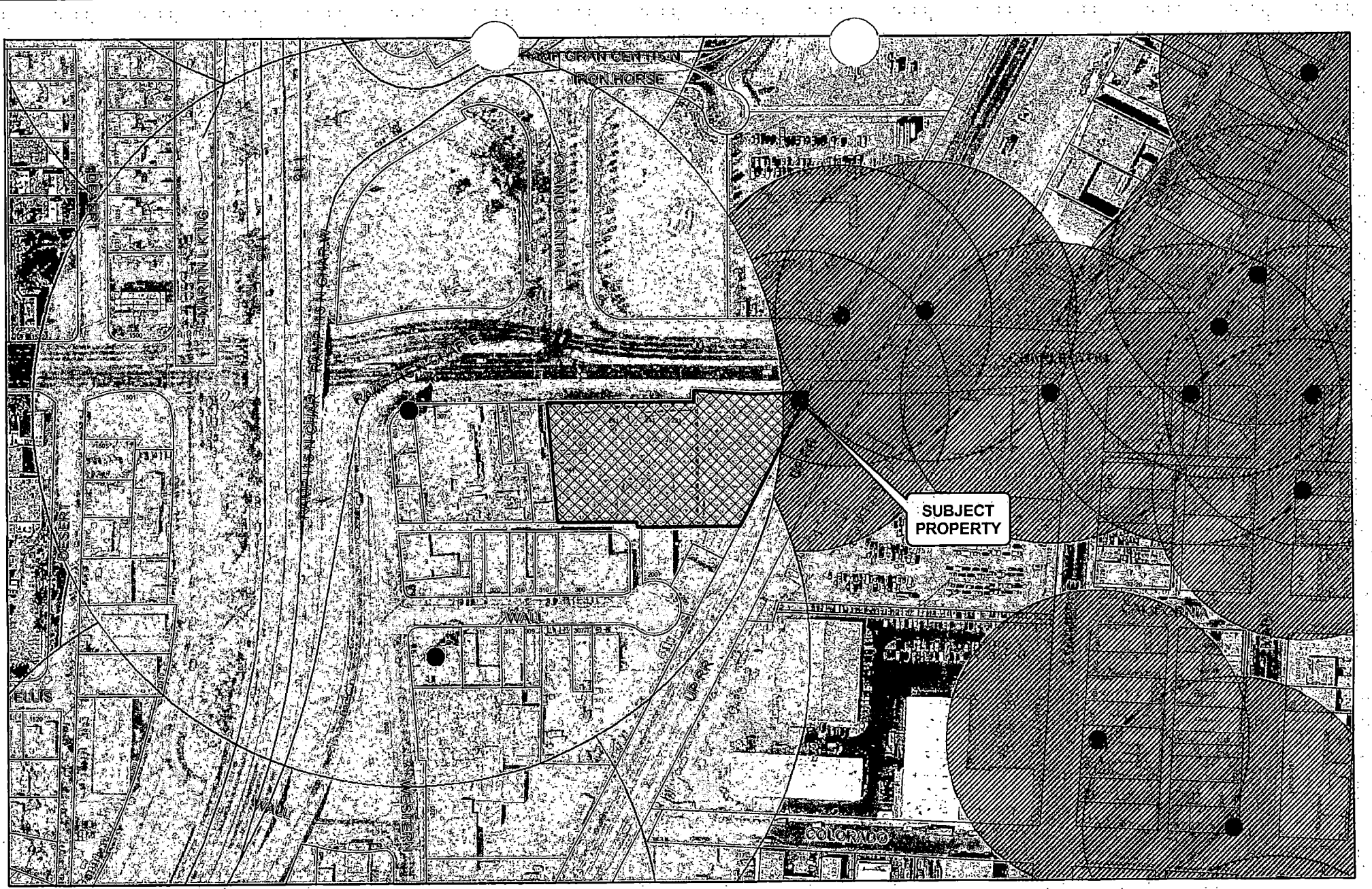


CASE: **SUP-5502**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-5502

- 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: SUP-5502 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: LAPOUR GRAND CENTRAL, LLC

THIS ITEM WILL BE REFUNDED

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-5502** APN: 162-04-504-011

Name of Property Owner: Capow Grand Central LLC

Name of Applicant: ORion Outdoor

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

____ Yes _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: _____

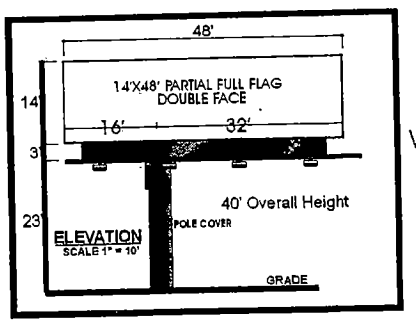
Print Name: Jeffrey S Lynk

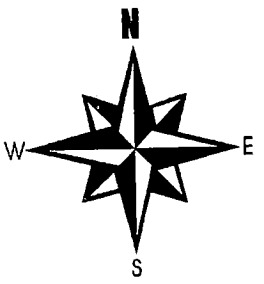
Subscribed and sworn before me

This 30 day of September, 2004

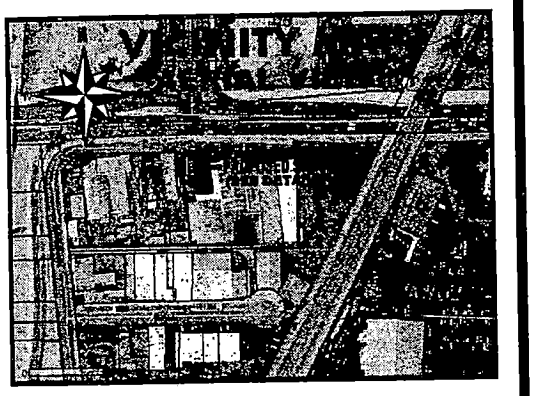
Patricia S Ker
Notary Public in and for said County and State

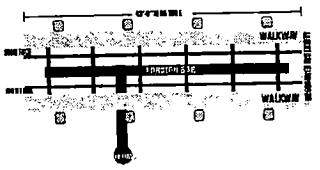
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PATRICIA S. KERR
No: 04-89110-1
My Appointment Expires April 22, 2008



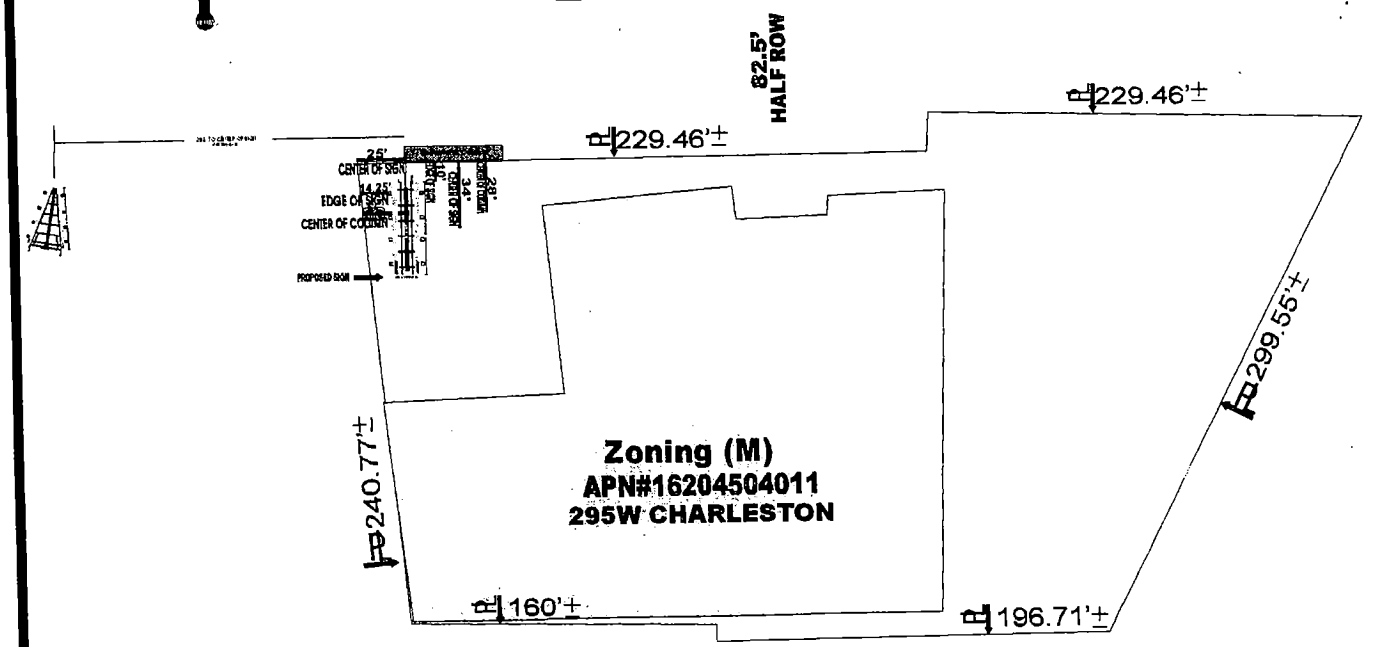


TOP VIEW
SCALE 1" = 30'
DETAIL





CHARLESTON



GENERAL NOTES

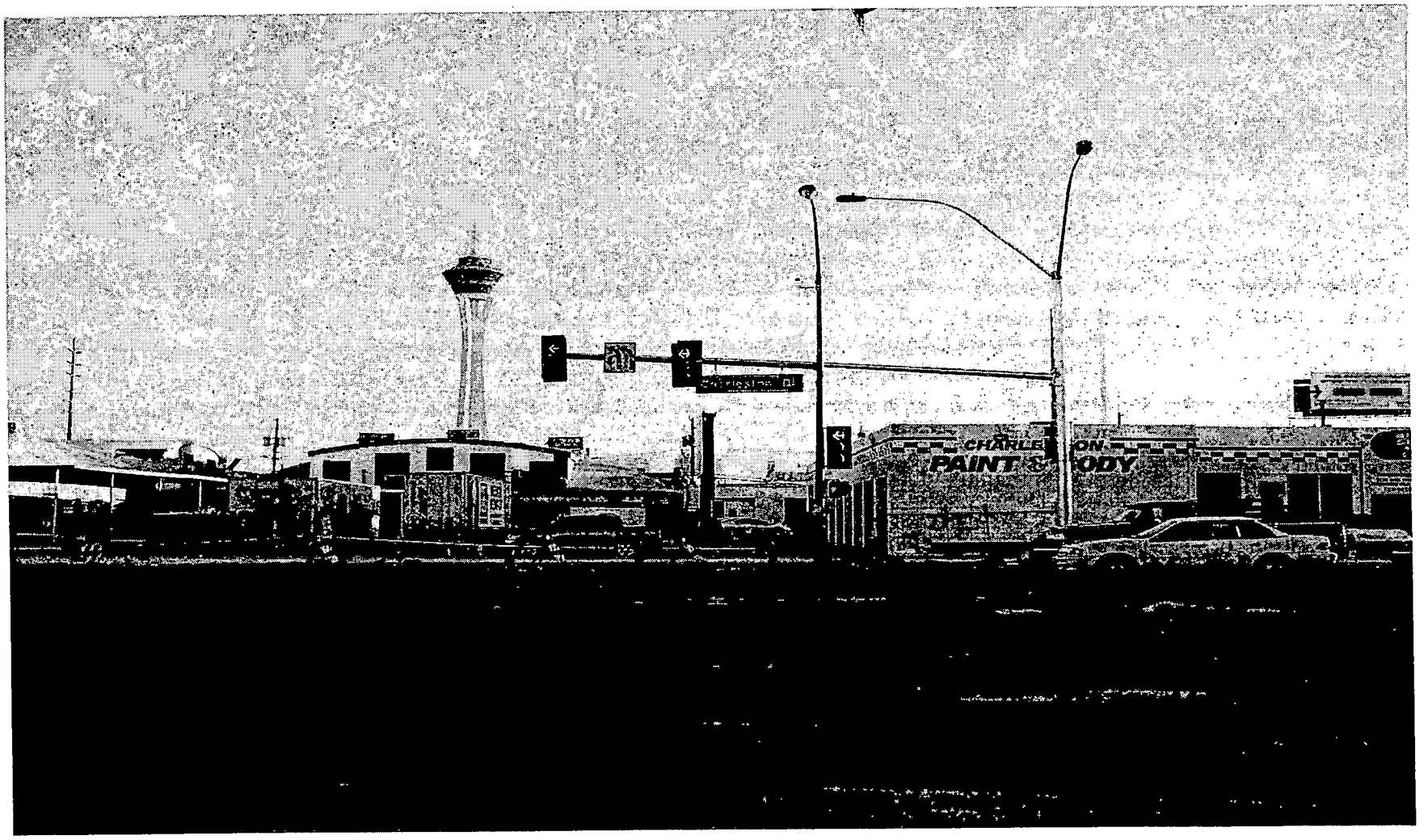
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3. No parking spaces will be taken for this location.

ORION
OUTDOOR MEDIA
GLENDA LIPPMAN
595-4896

JONES MEDIA 4145 W. TECO AVE / LAS VEGAS, NV 89118 / 702-645-0092

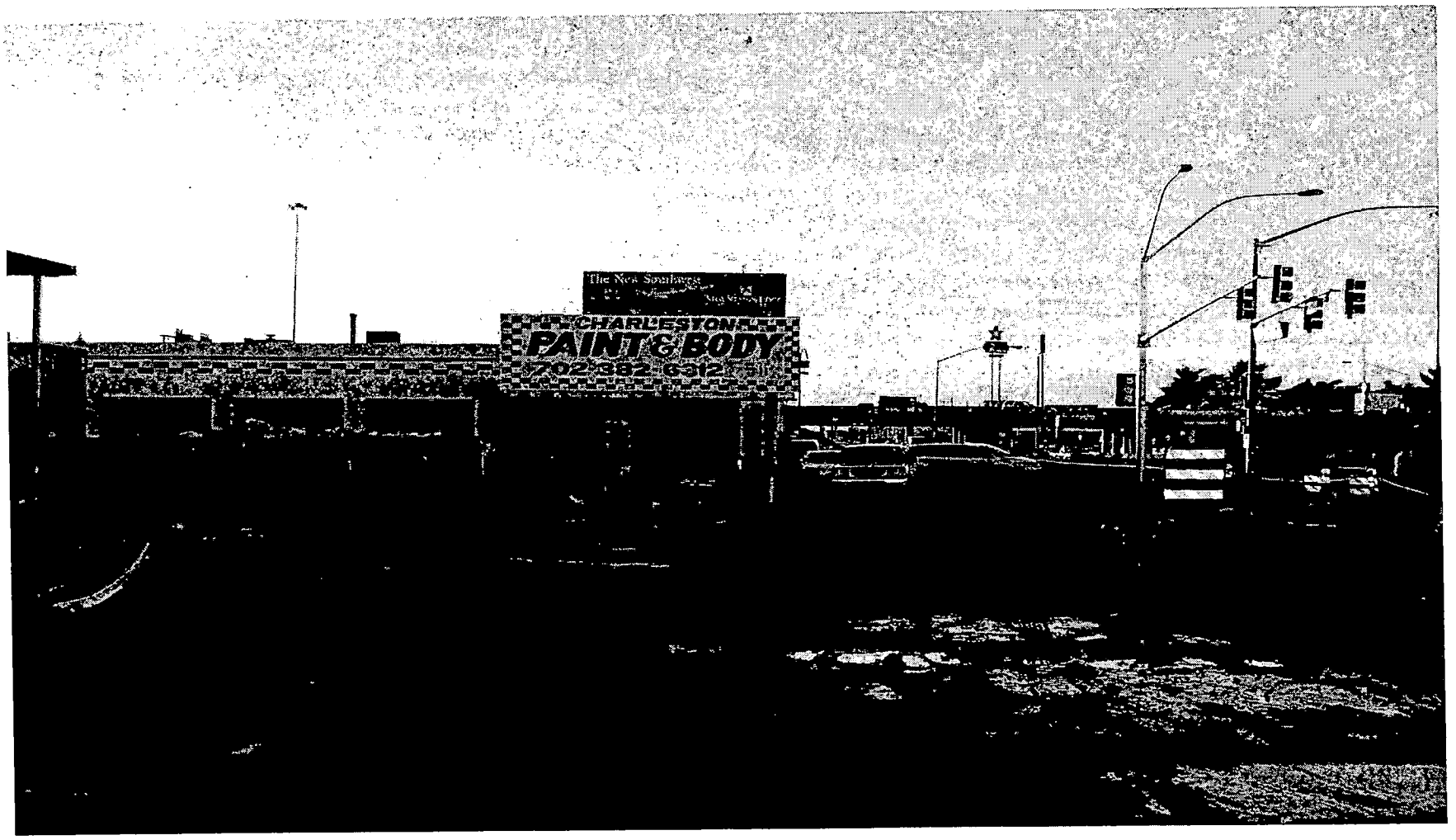
OWNER: LAPOUR GRAND CENTRAL L L C	
SCALE: NOTED	APPROVED BY:
DATE: 9-29-04	DRAWN BY: TOM JONES
	REVISED:
LOCATION: 241 W CHARLESTON	
APN#16204504011	DRAWING NUMBER: 400

SUP-5502
12/16/04 PC



SUP-5502 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: LAPOUR GRAND CENTRAL, LLC
241 WEST CHARLESTON BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



SUP-5502 - APPLICANT: ORION OUTDOOR MEDIA - OWNER: LAPOUR GRAND CENTRAL, LLC
241 WEST CHARLESTON BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

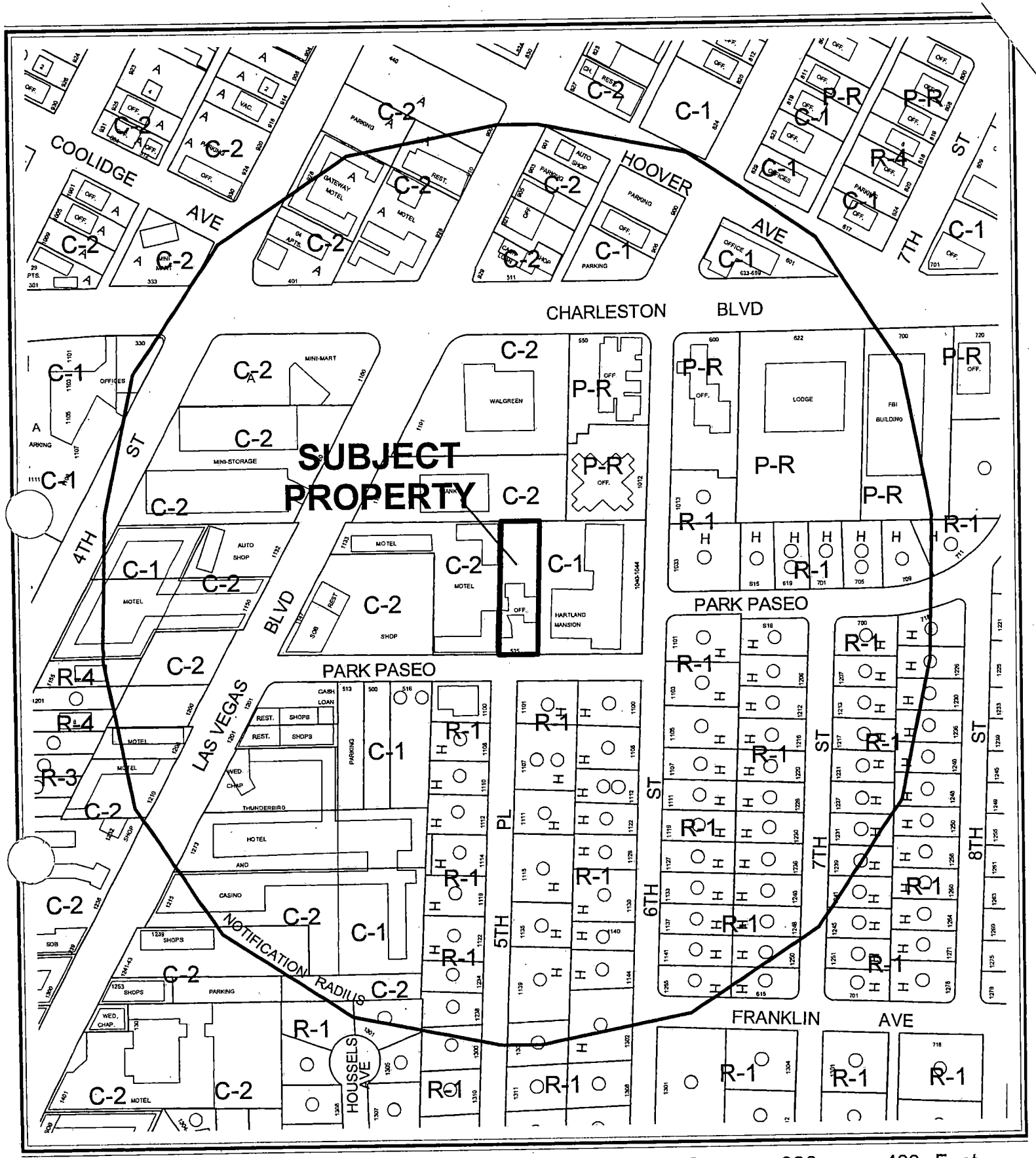
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion 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

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

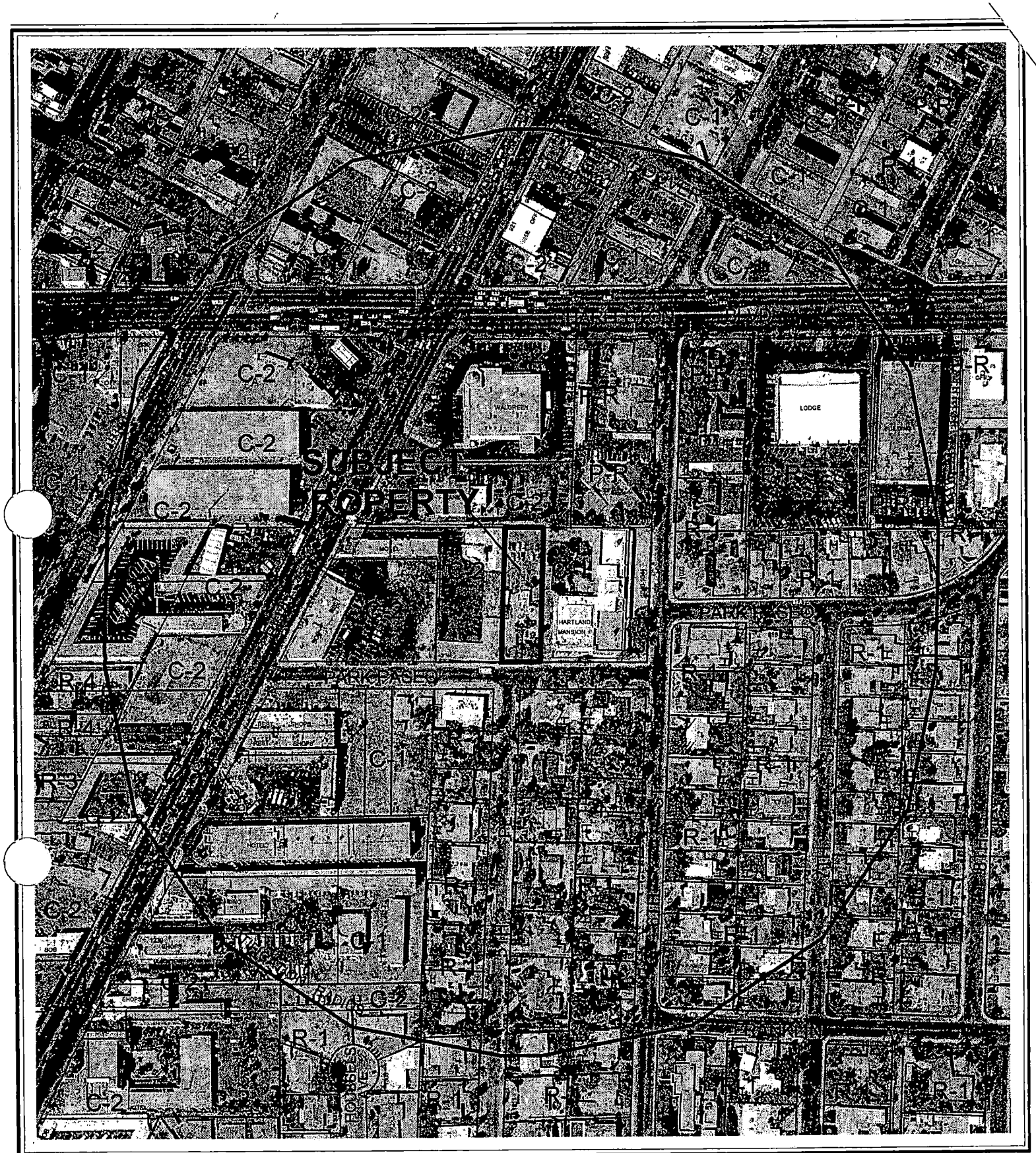
(6:03 – 6:06)



CASE: **SUP-5558**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **SUP-5558**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5558 - APPLICANT: LOVELAND, INC. - OWNER: TONI AILEEN HART

** CONDITIONS **

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

Planning and Development

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

2. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of a Certificate of Occupancy.

3. Parking lot landscaping shall be installed in accordance with the requirements listed in Title 19.12.040. A landscape plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of a Certificate of Occupancy.

4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.045.

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

Public Works

6. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east (Assessor's Parcel Number 162-03-112-036) to Land Development prior to the issuance of a Certificate of Occupancy.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a wedding chapel and Waivers of parking lot landscaping requirements at 525 Park Paseo.

B) Applicant's Justification

The applicant states that they want to be an asset to the neighborhood and preserve and enhance the quality of the existing area, and are taking measures to prevent intrusions to the residential neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

07/02/90 The City Council approved a Rezoning (Z-0064-90) to change the zoning designation on the subject property and the adjoining property from R-1 (Single Family Residential) to C-1 (Limited Commercial). The Planning Commission recommended approval of the request.

09/19/90 The City Council approved a Variance (V-0097-90) to allow a residential use where the use is not allowed. The Board of Zoning Adjustment recommended approval of the request.

08/17/94 The City Council approved a Special Use Permit (U-0149-94) for the sale of beer and wine in conjunction with a restaurant. The Board of Zoning Adjustment recommended approval of the request.

08/25/97 The City Council approved a Review of Condition [Z-0064-90(2)] for a satellite parking agreement for the subject property and the adjoining property at 1040 South 6th Street.

B) Pre-Application Meeting

10/12/04 At the pre-application conference, issues were discussed relative to parking requirements and access, and any intended modifications to the existing structure.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.43

B) Existing Land Use

Subject Property:	Office Use
North:	Financial Institution
South:	Single-Family Residential Use Multifamily Use
East:	Banquet Facility Use
West:	Motel Use

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-2 (General Commercial)
South:	R-1 (Single Family Residential)
East:	C-1 (Limited Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The Downtown Redevelopment Area Land Use Map within the Southeast Sector Plan designates the subject parcel as C (Commercial), which allows office uses, service-oriented commercial uses, and general commercial uses. The proposed use is consistent with the Commercial land use designation; a wedding chapel is permitted in the C-1 (Limited Commercial) zoning district upon approval of a Special Use Permit.

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

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

It should be noted that the property is immediately adjacent to the John S. Park Historic District, but is not within the boundaries of the district.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Wedding Chapel	3,937 SF	1/200 GFA	19	1	18	2

A total of 20 parking spaces will be provided on site, which will comply with Code requirements.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed use, nor are there any minimum standards that need to be met.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled and roofed	Not indicated
Mechanical Equipment	Screened	Not indicated
Parking Lot Landscaping	1 Tree/6 Spaces Landscape Islands	Not provided

No information has been provided relative to the screening of the trash enclosure or mechanical equipment; the screening will need to be provided in accordance with Title 19.08.045. In addition, landscaping will need to be provided in the parking lot area in accordance with Title 19.

B) General Analysis and Discussion

- Zoning

The property is zoned C-1 (Limited Commercial), which allows wedding chapels upon approval of a Special Use Permit.

- Use

The proposed wedding chapel will occupy an existing residential structure, which was converted to commercial uses when the property was rezoned in 1990. No significant changes are proposed to the existing structure in order to accommodate the wedding chapel use. Weddings and receptions will be conducted within the building, and associated services such as flowers, photographs, and wedding-related accessories will be available for sale on site. The hours of operation will be from 9:00 a.m. until 9:00 p.m. Sunday through Thursday, and from 9:00 a.m. until 12:00 midnight on Friday and Saturday. In addition to the weddings, the applicant has noted that church services will be conducted on Sunday mornings; churches are a permitted use in the C-1 (Limited Commercial) district, and the parking requirement for the church use is less restrictive than the wedding chapel use.

Parking for the wedding chapel will be in the on-site parking lot at the rear of the building. The applicant has indicated that they will have patrons enter the parking lot from the commercial development that abuts the property to the rear in order to avoid impacts to the residential neighborhood; consequently, a cross-access agreement with the abutting property owner will be required in order to guarantee this access. The applicant has also indicated that limousines will not be allowed to pick up or drop off passengers in front of the building to further reduce impacts to the adjacent neighborhood.

- Conditions

  Title 19.04 does not mandate specific conditions that must be satisfied for approval of a Special Use Permit for wedding chapels. A determination must be made that the use complies with the criteria listed in Title 19.18.060 and described in the following section.

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."**

   While the proposed use is surrounded on three sides by other commercial uses, single-family residential properties are located immediately to the south and east of the subject property. The applicant has indicated that there will be restrictions in place to reduce impacts to the residential neighborhood, such as limiting the number of wedding parties to 50 guests and prohibiting limousines from parking on the street in front of the property. The applicant has indicated that the parking lot behind the building can be accessed from the commercial property to the north; however, most patrons will locate the building by its street address. Consequently, the proposed use has the potential to generate traffic impacts that will affect the adjacent residential neighborhood. In addition, the hours of operation may also impact the residents of the adjoining neighborhood.

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

   The site area is generally adequate for the type of use proposed; the intensity of the use may have impacts to the adjoining residential neighborhood.

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 adjacent street facilities are generally adequate for the proposed use; as previously noted, traffic generated by the use may impact the abutting residential neighborhood.

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."**

   While the use is in compliance with the General Plan land use designation, it has the potential to generate impacts that will affect the adjoining residential neighborhood. Objective 2.4 of the Housing Element of the Las Vegas 2020 Master Plan discusses the need to maintain and enhance existing residential neighborhoods within the Neighborhood Revitalization Area, and to buffer existing neighborhoods from commercial intrusions. The proximity of the proposed use to existing single-family residences is inconsistent with these objectives, and may be an intrusive element to the neighborhood.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 113

APPROVALS 0

PROTESTS 2

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-5558** APN: 162-03-112-035

Name of Property Owner: HART TONI AILEEN

Name of Applicant: LOVELANDS, INC

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Toni Aileen Hart

Print Name: TONI AILEEN HART

Subscribed and sworn before me

This 31 day of October, 2004

Martha Chiriboga

Notary Public in and for said County and State

MARTHA CHIRIBOGA
MY COMMISSION EXPIRES AUG 23 2006
NOTARY PUBLIC
No. 02-77472-1
STATE OF NEVADA

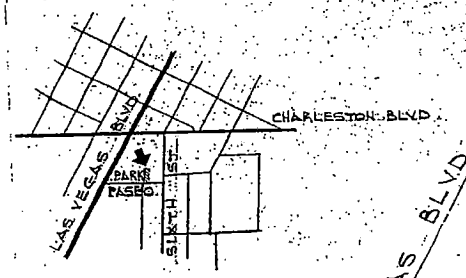
NORTH

525 Park Paseo
Las Vegas NV. 89104

Site Plan

GV 10/2004

Scale : 1"= 30'-0"

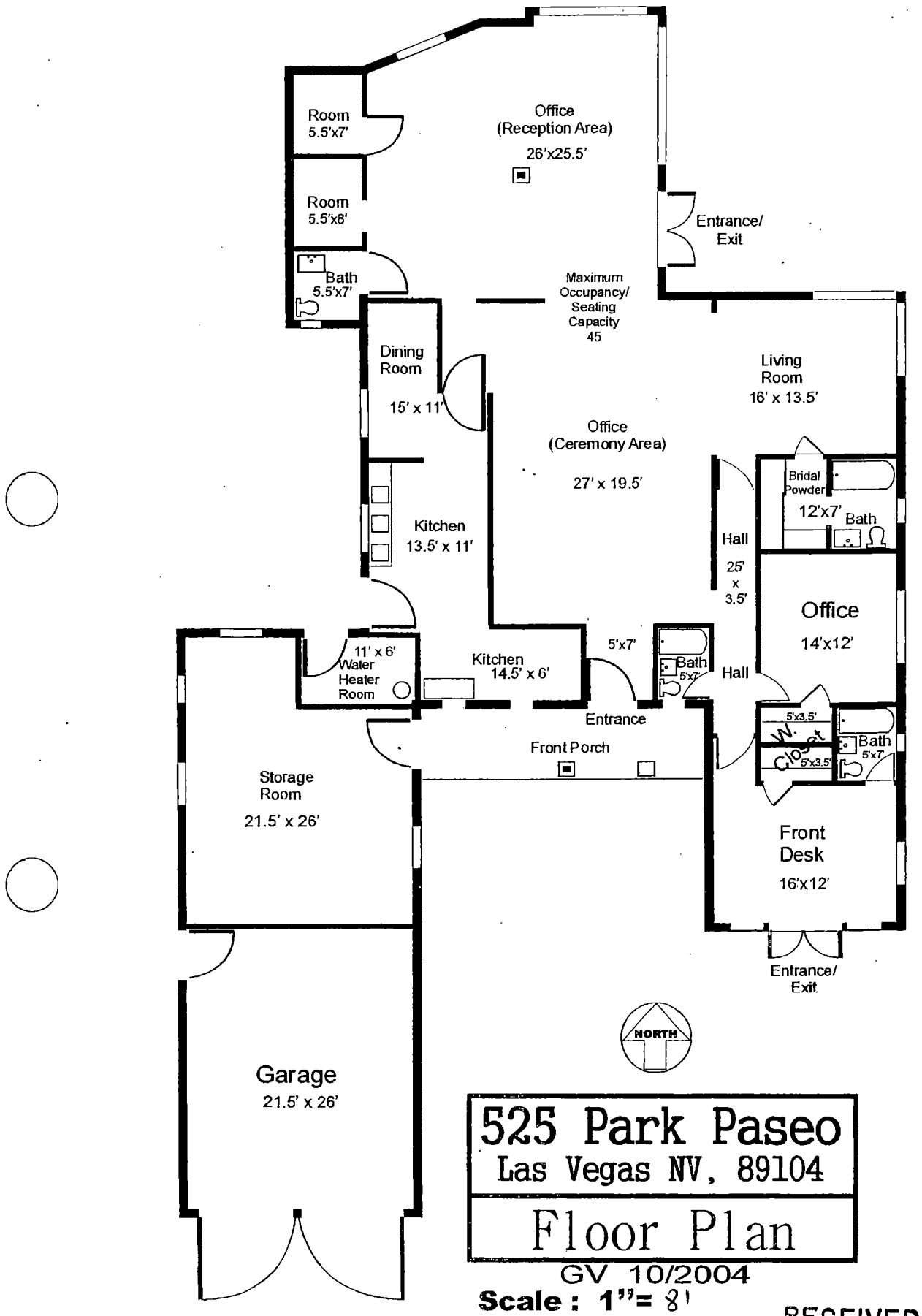


VICINITY MAP

ZONED C-2
SHOPS & OFFICES
ZONED C-2
PARKING
BANK
OFFICES
ZONED P-R
PARKING
OFFICES
150.00'
SIXTH ST.
75.00'
50.00'
GATE
ZONED C-2
MOTEL
MOTEL
Parking
18 Regular parking-9'x18.5'
Parking
2 HandCap parking-12'x18.5'
ZONED C-1
PARKING
3,938.5 SQ. FT.
HART MANSION
251.00'
109.00'
25.00'
ZONED C-2
PARKING
SHOPS
MOTEL
525
PARK PASEO
64.00'
50'
60'
15.00'
75.00'
200.00'

RECEIVED
NOV 0 2 2004

SUP-5558
12/16/04 PC



525 Park Paseo
Las Vegas NV, 89104

Floor Plan

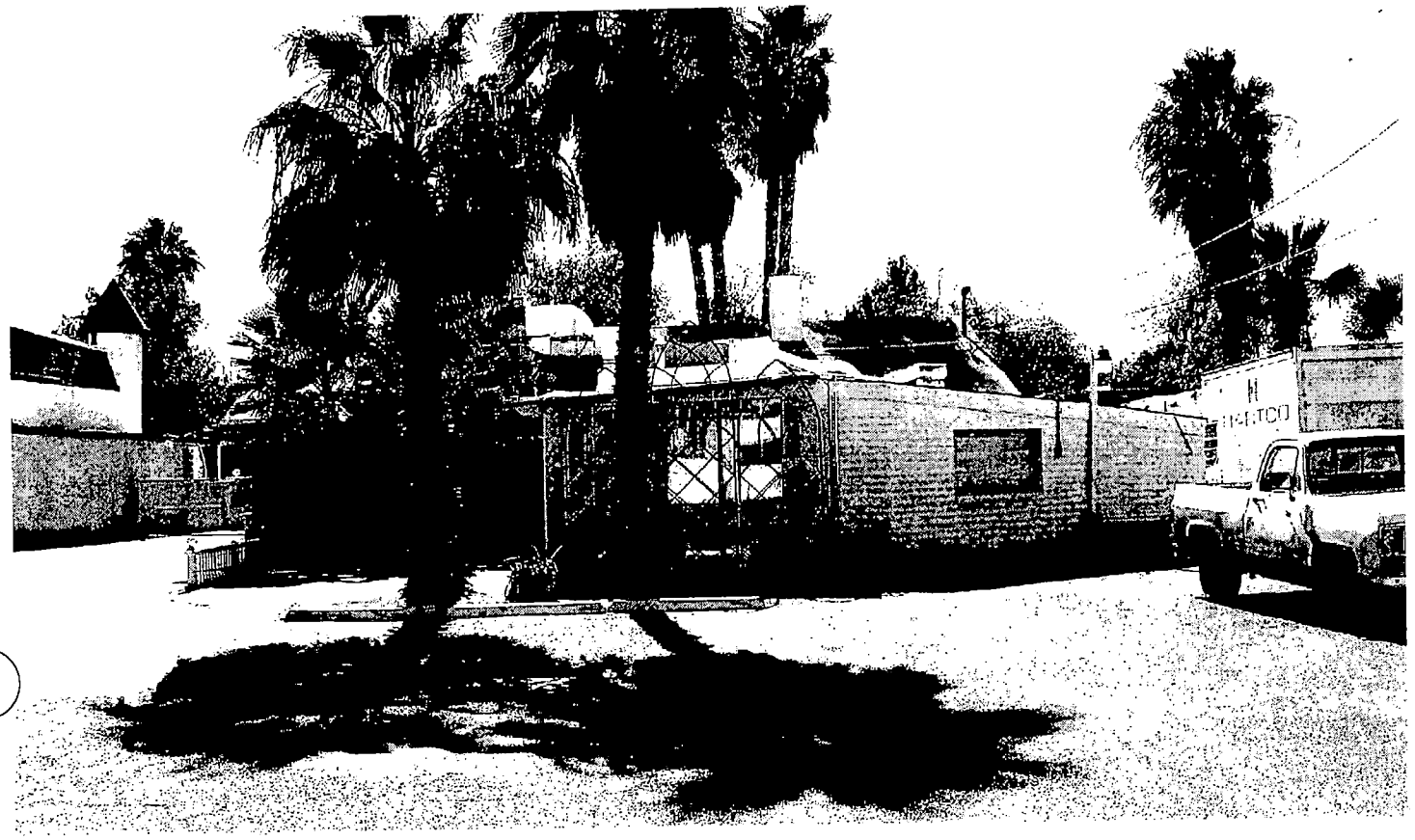
GV 10/2004

Scale : 1"= 8'

RECEIVED
NOV 0 2 2004

SUP-5558

12/16/04 PC



NORTH ELEVATION



EAST ELEVATION

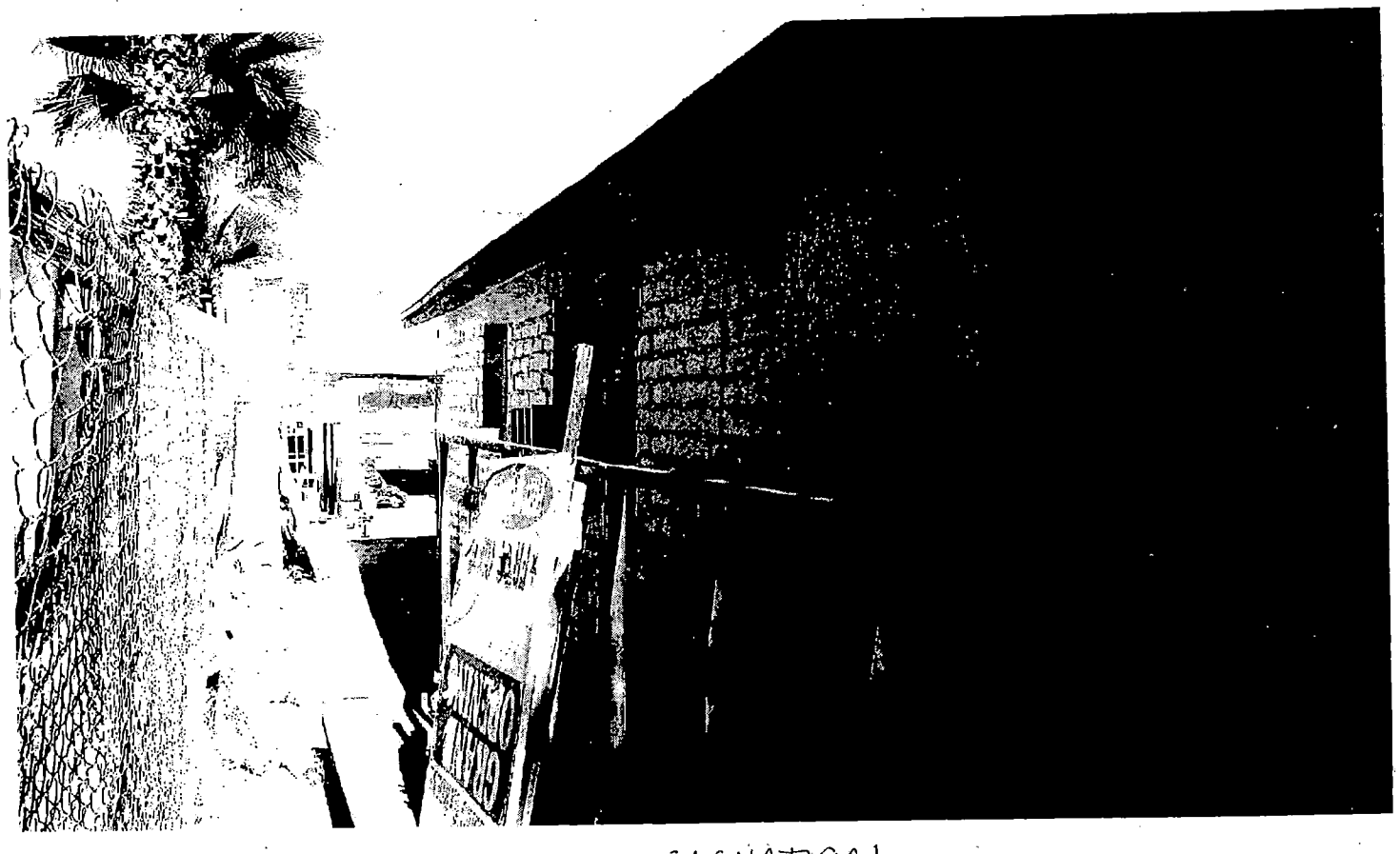
RECEIVED
NOV 0 2 2004

SUP-5558
12/16/04 PC

525 PARK PASEO - LAS VEGAS - NV 89104



SOUTH ELEVATION

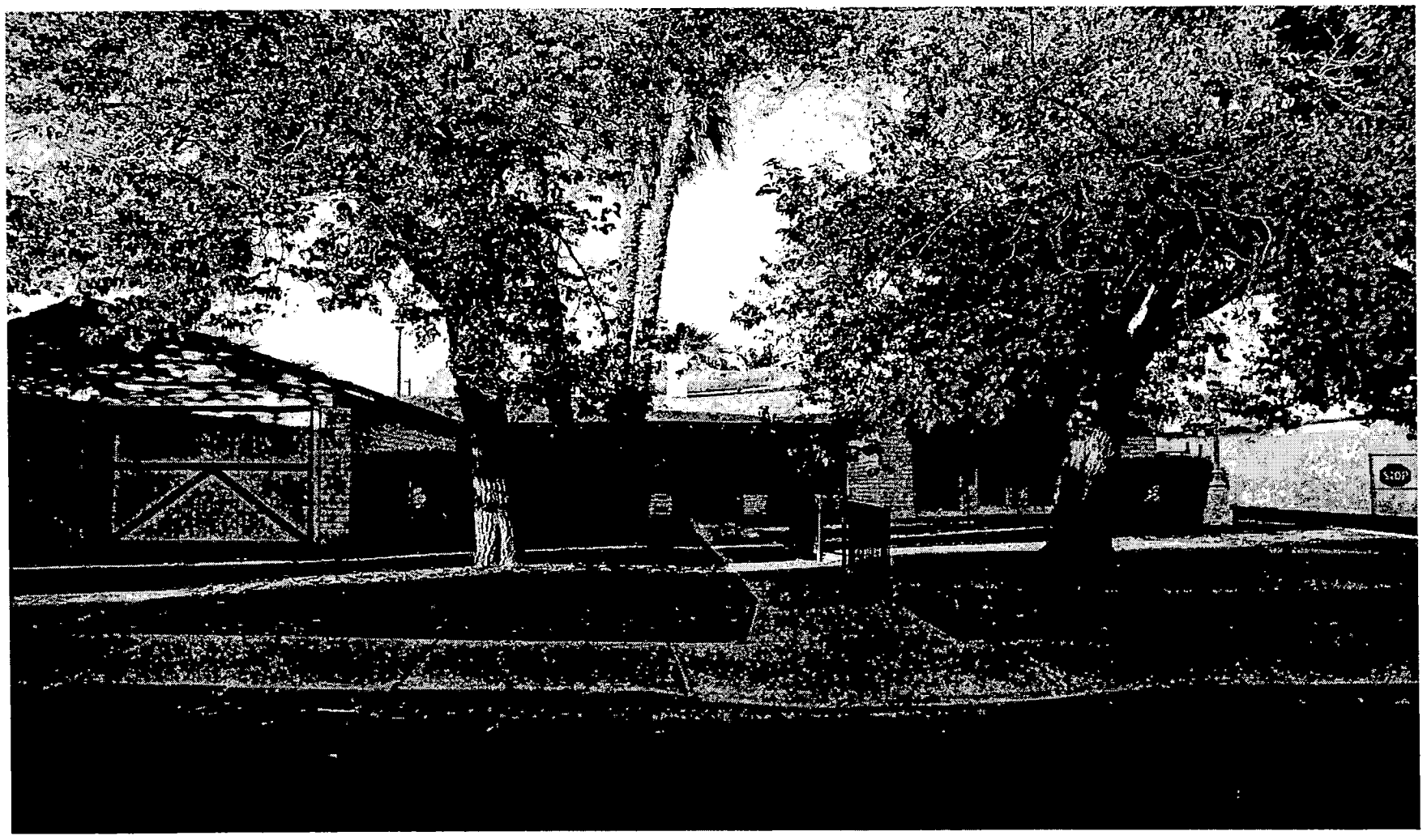


WEST ELEVATION

CEIVED
0 2 2004

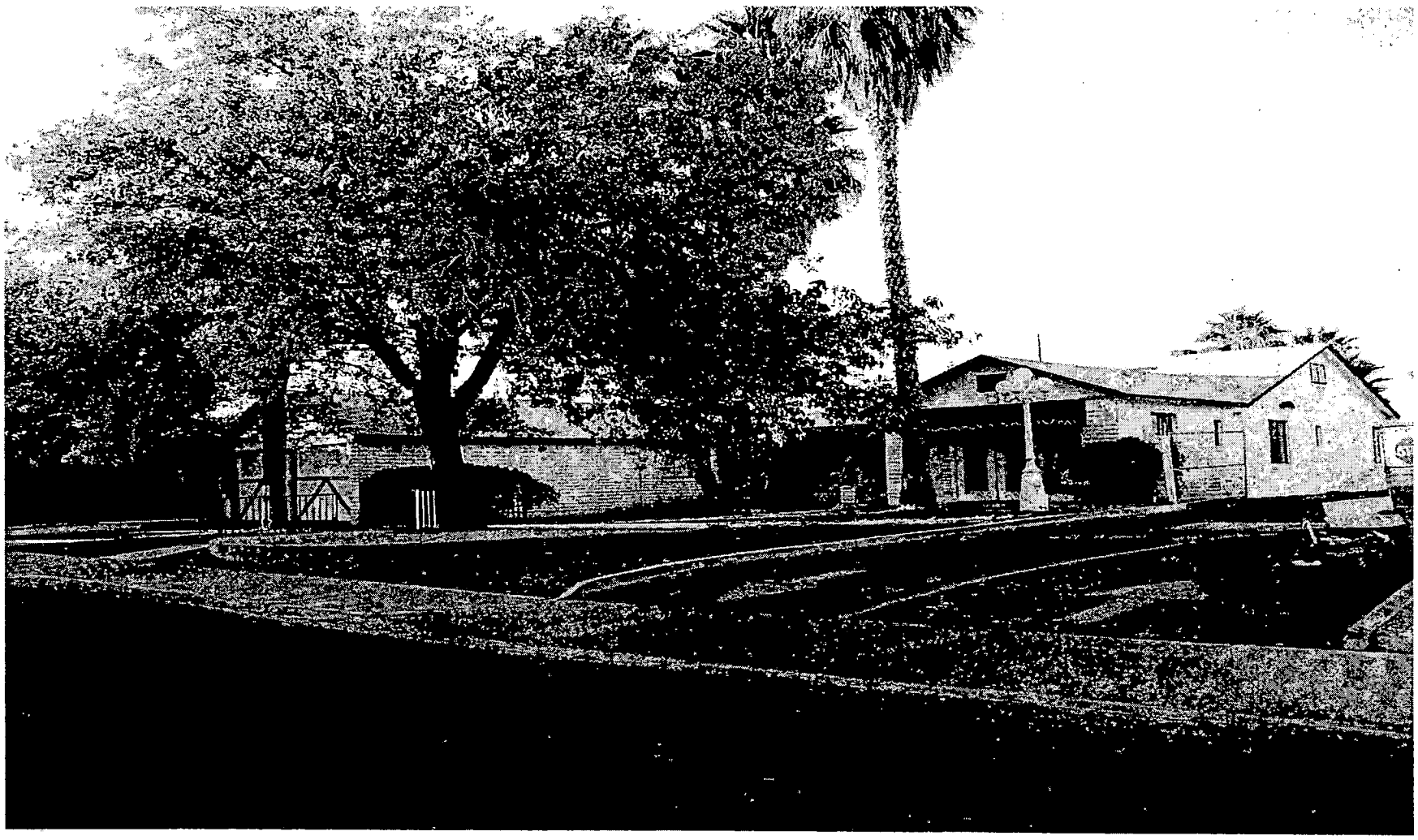
525 PARK PARED - LAS VEGAS - NV 89104

SUP-5558
12/16/04 PC



SUP-5558 - APPLICANT: LOVELAND, INC. - OWNER: TONI AILEEN HART
525 PARK PASEO
DECEMBER 16, 2004 PLANNING COMMISSION

11/12/04



SUP-5558 - APPLICANT: LOVELAND, INC. - OWNER: TONI AILEEN HART
525 PARK PASEO
DECEMBER 16, 2004 PLANNING COMMISSION

11/12/04

Telephone Protest/ Approval Log

Meeting Date: 12-16-04 **Case Number:** SUP-5558

Date: 12-06-04
Name: Jean Asmussen
Address: 718 E. Park Pasea
89104-1533
Phone: 388-7425
[X] **PROTEST** [ ] **APPROVE**

Date: 12-06-04
Name: June Schwartz
Address: 1013 S. 6th St
Phone: 385-1019
[X] **PROTEST** [ ] **APPROVE**
why she did not get notice!

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because his daughter lives directly across the street from the subject site within the notification area and DAVENPORT and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning & Development Department, explained that a recent ordinance change permits this as a conditional use through Title19; however, this is in Summerlin so there was a dispute over the requirements that applied. Because of the discrepancy, the issue reverts to Title 19 so; it remains permitted as a conditional use. This application was submitted prior to the ordinance being passed so staff has brought the item forward as a Special Use Permit.

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 53 – SUP-5559

MINUTES – Continued:
The proposed mobile hotdog vending cart would be located on the sidewalk area, in front of a Lowe's store, near the front entrance. A letter from Summerlin is on file approving the usage. Staff has no objection to the use.

ROBERT ASHCRAFT, 213 Swale Lane, Las Vegas, Nevada, 89144, appeared on behalf of the applicant and agreed to all conditions. He explained that his employer, Woody's Hotdogs, has partnered with Lowe's Home Improvement Stores for the past 10 years. The relationship is excellent and the reputation is a good one.

MR. ASHCRAFT stated the carts are mobile; they do not remain onsite after hours. The cart is only open during the store's hours of operations and would be situated away from the exit door, behind the loading zone. Lowe's has approved the onsite location of the cart and has also provided room for a wrought iron table and chairs. The cart would service not only employees and customers of the Lowe's store but also the nearby tenants, which are Best Buy and Office Max.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

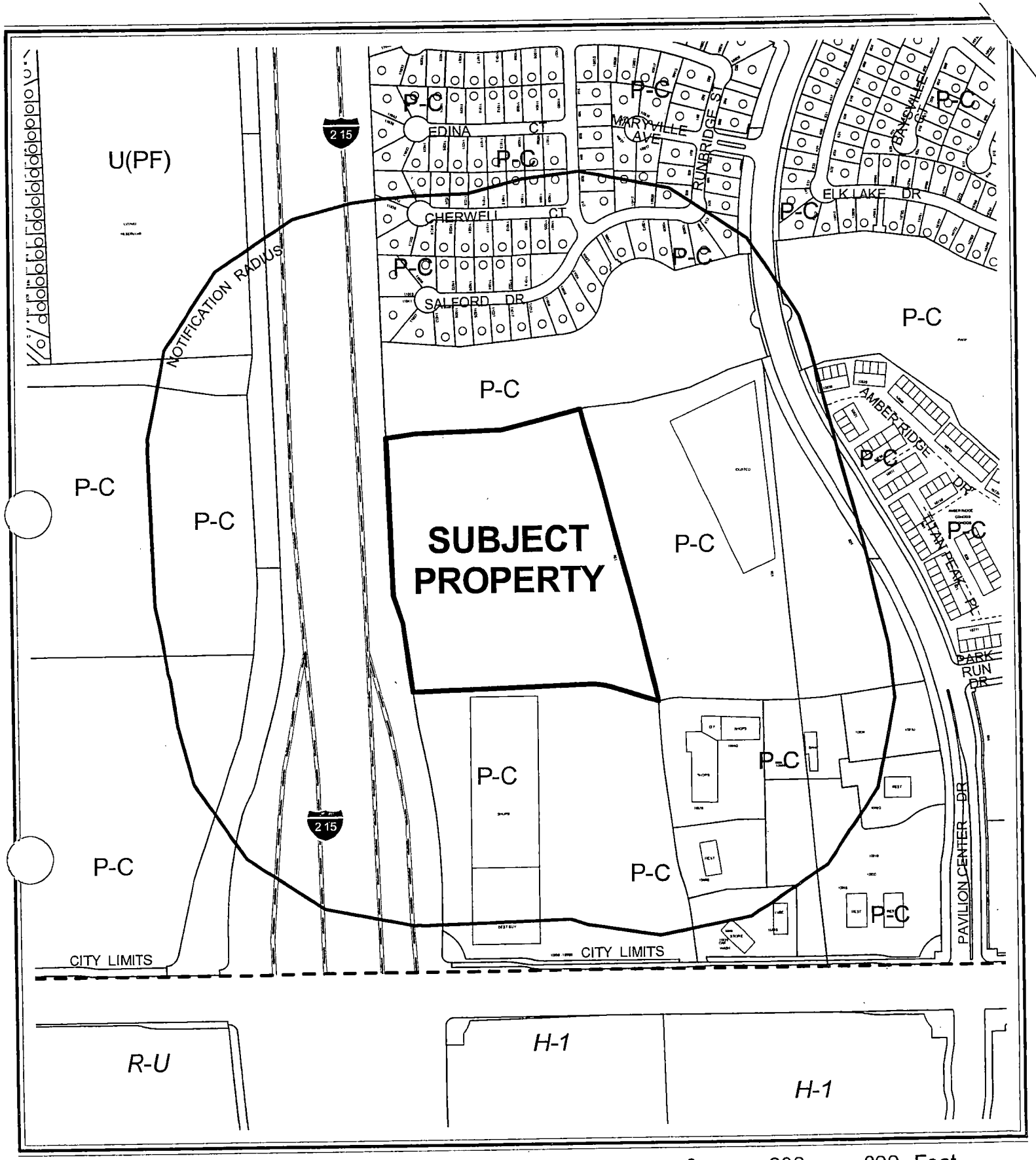
(10:30 – 10:34)
3-2932

CONDITIONS:
Planning and Development

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

2. This business shall operate in conformance with Chapter 6.55 of the City of Las Vegas Municipal Code.

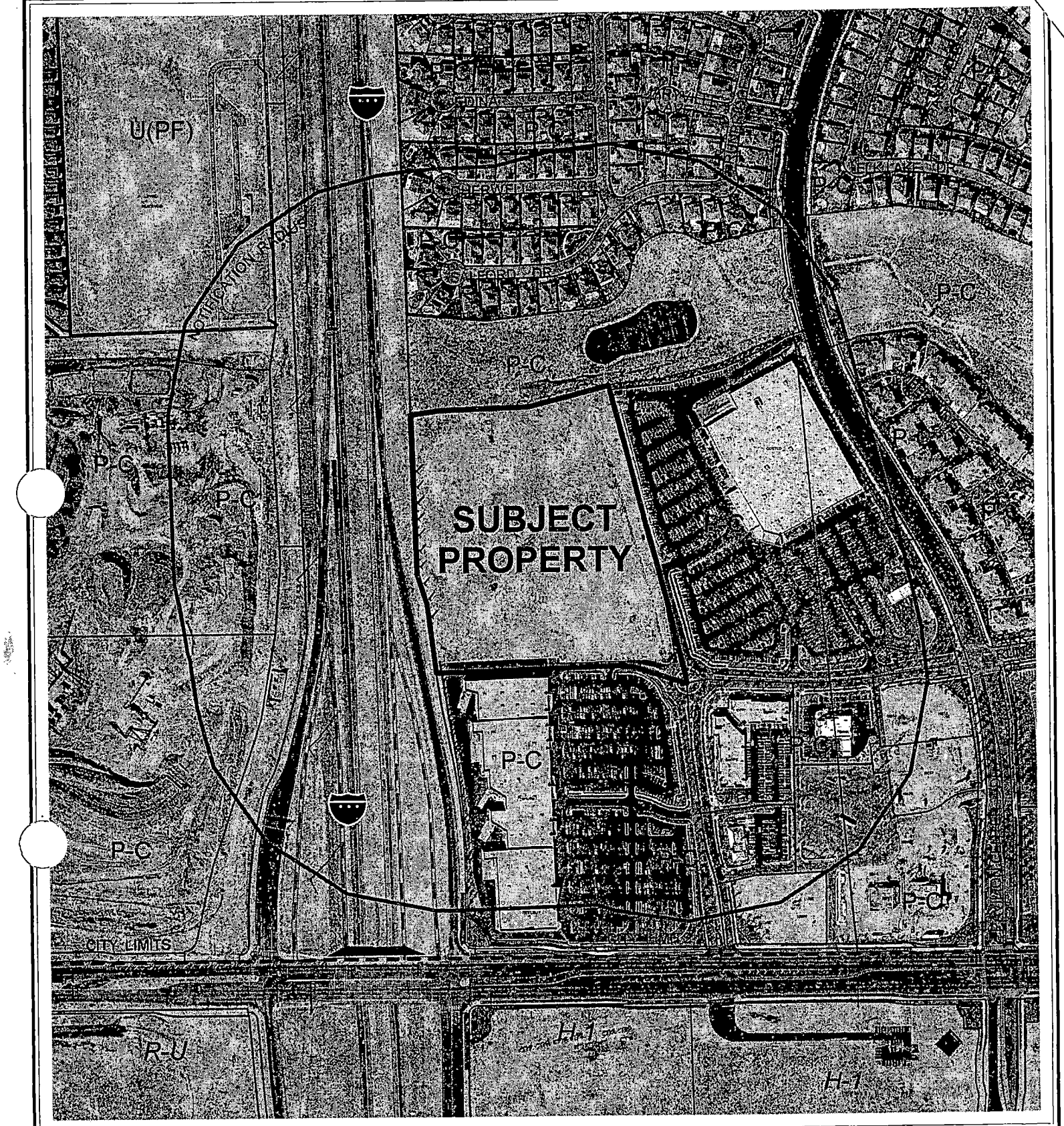
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-5559**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



0 300 600 Feet

CASE: **SUP-5559**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5559 - APPLICANT: WOODY'S CHICAGO STYLE - OWNER: LOWE'S HIW, INC.

** CONDITIONS **

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

Planning and Development

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

2. This business shall operate in conformance with Chapter 6.55 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for proposed Open Air Vending (Hot Dog Cart) at 851 Pavilion Center Drive.

B) Applicant's Justification

The applicant justifies this application by stating that each vending unit complies with city, county, state, and federal codes. Equipment is regularly cleaned and maintained to high standards. All locations operate Monday through Sunday from 10:00 a.m. to 6:00 p.m., except for the Thanksgiving, Christmas, and New Year's Day holidays, when they are closed. The Lowe's Home Improvement Center does not provide staff to assist with the operation in any way.

BACKGROUND INFORMATION

A) Previous Actions

02/16/94 The City Council approved a General Plan Amendment to M (Medium Density Residential) on this site as part of a larger request (GPA-0046-93). The City Council also approved a Rezoning to P-C (Planned Community) on this site as part of a larger request (Z-0135-93). The Planning Commission and staff recommended approval of both requests.

11/29/00 The City Referral Group approved a Summerlin Site Development Plan Review (SV-0022-00) for a proposed 148,663 square foot Costco Wholesale Store in the Canyon Pointe at Summerlin Centre, to the east of the subject site.

12/26/01 The City Referral Group approved a request for a Summerlin Site Development Plan Review (SV-0024-01) for a proposed 167,500 square foot commercial center located east of the Las Vegas Beltway, within the Canyon Pointe at Summerlin Center. This included the Lowe's Home Improvement Center where the proposed Open Air Vending use would be located.

B) Pre-Application Meeting

10/11/04 It was reiterated to the applicant that an approval letter from Summerlin would be required prior to submittal to the City for review. Although "Vending Companies" is a permitted use in the Employment Center district of Summerlin, the proposed Special Use Permit would be processed in accordance with Title 19 requirements for the Open Air Vending use.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 13.88

B) Existing Land Use

Subject Property:	Retail Commercial (Lowe's)
North:	Open Space/Golf Course
South:	Retail Commercial (Multi-Tenant Shops)
East:	Retail Commercial (Costco)
West:	Las Vegas Beltway

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	PR-OS (Parks/Recreation/Open Space)
South:	H (High Density Residential)
East:	M (Medium Density Residential)
West:	ROW (Las Vegas Beltway)

D) Summerlin Land Use

Subject Property:	EC (Employment Center)
North:	P (Parks/Open Space)
South:	EC (Employment Center)
East:	EC (Employment Center)
West:	ROW (Las Vegas Beltway)

E) Existing Zoning

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	P-C (Planned Community)
East:	P-C (Planned Community)
West:	ROW (Las Vegas Beltway)

SS

F) General Plan Compliance

The subject site is designated M (Medium Density Residential) on the Southwest Sector Map of the General Plan. Normally, commercial uses would not be suitable for this designation; however, the Summerlin North Master Plan has designated this area EC (Employment Center) to allow office, light industrial, business, professional, and supporting commercial uses in addition to multi-family residential uses. Therefore, the proposed land uses still conform to the General Plan.

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

The proposed project area is located within the Summerlin North Master Plan area and is subject to review by an independent review team. Approval was given to the proposed outdoor vendor by the Howard Hughes Corporation on October 27, 2004.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The proposed mobile hot dog vending stand will be located on the sidewalk area of the Lowe's Home Improvement Center near one of the entrances. The placement of the trailer will have little or no impact on the required on-site parking for the existing commercial development. Currently, 722 parking spaces have been provided, a figure well above the required amount for the Lowe's project.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Open Air Vending use, and there are no similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

  The subject site is zoned C-1 (Limited Commercial). Open Air Vending is a permitted use in this district with the approval of a Special Use Permit.

- Use

  An Open Air Vending/Transient Sales Lot is defined by Title 19 as "an area that is used exclusively for the sale or taking of orders for any merchandise where such merchandise is displayed or sold in the open area; such activities are not part of the operation of an established business; and no permanent physical structures or facilities are used as integral parts of the sales of order-taking operations. The term includes the display or sale of merchandise in or in connection with a truck, trailer, or movable building of any type." Hot dog vending carts are considered vehicles where merchandise is displayed and/or sold. The proposed mobile hot dog vending cart will be located on the sidewalk area of the Lowe's Home Improvement Center near one of the entrances. A condition of Summerlin's approval of the vending cart is that the cart be removed from its daytime location after business hours.

- Conditions

  Title 19.04.050 does not establish base conditions for approval of an Open Air Vending use. Compliance with all City code requirements, including licensing of mobile food vendors (Title 6.55), is a standard condition of approval of the Special Use Permit.

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 Open Air Vending will be an accessory use to the existing commercial retail center. The proposed use will not adversely affect the current or future surrounding uses.

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

   The proposal will be located on the sidewalk in front of the existing commercial shopping center, away from pedestrian traffic. Therefore, the subject site is physically suitable for the type and intensity of land use proposed.

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

   Charleston Boulevard, designated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways, and Pavilion Center Drive, a 70-foot local street, are sufficient in size to meet the traffic demands of the proposed Open Air Vending use.

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

   The proposed Open Air Vending use will not compromise the public health, safety, and welfare, since commercial sales are subject to ongoing City licensing and enforcement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 296

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5559 APN: 137-35-812-012

Name of Property Owner: LOWE'S HOME IMPROVEMENT

Name of Applicant: Woody's CHICAGO STYLE

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: Neal C Hamilton

Print Name: Neal C. Hamilton

Subscribed and sworn before me

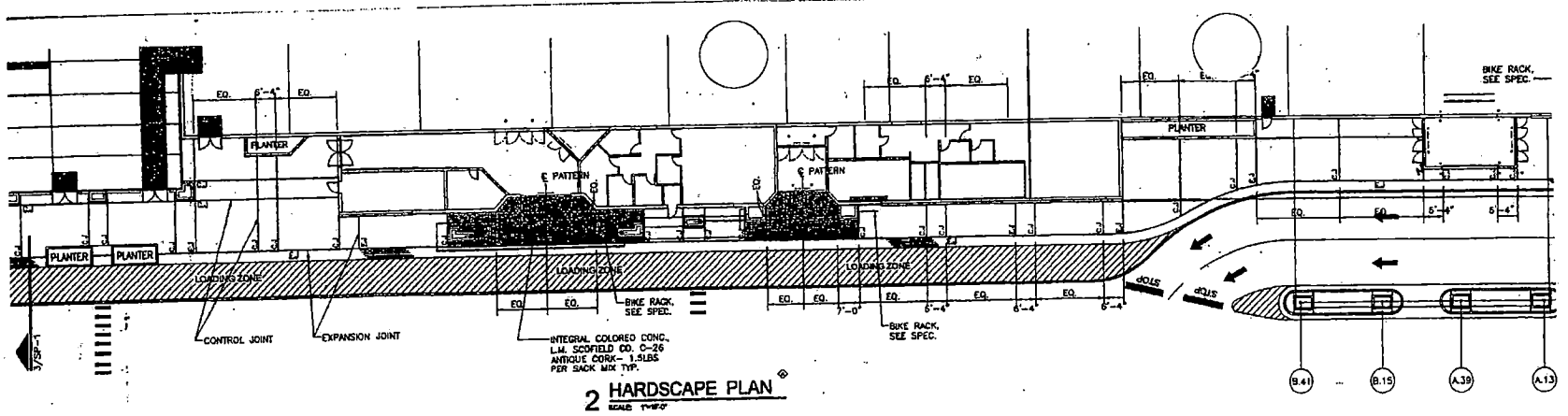
This 5 day of October, 2004

Melissa Richardson
Notary Public in and for said County and State

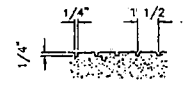
"OFFICIAL SEAL"
Notary Public, North Carolina
County of Wilkes
Melissa Richardson
Commission Expires 2/20/2007

Revised 2/12/02

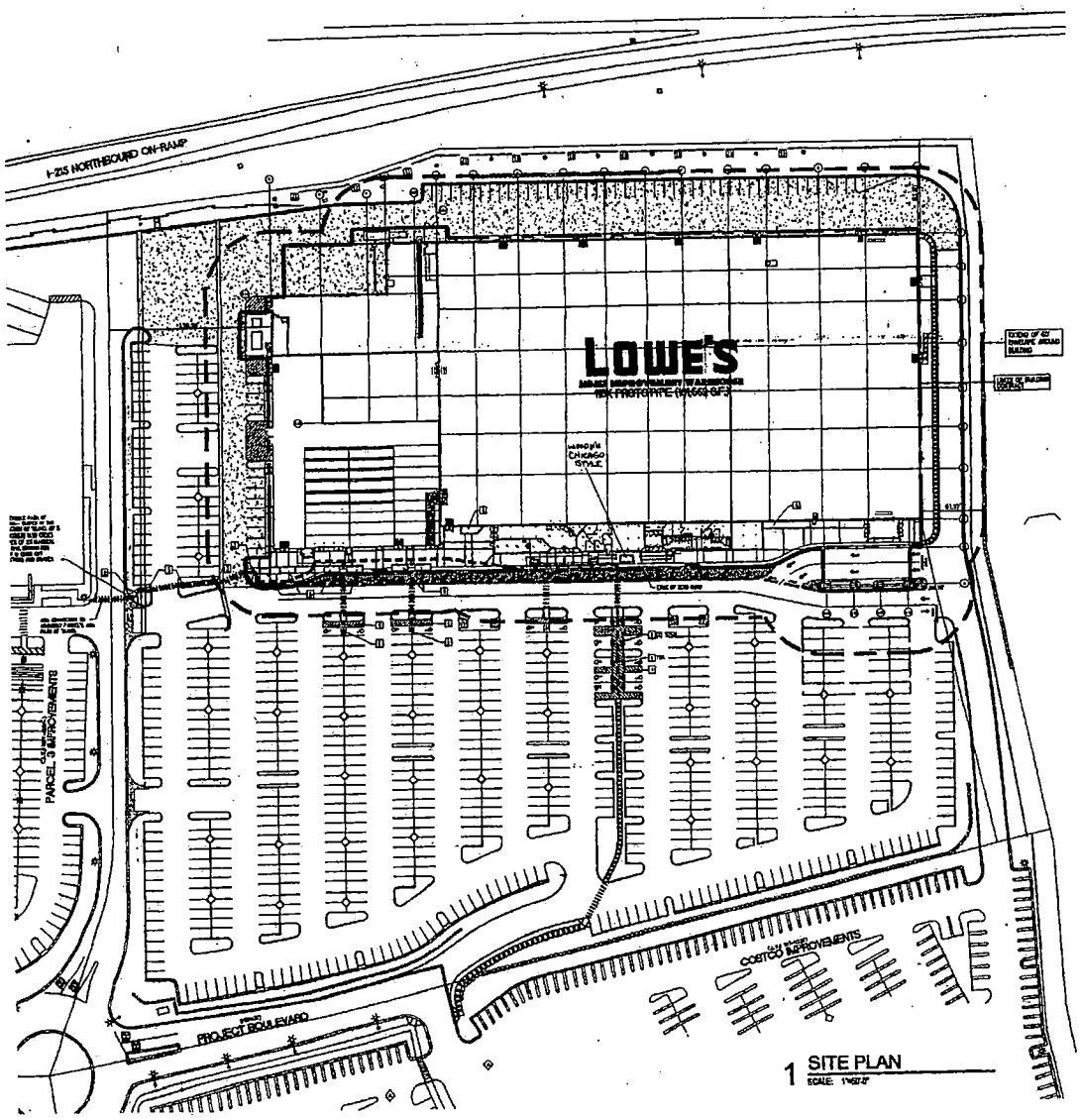
f:\dcpot\Application Packet\Statement of Financial Interest.doc



2 HARDSCAPE PLAN



3 GROOVING DETAIL



1 SITE PLAN

SHEET NOTES

1. ALL PROJECT CONSTRUCTION TO CONFORM TO THE 1997 U.B.C. AND ANSI 117.1-1992 FEDERAL LAW REQUIRED THAT CONSTRUCTION MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
2. ARCHITECTURAL SITE PLAN INCLUDED FOR REFERENCE ONLY, REFER TO CIVIL GRADING AND UTILITY DRAWINGS FOR ALL GRADING, PLANING, HORIZONTAL CONTROL AND SITE UTILITY INFORMATION.
3. ACCESSIBLE EXTERIOR ROUTES AND PARKING FACILITIES SHALL CONFORM TO APPENDIX CHAPTER 11 OF THE 1997 U.B.C. AND ANSI A117.1-1992.
4. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE AND SITE FURNISHINGS.

SITE DEVELOPMENT DATA

TOTAL SITE AREA:	604,724 S.F. (13.85 AC.)
TOTAL BUILDING AREA:	181,643 S.F.
BUILDING F.A.R.:	28.73%
TOTAL STANDARD PARKING PROVIDED:	703 SPACES 9'x18'/17'
VAN ACCESSIBLE SPACES	2 SPACES
HANDICAP PARKING (NON VAN ACCESSIBLE)	12 SPACES
TOTAL HANDICAP PARKING PROVIDED:	14 SPACES
TOTAL PARKING PROVIDED:	722 SPACES
TOTAL MOTORCYCLE PARKING PROVIDED:	6 SPACES
TOTAL BUILDING AREA:	181,643 S.F.
TOTAL PARKING PROVIDED:	722 SPACES/1000 S.F.
OVERALL PARKING RATIO:	4.47/1000

KEYNOTES

1. HANDICAP PARKING SIGN (TYP. AT EACH H.C. STALL). SEE CIVIL SHEETS FOR DETAIL
2. HANDICAP CURB RAMP SLOPE NOT TO EXCEED 1:12 W/ SIDE FLARES NOT TO EXCEED 1:12, SEE CIVIL SHEETS.
3. HANDICAP RAMP SLOPE NOT TO EXCEED 1:12, SEE CIVIL SHEETS.
4. HANDICAP LOADING ZONE SLOPE NOT TO EXCEED 1:48 IN ANY DIRECTION
5. LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
6. HANDICAP PARKING AND VAN ACCESSIBLE SIGN

NORTH

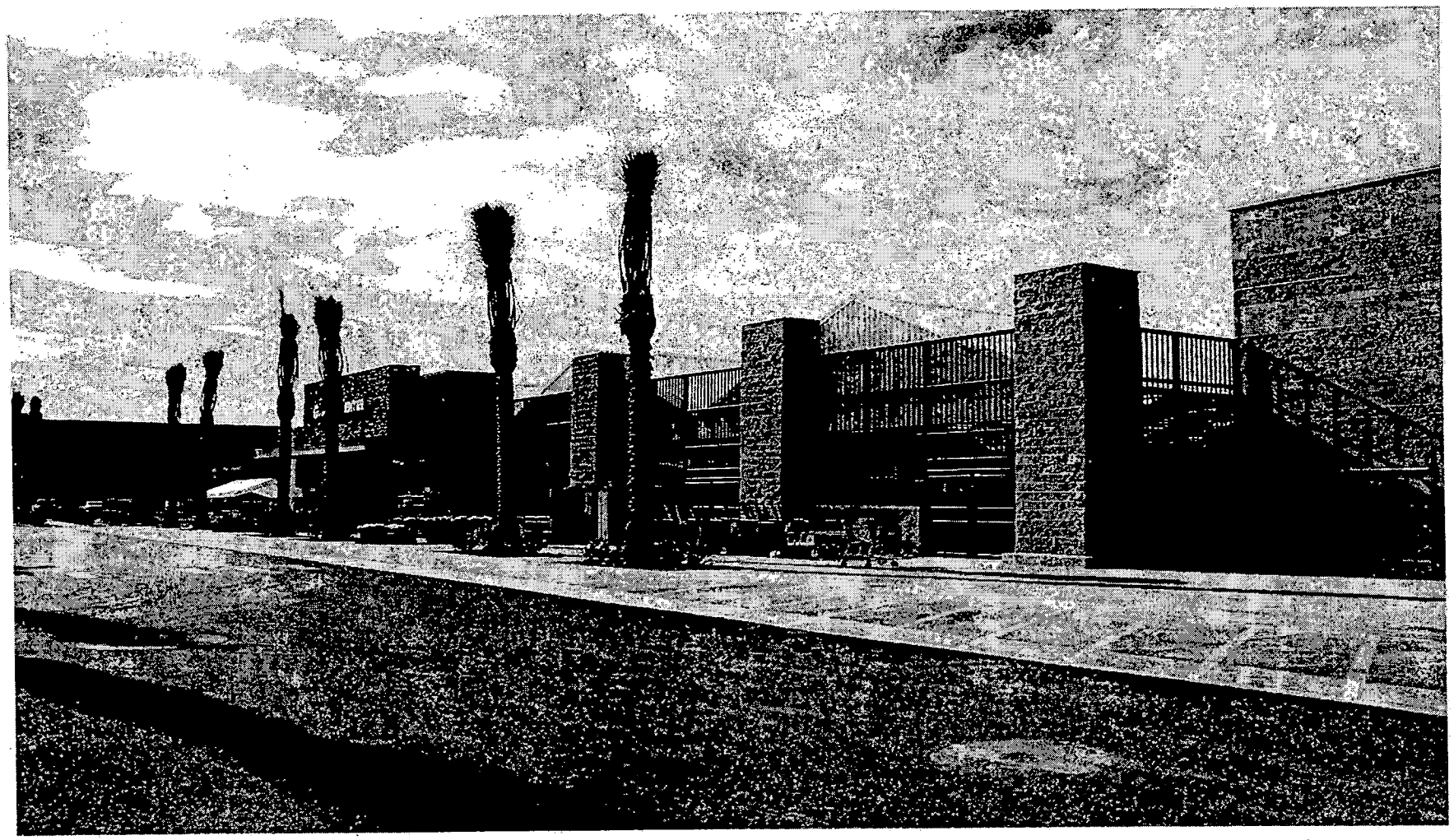
SUP-5559
12/16/04 PC

FOR REFERENCE ONLY



SUP-5559 - APPLICANT: WOODY'S CHICAGO STYLE - OWNER: LOWE'S HIW, INC
851 PAVILION CENTER DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04



SUP-5559 - APPLICANT: WOODY'S CHICAGO STYLE - OWNER: LOWE'S HIW, INC
851 PAVILION CENTER DRIVE
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he represents the applicant in this matter and DAVENPORT and McSWAIN excused

To be heard by City Council 1/19/2005

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 54 [SUP-5578] and Item 55 [SUP-5580].

GARY LEOBOLD, Planning & Development Department, explained that the applicant proposes a supper club in an internal location at Suite 243 within the Meadows Mall. The justification for the waiver of the separation distance is that the mall site, the parcel the mall is on, is across Meadows Drive from an existing school; however, in a physical sense, there is more than 1,000-

MINUTES – Continued:

foot separation between the location of the supper club and the school. Staff believes the intent of the separation requirement has been met.

MR. LEOBOLD continued by saying the general business related gaming establishment is defined by the Code as a building or structure, which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Chapter 6. In this situation, the supper club would be the use other than gaming.

SEAN HIGGINS, Manager, SamCon Inc, 5195 Las Vegas Boulevard South, appeared and offered to answer any questions.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 54 [SUP-5578] and Item 55 [SUP-5580].

(10:34 – 10:38)

CONDITIONS:

Planning and Development

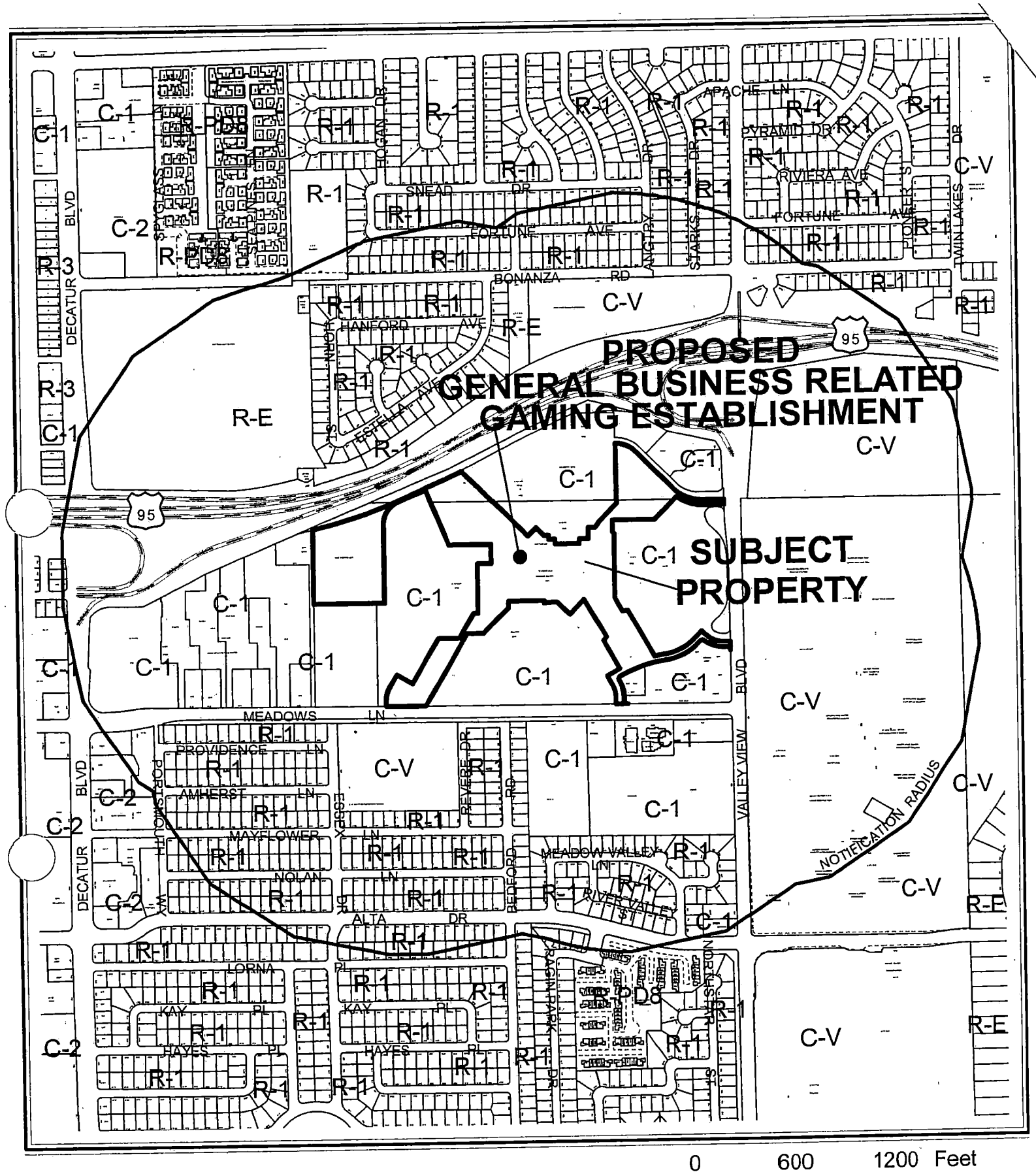
1. Approval of Special Use Permit SUP-5580 by the City Council.

2. Conformance to all Minimum Requirements under Title 19.04.050 for a General Business Related Gaming Establishment use.

3. Conformance with Chapter 6.50 of the City of Las Vegas Municipal Code.

4. Conformance with all other City code requirements and design standards of all City departments.

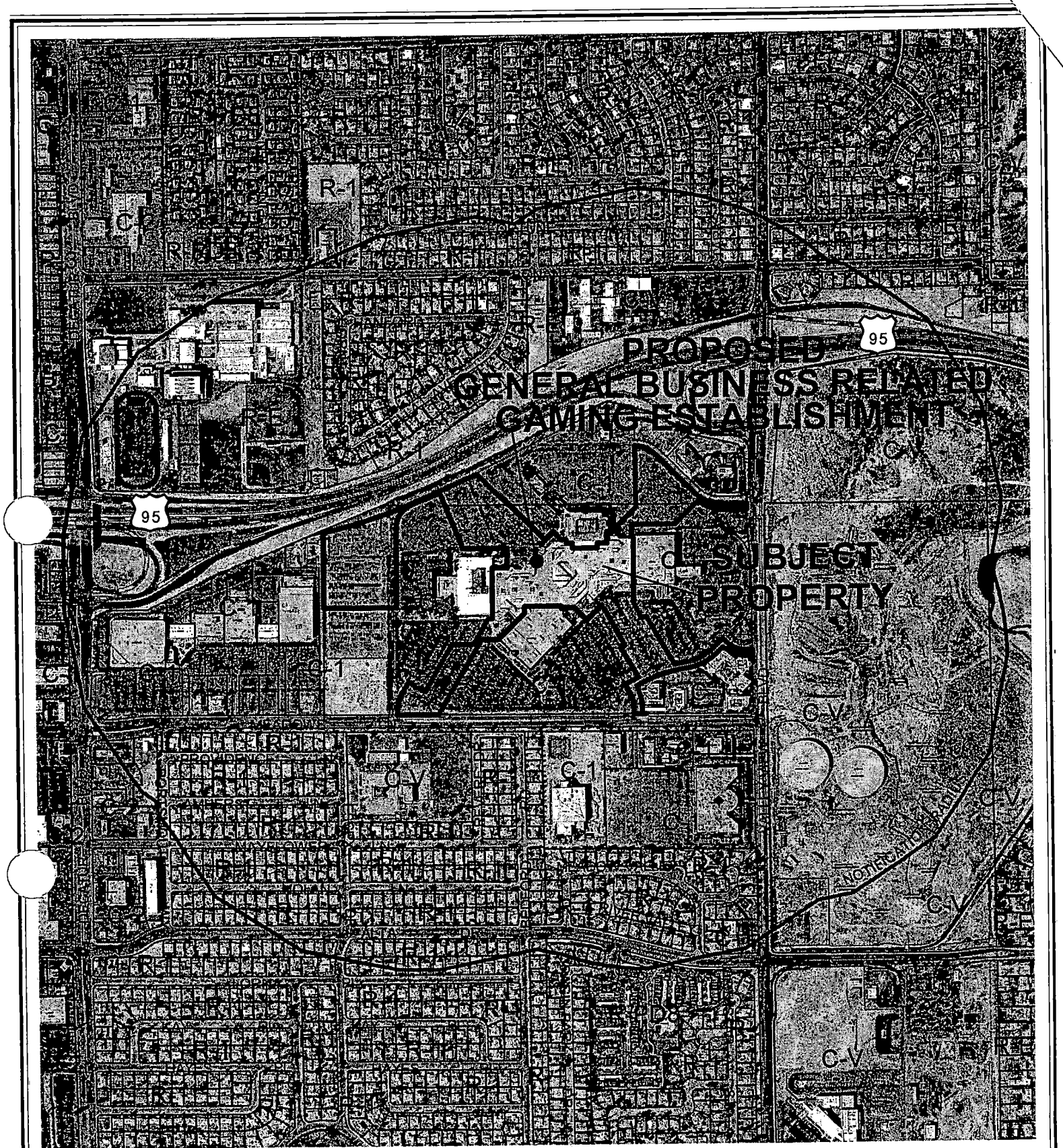
5. Expiration of this Special Use Permit one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: **SUP-5578**

RADIUS: 1500 FT

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



0 600 1200 Feet

CASE: **SUP-5578**

RADIUS: 1500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5578 - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.

** CONDITIONS **

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

Planning and Development

1. Approval of Special Use Permit SUP-5580 by the City Council.

2. Conformance to all Minimum Requirements under Title 19.04.050 for a General Business Related Gaming Establishment use.

3. Conformance with Chapter 6.50 of the City of Las Vegas Municipal Code.

4. Conformance with all other City code requirements and design standards of all City departments.

5. Expiration of this Special Use Permit one year 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 Special Use Permit for a proposed General Business Related Gaming Establishment at 4300 Meadows Lane (Meadows Mall), Suite #243.

B) Applicant's Justification

A letter has been submitted with this application presenting the following justification for the request:

- There are currently no General Business Related Gaming Establishments in the Meadows Mall.
- The use would increase the traffic to the mall.
- The operation of the General Business Related Gaming Establishment is compatible with the other uses occurring within the mall.
- This use was previously allowed within the Meadows Mall for years when Ricardo's and DiMartino's operated inside of the mall.

BACKGROUND INFORMATION

A) Previous Actions

04/19/95 The City Council approved a Special Use Permit (U-0021-95) for a Class III Secondhand Dealership to allow the sale of used records, tapes and compact discs on the subject property. The Board of Zoning Adjustment and staff recommended approval.

12/18/96 The City Council approved a Special Use Permit (U-0132-96) for Beer and Wine Sales in conjunction with a proposed restaurant on the subject property. The Board of Zoning Adjustment and staff recommended approval.

05/02/01 The City Council approved a Special Use Permit (U-0030-01) for Auto Dealer Inventory Storage on the subject property. The Planning Commission and staff recommended approval.

09/19/01 The City Council approved a Special Use Permit (U-0132-01) for a 60-foot tall wireless communications monopole on the subject property. The Planning Commission and staff recommended approval.

10/06/04 The City Council approved Special Use Permits (SUP-4807 and SUP-4809) to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign and a 40-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign on the subject property. The Planning Commission and staff recommended approval.

12/16/04 The Planning Commission will consider a Special Use Permit (SUP-5580) for a proposed Supper Club in Suite #2430 on the subject property and a Waiver of the 400-foot minimum distance separation requirement from a school.

B) Pre-Application Meeting

10/21/04 The staff met with the prospective applicant with an interest for a proposed General Business Related Gaming Establishment within the Meadows Mall. The staff reviewed the procedures necessary for consideration of a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.25

B) Existing Land Use

Subject Property:	Commercial Center (Meadows Mall)
North:	US 95; Residential Dwellings
	Public School (Fyfe Elementary)
South:	Residential Dwellings
	Public School (Griffith Elementary)
	YMCA
	Office Park
East:	Undeveloped (Las Vegas Valley Water District)
West:	Commercial Center

DDS

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ROW (Right-of-Way)
	L (Low Density Residential)
	PF (Public Facilities)
South:	L (Low Density Residential)
	PF (Public Facilities)
	SC (Service Commercial)
East:	PF (Public Facilities)
West:	SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southeast Sector Land Use Map of the General Plan. The C-1 zoning on the site conforms to the SC land use designation. A General Business Related Gaming Establishment is permitted as a Special Use in a C-1 (Limited Commercial) zoning district subject to the approval of a Special Use Permit and compliance with the base conditions for a Special Use Permit.

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

DDS

ANALYSIS

A) Zoning Code Compliance

There are no specific Title 19 restrictions that are applicable to a General Business Related Gaming Establishment; however, the use does require the approval of a Special Use Permit.

B) General Analysis and Discussion

- Zoning

  The subject property is presently zoned C-1 (Limited Commercial). A General Business Related Gaming Establishment is permitted in a C-1 zoning district subject to the approval of a Special Use Permit.

- Use

  According to Title 19, a General Business Related Gaming Establishment is: "a building or structure which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Chapter 6 of the Las Vegas Municipal Code."

  An application has also been submitted for a Special Use Permit (SUP-5580) for a proposed Supper Club that would be conducted within the same suite. That use is to be considered in conjunction with this application.

- Conditions

  There are no specific conditions of Title 19 that are applicable to a General Business Related Gaming Establishment use; however, because the use is considered a Restricted Gaming Establishment, it is subject to all the conditions of Chapter 6 of the Las Vegas Municipal Code. Those conditions are addressed in the Conditions of Approval for this report.

FINDINGS

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 subject property is presently zoned C-1 (Limited Commercial). A General Business Related Gaming Establishment is permitted in a C-1 zoning district subject to the approval of a Special Use Permit. Since this use is to be located within a suite that is primarily used for some business other than gaming, it is necessary that the request for a Special Use Permit for a Supper Club (SUP-5580), submitted in conjunction with this application, be approved. It is recommended that that application be approved.

   The proposed General Business Related Gaming Establishment in conjunction with a Supper Club is a use that is harmonious and compatible with retail businesses located in the Meadows Mall. The two uses will provide support to the other businesses by providing a location for consumers to dine and recreate.

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

   The Meadows Mall consists of retail businesses that are of similar intensity as the proposed General Business Related Gaming Establishment. The mall's structure is designed for this type of use and is physically suitable.

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 Meadows Mall, within which the proposed General Business Related Gaming Establishment would be located, is designed to accommodate the traffic flow to and from Valley View Boulevard and Meadows Lane. According to the Master Plan of Streets and Highways, Valley View Boulevard is a secondary collector (80-foot wide) street that in turn has direct access to U.S. Highway 95. The proposed General Business Related Gaming Establishment would have no affect on the streets that access the Meadows Mall.

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

The proposed General Business Related Gaming Establishment would be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

Artesian Heights NA
Charleston Estates NA
Charleston Heights South NA
Charleston McNeil NA
Charleston Neighborhood Preservation
Eastland Heights 1, 2, 3, & 4 NA
Fremont Estates HOA
Golf Ridge Terrace NA
Greens HOA
Harry Levy Gardens Resident Council
James DMeadows Neighborhood Preservation NA
Palomino Area Preservation NA
Rancho Oakey NA
Rancho South NA
Sartini Plaza and Annex Resident Council
Twin Lakes Country Club NA
Twin Lakes Village NA
West Charleston Lions Park NA
West Las Vegas Advisory Board
West Las Vegas Neighborhood Executive Board
Westleigh NA
WLV-NAA6

NOTICES MAILED 623 [Mailed with SUP-5580]

APPROVALS 0

PROTESTS 0

DDS

TENANT COPY

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
NOV 05 2004
WESTAR

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5578 APN: 139-31-510-016

Name of Property Owner: GGP Meadows Mall, LLC

Name of Applicant: SamCon, Inc.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Robert A. Michaels

Subscribed and sworn before me

This 4th day of November, 2004

Kathleen Fabre
Notary Public in and for said County and State

OFFICIAL SEAL
KATHLEEN FABRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/07/05

RHK
APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5578 APN: _____

Name of Property Owner: GGP Meadows Mall, LLC

Name of Applicant: SamCon, Inc. dba Tomfoolery

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]

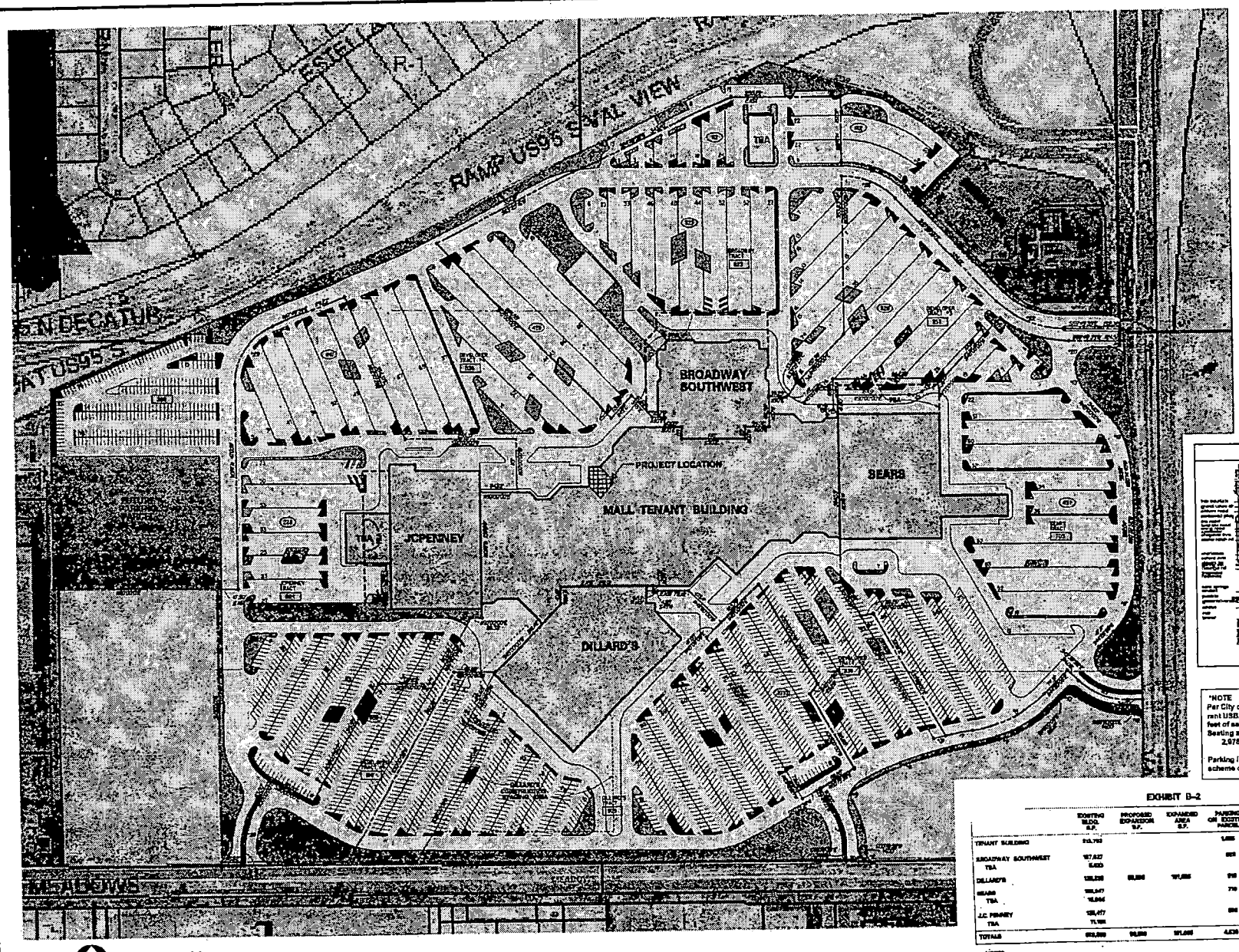
Print Name: Robert Michaels

Subscribed and sworn before me

This 7th day of October, 2004

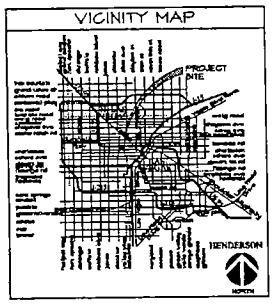
[signature]
Notary Public in and for said County and State

OFFICIAL SEAL
LAURA E SMYTH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 2,2006



SITE PLAN
SCALE: 1:100
NORTH

VICINITY MAP



*NOTE
Per City of Las Vegas Zoning requirements, restaurant USSA6B requires 1 parking stall per 50 square feet of seating and waiting area:
Seating and Waiting Area : 2,978 sq.ft.
2,978 sq. ft. / 50 sq. ft. = 46 Parking Stalls

Parking is provided within the shared parking scheme of the Meadows Mall

EXHIBIT B-2

	EXISTING BLDG. S.F.	PROPOSED EXPANSION S.F.	EXPANDED AREA S.F.	PARKING OR EXISTING PARCEL	PARKING REQUIRED PER AREA	PARKING PROVIDED OR PARCEL	PARKING REQ'D. OR FUTURE EXIS. PARCEL
TENANT BUILDING	313,793			1,855	1,855	1,855	231
BROADWAY SOUTHWEST	167,837			825	915	823	0
TBA	5,000						
DILLARD'S	135,256	55,000	191,256	910	860	960	0
SEARS	138,547			710	723	705	0
TBA	15,000						
J.C PENNEY	139,477			850	723	834	0
TBA	11,100						
TOTALS	830,000	55,000	191,256	4,830	4,745	4,857	231

NOTES
1. Net spaces available on each parcel after expansion and creation of parking lines 8'-0" to 75'.
2. When Dillard's expansion and restriping is complete per Exhibit B-2 , Dillard's will be required to provide developer a minimum of 231 spaces on the expansion parcel.
3. This total includes 77 extra spaces available on parcels other than Dillard's and developer parcels.

RECEIVED
NOV 0 2 2004

ESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVE., SUITE 400, LAS VEGAS, NEVADA 89101
TELEPHONE (702) 878-3600 FAX (702) 878-3400
www.estararchitects.com

TENANT IMPROVEMENT FOR:
TOMFOOLERY
PUB AND EATERY
MEADOWS MALL, LAS VEGAS

NO.	DATE	BOARD SUBMITTAL
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-

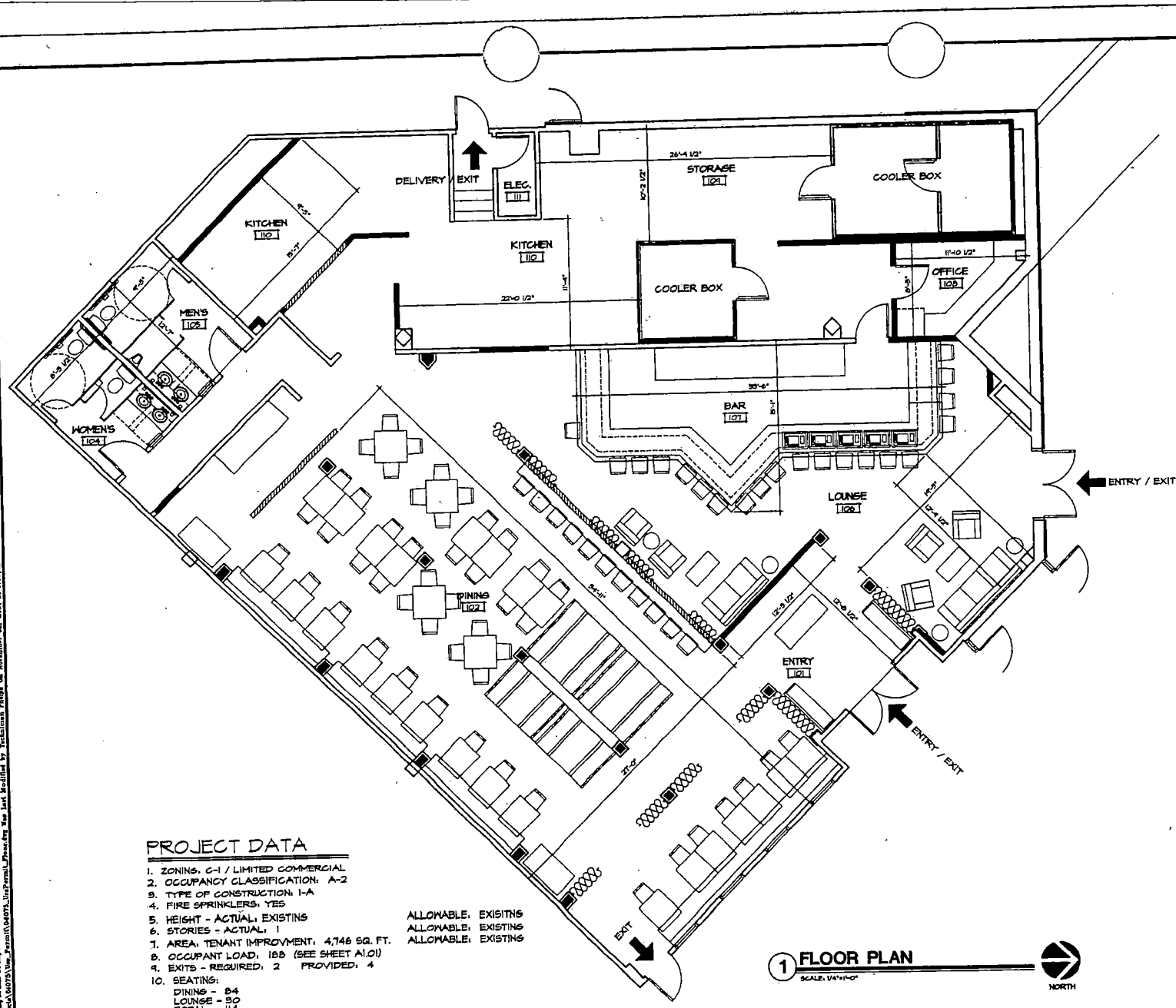
PROJECT NUMBER 04-075
DRAWN BY CADD
DATE 10/29/04
SCALE 1" = 100'

SHEET
AS1.00
SITE PLAN

CONSTRUCTION DOCUMENTS

SUP-5578
12/16/04 PC

This document, including the ideas and designs it contains, is an instrument of professional service prepared by the ESTAR Architectural Group/Nevada, Inc. / Caliber. The document may not be used or copied in whole, or in part, for any purpose other than the specific project for which it was prepared without the written consent of ESTAR Architectural Group/Nevada, Inc.



PROJECT DATA

1. ZONING: C-1 / LIMITED COMMERCIAL
2. OCCUPANCY CLASSIFICATION: A-2
3. TYPE OF CONSTRUCTION: I-A
4. FIRE SPRINKLERS: YES
5. HEIGHT - ACTUAL: EXISTING — ALLOWABLE: EXISITNS
6. STORIES - ACTUAL: 1 — ALLOWABLE: EXISTING
7. AREA: TENANT IMPROVMENT: 4,748 SQ. FT. — ALLOWABLE: EXISTING
8. OCCUPANT LOAD: 188 (SEE SHEET A1.01)
9. EXITS - REQUIRED: 2 PROVIDED: 4
10. SEATING:
    DINING - 84
    LOUNGE - 30
    TOTAL - 114

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

NORTH

RECEIVED
NOV 0 2 2004

ESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVE., SUITE 400, LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878.0000 FAX: (702) 878.8430
www.wagnerarchitects.com

TENANT IMPROVEMENT FOR:
TOMFOOLERY
PUB AND EATERY
MEADOWS MALL, LAS VEGAS

NO	REVISIONS	DATE
1	PLANNING SUBMITTAL	11/02/04
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-

PROJECT NUMBER 04075
DRAWN BY RRP
CHECKED BY DATE 10/19/04
SCALE 1/4"=1'-0"

A-FP
FLOOR PLAN

This document, including the ideas and designs it contains, is an instrument of professional service reviewed by the AIA/CSI Architectural Specifications Institute / Systems. Use, disclosure, copying or distribution or alteration of this document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Wagner Architectural Group/Estar, Inc.
V:\2004 projects\04075\Use_Permit\04075_Use Permit_Floor Plan_Last Modified by Technician Printed On: November 02, 2004 at 1:45pm

SUP-5578
12/16/04 PC



SUP-5578 - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.
4300 MEADOWS LANE, SUITE #243
DECEMBER 16, 2004 PLANNING COMMISSION

12/2/04



SUP-5578 - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.
4300 MEADOWS LANE, SUITE #243
DECEMBER 16, 2004 PLANNING COMMISSION

12/2/04

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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 #2430 (APN 139-31-510-019), C-1 (Limited Commercial) 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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he represents the applicant in this matter and DAVENPORT and McSWAIN excused

To be heard by City Council 1/19/2005

MINUTES:
See Item 54 [SUP-5578] for all related discussion on Item 54 [SUP-5578] and Item 55 [SUP-5580].

(10:34 – 10:38)

3-3165

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 55 – SUP-5580

CONDITIONS:

Planning and Development

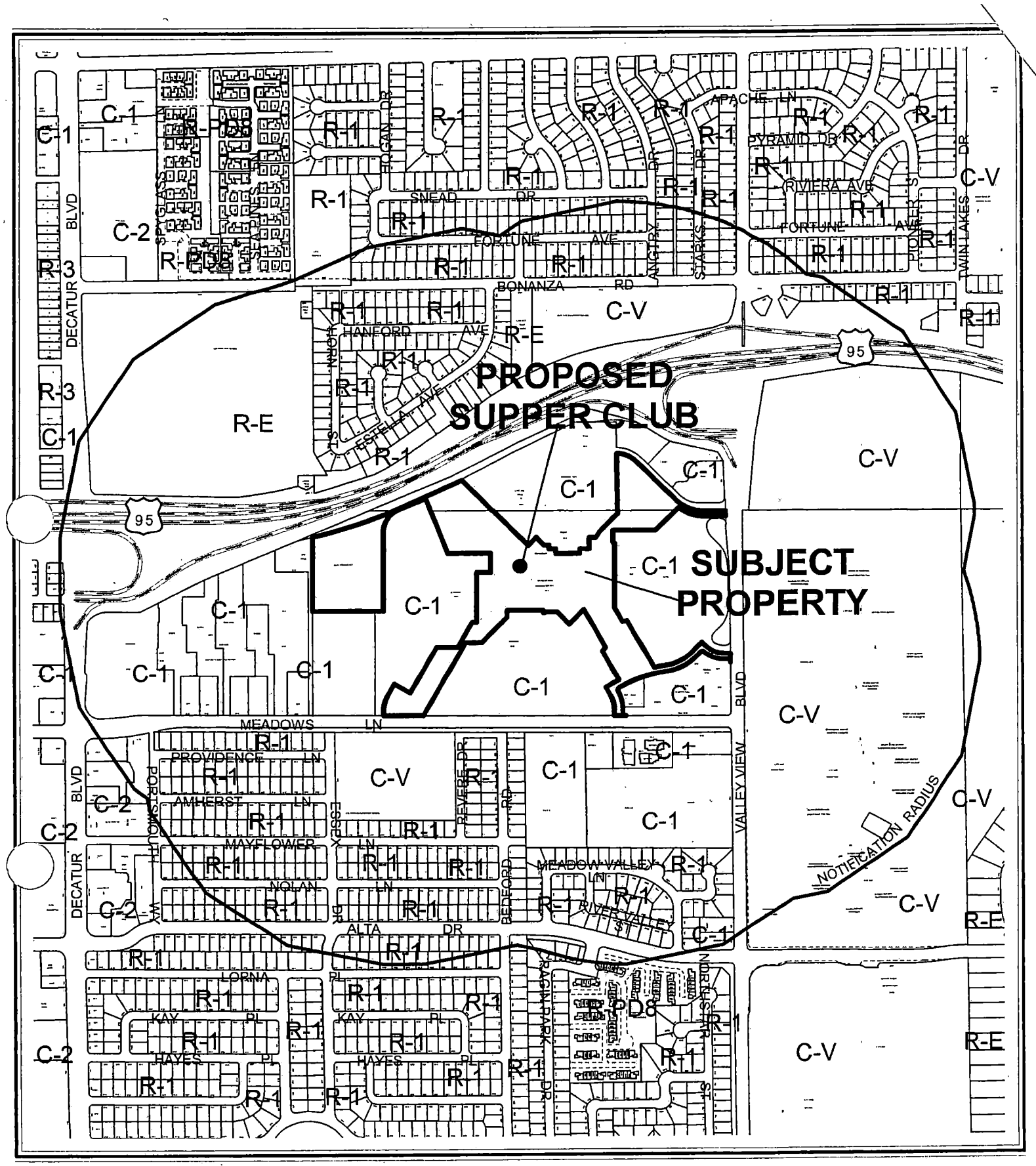
1. Conformance with all the requirements under Title 19.04.050 for a Supper Club use.

2. Conformance with all other City code requirements and design standards of all City departments.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. Expiration of this Special Use Permit one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

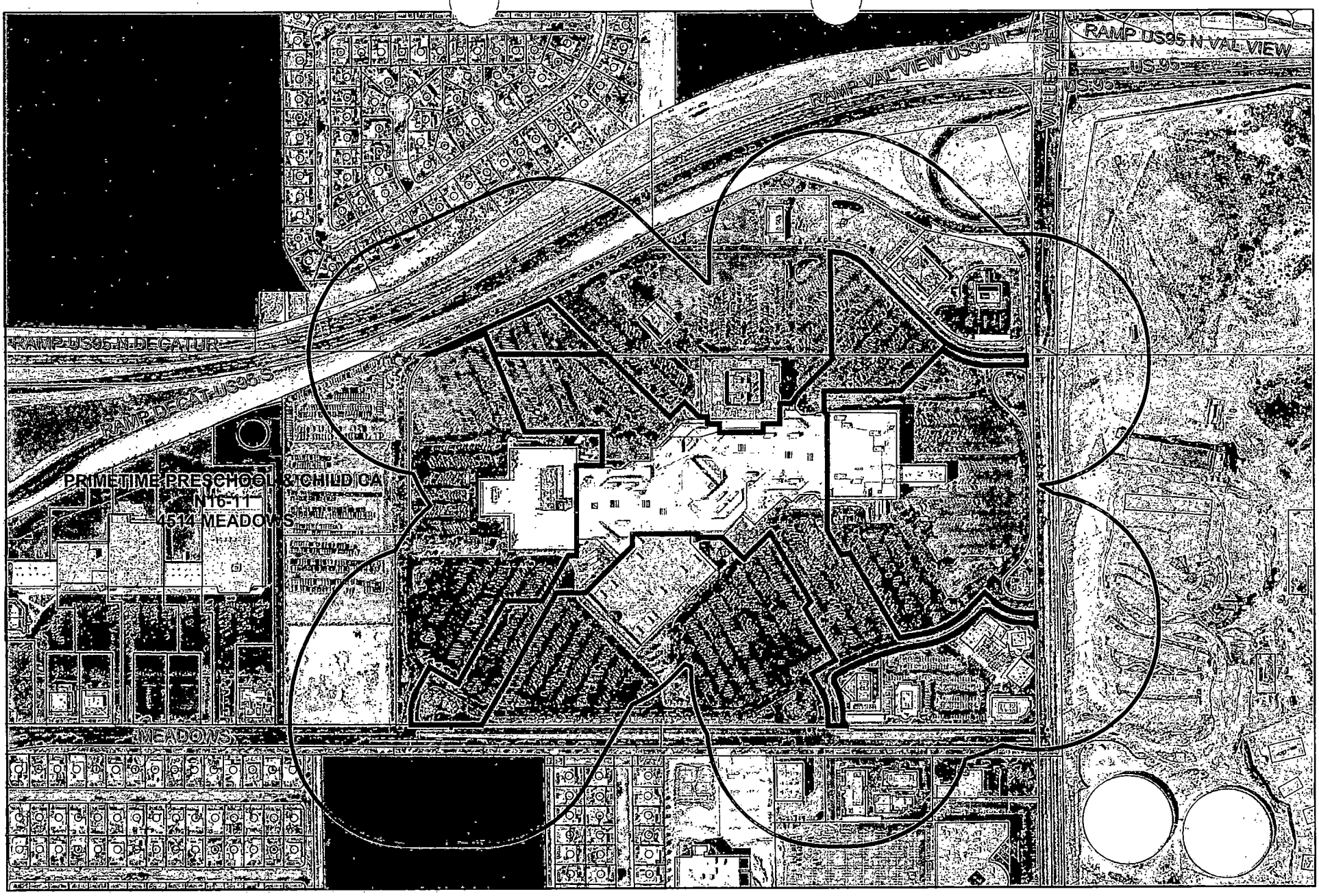
5. Waiver of the 400-foot separation requirement from a school is hereby granted.



CASE: **SUP-5580**

RADIUS: 1500 FT

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



SUP-5580

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

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

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5580 - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance with all the requirements under Title 19.04.050 for a Supper Club use.

2. Conformance with all other City code requirements and design standards of all City departments.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. Expiration of this Special Use Permit one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

5. Waiver of the 400-foot separation requirement from a school is hereby granted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Supper Club at 4300 Meadows Lane (Meadows Mall), Suite #2430 and Waiver of the 400-foot minimum distance separation requirement from a school.

B) Applicant's Justification

A letter has been submitted with this application presenting the following justification for the request:

- There are currently no sit-down restaurants in the Meadows Mall. In connection with the food service, a separate bar would provide gaming and alcohol to patrons in a separate and distinct area from the dining room.
- Neither of the uses would increase the traffic to the mall and the uses will provide services not currently available in the mall.
- The operation of the supper club is compatible with the other uses occurring within the mall.
- These uses were previously allowed within the Meadows Mall for years when Ricardo's and DiMartino's operated inside of the mall.

BACKGROUND INFORMATION

A) Previous Actions

04/19/95	The City Council approved a Special Use Permit (U-0021-95) for a Class III Secondhand Dealership to allow the sale of used records, tapes and compact discs on the subject property. The Board of Zoning Adjustment and staff recommended approval.
12/18/96	The City Council approved a Special Use Permit (U-0132-96) for Beer and Wine Sales in conjunction with a proposed restaurant on the subject property. The Board of Zoning Adjustment and staff recommended approval.
05/02/01	The City Council approved a Special Use Permit (U-0030-01) for Auto Dealer Inventory Storage on the subject property. The Planning Commission and staff recommended approval.

DDS

09/19/01 The City Council approved a Special Use Permit (U-0132-01) for a 60-foot tall wireless communications monopole on the subject property. The Planning Commission and staff recommended approval.

10/06/04 The City Council approved Special Use Permits (SUP-4807 and SUP-4809) to allow a 51-foot high, 14-foot by 48-foot off-premise advertisement (billboard) sign and a 40-foot high, 14-foot by 48-foot off-premise advertisement (billboard) sign on the subject property. The Planning Commission and staff recommended approval.

12/16/04 The Planning Commission will consider a Special Use Permit (SUP-5578) for a proposed General Business Related Gaming Establishment in Suite #2430 on the subject property.

B) Pre-Application Meeting

10/21/04 The staff met with the prospective applicant with an interest for a proposed Supper Club within Meadows Mall. It was noted that a school is located within 400 feet of the subject parcel, and that a Waiver would be required. It was also noted that not more than five gaming machines would be permitted with this request.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.25

B) Existing Land Use

Subject Property:	Commercial Center (Meadows Mall)
North:	US 95; Residential Dwellings
	Public School (Fyfe Elementary)
South:	Residential Dwellings
	Public School (Griffith Elementary)
	YMCA
	Office Park
East:	Undeveloped (Las Vegas Valley Water District)
West:	Commercial Center

DDS

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ROW (Right-of-Way)
	L (Low Density Residential)
	PF (Public Facilities)
South:	L (Low Density Residential)
	PF (Public Facilities)
	SC (Service Commercial)
East:	PF (Public Facilities)
West:	SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southeast Sector Land Use Map of the General Plan. The C-1 zoning on the site conforms to the SC land use designation. A Supper Club is permitted as a Special Use in a C-1 (Limited Commercial) zoning district subject to the approval of a Special Use Permit and compliance with the base conditions for a Special Use Permit.

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

DDS

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

A Supper Club is permitted as a Special Use in a C-1 (Limited Commercial) zoning district subject to the approval of a Special Use Permit and compliance with the base conditions for a Special Use Permit. One such condition is a requirement that the Supper Club be located no closer than 400 feet to any church, synagogue, school, childcare facility licensed for more than twelve children, or City park. A school is located south of Meadows Lane, across from Meadows Mall wherein the Supper Club is proposed to be located. In the manner in which the distance is measured, the Supper Club would be located within 400 feet of the school. Consequently, the applicant has requested a Waiver in this distance separation requirement.

B) General Analysis and Discussion

- Zoning

The subject property is presently zoned C-1 (Limited Commercial). A Supper Club is permitted in a C-1 zoning district subject to the approval of a Special Use Permit and compliance with the base conditions for a Special Use Permit.

- Use

According to Title 19, a Supper Club is: "A restaurant and bar operation with alcoholic beverage sales wherein the bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors; wherein the actual seating available at all times within the restaurant area will accommodate at least 125 persons; wherein alcoholic beverages are served in the restaurant area only in conjunction with the service of food; wherein full course meals are available during all hours the bar area is open to the public; wherein a cook and food server, other than a bartender, are available at all times the bar area is open to the public; and wherein the restaurant operation is the principal portion of the business." The proposed Supper Club would be located in Suite #2430 of the Meadows Mall.

An application has also been submitted for a Special Use Permit (SUP-5578) for a proposed General Business Related Gaming Establishment that would be conducted within the same suite. That use is to be considered in conjunction with this application.

- Conditions

  The conditions of Title 19 applicable to a Supper Club are listed as follows:

  1. No supper club use shall be located within 400 feet of any church, synagogue, school, childcare facility licensed for more than twelve children or City park.

  2. Except as otherwise provided in Subsection 3 below, the minimum distances referred to in Subsection 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed supper club which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed supper club. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

     a. Any leasehold parcel; or

     b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection 1.

  3. In the case of a supper club proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Subsection 1 shall be measured in a straight line:

     a. From the nearest property line of the existing use to the nearest portion of the structure in which the supper club will be located, without regard to intervening obstacles; or

     b. In the case of a proposed supper club which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the supper club will be located, without regard to intervening obstacles.

  4. When considering a Special Use Permit application for a supper club which also requires a waiver of the distance limitation in Subsection 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

DDS

*5. All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

Except for number 5, the conditions above may be waived if it can be shown by convincing and substantial evidence by the applicant that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City.

FINDINGS

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 subject property is presently zoned C-1 (Limited Commercial). A Supper Club is permitted in a C-1 zoning district subject to the approval of a Special Use Permit and compliance with the base conditions for a Special Use Permit. The Supper Club meets the base conditions, except for the 400-foot distance separation requirement from a school located south of the Meadows Mall. For this reason, the applicant has requested a Waiver in this requirement.

The Meadows Mall suite within which the Supper Club would be located is actually over a thousand feet from the school. However, according to Title 19, the distance is to be measured from the closest edge of the parcel containing a Supper Club to the edge of the parcel that contains a school. In this case, the two parcels are across the street from each other. The distance separation requirement is necessary to ameliorate the incompatibility of the two uses from each other. However, in this case, the requirement is superfluous, as there is not only a large separation between the two uses, but there is a physical separation by it location within a shopping center. For these reasons, it is recommended that the Waiver be granted.

It is highly desirable and common for a Supper Club to be located within a shopping mall. The proposed Supper Club would be harmonious and compatible with existing retail uses in the Meadows Mall and it is recommended that this application be approved.

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

The Meadows Mall consists of retail business that are of similar intensity as the proposed Supper Club. The mall's structure is designed for this type of use and is physically suitable.

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 Meadows Mall, within which the proposed Supper Club would be located, is designed to accommodate the traffic flow to and from Valley View Boulevard and Meadows Lane. According to the Master Plan of Streets and Highways, Valley View Boulevard is a secondary collector (80-foot wide) street that in turn has direct access to U.S. Highway 95. The proposed Supper Club would have no affect on the streets that access the Meadows Mall.

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

The proposed Supper Club would be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 623 [Mailed with SUP-5578]

APPROVALS 0

PROTESTS 0

DDS

TENANT COPY

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
NOV 05 2004
WESTAR

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5580 APN: 139-31-510-016

Name of Property Owner: GGP Meadows Mall, LLC

Name of Applicant: SamCon, Inc.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Robert A. Michaels

Subscribed and sworn before me

This 4th day of November, 2004

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

OFFICIAL SEAL
KATHLEEN FABRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/07/05

RHK
APPROVAL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5580 APN: _____

Name of Property Owner: GGP Meadows Mall, LLC

Name of Applicant: SamCon, Inc. dba Tomfoolery

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: Robert Michaels

Subscribed and sworn before me

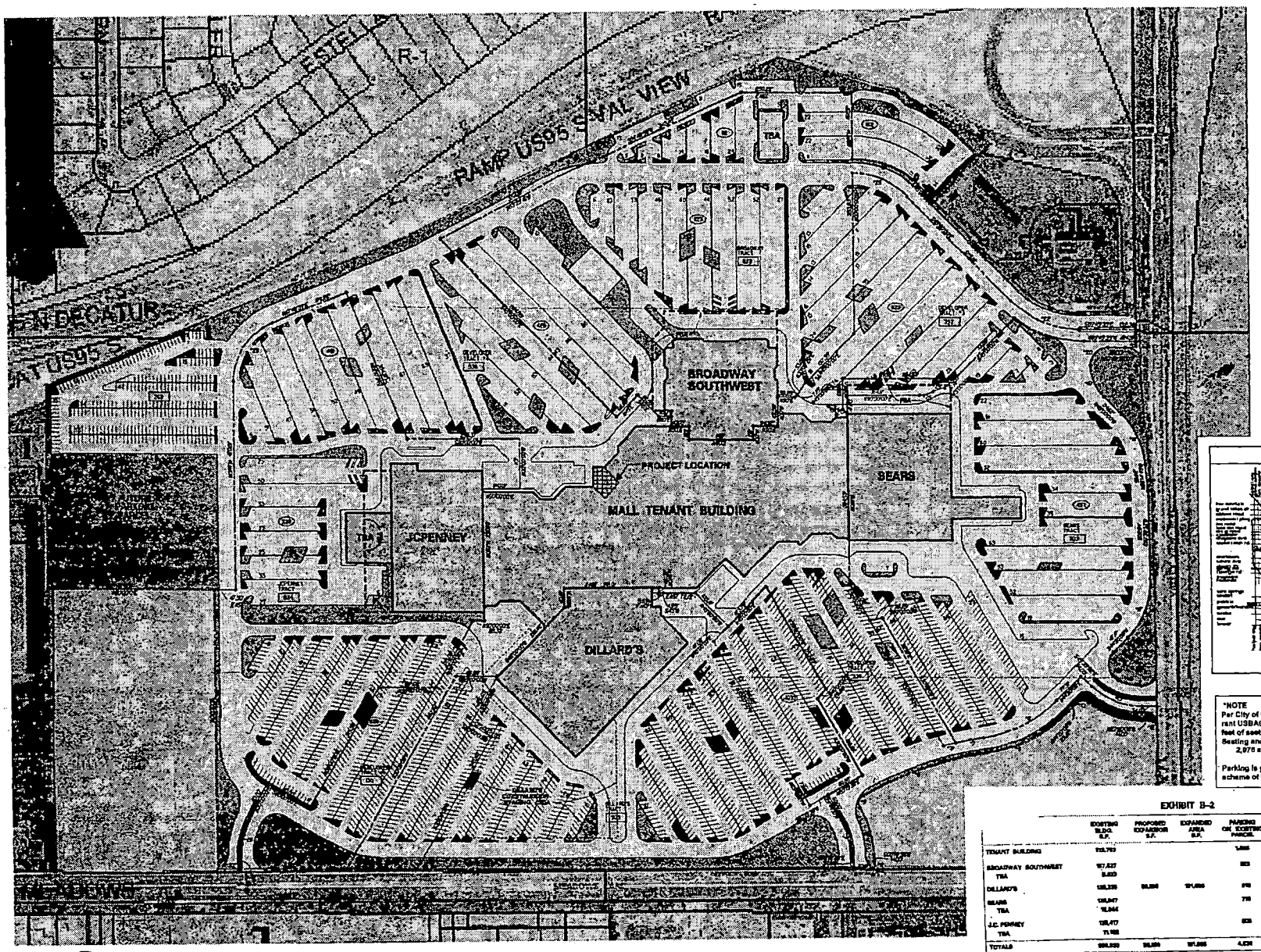
This 7th day of October, 2004

_____

Notary Public in and for said County and State

OFFICIAL SEAL
LAURA E SMYTH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP SEPT. 2,2006

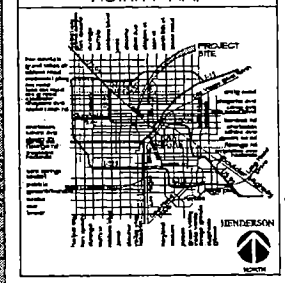
The concepts, building ideas and designs in connection with, or contained in, the architectural drawings prepared by the ESTAR Architectural Group/Nevada, Inc. / Engineer, this document may not be used or published in whole or in part, for any purpose other than this specific project without the expressed written consent of Estar Architectural Group/Nevada, Inc.



SITE PLAN
SCALE: 1:100
NORTH

RECEIVED
NOV 0 2 2004

VICINITY MAP



*NOTE
Per City of Las Vegas Zoning requirements, restaurant USBAGB requires 1 parking stall per 50 square feet of seating and waiting area:
Seating and Waiting Area : 2,975 sq.ft.
2,975 sq. ft. / 50 sq. ft. = 46 Parking Stalls

Parking is provided within the shared parking scheme of the Meadows Mall

EXHIBIT B-2

	EXISTING BLDG S.F.	PROPOSED EXPANSION S.F.	EXPANDED AREA S.F.	PARKING ON EXISTING PARCEL	PARKING REQUIRED NEW AREA	PARKING PROVIDED ON PARCEL	PARKING REQ'D ON FUTURE BDY PARCEL
TENANT BUILDING	703,793			1,866	1,866	1,866	(CP)
BROADWAY SOUTHWEST	167,627			833	916	833	0
TBA	5,833						
DILLARD'S	186,336	55,000	191,336	916	999	999	0
SEARS	126,847			716	723	716	0
TBA	16,344						
J.C. PENNEY	126,472			626	733	634	0
TBA	71,166						
TOTALS	899,000	55,000	191,336	4,626	4,748	4,882*	281

NOTES
1. Net spaces available on each parcel after expansion and restripe of parking from 45° to 70°.
2. When Dillard's expansion and restriping is complete per Exhibit B-2, Dillard's will be required to provide developer a minimum of 281 spaces on the expansion parcel.
3. This total includes 77 extra spaces available on parcels other than Dillard's and developer parcels.

TENANT IMPROVEMENT FOR:
TOMFOOLERY
PUB AND EATERY
MEADOWS MALL, LAS VEGAS

ESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVE., SUITE 400, LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-6000 FAX: (702) 878-6400
www.estararchitects.com

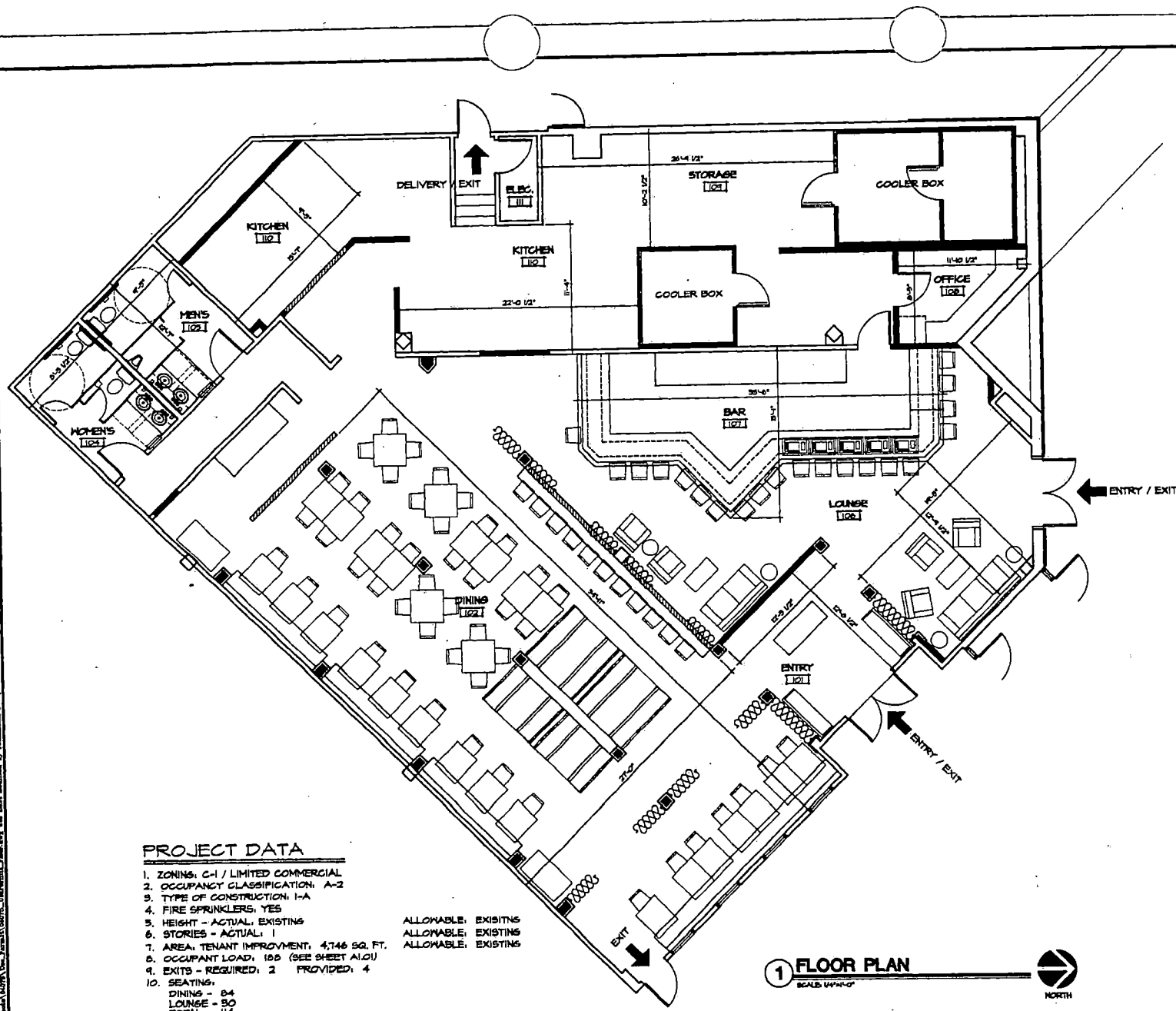
NO.	ISSUED / COMMENTS	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-

PROJECT NUMBER: 04075
DRAWN BY: CARD
CHECKED BY:
DATE: 10/29/04
SCALE: 1:100

SHEET NUMBER
AS1.00
SITE PLAN

CONSTRUCTION DOCUMENTS

SUP-5580
12/16/04 PC



RECEIVED
NOV 0 2 2004

PROJECT DATA

1. ZONING: C-1 / LIMITED COMMERCIAL
2. OCCUPANCY CLASSIFICATION: A-2
3. TYPE OF CONSTRUCTION: I-A
4. FIRE SPRINKLERS: YES
5. HEIGHT - ACTUAL: EXISTING — ALLOWABLE: EXISITNS
6. STORIES - ACTUAL: 1 — ALLOWABLE: EXISTINS
7. AREA: TENANT IMPROVMENT: 4,746 SQ. FT. — ALLOWABLE: EXISTINS
8. OCCUPANT LOAD: 155 (SEE SHEET A1.01)
9. EXITS - REQUIRED: 2 PROVIDED: 4
10. SEATING:
    DINING - 84
    LOUNGE - 30
    TOTAL - 114

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

NORTH

ESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGE AVE., SUITE 100, LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnerarchitects.com

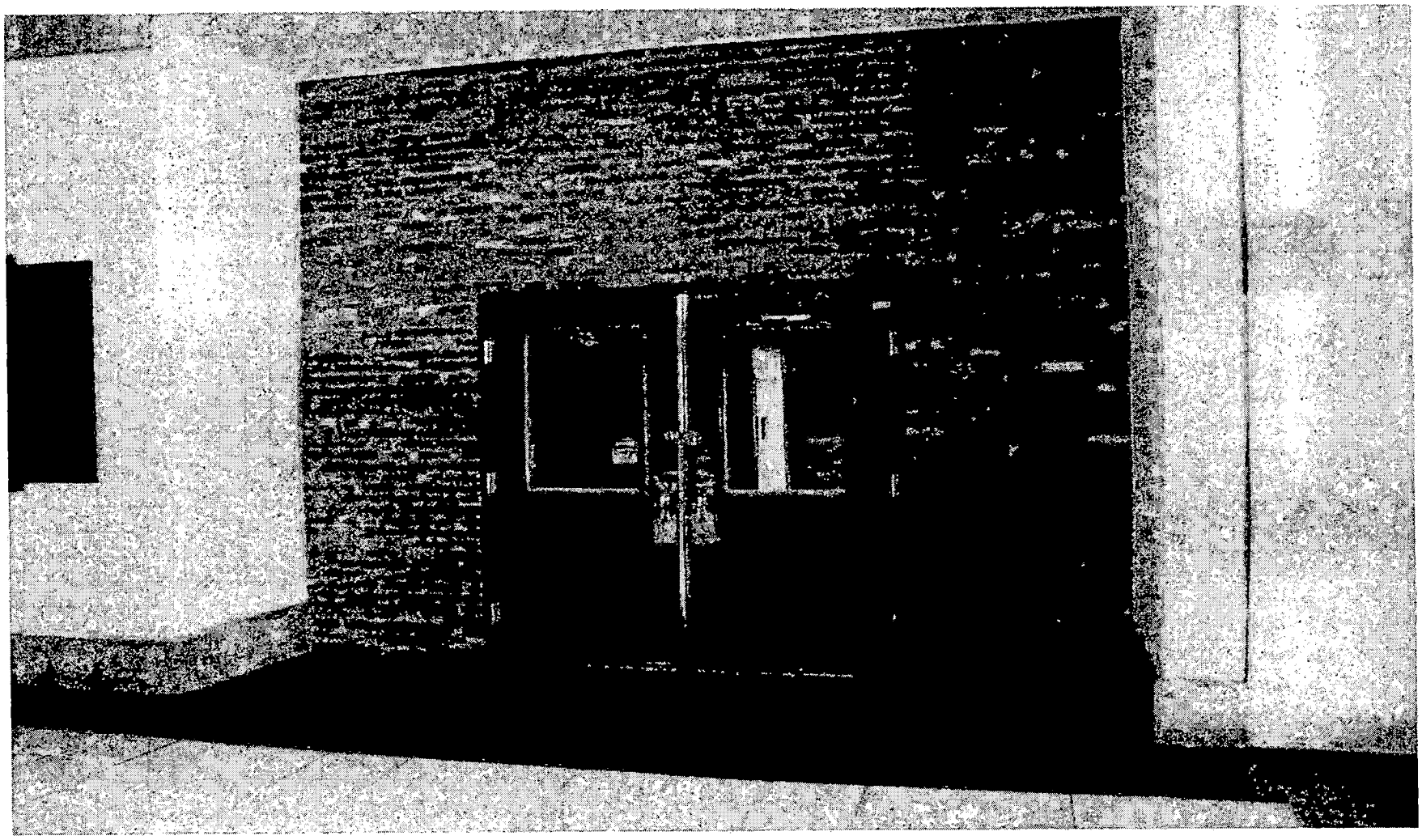
TENANT IMPROVEMENT FOR:
TOMFOOLERY
PUB AND EATERY
MEADOWS MALL, LAS VEGAS

ISSUES	DATE
1 PLANNING SUBMITTAL	11/02/04

DRAWN BY: CADD
CHECKED BY: MP
DATE: 09/30/04
SCALE: 1/4" = 1'-0"

A-FP
FLOOR PLAN

SUP-5580
12/16/04 PC



SUP-5580 - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.
4300 MEADOWS LANE, SUITE #243
DECEMBER 16, 2004 PLANNING COMMISSION

12/2/04



SUP-5580 - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.
4300 MEADOWS LANE, SUITE #243
DECEMBER 16, 2004 PLANNING COMMISSION

12/2/04



SUP-5580 - APPLICANT: SAMCON, INC. - OWNER: GGP IVANHOE II, INC.
4300 MEADOWS LANE, SUITE #243
DECEMBER 16, 2004 PLANNING COMMISSION

12/2/04

City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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. City Council Approval Letter for SUP-2859

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by the City Council on 1/19/2005

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, explained that this is a required review of SUP-2859. The applicant is using the land to the east of the indoor swap meet for excess inventory auto storage. The applicant was previously conditioned to provide wrought iron fencing around the site and that has been completed. There have not been any aesthetic improvements or landscaping made to the site. Staff did not feel vehicle storage was appropriate for this location when the SUP was previously approved and that sentiment remains unchanged.

MINUTES – Continued:

At that time, there was an implication that the proposed usage would be temporary and now with another one-year review before the Commission, staff is left wondering how temporary the use really is.

CASH WILSON, Gary Guy Wilson Architects, appeared on behalf of the applicant with DAVE WICK of Desert Dodge. He stated that in the previous year, staff and the Commission had several concerns and he was happy to report that all conditioned items were completed. Landscaping was installed on the north side, adjacent to the street and the fence was installed as MR. LEOBOLD mentioned. MR. WILSON explained that there was an issue with the landscaping, specifically with the trees on the north side. The problem has been remedied and the necessary trees are in the planter boxes at this time. He requested approval.

COMMISSIONER GOYNES asked about the temporary status of the site. MR. WILSON replied that it is temporary and that the use would last no longer than three years with the first year already completed. MR. WILSON stated that he was unaware of any existing concerns or complaints from neighbors. The wall used to have graffiti on it and the installation of the fence has eliminated that issue. Also, there is now night security at the center that did not exist previously. MR. WICK added that Desert Dodge is in the process of relocating within the next year or two and the additional storage site would no longer be required once the move is completed.

COMMISSIONER EVANS recollected that there was a landscaping issue during the previous year due to landscaping in a concrete sidewalk area. MR. WILSON responded that initially the entire corner had some dilapidated flatwork so the applicant used the existing planter boxes. The trees that were originally in the planter boxes perished due to problems with watering and maintenance; however, the issue has been remedied. MR. WILSON said the owners did clean up the palm trees that continue west from the site so the landscaping that was done did seem to inspire adjacent properties to begin clean up efforts.

COMMISSIONER EVANS stated that he was prepared to motion to authorize another period of review but wanted his colleagues to give some input as to what timeframe should be offered. CHAIRMAN TRUESDELL said the staff was considering one year and the applicant was requesting two years. VICE CHAIRMAN NIGRO suggested bringing it back for a review in one year, as conditioned, with the understanding that it is a three-year application.

MINUTES – Continued:

COMMISSIONER STEINMAN questioned a condition which stated that during the one year review period, Council can require the removal of the off premise sign. He was not aware of such sign and asked for clarification. MR. LEOBOLD indicated that he may have been looking at an older, draft report.

MARGO WHEELER, Deputy Director, Planning & Development Department, informed COMMISSIONER STEINMAN that it has been changed in the current agenda and no reference is made to signage.

MR. LEOBOLD confirmed with MS. WHEELER that Condition 1 did not have to be amended to allow the permit to be extended for the final, additional year. CHAIRMAN TRUESDELL concurred and added that leaving the Condition language as is did not mean in one year the use had to cease. He acknowledged the work done by the applicant but feared the creation of a long term situation when the board is trying to affect other positive changes that are development driven. COMMISSIONER EVANS felt the record would reflect that idea.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:38 – 10:47)

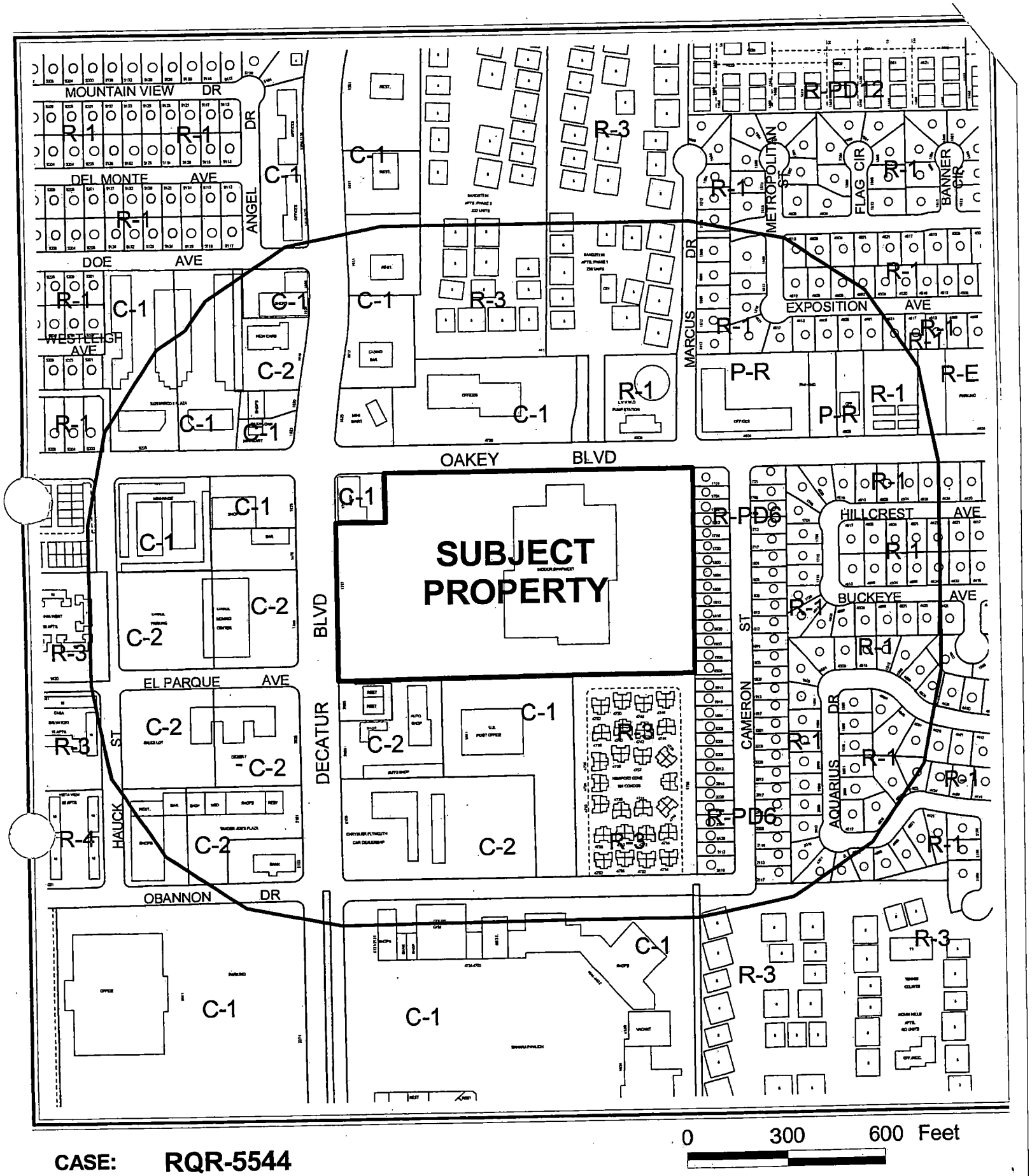
3-3352

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the auto dealer inventory storage use 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 auto dealer inventory storage use be discontinued.

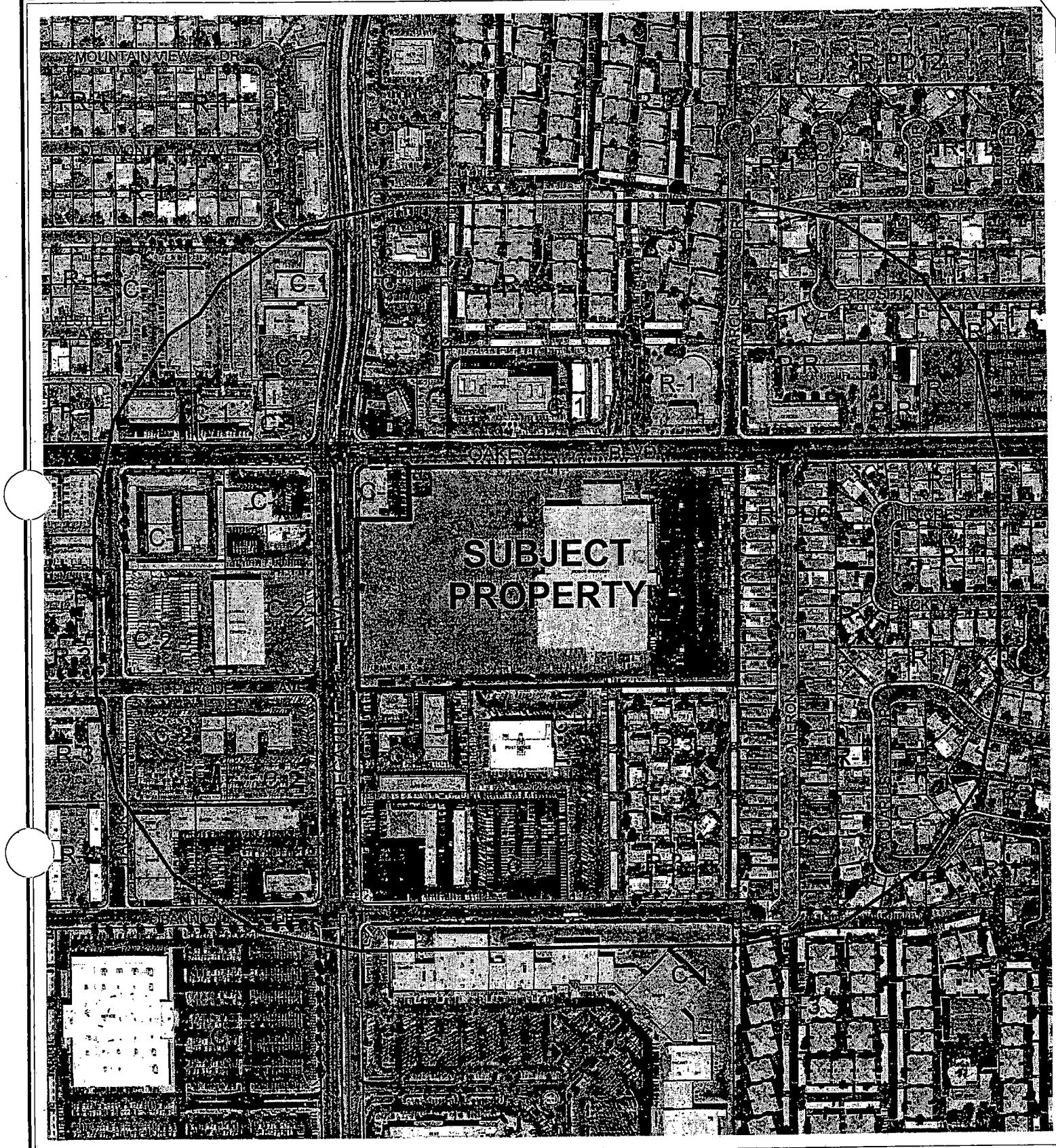
2. All City Code requirements and design standards of all City Departments shall be satisfied.



CASE: **RQR-5544**

RADIUS: 750 FT

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



0 300 600 Feet

CASE: **RQR-5544**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5544 - APPLICANT: DESERT DODGE, INC. - OWNER: DOUGLAS B. KAYS

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the auto dealer inventory storage use 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 auto dealer inventory storage use be discontinued.

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 (SUP-2859) for an auto dealer inventory storage at 1717 South Decatur Boulevard.

BACKGROUND INFORMATION

A) Previous Actions

11/05/86 The City Council approved a request for a Rezoning (Z-0074-86) to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval on October 9, 1986.

12/17/03 The City Council approved the Special Use Permit (SUP-2859) for Auto Dealer Inventory Storage on this site. The Planning Commission recommended approval on November 20, 2003. Staff recommendation was for denial.

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: 15.23

MP

B) Existing Land Use

Subject Property:	Commercial (Indoor Swap Meet)
North:	Office
	Commercial
South:	Condominiums
	Commercial
	Post Office
East:	Single Family Residences
West:	Commercial

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential)
	SC (Service Commercial)
South:	M (Medium Density Residential)
	GC (General Commercial)
	PF (Public Facilities)
East:	ML (Medium-Low Density Residential)
West:	SC (Service Commercial)
	GC (General Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-1 (Single Family Residential)
	R-3 (Medium Density Residential)
	C-1 (Limited Commercial)
South:	R-3 (Medium Density Residential)
	C-1 (Limited Commercial)
	C-2 (General Commercial)
East:	R-PD8 (Residential Planned Development – 8 Units Per Acre)
West:	C-1 (Limited Commercial)
	C-2 (General Commercial)

E) General Plan Compliance

This site is designated as SC (Service Commercial) on the Southeast Sector Map of the General Plan. The existing C-1 zoning is compatible with this land use district and allows for light commercial and retail uses. The proposed Auto Dealer Inventory Storage is allowed with the approval of a Special Use Permit.

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

This site is not affected by any special area plans or districts.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

There are no minimum parking requirements for an Auto Dealer Inventory Storage use established by the Code; however, the spaces to be used for storage of vehicles must be over and above the required parking for property on which the storage is to be located. If this request is approved, a condition has been added requiring the applicant to provide a detailed parking analysis a minimum of 90 days from the final approval of this request or the vehicles shall be removed.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in Title 19 that apply to Auto Dealer Inventory Storage.

B) General Analysis and Discussion

- Zoning

Auto Dealer Inventory Storage is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

  The proposed Auto Dealer Inventory Storage use is to allow storage of vehicles for the existing Desert Dodge automobile dealership at 4701 West Sahara Avenue. Although the wrought iron fence with perforated metal panels has been installed, it is not aesthetically pleasing. Additionally. the vehicle storage remains inappropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development

  A site visit revealed there are vehicles stored on the site and wrought iron fence with perforated metal panels has been installed.

  As of December 2, 2004, there are no known Code Enforcement issues related to this use.

- Conditions

  Pursuant to Title 19.04.050 the following conditions must be met for approval of the Auto Dealer Inventory Storage use:

  1. All areas used for parking or storage of vehicles shall be paved.
  2. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
  3. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
  4. Lighting shall be shielded from adjacent properties.
  5. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of parking area that is provided in excess of required parking for other uses. For the purposes of this Paragraph, the amount of required parking shall be calculated in accordance with the current standards set forth in Chapter 19.10.

  In order to evaluate this request, each of the above conditions will be addressed:

  1. The area of the proposed storage is currently paved.

2. The applicant has installed the wrought iron fence with perforated metal panels as shown on the approved plan.

3. The subject property is adjacent to Decatur Boulevard, a 100-foot wide Primary Arterial, and Oakey Boulevard, an 80-foot wide Secondary Collector on the Master Plan of Streets and Highways.

4. No lighting has been to the site as part of this request.

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."**

   Although this use is allowed in the C-1 (Limited Commercial) zoning district, due to the incompatibility with the adjacent single-family, this use is not harmonious and compatible with the surrounding land uses.

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

   The use is located within an existing commercial development. Due to the incompatibility with the adjacent single family uses, the subject site is still not physically suitable for the type and intensity of land use proposed.

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

   The abutting street network will be adequate for the traffic generated by the use since it is within the existing commercial development. Access to the site is via access driveways from Decatur Boulevard, a 100-foot wide Primary Arterial and Oakey Boulevard, an 80-foot wide Secondary Collector on the Master Plan of Streets and Highways.

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."**

MP

The Auto Dealer Inventory Storage would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 393

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5544 APN: 162-06-301-002

Name of Property Owner: Douglas Kays

Name of Applicant: Desert Dodge Inc

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Douglas B. Kays

Print Name: Douglas B. Kays

Subscribed and sworn before me

This 28 day of October, 2004

J Rogers

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. ROGERS
Appt. No. 03-81601-1
My Appt. Expires May 6, 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

February 3, 2004

Mr. Douglas Kays
1717 South Decatur Boulevard
Las Vegas, Nevada 89102

RE: SUP-2859 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 17, 2003

Dear Mr. Parks:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. No sales shall take place on this property.

2. This use shall be subject to a one year review in a public hearing by the Planning Commission and City Council.

3. The applicant shall submit a plan to provide adequate screening of the vehicles. This plan shall be completed a minimum of 90 days from the final approval of this request or the vehicles shall be removed.

4. The applicant shall provide a detailed parking analysis, based on current Code requirements, indicating the vehicle storage does not interfere with required parking for the existing development a minimum of 90 days from the final approval of this request or the vehicles shall be removed.

5. Conformance to all Minimum Requirements under Title 19.04.050 for an Auto Dealer Inventory Storage use.

6. This Special Use Permit shall expire three years from the date of final approval.

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

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

RQR-5544

8. The applicant shall be responsible for the landscaping from the east property line to the first parking lot entry west on Oakey Boulevard.

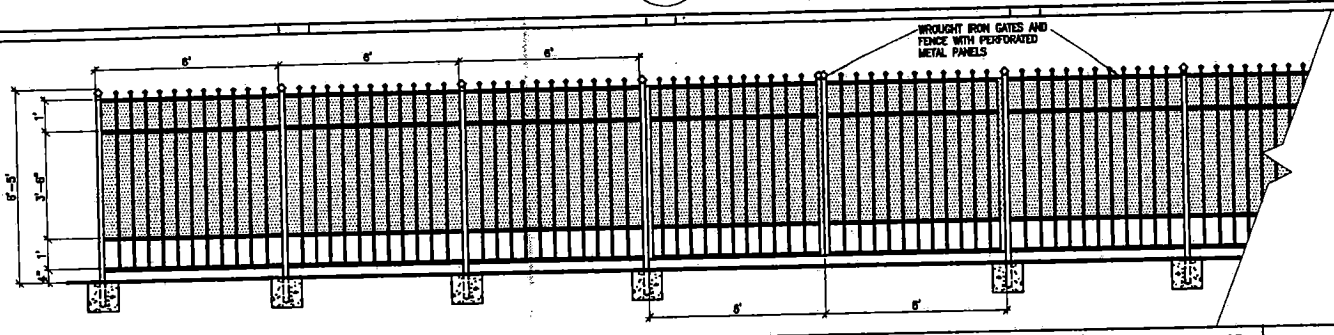
Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

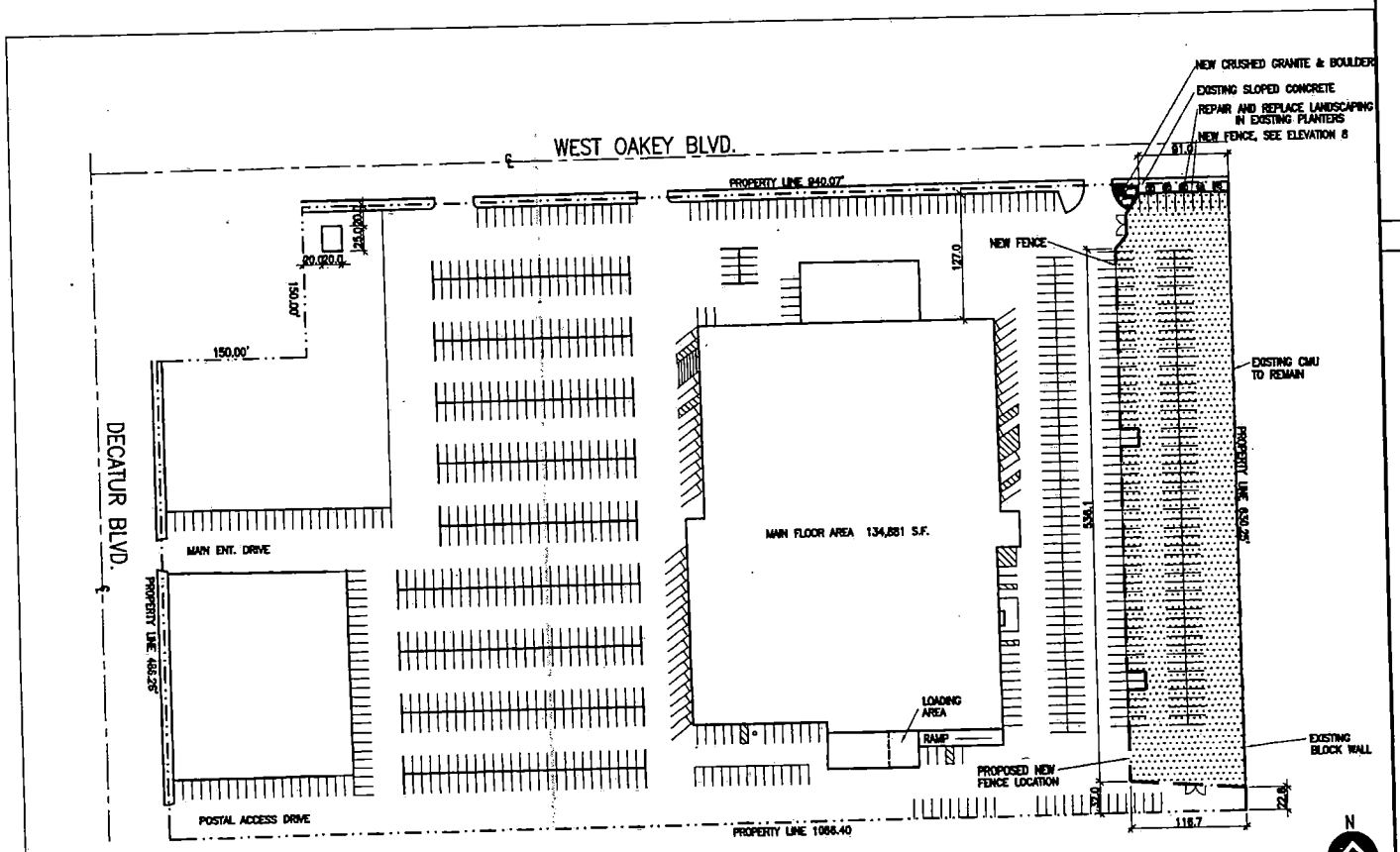
M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Dave Wick
Desert Dodge
4701 West Sahara Avenue
Las Vegas, Nevada 89102



FENCE/GATE ELEVATIONS SC: 1/2"=1'-0" (8)



SITE PLAN SC: 1"=60'-0" (5)

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
1		ALEPPO PINE	PINUS HALEPENSIS	24" BOX	
2		EXISTING PALM TREE		20' +	
3		DECORATIVE BOULDERS		2'-6" X 3'-0" AVE. SIZE	
4		PLANTER AREA	SEE LANDSCAPE NOTES.		SEE PLAN

LANDSCAPE NOTES

1. ALL PLANTER AREA NOT OTHERWISE NOTED TO HAVE 3" DEEP RUST COLOR GRAVEL OVER BLACK POLYETHYLENE AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 3/4" - 1.1/2" dia.)
2. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION
3. ALL TREES TO BE STAKED FOR SUPPORT
4. REPAIR OR REPLACE IRRIGATION SYSTEM AS REQUIRED.
5. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMER, WIRING, ETC. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH, AND GROWTH. SUB-CONTRACTOR TO PROVIDE DESIGN LAYOUT FOR ARCHITECTS REVIEW.

SITE DATA

APPLICATION FOR SPECIAL USE PERMIT FOR AUTO DEALER STORAGE YARD

PARKING ANALYSIS PER CHAPTER 19.10 TABLE 1-ALL OTHER COMMERCIAL USES NOT LISTED

TOTAL CURRENT SPACES	1006
SQUARE FEET OF FACILITY	134,881
RATIO OF 1 SPACE PER 250 SQ/FT	(250)
(LESS) COMMERCIAL SPACES REQUIRED	-540
(EQUALS) EXCESS SPACES AVAILABLE =	466
SUP SPACES AVAILABLE PER 50% RULE	233
SUP SPACES APPLIED FOR	-168
EXCESS SPACES AVAILABLE FOR COMMERCIAL USE	65

TOTAL L.F. NEW FENCE 813.44

ONE YEAR REVIEW DRAWING - NOT FOR CONSTRUCTION SUP-2859

RECEIVED
NOV 0 1 2004

RQR-5544
12/16/04 PC

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
© ALL RIGHTS RESERVED 2004

planning/interior design
GARY GUY WILSON ARCHITECTS, PC
(702)878-0668
7625 South Industrial Road, Suite#100
Las Vegas, Nevada 89139
CONSULTANTS:
CIVIL: ...
STRUCT.: ...
ELEC: ...
MECH: ...

ONE YEAR REVIEW
OFF-SITE AUTOMOBILE STORAGE
@: DECATUR & OAKEY
FOR: DESERT DODGE
LAS VEGAS, NEVADA

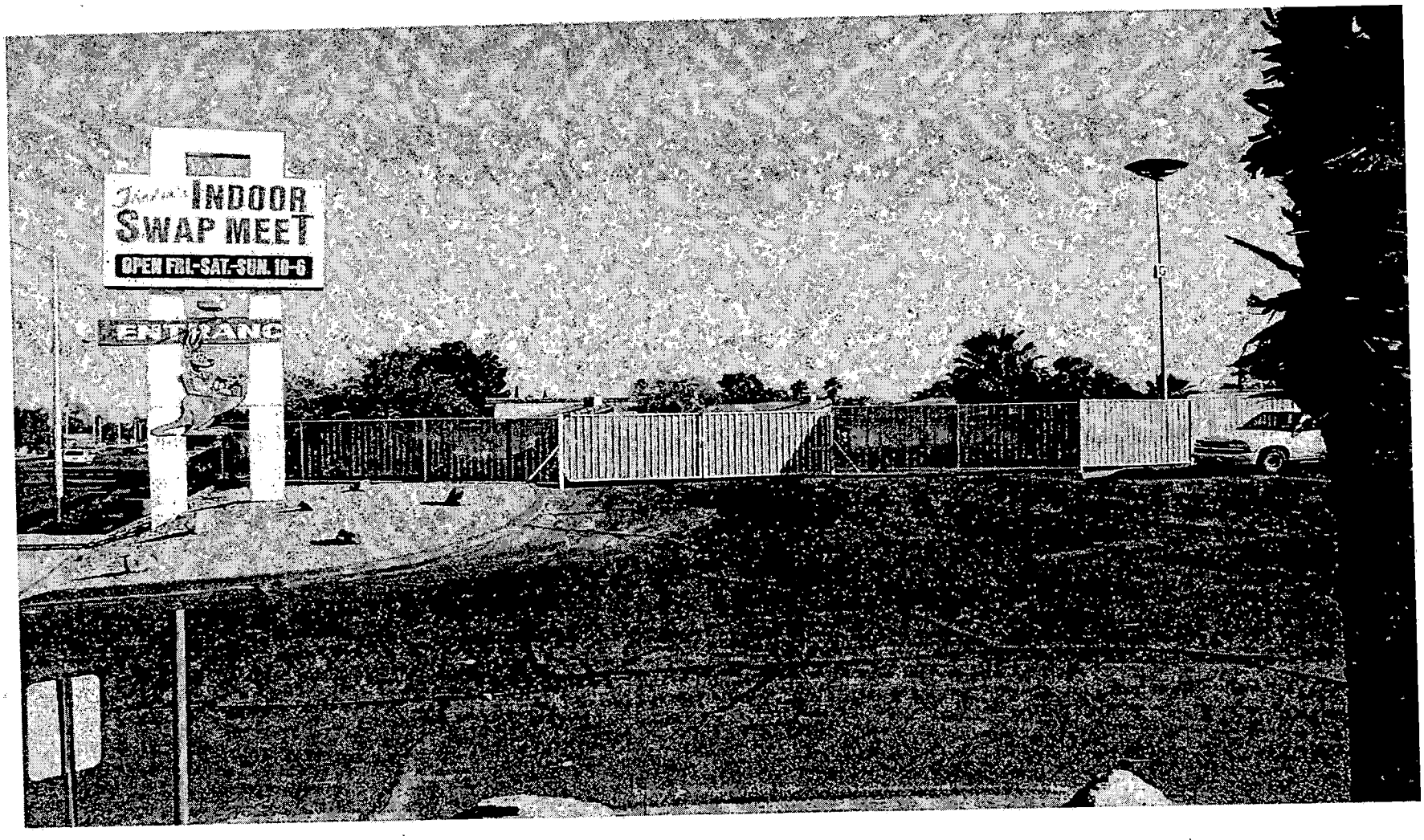
PROJ.NO.	12360312.02
PROJ.ARCH.	G.G.WILSON,AIA
PROJ.MGR.	SRE
JOB CAPT.	SRE
TECH'N	
ARCH.CHK	GGW
PH-2/3	27OCT04
PH-4	
PH-5	

REVISIONS

SHT.NO. D1.2

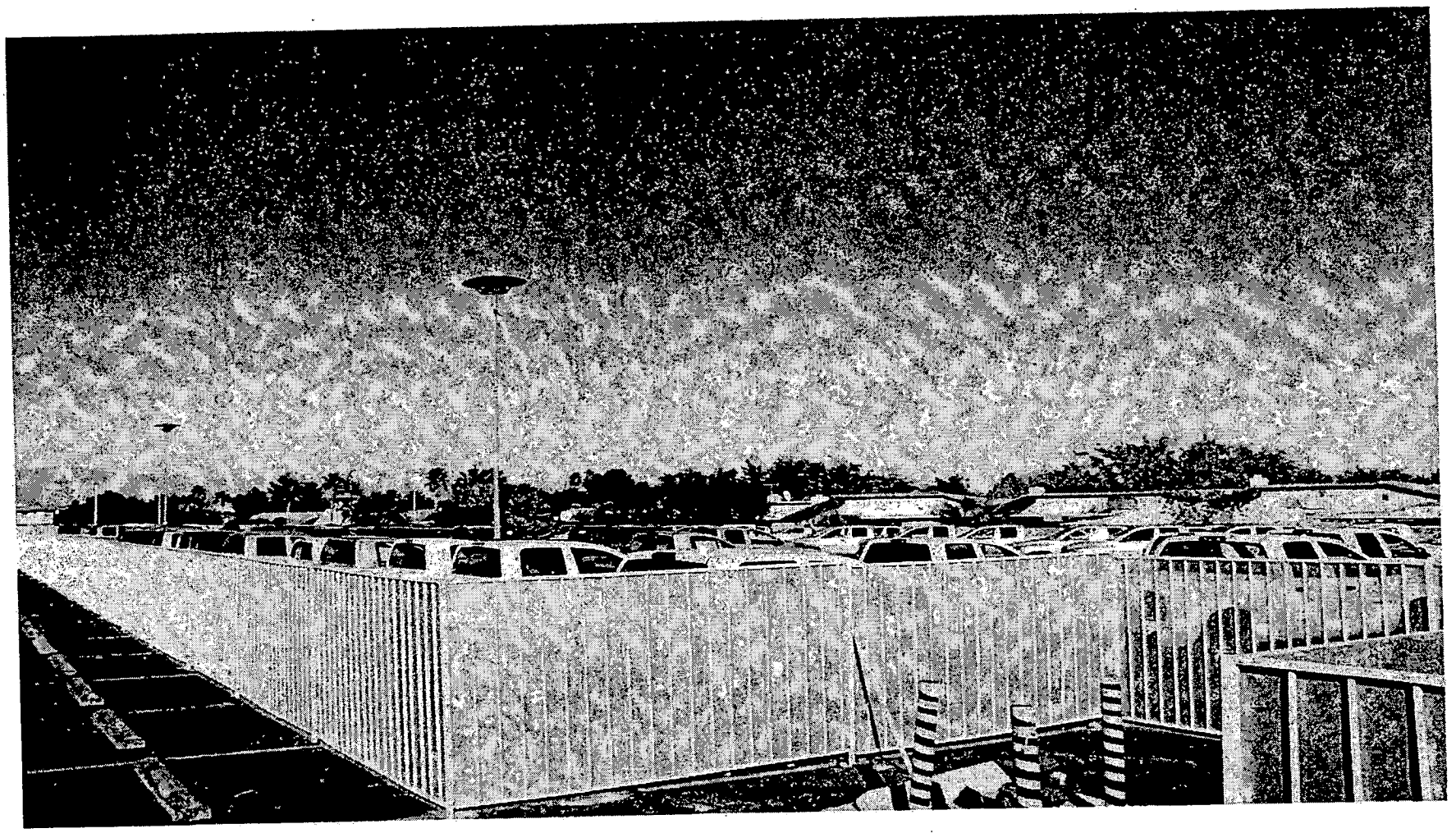
SITE PLAN

C:\2003 Projects\12360312.02 - One Year Review @ DECATUR & OAKEY\Phase 2 - Site Planning\



RQR-5544 - APPLICANT: DESERT DODGE, INC. - OWNER: DOUGLAS B. KAYS
1717 SOUTH DECATUR BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



RQR-5544 - APPLICANT: DESERT DODGE, INC. - OWNER: DOUGLAS B. KAYS
1717 SOUTH DECATUR BOULEVARD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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

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

This is Final Action

NOTE: CHAIRMAN TRUESDELL disclosed that his company does handle the management of the common areas of the Tech Park Phase I. He has not reviewed the item nor does he or his company have any economic interest in the item and therefore, he would be voting.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.

STEVE SWANTON, Planning and Development Department, explained that the application has gone through the Las Vegas Tech Center Architectural Review Committee and it was approved with the condition that the parking area adjacent to the 10-foot landscaping buffer on the east side of the property be reduced by 2 spaces in order to mitigate an encroachment onto the landscaping buffer. That request has been incorporated into the staff's conditions of approval as number 4. Staff is requesting this item be made Final Action.

RICHARD GALLEGOS, 10 Commerce Center Drive, appeared on behalf of the applicant and agreed to all of staff's conditions and recommendations.

AL GALLEGO, resident, stated that he is not related to RICHARD GALLEGOS but was asked by one of the adjacent building owners to come and speak on the item regarding the parking. The street shown on the plan is a private street and the traffic generated by the proposed project will create a parking problem. Currently, there is a dirt lot north of the property and MR. GALLEGO felt it would be used as a parking lot. He asked that a condition be imposed that if the lot is used for parking, it must be paved.

In an unrelated discussion, MR. GALLEGO suggested the new Director of Planning, MARGO WHEELER, be provided with a cushion or a taller chair so that she is visible from the audience. MR. GALLEGO stated she could be heard but not seen.

COMMISSIONER STEINMAN was happy the dirt lot had been brought to the Commission's attention because he noticed there were a couple of handicap spaces designated within it. He asked why the handicap spaces would be that far away from the building the spaces are intended to serve.

MR. GALLEGOS said the drawing was incorrect and that the applicant has been conditioned to put up a barrier for that dirt area until it is paved and used for parking. COMMISSIONER STEINMAN asked if it was an access point for parking because of the way it was shown on the plan. CHAIRMAN TRUESDELL informed him that part of the submitted plan from some time showed where the access points were and that he felt the handicap spaces were in a portion of the dirt lot that were intended for a future building to be built on a northern parcel.

COMMISSIONER STEINMAN asked why the property line is shown on the map as going through the handicap spots. CHAIRMAN TRUESDELL said it did appear that way and that it was a commercial subdivision with cross access drives.

MINUTES – Continued:

COMMISSIONER STEINMAN asked when it would be paved. He said it appears it could be used for access even if not used for parking. CHAIRMAN TRUESDELL reiterated that the applicant has agreed to place a barrier there unless the lot is paved. MR. GALLEGOS confirmed that if it is subject to vehicular access, it would be paved. COMMISSIONER STEINMAN was satisfied with that information.

CHAIRMAN TRUESDELL pointed out that having the barrier until the lot is paved would also address the concern made by MR. GALLEGO on behalf of a nearby property owner. MR. GALLEGO asked what the penalty would be if the lot were to be used as a parking lot. MR. GALLEGO questioned if a barrier would be sufficient or if a fence would be a more sound solution.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:47 – 10:54)

CONDITIONS:

Planning and Development

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

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

3. The proposed development will be limited to the use of 22% reflective glass per Title 19.08.045.

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 parking area adjacent to the 10' landscape buffer along the east side property line be reduced by 2 spaces to mitigate encroachment on the landscape buffer, and to be replace with landscaping. Furthermore, the site plan shall be revised to illustrate a curb or sufficient barrier as approved by the Las Vegas Technology Center Architectural Review Committee along the northern alignment to prevent vehicle access onto adjacent property.

CONDITIONS – Continued:

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 the materials to be used for trees, shrubs and ground cover.

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

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

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

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

14. 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

CONDITIONS – Continued:

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.

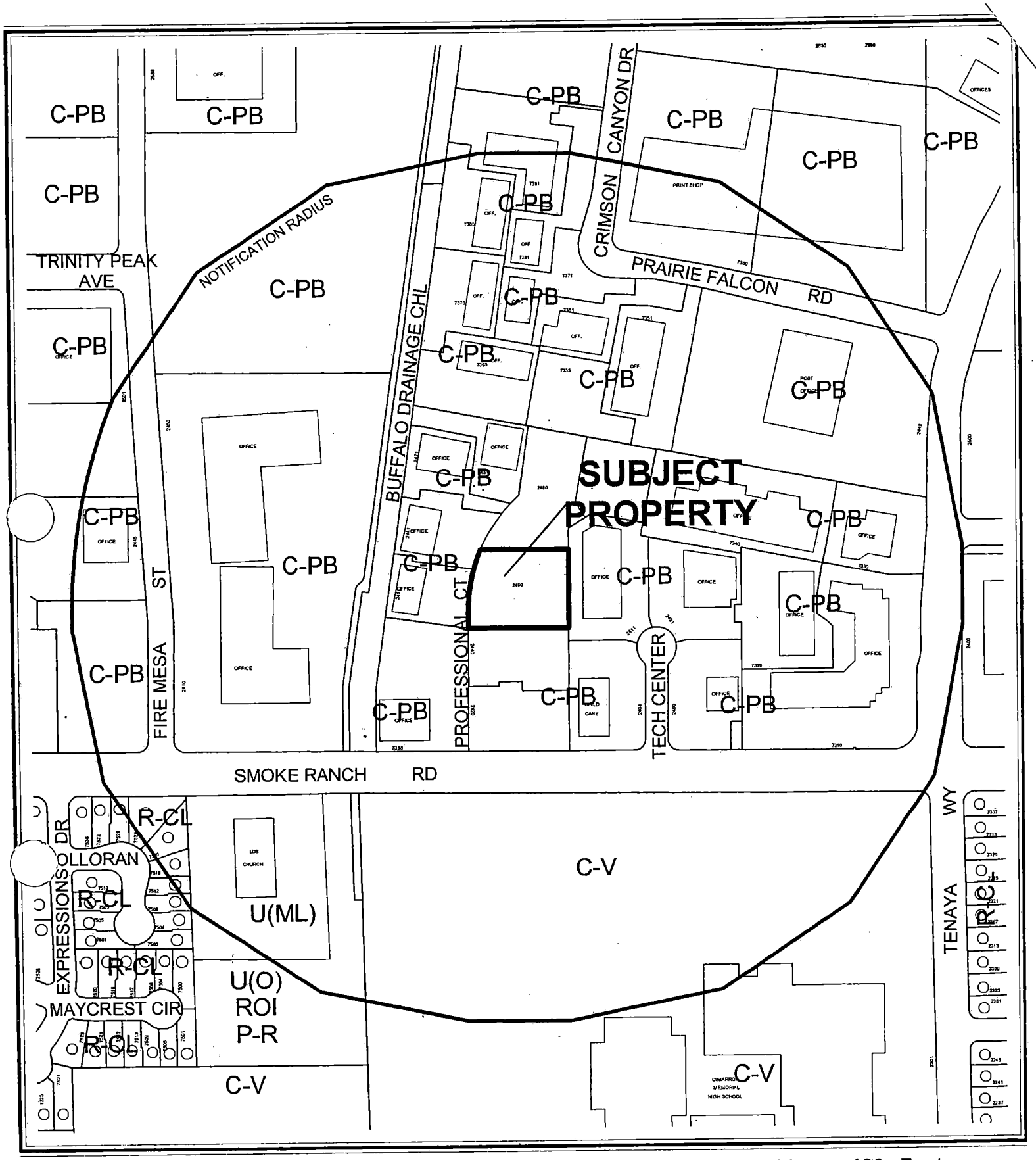
15. All City Code requirements and design standards of all City departments must be satisfied.

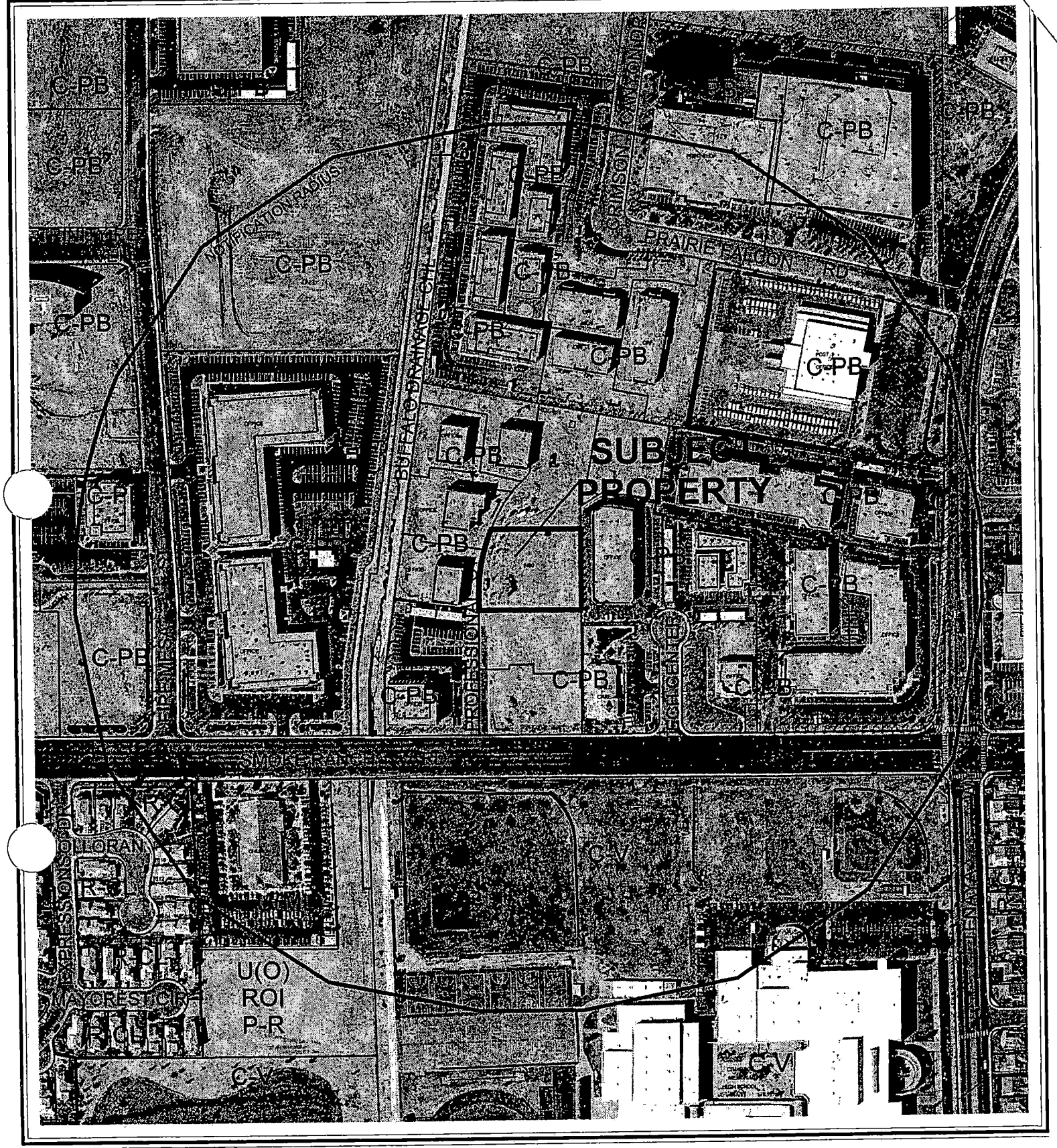
Public Works

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

17. Provide a copy of a recorded Joint Access for use of the private drive known as "Professional Court", prior to the issuance of any permits.

18. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.


C-PB
C-PB
C-PB



0 200 400 Feet

CASE: **SDR-5482**

RADIUS: 900 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5482 - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: THE LOUIS AND VICKI RICHARDSON TRUST DATED OCTOBER 18, 1996

** CONDITIONS **

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

Planning and Development

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

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

3. The proposed development will be limited to the use of 22% reflective glass per Title 19.08.045.

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 parking area adjacent to the 10' landscape buffer along the east side property line be reduced by 2 spaces to mitigate encroachment on the landscape buffer, and to be replace with landscaping. Furthermore, the site plan shall be revised to illustrate a curb or sufficient barrier as approved by the Las Vegas Technology Center Architectural Review Committee along the northern alignment to prevent vehicle access onto adjacent property.

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 the materials to be used for trees, shrubs and ground cover.

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

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

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

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

10. Parking lot lighting standards shall be no more than *20* feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

14. 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.

PL

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

Public Works

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

17. Provide a copy of a recorded Joint Access for use of the private drive known as "Professional Court", prior to the issuance of any permits.

18. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 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.

B) Applicant's Justification

The applicant justifies the application by stating that they believe the project to be "consistent with the General Plan, Las Vegas Zoning Code, the Design Standards Manual and other applicable regulations and policies of the City." The applicant is requesting a waiver be granted to reduce the front yard landscape buffer be from 15 feet to 10 feet. The applicant justifies this request by stating that the reduction in the front yard landscape buffer is warranted, so as to provide adequate parking for the building as well as provide sufficient street visibility to the building.

BACKGROUND INFORMATION

A) Previous Actions

02/22/99	The City Council approved a General Plan Amendment (GPA-0047-98) from SC (Service Commercial) to LI/R (Light Industry/Research) and a Rezoning (Z-0087-98) from C-1 (Limited Commercial) to C-PB (Planned Business Park) for this site as part of a larger request for the entire Las Vegas Technology Center expansion area. The Planning Commission and staff recommended approval January 28, 1999.
01/17/99	The City Council approved a Development Standard Review and Master Plan Review [Z-0087-98(1) and Z-0066-87(4)] for the Las Vegas Technology Center Phase II. The Planning Commission and staff recommended approval on October 14, 1999.
10/21/04	The Las Vegas Technology Center Architectural Review Committee granted conditional approval of the project.

PL

B) Pre-Application Meeting

10/11/04 A pre-application conference was held resulting in the following comments:

- Discussion of the C-PB (Planned Business Park) zoning district setbacks
- Parking to be calculated out at 1 Space per 300 SF. of GFA
- Perimeter, interior and parking landscaping requirements
- No traffic study or signal fees required
- Elevation/glazing – Max 20% reflectivity
- Drainage study to be updated
- Trash enclosure to be walled and roofed
- Perimeter walls to be identified

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.92

B) Existing Land Use

Subject Property:	Undeveloped [Proposed Professional Office Building (SDR-5482)]
North:	Undeveloped (No proposed plans as of yet)
South:	Undeveloped [Proposed Medical Office Building (SDR-4069)]
East:	Professional Office Building
West:	Professional Office Building

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:	C-PB (Planned Business Park)
North:	C-PB (Planned Business Park)
South:	C-PB (Planned Business Park)
East:	C-PB (Planned Business Park)
West:	C-PB (Planned Business Park)

E) General Plan Compliance

The site is designated as LI/R (Light Industry/Research) in the Southwest Sector Plan of the General Plan. This category allows areas for clean, low-intensity (non-polluting and non-nuisance) industrial areas, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. The proposed two-story professional office building is in conformance with this designation.

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

This project lies within the Las Vegas Technology Center. The subject property, as part of a larger request was added to the Las Vegas Technology Center in 1999.

PROJECT DESCRIPTION

The proposed buildings will be located within southwest portion of the Las Vegas Technology Park. Access will be from Professional Court by a two-way ingress/egress located approximately 300 feet north of Smoke Ranch Road.

The 13,300 square foot professional office building will be positioned on the 0.92 acre lot so that the parking will located along the north, west and south sides of the building. The site will contain 50 parking spaces, exceeding the required amount. The front of the building will be oriented towards the west and will have access from all three of the parking areas. Landscaping proposed for the site is deficient in depth and will also require a waiver from the commercial development standards.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.92 Acres	N/A
Min. Lot Width	100 Feet	178.5 Feet	YES
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 20 Feet 15 Feet	 75.16 Feet 10 Feet N/A N/A	 YES YES N/A N/A
Max. Lot Coverage	50 %	16.6%	YES
Max. Building Height	Three Stories or 55 Feet	39 Feet	YES
Trash Enclosure	Screened & Covered	One – Screened & Covered	YES

The proposed office buildings meet or exceed all of the development standards of Title 19.08. Since the subject site is a parcel located along a private street with an approved commercial subdivision, the east property line has been designated as a side property line.

A2) Residential Adjacency Standards

The proposed development meets the code requirements for the residential adjacency standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	13,300 SF.	1 Space / 300 SF. of GFA	43	2	47	3

The proposed development exceeds the required amount of parking. The site plan, in particularly the parking layout illustrated, has been conditioned to reflect the parking area adjacent to the 10' landscape buffer along the east side property line be reduced by 2 spaces to mitigate encroachment on the landscape buffer, and to be replace with landscaping. The site's overall parking will be further impacted by the addition of an handicap access aisle as to make the handicap parking spaces at the front of the building in conformance. Therefore, the total parking provided onsite

would be reduced from 50 parking spaces to 47 parking spaces. Additional parking has been indicated on the adjacent parcel to the north. No time line has been indicated by the applicant as to when the adjacent parking is to be completed, therefore all efforts shall be made to avoid traffic of parking on dirt, and has been conditioned to install a curb or sufficient barrier as approved by the Las Vegas Technology Center Architectural Review Committee, until such time as the onsite improvements have been completed. A cross access agreement is an inherently part of the Smoke Ranch Corporate Center's covenants, conditions and restrictions.

A4) Landscape Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree / 6 Spaces	9 Trees	9 Trees
Buffer: • Min. Trees	1 Tree / 30 Linear Feet	26 Trees	8 Trees
• Min. Zone Width - Front - Rear & Side	15 Feet 8 Feet		10 Feet 4-10 Feet
• Wall height	6 Feet		Not Provided

The site has a total of 19 trees proposed, 16 trees less than what is required. Perimeter landscaping fails to meet landscaping standards and will require a waiver to be in conformance. The perimeter landscaping along the east side of the property line is required to be located within an 8-foot buffer. As it is depicted currently the landscape buffer varies in width from 4 feet to 10 feet. To remedy this the Las Vegas Technology Center I Architectural Review Committee has given there approval subject to "the parking area adjacent to the 10' landscape buffer along the east side property line be reduced by 2 spaces to mitigate encroachment on landscape buffer." The parking lot and foundation landscaping meets the landscaping requirements set forth by Title 19.12 and the Las Vegas Urban Design Guidelines. The applicant has not supplied any information pertaining to perimeter walls on the submitted plans; therefore no recommendations can be made at this time.

PL

A4) Sign Standards

The submitted site plan and building elevations do not indicate any signage to be located onsite. All signage will be subject to development standards as part of the permitting process.

B) General Analysis and Discussion

- Zoning

The subject site is located within a C-PB (Planned Business Park) zoning district. The C-PB (Planned Business Park) zoning district allows industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, research, development and testing laboratories; medical related uses and ancillary commercial uses in an Industrial Office Park setting. The C-PB (Planned Business Park) zoning district is consistent with the Light Industry/Research category of the General Plan. The proposed professional office development is consistent with the C-PB (Planned Business Park) zoning district.

- Site Plan

The proposed site design is in conformance with the standards of the Las Vegas Technology Center. The site plan depicts an attractive site layout with adequate parking provided for the office use.

- Waivers

The proposed development is requesting a waiver from perimeter landscape requirements, so they may have a 10-foot landscape buffer where 15 feet is required along Professional Court.

- Landscape Plan

The landscape plan depicts a 10-foot landscape buffer along the Professional Court street frontage, a 6-foot landscape buffer along the southern property line and a 4-foot to 10-foot landscape buffer along the eastern property line. The landscape buffer along the eastern property line will be conditioned so as to maintain a minimum 8-foot buffer the entire length of the property line. The landscape plan indicates 19 trees to be located throughout the site, however details as to what materials to be used are not shown. Therefore, the application will be conditioned to revise the landscape plan to indicate the type trees, shrubs and ground cover to be used.

- Elevation

  The supplied elevations depict a 39-foot, two-story professional office building. The building is to incorporate a 3-coat exterior plaster system on the exterior walls with a parapet cap running the roofline and the ceiling height of the entire building. Additionally, the west elevation (the main entrance to the building) will utilize a thin set tile in conjunction with the plaster and a painted metal canopy will be placed over the entrance. The color scheme to be utilized corresponds with the desert landscape palate. All windows are depicted as being aluminum windows with solar cool bronze insulated glass with bronze frames.

- Floor Plan

  The floor plans are indicative of professional office development. The first floor plan indicates a central hallway on the first floor that allows access to conference rooms, offices, restrooms and break rooms. The second floor is accessible via stairs or an elevator and is composed of offices, two of which have balconies attached.

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 office development will be comparable in design elements to existing Las Vegas Technology Center development and will be compatible with future office development.

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

   The project required a waiver of perimeter landscaping to be in compliance with the landscape buffer standards. Otherwise the proposed project is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards, with implementation of the recommended conditions.

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

   The site access and circulation will not negatively impact adjacent roadways, including Smoke Ranch Road that is fully developed as a 100-foot wide Primary Arterial Roadway.

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

   The proposed building materials and colors are compatible with the desert environment and are appropriate. The proposed landscaping will conform to the approved landscape plan for the overall Technology Park site and the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

   The building elevations are appealing and are compatible with newer, recent development in the area, and will foster an aesthetic environment that is compatible with development in the area.

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

   The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 38

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5482 **APN:** 138-15-410-052

Name of Property Owner: Louis S. Richardson and Vicki Richardson, Trustee of The Louis and Vicki Trust Dated October 18, 1996

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Louis Richardson

Subscribed and sworn before me

This 18th day of October, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANITA M. CARTER
No: 94-0171-1
My Appointment Expires June 22, 2006

Revised 2/12/02

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5482 APN: 138-15-410-052

Name of Property Owner: Louis S. Richardson and Vicki Richardson, Trustee of The Louis and Vicki Trust Dated October 18, 1996

Name of Applicant: ARCHITECT GERALD GARAPICH, AIA, 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: Louis Richardson

Print Name: Louis Richardson

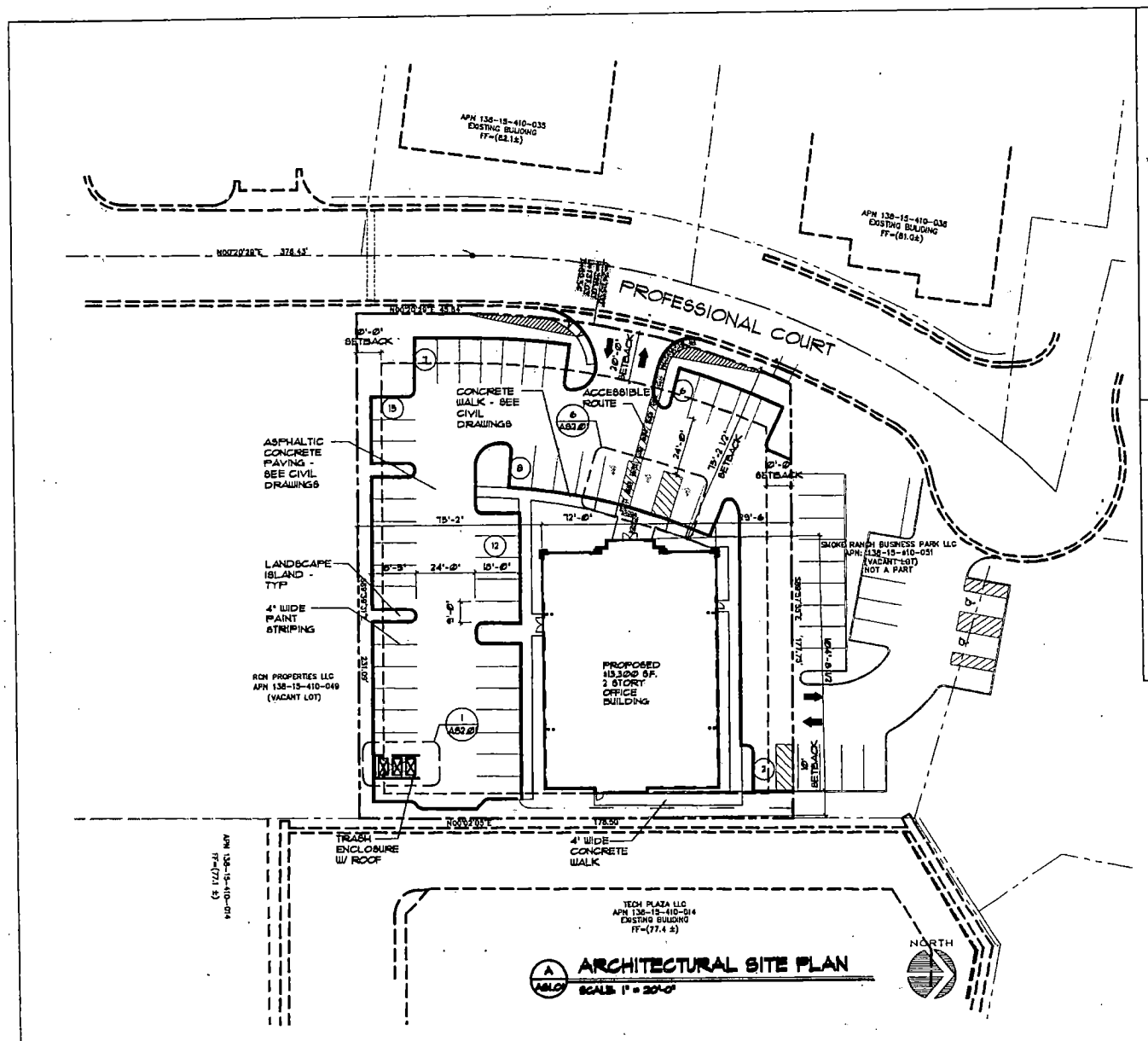
Subscribed and sworn before me

This 18th day of October, 2004

Danita M. Carter

Notary Public in and for said County and State

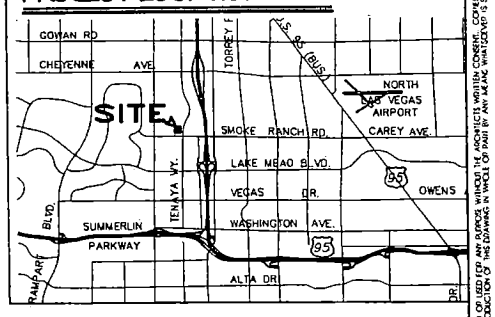
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANITA M. CARTER
No: 94-0171-1
My Appointment Expires June 22, 2006



PROJECT DATA:

ASSESSORS PARCEL NUMBER:		138-15-410-052
SITE AREA:		40,000 SF. (0.92 ACRES)
CURRENT ZONING:		C-2/P
PROPOSED ZONING:		C-2/P
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	20'-0"	75'-2"
INTERIOR SIDES:	10'-0"	30'-5"
REAR:	15'-0"	10'-0"
BUILDING AREA:		
LOWER LEVEL (B)		16,650 SF.
UPPER LEVEL (B)		16,650 SF.
TOTAL		13,300 SF.
LOT COVERAGE:		16.6%
PARKING CALCULATIONS: REQUIRED: (1 PER 300 SF.)		45 SPACES
PROVIDED: INCLUDING 3 HANDICAP SPACES		50 SPACES

PROJECT LOCATION:



RECEIVED
OCT 19 2004

SDR-5482
12/16/04 PC

ARCHITECT
GERALD GADDIS • AIA • LLC
10 CONNERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-8848 FAX (702) 454-7842

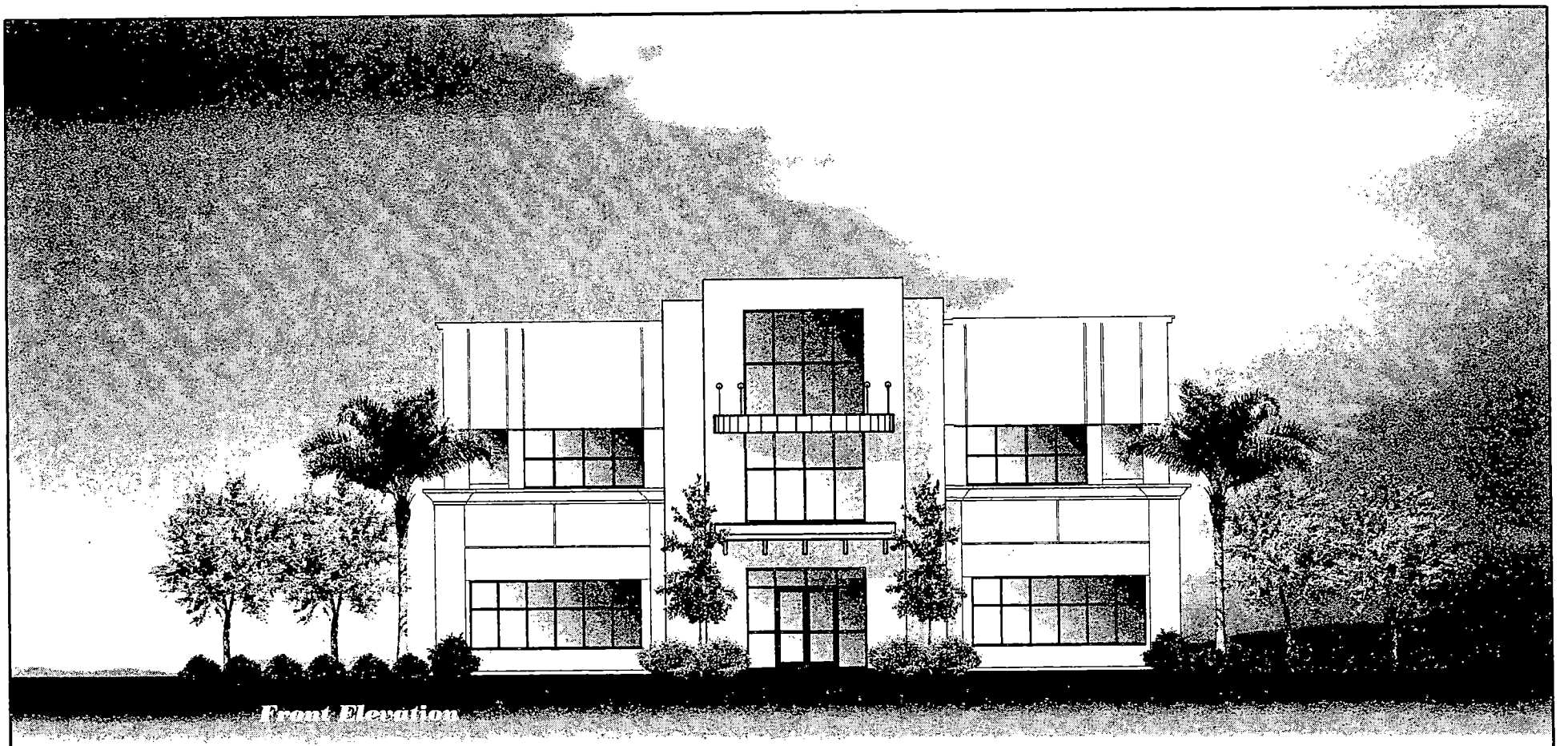
project title:
PARKER NELSON AND ARIN BUILDING
SMOKE RANCH AND BUFFALO
LAS VEGAS, NEVADA

sheet title:
ARCHITECTURAL SITE PLAN

issue dates:
10/14/04
drawn by:
T.B.
checked by:
G.G.
project no.:
04-08
revisions:

sheet no.
AS1.01

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE, OR SHOULD BE, THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WHATSOEVER WITHOUT THE ARCHITECTS WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE LIMITED ONLY FOR THEIR USE AND FOR OCCUPANCY BY THE PROJECT OWNER ONLY, AND SHALL NOT BE LOANED, COPIED OR MADE AVAILABLE TO ANY OTHER PERSONS OR ENTITIES FOR USE ON OTHER PROJECTS. ANY SUCH UNAUTHORIZED USE, AND THEREFORE NOT VALID, UNLESS THEY ARE ALSO SIGNED BY THE ARCHITECT. ALL DRAWINGS, IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SIGNED BY THE ARCHITECT. ALL DRAWINGS IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED.
© 2004 GERALD GADDIS AND ASSOCIATES



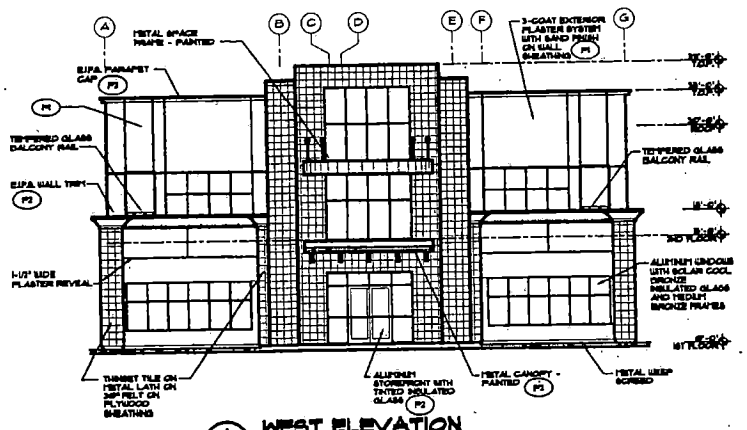
Front Elevation

New Building for Parker Nelson and Arin Chtd.

Architect Gerald Garapich AIA, LLC

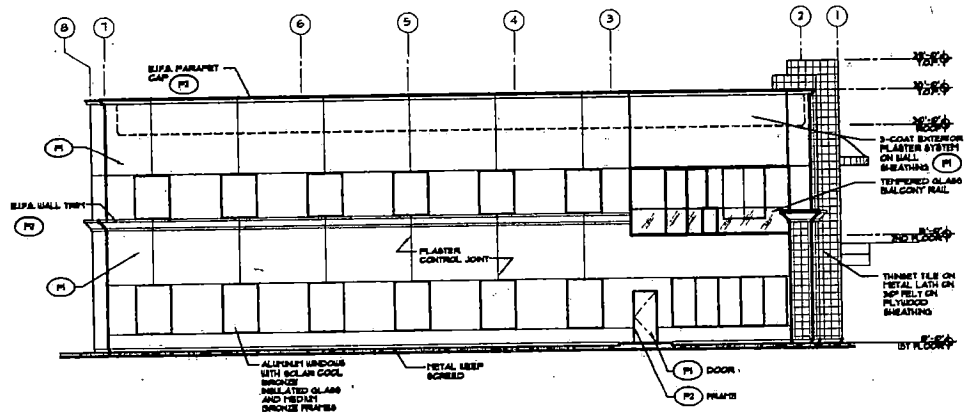
10 Commerce Center Drive Henderson, Nevada 89014 ph. 454-5842

SDR-5482 RECEIVED
12/16/04 PC OCT 19 2004



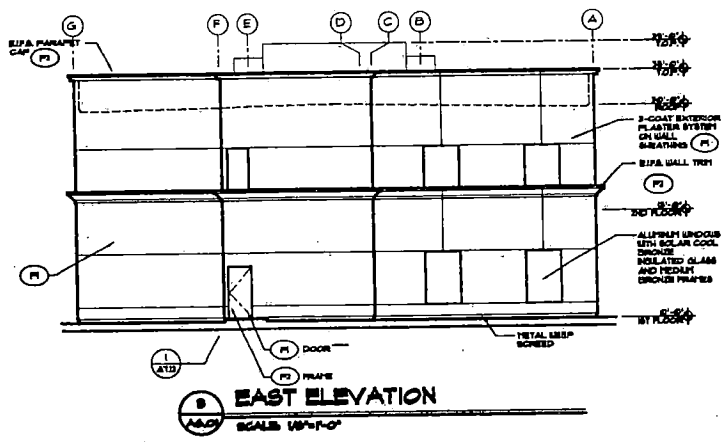
1 / A6.01 **WEST ELEVATION**

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



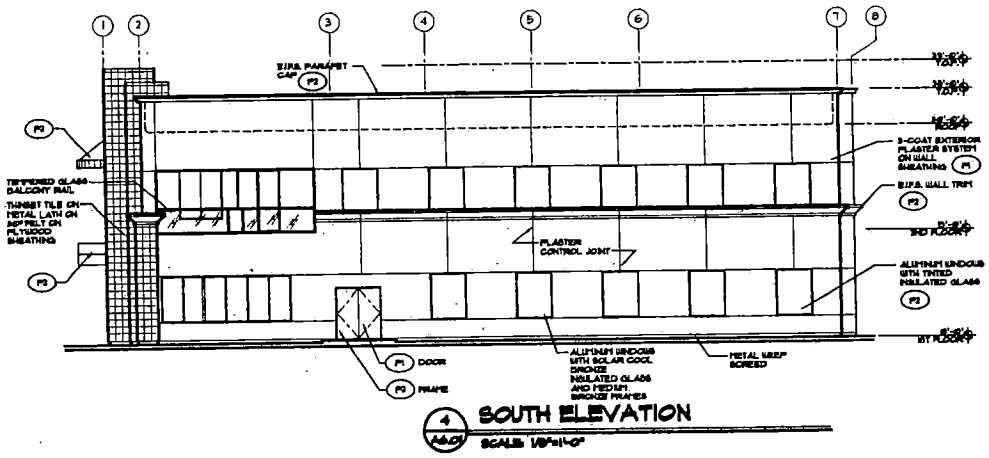
2 / A6.01 **NORTH ELEVATION**

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



3 / A6.01 **EAST ELEVATION**

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



4 / A6.01 **SOUTH ELEVATION**

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

COLOR & MATERIAL LEGEND

- (P1) PRIMARY COLOR
  FRAZEE [illegible] - WINTER WHISPER
- (P2) SECONDARY COLOR
  FRAZEE [illegible] - TEAL SUEDE
- (T1) TILE - EMSER TILE, 24"X24" (TRAV LA NOC)

SDR-5482 RECEIVED
12/16/04 PC OCT 19 2004

ALL RENDERINGS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED OUT OF ANY PURPOSE WITHOUT THE ARCHITECTS WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE LENDED ONLY FOR REPUSE AND FOR COMPLETION OF THE PROJECT FOR WHICH THEY WERE PREPARED, AND ARE READY FOR USE AND HEREFORE NOT VALID UNLESS THEY ARE SIGNED, STAMPED AND DATED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE AND HEREFORE NOT VALID UNLESS THEY ARE SIGNED, STAMPED AND DATED. ANY USE OF THESE DRAWINGS FOR OTHER PROJECTS, ANY USE OF THESE DRAWINGS BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. ANY REPRODUCTION OF THIS DRAWING, IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED.

ARCHITECT
GERALD GADALETA • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-8648 FAX (702) 454-7642

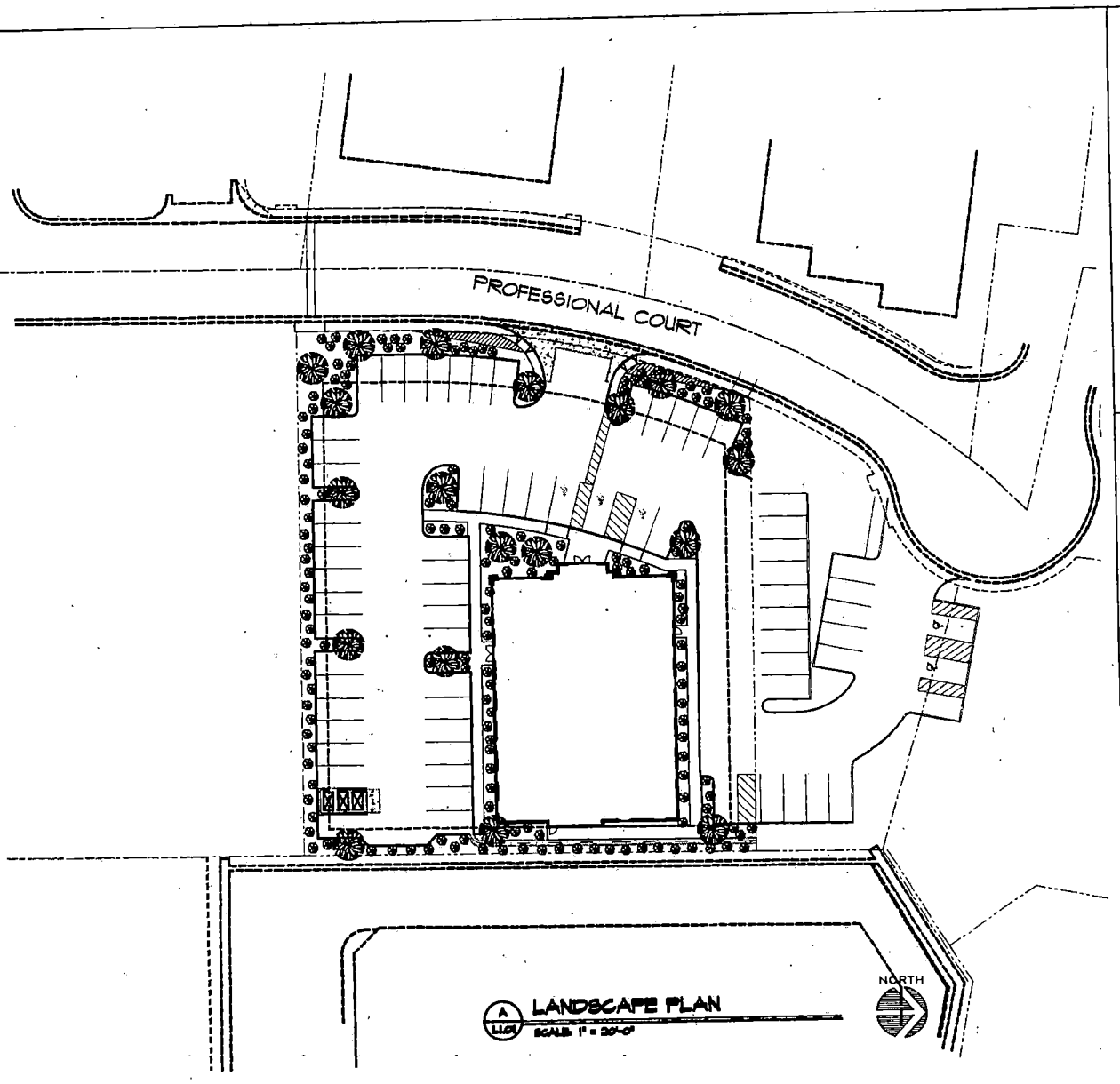
project title:
PARKER NELSON AND ARIN BUILDING
SMOKE RANCH AND BUFFALO
LAS VEGAS, NEVADA

sheet title:
EXTERIOR ELEVATIONS

issue dates: 8/18/04
drawn by: T.B.
checked by: G.G.
project no.: 04-129
revisions:

sheet no.
A6.01

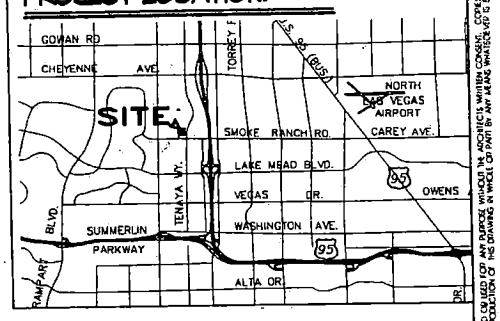
of sheets



LANDSCAPE NOTES:

1. LANDSCAPE ISLANDS: PROVIDE (1) 24" BOX TREE PER ISLAND WITH DRIP IRRIGATION.
2. LANDSCAPE BUFFERING: PROVIDE 24" BOX TREES @ 1 PER 30' MINIMUM.
3. USE ONLY PLANT SPECIES AS APPROVED BY LOCAL AUTHORITIES.
4. LOW SHRUBS SHALL BE CLUSTERED IN GROUPS OF THREE OR MORE WHERE SHOWN.
5. ALL PLANTING BEDS SHALL RECEIVE 2" DEEP, 1" SCREENED PINK CORAL ROCK GROUND COVER.

PROJECT LOCATION:



RECEIVED
OCT 19 2004

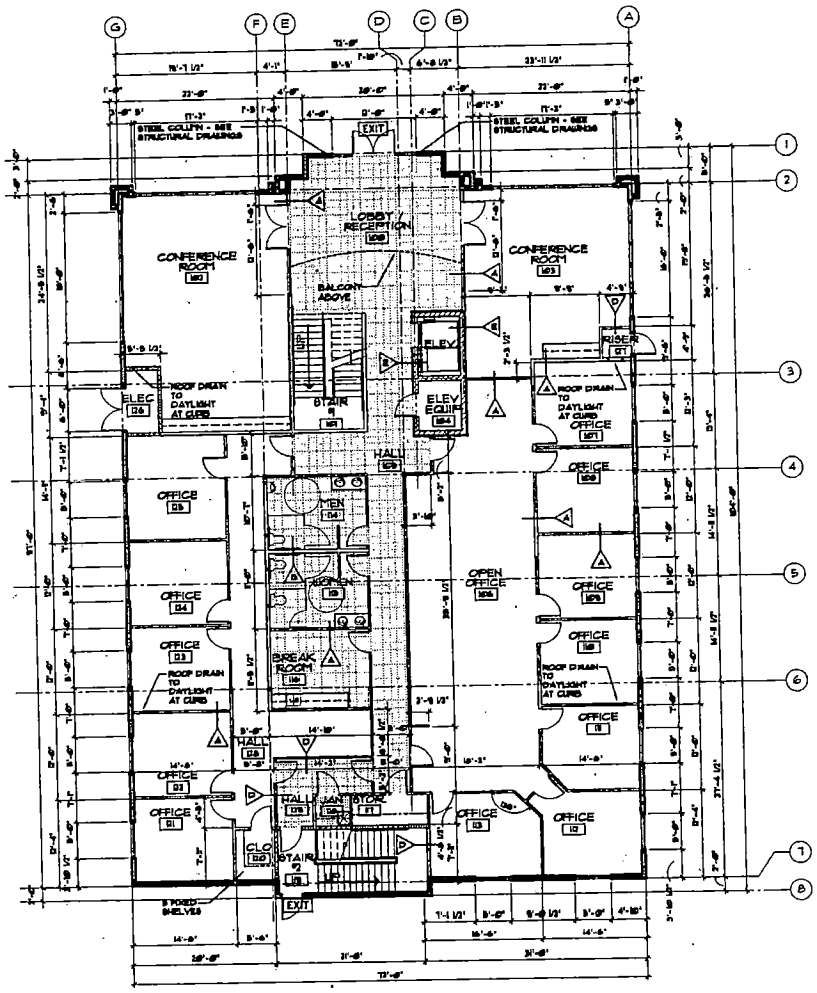
SDR-5482
12/16/04 PC

ARCHITECT
GERAUD GADAPOU • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 456-5862 FAX (702) 456-7862

project title:
PARKER NELSON AND ARIN BUILDING
SMOKE RANCH AND BUFFALO
LAS VEGAS, NEVADA

sheet title: LANDSCAPE PLAN
file name:
drawn by: TA
checked by: GG
project no: 04-09
revisions:
sheet no. L1.01

ALL REMARKS OR SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT, ON ANY OTHER SITE OR FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INDICATED. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE AND HEREFOR NOT VALID UNLESS THEY ARE SIGNED AND DATED. NAC 623.760 GERAUD GADAPOU AND ASSOCIATES © XXXX.



1/A0.1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF WALL AND PANEL JOINTS FOR CONCRETE AND FACE OF STUD WHERE APPLICABLE U.N.O. REFER TO WALL LEGEND
2. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO START OF WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
3. REFER TO STRUCTURAL DRAWINGS FOR TILT-UP CONCRETE PANELS DIMENSIONS AND ADDITIONAL INFORMATION
4. EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

WALL LEGEND

A — 2X6 STUDS @ 24" O.C. TO STRUCTURE WITH 1-LAYER 5/8" GYP. BD. EACH SIDE AND 6" SOUND ATTENUATION BATTS IN STUD CAVITY. SEE DETAIL 1/A9.01

D — 2X6 STUDS @ 24" O.C. TO 6' ABOVE FINISH CEILING WITH 1-LAYER 5/8" GYP. BD. EACH SIDE AND 6" SOUND ATTENUATION BATTS IN STUD CAVITY. SEE DETAIL 3/A9.01

C — 8X8X16" C.M.U. WALL PER I.B.C. TABLE 719.1(2), ITEM 3. SEE DETAIL 5/A9.01 (1-HOUR RATED)

D — 2X4 STUDS @ 24" O.C. TO STRUCTURE WITH (1) LAYER 5/8" TYPE 'X' GYP. BD. EACH SIDE AND 3-1/2" SOUND ATTENUATION BATTS IN STUD CAVITY PER I.B.C. TABLE 719.1(2), ITEM 14. SEE DETAIL 5/A9.01 (1-HOUR RATED)

B — 8X8X16" C.M.U. WALL WITH FLAT 2X4 WOOD FURRING AND 5/8" GYP. BD. TO 6' ABOVE FINISH CEILING. SEE DETAIL 7/A9.01

NOTE: THE CONTRACTOR SHALL PROVIDE FULL THICK BATT INSULATION IN ALL EXTERIOR AND INTERIOR WALL CAVITIES.

RECEIVED
OCT 19 2004

SDR-5482
12/16/04 PC

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED BY THE CLIENT OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION OR FOR PERMIT UNLESS SIGNED AND DATED. © 2003 GERALD GADARIAN AND ASSOCIATES. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED.

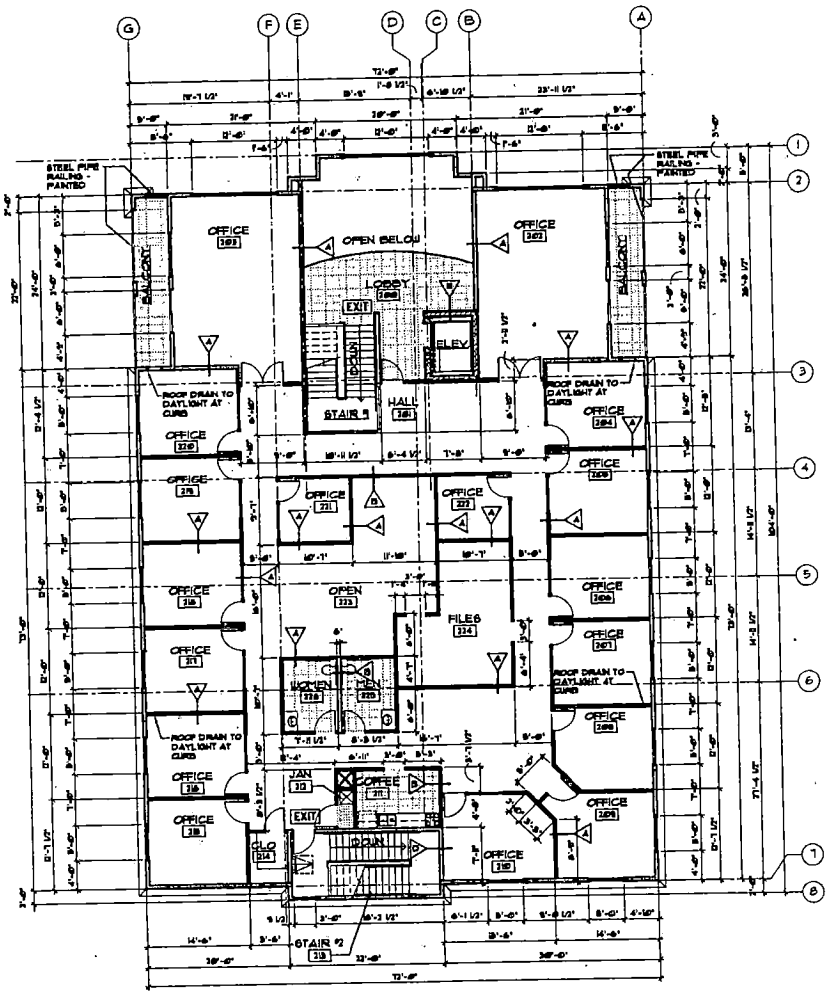
ARCHITECT
GERALD GADARIAN • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5442 FAX (702) 454-7442

project title:
PARKER NELSON AND ARIN BUILDING
SMOKE RANCH AND BUFFALO
LAS VEGAS, NEVADA

sheet title:
1ST FLOOR PLAN

job date: 10/4/04
drawn by: TJA
checked by: GA
project no:
dwg file
revisions:

sheet no.
A1.01



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF WALL AND PANEL JOINTS FOR CONCRETE AND FACE OF STUD WHERE APPLICABLE U.N.O. REFER TO WALL LEGEND
2. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO START OF WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
3. REFER TO STRUCTURAL DRAWINGS FOR TILT-UP CONCRETE PANELS DIMENSIONS AND ADDITIONAL INFORMATION
4. EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

WALL LEGEND

- 2X6 STUDS @ 24" O.C. TO STRUCTURE WITH 1-LAYER 5/8" GYP. BD. EACH SIDE AND 6" SOUND ATTENUATION BATTS IN STUD CAVITY. SEE DETAIL 1/A9.01
- 2X6 STUDS @ 24" O.C. TO 6" ABOVE FINISH CEILING WITH 1-LAYER 5/8" GYP. BD. EACH SIDE AND 6" SOUND ATTENUATION BATTS IN STUD CAVITY. SEE DETAIL 3/A9.01
- 8X8X16" CMU WALL PER I.B.C. TABLE 719.1(2), ITEM 3. SEE DETAIL 5/A9.01 (1-HOUR RATED)
- 2X4 STUDS @ 24" O.C. TO STRUCTURE WITH (1) LAYER 5/8" TYPE 'X' GYP. BD. EACH SIDE AND 3-1/2" SOUND ATTENUATION BATTS IN STUD CAVITY PER I.B.C. TABLE 719.1(2), ITEM 14. SEE DETAIL 9/A9.01 (1-HOUR RATED)
- 8X8X16" CMU WALL WITH FLAT 2X4 WOOD FURRING AND 5/8" GYP. BD. TO 6" ABOVE FINISH CEILING. SEE DETAIL 7/A9.01

NOTE: THE CONTRACTOR SHALL PROVIDE FULL THICK BATT INSULATION IN ALL EXTERIOR AND INTERIOR WALL CAVITIES.

RECEIVED
OCT 19 2004

SDR-5482
12/16/04 PC

ARCHITECT
GADDIS GADDIS • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 456-5662 FAX (702) 456-5662

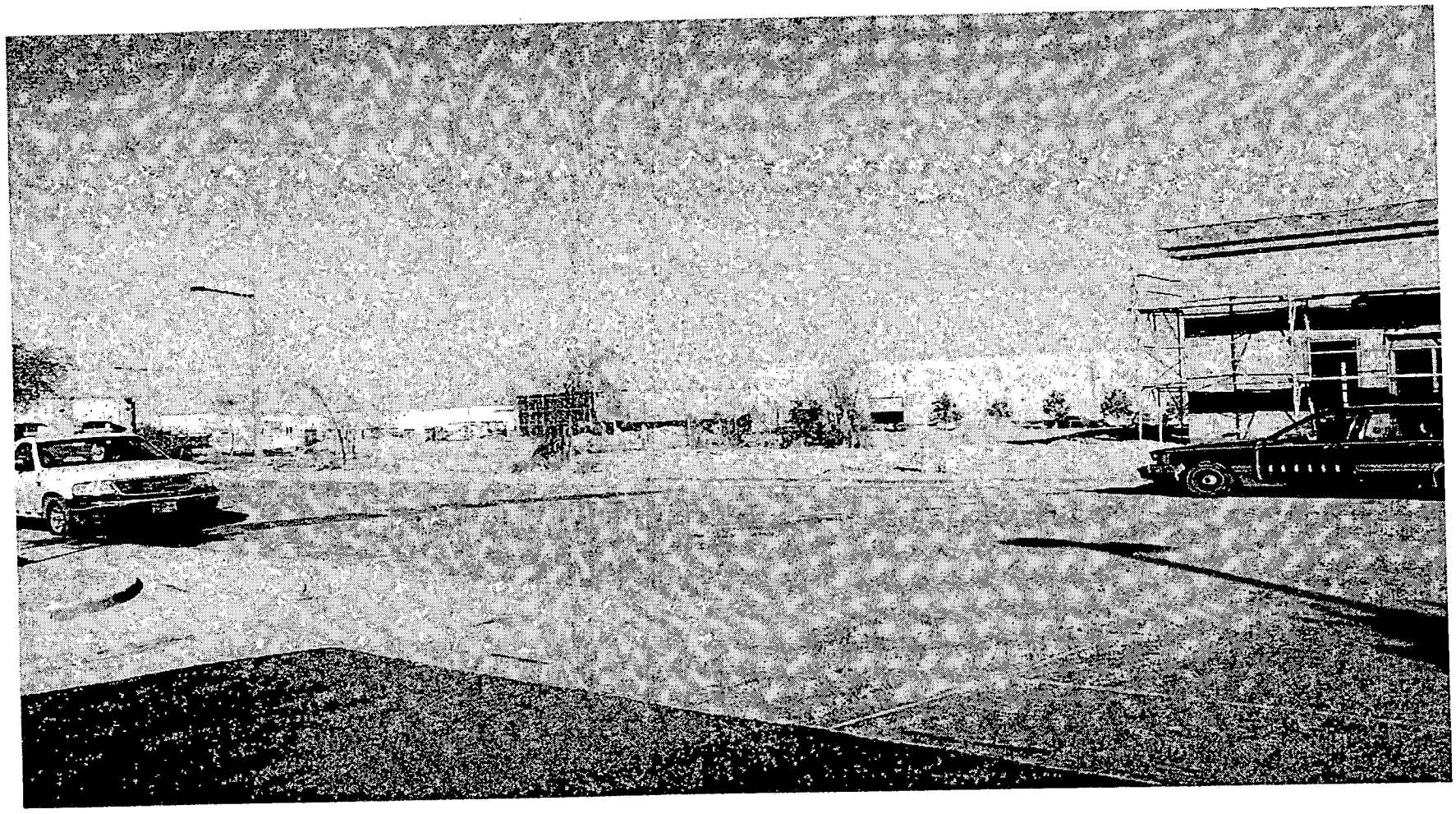
project title:
PARKER NELSON AND ARIN BUILDING
SMOKE RANCH AND BUFFALO
LAS VEGAS, NEVADA

sheet title: 2ND FLOOR PLAN

issue dates: 10/14/04
drawn by: T.S.
checked by: G.G.
project no.: 04-08
revisions:

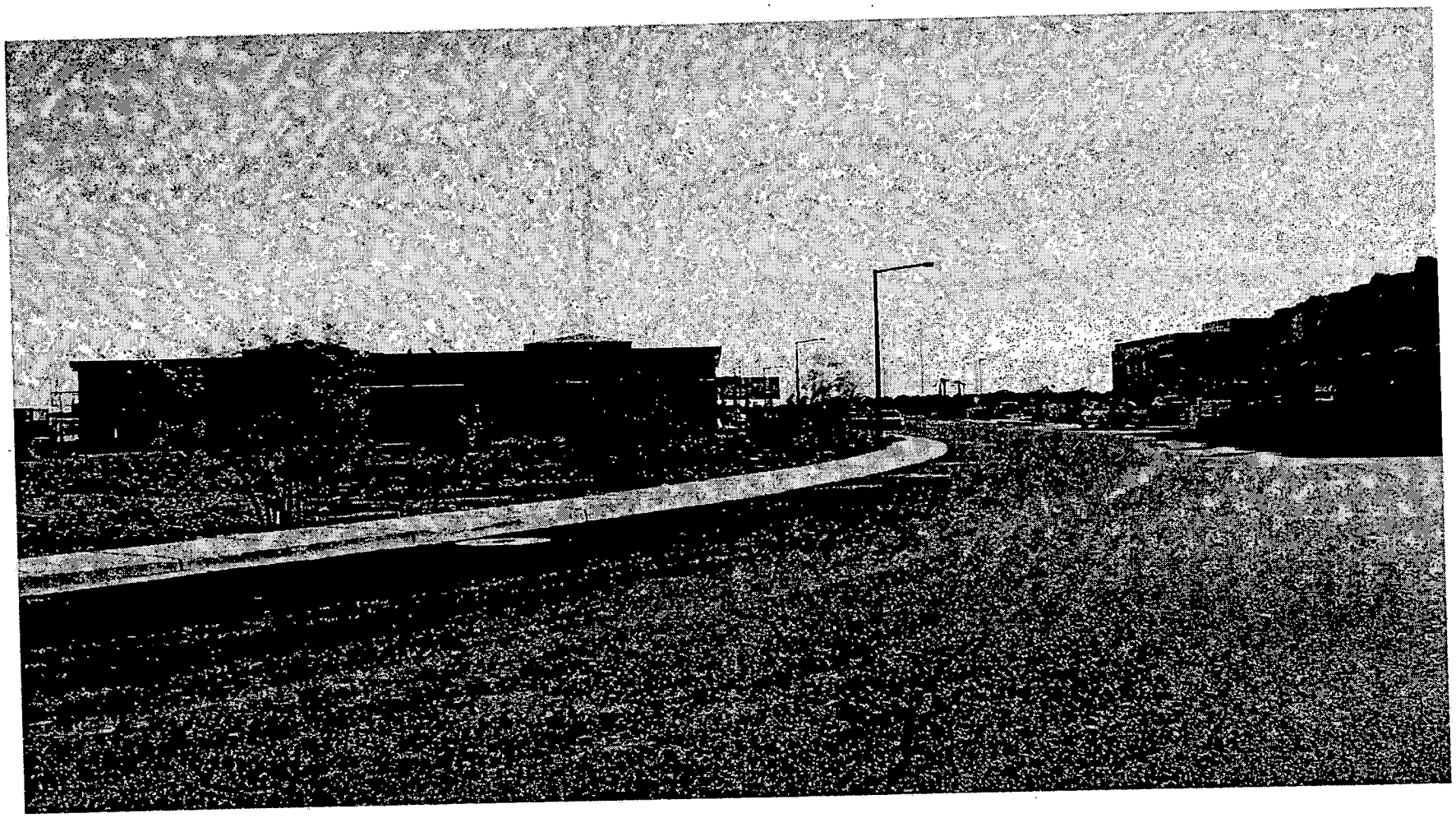
sheet no. A1.02

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPYRIGHT 2004 ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS PREPARED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE ARCHITECT'S WRITTEN CONSENT IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR BID, AND THEREFORE NOT VALID UNLESS THEY ARE SIGNED, SEALED AND DATED. NAC 625.780, GSTAD 9.4 ARCHITECTURAL ASSOCIATES BY-LAWS



SDR-5482 - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: THE LOUIS AND VICKI RICHARDSON TRUST DATED OCTOBER 18, 1996
EAST SIDE OF PROFESSIONAL COURT, APPROXIMATELY 300 FEET NORTH OF SMOKE RANCH ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



SDR-5482 - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: THE LOUIS AND VICKI RICHARDSON TRUST DATED OCTOBER 18, 1996
EAST SIDE OF PROFESSIONAL COURT, APPROXIMATELY 300 FEET NORTH OF SMOKE RANCH ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



SDR-5482 - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: THE LOUIS AND VICKI RICHARDSON TRUST DATED OCTOBER 18, 1996
EAST SIDE OF PROFESSIONAL COURT, APPROXIMATELY 300 FEET NORTH OF SMOKE RANCH ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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

MOTION:
NIGRO – Motion 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

City of Las Vegas

Agenda Item No.: 58

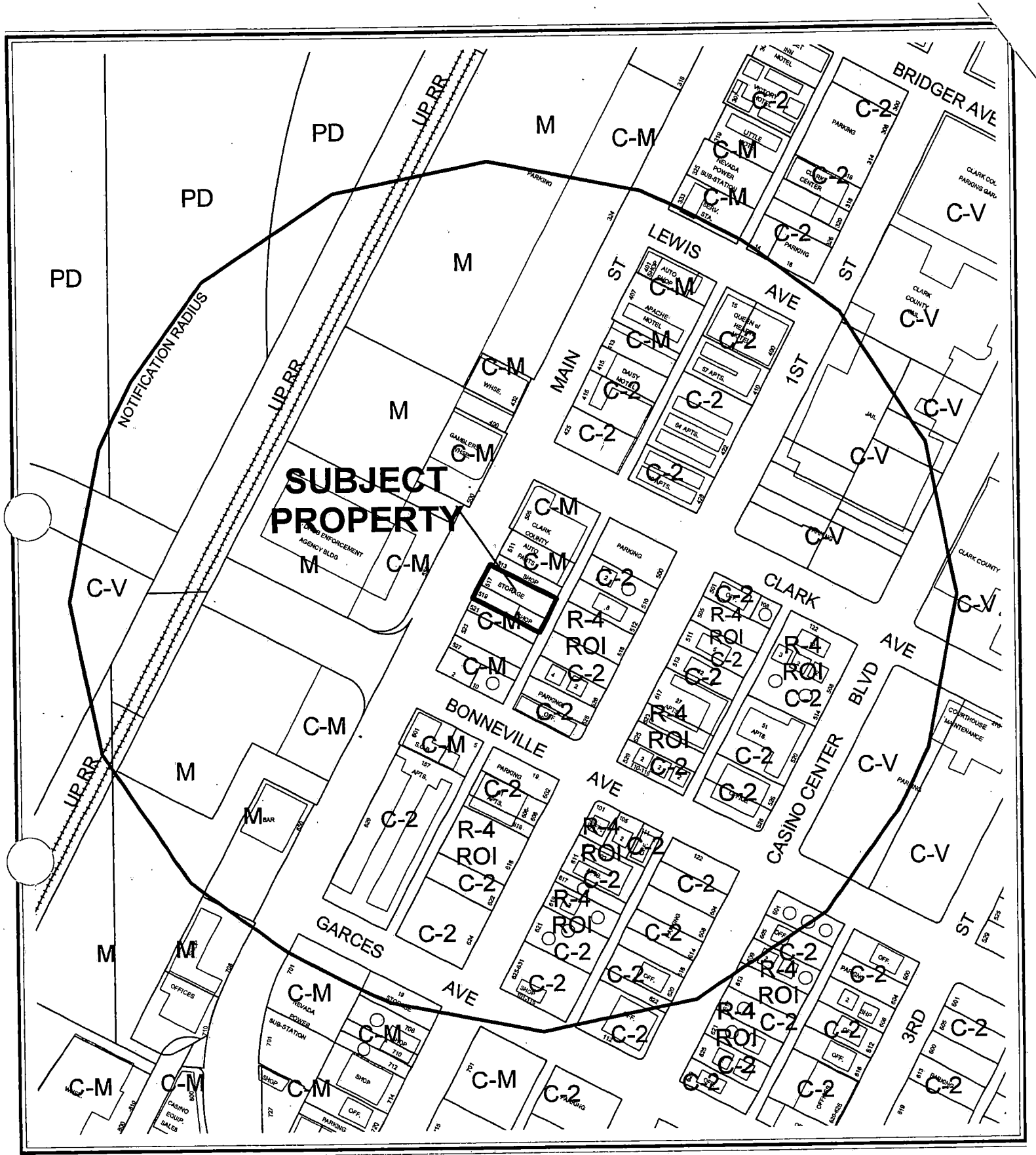
PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 58 – SDR-5503

MINUTES:

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

(6:03 – 6:06)

1-104

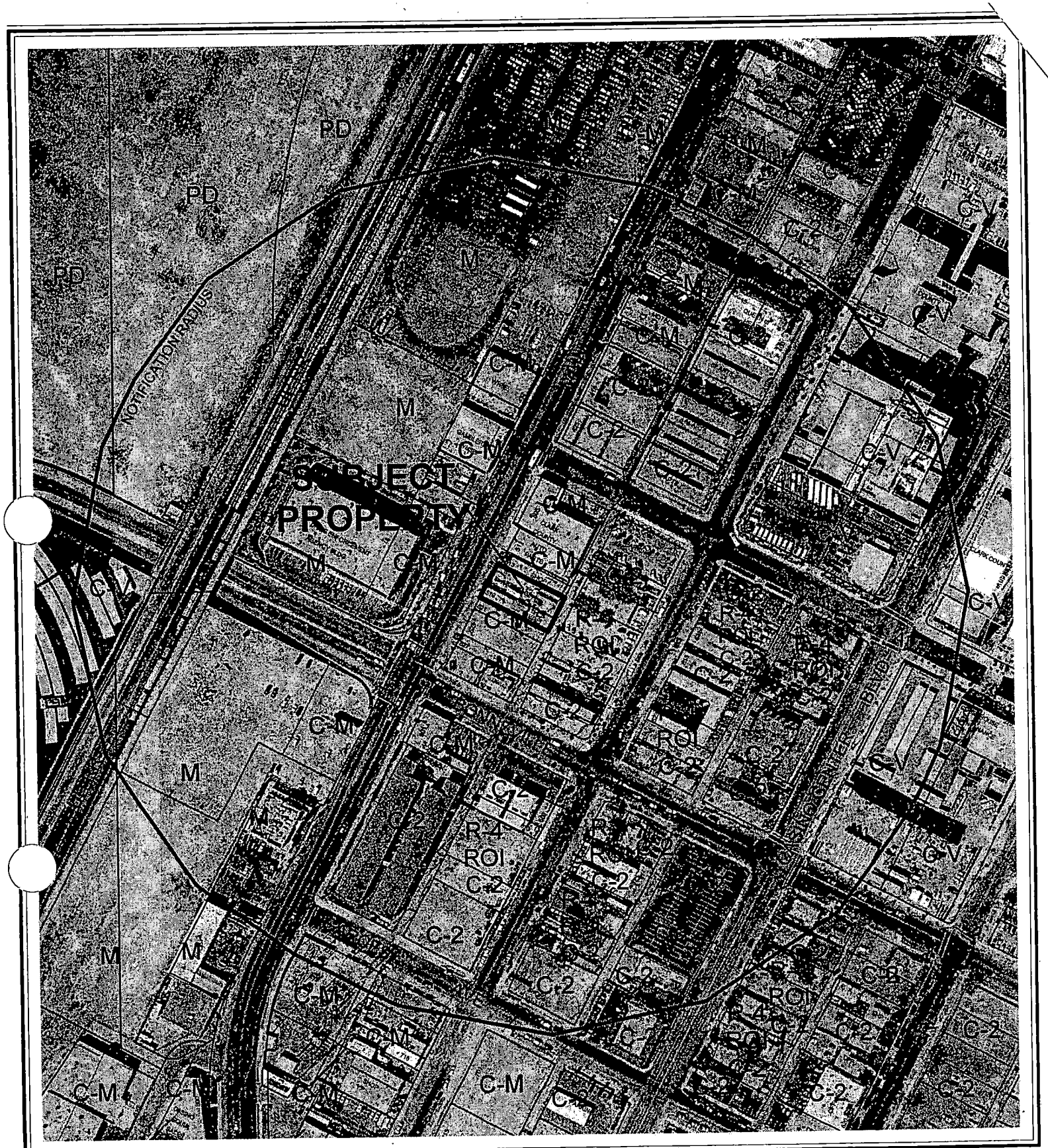


CASE: **SDR-5503**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 200 400 Feet

CASE: **SDR-5503**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 10/21/04, except as amended by conditions herein.

3. Approval of this Site Development Plan Review does not constitute approval of the cell tower location shown at the northeast corner of the site.

4. The following Waivers from the Downtown Centennial Plan are hereby approved: Minimum floor area ratio, frontage build-to requirement, minimum glazing requirement, minimum ground-floor retail requirement, and the requirement to screen auto-related facilities.

5. The elevations shall be revised to exclude the use of smooth-face concrete block and shall be submitted to the Planning and Development Department staff for review and approval, in conjunction with a color and materials board, prior to the time application is made for a building permit.

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

7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.

8. An eight-foot wide landscape buffer and 42" parking lot screen fence shall be provided to screen the parking lot in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan.

9. A public sidewalk with a minimum width of 11 feet and a five-foot deep amenity zone directly adjacent to the curb is required along the Main Street frontage in accordance with Graphic 7 and Graphic 8 of the Downtown Centennial Plan. The streetscape treatment shall conform to match the Fourth Street improvements installed by the City of Las Vegas and as provided in Subsection DS4.2 of the Centennial Plan. Palm trees shall be installed in the amenity zone at a maximum spacing of 35 feet on center. The palm trees shall have a minimum height of 25 feet upon installation.

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the proposed streetscape treatment and conforming landscape buffers, with no more than 12.5% of the total landscaped area as turf.

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

12. The applicant shall provide and install standard Fourth Street style fixtures in place of any existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. The trash enclosure shall be walled and roofed in accordance with Title 19.08.045. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

14. 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.

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

Public Works

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

17. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of any permits.

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

19. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

20. Landscape and maintain all unimproved right-of-way on Main Street adjacent to this site.

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

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 3,208 square-foot car wash and drive-through deli and a request for 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.

B) Applicant's Justification

The applicant states that the project will provide services for professionals and businesses in the downtown area, and that the nature of the use and configuration of the property prevents compliance with the Centennial Plan requirements.

BACKGROUND INFORMATION

A) Previous Actions

12/16/64 The City Council approved a Rezoning (Z-0100-64) to reclassify property in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).

B) Pre-Application Meeting

09/15/04 At the pre-application conference, it was noted that the proposed use is not consistent with the Office Core District, and that Waivers would be required for the building placement, minimum floor area ratio, ground floor use, glazing, parking lot screening, and screening of auto-related facilities.

C) Neighborhood Meetings

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

FF

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.23

B) Existing Land Use

Subject Property:	Retail Use Outside Storage Use
North:	Retail Use
South:	Vacant
East:	Parking Lot Use Multifamily Residential Use
West:	Government Use

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-M (Commercial/Industrial)
North:	C-M (Commercial/Industrial)
South:	C-M (Commercial/Industrial)
East:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
West:	C-M (Commercial/Industrial)

E) General Plan Compliance

The Downtown Redevelopment Area Land Use Map within the Southeast Sector Plan designates the subject parcel as C (Commercial), which allows office uses, service-oriented commercial uses, and general commercial uses. The proposed uses are generally consistent with the Commercial land use designation. The uses are permitted within the C-M (Commercial/Industrial) Zoning District.

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

Redevelopment Plan Area
As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are generally in conformance with the Redevelopment Plan.

Downtown Centennial Plan
The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Office Core District; all development is subject to the design standards contained in the Centennial Plan. The Office Core District is intended to accommodate professional and government offices, with supporting pedestrian-oriented retail uses. The proposed car wash use and configuration of the development on the site does not conform with the objectives of the Centennial Plan.

PROJECT DESCRIPTION

The proposed development includes the demolition of the existing building on the southern portion of the site, and the construction of a new 3,208 square-foot two-story building which will house an automated car wash, a coffee shop/deli with a drive-through window, and office space. The building will utilize a combination of stucco, split-face concrete block, and smooth-face concrete block on the exterior walls, with a standing-seam metal roof. A parking lot will be provided adjacent to Main Street, with three parking spaces and three vacuum bays. A landscape buffer will be provided at the front of the property to screen the parking area; additional landscaping will be provided in the residual areas on the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.23 Acres	N/A
Min. Lot Width	100 Feet	75 Feet	N
Min. Setbacks • Front • Side • Rear	 0 Feet N/A 0 Feet	 72 Feet 0 Feet, 18 Feet 0 Feet	 N Y Y
Max. Lot Coverage	Up to 100%	23%	Y
Max. Building Height	N/A	32 Feet	Y
Trash Enclosure	Walled and roofed	Walled	N
Loading Zone	1	Alley	Y
Mech. Equipment	Screened	Not indicated	Not indicated

The site does not meet the minimum lot width requirement for the C-M (Commercial/Industrial) Zoning District; however, the applicant is actually increasing the site width by combining two parcels of record, and the Downtown Centennial Plan does not require the automatic application of the lot width requirement. The proposed building is not located at the front yard setback for 70% of the lot width as required by the Centennial Plan; the applicant has requested a Waiver from this requirement. Regarding the screening of the trash enclosure, the plans indicate that the enclosure will be covered, but no roof is actually shown in the submitted elevations.

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	**Provided** Parking	
		Regular	Handicap
Car Wash	1,876 SF		
Office	835 SF		
Restaurant (with Drive-Up Facilities)	497 SF		
Total:		2	1

A total of three parking spaces will be provided on the site for employees and customers. Three vacuum bays will be provided in front of the car wash, but typically cannot be included in satisfying parking requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
North/South Street Main Street	1 Palm Tree @ 35' o.c. max. (min. 25' height)	2 Trees	0 Trees
Sidewalk	11' Sidewalk	N/A	Not indicated
Parking Lot Screening	8' Landscape Buffer and Screen Fence	N/A	6'-8' Buffer and Screen Fence
Parking Area: • Min. Trees	1 Tree/6 Spaces	1 Tree	4 Trees
• Min. Area	10 SF/Space		Approx. 530 SF

The Centennial Plan streetscape is not shown on the submitted plans; an 11-foot wide sidewalk and five-foot wide landscape amenity zone with palm trees is required within the public right-of-way. The required parking lot screen buffer provided on the north side of the central driveway conforms with the minimum depth requirement, but the south buffer is only six feet in depth. The landscaping provided in the parking lot area conforms to minimum requirements.

A5) Sign Standards

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

Wall Signs: Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	5%/elevation
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

The proposed wall sign area conforms with the maximum area permitted in Title 19.14. No information has been provided relative to the illumination or projection of the proposed wall signage. No freestanding signage is proposed for the site.

B) General Analysis and Discussion

- Zoning

  The proposed uses are permitted in conformance with the C-M (Commercial/Industrial) zoning. However, Section V6H of the Downtown Centennial Plan specifies that the frontage along Main Street should be occupied by retail and commercial uses for a minimum of 70% of the property frontage width in order to generate pedestrian activity. As the carwash use is auto-oriented, it does not contribute to pedestrian activity and does not comply with the standards of the Centennial Plan.

  The proposed structure will comply with the lot coverage, height, and side and rear setback requirements of the Downtown Centennial Plan. The building will not comply with the build-to requirement at the front property line, as the building is located at the rear of the site; the applicant has requested a Waiver from this requirement.

- Site Plan

  The site plan depicts a parking lot and vacuum bays at the front of the site, with a landscape buffer and screen fence as required by the Downtown Centennial Plan; the building housing the car wash and drive-through deli will be located at the rear of the site adjacent to the alley. A one-way circulation pattern is proposed for the site, with vehicles entering the property from Main Street, and either passing through the car wash or drive-through and exiting to the alley at the rear of the property. The configuration of the car wash and pay point will only allow stacking room for two to three cars on the site; heavy usage of the facility may result in impacts to the flow of traffic on Main Street.

A notation on the site plan identifies an existing cell tower location at the northeast corner of the site; City records do not indicate that a cell tower has been approved for that location. Approval of this site plan does not constitute approval of a cell tower.

- Waivers

The following Waivers have been requested:

1. Minimum floor area ratio: Subsection OC1(1-c) of the Downtown Centennial Plan requires a floor area ratio of 1.5 or greater for properties within the Office Core District; the project as proposed will have a floor area ratio of 0.26. The applicant states that the auto-related nature of the use precludes the possibility of meeting the floor area ratio requirement.

2. Frontage build-to requirement: Subsection OC4(1-c) of the Plan dictates that 70% of the building streetwall shall align along the property line at the street frontage. The proposed building will be located at the rear of the site, and will not front directly on the street. The applicant indicates that due to the need to provide a stacking area in front of the car wash and deli drive-through, the building must be located at the rear of the site.

3. Minimum glazing requirement: Subsection OC4(1-b) of the Centennial Plan requires that 70% of the walls facing a street at ground level shall be composed of transparent glazing; as designed, only 23% of the façade at ground level will be glazed. The lack of glazing can be attributed to the car wash use and its orientation towards the street.

4. Minimum ground-floor retail: Subsection OC4(1-a) of the Centennial Plan stipulates that retail or other pedestrian-supported activities shall occupy a minimum of 70% of the building frontage facing the street. The only retail component of the building, the drive-through deli, occupies 19% of the building frontage.

5. Underground utilities: Subsection DS2(1-f) of the Downtown Centennial Plan requires that any above-ground utilities located in public alleys shall be relocated underground with all new development activities. The applicant has noted that it is unfeasible for a single property owner to be responsible for placing the utilities in the alley underground.

6. Screening of auto-related facilities: Subsection OC1(2-b) of the Centennial Plan requires that all auto-related facilities be oriented away from the street or screened from view. The proposed car wash tunnel will directly face the street, and is not adequately screened from the public right-of-way. The applicant states that the narrow width of the site limits the orientation of the car wash tunnel.

- Landscape Plan

The landscape plan depicts a landscape buffer at the front of the property to screen the parking lot, as required by the Centennial Plan, with the requisite screen fence. The buffer is required to be a minimum of eight feet in depth; the north portion of the buffer conforms to the depth requirement, but the south portion of the buffer is only six feet in depth. Minimal buffers are provided along the north and south property lines. An adequate number of trees will be provided in the buffer areas, and the overall square footage of the landscape area in the parking lot conforms to the Centennial Plan requirements.

No streetscape treatment is shown on the site plan; the installation of streetscape materials is required for all new development in the Centennial Plan area. An 11-foot wide sidewalk and five-foot amenity zone is required in the Main Street right-of-way, with 25-foot tall palm trees to be located within the amenity zone.

- Elevations

The elevations indicate that a combination of smooth stucco, split-face concrete blocks, and smooth-face concrete blocks will be used on the exterior of the building. The use of stucco and decorative concrete block is allowed by the Commercial Development Standards listed in Title 19.08.045; smooth-face concrete block is only allowed as an accent material and is not permitted in the quantity depicted in the elevations. No color and material board was submitted with the application, and will be required to submitted and approved by Planning and Development staff prior to the issuance of a building permit. The massing and roofline of the building as designed will comply with the Commercial Development Standards.

- Floor Plan

The floor plans depict the drive-through deli on the south side of the building, with the car wash tunnel in the central portion of the building, and the entrance and stairway to the second-story office on the north side of the building. Each of the elements is functionally separate, with separate entrances and access.

FINDINGS

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

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

   The proposed development is generally compatible with the existing abutting uses, but is inconsistent with the intended uses of the Office Core District and the long-range goals of the Downtown Centennial Plan.

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 generally consistent with the General Plan and Title 19, but is inconsistent with the Downtown Centennial Plan, as manifested by the number of Waivers requested in conjunction with the application.

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

   Site access and circulation is generally acceptable, with the exception of the stacking area for the carwash, which may impact the flow of traffic on Main Street.

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

   The proposed landscape materials are generally appropriate for the area. The proposed building materials are also generally appropriate for the area, with the exception of the smooth-face concrete block, which is inconsistent with the Commercial Development Standards.

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 massing of the building and design characteristics are generally appropriate, although the building does not conform with the minimum floor area ratio and glazing requirements.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 60

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5503 APN: 139-34-311-001, 002

Name of Property Owner: HARRY GORDON

Name of Applicant: SHAGS CARWASH

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: James Shoughro

Print Name: JAMES SHOUGHRO

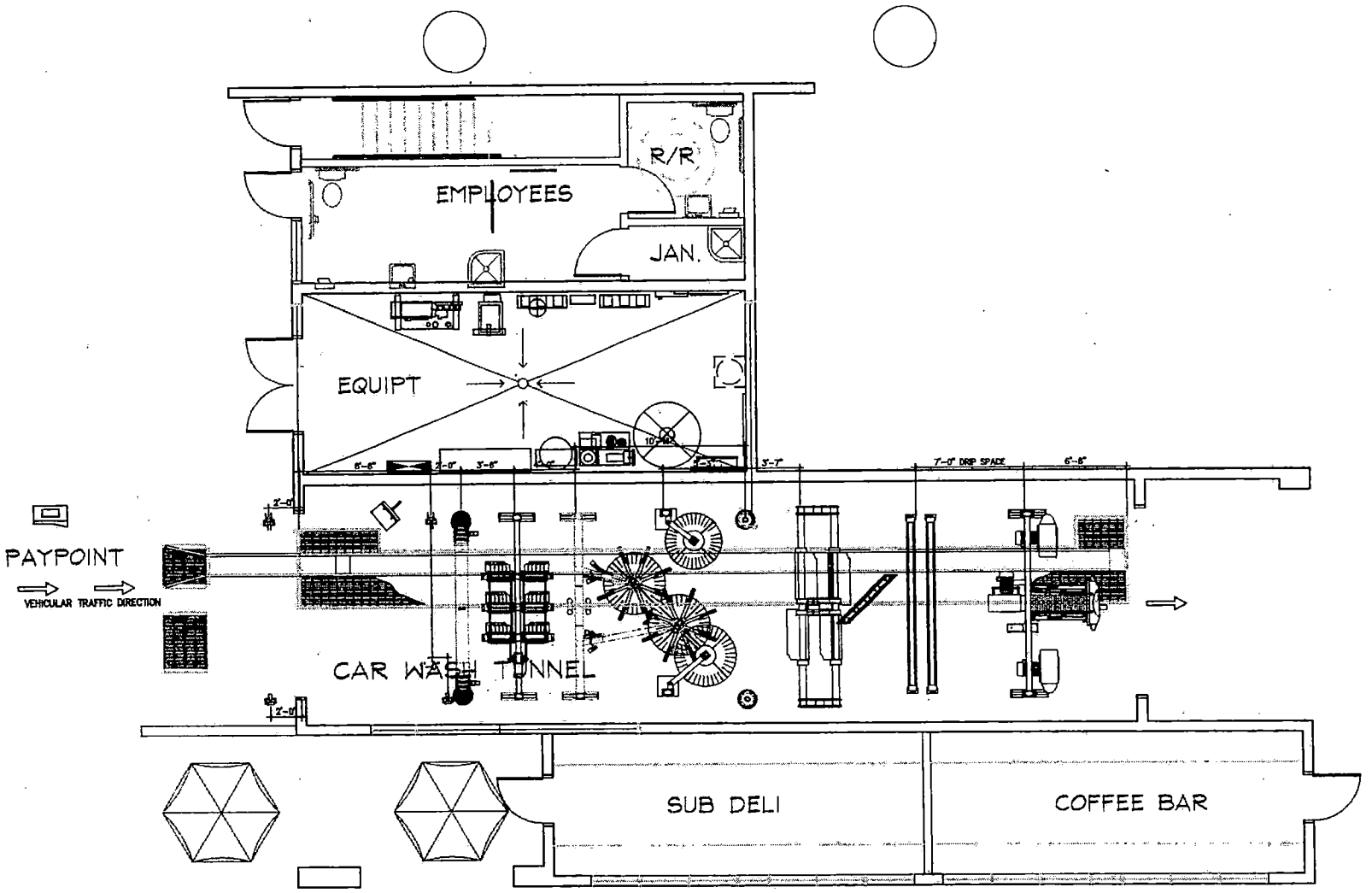
Subscribed and sworn before me

This 29th day of Sept., 2004

Rubye L. Klaman

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RUBYE L. KLAMAN
No: 02-74403-1
My Appointment Expires Feb. 20, 2006

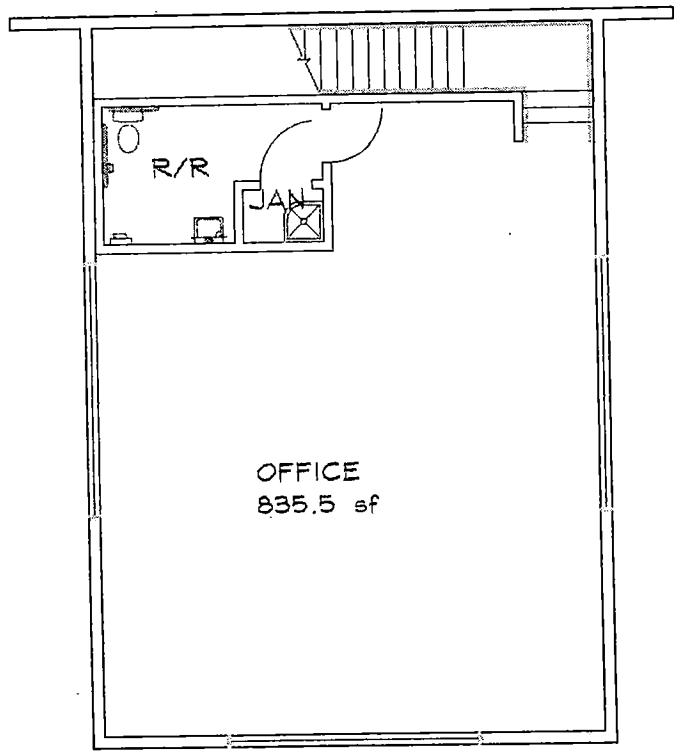


DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

SDR-5503
12/16/04 PC

SHAG'S CAR WASH I
Las Vegas, Nevada

Conceptual Floor Plan 3
Scale: 1"=10 FT
Date August 19, 2004
Job Number 2504-0502

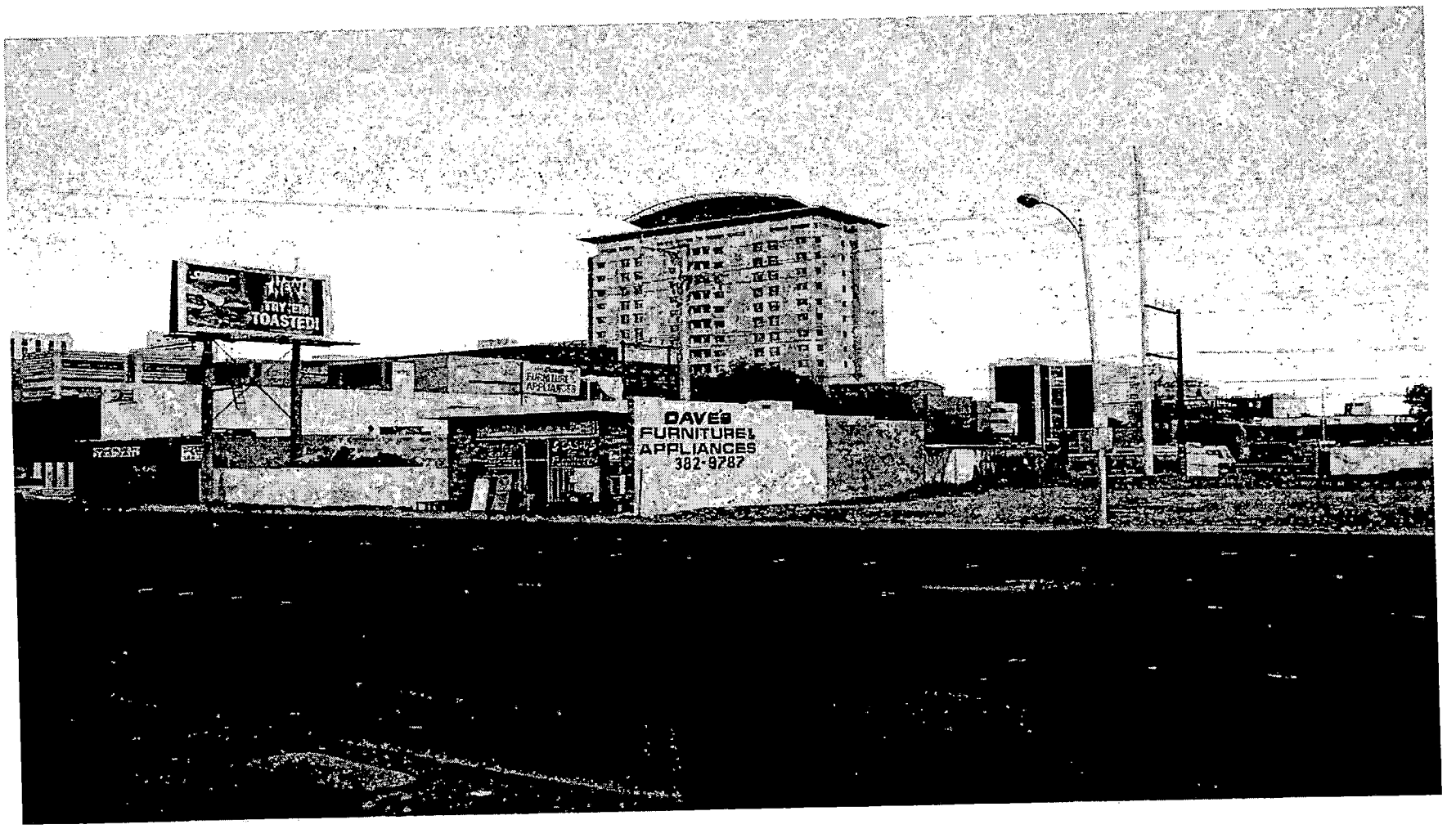


DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

SDR-5503
12/16/04 PC

SHAG'S CAR WASH I
Las Vegas, Nevada

Conceptual Floor Plan 3
Scale: 1"=10 FT
Date August 19, 2004
Job Number 2504-0502



SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST
EAST SIDE OF MAIN STREET, APPROXIMATELY 175 FEET NORTH OF BONNEVILLE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/12/04



SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST
EAST SIDE OF MAIN STREET, APPROXIMATELY 175 FEET NORTH OF BONNEVILLE AVENUE
DECEMBER 16, 2004 PLANNING COMMISSION

11/12/04

City of Las Vegas

Agenda Item No.: 59

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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

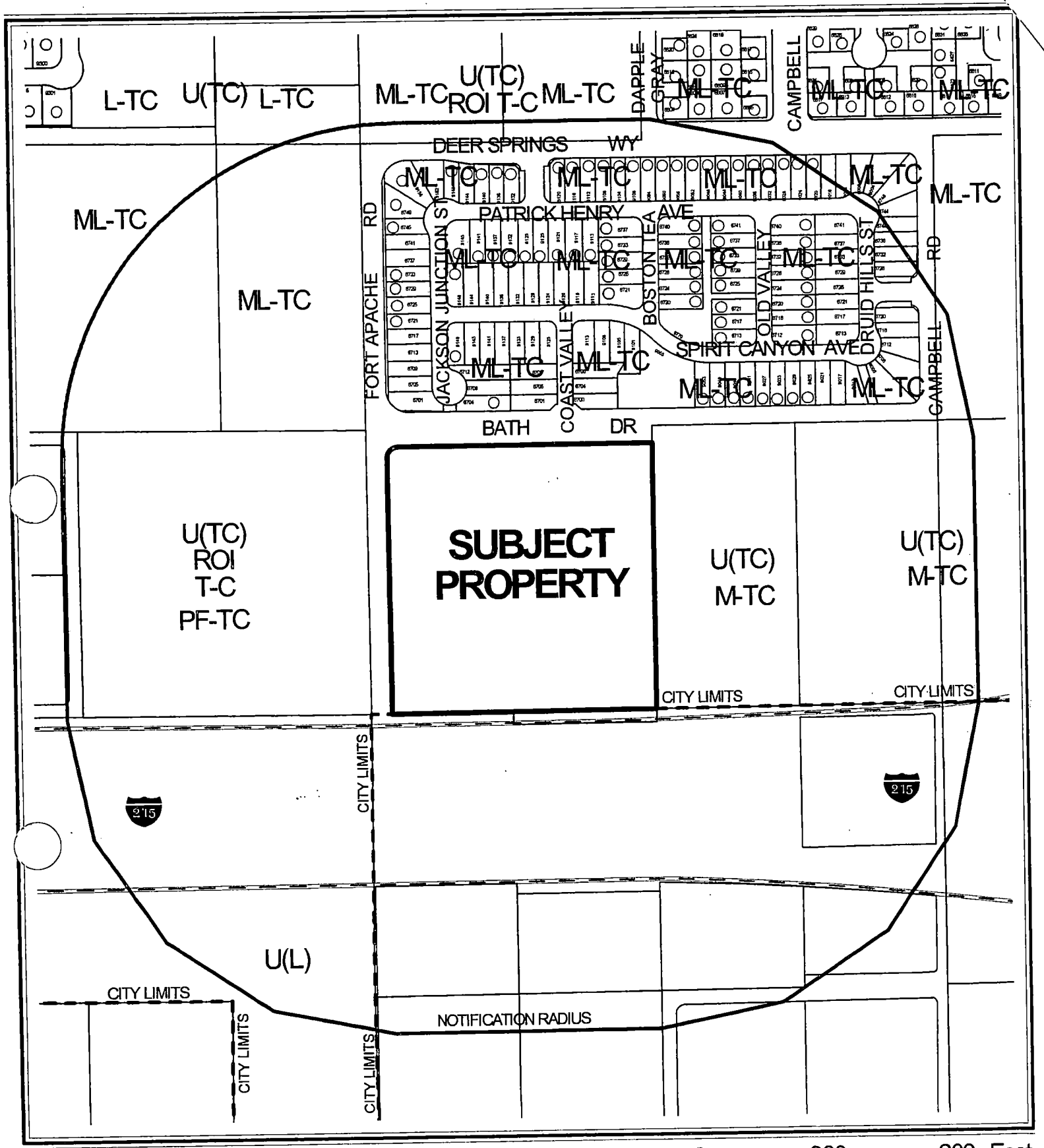
MOTION:

NIGRO – Motion 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

MINUTES:

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

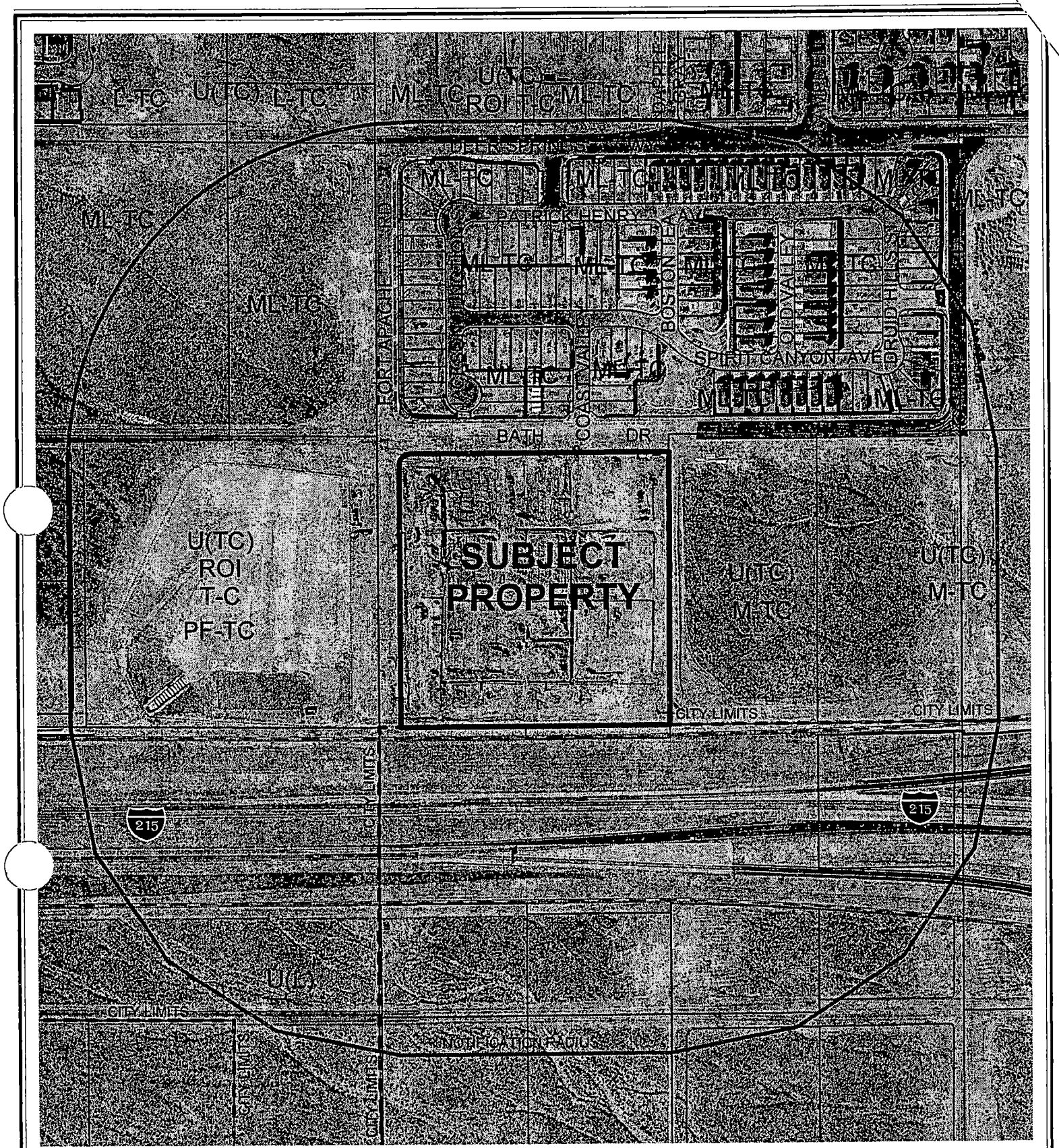
(6:03 – 6:06)



CASE: **SDR-5517**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) LAND USE DESIGNATION]



CASE: **SDR-5517**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5517 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [SDR-1157] except as amended by conditions herein.

3. A Multi-Use Non-Equestrian Trail shall be constructed along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. This must be depicted on the Tentative Map.

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

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

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.

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

Public Works

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

9. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

10. 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.

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

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

14. Site development to comply with all applicable conditions of approval for ZON-1156 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for 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.

B) Applicant's Justification

The applicant states that their intent is to convert an apartment complex to a condominium complex and that they will meet with the Planning and Development Department before the Final Map to develop a comprehensive address plan for the site. The applicant states no pertinent justification for the application.

BACKGROUND INFORMATION

A) Previous Actions

01/22/03 The City Council approved a Rezoning (ZON-1156) application for the reclassification from U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation] to T-C (Town Center) on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

01/22/03 The City Council approved a Special Use Permit (SUP-1158) application for a gated subdivision with private streets on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

01/22/03 The City Council approved a Vacation (VAC-1197) application for a Petition to Vacate U.S. Government Patent Easements generally located at the northeast corner of Rome Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

01/22/03 The City Council approved a Site Development Plan Review (SDR-1157) application for a 198-unit multi-family development on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

PL

03/14/03 A revised site plan was administratively approved by the Department of Planning and Development. The revised plan indicated a reduction of 10 units and the relocation of building away from the eastern property line.

B) Pre-Application Meeting

10/08/04 A pre-application conference was held resulting in the following comments:

1. The applicant shall meet with Planning and Development to develop a comprehensive address plan prior to the submittal of the Final Map.
2. The basic submittal requirements for a Special Use Permit were discussed.

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:	10.2 Acres
Net Acres:	8.81 Acres

B) Existing Land Use

Subject Property:	Under construction (Proposed 188-unit apartment complex)
North:	Single-Family Residential Subdivision
South:	Future Beltway Alignment
East:	Undeveloped (No proposed projects)
West:	Undeveloped (Detention Basin)

C) Planned Land Use

Subject Property:	M-TC (Medium Density Residential – Town Center)
North:	ML-TC (Medium-Low Density Residential – Town Center)
South:	Right-of-Way
East:	M-TC (Medium Density Residential – Town Center)
West:	PF-TC (Public Facility – Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [M-TC (Medium Density Residential – Town Center) General Plan Designation]
North:	U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential – Town Center) General Plan Designation]
South:	Right-of-Way
East:	U (Undeveloped) Zone [M-TC (Medium Density Residential – Town Center) General Plan Designation]
West:	U (Undeveloped) Zone [PF-TC (Public Facility – Town Center) General Plan Designation] under Resolution of Intent to PF-TC (Public Facility – Town Center)

E) General Plan Compliance

The site is designated as M-TC (Medium Density Residential - Town Center) on the Centennial Hills Sector Map of the General Plan. The M-TC (Medium Density Residential - Town Center) land use category allows "...a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

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

The proposed development is located within the Centennial Hills Town Center area. The project is consistent with the designation of M-TC (Medium Density Residential – Town Center), which allows a maximum density of 25 units per acre.

Multi-Use Transportation Trail

The subject site has a designate multi-use transportation trail located along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County.

PL

PROJECT DESCRIPTION

The site plan indicates a gated access and an "exit-only" gated access to Bath Boulevard as well as two emergency access gates. The square-shaped site consists of twenty two-story apartment buildings and one centrally located clubhouse. Garages and covered parking are provided for the residents, as well as uncovered parking for guests. A total of 368 parking spaces are provided including eight handicap parking spaces. Access aisles to the covered and uncovered parking areas are twenty-five (25') feet wide.

The Landscape plan indicated conformance with the Town Center Development Standards for a primary arterial street frontage along Fort Apache Road. The landscaping along Bath Drive is composed of an 7-foot sidewalk separated from the street by a 5-foot landscape amenity zone, with 24-inch Rio Grand Ash and Pink Dawn Chitalpa trees space no more than 20 feet on center.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Town Center Development Standards Manual does not provide specific setback or minimum lot dimension standards for apartment development within the M-TC designation. As a result, the development is in compliance with zoning standards that apply to the site.

A2) Parking and Traffic Standards

The Town Center Development Standards Manual does not provide specific parking standards for apartment development within the M-TC designation; however, the parking standards of Section 19.10 of the Las Vegas Zoning Code will apply to the project, as follows:

Uses	*GFA*	***Required*** *Parking* *Ratio*			***Provided*** *Parking*	
			Regular	*Handicap*	*Regular*	*Handicap*
Multi-Family		1.25 spaces/unit/1 BR	88		88	
		1.75 spaces/unit/2BR	175		175	
		2 spaces/unit/3BR	36		36	
		1 guest space per five units	38		61	8

The site plan indicates that 64 surface parking spaces will be provided, 34 of which are covered parking spaces including 8 handicap parking spaces. Additionally, 236 garage spaces will be provided along with 68 guest parking spaces to be located within the driveways. The project exceeds the parking standards of the Zoning Ordinance.

A3) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Perimeter Landscaping: • Min. Trees	Facing Bath - 1-1.5" caliper tree/30 Linear Feet + 2 trees per intersection	616 feet = 24 Trees	22 Trees
	Facing Ft. Apache – 1 tree / 35' (alternating pattern of 1 shade tree and 2 palm trees)	615 feet = 9 shade trees + 18 palm trees	8 Shade Trees surround 14 Palm Trees
• Min. Zone Width	Facing Ft. Apache – 2' curb and Gutter, 2' Amenity Zone + 5' Sidewalk		Yes
	Facing Bath – 2' curb and gutter + 5' amenity zone + 7" sidewalk		Yes

PL

The dimensions of street frontage used for Bath Drive incorporate the distance measurements for the two emergency access gates, an exit only access gate and the main entrance to the development. In total the measurement would be reduced by approximately 120 feet, therefore reduce the required amount of trees from 24 trees to 17 trees. The Fort Apache Road street frontage is accurate but incorporates two intersections, which reduce the area in which to space the shade and palm trees. The depicted layout along Fort Apache Road takes this into account and spaces the trees appropriately creating a streetscape that meets the intent of the Town Center Development Standards for a Primary Arterial. The landscape plan meets the required amenity zone and sidewalk widths.

The Town Center Development Standards Manual provides a table under Section E.F that requires up to 12% open space in a residential project, based on density of the project. This calculation is as follows:

Total Acreage	***Density***	***Required***		***Provided***
		Percent	*Area*	*Area*
10.15 acres	18.52 DUA	12 %	1.056 acres, or 46,037 SF.	1.61 acres or 70,556 SF.

The project meets the 12% standard for open space as provided in the Town Center Development Standards Manual.

B) General Analysis and Discussion

- Zoning

The subject site is located in a T-C (Town Center) zoning district. The Town Center Land Use table depicts the site as being designated as M-TC (Medium Residential). The M-TC (Medium Residential) designation allows for a range of 12.1 to 25 dwelling units per acre. The proposed conversion is in conformance with the T-C (Town Center) zoning district and the M-TC (Medium Residential) Town Center Land Use Designation.

- Site Plan

The site plan illustrates how the converted condominium units will be accommodated within 20 buildings on the site, with a central clubhouse/pool recreation feature. The unit mix will include 70 one-bedroom units, 100 two-bedroom units and 18 three-bedroom units. A total of 69 guest parking spaces will be provided. Primary access will be from Bath Boulevard.

- Waivers

  No waivers are required, nor have any been requested.

- Landscape Plan

  The landscaping will include a mix of 24-inch box Shoestring Acacia, Pink Dawn Chitalpa, Raywood Ash, Rio Grand Ash, Glossy Privet, Texas Mountain Laurel and Bosque Elm, as well as 36-inch Holly Oak trees, 15-foot California Fan Palms and 25-foot Mexican Fan Palms. Understory plants will include 5-gallon Outback Cassia, Jack Evans Indian Hawthorn, Compact Xylosma, New Gold Lantana, Spreading Rosemary, Asiatic Jasmine, Desert Spoon, Evergreen Iris, Red Yucca and Regal Mist Deer Grass.

- Elevation

  The elevation plans show two-story buildings finished with stucco and with sloping tile roofs. Façade articulation is achieved with the use of pop-out features, balconies, columns, pediment details over the entrance doorways, and exterior window accents.

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;"**

   Much of the surrounding area is currently undeveloped; however, the surrounding area is planned for medium-low to medium density residential development that will be compatible with the proposed project.

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

   With the addition of the Multi-Use Transportation Trail along the southern boundary of the parcel the subject property will be in complete conformance with the General Plan as well as Title 19 and other standards.

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

   The subject site has access directly to Bath Boulevard, designated as a Town Center Collector in the Town Center Development Standards Manual. This road will be adequate to meet the requirements of the proposed development.

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

   The building and landscape materials are appropriate for this area, which will contain a blend of medium-low and medium density residential uses with a similar scale, appearance and design.

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

   The architectural design of this project will allow it to blend harmoniously with other similar development emerging in this area. The developer of this project, for the most part, has considered the design of the project in the context of the approved Town Center standards and has attempted to integrate the development with those standards.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 99

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5517** APN: 125-20-301-022

Name of Property Owner: Willows Town Center LLC

Name of Applicant: Chartered Development

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

_____Yes ___x___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ward Ritter

Subscribed and sworn before me

This 29th day of September, 2004

Paulette Stacy

Notary Public in and for said County and State

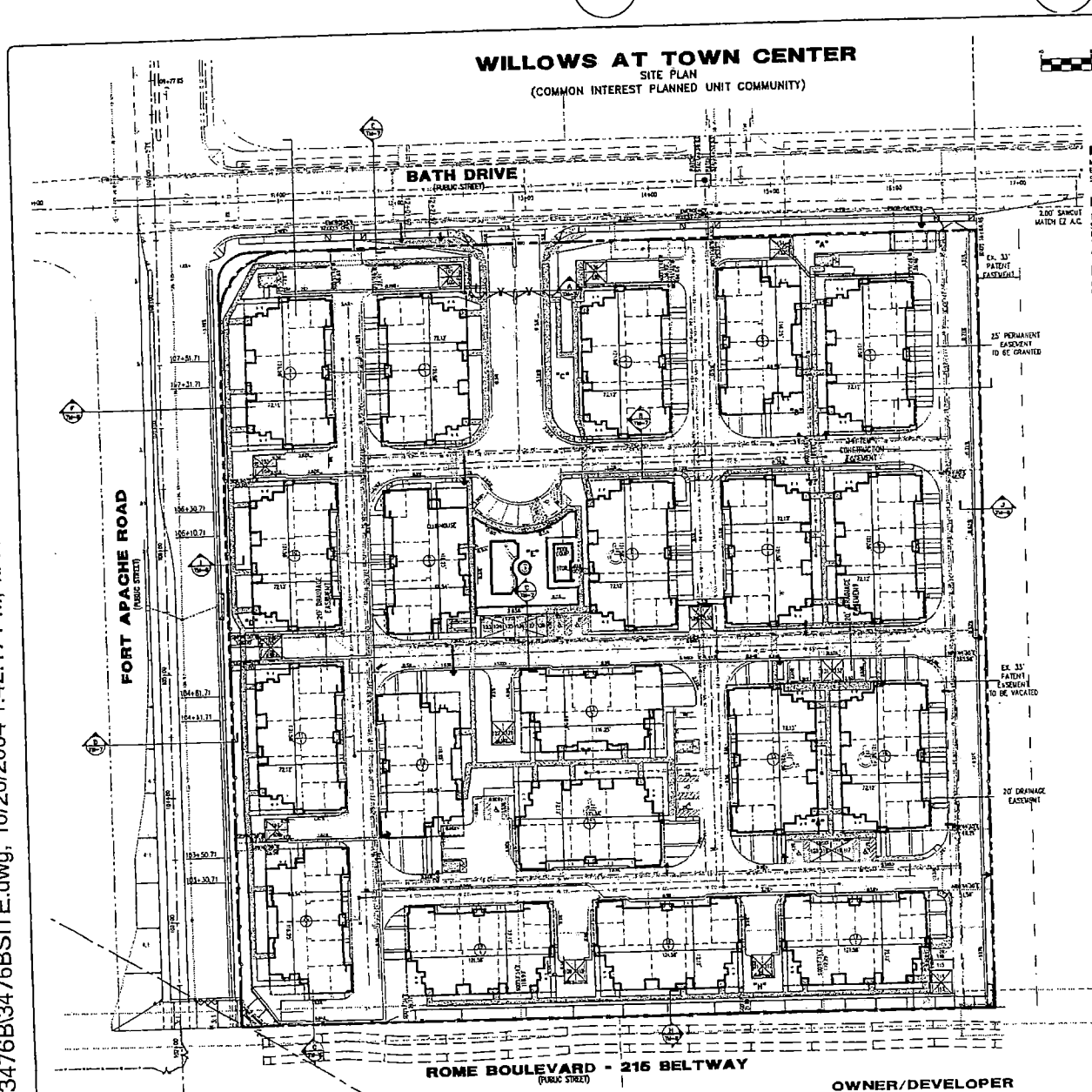
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21, 2006

H:\P\3476B\3476BSITE.dwg, 10/26/2004 1:42:17 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

WILLOWS AT TOWN CENTER

SITE PLAN

(COMMON INTEREST PLANNED UNIT COMMUNITY)



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

BASIS OF BEARINGS

N89°41'28"E, BEING THE CENTERLINE OF ROME BLVD AS SHOWN IN FILE 114, PAGE 17 OF SURVEYS.

LEGAL DESCRIPTION

THE NW 1/2 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, CONTAINING MORE OR LESS 10.15 AC (GROSS) 8.81 AC (NET)
APN: 125-20-301-023

BENCHMARK

CLV BENCHMARK #CLV50 2DSW95
RIVET AND FLATE IN CONCRETE CYLINDER AT CORNER OF FORT APACHE AND ROME.
DATUM: NAVD '88
2629.75 FEET
801.5478 METERS

UTILITY SERVICES

WATER SERVICE	L.V.V.W.D.
SEWER SERVICE	CLARK COUNTY WATER RECLAMATION
POWER SERVICE	NEVADA POWER
DISPOSAL SERVICE	REPUBLIC SERVICES
GAS SERVICE	SOUTHWEST GAS
TELEPHONE SERVICE	SPRINT TELEPHONE CO.
CABLE SERVICE	COX COMMUNICATION

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 32003C0174 G, BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2002.

PROJECT DATA

TOTAL AREA

ZONING:	M-PC
GROSS AREA:	10.15 ACRES
NET AREA:	8.81 ACRES
TOTAL DWELLING UNITS:	185 UNITS / 20 BLDGS
DENSITY:	18.52 D.U./ACRES

OPEN SPACE

REQUIRED:	
OPEN SPACE - (12% OF NET ACREAGE)	46,037 SQ. FT.
PROVIDED:	
TOTAL USEABLE OPEN SPACE	70,556 SQ.FT.
TOTAL OPEN SPACE	129,653 SQ.FT.

PARKING

REQUIRED:		
1.25 SPACE X 70 (1 BDRM UNIT)	= 88	PARKING SPACES
1.75 SPACE X 100 (2 BDRM UNIT)	= 175	PARKING SPACES
2.00 SPACE X 18 (3 BDRM UNIT)	= 36	PARKING SPACES
1.00 SPACE/5 UNITS (VISITOR)	= 38	PARKING SPACES
TOTAL REQUIRED:	337	PARKING SPACES
PROVIDED:		
STANDARD SPACES (34 COVERED)	= 64	PARKING SPACES
(WHEEL & HANDICAP SPACES)		
GARAGE SPACES	= 236	PARKING SPACES
ADDL. GUEST PARKING (DRIVEWAYS)	= 68	PARKING SPACES
TOTAL PROVIDED:	368	PARKING SPACES

UNIT/BLDG. COUNT

BUILDING I - PLAN A, B	= 150	UNITS / 15 BLDGS
BUILDING II - PLAN A, B, C	= 24	UNITS / 4 BLDGS
BUILDING III - PLAN A, B, C, & CLUBHOUSE	= 6	UNITS / 1 BLDG
POOL EQUIP. BLDG	= 1	BLDG

TOTAL UNITS EACH PLAN

PLAN A (1 BDRM)	=	78 UNITS
PLAN B (2 BDRM)	=	100 UNITS
PLAN C (3 BDRM)	=	18 UNITS

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 10.15± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE SOUTHEAST CORNER OF BATH DRIVE AND FT. APACHE ROAD, CLARK COUNTY, NEVADA.

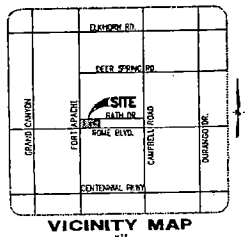
PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.

1. PRELIMINARY RESEARCH INDICATE THAT THE NEAREST COMPACTION FAULT IS APPROX. 1.5 MILES FROM THIS SITE.
2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT.

SOILS REPORT

ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION REPORT : UPDATE SOIL AND FOUNDATION INVESTIGATION.

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
DATE: OCTOBER 2, 2002
PROJECT NO. 3002141EC



VICINITY MAP

N.T.S.

SHEET INDEX

SITE-1 SITE PLAN
SITE-2 DETAILS
SITE-3 SECTIONS & DETAILS

LEGEND

PROPERTY LINE
CENTERLINE
RIGHT OF WAY
LOT LINE
EASEMENT
ADJACENT PROPERTY LINE
EXISTING EDGE OF PAVEMENT
EX. GAS LINE
EX. STORM DRAIN
EX. SEWER MANHOLE
EX. SEWER LINE
EX. WATER LINE
EX. WATER LINE
EX. WATER LINE
EX. FIRE HYDRANT
POINT OF CONNECTION TO EX. UTILITY
AC AIR CONDITIONING
BC BACK OF CURB
CPS COVERED PARKING SPACE
EX. EXISTING
EMP ELECTRIC METER PANEL
FC FACE OF CURB
FL FLOW LINE
FF FINISH FLOOR
G GAS
L LENGTH
LS LANDSCAPE
PP POWER POLE
PS PARKING SPACE
PROP. PROPOSED
R RADIUS
R/W RIGHT OF WAY
SMH SEWER MANHOLE
TE TRASH ENCLOSURE
1 LOT NUMBER
RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
<1.00' PROP. DIRECTION AND PERCENTAGE OF SLOPE
EX. WATER VALVE
EX. POWER POLE
EX. STREET SIGN
EX. STREET LIGHT
MAIL BOX
TRASH ENCLOSURE
BLDG NO.
BLDG TYPE
EX. POLE LIGHT
<1.00' DIRECTION AND PERCENTAGE OF SLOPE
EX. UTIL.
101 / 102 RESTRICTED COMMON AREA COVERED PARKING

TOTAL COMMON LOTS

CC A	2,776 SF
CC B	4,336 SF
CC C	6,666 SF
CC D	17,425 SF
CC E	19,866 SF
CC F	9,052 SF
CC G	3,641 SF
CC H	12,422 SF
CC I	8,537 SF
	70,556 SF

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

ALL COMMON AREAS AND LANDSCAPED AREAS WILL BE MAINTAINED BY THE WILLOWS AT TOWN CENTER HOMEOWNERS ASSOCIATION.

C.C. & R. STATEMENT

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED. C.C. & R.'S WILL BE ENFORCED ON THIS PROPERTY.

ACCESS NOTE

LOTS SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO TREE LINE FORT APACHE ROAD

OWNER/DEVELOPER

WILLOWS AT TOWN CENTER, L.L.C.
XCHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NV. 89118
702-875-3994

NO.	REVISIONS	BY	DATE

CHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NV. 89118
(702) 875-3994

Civil Tec
ENGINEERS • SURVEYORS • PLANNERS
7160 S. RAINBOW BLVD., SUITE 200
LAS VEGAS, NEVADA 89118
(702) 597-1966

SITE PLAN
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CLARK COUNTY NEVADA

SEAL
CAMERON G. HILLSTEAD
REG. N.P.E. CIVIL

SCALE (H): 1"=	40'
SCALE (V): 1"=	N/A
DESIGN:	RBS
DRAWN:	CMH
CHECK:	RBS
FIELD START DATE:	9-04

PROJECT NO. 3476B
DRAWING NAME: 3476BSITE
SHEET SITE-1
1 OF 3 SHEETS

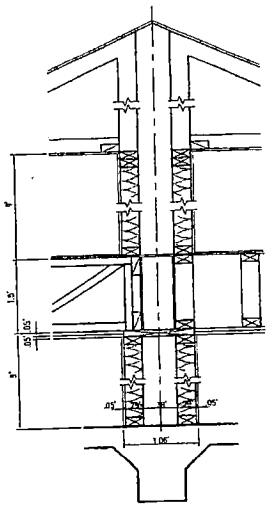
RECEIVED
OCT 28 2004

SDR-5517
12/16/04 PC

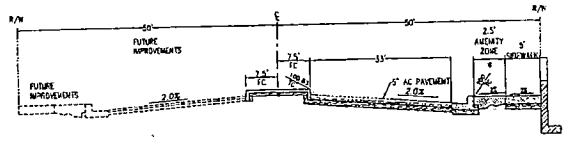
WILLOWS AT TOWN CENTER

SITE PLAN

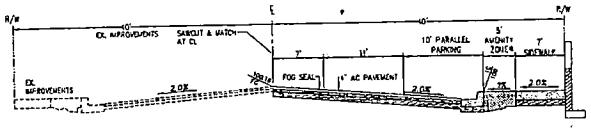
(COMMON INTEREST PLANNED UNIT COMMUNITY)



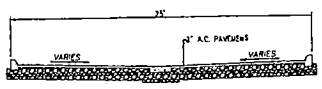
SECTION A-A
COMMON AREA SEPARATION WALL
(1-HR PARTY CHASE WALL)
N.T.S.



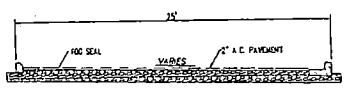
FORT APACHE ROAD
100' HALF STREET SECTION
D
N.T.S.



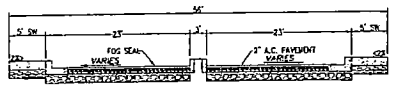
BATH BOULEVARD
80' HALF STREET SECTION
E
N.T.S.



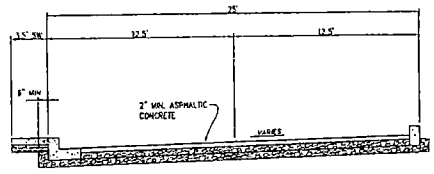
TYPICAL
25' PRIVATE DRIVE SECTION
N.T.S.



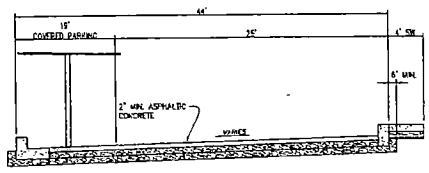
TYPICAL
25' PRIVATE DRIVE SECTION
N.T.S.



56' PRIVATE ENTRANCE
STREET SECTION
A
N.T.S.



25' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE
B
N.T.S.



61' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING BOTH SIDES
C
N.T.S.

RECEIVED
OCT 28 2004

CHARTERED DEVELOPMENT CORP.
5917 WEST RAMBO
LAS VEGAS, NV. 89118
(702) 873-3844

Civil Tec
CIVIL ENGINEERING & CONSULTING CORP. PLANNERS
5191 S. RAINBOW BLVD. LAS VEGAS, NV. 89118
(702) 435-7000 / FAX (702) 435-7007

NO.	REVISIONS	BY	DATE	APPR.

SITE PLAN – DETAILS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON CHRISTOPHER HILLSTEAD EXP. 12/31/05 CIVIL No. 9887 REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA

SCALE(H):	N/A
SCALE(V):	N/A
DESIGN:	RDS
DRAWN:	CMH
CHECK:	RDS
PROJ. START DATE:	9-04

PROJECT NO. 3476B
DRAWING NAME: 3476B-SITE
SHEET SITE-2
2 OF 3 SHEETS
CITY OF LAS VEGAS DWG. NO.

H:\P\3476B\3476BSITE2.dwg, 10/26/2004 1:41:24 PM, \\PAULETTE\HP LaserJet 4 Plus; CMH

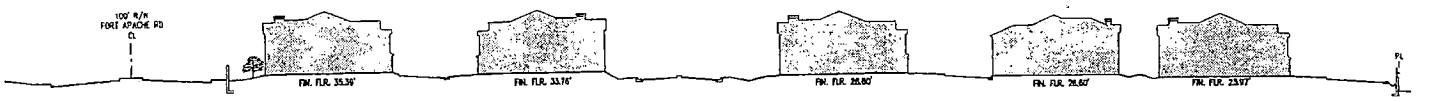
SDR-5517
12/16/04 PC

H:\P\3476B\3476BSITE2.dwg, 10/26/2004 1:41:34 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

WILLOWS AT TOWN CENTER

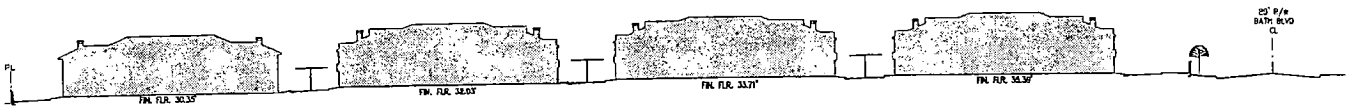
SITE PLAN

(COMMON INTEREST PLANNED UNIT COMMUNITY)



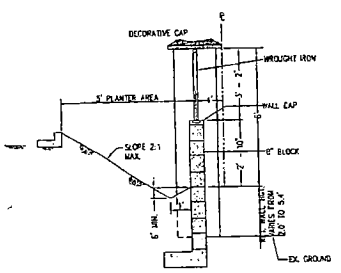
F — EAST/WEST CROSS SECTION

1" = 30'



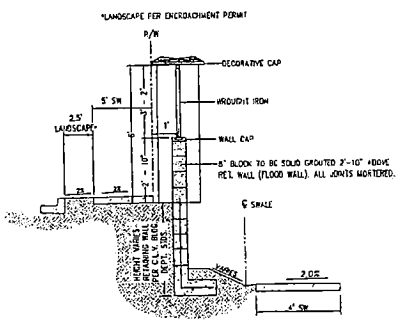
G — NORTH/SOUTH CROSS SECTION

1" = 30'



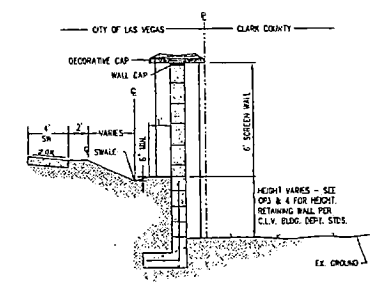
J — EAST PROPERTY LINE SECTION

N.T.S.



I — WEST PROPERTY LINE SECTION

N.T.S.



H — SOUTH PROPERTY LINE SECTION

N.T.S.

CHARTERED DEVELOPMENT CORP.
8017 W. FLAMINGO
LAS VEGAS, NV. 89119
(702) 873-3864

Civil Tec — CIVIL ENGINEERING & LAND PLANNING — 1818 E. FLAMINGO, STE. 115, LAS VEGAS, NV. 89119 — (702) 451-8068

NO.	REVISIONS	BY	DATE

SITE PLAN – DETAILS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS — NEVADA

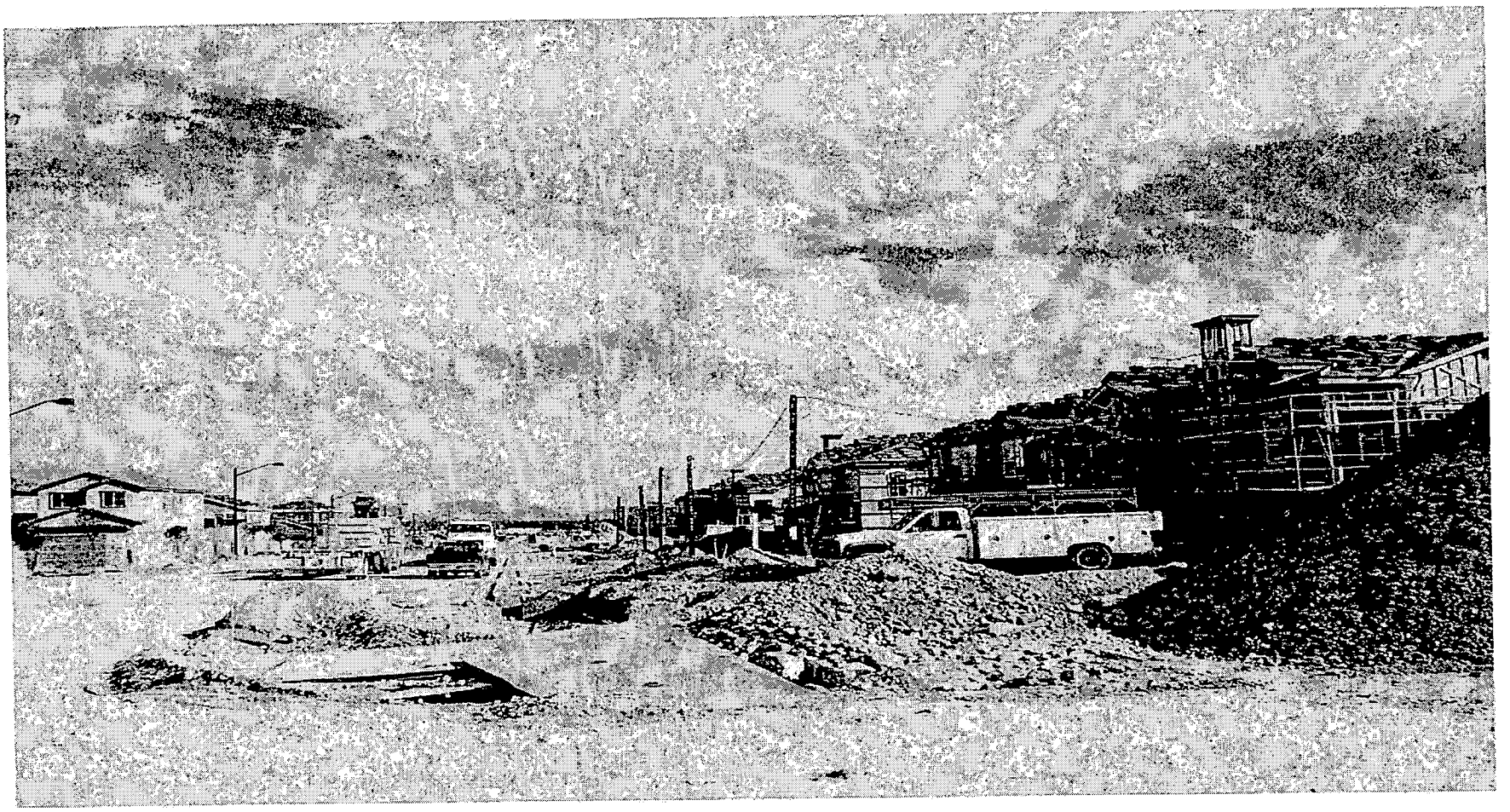
SEAL

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	RBS
DRAWN BY:	CMH
CHK.BY:	RBS
PROJ. START DATE:	9-04

PROJECT NO.: 3476B
DRAWING NAME: 3476B-SITE
SHEET: SITE-3
3 OF 3 SHEETS
CITY OF LAS VEGAS DWG. NO.

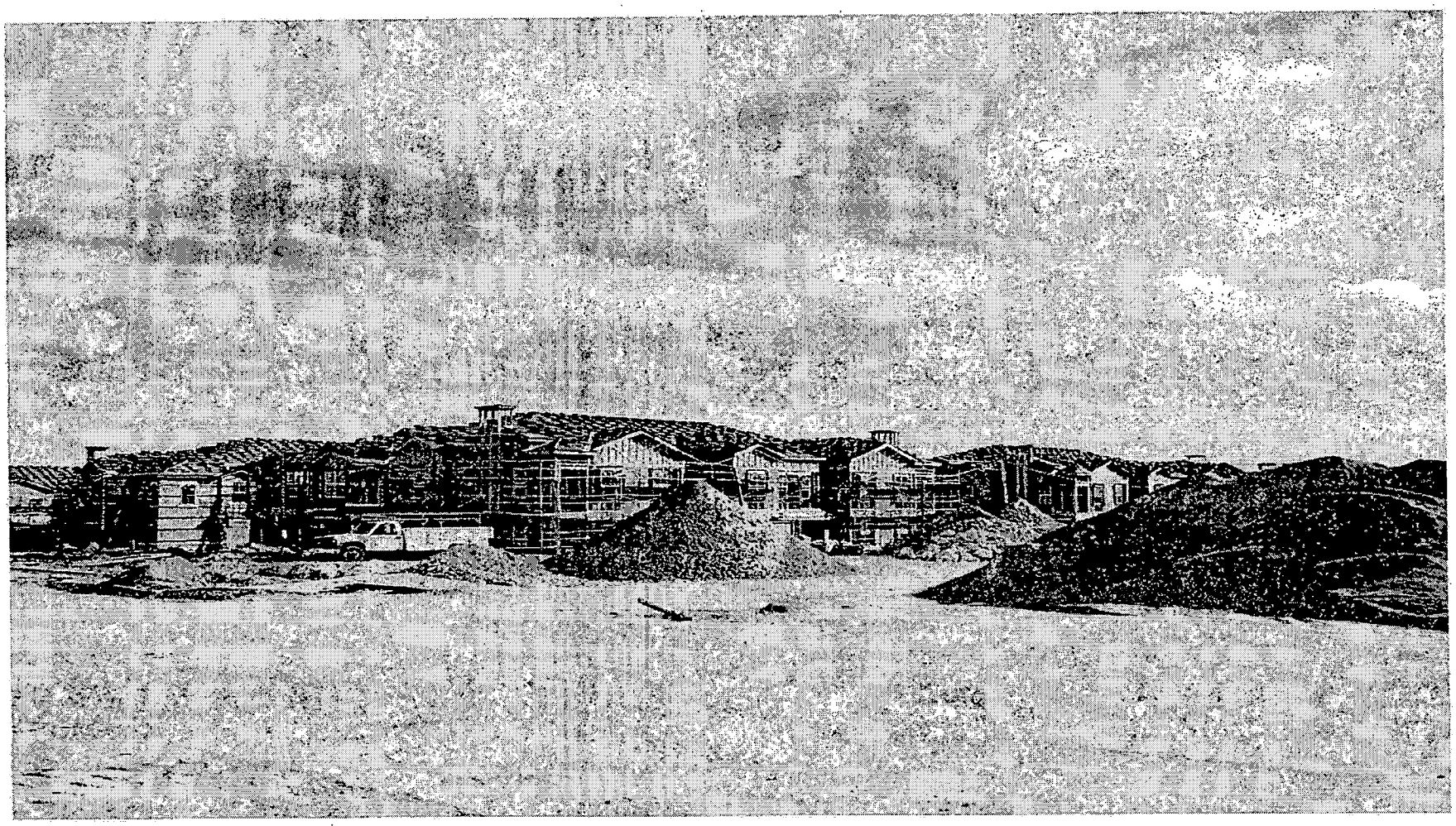
RECEIVED
OCT 28 2004

SDR-5517
12/16/04 PC



SDR-5517 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC
SOUTHEAST CORNER OF BATH DRIVE AND FORT APACHE ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04



SDR-5517 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC
SOUTHEAST CORNER OF BATH DRIVE AND FORT APACHE ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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 – UNANIMOUS with DAVENPORT and McSWAIN excused

To be heard by City Council 1/19/2005

Note: CHAIRMAN TRUESDELL disclosed that his company does handle the management of the common areas of the Tech Park Phase I. He has not reviewed the item nor does he or his company have any economic interest in the item and therefore, he would be voting.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning & Development Department, explained the existing apartment complex does conform to applicable Title 19 and Lone Mountain Master Plan Design Standards.

MINUTES – Continued:
The parking and landscaping are adequate for the development and a waiver has been previously approved on the original site review for the perimeter landscaping.

RUSS SILLITOE, Civiltec, Inc., 4795 South Sandhill Road, appeared on behalf of the applicant and concurred with staff's conditions and recommendations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:54 – 10:56)
4-363

CONDITIONS:
Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0033-97(23)] except as amended by conditions herein.

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

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

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

CONDITIONS – Continued:

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

Public Works

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

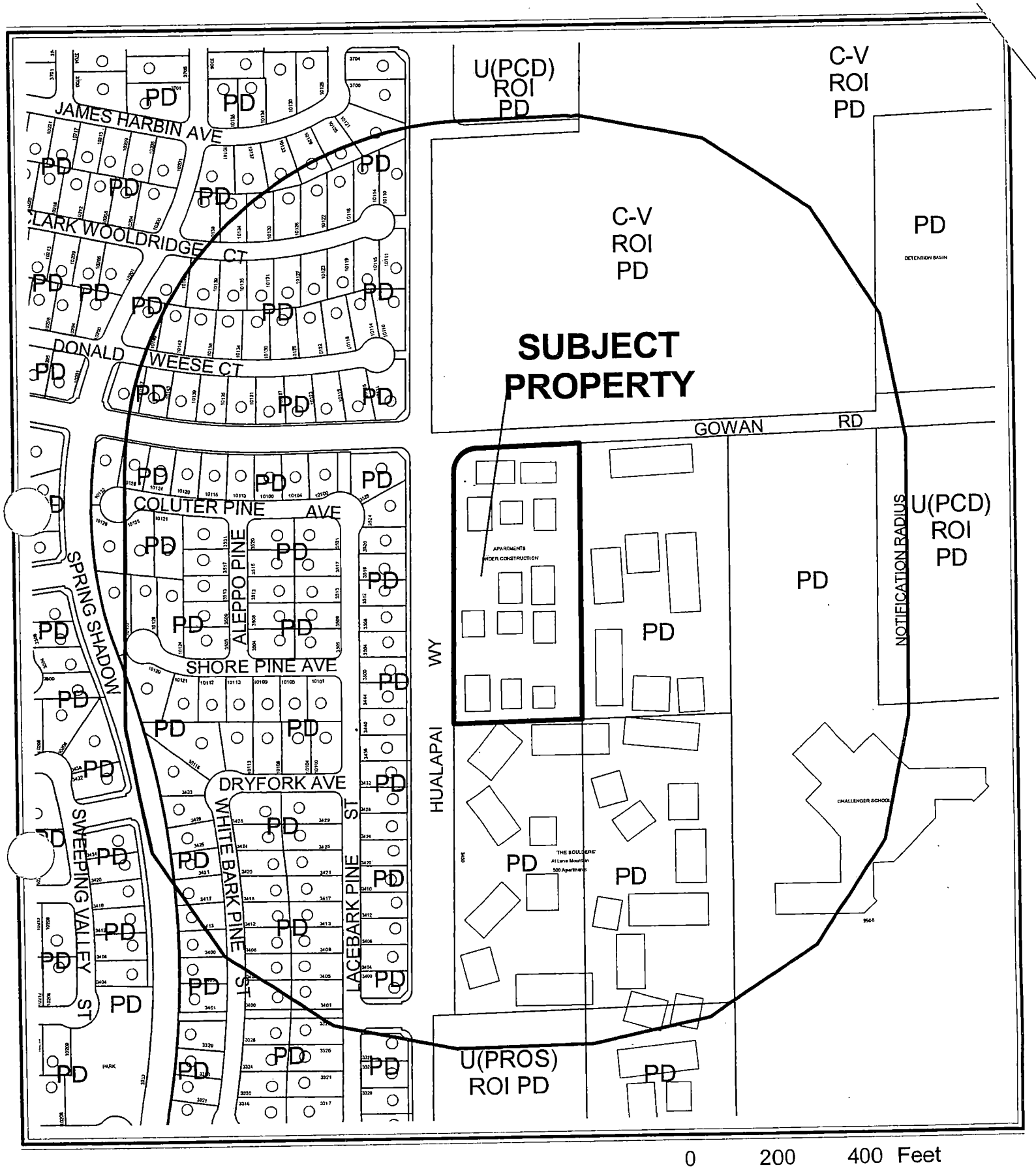
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

12. Site development to comply with all applicable conditions of approval for Z-33-97(22), Z-33-97(23) and all other subsequent site-related actions.

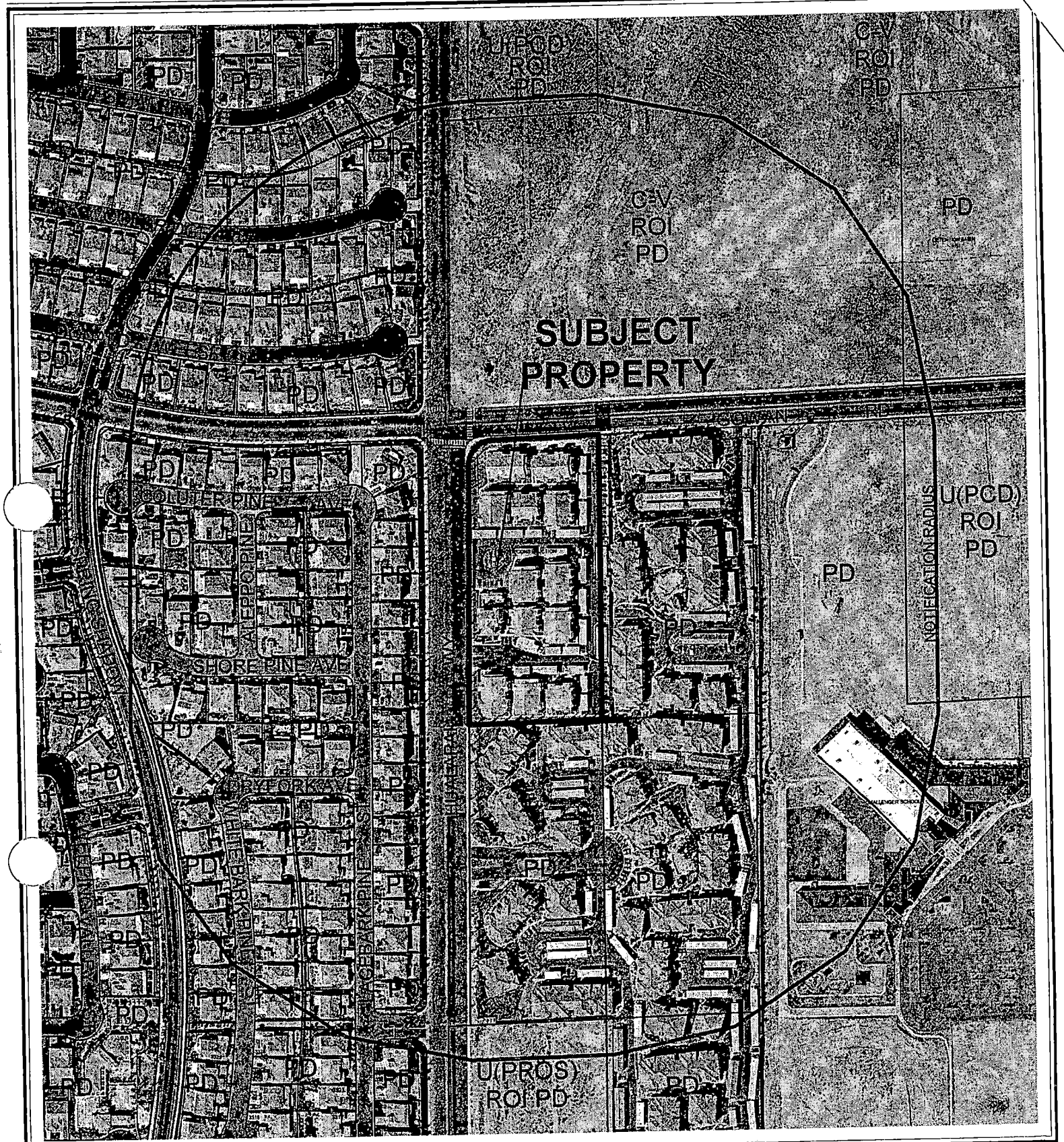


CASE: **SDR-5518**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [MULTI-FAMILY MEDIUM LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]

N



CASE: **SDR-5518**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [MULTI-FAMILY MEDIUM LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5518 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0033-97(23)] except as amended by conditions herein.

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

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

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

Public Works

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

8. 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.

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

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

12. Site development to comply with all applicable conditions of approval for Z-33-97(22), Z-33-97(23) and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for 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.

B) Applicant's Justification

The applicant states that their intent is to convert an apartment complex to a condominium complex and that they will meet with the Planning and Development Department before the Final Map to develop a comprehensive address plan for the site. The applicant states no pertinent justification for the application.

BACKGROUND INFORMATION

A) Previous Actions

05/02/01 The City Council approved a request for a Major Modification to the Lone Mountain Master Development Plan [Z-0033-97(22)] from PCD (Planned Community Development) to MFM (Multi-Family Medium) for 5.64 acres located at the southeast corner of the intersection of Hualapai Way and the Gowan Road alignment. The Planning Commission and Staff both recommended approval on March 22, 2001.

05/02/01 The City Council approved a request for a Site Development Plan Review and waiver of perimeter landscape requirements [Z-0033-97(23)] on 5.64 acres at the southeast corner of the intersection of Hualapai Way and the Gowan Road alignment. The Planning Commission and Staff both recommended approval on March 22, 2001.

B) Pre-Application Meeting

10/08/04 A pre-application conference was held resulting in the following comments:

1. The applicant shall meet with Planning and Development to develop a comprehensive address plan prior to the submittal of the Final Map.
2. The basic submittal requirements for a Special Use Permit were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.57

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Proposed City of Las Vegas Park / Detention Basin
South:	Apartment Complex [Proposed Condominium Conversion (SDR-5493)]
East:	Apartment Complex [Proposed Condominium Conversion (SDR-5493)]
West:	Single-Family Residential Subdivision

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development within the Centennial Hills Sector Land Use Map of the General Plan. The subject parcel is designated MFM (Multi-Family Medium) within the Lone Mountain Master Plan.

PL

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

Lone Mountain

The Multi-Family Medium Density provides for the development of 12.1 to 18 dwelling units per gross acre. Product types shall include a higher density variety of multi-family unit such as condominiums and buildings up to three stories.

PROJECT DESCRIPTION

The site plan depicts access to the subject site will be from one driveway off of Hualapai Way and a exit-only driveway off of Gowan Road. The rectangular shape site consists of 13 two-story buildings and one centrally located pool. Garages and covered parking are provided for the residents, as well as uncovered parking for guests. A total of 186 parking spaces are provided including 4 handicap parking spaces. Access aisles to the covered and uncovered parking areas range from 43 feet to 61 feet in width.

The perimeter landscaping was granted a waiver by the City Council as part of the original Site Development Plan Review [Z-0033-97(23)]. Landscaping is provided around all of the buildings and in planters around the perimeter of the proposed complex. A mixture of Mondel Pine, Arizona Ash and Chitalpa trees adorn the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Lone Mountain Master Plan does not provide specific setback or minimum lot dimension standards for apartment development within the MFM (Multi-Family Medium) designation. As a result, the development is in compliance with zoning standards that apply to the site.

A2) Parking and Traffic Standards

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

Uses	*GFA*	***Required***			***Provided***	
		Ratio	*Parking*		*Parking*	
			Regular	*Handicap*	*Regular*	*Handicap*
Multi-Family		1.25 spaces/unit/1 BR	30		30	
		1.75 spaces/unit/2BR	74		74	
		2 spaces/unit/3BR	64		64	
		1 guest space per five units	17	5	18	6

The site plan indicates that 139 surface parking spaces will be provided, 98 of which are covered parking spaces including 29 compact parking spaces and 6 handicap parking spaces. Additionally, 12 garage spaces will be provided. The project exceeds the parking standards of the Zoning Ordinance.

A3) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Tree / 6 Spaces	7 Trees	9 Trees
Buffer: • Min. Trees	1 Tree / 30 Linear Feet	64 Trees	64 Trees
• Min. Zone Width	15 Feet		7 Feet
• Wall height	6 Feet		6 Feet

The submitted landscape plan does not meet the requirements for perimeter landscaping. The existing apartment complex has a seven-foot wide planter along Hualapai Way and along Gowan Road. The City of Las Vegas Urban Design Guidelines and Standards require a 15-foot wide landscape planter along a street frontage when an apartment project is across from a single family project and a 10-foot wide landscape planter elsewhere along a street frontage, with 24-inch box trees planted every 30 feet. The original Site Development Plan Review [Z-0033-97(23)] approved 05/22/01 by the City Council approved a waiver of perimeter landscaping, therefore the existing site is in conformance.

PL

Pursuant to Lone Mountain Master Plan, the following Open Space Standards apply to the subject proposal:

Ratio	Required	Provided
	Area	Area
330 SF. / Unit or 2% of Total	32,340 SF	32,973 SF.

The existing amount of useable open space exceeds the requirements of the Lone Mountain Master Plan.

B) General Analysis and Discussion

- Zoning

The subject property is currently zoned PD (Planned Development), and is included within the Lone Mountain Master Plan with a designation of MFM (Multi-Family Medium). The subject site has a density of 17.4 dwelling Units per acre and is in conformance with the MFM (Multi-Family Medium) designation that allows for 12.1 to 18 dwelling units per acre.

- Site Plan

The site plan illustrates an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Hualapai Way. This location will be at most approximately 300 feet from the most distant apartments, and therefore centrally accessible to residents of all buildings on the site. The site plan does depict parking spaces sufficient to meet the requirements of Municipal Code Title 19.10.010.

- Waivers

The perimeter landscaping pertaining to the street frontages along Hualapai Way and Gowan Road were previously approved by City Council on 05/22/04 as part of the original Site Development Plan Review [Z-0033-97(23)].

- Landscape Plan

Landscaping is provided around all of the buildings and in planters around the perimeter of the proposed complex. A mixture of Mondel Pine, Arizona Ash and Chitalpa trees adorn the site.

PL

- Elevation

  The elevations depict an appropriate design for multi-family residential buildings, in terms of color and materials.

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;"**

   Much of the surrounding area is currently developed as medium-low to medium density residential development that is compatible with the proposed project.

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

   With the previously approved Site Development Plan Review [Z-0033-97(23)] by City Council granting a waiver of perimeter landscaping requirements regarding street frontages, the proposed conversion is in complete conformance with the General Plan as well as the Lone Mountain Master Plan, Title 19 and other standards.

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

   The subject site has access directly to Hualapai Way, designated as 100-foot Primary Arterial by the Master Plan of Streets and Highways. This road will be adequate to meet the requirements of the proposed development. Additionally, the subject site has an exit-only access gate, which opens onto Gowan Road.

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

   The building and landscape materials are appropriate for this area, which will contain a blend of medium-low and medium density residential uses with a similar scale, appearance and design.

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

   The architectural design of this project will allow it to blend harmoniously with other similar development emerging in this area. The developer of this project, for the most part, has considered the design of the project in the context of the approved Lone Mountain Master Plan and has attempted to integrate the development with those standards.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 137

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5518 APN: 138-07-301-001

Name of Property Owner: Willows Lone Mountain LLC

Name of Applicant: Chartered Development

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

_____Yes ___x___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ward Ritter

Subscribed and sworn before me

This 29th day of September, 2004

_____
Notary Public in and for said County and State

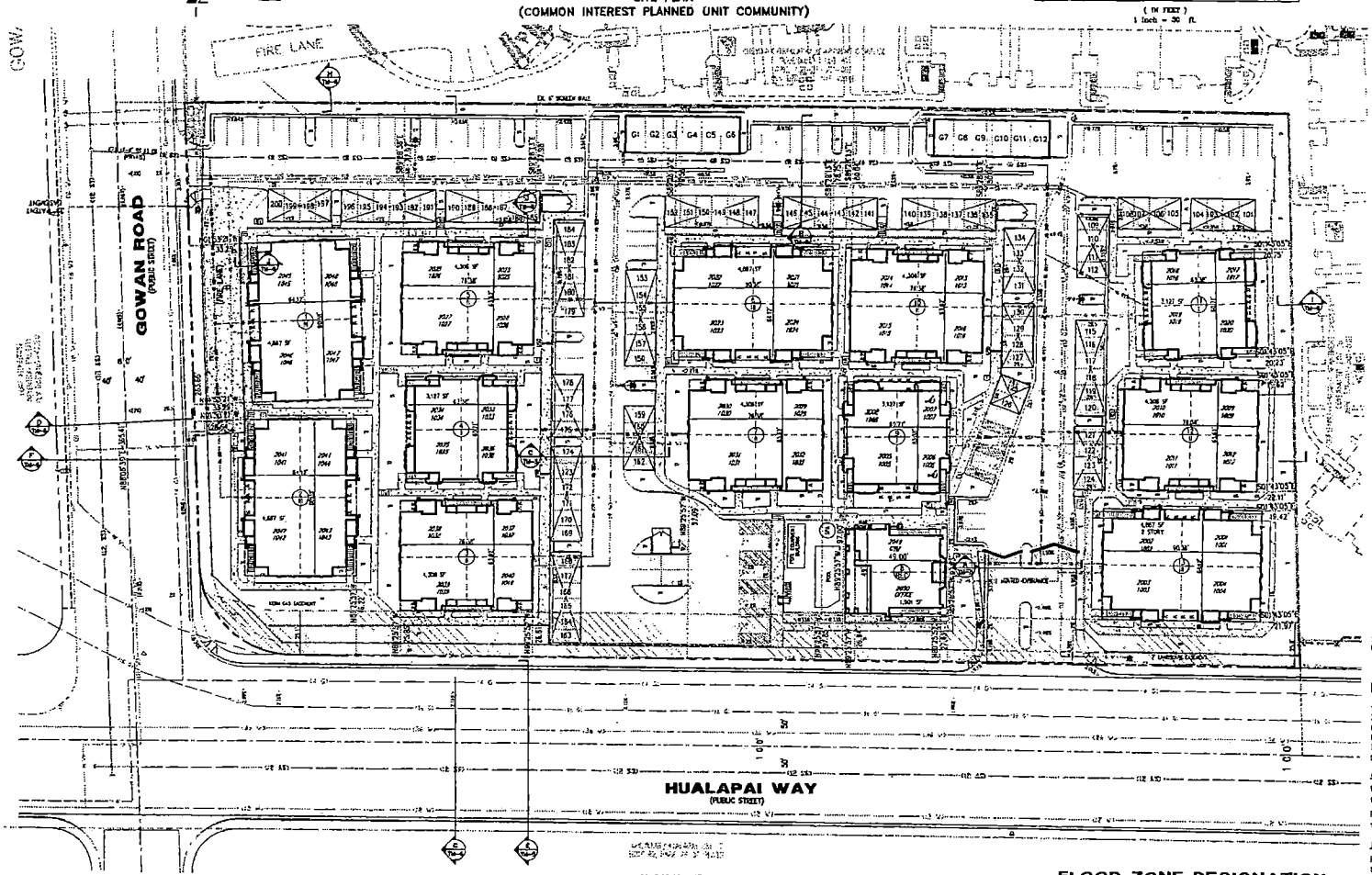
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21, 2006

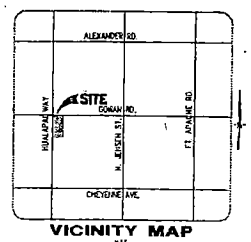
H:\P\3366B\3366B-SITE.dwg, 10/26/2004 1:46:10 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

WILLOWS AT LONE MOUNTAIN

SITE PLAN
(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.





VICINITY MAP
N.T.S.

SHEET INDEX

SITE-1 SITE PLAN
SITE-2 DETAILS
SITE-3 SECTIONS & DETAILS

BENCHMARK

CLARK COUNTY BENCHMARK JTCO017NO96 – RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, ON THE SOUTH SIDE OF CHEYENNE AVENUE AND THE EXTENDED ALIGNMENT OF CAMPBELL ROAD.

ELEV. 768.043 METERS. (2518.83 FT. NAVD 88)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS IS THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., BEING NORTH 00°34' 05" EAST AS SHOWN AT THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 91 OF SURVEYS ON PAGE 29.

LEGAL DESCRIPTION

BEING A PORTION OF THE NW 1/4, OF THE SW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 24 BI SAID SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINS:
5.64 ACRES (GROSS)
4.57 ACRES (NET)
APN: 138-07-301-001

OWNER/DEVELOPER

WILLOWS LONE MOUNTAIN, LLC/CHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NV. 89118
702-873-3984

PROJECT DATA

TOTAL AREA
ZONING: RS
GROSS AREA: 5.64 ACRES
NET AREA: 4.57 ACRES
TOTAL DWELLING UNITS: 98 UNITS
DENSITY: 17.4 DU/ACRES

OPEN SPACE
REQUIRED:
COMMON USEABLE - 330 SQ. FT./UNIT = 32,340 SQ. FT.
PROVIDED:
TOTAL COMMON USEABLE = 32,973 SQ.FT.

PARKING
REQUIRED:
1.25 SPACE X 24 (1 BDRM) = 30 PARKING SPACES
1.75 SPACE X 42 (2 BDRM) = 74 PARKING SPACES
2.00 SPACE X 32 (3 BDRM) = 64 PARKING SPACES
1.00 SPACE/6 UNITS (VISITORS) = 17 PARKING SPACES
TOTAL REQUIRED: = 185 PARKING SPACES
(INCLUDES 4 H.C. PARKING SPACES - 2% OF TOTAL)
PROVIDED:
STANDARD SPACES (88 COVERED) = 159 PARKING SPACES
COMPACT SPACES = 24 PARKING SPACES
HANDICAP SPACES = 6 PARKING SPACES
CARPORT SPACES = 12 PARKING SPACES
TOTAL SPACES PROVIDED: 186 PARKING SPACES

UNIT/BLDG COUNT
BUILDING TYPE I - PLAN A (1 BDRM) = 24 UNITS / 3 BLDGS
BUILDING TYPE II - PLAN B (2 BDRM) = 40 UNITS / 5 BLDGS
BUILDING TYPE III - PLAN C (3 BDRM) = 31 UNITS / 4 BLDGS
REC BLDG = 1 UNITS / 1 BLDGS
GARAGE 1 BLDG
POOL EQUIP. BLDG

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 5.64± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE SOUTHEAST CORNER OF HUALAPAI WAY AND GOWAN ROAD, CLARK COUNTY, NEVADA.

PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.

1. PRELIMINARY RESEARCH INDICATE THAT THERE ARE NO COMPACTION FAULTS WITHIN APPROX. 1/4 MILE OF THIS SITE.
2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT.

SOILS REPORT

ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION REPORT : UPDATE SOIL AND FOUNDATION INVESTIGATION.

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
DATE: FEBRUARY 2, 2001
PROJECT NO. 2001112561

LEGEND

PROPERTY LINE	AC	AIR CONDITIONING UNIT	CATV CABLE TELEVISION AMPLIFIER BOX
CENTERLINE	BC	BACK OF CURB	T ELECTRICAL TRANSFORMER
RIGHT OF WAY	CPS	COVERED PARKING SPACE	TEL
LOTLINE	(CP)	COMPACT CAR	UNIT NUMBER
EASEMENT	EX	EXISTING	EX. RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
ADJACENT PROPERTY LINE	EP	ELECTRIC SERVICE METER PANEL	
EXISTING EDGE OF PAVEMENT	FC	FACE OF CURB	EX. DIRECTION AND PERCENTAGE OF SLOPE
EX. WROUGHT IRON FENCE	FW/I	FIRE/DOMESTIC WATER METER/VALVING	EX. WATER VALVE
EX. SEWER MANHOLE	FL	FLOW LINE	EX. STREET SIGN
EX. GAS LINE (SIZE AS SHOWN)	FF	FINISH FLOOR	EX. STREET LIGHT
EX. 8" SEWER LINE	G	GAS	TRASH ENCLOSURE
EX. WATER LINE (SIZE AS SHOWN)	L	LENGTH	
EX. FIRE HYDRANT	LS	LANDSCAPE	BLDG NO.
POINT OF CONNECTION TO EX UTILITY	PP	POWER POLE	BLDG TYPE
KERN RIVER GAS LINE EASEMENT PER EXCEPTION NO. 5	PS	PARKING SPACE	RESTRICTED COMMON AREA COVERED PARKING
10'x20' LIVING EASEMENT PER EXCEPTION NO. 5	P	PLANTER/LANDSCAPE AREA	
	R	RADIUS	
	R/W	RIGHT OF WAY	
	SMH	SEWER MANHOLE	
	SD	SIDEWALK DRAIN	

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 3135 OF 4960, BEARING AN EFFECTIVE DATE OF SEPTEMBER 17, 2002.

UTILITY SERVICES

WATER SERVICE	L.V.V.W.D
SEWER SERVICE	CITY OF LAS VEGAS
POWER SERVICE	NEVADA POWER COMPANY
DISPOSAL SERVICE	REPUBLIC SERVICES OF SO NEVADA
GAS SERVICE	SOUTHWEST GAS CORP.
TELEPHONE SERVICE	SPRINT TELEPHONE CO.
CABLE SERVICE	COX COMMUNICATIONS

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

ALL COMMON AREAS AND LANDSCAPED AREAS WILL BE MAINTAINED BY THE WILLOWS AT LONE MOUNTAIN HOMEOWNERS ASSOCIATION.

C.C. & R. STATEMENT

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.
C.C. & R.'S WILL BE ENFORCED ON THIS PROPERTY.

RECEIVED
OCT 28 2004

NO.	REVISIONS	BY	DATE	APPD.

CHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NV. 89118
(702) 873-3984

Civil Tech
CIVIL ENGINEERING & LAND PLANNING
7854 W. SAHARA AVE. LAS VEGAS, NV 89117
(702) 562-0540

SITE PLAN
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON G. NILESTEAD
EXP. 6/30/05
CIVIL
No. 8879
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

SCALE(H):	1"=30'
SCALE(V):	1"=30'
DESIGN:	RRS
DRAWN:	CMH
CHECK:	RRS
PROJ. START DATE:	7-04
PROJECT NO.	3366B
DRAWING NAME:	3366B-SITE
SHEET	SITE-1
1 OF 3 SHEETS	
CITY OF LAS VEGAS DWG. NO.	

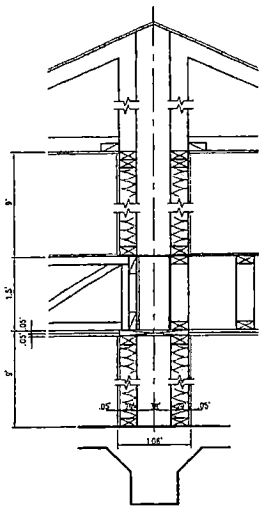
SDR-5518
12/16/04 PC

H:\P\3366B\3366B-SITE2.dwg, 10/26/2004 1:46:46 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

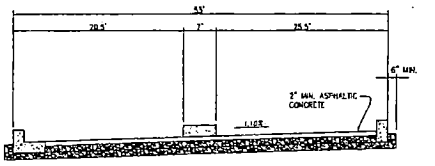
LOWS AT LONE MOUNTAIN

SITE PLAN

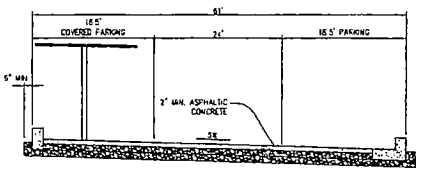
(COMMON INTEREST PLANNED UNIT COMMUNITY)



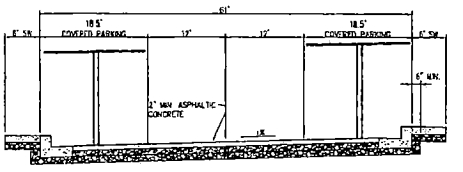
SECTION A-A
COMMON AREA SEPARATION WALL
(1-HR PARTY DIVIDE WALL) N.T.S.



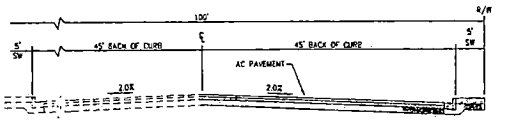
A — 53' PRIVATE ENTRANCE STREET SECTION N.T.S.



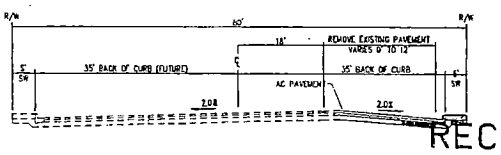
B — 43' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE N.T.S.



C — 61' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING BOTH SIDES N.T.S.



E — HUALAPAI WAY
100' HALF STREET SECTION N.T.S.



D — GOWAN ROAD
80' HALF STREET SECTION N.T.S.

RECEIVED
OCT 28 2004

CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON
LAS VEGAS, NEVADA 89102
(702) 873-3894

Civil-Tec
ENGINEERS • SURVEYORS • PLANNERS
(702) 362-8844

NO.	REVISIONS	BY	DATE	APPR.

SITE PLAN – DETAILS
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON C. HILLSTEAD
EXP. 6/30/05
CIVIL
STATE OF NEVADA

SCALE(H):	N/A
SCALE(V):	N/A
DESIGN:	RRS
DRAWN:	CMH
CHECK:	RRS
ORIGINAL START DATE:	7-04
PROJECT NO.	3366B
DRAWING NAME:	3366B-SITE2
SHEET	SITE-2
	2 OF 3 SHEETS
CITY OF LAS VEGAS DWG. NO.	

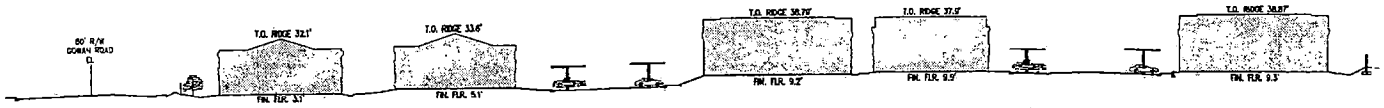
SDR-5518
12/16/04 PC

H:\P\3366B\3366B-SITE2.dwg, 10/26/2004 1:46:57 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

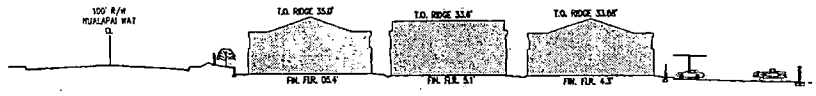
WILLOWS AT LONE MOUNTAIN

SITE PLAN

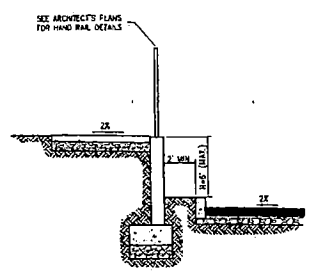
(COMMON INTEREST PLANNED UNIT COMMUNITY)



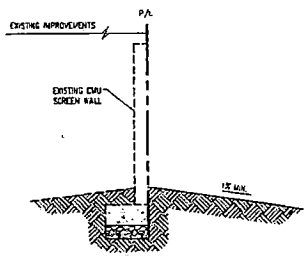
F — NORTH/SOUTH CROSS SECTION



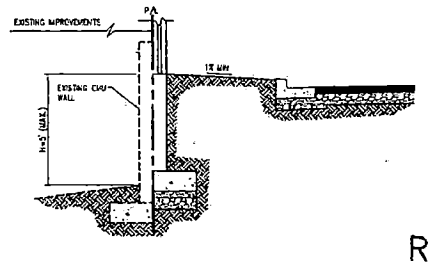
G — EAST/WEST CROSS SECTION



J — BLDG'S. 1, 5, 6, 10, & 11 RETAINING WALL SECTIONS



K — SOUTH PROPERTY LINE SECTION



H — EAST PROPERTY LINE SECTION

RECEIVED
OCT 28 2004

SDR-5518
12/16/04 PC

CHARTERED DEVELOPMENT CORP.
3017 WEST RUSSELL
LAS VEGAS, NEVADA 89118
(702) 873-3891

CIVIL ENGINEERS • SURVEYORS • PLANNERS
(702) 255-4335 • LAS VEGAS, NEVADA

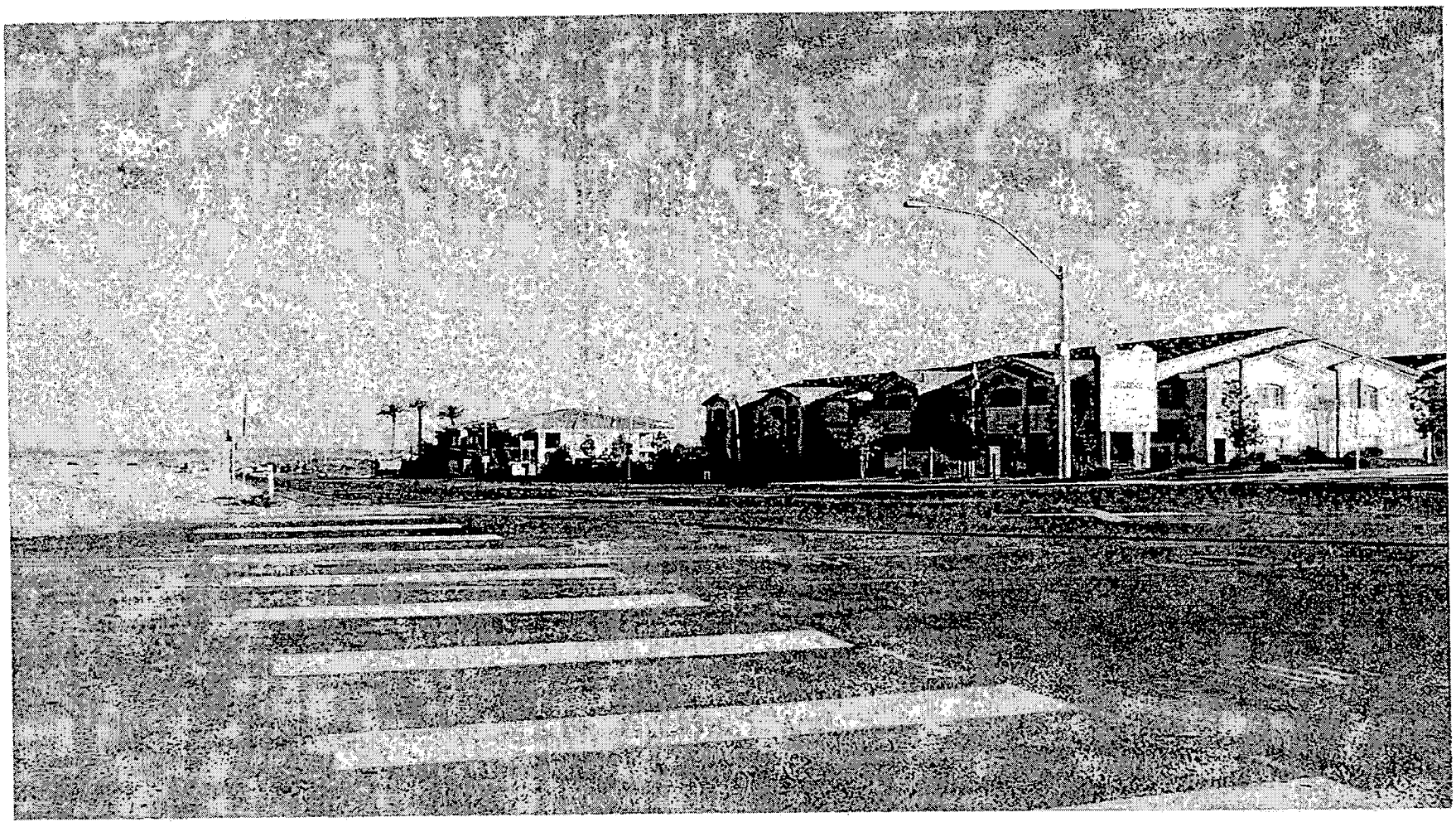
NO.	REVISIONS	BY	DATE	APPD.

SITE PLAN – DETAILS
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS
NEVADA

SEAL
CAMERON G. HILLSTEAD DIP. NSPE/PE CIVIL
REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA No. 9879

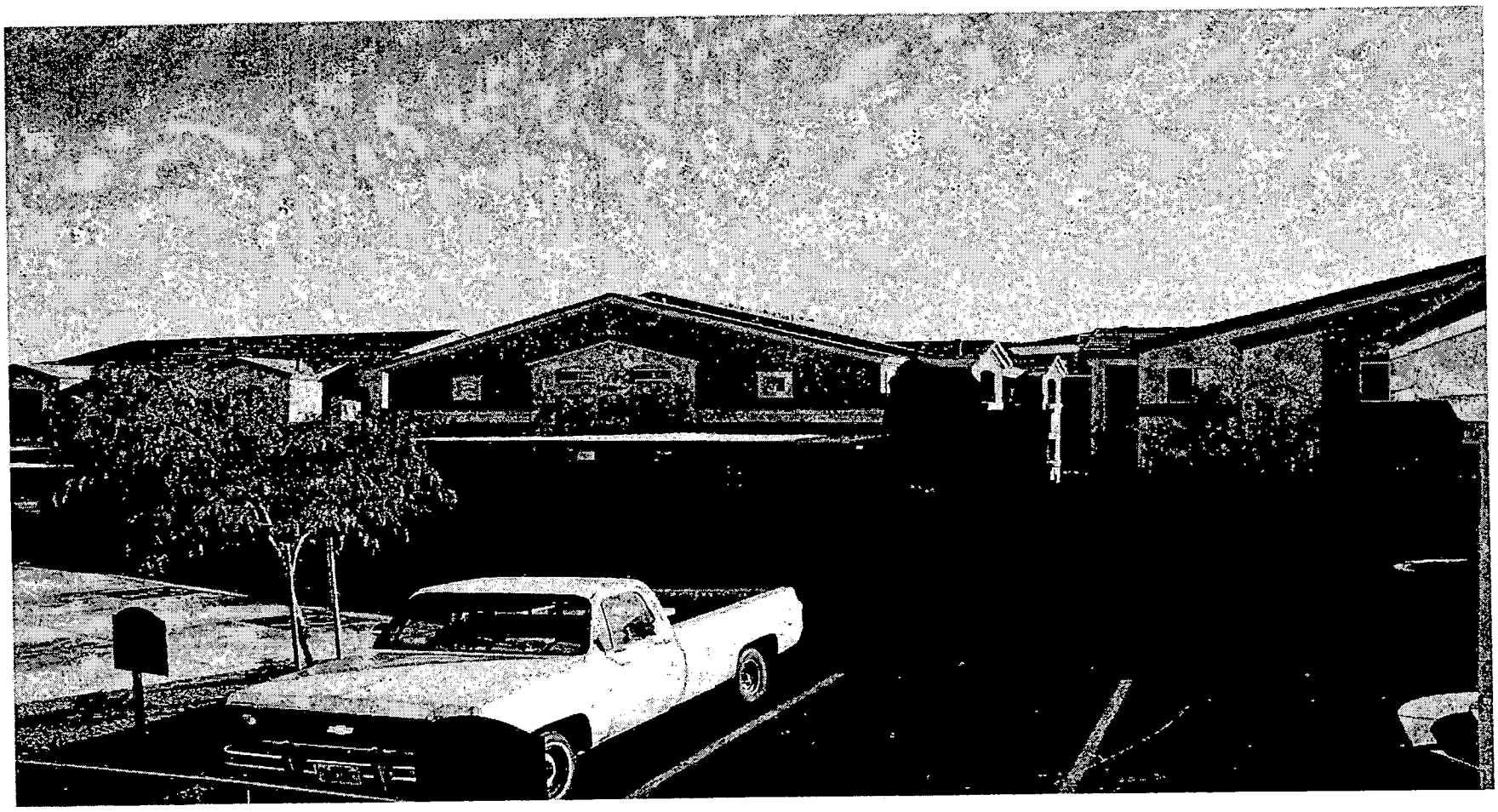
SCALE(H):	N/A
SCALE(V):	N/A
DESIGN:	RRS
DRAWN:	CMH
CHK'D:	RRS
PROJ. START DATE:	7-04

PROJECT NO. 3366B
DRAWING NO. 3366B-SITE2
SHEET SITE-3
OF 3 SHEETS
CITY OF LAS VEGAS DWG. NO.



SDR-5518 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN
3540 NORTH HUALAPAI WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



SDR-5518 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN
3540 NORTH HUALAPAI WAY
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 61

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:
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).

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	

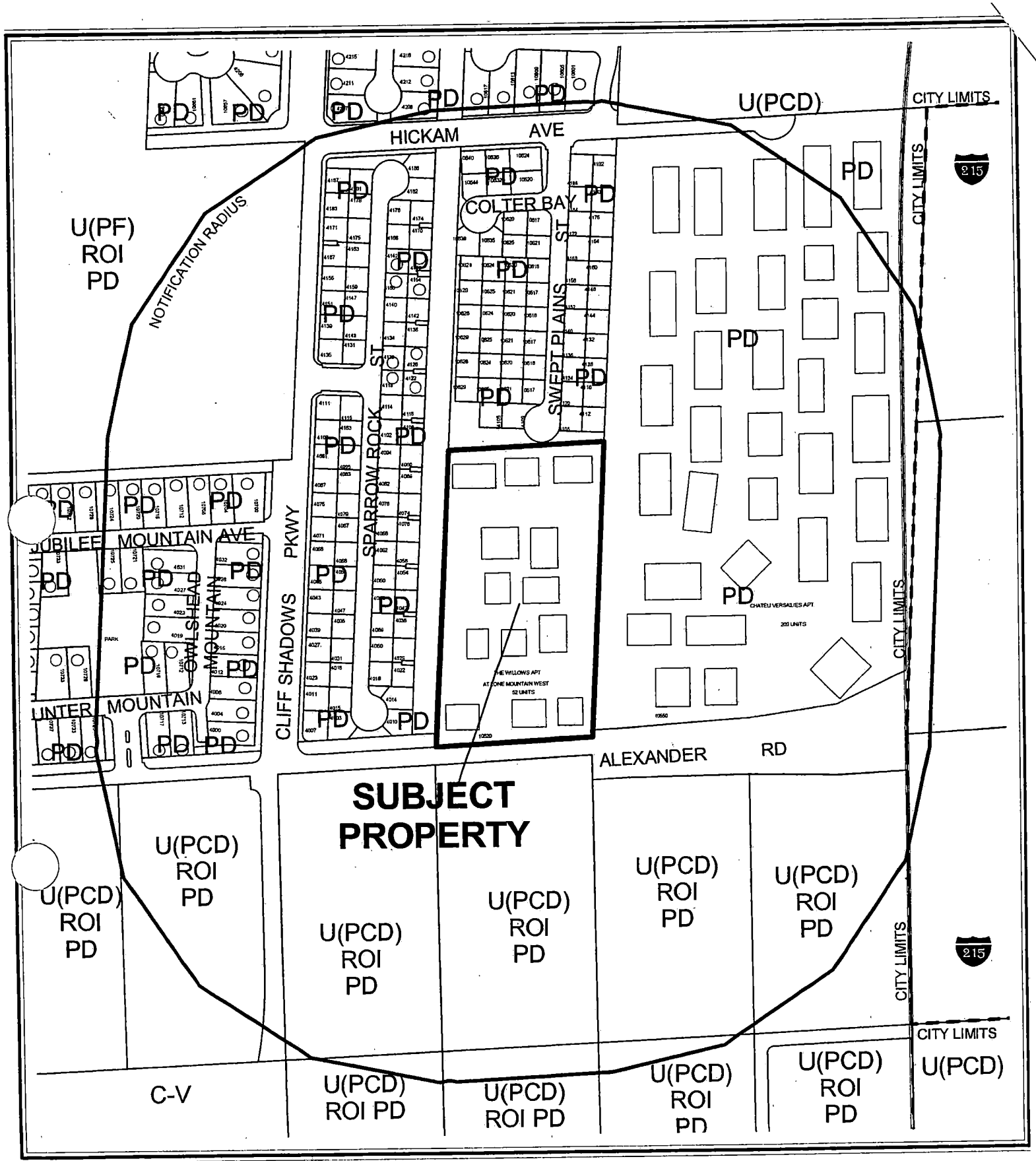
RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion 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

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

(6:03 – 6:06)



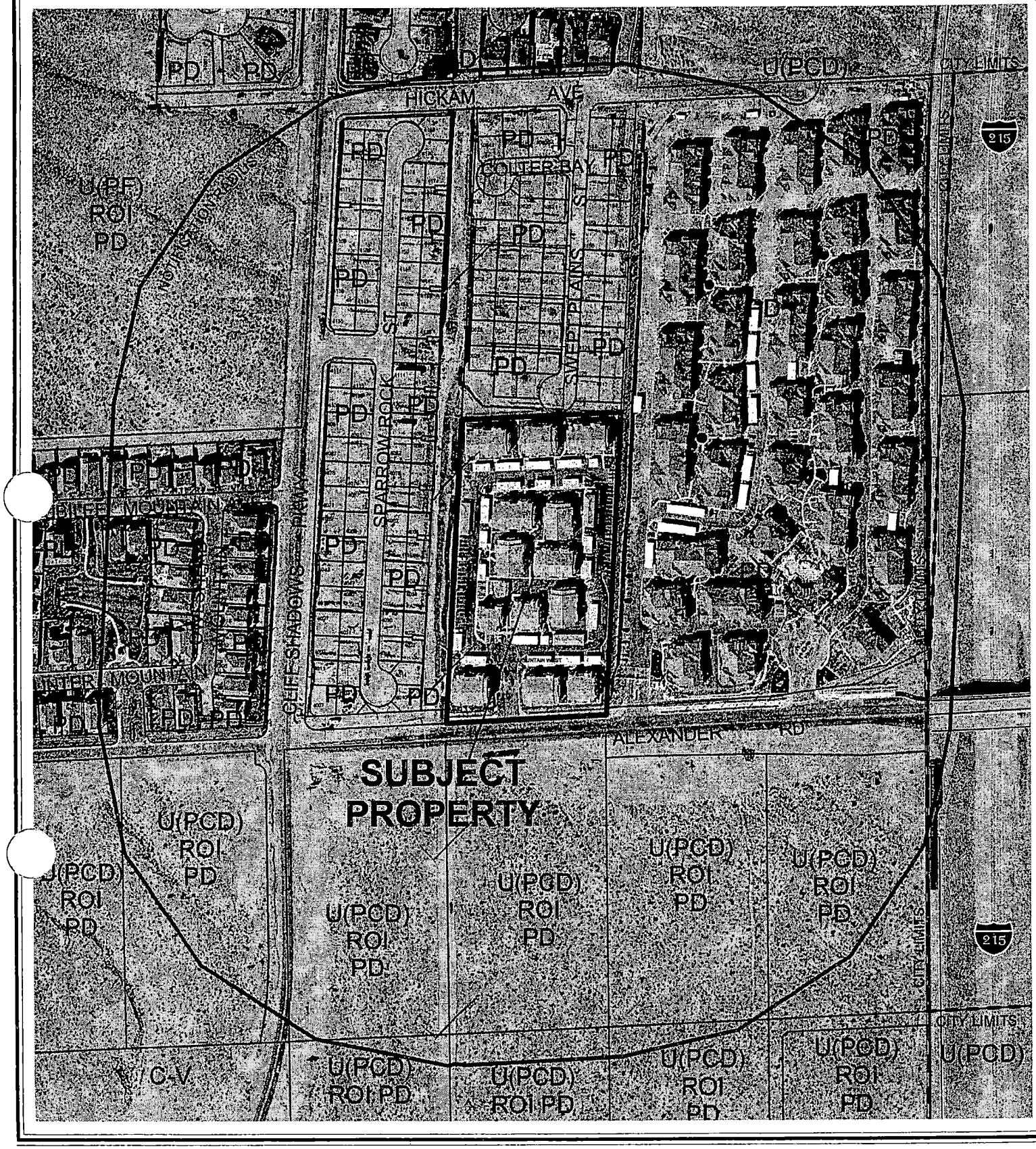
0 200 400 Feet

CASE: **SDR-5519**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [MULTI-FAMILY MEDIUM LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]

N



0 200 400 Feet

CASE: **SDR-5519**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MULTI-FAMILY MEDIUM LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5519 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC

** CONDITIONS **

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

Planning and Development

1. A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails prior to the recordation of a Final Map. This must be depicted on the Tentative Map.

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

3. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0056-01(1)] except as amended by conditions herein.

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

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

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.

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

Public Works

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

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

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

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

13. Site development to comply with all applicable conditions of approval for Z-56-01 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the conversion of a 98-unit apartment project to a condominium development on 5.27 acres at 10620 West Alexander Road.

B) Applicant's Justification

The applicant states that their intent is to convert an apartment complex to a condominium complex and that they will meet with the Planning and Development Department before the Final Map to develop a comprehensive address plan for the site. The applicant states no pertinent justification for the application.

BACKGROUND INFORMATION

A) Previous Actions

07/05/01 The City Council approved a Major Modification to the Lone Mountain West Master Plan [Z-0024-99(23)] to change the land use designation from Medium Low (up to 12 dwelling units per acre) to Multi-Family Medium (up to 25 dwelling units per acre) on approximately 5.0 acres located on the north side of the Alexander Road alignment, approximately 660 feet west of the western beltway alignment. The Planning Commission and Staff both recommended approval on May 24, 2001.

07/24/01 The Department of Planning and Development administratively approved a Minor Modification to the Lone Mountain West Master Plan [Z-0024-99(29)] to add 5.59 acres into the master plan area on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment.

09/05/01 The City Council approved a Rezoning (Z-0056-01) application for the reclassification of property from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment. The Planning Commission and Staff both recommended approval on July 26, 2001.

PL

09/05/01 The City Council approved a Site Development Plan Review [Z-0056-01(1)] for a proposed 98-unit apartment development on approximately 5.59 acres on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment. The Planning Commission and Staff both recommended approval on July 26, 2001.

B) Pre-Application Meeting

10/08/04 A pre-application conference was held resulting in the following comments:

1. The applicant shall meet with Planning and Development to develop a comprehensive address plan prior to the submittal of the Final Map.

2. The basic submittal requirements for a Special Use Permit were discussed.

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: 5.27

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Single-Family Attached Residential Subdivision
South:	Undeveloped [Proposed Senior Living Facility Z-0028-01(1)]
East:	Apartment Complex recently converted to Condominiums
West:	Single-Family Attached Residential Subdivision

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)

PL

D) Existing Zoning

Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] Under Resolution of Intent to PD (Planned Development
East: PD (Planned Development)
West: PD (Planned Development)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation. The subject parcel is located within the Lone Mountain West Master Plan and has a land use designation of MFM (Multi-Family Medium).

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

Lone Mountain West

The Multi-Family Medium Residential category provides for the development of up to 25 dwelling units per gross acre. Product types include a higher density variety of multi-family units such as condominiums and low-density multi-family, and residential buildings with a maximum of three stories. This category also permits senior housing and related facilities for senior care, including: independent living, assisted living, and skilled nursing facilities. The existing apartment complex and proposed condominium conversion is in conformance with the MFM (Multi-Family Medium) land use designation.

Multi-Use Equestrian Trail

The subject site has a Multi-Use Equestrian trail designated along the southern boundary of the property in accordance with the Map #8 of the Master Plan Transportation Trails Element of the Las Vegas Master Plan 2020. The Multi-Use Equestrian trail has been constructed in accordance with the approved Site Development Plan Review [Z-0056-01(1)].

PL

Multi-Use Non-Equestrian Trail

A Multi-Use Non-Equestrian trail is proposed adjacent to the subject site's western property alignment. The original Site Development Plan Review [Z-0056-01(1)] was conditioned to construct the trail along the western portion of the property prior to the 75% of the subdivision being completed. Recent investigation of the area confirmed that the proposed trail has not been completed at this time, therefore the development is in violation of condition #5 of [Z-0056-01(1)] and will be conditioned to complete the trail prior to the recordation of a Final Map.

PROJECT DESCRIPTION

The site plan illustrates an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Alexander Road. This location will be at most approximately 360 feet from the most distant condominium, and therefore centrally accessible to residents of all buildings on the site. Access to the site is achieved via a primary 53-foot entrance from Alexander Road. The rectangular shaped site consists of 12 two-story buildings and one centrally located recreational facility and pool. A total of 198 parking spaces are provided including 6 handicap parking spaces. Access aisles to the covered and uncovered parking areas range from 24 feet to 25 and a half feet in width.

The perimeter landscaping and open space provided onsite is in conformance with the Lone Mountain West Master Plan and Title 19. A 30-foot wide Multi-Use Equestrian trail has been shown on the southern boundary of the subject site in conformance with the approved Site Development Plan Review [Z-0056-01(1)].

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Lone Mountain West Master Plan does not provide specific setback or minimum lot dimension standards for apartment development within the MFM (Multi-Family Medium) designation. As a result, the development is in compliance with zoning standards that apply to the site.

PL

A2) Parking and Traffic Standards

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

Uses	*# of Units*	***Required***			***Provided***	
		Ratio	*Parking*		*Parking*	
			Regular	*Handicap*	*Regular*	*Handicap*
Multi-Family	16	1.25 spaces/unit/1 BR	20		20	
	50	1.75 spaces/unit/2BR	88		88	
	32	2 spaces/unit/3BR	64		64	
	98	1 guest space per five units	17	4	26	6

The site plan indicates that 174 surface parking spaces will be provided, 100 of which are covered parking spaces including 6 handicap parking spaces. Additionally, 18 garage spaces will be provided. The project exceeds the parking standards of the Zoning Ordinance.

A3) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Tree / 6 Spaces	30 Trees	48 Trees
Buffer: • Min. Trees	1 Tree / 30 Linear Feet	64 Trees	64 Trees
• Min. Zone Width	10 Feet		7 Feet
• Wall height	6 Feet		6 Feet

The submitted landscape plan meets the requirements for perimeter landscaping. The existing apartment complex has a 30-foot Multi-Use Equestrian trail located along the northern alignment of Alexander Road. The City of Las Vegas Urban Design Guidelines and Standards require a 10-foot wide landscape planter along a street frontage or the provision of a 14-foot wide landscape planter with a meandering sidewalk within the planter, with 24-inch box trees planted every 30 feet. The existing trail accommodates this requirement. Additionally, the existing site is to have a six-foot landscape buffer on the rear and side property lines, with 24- inch box trees planted every 30 feet. The submitted landscape plan reflects

the before mentioned requirements and is in conformance. The subject site has been and is still subject to the creation of a Multi-Use Non-Equestrian trail along the western alignment of the property, as conditioned by the original Site Development Plan Review [Z-0056-01(1)]. Currently, the subject development is in violation of said condition and will be conditioned to complete the trail prior to the recordation of a Final Map.

Pursuant to Lone Mountain Master Plan, the following Open Space Standards apply to the subject proposal:

Ratio	Required	Provided
	Area	Area
330 SF. / Unit or 2% of Total	34,434 SF.	77,793.13 SF.

The existing amount of useable open space exceeds the requirements of the Lone Mountain West Master Development Plan.

B) General Analysis and Discussion

- Zoning

  The subject property is currently zoned PD (Planned Development), and is included within the Lone Mountain West Master Plan with a designation of MFM (Multi-Family Medium). The subject site has a density of 17.4 dwelling Units per acre and is in conformance with the MFM (Multi-Family Medium) designation that allows for up to 25 dwelling units per acre.

- Site Plan

  The site plan illustrates an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Hualapai Way. This location will be at most approximately 300 feet from the most distant apartments, and therefore centrally accessible to residents of all buildings on the site. The site plan does depict parking spaces sufficient to meet the requirements of Municipal Code Title 19.10.010.

- Waivers

  No waivers are required, nor have any been requested.

PL

- Landscape Plan

  The existing landscaping includes 24-inch box Mondel Pine, Rio Grande Ash, Chitalpa, Shoestring Acacia, Evergreen Pear and Flowering Plum trees. Understory plants will include 5-gallon Green Cloud and Feathery Cassia, as well as 1-gallon Deer Grass, Coyote Bush and Desert Carpet.

- Elevation

  The elevation plans show two-story buildings finished with stucco and with sloping tile roofs. Façade articulation is achieved with the use of pop-out features, balconies, columns, pediment details over the entrance doorways, and exterior window accents.

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;"**

   Much of the surrounding area is currently developed as medium-low to medium density residential development that is compatible with the proposed project.

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 property is in complete conformance with the General Plan as well as Title 19 and other standards.

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

   The subject site has access directly to Alexander Road, designated as 80-foot Secondary Collector by the Master Plan of Streets and Highways. This road will be adequate to meet the requirements of the proposed development.

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

   The building and landscape materials are appropriate for this area, which will contain a blend of medium-low and medium density residential uses with a similar scale, appearance and design.

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

   The architectural design of this project will allow it to blend harmoniously with other similar development emerging in this area. The developer of this project, for the most part, has considered the design of the project in the context of the approved Lone Mountain West Master Development Plan and has attempted to integrate the development with those standards.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5519** APN: 137-01-401-010

Name of Property Owner: PR Lone Mountain West LLC

Name of Applicant: Chartered Development

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

_____ Yes _____ x _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ward Ritter

Subscribed and sworn before me

This 29th day of September 20 04

Paulette Stacy

Notary Public in and for said County and State

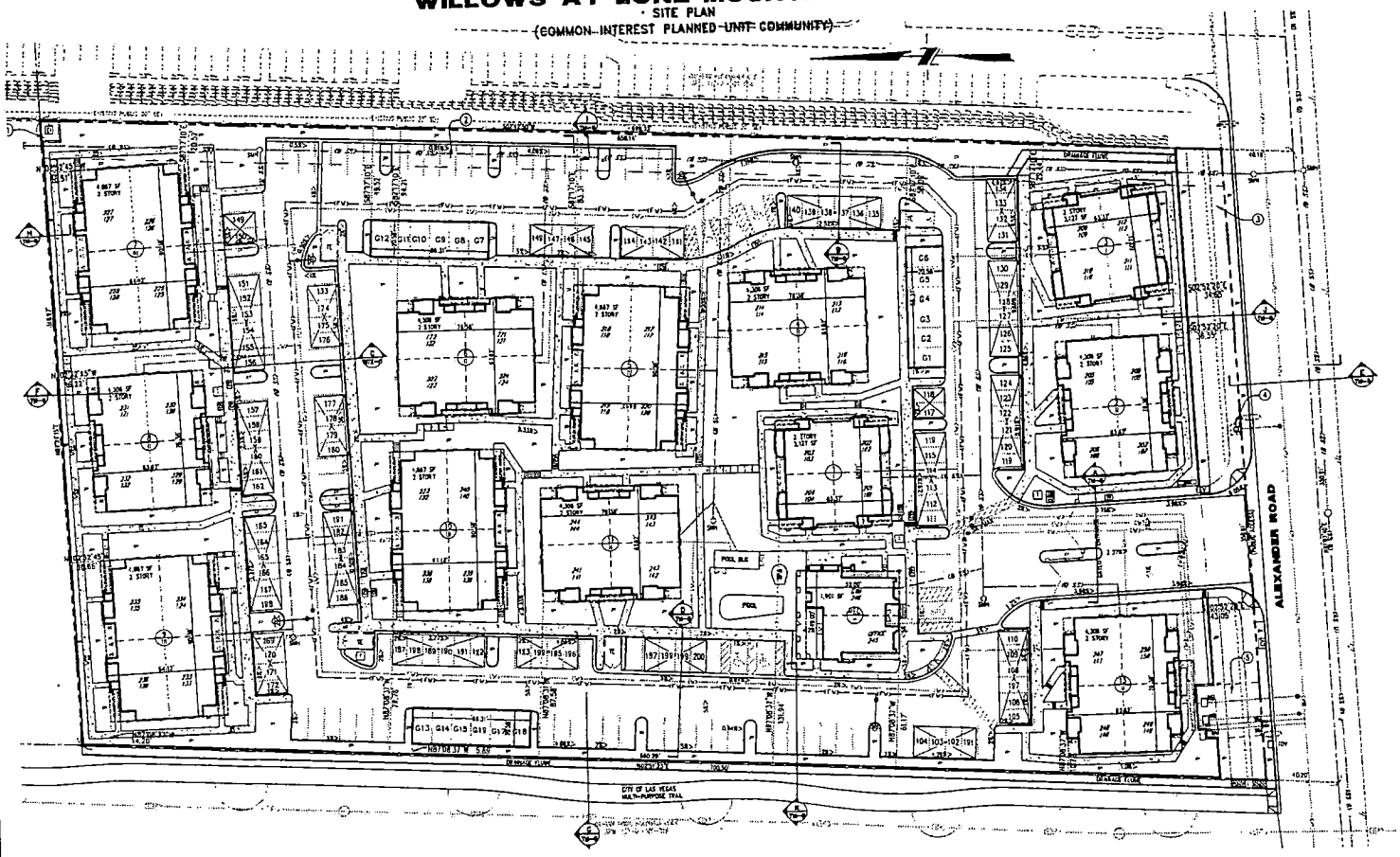
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21. 2006

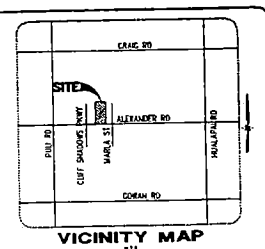
H:\P\3406B\3406B-SITE.dwg, 10/26/2004 1:43:22 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

WILLOWS AT LONE MOUNTAIN WEST

SITE PLAN

(COMMON INTEREST PLANNED UNIT COMMUNITY)





VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SHEET INDEX

SITE-1 SITE PLAN
SITE-2 DETAILS
SITE-3 SECTIONS & RETAILS

LEGAL DESCRIPTION

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 14, 2002, IN BOOK 20020511 AS DOCUMENT NO. 02058 OF OFFICIAL RECORDS.

CONTAINS 229,590 SQUARE FEET OR 5.27 ACRES (NET)

APN 137-01-401-010

BASIS OF BEARINGS

N87°07'40"E, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 88, PAGE 88 OF SURVEYS.

BENCHMARK

CLV BENCHMARK NO. 91V00 7WIRE RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & JENSEN STATUS: NAVD '88 798.6421 METERS 1620.21 FEET

OWNER/DEVELOPER

P R LONE MOUNTAIN WEST L L C
CHARTERED DEVELOPMENT CORP.
5017 WEST CHALO
LAS VEGAS, NV. 88118
702-873-7913

PROJECT DATA

TOTAL AREA

ZONING:		PD
GROSS AREA:		5.55 ACRES
NET AREA:		5.27 ACRES
TOTAL DWELLING UNITS:		90 UNITS
DENSITY:		17.33 D.U./ACRES

OPEN SPACE

REQUIRED:		
COMMON USEABLE - 15%		34,834 SQ. FT.
PROVIDED:		
TOTAL COMMON USEABLE		72,193.13 SQ.FT.

PARKING

REQUIRED:		
1.25 SPACE X 16 (1 BDRM)	= 20	PARKING SPACES
1.25 SPACE X 58 (2 BDRM)	= 88	PARKING SPACES
2.00 SPACE X 32 (3 BDRM)	= 64	PARKING SPACES
1.00 SPACE/8 UNITS (VISITORS)	= 17	PARKING SPACES
TOTAL REQUIRED: (INCLUDES 4 H.C. PARKING SPACES - 2% OF TOTAL)	189	PARKING SPACES
PROVIDED:		
STANDARD SPACES (100 COVERED)	= 174	PARKING SPACES
HANDICAP SPACES	= 6	PARKING SPACES
GARAGE SPACES	= 18	PARKING SPACES
TOTAL SPACES PROVIDED:	198	PARKING SPACES

UNIT/BLDG COUNT

BUILDING TYPE I - PLAN A (1 BDRM)	=	16 UNITS / 2 BLDGS
BUILDING TYPE II - PLAN B (2 BDRM)	=	48 UNITS / 6 BLDGS
BUILDING TYPE III - PLAN C (3 BDRM)	=	32 UNITS / 4 BLDGS
REC BLDG	=	2 UNITS / 1 BLDG
GARAGE	=	3 BLDGS
POOL EQUIP. BLDG	=	1 BLDG

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

ALL COMMON AREAS AND LANDSCAPED AREAS WILL BE MAINTAINED BY THE WILLOWS AT LONE MOUNTAIN WEST HOMEOWNERS ASSOCIATION.

C.C. & R. STATEMENT

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.
C.C. & R.'S WILL BE ENFORCED ON THIS PROPERTY.

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 5.58± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE NORTHWEST CORNER OF MARLA STREET AND ALEXANDER ROAD, CLARK COUNTY, NEVADA.

PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.

1. PRELIMINARY RESEARCH INDICATE THAT THE NEAREST COMPACTION FAULT IS APPROX. 0.4 MILES FROM THIS SITE.
2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT.

SOILS REPORT

ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION REPORT : UPDATE SOIL AND FOUNDATION INVESTIGATION.

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
DATE: SEPTEMBER 13, 2001
PROJECT NO. 20011235E1

LEGEND

PROPERTY LINE	AC	AIR CONDITIONING UNIT	CABLE TELEVISION AMPLIFIER BOX
CENTERLINE	BC	BACK OF CURB	ELECTRICAL TRANSFORMER
RIGHT OF WAY	CPS	COVERED PARKING SPACE	UNIT NUMBER
LOTLINE	(EP)	EDGEFACE EAR	EX. RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
EASEMENT	EX	EXISTING	
ADJACENT PROPERTY LINE	EP	ELECTRIC SERVICE METER PANEL	
EXISTING EDGE OF PAVEMENT	FC	FACE OF CURB	EX. DIRECTION AND PERCENTAGE OF SLOPE
EX. WROUGHT IRON FENCE	FUCT	FIRE/DOMESTIC WATER METER/VALVING	EX. WATER VALVE
EX. SEWER MANHOLE	FL	FLOW LINE	EX. STREET SIGN
EX. FIRE WATERLINE	FF	FINISH FLOOR	EX. STREET LIGHT
EX. 8" SEWER LINE	G	GAS	TRASH ENCLOSURE
EX. WATERLINE	L	LENGTH	BLDG NO.
EX. FIRE HYDRANT	LS	LANDSCAPE	BLDG TYPE
POINT OF CONNECTION TO EX. UTILITY	PP	POWER POLE	RESTRICTED COMMON AREA COVERED PARKING
BERM RIVER GAS LINE EASEMENT PER EXCEPTION NO. 5	PS	PARKING SPACE	
10'x25' LVVWD EASEMENT PER EXCEPTION NO. 9	P	PLANTER/LANDSCAPE BREA	
	R	RABUS	
	R/W	RIGHT OF WAY	
	SMH	SEWER MANHOLE	
	TE	TRASH ENCLOSURE	
	USD	SUESWLD DRAIN	

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 2150 OF 4090, DEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2002.

UTILITY SERVICES

WATER SERVICE	L.V.V.W.D.
SEWER SERVICE	CITY OF LAS VEGAS
POWER SERVICE	NEVADA POWER COMPANY
DISPOSAL SERVICE	REPUBLIC SERVICES OF SO. NEVADA
GAS SERVICE	SOUTHWEST GAS CORP.
TELEPHONE SERVICE	SPRINT TELEPHONE CO.
CABLE SERVICE	COX COMMUNICATIONS

REFERENCE NOTES

1. 10'x10' DRAINAGE EASEMENT, BK. 20020514, DOC. 02057
2. 20' PUBLIC SEWER EASEMENT, BK 20020514, DOC. 02059
3. 25' PUBLIC MULTI-USE TRAIL EASEMENT, BOOK 20020514, DOC. 02063
4. 5'x5' LAS VEGAS VALLEY WATER DISTRICT FIRE HYDRANT EASEMENT, BK. 20020805, DOC. 01429
5. 30'x35' LAS VEGAS VALLEY WATER DISTRICT EASEMENT, BK. 20020805, DOC. 01429

RECEIVED
OCT 28 2004

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-5519
12/16/04 PC

CHARTERED DEVELOPMENT CORP.
5017 WEST CHALO
LAS VEGAS, NV 89118
(702) 873-7913

Civil-Tec
ENGINEERS SURVEYORS PLANNERS
5440 W. SAHARA AVE. SUITE 205
LAS VEGAS, NEVADA 89146
(702) 873-3064

NO.	REVISIONS	BY	DATE	APP'D

SITE PLAN
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10620 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

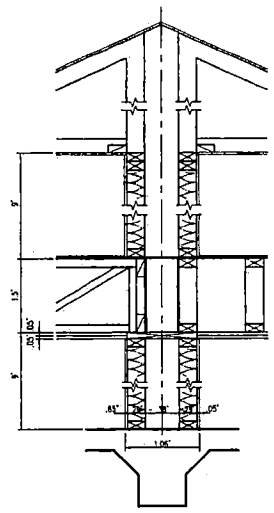
SEAL
CAMERON G. HILLSTEAD
DIV. 6/PE/PS
CIVIL
No. 9879
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER

SCALE(H):	1"=30'
SCALE(V):	1"=30'
DESIGN:	RDS
DRAWN:	CMH
CHECK:	SRH
PROJ. START DATE:	9-04
PROJECT NO.	3406B
DRAWING NAME:	3406B-SITE
SHEET	SITE-1
1 OF 3 SHEETS	
CITY OF LAS VEGAS DWG. NO.	

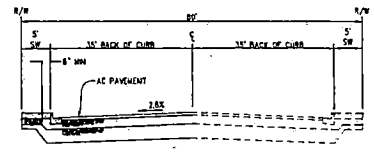
H:\P\3406B\3406B-SITE2.dwg, 10/26/2004 1:45:22 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

WILLOWS AT LONE MOUNTAIN WEST

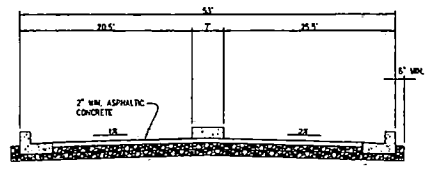
SITE PLAN
(COMMON INTEREST PLANNED UNIT COMMUNITY)



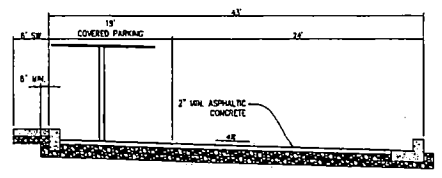
SECTION A-A
COMMON AREA SEPARATION WALL
(1-HR PARTY CHASE WALL) N.T.S.



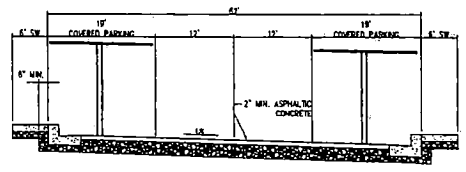
E — ALEXANDER ROAD
60' HALF STREET SECTION
N.T.S.



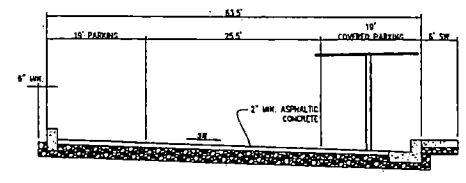
A — 53' PRIVATE ENTRANCE
STREET SECTION
N.T.S.



B — 43' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE
N.T.S.



C — 62' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING BOTH SIDES
N.T.S.



D — 63.5' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE
N.T.S.

RECEIVED
OCT 28 2004

CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102
(702) 871-2000

Civil-Tec
ENGINEERING & SURVEYING CONSULTANTS
7251 W. LAKE MEAD BLVD., SUITE 300
LAS VEGAS, NEVADA 89128
(702) 838-8500

NO.	REVISIONS	BY	DATE

SITE PLAN - DETAILS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
1062D WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON C. MILLSTEAD EXP. 6/30/05 CIVIL

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	RBR
DRN.BY:	CMH
CK.BY:	DDS
ORIG. START DATE:	9-04
PROJECT NO.	3406B
DRAWING NO.	3406B-SITE
SHEET	2 OF 3 SHEETS

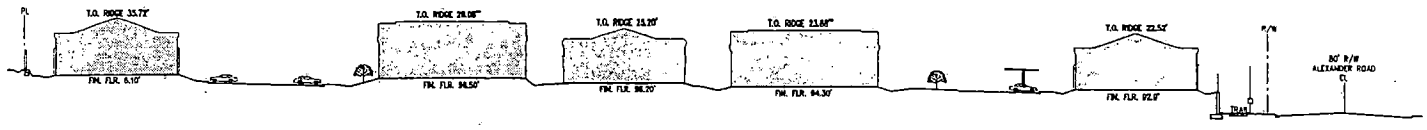
CITY OF LAS VEGAS DWG. NO.

SDR-5519
12/16/04 PC

WILLOWS AT LONE MOUNTAIN WEST

SITE PLAN

(COMMON INTEREST PLANNED UNIT COMMUNITY)



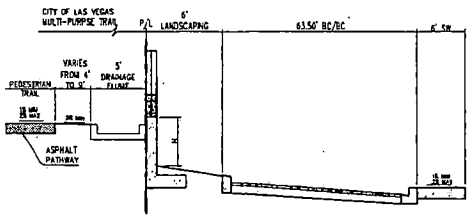
F — NORTH/SOUTH CROSS SECTION

1" = 30'



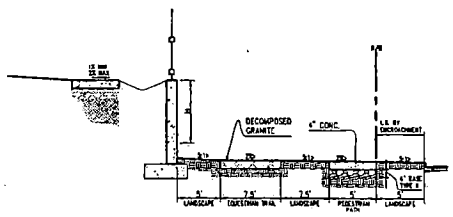
G — EAST/WEST CROSS SECTION

1" = 30'



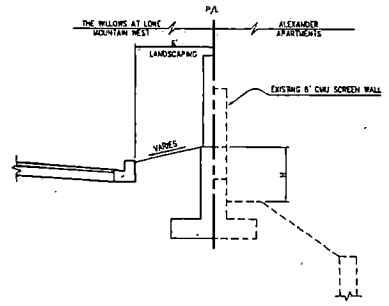
K — WEST PROPERTY LINE SECTION

N.T.S.



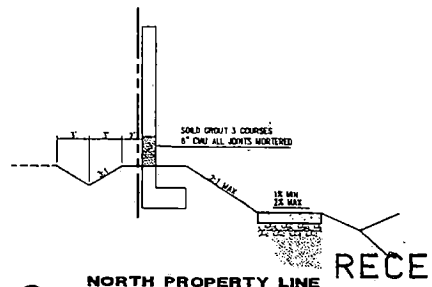
J — SOUTH PROPERTY LINE SECTION

N.T.S.



I — EAST PROPERTY LINE SECTION

N.T.S.



H — NORTH PROPERTY LINE SECTION

N.T.S.

RECE

OCT 2 8 2004

CHARTERED DEVELOPMENT CORP.
5017 WEST SAHARA
LAS VEGAS, NV. 89118
(702) 873-3884

Civil Tech
ENGINEERING & SURVEYING CONSULTANTS
(702) 438-3529 • 10 LAS VEGAS, NV 89117

NO.	REVISIONS	BY	DATE	APPD.

SITE PLAN – DETAILS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10820 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL

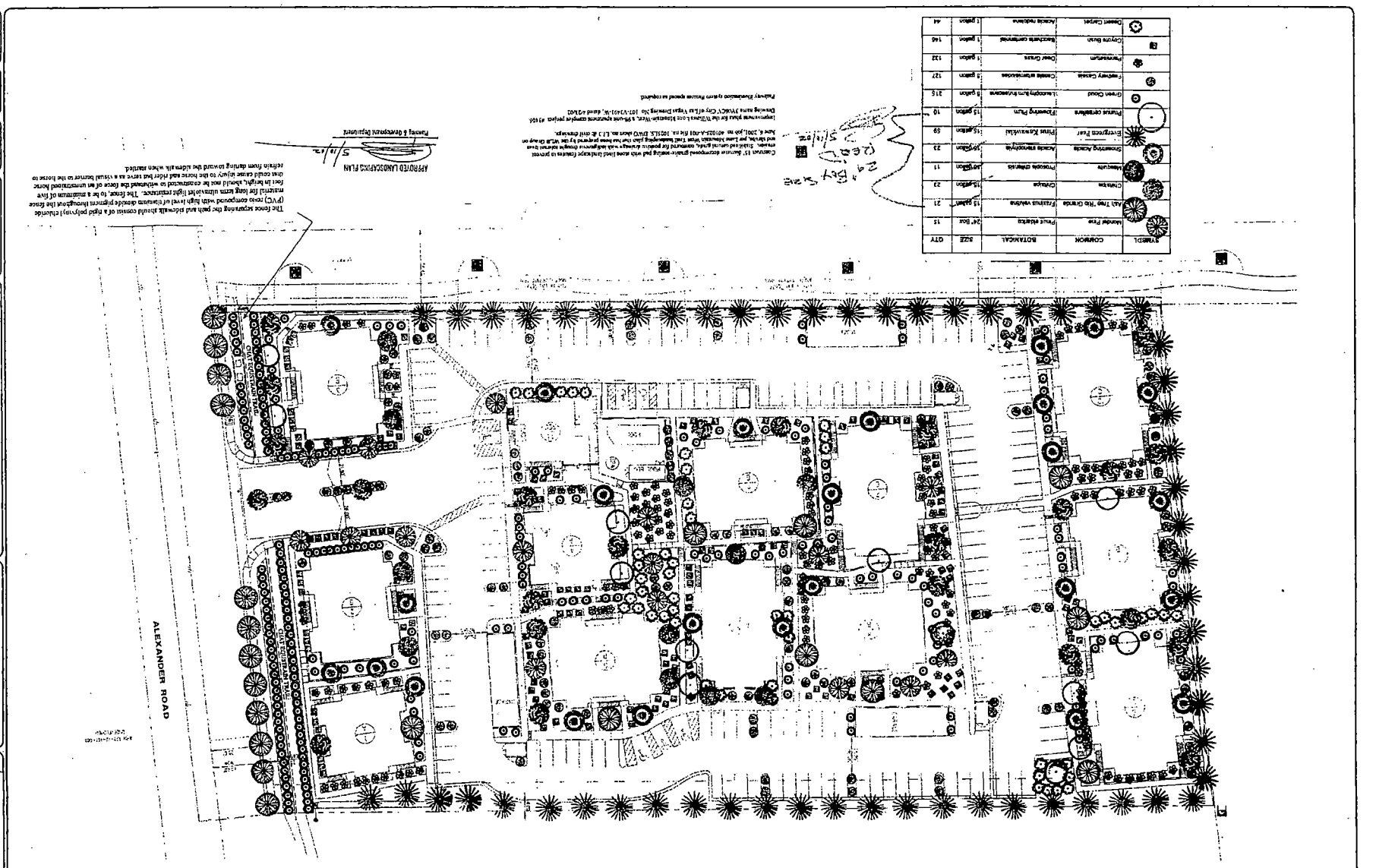
CAMERON HILLSTEAD — EXP. 6/30/05 — CIVIL

SURVEY:	N/A
CONSTR:	N/A
DES.BY:	JOS
DRAWN:	CBH
CHK.BY:	BBS
FINAL START DATE:	8-04

PROJECT NO. 3406B
DRAWING NO. 3406B-SITE
SHEET SITE 3 OF 3 SHEETS

H:\P\3406B\3406B-SITE2.dwg, 10/26/2004 1:45:34 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

SDR-5519
12/16/04 PC



SYMBOL	COMMON	BOTANICAL	SIZE	QTY
	Mondel Pine	Pinus eldarica	24" Box	15
	Ash Tree 'No Cercia'	Fraxinus velutina	15 gallon	21
	Crape Myrtle	Lagerstroemia indica	15 gallon	23
	Desert Willow	Chilopsis linearis	24"box	11
	Shoestring Acacia	Acacia stenophylla	36"box	23
	Evergreen Elm	Ulmus Parvifolia	15 gallon	59
	Prunus Cerasifera	Purple Leaf Plum	15 gallon	10
	Green Cloud	Leucophyllum frutescens	5 gallon	315
	Fireway Cassia	Cassia artemisioides	5 gallon	127
	Pomegranate	Dwarf Orchid	5 gallon	132
	Coyote Bush	Baccharis centennial	5 gallon	146
	Desert Canyon	Acacia redolens	5 gallon	44

Concrete 15' diameter decomposed granite mulch bed with steel bed edge (varies in precise shape). Stabilized natural grade, contoured for positive drainage with adjacent rough surface treatment and below. See Lunar Mountain Mini Trail landscaping plan for hardscape type. MLB Group on June 6, 2002, per 40102-A-001 file in 102SLS DWG dated as E1.3 & civil drawings.

Improvement plans for the Willows Lone Mountain West, 5 phase apartment complex project, #1166 Drawing name 3TMAIN City of Las Vegas Drawing No. 107-V2001-R, dated 4/2002

Planting Boundaries to be determined

AFFORDED LANDSCAPING PLANS

Fencing & Screening Requirement

The fence separating the park and sidewalk should consist of a rigid polyvinyl chloride (PVC) resin compound mesh high level of corrosion and chemical resistance. The fence is a minimum of five material (ing term ultraviolet light resistance. The fence, to be a minimum of five feet in height, should not be constructed to withstand the force of an unrestrained horse that could cause injury to the horse and rider but serve as a visual barrier to the horse to refrain from during toward the sidewalk when applied.

CITY OF LAS VEGAS
NEVADA

THE WILLOWS APARTMENTS
AT LONE MOUNTIAN WEST

LANDSCAPE PLAN

CHARTERED DEVELOPMENT
5918 SCHUSTER
LAS VEGAS, NEVADA 89118

VEG ENTERPRISES, INC.
6930 VIA AUSTI PARKWAY, SUITE 310
LAS VEGAS, NEVADA 89119
Phone: (702) 895-8448
Fax: (702) 895-8449
LICENSE NO. 0035235

NO	REVISIONS	BY	DATE

DRAWN BY
CHECKED
DATE
SCALE: 1" = 30'

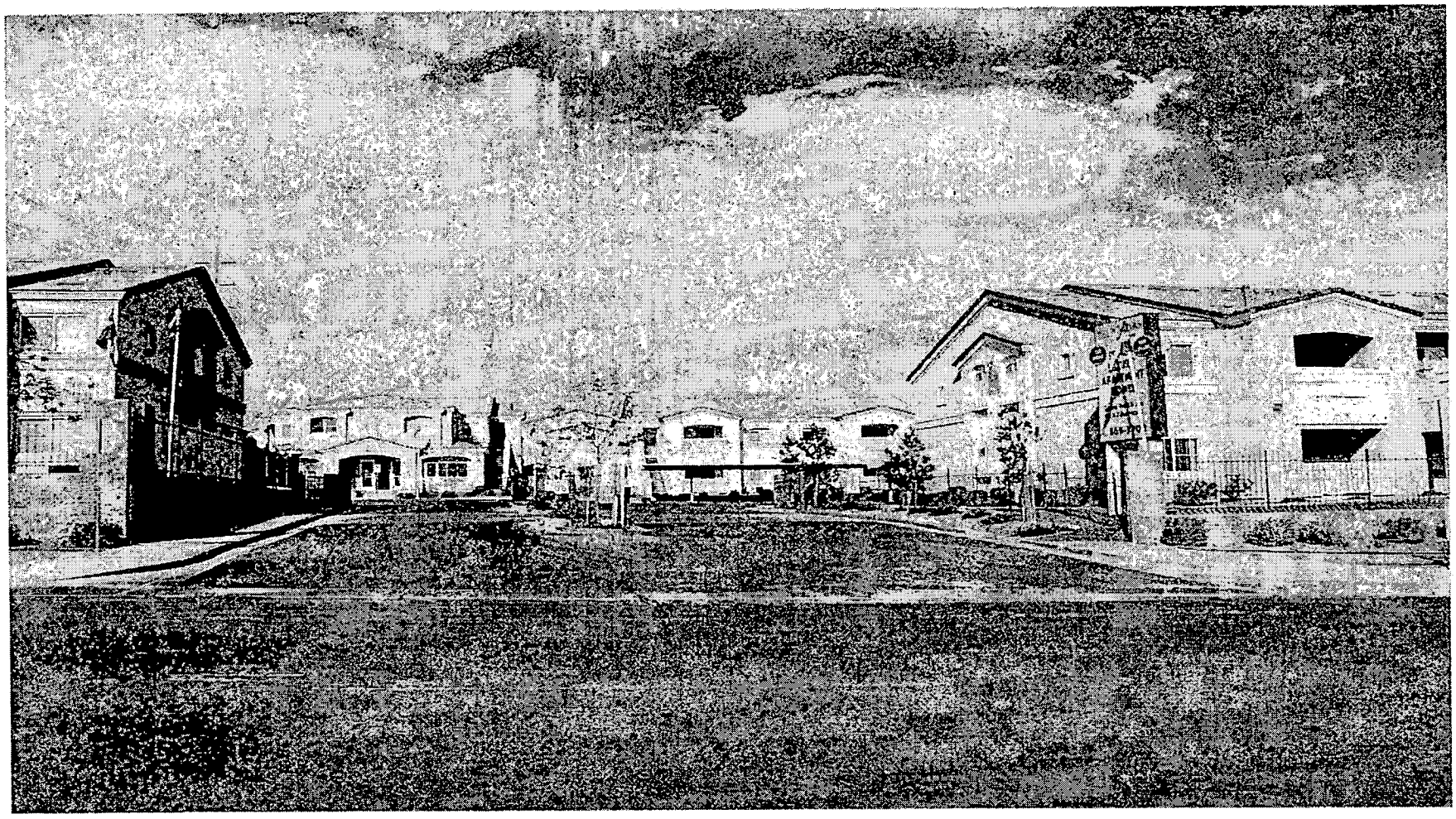
PROJECT NO.

DRAWING NAME

SHEET
LS-1

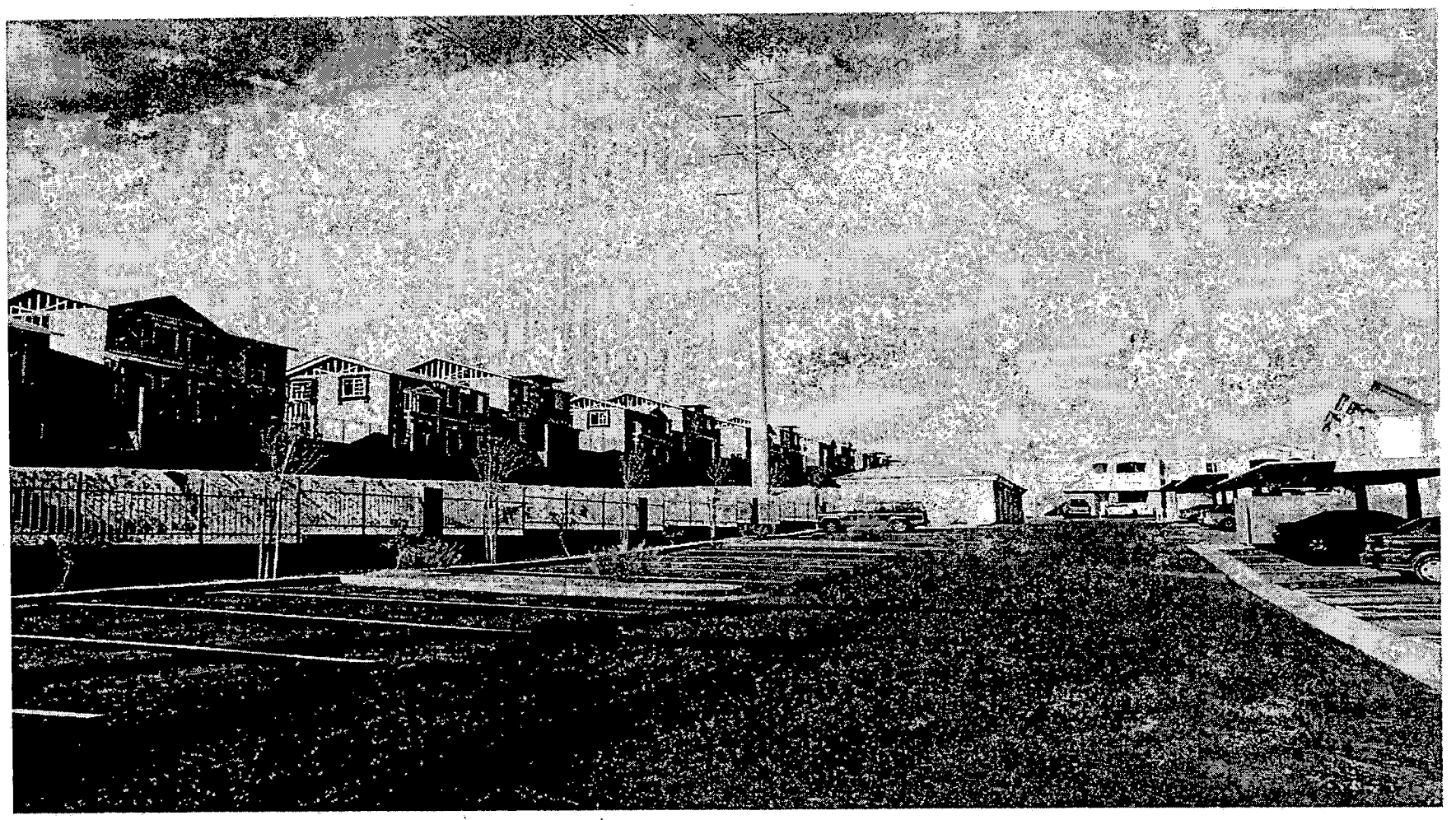
RECEIVED
OCT 2 2 2004

SDR-5519
12/16/04 PC



SDR-5519 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC
10620 WEST ALEXANDER ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04



SDR-5519 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC
10620 WEST ALEXANDER ROAD
DECEMBER 16, 2004 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 62

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

SUBJECT:

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).

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

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with DAVENPORT and McSWAIN excused

This is Final Action

Note: CHAIRMAN TRUESDELL disclosed that his company does handle the management of the common areas of the Tech Park Phase I. He has not reviewed the item nor does he or his company have any economic interest in the item and therefore, he would be voting.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning & Development Department, explained that the proposed clinic meets all of the applicable development standards with the exception of a waiver of foundation

MINUTES – Continued:

landscaping, which is very minor. The applicant is providing foundation landscaping; however the width varies from greater than 10 feet in some places while in other areas, it comes right up to the building. The parking spaces do not directly abut the sidewalk at one end of the building. Also, if the building were moved to the east to allow more room for foundation landscaping, the building would need a residential adjacency variance and staff would prefer the waiver to the variance in this case.

MR. SWANTON indicated that the applicant is also requesting a variance for the parking lot landscaping standards that require a number of planter fingers and trees. Since the initial submittal there has been a revision and it does meet Code in regards to landscaping therefore, the waiver is no longer necessary.

MARK PETSCH, 5495 South Rainbow Boulevard, appeared on behalf of the applicant and explained he is the architect for the project. He stated the applicant's concurrence with all conditions and recommendations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:56 – 10:59)

4-417

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 12/08/04, except as amended by conditions herein.

3. The Waiver of the foundation landscaping standard is hereby approved.

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

CONDITIONS – Continued:

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 include a minimum of five (5) five-gallon and five (5) one-gallon shrubs per 24-inch box tree provided within the parking area, as required by the Commercial Development Standards.

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

7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5 percent of the total landscaped area as turf, if applicable.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

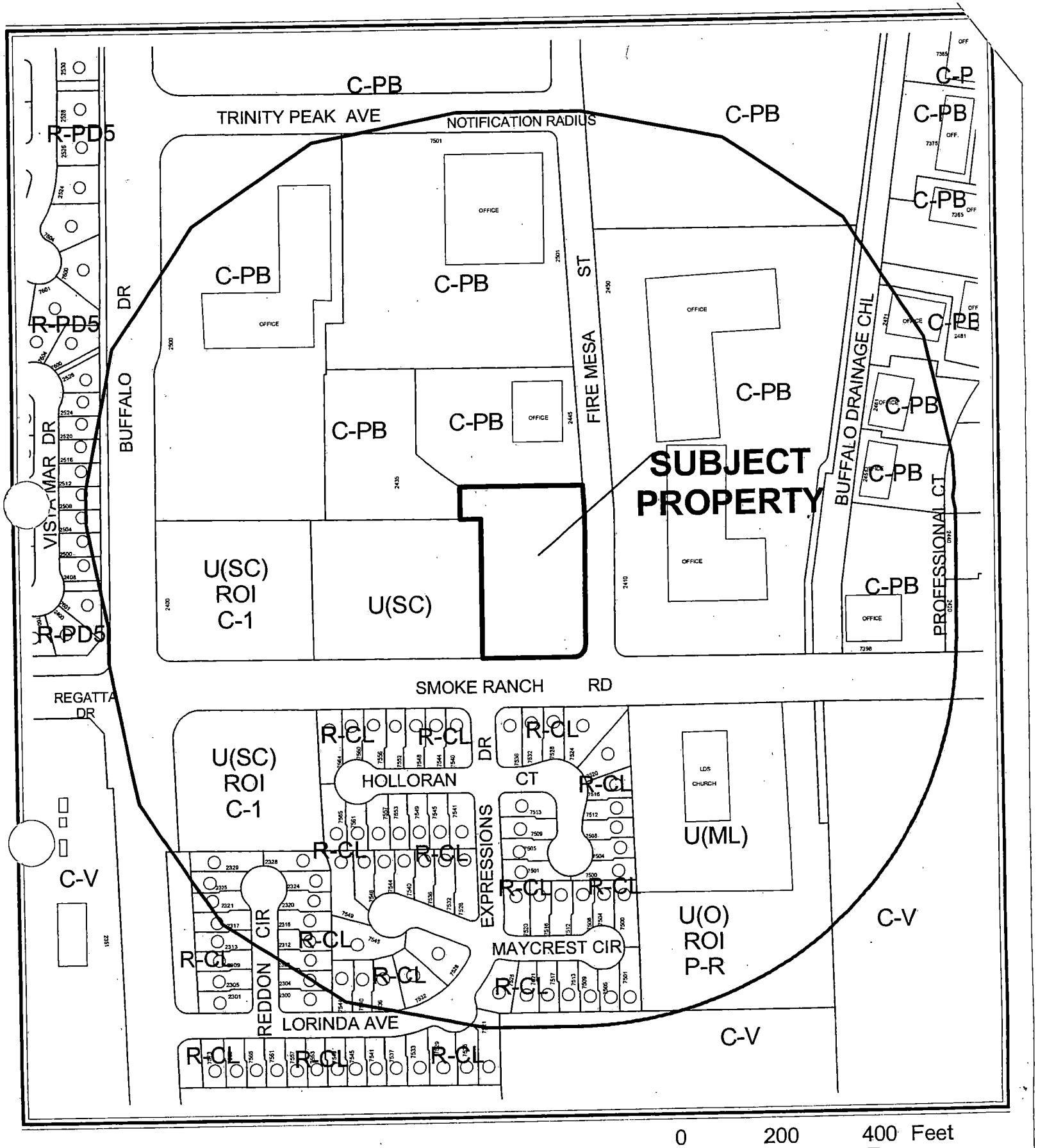
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of

CONDITIONS – Continued:

any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

14. A Traffic Impact Analysis update must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis update prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

15. Site development to comply with all applicable conditions of approval for Z-87-98 and all other subsequent site-related actions.

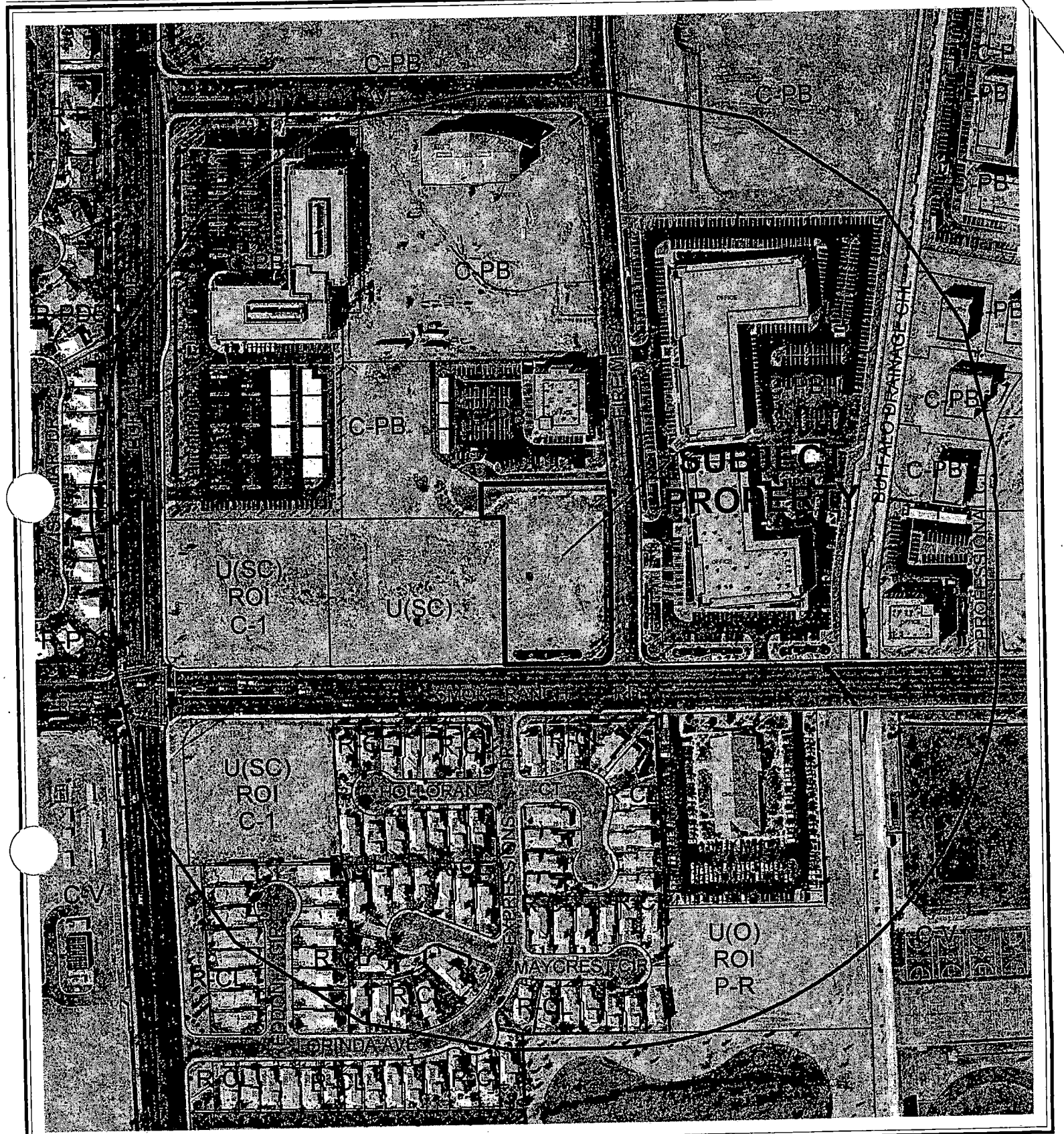


CASE: **SDR-5545**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N


C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-V
C-V
C-V

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5545 - APPLICANT/OWNER: DUC DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 12/08/04, except as amended by conditions herein.

3. The Waiver of the foundation landscaping standard is hereby approved.

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

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 include a minimum of five (5) five-gallon and five (5) one-gallon shrubs per 24-inch box tree provided within the parking area, as required by the Commercial Development Standards.

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

7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5 percent of the total landscaped area as turf, if applicable.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

14. A Traffic Impact Analysis update must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis update prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

15. Site development to comply with all applicable conditions of approval for Z-87-98 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers of foundation and parking lot landscaping requirements on 1.72 acres adjacent to the northwest corner of Smoke Ranch Road and Fire Mesa Street.

B) Applicant's Justification

The proposed medical clinic building has the approval of the Las Vegas Technology Center Architectural Review Committee. The parking lot landscaping waiver is justified because perimeter planters exceed what is required by Code. Foundation landscaping is provided around the building next to the parking area, but because moving the building to accommodate a full six feet would violate residential adjacency setback requirements, the choice was made to request a waiver from this standard.

BACKGROUND INFORMATION

A) Previous Actions

10/19/88 The City Council approved a Rezoning from N-U (Non-Urban) to C-1 (Limited Commercial) on the subject property as part of a larger request (Z-0096-88). The Planning Commission recommended denial. Staff recommended approval.

02/22/99 The City Council approved a Rezoning (Z-0087-98) from C-1 (Limited Commercial) to C-PB (Planned Business Park) on the subject property. The Planning Commission and staff recommended approval.

11/17/99 The City Council approved a Development Standard Review and a Master Plan Review [Z-0087-98(1) and Z-0066-87(4)] of the proposed Las Vegas Technology Center Phase II, adjacent to the north side of Smoke Ranch Road and the east side of Buffalo Drive, covering 71.75 acres. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

10/21/04 Requirements for submittal of a Site Development Plan Review were discussed. While approval from the Tech Center ARC is necessary, Title 19 parking, landscaping and Commercial Development Standards must be met. Waivers would be needed for foundation landscaping and parking lot finger landscape islands. A copy of a joint access agreement would be required, as well as updates to the existing traffic and drainage studies.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.72

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office, Medical and Other
South:	Single-Family Dwellings
East:	Office
West:	Undeveloped

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	LI/R (Light Industry/Research)
South:	ML (Medium-Low Density Residential)
East:	LI/R (Light Industry/Research)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-PB (Planned Business Park)
North:	C-PB (Planned Business Park)
South:	R-CL (Single-Family Compact-Lot)
East:	C-PB (Planned Business Park)
West:	U (Undeveloped)

E) General Plan Compliance

The subject property is designated LI/R (Light Industry/Research) on the Southwest Sector Map of the General Plan. Uses permitted in this land use category include light manufacturing, assembling, and processing, warehouse and distribution, research, development and testing laboratories. Typical supporting and ancillary general uses such as offices are also allowed. The existing C-PB (Planned Business Park) zoning district is in conformance with this category of the General Plan.

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

The site is located within the boundaries of the Las Vegas Technology Center. New projects within this area must adhere to special design standards and are recommended for approval to the City of Las Vegas by an independent architectural review committee. The LVTC Architectural Review Committee gave approval to the subject proposal on October 11, 2004.

The proposal is also located within the Airport Overlay District. All development within the airspace above the height of 35 feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The proposed structures will stand approximately 41 feet in height, well below the 175-foot height restriction imposed by the North Las Vegas Airport Overlay District map. Had the proposed building exceeded the height restriction, the applicant would have been required to notify the FAA regional office and the Clark County Department of Aviation of the application and present any subsequent comments to the Planning Commission and City Council.

PROJECT DESCRIPTION

- A two-story, 16,800 square foot clinic is proposed on the southern edge of the site, with covered parking to the side and uncovered spaces to the rear of the parcel. A private drive with access to Fire Mesa Street will provide two driveways into the property. A roofed trash enclosure is provided. The site contains existing landscaping adjacent to public rights-of-way; however, the number of trees provided within these planters does not meet current code. Additional landscaping is provided along the west property line and internally adjacent to the building. The exteriors will consist of a combination of smooth and split-face colored concrete block with gray tinted windows at regular intervals. Rooflines vary in height with a curved standing seam metal roof feature above the primary entrance.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required C-PB	Provided	Compliance
Min. Lot Size	N/A	1.72 acres	N/A
Min. Lot Width	100 Feet	210 Feet	Y
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	10 Feet	58 Feet	Y
• Corner	20 Feet	30 Feet	Y
• Rear	15 Feet	242 Feet	Y
Max. Lot Coverage	50 %	11.3 %	Y
Max. Building Height	3 Stories / 55 Feet	2 Stories/41 Feet	Y
Trash Enclosure	Walled, roofed, gated	Walled, roofed, gated	Y
Loading Zone	Not required	None	Y
Mech. Equipment	Screened	Screened by landscaping and parapet	Y

The proposed development complies with applicable commercial development standards for the C-PB (Planned Business Park) zoning district. Waivers are required for certain landscaping standards; they are detailed below.

A2) Residential Adjacency Standards

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

a) Proximity slope. At a maximum height of 41 feet, the proposed building (at its highest point) must be set back at least 123 feet from the property line of the protected single-family dwellings located on the south side of Smoke Ranch Road. The building is shown at 130 feet from the protected properties; therefore, the adjacency standard with respect to the proximity slope has been met.

b) Building setback. The proposed building must be setback a minimum of 20 feet from the protected single-family properties on the south side of Smoke Ranch Road. At 130 feet from these protected properties, the adjacency standard with respect to building setback is satisfied.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Medical Clinic	16,800 SF	1/200 SF GFA up to 2,000 SF; thereafter 1/250 SF GFA	67	3	80	4

The proposed medical clinic meets Title 19 parking standards, providing 84 spaces where 70 are required. A loading zone is not required for a medical clinic use, as deliveries by truck are uncommon.

The Department of Public Works notes that an update to the existing Traffic Impact Analysis will be required. This has been added as a condition of approval.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree/6 Spaces + 1 Tree/2 end row planters	21 Trees	22 Trees
Buffer:			
• Min. Trees (ROW)	1 – 24" Box Tree/20 Linear Feet + 1 Tree	26 Trees	28 Trees
Min. Trees (West PL)	1 – 24" Box Tree/30 Linear Feet + 1 Tree	10 Trees	10 Trees
• Min. Zone Width (ROW)	15 Feet		20 Feet
• Min. Zone Width (West PL)	8 Feet		10 Feet
• Wall height	Max. 6 Feet		None

SS

Provided landscaping meets Title 19 and Landscape, Wall and Buffer Standards. A Waiver has been requested for relief from the landscaping standards within the parking area; however, revisions have since been made that eliminate the need for this waiver. Most of the perimeter trees are existing. The perimeter planters are wider than is required by Code.

A5) Sign Standards

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

Monument Signs: [Entrance and at corner of Fire Mesa Street and Smoke Ranch Road]

Standards	**Allowed**	**Provided**
Maximum Number	1 / Street frontage 2 total	2 total
Maximum Area	75 SF/sign	Not provided
Maximum Height	10 Feet	Not provided
Minimum Setback	5 Feet	8 Feet
Illumination	Direct external/internal only	Not provided

Wall Signs: [North and South Elevations]

Standards	**Allowed**	**Provided**
Maximum Number	1 / Street frontage 2 total	1 / Street frontage 2 total
Maximum Area	10% of building elevation	Less than 10% of each elevation
Maximum Projection	4 Feet	Not provided
Illumination	Direct external/internal only	Not provided

The monument and wall signage indicated on the plans must comply with the above standards for the C-PB (Planned Business Park) zoning district and all applicable Residential Protection Standards for illuminated signs, as signs proposed for the south elevation would be located within 200 feet of property zoned for single-family residential use.

B) General Analysis and Discussion

- Zoning

  The subject site is zoned C-PB (Planned Business Park). A Clinic use is permitted in this district as of right. Title 19.20 defines a "Clinic" as a facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. The term does not include a hospital or a facility which provides for the overnight care or overnight stay of patients. The applicant has indicated that patients will be seen with and without appointment and therefore the facility meets the definition.

- Site Plan

  The site generally conforms with the development standards of Title 19; however, waivers have been requested from the Commercial Development Standards in regard to foundation and parking lot landscaping requirements, which are addressed below.

- Waivers

  The applicant has requested a Waiver of the parking lot landscaping standards with regard to the provision of the required number of planter fingers and accompanying trees and shrubs. Since the initial submittal, the applicant has added planter fingers and trees to comply with Title 19 and Landscape, Wall and Buffer Standards. Therefore, the waiver is no longer necessary.

  The applicant also has requested a Waiver of the Commercial Development Standards (Title 19.08.045) for a minimum six-foot wide landscape buffer between the building and parking area. The waiver is recommended for the following reasons:

  1. Foundation landscaping is provided, but the width varies from greater than 10 feet at the corners of the building to approximately six inches at a secondary entrance. Parking spaces do not directly abut the sidewalk at this end of the building.

  2. Movement of the building to the east to allow more room for foundation landscaping would require a Variance to allow the building to exceed residential adjacency standards with regard to proximity slope. In this case, the waiver would be preferred over a variance request.

- Landscape Plan

  Perimeter and parking lot landscaping as depicted by the conceptual landscape plan conforms to Title 19.08.045 and the Landscape, Wall and Buffer Standards. Current turf standards, which place a restriction of a maximum of 12.5 percent of the total landscaped area, will be enforced.

- Elevation

  The elevations demonstrate visual interest through variation of roof lines and offset of facades. The size and scale of the building is compatible with that of the existing development in the area. Earth tones are used and the decorative CMU is an acceptable material for both the Tech Center and the general desert environment. The building provides a coherent design on all sides of the building in conformance with the Commercial Design Standards.

- Floor Plan

  The two floors of the building will provide leased space to dental and medical professionals. The main entrance is on the north side, with secondary access along the west side of the building.

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 medical clinic is appropriately zoned for the Las Vegas Technology Center and is surrounded by either existing general or medical offices or parcels planned for similar uses. The proposed building is appropriately set back from single-family residential uses to the south.

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

With approval of the requested waivers of the Commercial Development Standards, the proposed development will be consistent with Title 19 and the Landscape, Wall and Buffer Standards. The development conforms to the LI/R (Light Industry/Research) General Plan designation.

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

The development has only indirect access to Smoke Ranch Road, a 100-foot Primary Arterial street as designated by the Master Plan of Streets and Highways; therefore, traffic should not be negatively affected by the proposal. A private drive with access to Fire Mesa Street, a 60-foot public right-of-way, will provide two driveways into the property.

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

The earth-toned decorative block facades and standing seam metal roof materials are compatible with the Las Vegas Technology Center and other similar developments throughout the area. The existing trees and shrubs to be provided are appropriate for the development.

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

The elevations demonstrate visual interest through variation of roof lines and offset of facades. The size and scale of the building is compatible with that of the existing development in the area. The building provides a coherent design on all sides of the building in conformance with the Commercial Design Standards.

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

The proposed medical clinic will be subject to periodic inspection by regulatory agencies for building safety and business licensing, and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 97

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5545** APN: 138-15-410-033

Name of Property Owner: DUC Development, LLC

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: [signature]

Print Name: Victor F. Grigoriev MD

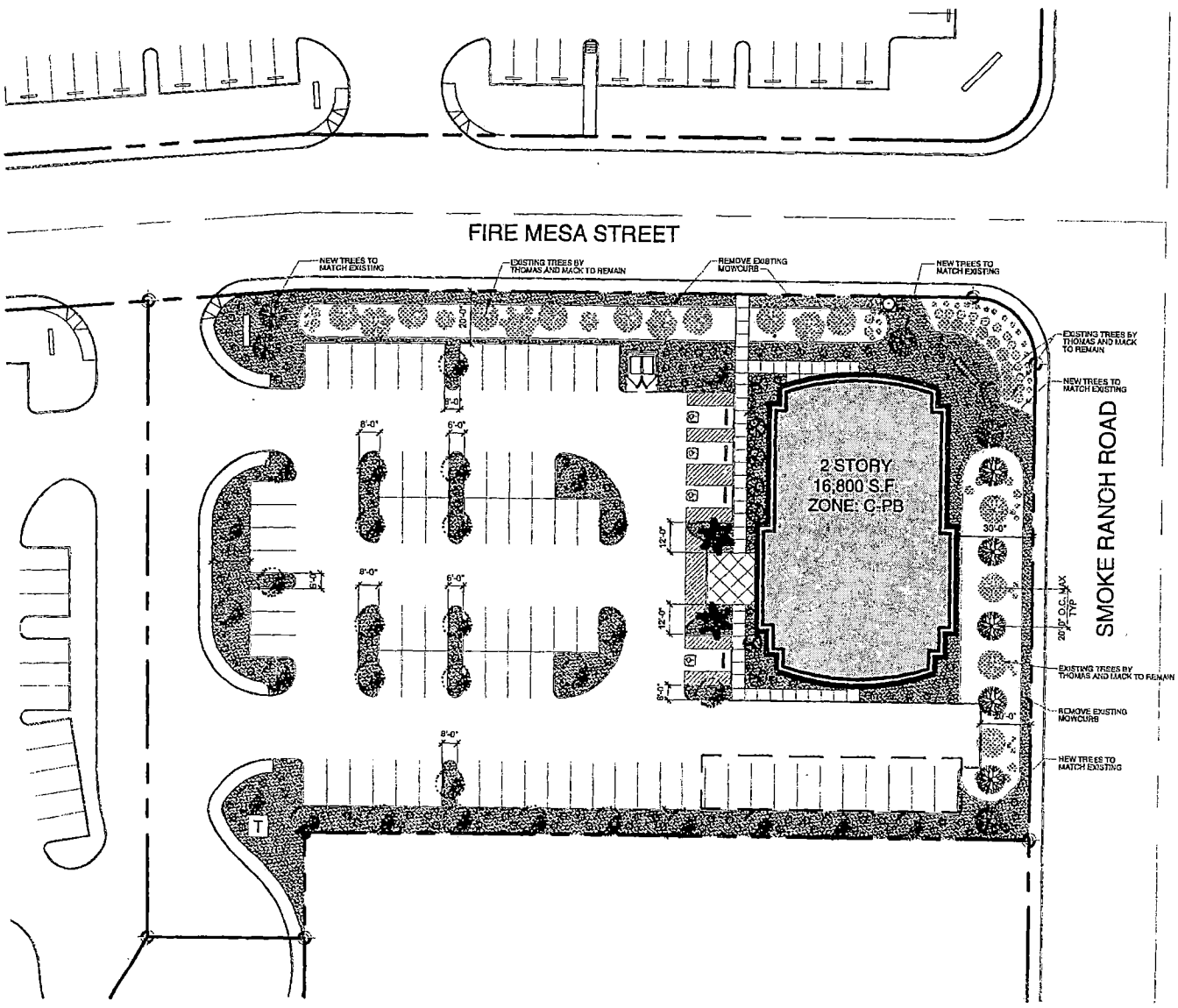
Subscribed and sworn before me

This 25 day of October, 20 04

Margaret C Neeley

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARGARET C. NEELEY
My Appointment Expires
October 13, 2007
No: 03-84791-1



PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	SPACING
	PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	24" BOX	7	30'-0" O.C. MAX.
	RHUS LANCEA AFRICAN SUMAC	24" BOX	31	30'-0" O.C.
	WASHINGTON FILIFERA CALIFORNIA FAN PALM	24" BOX	2	
	SHRUBERY SEE SUGGESTED SHRUB LIST			
	DECOMPOSED GRANITE SCREENED PALOMINO CORAL	5/8" AGGREGATE	14,454 SF	

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE	SPACING
ACACIA REDONDENS "DESERT CARPET" - DESERT CARPET ACACIA	5 GALLON	5'-0" O.C.
CASSIA PHYLLODINEA - SILVER CASSIA	5 GALLON	5'-0" O.C.
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON	3'-0" O.C.
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	5 GALLON	4'-0" O.C.
CORTADERIA SELLOANA - PAMPAS GRASS	5 GALLON	4'-0" O.C.
PITTOSPORUM TOBIRA "DWARF" - DWARF MOCK ORANGE	5 GALLON	4'-0" O.C.
RAPHIOLEPIS INDICA - INDIAN HAWTHORN	5 GALLON	4'-0" O.C.
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON	4'-0" O.C.
SALVIA GREGGII "CHERRY RED" - AUTUM SAGE	5 GALLON	3'-0" O.C.
TEUCRIUM CHAMAEDRYS - GERMANDER	5 GALLON	4'-0" O.C.

IRRIGATION METHOD

ALL PLANT MATERIAL WILL BE IRRIGATED WITH AN AUTOMATIC DIGITAL CONTROLLER & SUBSURFACE DRIP IRRIGATION SYSTEM.

SITE ANALYSIS

TOTAL ACREAGE	+/- 1.70 ACRES - 74,852 S.F.
SITE COVERAGE - BUILDING	11.3 %
AREA OF SITE PARCEL LANDSCAPED:	21,908 S.F.
PERCENTAGE OF AREA LANDSCAPED	29.5%
LANDSCAPE BUFFER REQUIRED:	
STREET FRONTAGE:	15'-0"
ABUTTING PARCELS:	10'-0"

OWNER

DUC DEVELOPMENT, LLC
2901 N. Tonaya Suite 100
Las Vegas, Nevada 89128
Contact: Kay Balzer P: (702) 233-0622

RECEIVED
DEC 8 2004

Medical Clinic
For D.U.C. Development

REVISED 12.8.04

SDR-5545
12/16/04 PC

NORTH

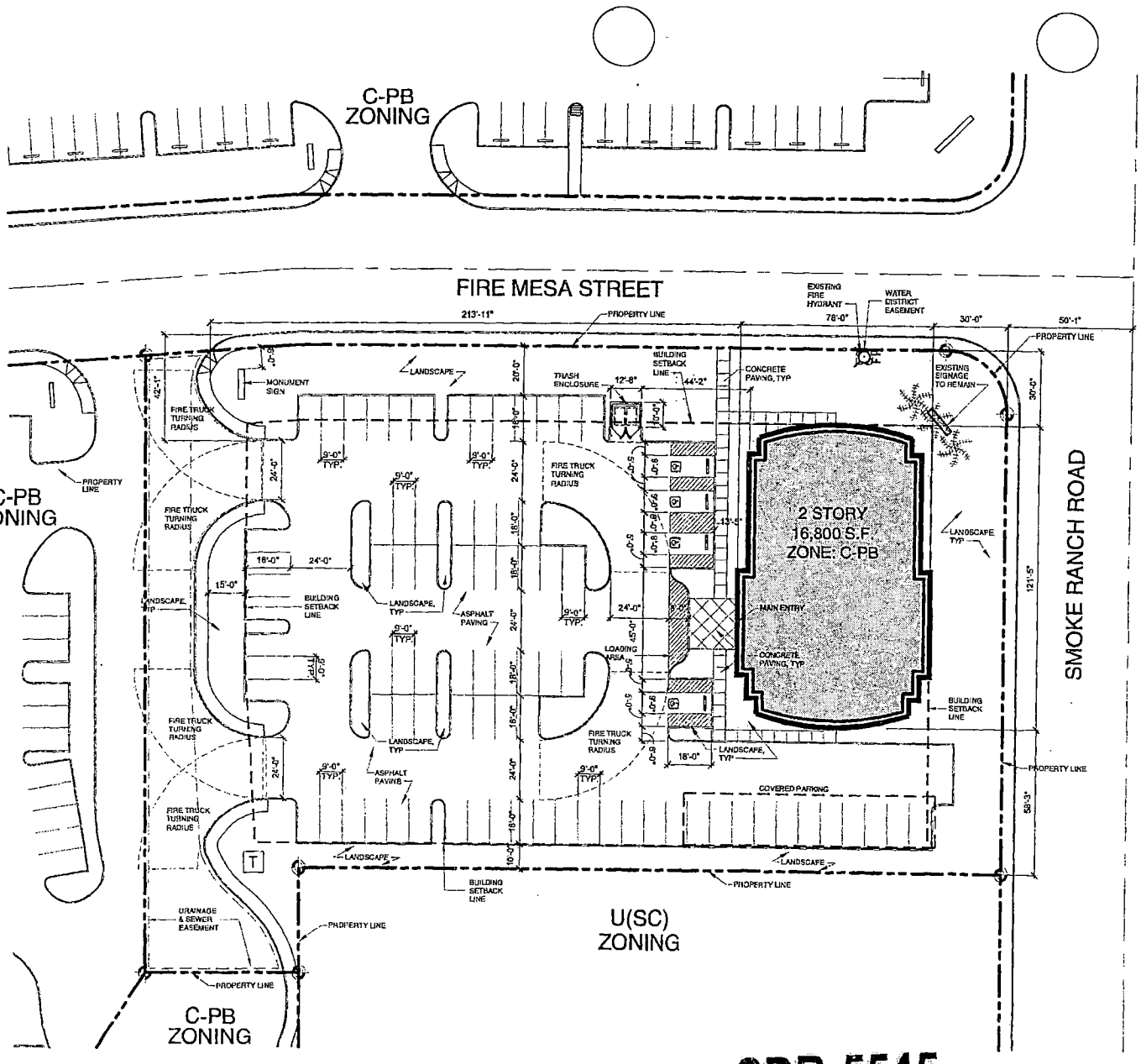
Date: 08/20/04
Project No: 2003111
Scale: 1" = 20'-0"
0 10 20 40 60

Vedelago Petsch AIA architects
8985 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89139
Phone (702)-951-0300
Fax (702)-951-0302

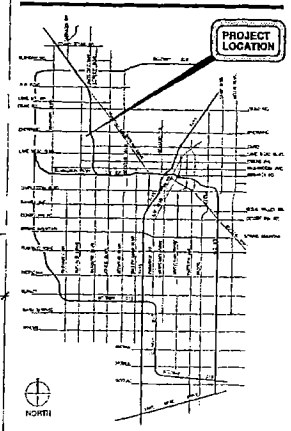
COPYRIGHT 2004, Vedelago Petsch Architects

Smoke Ranch Road & Fire Mesa Street, Las Vegas, NV

LANDSCAPE PLAN EXHIBIT



VICINITY MAP



SITE INFORMATION

ASSESSORS PARCEL NUMBER(APN)	138-15-410-033
CURRENT ZONING	C-PB
SITE AREA	+/- 1.70 ACRES - 74,052 S.F.
LANDSCAPE BUFFER REQUIRED:	
STREET FRONTAGE:	15'-0"
ABUTTING PARCELS:	10'-0"
SITE COVERAGE - BUILDING	11.3%
F.A.R.	.23
PROPOSED BUILDING	
2 STORY	16,800 S.F. TOTAL (8,400 S.F. EA. FLOOR)
PARKING REQUIRED	
MEDICAL CLINIC 1/200 S.F. OF O.F.A. UP TO 2,000 S.F. + 1 SPACE FOR EACH ADD. 250 S.F.	69 SPACES
PARKING PROVIDED	64 SPACES (4 H.C. STALLS)
PARKING RATIO: 5.0/1000	

GENERAL NOTES

1. FIRETRUCK TURNING RADIUS, TYP.



LEGAL DESCRIPTION

A PORTION OF LOT 1 AS SHOWN BY THE MAP ENTITLED RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER, A COMMERCIAL SUBDIVISION ON FILE IN BOOK 47, PAGE 53 OF PLATS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 AND 22 IN SAID TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., ALSO BEING ON THE CENTERLINE OF SMOKE RANCH ROAD AND 25.00 FEET EAST OF THE CENTERLINE OF BUFFALO DRIVE AS SHOWN BY SAID MAP ON FILE IN BOOK 47, PAGE 35 OF PLATS;
THENCE SOUTH 89°40'51" EAST, ALONG THE SECTION LINE COMMON TO SECTIONS 15 AND 22 AND THE CENTERLINE OF SMOKE RANCH ROAD, A DISTANCE OF 675.90 FEET;
THENCE NORTH 00°19'09" EAST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SMOKE RANCH ROAD AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND LABELED AS "NOT A PART" IN THE SOUTHWEST CORNER OF SAID LOT 1 ALSO THE POINT OF BEGINNING; THENCE NORTH 00°16'14" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 285.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 89°41'52" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 41.53 FEET;
THENCE NORTH 00°20'52" EAST, A DISTANCE OF 52.21 FEET;
THENCE SOUTH 89°40'51" EAST, A DISTANCE OF 247.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIRE MESA STREET;
THENCE THE NEXT THREE COURSES ALONG SAID WEST RIGHT-OF-WAY LINE OF FIRE MESA STREET: SOUTH 03°35'44" EAST, A DISTANCE OF 61.14 FEET;
THENCE SOUTH 00°21'07" WEST, A DISTANCE OF 262.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 69°58'02";
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY, ALSO SAID NORTH RIGHT-OF-WAY LINE OF SMOKE RANCH ROAD;
THENCE NORTH 89°40'51" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 184.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 75,362 SQUARE FEET OF LAND, MORE OR LESS.

OWNER

DUC DEVELOPMENT, LLC
2901 N. Tenaya Suite 100
Las Vegas, Nevada 89128
Contact: Kay Bolzer P: (702) 233-0727

Medical Clinic
For D.U.C. Development

SDR-5545
12/16/04 PC

Smoke Ranch Road & Fire Mesa Street, Las Vegas, NV

NORTH

Date: 08/20/04
Project No: 2003111
Scale: 1" = 20'-0"

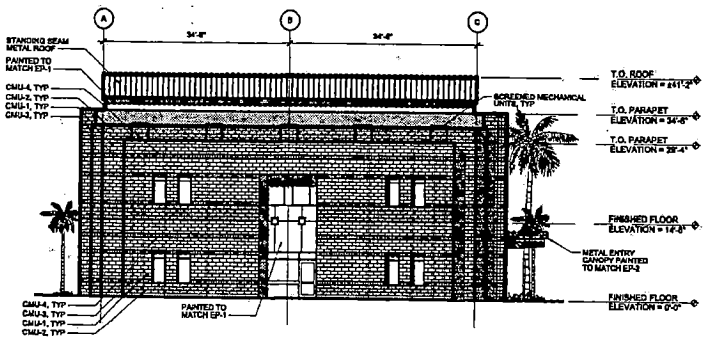
0 10 20 40

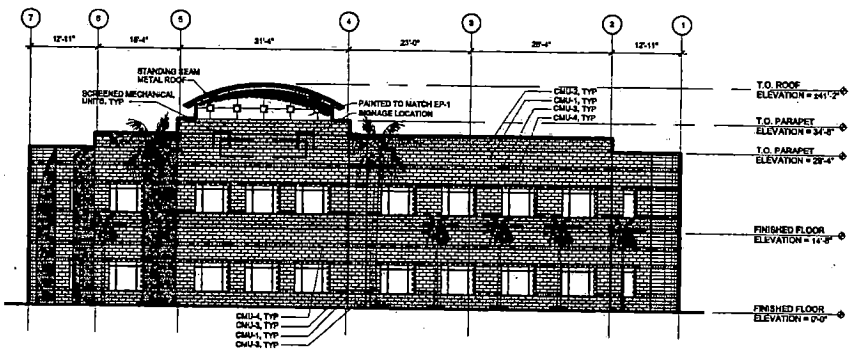
SITE PLAN EXHIBIT

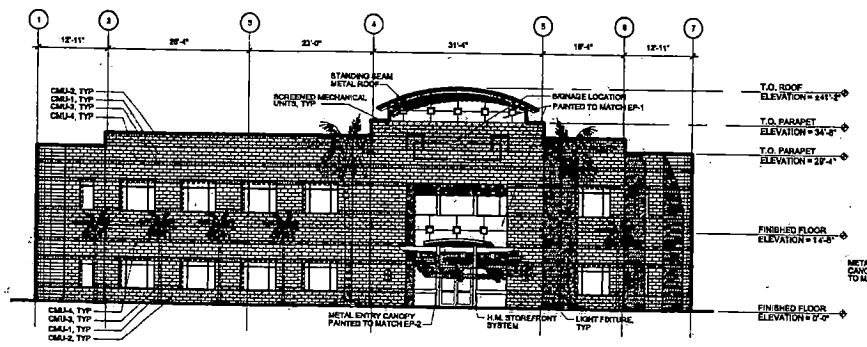
Vedelago Petsch AIA
6465 S. Rainbow Blvd
Suite 203
Las Vegas, Nevada 89118
Phn: (702)-951-0300
Fax (702)-951-0302

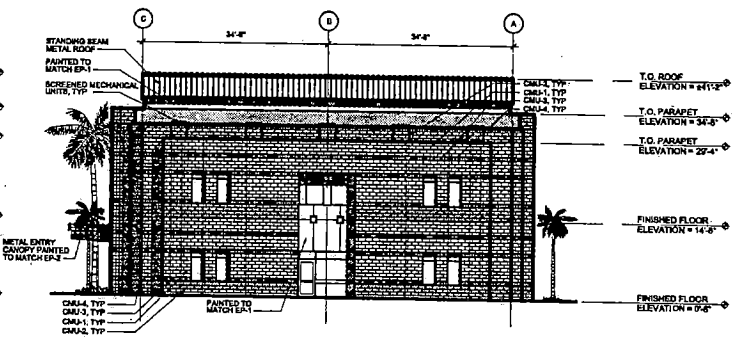
REVISED
12.8.04

RECEIVED
DEC 8 2004









GENERAL NOTES

1. CONCRETE MASONRY UNITS
   - CMU-1: SIZE: 8x8x16 TYPE: SPLIT FACE, RUNNING BOND, CONCAVE JOINT COLOR: SOURDOUGH
   - CMU-2: SIZE: 8x8x16 TYPE: PRECISION, RUNNING BOND, CONCAVE JOINT COLOR: WHEAT
   - CMU-3: SIZE: 8x8x16 TYPE: SPLIT FACE, RUNNING BOND, CONCAVE JOINT COLOR: RED BROWN
   - CMU-4: SIZE: 8x8x16 TYPE: PRECISION, RUNNING BOND, CONCAVE JOINT COLOR: GREY

   *COLORS BASED ON ORCO BLOCK COLORS
   *BLOCK COLORS TO MATCH ARCHITECT'S SAMPLE
2. EXTERIOR PAINT COLORS
   - EP-1: COLOR: FRAZEE #5234M DAPLIN
   - EP-2: COLOR: FRAZEE #7776N GALENA GOLD
3. EXTERIOR GLAZING
   1" LOW 'E' INSULATED UNITS AS FOLLOWS: MFR: VISTEON TYPE: VERSALUX COLOR: GREY 2000
4. ALL 2" CAP BLOCK COLORS, WIDTH AND LENGTH SHALL MATCH BLOCK COURSE BELOW.
5. ALL H.M. WINDOW AND DOOR FRAMES TO MATCH EP-2
6. METAL ROOF
   MFR: BERRIDGE TYPE: STANDING SEAM COLOR: COPPER-COTE

RECEIVED
NOV 16 2004

Medical Clinic
For D.U.C. Development

Smoke Ranch Road & Fire Mesa Street, Las Vegas, NV

Date: 8/20/04
Project No: 2003111
Scale: 3/32"= 1'-0"

Vedelago Petsch AIA architects
5495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

COPYRIGHT 2004, Vedelago Petsch Architects

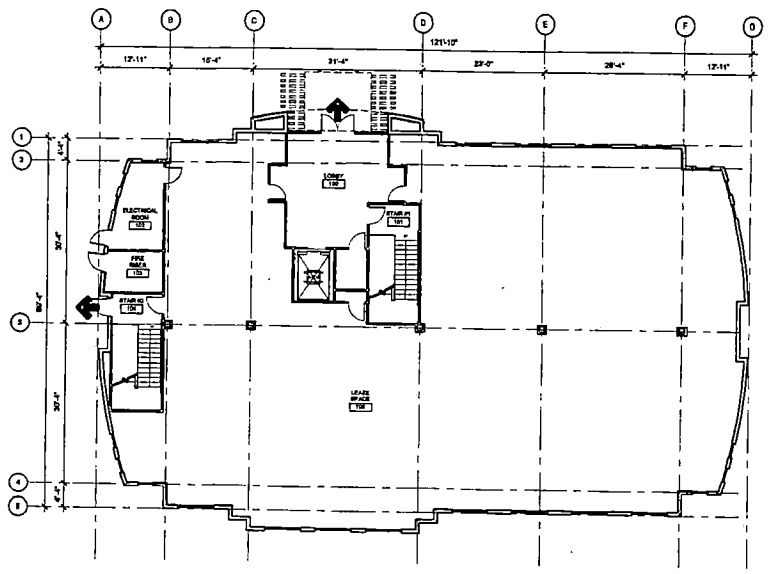
EXTERIOR ELEVATIONS EXHIBIT

REVISED 11.16.04

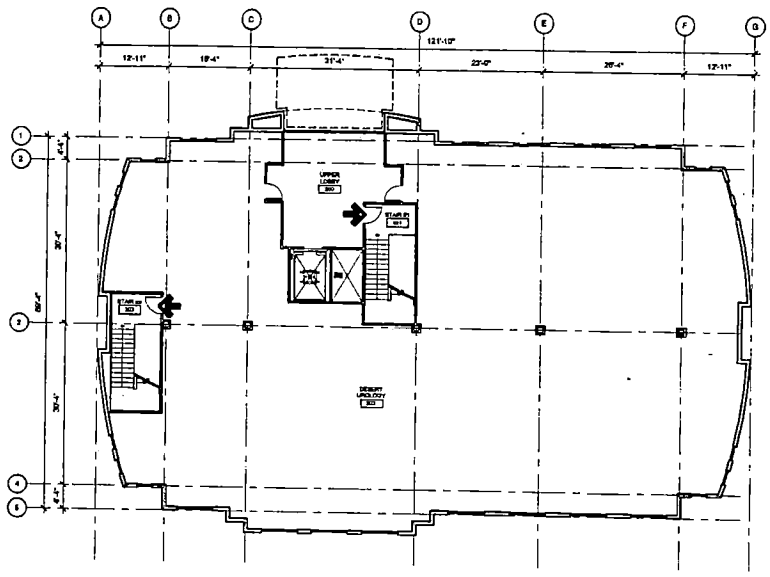
SDR-5545
12/16/04 PC

FLOOR PLAN INFORMATION

OCCUPANCY DESCRIPTION		SF / OCCUPANT LOAD FACTOR	OCCUPANTS
LEVEL 1			
LOBBY	ROOM #100	410 SF / 15	27
LEASE SPACE	ROOM #105	5,700 SF / 100	67
		TOTAL:	94
LEVEL 2			
UPPER LOBBY	ROOM #200	410 SF / 15	27
DESERT UROLOGY	ROOM #202	6,931 SF / 100	70
		TOTAL:	97



LEVEL ONE



LEVEL TWO

Medical Clinic for D.U.C. Development

Smoke Ranch Road & Fire Mesa Street, Las Vegas, NV

NORTH

Date: 08/30/04

Project No: 2003111

Scale: 3/32"= 1'-0"

Vedelago Petsch AIA architects

5495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

COPYRIGHT 2004, Vedelago Petsch Architects

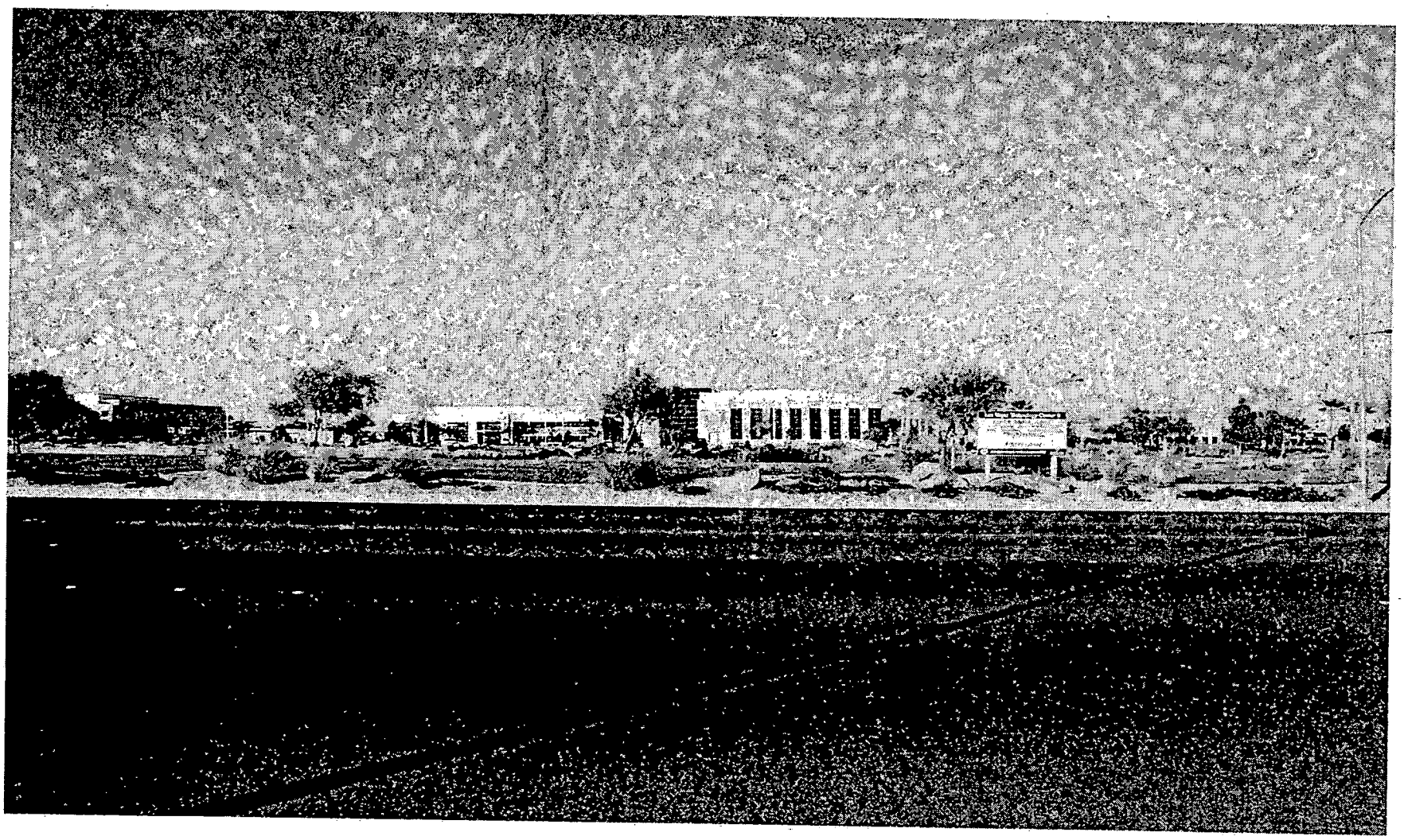
FLOOR PLANS

REVISED 11.16.04

SDR-5545

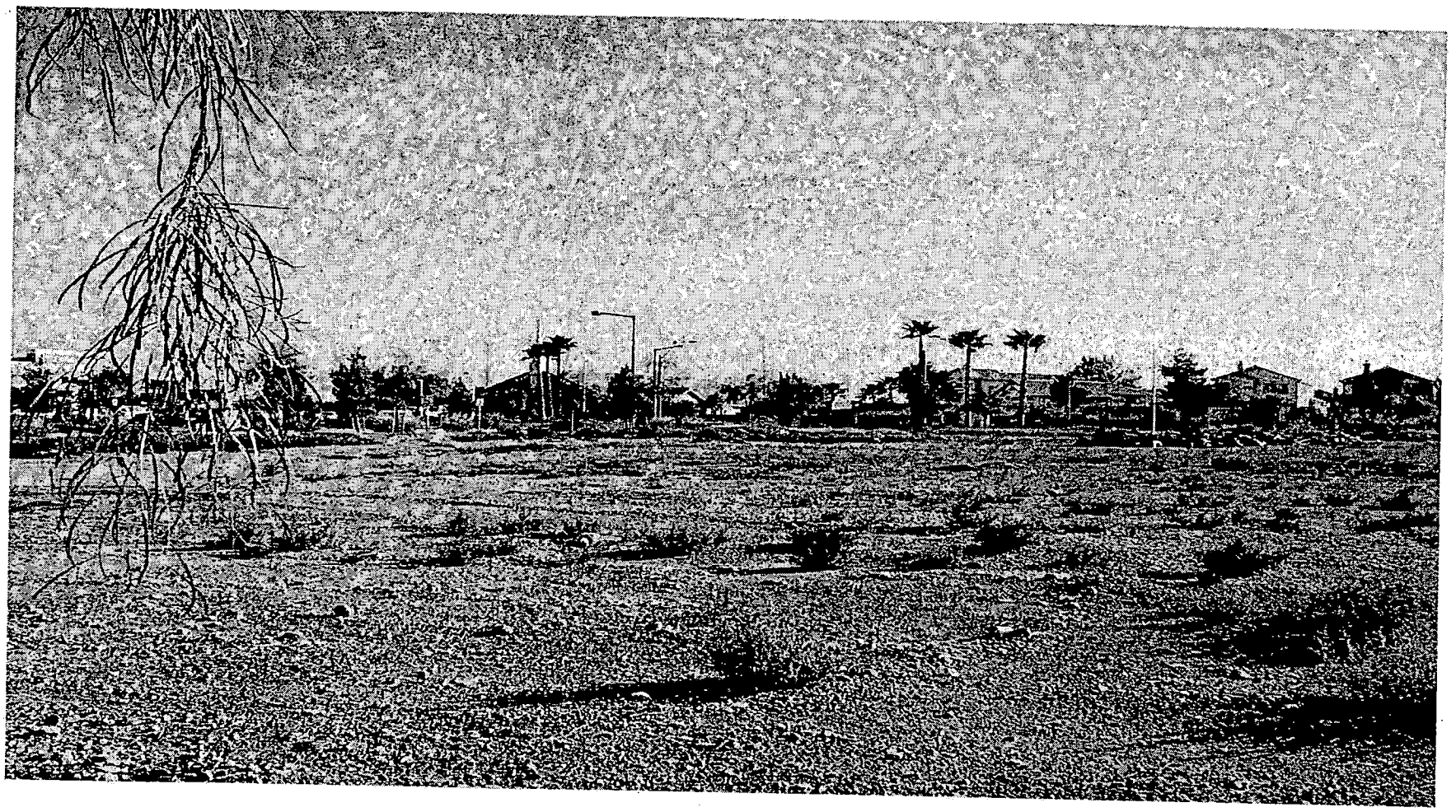
12/16/04 PC

RECEIVED
NOV 16 2004



SDR-5545 - APPLICANT/OWNER: DUC DEVELOPMENT, LLC
NORTHWEST CORNER OF SMOKE RANCH ROAD AND FIRE MESA STREET
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04



SDR-5545 - APPLICANT/OWNER: DUC DEVELOPMENT, LLC
NORTHWEST CORNER OF SMOKE RANCH ROAD AND FIRE MESA STREET
DECEMBER 16, 2004 PLANNING COMMISSION

11/24/04

City of Las Vegas

Agenda Item No.: 63

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 - 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.

THIS ITEM WILL BE FORWARDED TO 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 TABLED.

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

MOTION:
NIGRO – Motion 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

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

(6:03 – 6:06)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - TXT-5037 -
APPLICANT/OWNER: CITY OF LAS VEGAS

STAFF REQUESTS THIS ITEM BE TABLED

Memorandum

City of Las Vegas
Planning & Development

To: Planning Commission

From: Eddie Dichter, Planning Supervisor

CC: Margo Wheeler, Deputy Director,

Date: December 8, 2004

Re: Amendments to Off-Premise Sign Ordinance TXT-5037

On December 1st, a presentation on the proposed changes was given to the City Council. The City Council directed that we provide the billboard industry sufficient time to review and comment on the proposed changes to the Off-Premise Sign code requirements. The City Council requested a few other items to be researched prior to sending out the proposed changes for review. We are anticipating sending the proposed text amendment to various billboard and sign companies by December 20, 2004. We will provide them 30 days to review and provide comments. It maybe necessary to hold meetings with the industry to discuss the proposed changes but we will not be able to determine this until we receive their comments. We are requesting that this item be Tabled at this time to provide sufficient time for the industry to review and comment and provide staff time to address their comments. We are anticipating that this item would be scheduled for a Planning Commission meeting in February but at this time cannot select a specific date. We will re-notify this item when it is has been scheduled for a meeting.

City of Las Vegas

Agenda Item No.: 64

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

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

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

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 NONE.

BACKUP DOCUMENTATION:
1. Location Map – Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

MOTION:
NIGRO – Motion 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

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

(6:03 – 6:06)

City of Las Vegas

PLANNING COMMISSION AGENDA

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

COMMISSIONER GOYNES wished everyone a Merry Christmas and a Happy New Year.

(11:00)

4-524

MEETING ADJOURNED AT 11:00 P.M.

Respectfully submitted:

ARLENE COLEMAN, DEPUTY CITY CLERK

STACEY CAMPBELL, DEPUTY CITY CLERK