Agenda City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 13, 2005

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the November 18 and December 2, 2004 Planning Commission Meeting minutes by reference (____vote)

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

ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-4546 - CLIFF SHADOWS TOWNHOMES - APPLICANT/OWNER: CLIFF SHADOW PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 192-UNIT TOWNHOUSE DEVELOPMENT on 15.90 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-026), U (Undeveloped) Zone [MLA (Medium Low Density Attached Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 4 (Brown).

2. **TMP-5593 - TENTATIVE MAP - THE BOULDERS - APPLICANT: COLERAINE CAPITAL GROUP, INC. - OWNER: BOULDERS APARTMENTS, LLC** - Request for a Tentative Map FOR A 388-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 21.3 acres at 3450 North Hualapai Way (APN 138-07-301-002,008,009 and 138-07-401-002), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain Special Land Use Designation], Ward 4 (Brown).

3. **TMP-5695 - TENTATIVE MAP - GRAND CANYON VILLAGE CONDOMINIUMS - APPLICANT: EMERGING MARKETS OF NO. AMERICA - OWNER: GRAND CANYON INVESTORS, LLC** - Request for a Tentative Map FOR THE CONVERSION OF A 376-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.84 acres at 8250 North Grand Canyon Drive (APN 125-07-701-004), PD (Planned Development) Zone, Ward 6 (Mack).

4. **TMP-5698 - TENTATIVE MAP - LOWES PLAZA AT CRAIG & JONES - APPLICANT: EN ENGINEERING, INC.- OWNER: MARY BARTSAS 13, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

5. **TMP-5708 - TENTATIVE MAP – SUMMERLIN VILLAGE 20 PARCEL "A" COMMERCIAL SUBDIVISION – APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 11.21 acres adjacent to the northeast corner of Desert Foothills Drive and Charleston Boulevard (APN 137-35-410-005), P-C (Planned Community) Zone, Ward 2 (Wolfson).

6. **TMP-5710 - TENTATIVE MAP - MANCHESTER PARK AT PROVIDENCE - APPLICANT: TROPHY HOMES - OWNER: TOUSA HOMES, INC.** - Request for a Tentative Map FOR A 286-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40 acres adjacent to the southeast corner of Puli Road and Farm Road (APN 126-13-310-001, 126-13-301-005, and 126-13-301-006) PD (Planned Development) Zone, Ward 6, (Mack).

7. **TMP-5712 - TENTATIVE MAP - SUMMERLIN VILLAGE 24 PARCEL "B" SHADOW POINT - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 105-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 35.80 acres adjacent to the southwest corner of Charleston Boulevard and Sky Vista Drive (APN 137-22-000-011), P-C (Planned Community) Zone, Ward 2 (Wolfson).

8. **TMP-5860- TENTATIVE MAP - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.44 acres located adjacent to the northwest corner of Sahara Avenue and Burnham Avenue (APN: 162-02-813-001 thru 003; 162-02-814-001 thru 004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

9. **ANX-5656 – ANNEXATION - APPLICANT/OWNER: MICHAEL E. BURKE** - Petition to Annex property generally located on the west side of Al Carrison Street, 50 feet south of McNamee Avenue, containing approximately 1.92 acres, (APN 125-09-401-015 and 016), Ward 6 (Mack).

10. **ANX-5674 – ANNEXATION - APPLICANT/OWNER: PROJECT K, LLC** - Petition to Annex property generally located on the northeast corner of Centennial Parkway and Kevin Way containing approximately 1.99 acres, (APN 125-20-402-007), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

11. **TMP-5677 - TENTATIVE MAP - PUBLIC HEARING - WESTERM FLEX WAREHOUSE - APPLICANT: PRECISION CONSTRUCTION - OWNER: SANDPIPER STRAND LAS VEGAS, LLC** - Request for a Tentative Map for a ONE LOT COMMERCIAL SUBDIVISION AND A WAIVER OF TITLE 18.18.110 WALL HEIGHT REQUIREMENT on 1.38 acres on the east side of Western Avenue, approximately 460 feet south of Highland Drive (APN 162-04-703-005 amd 006), (M Industrial) Zone, Ward 1 (Moncrief).

12. **SUP-5718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH on Pad P of the Montecito Marketplace Development adjacent to the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-005), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

13. **SUP-5720 - SPECIAL USE PERMIT RELATED TO SUP-5718 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH on Pad HH of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

14. **SUP-5722 - SPECIAL USE PERMIT RELATED TO SUP-5718 AND SUP-5720 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING USE IN CONJUNCTION WITH A TAVERN on Pad GG of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

15. **SUP-5723 - SPECIAL USE PERMIT RELATED TO SUP-5718, SUP-5720, AND SUP-5722 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on Pad GG of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

16. **SDR-5731 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5718, SUP-5720, SUP-5722, AND SUP-5723 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC AND MTC 118, INC.** - Request for a Site Development Plan Review FOR A 380,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road and the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017, 125-20-510-004 and -005) T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

17. **SDR-5611 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA** - Request for a Site Development Plan Review FOR AN ELEMENTARY SCHOOL on 10.0 acres adjacent to the southwest corner of Campbell Road and Severence Lane (APN 125-17-401-002), T-C (Town Center) Zone [PF-TC (Public Facilities – Town Center) Special Land Use Designation], Ward 6 (Mack).

18. **SDR-5678 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE PROPERTIES, LLC** - Request for a Site Development Plan Review FOR A 1,600 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF FOUNDATION AND PERIMETER LANDSCAPE REQUIREMENTS on 0.15 acres at 520 South Jones Boulevard (APN 138-36-310-006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

19. **SDR-5700 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC - OWNER: LAND INVESTMENTS, LLC** - Request for a Site Development Plan Review FOR A 28-UNIT SINGLE-FAMILY DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development) [ML (Medium-Low Residential) Lone Mountain Master Plan Land Use Designation, Ward 4 (Brown).

20. **SDR-5709 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PUBLIC PARK on 4.0 acres adjacent to the northeast corner of Elkorn Road and Fort Apache Road (APN 125-17-401-008 and a portion of 125-17-401-007), T-C (Town Center) Zone [PF-TC (Public Facilities – Town Center) Special Land Use Designation], Ward 6, (Mack).

21. **SDR-5725 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NV MORTGAGE, INC** - Request for a Site Development Plan Review FOR A 1,660 SQUARE-FOOT OFFICE BUILDING on 0.14 acres at 716 South Jones Boulevard (APN: 138-36-316-009), R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Moncrief).

22. **SDR-5546 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VENTURA ENTERPRISES INVESTMENT AND DEVELOPMENT, INC.** - Request for a Site Development Plan Review FOR TWO PROPOSED 10,000 SQUARE-FOOT SINGLE-STORY OFFICE BUILDINGS AND WAIVERS OF THE FOUNDATION LANDSCAPING AND TRASH ENCLOSURE REQUIREMENTS on 1.48 acres at 5061 and 5071 North Rainbow Boulevard (APN 125-34-712-011 and 012), C-2 (General Commercial) Zone, Ward 6 (Mack).

23. **SDR-5679 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RANCHO POINT LLC - OWNER: RANCHO POINT LLC AND HELEN SLAVIN** - Request for a Site Development Plan Review FOR A 4,500 SQUARE-FOOT RETAIL DEVELOPMENT AND A WAIVER FROM FOUNDATION LANDSCAPING REQUIREMENTS on 2.55 acres located approximately 300 feet south of the intersection of Rancho Drive and Alexander Road (APN 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

24. **ABEYANCE - VAR-5099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.40 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

25. **ABEYANCE - ZON-5092 - REZONING RELATED TO VAR-5099 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), Ward 3 (Reese).

26. **ABEYANCE - VAR-5300 - VARIANCE RELATED TO VAR-5099 AND ZON-5092 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.68 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

27. **ABEYANCE - WVR-5299 - WAIVER RELATED TO VAR-5099, ZON-5092 AND VAR-5300 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC OR EMERGENCY ACCESS GATE WHERE ONE IS REQUIRED FOR STREETS TERMINATING OTHER THAN AT AN INTERSECTION WITH ANOTHER PUBLIC STREET in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

28. **ABEYANCE - SDR-5098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300 AND WVR-5299 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

29. **ABEYANCE - SUP-5096 - SPECIAL USE PERMIT RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299 AND SDR-5098 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

30. **ABEYANCE - SDR-5093 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299, SDR-5098 AND SUP-5096 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A SUPPERCLUB on 1.58 acres south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

31. **ABEYANCE - VAR-5216 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OSTEOPATHIC MEDICAL ASSOCIATES OF NEVADA** - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE SET BACK SIX INCHES FROM THE FRONT PROPERTY LINE WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.69 acres adjacent to the northwest corner of Sahara Avenue and Mohawk Street (APN 163-01-810-004), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

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

33. **ABEYANCE - 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).

34. **ABEYANCE - 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).

35. **ZON-5653 - REZONING - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Rezoning FROM: U(UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), Ward 2 (Wolfson).

36. **SUP-5853 - SPECIAL USE PERMIT RELATED TO ZON-5653 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), U(GC) [Undeveloped (General Commercial) General Plan Designation] Zone, [Proposed: C-2 (General Commercial)], Ward 2 (Wolfson).

37. **SDR-5657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5653 AND SUP-5853 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Site Development Plan Review TO ALLOW A MIXED-USE DEVELOPMENT TO INCLUDE 700,000 SQUARE FEET OF COMMERCIAL SPACE AND 375 RESIDENTIAL CONDOMINIUM UNITS IN (1) 10-STORY AND (2) 5-STORY RESIDENTIAL CONDOMINIUM BUILDINGS on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart

Boulevard (APN 138-32-601-003), U (Undeveloped) [GC (General Commercial) General Plan Designation] Zone, [Proposed: C-2 (General Commercial)], Ward 2 (Wolfson).

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **10th** day of **January**, **2005**, a copy of the **January 13, 2005** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

10 day of JANUARY, 2005

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-58749-1
MY APPT. EXPIRES JUNE 14, 2007

38. **GPA-5714 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT CO. - OWNER: JOHN LEE AND ONG PARTNERS, L.L.C.** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 3.50 acres adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN a portion of 163-03-402-017), Ward 1 (Moncrief).

39. **ZON-5716 - REZONING RELATED TO GPA-5714 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT CO. - OWNER: JOHN LEE AND ONG PARTNERS, L.L.C.** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) AND FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 4.86 acres adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN 163-03-402-017), Ward 1 (Moncrief).

40. **SUP-5719 - SPECIAL USE PERMIT RELATED TO GPA-5714 AND ZON-5716 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT COMPANY - OWNER: JOHN LEE AND ONG PARNTERS, L.L.C.** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) AND FOR A PROPOSED AUTO DEALER INVENTORY STORAGE USE adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN 163-03-402-017), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

41. **SDR-5717 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5714, ZON-5716 AND SUP-5719 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT CO. - OWNER: JOHN LEE AND ONG PARTNERS, L.L.C.** - Request for a Site Development Plan Review FOR A PROPOSED 2,020 SQUARE—FOOT AUTO DEALERSHIP on 4.86 acres adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN 163-03-402-017), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone and P-R (Professional Office and Parking], Ward 1 (Moncrief).

42. **GPA-5661 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D.R. MCMILLIN - OWNER: SAHARA PARK LTD.** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 3.2 acres adjacent to the east side of Sixth Street approximately 350 feet north of Sahara Avenue (APN 162-03-811-000), Ward 3 (Reese).

43. **ZON-5485 - REZONING - PUBLIC HEARING - APPLICANT: GREGORY L. WILDE - OWNER: GEORGE GILL** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 228 South Jones Boulevard (APN 138-36-112-016), Ward 1 (Moncrief).

44. **SDR-5486 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5485 - PUBLIC HEARING - APPLICANT: GREGORY L. WILDE - OWNER: GEORGE GILL** - Request for a Site Development Plan Review FOR A 1500 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE LANDSCAPE STANDARDS on 0.17 acres at 228 South Jones Boulevard (APN 138-36-112-016), Ward 1 (Moncrief).

45. **ZON-5702 - REZONING - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] [MLA-TC (MEDIUM-LOW ATTACHED – TOWN CENTER) SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) on 4.12 acres adjacent to the southwest corner of Chieftain Street and Bath Drive (APN 125-19-701-009 and -010), Ward 6 (Mack).

46. **VAC-5707 - VACATION RELATED TO ZON-5702 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Petition to Vacate the west half of Chieftain Street between Rome Boulevard and Bath Drive, and the north side of Rome Boulevard west of Chieftain Street, Ward 6 (Mack).

47. **VAR-5705 - VARIANCE RELATED TO ZON-5702 AND VAC-5707 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Request for a Variance TO ALLOW 25,923 SQUARE FEET OF OPEN SPACE WHERE 43,133 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY DEVELOPMENT on 4.12 acres adjacent to the southwest corner of Chieftain Street and Bath Drive (APN 125-19-701-009 and 010), U

(Undeveloped) [TC (Town Center) General Plan Designation] [MLA-TC (Medium-Low Attached – Town Center) Special Land Use Designation], Ward 6 (Mack).

48. **SUP-5870 - SPECIAL USE PERMIT RELATED TO ZON-5702, VAC-5707 AND VAR-5705 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GENE SQUITIERI** - Request for a Special Use Permit FOR A PROPOSED GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southwest corner of Bath Drive and Chieftain Street (APN 125-19-701-009 and 10), Ward 6 (Mack).

49. **SDR-5704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5702, VAC-5707 AND VAR-5705 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Request for a Site Development Plan Review FOR A 60-LOT SINGLE-FAMILY DEVELOPMENT on 4.12 acres adjacent to the southwest corner of Chieftain Street and Bath Drive (APN 125-19-701-009 and 010), U (Undeveloped) [TC (Town Center) General Plan Designation] [MLA-TC (Medium-Low Attached – Town Center) Special Land Use Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6, (Mack).

50. **ZON-5726 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GABRIEL MANRIQUEZ** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), Ward 5 (Weekly).

51. **VAR-5730 - VARIANCE RELATED TO ZON-5726 - PUBLIC HEARING - APPLICANT/OWNER: GABRIEL MANRIQUEZ** - Request for a Variance TO ALLOW A 48-FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM REQUIRED LOT WIDTH FOR A PROPOSED PROFESSIONAL OFFICE DEVELOPMENT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

52. **SDR-5727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5726 AND VAR-5730 - PUBLIC HEARING - APPLICANT/OWNER: GABRIEL MANRIQUEZ** - Request for a Site Development Plan Review FOR A 1,495 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF LANDSCAPE AND BUFFER REQUIREMENTS on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

53. **VAR-5693 - VARIANCE - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Variance TO ALLOW 132 PARKING SPACES WHERE 148 SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH A TAVERN on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6, (Mack).

54. **VAR-5694 - VARIANCE RELATED TO VAR-5693 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Variance TO ALLOW A 24-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 73 FEET on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), ward 6, (Mack).

55. **SUP-5691 - SPECIAL USE PERMIT RELATED TO VAR-5693 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6, (Mack).

56. **SDR-5689 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5691, VAR-5693, AND VAR-5694 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Site Development Plan Review FOR A 6,115 SQUARE-FOOT TAVERN AND A WAIVER OF TRASH ENCLOSURE SEPARATION on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), ward 6, (Mack).

57. **VAR-5699 - VARIANCE - PUBLIC HEARING - APPLICANT: BRUCE I. FAMILIAN - OWNER: FARM & ALEXANDER PROPERTIES, LLC** - Request for a Variance TO ALLOW 91 PARKING SPACES WHERE 100 SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED MEDICAL OFFICE BUILDING WITHIN AN EXISTING COMMERCIAL CENTER on 4.92 acres at the southwest corner of Alexander Road and Dalecrest Drive (APN 138-10-516-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

58. **SDR-5697 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5699 - PUBLIC HEARING - APPLICANT: BRUCE I. FAMILIAN - OWNER: FARM & ALEXANDER PROPERTIES, LLC** - Request for a Site Development Plan Review FOR A 4,750 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH WAIVERS OF PARKING LOT LANDSCAPING on 4.92 acres adjacent to the southwest corner of Alexander Road and Dalecrest Drive (APN 138-10-516-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

59. **VAR-5701 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES L. MOORE** - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 1.04 acres at 2700 Alta Drive (APN 139-32-701-003), R-A (Ranch Acres) Zone, Ward 1 (Moncrief).

60. **VAR-5713 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH** - Request for a Variance TO ALLOW AN EXISTING SIGN TO BE RAISED TO 13 FEET IN HEIGHT WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 4.81 acres at 101 South Rancho Drive (APN 139-32-501-001) R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

61. **VAR-5637 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHERLEE EDISON** - Request for a Variance TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED TO ENCLOSE A PORTION OF A PATIO COVER AND TO CONSTRUCT A BALCONY on 0.46 acres at 1505 Ten Palms Court (APN 163-03-211-004) R-E (Residence Estates) Zone, Ward 1 (Moncrief).

62. **VAR-5665 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FRANK REAGAN** - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A ROOM ADDITION on 0.36 acres at 3622 Mooncrest Circle (APN 138-09-614-015), R-D (Single Family Residential- Restricted) Zone, Ward 4 (Brown).

63. **VAR-5668 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GLISS-FOOTE, L.L.C.** - Request for a Variance TO ALLOW 21 PARKING SPACES WHERE 26 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT ON 0.48 acres at 9196 West Cheyenne Avenue (APN 138-08-401-030), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

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64. **VAR-5675 - VARIANCE - PUBLIC HEARING - APPLICANT: GUERRERO DIAZ - OWNER: GUERRERO DIAZ AND MARIA DIAZ** – Request for a Variance TO ALLOW A 42-FOOT FRONT SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED AND A 27-FOOT REAR SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.94 acres adjacent to the southeast corner of Leon Avenue and Dorrell Lane (APN 125-24-202-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

65. **VAR-5676 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES V. KOHL** - Request for a Variance TO ALLOW A 95-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED RESIDENTIAL LOT on a portion of 2.03 acres at the northwest corner of Four Views Street and Ruston Road (APN 125-05-602-007), R-E (Residence Estates) Zone, Ward 6 (Mack).

66. **SUP-5663 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLUB RENAISSANCE PARTNERS, LLC - OWNERS: CLUB RENAISSANCE PARTNERS, LLC, ET AL** - Request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through -065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

67. **SDR-5662 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLUB RENAISSANCE PARTNERS, LLC - OWNER: CLUB RENAISSANCE PARTNERS, LLC, ET AL** - Request for a Site Development Plan Review TO ALLOW A 60-STORY MIXED-USE DEVELOPMENT TO INCLUDE 950 RESIDENTIAL UNITS AND 91,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF THE CENTENNIAL PLAN BUILDING STEP-BACK AND BUILD-TO REQUIREMENTS on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through -065) C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

68. **SUP-5684 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JACK IN THE BOX - OWNER: PPLAND LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS adjacent to the northwest corner of Farm Road and Durango Drive (APN 125-17-601-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

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69. **SDR-5681 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5684 - PUBLIC HEARING - APPLICANT: JACK IN THE BOX - OWNER: PPLAND LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH on 0.76 acres adjacent to the northwest corner of Farm Road and Durango Drive (APN 125-17-601-011),T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

70. **SUP-5686 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CITYMARK DEVELOPMENT LLC - OWNER: OFFICE DISTRICT PARKING 1, INC.** - Request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW GROUND-FLOOR RESIDENTIAL UNITS adjacent to the northeast corner of Garces Avenue and Third Street (APN 139-34-311-095 to -102 & -105 to -110), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

71. **SUP-5690 - SPECIAL USE PERMIT RELATED TO SUP-5686 - PUBLIC HEARING - APPLICANT: CITYMARK DEVELOPMENT LLC - OWNER: OFFICE DISTRICT PARKING 1, INC.** - Request for a Special Use Permit TO ALLOW LIVE/WORK UNITS WITHIN A PROPOSED BUILDING adjacent to the northeast corner of Garces Avenue and Third Street (APN 139-34-311-095 to -102 & -105 to -110), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

72. **SDR-5692 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5686 AND SUP-5690 - PUBLIC HEARING - APPLICANT: CITYMARK DEVELOPMENT LLC - OWNER: OFFICE DISTRICT PARKING 1, INC.** - Request for a Site Development Plan Review FOR A 15-STORY MIXED-USE DEVELOPMENT TO INCLUDE 342 RESIDENTIAL UNITS, 13 LIVE/WORK UNITS, AND 8,600 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEP-BACK REQUIREMENTS on 2.38 acres adjacent to the northeast corner of Garces Avenue and Third Street (APN 139-34-311-095 to -102 & -105 to -110), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

73. **SUP-5687 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KMW, LLC** - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL WITHOUT OUTSIDE PENS approximately 200 feet north of the intersection of Buffalo Drive and Gowan Road (APN 138-10-201-026), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).

74. **SDR-5685 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5687 - PUBLIC HEARING - APPLICANT/OWNER: KMW, LLC** - Request for a Site Development Plan Review FOR A 9,150 SQUARE-FOOT ANIMAL HOSPITAL WITHOUT OUTSIDE PENS AND WAIVERS OF THE LANDSCAPE BUFFER WIDTH AND BUILDING PLACEMENT STANDARDS on 0.91 acres approximately 200 feet north of the intersection of Buffalo Drive and Gowan Road (APN 138-10-201-026), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O(Office) Zone, Ward 4 (Brown).

75. **SUP-5627 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHEK LINE ENTERPRISES, INC. - OWNER: DECATUR CROSSING CENTER, LLC.** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 282 South Decatur (APN 138-36-516-004), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (Moncrief).

76. **SUP-5650 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THOMAS GOULAS - OWNER: CRAIG MARKETPLACE, L.L.C.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 7121 West Craig Road, Suite #101 (APN 138-03-715-004), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 6 (Mack).

77. **SUP-5659 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ZDZISLAW PELKA - OWNERS: MASAO ISHIHAMA AND ASAKO ISHIHAMA REVOCABLE TRUST** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-SALE) at 5900 West Charleston Boulevard, Suite #4 (APN 138-36-406-006), C-1 (Limited Commercial) Zone [PROPOSED: SC (Service Commercial) General Plan Designation], Ward 1 (Moncrief).

78. **SUP-5664 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMUEL M MARTINEZ - OWNER: THE CHARLESTON CENTER, LLC** - Request for a Special Use Permit for a PROPOSED LIQUOR ESTABLISHMENT (RESTAURANT SERVICE BAR) in conjunction with an existing restaurant at 5000 W Charleston Boulevard, Unit D (APN 138-36-804-003), C-1 (General Commercial) Zone, Ward 1 (Moncrief).

79. **SUP-5666 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OMID TABATABAI, DVM - OWNER: DELIA FRANCO** - Request for a Special Use Permit FOR A PROPOSED ANIMAL CLINIC at 701 East Charleston Avenue (APN 139-34-410-237), C-1 (Limited Commercial) Zone [C (Downtown - Commercial) General Plan Designation], Ward 5 (Weekly).

80. **SUP-5688 - SPECIAL USE PERMIT - PUBLIC HEARING - OWNER: A.J. GILBERT - APPLICANT: EDWARD KAKOSIAN** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE AND A WAIVER FROM THE MINIMUM SITE AREA REQUIREMENT TO ALLOW TWO PARCELS TO BE USED TO MEET THE REQUIREMENT at 2201 Industrial Road (APN 162-04-803-008 and 009), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).

81. **SDR-5660 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: CHARLESTON/CASINO CENTER, LLC** - Request for a Site Development Plan Review FOR A 20-STORY MIXED-USE DEVELOPMENT TO INCLUDE 98 RESIDENTIAL UNITS AND 5,300 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS on 0.76 acres adjacent to the northeast corner of Charleston Boulevard and Casino Center Boulevard (APN 139-34-410-047),C-2 (General Commercial) Zone, Ward 1 (Moncrief).

82. **SDR-5711 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR A 40,125 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE BUILD TO LINE, FRONT LANDSCAPING, AND FRONT, SIDE AND REAR SETBACK STANDARDS on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), U (Undeveloped) [PF (Public Facilities) General Plan Designation] Under Resolution Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

83. **MSP-5696 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: EN ENGINEERING INC. - OWNER: MARY BARTSAS 13, LLC** - Request for a Master Sign plan FOR A PROPOSED COMMERCIAL DEVELOPMENT at the northwest corner of Craig Road and Jones Boulevard (APN 138-02-601-004), R-E (Residential Estate) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

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

85. **TXT-5760 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.08.060(A), "Applicability," to require the application of Residential Adjacency Standards to properties within the Las Vegas Redevelopment Area.

86. **TXT-5763 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.10.010(C), "Parking-Impaired Development," to clarify re-use/expansion requirements and conformance with parking standards.

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF POSTING

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

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

I John Halliday, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 7th day of January, 2005, at the hour of 11:00 Am, there were posted copies of the January 13, 2005 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

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

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

John Halliday
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 7th day of January, 2005.

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

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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 13, 2005

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the November 18 and December 2, 2004 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-4546 - CLIFF SHADOWS TOWNHOMES - APPLICANT/OWNER: CLIFF SHADOW PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 192-UNIT TOWNHOUSE DEVELOPMENT on 15.90 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-026), U (Undeveloped) Zone [MLA (Medium Low Density Attached Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 4 (Brown).

2. **TMP-5593 - TENTATIVE MAP - THE BOULDERS - APPLICANT: COLERAINE CAPITAL GROUP, INC. - OWNER: BOULDERS APARTMENTS, LLC** - Request for a Tentative Map FOR A 388-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 21.3 acres at 3450 North Hualapai Way (APN 138-07-301-002,008,009 and 138-07-401-002), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain Special Land Use Designation], Ward 4 (Brown).

3. **TMP-5695 - TENTATIVE MAP - GRAND CANYON VILLAGE CONDOMINIUMS - APPLICANT: EMERGING MARKETS OF NO. AMERICA - OWNER: GRAND CANYON INVESTORS, LLC** - Request for a Tentative Map FOR THE CONVERSION OF A 376-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.84 acres at 8250 North Grand Canyon Drive (APN 125-07-701-004), PD (Planned Development) Zone, Ward 6 (Mack).

4. **TMP-5698 - TENTATIVE MAP - LOWES PLAZA AT CRAIG & JONES - APPLICANT: EN ENGINEERING, INC.- OWNER: MARY BARTSAS 13, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

5. **TMP-5708 - TENTATIVE MAP – SUMMERLIN VILLAGE 20 PARCEL "A" COMMERCIAL SUBDIVISION – APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 11.21 acres adjacent to the northeast corner of Desert Foothills Drive and Charleston Boulevard (APN 137-35-410-005), P-C (Planned Community) Zone, Ward 2 (Wolfson).

6. **TMP-5710 - TENTATIVE MAP - MANCHESTER PARK AT PROVIDENCE - APPLICANT: TROPHY HOMES - OWNER: TOUSA HOMES, INC.** - Request for a Tentative Map FOR A 286-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40 acres adjacent to the southeast corner of Puli Road and Farm Road (APN 126-13-310-001, 126-13-301-005, and 126-13-301-006) PD (Planned Development) Zone, Ward 6, (Mack).

7. **TMP-5712 - TENTATIVE MAP - SUMMERLIN VILLAGE 24 PARCEL "B" SHADOW POINT - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 105-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 35.80 acres adjacent to the southwest corner of Charleston Boulevard and Sky Vista Drive (APN 137-22-000-011), P-C (Planned Community) Zone, Ward 2 (Wolfson).

8. **TMP-5860- TENTATIVE MAP - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.44 acres located adjacent to the northwest corner of Sahara Avenue and Burnham Avenue (APN: 162-02-813-001 thru 003; 162-02-814-001 thru 004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

9. **ANX-5656 – ANNEXATION - APPLICANT/OWNER: MICHAEL E. BURKE** - Petition to Annex property generally located on the west side of Al Carrison Street, 50 feet south of McNamee Avenue, containing approximately 1.92 acres, (APN 125-09-401-015 and 016), Ward 6 (Mack).

10. **ANX-5674 – ANNEXATION - APPLICANT/OWNER: PROJECT K, LLC** - Petition to Annex property generally located on the northeast corner of Centennial Parkway and Kevin Way containing approximately 1.99 acres, (APN 125-20-402-007), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

11. **TMP-5677 - TENTATIVE MAP - PUBLIC HEARING - WESTERM FLEX WAREHOUSE - APPLICANT: PRECISION CONSTRUCTION - OWNER: SANDPIPER STRAND LAS VEGAS, LLC** - Request for a Tentative Map for a ONE LOT COMMERCIAL SUBDIVISION AND A WAIVER OF TITLE 18.18.110 WALL HEIGHT REQUIREMENT on 1.38 acres on the east side of Western Avenue, approximately 460 feet south of Highland Drive (APN 162-04-703-005 amd 006), (M Industrial) Zone, Ward 1 (Moncrief).

12. **SUP-5718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH on Pad P of the Montecito Marketplace Development adjacent to the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-005), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

13. **SUP-5720 - SPECIAL USE PERMIT RELATED TO SUP-5718 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH on Pad HH of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

14. **SUP-5722 - SPECIAL USE PERMIT RELATED TO SUP-5718 AND SUP-5720 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING USE IN CONJUNCTION WITH A TAVERN on Pad GG of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

15. **SUP-5723 - SPECIAL USE PERMIT RELATED TO SUP-5718, SUP-5720, AND SUP-5722 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on Pad GG of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

16. **SDR-5731 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5718, SUP-5720, SUP-5722, AND SUP-5723 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC AND MTC 118, INC.** - Request for a Site Development Plan Review FOR A 380,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road and the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017, 125-20-510-004 and -005) T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

17. **SDR-5611 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA** - Request for a Site Development Plan Review FOR AN ELEMENTARY SCHOOL on 10.0 acres adjacent to the southwest corner of Campbell Road and Severence Lane (APN 125-17-401-002), T-C (Town Center) Zone [PF-TC (Public Facilities – Town Center) Special Land Use Designation], Ward 6 (Mack).

18. **SDR-5678 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE PROPERTIES, LLC** - Request for a Site Development Plan Review FOR A 1,600 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF FOUNDATION AND PERIMETER LANDSCAPE REQUIREMENTS on 0.15 acres at 520 South Jones Boulevard (APN 138-36-310-006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

19. **SDR-5700 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC - OWNER: LAND INVESTMENTS, LLC** - Request for a Site Development Plan Review FOR A 28-UNIT SINGLE-FAMILY DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development) [ML (Medium-Low Residential) Lone Mountain Master Plan Land Use Designation, Ward 4 (Brown).

20. **SDR-5709 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PUBLIC PARK on 4.0 acres adjacent to the northeast corner of Elkorn Road and Fort Apache Road (APN 125-17-401-008 and a portion of 125-17-401-007), T-C (Town Center) Zone [PF-TC (Public Facilities – Town Center) Special Land Use Designation], Ward 6, (Mack).

21. **SDR-5725 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NV MORTGAGE, INC** - Request for a Site Development Plan Review FOR A 1,660 SQUARE-FOOT OFFICE BUILDING on 0.14 acres at 716 South Jones Boulevard (APN: 138-36-316-009), R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Moncrief).

22. **SDR-5546 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VENTURA ENTERPRISES INVESTMENT AND DEVELOPMENT, INC.** - Request for a Site Development Plan Review FOR TWO PROPOSED 10,000 SQUARE-FOOT SINGLE-STORY OFFICE BUILDINGS AND WAIVERS OF THE FOUNDATION LANDSCAPING AND TRASH ENCLOSURE REQUIREMENTS on 1.48 acres at 5061 and 5071 North Rainbow Boulevard (APN 125-34-712-011 and 012), C-2 (General Commercial) Zone, Ward 6 (Mack).

23. **SDR-5679 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RANCHO POINT LLC - OWNER: RANCHO POINT LLC AND HELEN SLAVIN** - Request for a Site Development Plan Review FOR A 4,500 SQUARE-FOOT RETAIL DEVELOPMENT AND A WAIVER FROM FOUNDATION LANDSCAPING REQUIREMENTS on 2.55 acres located approximately 300 feet south of the intersection of Rancho Drive and Alexander Road (APN 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

24. **ABEYANCE - VAR-5099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.40 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

25. **ABEYANCE - ZON-5092 - REZONING RELATED TO VAR-5099 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), Ward 3 (Reese).

26. **ABEYANCE - VAR-5300 - VARIANCE RELATED TO VAR-5099 AND ZON-5092 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.68 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

27. **ABEYANCE - WVR-5299 - WAIVER RELATED TO VAR-5099, ZON-5092 AND VAR-5300 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC OR EMERGENCY ACCESS GATE WHERE ONE IS REQUIRED FOR STREETS TERMINATING OTHER THAN AT AN INTERSECTION WITH ANOTHER PUBLIC STREET in conjunction with a proposed 41-lot single-family residential development on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN a portion of 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

28. **ABEYANCE - SDR-5098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300 AND WVR-5299 - PUBLIC HEARING - APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.40 acres adjacent to the east side of Pecos Road approximately 290 feet south of Bonanza Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre], Ward 3 (Reese).

29. **ABEYANCE - SUP-5096 - SPECIAL USE PERMIT RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299 AND SDR-5098 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

30. **ABEYANCE - SDR-5093 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5099, ZON-5092, VAR-5300, WVR-5299, SDR-5098 AND SUP-5096 - PUBLIC HEARING – APPLICANT/OWNER: BON BON, LLC** - Request for a Site Development Plan Review FOR A SUPPERCLUB on 1.58 acres south of Bonanza Road approximately 290 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

31. **ABEYANCE - VAR-5216 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OSTEOPATHIC MEDICAL ASSOCIATES OF NEVADA** - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE SET BACK SIX INCHES FROM THE FRONT PROPERTY LINE WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.69 acres adjacent to the northwest corner of Sahara Avenue and Mohawk Street (APN 163-01-810-004), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

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

33. **ABEYANCE - 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).

34. **ABEYANCE - 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).

35. **ZON-5653 - REZONING - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Rezoning FROM: U(UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), Ward 2 (Wolfson).

36. **SUP-5853 - SPECIAL USE PERMIT RELATED TO ZON-5653 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), U(GC) [Undeveloped (General Commercial) General Plan Designation] Zone, [Proposed: C-2 (General Commercial)], Ward 2 (Wolfson).

37. **SDR-5657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5653 AND SUP-5853 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Site Development Plan Review TO ALLOW A MIXED-USE DEVELOPMENT TO INCLUDE 700,000 SQUARE FEET OF COMMERCIAL SPACE AND 375 RESIDENTIAL CONDOMINIUM UNITS IN (1) 10-STORY AND (2) 5-STORY RESIDENTIAL CONDOMINIUM BUILDINGS on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) [GC (General Commercial) General Plan Designation] Zone, [Proposed: C-2 (General Commercial)], Ward 2 (Wolfson).

38. **GPA-5714 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT CO. - OWNER: JOHN LEE AND ONG PARTNERS, L.L.C.** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 3.50 acres adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN a portion of 163-03-402-017), Ward 1 (Moncrief).

39. **ZON-5716 - REZONING RELATED TO GPA-5714 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT CO. - OWNER: JOHN LEE AND ONG PARTNERS, L.L.C.** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) AND FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 4.86 acres adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN 163-03-402-017), Ward 1 (Moncrief).

40. **SUP-5719 - SPECIAL USE PERMIT RELATED TO GPA-5714 AND ZON-5716 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT COMPANY - OWNER: JOHN LEE AND ONG PARNTERS, L.L.C.** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) AND FOR A PROPOSED AUTO DEALER INVENTORY STORAGE USE adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN 163-03-402-017), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

41. **SDR-5717 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5714, ZON-5716 AND SUP-5719 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT CO. - OWNER: JOHN LEE AND ONG PARTNERS, L.L.C.** - Request for a Site Development Plan Review FOR A PROPOSED 2,020 SQUARE—FOOT AUTO DEALERSHIP on 4.86 acres adjacent to the northwest corner of Sahara Avenue and Pioneer Way (APN 163-03-402-017), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone and P-R (Professional Office and Parking], Ward 1 (Moncrief).

42. **GPA-5661 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D.R. MCMILLIN - OWNER: SAHARA PARK LTD.** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 3.2 acres adjacent to the east side of Sixth Street approximately 350 feet north of Sahara Avenue (APN 162-03-811-000), Ward 3 (Reese).

43. **ZON-5485 - REZONING - PUBLIC HEARING - APPLICANT: GREGORY L. WILDE - OWNER: GEORGE GILL** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 228 South Jones Boulevard (APN 138-36-112-016), Ward 1 (Moncrief).

44. **SDR-5486 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5485 - PUBLIC HEARING - APPLICANT: GREGORY L. WILDE - OWNER: GEORGE GILL** - Request for a Site Development Plan Review FOR A 1500 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE LANDSCAPE STANDARDS on 0.17 acres at 228 South Jones Boulevard (APN 138-36-112-016), Ward 1 (Moncrief).

45. **ZON-5702 - REZONING - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] [MLA-TC (MEDIUM-LOW ATTACHED – TOWN CENTER) SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) on 4.12 acres adjacent to the southwest corner of Chieftain Street and Bath Drive (APN 125-19-701-009 and -010), Ward 6 (Mack).

46. **VAC-5707 - VACATION RELATED TO ZON-5702 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Petition to Vacate the west half of Chieftain Street between Rome Boulevard and Bath Drive, and the north side of Rome Boulevard west of Chieftain Street, Ward 6 (Mack).

47. **VAR-5705 - VARIANCE RELATED TO ZON-5702 AND VAC-5707 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Request for a Variance TO ALLOW 25,923 SQUARE FEET OF OPEN SPACE WHERE 43,133 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY DEVELOPMENT on 4.12 acres adjacent to the southwest corner of Chieftain Street and Bath Drive (APN 125-19-701-009 and 010), U (Undeveloped) [TC (Town Center) General Plan Designation] [MLA-TC (Medium-Low Attached – Town Center) Special Land Use Designation], Ward 6 (Mack).

48. **SUP-5870 - SPECIAL USE PERMIT RELATED TO ZON-5702, VAC-5707 AND VAR-5705 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GENE SQUITIERI** - Request for a Special Use Permit FOR A PROPOSED GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southwest corner of Bath Drive and Chieftain Street (APN 125-19-701-009 and 10), Ward 6 (Mack).

49. **SDR-5704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5702, VAC-5707 AND VAR-5705 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO LLC, ET AL** - Request for a Site Development Plan Review FOR A 60-LOT SINGLE-FAMILY DEVELOPMENT on 4.12 acres adjacent to the southwest corner of Chieftain Street and Bath Drive (APN 125-19-701-009 and 010), U (Undeveloped) [TC (Town Center) General Plan Designation] [MLA-TC (Medium-Low Attached – Town Center) Special Land Use Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6, (Mack).

50. **ZON-5726 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GABRIEL MANRIQUEZ** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), Ward 5 (Weekly).

51. **VAR-5730 - VARIANCE RELATED TO ZON-5726 - PUBLIC HEARING - APPLICANT/OWNER: GABRIEL MANRIQUEZ** - Request for a Variance TO ALLOW A 48-FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM REQUIRED LOT WIDTH FOR A PROPOSED PROFESSIONAL OFFICE DEVELOPMENT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

52. **SDR-5727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5726 AND VAR-5730 - PUBLIC HEARING - APPLICANT/OWNER: GABRIEL MANRIQUEZ** - Request for a Site Development Plan Review FOR A 1,495 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF LANDSCAPE AND BUFFER REQUIREMENTS on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

53. **VAR-5693 - VARIANCE - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Variance TO ALLOW 132 PARKING SPACES WHERE 148 SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH A TAVERN on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6, (Mack).

54. **VAR-5694 - VARIANCE RELATED TO VAR-5693 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Variance TO ALLOW A 24-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 73 FEET on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), ward 6, (Mack).

55. **SUP-5691 - SPECIAL USE PERMIT RELATED TO VAR-5693 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6, (Mack).

56. **SDR-5689 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5691, VAR-5693, AND VAR-5694 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.** - Request for a Site Development Plan Review FOR A 6,115 SQUARE-FOOT TAVERN AND A WAIVER OF TRASH ENCLOSURE SEPARATION on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), ward 6, (Mack).

57. **VAR-5699 - VARIANCE - PUBLIC HEARING - APPLICANT: BRUCE I. FAMILIAN - OWNER: FARM & ALEXANDER PROPERTIES, LLC** - Request for a Variance TO ALLOW 91 PARKING SPACES WHERE 100 SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED MEDICAL OFFICE BUILDING WITHIN AN EXISTING COMMERCIAL CENTER on 4.92 acres at the southwest corner of Alexander Road and Dalecrest Drive (APN 138-10-516-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

58. **SDR-5697 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5699 - PUBLIC HEARING - APPLICANT: BRUCE I. FAMILIAN - OWNER: FARM & ALEXANDER PROPERTIES, LLC** - Request for a Site Development Plan Review FOR A 4,750 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH WAIVERS OF PARKING LOT LANDSCAPING on 4.92 acres adjacent to the southwest corner of Alexander Road and Dalecrest Drive (APN 138-10-516-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

59. **VAR-5701 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES L. MOORE** - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 1.04 acres at 2700 Alta Drive (APN 139-32-701-003), R-A (Ranch Acres) Zone, Ward 1 (Moncrief).

60. **VAR-5713 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH** - Request for a Variance TO ALLOW AN EXISTING SIGN TO BE RAISED TO 13 FEET IN HEIGHT WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 4.81 acres at 101 South Rancho Drive (APN 139-32-501-001) R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

61. **VAR-5637 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHERLEE EDISON** - Request for a Variance TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED TO ENCLOSE A PORTION OF A PATIO COVER AND TO CONSTRUCT A BALCONY on 0.46 acres at 1505 Ten Palms Court (APN 163-03-211-004) R-E (Residence Estates) Zone, Ward 1 (Moncrief).

62. **VAR-5665 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FRANK REAGAN** - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A ROOM ADDITION on 0.36 acres at 3622 Mooncrest Circle (APN 138-09-614-015), R-D (Single Family Residential- Restricted) Zone, Ward 4 (Brown).

63. **VAR-5668 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GLISS-FOOTE, L.L.C.** - Request for a Variance TO ALLOW 21 PARKING SPACES WHERE 26 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT ON 0.48 acres at 9196 West Cheyenne Avenue (APN 138-08-401-030), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

64. **VAR-5675 - VARIANCE - PUBLIC HEARING - APPLICANT: GUERRERO DIAZ - OWNER: GUERRERO DIAZ AND MARIA DIAZ** – Request for a Variance TO ALLOW A 42-FOOT FRONT SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED AND A 27-FOOT REAR SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.94 acres adjacent to the southeast corner of Leon Avenue and Dorrell Lane (APN 125-24-202-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

65. **VAR-5676 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES V. KOHL** - Request for a Variance TO ALLOW A 95-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED RESIDENTIAL LOT on a portion of 2.03 acres at the northwest corner of Four Views Street and Ruston Road (APN 125-05-602-007), R-E (Residence Estates) Zone, Ward 6 (Mack).

66. **SUP-5663 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLUB RENAISSANCE PARTNERS, LLC - OWNERS: CLUB RENAISSANCE PARTNERS, LLC, ET AL** - Request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through -065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

67. **SDR-5662 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLUB RENAISSANCE PARTNERS, LLC - OWNER: CLUB RENAISSANCE PARTNERS, LLC, ET AL** - Request for a Site Development Plan Review TO ALLOW A 60-STORY MIXED-USE DEVELOPMENT TO INCLUDE 950 RESIDENTIAL UNITS AND 91,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF THE CENTENNIAL PLAN BUILDING STEP-BACK AND BUILD-TO REQUIREMENTS on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through -065) C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

68. **SUP-5684 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JACK IN THE BOX - OWNER: PPLAND LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS adjacent to the northwest corner of Farm Road and Durango Drive (APN 125-17-601-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

69. **SDR-5681 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5684 - PUBLIC HEARING - APPLICANT: JACK IN THE BOX - OWNER: PPLAND LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH on 0.76 acres adjacent to the northwest corner of Farm Road and Durango Drive (APN 125-17-601-011),T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

70. **SUP-5686 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CITYMARK DEVELOPMENT LLC - OWNER: OFFICE DISTRICT PARKING 1, INC.** - Request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW GROUND-FLOOR RESIDENTIAL UNITS adjacent to the northeast corner of Garces Avenue and Third Street (APN 139-34-311-095 to -102 & -105 to -110), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

71. **SUP-5690 - SPECIAL USE PERMIT RELATED TO SUP-5686 - PUBLIC HEARING - APPLICANT: CITYMARK DEVELOPMENT LLC - OWNER: OFFICE DISTRICT PARKING 1, INC.** - Request for a Special Use Permit TO ALLOW LIVE/WORK UNITS WITHIN A PROPOSED BUILDING adjacent to the northeast corner of Garces Avenue and Third Street (APN 139-34-311-095 to -102 & -105 to -110), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

72. **SDR-5692 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5686 AND SUP-5690 - PUBLIC HEARING - APPLICANT: CITYMARK DEVELOPMENT LLC - OWNER: OFFICE DISTRICT PARKING 1, INC.** - Request for a Site Development Plan Review FOR A 15-STORY MIXED-USE DEVELOPMENT TO INCLUDE 342 RESIDENTIAL UNITS, 13 LIVE/WORK UNITS, AND 8,600 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEP-BACK REQUIREMENTS on 2.38 acres adjacent to the northeast comer of Garces Avenue and Third Street (APN 139-34-311-095 to -102 & -105 to -110), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

73. **SUP-5687 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KMW, LLC** - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL WITHOUT OUTSIDE PENS approximately 200 feet north of the intersection of Buffalo Drive and Gowan Road (APN 138-10-201-026), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).

74. **SDR-5685 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5687 - PUBLIC HEARING - APPLICANT/OWNER: KMW, LLC** - Request for a Site Development Plan Review FOR A 9,150 SQUARE-FOOT ANIMAL HOSPITAL WITHOUT OUTSIDE PENS AND WAIVERS OF THE LANDSCAPE BUFFER WIDTH AND BUILDING PLACEMENT STANDARDS on 0.91 acres approximately 200 feet north of the intersection of Buffalo Drive and Gowan Road (APN 138-10-201-026), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O(Office) Zone, Ward 4 (Brown).

75. **SUP-5627 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHEK LINE ENTERPRISES, INC. - OWNER: DECATUR CROSSING CENTER, LLC.** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 282 South Decatur (APN 138-36-516-004), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (Moncrief).

76. **SUP-5650 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THOMAS GOULAS - OWNER: CRAIG MARKETPLACE, L.L.C.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 7121 West Craig Road, Suite #101 (APN 138-03-715-004), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 6 (Mack).

77. **SUP-5659 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ZDZISLAW PELKA - OWNERS: MASAO ISHIHAMA AND ASAKO ISHIHAMA REVOCABLE TRUST** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-SALE) at 5900 West Charleston Boulevard, Suite #4 (APN 138-36-406-006), C-1 (Limited Commercial) Zone [PROPOSED: SC (Service Commercial) General Plan Designation], Ward 1 (Moncrief).

78. **SUP-5664 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMUEL M MARTINEZ - OWNER: THE CHARLESTON CENTER, LLC** - Request for a Special Use Permit for a PROPOSED LIQUOR ESTABLISHMENT (RESTAURANT SERVICE BAR) in conjunction with an existing restaurant at 5000 W Charleston Boulevard, Unit D (APN 138-36-804-003), C-1 (General Commercial) Zone, Ward 1 (Moncrief).

79. **SUP-5666 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OMID TABATABAI, DVM - OWNER: DELIA FRANCO** - Request for a Special Use Permit FOR A PROPOSED ANIMAL CLINIC at 701 East Charleston Avenue (APN 139-34-410-237), C-1 (Limited Commercial) Zone [C (Downtown - Commercial) General Plan Designation], Ward 5 (Weekly).

80. **SUP-5688 - SPECIAL USE PERMIT - PUBLIC HEARING - OWNER: A.J. GILBERT - APPLICANT: EDWARD KAKOSIAN** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE AND A WAIVER FROM THE MINIMUM SITE AREA REQUIREMENT TO ALLOW TWO PARCELS TO BE USED TO MEET THE REQUIREMENT at 2201 Industrial Road (APN 162-04-803-008 and 009), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).

81. **SDR-5660 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: CHARLESTON/CASINO CENTER, LLC** - Request for a Site Development Plan Review FOR A 20-STORY MIXED-USE DEVELOPMENT TO INCLUDE 98 RESIDENTIAL UNITS AND 5,300 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS on 0.76 acres adjacent to the northeast corner of Charleston Boulevard and Casino Center Boulevard (APN 139-34-410-047),C-2 (General Commercial) Zone, Ward 1 (Moncrief).

82. **SDR-5711 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR A 40,125 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE BUILD TO LINE, FRONT LANDSCAPING, AND FRONT, SIDE AND REAR SETBACK STANDARDS on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), U (Undeveloped) [PF (Public Facilities) General Plan Designation] Under Resolution Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

83. **MSP-5696 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: EN ENGINEERING INC. - OWNER: MARY BARTSAS 13, LLC** - Request for a Master Sign plan FOR A PROPOSED COMMERCIAL DEVELOPMENT at the northwest corner of Craig Road and Jones Boulevard (APN 138-02-601-004), R-E (Residential Estate) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

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

85. **TXT-5760 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.08.060(A), "Applicability," to require the application of Residential Adjacency Standards to properties within the Las Vegas Redevelopment Area.

86. **TXT-5763 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.10.010(C), "Parking-Impaired Development," to clarify re-use/expansion requirements and conformance with parking standards.

CITIZENS PARTICIPATION:

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

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:45 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

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

EXCUSED: BYRON GOYNES

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., FLINN FAGG, PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

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

Item 19 [SDR-5700]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 31 [VAR-5216]	Withdrawn Without Prejudice
Item 35 [ZON-5653]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 36 [SUP-5853]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 37 [SDR-5657]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 42 [GPA-5661]	Withdrawn Without Prejudice
Item 53 [VAR-5693]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 54 [VAR-5694]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 55 [SUP-5691]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 56 [SDR-5689]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 59 [VAR-5701]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 82 [SDR-5711]	Abeyance to 2/10/2005 Planning Commission Meeting

Regarding Item 19 [SDR-5700], the applicant requested an abeyance to 2/10/2005 because KB Home Nevada Inc. is no longer involved in the project. The application will be re-noticed with Focus as the applicant prior to being heard by the Planning Commission.

Regarding Item 31 [VAR-5216], an application for a sign setback, the applicant requested the item be Withdrawn Without Prejudice.

Regarding Item 35 [ZON-5653], Item 36 [SUP-5853] and Item 37 [SDR-5657], which were related items for the Queensboro project at Alta Drive and Rampart Boulevard. The applications pertained to a rezoning that would accommodate a mixed-use development at the site. The applicant requested the items be held to the 2/10/2005 Planning Commission meeting.

Regarding Item 42 [GPA-5661], a request for a General Plan Amendment, the applicant requested the item be Withdrawn Without Prejudice.

Regarding Item 53 [VAR-5693], Item 54 [VAR-5694], Item 55 [SUP-5691] and Item 56 [SDR-5689], which were related applications pertaining to a tavern at the northeast corner of Durango Drive and Grand Teton Drive, the applicant requested the items be held in abeyance to the 2/10/2005 Planning Commission meeting.

Regarding Item 59 [VAR-5701], a wall height variance, the applicant requested the item be held in abeyance to the 2/10/2005 Planning Commission meeting.

Regarding Item 82 [SDR-5711], a 40,000 square-foot commercial development at Rock Springs Drive and Lake Mead Boulevard, the applicant requested the item be held in abeyance to the 2/10/2005 Planning Commission meeting.

MR. LEOBOLD then informed the Commission about the other items on the agenda that needed supplemental information or condition changes.

Item 18 [SDR-5678], Item 21 [SDR-5725] and Item 22 [SDR-5546] were originally placed on the agenda in the One Motion One Vote section; however, after receiving letters of objection for the three items, the items would have to be pulled forward for discussion.

He also pointed out that Item 22 [SDR-5546] and Item 32 [VAR-5548] would be heard as Final Action items and would not be forwarded to City Council as indicated on the Agenda.

Regarding Item 70 [SUP-5686], Item 71 [SUP-5690] and Item 72 [SDR-5692], which were companion items for CityMark Development, MR. LEOBOLD indicated that the applicant had a scheduling conflict with the proposed 2/16/2005 City Council meeting date due to an out of town commitment. The applicant requested that if the items were approved, they be forwarded to City Council for the 3/02/2005 meeting.

Regarding Item 6 [TMP-5708], staff requested that the Commission consider the deletion of Condition 2.

Regarding Item 7 [TMP-5710], staff requested that the Commission consider the deletion of Condition 1.

Regarding Item 23 [SDR-5679], staff asked that Condition 3 be replaced.

Regarding Item 28 [SDR-5098], staff asked that Condition 4 be changed to reference a date stamp for the floor plan submitted on 1/12/2005. Also, that Condition 5 be amended to reflect the modified setbacks on the floor plan.

Regarding Item 67 [SDR-5662] and Item 72 [SDR-5692], MR. LEOBOLD indicated the Public Works Department would have revised and added conditions to be read into the record when the items were heard.

DAVID GUERRA, Public Works Department, pointed out that a condition would have to be added to Item 34 [SDR-5556] and Item 72 [SDR-5692] when the items were heard.

CHRIS KAEMPFER, Attorney, Kummer Kaempfer Bonner & Renshaw, appeared on behalf of the applicant for Item 15 [SUP-5723] and Item 16 [SDR-5731]. He indicated that after speaking with staff, he would like both items pulled from the One Motion One Vote portion of the agenda to discuss the removal of Conditions 6 and 7 from Item 15 [SUP-5723] and to get a clarification of conditions on Item 16 [SDR-5731].

MEETING ADJOURNED AT 5:50 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

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

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

PLEDGE OF ALLEGIANCE was led by ROBERT GENZER

CALL TO ORDER: 6:02P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., FLINN FAGG, PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

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Item 35 [ZON-5653]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 36 [SUP-5853]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 37 [SDR-5657]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 42 [GPA-5661]	Withdrawn Without Prejudice

Item 53 [VAR-5693]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 54 [VAR-5694]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 55 [SUP-5691]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 56 [SDR-5689]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 59 [VAR-5701]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 82 [SDR-5711]	Abeyance to 2/10/2005 Planning Commission Meeting

Regarding Item 19 [SDR-5700], the applicant requested an abeyance to 2/10/2005 because KB Home Nevada Inc., is no longer involved in the project. The application will be re-noticed with Focus as the applicant prior to being heard by the Planning Commission.

Regarding Item 31 [VAR-5216], an application for a sign setback, the applicant requested the item be Withdrawn Without Prejudice.

Regarding Item 35 [ZON-5653], Item 36 [SUP-5853] and Item 37 [SDR-5657], which were related items for the Queensboro project at Alta Drive and Rampart Boulevard. The applications pertained to a rezoning that would accommodate a mixed-use development at the site. The applicant requested the items be held to the 2/10/2005 Planning Commission meeting.

Regarding Item 42 [GPA-5661], a request for a General Plan Amendment, the applicant requested the item be Withdrawn Without Prejudice.

Regarding Item 53 [VAR-5693], Item 54 [VAR-5694], Item 55 [SUP-5691] and Item 56 [SDR-5689], which were related applications pertaining to a tavern at the northeast corner of Durango Drive and Grand Teton Drive, the applicant requested the items be held in abeyance to the 2/10/2005 Planning Commission meeting.

Regarding Item 59 [VAR-5701], a wall height variance, the applicant requested the item be held in abeyance to the 2/10/2005 Planning Commission meeting.

Regarding Item 82 [SDR-5711], a 40,000 square-foot commercial development at Rock Springs Drive and Lake Mead Boulevard, the applicant requested the item be held in abeyance to the 2/10/2005 Planning Commission meeting.

VICE CHAIRMAN NIGRO motioned to bring forward and HOLD IN ABEYANCE Item 19 [SDR-5700], Item 35 [ZON-5653], Item 36 [SUP-5853], Item 37 [SDR-5657], Item 53 [VAR-5693], Item 54 [VAR-5694], Item 55 [SUP-5691], Item 56 [SDR-5689], Item 59 [VAR-5701] and Item 82 [SDR-5711] to the 2/10/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [VAR-5216] and Item 42 [GPA-5661] – UNANIMOUS

NOTE: COMMISSIONER McSWAIN stated that she would vote on the abeyance request for Item 19 [SDR-5700]; however, when the item is brought back before the Commission, she would abstain because her company, Terra Contracting, is presently under contract with KB Home.

(6:05 – 6:08)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

SUBJECT:
Approval of the minutes of the November 4, 2004 and December 2, 2004 Planning Commission Meetings

MOTION:
NIGRO – APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:04 – 6:04

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TMP-4546 - CLIFF SHADOWS TOWNHOMES - APPLICANT/OWNER: CLIFF SHADOW PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 192-UNIT TOWNHOUSE DEVELOPMENT on 15.90 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-026), U (Undeveloped) Zone [MLA (Medium Low Density Attached Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)

PLANNING COMMISSION MEETING OF DECEMBER 16, 2004
Planning and Development Department
Item 1 – TMP-4546

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-2634), Variance (VAR-2958), Waiver (WVR-5355), and Site Development Plan Review (SDR-2635).

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

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

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

Public Works

6. Per Las Vegas Municipal Code, 19.20.020, "Dwelling, Townhouse" requires each townhome to be located on a separately owned lot and per Las Vegas Municipal Code 18.12.390, each lot requires a separate lateral to the public sewer. Provide public sewers in each private street or drive within this development and separate laterals from each lot. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend an oversized public sewer from Yellow Harbor Street northward to Lone Mountain Road and to extend public sewer in Peaceful Dawn Avenue to the west edge of this development at a location and depth acceptable to the City Engineer.

7. This site shall be responsible for sewer connection fees in accordance with all 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 or other usage requirements, the difference between townhouse and apartment or other fees for those units shall be paid prior to the recordation of a Final Map for 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.

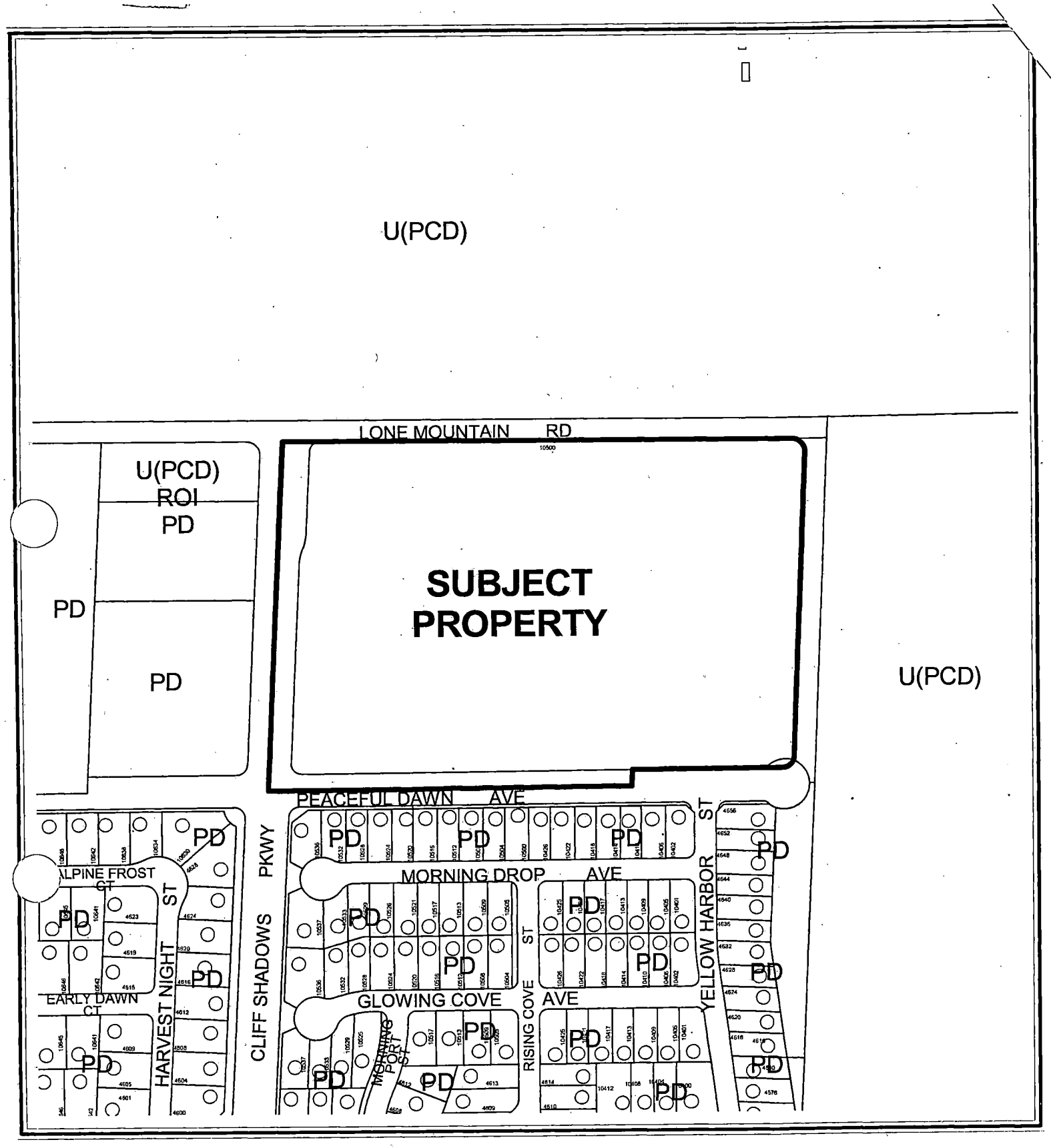
CONDITIONS – Continued:

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

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 issuance of any building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

11. Site development to comply with all applicable conditions of approval for ZON-2634, SDR-2635, and all other subsequent site-related actions.

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



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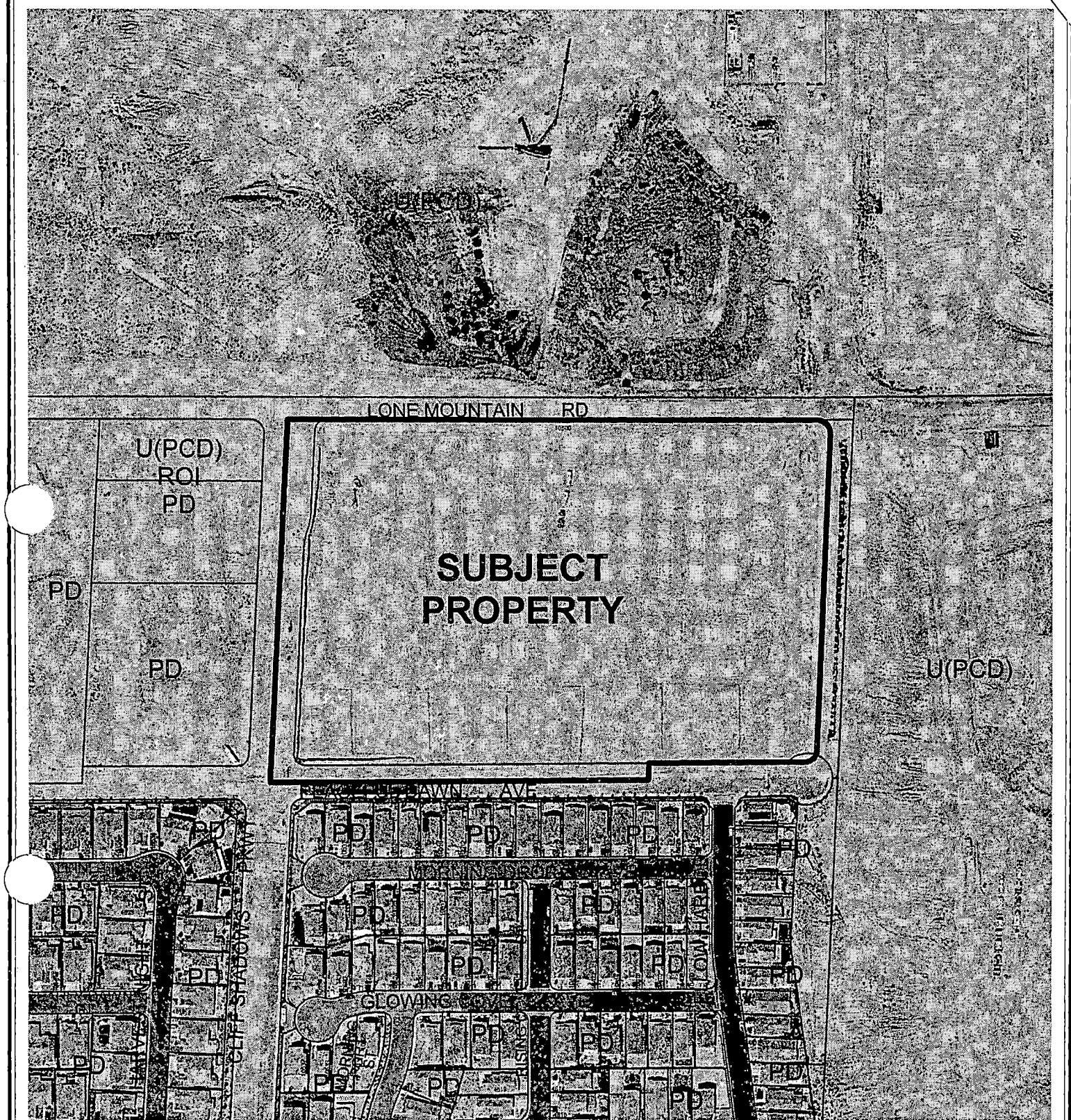
CASE: TMP-4546

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT -12 UNITS PER ACRE)

N



0 200 400 Feet

CASE: TMP-4546

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT -12 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4546 - CLIFF SHADOWS TOWNHOMES -
APPLICANT/OWNER: CLIFF SHADOW PROPERTIES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-2634), Variance (VAR-2958), Waiver (WVR-5355), and Site Development Plan Review (SDR-2635).

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

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

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

Public Works

6. Per Las Vegas Municipal Code, 19.20.020, "Dwelling, Townhouse" requires each townhome to be located on a separately owned lot and per Las Vegas Municipal Code 18.12.390, each lot requires a separate lateral to the public sewer. Provide public sewers in each private street or drive within this development and separate laterals from each lot. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend an oversized public sewer from Yellow Harbor Street northward to Lone Mountain Road and to extend public sewer in Peaceful Dawn Avenue to the west edge of this development at a location and depth acceptable to the City Engineer.

FS

7. This site shall be responsible for sewer connection fees in accordance with all 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 or other usage requirements, the difference between townhouse and apartment or other fees for those units shall be paid prior to the recordation of a Final Map for 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. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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 issuance of any building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

11. Site development to comply with all applicable conditions of approval for ZON-2634, SDR-2635, and all other subsequent site-related actions.

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 192-unit townhouse development on 15.90 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application, nor was one submitted for this request.

BACKGROUND INFORMATION

A) Previous Actions

07/14/97 The City Council approved a Petition to annex (A-0003-97) approximately 80 acres of land generally located west of Hualapai Way, between Alexander Road and Craig Road. The Planning Commission recommended approval on 02/13/97.

11/01/00 The City Council voted to strike from the agenda a Request to amend the Northwest Sector Plan of the General Plan of the City Las Vegas (GPA-0042-99) for lands located on the south side of Lone Mountain Road between Barden Road and Shaumber Road, from PCD (Planned Community Development) to SC (Service Commercial) and M (Medium Density Residential. The Planning Commission recommended denial on 10/21/99.

11/01/00 The City Council approved a Request for a Rezoning (Z-0067-99) on a 19.04-acre property located adjacent to the southeast corner of the Lone Mountain Road and Shaumber Road intersection, from U (Undeveloped) to C-1 (Limited Commercial) and R-PD22 (Residential Planned Development - 22 Units Per Acre). The Planning Commission recommended denial on 10/28/99.

08/07/02 The City Council approved a Request for a Major Modification (Z-0024-99(42) to the Lone Mountain West Master Development Plan to add approximately 15.91 acres to the Master Plan area and to designate these parcels for Medium-Low (up to 12 dwelling units per acre) land uses located adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway. The Planning Commission recommended approval on 07/11/02.

12/19/02 The Planning Commission voted to withdraw without prejudice Requests for a Site Development Plan Review (Z-0067-99(3)) for a 123-lot single-family residential development, and for a Variance (VAR-1261) to allow no open space where 1.23 acres of open space is required for the proposed residential development on 15.98 acres located adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway.

05/07/03 The City Council approved a Request (DIR-2170) to rescind a previous approval of a Major Modification (Z-0024-99(42)) to include this property in the Lone Mountain West Master Plan on property located adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway. This request was submitted directly to the City Council.

09/11/03 The Planning Commission voted to abey a related General Plan Amendment to this application (GPA-2633) to its 10/09/03 meeting to renotify the item and allow it to be considered with three companion applications.

10/09/03 The Planning Commission voted to abey GPA-2633 and three companion applications to its 11/06/03 meeting to allow the applicant time to redesign the project in a manner that mitigates the density requested, and to review the redesigned project with Planning staff.

11/19/03 The City Council voted to approve four concurrent applications: a General Plan Amendment (GPA-2633) to redesignate the subject site from PCD (Planned Community Development) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-2634) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre), a Variance (VAR-2958) to allow a side yard setback of 34 feet where Residential Adjacency Standards require a 72-foot setback, and a Site Development Plan Review (SDR-2635) for a 192-unit apartment development and a Waiver of perimeter buffering standards. The Planning Commission recommended approval on 11/06/03. Staff had recommended approval.

12/15/04 The City Council approved a Title 18 Waiver (WVR-5355) to allow 24-foot private street widths where a minimum of 37 feet is required. Staff and the Planning Commission recommended approval on 11/19/04.

B) Pre-Application Meeting

05/19/04 Issues discussed included the need for typical lot dimensions, street grades, and existing and proposed utility and right-of-way widths.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.90
Net Acres:	13.70

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Single-Family Dwellings
East:	Gravel Pit
West:	Undeveloped

C) Planned Land Use

Subject Property:	MLA (Medium-Low Attached Density)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development) [L (Low Density Residential) Lone Mountain West Master Development Plan Designation]
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development) [ML (Medium-Low Density Residential) and VC (Village Commercial) Lone Mountain West Master Development Plan Designations]

D) Existing Zoning

Subject Property:	R-PD12 (Residential Planned Development – 12 Units per Acre)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South:	PD (Planned Development)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
West:	PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan Map designates the subject site as MLA (Medium-Low Attached Density Residential). The current zoning of the site is R-PD12 (Residential Planned Development - 12 Units per Acre) zoning district, which conforms to the land use designation.

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SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Lone Mountain West		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 not affected by any special area plans, overlay districts, study areas or other specific planning policies; however, it should be noted that the site is directly adjacent to lands within the Lone Mountain West Master Development Plan, and that the subject site was placed in (August 2002), and then subsequently removed from (May 2003), the Lone Mountain West Master Development Plan area. While within the Lone Mountain West Master Development Plan, the site was designated as ML (Medium-Low Density Residential), which allows up to 12 units per acre in that Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, development standards in an R-PD (Residential Planned Development) zoning district are established by the approved site plan (SDR-2635).

Standards	**Provided**
Min. Lot Size	1,250 SF
Max. Lot Coverage	31.4%
Max. Building Height	24 Feet
Number of Lots	207 (192 units + 15 common lots)
Max. Density	12.07
Private/Public Street	Private
Min. Street Width	24 Feet

The proposal meets all standards as approved through Site Development Review SDR-2635.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
15.9 acres	12.07	1.65	20 %	3.18 acres/ 138,521s.f	20.7	3.3 acres/ 143,598 s.f.

The proposal meets all applicable Title 19 Open Space Standards.

B) General Analysis Discussion

- General information

The request is for a tentative map for a 192-unit townhouse development on 15.9 acres. The project was originally approved as a rental apartment project through Site Development Plan Review SDR-2635, but the applicant now plans to market the units as townhomes that will be sold to individual owners. Other than the conversion from rental to for-purchase units, the design of the project is unchanged from the approved Site Development Plan Review (SDR-2635). Access is provided via a drive from Lone Mountain Road, and 24 and 28-foot private drives provide internal circulation for the site.

- Cross Section

The north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. However, the cross sections show a rockery retaining wall in excess of 4 feet along the southern border adjacent to Peaceful Dawn Avenue that will have a total wall face height greater than 8 feet.

The east/west cross-sections have been provided and appear to depict a maximum natural grade greater than 4% across this site based on the information provided. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall per step. The retaining walls shown for this development exceed 6 feet in height and are not depicted with steps. It appears there will be a total wall face height greater than 8 feet at the eastern perimeter of this site.

- Trails

There are no trails associated with this site.

- Special Conditions of Approval (from SDPR)

  The developer of this site shall move the existing concrete jersey barriers, currently installed on Cliff Shadows Parkway south of Peaceful Dawn, to Lone Mountain Road east of the entrance of this development after the half-street improvements adjacent to this site have been constructed.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP. 4546 APN: 137-01-101-026

Name of Property Owner: Cliff Shadows Properties, LLC

Name of Applicant: Cliff Shadows Properties, LLC

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

_____Yes _✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Niel Dexter

Subscribed and sworn before me

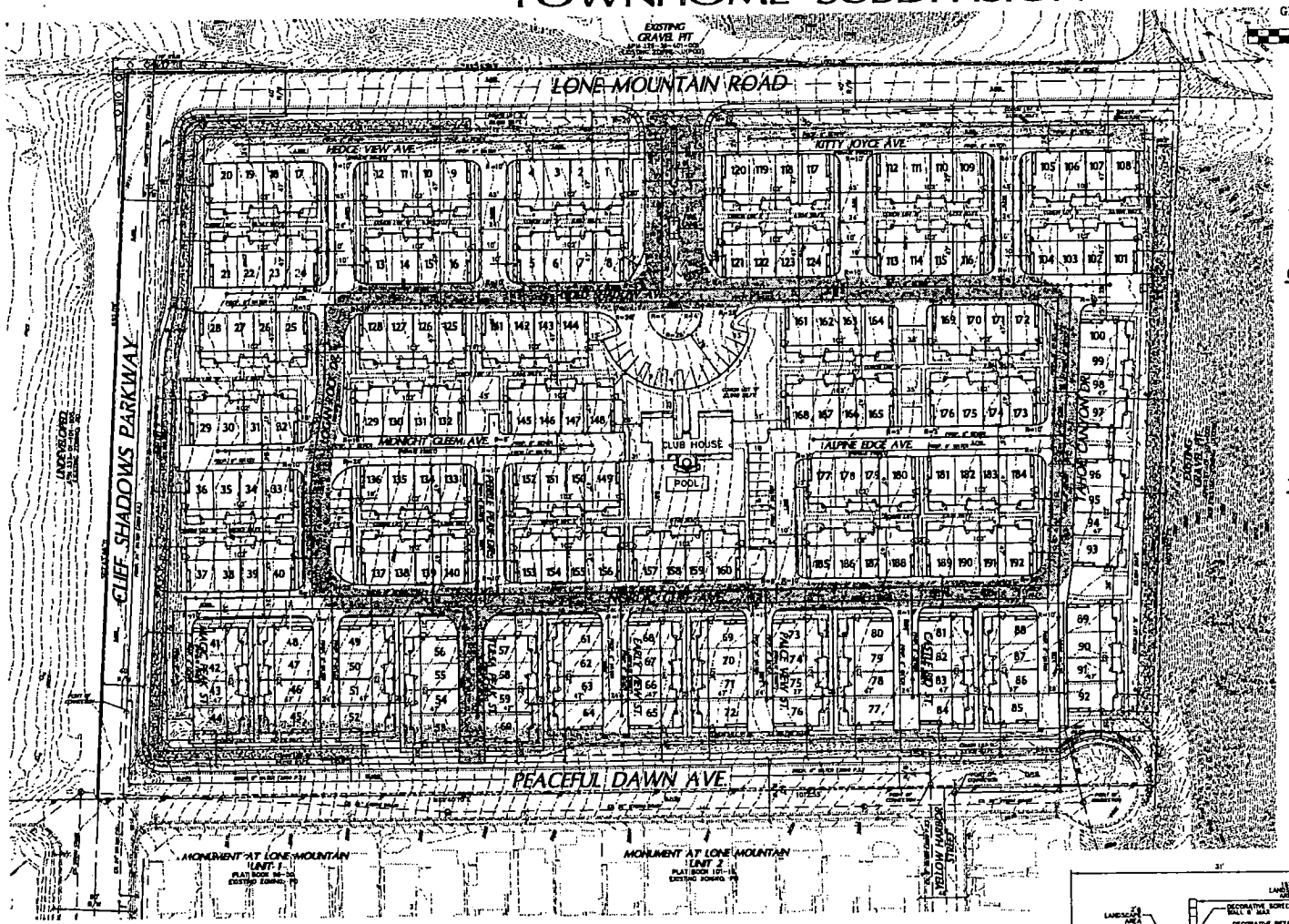
This 21st day of May, 2004

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
PAMELA B. REISER
My Appointment Expires
2006

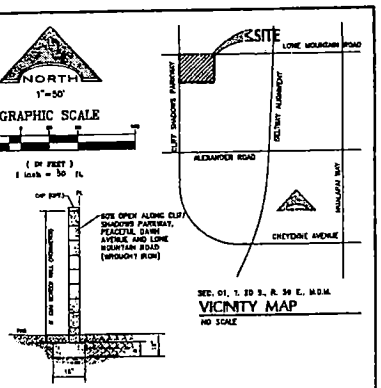
CLIFF SHADOWS TOWNHOMES
TOWNHOME SUBDIVISION

LEGEND
STREET CENTERLINE
PROPERTY BOUNDARY LINE



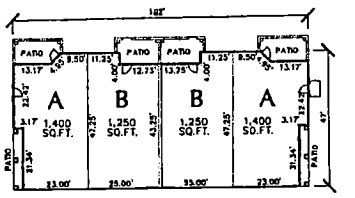
NORTH
1"=50'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



SEC. 01, T. 20 S., R. 59 E., M.D.M.
VICINITY MAP
NO SCALE

6' SCREEN WALL TYPICAL SECTION



TYPICAL BUILDING PLAN

PARKING TABULATION

REQUIRED PARKING:	
2 BEDROOM = 1.75/UNIT (96 UNITS)	= 168 SPACES
3 BEDROOM = 2.00/UNIT (96 UNITS)	= 192 SPACES
GUEST PARKING = 1/6 UNITS (192 UNITS)	= 32 SPACES
TOTAL REQUIRED	= 392 SPACES
PROVIDED PARKING:	
9'x18' PARKING SPACES	= 28 SPACES
GARAGE SPACES	= 384 SPACES
HANDICAP SPACES	= 4 SPACES
TOTAL PROVIDED	= 416 SPACES

OPEN SPACE TABULATION

REQUIRED OPEN SPACE = DENSITY x ACREAGE x RATIO
12.1 x 15.8 x 1.85 = 3.18 ACRES

COMMON LOT 'A'	55,200 SQ.FT.	NOT USEABLE
COMMON LOT 'B'	5,187 SQ.FT.	
COMMON LOT 'C'	4,252 SQ.FT.	
COMMON LOT 'D'	18,343 SQ.FT.	
COMMON LOT 'E'	10,428 SQ.FT.	
COMMON LOT 'F'	20,758 SQ.FT.	
COMMON LOT 'G'	22,954 SQ.FT.	
COMMON LOT 'H'	4,297 SQ.FT.	
COMMON LOT 'I'	4,954 SQ.FT.	
COMMON LOT 'J'	7,444 SQ.FT.	
COMMON LOT 'K'	4,002 SQ.FT.	
COMMON LOT 'L'	4,735 SQ.FT.	
COMMON LOT 'M'	7,824 SQ.FT.	
COMMON LOT 'N'	7,830 SQ.FT.	
COMMON LOT 'O'	21,949 SQ.FT.	CLUB HOUSE

OPEN SPACE PROVIDED = 143,589 SQ.FT. (3.3 ACRES)

SITE STANDARDS
TYPICAL STALL SIZE = 9'x19'
TYPICAL DRIVE AISLE WIDTH = 24'
TYPICAL FIRE LANE WIDTH = 24'
FIRE TURNING RADIUS = 28'INSIDE/52'OUTSIDE

LEGAL DESCRIPTION
BEING A PORTION OF THE NORTH HALF (N1/2) OF THE EAST HALF (E1/2) OF THE NORTH HALF (N1/2) OF THE NORTH WEST QUARTER (NW1/4) OF SECTION 01, T. 20 S., R. 59 E., M.D.M., CLARK COUNTY, NEVADA.

NOTE
ALL ON-SITE PRIVATE STREETS & E PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY THE H.O.A., AND CITY OF LAS VEGAS SEWER EASEMENT.

GENERAL NOTES:
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS
SOLID WASTE DISPOSAL	REPUBLIC SERVICES
TELEPHONE	SPRINT TELEPHONE
CABLE	COX CABLE

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = ENGINEER 0.033 M.G.D./PEAK DURR M.G.D.
5. FLAMEJET ON SITE ARE TO BE SPRINKLED PER CLV FIRE DEPT. STD.
6. T.N.D. DEVELOPMENT IS SHOWN IN ITS ENTIRETY HEREON AND IS NOT A PORTION OF A MASTER PLANNED AREA.
7. STORM WATER TO SURFACE DRAIN ON STREETS
8. NO PHYSICAL FEATURES ARE PRESENT ON SITE.

BUILDING TABULATION

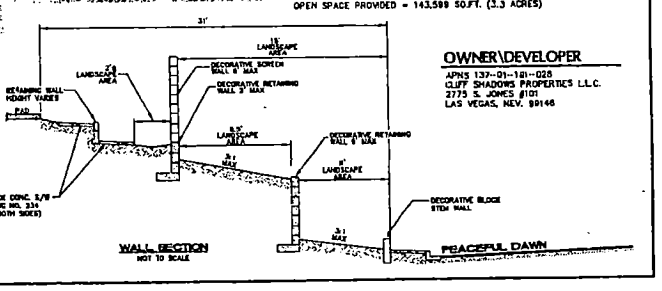
BUILDING DATA:	
FOUR-PLEX BUILDING = 4,488 S.F. x 48 BLDGS	= 215,328 S.F.
CLUB HOUSE = 2,920 S.F. x 1 BLDG	= 2,920 S.F.
TOTAL GROSS BUILDING AREA	= 218,248 S.F.
BUILDING COVERAGE	= 31.4 %

BENCHMARK
CITY OF LAS VEGAS BENCHMARK No. 1LV90 33SE5
RIVET AND PLATE IN CONC. ELEC. VAULT, NW CORNER OF BUFFALO DRIVE AND LONE MOUNTAIN ROAD.
ELEVATION = 717.208X(m) NAVD 88
ELEVATION = 2353.04(ft)

LIST OF INCLUDED RECREATIONAL ONSITE AMENITIES
1. CENTRALLY LOCATED POOL
2. RECREATIONAL BUILDING WITH INDOOR GYM

PROJECT DATA

SITE AREA (NET)	13.7± ACRES
SITE AREA (GROSS)	15.9± ACRES
D.U.A.	12.0
NUMBER OF UNITS	192
A.P.N.	137-01-101-028
ZONING (EXISTING)	U(PCD)
ZONING (PROPOSED)	PD-22



WALL SECTION
NOT TO SCALE

OWNER\DEVELOPER
APNS 137-01-101-028
CLIFF SHADOWS PROPERTIES L.L.C.
2775 S. JONES #101
LAS VEGAS, NEV. 89146

GREGORY C. RADIC
EXP. 12/31/06
CIVIL
STATE OF NEVADA

DESIGNED BY:	MGB	DRAWN BY:	MGB
JOB NUMBER:	1281-001-032	DATE:	09/13/04
NO.	REVISION		DATE

L. R. NELSON CONSULTING ENGINEERS, INC.
3035 East Patrick Lane Suite 9
Las Vegas, Nevada 89120
(702) 798-7978
(702) 451-2296 FAX

TENTATIVE MAP OF
CLIFF SHADOWS TOWNHOMES
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1281-001-032

TMP-4546
01-13-05 PC

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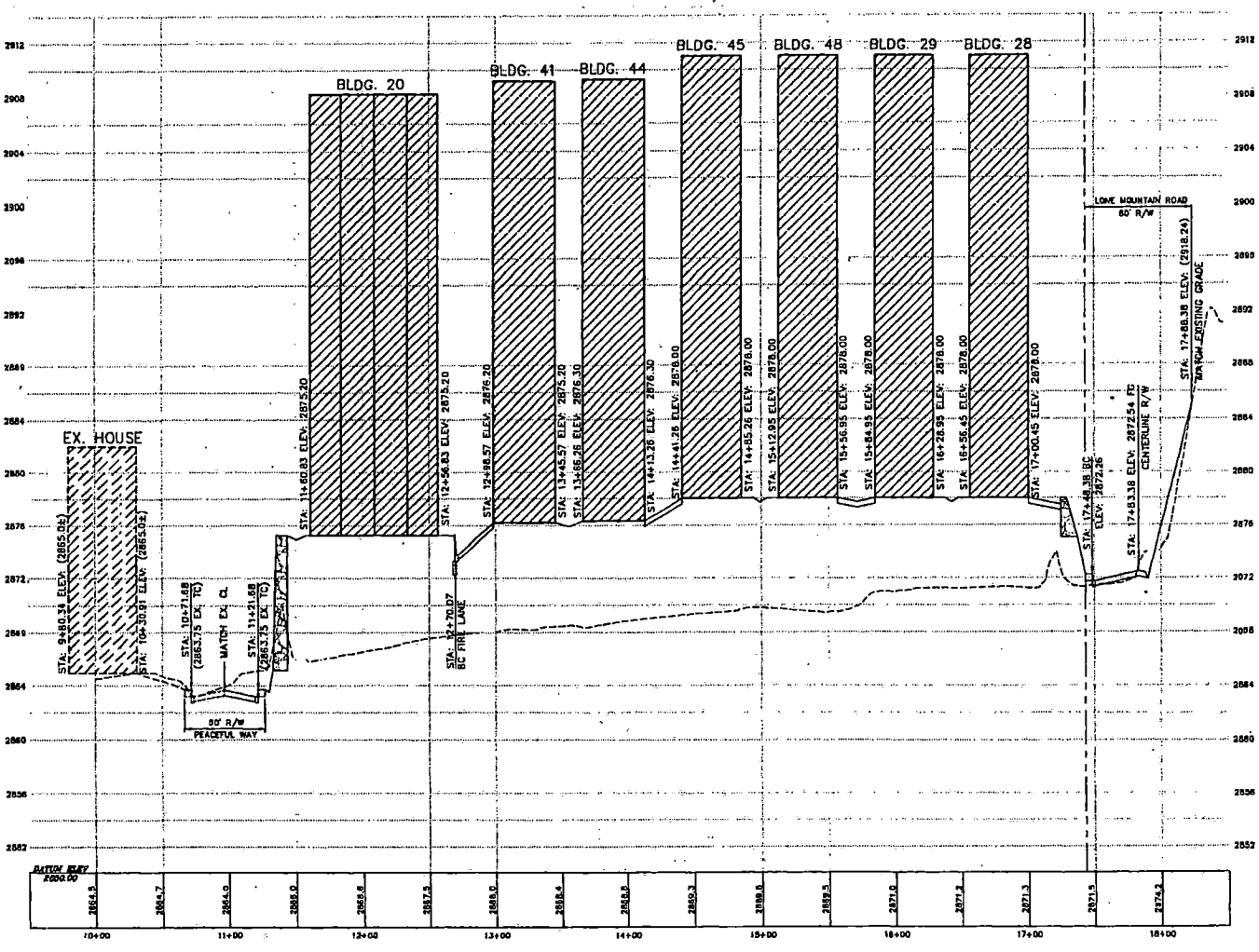
LONE MTN. / CLIFF SHADOWS
A FOUR-PLEX SUBDIVISION
SECTION B-B



TMP-4546
01-13-05 PC

L. R. NELSON CONSULTING ENGINEERS, INC.
3035 East Patrick Lane Suite 9
Las Vegas, Nevada 89120
(702) 798-7978
(702) 451-2396 FAX

CROSS SECTION DRAWING
LONE MTN. / CLIFF SHADOWS
A FOUR-PLEX SUBDIVISION
CITY OF LAS VEGAS NEVADA

SHEET NUMBER 2 OF 3 SHEETS
1281-001-032

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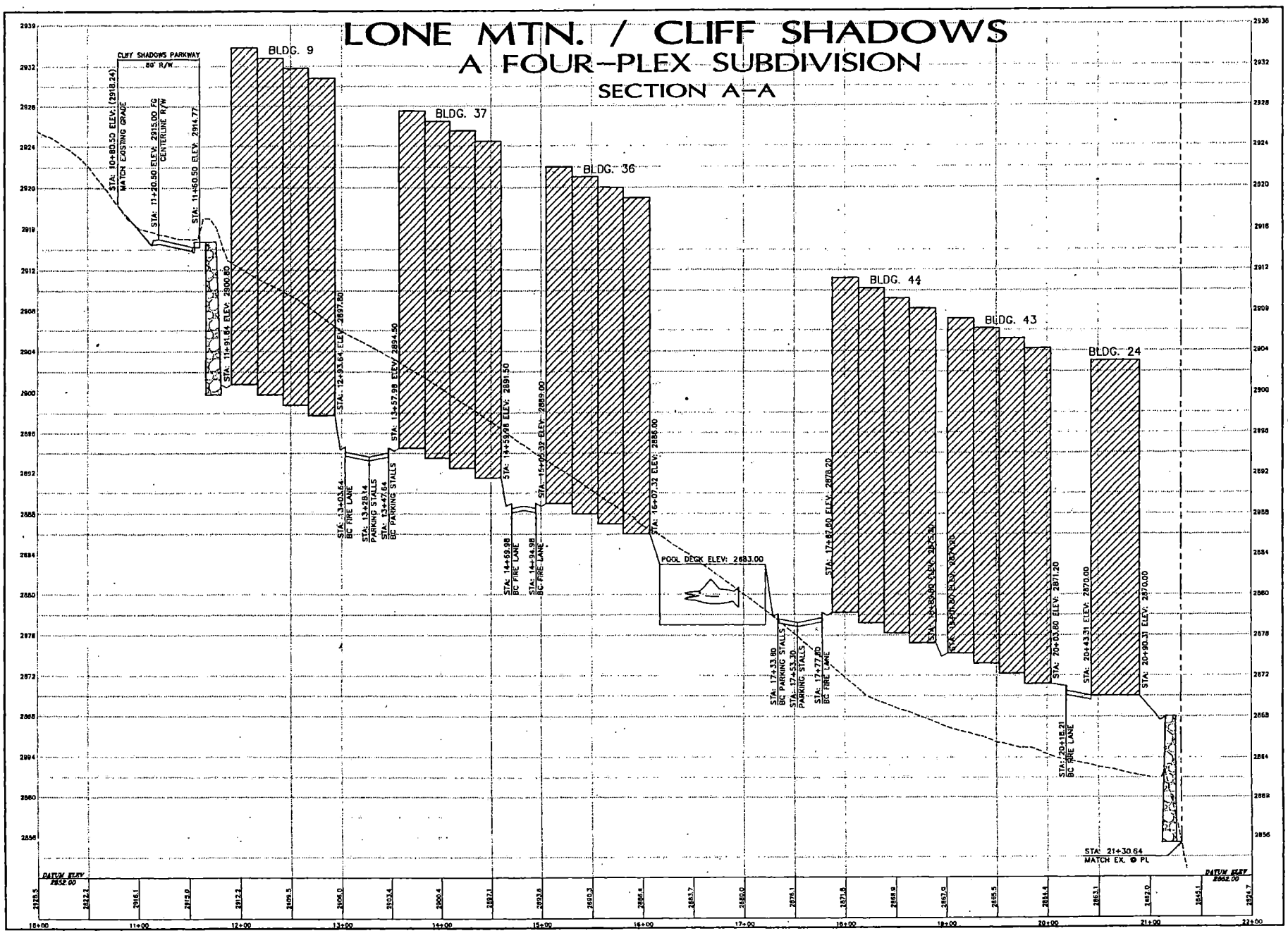
LONE MTN. / CLIFF SHADOWS
A FOUR-PLEX SUBDIVISION
SECTION A-A



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CROSS SECTION DRAWING
LONE MTN. / CLIFF SHADOWS
A FOUR-PLEX SUBDIVISION
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 3 SHEETS
1281-001-032

TMP-4546
01-13-05 PC

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City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TMP-5593 - TENTATIVE MAP - THE BOULDERS - APPLICANT: COLERAINE CAPITAL GROUP, INC. - OWNER: BOULDERS APARTMENTS, LLC - Request for a Tentative Map FOR A 388-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 21.3 acres at 3450 North Hualapai Way (APN 138-07-301-002,008,009 and 138-07-401-002), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain Special Land Use Designation], Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 2 – TMP-5593

CONDITIONS:

Planning and Development

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

2. The development shall conform to the Conditions of Approval for Site Development Plan Reviews Z-0033-97(8) and SDR-5493 and the special conditions noted herein.

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

4. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.

   (a) 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.

   (b) 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.

   (c) 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 then required to provide for said maintenance.

   (d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

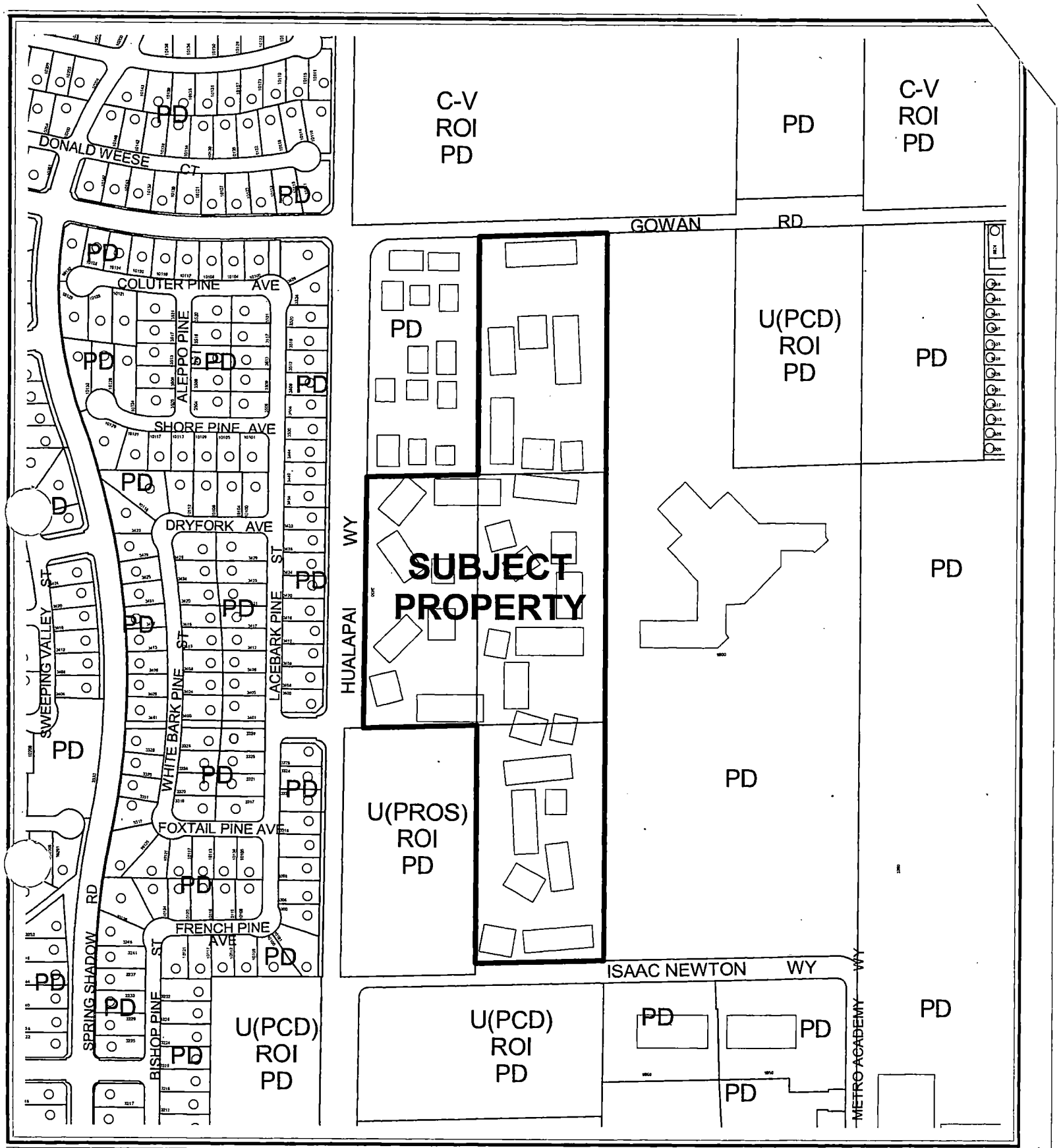
Public Works

5. The site development shall comply with all applicable conditions of approval for SDR-5493 and all other subsequent site-related actions.

6. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.

CONDITIONS – Continued:

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

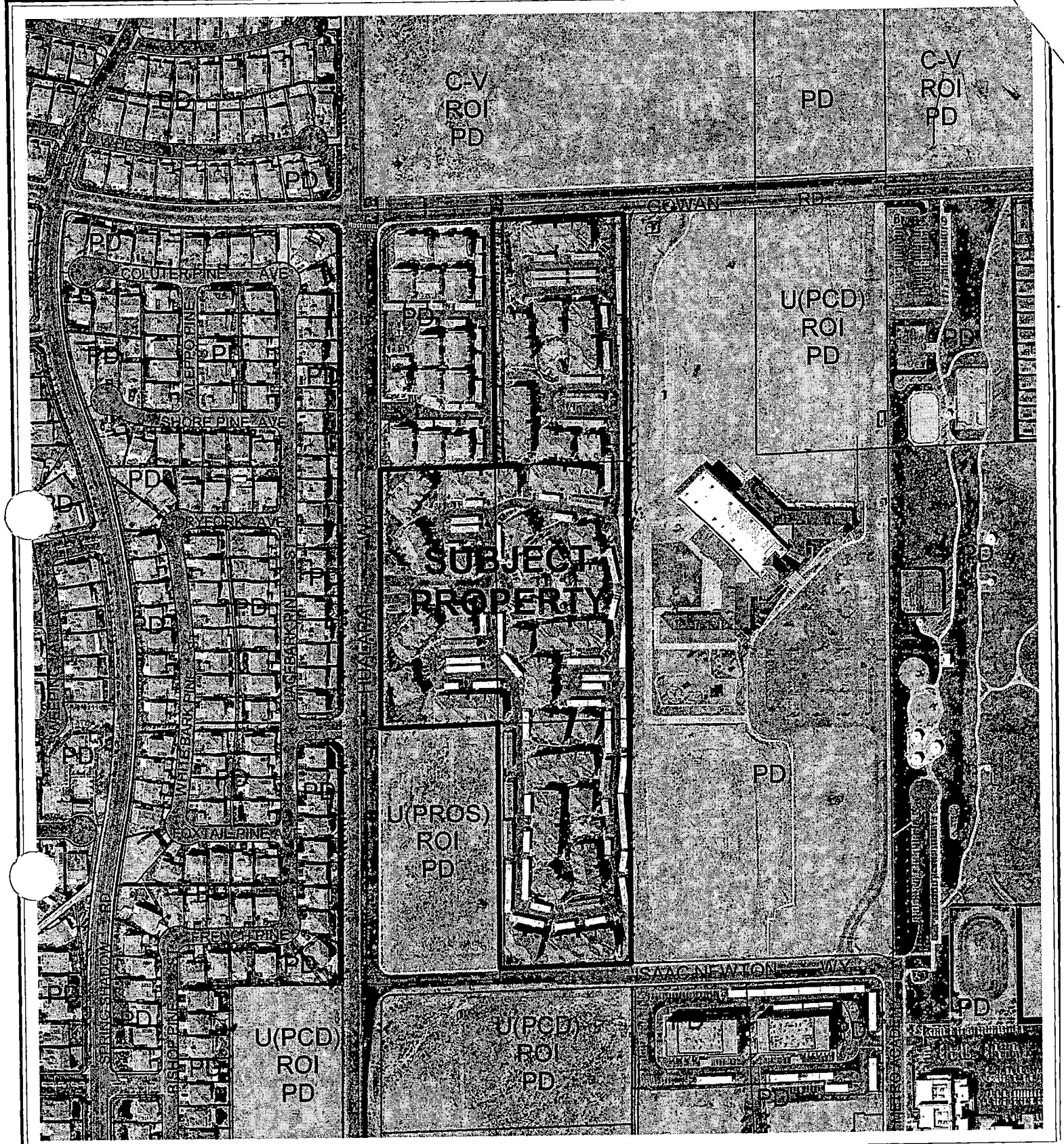


CASE: **TMP-5593**

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N


C-V
ROI
PD
PD
C-V
ROI
PD
COWAN RD
PD
COULTER PINE AVE
PD
PD
PD
SHORE PINE AVE
PD
PD
PD

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5593 - THE BOULDERS - APPLICANT: COLERAINE CAPITAL GROUP, INC. - OWNER: BOULDERS APARTMENTS, LLC

** CONDITIONS **

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

Planning and Development

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

2. The development shall conform to the Conditions of Approval for Site Development Plan Reviews Z-0033-97(8) and SDR-5493 and the special conditions noted herein.

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   (b) 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.

   (c) 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 then required to provide for said maintenance.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for conversion of a 388-unit apartment project to a condominium development on 21.3 acres at 3450 North Hualapai Way.

B) Applicant's Justification

A justification letter is not required for a Tentative Map.

BACKGROUND INFORMATION

A) Previous Actions

03/06/96	The property was annexed into the City of Las Vegas (A-0025-95). The Planning Commission and staff recommended approval.
11/04/95	The City Council approved R-CL (Single Family Compact Lot) zoning for a portion of this site (Z-89-94).
02/24/97	The City Council approved R-2 (Medium-Low Density Residential) zoning for an assisted living facility on a portion of this site (Z-117-96).
02/24/97	The City Council approved a request to Rezone (Z-0109-96) the subject site to R-PD9 (Residential Planned Development - 9 Units Per Acre) zoning on a portion of this site.
06/23/97	The City Council approved a request to Rezone (Z-0033-97) the subject site to PD (Planned Development) zoning. The Planning Commission and staff recommended approval on 06/12/97.
01/14/99	The Planning Commission approved a request for a Site Development Plan Review [Z-0033-97 (8)] for a proposed 384-unit apartment complex on the subject site. The staff recommended approval of the request.
01/05/05	The City Council approved a Site Development Plan Review (SDR-5493) for an existing 388-unit apartment complex conversion to a condominium development on the subject site. The Planning Commission and staff recommended approval on 12/02/04.

SRS

B) Pre-Application Meeting

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 21.30 acres

B) Existing Land Use

Subject Property:	Apartments
North:	Undeveloped
South:	Undeveloped
East:	School/Park/Open Space
West:	Single-Family Residential

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development) and PROS (Parks/Recreation/Open Space)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	C-V (Civic)
South:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PROS (Parks/Recreation/Open Space)]
East:	PD (Planned Development)
West:	PD (Planned Development)

D) General Plan Compliance

The site is designated as PCD (Planned Community Development) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 2 to 8 Units Per Acre, and allows for a mix of residential uses that maintain an overall average density ranging from two to eight Units Per Acre. In addition, commercial, public facilities, and office projects may be used as buffers within the PCD (Planned Community Development). The Tentative Map as proposed complies with General Plan policies for the site.

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

The subject site is located with the Lone Mountain Master Development Plan. The site is designated in this Plan as MFM (Multi-Family Medium Density Residential). The Multi-Family Medium Density provides for the development of 12.1 to 18 dwelling units per gross acre. Appropriate product types include a variety of units such as plexes, townhouses, and low-density multi-family, detached one and two story residential buildings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards for the existing apartment complex are as set forth by Site Development Plan Review [Z-0033-97(8)].

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed conversion consists of a 388-unit apartment project covering the 21.30-acre site. There are 32 apartment building comprised of one, two, and three bedroom units located throughout the project. The building designs are both one and two-story products with two-car and three-car garages. The site is accessed via Hualapai Way, which is designated as a Primary (100-ft) Arterial on the Master Plan of Streets and Highways, and will not negatively impact roadways or neighborhood traffic.

- Cross Section

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

- Special Conditions of Approval (from SDR-5493)

The only special conditions imposed by the Site Development Plan Review (SDR-5493) are listed as follows:

1. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0033-97 (8)], except as amended by conditions herein.

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

These special conditions are addressed as conditions in the list of Conditions in this staff report.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5593** APN: 138-07-301-002,008,009, -401-002

Name of Property Owner: Boulders Apartments LLC

Name of Applicant: Coleraine Capital Group, Inc.

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: David T. Moon

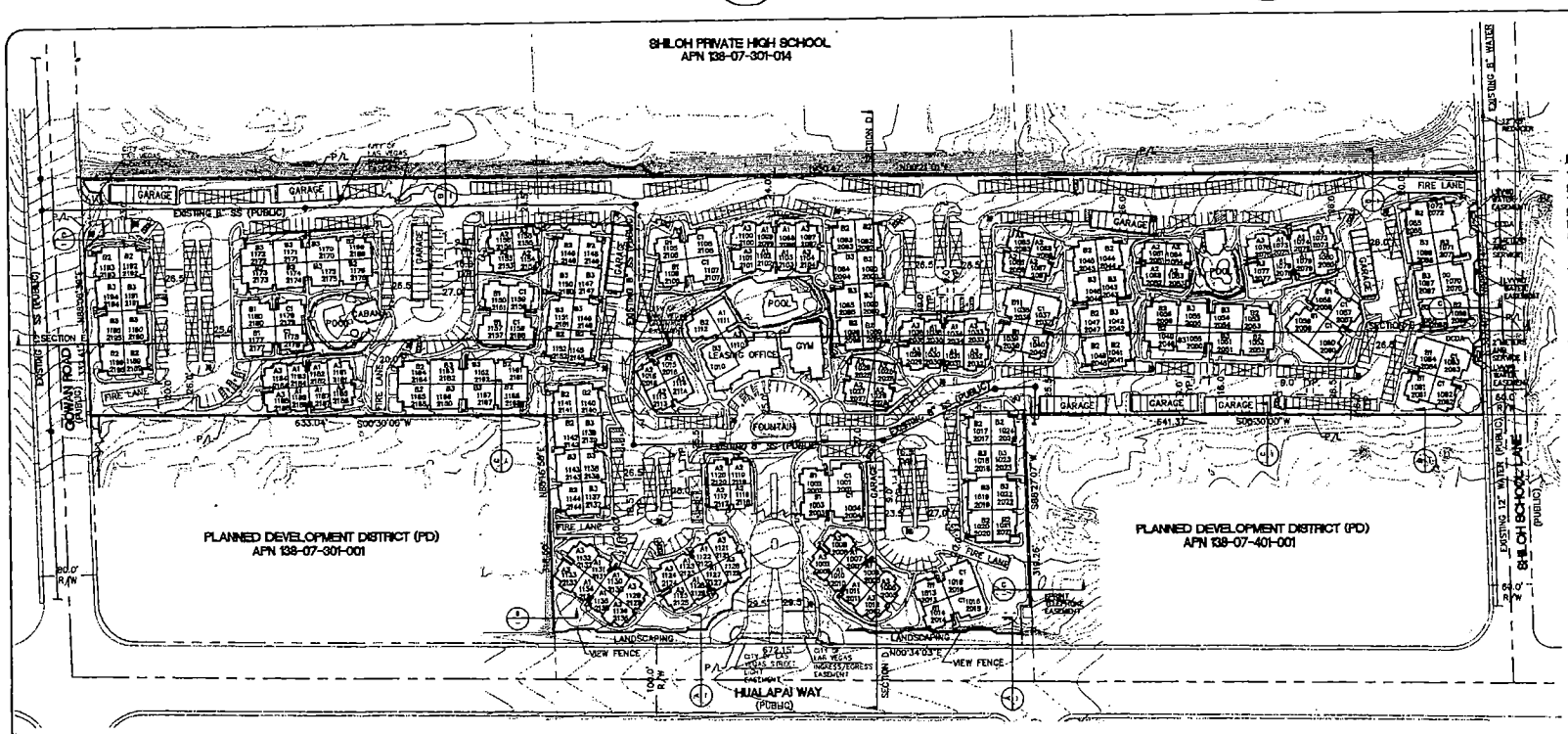
Subscribed and sworn before me

This 18th day of October, 2004

[signature]

Notary Public in and for said County and State

SUSAN JOHNSTON
Notary Public, State of Nevada
Appointment No. 9614271
My Appt. Expires May 10, 2005



NORTH

GRAPHIC SCALE

50 0 40 80

(IN FEET)
1 inch = 80 ft.

NOTE:

THIS SITE PLAN DEPICTS EXISTING STRUCTURES AND FACILITIES. THE PURPOSE OF THE MAP IS TO CONVERT THE APARTMENTS TO CONDOMINIUMS THROUGH MAPPING ONLY. NO STRUCTURAL OR FACILITY IMPROVEMENTS ARE PROPOSED. ALL EXISTING STRUCTURES TO REMAIN.

OWNER INFORMATION

BOULDERS APARTMENTS LLC
% B SUDJARIT
501 S. RANCHO DR. #41
LAS VEGAS, NV. 89106

PROPERTY MANAGEMENT

CONAM MANAGEMENT
3990 RUFFIN RD STE 100
SAN DIEGO, CA 92123
(858) 614-7346 PHONE
(858) 614-0115 FAX

SITE INFORMATION

APN:	138-07-301-002 138-07-301-008 138-07-301-009 138-07-401-002
AREA:	21.30 ACRE
USE:	MULTI FAMILY RESIDENTIAL
ZONING:	PLANNED DEVELOPMENT DISTRICT
BUILDING HEIGHT:	32'-0"
NUMBER OF UNITS:	368
NUMBER OF BUILDINGS:	31 + RENTAL OFFICE
MAXIMUM DENSITY :	18 UNITS/ACRE
EXISTING DENSITY :	18 UNITS/ACRE

PARKING INFORMATION

REQUIRED PARKING

RESIDENT PARKING -

162 – 1 BEDROOM @ 1.25/UNIT:	203 SPACES
194 – 2 BEDROOM @ 1.75/UNIT:	340 SPACES
32 – 3 BEDROOM @ 2.00/UNIT:	64 SPACES
GUEST PARKING 368 UNITS X 0.1666/UNIT:	85 SPACES
TOTAL:	672 SPACES

PROVIDED PARKING

PARKING PROVIDED (9'x18'):	714 SPACES
COVERED PARKING PROVIDED:	607 SPACES
ADA PARKING PROVIDED:	13 SPACES
TOTAL:	727 SPACES

LEGAL DESCRIPTION

PARCEL ONE (1): ASSESSOR'S PARCEL NO: 138-07-301-002

GOVERNMENT LOT TWENTY-THREE (23) LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 40.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS IN THAT CERTAIN GRANT DEED RECORDED JANUARY 4, 2000 IN BOOK 20000104 AS INSTRUMENT NO. 00255, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL TWO (2): ASSESSOR'S PARCEL NO: 138-07-301-009

GOVERNMENT LOT TWENTY-SIX (26) LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

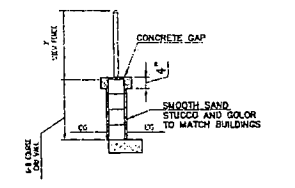
PARCEL THREE (3): ASSESSOR'S PARCEL NO: 138-07-301-008

GOVERNMENT LOT TWENTY-FIVE (25) LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

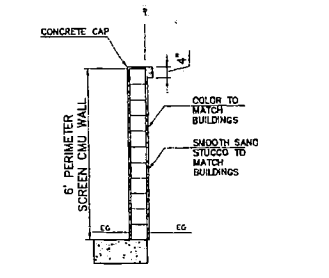
EXCEPTING THEREFROM THE WEST 50.00 FEET AS CONVEYED TO THE CLARK COUNTY IN THE CERTAIN GRANT DEED RECORDED JANUARY, 9 1986 IN BOOK 960109 AS INSTRUMENT NO. 00972, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL FOUR (4): ASSESSOR'S PARCEL NO: 138-07-401-002

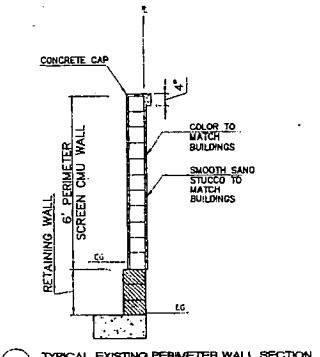
GOVERNMENT LOT THIRTY-ONE (31) LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THE SOUTH 30.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS IN THAT CERTAIN GRANT DEED RECORDED JANUARY 4, 2000 IN BOOK 20000104 AS INSTRUMENT NO. 00255, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



A TYPICAL EXISTING VIEW FENCE SECTION
SCALE: N.T.S.



B TYPICAL EXISTING PERIMETER WALL SECTION
SCALE: N.T.S.



C TYPICAL EXISTING PERIMETER WALL SECTION
SCALE: N.T.S.

LEGEND

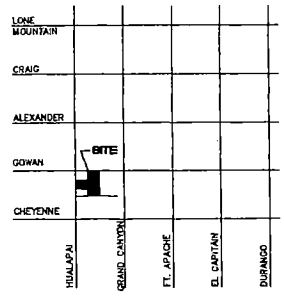
- TRASH ENCLOSURE
- MAINTENANCE STORAGE BUILDING
- FIRE HYDRANT
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- BLOCK WALL
- COVERED PARKING
- (XX) BUILDING NUMBER FOR REFERENCE ONLY
- NO PARKING AREA
- SURVEY MONUMENT

UNIT INFORMATION

UNIT A1	768SF
UNIT A2	780SF
UNIT A3	876SF
UNIT B1	1,011SF
UNIT B2	1,248SF
UNIT B3	1,218SF
UNIT C1	1,385SF

GENERAL NOTES:

1. THERE ARE NO PROPOSED STORM DRAINS FOR THIS PROJECT.
2. WATER SERVICE IS PROVIDED BY THE LAS VEGAS VALLEY WATER DISTRICT FROM EXISTING TRANSMISSION MAINS IN SHILOH SCHOOL LANE.
3. SEWER SERVICE IS PROVIDED BY THE CITY OF LAS VEGAS UTILITIES DIVISION FROM AN EXISTING SEWER MAIN INTO THE EXISTING SITE PROJECT FROM GOWAN ROAD.
4. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.



VICINITY MAP
NTS

TMP-5593 NOVEMBER 1, 2004

01-13-05 PC

RECEIVED
NOV 04 2004

GREGORY M. STRUBE
Exp. 6/30/06
CIVIL
No. 010997
PROFESSIONAL ENGINEER - STATE OF NEVADA

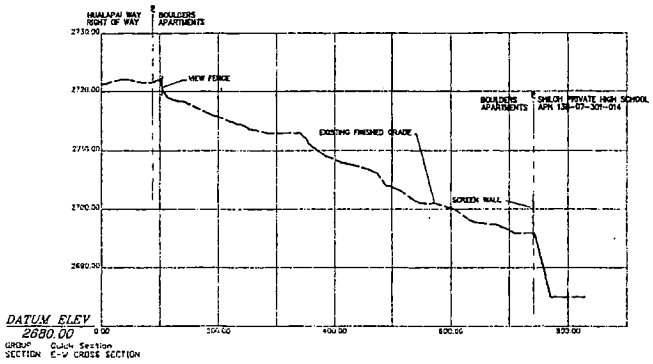
SCALE (H) 1"=80'
SCALE (V) -
DRAWN BY CJD
CHECKED BY GJS
DATE - 11-01-2004

Stanley Consultants INC.
3820 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 369-4955 Fax (702) 369-4793
www.stanleyconsultants.com

THE BOULDERS
TENTATIVE MAP
CLARK COUNTY NEVADA

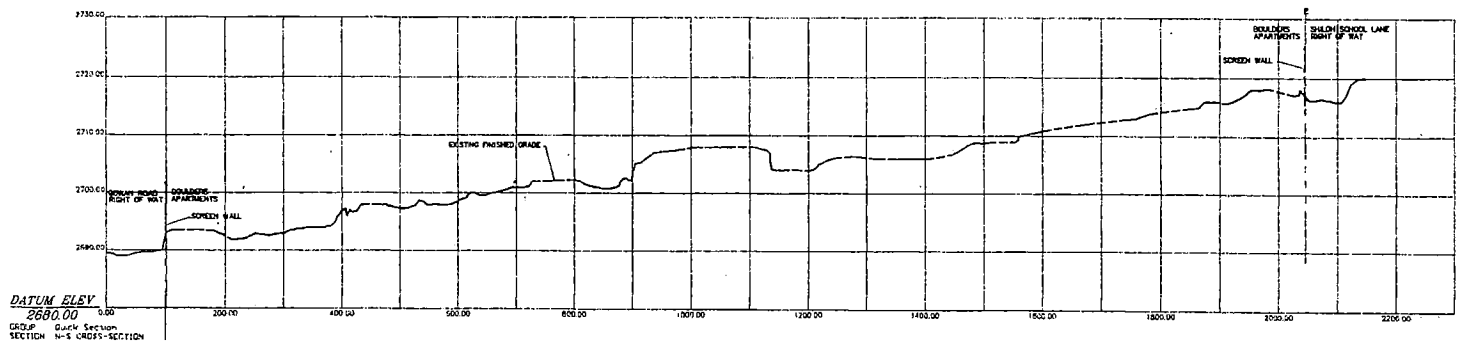
SCI PROJECT# 17434.01.00

1 OF 2 SHEETS



TYPICAL SECTION D - EAST- WEST

SCALE: 1"=100' H
1"=10' V



TYPICAL SECTION E - NORTH-SOUTH

SCALE: 1"=100' H
1"=10' V

TMP-5593 NOVEMBER 1, 2004

01-13-05 PC

RECEIVED
NOV 0 4 2004

PROFESSIONAL ENGINEER - STATE OF NEVADA
GREGORY M. STRUBE
Exp: 6/30/06
CIVIL
No. 018382
11/4/04

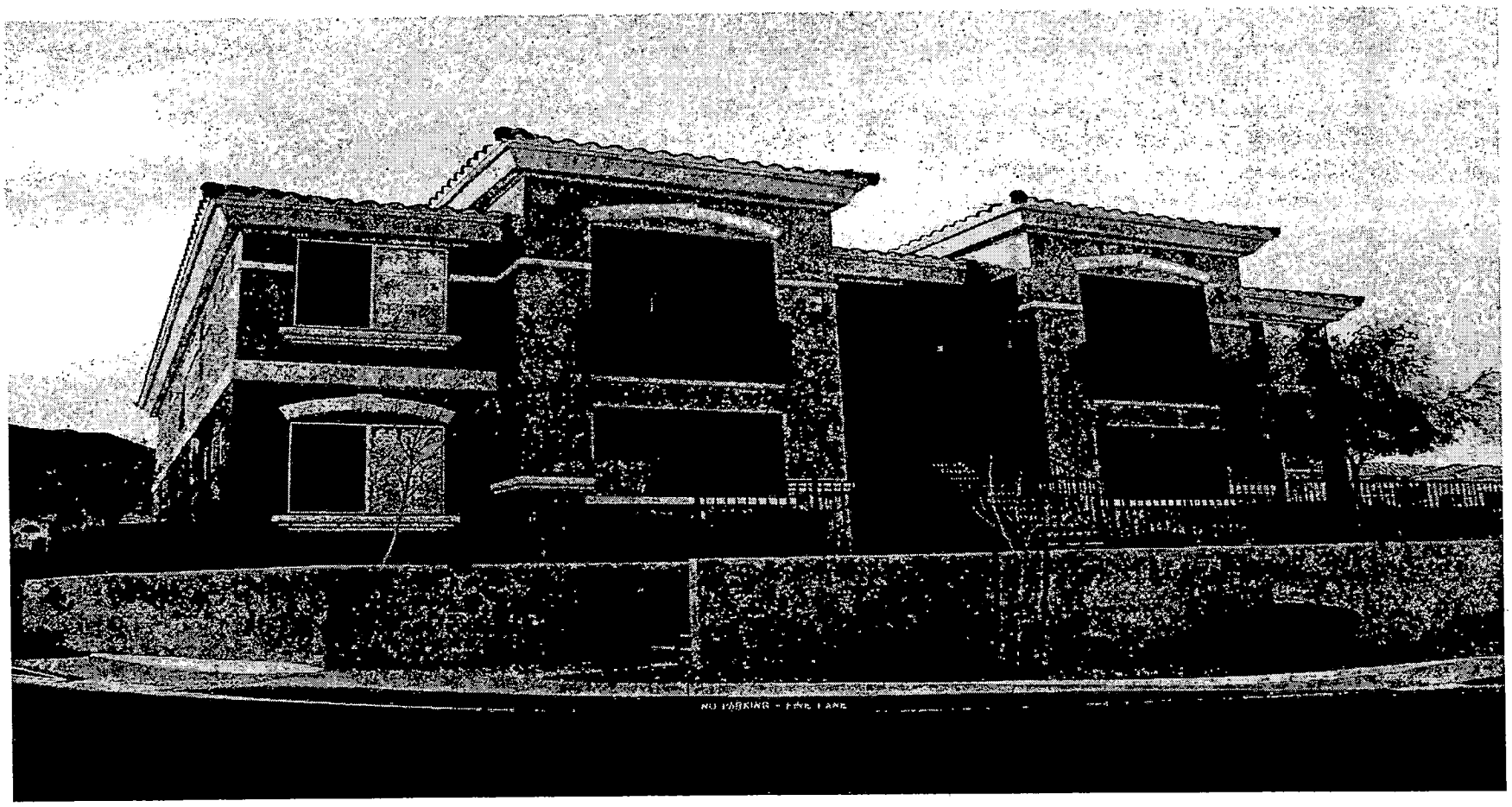
SCALE (H) 1"=100'
SCALE (V) 1"=10'
DRAWN BY: CJD
CHECKED BY: GMS
DATE - 11-01-2004

5530 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 369-3936 Fax (702) 364-3793
www.stanleyweb.com
Stanley Consultants INC.

THE BOULDERS
TENTATIVE MAP
CLARK COUNTY NEVADA

SCI PROJECT#
17434.01.00

2 OF 2 SHEETS



TMP-5593 - TENTATIVE MAP - THE BOULDERS - APPLICANT: COLERAINE CAPITAL GROUP, INC. - OWNER: BOULDERS APARTMENTS, LLC
3450 NORTH HUALAPAI WAY
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TMP-5695 - TENTATIVE MAP - GRAND CANYON VILLAGE CONDOMINIUMS - APPLICANT: EMERGING MARKETS OF NO. AMERICA - OWNER: GRAND CANYON INVESTORS, LLC - Request for a Tentative Map FOR THE CONVERSION OF A 376-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.84 acres at 8250 North Grand Canyon Drive (APN 125-07-701-004), PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 3 – TMP-5695

CONDITIONS:

Planning and Development

1. All development shall conform to the Conditions of Approval for Z-0093-00, Z-0093-00 (4), and SDR-5382.

2. 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.

3. A Homeowner's Association shall be created that will be responsible for the common areas of the development.

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

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

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

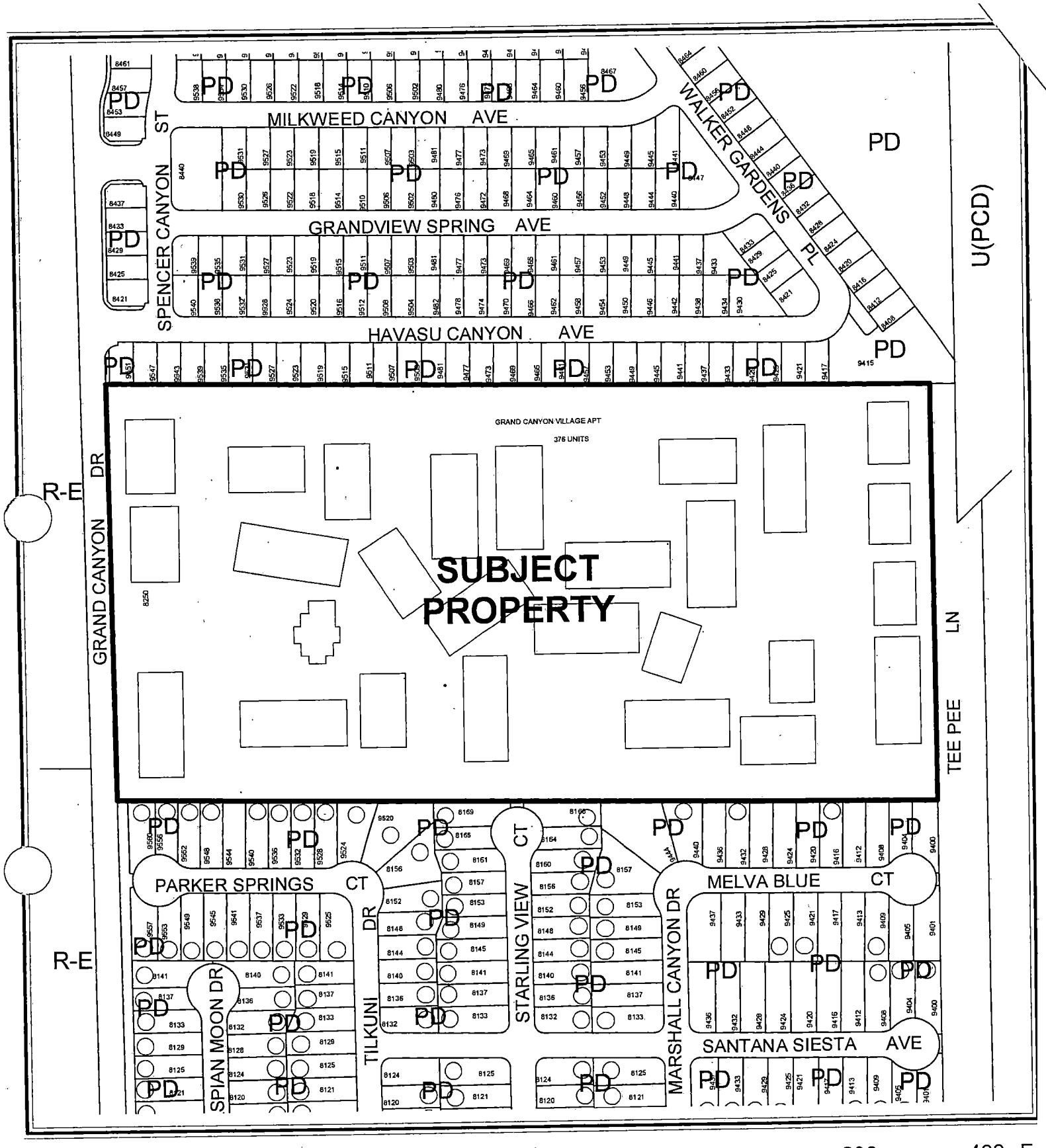
Public Works

7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to recordation of a Final Map for this site.

CONDITIONS – Continued:

8. Site development to comply with all applicable conditions of approval for the Grand Canyon Village Master Plan, Z-0093-00, SDR-5382 and all other applicable site-related actions.

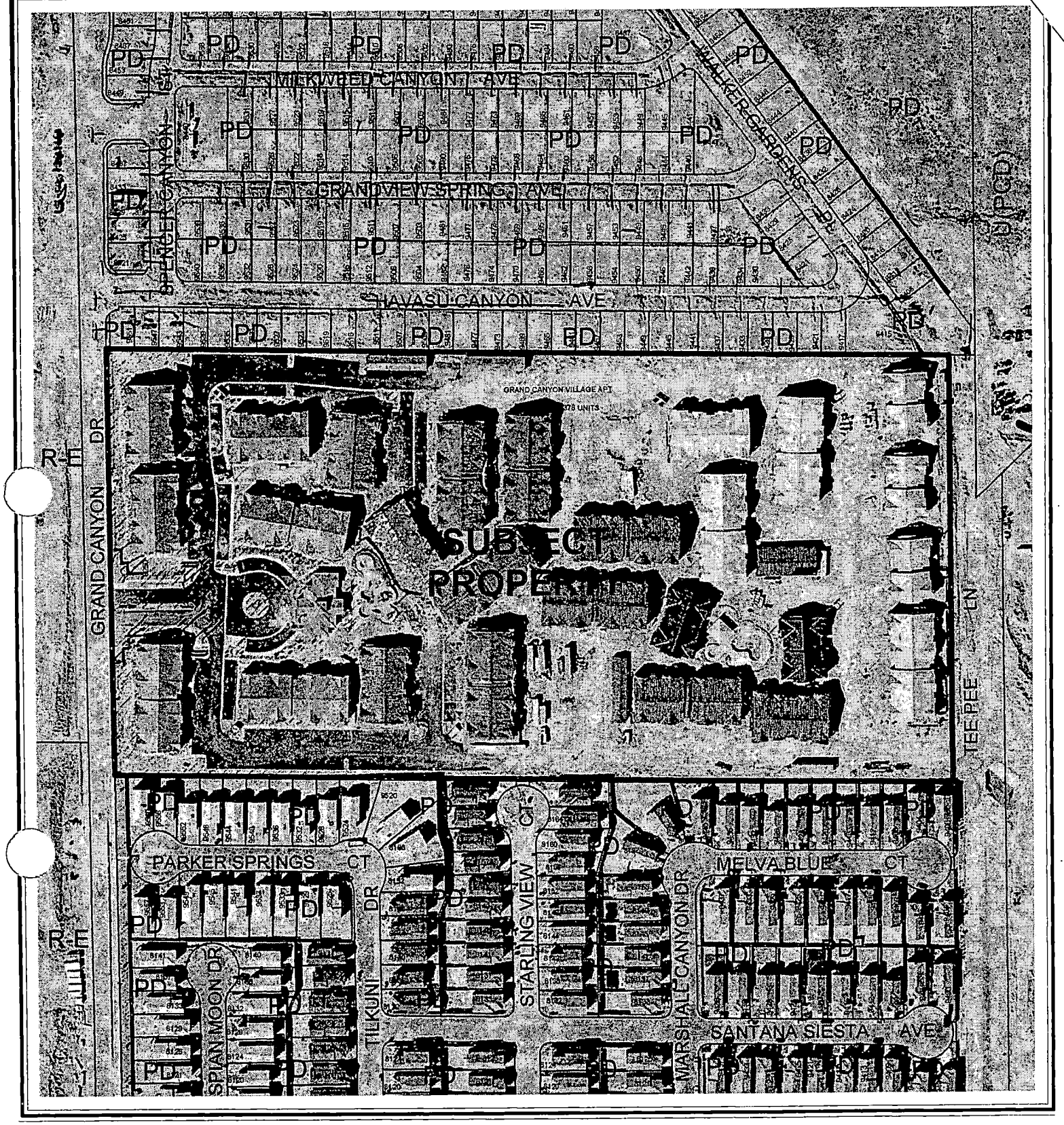
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5695

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: TMP-5695

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5695 - GRAND CANYON VILLAGE CONDOMINIUMS - APPLICANT: EMERGING MARKETS OF NO. AMERICA - OWNER: GRAND CANYON INVESTORS, LLC

** CONDITIONS **

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

Planning and Development

1. All development shall conform to the Conditions of Approval for Z-0093-00, Z-0093-00 (4), and SDR-5382.

2. 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.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for the for the conversion of a 376-unit apartment project to a condominium development on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,250 feet north of Grand Teton Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

07/27/00 The Planning Commission accepted the applicant's request to withdraw without prejudice a General Plan Amendment (GPA-0020-00) application to amend a portion of the Northwest Sector of the General Plan from PCD (Planned Community Development) to M (Medium Density Residential) on 60 acres on the northeast corner of the intersection of Grand Canyon Drive and Grand Teton Drive.

12/20/00 The City Council approved a Rezoning (Z-0093-00) application for the reclassification of property from R-E (Residence Estates) to PD (Planned Development) on 89.3 acres located at the northeast corner of Grand Canyon Drive and Grand Teton Drive. The Planning Commission and Staff both recommended approval.

03/22/01 The City Council approved a Site Development Plan Review [Z-0093-00(1)] application for a proposed 266-lot single-family residential subdivision and a 384-unit multi-family apartment complex on the northeast corner of Grand Canyon Drive and Grand Teton Drive. Approval of the apartment portion was set to expire on 03/21/03. The Planning Commission and Staff both recommended approval.

02/14/02 The Planning Commission approved a Site Development Plan Review [Z-0093-00 (4)] for a proposed 376-unit, two-story multi-family apartment complex on 19.41 acres adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Drive. Staff recommended approval.

Public Works

7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to recordation of a Final Map for this site.

8. Site development to comply with all applicable conditions of approval for the Grand Canyon Village Master Plan, Z-0093-00, SDR-5382 and all other applicable site-related actions.

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

KCW

10/16/02 The City Council approved a Variance (V-0058-02) application to allow five-foot sidewalks, where minimum seven-foot sidewalks or wheel stops and/or curbing are required on 18.88 acres located adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Drive. The Planning Commission recommended approval. Staff recommended denial.

01/07/04 The City Council approved an Extension of Time (EOT-3239) application for an approved Variance (V-0058-02) application to allow five-foot sidewalks, where minimum seven-foot sidewalks or wheel stops and/or curbing are required on 18.88 acres located adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Drive. The Planning Commission and Staff both recommended approval.

11/18/04 The Planning Commission approved a request for a Site Development Plan Review (SDR-5382) for the for the conversion of a 376-unit apartment project to a condominium development on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,250 feet north of Grand Teton Drive.

B) Pre-Application Meeting

11/08/04 At a pre-application conference with the applicant the following was discussed.

- Parent case: SDR-5382 scheduled for the 11/18/04 PC
- There are 376 units in the development
- The apartment complex was built in 2002-2003
- Part of the Grand Canyon Master planned Community
- Include N/S and E/W cross sections showing retaining walls and heights
- The flood study would need to be updated
- Cost is $200 per building permit for apartment to condominium conversion.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 18.84

B) Existing Land Use

Subject Property:	Multi-family development
North:	Single-family development
South:	Single-family development
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)

KCW

East: T-C (Town Center)
U (PCD) [Undeveloped (Planned Community Development) General Plan Designation]
West: R-E (Residence Estates)

D) General Plan Compliance

The subject parcel is designated as PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Map of the Centennial Hills Sector Plan. The subject site falls within the Grand Canyon Village Special Area Plan. The development conforms to the PCD (Planned Community Development) General Plan designation.

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

The proposed condominium conversion is not affected by any other specific Plan, district, or notification.

Grand Canyon Village
The subject site is designated with the special Multi-Family Medium Residential (MFM) land use designation of the Grand Canyon Village Master Plan. The MFM category provides for development of up to 25 dwelling units per gross acre. Product types include higher density variety of multi-family units such as condominiums, low-density multi-family, and residential buildings with a maximum of three stories. The proposed conversion of an existing apartment complex conforms to the Grand Canyon Village Master Plan by maintaining an approved density of 18.8 units per acre.

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. Setbacks			
• Front	N/A	20 Feet	Yes
• Side	N/A	6 Feet	Yes
• Corner	N/A	6 Feet	Yes
• Rear	N/A	20 Feet	Yes
Max. Lot Coverage	N/A	26 %	Yes
Max. Building Height	3 Stories / 35 Feet	32 – 34 Feet	Yes
Trash Enclosure	Yes	Yes	Yes

The existing development has been previously approved by the Planning Commission via a Site Development Plan Review [Z-0093-00 (4)], therefore the proposed conversion of apartments to condominiums conforms to the original approval since no new development of the site has been proposed.

B) General Analysis Discussion

C)

- General information

This is a request for approval of a 376-unit apartment to condominium development conversion on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,250 feet north of Grand Teton Drive. Access to the site is to be provided by a gated driveway to Grand Canyon Drive. An emergency gate accesses Tee Pee Lane.

- Cross Section

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

- Special Conditions of Approval (from Zoning or SDPR)

1. This Site Development Plan Review [Z-0093-00 (4)] shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

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

KCW

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5695 APN: 125-07-701-004

Name of Property Owner: Grand Canyon Investors, LLC

Name of Applicant: Emerging Markets of No. America

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?

X 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: OSCAR GOODMAN

Partner(s): DAVE CARUSO KEVIN PARKINSON

APN: APEX INDUSTRIAL PARK

Signature of Property Owner/Authorized Agent: [signature]

Print Name: CHRIS R. GRANT

Subscribed and sworn before me

This 3rd day of September 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JENNIFER L. DUDLEY
Appt. No. 02-77219-1
My Appt. Expires July 30, 2006

TENATIVE MAP
OF
GRAND CANYON VILLAGE CONDOMINIUMS

OWNER

GRAND CANYON INVESTORS, LLC
8553 E. SAN ALBERTO
SCOTTSDALE, ARIZONA 85258
TELEPHONE: (480) 998-5400

SUBDIVIDER

GRAND CANYON INVESTORS, LLC
8553 E. SAN ALBERTO
SCOTTSDALE, ARIZONA 85258
TELEPHONE: (480) 998-5400

ENGINEER

ALPHA ENGEERING COMPANY
50 S. JONES #202
LAS VEGAS, NEVADA 89107
TELEPHONE: (702) 877-1300

ASSESSOR PARCEL NUMBER

APN # 125-07-701-004

PROPERTY DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. TOGETHER WITH A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 89°01'14" WEST AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 99 OF PARCEL MAPS ON PAGE 85.

ZONING

THE CURRENT ZONING FOR THIS SITE IS PLANNED DEVELOPMENT DISTRICT (PD)

FLOOD ZONE

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 3200010 1425 E, EFFECTIVE DATE: SEPTEMBER 02, 2002, INDICATES THAT THE PROJECT IS LOCATED WITHIN A DESIGNATED UN-SHADED ZONE "X". UN-SHADED ZONE "X" IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PRESSURE ZONE

SUBJECT AREA IS WITHIN ZONE 2560 AND 2573 PRESSURE ZONES.

*NOTE: THE PROJECT SITE IS EXISTING THEREFOR NO FUTHER WATER COMMITMENT, BEYOND EXISTING, WILL BE REQUIRED.

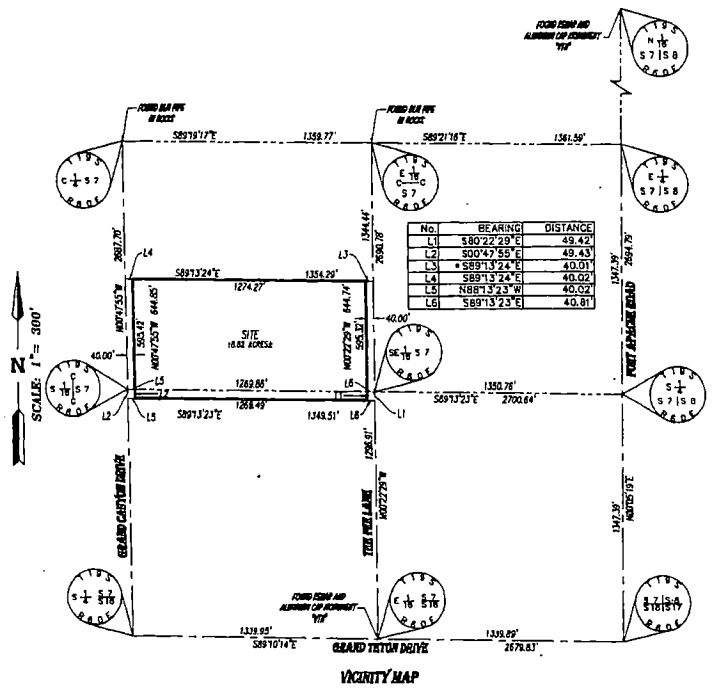
SEWER CONTRIBUTION

83,900 GALLONS PER DAY (AVERAGE DAILY FLOW)
0.23 MILLIONS GALLONS PER DAY (PEAK FLOW)

*NOTE: THE PROJECT SITE IS EXISTING THEREFOR NO FUTHER SEWER COMMITMENT, BEYOND EXISTING, WILL BE REQUIRED.

COVENANTS, CONDITIONS, AND RESTRICTIONS

THE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT WILL APPLY TO THIS PROPERTY ARE CURRENTLY BEING PREPARED AND WILL BE SUBMITTED UPON THE FINAL MAP REVIEW.



VICINITY MAP

No.	BEARING	DISTANCE
L1	S80°22'29"E	49.42'
L2	S00°47'55"E	49.43'
L3	*S89°13'24"E	40.01'
L4	S89°13'24"E	40.02'
L5	N88°13'23"W	40.02'
L6	S89°13'23"E	40.81'

SHEET INDEX

1. COV COVER
2. TM1 TENATIVE MAP 1 OF 1
3. D1 DETAIL SHEET 1 OF 1

UTILITY COMPANIES

LAS VEGAS VALLEY WATER DISTRICT
1001 VALLEY VIEW BLVD.
(702) 870-2011

CLARK COUNTY WASTE WATER RECLAMATION
5857 EAST FLAMINGO ROAD
(702) 434-6600

NEVADA POWER COMPANY
6226 WEST SAHARA AVENUE
(702) 367-3000

SPRINT CENTRAL TELEPHONE COMPANY
330 SOUTH VALLEY VIEW BLVD.
(702) 244-7878

SOUTHWEST GAS CORPORATION
5241 SPRING MOUNTAIN ROAD
(702) 876-7011

REPUBLIC DISPOSAL SERVICES INC. (SOLID WASTE)
770 EAST SAHARA AVENUE
(702) 735-5151

GENERAL NOTES

1. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
2. THIS TENTATIVE MAP CONSTITUTES AN AS-BUILT SURVEY OF AN EXISTING APARTMENT COMPLEX TO BE CONVERTED TO CONDOMINIUMS.
3. PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION

FISSURES / GROUND WATER

1. AN ONSITE VISUAL INSPECTION REVEALS NO EVIDENCE OF FISSURES OR FAULT LINES.

2. AN ONSITE VISUAL INSPECTION REVEALS NO EVIDENCE OF GROUNDWATER LEVEL AT OR NEAR THE SURFACE OF THE GROUND.

LANDSCAPING

ONSITE LANDSCAPE AREAS ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

UNDERGROUND UTILITY LOCATIONS

ONSITE SEWER AND WATER UTILITIES ARE PRIVATE. THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON A COMPOSITION OF VISUAL INSPECTION AND LOCATIONS AS SHOWN ON THE IMPROVEMENT PLAN SET CLV-107-10988. NO VERIFICATION OF THE SIZE OF PIPE WAS PREFORMED. SIZES OF PIPES ARE SOLELY BASED ON THE IMPROVEMENT PLAN SET CLV-107-10883. WATER AND SEWER SERVICES ARE AVAILABLE FROM GRAND CANYON DRIVE AND TEE PEE LANE.

SITE SUMMARY

TOTAL UNITS 378

ACERAGE TOTAL 18.95 ACRES

DENSITY 19.96 DU/ACRE

OPEN SPACE

REQUIRED:
NOT AVAILABLE

OPEN SPACE PROVIDED:
6.62 ACRES

PARKING

PARKING REQUIRED:			PARKING PAID	= 1.75/UNIT
1 BEDROOMS 126 X 1.25	=	160	HANDICAP REQUIRED	= 16
2 BEDROOMS 209 X 1.75	=	364	HANDICAP PROVIED	= 16
3 BEDROOMS 43 X 2.0	=	80		
GUEST 376 / 6.0	=	63		
TOTALS=	=	667		
PARKING PROVIDED:	=	671		
COVERED SPACES	=	378		
OPEN SPACES	=	253		
GARAGE PARKING	=	40		

SETBACKS

SETBACKS		
FRONT	=	20' FEET
SIDE	=	8' FEET
CORNER SIDE	=	8' FEET
REAR	=	20' FEET
HEIGHT		
MAXIMUM ALLOWED:	=	3 STORIES/33 FEET
PROVIDED:	=	32.34 FEET

GRAND CANYON INVESTORS, LLC
8553 E. SAN ALBERTO
SCOTTSDALE, ARIZONA 85258
(480) 998-5400

ENGINEERING COMPANY
50 S. Jones #202, Las Vegas, NV, 89107
Telephone: (702) 877-1300

ALPHA

REVISION	BY	DATE

SHEET TITLE: TENTATIVE MAP

TITLE: GRAND CANYON VILLAGE CONDOMINIUMS

DRAWN BY: SKS 9/10/04
DESIGNED BY: DKS 9/10/04
CHECKED BY: AS 9/11/04
PROJECT NO.: 4387-01
SCALE: 1" = 300'

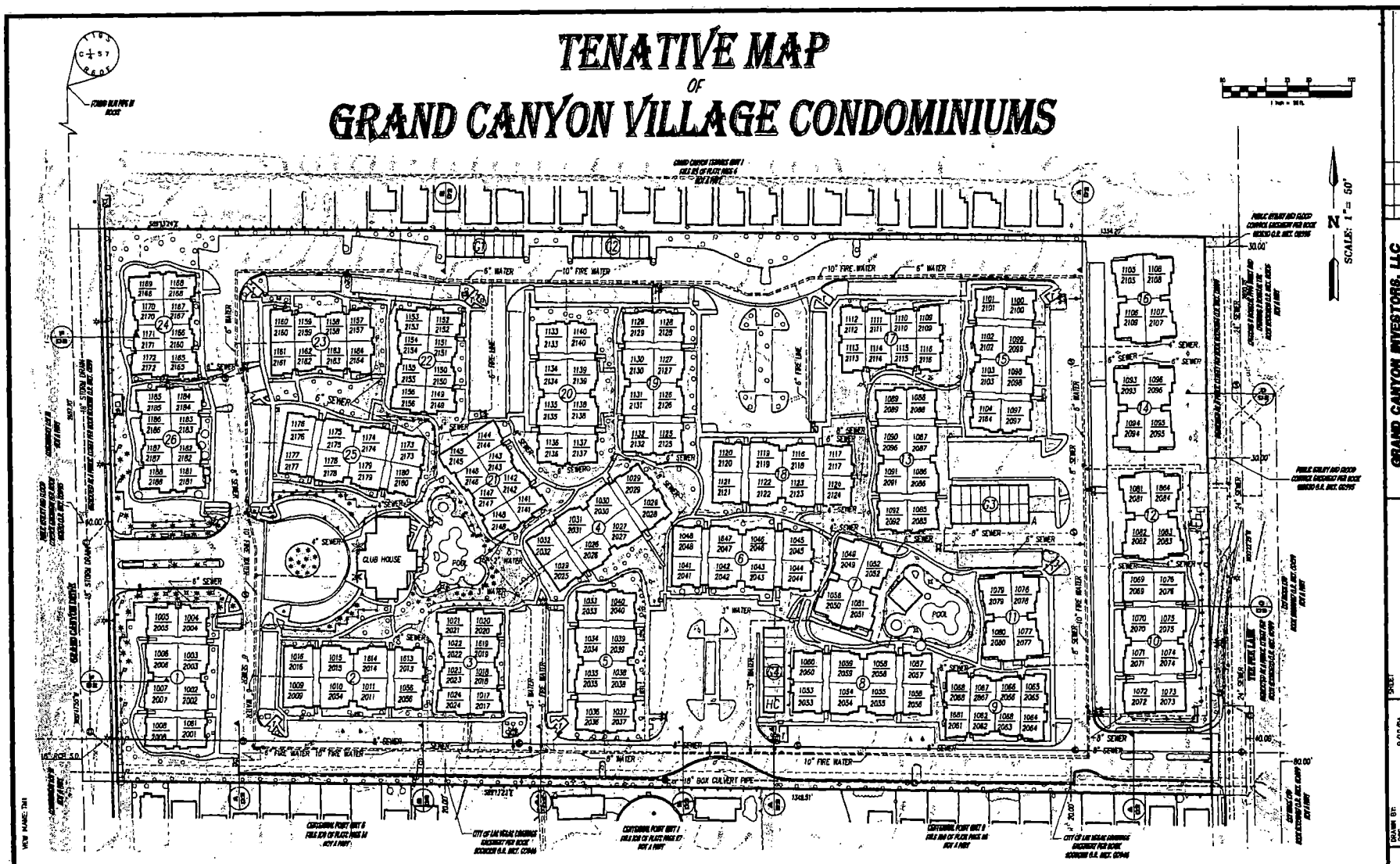
NEVADA LAND SURVEYOR 12,917 EDWARD LEAVITT No. 5678

SHEET COV OF 4 SHEETS
DRAWING NO.

FILE NAME: Grand Canyon Village
VIEW NAME: COV

TMP-5695
01-13-05 PC

TENATIVE MAP
OF
GRAND CANYON VILLAGE CONDOMINIUMS



LEGEND

FLAG	SEWER MANHOLE	TREE	FENCE	DOMESTIC WATER LINE	WATER VALVE
MAIL BOX	SIGN WITH MULTIPLE POST	UTILITY POLE WITH STREETLIGHT	CURB & GUTTER	FIRE WATER LINE	SEWER CLEANOUT
PALM TREE	STREET LIGHT	HANDICAPPED	RETAINING WALL	SEWER LINE	SIDEWALK
POST	LIGHT POLE	BUILDING	TREE LINE	WALL	BUILDING NUMBERS
CURB & GUTTER CATCH BASIN	UTILITY POLE	PARKING CANOPY	UTILITY BOX	HANDICAP RAMP	GARAGE NUMBERS
FIRE HYDRANT	SINGLE POST SIGN	ROAD CENTER LINES	PARKING STRIPES	TRASH ENCLOSURE	UNIT NUMBERS = DOWNSTAIRS / UPSTAIRS

GRAND CANYON INVESTORS, LLC
8255 E. RAINTREE DR. #105
SCOTTSDALE, ARIZONA 85258
(480) 998-5400

ENGINEERING COMPANY
ALPHA Ω
50 S. Jones Blvd., Las Vegas, NV, 89107
Telephone (702) 877-1933

TITLE: GRAND CANYON VILLAGE CONDOMINIUMS
SHEET: TENTATIVE MAP

DRAWN BY:	DESIGNED BY:	CHECKED BY:	PROJECT NO.
DMS	DMS	AL	4057-01
9/10/04	9/10/04	9/11/04	SCALE: 1" = 50'

LAND SURVEYOR — 15707 — 4 EDWARD LEAVITT — No. 0870 — STATE OF NEVADA

SHEET TM1
2 OF 4 SHEETS
GRADING INC.

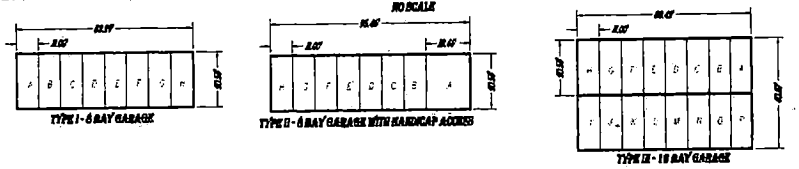
FILE NAME: Grand Canyon Village
NEW NAME: TM1

TMP-5695
01-13-05 PC

TENATIVE MAP
OF
GRAND CANYON VILLAGE CONDOMINIUMS

GARAGE AND PARKING DIMENSION DETAILS

NO SCALE



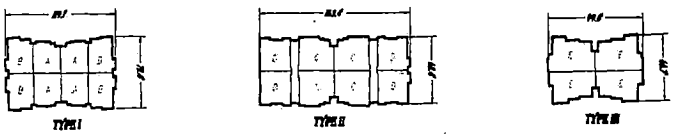
TYPE I - 8 BAY GARAGE

TYPE II - 8 BAY GARAGE WITH HANDICAP ACCESS

TYPE III - 10 BAY GARAGE

BUILDING DIMENSION DETAILS

NO SCALE



TYPE I

TYPE II

TYPE III

GARAGE INFORMATION

TYPE I
BAYS: 8
GARAGE NUMBERS WITH TYPE: G1 AND G2

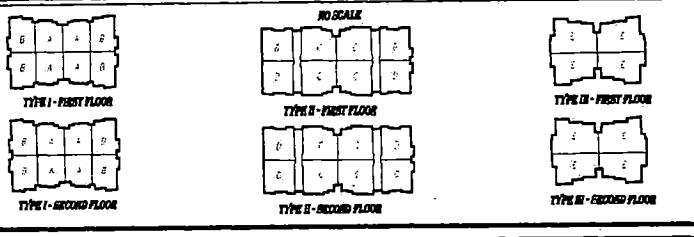
TYPE II
BAYS: 8
GARAGE NUMBERS WITH TYPE: G4

TYPE III
BAYS: 10
GARAGE NUMBERS WITH TYPE: G3

TOTALS:
TYPE I = 2
TYPE II = 1
TYPE III = 1

BUILDING PLAN DETAILS

NO SCALE



TYPE I - FIRST FLOOR

TYPE II - FIRST FLOOR

TYPE III - FIRST FLOOR

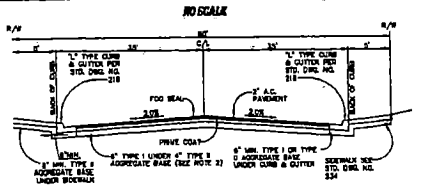
TYPE I - SECOND FLOOR

TYPE II - SECOND FLOOR

TYPE III - SECOND FLOOR

TEE PEE LANE TYPICAL STREET SECTION

NO SCALE



BUILDING PLAN INFORMATION

PLAN A
BEDROOMS: 1
BATH: 1
SQUARE FEET: APPROX 775 SQUARE FEET
BUILDING NUMBERS WITH PLAN: 3, 9, 17, 21, 23, 24, AND 26

PLAN B
BEDROOMS: 1
BATH: 1
SQUARE FEET: APPROX 796 SQUARE FEET
BUILDING NUMBERS WITH PLAN: 3, 8, 17, 21-24, AND 26

PLAN C
BEDROOMS: 2
BATH: 2
SQUARE FEET: APPROX 1,067 SQUARE FEET
BUILDING NUMBERS WITH PLAN: 1, 2, 4-6, 10, 13, 15, 18-20, AND 25

PLAN D
BEDROOMS: 2
BATH: 2
SQUARE FEET: APPROX 1,078 SQUARE FEET
BUILDING NUMBERS WITH PLAN: 1, 2, 4-6, 8, 10, 13, 15, 18, 20, AND 25

PLAN E
BEDROOMS: 3
BATH: 2
SQUARE FEET: APPROX 1,237 SQUARE FEET
BUILDING NUMBERS WITH PLAN: 7, 11, 12, 14, AND 16

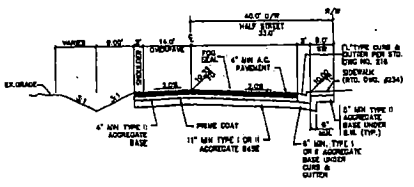
TOTALS:
PLAN A 64 UNITS X 775 SQUARE FEET (APPROX) = 49,600 SQUARE FEET
PLAN B 64 UNITS X 796 SQUARE FEET (APPROX) = 50,944 SQUARE FEET
PLAN C 104 UNITS X 1,067 SQUARE FEET (APPROX) = 110,968 SQUARE FEET
PLAN D 104 UNITS X 1,078 SQUARE FEET (APPROX) = 112,112 SQUARE FEET
PLAN E 40 UNITS X 1,237 SQUARE FEET (APPROX) = 49,480 SQUARE FEET
HANDICAP ACCESIBLE UNIT 8 (16) ACTUAL BUILDINGS 9, 17

TOTAL LIVING SPACE AVAILABLE
373,104 SQUARE FEET (APPROX)

BUILDING COUNT
BUILDING TYPE I = 8
BUILDING TYPE II = 13
BUILDING TYPE III = 5
TOTAL= 26 BUILDINGS

GRAND CANYON DRIVE TYPICAL STREET SECTION

NO SCALE



STANDARD PARKING DETAILS

GRAND CANYON INVESTORS, LLC
8553 E. SAN ALBERTO
SCOTTSDALE, ARIZONA 85258
(480) 998-3400

ENGINEERING COMPANY
ALPHA &

NO	DATE	BY	REVISION

SHEET: TENTATIVE MAP
TITLE: GRAND CANYON VILLAGE CONDOMINIUMS

DRAWN BY: MCS 9/20/04
DESIGNED BY: MCS 9/20/04
CHECKED BY: EL 9/21/04
PROJECT NO. 2057-01
SCALE: NONE

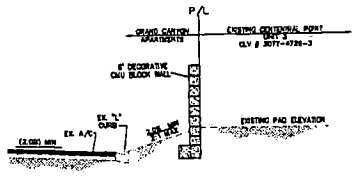
EDWARD LEAHY — No. 36178 — REGISTERED LAND SURVEYOR — 10/31/04

SHEET D1
3 OF 4 SHEETS
DRAWING NO.

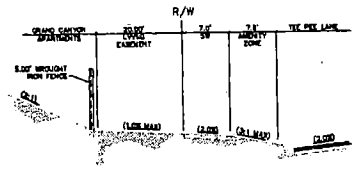
FILE NAME: Grand Canyon Village NEW NAME: D1

TMP-5695
01-13-05 PC

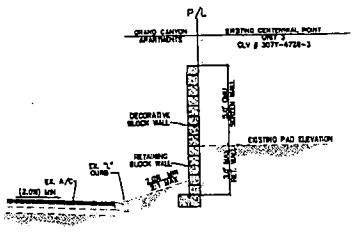
TENATIVE MAP DETAILS
OF
GRAND CANYON VILLAGE CONDOMINIUMS



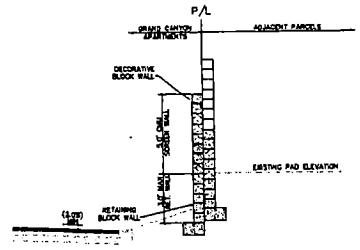
A — SCREEN WALL DETAIL
N.T.S.



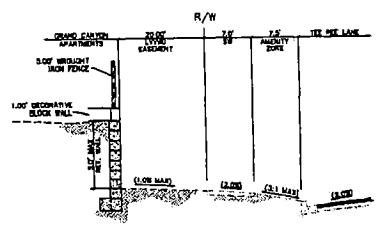
D — TEE PEE LANE SLOPE FRONTAGE DETAIL
N.T.S.



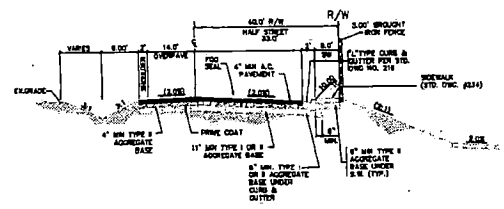
B — RETAINING WALL DETAIL
N.T.S.
* SEE LANDSCAPE PLANS SHEET L-6 FOR WALL DETAILS.



E — RETAINING WALL DETAIL
N.T.S.



C — TEE PEE FRONTAGE RETAINING WALL DETAIL
N.T.S.



F — TEE PEE LANE SLOPE FRONTAGE DETAIL
N.T.S.

FILE NAME: Grand Canyon Village VIEW NAME: D2

GRAND CANYON INVESTORS, LLC
8553 E. SAN ALBERTO
SCOTTSDALE, ARIZONA 85258
(480) 998-3400

ENGINEERING COMPANY
ALPHA &
20 N. 1st Street, Suite 100, Mesa, AZ 85201
Telephone: (480) 969-1101 Fax: (480) 969-1102

NO.	DATE	BY	REVISION

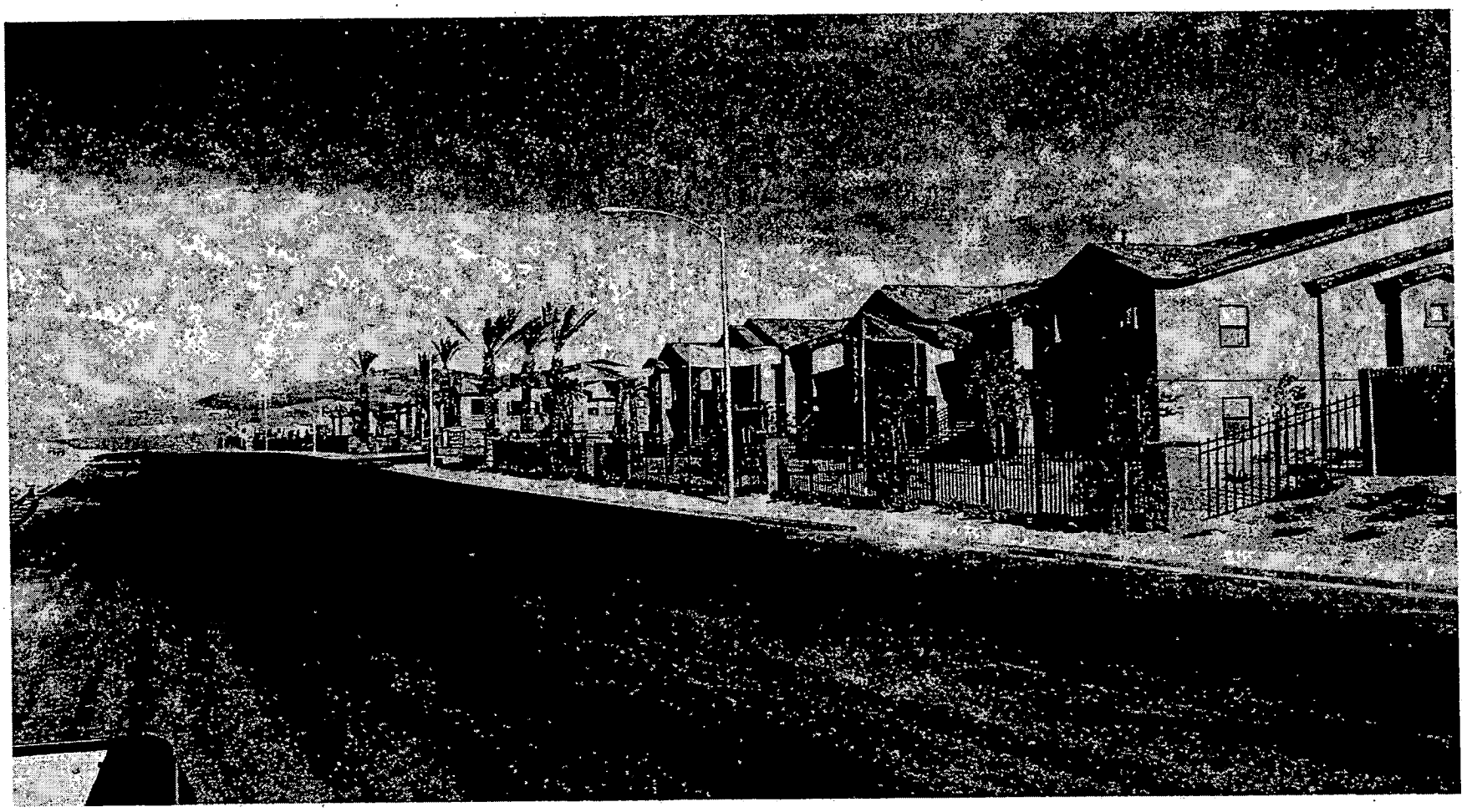
SHEET: TENTATIVE MAP DETAILS
TITLE: GRAND CANYON VILLAGE CONDOMINIUMS

DRAWN BY: DCS — 11/15/04
DESIGNED BY: DCS — 11/15/04
CHECKED BY: JEL — 11/15/04
SCALE: NONE
PROJECT NO: 4587-01

LAND SURVEYOR — EXPIRES 12/31/06 — EDWARD LEAVITT — No. 8376

SHEET D2 OF 4 SHEETS
DRAWING NO.

TMP-5695
01-13-05 PC



TMP-5695 - TENTATIVE MAP - GRAND CANYON VILLAGE CONDOMINIUMS - APPLICANT: EMERGING MARKETS OF NO. AMERICA - OWNER: GRAND CANYON INVESTORS, LLC
8250 NORTH GRAND CANYON DRIVE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] CONSENT [ ] DISCUSSION

SUBJECT:
TMP-5698 - TENTATIVE MAP - LOWES PLAZA AT CRAIG & JONES - APPLICANT: EN ENGINEERING, INC.- OWNER: MARY BARTSAS 13, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 4 – TMP-5698

CONDITIONS:

Planning and Development

1. 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.

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

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

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

Public Works

5. The Final Map for this site shall dedicate the necessary right-of-way for a bus turnout on

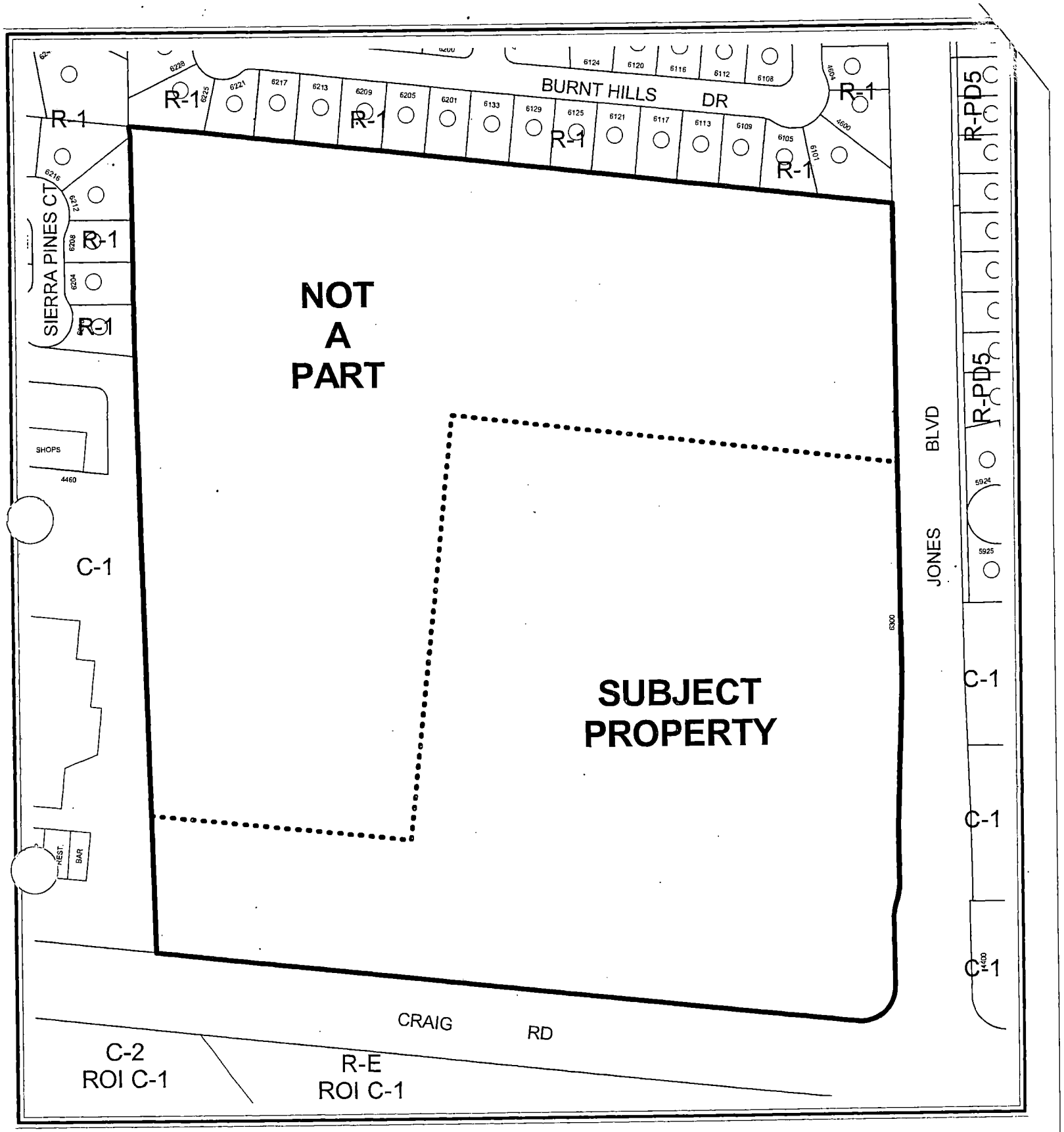
6. All notes discussed within Las Vegas Municipal Code Title 18 Subdivision Ordinance Section 18.10.230, subsections (A), (B), and (C) are required and shall appear on the recorded Final Map.

CONDITIONS – Continued:

7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

8. Site development to comply with all applicable conditions of approval for Z-81-02, SDR-4995 and all other applicable site-related actions.

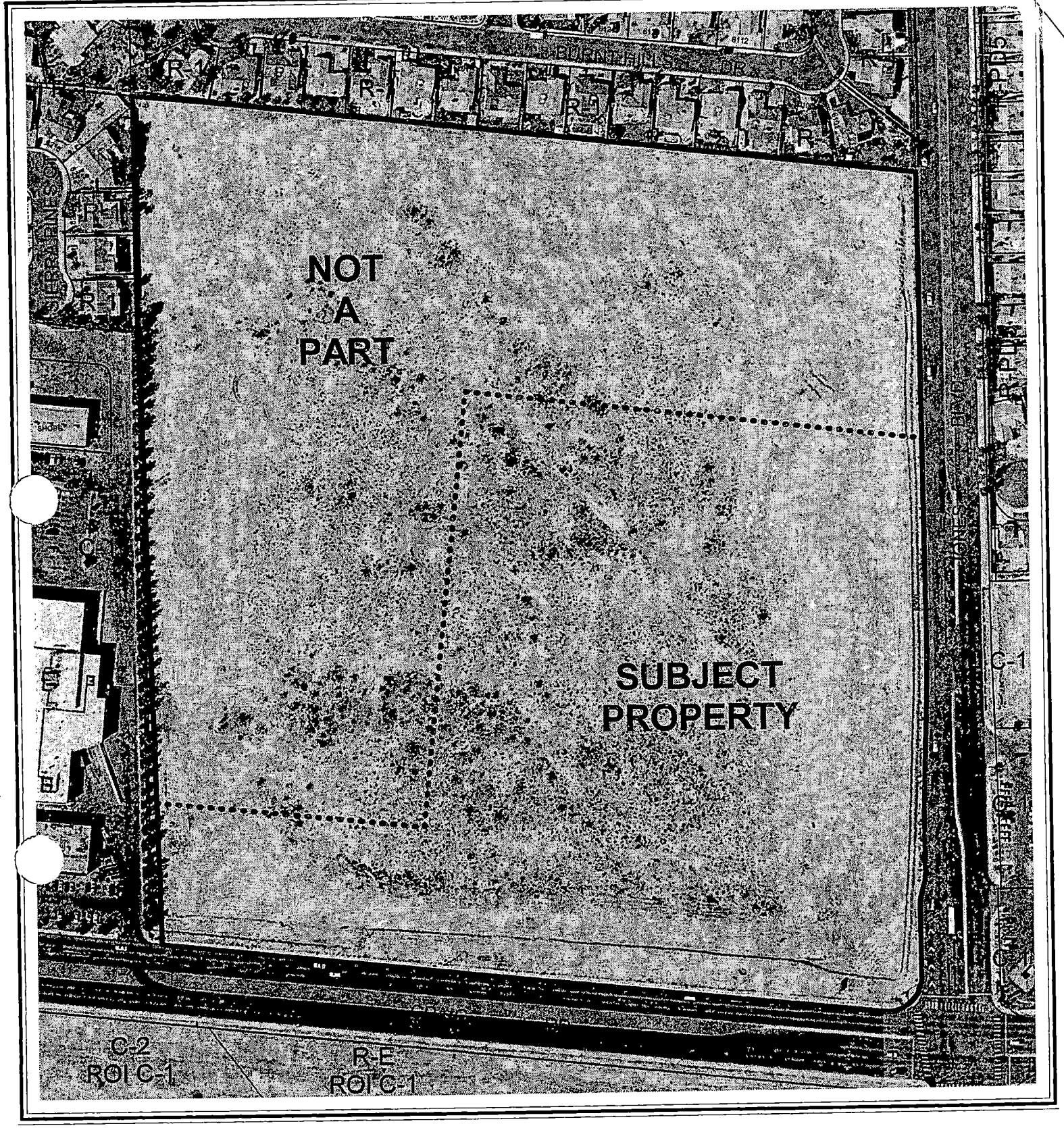
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5698

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

N


NOT
A
PART
SUBJECT
PROPERTY
C-2
ROI C-1
R-E
ROI C-1
C-1
R-1
R-1
R

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5698 - LOWES PLAZA AT CRAIG & JONES -
APPLICANT: EN ENGINEERING, INC.- OWNER: MARY BARTSAS 13, LLC

** CONDITIONS **

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

Planning and Development

1. 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.

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KCW

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KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a one lot commercial subdivision proposed on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/18/02 The City Council approved a General Plan Amendment (GPA-0035-02) to designate the subject property as SC (Service Commercial). City Council also approved a Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) of 34.43 acres. Resolution of Intent expires on March 13, 2005. The Planning Commission recommended approval. The Department of Planning and Development recommended denial.

10/20/04 The City Council approved a request for a Site Development Plan Review (SDR-4995) for a 204,193 square foot commercial development and a waiver of the build to line standards on 16.5 acres adjacent to the northwest corner of Craig Road and Jones Boulevard. The Planning Commission and staff recommended approval.

10/20/04 The City Council approved a request for a Special Use Permit application (SUP-4996) for a for a home improvement warehouse store. The Planning Commission and staff recommended approval.

01/13/05 The Planning Commission will review a Master Signage Plan (MSP-5696) application for the subject site.

KCW

B) Pre-Application Meeting

11/15/04 During a pre-application conference with the applicant the following was discussed.

1. Sewer Line- may need a sewer easement
   a. Align with crash gate
   b. Residential development will need a public line
2. Cross sections will be required (N/S, E/W)
3. Bus stop /turn lane may be submitted as separate document
4. Map needs to be named
5. Include a vicinity map
6. Submittal deadline

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 16.5

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residential
South:	Undeveloped
East:	Single Family Residential
	Mini-market/Gas Station
	Undeveloped
West:	Grocery Store
	Shopping Center
	Single Family Residential

C) Existing Zoning

Subject Property:	R-E (Residential Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-1 (Single Family Residential)
South:	R-E (Residential Estates) under Resolution of Intent to C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
	R-PD5 (Residential Planned Development – 5 Units Per Acre)
West:	C-1 (Limited Commercial)
	R-1 (Single Family Residential)

KCW

D) General Plan Compliance

Centennial Hills Sector Plan of the General Plan
This proposal is in the Centennial Hills Sector of General Plan. The current land use designation of the subject site is SC (Service Commercial), with zoning C-1 (Limited Commercial). These designations correspond to the Centennial Hills Conceptual Land Use Map, which shows this area as VC (Village Center). Village Center is the equivalent of SC (Service Commercial) with a mix of O (Office) and ML (Medium-Low Density Residential Attached) residential. The current zoning of C-1 (Limited Commercial) is consistent with the Village Center of the Centennial Hills Plan.

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

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	718,740 SF	N/A
Min. Lot Width	100 Feet	860 Feet	Y
Min. Setbacks			
• Front	20 Feet	80 Feet	Y
• Side	10 Feet	60 Feet	Y
• Corner	15 Feet	115 Feet	Y
• Rear	20 Feet	50 Feet	Y
Max. Lot Coverage	50 %	24%	Y
Max. Building Height	None	48 feet	N/A
Trash Enclosure	Enclosed and roofed	Enclosed and roofed	Y
Loading Zone	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

The proposal exceeds the Title 19 requirements.

KCW

B) General Analysis Discussion

- General information

This is a request for a Tentative Map for a one lot commercial subdivision proposed on 16.5 acres adjacent to the northwest comer of Craig Road and Jones Boulevard. The proposed development will be a home improvement store with development pads along the street frontages. Access to the site will be from Jones Boulevard and Craig Road.

- Cross Section

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

- Special Conditions of Approval (from SDPR-4995):

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. Compliance with all Conditions of Approval of General Plan Amendment GPA-0035-02, Rezoning Z-0081-02, and Special Use Permit SUP-4996.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped September 23, 2004, except as amended by conditions herein.

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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.

KCW

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

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

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 15% of the total landscaped area as turf.

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

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

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

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

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.

Public Works

15. Coordinate with the City Surveyor to determine whether a Parcel 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 and shall indicate joint access between all parcels created by the map.

KCW

16. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of any maps for this site or the issuance of any permits. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City 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. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits or eliminate access to the parcel to the west

20. Unless otherwise allowed by the City Engineer, the sanitary sewer connection shall be made from the existing main within Craig Road at an alignment and depth acceptable to the Collection System Planning Section of the Department of Public Works and this site shall also provide a public sewer stub for the remaining parcel portion to the north at an alignment and depth acceptable to the Collection System Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

21. Landscape and maintain all unimproved rights-of-way on Jones Boulevard and Craig Road adjacent to this site concurrent with development.

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

23. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and improvements within the Craig Road pubic right-of-way adjacent to this site prior to the issuance of any permits.

24. Site development to comply with all applicable conditions of approval for Z-81-02 and all other applicable site-related actions.

KCW

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5698 APN: 138 02 601 004

Name of Property Owner: Mary Bartsas 13, LLC
Mary Bartsas, Manager

Name of Applicant: EN Engineering Inc.

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

MARY BARTSAS 13, LLC

Signature of Property Owner/Authorized Agent: Mary Bartsas, Mgr.

Print Name: Mary Bartsas, Mgr.

Subscribed and sworn before me

This 11th day of August, 2004

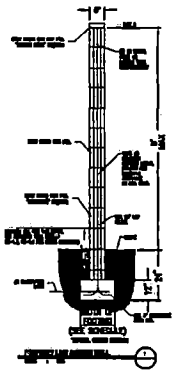
Margaret A. Messinger

Notary Public in and for said County and State

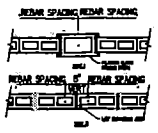
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No: 94-0231-1
My Appointment Expires July 28, 2006

LOWE'S PLAZA
AT CRAIG & JONES
TENTATIVE MAP
(A COMMERCIAL SUBDIVISION)

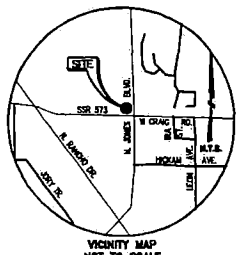
A PORTION OF A PARCEL MAP RECORDED IN BOOK ___ OF PARCEL MAPS, PAGE ___ LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



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



WALL HEIGHT	MIN. WALL THICKNESS	V. REBAR SPACING	WIDTH OF FOOTING
3'-0"	8"	48"	18"
4'-0"	8"	48"	18"
5'-0"	8"	48"	24"
6'-0"	8"	32"	24"



VICINITY MAP
NOT TO SCALE

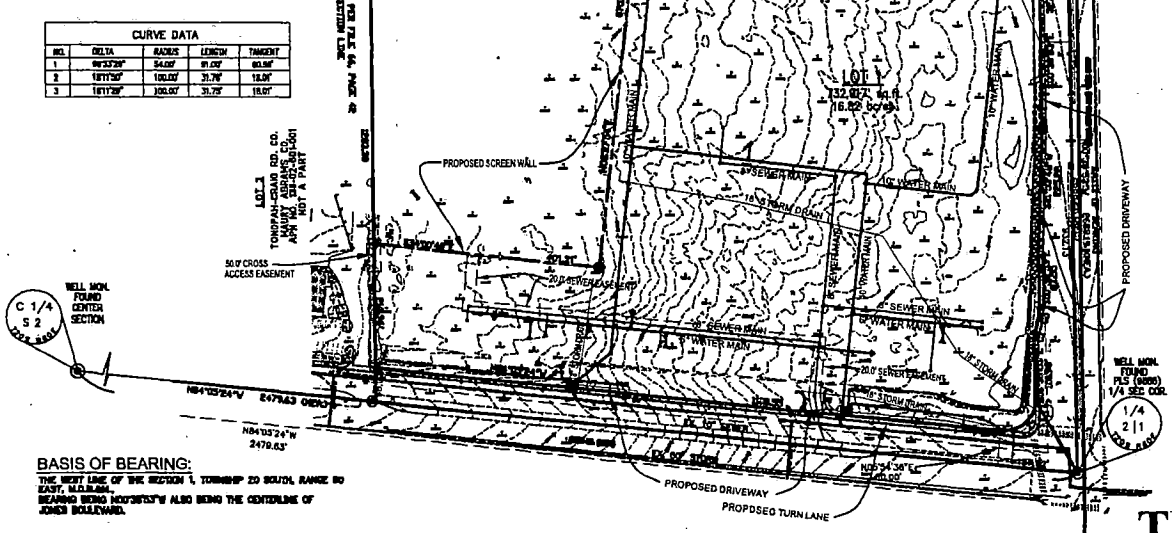
GENERAL NOTES:

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

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

3. UTILITY EASEMENTS TO BE DEDICATED TO THE RESPECTIVE AGENCIES.
4. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
5. ON-SITE STORM WATER TO SURFACE DRAIN INTO STREETS AND INTO EXISTING STORM DRAINAGE FACILITIES.
6. CROSS ACCESS:
RECIPROCAL ACCESS, PARKING AND COMMON AREA INTEREST RIGHTS WILL BE ESTABLISHED IN THE DEVELOPMENTS CONSTRUCTS, CONDITIONS AND RESTRICTIONS (CC&RS) AND MAINTAINED BY THE PROPERTIES MASTER ASSOCIATION TO BE ESTABLISHED.
7. LANDSCAPE MAINTENANCE:
LANDSCAPE MAINTENANCE WILL BE PROVIDED BY THE MASTER ASSOCIATION FOR THE PROPERTY, TO BE ESTABLISHED.
8. FAULTS AND FISSURES:
THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THE SITE.
9. GEOTECHNICAL & ENGINEERING:
PER THE GEOTECHNICAL EXPLORATION REPORT PREPARED BY ED, DATED AUGUST XX, 2004, THERE ARE NO COMPACTION FAILED AREAS OR PROBLEM ZONES IN THE NEAR VICINITY. NO GROUND WATER WAS ENCOUNTERED AT A DEPTH OF 50 FEET (DEPTH OF BORING HOLES), THROUGH OUT THE SITE.
10. ESTIMATED SEWAGE VOLUME
AVERAGE DAILY FLOW ..... 3,150 GPD
PEAK DAILY FLOW ..... 11,040 GPD
11. NO IRRIGATION OR DRAINAGE CHANNEL, RIGHTS-OF-WAY AND EASEMENTS ARE PROPOSED, EXCEPT AS SHOWN.

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	09°33'29"	54.00'	91.09'	60.96'
2	181°11'30"	100.00'	31.76'	15.06'
3	181°11'29"	100.00'	31.75'	15.01'



GRAPHIC SCALE
1" (in plan) = 100 ft.

LEGEND

- FOUND SURVEY CONTROL
- FOUND SURVEY MONUMENT (AS DESCRIBED)
- SET IRON PIN WITH CAP PLS 5839
- BOUNDARY LINE
- EASEMENTS BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY

LEGEND FOR NON-ANNOTATED FEATURES:
- INDEX CONTOUR
- APPROXIMATE INDEX
- INDEX DEPRESSION
- INTERMEDIATE CONTOUR
- APPROXIMATE INTERMEDIATE
- EDGE OF PAVEMENT
- CURB LINE GUTTER/CONCRETE EDGE
- FENCE
- RETAINING WALL
- FENCE ON RW
- BLOCK WALL
- MEDIAN WALL
- STONE WALL
- PIPELINE
- TREELINE
- BRUSHLINE
- POWER POLES
- POLE ANCHOR
- LIGHT POLE
- POST/POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- VALVE COVER
- TRAFFIC SIGNAL
- METER
- UTIL. VAULT/BOX
- METER BOX
- BUILDING
- DECK
- COVERED AREA
- SHED
- BLDG. UNDER CONSTR.

ZONING DATA:

EXISTING ZONING DESIGNATION: (C1) COMMERCIAL

EXISTING GENERAL PLAN USE: (SC) SERVICE COMMERCIAL

GROSS AREA = 14.61 ACRES
732,917 sq.ft.

APORTION OF:
APN 138-02-601-004

TOTAL NUMBER OF LOTS = 1

BASIS OF BEARING:

THE WEST LINE OF THE SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.
BEARING BEING N00°36'53"W ALSO BEING THE CENTERLINE OF JONES BOULEVARD.

BENCHMARK:

BENCHMARK ID #LVD00062031
RIVET & PLATE IN TOP OF CURB ON WEST SIDE OF JONES, 1/4 MILE NORTH OF CRAIG. RAVD 88

ELEVATION = 2267.03 FEET 690.8811 METERS

OWNER:
BARTRAM MARY 13 LLC ETAL
520 EAST OAKLEY
LAS VEGAS, NV 89104-1403

SUBDIVIDER:
LOWE'S HIW
1530 FARADAY SUITE 140
CARLSBAD, CA 92008
760.804.5300
CONTACT: JACK MANDEL

SURVEYOR/ ENGINEER:
KN ENGINEERING INC.
240 EAST WARM SPRINGS ROAD SUITE 100
LAS VEGAS, NV 89119
702.896.6804
CONTACT: DENNIS JENSON

TMP-5698
01-13-05 PC

LOWES, HIW

CRAIG ROAD and JONES BOULEVARD
CITY OF LAS VEGAS

TENTATIVE MAP

Engineers/Planners/Surveyors

KN ENGINEERING

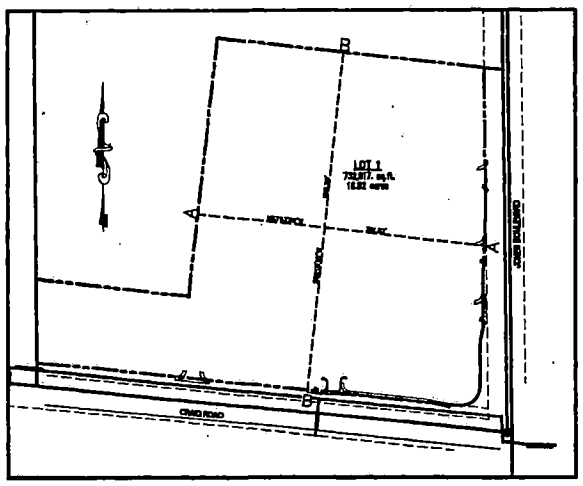
04-SHO

2

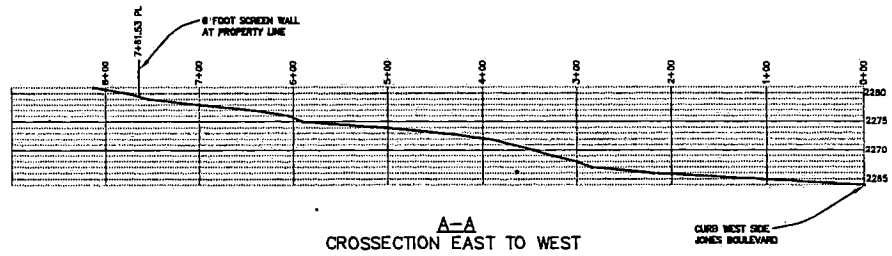
LOWE'S PLAZA
AT CRAIG & JONES

TENTATIVE MAP
(A COMMERCIAL SUBDIVISION)

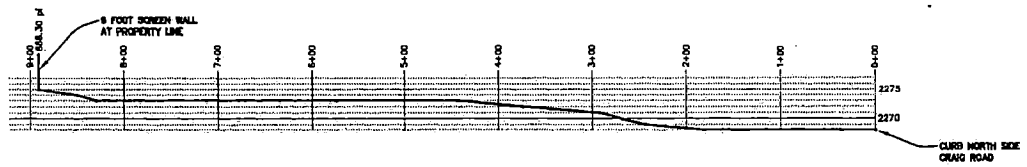
A PORTION OF A PARCEL MAP RECORDED IN BOOK ___ OF PARCEL MAPS, PAGE ___, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



PLAN VIEW (NOT TO SCALE)



A–A
CROSSECTION EAST TO WEST



B–B
CROSSECTION SOUTH TO NORTH

TMP-5698
01-13-05 PC

LOWEB, HW

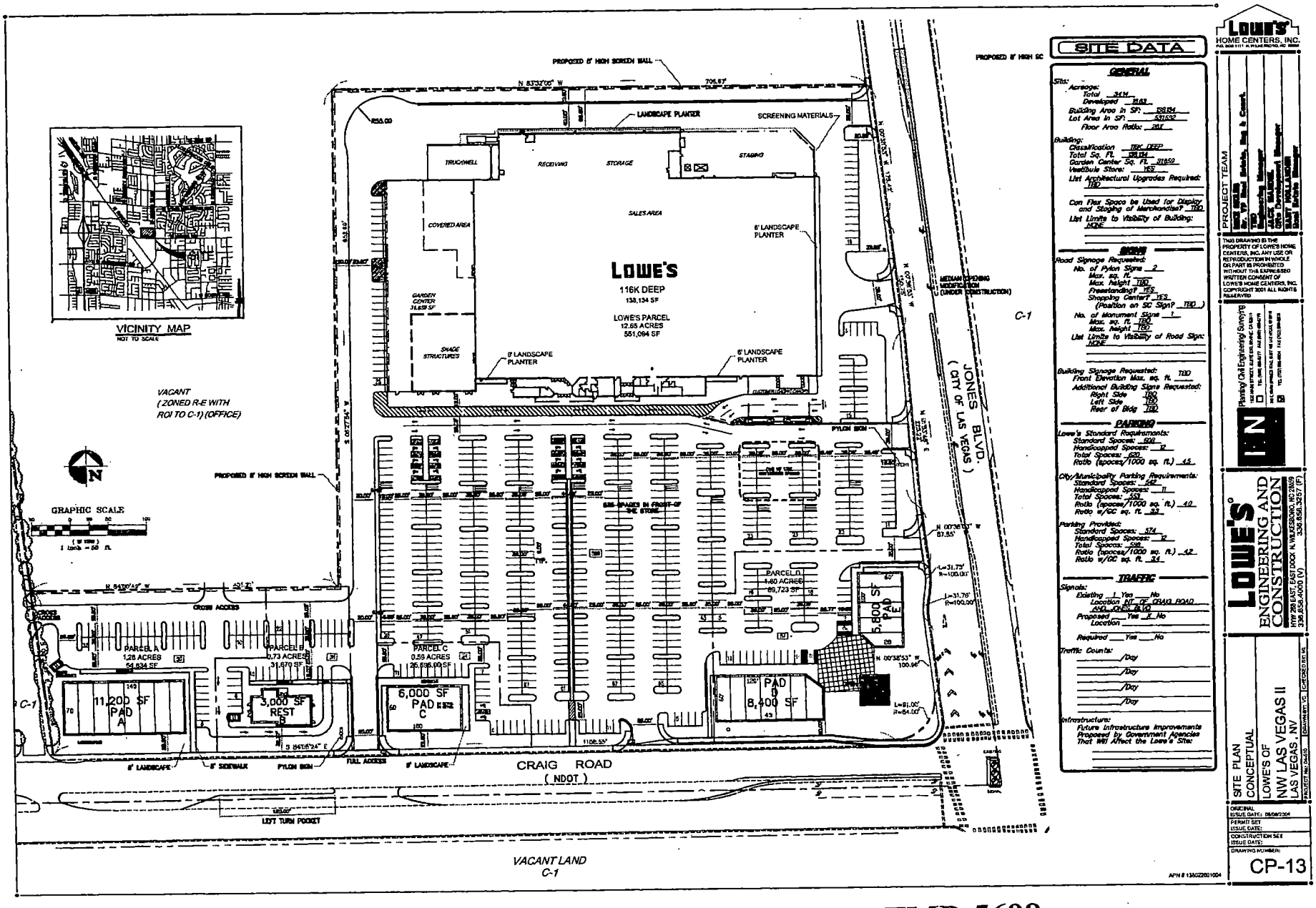
Engineers/Planners/Surveyors

CRAIG ROAD and JONES BOULEVARD
CITY OF LAS VEGAS

TENTATIVE MAP

04-510

3



SITE DATA

GENERAL

Site:
- Acreage:
  - Total 34.14
  - Developed 31.63
- Building Area in SF: 138,134
- Lot Area in SF: 551,632
- Floor Area Ratio: .251

Building:
- Classification TRK DEEP
- Total Sq. Ft. 138,134
- Garden Center Sq. Ft. 31,652
- Vestibule Store: YES
- List Architectural Upgrades Required: TBD
- Can Flex Space be Used for Display and Staging of Merchandise? TBD
- List Limits to Visibility of Building: NONE

SIGNS

Road Signage Requested:
- No. of Pylon Signs 2
- Max. sq. ft. ___
- Max. height TBD
- Freestanding? YES
- Shopping Center? YES (Position on SC Sign? TBD)
- No. of Monument Signs 1
- Max. sq. ft. TBD
- Max. height TBD
- List Limits to Visibility of Road Sign: NONE

Building Signage Requested:
- Front Elevation Max. sq. ft. TBD
- Additional Building Signs Requested:
  - Right Side TBD
  - Left Side TBD
  - Rear of Bldg TBD

PARKING

Lowe's Standard Requirements:
- Standard Spaces: 566
- Handicapped Spaces: 12
- Total Spaces: 578
- Ratio (spaces/1000 sq. ft.) 4.5

City/Municipality Parking Requirements:
- Standard Spaces: 542
- Handicapped Spaces: 11
- Total Spaces: 553
- Ratio (spaces/1000 sq. ft.) 4.0
- Ratio w/GC sq. ft. 3.3

Parking Provided:
- Standard Spaces: 574
- Handicapped Spaces: 12
- Total Spaces: 586
- Ratio (spaces/1000 sq. ft.) 4.2
- Ratio w/GC sq. ft. 3.4

TRAFFIC

Signals:
- Existing 1 Yes ___ No
  - Location NT OF CRAIG ROAD AND JONES BLVD
- Proposed ___ Yes X No
  - Location ___
- Required ___ Yes ___ No

Traffic Counts:
- ___/Day
- ___/Day
- ___/Day
- ___/Day

Infrastructure:
- Future Infrastructure Improvements Proposed by Government Agencies That Will Affect the Lowe's Site:

Lowe's HOME CENTERS, INC.

PROJECT TEAM

Ben D. Ellis, Jr.	Real Estate Mgr. & Coord.
TBD	Design Manager
JACK MASONE	Engineering Manager
Orbis Development	Land Planning
BART WALLACE	Real Estate Manager

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Planning/Civil Engineering/Surveying

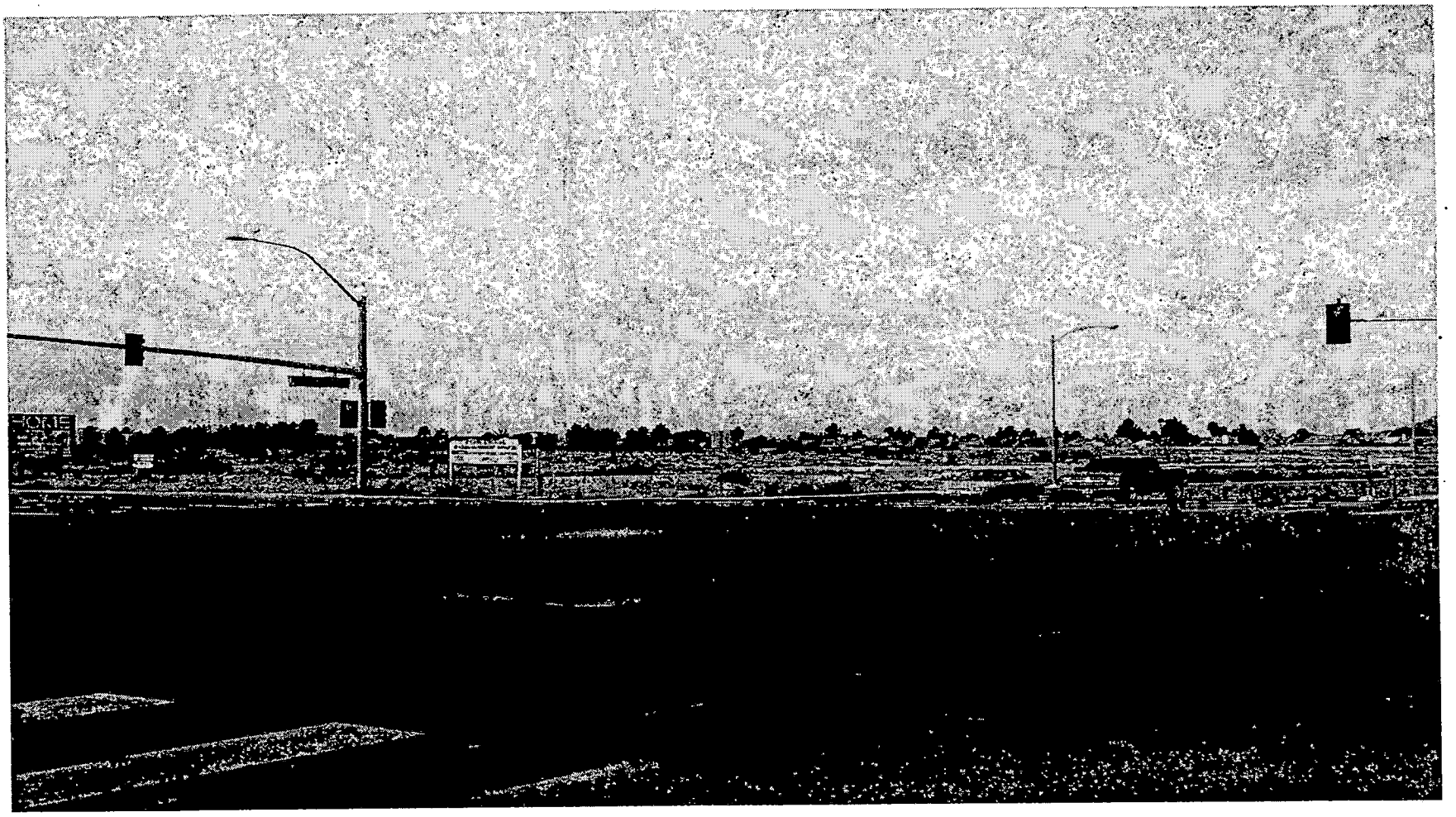
LOWE'S ENGINEERING AND CONSTRUCTION
NW 28 EAST, EAST DOCK N. WILKESBORO, NC 28659
336.658.4000 (V) 336.658.3257 (F)

SITE PLAN
CONCEPTUAL
LOWE'S OF
NW LAS VEGAS II
LAS VEGAS, NV

ORIGINAL ISSUE DATE:	08/09/2004
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	CP-13

APN # 138022001004

TMP-5698
01-13-05 PC



TMP-5698 - TENTATIVE MAP - LOWES PLAZA AT CRAIG & JONES - APPLICANT: EN ENGINEERING, INC.- OWNER: MARY BARTSAS 13, LLC
NORTHWEST CORNER OF CRAIG ROAD AND JONES BOULEVARD
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TMP-5708 - TENTATIVE MAP – SUMMERLIN VILLAGE 20 PARCEL "A" COMMERCIAL SUBDIVISION – APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 11.21 acres adjacent to the northeast corner of Desert Foothills Drive and Charleston Boulevard (APN 137-35-410-005), 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:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 5 – TMP-5708

CONDITIONS:

Planning and Development

1. A letter of approval from the City Referral Group must be received by the City of Las Vegas Planning and Development Department.

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

3. All development shall conform to the Conditions of Approval for Rezoning (Z-0119-96), the terms of Agreement for the Summerlin West Planned Community, and Summerlin Development Standards.

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

5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.

   (a) 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.

   (b) 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.

   (c) 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 then required to provide for said maintenance.

   (d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

Public Works

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

CONDITIONS – Continued:

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

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

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

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

8. 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.

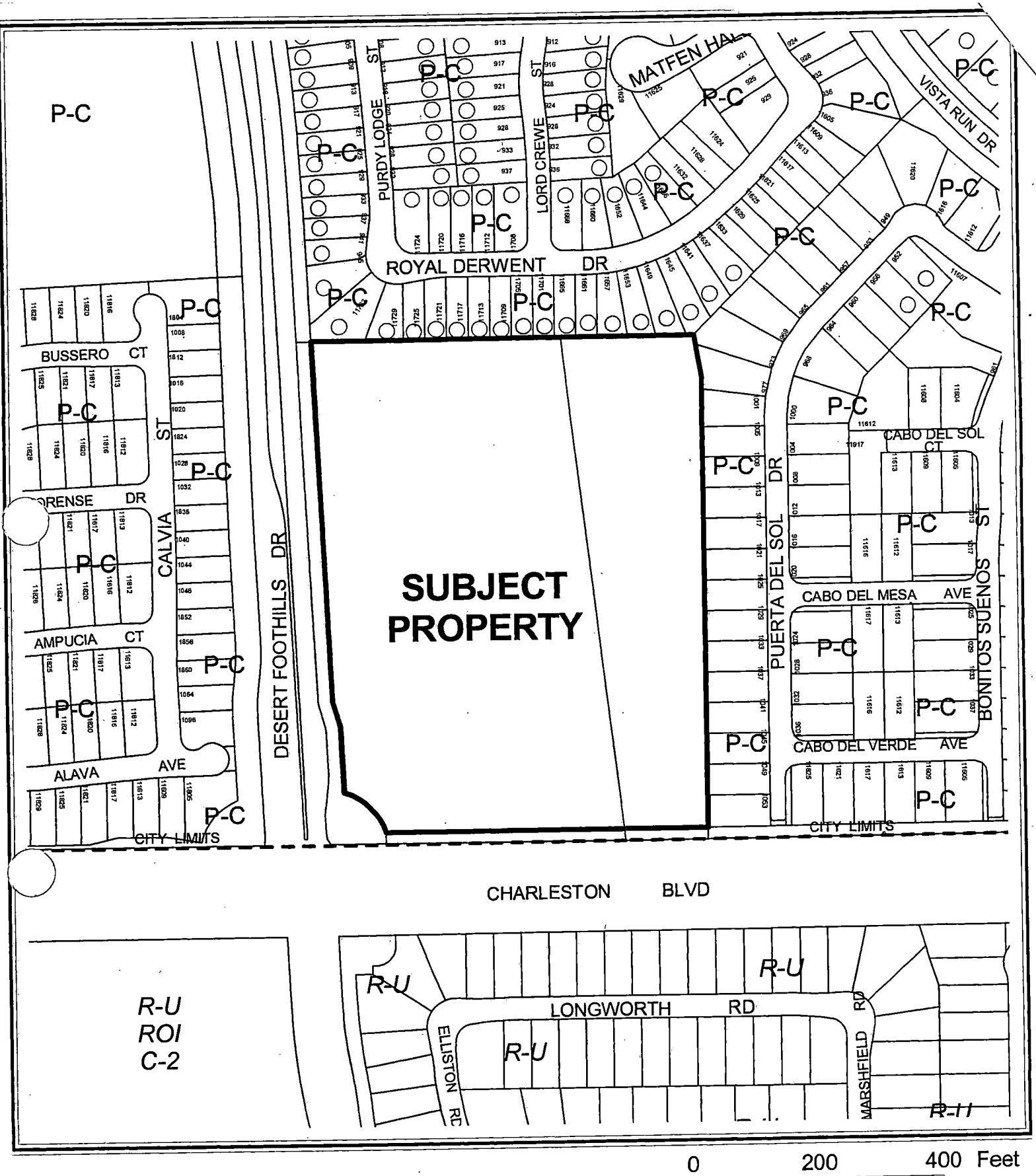
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and 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.

10. Site development to comply with all applicable conditions of approval for Summerlin Village 20 Parcel "A" and all other subsequent site-related actions.

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

CONDITIONS – Continued:

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



0 200 400 Feet

CASE: **TMP-5708**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

CASE: **TMP-5708**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5708 – SUMMERLIN VILLAGE 20 PARCEL "A" COMMERCIAL SUBDIVISION - APPLICANT: THE HOWARD HUGHES CORP. - OWNER: THE HOWARD HUGHES CORPORATION

** CONDITIONS **

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

Planning and Development

1. A letter of approval from the City Referral Group must be received by the City of Las Vegas Planning and Development Department.

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

3. All development shall conform to the Conditions of Approval for Rezoning (Z-0119-96), the terms of Agreement for the Summerlin West Planned Community, and Summerlin Development Standards.

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

5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.

   (a) 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.

   (b) 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.

   (c) 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 then required to provide for said maintenance.

SRS

(d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

Public Works

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

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

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

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

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

8. 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 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.

10. Site development to comply with all applicable conditions of approval for Summerlin Village 20 Parcel "A" and all other subsequent site-related actions.

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

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a proposed two-lot commercial subdivision on 11.21 acres adjacent to the northeast corner of Desert Foothills Drive and Charleston Boulevard.

B) Applicant's Justification

A justification letter is not required for a Tentative Map.

BACKGROUND INFORMATION

A) Previous Actions

01-27-97 The City Council approved a petition to Annex [A-0020-96 (A)] property located on the west side of the proposed west leg of the Western Beltway, between Charleston Boulevard and Cheyenne Avenue, containing approximately 8,318 acres. Planning Commission and staff recommended approval on 12-19-96.

City Council also approved a request for Rezoning (Z-0119-96) of the above-mentioned property to PC (Planned Community), for the proposed Summerlin West Development

01-16-02 The City Council approved a request for a Master Development Plan Review (SV-0018-01) to establish Land Use Designations within Summerlin Villages 23A and 23B, comprising 856 acres located adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive. Planning Commission and staff recommended approval.

B) Pre-Application Meeting

11/18/04 Elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 11.21

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	VC (Village Center, Summerlin Land Use Category)
North:	SF3 (Single Family Detached, Summerlin Land Use Category)
South:	SF3 (Single Family Detached, Summerlin Land Use Category)
East:	SF3 (Single Family Detached, Summerlin Land Use Category)
West:	SF3 (Single Family Detached, Summerlin Land Use Category)

D) Existing Zoning

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	P-C (Planned Community)
East:	P-C (Planned Community)
West:	P-C (Planned Community)

E) General Plan Compliance

This parcel is designated VC (Village Center) in the Southwest General Plan's Summerlin West Planned Community. The VC category allows multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A VC may include a grocery store, a drugstore and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. VC may also include recreational facilities and business and professional offices. is comparable to the General Plan Land Use Designation SC (Service Commercial) with O (Office). The proposed Tentative Map depicts a commercial subdivision, therefore it is in compliance with the Summerlin West Plan.

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

This parcel is located within the Summerlin West Plan. A Multi-use Transportation Trail is located along the north side of Charleston Boulevard and the south property line of the subject parcel.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Summerlin Development Standards, setbacks, building heights and general development criteria are determined during a Site Plan Review process by the City Referral Group, which evaluates each application to determine if the proposed development conforms to the intent of the P-C zoning district and properly provides for the protection of surrounding properties. A letter of approval from the City Referral Group to the City's Planning Department has not yet been received; a Condition of Approval regarding this letter has been added above.

B) General Analysis Discussion

- General information

The subject site is part of the Master Planned Community known as Summerlin West. The site is designated as VC (Village Center), which allows a mix of residential, commercial, and office uses. The applicant is proposing two commercial lots on 11.21 acres. The one main lot is 10.3 acres, large enough to house a service commercial-type development. The smaller, 0.91-acre lot is inset to the larger one, and is designed to pad a gas station or other such out-lot type business.

- Cross Section

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum four-foot retaining wall. The wall along the northern border appears to be a retaining wall, but is existing and is less than four-foot in height, therefore complying with Title 18.

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The wall along the eastern border appears to consist of an approximately 5-foot high screen wall atop an approximate four-foot high retaining wall, but is shown as existing.

- Trails

There is a Multi-use Transportation Trail as indicated on the Interlocal Joint Use Planning Area Map, adjacent to the south side of the site, which is on the north side of Charleston Boulevard. The developer will be required to develop that segment of the trail as part of this development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5708 APN: 137-35-410-005

Name of Property Owner: The Howard Hughes Corporation

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: 137-35-410-005

Signature of Property Owner/Authorized Agent: Gerald M. Robbins

Print Name: Gerald M. Robbins

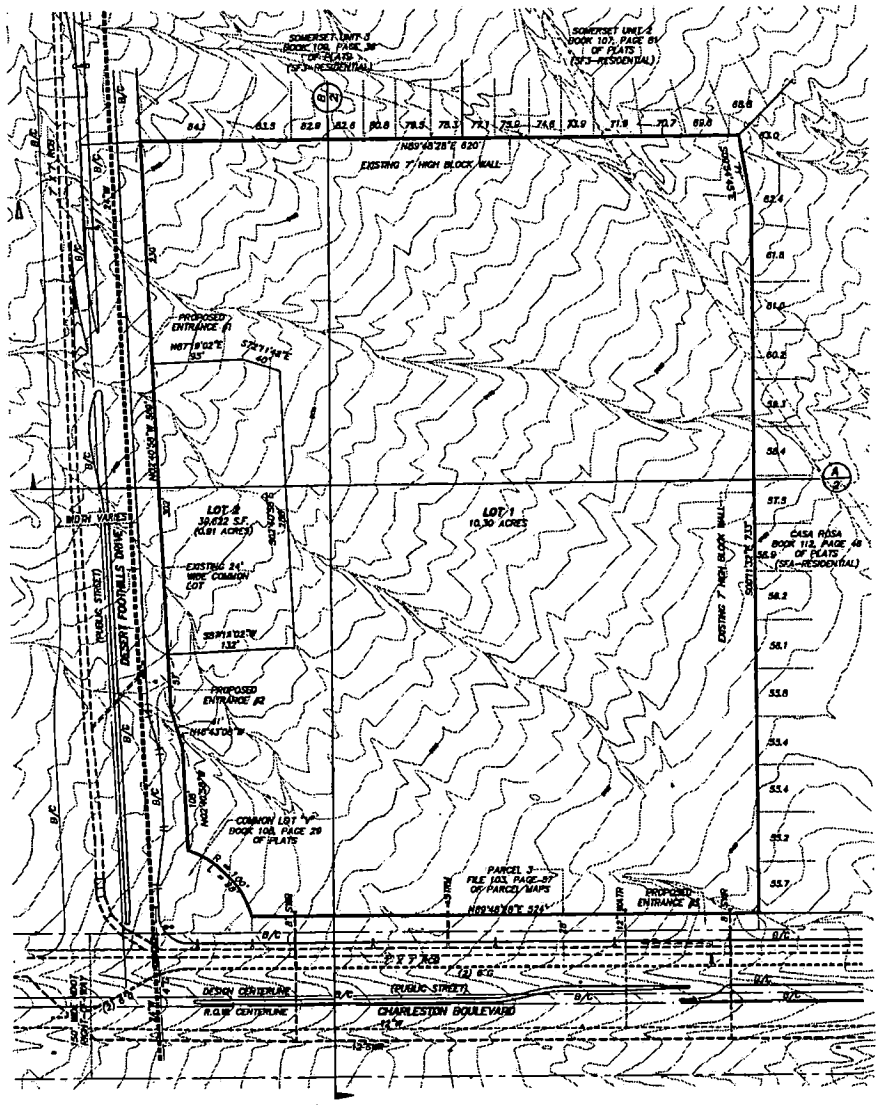
Subscribed and sworn before me

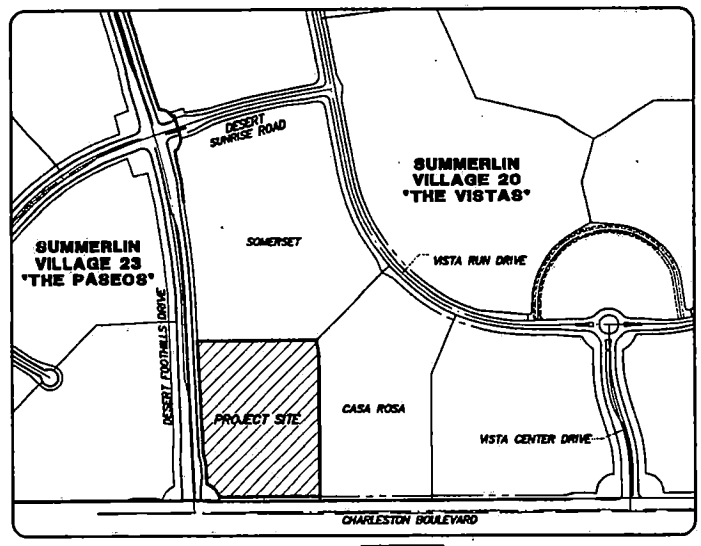
This 23 day of November, 2009

Brenda Anderson

Notary Public in and for said County and State

BRENDA ANDERSON
Notary Public State of Nevada
No. 99-51951-1
My appt. exp. Feb. 26, 2007





VICINITY MAP

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LAND USE/TABULATION

APN # 137-33-410-005

EXISTING / PROPOSED ZONING = VC (VILLAGE COMMERCIAL)
TOTAL NET-NET ACREAGE = 11.21 ACRES
TOTAL LOTS = 2

LEGEND

———	SUBDIVISION BOUNDARY
———	ROADWAY CENTERLINE
———	LOT LINE
———	NDOT R.O.W. LIMITS
---SW---	EXISTING SEWER LINE
---STRM---	EXISTING STORM DRAIN
---W---	EXISTING WATER LINE
B/C	BACK OF CURB
RCB	REINFORCED CONCRETE BOX
3170	CONTOUR ELEVATION
	EXISTING STREET LIGHT

ENGINEER AND SURVEYOR

G.C. WALLACE INC.
C/O BERT HUGHES, P.E.
10000 W. CHARLESTON BLVD., SUITE 130
LAS VEGAS, NEVADA 89135
PHONE (702) 804-2000

UTILITY SERVICES BY

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
REPUBLIC SERVICES of SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

RECORD OWNER

THE HOWARD HUGHES CORPORATION
C/O ROUSE CO.
P.O. BOX 533
COLUMBIA, MD. 21044-0533
PHONE: (410) 992-6300 (O)
PHONE: (410) 964-3488 (F)

DEVELOPER

HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD., SUITE 200
LAS VEGAS, NV 89135
PHONE: (702) 791-4300 (O)
PHONE: (702) 791-4450 (F)

NOTES:
1. SITE IS LOCATED IN FLOOD PLAIN ZONE X.
2. INFORMATION FOR EXISTING UTILITIES SHOWN WERE OBTAINED FROM RECORD DOCUMENTS.
3. THE PROPOSED UTILITIES FOR THE PROJECT WILL CONNECT TO THE EXISTING SEWER MAINS AND WATER MAINS LOCATED WITHIN CHARLESTON BOULEVARD.
4. THIS SITE HAS EXISTING CONENANTS AND RESTRICTIONS RECORDED TO ALLOW RECIPROCAL ACCESS THRU THE SITE AND FOR UTILITIES CONNECTIONS THAT THE OWNER HAS AND WILL ENFORCE.
5. THIS SITE IS NOT SUBJECT TO FLOOD INUNDATION.
6. THERE ARE NO WATER COURSES OR STORM DRAINAGE FACILITIES ON THIS SITE OTHER THAN PARKING LOT SWALES, VALLEY GUTTERS, AND LOCAL DRAINAGE WAYS.
7. THE 100-YEAR FLOOD PLAIN DOES NOT ENCROACH ON THIS SITE.
8. THERE ARE NO MAPPED KNOWN OR OBSERVABLE FAULTS OR FISSURES ON THIS SITE.
9. THE HISTORICAL GROUNDWATER IS NOT WITHIN 20' OF THE EXISTING GROUND SURFACE ON THIS SITE.
10. NO EXISTING STRUCTURES ARE LOCATED ON THIS PROPERTY.

LEGAL DESCRIPTION

PARCEL 1 (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 103, PAGE 57 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34 AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 08°47'16" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

BENCHMARK NO. D 386 3, BEING A USC&GS DISC SET IN ROCK - EAST OF CHALESTON AND SOUTH OF THE RED ROCK DETENTION BASIN. ELEVATION = 999.5990 METERS OR 3248.71 FEET NAVD 88.

SUMMERLIN

VILLAGE 20 PARCEL "A" COMMERCIAL SUBDIVISION TENTATIVE MAP

NOVEMBER 30, 2004

SHEET 1 OF 2

STATE OF NEVADA — BERT A. HUGHES — No. 6229 — PROFESSIONAL ENGINEER

DATE

DESCRIPTION

DRAWN:
CHECK:
ISSUE DATE:
PLOT DATE: 11-29-04
PLOT TIME: 13:06:36

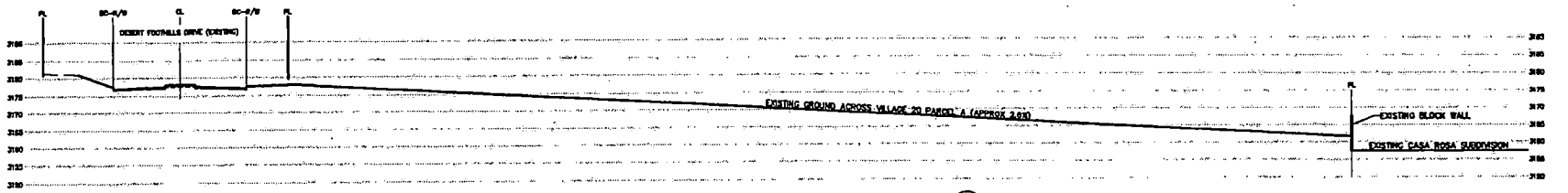
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD.,LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 FAX: (702) 804-2099

S:\VDC\Land Development\Tentative maps\Village 20 Parcel A\Tentative map\Village 20 Parcel A TM.dwg

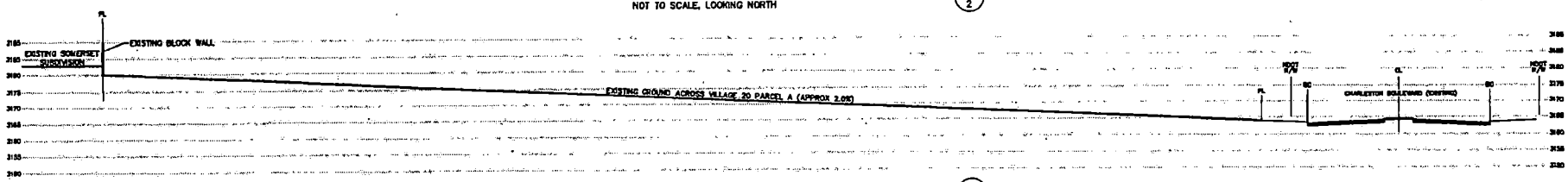
SUMMERLIN
VILLAGE 20 PARCEL "A"
COMMERCIAL SUBDIVISION
TENTATIVE MAP

DRAWING
1
1 OF 2 SHTS

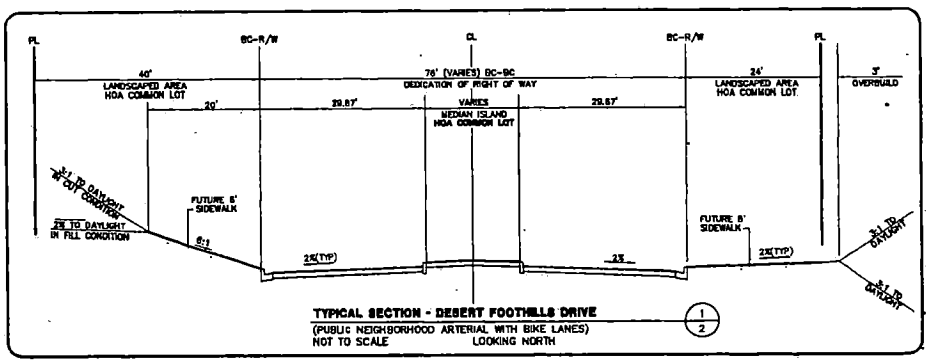
TMP-5708
01-13-05 PC



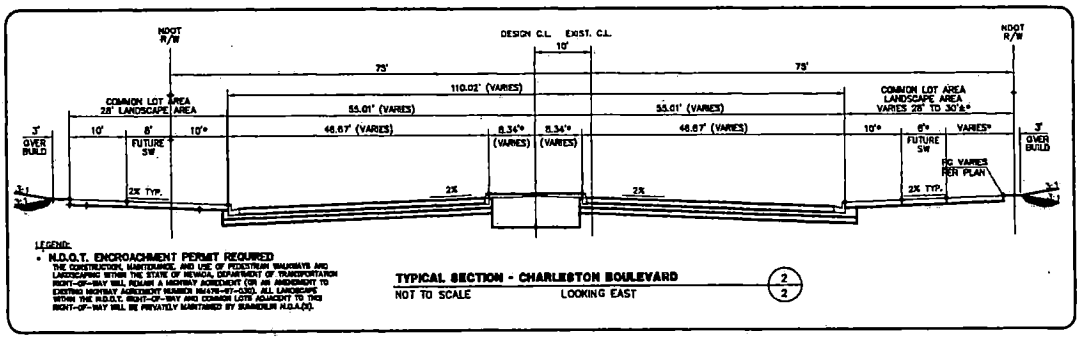
TYPICAL SECTION - EAST/WEST (A/2)
NOT TO SCALE, LOOKING NORTH



TYPICAL SECTION - NORTH/SOUTH (B/2)
NOT TO SCALE, LOOKING EAST



TYPICAL SECTION - DESERT FOOTHILLS DRIVE (1/2)
(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)
NOT TO SCALE LOOKING NORTH



TYPICAL SECTION - CHARLESTON BOULEVARD (2/2)
NOT TO SCALE LOOKING EAST

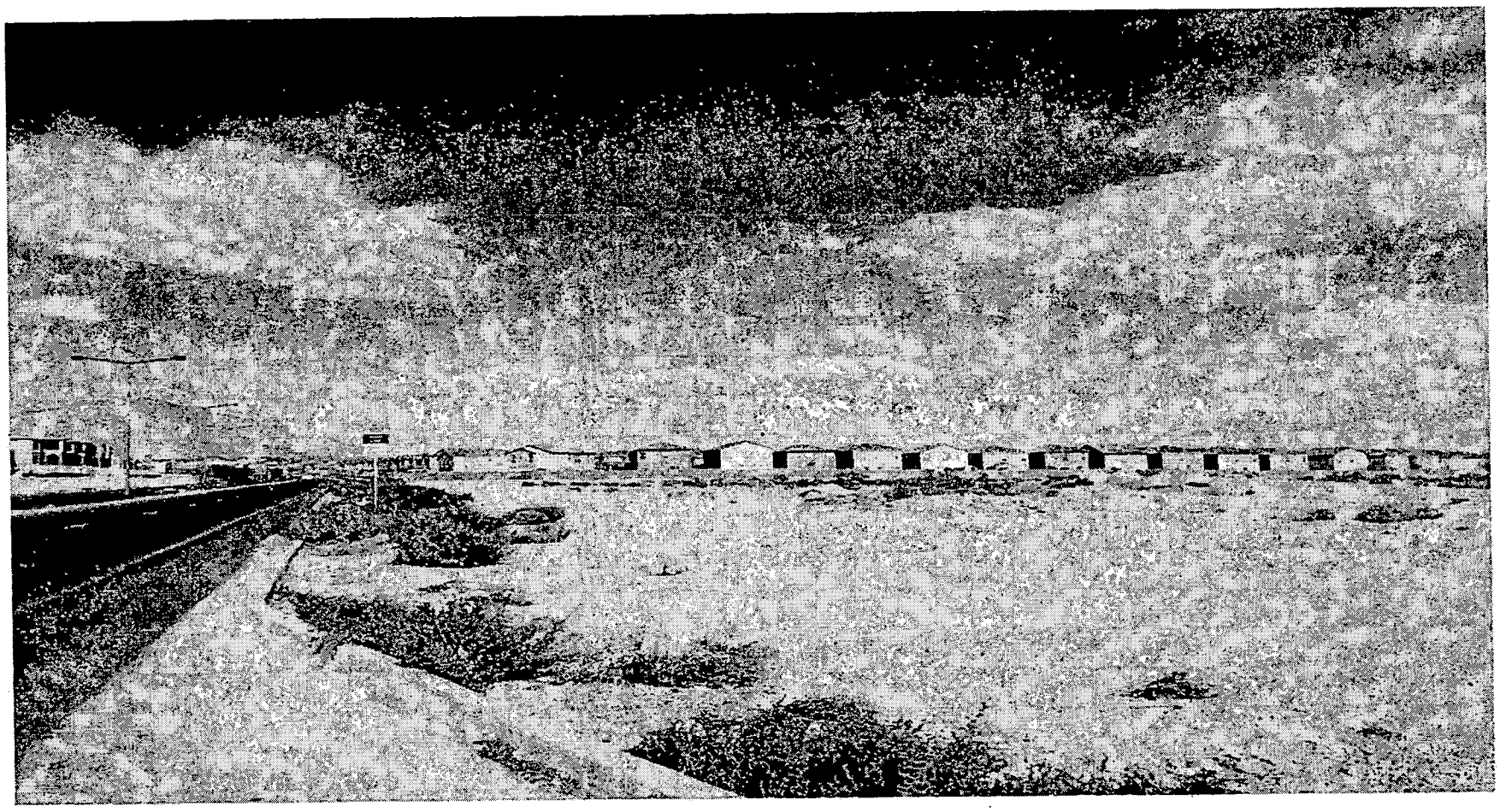
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 20 PARCEL 'A'
COMMERCIAL SUBDIVISION
TENTATIVE MAP

DRAWING 2
2 OF 2 SHTS

SHEET 2 OF 2

TMP-5708
01-13-05 PC



TMP-5708 - TENTATIVE MAP - SUMMERLIN VILLAGE 20 PARCEL "A" COMMERCIAL SUBDIVISION -
APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
NORTHEAST CORNER OF DESERT FOOTHILLS DRIVE AND CHARLESTON BOULEVARD
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TMP-5710 - TENTATIVE MAP - MANCHESTER PARK AT PROVIDENCE - APPLICANT: TROPHY HOMES - OWNER: TOUSA HOMES, INC. - Request for a Tentative Map FOR A 286-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40 acres adjacent to the southeast corner of Puli Road and Farm Road (APN 126-13-310-001, 126-13-301-005, and 126-13-301-006) PD (Planned Development) Zone, Ward 6, (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions and deleting Condition 1 – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is currently under contract with Trophy Homes

MINUTES:
GARY LEOBOLD, Planning & Development Department, indicated that the application for Item 6 [TMP-5710] should be pulled from the Consent agenda because of a minor condition change. Condition 1, which relates to Puli Road being shown on the map as 80 feet, could be removed as it was unnecessary.

(6:08 – 6:12)

1-180

CONDITIONS:
Planning and Development
1. The references to Puli Road being a 70-foot right of way shall be changed to show a right-of-way of 80 feet per TMP-3798.

CONDITIONS – Continued:

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

3. All development shall conform to the Conditions of Approval for Rezonings (ZON-2184 and ZON-1540), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

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

Public Works

7. Dedicate 35 feet of right-of-way adjacent to this site for Shaumber Road where no right-of-way currently exists and provide a 25-foot wide common element adjacent to the right-of-way dedication to accommodate the Providence master planned street corridor to be privately maintained by the Homeowner's Association for this site or the association created by the Master Developer.

CONDITIONS – Continued:

8. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way.

9. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

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

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

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

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

14. 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.

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

CONDITIONS – Continued:

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

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

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

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

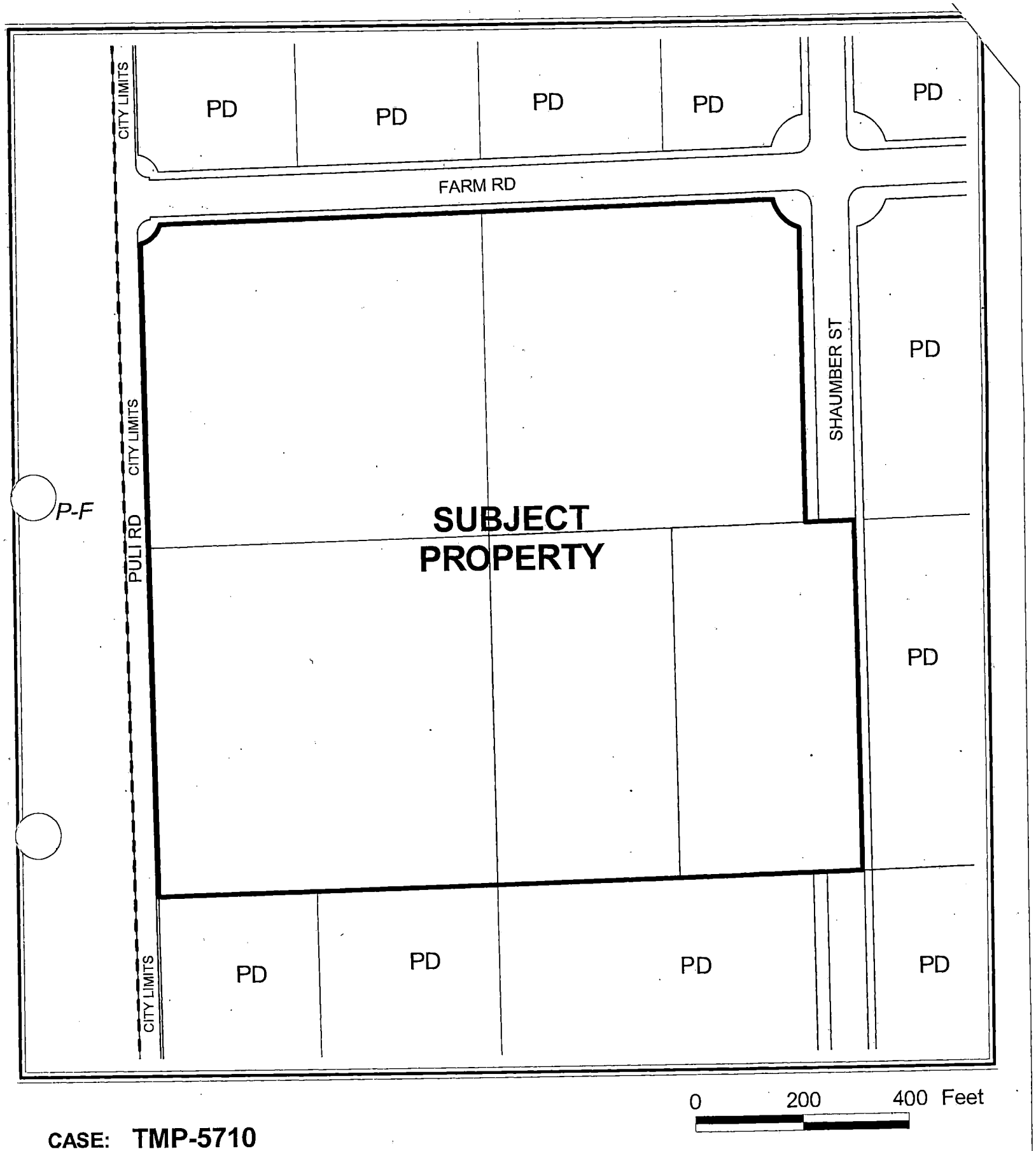
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and 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.

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

22. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or

CONDITIONS – Continued:

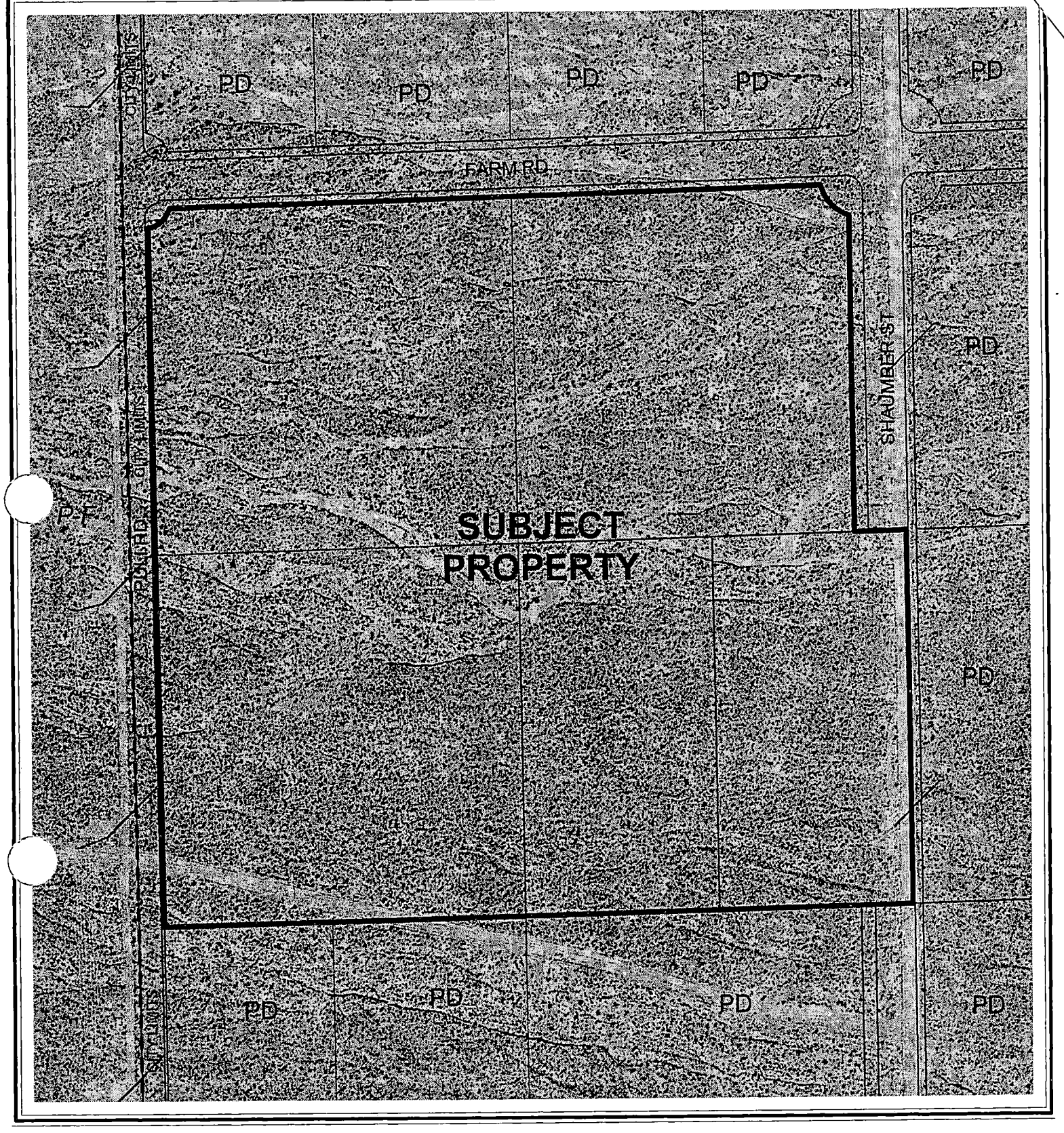
alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer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



CASE: TMP-5710

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 200 400 Feet

CASE: TMP-5710

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5710 - MANCHESTER PARK AT PROVIDENCE -
APPLICANT: TROPHY HOMES - OWNER: TOUSA HOMES, INC.

** CONDITIONS **

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

Planning and Development

1. The references to Puli Road being a 70-foot right of way shall be changed to show a right-of-way of 80 feet per TMP-3798.

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

3. All development shall conform to the Conditions of Approval for Rezonings (ZON-2184 and ZON-1540), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

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.

KCW

Public Works

7. Dedicate 35 feet of right-of-way adjacent to this site for Shaumber Road where no right-of-way currently exists and provide a 25-foot wide common element adjacent to the right-of-way dedication to accommodate the Providence master planned street corridor to be privately maintained by the Homeowner's Association for this site or the association created by the Master Developer.

8. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way.

9. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

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

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

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

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

14. 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.

KCW

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

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

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

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

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

20. 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.

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

KCW

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

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 286-lot single-family subdivision on 40.42 acres adjacent to the southeast corner of Puli Road and Farm Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation was February 14, 2003. Staff had recommended approval of this application.

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.

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

KCW

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

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

11/15/04 The Cliff's Edge Design Review Committee approved the residential development plan for the subject location.

B) Pre-Application Meeting

11/22/04 The following was discussed at a pre-application conference with the applicant.

- Cliff's edge Pod 207 (ML)
- Traffic impact fee- $185 per unit
- Meets Cliff's Edge open space standard
- Entrance meets median opening restrictions
- Re-number lots
- Need Focus approval letter at time of submittal
- Add proposed street names and net area of site
- Owner signature needs to match deed and state corporation records
- Add cross section showing stepped retaining / screen wall at perimeter
- Revise cross sections to show all retaining walls at perimeter

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	40.42
Net Acres:	38.89

B) Existing Land Use

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

KCW

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	Clark County

D) General Plan Compliance

The area covered by the proposed Tentative Map includes properties with the designation of PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Map of the General Plan. All of the parcels on the proposed Tentative Map are zoned PD (Planned Development), with a density of 7.07 dwelling units per acre across the entire development. The proposed Tentative Map will be in conformance with the provisions of the PCD (Planned Community Development) land use designation.

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

Cliff's Edge Master Plan – Future development within the Cliff's Edge master plan area is governed by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. The Master Development Plan was required for the approval of PD (Planned Development) zoning, which was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines, and with the approval of proposed modifications to the area's land use categories.

KCW

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts the area at the southeast corner of Farm Road and Puli Road. The submitted map depicts Farm Road and Puli Road as 70-foot rights-of-way. Access to the subdivision is from Shaumber Road, approximately 660 feet south of Elkhorn Road. Except for the 54-foot wide entrance to the development, all streets within the subdivision are shown as 39 feet in width.

- Cross Section

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height therefore complying with Title 18. However, the total vertical wall face adjacent to Farm Road will be a maximum height of 9-feet.

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum six-foot retaining wall. None of the proposed retaining walls are greater than four-foot in height therefore complying with Title 18. In addition, the wall adjacent to Shaumber Road is stepped with a four-foot separation. On December 14, 2004, the applicant indicated this four-foot buffer would be landscaped.

The cross section provided for Puli Road does not conform to that approved with the Cliffs Edge Parent Map.

- Trails

Per Title 18.08.100, all trails that are required in accordance with the City's Master Plan and ordinances shall be indicated on the Tentative Map. No trails are located adjacent to this development, therefore, trails are indicated on the tentative map.

- Special Conditions of Approval

Proposed subdivision shall be subject to any pertinent special conditions of approval from ZON-2184, Specifically the following:

  - The Planning and Development Department conditioned the approval of each Rezoning application on the approval of a Site Development Plan Review by the Planning Commission or City Council prior to the issuance of any permits, site grading or development activity for the site.

KCW

- All perimeter walls fronting public streets may not exceed eight feet in height.
- The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5710 APN: 126-13-310-001, 126-13-301-005 & 126-13-301-006

Name of Property Owner: Tousa Homes Inc

Name of Applicant: Trophy Homes

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

_____ Yes XX No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Dan Ferguson
Division President

Subscribed and sworn before me

This 18th day of August, 2004

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

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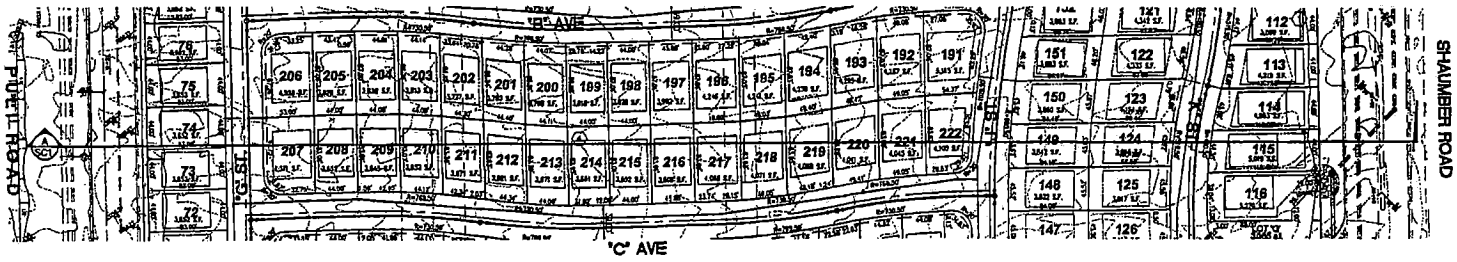
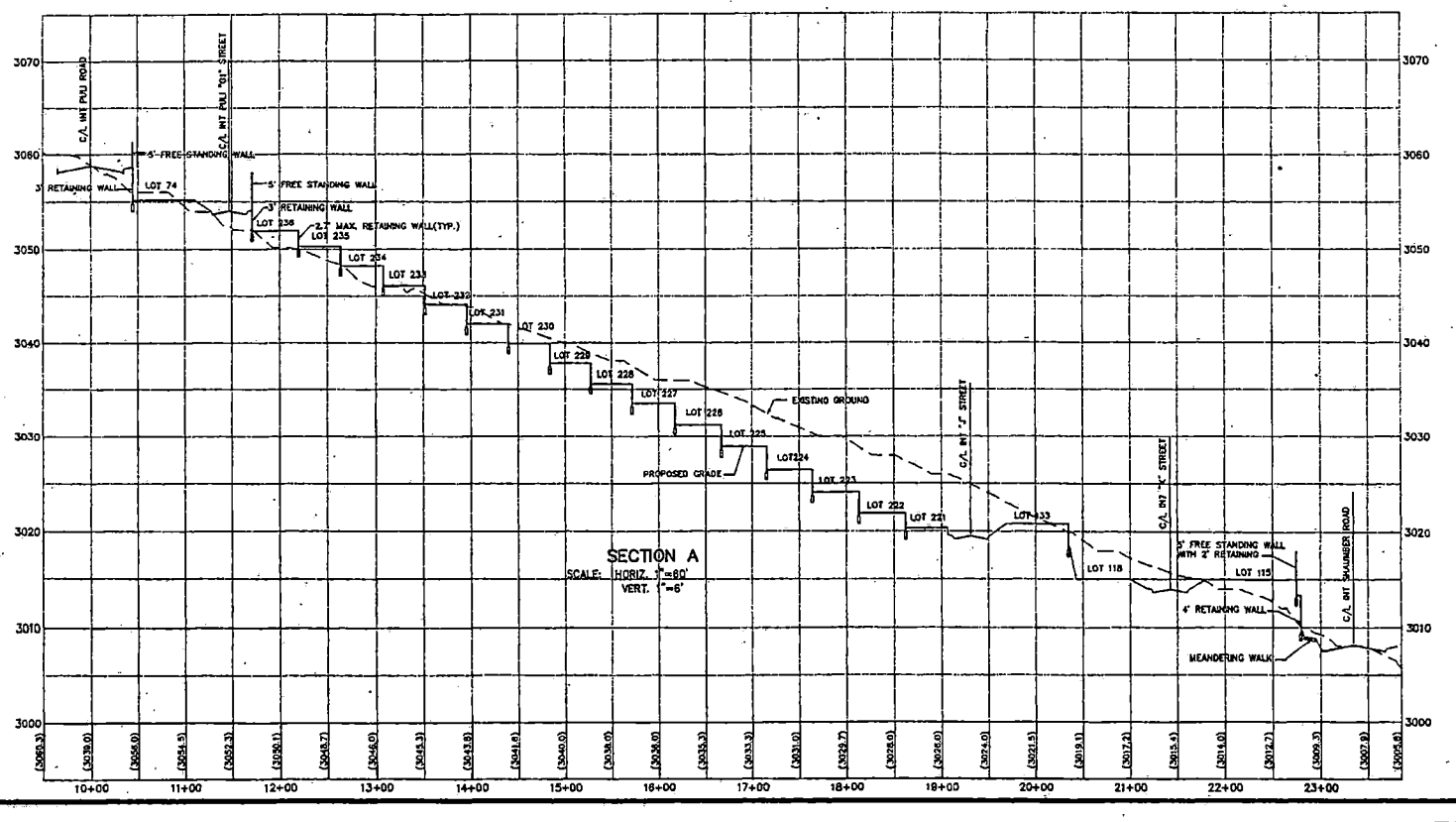
TENTATIVE MAP
FOR
MANCHESTER PARK AT PROVIDENCE
A MASTER PLANNED COMMUNITY

APN #'S 126-13-301-001,-002,-005, 006,-014
AND 126-13-401-015

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.





SECTION A
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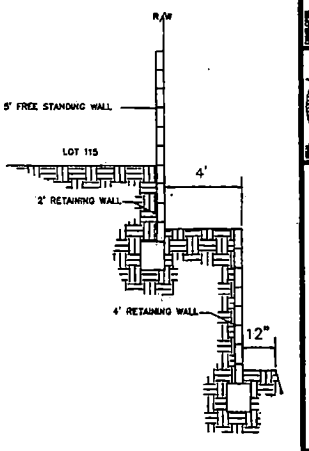
VERT. 1"=8'



WALL DETAIL
N.T.S.

DESIGNED BY: LDG
DRAWN BY: LDG
CHECKED BY: DMA
DATE: 12/20/04

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

MANCHESTER PARK AT PROVIDENCE

TENTATIVE MAP

TROPHY HOMES
333 WEST BROOKS, #100
LAS VEGAS, NEVADA 89130
PHONE: (702) 304-4137
FAX: (702) 304-4243

STATE OF NEVADA
Jeffrey A. ANDERSON
No. 13715
12/20/04

6280 E. Valley View Blvd
Suite 000
Las Vegas, NV 89115
Tel: (702) 388-0066
Fax: (702) 388-0067

CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
SC1
1 OF 2

AGENCY DRG. NO.

TMP-5710
01-13-05 PC

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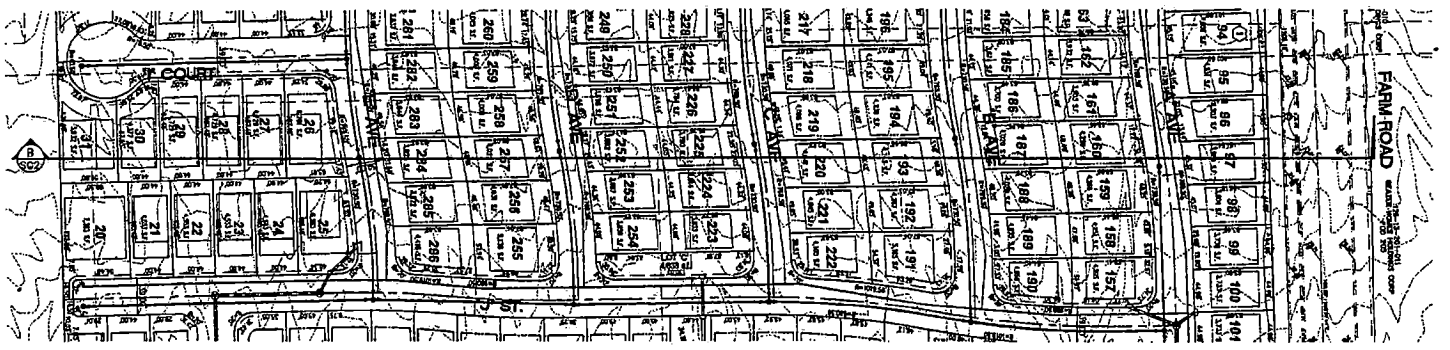
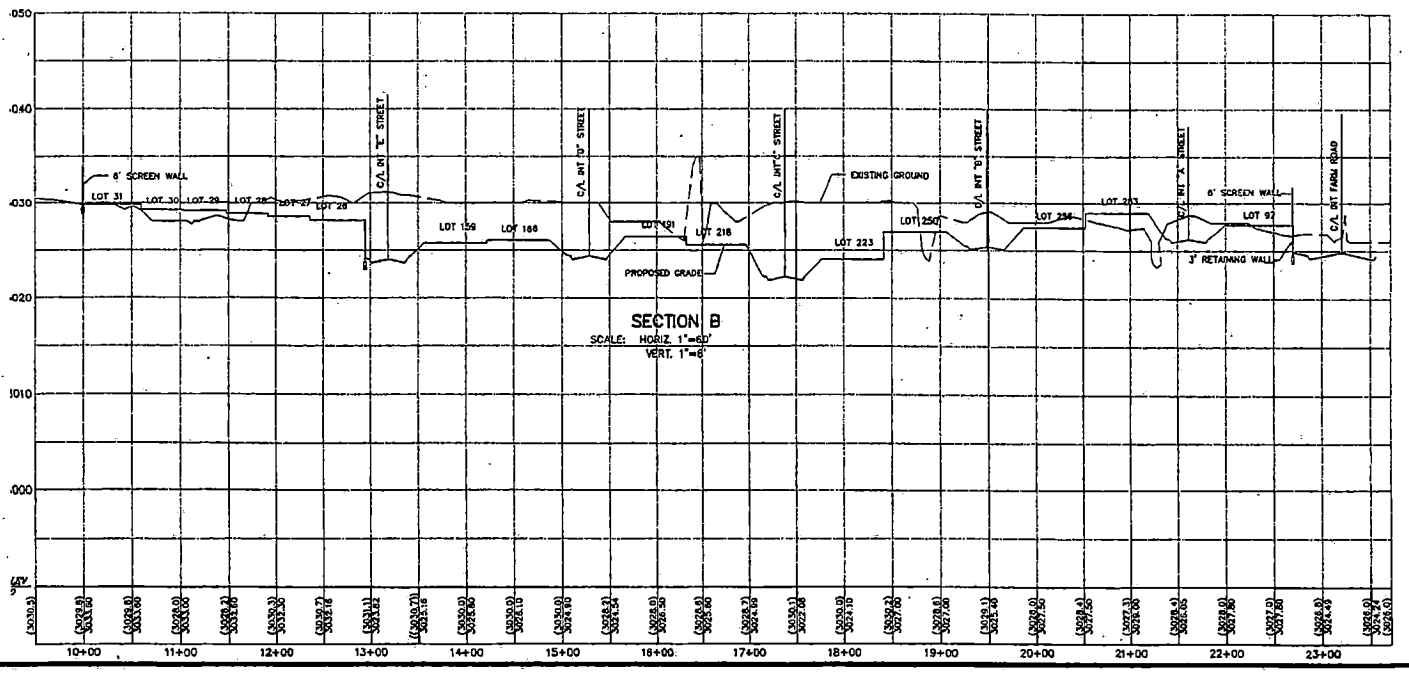
Call before you Overhead
1-702-227-2929

TENTATIVE MAP
FOR
MANCHESTER PARK AT PROVIDENCE
A MASTER PLANNED COMMUNITY

APN #'S 126-13-301-001,-002,-005, 006,-014
AND 126-13-401-015

NORTH
GRAPHIC SCALE





SECTION B
SCALE: HORIZ. 1"=60'
VERT. 1"=6'

DESIGNED BY: LDD
DRAWN BY: LDD
CHECKED BY: BBA
PROJECT DATE: 10/04/04

MANCHESTER PARK AT PROVIDENCE
CITY OF LAS VEGAS, NEVADA

TENTATIVE MAP

TROPHY HOMES
334 WEST BRIDGE, 2nd FLOOR
LAS VEGAS, NEVADA 89030
PHONE: (702) 369-4333
FAX: (702) 369-4343

STATE OF NEVADA
BYRON S. JACKSON
No. 12778
REGISTERED PROFESSIONAL ENGINEER

6220 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel (702) 368-9000
Fax (702) 368-0047

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SC2
2 OF 2

TMP-5710
01-13-05 PC

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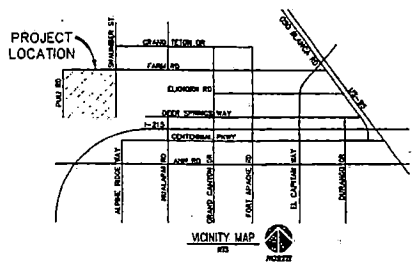
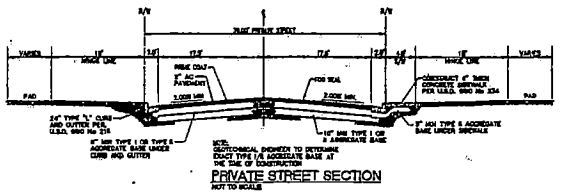
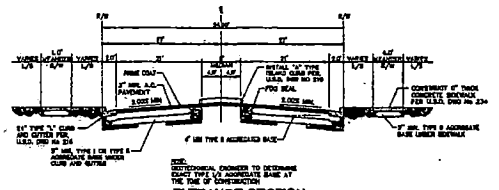
TENTATIVE MAP FOR MANCHESTER PARK AT PROVIDENCE

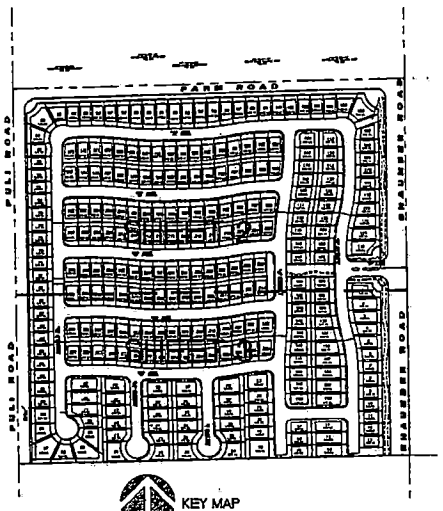
A MASTER PLANNED COMMUNITY

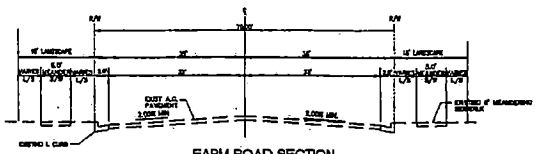
APN #'S 126-13-301-001,-002,-005, 006,-014
AND 126-13-401-015

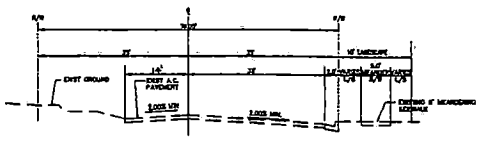


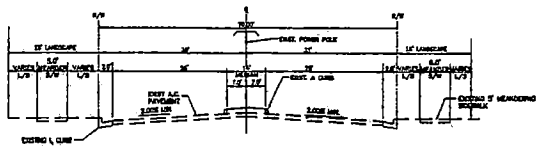






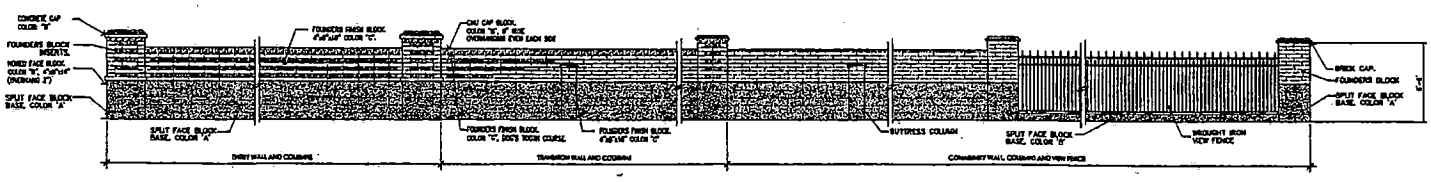






SOLID A FULLY OPERATIONAL FIRE PROTECTION SYSTEM, INCLUDING FIRE APPARATUS ROADS, FIRE HYDRANTS, AND WATER SUPPLY SHALL BE INSTALLED AND SHALL BE FUNCTIONAL PRIOR TO CONSTRUCTION OF ANY COMBUSTIBLE MATERIALS

NOTE: NO EXISTING STRUCTURES ON THIS SITE



PROPOSED PERIMETER WALL
NOT TO SCALE

OWNER:
TOUSA HOMES INC.
1700 WEST HORIZON RIDGE PKWY #200
HENDERSON, NV 89012

SITE DATA

EXISTING ZONING: PD
LAND USE: MEDIUM LOW DENSITY RESIDENTIAL
R/W WIDTH: 30' TYP
GROSS AREA: 49.01 ACRES
GROSS DENSITY: 7.07 DU/ACRE
NET AREA: 30.83 ACRES
REQUIRED OPEN SPACE: 25 SF. PER UNIT (7,150 S.F.)
PROPOSED OPEN SPACE: 43,000 S.F.
NUMBER OF LOTS: 286
AVERAGE LOT SIZE: 6,042 SQ.FT.
MINIMUM LOT SIZE: 5,445 SQ.FT.
MAXIMUM LOT SIZE: 7,335 SQ.FT.

UTILITY DATA

POWER: NEVADA POWER CO
WATER: LVVWD
SEWER: CITY OF LAS VEGAS
GAS: SOUTHWEST GAS CO
TELEPHONE: SPRINT TELEPHONE CO
DISPOSAL: SILVER STATE DISPOSAL

SEWAGE CONTRIBUTION

286 UNITS@250 GPD/UNIT = 71,500 GPD
TOTAL AVERAGE CONTRIBUTION = 0.0715 MGD
TOTAL PEAK FLOW = 0.0715x3.4=0.243 MGD

CLIFF'S EDGE DESIGN GUIDELINES SECTION 3.2.5

18' FRONT SETBACK LINES TO FRONT OF GARAGE
15' REAR SETBACK LINES
INT CORNER LOT SETBACK LIMITS
4' INTERIOR LOT SIDEYARD SETBACK LINES PER CLIENT
(WHERE 7' IS REQUIRED FOR STANDARDS)
30' MAX. BUILDING HEIGHT (TWO STORY)
14' MAX. BUILDING HEIGHT (SINGLE STORY)

BENCHMARK

Elevation=2860.79 feet(NAVD 88 Datum)

CITY OF LAS VEGAS BENCHMARK No. SILVER 1321

RIVET AND PLATE IN CONCRETE CHANNEL AT THE ACR CORNER OF MAALAVE AND GRAND TETON DRIVE

NAVD 88 DATUM ELEVATION = 2791.710 MEASED

BASIS OF BEARINGS

NORTH 0°03'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 116 OF PLATS, PAGE 68, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

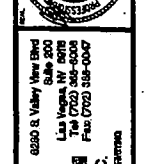
BEING ALL OF LOT 307, BLOCK 4, AS SHOWN ON THE FINAL MAP OF "CLIFFS EDGE PARCEL 3" AS RECORDED IN BOOK 116 OF PLATS, PAGE 68, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, AND BEING ALL OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NO.	REVISION	DRAWN BY	CHECKED BY	DATE	PROJECT NO.
1	1ST SUBMITTAL	LAS	LAS	10/04	04-1210
2	2ND SUBMITTAL	LAS	LAS	12/04	04-1210
3	3RD SUBMITTAL	LAS	LAS	1/05	04-1210
4	4TH SUBMITTAL	LAS	LAS	2/05	04-1210
5	5TH SUBMITTAL	LAS	LAS	3/05	04-1210

MANCHESTER PARK AT PROVIDENCE
CITY OF LAS VEGAS

TENTATIVE MAP

TROPHY HOMES
1317 BOCK, 2nd FLOOR
333 BOCK, NEVADA 89030
PHONE: (702) 369-8137
FAX: (702) 369-8210



6230 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel (702) 362-6006
Fax (702) 362-0047
CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
TM1
1 OF 3

AGENCY DWG. NO.

TMP-5710
01-13-05 PC

Avoid utility underground cable lines on roads

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-593-6111

TENTATIVE MAP
FOR
MANCHESTER PARK AT PROVIDENCE
A MASTER PLANNED COMMUNITY

APN #'S 126-13-301-001,-002,-005, 006,-014
AND 126-13-401-015

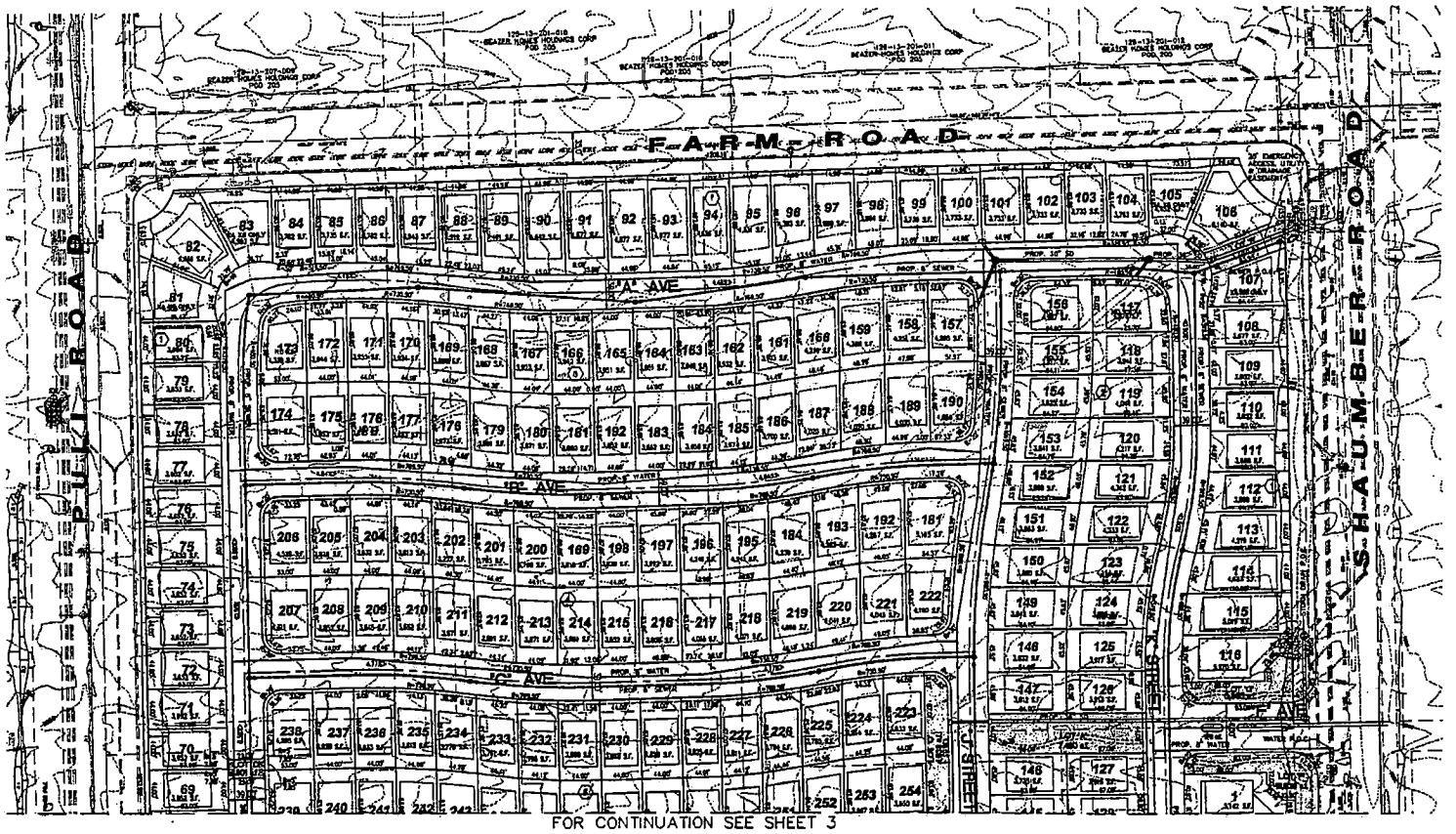
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NORTH

PROJECT LOCATION

VICINITY MAP



FOR CONTINUATION SEE SHEET 3

DESIGNED BY: LDS
DRAWN BY: LDS
CHECKED BY: ERA
PROJECT DATED:

NO. REVISION DATE BY

MANCHESTER PARK AT PROVIDENCE

TENTATIVE MAP

TROPHY HOMES
233 WEST BROOK, 2nd FLOOR
LAS VEGAS, NV 89106-4337
PHONE (702) 388-0211

6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Ph (702) 362-8844
Fax (702) 362-0047

CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
TM1
2 OF 3

AGENCY DWG NO.

TMP-5710
01-13-05 PC

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-593-6111

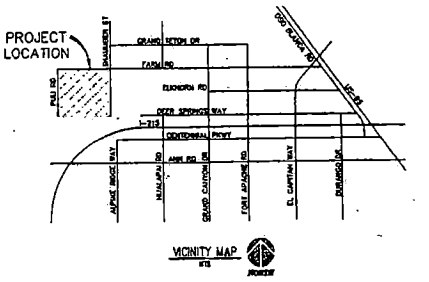
TENTATIVE MAP
FOR
MANCHESTER PARK AT PROVIDENCE
A MASTER PLANNED COMMUNITY

APN #'S 126-13-301-001,-002,-005, 006,-014
AND 126-13-401-015

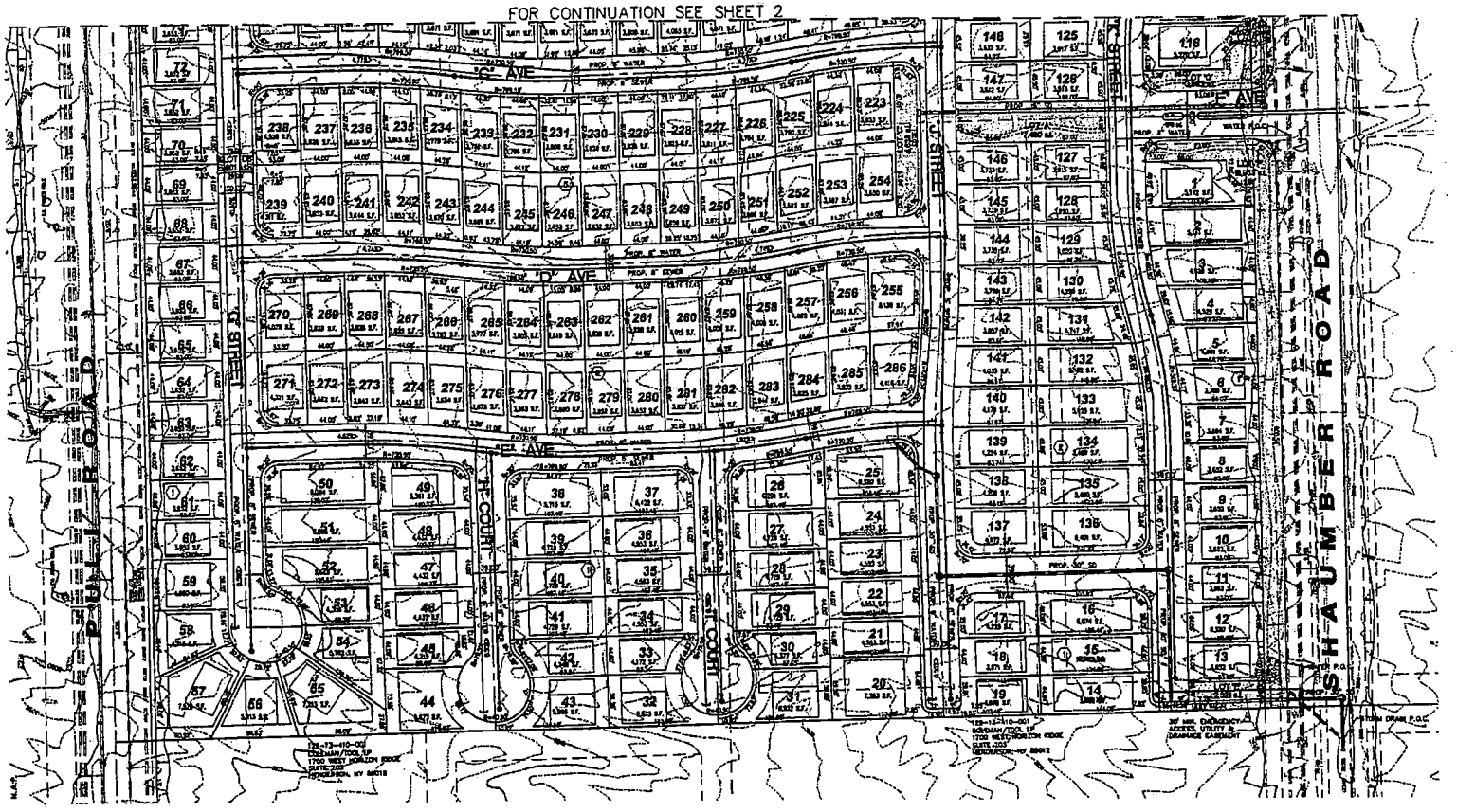
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NORTH



FOR CONTINUATION SEE SHEET 2



NO.	REVISIONS	BY	DATE	APP'D
1				
2				
3				
4				

DESIGNED BY: LDD
DRAWN BY: LDD
CHECKED BY: ABA
PROJECT DATE:

MANCHESTER PARK AT PROVIDENCE

TENTATIVE MAP

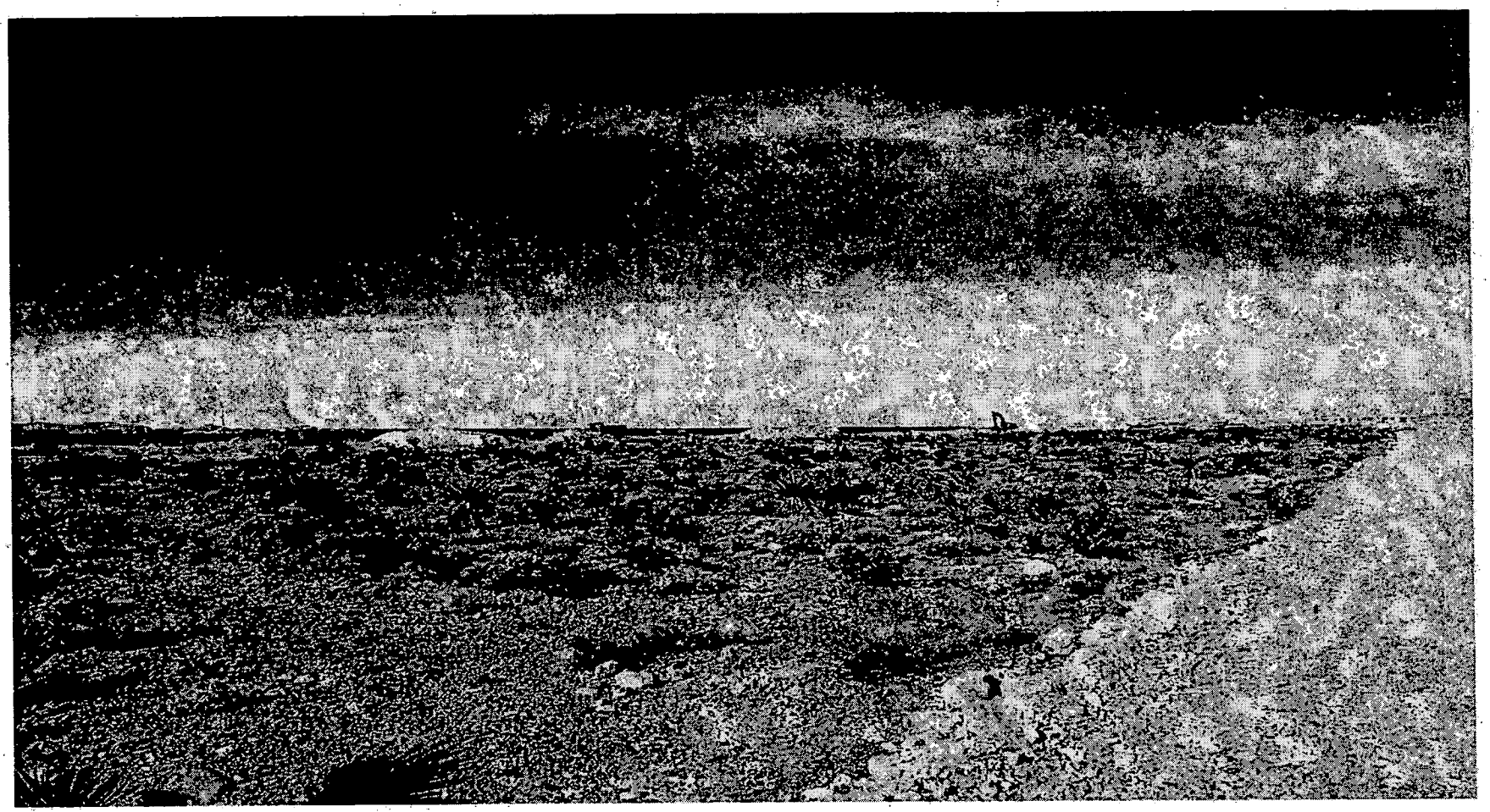
TROPHY HOMES
255 WEST SAHARA, 2nd FLOOR
LAS VEGAS, NEVADA 89102
PHONE: (702) 369-6313
FAX: (702) 369-6343

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEVADA — TYRONE J. HUDSPETH — No. 12178

CONSULTANTS, INC.
CIVIL ENGINEERING · PLANNING · LAND SURVEYING
6230 S. Valley View Blvd Suite 200
Las Vegas, NV 89118
Tel: (702) 368-3000
Fax: (702) 368-0047

SHEET
TM1
3 OF 3

TMP-5710
01-13-05 PC



TMP-5710 - TENTATIVE MAP - MANCHESTER PARK AT PROVIDENCE - APPLICANT: TROPHY HOMES - OWNER: TOUSA HOMES, INC.
SOUTHEAST CORNER OF PULI ROAD AND FARM ROAD
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TMP-5712 - TENTATIVE MAP - SUMMERLIN VILLAGE 24 PARCEL "B" SHADOW POINT - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 105-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 35.80 acres adjacent to the southwest corner of Charleston Boulevard and Sky Vista Drive (APN 137-22-000-011), 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:
NIGRO – APPROVED subject to conditions and deleting Condition 1 – UNANIMOUS

MINUTES:
VICE CHAIRMAN NIGRO confirmed with MARGO WHEELER, Director, Planning & Development Department, that the Item had been pulled off of the Consent portion of the agenda because staff had suggested during the briefing that Condition 1 of Item 7 [TMP-5712] be deleted.

(6:08 – 6:12)

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

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Rezoning Z-0119-96, Master Development Plan Review MDR-3867, the Summerlin West Development Agreement DA-0001-96, and the Summerlin Development Standards.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

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 is to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

CONDITIONS – Continued:

Public Works

7. The Final Map for Summerlin Village 24 Unit 1 shall record prior to the recordation of this Final Map.

8. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map for this site or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

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

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

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

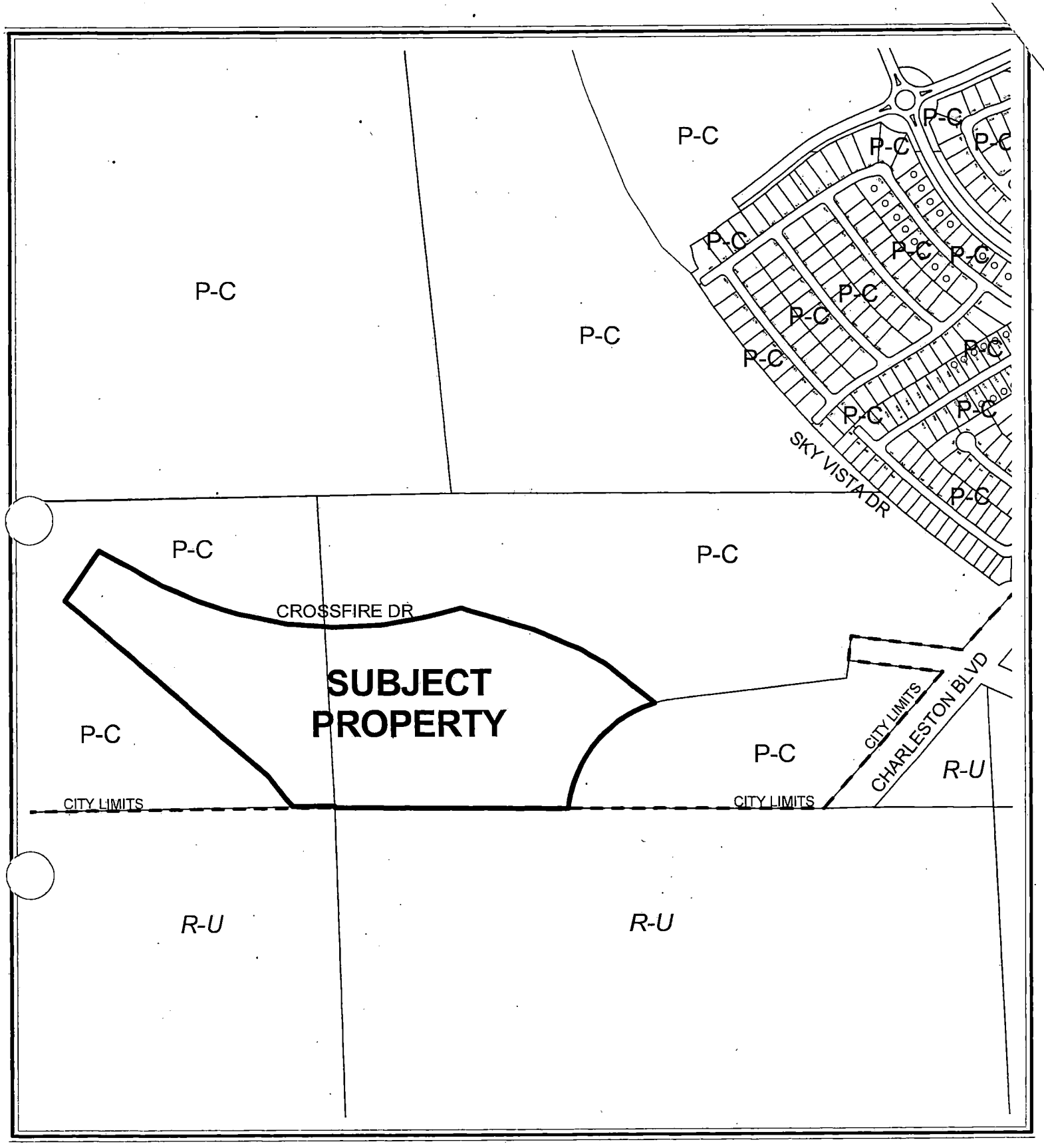
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and 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.

CONDITIONS – Continued:

13. Site development to comply with all applicable conditions of approval for Summerlin Village 24 and all other subsequent site-related actions.

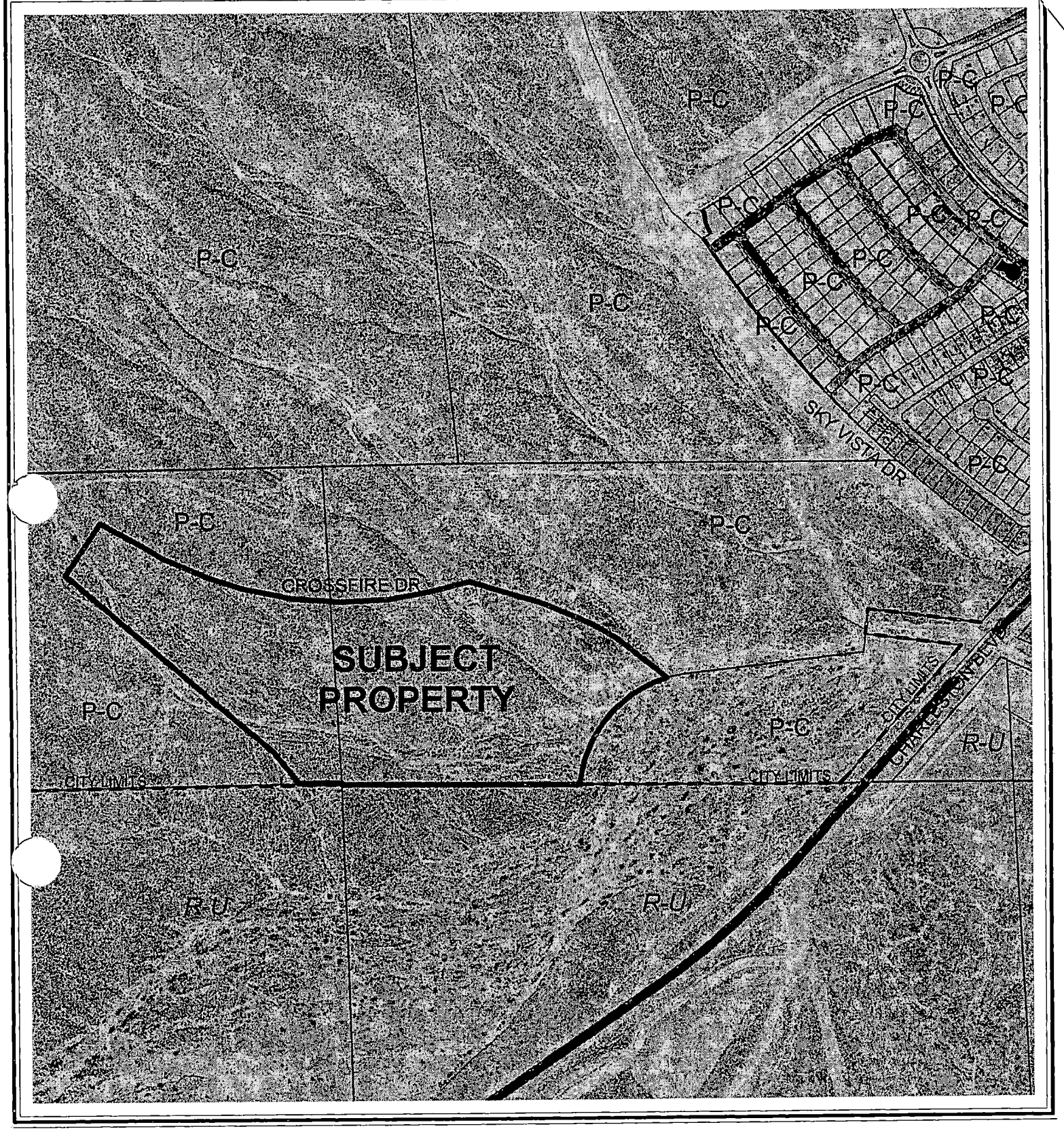
14. Site development to comply with all applicable Summerlin Development and Improvement Standards.

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



CASE: TMP-5712

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



0 400 800 Feet

CASE: TMP-5712

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5712 - SUMMERLIN VILLAGE 24 PACEL "B" SHADOW POINT - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION

** CONDITIONS **

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

Planning and Development

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KCW

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KCW

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KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map for a 105-lot single-family detached subdivision on 36.97 acres adjacent to the south side of Crossridge Drive, west of Sky Vista Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/27/97 The City Council approved a Rezoning (Z-119-96) to P-C (Planned Community) on this site as part of a larger request. The Planning Commission and staff recommended approval.

01/27/97 The City Council approved a Development Agreement (DA-0001-96) for this site as part of larger overall request. The Planning Commission recommended approval.

05/05/04 The City Council approved a request for a Master Development Plan Review (MDR-3867) for Summerlin Village 24 on 502.2 acres located adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

11/15/04 Discussion about the project included:

- Specifics about the design of the subdivision
- Setbacks of the single-family dwellings
- Street naming standards
- Labeling of the common lots
- Deviations of Public Works standards

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 36.97
Net Acres: 35.56

KCW

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	P-C (Planned Community)
East:	P-C (Planned Community)
West:	P-C (Planned Community)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Southwest Sector Land Use Plan Map of the General Plan. The existing P-C (Planned Community) Zoning designation is in conformance with the PCD designation. The proposed Tentative Map conforms to the PCD land use designation.

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

This site is located within the Summerlin Master plan area. The project will be subject to the Summerlin 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	Provided	Compliance
Min. Lot Size	6,825 Square Feet	Y
Min. Lot Width	65 Feet	Y

KCW

Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 20 Feet	 Y Y Y Y
Max. Lot Coverage	45 %	Y
Max. Building Height	2 Stories / 35 Feet	Y
Number of Lots	105	Y
Max. Density	2.95	Y
Private/Public Street	Private	Y
Min. Street Width	37 Feet	Y

The proposal meets the development requirements for a single-family subdivision in Summerlin.

B) General Analysis Discussion

- General information

The subject Tentative Map is for a single-family subdivision of 105 lots on 36.97 acres. The major street network connecting all the parcels is defined. Access will be from Crossridge Drive via a single access to 37-foot private internal streets.

- Cross Section

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. None of the proposed retaining walls are greater than 6-foot in height.

- Trails

There is a trail indicated on Map 4 of the Master Plan Transportation Trails Element Map, adjacent to the south side of the site, which is on the north side of Charleston Boulevard. The developer will be required to develop that segment of the trail as part of this development.

- Special Conditions of Approval

There are no special conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5712 APN: 137-22-000-011

Name of Property Owner: The Howard Hughes Corporation

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: 137-22-000-011

Signature of Property Owner/Authorized Agent: Gerald M. Robbins

Print Name: Gerald M. Robbins

Subscribed and sworn before me

This 24 day of November, 2004

BRENDA ANDERSON
Notary Public State of Nevada
No. 99-51951-1
My appt. exp. Feb. 26, 2007

Brenda Anderson
Notary Public in and for said County and State

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

G. C. WALLACE, PE/SE, PLS
JAMES A. DUDDLESTEN, PE
MICHAEL D. ROSS, PE
CHRISTOPHER W. ANDERSON, PE
CALVIN L. BLACK, PE, PLS
E. ROBERT PETERSON
SCOTT R. PLUMMER, PE
BENJAMIN C. SMITH, PE
EUGENE W. WRIGHT, PE

THOMAS P. DYSON, PE
DOUGLAS M. HANKEL
J. P. HIGGINS, PLS, WRS
BERT A. HUGHES, PE
RICKEY D. HUNSAKER, PE, LC
NOEL C. LAUGHLIN, PE
MARVIN W. MAIZE
TIMOTHY A. McCOY, PE, PTOE
DANNY S. McFADDEN, PE
S. WILLIAM NEIGHBORS, PE
THOMAS R. NICHOLS, PE
FREDERICK W. ORBAN, PLS
JERRY E. PRUITT, PE
BRIAN L. SCHMIDT, PE
JEFF W. STAYTON, PE
JOHN R. TOBIN, PE, PTOE
HOWARD K. VANDER MEER, PE, WRS
G. IRA WALLACE, PE

JIM B. BAKKEDAHL, PE
[illegible] A. BODROG, PLS
[illegible] CLARK, PE
[illegible] L. DEXHEIMER, PE
[illegible] GALVAN
RANDALL K. GREMLICH, PE
PASCAL HAYES, PE/SE
DANNY E. HILL, PLS
DAPHNE L. HOFFMAN
DONALD L. HOTCHKISS JR., PE
BILL HUNTER, PE
RANDY W. MROWICKI, PLS
JOHNNIE R. PATE JR., PE, PTOE
FRED A. SELLE
SAUNDRA L. VANCE, CCS, CCCA

FAYSAL ARIDI, PE
RYAN R. BELSICK, PE
JOHN T. BROWN, PE
PATRICK S. BYRD, PE
MARY A. CARR, PE
RICHARD G. CLARKE
GLENN R. CURTIS, III, CMI
IAIN DOLEMAN
JOHN FITCH, PE
ERIC G. GILES, PE/SE
NICHOLAS G. GOLZ, PE
KEITH HATTON, PE
TODD C. HAYNE, PE
GERALD L. HOLTON, PLS, WRS
RUSSELL D. JAMISON, PLS
JOSH JOHNSON, PE
[illegible]NN JONGSMA, PE
[illegible]N. KELLEY, PE
[illegible] R. KETTERMAN
[illegible]HANBOLOUKI, PE
SCOTT R. LANDERMAN, PLS
PAUL R. LOHMAN, PE
RICHARD A. LOZANO, PE
MICHAEL J. LUDWIG, PE
CHRISTOPHER M. LUQUETTE, PE, CFM
JEFFERY J. McBRIDE, PE
WILLIAM METCALF
MATTHEW D. MEYER, PE
WILLIAM J. MEYER, PE
RIMAH I. NAZZAL, PE/SE
GIA D. NGUYEN, PE
JERRY E. PASCOE, PLS
WESLEY T. PETTY, PE
CHRISTOPHER W. PLUTTE, PE
RICK J. READ, PE
BRADFORD G. ROCKWELL, PE
CHRISTOPHER B. SMITH, PE
DONNA J. STRALOW, PLS
S. TRACY STRATTON
CHURAIRAT (ANN) TANAKUL, PE
GRANT Y. TOKUMI, PE
KEVIN L. TOMLINSON, PE
JERRY TSUNETA
F. EDUARDO VILLALOBOS, PE/SE
PAUL J. VILLALUZ, PE
KEVIN W. WALLACE, PLS
GLENN B. WATANABE, PE
STEPHEN L. WEATHERMAN, PE
MANSON W. WONG, PE, PTOE
DEBRA M. YAMACHIKA, PE
DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
SACRAMENTO, CA

09860
62024.810

November 29, 2004

City Of Las Vegas
Planning And Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Summerlin - Village 24 Parcel B Shadow Point - Tentative Mapping

Dear Sir:

We are pleased to be submitting, on behalf of our client, The Howard Hughes Corporation, the Summerlin – Village 24 Parcel B – Shadow Point – Tentative Mapping for your review.

This parcel will be located west of Charleston Boulevard and south of the future Crossbridge Drive arterial and positionally just south of the new Summerlin Village 24 Parcel E.

Village 24 Parcel B will be a private gated residential development zoned SF3.

The parcel shall be constructed in two phases, with Phase One of the infrastructure for the development to be completed in the first quarter of 2005. This first phase will encompass two water zones (Zones 3550 and 3435). The final phase shall be constructed upon completion of the water system for Zone 3550. This water system is slated for development in 2005 at this time.

The gated main entrance for the Parcel B will be via future Crossbridge Drive.

Attached please find a copy of the proposed perimeter wall design for all of Village 24.

Thank you for your attention and if we are able to answer any questions at this time, please do not hesitate to contact our office at 804-2000. William Neighbors or myself will be pleased to answer your questions.

Sincerely,

G.C. WALLACE, INC.

Bert M. Estrada
Project Manager

THE HOWARD HUGHES CORPORATION
Summerlin Design Review Committee

Gerald W. Robbins
Vice President Detail Planning

BME/pnk
cc: M. Ross, GCW
B. Anderson, GCW
W. Neighbors, GCW
R. Mrowicki, GCW

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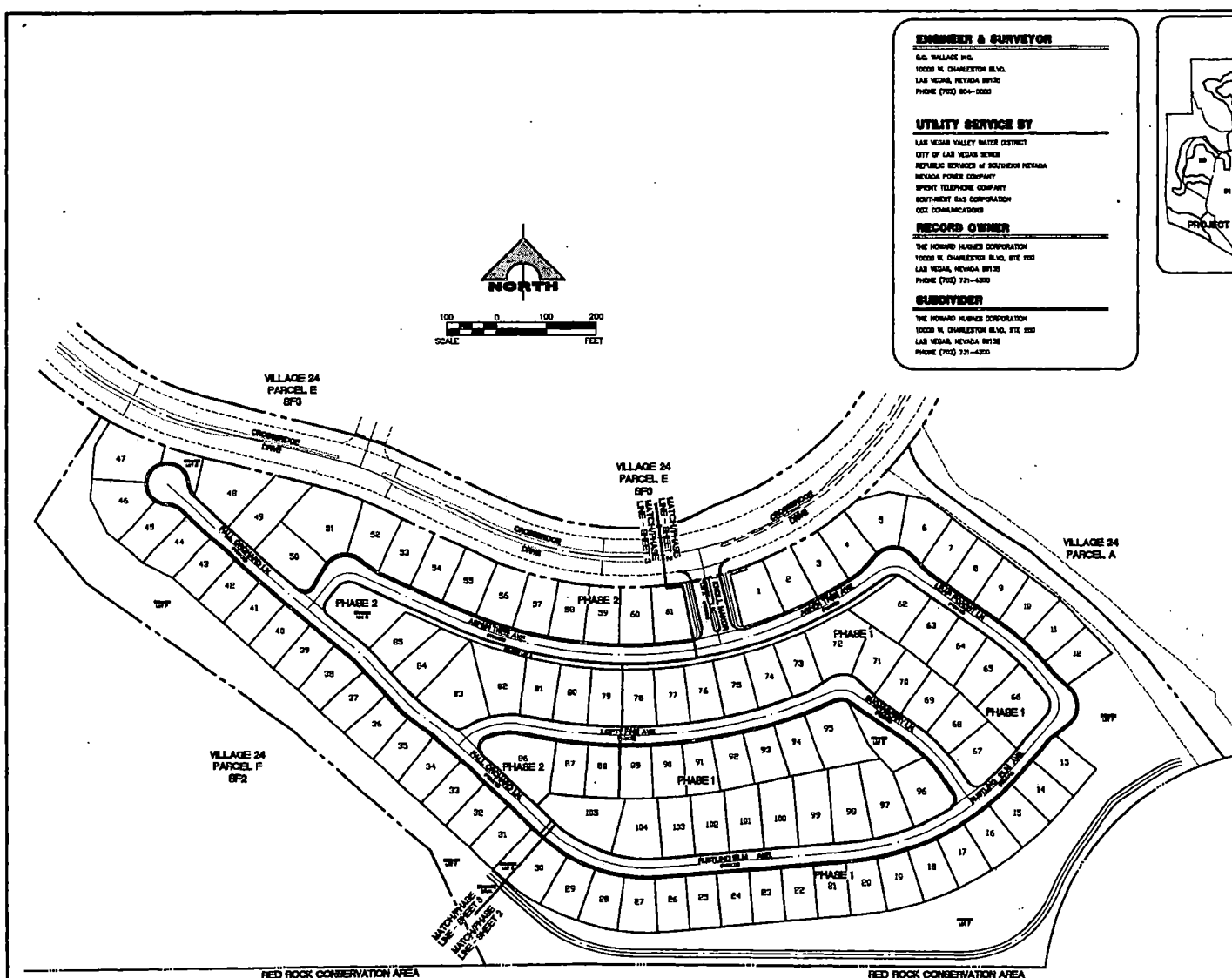


ENGINEER & SURVEYOR

G.C. WALLACE INC.
10000 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89135
PHONE (702) 804-0000

UTILITY SERVICE BY

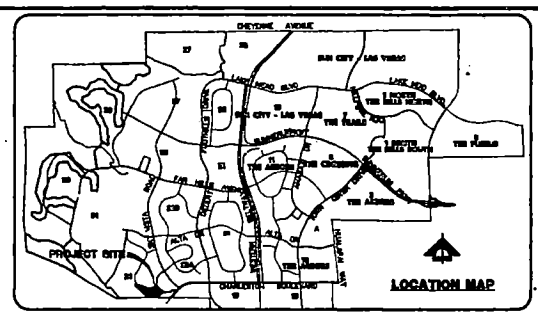
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD, STE 200
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300

SUBDIVIDER

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD, STE 200
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300



LAND USE

EXISTING ZONING	= P-C
EXISTING LAND USE	= SF-3
TOTAL GROSS ACREAGE	= 39.87 AC.
TOTAL NET ACREAGE	= 35.36 AC.
TOTAL NET/NET ACREAGE	= 34.36 AC.
NUMBER OF LOTS	= 105
NUMBER OF COMMON LOTS	= 5
MIN. LOT SIZE	= 65' X 105'
LOTS PER ACRE (NET/NET)	= 3
MIN. PL RADIUS	= 20'
TYP. BUILDING SIZE (APPROX.)	= 3,045 SQ. FT.
TYP. F.A.R.	= .45X

SEWAGE CONTRIBUTION:
AVERAGE: 105 EDU'S X 230 GPD/EDU = 0.025 MGD
PEAK FLOW 0.025 MGD X 3.4 (PF) = 0.082 MGD

SETBACK REQUIREMENTS

FRONT ENTRY GARAGE	= 22' FROM BACK OF SIDEWALK
SIDE ENTRY GARAGE	= 15'
BUILDING FACE	= 15'
FRONT YARD PORCH	= 14' FROM BACK OF SIDEWALK
REAR YARD	= 25'
CORNER LOT SIDE YARD	= 14' FROM BACK OF CURB
SIDE YARD (INTERIOR)	= 5' MIN., 15' AGGREGATE
SIDE YARD (PERIMETER)	= 5' FOR SINGLE STORY ELEMENT (5'H NO EAVE D'O 14' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.

SUMMERLIN
VILLAGE 24 PARCEL B
SHADOW POINT
TENTATIVE MAP

NOVEMBER 19, 2004
SHEET 1 OF 5

LEGAL DESCRIPTION

LOT 2 OF BLOCK A OF "SUMMERLIN VILLAGE 24 UNIT NO. 1" ON FILE IN BOOK PAGE OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 58 EAST, THE NORTH HALF (N 1/2) OF SECTION 3 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 58 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

GENERAL NOTES:

1. TO OUR KNOWLEDGE THERE ARE NO GROUND FAULTS OR FISSURES AND NO SUBSIDENCE WITHIN 30 FEET OF EXISTING GROUND SURFACE.

DEVIATIONS FROM STANDARDS:

1. DL RACE LESS THAN 300 FEET.
2. INTERSECTION KNUCKLES NOT STANDARD.
3. NO TANGENT BETWEEN CURVES.

DEVELOPER
The Howard Hughes Corporation
An Affiliate of THE ROUSE COMPANY

THE HOWARD HUGHES CORPORATION
a Delaware Corporation
10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE THOMAS BEA. (702) 791-4300
OFFICE PAM BEA. (702) 791-4400

COMMISSION APPROVAL DATE

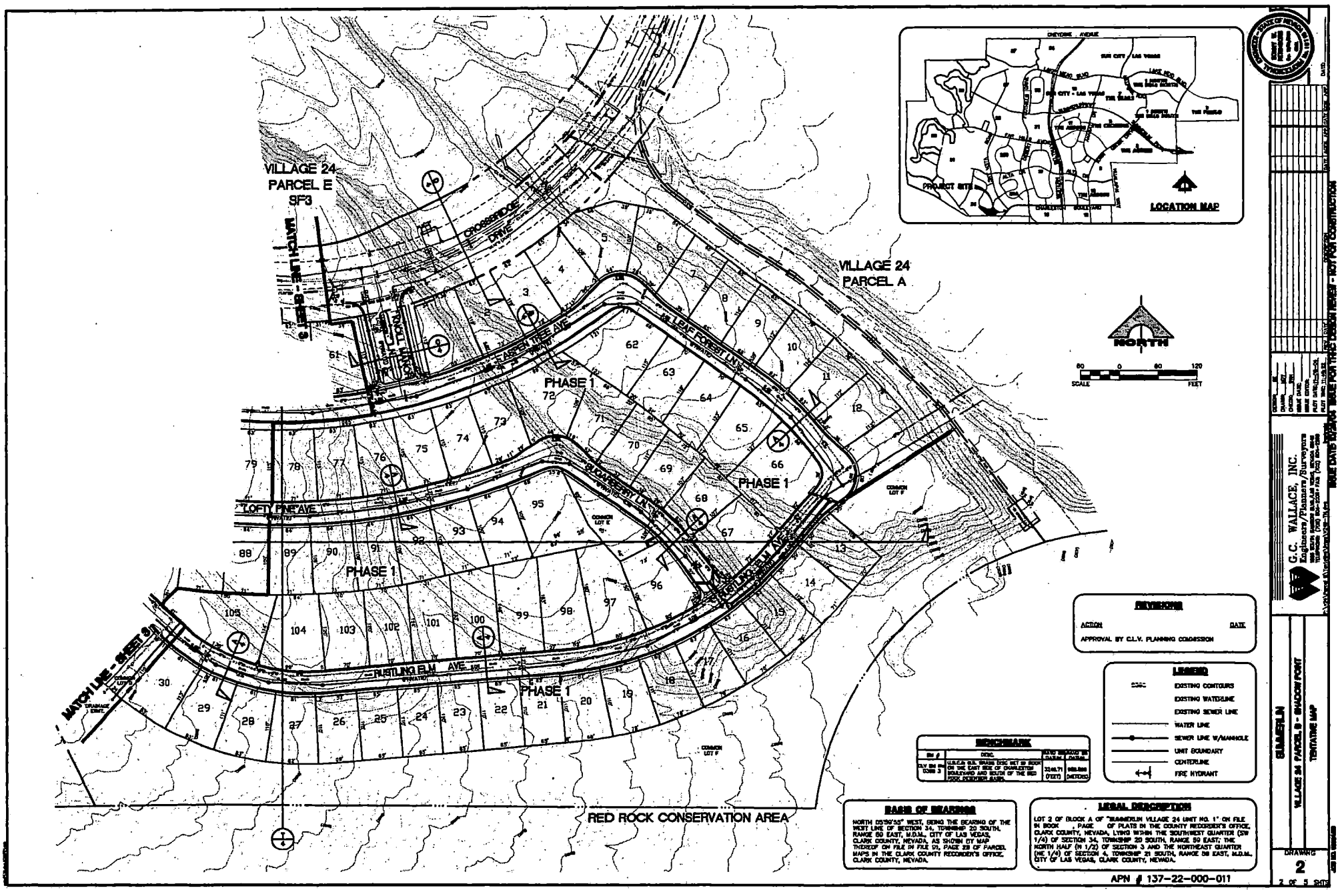
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
10000 W. CHARLESTON BLVD. SUITE 100
LAS VEGAS, NEVADA 89135
(702) 804-0000 FAX (702) 804-0100

SUMMERLIN
VILLAGE 24 PARCEL B - SHADOW POINT
TENTATIVE MAP

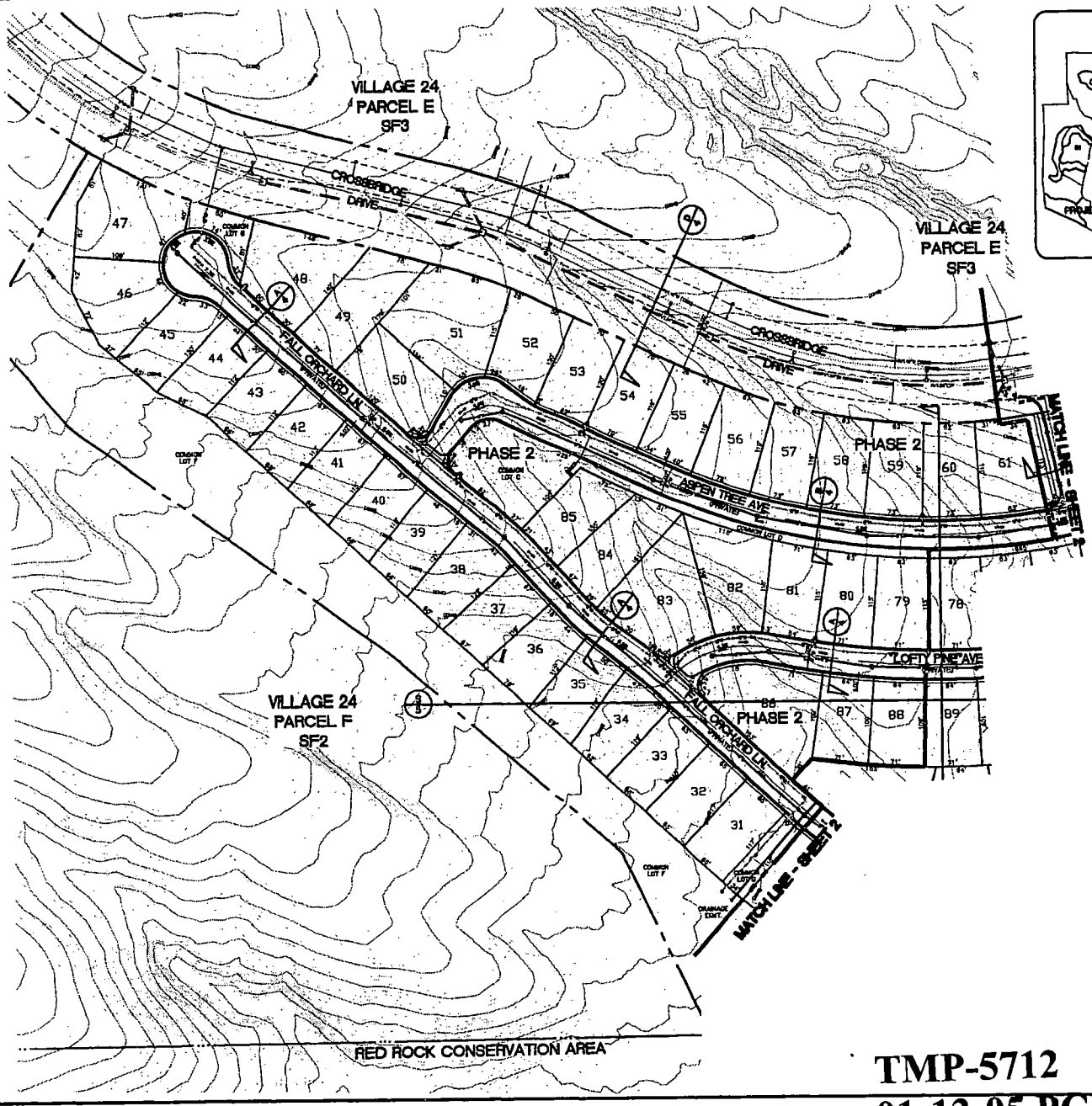
DRAWING 1
1 OF 5 SHTS

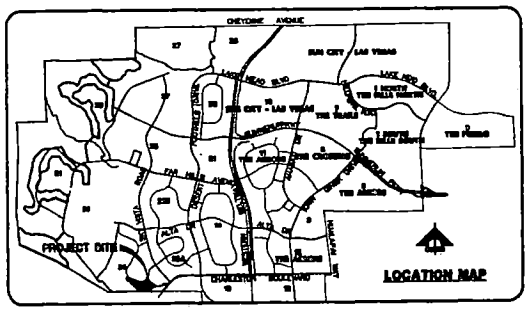
ISSUE DATE 11/29/04 ISSUE FOR TMAC DESIGN REVIEW - NOT FOR CONSTRUCTION

TMP-5712
01-13-05 PC



TMP-5712
01-13-05 PC





NORTH

SCALE 60 0 60 120 FEET

REVISIONS

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

BENCHMARK

Ref #	DESC.	NAVD 88 DATUM	NGVD 29 DATUM
C.L.V. BRASS DISK 3	U.S.C.& G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.	3246.71 (FEET)	3246.899 (METERS)

BASIS OF BEARINGS

NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 01, PAGE 23 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

LEGEND

- EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- FIRE HYDRANT

LEGAL DESCRIPTION

LOT 2 OF BLOCK A OF "SUMMERLIN VILLAGE 24 UNIT NO. 1" ON FILE IN BOOK ____ PAGE ____ OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, THE NORTH HALF (N 1/2) OF SECTION 3 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN # 137-22-000-011

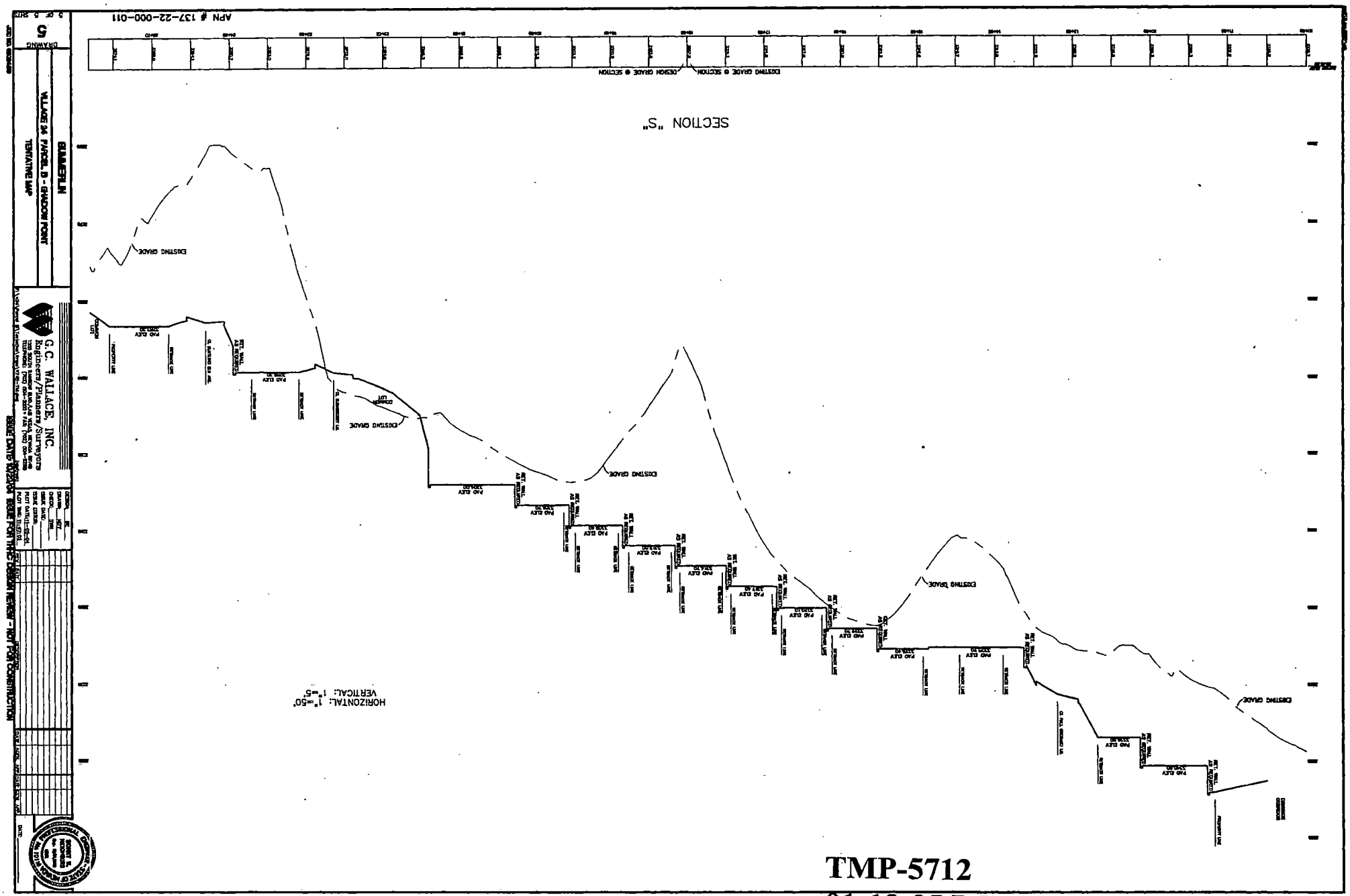
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 24, PARCEL B - SHADOW POINT
TENTATIVE MAP

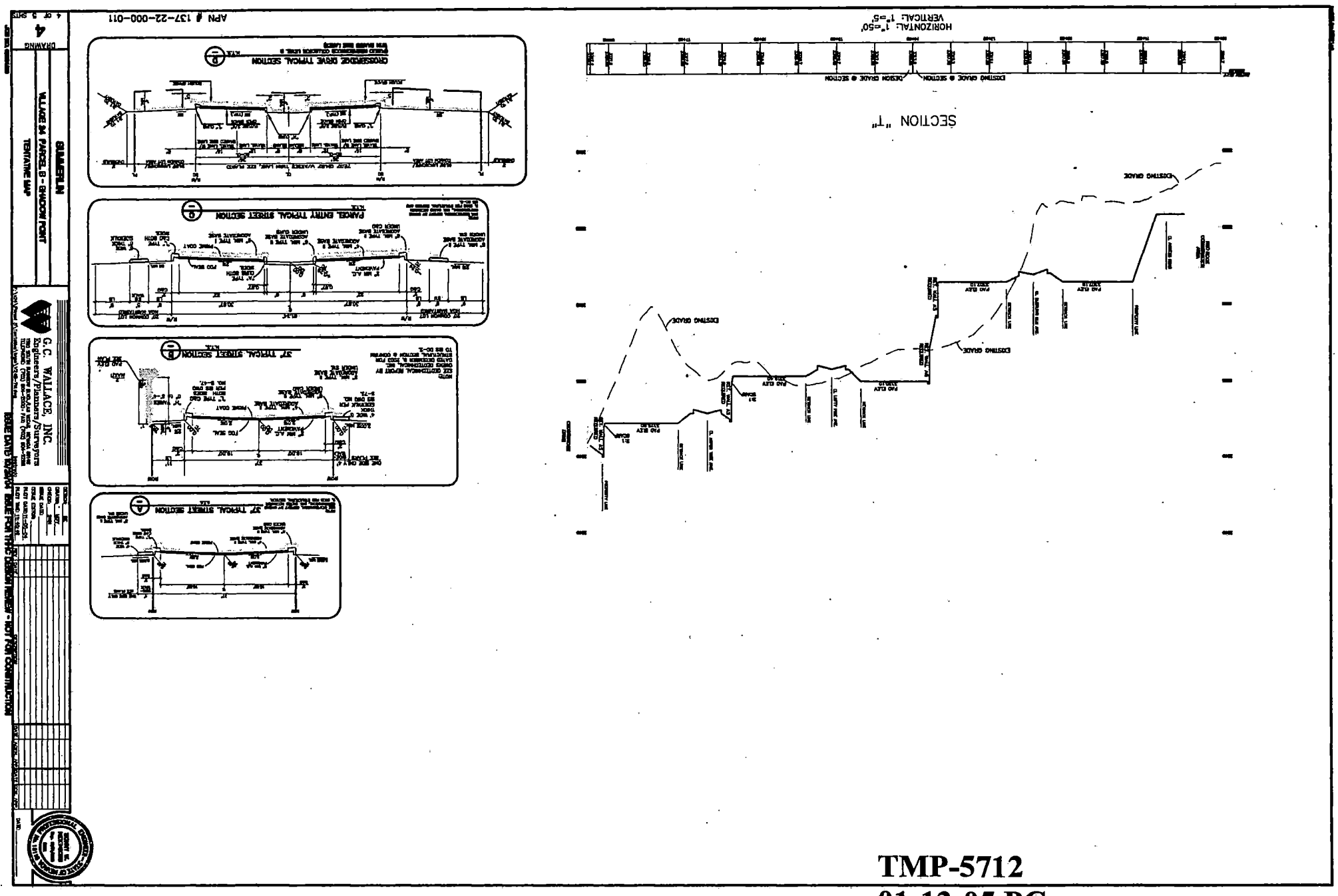
DRAWING 3
3 OF 5 SHTS

ISSUE DATE: 11/29/04 ISSUE FOR TYPE 2 DESIGN REVIEW - NOT FOR CONSTRUCTION

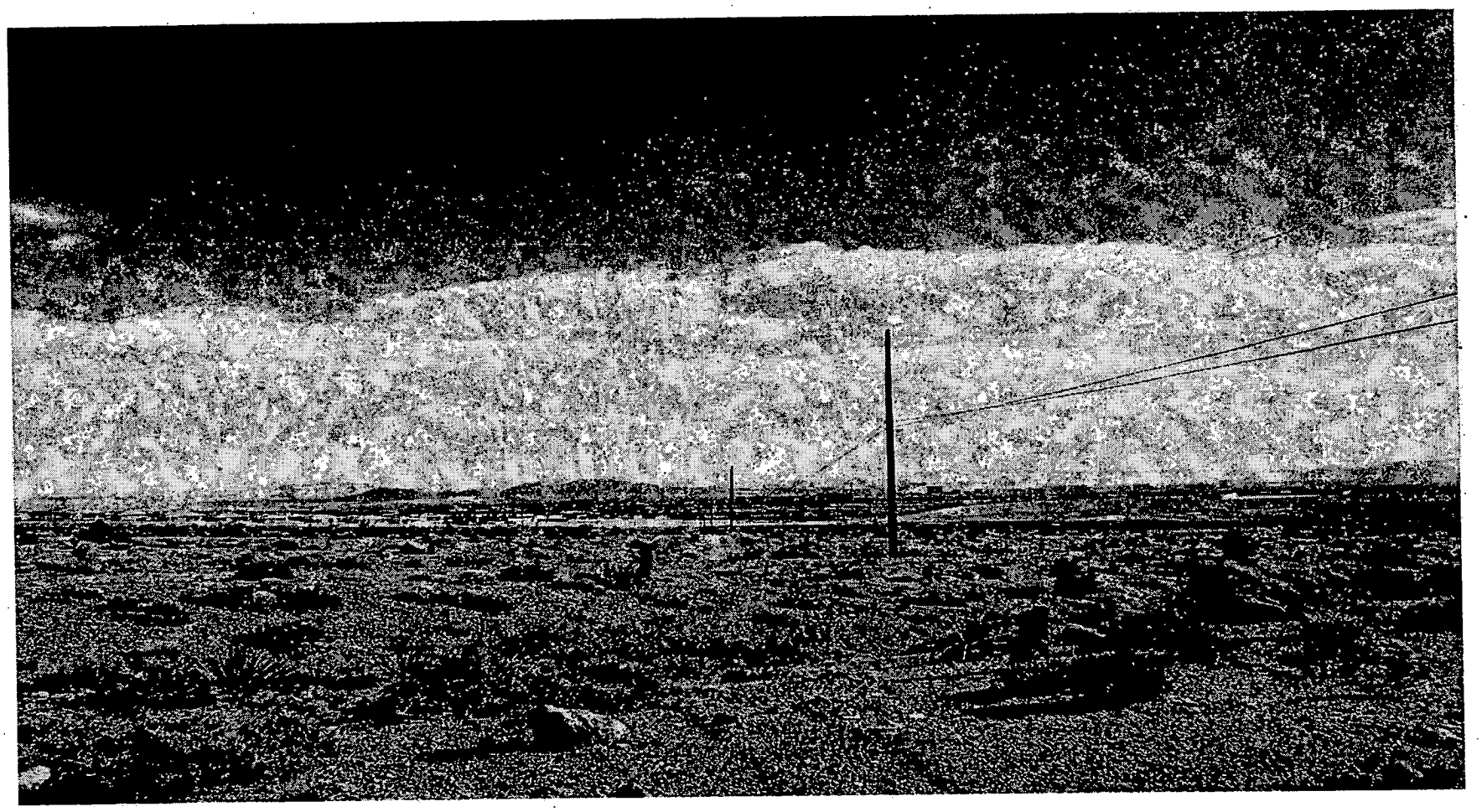
TMP-5712
01-13-05 PC



TMP-5712
01-13-05 PC



TMP-5712
01-13-05 PC



TMP-5712 - TENTATIVE MAP - SUMMERLIN VILLAGE 24 PARCEL "B" SHADOW POINT -
APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND SKY VISTA DRIVE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] CONSENT [ ] DISCUSSION

SUBJECT:
TMP-5860- TENTATIVE MAP - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.44 acres located adjacent to the northwest corner of Sahara Avenue and Burnham Avenue (APN: 162-02-813-001 thru 003; 162-02-814-001 thru 004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 8 – TMP-5860

CONDITIONS:

Planning and Development

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

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

Public Works

3. Dedicate an additional five feet of right-of-way for a total radius of 25 feet on the northwest corner of East Sahara Avenue and Burnham Avenue.

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the recordation of a Final Map for this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

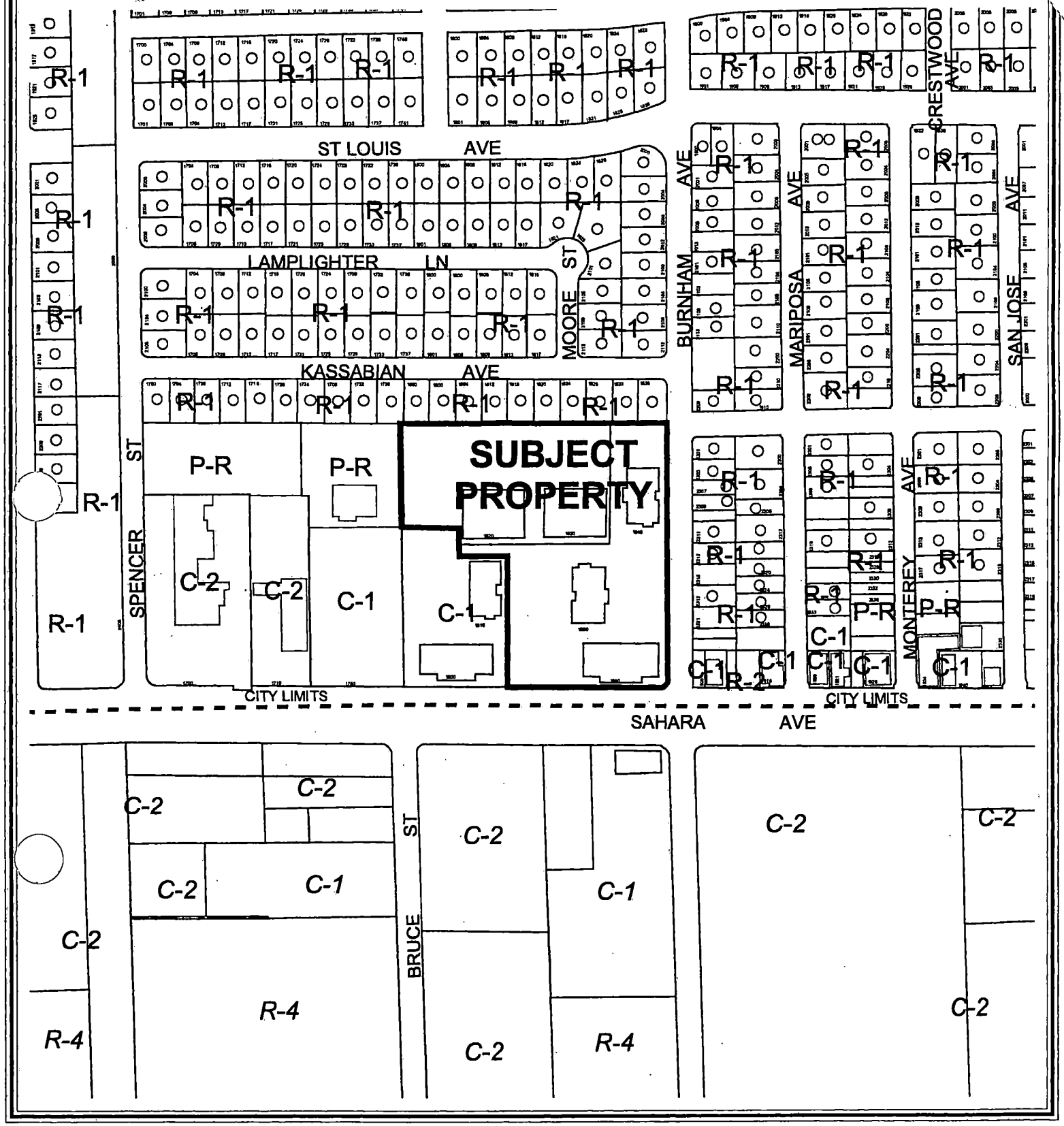
   II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

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

6. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

CONDITIONS – Continued:

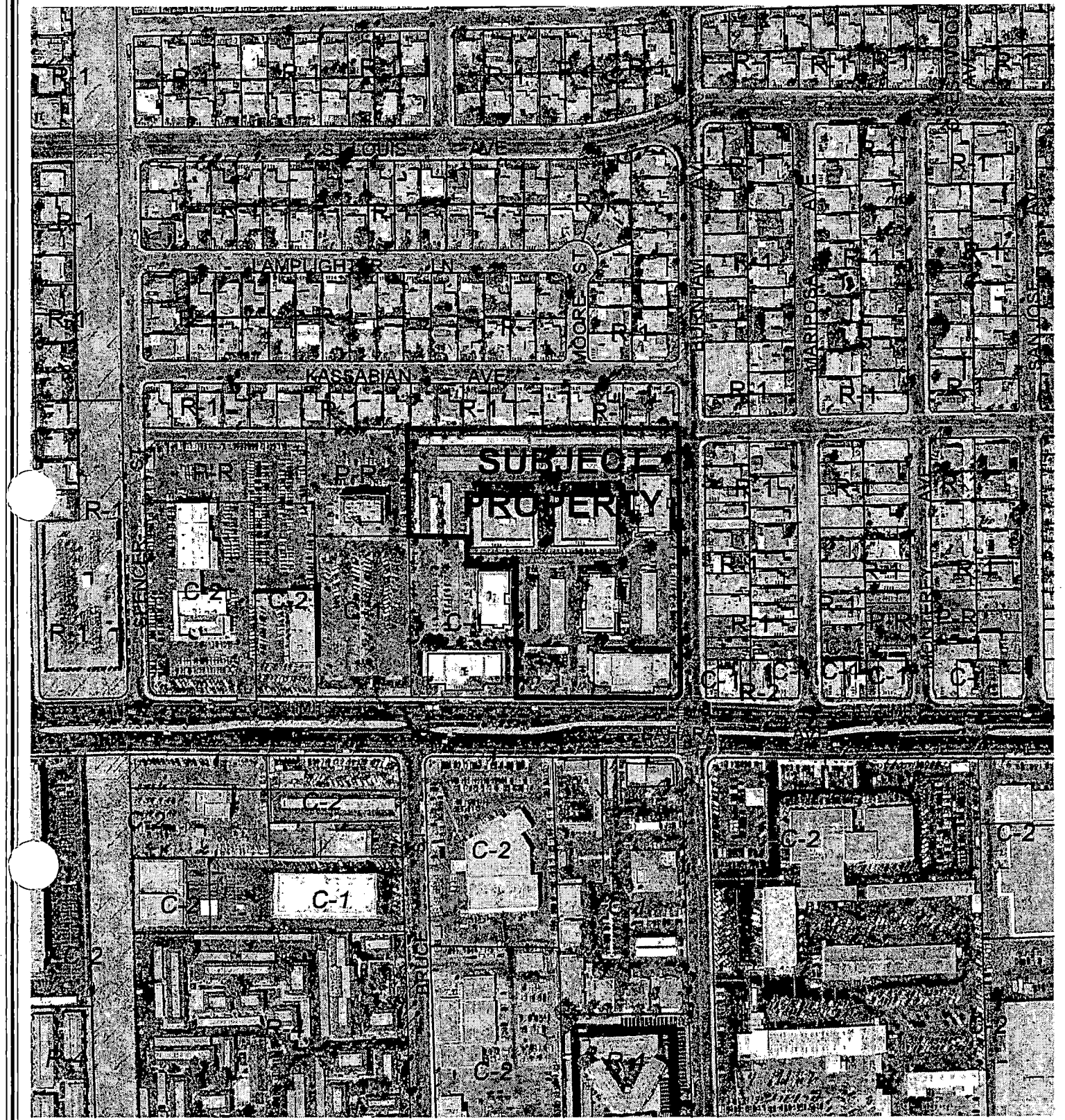
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5860

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

N



0 200 400 Feet

CASE: TMP-5860

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5860 - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LLC - OWNER: NNN PARK SAHARA, LLC AND GREIT-PARK SAHARA, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

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

Public Works

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

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

SS

6. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a one-lot commercial subdivision on 5.44 acres adjacent to the northwest corner of Sahara Avenue and Burnham Avenue. The map, if approved, will provide for the merger and resubdivision of an existing office complex site.

B) Applicant's Justification

A justification letter is not required for a Tentative Map submittal; however, the applicant submitted a letter clarifying that this Tentative Map is for a commercial subdivision.

BACKGROUND INFORMATION

A) Previous Actions

01/20/65	The Board of City Commissioners approved a Rezoning (Z-0009-64) from R-1 (Single-Family Residential) and R-2 (Two Family Residential) to C-1 (Limited Commercial) on a portion of the subject site. The Planning Commission and staff recommended approval.
12/20/72	The Board of City Commissioners approved the Final Map for the Park Sahara Subdivision. The Planning Commission and staff recommended approval.
02/01/78	The Board of City Commissioners approved a Rezoning (Z-0145-77) from R-1 (Single-Family Residential) and R-2 (Two Family Residential) to C-1 (Limited Commercial) of a portion of the subject site. The Planning Commission and staff recommended approval.
03/28/78	An Amended Final Map of a Portion of Park Sahara Subdivision was approved.
09/13/79	An Amended Final Map of a Portion of the Amended Final Map of a Portion of Park Sahara Subdivision was approved.
04/08/04	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Tentative Map (TMP-3974) for a six-lot commercial subdivision on the subject site. Staff recommended denial.

B) Pre-Application Meeting

02/05/04 The Tentative Map as proposed would merge two separate subdivisions and resubdivide the resulting area into five lots consisting primarily of the five existing buildings on the site, and a sixth lot consisting of common area surrounding the other lots. It was suggested that the map be described as a one-lot commercial subdivision. The application was missing cross-sections of the site, as well as for any perimeter walls on the site. These are required for the submittal of the Tentative Map.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 5.44

B) Existing Land Use

Subject Property:	Office Complex
North:	Single-Family Dwellings
South:	Office and Retail Commercial
East:	Single-Family Dwellings
West:	Office

C) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-1 (Single-Family Residential)
South:	C-1 (Local Business - Clark County) and C-2 (General Commercial – Clark County)
East:	R-1 (Single-Family Residential) and C-1 (Limited Commercial)
West:	C-1 (Limited Commercial) and P-R (Professional Office and Parking)

D) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. This category allows low to medium intensity retail, office or other commercial uses that do not include more intense general commercial characteristics. The existing office complex on the site is a permitted use in the C-1 (Limited Commercial) zoning district, which is compatible with the SC (Service Commercial) General Plan designation. The Tentative Map therefore complies with General Plan policies for this site.

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

No special districts, zones, or studies are related to the subject site. It is noted that 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.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	5.44 acres	N/A
Min. Lot Width	100 Feet	367 Feet	Y
Min. Setbacks			
• Front	20 Feet	8 Feet	N
• Side	10 Feet	16 Feet	Y
• Corner	15 Feet	19.5 Feet	Y
• Rear	20 Feet	97 Feet	Y
Max. Building Height	N/A	45 Feet	N/A
Number of Lots	1	1	Y

It is noted that the site contains an existing building that is nonconforming with respect to the required front setback. This will have no effect on the proposed subdivision of the property, nor will the proposed subdivision have a negative effect on the existing buildings.

B) General Analysis/Discussion

- General information

This is an existing commercial site which is being mapped as a commercial subdivision. All walls shown are existing and no new walls are expected. A previous Tentative Map for a six-lot commercial subdivision had been submitted for this site; however, it was withdrawn from consideration by the Planning Commission because it would have created nonconforming lots around the existing buildings. The proposed one-lot subdivision meets code requirements and allows for future internal parceling.

The Final Map, when submitted for this site, shall be labeled as a "Merger and Resubdivision."

- Cross Section

Since the purpose of the proposed Tentative Map is to create a commercial subdivision out of an existing commercial development, all offsite and onsite improvements have been completed, including the block walls. Therefore, the existing grade change across this site or the height of the existing block walls has no bearing on the approval or denial of this Tentative Map application.

- Trails

No trails are required adjacent to the subject site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5860 APN: 162-02-813-001, -002, -003, 162-02-814-001, -002, -003, & -004

Name of Property Owner: NNN Park Sahara LLC & Greit-Park Sahara LLC

Name of Applicant: Triple Net Properties, 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: _____

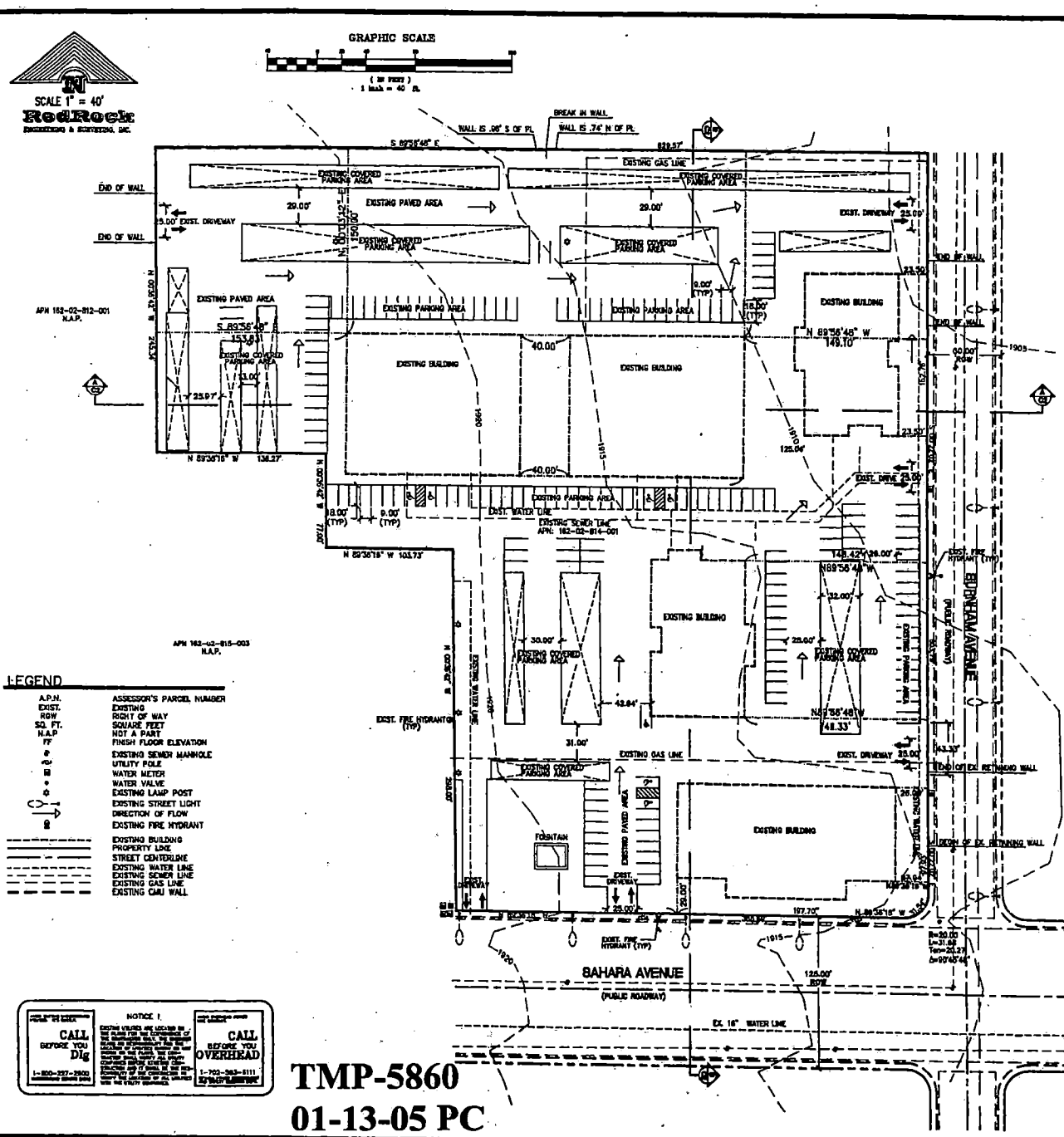
Print Name: William D. Childs, P.E.

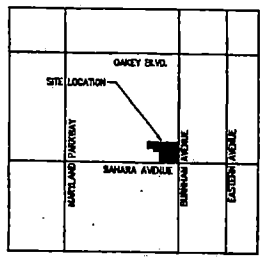
Subscribed and sworn before me

This 30th day of December, 20 04

_____
Notary Public in and for said County and State
Amanda L. Henderson

AMANDA L. HENDERSON
Notary Public State of Nevada
No. 02-78514-1
My appt. exp. Nov. 5, 2006





AREA MAP
N.T.S

OWNER INFORMATION

N N N PARK SAHARA LLC AND GREIT-PARK SAHARA LLC
7201 WEST LAKE MEAD BLVD STE. 212
LAS VEGAS, NEVADA 89128

(702) 254-1122

ENGINEER

WILLIAM CHILDS, P.E.
REDROCK ENGINEERING & SURVEYING, INC.
2001 S. RAINBOW BLVD. STE. K
LAS VEGAS, NV

(702) 363-9156

AREA

TOTAL AREA = 5.44 ACRES

BASIS OF BEARING

SOUTH 89° 36' 18" EAST — BEING THE CENTERLINE OF SAHARA AVENUE AS SHOWN PER RECORD OF SURVEY IN FILE 22, PAGE 3 OF SURVEYS ON FILE AT THE RECORDERS OFFICE, CLARK COUNTY

BENCHMARK

C.L.V.B.M. # 5011 25SE5
RIVET & PLATE IN TOP CURB @ N.E. CORNER OF SAHARA & BURNHAM
HANDBS ELEVATION 561.8149 METERS 1908.84 U.S. SURVEY FEET

FAULTING

NO SIGNS OF FAULTING OR FISSURE DEVELOPMENT KNOWN ACTIVE WERE IDENTIFIED. NO KNOWN FAULTS OR POTENTIALLY ACTIVE FAULTS ARE LOCATED NEAR THE SITE. THE NEAREST MAPPED FAULT IS 0.6 MILES FROM SITE.

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATED "X" AND THE SUBJECT REAL ESTATE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED IN FEDMA FLOOD INSURANCE MAP NO. 32003C2190 E. REVISED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION

LOTS 5 THROUGH 7, INCLUSIVE , OF PARK SAHARA, AS SHOWN BY MAP THEREOF ON FILE IN "AN AMENDED MAP OF A PORTION OF PARK SAHARA", IN BOOK 22 OF PLATS, PAGE 3; AND LOTS 3 AND 4 AS SHOWN BY MAP THEREOF ON FILE IN "AN AMENDED MAP OF A PORTION OF PARK SAHARA", IN BOOK 20 OF PLATS, PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

SEWER CONTRIBUTION

0.0320 MGD PEAK

NOTES:

1. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN.
2. PROPOSED UTILITY SERVICES:

WATER SERVICE	–	LAS VEGAS WATER DISTRICT
SEWER SERVICE	–	CITY OF LAS VEGAS
ELECTRIC POWER SERVICE	–	NEVADA POWER
NATURAL GAS SERVICE	–	SOUTHWEST GAS
TELEPHONE SERVICE	–	SPRINT
SOLID WASTE SERVICE *	–	SILVER STATE DISPOSAL
CABLE SERVICE	–	COX COMMUNICATIONS

3. CC&R'S (INCLUDING LANDSCAPING) WILL BE FILED WITH THIS SUBDIVISION MAP. LANDSCAPING SHALL BE PROVIDED PER CODE AND MAINTAINED IN PERPETUITY.

LEGEND

A.P.N.	ASSESSOR'S PARCEL NUMBER
EXIST.	EXISTING
ROW	RIGHT OF WAY
SQ. FT.	SQUARE FEET
N.A.P	NOT A PART
FF	FINISH FLOOR ELEVATION
	EXISTING SEWER MANHOLE
	UTILITY POLE
	WATER METER
	WATER VALVE
	EXISTING LAMP POST
	EXISTING STREET LIGHT
	DIRECTION OF FLOW
	EXISTING FIRE HYDRANT
	EXISTING BUILDING
	PROPERTY LINE
	STREET CENTERLINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING CMU WALL

NOTICE !
CALL BEFORE YOU Dig 1-800-227-2600
CALL BEFORE YOU OVERHEAD 1-702-363-8111

TMP-5860
01-13-05 PC

RedRock
ENGINEERING & SURVEYING, INC.
2001 SOUTH RAINBOW BLVD. STE. K
LAS VEGAS, NEVADA 89146
PHONE (702) 363-9156

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			

PARK SAHARA PROPERTIES
A COMMERCIAL SUBDIVISION
SITE PLAN
SAHARA & BURNHAM
LAS VEGAS, NEVADA

DRAWN BY : M.B.
DESIGNED BY : M.B.
CHECKED BY : W.D.C.
DATE : 05/04/04
JOB # : 23000
APN : MANES
SHEET NO. 1 FIS. 2 SHT.
SCALE : HORZ 1" = 40'
VERT 1" = 40'

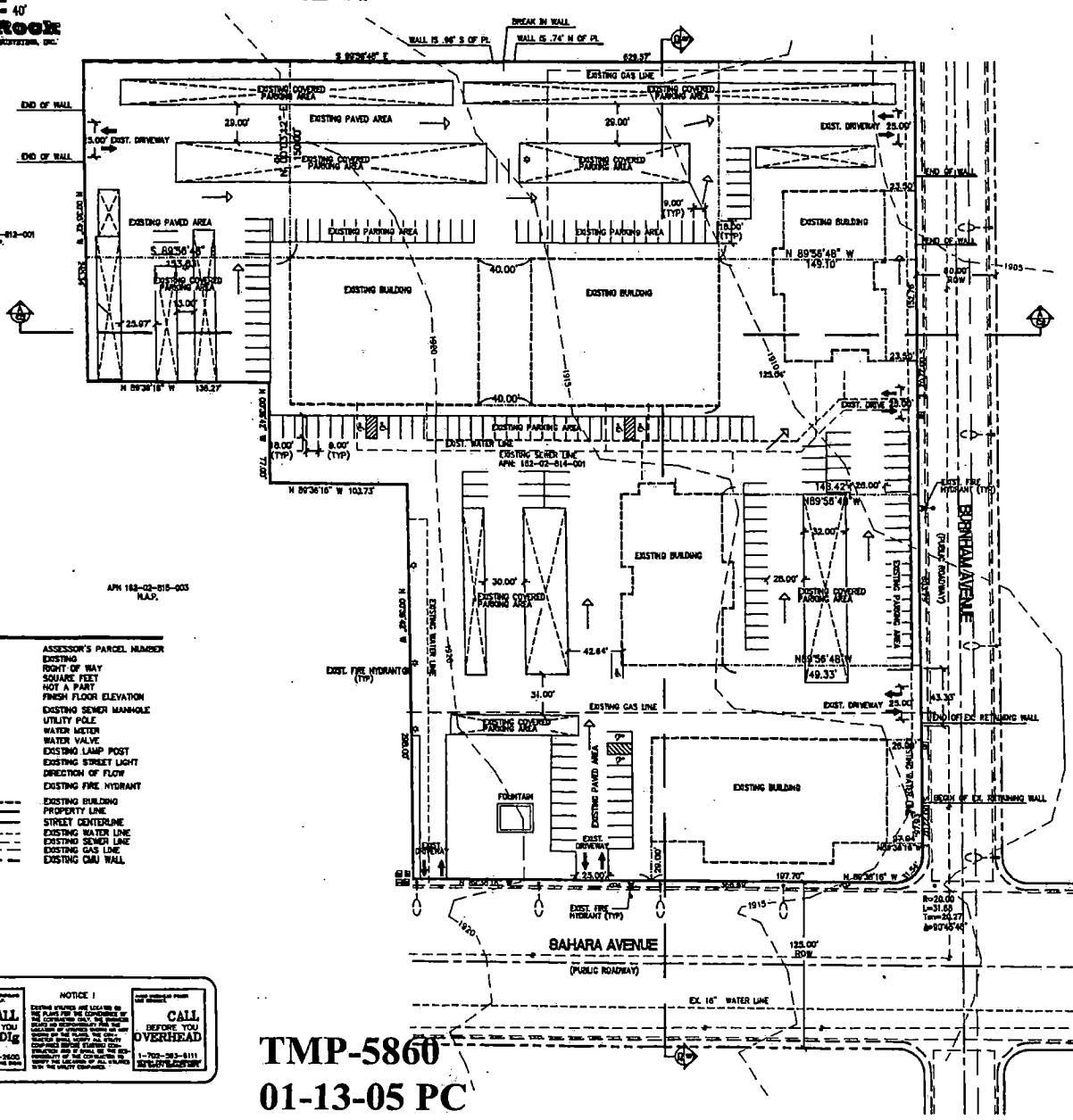
PROFESSIONAL ENGINEER — STATE OF NEVADA — WILLIAM D. CHILDS — No. 9177 — CIVIL

SHEET #
C1
1 OF 2

SCALE 1" = 40'

RedRock
ENGINEERING & SURVEYING, INC.

GRAPHIC SCALE
(1in FEET)
1 inch = 40 ft.



APN 162-02-815-003
N.A.P.

LEGEND

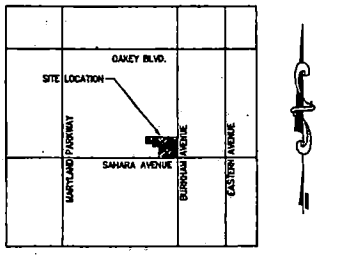
A.P.N.	ASSESSOR'S PARCEL NUMBER
EXIST.	EXISTING
ROW	RIGHT OF WAY
SQ. FT.	SQUARE FEET
N.A.P	NOT A PART
FF	FINISH FLOOR ELEVATION
	EXISTING SEWER MANHOLE
	UTILITY POLE
	WATER METER
	WATER VALVE
	EXISTING LAMP POST
	EXISTING STREET LIGHT
	DIRECTION OF FLOW
	EXISTING FIRE HYDRANT
	EXISTING BUILDING
	PROPERTY LINE
	STREET CENTERLINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING CMU WALL

NOTICE !

CALL BEFORE YOU DIg
1-800-227-2600

CALL BEFORE YOU OVERHEAD
1-702-383-8111

TMP-5860
01-13-05 PC



AREA MAP
N.T.S

OWNER INFORMATION

N N N PARK SAHARA LLC AND GREIT-PARK SAHARA LLC
7201 WEST LAKE MEAD BLVD STE. 212
LAS VEGAS, NEVADA 89128

(702) 234-1122

ENGINEER

WILLIAM CHILDS, P.E.
REDROCK ENGINEERING & SURVEYING, INC.
2001 S. RAINBOW BLVD. STE. K
LAS VEGAS, NV

(702) 363-8188

AREA

TOTAL AREA = 5.44 ACRES

BASIS OF BEARING

SOUTH 89° 36' 16" EAST - BEING THE CENTERLINE OF SAHARA AVENUE AS SHOWN PER RECORD OF SURVEY IN FILE 22, PAGE 3 OF SURVEYS ON FILE AT THE RECORDERS OFFICE, CLARK COUNTY

BENCHMARK

C.L.V.B.M. # 5C11 2SS68
RIVET & PLATE IN TOP CURB @ N.E. CORNER OF SAHARA & BURNHAM
NAVD88 ELEVATION 581.8149 METERS 1908.84 U.S. SURVEY FEET

FAULTING

NO SIGNS OF FAULTING OR FISSURE DEVELOPMENT KNOWN
ACTIVE WERE IDENTIFIED. NO KNOWN FAULTS OR POTENTIALLY ACTIVE FAULTS ARE LOCATED NEAR THE SITE. THE NEAREST MAPPED FAULT IS 0.5 MILES FROM SITE.

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATED "X" AND THE SUBJECT REAL ESTATE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED IN FERMA FLOOD INSURANCE MAP NO. 32003C2190 E. REVISED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION

LOTS 5 THROUGH 7, INCLUSIVE , OF PARK SAHARA, AS SHOWN BY MAP THEREOF ON FILE IN "AN AMENDED MAP OF A PORTION OF PARK SAHARA", IN BOOK 22 OF PLATS, PAGE 3; AND LOTS 3 AND 4 AS SHOWN BY MAP THEREOF ON FILE IN "AN AMENDED MAP OF A PORTION OF PARK SAHARA", IN BOOK 23 OF PLATS, PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

SEWER CONTRIBUTION

0.0329 MGD PEAK

NOTES:

1. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN.
2. PROPOSED UTILITY SERVICES:

WATER SERVICE	–	LAS VEGAS WATER DISTRICT
SEWER SERVICE	–	CITY OF LAS VEGAS
ELECTRIC POWER SERVICE	–	NEVADA POWER
NATURAL GAS SERVICE	–	SOUTHWEST GAS
TELEPHONE SERVICE	–	SPRINT
SOLID WASTE SERVICE	–	SILVER STATE DISPOSAL
CABLE SERVICE	–	COX COMMUNICATIONS

3. CC&R'S (INCLUDING LANDSCAPING) WILL BE FILED WITH THIS SUBDIVISION MAP. LANDSCAPING SHALL BE PROVIDED PER CODE AND MAINTAINED IN PERPETUITY.

BY: DATE: DESCRIPTION:

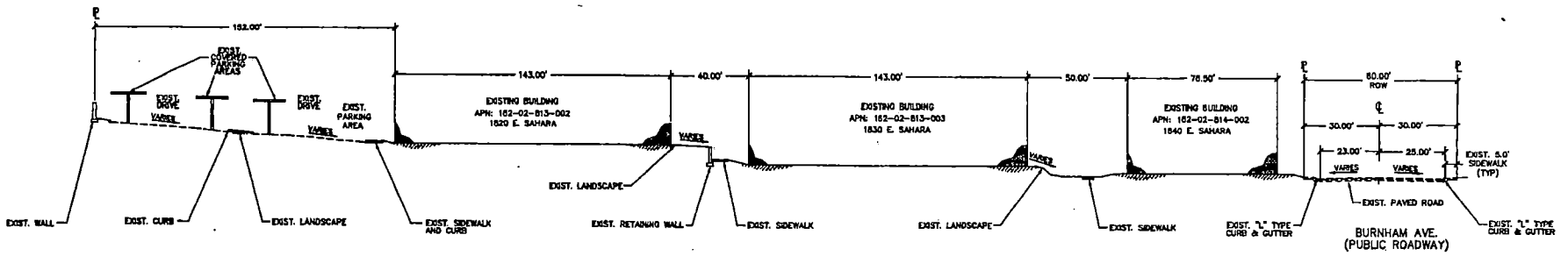
THE PROPERTY SHOWN HEREON AND DESCRIBED AS FOLLOWS: ALL LOTS AND PARCELS OF LAND AS SHOWN ON THE PLAT OF PARK SAHARA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 22 OF PLATS, PAGE 3 AND BOOK 23 OF PLATS, PAGE 74 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND ALL OF THE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON SAID PLAT OF PARK SAHARA, AND ALL OF THE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT OF AMENDED MAP OF A PORTION OF PARK SAHARA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 23 OF PLATS, PAGE 74 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, BOUNDED AND DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 OF PARK SAHARA; THENCE SOUTH 00°23'44" EAST ALONG THE EAST LINE OF SAID LOT 7 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1320.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 OF PARK SAHARA; THENCE SOUTH 89°36'16" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, A DISTANCE OF 628.57 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID AMENDED MAP OF A PORTION OF PARK SAHARA; THENCE NORTH 00°23'44" WEST ALONG THE EAST LINE OF SAID LOT 3 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 OF AMENDED MAP OF A PORTION OF PARK SAHARA; THENCE NORTH 89°36'16" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAKEY BOULEVARD, A DISTANCE OF 628.57 FEET TO THE POINT OF BEGINNING.

PARK SAHARA PROPERTIES
A COMMERCIAL SUBDIVISION
SITE PLAN
SAHARA & BURNHAM
LAS VEGAS, NEVADA

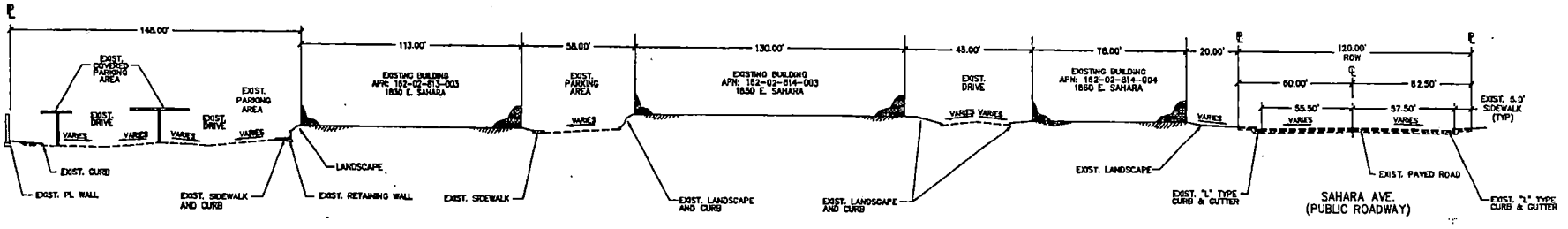
DRAWN BY : M.B.
DESIGNED BY : M.B.
CHECKED BY : W.D.C.
DATE : 02/01/04
JOB # 23036
APN : VARIES
SHEET OF T 315 R 61E
SCALE : HORZ 1" = 40'
VERT 1" = 40'

PROFESSIONAL ENGINEER STATE OF NEVADA
WILLIAM D. CHILDS
EXP. 12-31-05
CIVIL
No. 9117

SHEET #
C1
1 OF 2



PARK SAHARA
SECTION A-A
N.T.S



PARK SAHARA
SECTION B-B
N.T.S

TMP-5860
01-13-05 PC

RedRock
ENGINEERING & SURVEYING, INC.
2301 SOUTH RAINBOW BLVD., STE. K
LAS VEGAS, NEVADA 89146
PHONE (702) 363-8156

REV.	DATE:	BY:	DESCRIPTION:

PARK SAHARA PROPERTIES
A COMMERCIAL SUBDIVISION
TYPICAL STREET SECTIONS
SAHARA & BURNHAM
LAS VEGAS, NEVADA

DRAWN BY : M.B.
DESIGNED BY : M.B.
CHECKED BY : W.D.C.
DATE : 02/04/04
JOB # : 23005
APN : VARIES
SECT 02 T 21S R 61E
SCALE : HORIZ 1" = NA
VERT 1" = NA

NOTICE: THE ORIGINAL SEALED DOCUMENT WAS SIGNED AND DATED ON THE DATE ADJACENT TO THE SEAL. ALL PAGES OF THIS DOCUMENT WERE ISSUED AND THE ELECTRONIC FILE AUTHENTICATED ON THIS DATE. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE AUTHORIZING PROFESSIONAL ENGINEER WILL RELIEVE THE AUTHORIZING PROFESSIONAL ENGINEER OF RESPONSIBILITY FOR ALL SUBSEQUENT USE OF THE DOCUMENT AND ANY LIABILITY THEREFROM.

NATIONAL ENGINEERED-STATE OF NEVADA
WILLIAM D. WILDB
Exp. 12-31-05
CIVIL
No. 9717

SHEET #
C2
2 OF 2

TMP-5860- TENTATIVE MAP - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF SAHARA AVENUE AND BURNHAM AVENUE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:

ANX-5656 – ANNEXATION - APPLICANT/OWNER: MICHAEL E. BURKE - Petition to Annex property generally located on the west side of Al Carrison Street, 50 feet south of McNamee Avenue, containing approximately 1.92 acres, (APN 125-09-401-015 and 016), Ward 6 (Mack).

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

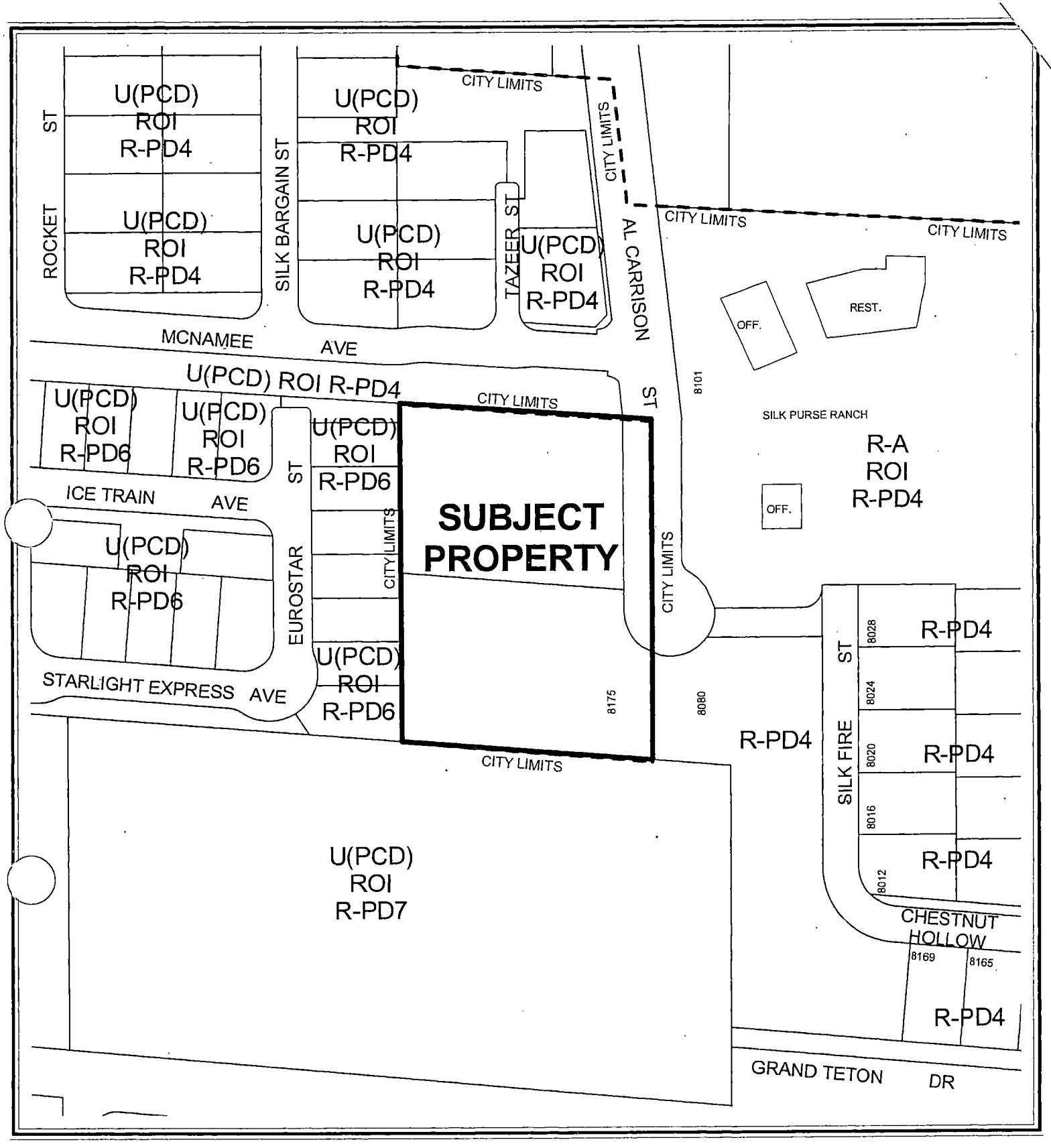
MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

To be forwarded to City Council in Ordinance form

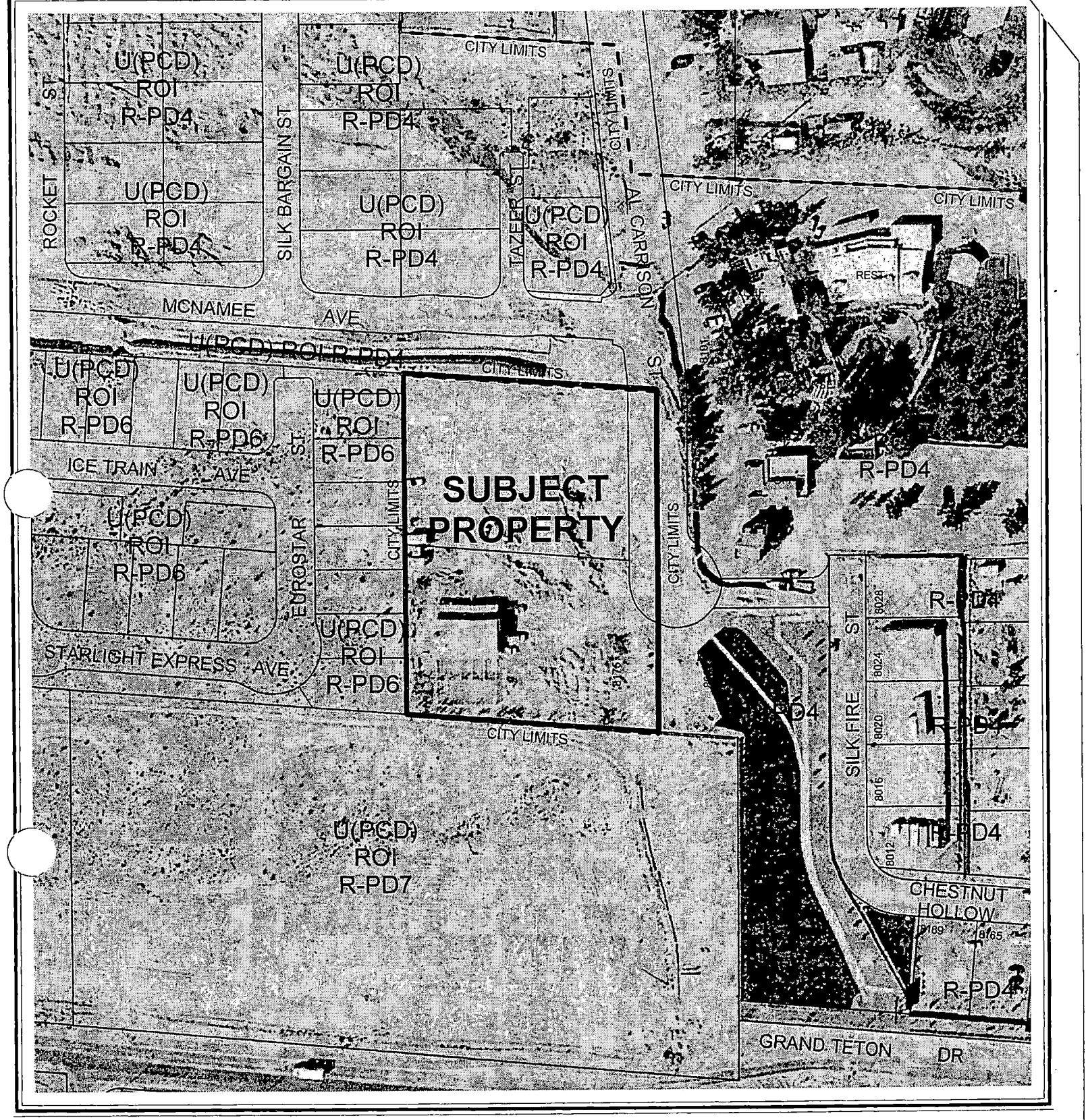
MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)



CASE: **ANX-5656**



0 100 200 Feet

CASE: ANX-5656

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-5656 – APPLICANT/OWNER: MICHAEL E. BURKE

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

FS

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex two parcels of land containing approximately 1.92 acres. The property is located adjacent to the west side of Al Carrison Street, approximately 65 feet south of McNamee Avenue.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.92

B) Existing Land Use

Subject Property:	Equestrian Facilities
North:	Undeveloped
South:	Undeveloped
East:	Office / Restaurant
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-A (Residential Agricultural – Clark County Designation)
North:	U (Undeveloped) [PCD (Planned Community Development) General Plan designation], Under Resolution of Intent to R-PD4 (Residential Planned Development – 4 units per acre)
South:	U (Undeveloped) [PCD (Planned Community Development) General Plan designation], Under Resolution of Intent to R-PD7 (Residential Planned Development – 7 units per acre)
East:	R-A (Ranch Acres District) & R-PD4 (Residential Planned Development – 4 units per acre)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan designation], Under Resolution of Intent to R-PD6 (Residential Planned Development – 6 units per acre)

D) Special Districts/Zones

These parcels are not within a special area plan or overlay district.

E) Excepted Area of Interlocal Agreement:

These parcels are not within the Excepted Area of the Interlocal Agreement.

FS

ANALYIS &FINDINGS

The subject parcels are currently developed with equestrian facilities. The applicant has indicated that the proposed use for the site is a residential development.

These parcels are in an area of the city considered to be appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous with the boundaries of the annexing city." The current county zoning on the site is R-A (Residential Agricultural – Clark County Designation). The city's zoning equivalent is U (Undeveloped) zone [PCD (Planned Community Development) General Plan designation].

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

125-09-401-015

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

The undersigned, being owners of real property situated within the boundaries of the territory hereinafter described, do hereby petition the City Council to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

2 parcel (approximately 1.92 acre(s)) located at NORTHWEST OF GRAND TETON DRIVE AND AL CARRISON STREET, a proposed SINGLE FAMILY DWELLING - APN# 125-09-401-015 AND 125-09-401-016

Number of Acres to be Annexed: 1.92

General Location of Annexation Area: NORTHWEST OF GRAND TETON DRIVE AND AL CARRISON STREET

Respectfully submitted,

Signature: Michael E Burke

MICHAEL E. BURKE

Name (Print): MICHAEL E. BURKE

Address: 8175 NORTH SILK PURSE ROAD
LAS VEGAS, NEVADA 89131-4604

Telephone:

AGREEMENT

We, the Petitioners requesting annexation into the City of Las Vegas, offer this Petition for Annexation as consideration for the furnishing of sewer services by the City of Las Vegas to our property, as described above. We understand that the City will not undertake the actual annexation process until our property meets the requirements outlined in NRS 268.570 through 268.608.

We intend this Petition and Agreement to be for the express benefit of the above-described property. We intend this Petition and Agreement to be binding against ourselves, our heirs and our assigns upon furnishment of said sewer services. We intend that subsequent purchasers of the above-described property be put on notice of this covenant running with the land, and, for that purpose hereby consent that this Petition and Agreement shall be recorded.

Michael E. Burke

MICHAEL E. BURKE

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 5th day of NOVEMBER, 2004, personally appeared before me, a Notary Public in and for the County of Clark, State of Nevada, MICHAEL E. BURKE known to me to be the person___ described in and who executed the above instrument, and who acknowledged to me that __he__ executed the same freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC, in and for said County and State

My Commission Expires: May 24, 2006

LOVELYN MAE A. ANGELES
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 03-81727-1
MY APPT. EXPIRES MAY 24, 2006

WHEN RECORDED, MAIL TO:

Land Development Services
Department of Public Works
400 E. Stewart Avenue
Las Vegas, Nevada 89101

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
ANX-5674 – ANNEXATION - APPLICANT/OWNER: PROJECT K, LLC - Petition to Annex property generally located on the northeast corner of Centennial Parkway and Kevin Way containing approximately 1.99 acres, (APN 125-20-402-007), Ward 6 (Mack).

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

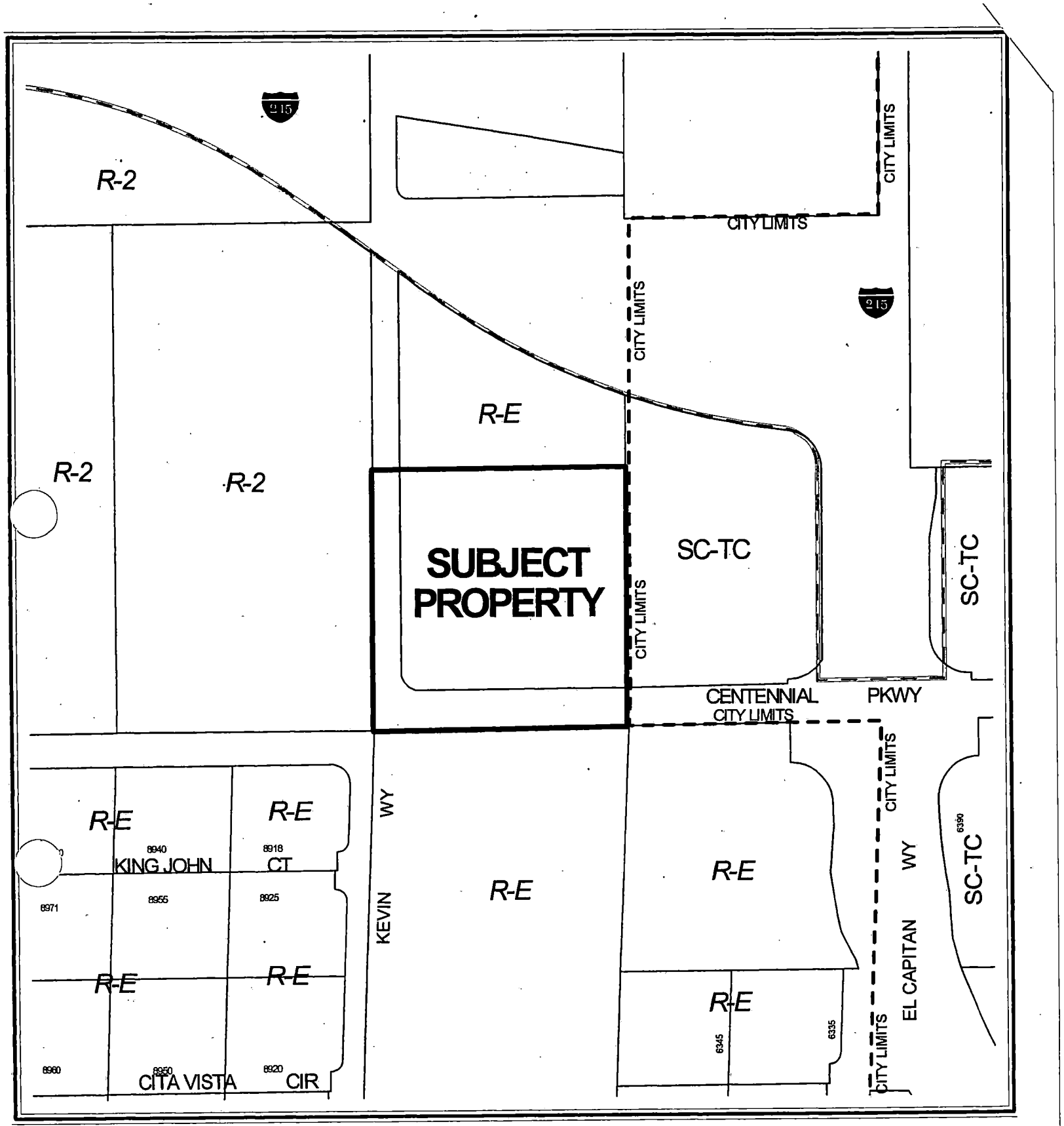
MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4546], Item 2 [TMP-5593], Item 3 [TMP-5695], Item 4 [TMP-5698], Item 5 [TMP-5708], Item 8 [TMP-5860], Item 9 [ANX-5656] and Item 10 [ANX-5674] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4546] because her company, Terra Contracting, is finishing work for the Boulders Apartments

To be forwarded to City Council in Ordinance form

MINUTES:
CHAIRMAN TRUESDELL stated this is a consent item.

GARY LEOBOLD, Planning & Development Department, indicated that the applicants on Item 6 [TMP-5710] and Item 7 [TMP-5712] were seeking some relatively minor changes on the applications and suggested they be pulled from the Consent portion of the agenda for discussion.

(6:08 – 6:12)



CASE: **ANX-5674**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-5674 – APPLICANT/OWNER: PROJECT K, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

FS

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex one parcel of land containing approximately 1.99 acres. The property is located on the northeast corner of Kevin Way and Centennial Parkway.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.99

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-E (Rural Estates Residential-Clark County Designation)
North:	R-E (Rural Estates Residential-Clark County Designation)
South:	R-E (Rural Estates Residential-Clark County Designation)
East:	T-C (Town Center)
West:	R-2 (Medium Density Residential-Clark County Designation)

D) Special Districts/Zones

This parcel is within the Town Center area of the Centennial Hills Interlocal Plan.

E) Excepted Area of Interlocal Agreement:

These parcels are within the Excepted Area of the Interlocal Agreement. However, this annexation is at the request of the property owners and can therefore be processed.

ANALYIS &FINDINGS

The subject parcel is currently undeveloped. The applicant has indicated that the proposed use for the site is a mini-warehouse. The current General Plan designation is TC (Town Center).

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-50741 APN: 125-20-402-007

Name of Property Owner: Project K, LLC

Name of Applicant: LAACO, Ltd.

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Mehdi Owliaie

Subscribed and sworn before me

This 8th day of November, 2004

AMITA PATEL
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 03-82739-1
MY APPT. EXPIRES JUNE 3, 2007

Amita Patel

Notary Public in and for said County and State

County of Clark
State of Nevada

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
TMP-5677 - TENTATIVE MAP - PUBLIC HEARING - WESTERM FLEX WAREHOUSE - APPLICANT: PRECISION CONSTRUCTION - OWNER: SANDPIPER STRAND LAS VEGAS, LLC - Request for a Tentative Map for a ONE LOT COMMERCIAL SUBDIVISION AND A WAIVER OF TITLE 18.18.110 WALL HEIGHT REQUIREMENT on 1.38 acres on the east side of Western Avenue, approximately 460 feet south of Highland Drive (APN 162-04-703-005 and 006), (M Industrial) Zone, Ward 1 (Moncrief).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611] and Item 20 [SDR-5709] and on Item 23 [SDR-5679], APPROVED subject to conditions and replacing Condition 3 with the following verbiage:
3. ***A waiver from foundation landscaping shall be approved.***
– UNANIMOUS with McSWAIN abstaining from Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722] because her company, Terra Contracting, is presently bidding work for a company that is working on the project

This is Final Action

NOTE: CHAIRMAN TRUESDELL disclosed that in the past, he had abstained from items involving Montecito Pads, L.L.C., because of properties his company has represented in the area. However, as there is no financial interest in the properties that are adjacent to the sites and he has

MOTION – Continued:
not discussed the items with anyone, he would be voting on Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722].

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 18 [SDR-5678], Item 21 [SDR-5725] and Item 22 [SDR-5546] be pulled from One Motion One Vote because staff received letters of protest on all three items.

CHRIS KAEMPFER, Attorney, Kummer Kaempfer Bonner & Renshaw, appeared on behalf of the applicant for Item 15 [SUP-5723] and Item 16 [SDR-5731] during the briefing portion of the meeting. He indicated that after speaking with staff, he would like both items pulled from the One Motion One Vote portion of the agenda to discuss the removal of Conditions 6 and 7 from Item 15 [SUP-5723] and to get a clarification of conditions on Item 16 [SDR-5731].

MR. LEOBOLD indicated that there was a condition change relative to Item 23 [SDR-5679]. MARGO WHEELER, Director, Planning & Development, requested that MR. LEOBOLD read the amended condition into the record. The new condition language was incorporated into the motion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

(6:12 – 6:17)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 11 – TMP-5677

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for the Variance (VAR-5086) and Site Development Plan Review (SDR-5085).

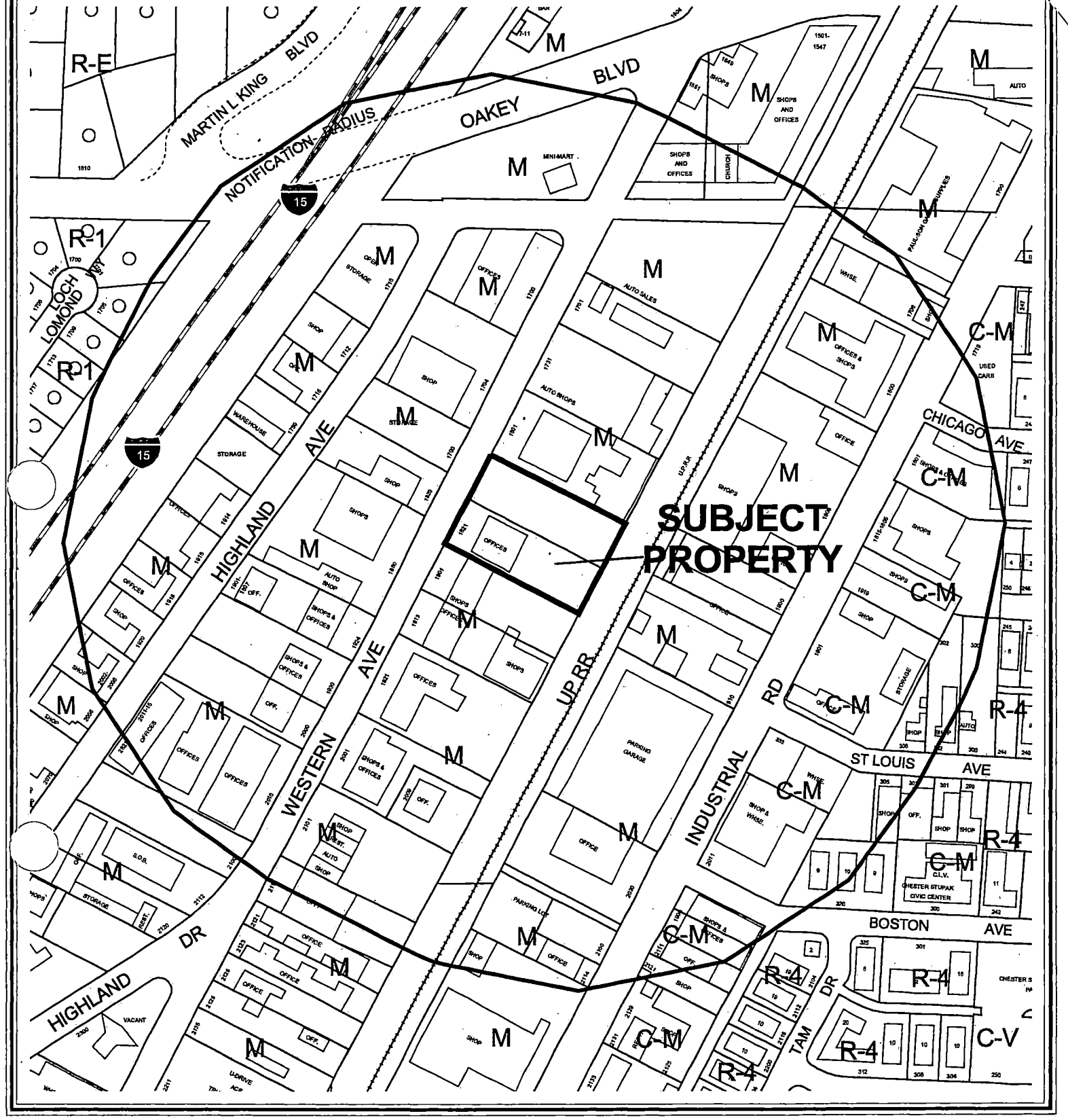
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

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

5. Site development to comply with all applicable conditions of approval for (SDR-5085) and all other applicable site related actions.

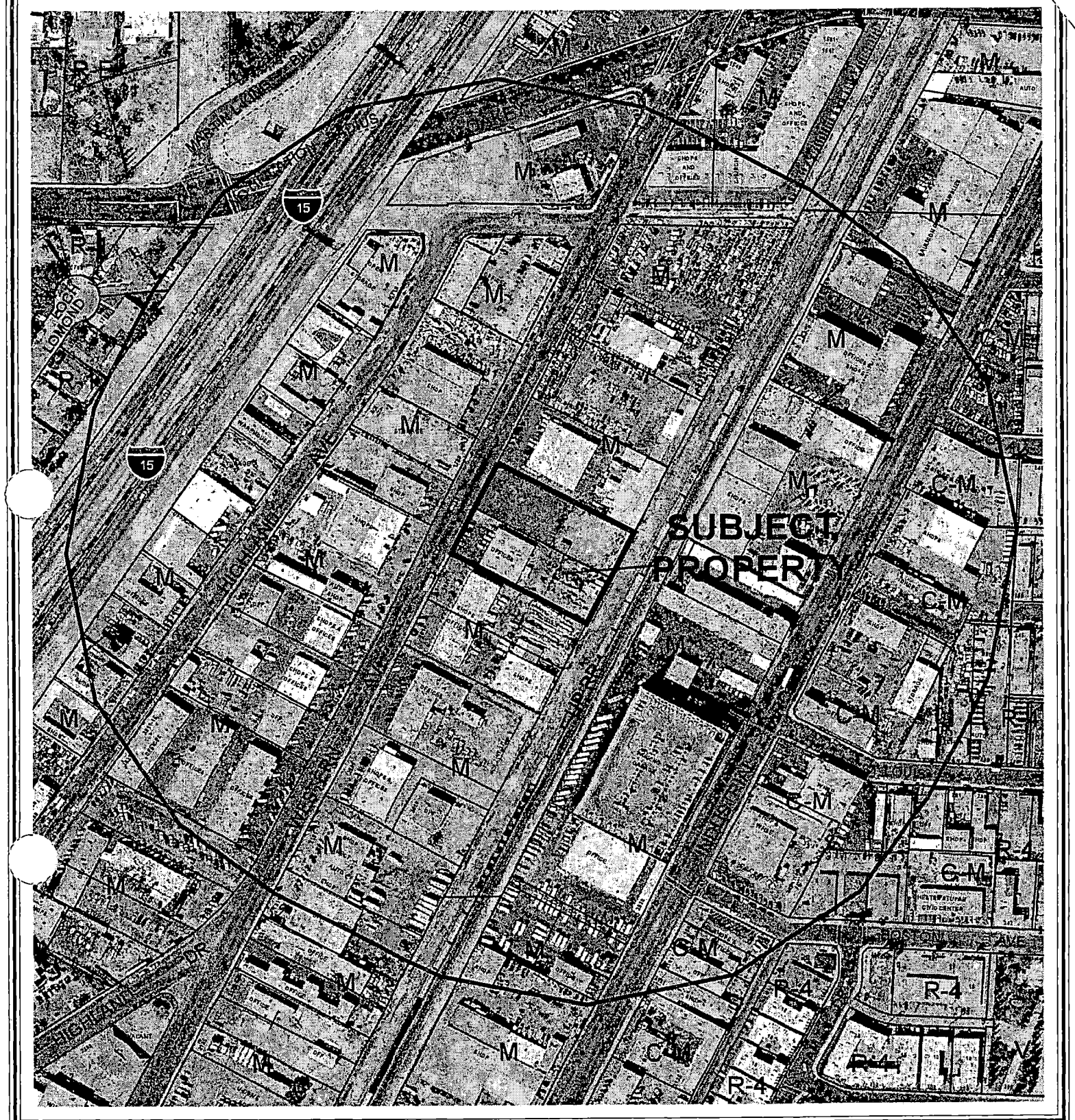
6. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5677

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: TMP-5677

ZONING OF SUBJECT PROPERTY: · M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5677 - WESTERN FLEX WAREHOUSE - APPLICANT: PRECISION CONSTRUCTION - OWNER: SANDPIPER STRAND LAS VEGAS, LLC

** CONDITIONS **

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

Planning and Development

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a one lot commercial subdivision on 1.38 acres on the east side of Western Avenue, approximately 460 feet south of Highland Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

11/03/04 The City Council approved a Site Development Plan Review (SDR-5085) and Waivers of the perimeter landscape requirements, and parking lot landscape fingers for a 28,600 square foot office/warehouse on 1.38 acres on this site as part of a larger request. A Variance (VAR-5086) was also approved to allow a zero-foot front yard and side yard setback where 10 feet is the minimum required on 1.38 acres at 1821 Western Avenue The Planning Commission and staff recommended approval on July 24, 2003.

B) Pre-Application Meeting

11/18/04 The proposed Tentative Map required the additional notation of existing and proposed perimeter walls with accompanying detail drawings. Cross sections showing the maximum height of retaining walls would be required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.38

B) Existing Land Use

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

BTS

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The Southeast Sector Map designates the future land use for this property as LI/R (Light Industrial/Research). The property is zoned M (Industrial), which is a zone permitted in the LI/R classification. This Tentative Map complies with relevant General Plan policies for the site.

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

There are no special plans, study areas or overlays that affect the subject 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	Proposed	Compliance
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 feet	200 feet	Y
Min. Setbacks			
• Front	10 feet	10 feet	Y
• Side	10 feet	0 feet	N
• Corner	10 feet	NA	Y
• Rear	20 feet	42 feet	Y
Max. Building Height	NA	NA	NA
Max. Lot Coverage	NA	NA	NA

The Site Development Plan (SDR-5085) and an associated Variance (VAR-5086) were approved by the City Council on November 3, 2004. Therefore, the proposed project is in compliance with Title 19.08 Development Standards.

B) General Analysis Discussion

- General information

The site consists of four buildings, which total 28,600 square feet of office/warehouse space. The four buildings are 33 feet tall. The four building are located on a 1.38-acre site located at 1821 Western Avenue. The buildings are located along the side lot lines, which will open up the interior to internal parking and loading areas. Substantive landscaping is provided along Western Avenue.

- Cross Section

The submitted cross sections depict maximum east/west and north/south existing grades between 0% and 2% across this site. Per Table A, Subdivision Code 18.08.110, a development with natural slope between 0% to 2%, is allowed a maximum four-foot retaining wall. The eastern portion of the site is being filled in order to provide positive drainage to Western Avenue. The proposed retaining wall along the eastern perimeter is between five feet and six feet, topped with a screen wall and faces the Union Pacific Railroad tracks. A maximum retaining wall height of four point three feet is proposed along the north and south boundaries of the site, topped with six-foot screen walls. Because the retaining wall height will exceed that allowed within Title 18, this item shall be heard as a public hearing item at Planning Commission.

- Trails

There are no trails which impact the subject site.

- Special Conditions of Approval

Prior to the issuance of a building permit, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the addition of two trees, one each in each island at the ends of the front parking rows.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 60

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5677 APN: **162-04-703-005,006**

Name of Property Owner: **Sandpiper Strand Las Vegas, LLC.**

Name of Applicant: **Precision Construction**

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

_____ Yes **X** No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S.P.Q.

Print Name: S.P. Quinn

Subscribed and sworn before me

This 23RD day of NOVEMBER ,20 04

Elliot R. Olewinski

Notary Public in and for said County and State

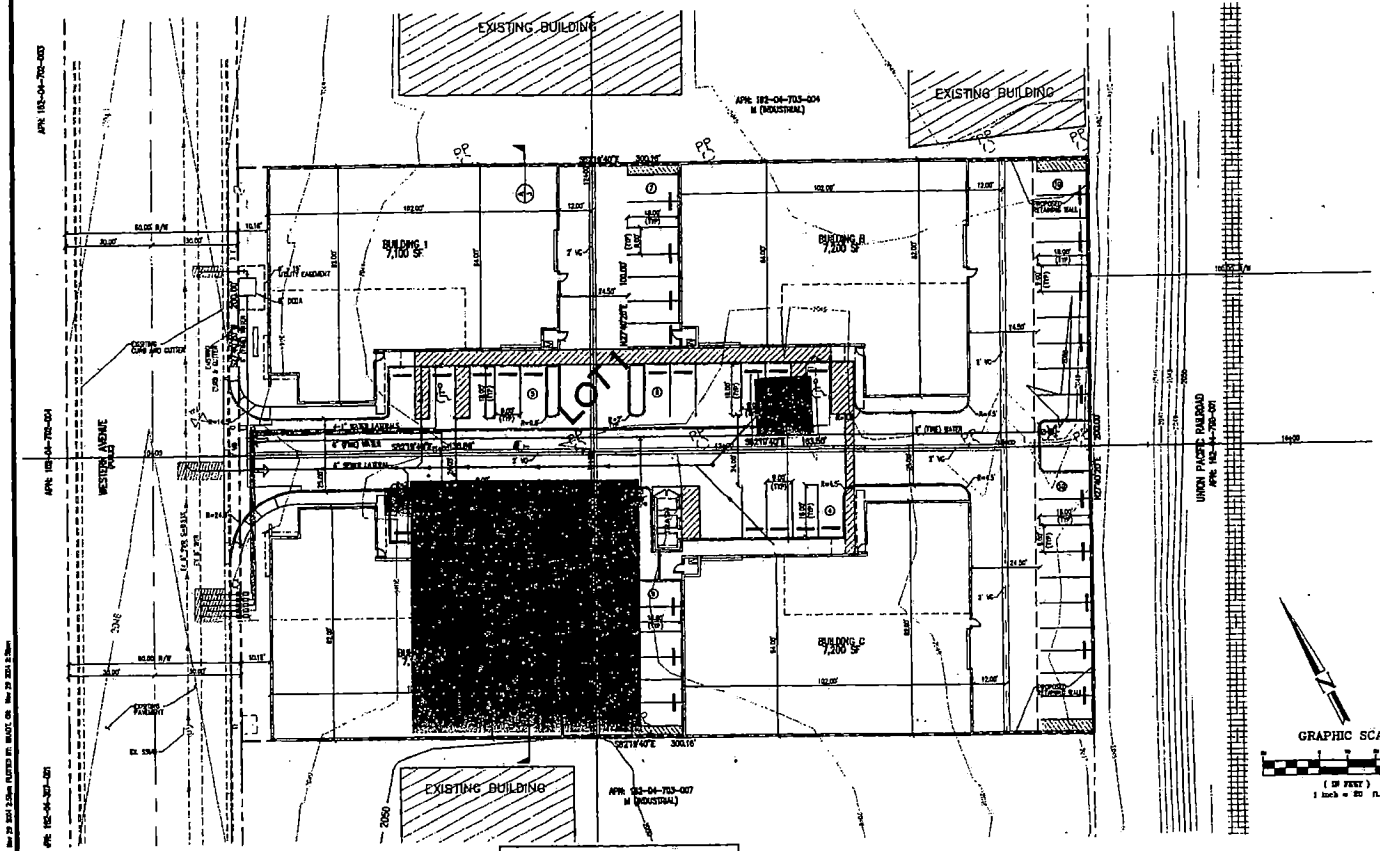
Elliot R. Olewinski
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp. Sept. 10, 2008
Certificate No: 92-0979-1

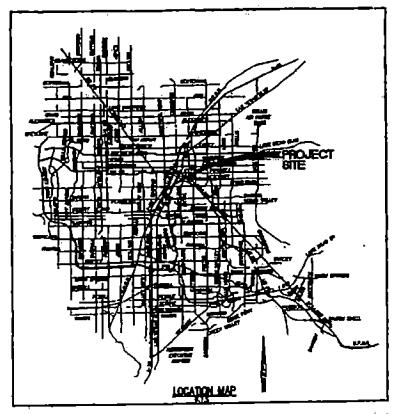
TENTATIVE MAP FOR

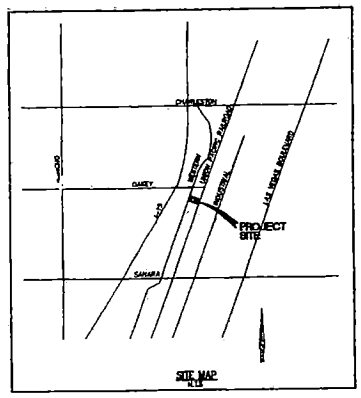
WESTERN FLEX WAREHOUSE

CITY OF LAS VEGAS, NEVADA

APN# 162-04-703-005 AND 006







GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

SHEET INDEX:
1 EXISTING MAP
2 CROSS SECTION 1
3 CROSS SECTION 2

DISCLAIMER NOTE:

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

Call before you Overhead 1-702-595-8111

Call before you Dig 1-800-227-2600

BASIS OF BEARING:

SOUTH 89°39'54" EAST - BEING THE BEARING OF THE NORTH LINE OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF IN FILE 130, PAGE 69 OF SURVEYS, ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK # SLV01 406

RIVET AND PLATE IN TOP OF CURB ON POINT CHIP ISLAND ON SOUTHWEST CORNER OF WYOMING AND INDUSTRIAL

ELEVATION = 830.8144 METERS (NAVD 88)
ELEVATION = 2724.60 US FEET (CALCULATED BASED ON)

LEGAL DESCRIPTION:

PARCEL 1 (A.P.N. 162-04-703-005):

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4, WITH THE WEST LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY RIGHT-OF-WAY (100 FEET WIDE), THENCE SOUTH 27°35'13" WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 700.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 27°35'13" WEST A DISTANCE OF 100.00 FEET TO A POINT;
THENCE NORTH 62°24'47" WEST A DISTANCE OF 300.00 FEET TO A POINT;
THENCE NORTH 27°35'13" EAST A DISTANCE OF 100.00 FEET TO A POINT;
THENCE SOUTH 62°24'47" EAST A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL 2 (A.P.N. 162-04-703-006):

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4, WITH THE WEST LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY RIGHT-OF-WAY (100 FEET WIDE), THENCE SOUTH 27°35'13" WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 800.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 27°35'13" WEST A DISTANCE OF 100.00 FEET TO A POINT;
THENCE NORTH 62°24'47" WEST A DISTANCE OF 300.00 FEET TO A POINT;
THENCE NORTH 27°35'13" EAST A DISTANCE OF 100.00 FEET TO A POINT;
THENCE SOUTH 62°24'47" EAST A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

OWNER:
SANDPIPER STRAND LAS VEGAS, LLC
9121 WESTERN AVE., #A
LAS VEGAS, NV 89102
702-367-3077

DEVELOPER:
PRECISION CONSTRUCTION
9121 WESTERN AVE., #A
LAS VEGAS, NV 89102
702-367-3077

ENGINEER:
DRC, INC.
7180 INDUSTRIAL RD., SUITE 200
LAS VEGAS, NV 89118
702-367-4199

GENERAL NOTES:

1. THIS DEVELOPMENT WILL BE GOVERNED BY CC&R'S.
2. THERE ARE NO EXISTING OR PROPOSED UNDERGROUND STORM SEWER NETWORKS.
3. SEWER CONTRIBUTION BASED ON NUMBER OF BUILDINGS.
4. ALL COMMON LOTS SHALL BE MAINTAINED BY PROPERTY MANAGEMENT.
5. NO UTILITY AND/OR ROW EASEMENTS EXIST
6. NO IRRIGATION AND/OR DRAINAGE CHANNELS EXIST
7. NO PARKS OR RECREATION OF PARKS EXIST

LEGEND:

EXISTING CONDITIONS	EX BUILDING TO BE REMOVED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	PROP RETAINING WALL
	EXISTING CURB AND GUTTER
EXIST. 8" WATER	EXISTING WATER MAIN
EXIST. 8" SEWER	EXISTING SEWER MAIN
8" WATER	PROPOSED WATER MAIN
8" SEWER	PROPOSED SEWER MAIN
	1' CONTOUR
	5' CONTOUR
1.25%	SLOPE ARROW

SEWER CONTRIBUTION

4 EDU'S

AVERAGE DAILY FLOW (4 x 270) / 1M = 0.001 MGD
PEAK DAILY FLOW PF = 2.5 x 0.001 = 0.0025 MGD

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 CABLE
SEWAGE:	CLARK STATE DISPOSAL SERVICE, INC.

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):		162-04-703-005,006
GROSS AREA:		1.38 +/- GROSS ACRES
NUMBER OF LOTS:		1 LOT
NUMBER OF BUILDINGS:		4 BUILDINGS
TOTAL BUILDING SQUARE FOOTAGE:		23,600 SF
REQUIRED PARKING:		
OFFICE	7,200 SF	1,300 = 26
WAREHOUSE	20,400 SF	1,1000 = 21
TOTAL	23,600 SF	47
PARKING PROVIDED:		52
SETBACKS:	FRONT YARD:	10'
	SIDE YARD:	10'
	REAR YARD:	0'
MAXIMUM BUILDING HEIGHT (ALLOWED)		NO MAXIMUM
ACTUAL BUILDING HEIGHT (PROVIDED)		33'
EXISTING ZONING:		M (INDUSTRIAL)

PRECISION CONSTRUCTION CO.
9121 WESTERN AVE., #A, LAS VEGAS, NV 89102

DRC Development Resource Consultants, Inc.
Civil Engineering • Land Surveying • Land Planning
7180 INDUSTRIAL ROAD, SUITE 200
LAS VEGAS, NV 89118 (702) 270-6110

WESTERN FLEX WAREHOUSE
A COMMERCIAL SUBDIVISION

TENTATIVE MAP

DATE: 11-23-04
DRAWN BY: RD
DESIGNED BY: RT
CHECKED BY: DPW
ADA CHECKER:
PROJECT NO: LV04-112
SCALE: 1"=40'

PRELIMINARY NOT FOR CONSTRUCTION

DONALD P. WENTZLER
No. 11972
REGISTERED PROFESSIONAL ENGINEER
CIVIL
11/24/04

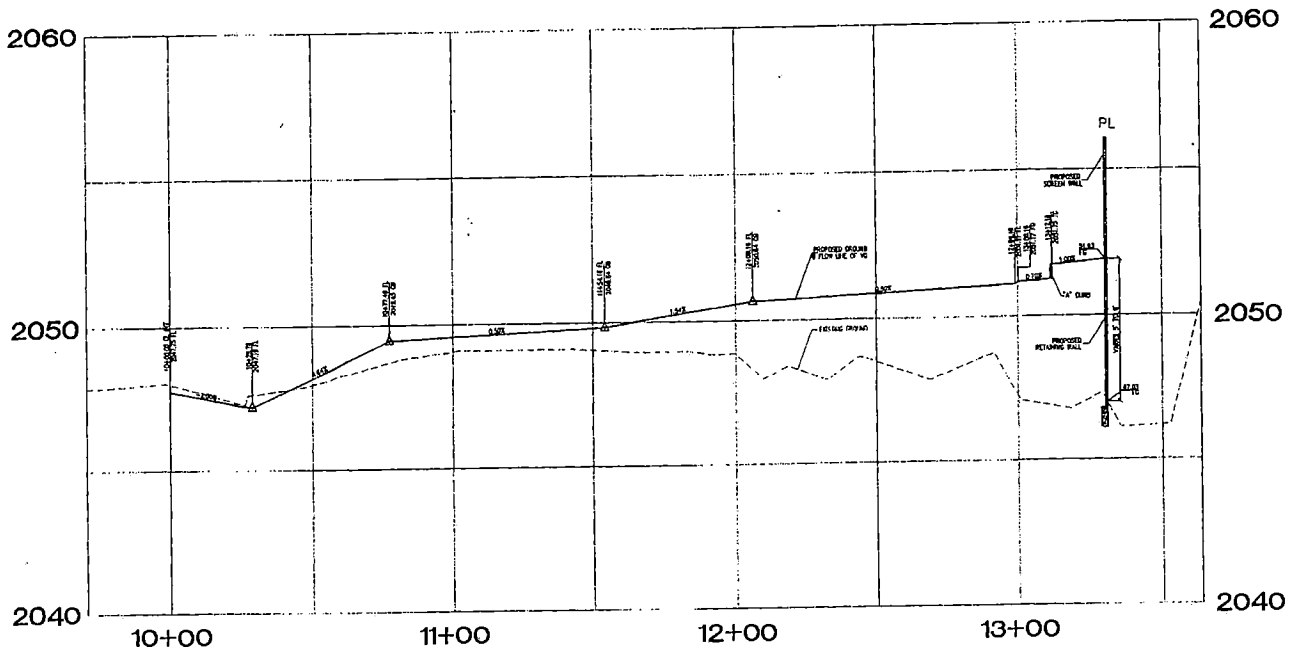
SHEET 1 OF 3 SHEETS

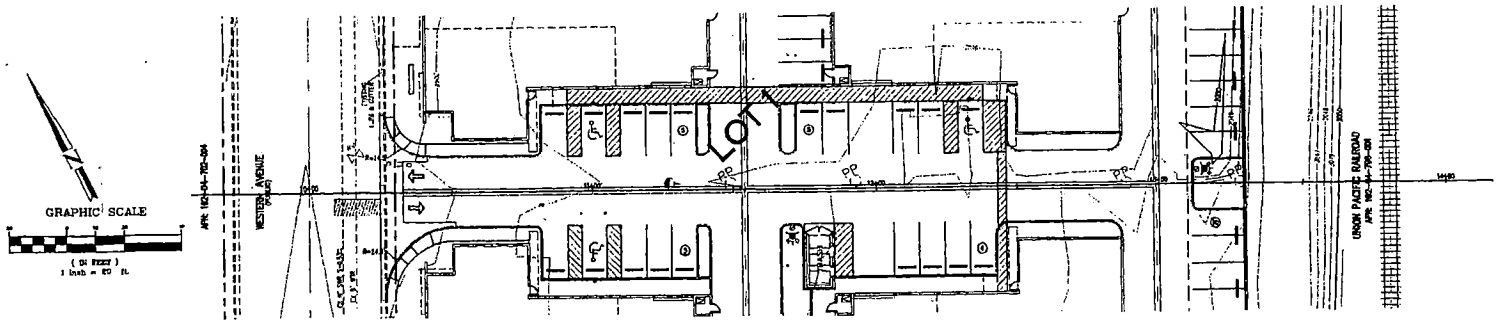
DRAWING NO.

REV | REVISION | APPROVED | DATE

FILENAME: G:\LV04\LV04-112 Western Flex Office\Cad\Exhibits\map\LV04-112 TM.dwg LAST SAVED 04 Nov 29 2004 3:26pm PLOTTED BY: RICKY, 04 Nov 29 2004 3:26pm

TMP-5677
01-13-05 PC





REVISION | APPROVED | DATE

PRECISION CONSTRUCTION CO.
1621 WESTERN AVE., #A, LAS VEGAS, NV 89102

DRC Development Resource Consultants, Inc.
Civil Engineering • Land Planning
730 S. RANCHO ROAD, SUITE 200
LAS VEGAS, NV 89106 (702) 229-6110

WESTERN FLEX WAREHOUSE
A COMMERCIAL SUBDIVISION

CROSS SECTION 1

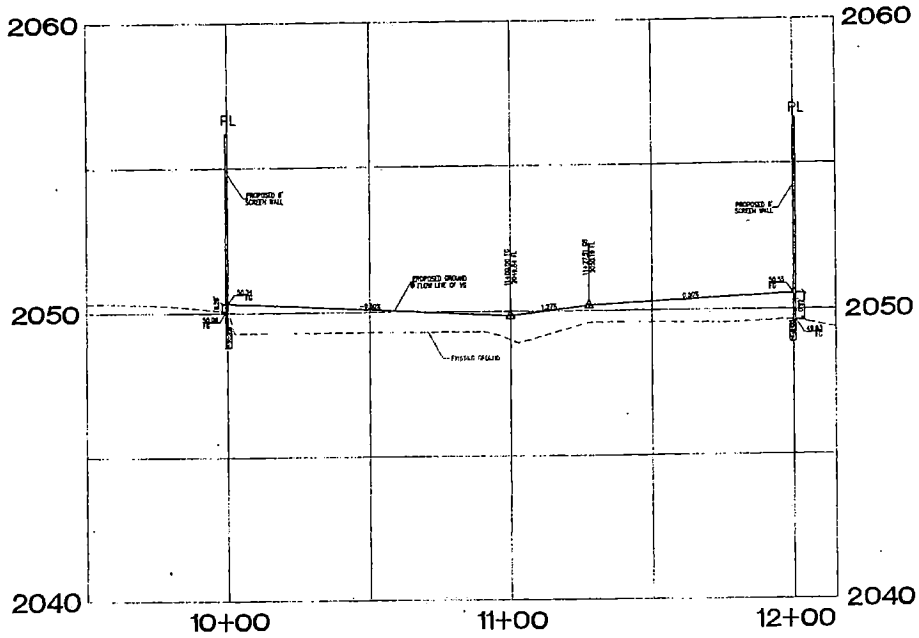
DATE: 11-23-04
DESIGNED BY: RB
DRAWN BY: RB
CHECKED BY: SW
QA/QC CHECKED:
PROJECT NO.: LIC04-112
SCALE: 1"=20'

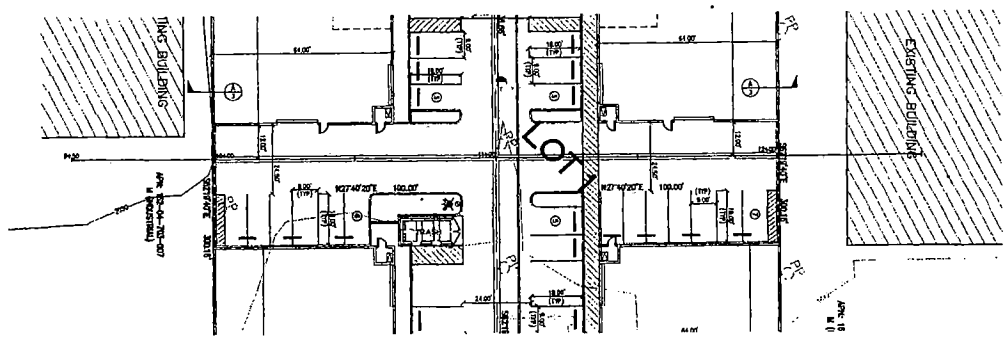
PRELIMINARY, NOT FOR CONSTRUCTION
DEREK WENTZLER EXP. 6/30/05 CIVIL No. 11570

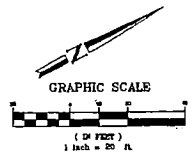
SHEET 2 OF 3 SHEETS

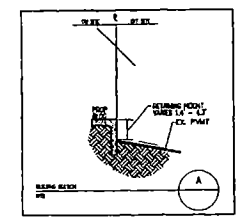
DRAWING NO.

TMP-5677
01-13-05 PC









REV	REVISION	APPROVED DATE	BY

PRECISION CONSTRUCTION CO.
1821 WESTERN AVE., #A, LAS VEGAS, NV 89102

DRC Development Resource Consultants, Inc.
Civil Engineering • Land Surveying • Land Planning
7160 RAINBOW BLVD., SUITE 210
LAS VEGAS, NV 89118 (702) 270-6110

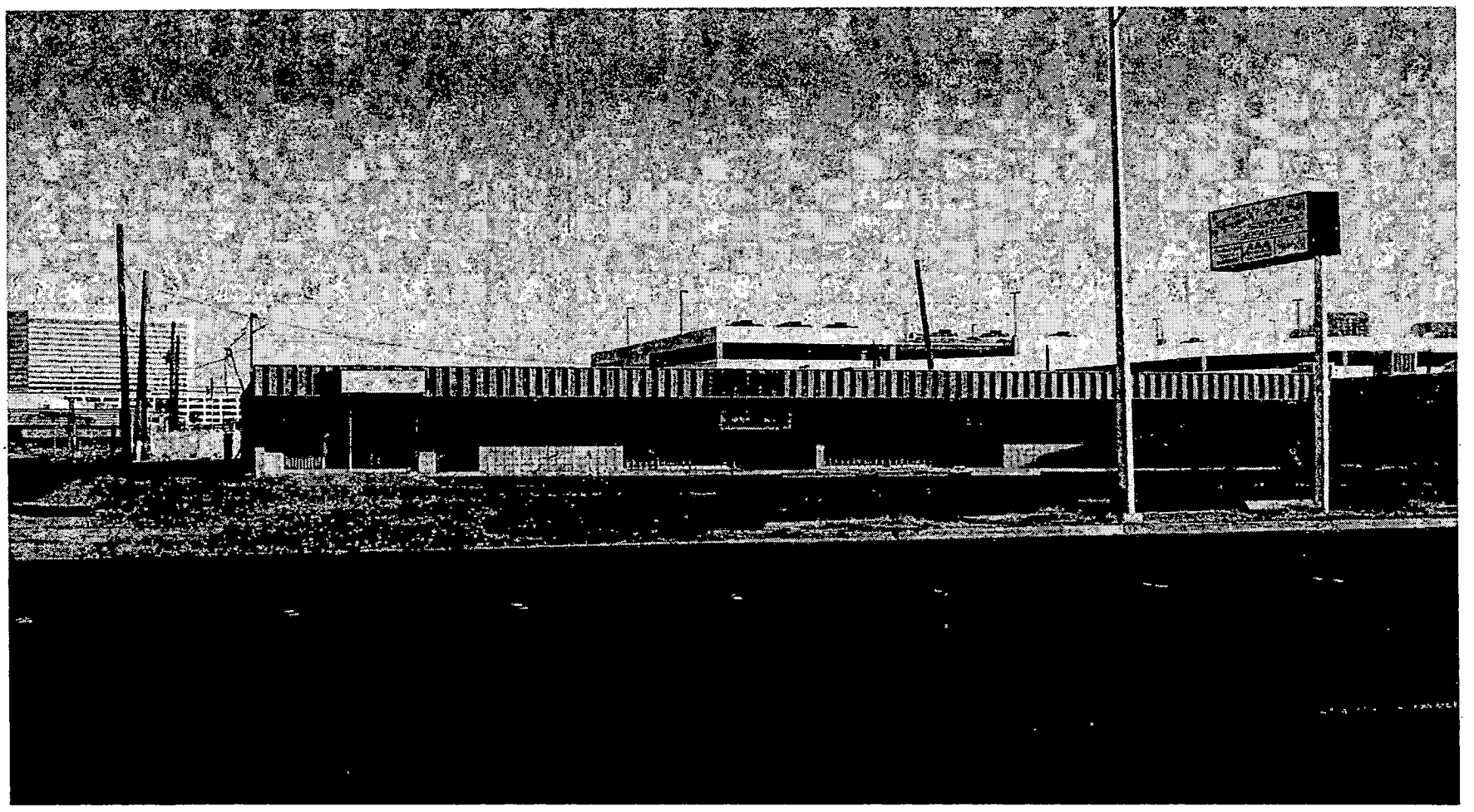
WESTERN FLEX WAREHOUSE
A COMMERCIAL SUBDIVISION
CROSS SECTION 2

DATE	11-22-04
DRAWN BY	RD
DESIGNED BY	DTR
CHECKED BY	DTR
AS CHECKED	
PROJECT NO.	1404-112
SCALE	1"=20'

PRELIMINARY, NOT FOR CONSTRUCTION
DENNIS P. WORTZLER
REG. 9/30/06
CIVIL
No. 11970
STATE OF NEVADA
11-29-04

SHEET 3 OF 3 SHEETS
DRAWING NO.

TMP-5677
01-13-05 PC



TMP-5677 - TENTATIVE MAP - PUBLIC HEARING - WESTERM FLEX WAREHOUSE - APPLICANT: PRECISION CONSTRUCTION - OWNER: SANDPIPER STRAND LAS VEGAS, LLC
EAST SIDE OF WESTERN AVENUE, APPROXIMATELY 460 FEET SOUTH OF HIGHLAND DRIVE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SUP-5718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH on Pad P of the Montecito Marketplace Development adjacent to the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-005), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and on Item 23 [SDR-5679], APPROVED subject to conditions and replacing Condition 3 with the following verbiage:
3. ***A waiver from foundation landscaping shall be approved.***
– UNANIMOUS with McSWAIN abstaining from Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722] because her company, Terra Contracting, is presently bidding work for a company that is working on the project

To be heard by City Council 2/16/2005

NOTE: CHAIRMAN TRUESDELL disclosed that in the past, he had abstained from items involving Montecito Pads, L.L.C., because of properties his company has represented in the area. However, as there is no financial interest in the properties that are adjacent to the sites and he has

MOTION – Continued:
not discussed the items with anyone, he would be voting on Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722].

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 18 [SDR-5678], Item 21 [SDR-5725] and Item 22 [SDR-5546] be pulled from One Motion One Vote because staff received letters of protest on all three items.

CHRIS KAEMPFER, Attorney, Kummer Kaempfer Bonner & Renshaw, appeared on behalf of the applicant for Item 15 [SUP-5723] and Item 16 [SDR-5731] during the briefing portion of the meeting. He indicated that after speaking with staff, he would like both items pulled from the One Motion One Vote portion of the agenda to discuss the removal of Conditions 6 and 7 from Item 15 [SUP-5723] and to get a clarification of conditions on Item 16 [SDR-5731].

MR. LEOBOLD indicated that there was a condition change relative to Item 23 [SDR-5679]. MARGO WHEELER, Director, Planning & Development, requested that MR. LEOBOLD read the amended condition into the record. The new condition language was incorporated into the motion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

(6:12 – 6:17)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 12 – SUP-5718

CONDITIONS:

Planning and Development

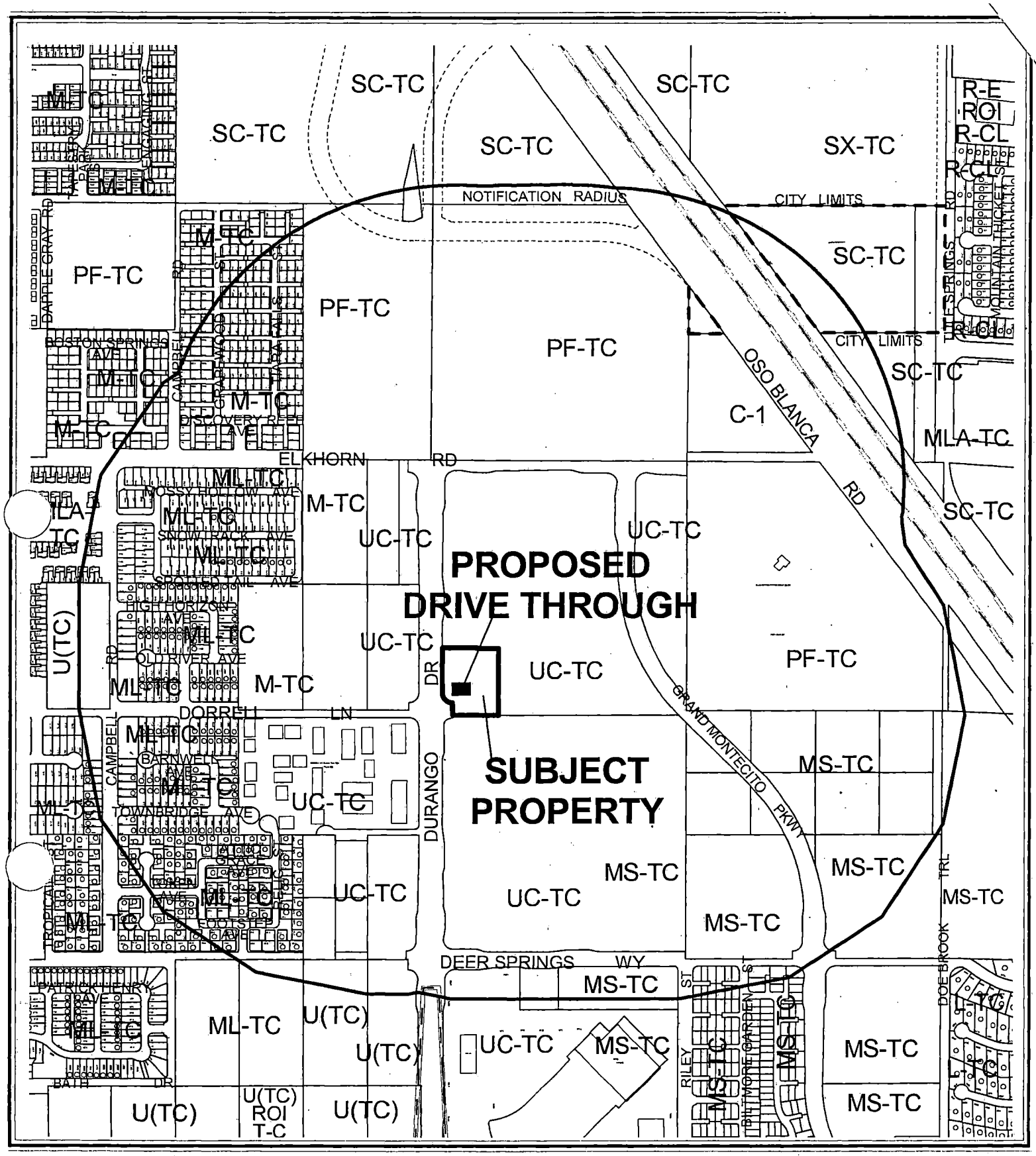
1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3764) and [SDR-5731].

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

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

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

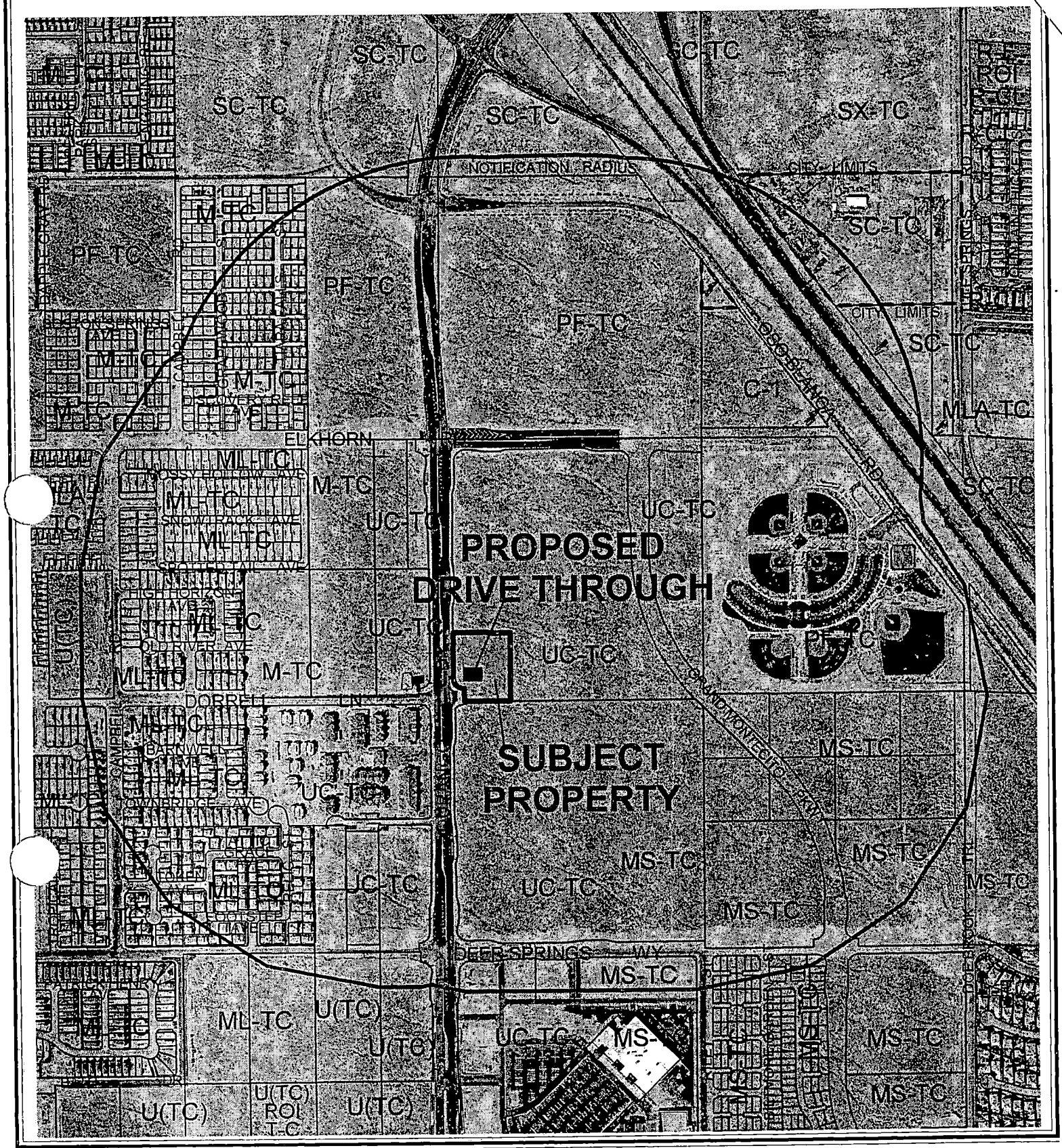


CASE: **SUP-5718**

RADIUS: 1500 FT & SPECIAL

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **SUP-5718**

RADIUS: 1500 FT & SPECIAL

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5718 - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3764) and [SDR-5731].

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

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

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

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Drive-Through Facility on Pad P of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the westerly five acres of the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

12/04/03 The Planning Commission approved a request for a Site Development Plan Review (SDR-3267) for a proposed hospital on 40 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way. Staff recommended approval of the request.

04/07/04 The City Council approved a Site Development Plan Review (SDR-3764) related to Modification (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental) on Pad Q, (SUP-3778) for liquor sales on Pad Q, (SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval on March 11, 2004.

B) Pre-Application Meeting

11/19/04 The elements of an Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6 acres

B) Existing Land Use

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

BTS

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

BTS

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a Primary 100-foot Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

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
Restaurant, 2000 sq. ft. or more w/Drive Through	3,288 SF.	1/100 GFA	33 spaces	2 spaces	33 spaces (1,839 parking spaces provided)	2 spaces

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

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Drive-Through Facility uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual, which does not allow Drive-Through Facilities for banks or restaurants in the UC-TC and MS-TC special land use designations, which are the Town Center designations of the subject site.

B) General Analysis and Discussion

- Zoning

The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

This application requests approval of a "Drive-Through Facility" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

Although Town Center Development Standards would prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, such restrictions are superceded for Town Center lands, such as the subject site, which are within the area subject to the Montecito Town Center Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Drive-Through Facility use, other than it will be ancillary to the principal Restaurant use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764) and (SDR-5731).

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 the Town Center Development Standards prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, the Montecito Development Agreement has no such restriction for a Drive-Through Facility use. Given the applicability of the Development Agreement to the site, the request conforms to the provisions of the Agreement.

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

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

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

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway (120 feet) Arterial. Dorrell Lane, to the south of the site, is a Town Center 80-foot Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a Primary 100-foot Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 299 – Mailed with SUP-5720, SUP-5722, SUP-5723 and SDR-5731

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5718 APN: 125-20-510-005

Name of Property Owner: Montecito Pads LLC

Name of Applicant: Montecito Companies

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

_____Yes _____√_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Nielsen, Manager
SFI-NIC, LLC, manager

Subscribed and sworn before me

This 30 day of November, 2004

Marsha Bloss
Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

MONTECITO
COMPANIES

November 29, 2004

City of Las Vegas
Planning and Development Department
Attn: Flinn Fagg
731 S. Fourth Street
Las Vegas, NV 89101

RE: Montecito Marketplace Special Use Permit Justification (Pad P – Drive Through)

Dear Sir:

This letter is prepared as a justification letter for a Special Use Permit to allow a drive through for a 4,000 square foot Bank located at Pad P of a previously approved Site Development Review (SDR 3764) for Montecito Marketplace.

In general, this request will decrease the square footage to 4,000 square feet from the previously approved 6,000 square foot Tavern. The proposed Bank will also provide a much needed service in the area and the drive through is typical for this type of use. Furthermore, the drive through will be designed and constructed to meet all necessary City requirements and standards

For the reasons outlined above, it is our opinion that the proposed drive through is in substantial conformance with City's standards for development in this area and warrants approval. Please feel free to contact at our office at 798-5111 to discuss this matter further. Thank you in advance for your consideration of this request.

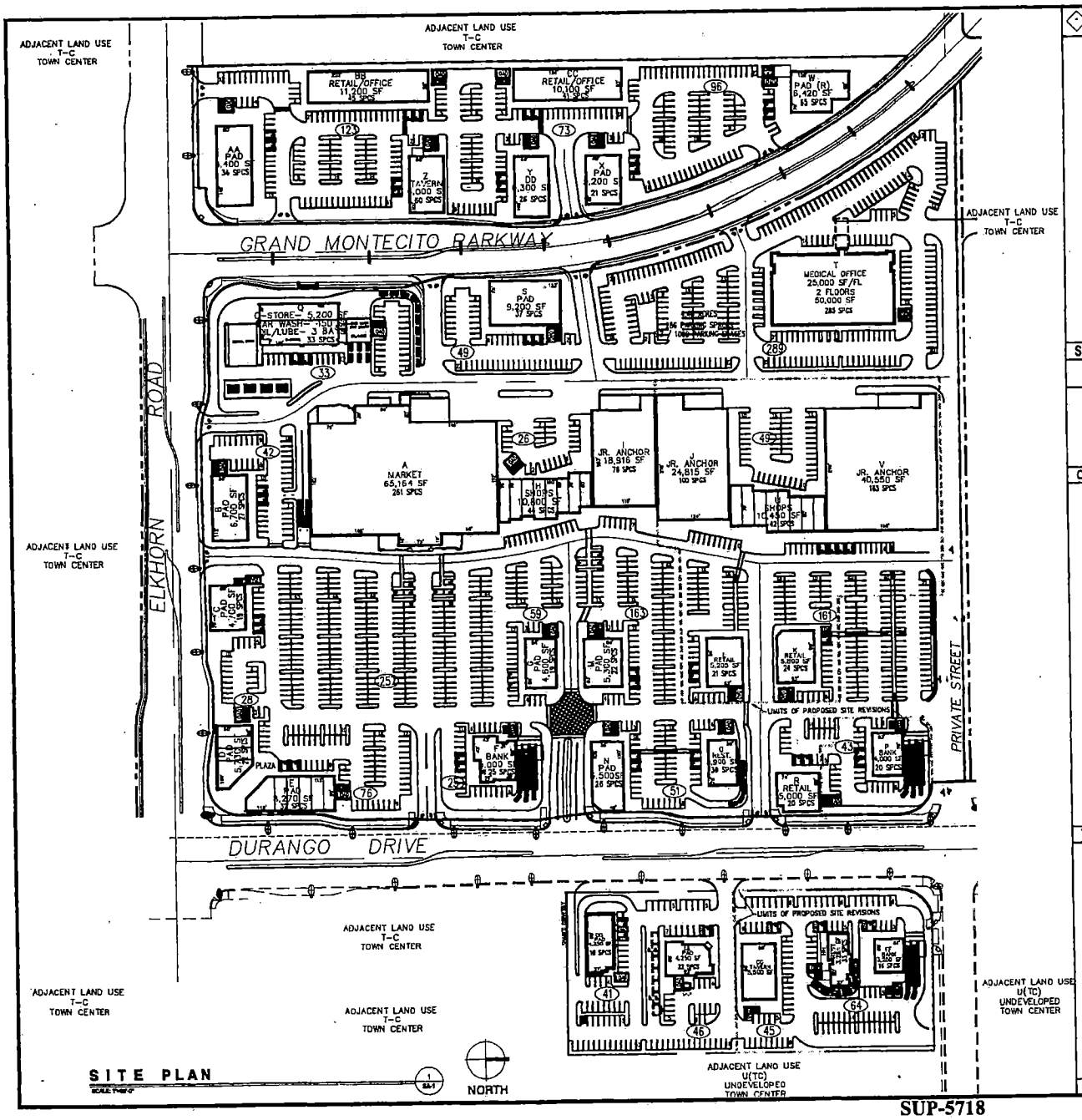
Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Vice President of Construction
Montecito Companies

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Phone (702) 798-5111 Facsimile (702) 892-7754

SUP-5718



KEYNOTES

SHEET A1.01

SUMMARY

LAND AREA (GROSS)	• APPROX. 45.8 ACRES (1,988,391 SF±)
LAND AREA (NET)	• APPROX. 38.6 ACRES (1,680,540 SF±)
BUILDING AREA	• 317,803 SF
LAND/BUILDING RATIO	• 4.4/1 22.6%
PARKING REQUIRED	• 1,790 STALLS
PARKING PROVIDED	• 1,839 STALLS
PARKING RATIO	• 4.8/1000

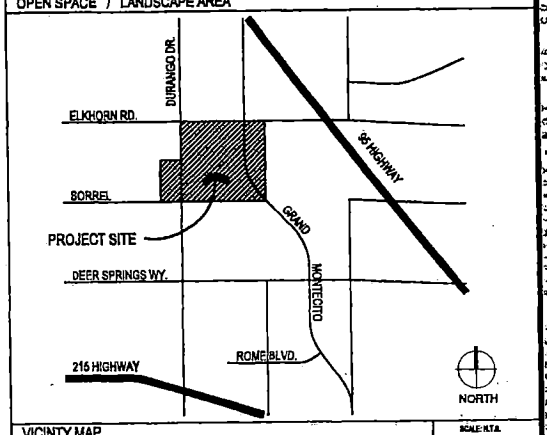
PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (218,081 SF) @ 1 STALL/250 SF = 873 STALLS
RESTAURANT (25,108 SF) @ 1 STALL/100 SF = 252 STALLS
MARKET (65,164 SF) @ 1 STALL/250 SF = 261 STALLS
MEDICAL OFFICE (2,000 SF) @ 1 STALL/200 SF = 10 STALLS
MEDICAL OFFICE (48,000 SF) @ 1 STALL/(75 SF = 275 STALLS
BANK (16,250 SF) @ 1 STALL/200 SF = 82 STALLS
CONVENIENCE STORE (5,200 SF) @ 1 STALL/250 SF = 21 STALLS
CAR WASH - FULL SERVICE (450 SF) @ 1 STALL/150 SF = 3 STALLS
AUTO LUBE - 3 BAYS @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.

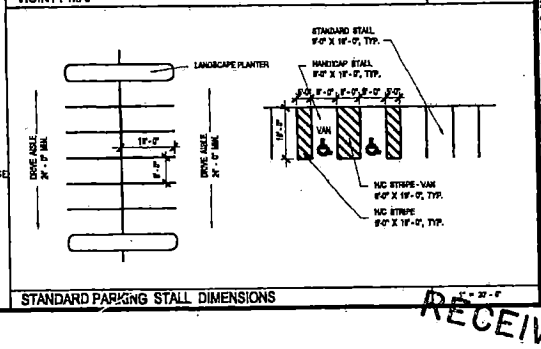
HANDICAP PARKING: 29 REQUIRED, 52 PROVIDED

OPEN SPACE AREA PROVIDED	• - SF
OPEN SPACE/LAND RATIO	• -/1 -% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• - SF
LANDSCAPE/LAND RATIO	• -/1 -% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP SCALE: N.T.S.



STANDARD PARKING STALL DIMENSIONS

Vedelago Petsch AIA architects
5495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

NOT FOR CONSTRUCTION

OWNER: MONTECITO COMPANIES

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME: RETAIL CENTER
MONTECITIO MARKETPLACE
SEC of Durango Drive & Elkhorn Rd., Las Vegas, NV

SHEET TITLE: Site Plan

REV.	DESCRIPTION	DATE

Project No: 2004123
Drawn By: Office
Date: 11/30/04
Scale: 1" = 80'-0"
Sheet No:

SA-1

SUP-5718
SUP-5720
SUP-5722
SUP-5723
SDR-5731
01-13-05 PC

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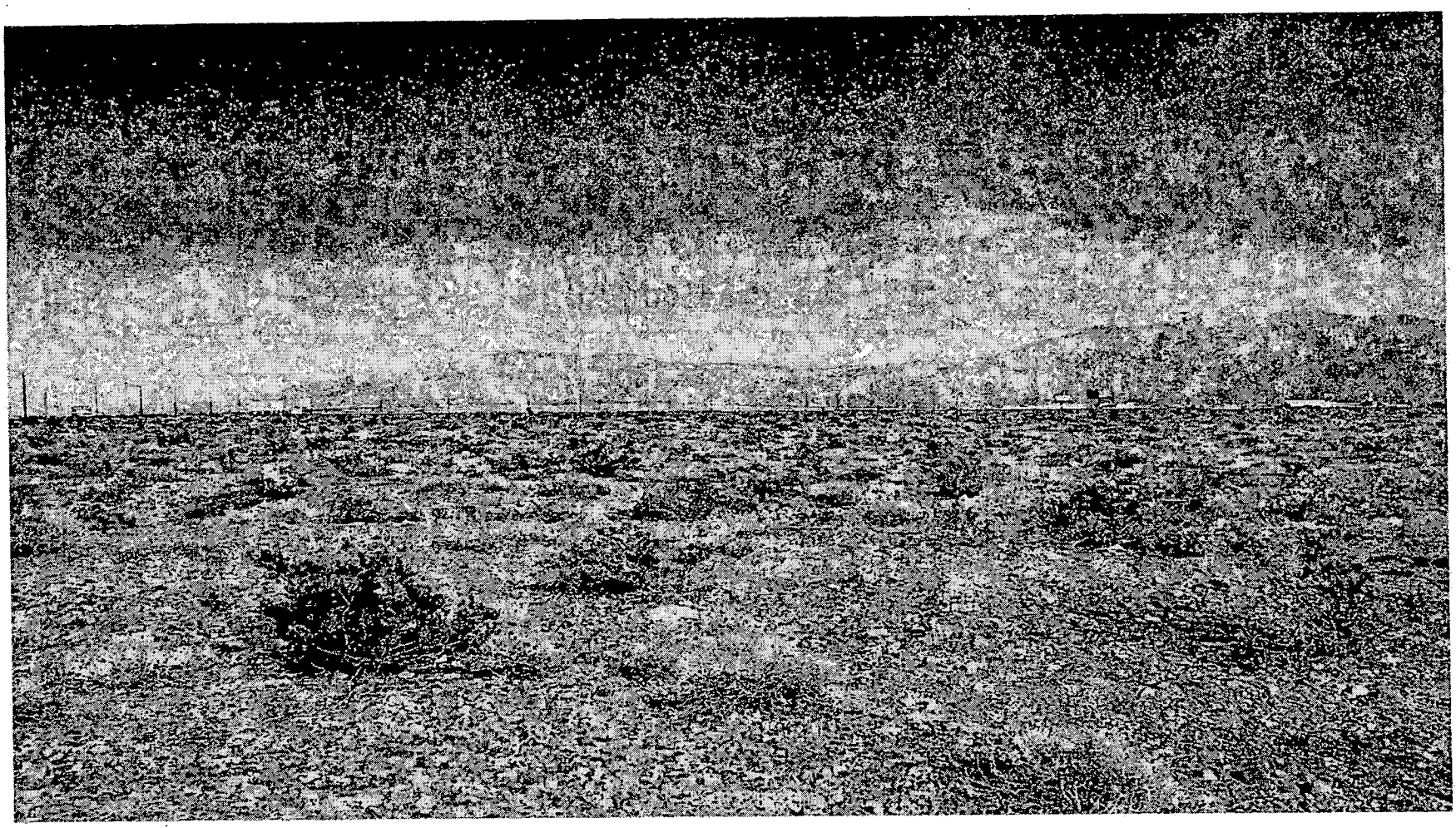

SUP-5718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC
SOUTHEAST CORNER OF DURANGO DRIVE AND ELKHORN ROAD
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SUP-5720 - SPECIAL USE PERMIT RELATED TO SUP-5718 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH on Pad HH of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and on Item 23 [SDR-5679], APPROVED subject to conditions and replacing Condition 3 with the following verbiage:
3. ***A waiver from foundation landscaping shall be approved.***
– UNANIMOUS with McSWAIN abstaining from Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722] because her company, Terra Contracting, is presently bidding work for a company that is working on the project

To be heard by City Council 2/16/2005

NOTE: CHAIRMAN TRUESDELL disclosed that in the past, he had abstained from items involving Montecito Pads, L.L.C., because of properties his company has represented in the area. However, as there is no financial interest in the properties that are adjacent to the sites and he has

MOTION – Continued:
not discussed the items with anyone, he would be voting on Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722].

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

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(6:12 – 6:17)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 13 – SUP-5720

CONDITIONS:

Planning and Development

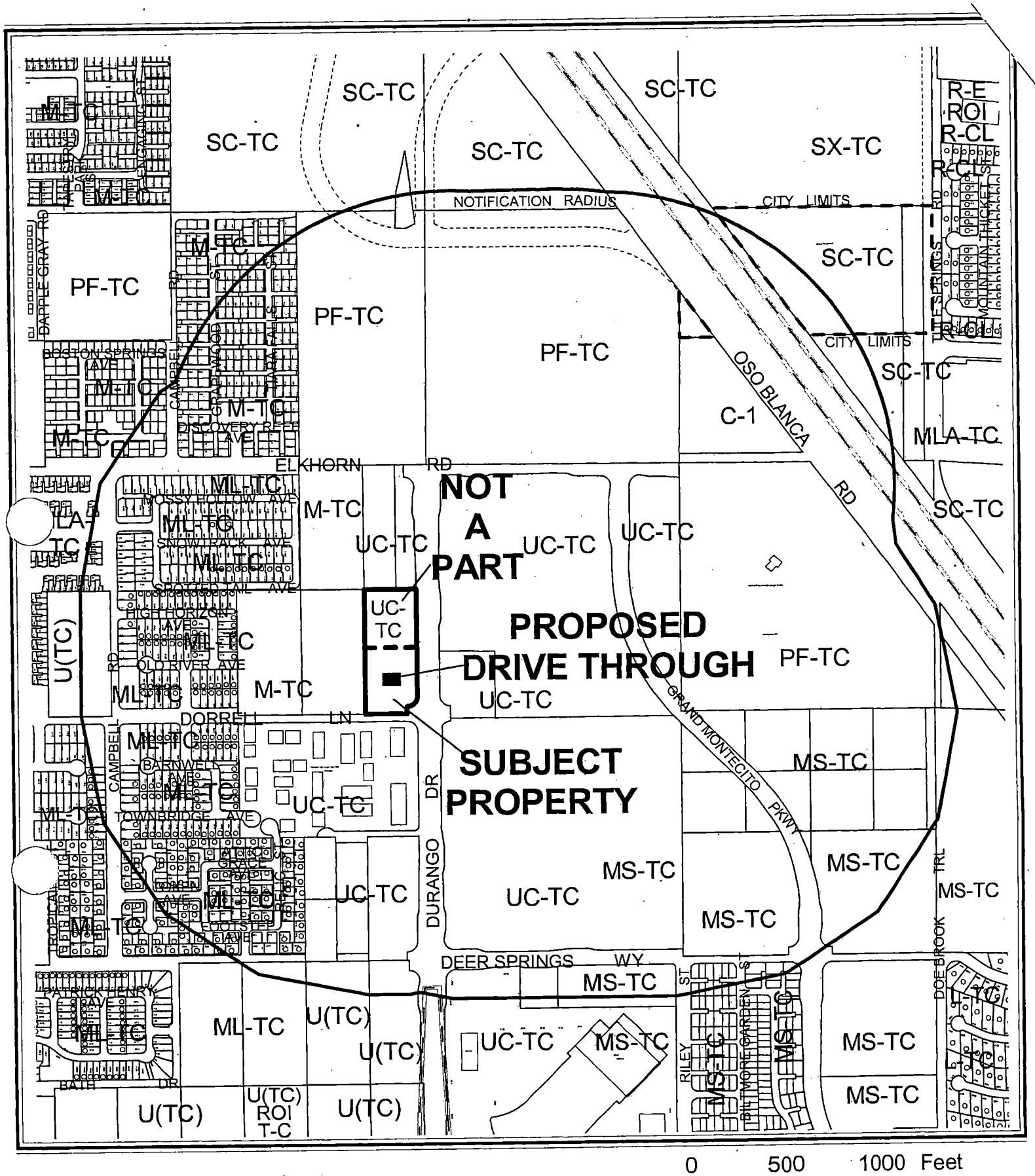
1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3764) and [SDR-5731].

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

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

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



CASE: **SUP-5720**

RADIUS: 1500 FT & SPECIAL

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5720 - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3764) and [SDR-5731].

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Drive-Through Facility on Pad HH of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the westerly five acres of the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

12/04/03 The Planning Commission approved a request for a Site Development Plan Review (SDR-3267) for a proposed hospital on 40 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way. Staff recommended approval of the request.

04/07/04 The City Council approved a Site Development Plan Review (SDR-3764) related to Modification (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental) on Pad Q, (SUP-3778) for liquor sales on Pad Q, (SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval on March 11, 2004.

B) Pre-Application Meeting

11/19/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 45.6 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway (120 feet) Arterial, which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as a Town Center 80-foot Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a Primary 100-foot Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

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
Restaurant, 2000 sq. ft. or more w/Drive Through	3,288 SF.	1/100 GFA	33 spaces	2 spaces	33 spaces (1,839 parking spaces provided)	2 spaces

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

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Drive-Through Facility uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual, which does not allow Drive-Through Facilities for banks or restaurants in the UC-TC and MS-TC special land use designations, which are the Town Center designations of the subject site.

B) General Analysis and Discussion

- Zoning

The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

This application requests approval of a "Drive-Through Facility" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

Although Town Center Development Standards would prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, such restrictions are superceded for Town Center lands, such as the subject site, which are within the area subject to the Montecito Town Center Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Drive-Through Facility use, other than it will be ancillary to the principal Restaurant use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764) and (SDR-5731).

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 the Town Center Development Standards prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, the Montecito Development Agreement has no such restriction for a Drive-Through Facility use. Given the applicability of the Development Agreement to the site, the request conforms to the provisions of the Agreement.

BTS

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

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

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

   Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway (120 feet) Arterial. Dorrell Lane, to the south of the site, is a Town Center 80-foot Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a Primary 100-foot Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 299 – Mailed with SUP-5718, SUP-5722, SUP-5723 and SDR-5731

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5720 APN: 125-20-101-017

Name of Property Owner: Montecito Pads LLC

Name of Applicant: Montecito Companies

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Nielsen, Manager
SFI-NIC, LLC, manager

Subscribed and sworn before me

This 30 day of November, 2004

Marsha Bloss
Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

MONTECITO
COMPANIES

November 29, 2004

City of Las Vegas
Planning and Development Department
Attn: Flinn Fagg
731 S. Fourth Street
Las Vegas, NV 89101

RE: Montecito Marketplace Special Use Permit Justification (Pad HH – Drive Through)

Dear Sir:

This letter is prepared as a justification letter for a Special Use Permit to allow a drive through for a 3,288 square foot Fast Food Restaurant located at Pad HH of a previously approved Site Development Review (SDR 3764) for Montecito Marketplace.

In general, the previously approved 15,000 square foot Pharmacy (which included a drive through) is proposed to be broken down into two separate pads, each with an individual drive through. The combination of the two pads (Pad HH and Pad FF) will result in decreased square footage going from 15,000 square feet for the previously approved pad to less than 7,500 square foot for the proposed pads. The proposed Fast Food restaurant will also provide a much needed service in the area and the drive through is typical for this type of use. Furthermore, the drive through will be designed and constructed to meet all necessary City requirements and standards

For the reasons outlined above, it is our opinion that the proposed drive through is in substantial conformance with City's standards for development in this area and warrants approval. Please feel free to contact at our office at 798-5111 to discuss this matter further. Thank you in advance for your consideration of this request.

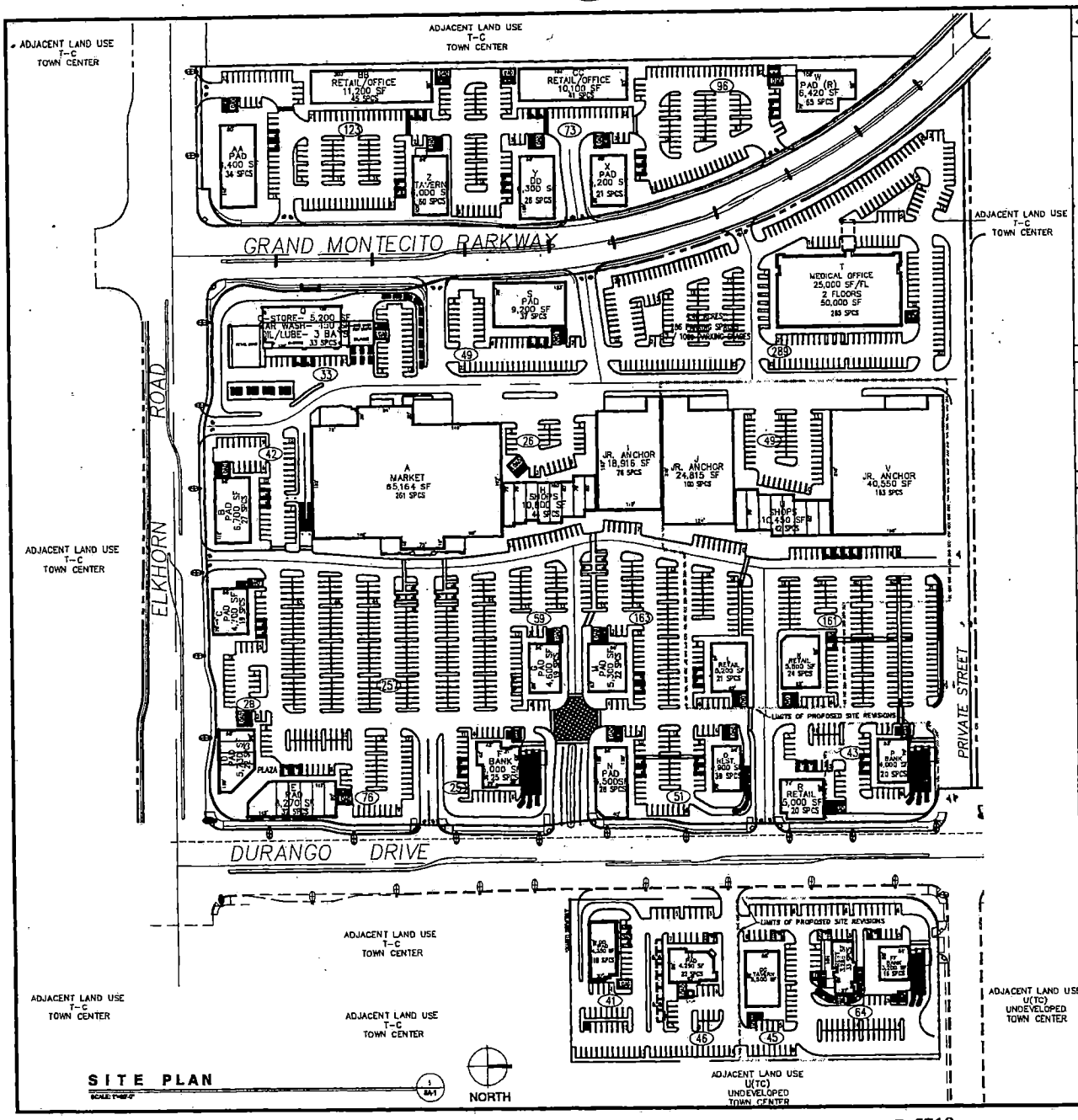
Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Vice President of Construction
Montecito Companies

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Phone (702) 798-5111 Facsimile (702) 892-7754

SUP-5720



KEYNOTES

SHEET A1.P1

SUMMARY

LAND AREA (GROSS)	• APPROX. 45.6 ACRES (1,988,391 SF±)
LAND AREA (NET)	• APPROX. 38.6 ACRES (1,680,540 SF±)
BUILDING AREA	• 317,803 SF
LAND/BUILDING RATIO	• 4.4/1 22.6%
PARKING REQUIRED	• 1,790 STALLS
PARKING PROVIDED	• 1,839 STALLS
PARKING RATIO	• 4.8/1000

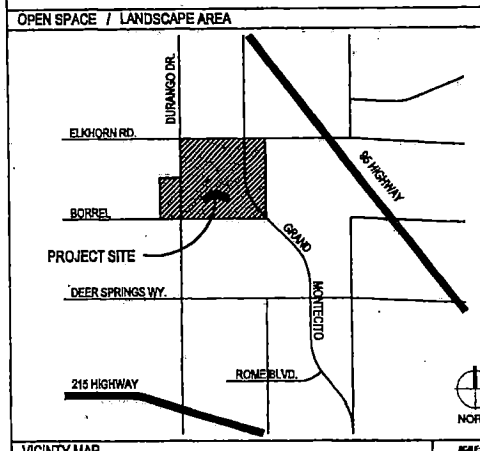
PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (218,081 SF) @ 1 STALL/250 SF = 873 STALLS
RESTAURANT (25,108 SF) @ 1 STALL/100 SF = 252 STALLS
MARKET (65,164 SF) @ 1 STALL/250 SF = 261 STALLS
MEDICAL OFFICE (2,000 SF) @ 1 STALL/200 SF = 10 STALLS
MEDICAL OFFICE (48,000 SF) @ 1 STALL/175 SF = 275 STALLS
BANK (16,250 SF) @ 1 STALL/200 SF = 82 STALLS
CONVENIENCE STORE (5,200 SF) @ 1 STALL/250 SF = 21 STALLS
CAR WASH - FULL SERVICE (450 SF) @ 1 STALL/150 SF = 3 STALLS
AUTO LUBE - 3 BAYS @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.

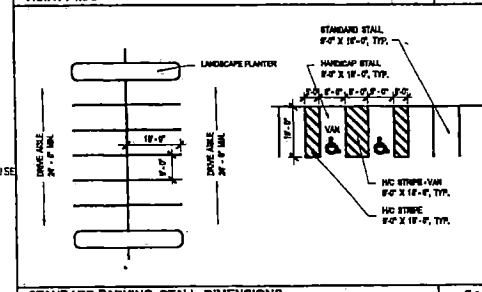
HANDICAP PARKING: 29 REQUIRED, 52 PROVIDED

OPEN SPACE AREA PROVIDED	• - SF
OPEN SPACE/LAND RATIO	• -/1 -% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• - SF
LANDSCAPE/LAND RATIO	• -/1 -% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

Vedelago Petsch AIA
5495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

PRELIMINARY - NOT FOR CONSTRUCTION

SEAL:

NOT FOR CONSTRUCTION

OWNER:

MONTECITO COMPANIES

PROJECT NAME:

RETAIL CENTER
MONTECITIO MARKETPLACE
SEC of Durango Drive & Elkhorn Rd., Las Vegas, NV

SHEET TITLE:

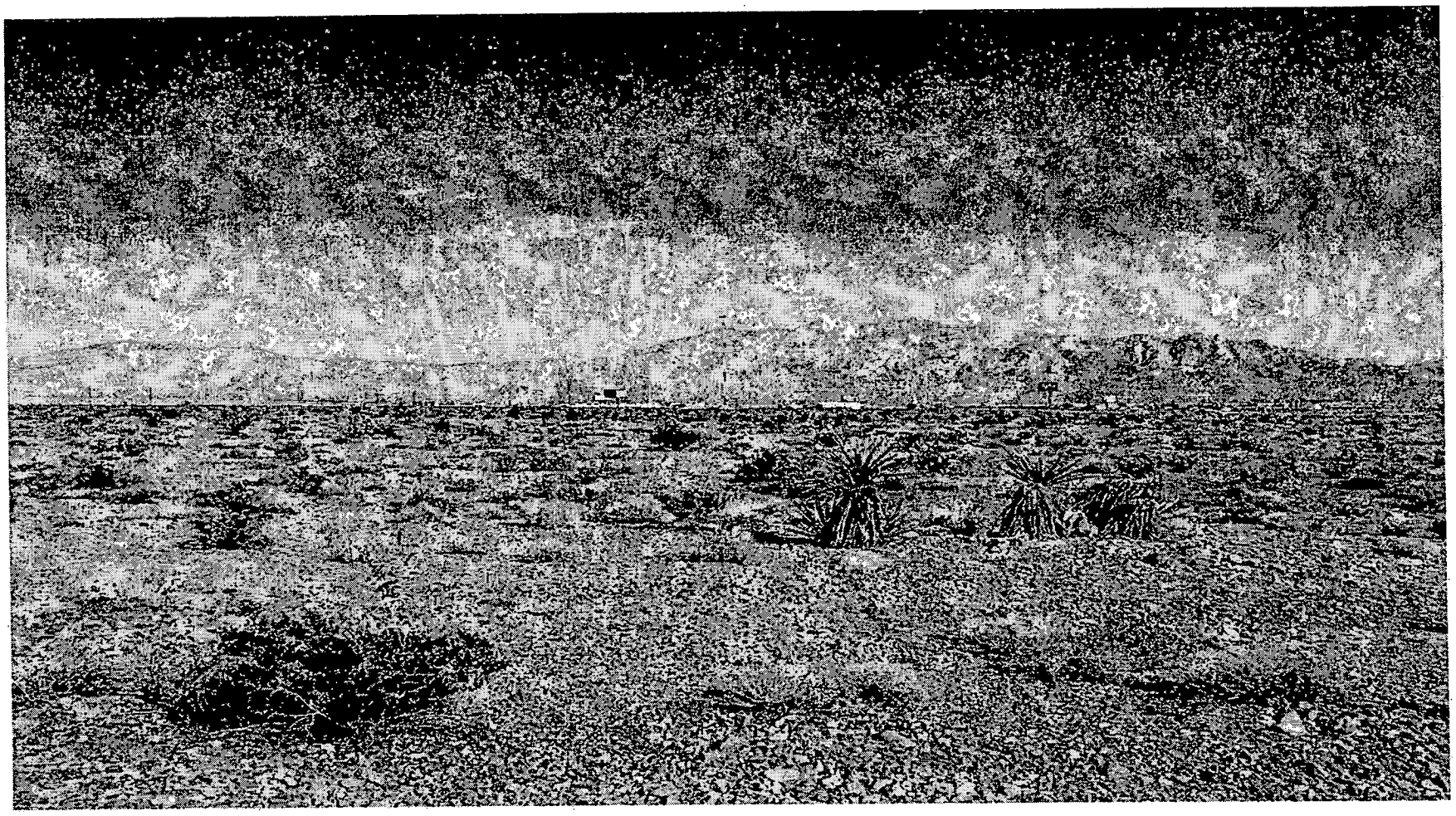
Site Plan

REV.	DESCRIPTION	DATE

Project No: 2004123
Drawn By: Office
Date: 11/30/04
Scale: 1" = 80'-0"
Sheet No:

SA-1

SUP-5718
SUP-5720
SUP-5722
SUP-5723
SDR-5731
01-13-05 PC



SUP-5720 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC
NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SUP-5722 - SPECIAL USE PERMIT RELATED TO SUP-5718 AND SUP-5720 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING USE IN CONJUNCTION WITH A TAVERN on Pad GG of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 2/16/05

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To be heard by City Council 2/16/2005

MOTION – Continued:
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(6:12 – 6:17)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 14 – SUP-5722

CONDITIONS:

Planning and Development

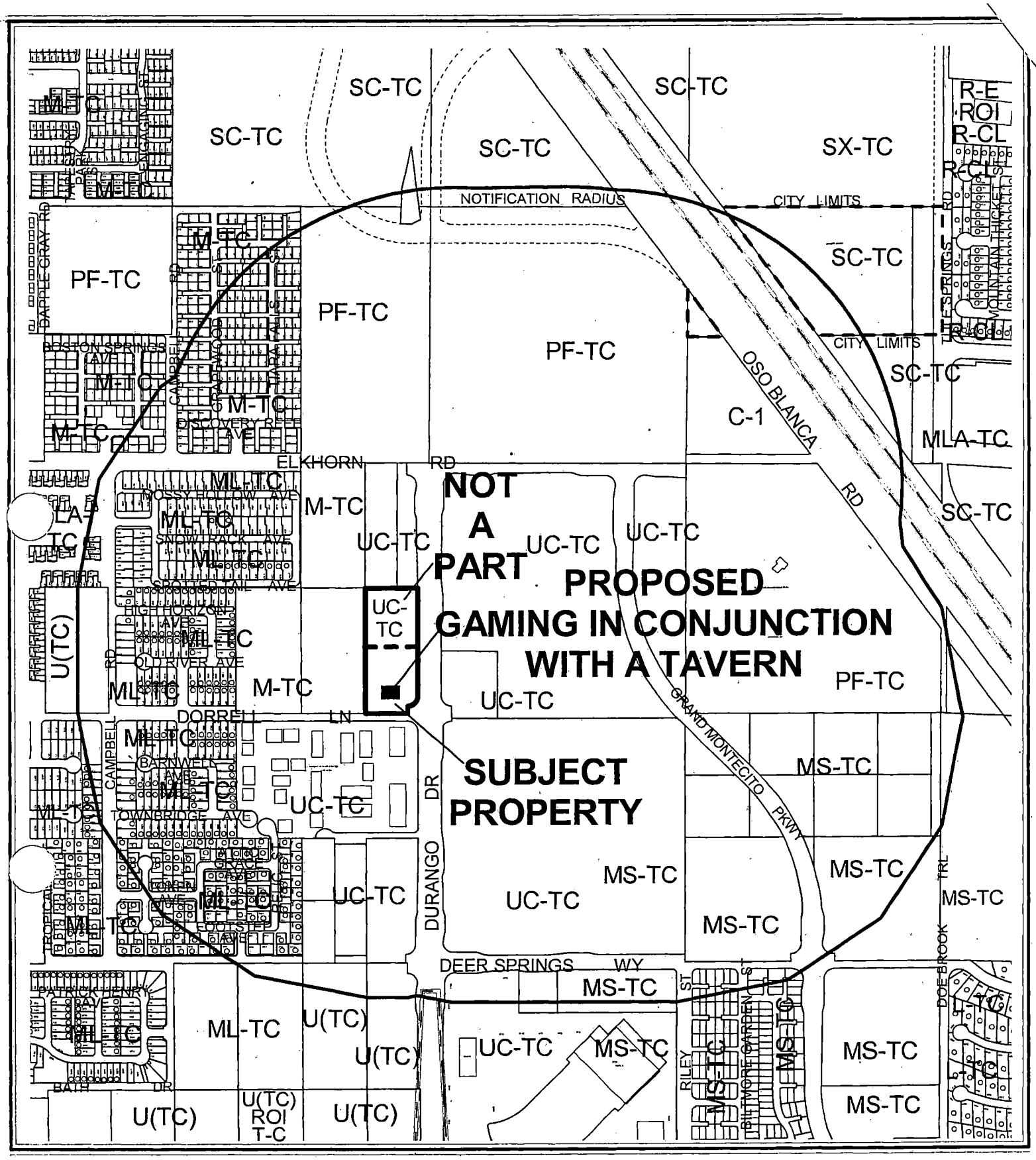
1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming Use In Conjunction with a Tavern.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3764) and [SDR-5731].

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

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

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



CASE: **SUP-5722**

RADIUS: 1500 FT & SPECIAL

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5722 - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming Use In Conjunction with a Tavern.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3764) and [SDR-5731].

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Gaming Use In Conjunction With A Tavern on Pad GG of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the westerly five acres of the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

12/04/03 The Planning Commission approved a request for a Site Development Plan Review (SDR-3267) for a proposed hospital on 40 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way. Staff recommended approval of the request.

04/07/04 The City Council approved a Site Development Plan Review (SDR-3764) related to Modification (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental) on Pad Q, (SUP-3778) for liquor sales on Pad Q, (SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval on March 11, 2004.

B) Pre-Application Meeting

11/19/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Gaming Use In Conjunction With A Tavern" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The Montecito Town Center Development Agreement does not provide any specific parking standards for the proposed Gaming (Incidental) use. Since the proposed use is ancillary to the principal Tavern use on Pad GG, it will not generate additional parking to that which would be required for the Tavern use. Since the Agreement has no specific parking standards for these uses, then 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
Tavern	5,500 s.f.	1 space/50 s.f. of seating + waiting GFA and 1 space/200 s.f. of remaining area	55 spaces (assumes a 50:50 split) 10 spaces		55 spaces (1,839 spaces provided overall)	
Totals			65 spaces	3 spaces	65 spaces	3 spaces

The project does appears to meet the parking requirements of the Zoning Code, for both handicap spaces or the total number of spaces; however, this use is part of an overall site plan that contains a number of surplus parking spaces.

BTS

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Gaming (Incidental) uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual that require a 330-foot separation distance between "Gaming (Restricted)" uses and any single-family detached dwelling.

B) General Analysis and Discussion

- Zoning

The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Gaming (Incidental)" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

This application requests approval of a "Gaming (Incidental)" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

Although Town Center Development Standards would require a "Gaming (Restricted)" use to be a minimum of 330 feet from any single-family dwelling, no such restriction exists for Town Center lands, such as the subject site, which are within the area subject to the Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Gaming (Incidental) use, other than it will be ancillary to the principal Tavern use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764) and (SDR-5731).

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 the Town Center Development Standards require a Gaming (Restricted) use to be a minimum of 330 feet from any single-family residential dwelling, the Montecito Development Agreement has no such requirement for a "Gaming (Incidental)" use. In this case, this use would meet the minimum Town Center distance separation requirements, if they were applicable, as there are no single-family homes within 330 of the subject parcel. Given the applicability of the Development Agreement to the site, the request conforms to the provisions of the Agreement.

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

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

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

   Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway (120 feet) Arterial. Dorrell Lane, to the south of the site, is a Town Center 80-foot Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a Primary 100-foot Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 299 – Mailed with SUP-5718, SUP-5720, SUP-5723 and SDR-5731

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5422 APN: 125-20-101-017

Name of Property Owner: Montecito Pads LLC

Name of Applicant: Montecito Companies

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Nielsen, Manager
SFI-NIC, LLC, manager

Subscribed and sworn before me

This 30 day of November, 2004

Marsha Bloss
Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

MONTECITO
COMPANIES

November 29, 2004

City of Las Vegas
Planning and Development Department
Attn: Flinn Fagg
731 S. Fourth Street
Las Vegas, NV 89101

RE: Montecito Marketplace Special Use Permit Justification (Pad GG – Gaming Use)

Dear Sir:

This letter is prepared as a justification letter for a Special Use Permit to allow Gaming use upon Pad GG of the Montecito Marketplace project. The Gaming is proposed in conjunction with a proposed Tavern use upon the same pad. The proposed structure is proposed to be 5, 500 square feet and is located within a previously approved Site Development Review (SDR 3764) for the project.

In general, this request will move the previously approved Special Use Permit for a Gaming use from Pad P located across the street. Pad P, which is now proposed to become a Bank pad, is within the same previously approved Site Development Review area as Pad GG. Furthermore, the Gaming use associated with the Tavern use is proposed to reduce the size of the building area from the previously approved 6,400 square feet to the 5,500 square feet indicated above.

For the reasons outlined above, it is our opinion that the proposed Gaming use is in substantial conformance with City standards for development in this area and warrants approval. Please feel free to contact at our office at 798-5111 to discuss this matter further. Thank you in advance for your consideration of this request.

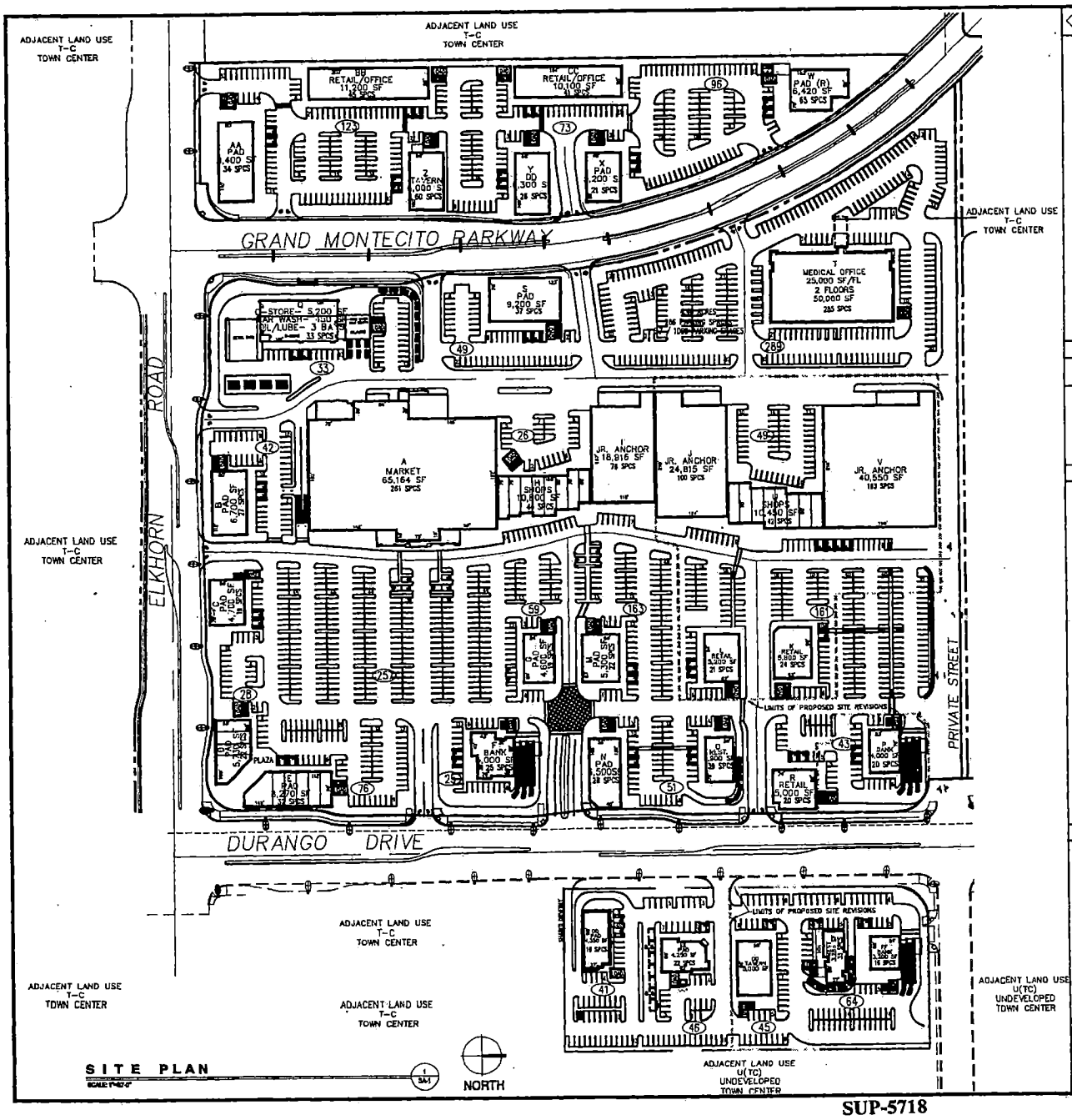
Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Vice President of Construction
Montecito Companies

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Phone (702) 798-5111 Facsimile (702) 892-7754

SUP-5722



KEYNOTES

SHEET A1.01

SUMMARY

LAND AREA (GROSS)	• APPROX. 45.6 ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 38.6 ACRES (1,680,540 SF±)
BUILDING AREA	• 317,803 SF
LAND/BUILDING RATIO	• 4.4/1 22.6%
PARKING REQUIRED	• 1,790 STALLS
PARKING PROVIDED	• 1,639 STALLS
PARKING RATIO	• 4.8/1000

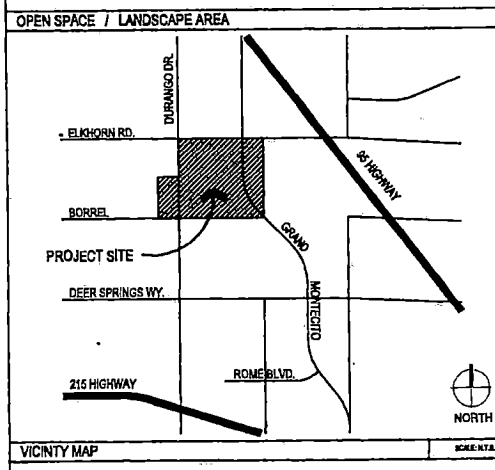
PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (218,081 SF) @ 1 STALL/250 SF = 873 STALLS
RESTAURANT (25,106 SF) @ 1 STALL/100 SF = 252 STALLS
MARKET (65,164 SF) @ 1 STALL/250 SF = 261 STALLS
MEDICAL OFFICE (2,000 SF) @ 1 STALL/200 SF = 10 STALLS
MEDICAL OFFICE (48,000 SF) @ 1 STALL/175 SF = 275 STALLS
BANK (16,250 SF) @ 1 STALL/200 SF = 82 STALLS
CONVENIENCE STORE (5,200 SF) @ 1 STALL/250 SF = 21 STALLS
CAR WASH - FULL SERVICE (450 SF) @ 1 STALL/150 SF = 3 STALLS
AUTO LUBE - 3 BAYS @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.

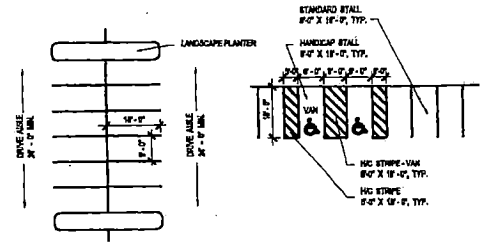
HANDICAP PARKING: 29 REQUIRED, 52 PROVIDED

OPEN SPACE AREA PROVIDED	• - SF
OPEN SPACE/LAND RATIO	• -/1 -% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• - SF
LANDSCAPE/LAND RATIO	• -/1 -% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

Vedelago Petsch AIA architects
5495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

PRELIMINARY - NOT FOR CONSTRUCTION

SEAL:

NOT FOR CONSTRUCTION

OWNER:

MONTECITO COMPANIES

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:

RETAIL CENTER
MONTECITIO MARKETPLACE
SEC of Durango Drive & Elkhorn Rd, Las Vegas, NV

SHEET TITLE:

Site Plan

REV.	DESCRIPTION	DATE
•		
•		
•		

Project No: 2004123
Drawn By: Office
Date: 11/30/04
Scale: 1" = 80'-0"
Sheet No:

SA-1

SUP-5718
SUP-5720
SUP-5722
SUP-5723
SDR-5731
01-13-05 PC

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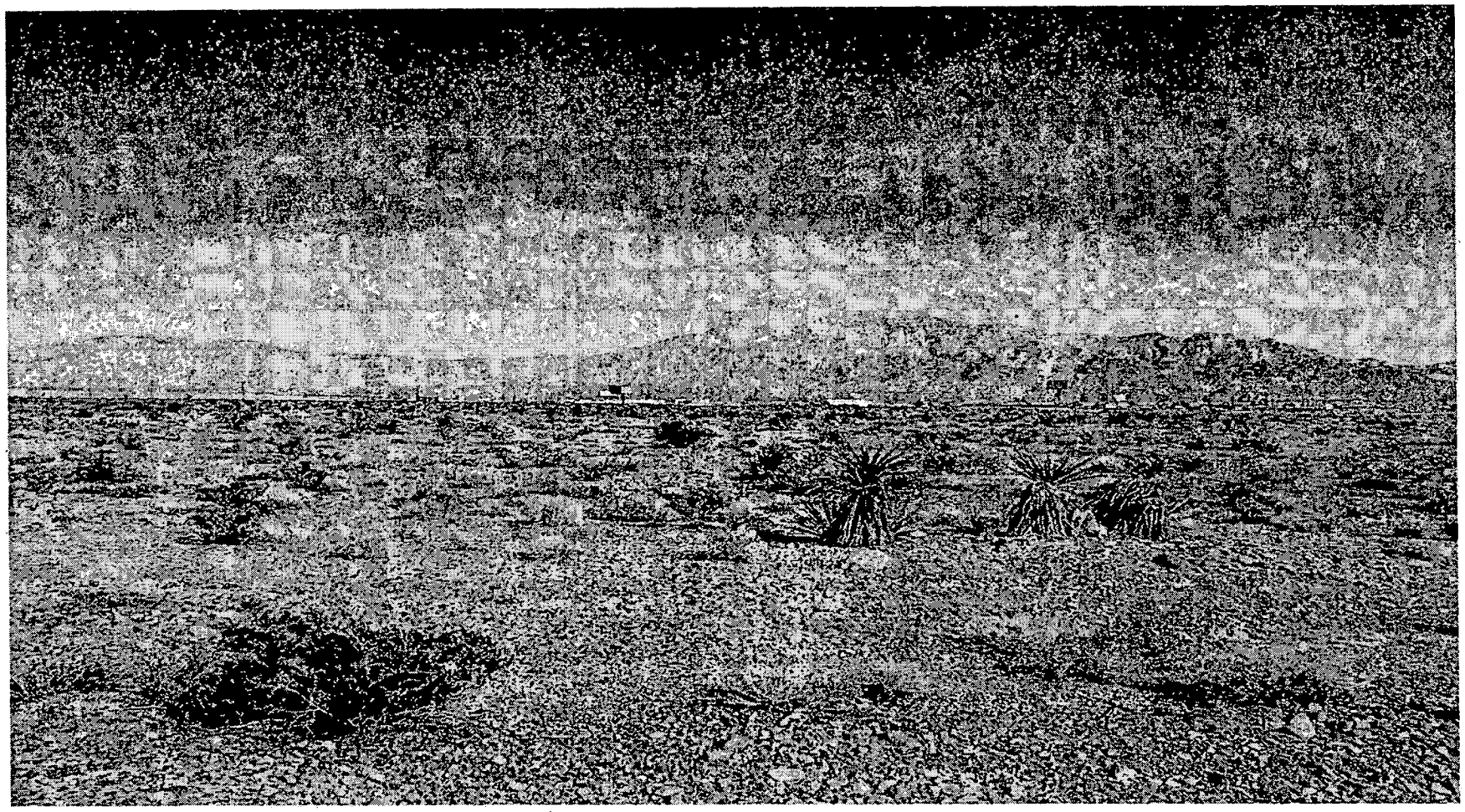


SUP-5722 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC
NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SUP-5723 - SPECIAL USE PERMIT RELATED TO SUP-5718, SUP-5720, AND SUP-5722 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on Pad GG of the Montecito Marketplace Development adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions and deleting Condition 6 and 7 – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is negotiating work with a contractor working on this project

To be heard by City Council 2/16/2005

NOTE: CHAIRMAN TRUESDELL disclosed that in the past, he had abstained from items involving Montecito Pads, L.L.C., because of properties his company has represented in the area. However, as there is no financial interest in the properties that are adjacent to the sites and he has not discussed the items with anyone, he would be voting on Item 15 [SUP-5723] and Item 16 [SDR-5731].

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 15 – SUP-5723

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 15 [SUP-5723] and Item 16 [SDR-5731].

GARY LEOBOLD, Planning & Development Department, explained that the overall Site Plan for the Montecito Market Place had been before the Commission previously. This application is a substantial reduction compared to what was previously approved, which was 584,000 square feet. The current proposal measures 380,000 square feet. Redesign and the removal and reorientation of pads resulted in the necessity of the applications for these two items.

Regarding the Special Use Permit, the request for the tavern, MR. LEOBOLD described Conditions 6 and 7 as standard conditions used in more urban settings where sales are limited to beer and wine only and the sale of screw-cap type alcoholic beverages are prohibited. He indicated that staff would not object to the removal of these conditions because the tavern that was already approved for the site, which is being moved to this location, did not have those two conditions imposed.

MR. LEOBOLD explained that on Item 16 [SDR-5731], Condition 15 references the Master Sign Plan being submitted for approval by the Planning Commission but in fact, because the site is in Town Center, that should be the Centennial Hills Architectural Review Committed (CHARC). He asked that the condition be amended to reflect as such. CHAIRMAN TRUESDELL asked if the CHARC recommendation followed through to the Planning Commission. MR. LEOBOLD replied that it does not.

CHRIS KAEMPFER, Attorney, Kummer Kaepmfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with MR. LEOBOLD'S summary of the applications and all conditions. He thanked staff for working with the developer and requested the deletion of Conditions 6 and 7 of Item 15 [SUP-5723] and that Condition 15 on Item 16 [SDR-5731] be amended as MR. LEOBOLD described.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 15 [SUP-5723] and Item 16 [SDR-5731].

(6:17 – 6:22)

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Liquor Sales use.

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review (SDR-5731) and [SDR-3764].

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

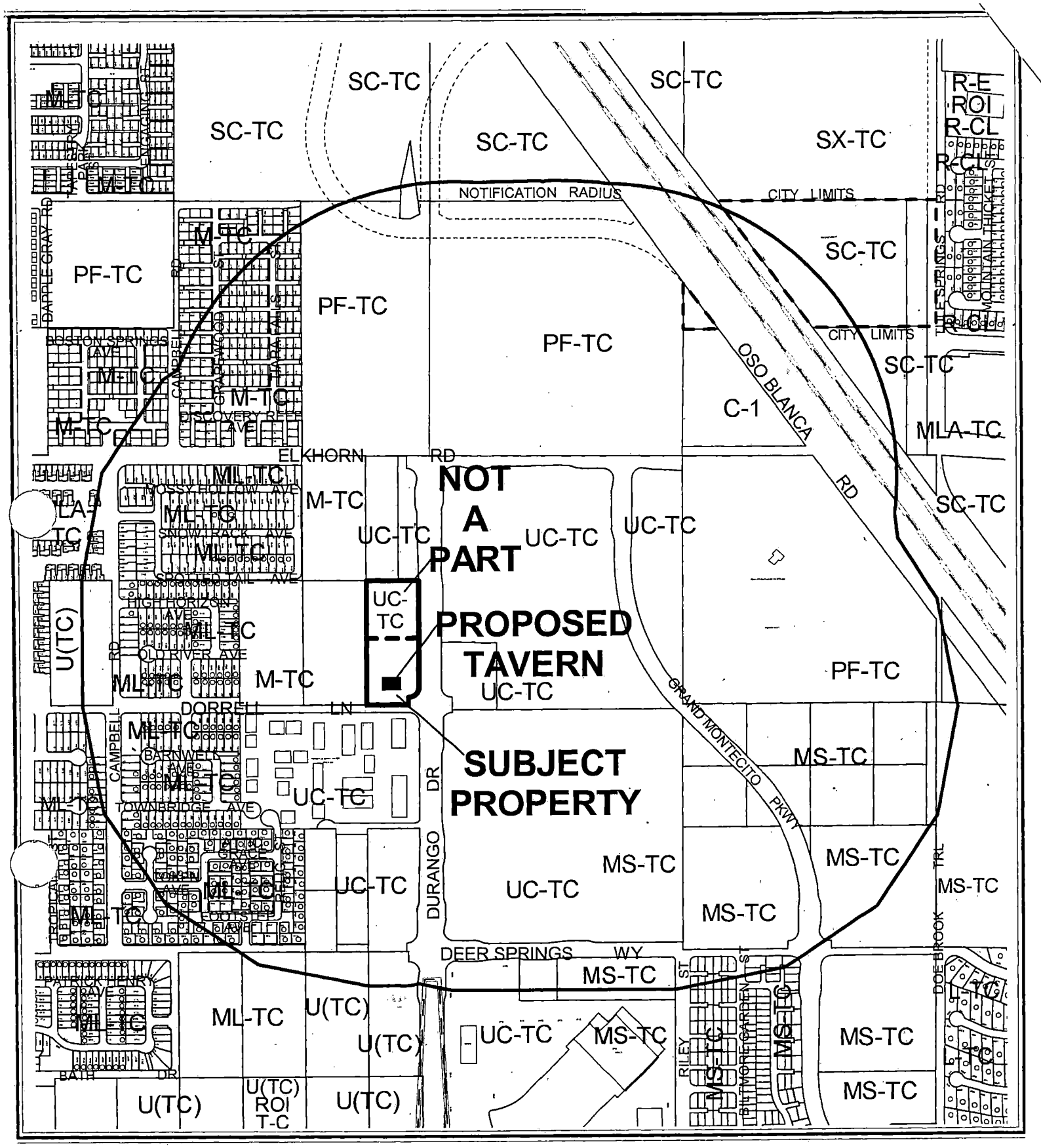
4. All City Code requirements and design standards of all City departments must be satisfied.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

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

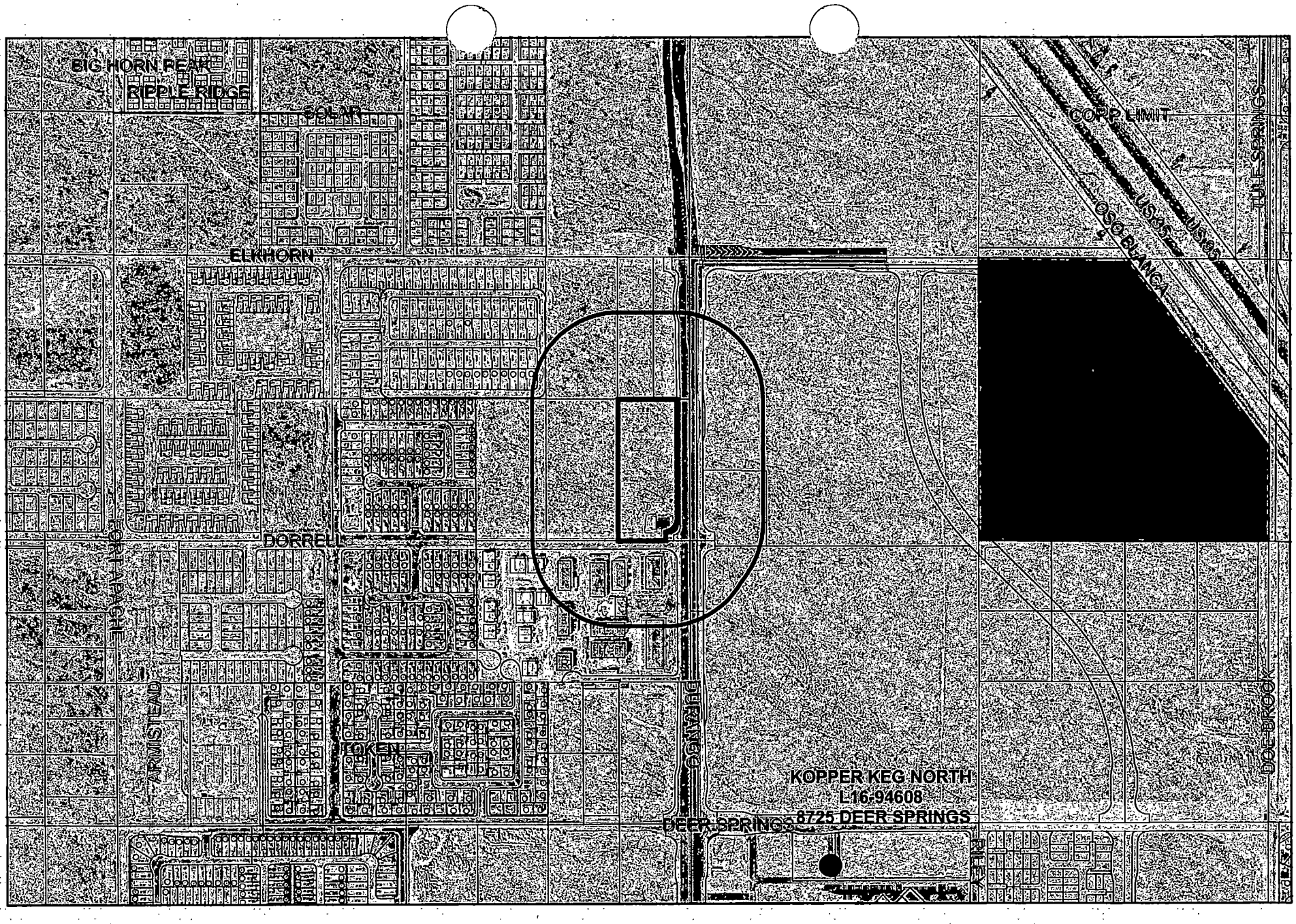


CASE: **SUP-5723**

RADIUS: 1500 FT & SPECIAL

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



SUP-5723
Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 470 940 1,880 Feet

RELIGIOUS

PARKS

SCHOOLS

Subject Property

400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5723 - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Liquor Sales use.

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review (SDR-5731) and [SDR-3764].

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Liquor Sales use on Pad GG, on a portion of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the westerly five acres of the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

12/04/03 The Planning Commission approved a request for a Site Development Plan Review (SDR-3267) for a proposed hospital on 40 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way. Staff recommended approval of the request.

04/07/04 The City Council approved a Site Development Plan Review (SDR-3764) related to Modification (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental) on Pad Q, (SUP-3778) for liquor sales on Pad Q, (SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval on March 11, 2004.

B) Pre-Application Meeting

11/19/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6 acres

B) Existing Land Use

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

BTS

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located will be designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Liquor Sales" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site will be governed by the provisions of the Montecito Town Center Development Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

BTS

Durango Drive, on the east boundary of the site that is to be added to the Agreement area, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. These street section improvements will need to be reflected on any future site plans for the area.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The Montecito Town Center Development Agreement does not provide any specific parking standards for the proposed Gaming (Incidental) use. Since the proposed use is ancillary to the principal Tavern use on Pad GG, it will not generate additional parking to that which would be required for the Tavern use. Since the Agreement has no specific parking standards for these uses, then 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
Tavern	5,500 s.f.	1 space/50 s.f. of seating + waiting GFA and 1 space/200 s.f. of remaining area	55 spaces (assumes a 50:50 split) 10 spaces		55 spaces (1,839 spaces provided overall)	
Totals			65 spaces	3 spaces	65 spaces	3 spaces

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

The project does appears to meet the parking requirements of the Zoning Code, for both handicap spaces or the total number of spaces; however, this use is part of an overall site plan that contains a number of surplus parking spaces.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Liquor Sales uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual, that require a 400-foot separation distance between Alcoholic Beverage Sales/Liquor Store uses and any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line. The Montecito Marketplace project, if fully approved as requested, will contain three Liquor Sales uses and two Taverns on the overall 45.6-acre site.

B) General Analysis and Discussion

- Zoning

The proposed Liquor Sales use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located will be designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Liquor Sales" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

This application requests approval of a "Liquor Sales" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

Although Town Center Development Standards would require an "Alcoholic Beverage Sales/Liquor Store" to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line, such restrictions are superceded for Town Center lands which fall within the area subject to the Montecito Town Center Development Agreement. As a result, the use appears to be acceptable, given the policies which will apply to the area if the Major Modification is approved.

- Conditions

Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Liquor Sales use, other than it will be ancillary to the principal Drug Store use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review (SDR-3764) and (SDR-5731).

BTS

FINDINGS

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

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

   Although the Town Center Development Standards require a Alcoholic Beverage Sales/Liquor Store use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line, the Montecito Development Agreement has no such restriction for a Liquor Sales use. In this case, this use would meet the minimum Town Center distance separation requirements, if they were applicable, as there are no identified sensitive uses within 400 feet of the subject parcel.

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

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

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

   Durango Drive, on the east boundary of this five-acre portion of the overall site, will be developed as a Town Center Parkway (120 feet) Arterial. Dorrell Lane, to the south of the site, is shown as a Town Center 80-foot Collector. These streets will have adequate capacity to serve the proposed development.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 299 – Mailed with SUP-5718, SUP-5720, SUP-5722 and SDR-5731

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP5723 APN: 125-20-101-017

Name of Property Owner: Montecito Pads, LLC

Name of Applicant: The Montecito Companies

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

_____Yes ___√___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Nielsen, Manager
SFI-NIC, LLC, manager

Subscribed and sworn before me

This 30 day of November, 2004

Marsha Bloss
Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

MONTECITO
COMPANIES

November 29, 2004

City of Las Vegas
Planning and Development Department
Attn: Flinn Fagg
731 S. Fourth Street
Las Vegas, NV 89101

RE: Montecito Marketplace Special Use Permit Justification (Pad GG – Tavern Use)

Dear Sir:

This letter is prepared as a justification letter for a Special Use Permit to allow a Tavern use upon Pad GG of the Montecito Marketplace project. The Tavern is proposed to be 5, 500 square feet and is located within a previously approved Site Development Review (SDR 3764).

In general, this request will move the previously approved Special Use Permit for a Tavern from Pad P located across the street. Pad P, which is now proposed to become a Bank pad, is within the same previously approved Site Development Review area as Pad GG. Furthermore, the Tavern use is proposed to reduce the size of the building area from the previously approved 6,400 square feet to the 5,500 square feet indicated above.

For the reasons outlined above, it is our opinion that the proposed Tavern use is in substantial conformance with City standards for development in this area and warrants approval. Please feel free to contact at our office at 798-5111 to discuss this matter further. Thank you in advance for your consideration of this request.

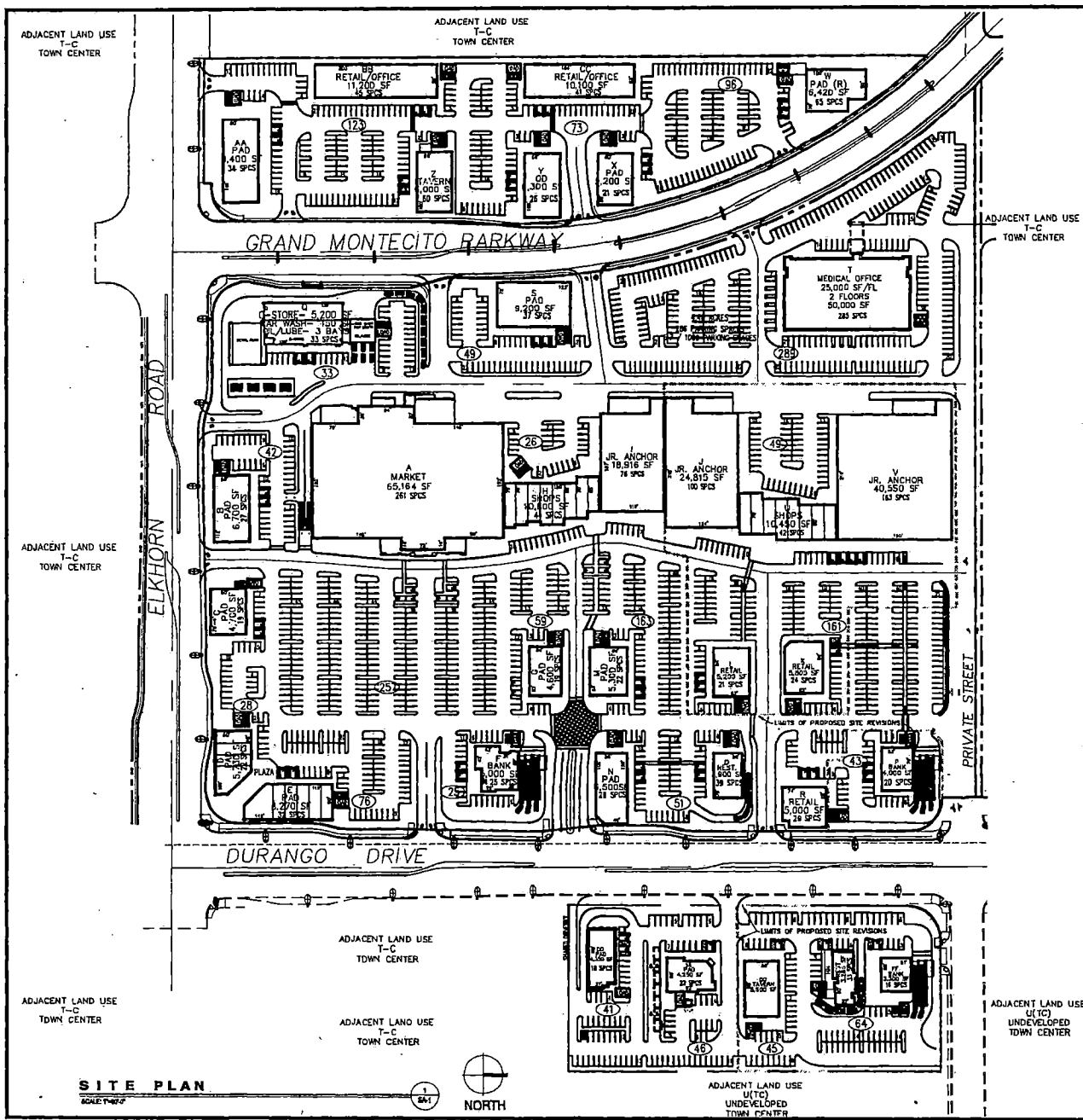
Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Vice President of Construction
Montecito Companies

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Phone (702) 798-5111 Facsimile (702) 892-7754

SUP-5723



KEYNOTES

SHEET A1.21

SUMMARY

LAND AREA (GROSS)	• APPROX. 45.6 ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 38.6 ACRES (1,680,540 SF±)
BUILDING AREA	• 317,803 SF
LAND/BUILDING RATIO	• 4.4/1 22.6%
PARKING REQUIRED	• 1,790 STALLS
PARKING PROVIDED	• 1,839 STALLS
PARKING RATIO	• 4.8/1000

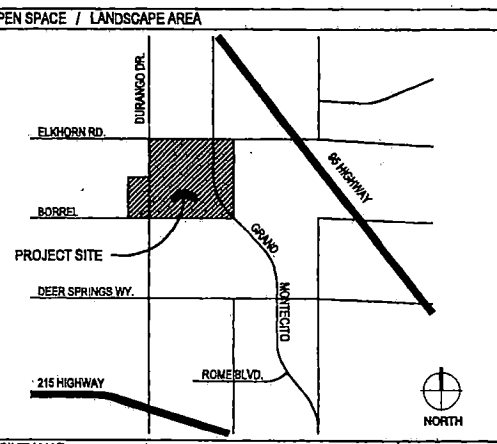
PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (218,061 SF) @ 1 STALL/250 SF = 873 STALLS
RESTAURANT (25,108 SF) @ 1 STALL/100 SF = 252 STALLS
MARKET (65,164 SF) @ 1 STALL/250 SF = 261 STALLS
MEDICAL OFFICE (2,000 SF) @ 1 STALL/200 SF = 10 STALLS
MEDICAL OFFICE (48,000 SF) @ 1 STALL/175 SF = 276 STALLS
BANK (18,250 SF) @ 1 STALL/200 SF = 92 STALLS
CONVENIENCE STORE (5,200 SF) @ 1 STALL/250 SF = 21 STALLS
CAR WASH - FULL SERVICE (450 SF) @ 1 STALL/150 SF = 3 STALLS
AUTO LUBE - 3 BAYS @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.

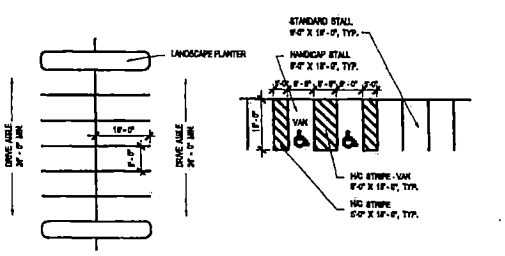
HANDICAP PARKING: 29 REQUIRED, 52 PROVIDED

OPEN SPACE AREA PROVIDED	• - SF
OPEN SPACE/LAND RATIO	• -/1 -% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• - SF
LANDSCAPE/LAND RATIO	• -/1 -% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

Vedelago Petsch AIA architects
2495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

SEAL:

NOT FOR CONSTRUCTION

OWNER:
MONTECITO COMPANIES

PROJECT NAME:
RETAIL CENTER
MONTECITIO MARKETPLACE
SEC of Durango Drive & Elkhorn Rd., Las Vegas, NV

SHEET TITLE:
Site Plan

REV.	DESCRIPTION	DATE

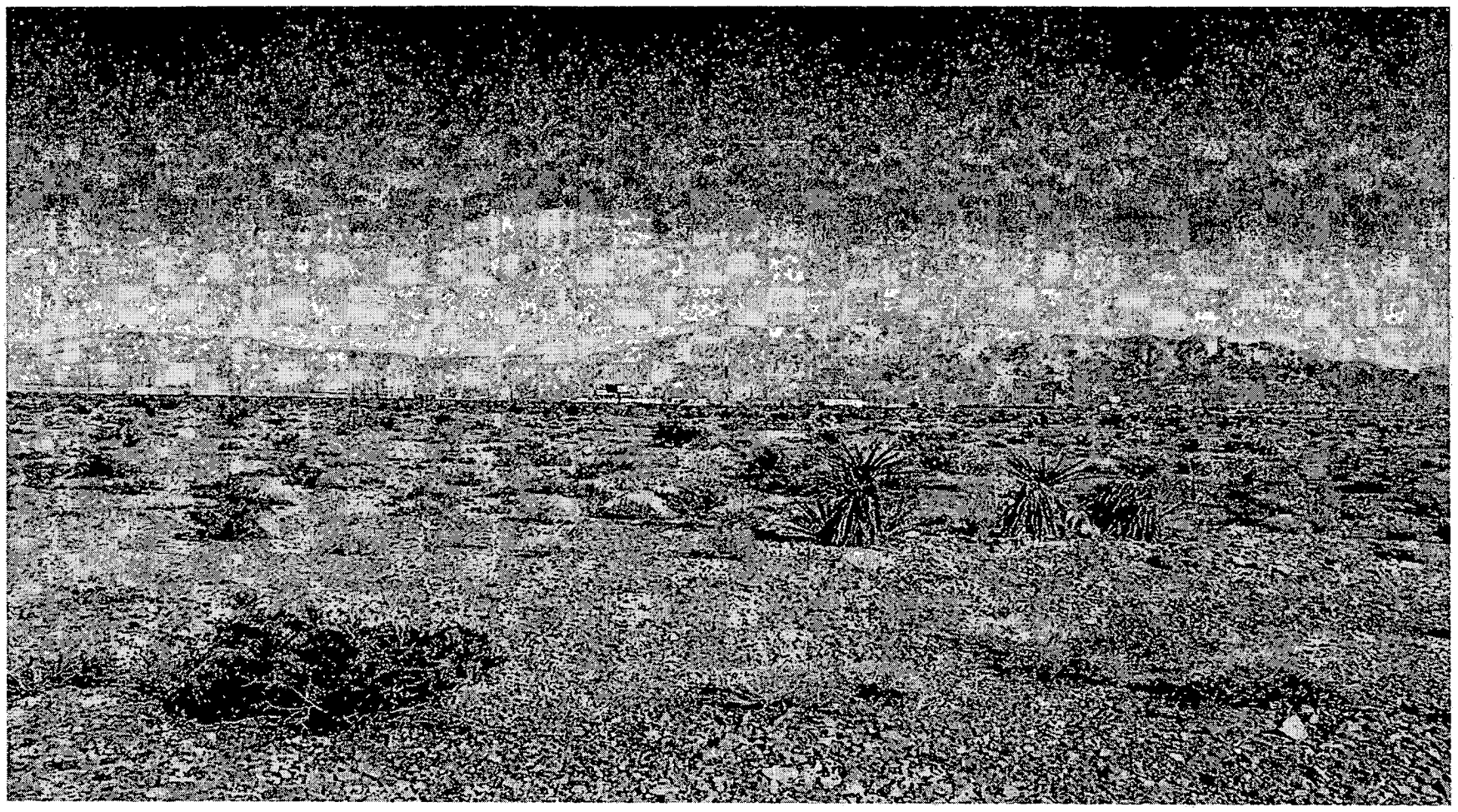
Project No: 2004123
Drawn By: Office
Date: 11/30/04
Scale: 1" = 80'-0"
Sheet No:

SA-1

PRELIMINARY - NOT FOR CONSTRUCTION

SUP-5718
SUP-5720
SUP-5722
SUP-5723
SDR-5731
01-13-05 PC

RECEIVED
NOV 30 2004



SUP-5723 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC
NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-5731 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5718, SUP-5720, SUP-5722, AND SUP-5723 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC AND MTC 118, INC. - Request for a Site Development Plan Review FOR A 380,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road and the northwest corner of Durango Drive and Dorrell Lane (APN 125-20-101-017, 125-20-510-004 and -005) T-C (Town Center) Zone [UC-TC (Urban Center – Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions and amended the following condition:
15. A Master Sign Plan shall be submitted for approval of the *Centennial Hills Architectural Review Committee* or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
– UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is negotiating work with a contractor working on this project

To be heard by City Council 2/16/2005

NOTE: CHAIRMAN TRUESDELL disclosed that in the past, he had abstained from items involving Montecito Pads, L.L.C., because of properties his company has represented in the area. However, as there is no financial interest in the properties that are adjacent to the sites and he has

MOTION – Continued:
not discussed the items with anyone, he would be voting on Item 15 [SUP-5723] and Item 16 [SDR-5731].

MINUTES:
See Item 15 [SUP-5723] for all related discussion on Item 15 [SUP-5723] and Item 16 [SDR-5731].

(6:12 – 6:17)
1-291

CONDITIONS:
Planning and Development

1. All development shall be in conformance with the approved Site Development Plan Review (SDR-3764), Rezoning (ZON-3840), and Modification (MOD-3763).

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

3. All development shall be in conformance with the revised site plan and building elevations date stamped 12/30/04, except as amended by conditions herein.

4. 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

CONDITIONS – Continued:

requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

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

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

7. 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.

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 trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Additionally, the landscape plan shall be revised to incorporate additional landscaping located in front of Pad J, V, and Shops U where the minimum pedestrian areas are not affected. The landscaped area shall match the area in front of Pad V. Finally, the plan must include plant species that appear on the Appendix B (Plant Palette) of the Montecito Town Center Development Agreement.

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

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

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

CONDITIONS – Continued:

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

14. 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.

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

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

17. 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

18. Construct full width street improvements on Grand Montecito Parkway adjacent to this site concurrent with development of this site. Coordinate with the City Engineer regarding the Elkhorn Road overpass improvement project and how this site will be impacted, if at all. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

19. All issues of ownership and assessor parcel numbers shall be resolved with the Clark County Assessor Office prior to the issuance of any permits for this site.

20. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine downstream sewer construction requirements per the Montecito Development Agreement. Provide a plan to the Department of Public Works for approval prior to submittal of construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the

CONDITIONS – Continued:

issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

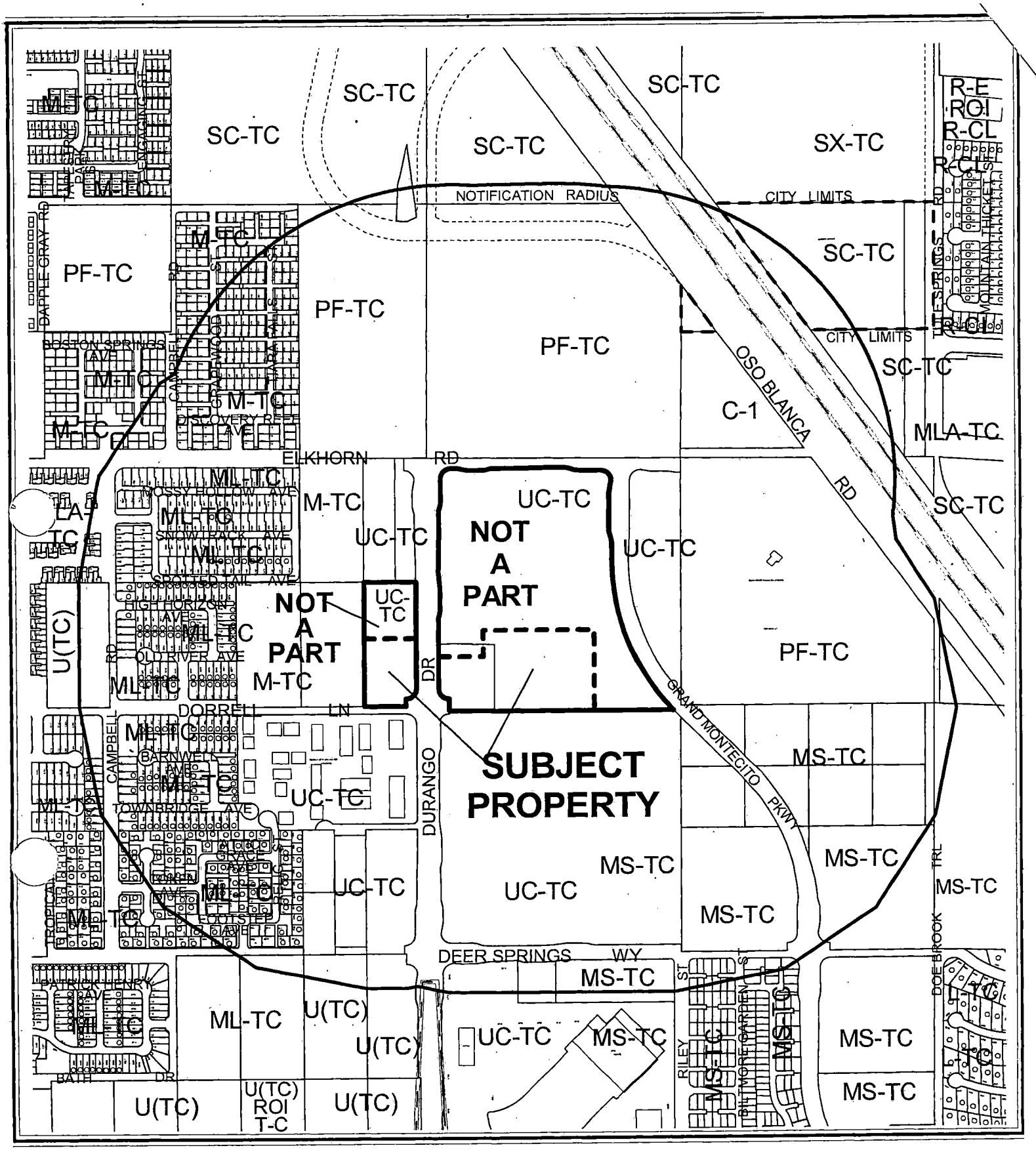
21. Coordinate with the City Engineer's office to determine the correct median opening locations on Grand Montecito Parkway and coordinate with the City Traffic Engineer for driveway placement at the openings.

22. Landscape and maintain all unimproved rights-of-way adjacent to this site.

23. 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.

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.

25. Site development to comply with all applicable conditions of approval for Rezonings (Z-76-98) and (ZON-3840), Durango/Dorrell commercial subdivision, the Montecito Town Center North Tentative Map (TMP-1244) and the Montecito Town Center Development Agreement.



0 500 1000 Feet

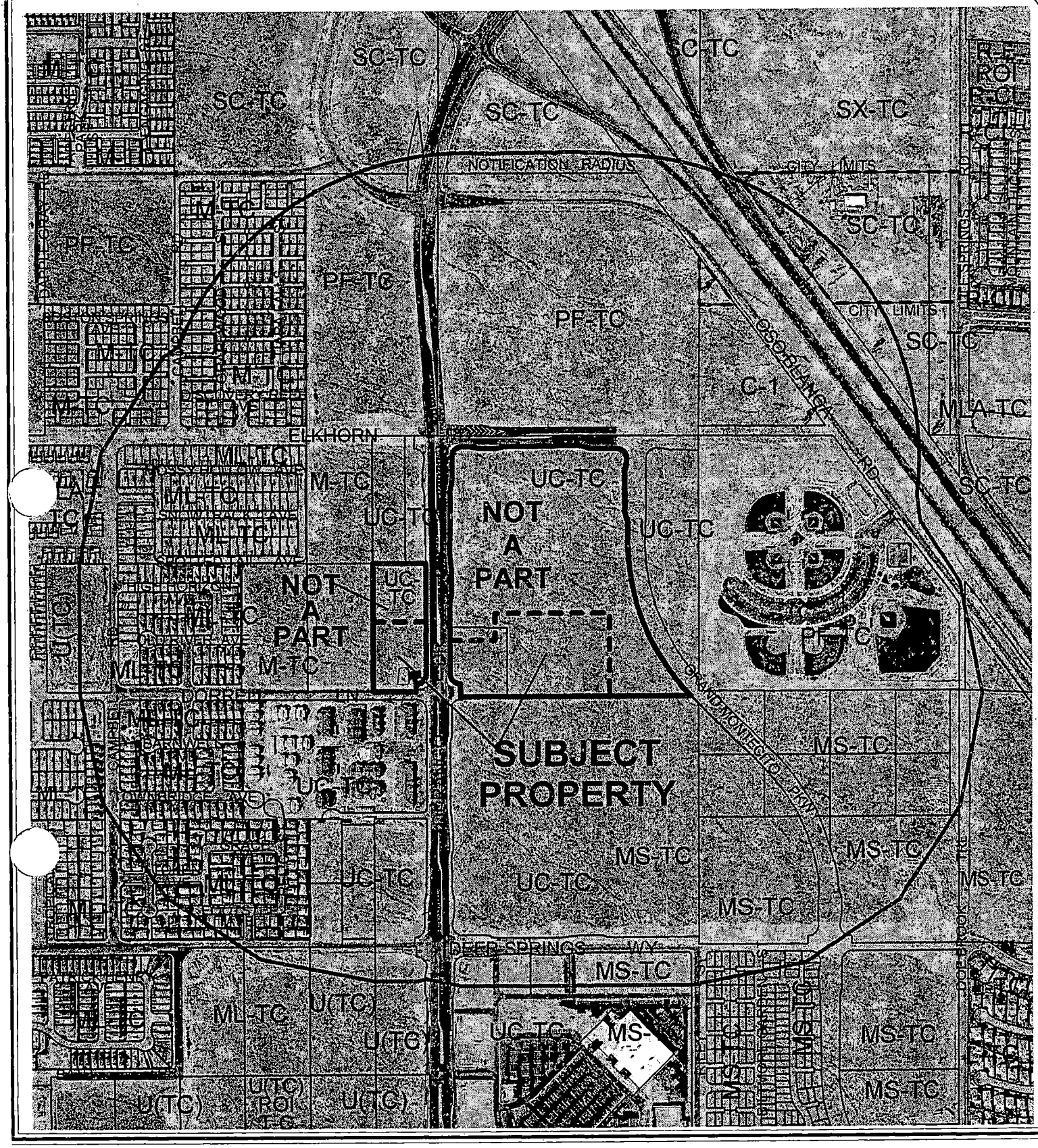
CASE: **SDR-5731**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 500 1000 Feet

CASE: **SDR-5731**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5731 - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC AND MTC 118, INC.

** CONDITIONS **

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

Planning and Development

1. All development shall be in conformance with the approved Site Development Plan Review (SDR-3764), Rezoning (ZON-3840), and Modification (MOD-3763).

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

3. All development shall be in conformance with the revised site plan and building elevations date stamped 12/30/04, except as amended by conditions herein.

4. 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.

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

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

7. 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.

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 trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Additionally, the landscape plan shall be revised to incorporate additional landscaping located in front of Pad J, V, and Shops U where the minimum pedestrian areas are not affected. The landscaped area shall match the area in front of Pad V. Finally, the plan must include plant species that appear on the Appendix B (Plant Palette) of the Montecito Town Center Development Agreement.

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

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

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

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

14. 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.

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

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

BTS

17. 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

18. Construct full width street improvements on Grand Montecito Parkway adjacent to this site concurrent with development of this site. Coordinate with the City Engineer regarding the Elkhorn Road overpass improvement project and how this site will be impacted, if at all. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

19. All issues of ownership and assessor parcel numbers shall be resolved with the Clark County Assessor Office prior to the issuance of any permits for this site.

20. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine downstream sewer construction requirements per the Montecito Development Agreement. Provide a plan to the Department of Public Works for approval prior to submittal of construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

21. Coordinate with the City Engineer's office to determine the correct median opening locations on Grand Montecito Parkway and coordinate with the City Traffic Engineer for driveway placement at the openings.

22. Landscape and maintain all unimproved rights-of-way adjacent to this site.

23. 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.

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.

25. Site development to comply with all applicable conditions of approval for Rezonings (Z-76-98) and (ZON-3840), Durango/Dorrell commercial subdivision, the Montecito Town Center North Tentative Map (TMP-1244) and the Montecito Town Center Development Agreement.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review for a 380,003 square-foot commercial development (Montecito Marketplace) on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road and the northwest corner of Durango Drive and Dorrell Lane.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the westerly five acres of the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

BTS

12/04/03 The Planning Commission approved a request for a Site Development Plan Review (SDR-3267) for a proposed hospital on 40 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way. Staff recommended approval of the request.

04/07/04 The City Council approved a Site Development Plan Review (SDR-3764) related to Modification (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental) on Pad Q, (SUP-3778) for liquor sales on Pad Q, (SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval on March 11, 2004.

B) Pre-Application Meeting

The following information was discussed at the pre-application meeting:

- The changes in uses from the previously approved Site Development Plan Review may require a new traffic study.
- An updated drainage for the new uses.
- Pharmacy becomes a bank and fast food (Pad HH)
- Tavern becomes a bank drive through (Pad P)
- Retail becomes a tavern (Pad R)

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 45.6 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The General Plan designation of the two subject parcels on the Centennial Hills Sector Plan map is TC (Town Center), with special land use designations of UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) under the Town Center Development Standards Manual. The larger (40-acre) parcel is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed site plan is in compliance with the provisions of the Development Agreement.

PROJECT DESCRIPTION

The original Site Development Review Plan (SDR-3764) was approved by the City Council on April 7, 2004. The approval included a Modification (MOD-3763), Rezoning (ZON-3840) and eighteen (18) Special Use Permits. The site included approximately 584,544 square feet of commercial/office uses designed to integrate primarily with the approved hospital, medical and retail uses located to the south of the site. The site contains 2,060 parking spaces and is accessed from several points of ingress and egress located along Grand Montecito Parkway, Elkhorn Road, and Durango Drive.

The applicant has since revised a portion of the overall site plan. The changes will result in a reduction of total square footage from approximately 584,544 square feet to 380,003 square feet. The revisions will affect building configuration, parking, ingress/egress, and landscaping. The applicant has outlined the proposed changes as follows:

- Pad P – Change the previously approved 6,000 s.f. Tavern located on Pad P to a 4,000 s.f. Bank with a drive through.
- Pad HH and FF – Change the previously approved 15,000 s.f. Pharmacy (previously described as Pad HH) containing one drive though is now two separate pads. These include revised Pad HH, a 3,288 s.f. Fast Food Restaurant containing a drive through, and newly added Pad FF, a 3,200 s.f. Bank containing a drive through.
- Pad GG – Change the 6,400 square foot retail pad to a 5,500 square foot Tavern with Gaming.
- Pad J, V and Shops U – Change the previously approved 200,000 s.f. Office Towers and parking garage originally described as Pad V and the previously approved 23,780 s.f. of two-story in-line shops originally described as Shops J into two retail pads and one single story shops pad. These three new pads include the 24,815 s.f. retail pad J, the 40,550 s.f. Retail Pad V, and the 10,450 s.f. single-story Shops Pad U.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards for projects located within the Montecito Development Agreement area are set forth under Sections 3, 4 and 5 of the Agreement. Section 3 provides for general site development requirements, including streetscapes and pathways, setbacks, walls, signage, entry features, and the use of easements and screening for utilities. Section 4 provides for some general architectural and landscaping guidelines. Section 5 provides design standards for commercial projects, including site planning and circulation, required open space, and architecture, including building massing, colors and finishes, roof design and the use of lighting. The proposal appears to meet these requirements of the Development Agreement.

The site plan also provides for at least one loading zone per pad or structure for a total number that exceeds the nine zones called for by the Code; similarly, a satisfactory number of trash collection enclosures are identified on the plan.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that apply to this project.

BTS

A3) 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
Retail	218,081 SF.	1/250 GFA	873	-	873	-
Restaurant	25,108 SF.	1/100 GFA	252	-	252	-
Market	65,164	1/250 GFA	261	-	261	-
Medical Office	6,700	1/200 GFA	34	-	34	-
Medical Office	50,000	1/175 GFA	286	-	286	-
Bank	16,250	1/200 GFA	82	-	82	-
C-Store	5,200	1/250 GFA	21	-	21	-
Car Wash	450	1/150 GFA	3	-	3	-
Auto Lube	3 Bays	1 stall/bay + 1 stall/emp	9	-	9	-
Total Area	317,803 SF	-	1,821	29	2,060	57

The revised site plan indicates the proposed site revisions. The applicant has requested four (4) new Special Use Permits, which are associated with the new Site Development Plan Review (SDR-5731). The previous Site Development Plan Review (SDR-3764) was approved for a 587,750 square foot development with 2,470 parking spaces. The revised site plan proposes a 380,003 square foot development with 2,060 parking spaces.

A4) Landscape and Open Space Standards

The revisions to Pads P, HH, GG, V, and Shops J represent the change to the overall site plan. The landscape palette has not changed. The trees are a variety of Mexican Fan Palms, African Sumac, Mesquite, and Tamarisk. The proposed shrubs are Brittlebush and Desert Honeysuckle. The ground cover is proposed to be Decorative Gravel. The subject area constitutes a landscape area of 34,124 square feet. Portions of the site plan appear to conform to Town Center landscape standards. A condition has been added to include additional landscaping in front of Pad J, V, and Shops U where the minimum pedestrian areas are not affected. The area unaffected by (SDR-5731) shall conform to Site Development Plan Review (SDR-3764).

A number of the plants proposed do not appear on Appendix B to the Montecito Town Center Development Agreement, namely, African Sumac (Rhus Lancea), Tamarisk (Tamarix), and Desert Honeysuckle (Anisacanthus). A condition of approval will require a revision of the landscaping plan to provide for trees, plants and shrubs that conform with the Development Agreement.

BTS

No walls have been identified for the proposed project. This is suitable where the site is not coterminus with other parcels; however, the east and west boundaries of the site have common boundaries with other lands that are not rights-of-way. In these areas, a six-foot meeting the design conditions of the Code must be provided. A condition of approval will address this matter.

B) General Analysis and Discussion

- Zoning

The site is currently zoned T-C (Town Center). The Town Center category is intended to be a principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities, shopping centers and other retail facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

The Montecito Town Center Development Agreement supercedes the Town Center Development Standards Manual requirements, unless the Agreement is silent on a given topic. The site plan as presented meets the requirements of the Development Agreement.

- Site Plan

The site plan depicts a 380,003 square-foot commercial/office complex that is designed to integrate primarily with approved hospital and retail uses located to the south of the site within other portions of the Montecito Agreement area. The site plan makes little provision for integration with lands to the east, developed as recreational sports fields, and lands to the north, designated for as yet unspecified public facilities uses.

- Waivers

No waivers have been requested as part of this application.

- Landscape Plan

The landscape plan depicts an amount of landscaping and open space which meets the standards of the Development Agreement; however, most of this landscaping and open space is found in parking lot landscaping islands and perimeter landscaping areas, which while necessary from a design perspective, do not lend themselves to any active uses.

- Elevation

The new site plan identifies the following elevation changes, which range from 27 feet to 42 feet. Pads P, HH, FF, and GG include a typical parapet height of 27 feet with tower/architectural elements and a height of 34 feet. Pads V, J, and Shops U include a typical parapet height of 30 feet with tower/architectural elements at a height of 42 feet.

Building materials consist of painted exterior cement plaster over tilt-up pre-cast panels, with cultured stone veneer, stained wood and metal accents, with aluminum and glazing storefront components. Foam accents and pop-outs with a painted plaster finish provide finishing details. The roofing is standing seam metal roofing accented with ceramic roof tiles. Black wrought-iron railings and fabric awnings in various colors will complete the trim details.

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;"**

   This proposed development will be compatible with other development that is adjacent or nearby within the Montecito Development Agreement area. Nearby areas within Town Center intended for commercial development, but outside the Development Agreement boundary will be held to more stringent development standards that require minimum two-story building heights and other specific design requirements; however, the proposed project should be compatible with these town Center projects.

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;"**

   Projects within the Development Agreement area are only required to comply with the provisions of the Agreement, unless the Agreement is silent on a particular standard. The project as submitted appears to comply with those Title 19 standards, such as parking, which apply to the site.

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

   Durango Drive, running through the overall site, will be developed as a Town Center Parkway (120 feet) Arterial. Dorrell Lane, to the south of the site, is a Town Center 80-foot Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a Primary 100-foot Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

   The building and landscape materials are typical of a commercial development of this type, and are complementary to those used in other surrounding and nearby commercial, office and institutional projects in the area.

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

   The design, articulation and overall layout of the project are harmonious and compatible with other similar projects within the Montecito Development Agreement area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 299 – Mailed with SUP-5718, SUP-5720, SUP-5722 and SUP-5723

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5731 APN: 125-20-101-017 & 125-20-510-005

Name of Property Owner: Montecito Pads LLC

Name of Applicant: Montecito Companies

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Frank Nielsen, Manager
SFI-NIC, LLC, manager

Subscribed and sworn before me

This 30 day of November, 2004

Marsha Bloss
Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5731 APN: 125-20-510-004

Name of Property Owner: MTC 118, Inc

Name of Applicant: Montecito Companies

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Frank Nielsen, President

Subscribed and sworn before me

This 30 day of November, 2004

Marsha Bloss

Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

MONTECITO
COMPANIES

January 4, 2005

City of Las Vegas
Planning and Development Department
Attn: Flinn Fagg
731 S. Fourth Street
Las Vegas, NV 89101

RE: Montecito Marketplace Updated Site Development Review Justification (SDR-3764)

Dear Sir:

This letter is prepared as a justification letter for the proposed revisions to the previously approved Site Development Review (SDR 3764) of Montecito Marketplace. The proposed revisions are as follows;

1. Pad P – Change the previously approved 6,000 square foot(sf) Tavern located on Pad P to a 4,000 sf Bank with a drive through (the drive through request will require a separate Special Use Permit).
2. Pad HH and Pad FF – Change the previously approved 15,000 sf Pharmacy (previously described as Pad HH) containing one drive through into two separate pads. These include revised Pad HH, a 3,288 sf Fast Food Restaurant containing a drive through, and newly added Pad FF, a 3,200 sf Bank containing a drive through (the additional drive through at the Fast Food (revised Pad HH) pad will require a separate Special Use Permit).
3. Pad GG – Change the previously approved 6,400 sf Retail Pad GG to a 5,500 sf Tavern with Gaming (the request for a Tavern and the request for Gaming will each require a separate Special Use Permit).
4. Pad J, Pad V and Shops U – Change the previously approved 200,000 sf of Office Towers and Parking Garage originally described as Pad V and the previously approved 23,780 sf of two-story In-Line Shops originally described as Shops J into two retail pads and one single story shops pad. These three new pads include the 24,815 sf Retail Pad J, the 40,550 sf Retail Pad V, and the 10,450 sf single story Shops Pad U.

Overall, the proposed revisions outlined above will decrease the Building Area from the previously approved 584,544 sf to 380,003 sf, will decrease the Land/Building Ratio from 34.8% to 22.6%, and will increase the Parking Ratio from 4.4 spaces per 1,000 sf to 4.8 spaces per 1,000 sf. Furthermore, the proposed revisions will exchange the office towers, for much needed retail uses in the area. Also, the previously approved office towers will not be a high priority for development as the neighboring hospital will also be providing sufficient office space to the area.

In general, the proposed revisions will continue to adhere to the proposed criteria outlined in the Design Abstract submitted with the January 27, 2004 application. This Design Abstract outlined the proposed criteria as they related the required standards, including such elements as building setbacks, parking, and landscaping. The letter dated January 23, 2004 which

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Phone (702) 798-5111 Facsimile (702) 892-7784

contains this Design Abstract is attached as Exhibit 'A' and details the proposed specifics of setbacks, parking, and landscaping that the above revisions will continue to adhere to.

It should also be noted that the entire Montecito Marketplace development consists within a recorded Commercial Subdivision. Because of the size of the project and to provide clarity, reduced copies of the two Commercial Subdivision maps that make up this project are included as Exhibit "B". The information contained within this exhibit detail the specifics of the property lines, the property area, and the property dimensions.

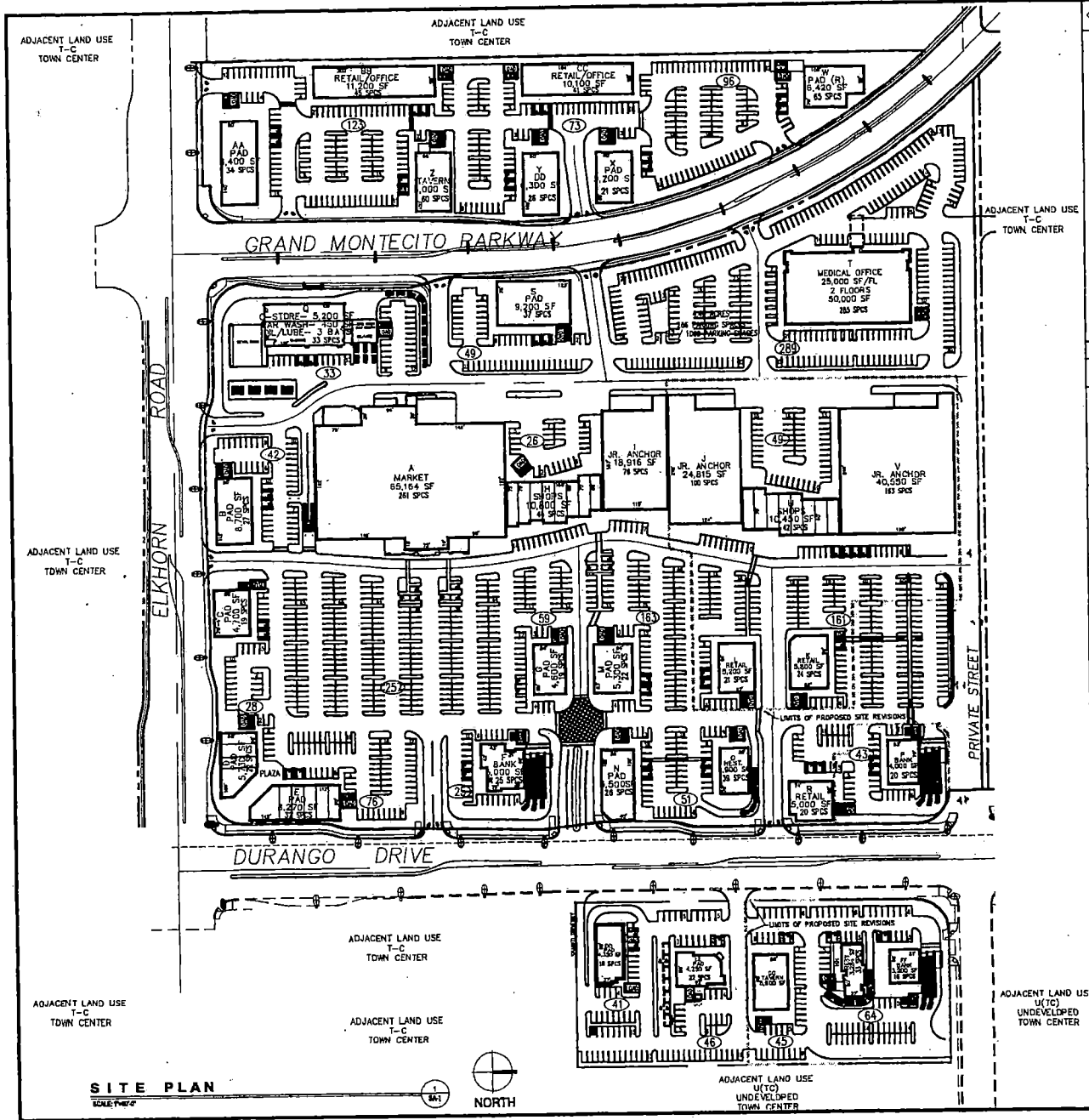
For the reasons outlined above, it is our opinion that the proposed changes are in substantial conformance with City standards for development in this area and warrants approval. Please feel free to contact at our office at 798-5111 to discuss this matter further. Thank you in advance for your consideration of this request.

Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Vice President of Construction
Montecito Companies

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Phone (702) 798-5111 Facsimile (702) 892-7784



KEYNOTES

SHEET A1.01

SUMMARY

LAND AREA (GROSS)	• APPROX. 45.6 ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 38.6 ACRES (1,680,540 SF±)
BUILDING AREA	• 317,803 SF
LAND/BUILDING RATIO	• 4.4/1 22.6%
PARKING REQUIRED	• 1,790 STALLS
PARKING PROVIDED	• 1,839 STALLS
PARKING RATIO	• 4.8/1000

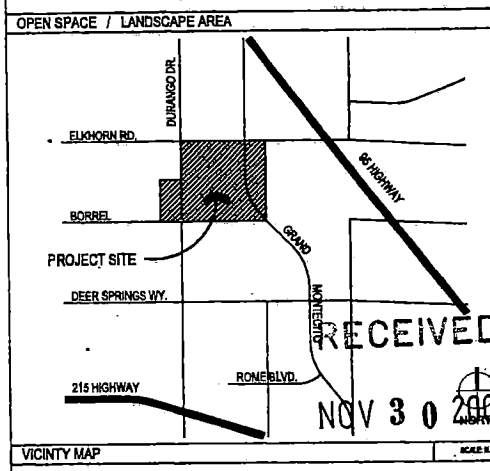
PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (218,061 SF) @ 1 STALL/250 SF = 873 STALLS
RESTAURANT (25,108 SF) @ 1 STALL/100 SF = 252 STALLS
MARKET (65,164 SF) @ 1 STALL/250 SF = 261 STALLS
MEDICAL OFFICE (2,000 SF) @ 1 STALL/200 SF = 10 STALLS
MEDICAL OFFICE (48,000 SF) @ 1 STALL/175 SF = 276 STALLS
BANK (16,250 SF) @ 1 STALL/200 SF = 82 STALLS
CONVENIENCE STORE (5,200 SF) @ 1 STALL/250 SF = 21 STALLS
CAR WASH - FULL SERVICE (450 SF) @ 1 STALL/150 SF = 3 STALLS
AUTO LUBE - 3 BAYS @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.

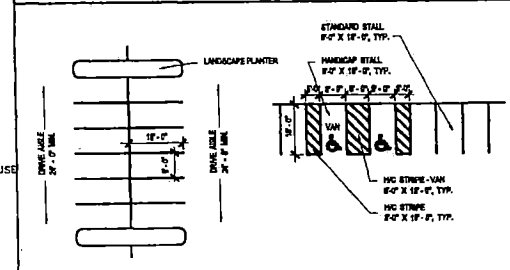
HANDICAP PARKING: 29 REQUIRED, 52 PROVIDED

OPEN SPACE AREA PROVIDED	• - SF
OPEN SPACE/LAND RATIO	• -/1 -% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• - SF
LANDSCAPE/LAND RATIO	• -/1 -% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

RECEIVED
NOV 30 2004

Vedelago Petsch AIA
3485 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

SEAL:

NOT FOR CONSTRUCTION

OWNER:
MONTECITO COMPANIES

PROJECT NAME:
RETAIL CENTER
MONTECITIO MARKETPLACE
SEC of Durango Drive & Elkhorn Rd, Las Vegas, NV

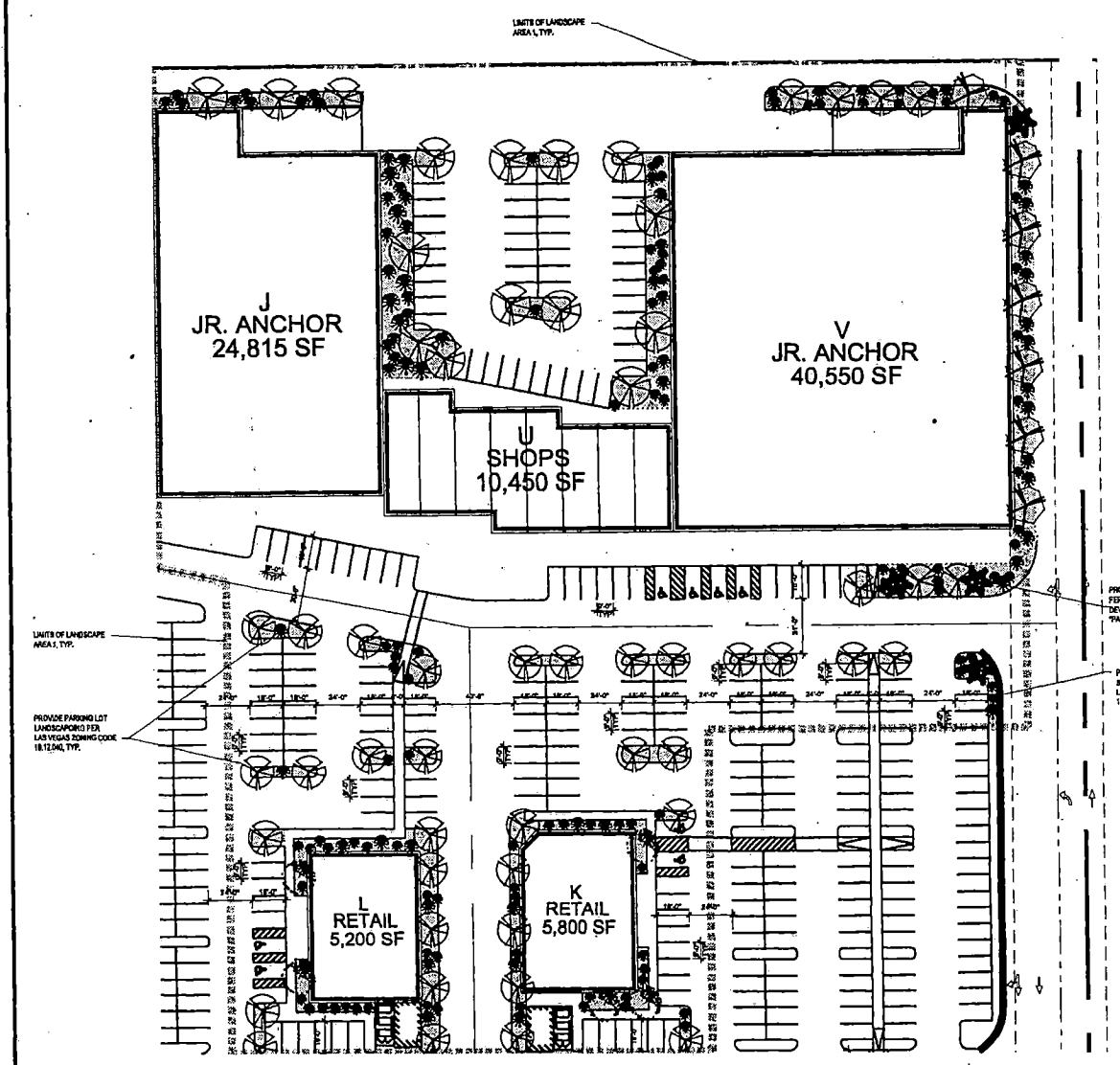
SHEET TITLE:
Site Plan

REV.	DESCRIPTION	DATE
-	-	-
-	-	-

Project No: 2004123
Drawn By: Office
Date: 11/30/04
Scale: 1"= 80'-0"
Sheet No:
SA-1

PRELIMINARY - NOT FOR CONSTRUCTION

SUP-5718
SUP-5720
SUP-5722
SUP-5723
SDR-5731
01-13-05 PC



LANDSCAPE PLAN

SCALE: 1"=50'-0"

NORTH

SUP-5718
SUP-5720
SUP-5722
SUP-5723
SDR-5731
01-13-05 PC

TREES

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
	9	36" BOX	MEXICAN FAN PALM OR EQUIVALENT	WASHINGTONIA ROBUSTA MYRSED or EQ.
	29	15 GAL.	AFRICAN SUMAC OR EQUIVALENT	RHUS LANCEA or EQ.
	37	15 GAL.	ARGENTINE MESQUITE or EQUIVALENT	PROSOPIS or EQUIVALENT
	74	15 GAL.	TAMARISK or EQUIVALENT	TAMARIX or EQUIVALENT

SHRUBS

SYMBOL	QUANTITY	SIZE	COMMON NAME	BOTANICAL NAME
	852	5 GAL.	BRITTLEBUSH or EQUIVALENT	ENCELIA or EQUIVALENT
	632	5 GAL.	DESERT HONEYSUCKLE or EQUIVALENT	ANISACANTHUS or EQ.

GROUND COVER

SYMBOL	QUANTITY	COVERAGE	COMMON NAME	-
	33,200 S.F.	14.7%	DECORATIVE GRAVEL or EQ.	-

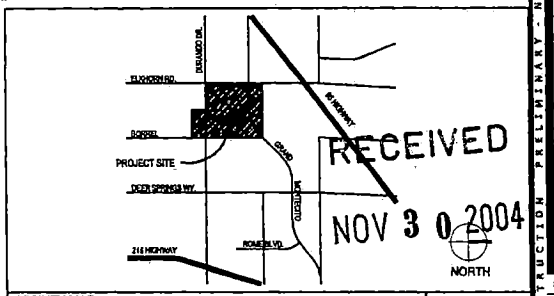
LANDSCAPE PALETTE

LANDSCAPE AREA 1:
TOTAL AREA: 221,513 S.F. 5.09 ACRES
OPEN SPACE AREA PROVIDED: 134,698 S.F. 3.09 ACRES
OPEN SPACE / TOTAL AREA RATIO: 66.5 % (LANDSCAPE INCL.)
LANDSCAPE AREA PROVIDED: 12,623 S.F. 0.29 ACRE
LANDSCAPE / TOTAL AREA RATIO: 9.37 %

LANDSCAPE AREA 2:
TOTAL AREA: 29,071 S.F. 0.67 ACRE
OPEN SPACE AREA PROVIDED: 25,071 S.F. 0.58 ACRE
OPEN SPACE / TOTAL AREA RATIO: 30.2 % (LANDSCAPE INCL.)
LANDSCAPE AREA PROVIDED: 4,776 S.F. 0.11 ACRE
LANDSCAPE / TOTAL AREA RATIO: 16.4 %

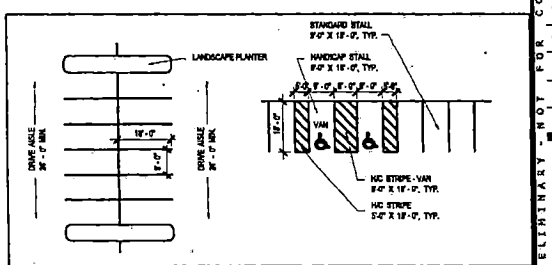
LANDSCAPE AREA 3:
TOTAL AREA: 90,730 S.F. 2.08 ACRES
OPEN SPACE AREA PROVIDED: 76,742 S.F. 1.61 ACRES
OPEN SPACE / TOTAL AREA RATIO: 31.6 % (LANDSCAPE INCL.)
LANDSCAPE AREA PROVIDED: 16,725 S.F. 0.38 ACRE
LANDSCAPE / TOTAL AREA RATIO: 18.4 %

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP

SCALE: N.T.S.



STANDARD PARKING STALL DIMENSIONS

1" = 20'-0"

Vedelago Petsch AIA architects
5495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

SEAL:

NOT FOR CONSTRUCTION

OWNER:

MONTECITO
DEVELOPERS

PRELIMINARY - NOT FOR CONSTRUCTION

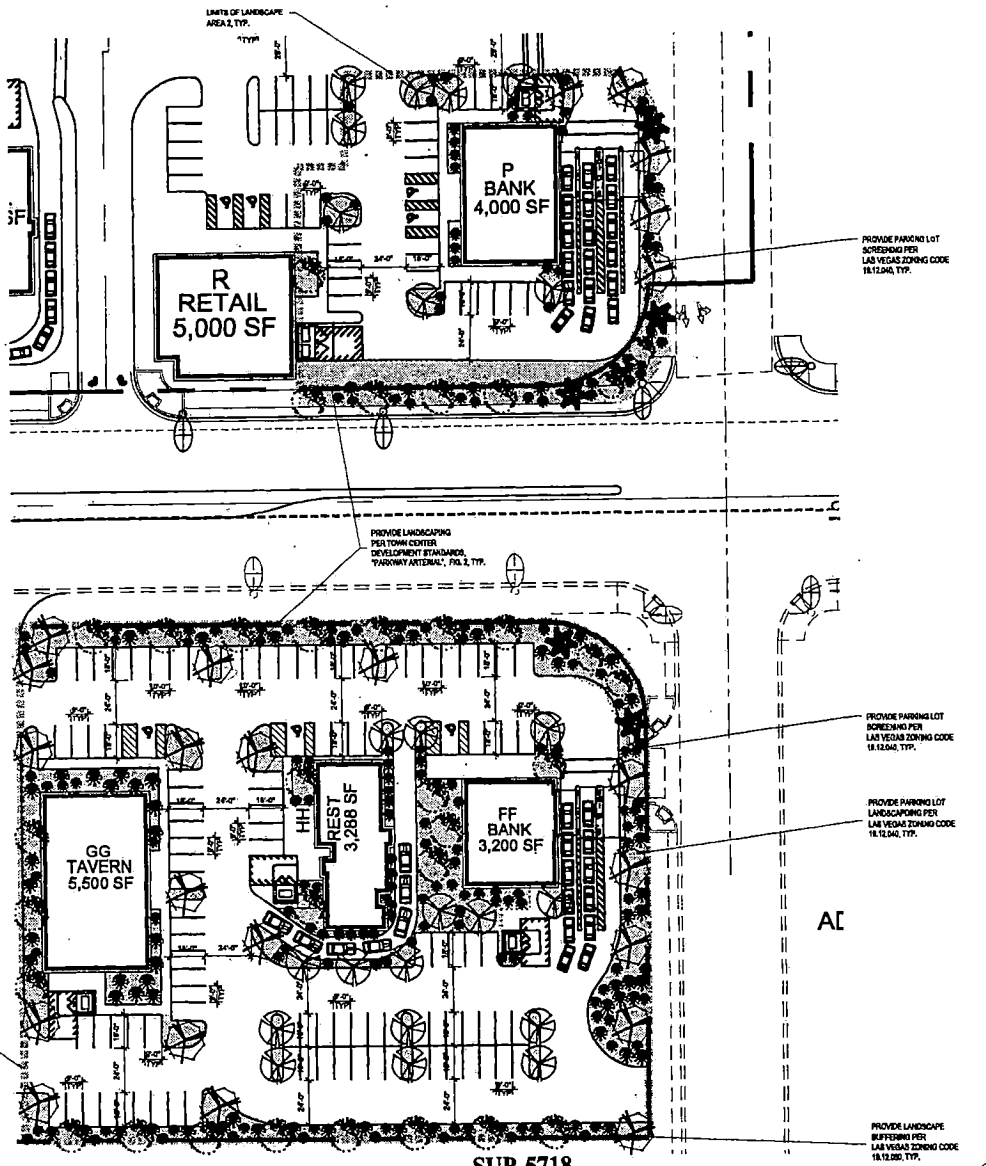
PROJECT NAME:
RETAIL CENTER
MONTECITIO MARKETPLACE
SEC of Durango Drive & Elkhorn Rd, Las Vegas, NV

SHEET TITLE:
Enlarged
Landscape Plan

REV.	DESCRIPTION	DATE

Project No: 2004123
Drawn By: Office
Date: 11/30/04
Scale: See Drawing
Sheet No:

LP-1



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SCALE: 1"=20'-0"

TREES

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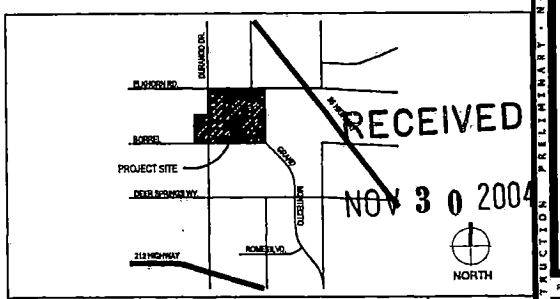
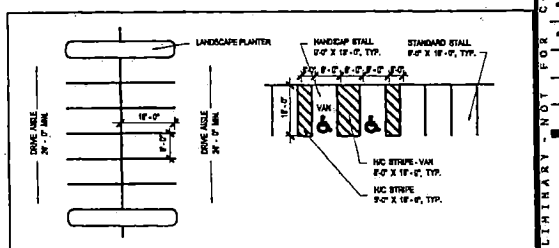


VICINITY MAP

SCALE: N.T.S.



STANDARD PARKING STALL DIMENSIONS

SUP-5718
SUP-5720
SUP-5722
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01-13-05 PC

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5495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phn (702)-951-0300
Fax (702)-951-0302

CONSTRUCTION PRELIMINARY - NOT FOR CONSTRUCTION

SEAL:

NOT FOR CONSTRUCTION

OWNER:

MONTECITO COMPANIES

RECEIVED
NOV 30 2004

PROJECT NAME:
RETAIL CENTER
MONTECITIO MARKETPLACE
SEC of Durango Drive & Elkhorn Rd. Las Vegas, NV

SHEET TITLE:
Enlarged
Landscape Plan

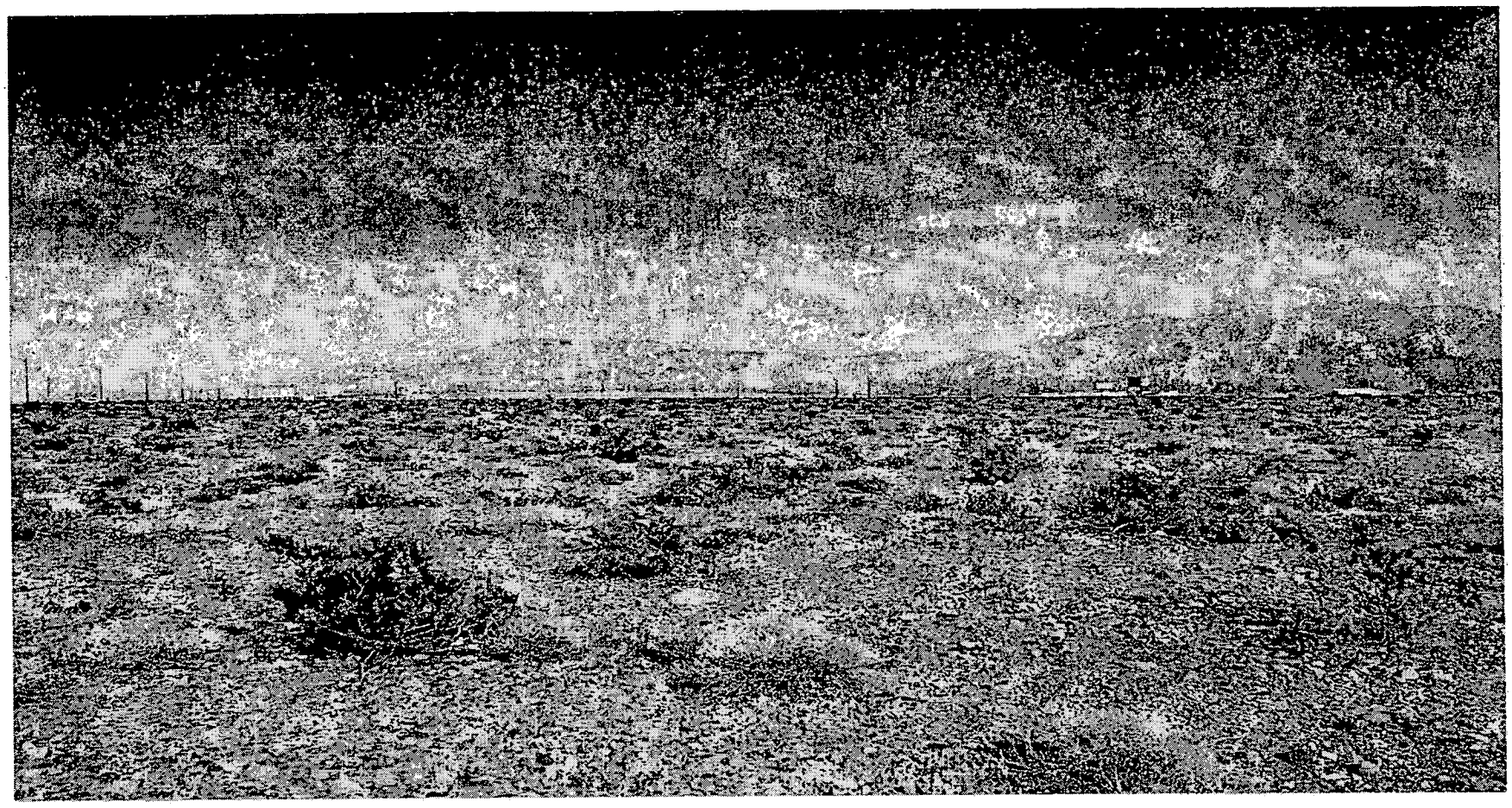
REV.	DESCRIPTION	DATE

Project No: 2004123
Drawn By: Office
Date: 11/30/04
Scale: See Drawing
Sheet No:

LP-2

SDR-5731 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC
SOUTHEAST CORNER OF DURANGO DRIVE AND ELKHORN ROAD AND THE NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04



SDR-5731 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: MONTECITO PADS, LLC
SOUTHEAST CORNER OF DURANGO DRIVE AND ELKHORN ROAD AND THE NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-5611 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA - Request for a Site Development Plan Review FOR AN ELEMENTARY SCHOOL on 10.0 acres adjacent to the southwest corner of Campbell Road and Severence Lane (APN 125-17-401-002), T-C (Town Center) Zone [PF-TC (Public Facilities – Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and on Item 23 [SDR-5679], APPROVED subject to conditions and replacing Condition 3 with the following verbiage:
3. ***A waiver from foundation landscaping shall be approved.***
– UNANIMOUS with McSWAIN abstaining from Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722] because her company, Terra Contracting, is presently bidding work for a company that is working on the project

To be heard by City Council 2/16/2005

NOTE: CHAIRMAN TRUESDELL disclosed that in the past, he had abstained from items involving Montecito Pads, L.L.C., because of properties his company has represented in the area. However, as there is no financial interest in the properties that are adjacent to the sites and he has

MOTION – Continued:
not discussed the items with anyone, he would be voting on Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722].

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 18 [SDR-5678], Item 21 [SDR-5725] and Item 22 [SDR-5546] be pulled from One Motion One Vote because staff received letters of protest on all three items.

CHRIS KAEMPFER, Attorney, Kummer Kaempfer Bonner & Renshaw, appeared on behalf of the applicant for Item 15 [SUP-5723] and Item 16 [SDR-5731] during the briefing portion of the meeting. He indicated that after speaking with staff, he would like both items pulled from the One Motion One Vote portion of the agenda to discuss the removal of Conditions 6 and 7 from Item 15 [SUP-5723] and to get a clarification of conditions on Item 16 [SDR-5731].

MR. LEOBOLD indicated that there was a condition change relative to Item 23 [SDR-5679]. MARGO WHEELER, Director, Planning & Development, requested that MR. LEOBOLD read the amended condition into the record. The new condition language was incorporated into the motion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

(6:12 – 6:17)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 17 – SDR-5611

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.

2. The site plan shall be revised to provide a minimum of 104 parking spaces, five of which shall be handicap accessible.

3. All development shall be in conformance with the site plan and building elevations expect as amended by other conditions.

4. All lighting standards shall be no taller than 30 feet and utilize "shoe-box" fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.

5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to property maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.

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

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

Public Works

8. Dedicate 40 feet of right-of-way adjacent to this site for Severance Lane, 30 feet for Dapple Gray Avenue, 40 feet for Solar Avenue, a 20-foot radius on the southeast corner of Severance Lane and Dapple Gray Avenue, a 20-foot radius on the southwest corner of Severance Lane and Campbell Road, a 15-foot radius on the northwest corner of Campbell Road and Solar Avenue and a 15-foot radius on the northeast corner of Solar Avenue and Dapple Gray Avenue prior to the issuance of any permits.

9. Construct half-street improvements including appropriate overpaving (if legally able) on Severance Lane, Campbell Road, Solar Avenue and Dapple Gray Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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,

CONDITIONS – Continued:

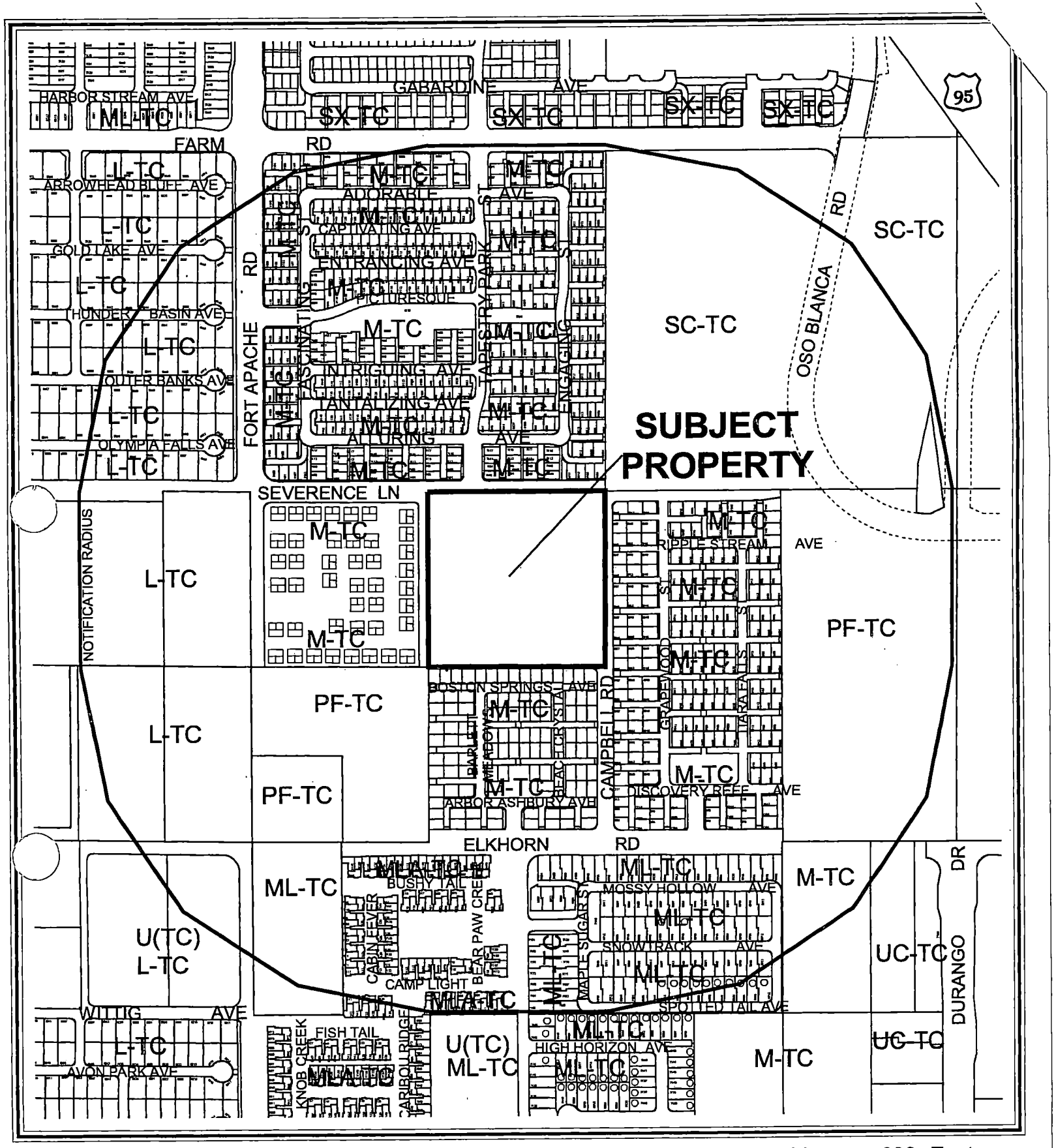
telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

11. 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, 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, whichever may occur first, if allowed by the City Engineer.

12. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

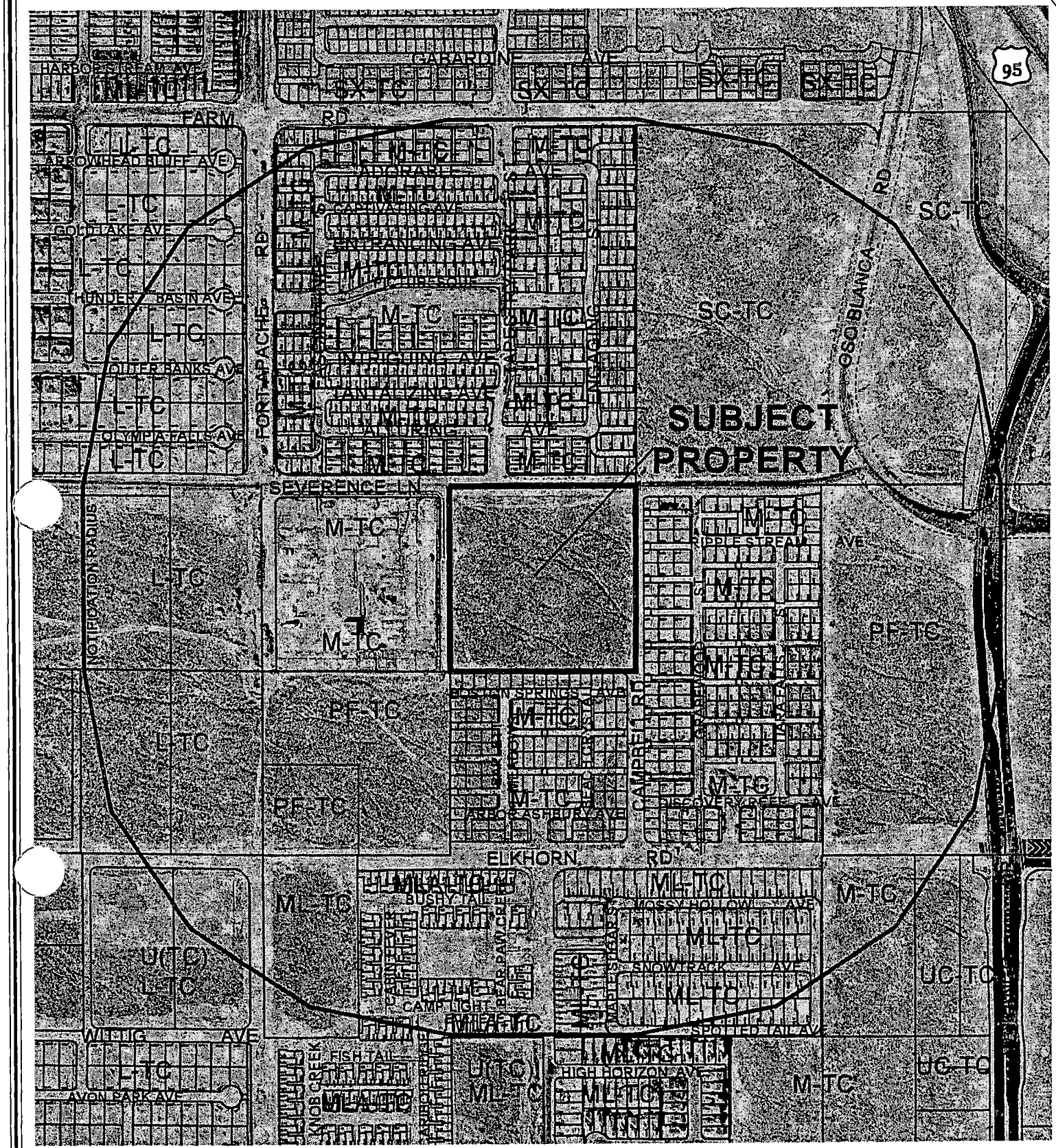
13. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.



CASE: **SDR-5611**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SDR-5611**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5611 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA

** 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.

2. The site plan shall be revised to provide a minimum of 104 parking spaces, five of which shall be handicap accessible.

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MP

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12. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

MP

13. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for an elementary school on 10.0 acres adjacent to the southwest corner of Campbell Road and Severance Lane.

B) Applicant's Justification

The applicant's justification letter indicates this school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) for this site as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998.

12/17/03 The City Council approved a Waiver (WVR-3222) to allow Solar Avenue, along the south side of the site, to be 46 feet wide where 80 feet is the width required. The Planning Commission and staff recommended approval on November 20, 2003.

B) Pre-Application Meeting

11/09/04 The applicant was advised of the requirements for a Site Development Plan Review application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.00

MP

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residences
South:	Single Family Residences
East:	Single Family Residences
West:	Condominiums

C) Planned Land Use

Subject Property:	TC (Town Center) [PF-TC (Public Facilities - Town Center) Town Center special land use designation]
North:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation] and [SC-TC (Service Commercial - Town Center) Town Center special land use designation]
South:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation] and [PF-TC (Public Facilities - Town Center) Town Center special land use designation]
East:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation]
West:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation]

D) Existing Zoning

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

E) General Plan Compliance

This site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. The existing T-C (Town Center) zoning is compatible with this land use designation.

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

MP

This site is located in the Town Center Master Plan area and is designated as PF-TC (Public Facilities - Town Center) on the plan. This land use designation allows for public facilities such as the proposed public park.

PROJECT DESCRIPTION

The submitted plans depict a proposed elementary school building located towards the north side of the site with a ball field, basketball courts and playground areas located to the south. Parking is shown on the east side of the site with access to Campbell Road. A bus drop-off area is provided on the west side of the site with access from Dapple Gray Road. Landscaping is provided in 15-foot wide planters along Campbell Road and Severance Lane, in an eight-foot wide planter along a portion of Solar Avenue and in planters throughout the parking lot area. A chain link fence is shown along the southwest corner of the site, which encloses the proposed ball field. The building elevations depict a single story structure with an overall height of 27 feet 10 inches. The exterior building materials include concrete masonry blocks of various textures, plaster and painted perforated metal panels for screening of the mechanical equipment of the roof.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards that apply to projects with the T-C (Town Center) district are defined within the applicable special land use designation, in this case, the PF-TC category. There are no specific development standards in the PF-TC (Public Facilities - Town Center) designation for the development of a school. The proposed development parameters for the project are as follows:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	10.00 Acres	Y
Min. Lot Width	N/A	580 Feet	Y
Min. Setbacks			
• Front	N/A	165 Feet	Y
• Side	N/A	240 Feet	Y
• Corner	N/A	26 Feet	Y
• Rear	N/A	87 Feet	Y
Max. Lot Coverage	N/A	17.2 %	Y
Max. Building Height	N/A	27 Feet 10 Inches	Y
Mech. Equipment	Must be screened	Located near parking area and screened	Y

MP

The plans as proposed are appropriate for a development of this type.

A2) Residential Adjacency Standards

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

a) Proximity slope. Based on the overall height of 27 feet 10 inches the building must be setback 83 feet six inches from any of the adjacent residential development in order to maintain the 3 to 1 proximity slope. The building is 152 feet from the nearest residential located to the west and is therefore in compliance with 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
Elementary School	65,584 SF.	Two spaces for each classroom, plus twenty spaces for administrative staff	104	5	93	4

The proposed site plan does not meet the minimum requirements for parking. Based on a total of 42 classrooms, 104 parking spaces are required. Five of those spaces are required to be handicap accessible. The plan indicates 93 spaces are provided, four of which are handicap accessible. A condition has been added requiring the site plan to be revised to provide the minimum amount of required parking.

A4) Landscape and Open Space Standards

There are no specific landscape standards set forth in Title 19 that automatically apply to developments in a Public Facility land use designation. The proposed landscape plan depicts adequate landscaping for the proposed elementary school.

B) General Analysis and Discussion

- Zoning

This site is zoned T-C (Town Center) and located in the Town Center Master Plan area with a designation of PF-TC (Public Facilities - Town Center) on the plan. This land use designation allows for public facilities such as the proposed elementary school.

- Site Plan

The site plan depicts a reasonable design for the proposed elementary school, which can be harmonious and compatible with the surrounding properties.

- Landscape Plan

The landscape plan meets the standards of the Code in terms of the number of trees and ground cover provided.

- Elevation

The proposed elevations are appropriate for the proposed elementary school.

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 proposal is consistent and compatible with existing development around the site.

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

   With the implementation of the condition requiring additional parking, the proposed development will be consistent with city plans, policies, and standards.

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

   Site access is provided by Campbell Road and Dapple Gray Road. The roadway network is adequate to meet the traffic generated by the proposed development.

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

   The proposed building and landscape materials are common for this type of development and 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 design of the development is harmonious with existing development around the site

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

   The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 43

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5611 APN: 125-17-401-002

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon L DiPinto

Sharon DiPinto, AFM
Division of Lands, BLM

Subscribed and sworn before me

This 17th day of Aug, 2004

Carol A. McDermott

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

Mrs. Susan C. Brager-Wellman, President
Mr. Larry P. Mason, Vice President
Mrs. Mary Beth Scow, Clerk
Mrs. Shirley C. Barber, Member
Mrs. Ruth L. Johnson, Member
Mrs. Sheila R. Moulton, Member
Mrs. Denise M. Brodsky, Member

Mr. Carlos Arturo Garcia, Superintendent

November 9, 2004

Planning Commission
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: 1998 Bond Fund Program, Project #1493
Sandra Lee Thompson Elementary School – APN 125-17-401-002

The Clark County School District is requesting a **Site Development Plan Review** to construct an elementary school along the south side of Severance Lane and west of Campbell Road.

Current "PF- TC" zoning permits the construction of an Elementary School.

Traffic study is being conducted to determine impact of this school to the surrounding neighborhood. The recommendations of the study will be implemented by the district to minimize any potential traffic problems.

Occupancy is anticipated for the 2006-2007 school year. This school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

SDR-5611

4212 EUCALYPTUS ANNEX LAS VEGAS, NEVADA 89121 TELEPHONE (702) 799-6435 / FAX 799-5436

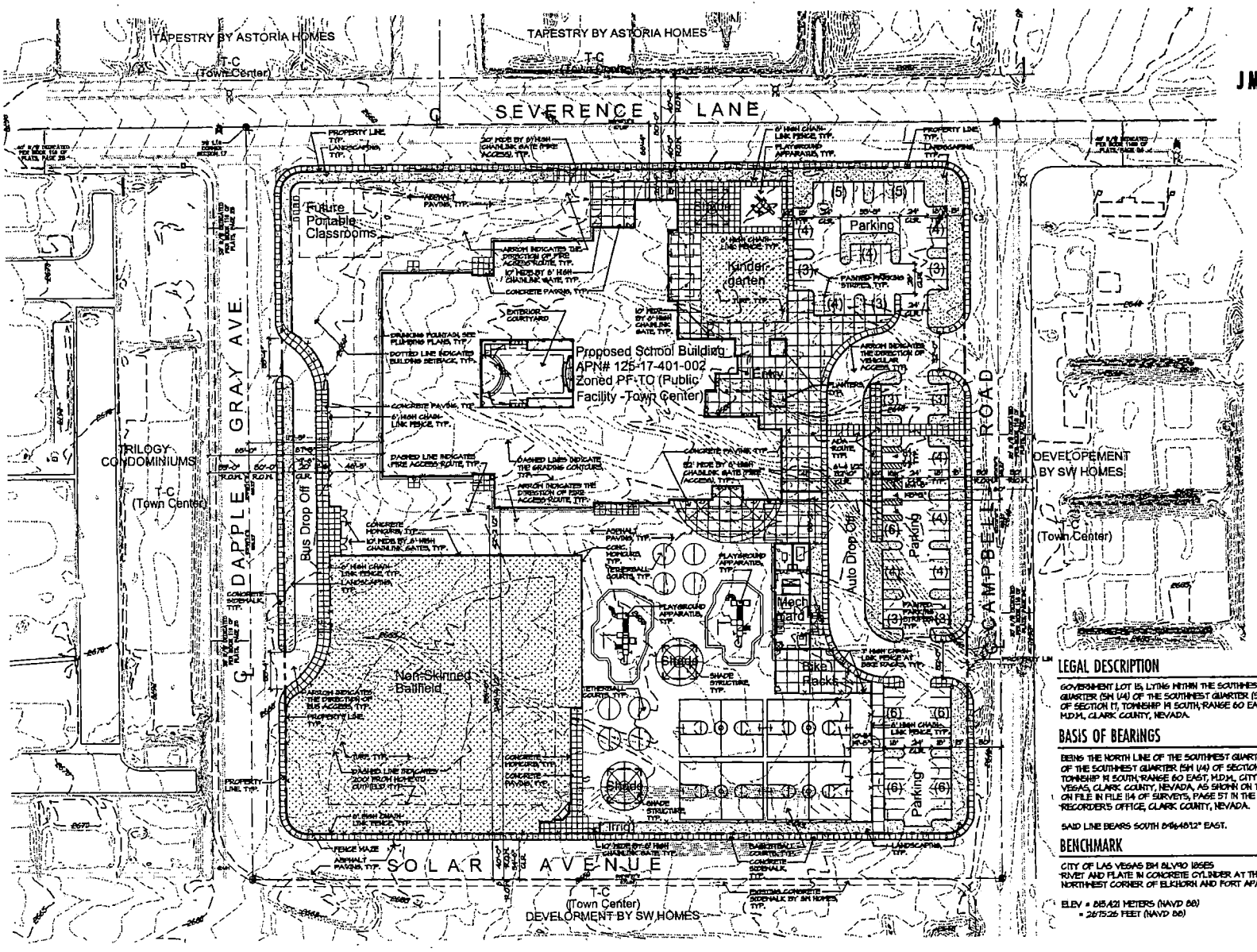
Please contact Richard Horton or myself at 799-6435 if you have any questions on this matter.

Sincerely,

Carol L. Bailey

Carol L. Bailey, Coordinator II
Real Property Management
Facilities Division

CLB/rh
Enclosure
cc: Dusty Dickens
Matt La Croix
Richard Horton
Rich Brown



JMA ARCHITECTURE [redacted]S

SITE AREA	
GROSS AREA -	8.73 Acres
NET AREA -	1096 Acres
BUILDING AREA -	65,564 S.F.
BUILDING/SITE RATIO -	17.2 %
KINDERGARTEN	
TURF	6,043 S.F.
ASPHALT/CONCRETE -	5,564 S.F.
PLAY SURFACE -	1,600 S.F.
TOTAL AREA	13,227 S.F.
PRIMARY/INTERMEDIATE	
TURF -	60,491 S.F.
ASPHALT/CONCRETE -	66,065 S.F.
PRIMARY PLAY SURFACE -	5,500 S.F.
INTERMEDIATE PLAY SURFACE -	4,500 S.F.
TOTAL AREA	136,002 S.F.
PARKING	
STANDARD	84 SPACES
ACCESSIBLE	4 SPACES
TOTAL	88 SPACES
PARKING ANALYSIS	
TOTAL PARKING REQUIRED	87 SPACES
42 CLASSROOMS	87 SPACES (1.5 SPACES/CLASSROOM
7,000 SQ. FT. OFFICE	AND 1,000 S.F. OF OFFICE
ACCESSIBLE PARKING REQ'D	4 SPACES (76 -100 SPACES)
OCCUPANCY:	MIXED USE
	E-1 OCCUPANCY 58,886 S.F.
	B OCCUPANCY 4,934 S.F.
	A-2.1 OCCUPANCY 6,662 S.F.
CONSTRUCTION:	MIXED USE TYPE II-N
	AUTOMATIC FIRE SPRINKLER SYSTEM REQ'D
	A-2.1 OCCUPANCY TYPE II-1 HOUR
MAX HEIGHT: TABLE 5-B	E-1 OCCUPANCY 55'-0"
	B OCCUPANCY 55'-0"
	A-2.1 OCCUPANCY 65'-0"
BASIC ALLOWABLE AREA: TABLE 5-B	E-1 OCCUPANCY 13500 S.F.
	B OCCUPANCY 12,000 S.F.
	A-2.1 OCCUPANCY 13500 S.F.
ALLOWABLE AREA INCREASES: SEC. 505	1. SEPARATION ON TWO SIDES W 66'-1" -20'-0" = 46'-1" 82'-0" X 1.25 = 50% INCREASE
	2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT = 200% INCREASE
	TOTAL ALLOWABLE INCREASE = BASIC ALLOWABLE X 1.5 X 3
	BASIC ALLOWABLE X 4.5
EXISTING ZONING	PF -TC (PUBLIC FACILITY TOWN CENTER)
MAXIMUM BUILDING HEIGHT	27'-10"

LEGAL DESCRIPTION

GOVERNMENT LOT 15, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 114 OF SURVEYS, PAGE 57 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

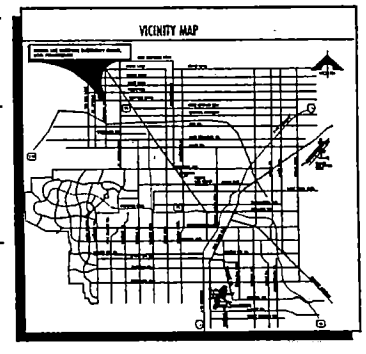
SAID LINE BEARS SOUTH 89°46'12" EAST.

BENCHMARK

CITY OF LAS VEGAS BM ALV90 1995
RIVET AND PLATE IN CONCRETE CYLINDER AT THE NORTHWEST CORNER OF ELKHORN AND FORT APACHE.

ELEV = 815.421 METERS (NAVD 88)
= 2675.26 FEET (NAVD 88)

VICINITY MAP



10150 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3033 FAX: (702) 731-2030 WWW.JMAARCH.COM

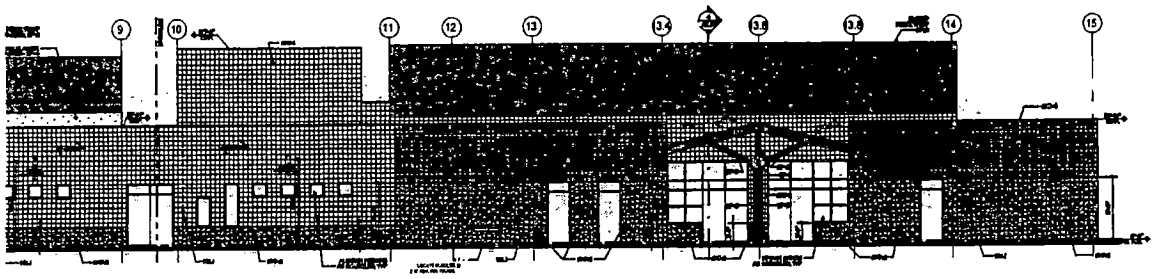
PROJECT NO: 200401156
DATE: 11/8/04

0 20 40 80
SCALE: 1" = 40'-0"
NORTH

Sandra Lee Thompson Elementary School - SITE PLAN

CCSD Project #1493

SDR-5611
01-13-05 PC



2B — SOUTH ELEVATION (CONT'D) — 2C

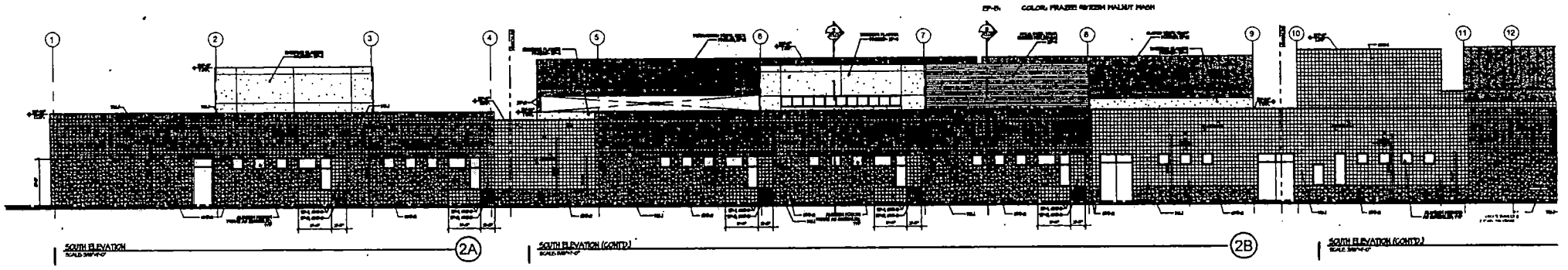
JMA ARCHITECTURE [redacted]S

GENERAL NOTES

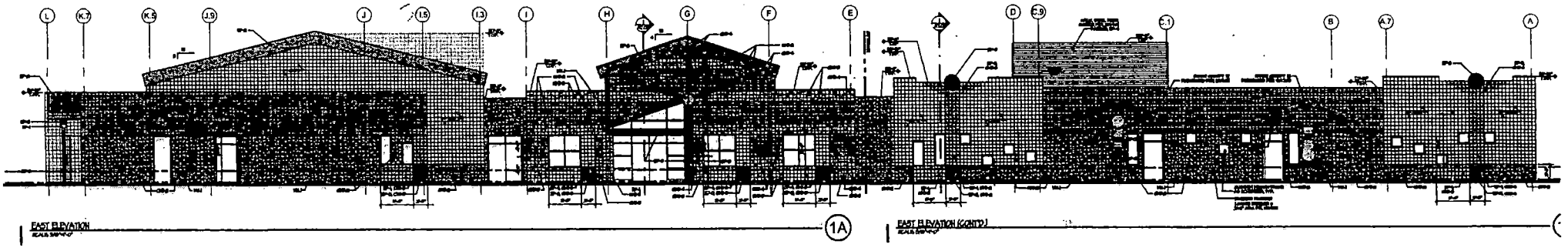
1. CONCRETE BLOCK:
   - CMU-1: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CANDELITE SAMPLE. COLOR: GREY
   - CMU-2: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CANDELITE SAMPLE. COLOR: BLACK
   - CMU-3: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CANDELITE SAMPLE. COLOR: TAN
   - CMU-4: SIZE: 8x8x16 TYPE: SPLIT FACE, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CANDELITE SAMPLE. COLOR: TAN
   - CMU-5: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
   - CMU-6: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE 9714-W SEPTEMBER LEAF
   - EP-2: COLOR: FRAZEE 6858D BAY BRIDGE
   - EP-3: COLOR: FRAZEE 9736D HEATHCOTE
   - EP-4: COLOR: FRAZEE 6630 CRISP KHAKI
   - EP-5: COLOR: FRAZEE 6853M WALNUT MASH

EXTERIOR PLASTER SHALL BE EP-4 AS NOTED.
EXTERIOR METALS (INCLUDING SHEET METAL) AND ALUMINUM LETTER SHALL BE EP-4, UNLESS NOTED OTHERWISE.

3. ⊕ INDICATES LIGHT FIXTURE, SURFACE MOUNT AT 12'-0" TO BOTTOM OF LIGHT FIXTURE A.F.F. U.N.O. REFER TO ELECTRICAL DRAWINGS FOR HEIGHT OF LIGHT FIXTURES AT STAIR TOWER.
   RECESSED LIGHTS SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
4. INDICATES MASONRY CONTROL JOINT - REFER TO STRUCTURAL DWGS.
5. ALL 2" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM HANDRAILS - EP-2.
7. ⊠ INDICATES PHOTOCELL SENSOR, SURFACE MOUNT AT 12'-0" A.F.F. TO BOTTOM OF SENSOR U.N.O.
   SPACERS ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
8. ALL PRE-PAINTED METAL FASCIA/RAKE BOARDS TO MATCH COLOR OF SLOPED METAL ROOF.
9. EXTERIOR INSULATING GLAZING SHALL BE VIRACON GREEN VE1-2M(2) OR EQUAL AS APPROVED BY THE ARCHITECT.



2A — SOUTH ELEVATION — 2B — SOUTH ELEVATION (CONT'D) — SOUTH ELEVATION (CONT'D)



1A — EAST ELEVATION — EAST ELEVATION (CONT'D)

Sandra Lee Thompson Elemetary School - EXTERIOR ELEVATIONS

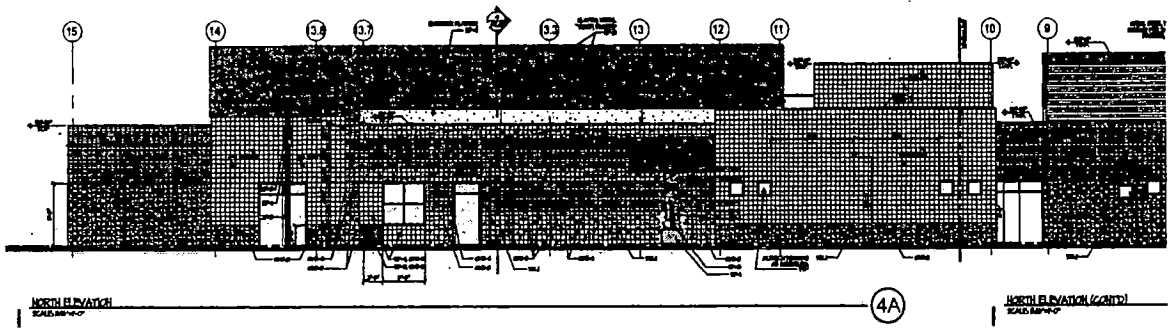
CCSD Project #1493

SDR-5611
01-13-05 PC

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2039 WWW.JMAARCH.COM

PROJECT NO: 200401155
DATE: 11/8/04
0 20 40 80
SCALE: 1/8" = 1'-0"
NORTH

JMA ARCHITECTURE [redacted]S



NORTH ELEVATION — 4A

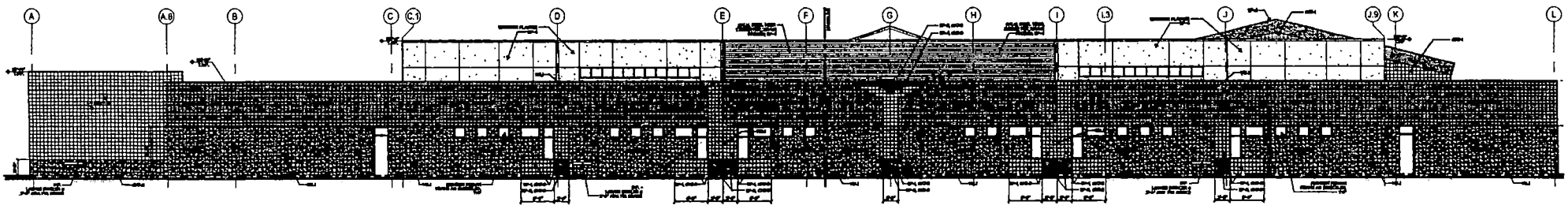
NORTH ELEVATION (CONT'D)

GENERAL NOTES

1. CONCRETE BLOCK:
   - CMU-1: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: GREY
   - CMU-2: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: BLACK
   - CMU-3: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: TAN
   - CMU-4: SIZE: 8x8x16 TYPE: SPLIT FACE, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: TAN
   - CMU-5: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
   - CMU-6: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE 9THIN SEPTEMBER LEAF
   - EP-2: COLOR: FRAZEE 9STED BAY BREEZE
   - EP-3: COLOR: FRAZEE 9TEED HEATHGATE
   - EP-4: COLOR: FRAZEE 9GEEN GRASP KHAKI
   - EP-5: COLOR: FRAZEE 9WEEN MALLARY MASH

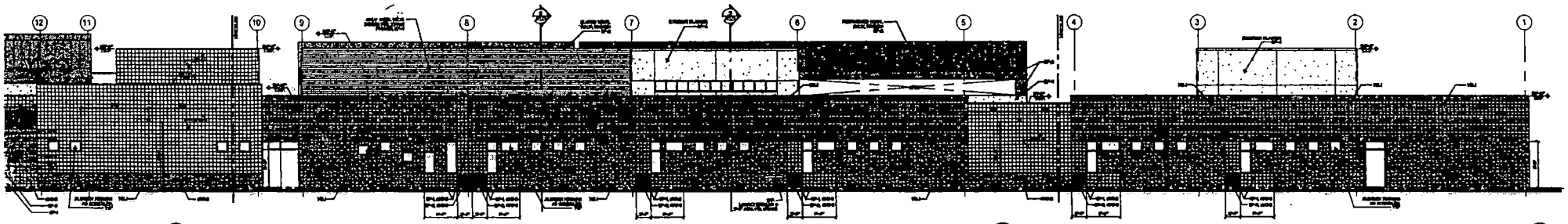
EXTERIOR PLASTER SHALL BE EP-4 AS NOTED. EXTERIOR METALS INCLUDING SHEET METALS AND ALUMINUM LETTER SHALL BE EP-4, UNLESS NOTED OTHERWISE.

3. ⊠ INDICATES LIGHT FIXTURE, MOUNTED HEIGHT AT 90"-0" TO BOTTOM OF LIGHT FIXTURE, U.N.O. REFER TO ELECTRICAL DRAWINGS FOR HEIGHT OF LIGHT FIXTURES AT SERVICE YARD. FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
4. INDICATES MASONRY CONTROL JOINT - REFER TO STRUCTURAL DWGS.
5. ALL 3" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM HANDRAILS - EP-2.
7. ⊠ INDICATES EXTERIOR SCONCES, SURFACE MOUNT AT 84"-0" A.F.F. TO BOTTOM OF SCONCE, U.N.O. SCONCES ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
8. ALL PRE-FINISHED METAL FASCIA BOARDS TO MATCH COLOR OF SLOPED METAL ROOF.
9. EXTERIOR INSULATING GLAZING SHALL BE VIRACON GREEN VET-2(40) OR EQUAL AS APPROVED BY THE ARCHITECT.



WEST ELEVATION — 3A

WEST ELEVATION (CONT'D)



4A — NORTH ELEVATION (CONT'D) — 4B — NORTH ELEVATION (CONT'D) — 4C

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-7023 FAX: (702) 731-7038 WWW.JMAARCH.COM

PROJECT NO: 200401156
DATE: 11/8/04

0 20 40 80
SCALE: 1/8" = 1'-0"

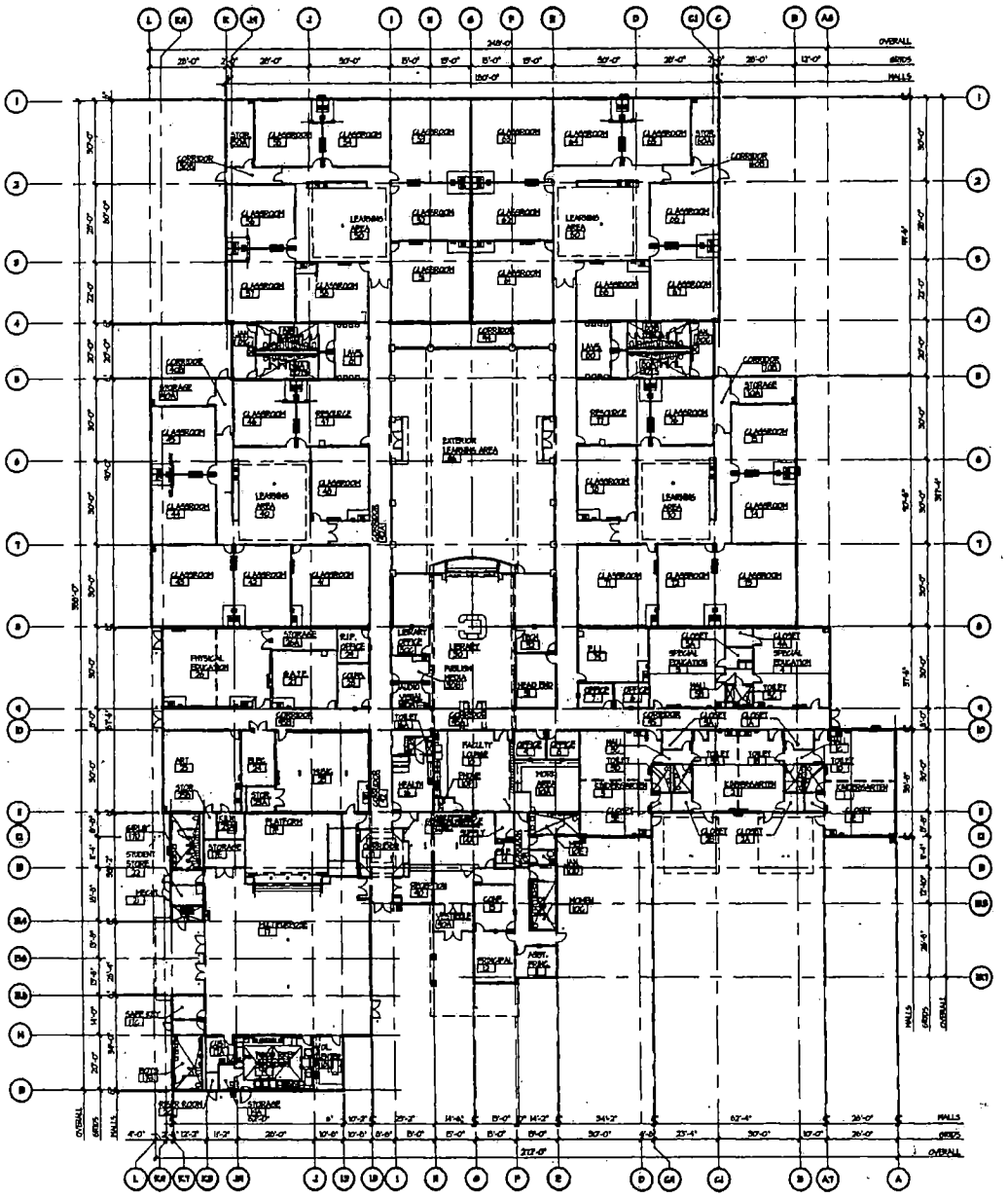
NORTH

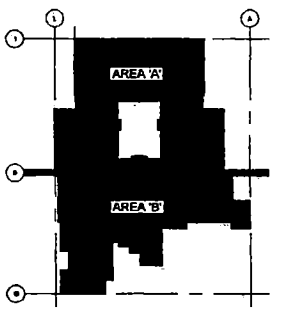
Sandra Lee Thompson Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1493

SDR-5611
01-13-05 PC

JMA ARCHITECTURE STUDIOS





KEY PLAN

10120 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3633 FAX: (702) 731-2638 WWW.JMAARCH.COM

PROJECT NO: 200401155
DATE: 11/8/04

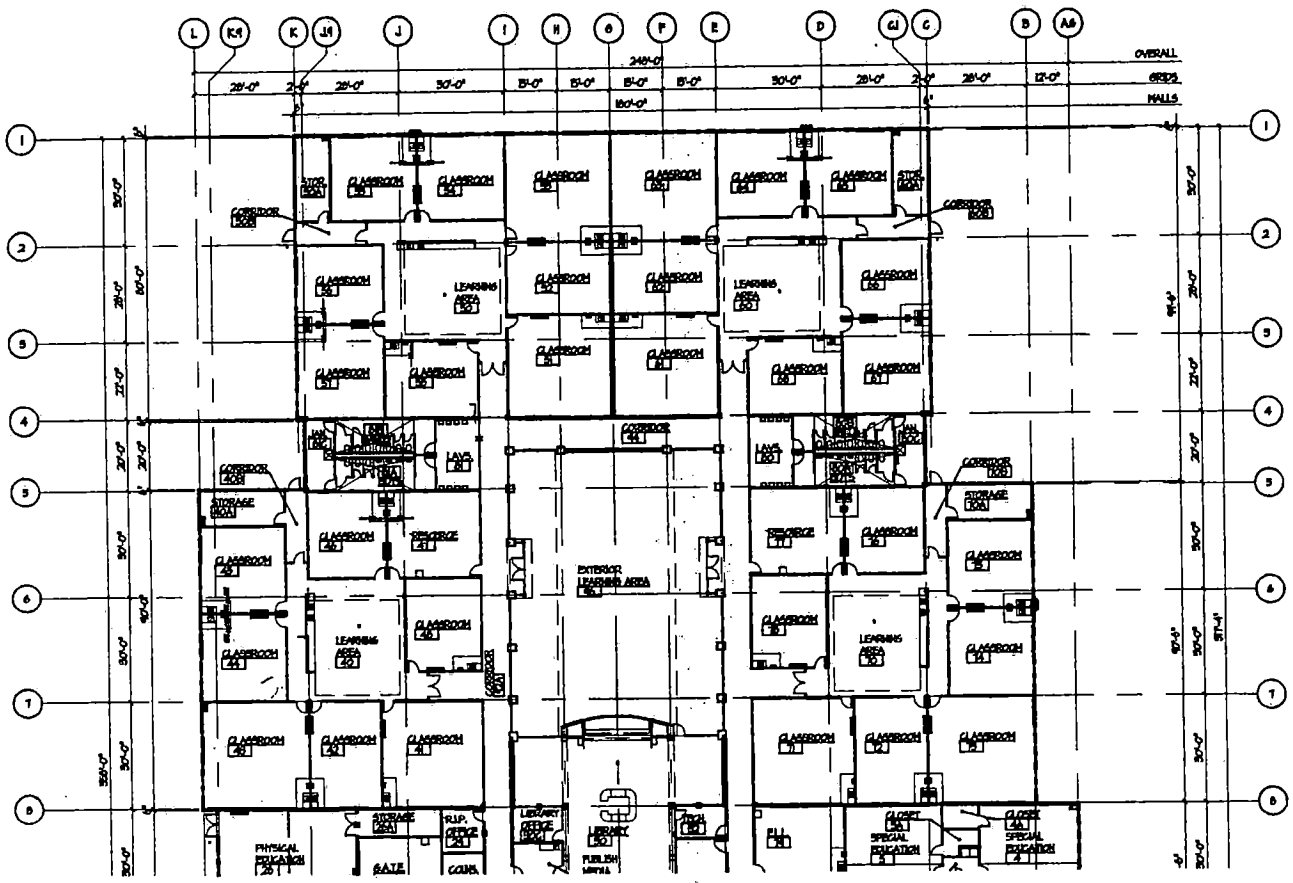
0 20 40 80
SCALE: 1" = 50'-0"
NORTH

Sandra Lee Thompson Elementary School - Overall Floor Plan

CCSD Project #1493

SDR-5611
01-13-05 PC

JMA ARCHITECTURE [redacted]S



Sandra Lee Thompson Elementary School- Enlarged Floor Plan Area "A"

CCSD Project #1493

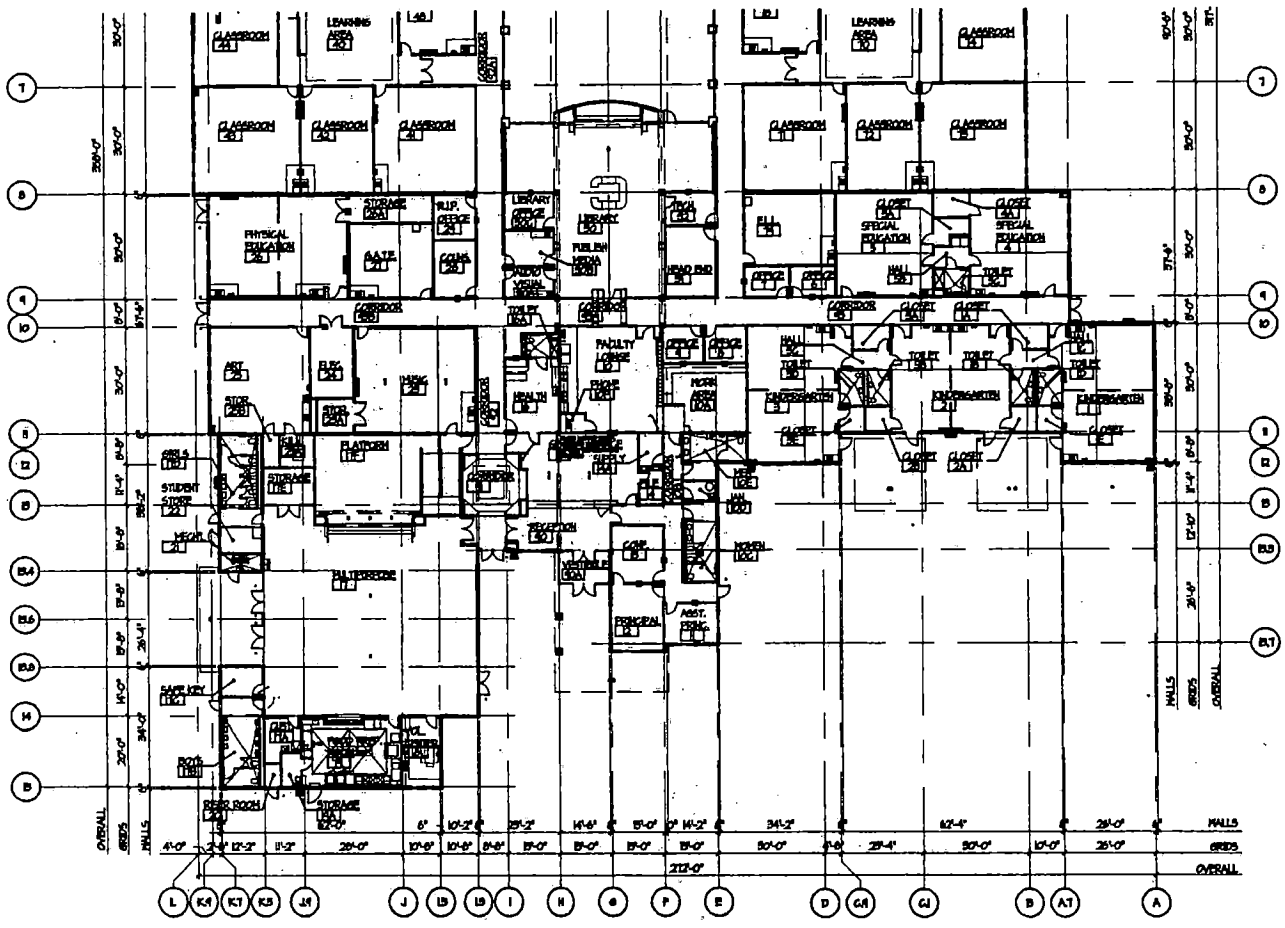
SDR-5611
01-13-05 PC

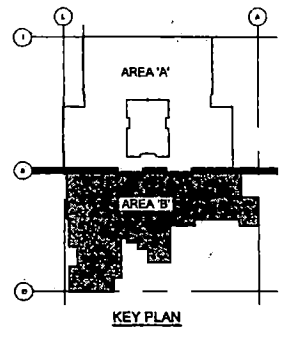
10120 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2339 WWW.JMAARCH.COM

PROJECT NO: 200401156
DATE: 11/8/04

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

JMA ARCHITECTURE [redacted]S





KEY PLAN

Sandra Lee Thompson Elementary School - Enlarged Floor Plan Area "B"

CCSD Project #1493

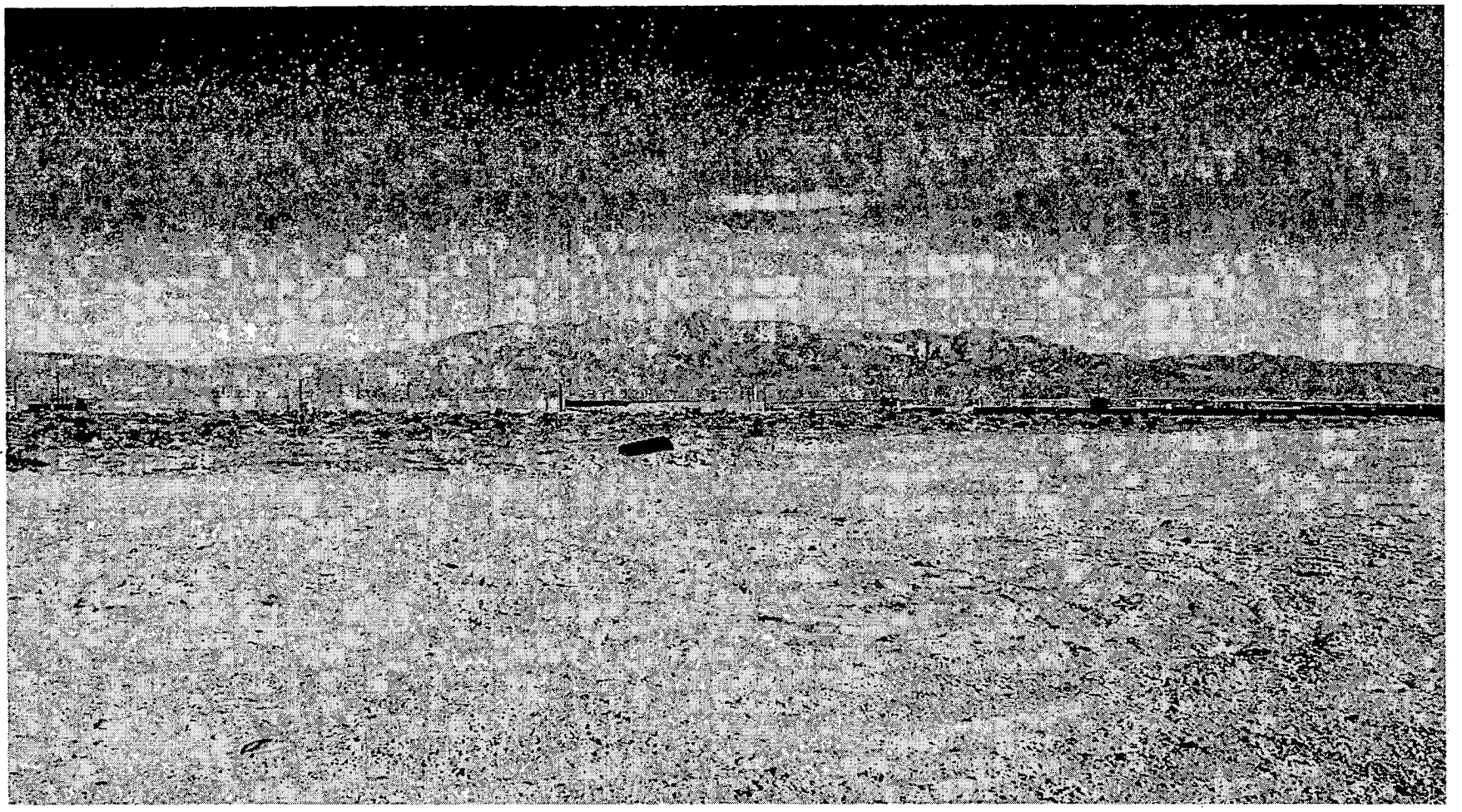
SDR-5611
01-13-05 PC

10156 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-3039 WWW.JMAARCH.COM

PROJECT NO: 200401156
DATE: 11/8/04

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

NORTH



SDR-5611 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA
SOUTHWEST CORNER OF CAMPBELL ROAD AND SEVERENCE LANE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-5678 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE PROPERTIES, LLC - Request for a Site Development Plan Review FOR A 1,600 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF FOUNDATION AND PERIMETER LANDSCAPE REQUIREMENTS on 0.15 acres at 520 South Jones Boulevard (APN 138-36-310-006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 2/16/2005.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this request is for the conversion of a residential property to a professional office. The development does meet the Code standards regarding lot size, building setbacks and height; however, because of the small size of the site relative to the requirements of commercial buffering, the applicant has requested a waiver to allow a reduction. The other deficiency of the application pertains to the site lacking one handicap parking space that meets Code. That requirement would be met as a result of a condition of approval that staff has imposed to address the problem.

MINUTES – Continued:

SUSIE ESCANAZIE and CHRISTOPHER HARPER appeared on behalf of the applicant and concurred with all conditions and recommendations.

MARGO WHEELER, Director, Planning and Development Department, noted that the conditions of approval had a number 9 listed with no actual condition shown. She clarified with MR. LEOBOLD that there was not a Condition 9 and the conditions needed to be renumbered when the action letter was mailed.

COMMISSIONER DAVENPORT asked why Condition 15 referenced the Nevada Department of Transportation (NDOT). He questioned if Jones Boulevard was a state highway. DAVID GUERRA, Department of Public Works confirmed that the street is controlled by NDOT.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:22 – 6:26)

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. The site plan shall be revised to provide a minimum of one handicap van accessible space.

3. All development shall be in conformance with the site plan and building elevations, date stamped November 30, 2004, except as amended by conditions herein.

4. All development shall comply with the conditions of approval of the Rezoning Z-0018-91 previously approved for the site.

5. The 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.

6. All existing and any new mechanical equipment and air conditioners and shall be fully screened in views from the abutting streets and properties. Any trash enclosure shall have walls and a roof in accordance with the requirements of Title 19.08.

CONDITIONS – Continued:

7. Parking lot lighting standards, if provided, 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.

8. Screen walls shall be provided in accordance with the requirements of Title 19.12. 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.

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.

Public Works

10. 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.

11. In accordance with Rezoning Classification Z-18-91, contribute $1,785.71 for area traffic mitigation prior to the issuance of any permits.

12. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.

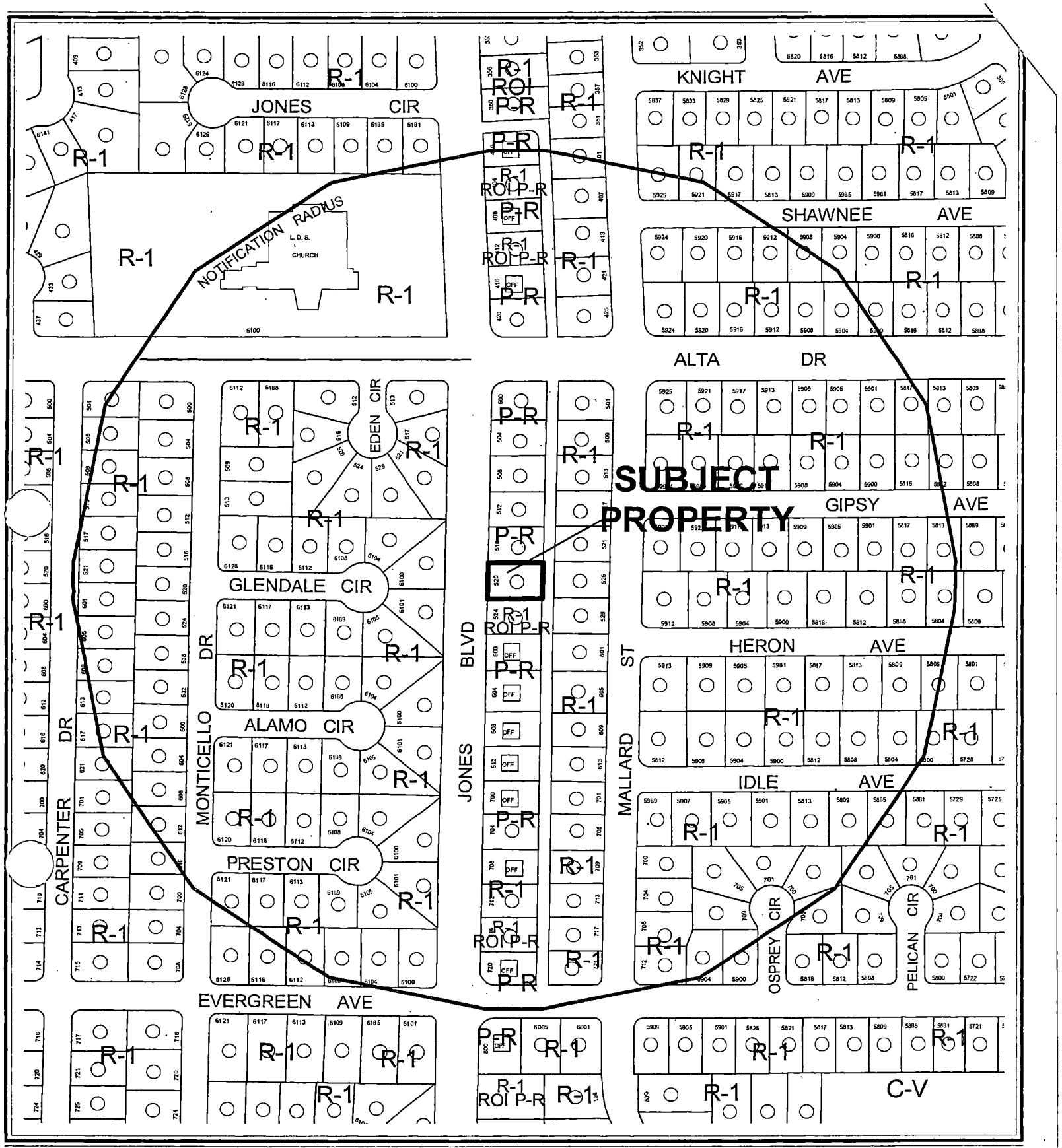
13. Hard Surface (if allowed by Planning and Development) and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

CONDITIONS – Continued:

15. 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.

16. Site development to comply with all applicable conditions of approval for Z-18-91 and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.



0 200 400 Feet

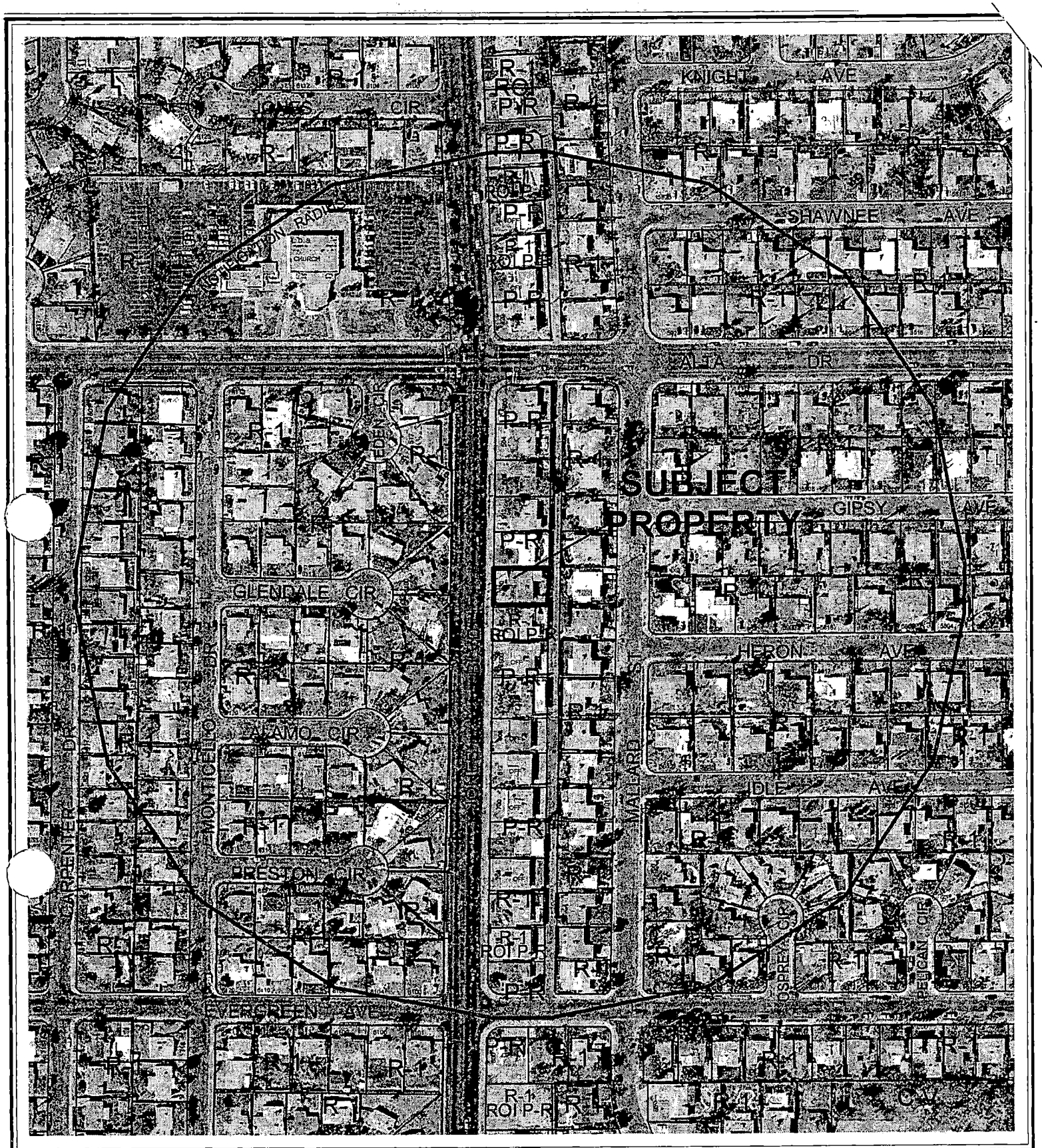
CASE: **SDR-5678**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

N



0 200 400 Feet

CASE: **SDR-5678**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5678 - APPLICANT/OWNER: ESCAPE PROPERTIES, 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. The site plan shall be revised to provide a minimum of one handicap van accessible space.

3. All development shall be in conformance with the site plan and building elevations, date stamped November 30, 2004, except as amended by conditions herein.

4. All development shall comply with the conditions of approval of the Rezoning Z-0018-91 previously approved for the site.

5. The 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.

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9

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% of the total landscaped area as turf.

Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

12. In accordance with Rezoning Classification Z-18-91, contribute $1,785.71 for area traffic mitigation prior to the issuance of any permits.

13. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.

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16. 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.

17. Site development to comply with all applicable conditions of approval for Z-18-91 and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 1,600 square-foot office building and waivers of foundation and perimeter landscape requirements on 0.15 acres at 520 South Jones Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates the goal is to convert this site to professional office and that they feel the proposed landscaping and building modifications will improve the look of the property.

BACKGROUND INFORMATION

A) Previous Actions

04/03/91 The City Council approved a rezoning (Z-0018-91) to P-R (Professional Office and Parking) as one of 17 parcels along Jones Boulevard. A Condition of Approval required each parcel to receive approval of a Plot Plan and Building Elevation Review prior to development. The Planning Commission recommended denial on March 14, 1991.

B) Pre-Application Meeting

10/12/04 At the pre-application meeting, it was noted waivers would be required to allow for a reduction in required landscaping. In addition, one van accessible handicap must be provided.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.15

MP

B) Existing Land Use

Subject Property:	Single Family Residence
North:	Single Family Residence
South:	Single Family Residence
East:	Single Family Residence
West:	Single Family Residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
North:	P-R (Professional Office and Parking)
South:	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
East:	R-1 (Single Family Residential)
West:	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The existing P-R (Professional Office and Parking) Zoning is in conformance with the General Plan.

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

This site is not affected by any special plan areas or districts.

MP

PROJECT DESCRIPTION

The project entails the conversion of an existing 1,600 square-foot residence to a professional office use. Parking is provided at the rear of the structure with access to the existing alley. One parking space is shown in front of the structure with access to Jones Boulevard. The plan also indicates there a three existing palm trees in a planter between the sidewalk and Jones Boulevard. New landscaping is shown at both ends of the parking lot at the rear of the building, along the south side of the site, and in the yard at front of the property. The submitted building elevations do not depict any changes to the existing structure.

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 Feet	0.15 Acres	N/A
Min. Lot Width	60 Feet	65 Feet	Y
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	33 Feet	Y
Max. Lot Coverage	50 %	24%	Y
Max. Building Height	2 Stories/35 Feet	1 Story/13 Feet	Y
Trash Enclosure	Screened/roofed	Screened/roofed	Y
Mech. Equipment	Screened	Not indicated	Not indicated

The proposal meets the development requirements of Title 19 for conversion of a residence to an office use.

A2) Residential Adjacency Standards

The existing structure has an overall height of 13 feet; as a result, it is not subject to 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			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	1,600 SF	1/300 GFA	6	1	7	1

The submitted site plan meets the minimum requirements with regards to parking. At 1,600 square feet the office use requires six spaces, one of which must be designed as "handicapped van accessible" pursuant to the Code; however, the handicap van accessible space as shown does not meet the design requirements of the Code, and must have two-sided access. A condition has been added requiring the handicap accessible space to be redesigned to meet the requirements of Title 19.10.

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	2 Trees	3 Trees
Buffer:			
• Min. Trees – South & North	1 Tree/30 Linear Feet	7 Trees	5 Trees
• Min. Trees – East & West	1 Tree/20 Linear Feet	6 Trees	3 Trees
• Min. Zone Width – Front	10 Feet		2 Feet
• Min. Zone Width – Side, Rear	8 Feet		0 Feet

The proposal does not meet the requirements for landscaping. The applicant has requested waivers of the foundation and perimeter landscaping to allow for reduced planter widths around the base of the building and planter widths and reduction n the amount of trees around the perimeter.

A5) Sign Standards

No information has been provided relative to signage. Any proposed signage shall be required to conform to Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed office is an allowed use in the P-R (Professional Office and Parking) zoning district.

MP

- Site Plan

The proposed development meets the minimum Code requirements with regards to lot size, building setbacks and building height. The plan does not depict a van accessible handicap space. A condition has been added to address this deficiency.

- Waivers

The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages, which is appropriate in this case. The majority of the parking is located in rear of the site with access to the existing alley. Landscaping along the east property line would impede access to this parking. Additionally, the location on-site of the existing structure being converted to an office, does not allow for strict adherence to the landscaping requirements.

- Landscape Plan

A separate landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around a portion of the perimeter of the site. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along perimeter of the site.

- Elevation

The submitted building elevations do not depict any changes to the existing structure. This is acceptable provided the structure is maintained and kept aesthetically similar to a single-family residence.

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 is appropriate along this segment of Jones Boulevard and is compatible with adjacent development in the area.

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

MP

The proposed project is not consistent with the General Plan, Title 19 and the Commercial Development Standards with regards to a van accessible handicap space and required landscaping. Conditions have been added requiring the applicant to revise the site plan prior to any development activity on this site.

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

The site will have access to Jones Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

The submitted building elevations do not depict any changes to the existing structure. This is acceptable provided the structure is maintained and kept aesthetically similar to a single-family residence. The landscaping will be appropriate, subject to compliance to the condition requiring a revised landscape plan.

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 proposed development is similar to other conversions along this segment of Jones Boulevard and will be harmonious and compatible with development in the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 215

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5678 APN: 138-36-301-006 _____

Name of Property Owner: Escape Properties, LLC _____

Name of Applicant: Heidi Roberts/Manager/Escape Properties, 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: Heidi Roberts

Print Name: HEIDI ROBERTS

Subscribed and sworn before me

This 29 day of NOVEMBER, 2004

Linda H. Benjamin

Notary Public in and for said County and State

STATE OF NEVADA

COUNTY OF CLARK

LINDA H. BENJAMIN
Notary Public State of Nevada
No. 04-91272-1
My appt. exp. Aug. 10, 2008

ESCAPE PROPERTIES, LLC
8260 W. Charleston, Suite 4
Las Vegas, NV 89117

November 29, 2004

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER FOR REZONING OF 520 S. JONES

Dear Sirs:

Escape Properties, LLC requests that the City of Las Vegas rezone the above-referenced property from residential to professional. Escape Properties plans to convert the residential property to an office with seven parking spaces, and then lease this 1600 sq ft property to HRA, Inc., Conservation Archaeology (see enclosed brochure). HRA, Inc. will use this facility as an office for archaeological consulting. In the office, HRA's primary archaeological tasks will include report writing, report production, and artifact analysis.

HRA is a small woman-owned archaeological consulting business that began operation in September of 1997. Currently, HRA has four full time employees and two part time employees. HRA's part-time and temporary employees work out of the office, in the field at remote locations. HRA's client base consists primarily of Federal and State agencies, and as such there will be no "walk-in" customers or clients.

As part of the conversion from a residence to an office, HRA will remove the garage door and replace it with a wall and windows. The backyard will be converted to six parking spaces with wheel stops (not shown on drawings), and a handicapped parking space will be added to the front yard with a ramp entrance into the property's front entrance. An enclosed trash area will be added to the south side of the back yard, side walls will be rebuilt, and the property will be landscaped according to the specifications of the planning department. HRA's sign will be painted onto a low wall that will be built in the front to enclose a patio that will serve as an outdoor lunch place. The sign on this wall will say ***HRA, INC., Conservation Archaeology*** (see drawing).

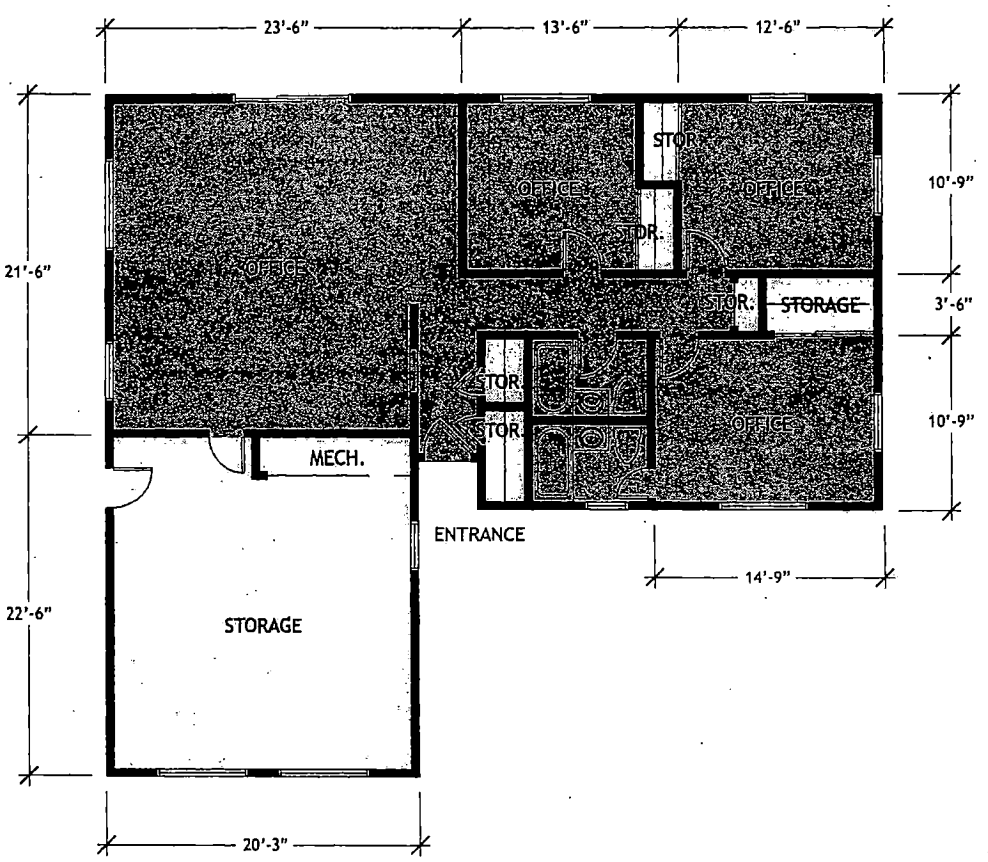
Landscaping will be desert with mesquite trees, paloverde trees, flowering shrubs, and flowering desert plants. Landscaping will be added along all walls except for the wall along the north property line. We will not be able to add landscaping along the existing walkway because there is not enough room between the property line and the building to add both the walkway and the landscaping. Therefore, we ask for an exemption from the landscaping requirement along the portion of the north wall where it parallels the building (see landscape plan).

SDR-5678

HRA's plan to use this property as an office supports the City's goal to convert this segment of S. Jones to professional use. We feel that our proposed landscaping and building modifications will improve the look of the property. Lastly, HRA has a commitment to public outreach programs and plays an active role in archaeology education. As part of this effort HRA works with the public education system and interest groups like Archaeo-Nevada to provide archaeological education and awareness.

Sincerely,

Heidi Roberts
Manager/Escape Properties



520 South Jones Blvd.

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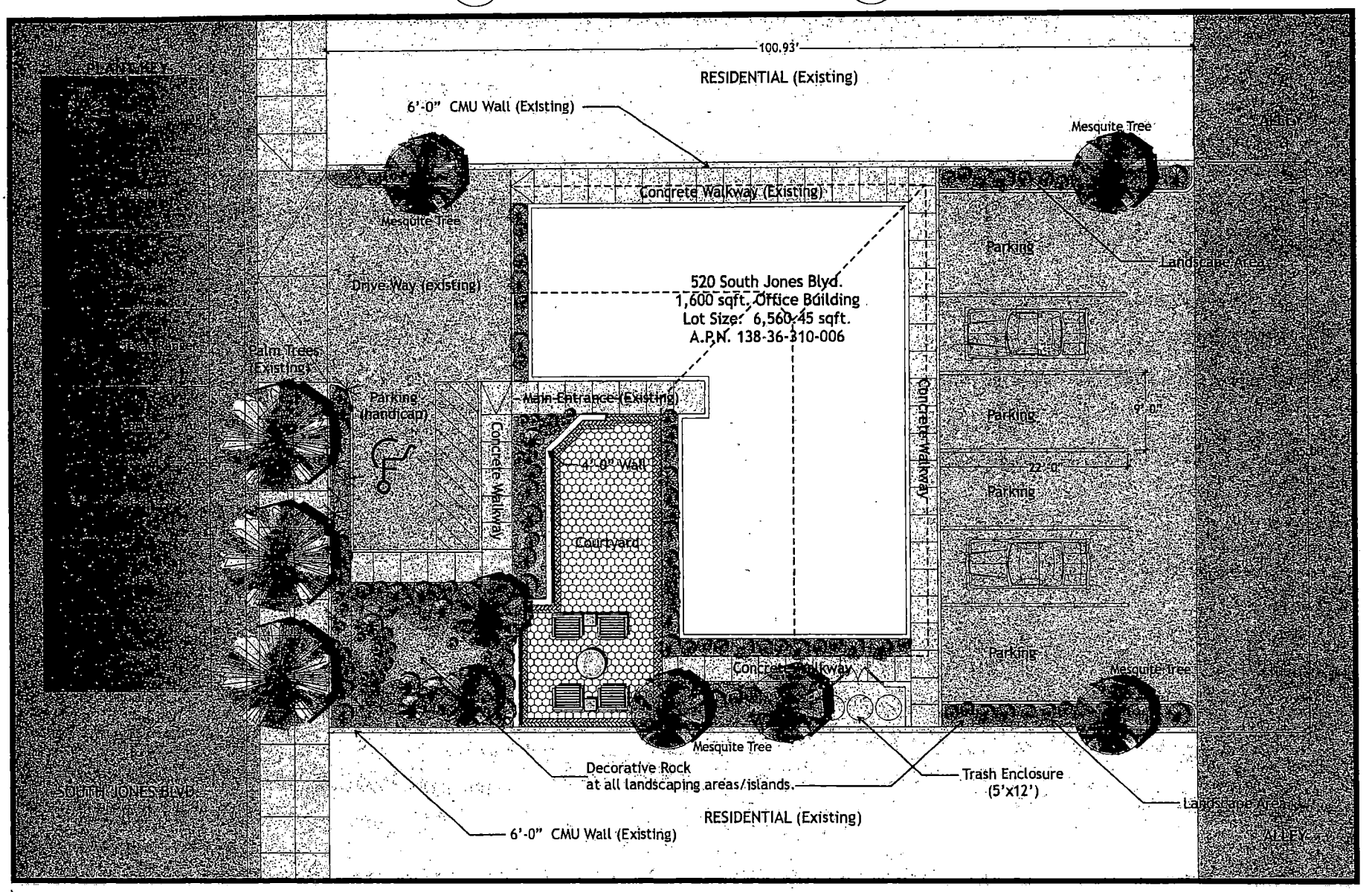
NOV 30 2004

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

SDR-5678
01-13-05 PC



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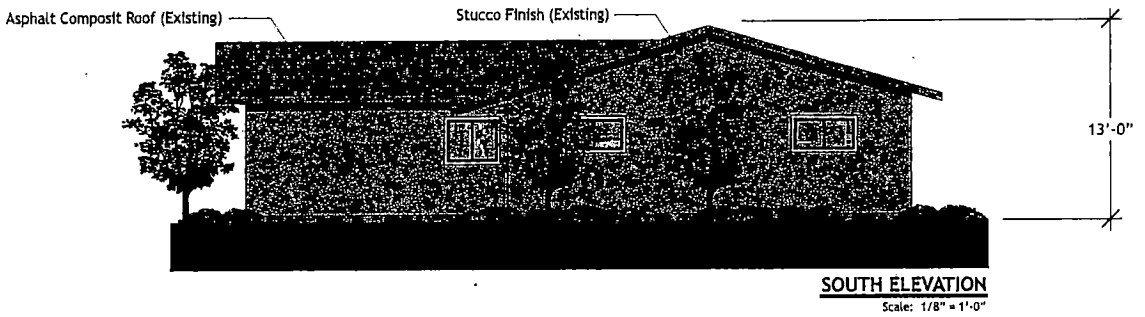
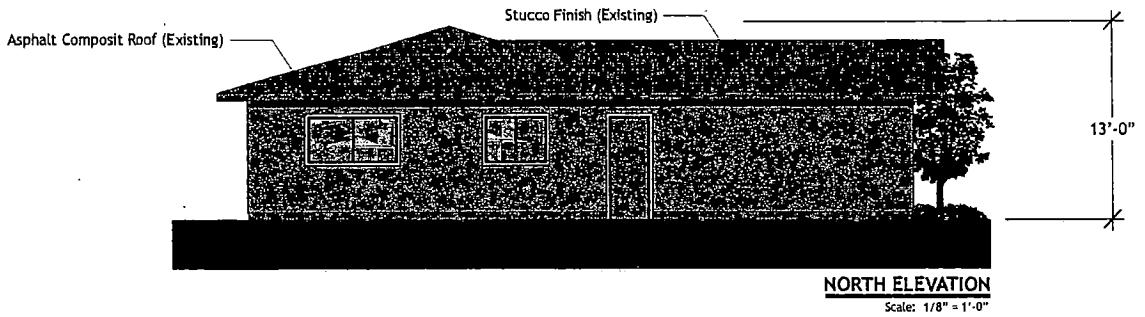
LANDSCAPE PLAN

Scale: 3/32" = 1'-0"

SDR-5678
01-13-05 PC



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

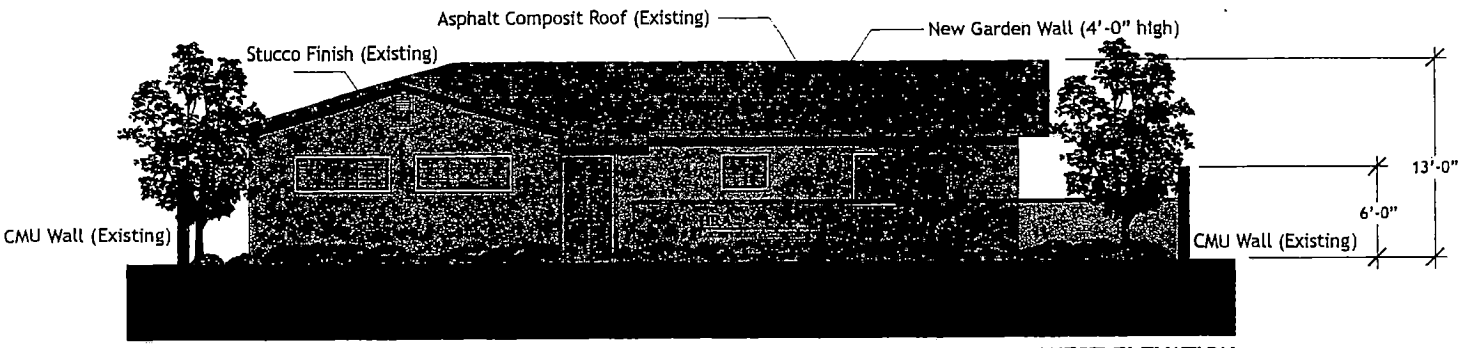


NORTH ELEVATION
Scale: 1/8" = 1'-0"

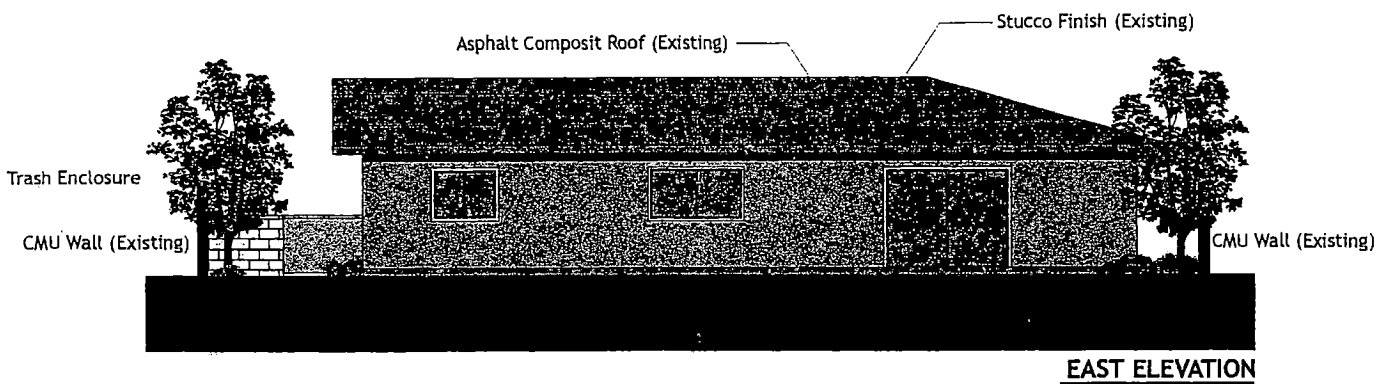
520 South Jones Blvd.

RECEIVED
NOV 30 2004

SDR-5678
01-13-05 PC



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

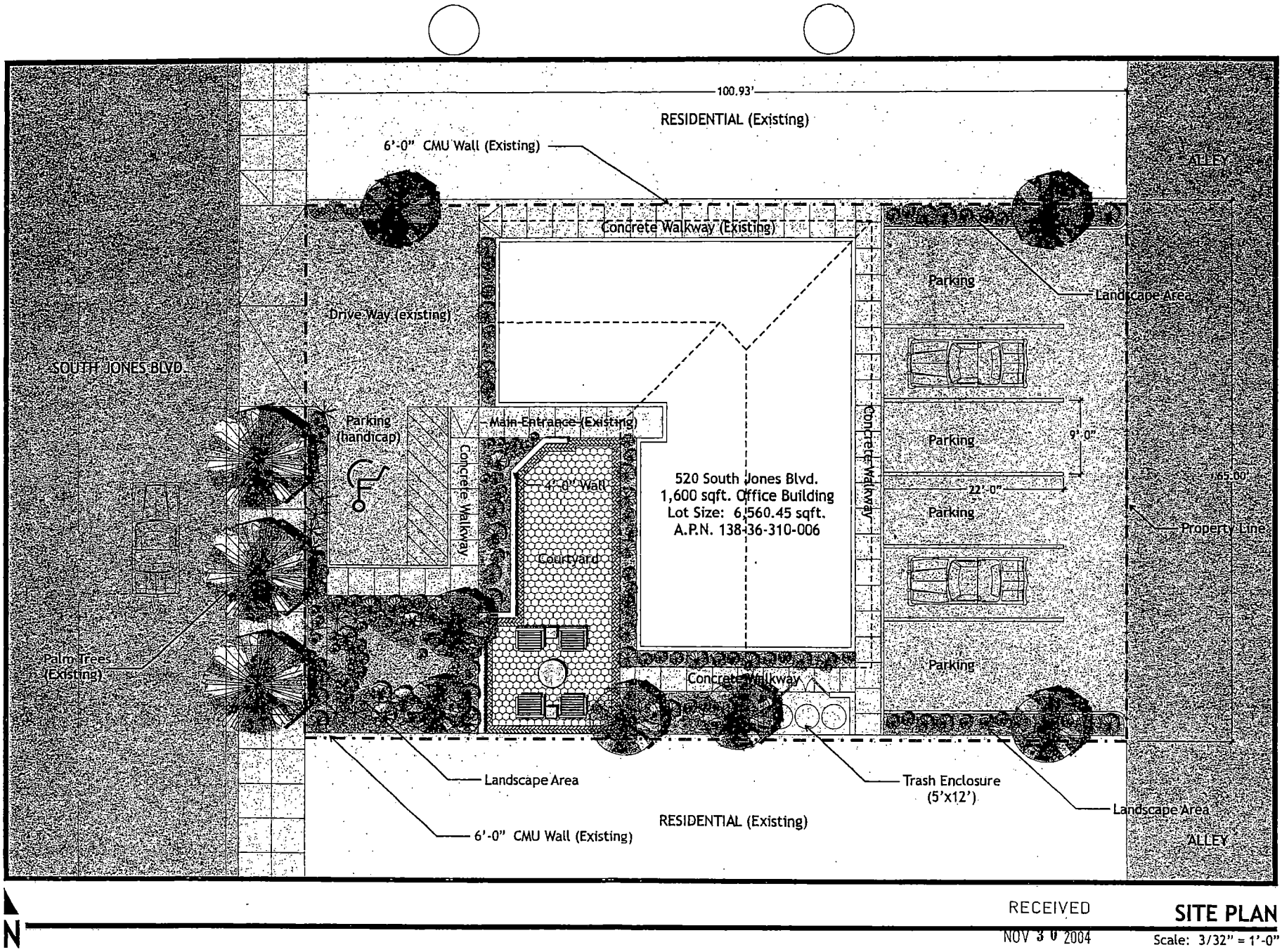


EAST ELEVATION
Scale: 1/8" = 1'-0"

RECEIVED
NOV 30 2004

520 South Jones Blvd.

SDR-5678
01-13-05 PC



RECEIVED
NOV 30 2004

SITE PLAN

Scale: 3/32" = 1'-0"

SDR-5678
01-13-05 PC

SDR-5678 - APPLICANT/OWNER: ESCAPE PROPERTIES, LLC
520 SOUTH JONES BOULEVARD
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SDR-5700 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC - OWNER: LAND INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A 28-UNIT SINGLE-FAMILY DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development) [ML (Medium-Low Residential) Lone Mountain Master Plan Land Use Designation, Ward 4 (Brown).

ABEYANCE TO THE 02/10/05 PLANNING COMMISSION MEETING

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

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

NIGRO motioned to bring forward and HOLD IN ABEYANCE Item 19 [SDR-5700], Item 35 [ZON-5653], Item 36 [SUP-5853], Item 37 [SDR-5657], Item 53 [VAR-5693], Item 54 [VAR-5694], Item 55 [SUP-5691], Item 56 [SDR-5689], Item 59 [VAR-5701] and Item 82 [SDR-5711] to the 2/10/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [VAR-5216] and Item 42 [GPA-5661] – UNANIMOUS

NOTE: COMMISSIONER McSWAIN stated that she would vote on the abeyance request for Item 19 [SDR-5700]; however, when the item is brought back before the Commission, she would abstain because her company, Terra Contracting, is presently under contract with KB Home.

MINUTES:

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

(6:05 – 6:08)

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
WWW.KKBR.COM

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

8600 Technology Way
Suite 104
Reno, NV 89521-5941
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbr.com

December 30, 2004

VIA FACSIMILE
385-7268

Mr. Gary Leobold
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Re: SDR-5700; VAR-5703
Cheyenne/Hualapai

Dear Gary:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of January 13, 2005 until February 10, 2005. The additional time is needed to address staff's concerns.

Thank you for your consideration.

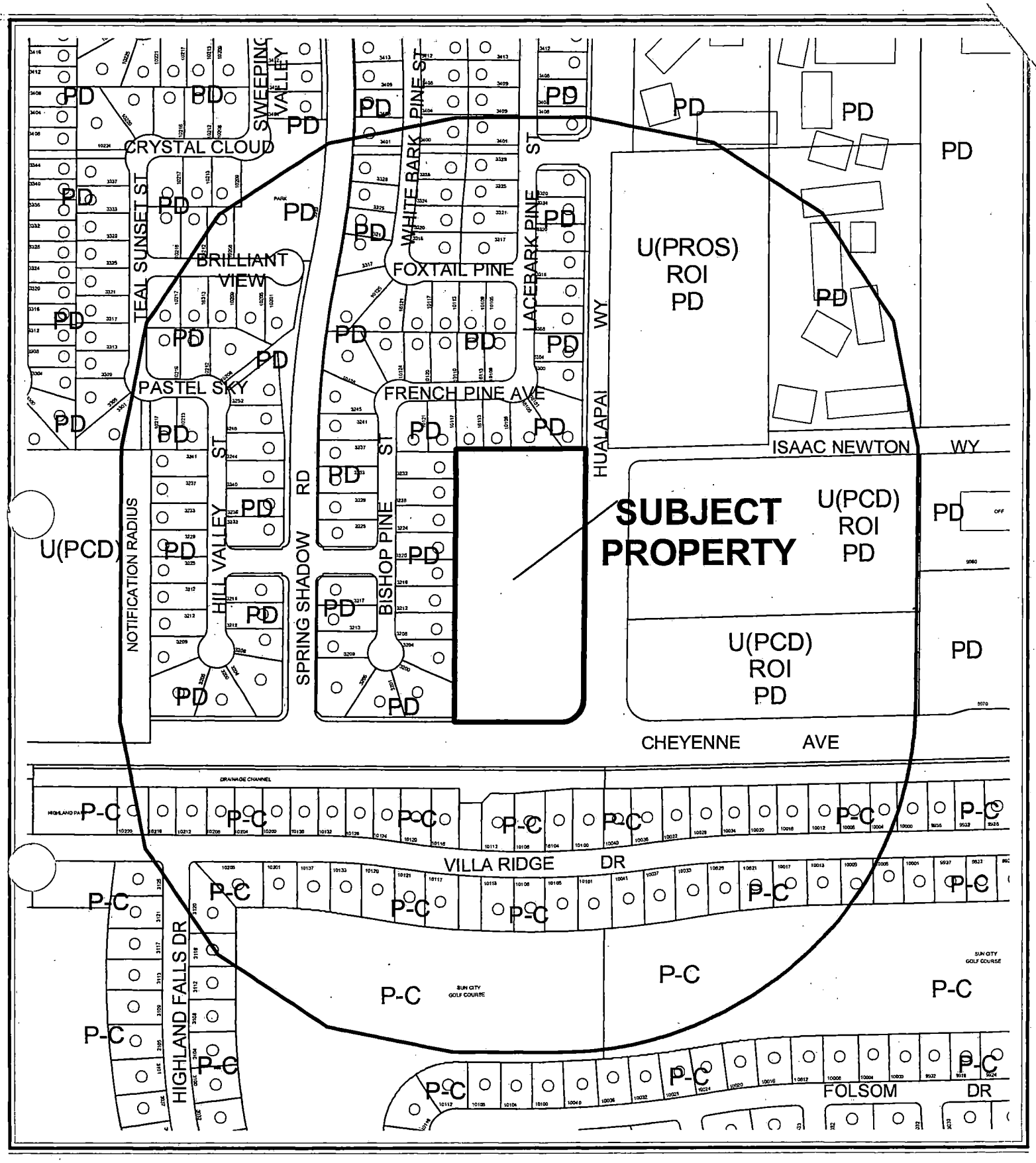
Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Robert J. Gronauer

RJG/mlt

cc: Calvin Champlin (via fax: 242-0414)



CASE: **SDR-5700**

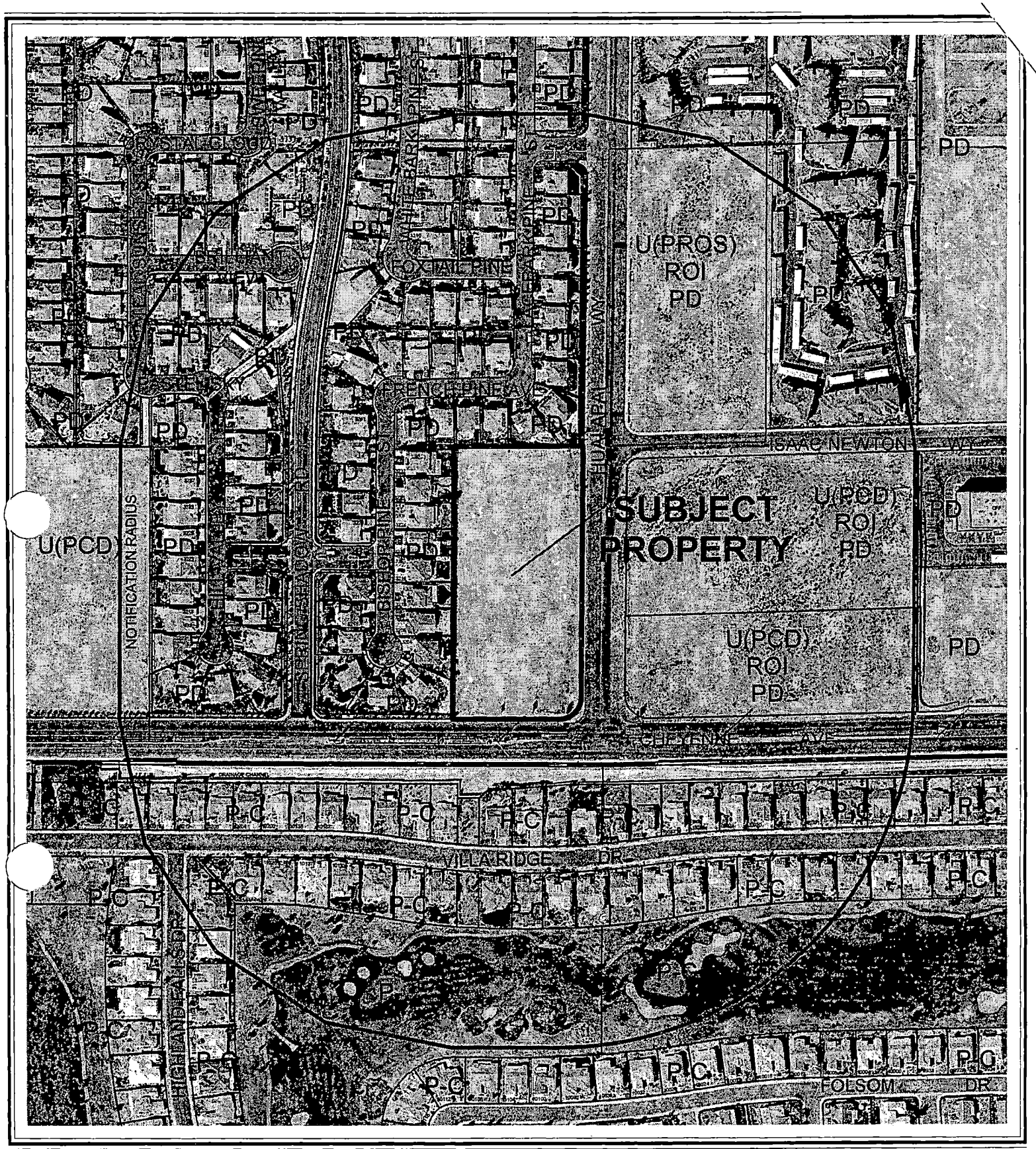
RADIUS: 750 FT

0 200 400 Feet

N

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW RESIDENTIAL) LONE MOUNTAIN MASTER PLAN LAND USE DESIGNATION]



CASE: **SDR-5700**

RADIUS: 750 FT

0 200 400 Feet

N

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW RESIDENTIAL) LONE MOUNTAIN MASTER PLAN LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5700 - APPLICANT: KB HOME NEVADA INC - OWNER: LAND INVESTMENTS, LLC

ON DECEMBER 30, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5700 APN: 137-12-801-006

Name of Property Owner: LAND INVESTMENTS L L C

Name of Applicant: KB HOME NEVADA INC.

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

_____Yes __XX__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: 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

Project Number: 1262-050-041

LARRY R. NELSON, P.E.
President

November 1, 2004

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: CHEYENNE/HUALAPAI – SITE DEVELOPMENT PLAN REVIEW - APN 137-12-801-006

Dear Staff:

On behalf of our client, KB Home Nevada, inc., we are including this letter to provide information on the Site Development Plan Review being submitted for consideration on the above referenced project.

We are requesting to develop 5.00 acres of property located on the northwest corner of Cheyenne Avenue and Hualapai Way as a Detached Single Family Residential Subdivision. This subdivision would consist of twenty-eight (28) single family detached dwellings that are two stories and would have a density of 5.60 units/acre.

North and west of the site is an existing PD development and to the south across Cheyenne Avenue is the existing Sun City Summerlin Master Plan. To the east there is a PD development currently under construction.

Our client feels that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request approval of this Site Development Plan Review. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Mark Bangan
Planning Manager

NEVADA
L.R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH
L.R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnslc@qwest.net

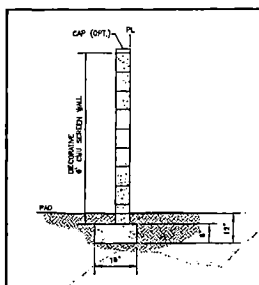
SDR-5700

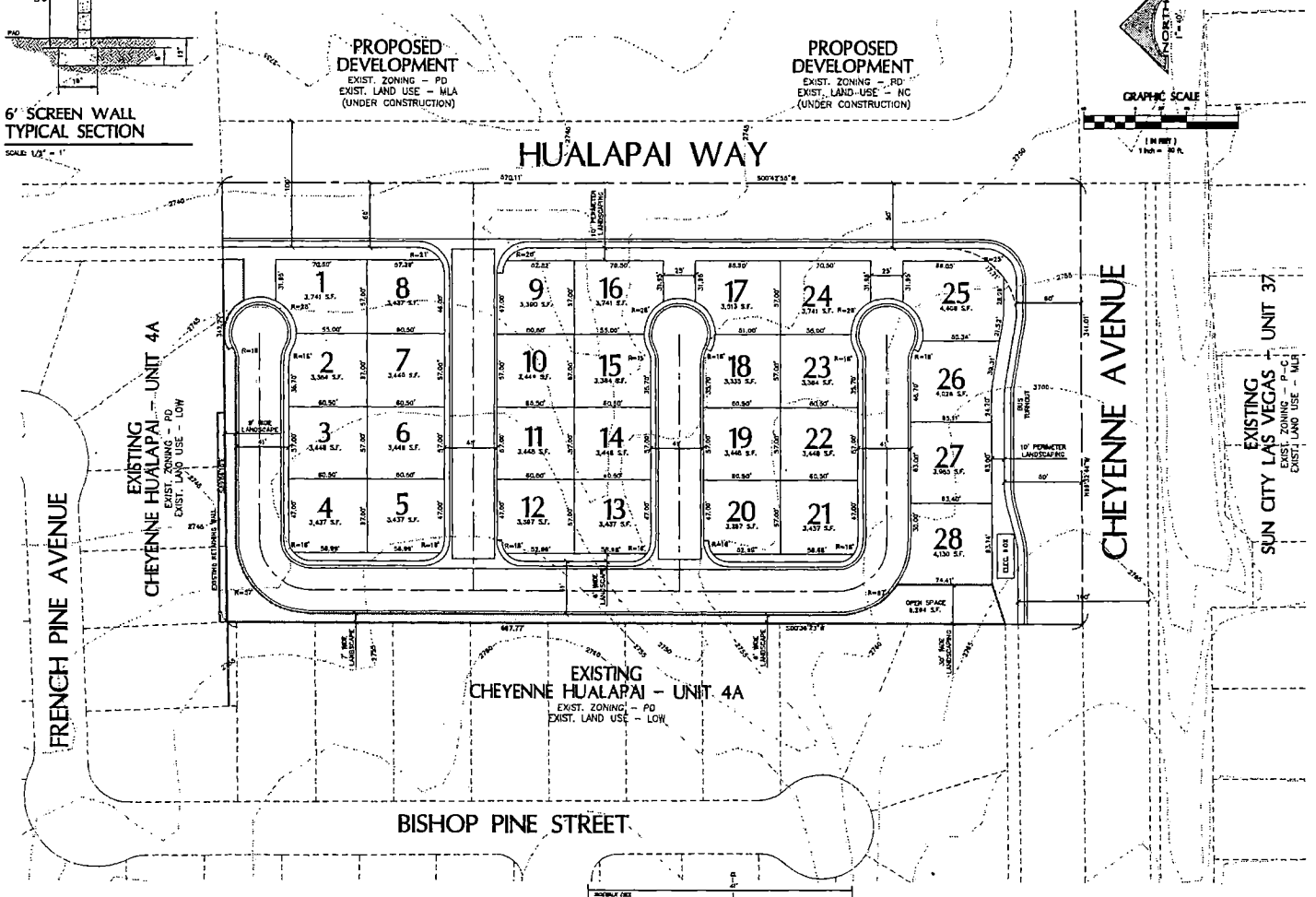
SDR-5700
01-13-05 PC

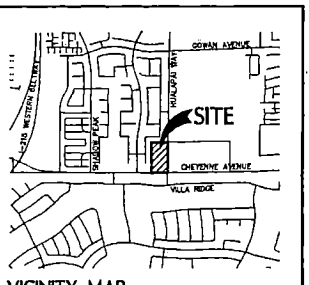
CHEYENNE/HUALAPAI

FOR

KB HOME NEVADA, INC.





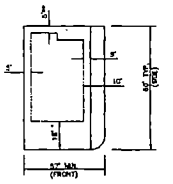


VICINITY MAP

SEC. 03, T.21 S., R. 60 E., M.D.M. N.T.S.

GRAPHIC SCALE

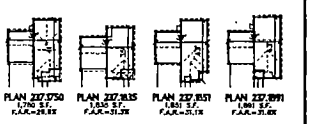
1 inch = 80 ft.



TYP. LOT SETBACKS

(TYPICAL LOT SIZE 3,405 SQ. FT. +/-)
NOT TO SCALE

*FRONT:
GARAGE ..... 18' MIN.
BUILDING ..... 10'
*REAR:
BUILDING ..... 5'
PATIO COVER ..... 5'
SIDE ..... 5'
CORNER ..... 10'



BUILDING FOOTPRINTS

NOT TO SCALE

TABULATION

APN #	137-12-801-006
CURRENT ZONING	PD
PROPOSED ZONING	PD
ACREAGE	5.0 ACRES±
NUMBER OF UNITS	28
D.U.A.	5.60
OPEN SPACE REQ'D	20,125 S.F.
OPEN SPACE PRV'D	9,264 S.F.

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS: THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.B.&M.

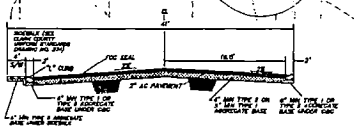
ALSO KNOWN AS: 137-12-801-006

CONTAINING 8.6 ACRES MORE OR LESS.

NOTES:

ALL ONSITE STREET INTERSECTION RADII ARE 30' AT BACK OF CURB.

ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT ALONG WITH PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



41' PUBLIC STREET SECTION

INTERIOR STREETS N.T.S.

OWNER

LAND INVESTMENTS L L C
C/O JOHN WITTEN
3320 N. BUFFALO, SUITE 204
LAS VEGAS, NV 89129
(702)242-4848

DEVELOPER

KB HOME NEVADA INC.
700 PILOT ROAD, SUITE F
LAS VEGAS, NV 89119
(702)914-2934

CONCEPTUAL LAYOUT #008

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

SITE DEVELOPMENT PLAN REVIEW OF
CHEYENNE/HUALAPAI
FOR
KB HOME NEVADA, INC.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1262-050-041

H:\Land Projects\1262050\dwg\Planning\Site Plan\SDPR5.dwg, 11/30/2004 10:36:09 AM, Plotted By: MGB

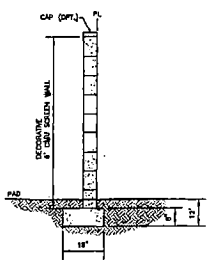
H:\Land Projects\1262050\dwg\Planning\Site Plan\Landscape5.dwg, 11/30/2004 10:50:35 AM, Plotted By: MGB

SDR-5700
01-13-05 PC

CHEYENNE/HUALAPAI

FOR

KB HOME NEVADA, INC.



6' SCREEN WALL
TYPICAL SECTION

SCALE: 1/2" = 1'

EXTERIOR WALL FINISH AND LOOK TO MATCH SHADOW HILLS MASTER PLAN BOUNDARY WALL

PROPOSED DEVELOPMENT
EXIST. ZONING – PD
EXIST. LAND USE – MLA
(UNDER CONSTRUCTION)

PROPOSED DEVELOPMENT
EXIST. ZONING – PD
EXIST. LAND USE – NC
(UNDER CONSTRUCTION)

HUALAPAI WAY

970.31' S00°43'55"E

EXISTING
CHEYENNE HUALAPAI – UNIT 4A
EXIST. ZONING – PD
EXIST. LAND USE – LDW

CHEYENNE AVENUE

EXISTING
SUN CITY LAS VEGAS – UNIT 37
EXIST. ZONING – P-C
EXIST. LAND USE – MLR

EXISTING
CHEYENNE HUALAPAI – UNIT 4A
EXIST. ZONING – PD
EXIST. LAND USE – LDW

1	3,741 S.F.	8	3,437 S.F.	9	3,360 S.F.	16	3,741 S.F.	17	3,513 S.F.	24	3,741 S.F.	25	4,405 S.F.
2	3,364 S.F.	7	3,446 S.F.	10	3,448 S.F.	15	3,364 S.F.	18	3,333 S.F.	23	3,364 S.F.	26	4,026 S.F.
3	3,448 S.F.	6	3,446 S.F.	11	3,446 S.F.	14	3,446 S.F.	19	3,448 S.F.	22	3,446 S.F.	27	3,583 S.F.
4	3,437 S.F.	5	3,437 S.F.	12	3,367 S.F.	13	3,437 S.F.	20	3,397 S.F.	21	3,437 S.F.	28	4,139 S.F.

OPEN SPACE 9,264 S.F.

649.77'

S00°39'33"W

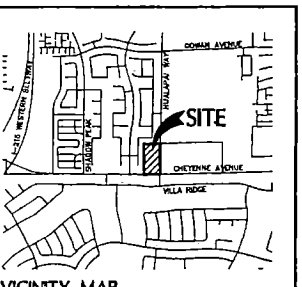
7' WIDE LANDSCAPE

6' WIDE LANDSCAPE

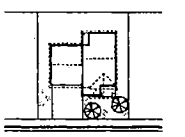
30' WIDE LANDSCAPING

NORTH
1"=50'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SEC. 03, T.21 S., R. 60 E., M.D.M. N.T.S.



TYPICAL FRONT
YARD LANDSCAPE
2 – 24" BOX TREES
5 – 5 GAL. SHRUBS
5 – 1 GAL. SHRUBS

OWNER

LAND INVESTMENTS L L C
C/O JOHN PATTEN
3316 N. BUFFALO, SUITE 264
LAS VEGAS, NV 89129
(702)242-4945

DEVELOPER

KB HOME NEVADA, INC.
730 PILOT ROAD , SUITE F
LAS VEGAS, NV 89119
(702)614-2624

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY, SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS: THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.B.&M.

ALSO KNOWN AS: 137-12-801-006

CONTAINING 6.0 ZONES MORE OR LESS.

NOTES:

1. PURSUANT TO THE CITY OF LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS: EACH PERIMETER LANDSCAPE PLANTER SHALL CONTAIN A MINIMUM OF ONE (1) 24-INCH BOX TREE FOR EVERY THIRTY (30) LINEAR FEET OF PLANTER, PLUS ONE (1) ADDITIONAL 24-INCH BOX TREE.

2. PURSUANT TO THE CITY OF LAS VEGAS URBAN DESIGN STANDARDS: GROUND COVER SHALL INCLUDE A MINIMUM OF FOUR (4)-5 GALLON SHRUBS PER 24-INCH BOX TREE PROVIDED.

LANDSCAPE LEGEND

SYMBOL	SPECIES	COMMON NAMES	SIZE	SPACING	LOCATION
	ALBIZIA JULIBRISSIN CERCIDIUM FLORIDUM CHILOPIS LINEARIS	SILK TREE BLUE PALO VERDE DESRT WILLOW	24" BOX	30' O.C.	PER PLAN
	GENESTA HISPANICA JUNIPERUK (PROSTRATE) ROSMARINUS OFFICINALIS	SPANISH BROOM JUNIPER ROSEMARY	1 GAL.	PER TITLE 17 – 60% COVERAGE	PER PLAN

TABULATION

APN #	137-12-801-006
CURRENT ZONING	PD
PROPOSED ZONING	PD
ACREAGE	6.0 ACRES±
NUMBER OF UNITS	28
D.U.A.	3.60
OPEN SPACE REQ'D	20,125 S.F.
OPEN SPACE PAVD	9,264 S.F.

LANDSCAPE PLAN

LANDSCAPING SHALL COMPLY WITH ALL CITY OF LAS VEGAS REQUIREMENTS FOR SIZE SPACING AND QUANTITIES OF PLANT MATERIALS AND WATERING SCHEDULES.

TOTAL LANDSCAPE AREA 20,470 S.F.

DESIGNED BY: MGB | DRAWN BY: MGB | CHKD BY:
JOB NUMBER: 1262-050-041 | DATE: 11/30/04 | DATE (APP.):
NO. | REVISION

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2295 FAX

LANDSCAPE PLAN OF
CHEYENNE/HUALAPAI
FOR
KB HOME NEVADA, INC.
CLARK COUNTY NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1262-050-041

ELEVATION "A"

ELEVATION "B"

ELEVATION "C"

KB HOME

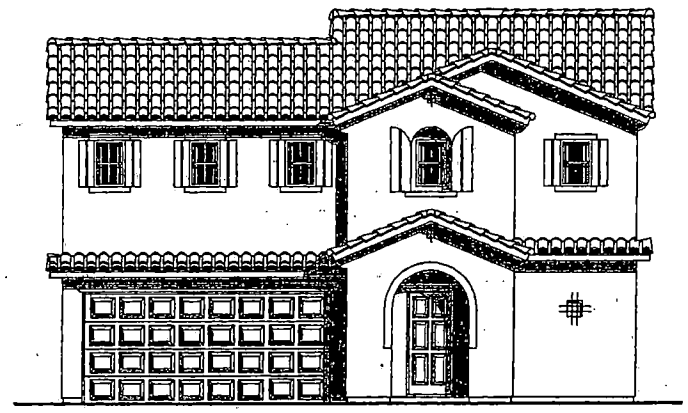
2 CAR VILLAS

LAS VEGAS DIVISION

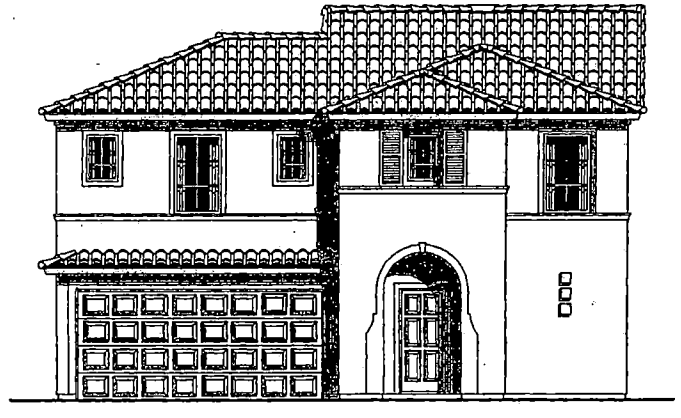
SDR-5700
01-13-05 PC

PLAN: 237.1750
PROJECT: 850999.81
DATE: 11/26/04

ELEVATION "A"



ELEVATION "B"



ELEVATION "C"

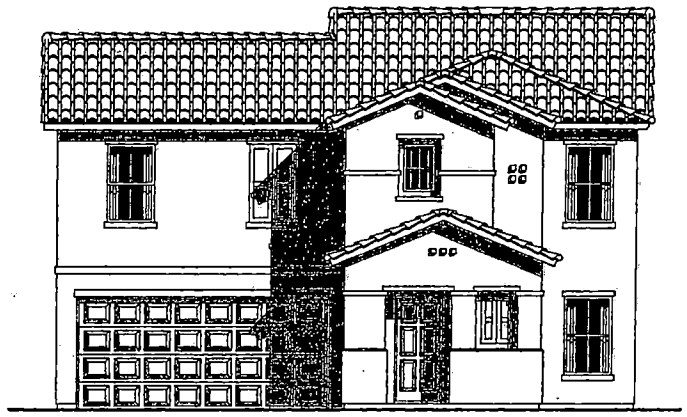
KB HOME

2 CAR VILLAS

LAS VEGAS DIVISION

SDR-5700
01-13-05 PC

PLAN: 237.1835
PROJECT: 850999.81
DATE: 11/26/04



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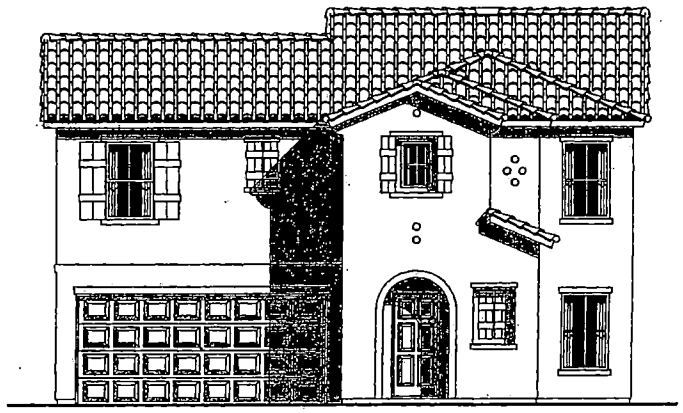

ELEVATION "B"

ELEVATION "C"

KB HOME

2 CAR VILLAS

SDR-5700
01-13-05 PC

LAS VEGAS DIVISION

PLAN: 237.1851
PROJECT: 850999.81
DATE: 11/26/04

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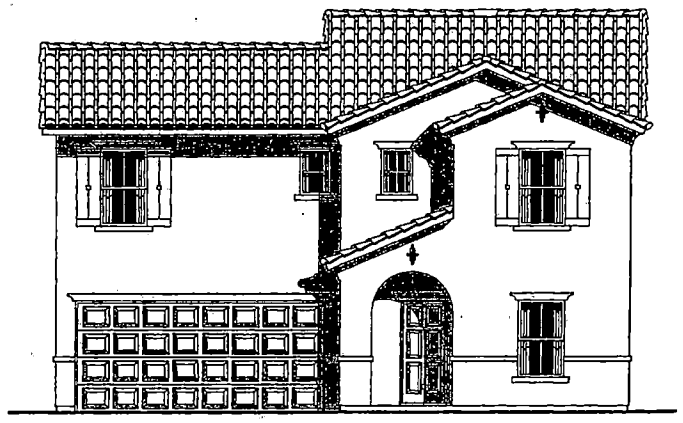


ELEVATION "B"

ELEVATION "C"

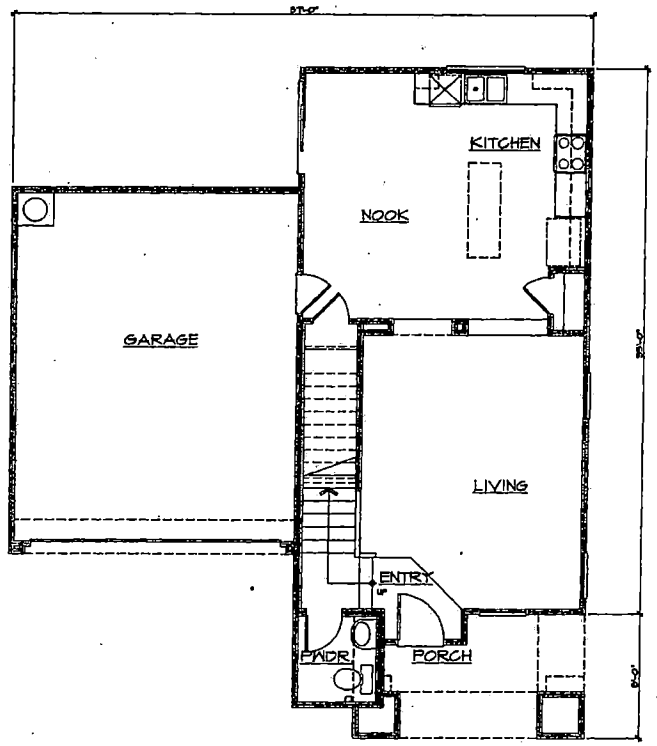
KB HOME

LAS VEGAS DIVISION

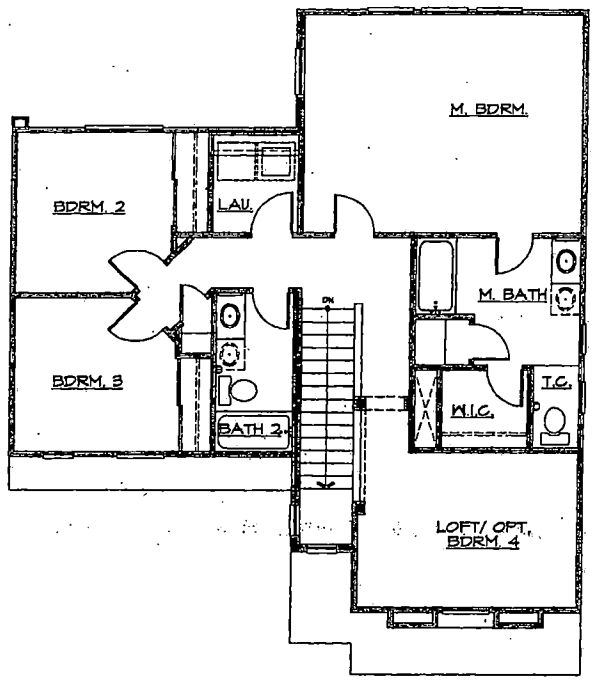
2 CAR VILLAS SDR-5700

01-13-05 PC

PLAN: 237.1891
PROJECT: 850999.81
DATE: 11/26/04



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SDR-5700
01-13-05 PC

ELEVATION "C"

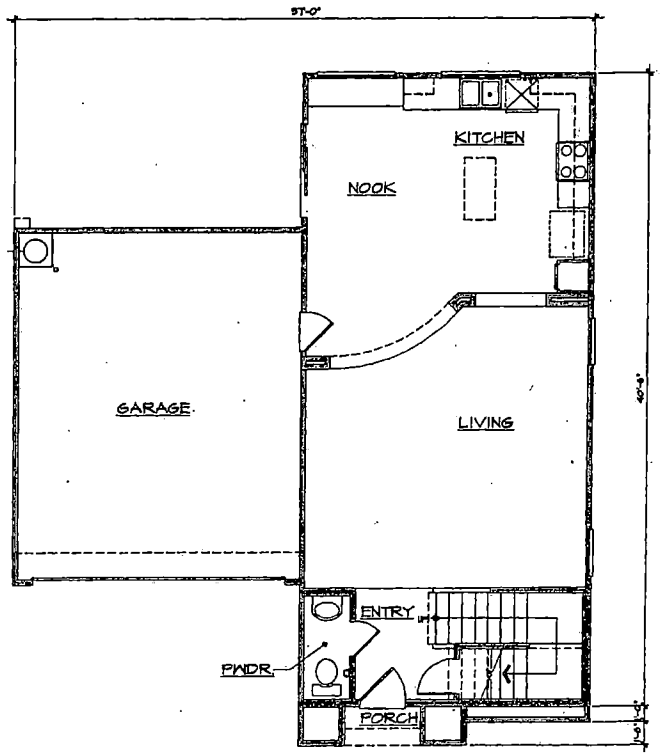
KB HOME

2 CAR VILLAS

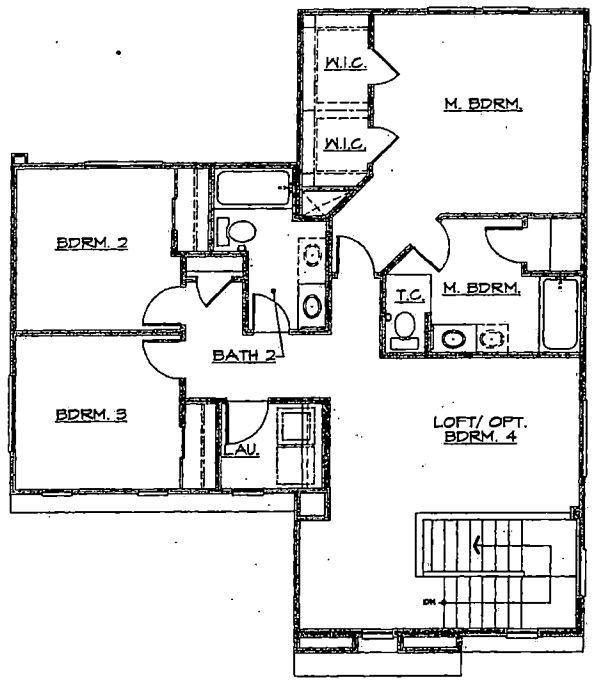
LAS VEGAS DIVISION

SQUARE FOOTAGE		
PLAN: 237.1750		
FIRST FLOOR AREA	841	SQ.FT.
SECOND FLOOR AREA	1091	SQ.FT.
TOTAL AREA	1750	SQ.FT.

PLAN: 237.1750
PROJECT: 850999.81
DATE: 11/26/04



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ELEVATION "B"

KB HOME

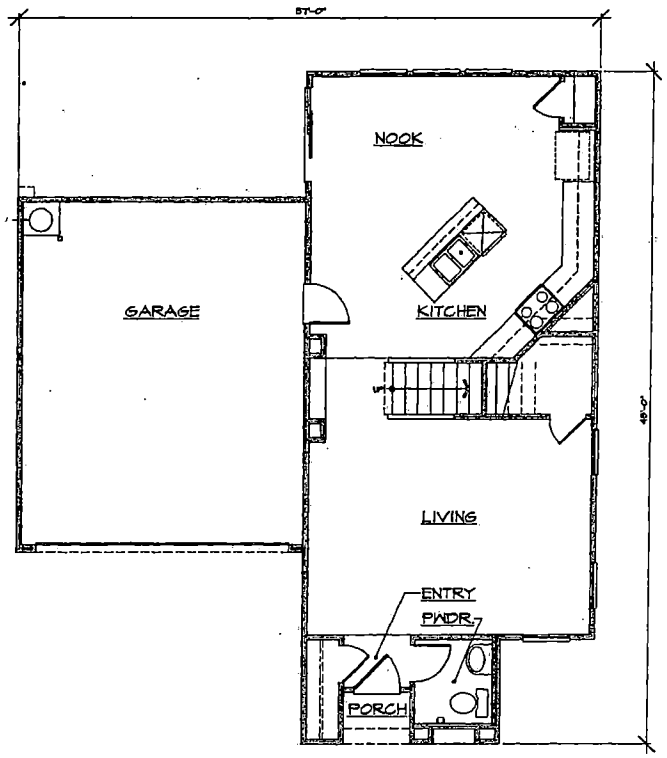
2 CAR VILLAS SDR-5700

01-13-05 PC

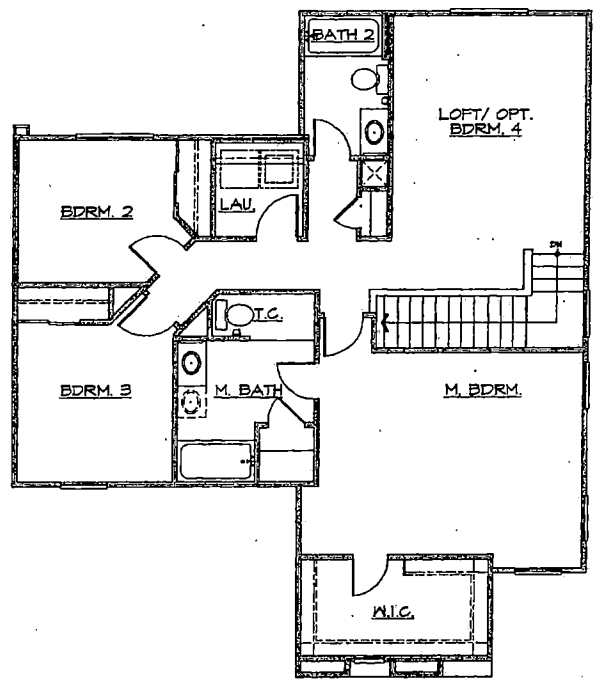
LAS VEGAS DIVISION

SQUARE FOOTAGE	
PLAN:	237.1835
FIRST FLOOR AREA	750 SQ.FT.
SECOND FLOOR AREA	1085 SQ.FT.
TOTAL AREA	1835 SQ.FT.

PLAN: 237.1835
PROJECT: 850999.81
DATE: 11/26/04



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ELEVATION "C"

KB HOME

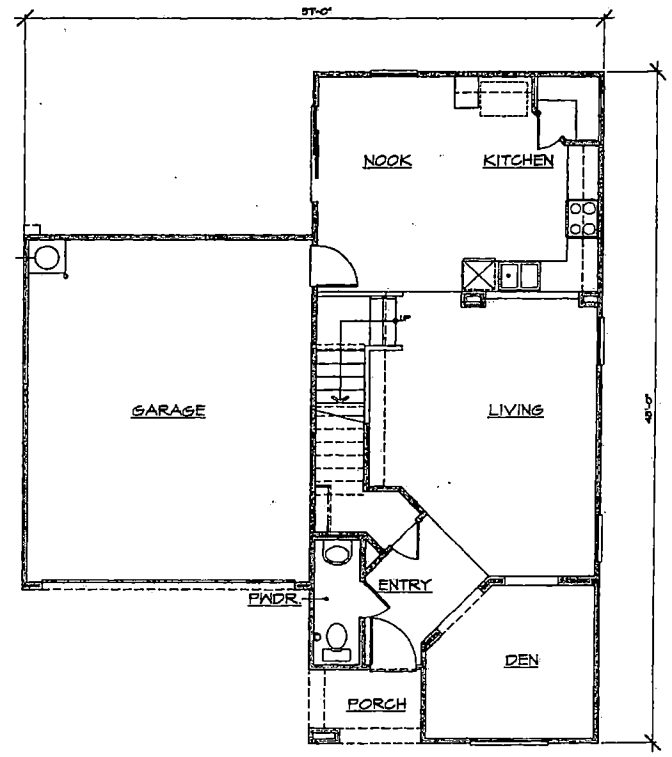
2 CAR VILLAS

LAS VEGAS DIVISION

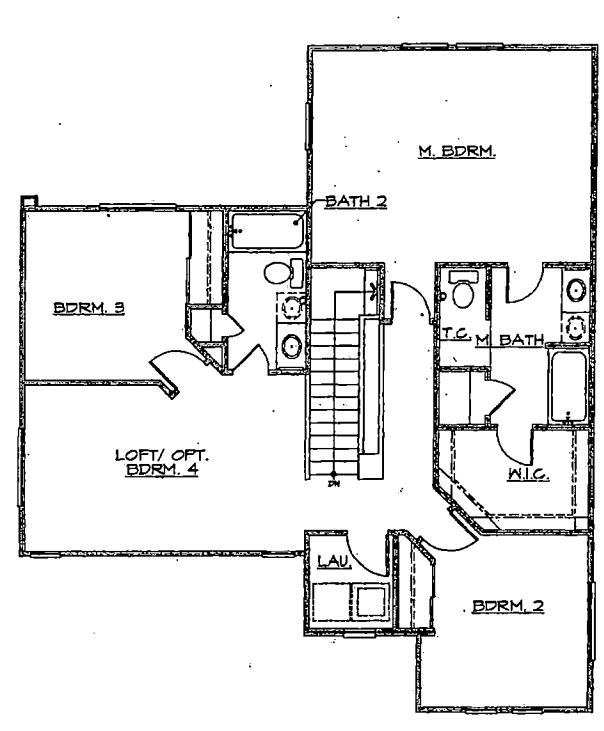
SDR-5700
01-13-05 PC

SQUARE FOOTAGE		
PLAN: 237.1851		
FIRST FLOOR AREA	746	SQ.FT.
SECOND FLOOR AREA	1105	SQ.FT.
TOTAL AREA	1851	SQ.FT.

PLAN: 237.1851
PROJECT: 850999.81
DATE: 11/26/04



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ELEVATION "A"

KB HOME

2 CAR VILLAS

LAS VEGAS DIVISION

SDR-5700
01-13-05 PC

SQUARE FOOTAGE		
PLAN: 237.1891		
FIRST FLOOR AREA	768	SQ.FT.
SECOND FLOOR AREA	1123	SQ.FT.
TOTAL AREA	1891	SQ.FT.

PLAN: 237.1891
PROJECT: 850999.81
DATE: 11/26/04

SDR-5700 - APPLICANT: KB HOME NEVADA INC - OWNER: LAND INVESTMENTS, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND HUALAPAI WAY
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 13, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-5709 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PUBLIC PARK on 4.0 acres adjacent to the northeast corner of Elkorn Road and Fort Apache Road (APN 125-17-401-008 and a portion of 125-17-401-007), T-C (Town Center) Zone [PF-TC (Public Facilities – Town Center) Special Land Use Designation], Ward 6, (Mack).

C.C. 2/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and on Item 23 [SDR-5679], APPROVED subject to conditions and replacing Condition 3 with the following verbiage:
3. ***A waiver from foundation landscaping shall be approved.***
– UNANIMOUS with McSWAIN abstaining from Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722] because her company, Terra Contracting, is presently bidding work for a company that is working on the project

To be heard by City Council 2/16/2005

NOTE: CHAIRMAN TRUESDELL disclosed that in the past, he had abstained from items involving Montecito Pads, L.L.C., because of properties his company has represented in the area. However, as there is no financial interest in the properties that are adjacent to the sites and he has

MOTION – Continued:
not discussed the items with anyone, he would be voting on Item 12 [SUP-5718], Item 13 [SUP-5720] and Item 14 [SUP-5722].

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

GARY LEOBOLD, Planning and Development, stated that staff requested Item 18 [SDR-5678], Item 21 [SDR-5725] and Item 22 [SDR-5546] be pulled from One Motion One Vote because staff received letters of protest on all three items.

CHRIS KAEMPFER, Attorney, Kummer Kaempfer Bonner & Renshaw, appeared on behalf of the applicant for Item 15 [SUP-5723] and Item 16 [SDR-5731] during the briefing portion of the meeting. He indicated that after speaking with staff, he would like both items pulled from the One Motion One Vote portion of the agenda to discuss the removal of Conditions 6 and 7 from Item 15 [SUP-5723] and to get a clarification of conditions on Item 16 [SDR-5731].

MR. LEOBOLD indicated that there was a condition change relative to Item 23 [SDR-5679]. MARGO WHEELER, Director, Planning & Development, requested that MR. LEOBOLD read the amended condition into the record. The new condition language was incorporated into the motion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [TMP-5677], Item 12 [SUP-5718], Item 13 [SUP-5720], Item 14 [SUP-5722], Item 17 [SDR-5611], Item 20 [SDR-5709] and Item 23 [SDR-5679].

(6:12 – 6:17)

PLANNING COMMISSION MEETING OF JANUARY 13, 2005
Planning and Development Department
Item 20 – SDR-5709

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 and the Town Center Development Standards Manual, except as amended by conditions herein.

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

4. Handicapped parking spaces shall be provided in accordance with code requirements.

5. Perimeter walls shall conform to the Town Center Master Plan 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.

7. 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 any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

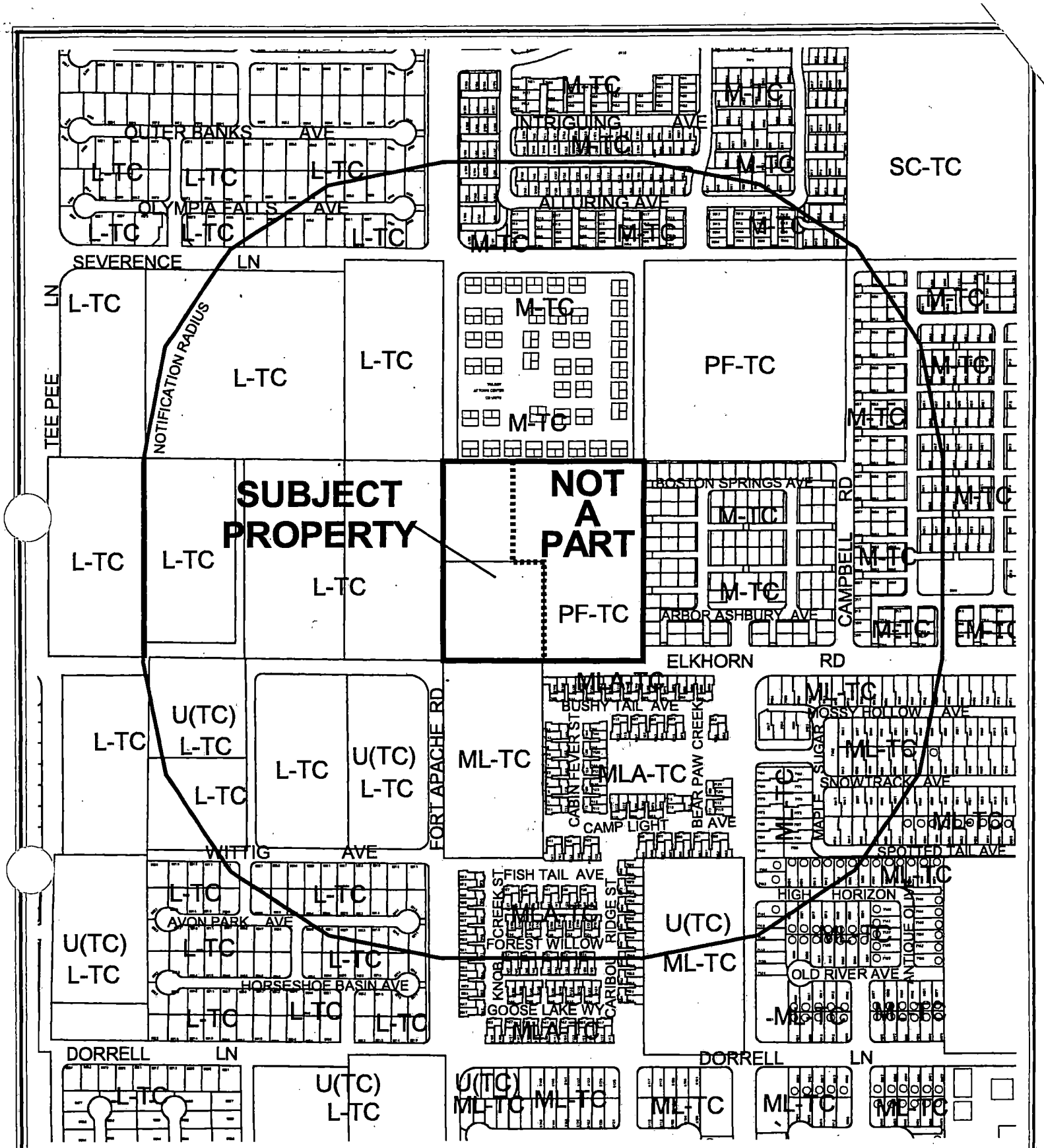
Public Works

10. Construct half-street improvements including appropriate over paving (if legally able) on Elkhorn Road and Fort Apache Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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).

CONDITIONS – Continued:

11. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

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



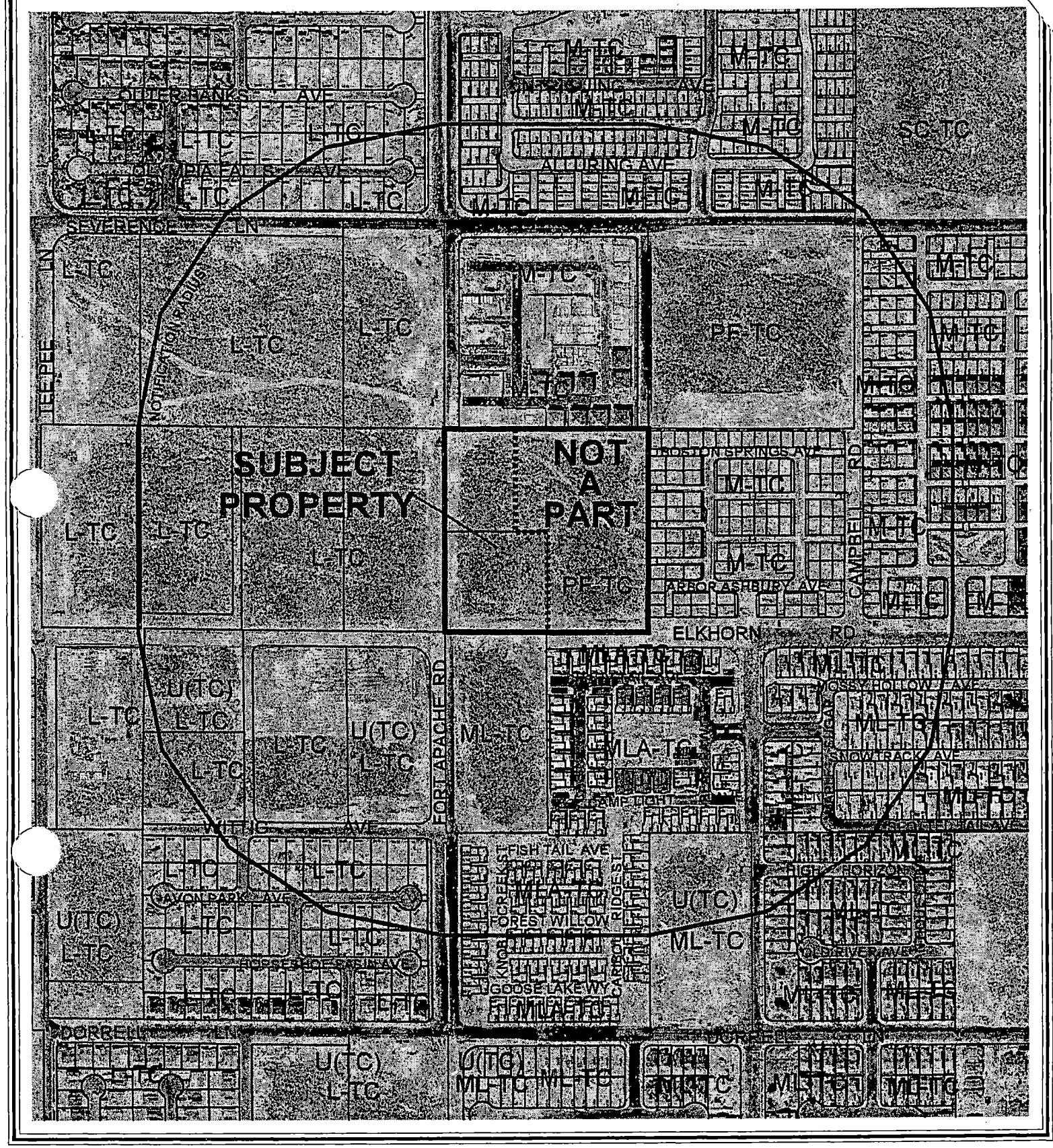
0 300 600 Feet

CASE: **SDR-5709**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 300 600 Feet

CASE: **SDR-5709**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5709 - APPLICANT/OWNER: CITY OF LAS VEGAS

** 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 and the Town Center Development Standards Manual, except as amended by conditions herein.

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

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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. 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 any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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10. Construct half-street improvements including appropriate over paving (if legally able) on Elkhorn Road and Fort Apache Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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).

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Site Development Plan Review for a proposed public park on 4.0 acres adjacent to the northwest corner of Elkhorn Road and Fort Apache Road.

B) Applicant's Justification

The applicant's justification letter indicates the proposed park will further enhance the quality of life for the rapidly growing population in this area.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) for this site as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998.

B) Pre-Application Meeting

A pre-application meeting was not conducted for this application as this is a City-initiated request.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.0

B) Existing Land Use

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

MP

C) Planned Land Use

Subject Property:	PF-TC (Public Facility - Town Center)
North:	M-TC (Medium Density Residential - Town Center)
South:	ML-TC (Medium Low Density Residential - Town Center)
East:	PF-TC (Public Facility - Town Center)
West:	L-TC (Low Density Residential - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

This site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. The existing T-C (Town Center) zoning is compatible with this land use designation

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

This site is located in the Town Center Master Plan area and is designated as PF-TC (Public Facility – Town Center) on the plan. This land use designation allows for public facilities such as the proposed public park.

PROJECT DESCRIPTION

The City of Las Vegas is proposing to develop a four-acre park within the Town Center planned development area. Two playground areas with shade structures, a shade ramada with a picnic table, a restroom building, waking path, interactive water feature and parking lot will be provided within the park. The parking lot is located towards the northern portion of the site with access to Fort Apache Road. Landscaping is shown throughout the park and consists of drought tolerant landscape materials.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.08.050 stipulates that the development standards for a project in a PF-TC (Public Facility – Town Center) shall be established upon approval of a Site Development Plan, and that setbacks and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, the proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

A2) Residential Adjacency Standards

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

a) Proximity slope. All proposed structures will exceed the required Proximity Slope.
b) Building setback. All proposed structures will exceed the minimum setback from protected properties.

A3) Parking and Traffic Standards

Title 19 does not establish a parking requirement for public parks. The site plan shows 14 parking spaces and one handicap accessible space located on the north portion of the site. However, the proposed handicap accessible spaces does not meet the design standards, which require double sided access. A condition has been added requiring the handicap accessible space to be redesigned in order to meet Code requirements.

A4) Landscape and Open Space Standards

There are no specific landscape standards set forth in Title 19 that automatically apply to developments in a Public Facility land use designation. The proposed landscape plan depicts adequate landscaping for the proposed public park.

B) General Analysis and Discussion

- Zoning

This site is zoned T-C (Town Center) and located in the Town Center Master Plan area with a designation of PF-TC (Public Facility – Town Center) on the plan. This land use designation allows for public facilities such as the proposed public park.

MP

- Site Plan

The site plan depicts active and passive park amenities and has been designed so that parking areas are located adjacent to the facilities they will serve.

- Waivers

No waivers have been requested in conjunction with this application.

- Landscape Plan

Adequate landscape materials will be provided in the parking areas.

- Elevation

The proposed elevations are appropriate in that the restroom and shade structures employ architectural styling and materials compatible with the surrounding area.

FINDINGS

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

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

   The park is compatible with adjacent development and will provide recreation space for residents in the immediate area.

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

   The proposed development is in conformance with the intent of the Town Center Master Development Plan; the addition of the proper handicap accessible parking spaces will bring the development into conformance with code requirements.

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

   The proposed park has access to Fort Apache Road, a 100-foot wide Primary Arterial on the Master Plan of Streets and Highways. The intended capacity of the adjacent roadways will be sufficient to accommodate the low-intensity park development.

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

   A variety of grasses, trees, and shrubs are provided for the proposed park development, many species of which are appropriately drought-tolerant. Building materials are appropriate for a public park.

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;"**

   Minimal structures will be developed on the site, and will be appropriate for the park use.

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

   The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 59

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5709 APN: 125-17-401-008

Name of Property Owner: CITY OF LAS VEGAS.

Name of Applicant: PATRICK BATTE'

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: K. John McNellis

Print Name: K. John McNellis

Subscribed and sworn before me

This 19th day of NOVEMBER, 2004

Sylvia C. Romero

Notary Public in and for said County and State

SYLVIA C. ROMERO
Notary Public State of Nevada
89-2077-1
My appt. exp. July 15, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO-TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

DEPARTMENT OF
PUBLIC WORKS

OAS

OFFICE OF
ARCHITECTURAL
SERVICES

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

www.lasvegasnevada.gov

November 23, 2004

Bob Genzer
City of Las Vegas Planning Commission
731 So. 4th Street
Las Vegas, NV 89101

Subject: Justification letter for the Site Development Plan Review- Elkhorn Ft. Apache Park-PC 1-27-05.

Dear Bob:

To further enhance the quality of life for the rapidly growing community in Ward 6 (Michael Mack), the City is proposing to construct a 4 acre passive Park at the N.E. corner of Elkhorn Road and Ft. Apache Road. The Elkhorn Ft. Apache Park will provide additional recreational open space for the local residents with an emphasis as a unique and fun area for dogs.

15 on site stalls are currently proposed for the park with an adjacent area for future expansion that will accomadate 25 total parking spaces. Park amenities include shaded tot lots, Ramadas, and a 2 acre fenced recreational area for both large and small dogs. Planned future additions include a small toilet building and water feature splash pad.

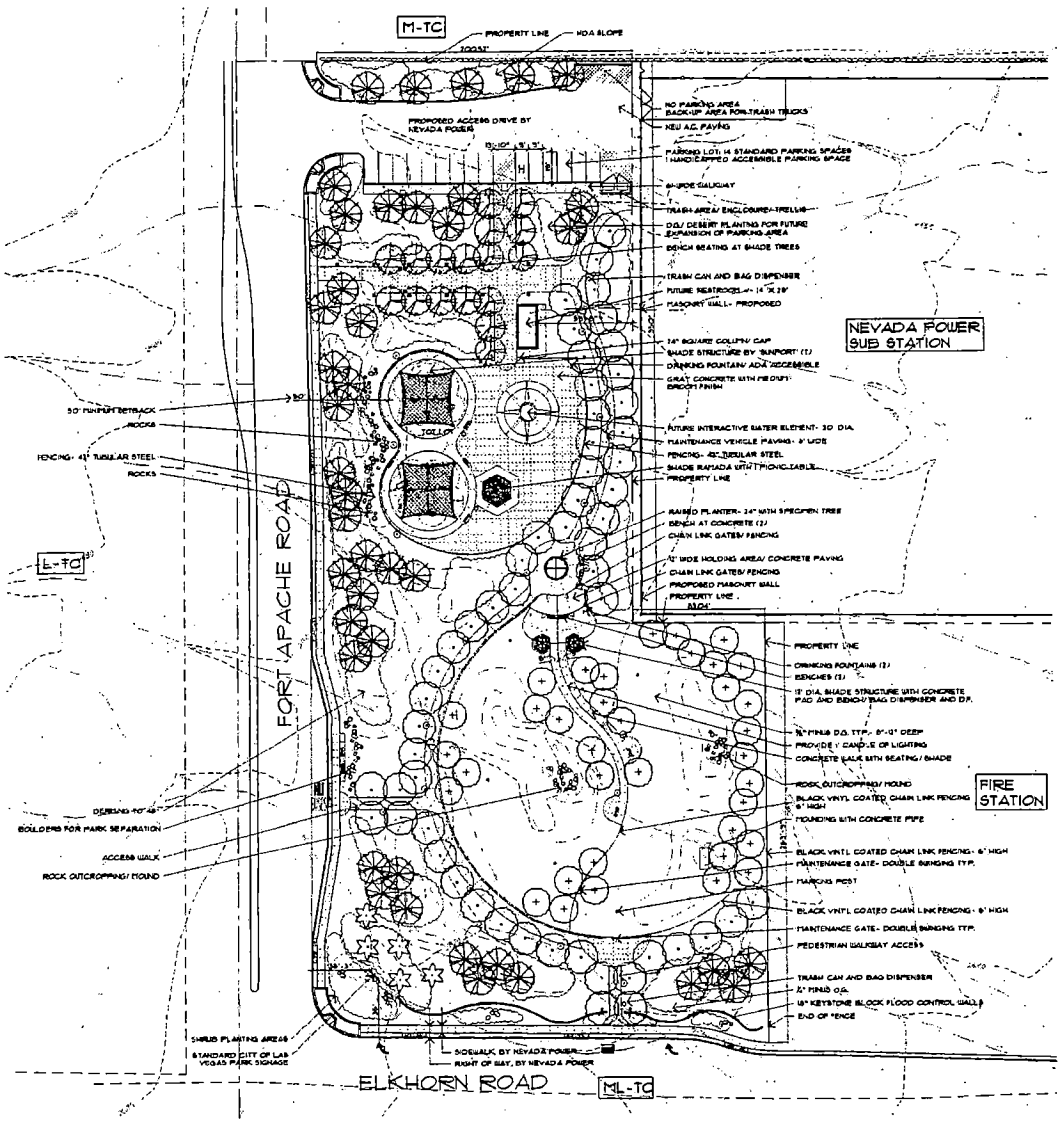
Planting will be entirely of drought resistant specimens supported by drip system irrigation. Surrounding areas are covered with decomposed granite. Natural grass turf is not used. A large landscape tree buffer is used to conceal an adjacent Nevada Power Substation located along the Northeast corner of the site. Soft landscapes berms are proposed along Ft. Apache mitigate noise and provide additional protection to the fenced enclosed play/activity zone.

Should you have any further questions, please contact me at 229-1046.

Sincerely,

Patrick Batte'
Project Manager- City of Las Vegas Office of Architectural Services.

SDR-5709



TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	QUANTITY
	CATALPA TASHKENTENSIS CATALPA	24" BOX	STANDARD D.B.	16
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX	BUSH FORM	
	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX STD. ALT. 8x10 24" BOX	STANDARD D.B.	36
	PINUS ELDARICA MONDEL PINE	24" BOX STD.	STANDARD D.B.	
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	MULTI TRUNK	43
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	MULTI TRUNK SPECIMEN TREE	1
	WASHINGTONIA X 'RIO GRANDE' FAN-TEX ASH	24" BOX STD.	STANDARD D.B.	88
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	22' BR. TRUNK	SKINNED TRUNK TO PINEAPPLE	5

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	QUANTITY
	VAUQUELINIA CALIFORNICA ARIZONA ROSEBUDS	5 GAL	5'-0" O.C.	85
	LEUCOPHYLLUM FRUTESCENS 'G. CLOUD' GREEN CLOUD TEXAS RANGER	5 GAL	5'-0" O.C.	
	CASSIA ARTEMISIOIDES CASSIA	5 GAL	5'-0" O.C.	110
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" O.C.	250
	LEUCOPHYLLUM F. CYMRRON CYMRRON TEXAS RANGER	5 GAL	36" O.C.	378
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL	36" O.C.	
	LEUCOPHYLLUM F. 'COMPACTA' DWARF TEXAS RANGER	5 GAL	30" O.C.	142
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	36" O.C.	440
	MUHLENBERGIA C. 'REGAL MIST' REGAL MIST	5 GAL	30" O.C.	720
	SALVIA LEUCANTHA MEXICAN BLUE SAGE	5 GAL	3'-5" O.C.	840
	SALVIA GREGGII AUTUMN SAGE	5 GAL	24" O.C.	740
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL	24" O.C.	350

GROUND COVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	QUANTITY
	DALEA 'BIERRA GOLD' SIERRA GOLD DALEA	1 GAL	30" O.C.	890
	DALEA GREGGII PROSTRATE POTTED BUSH	5 GAL	36" O.C.	88
	VERBENA RIGIDA COARSE VERBENA	5 GAL	36" O.C.	88

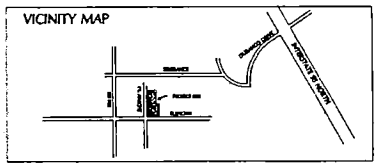
ROCK MULCH

APPLY A 3" DEEP LAYER OF 1/4" FINES PINK CORAL ROCK MULCH

LIGHTING SCHEDULE

	POST TOP FIXTURE	8' POLE HEIGHT
	CUT OFF SHOEBOX	10' POLE HEIGHT
	BOLLARD	42" HEIGHT

VICINITY MAP



PRELIMINARY LANDSCAPE PLAN

ELKHORN/ FORT APACHE PARK

LAS VEGAS, NEVADA

R·P·A LANDSCAPE ARCHITECTURE PLANNING

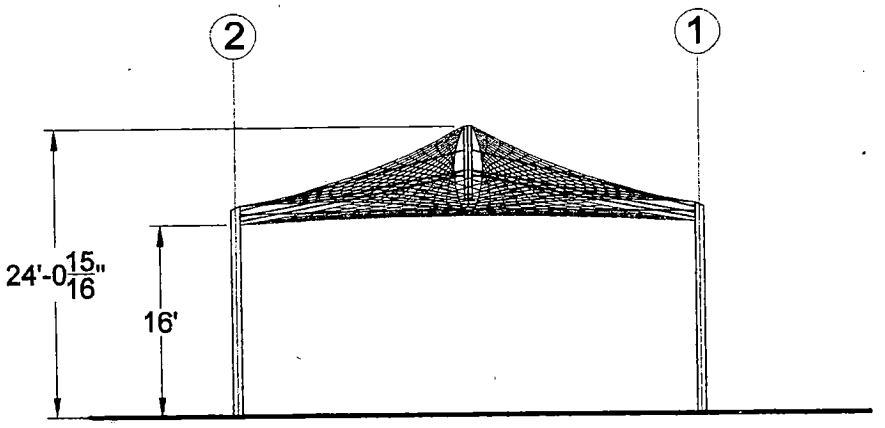
NEVADA

DATE 11-17-04 REV 11-30-04

RPA # 24102

SDR-5709
01-13-05 PC

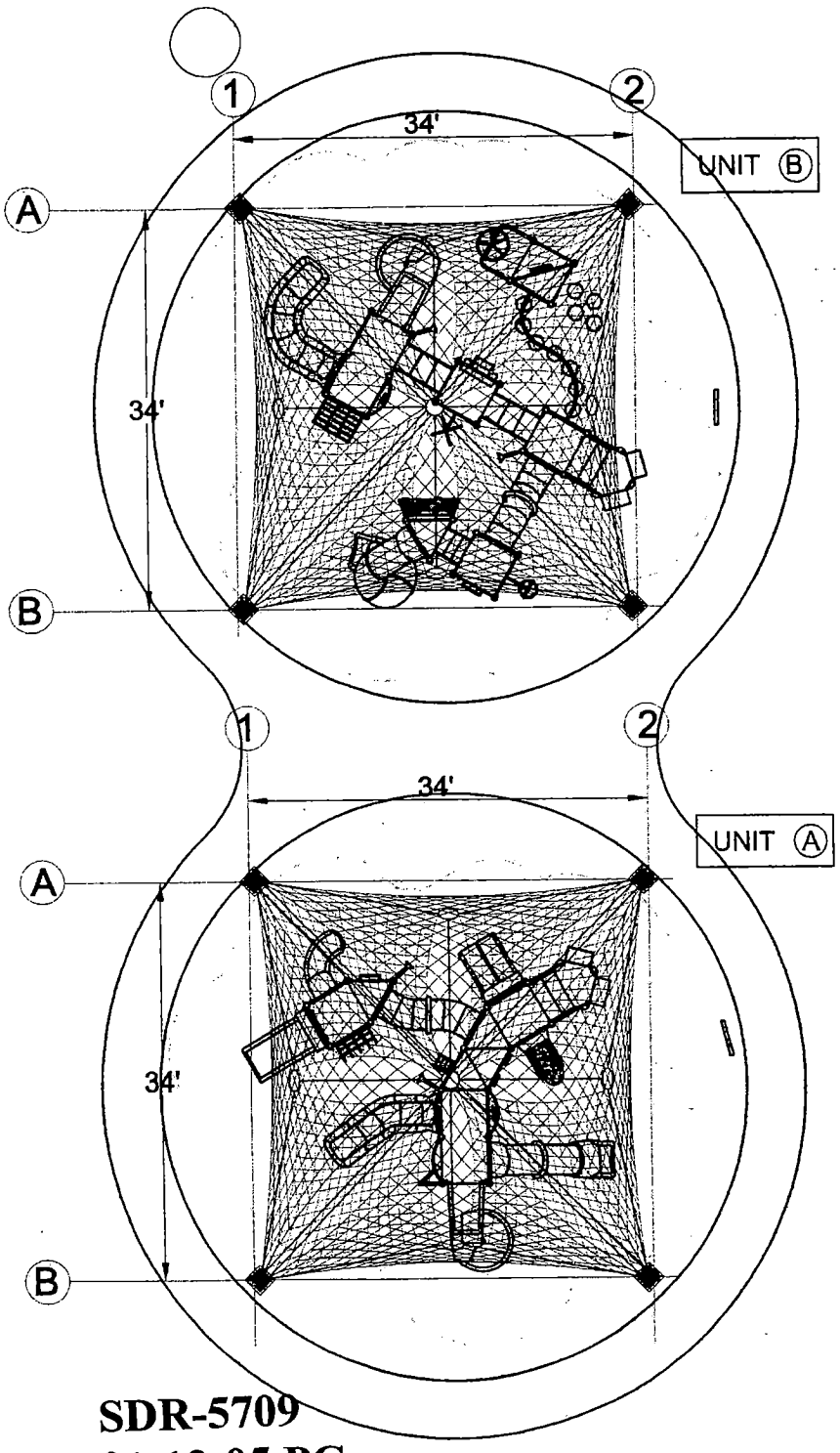
SCALE: 1/16" = 1'-0"



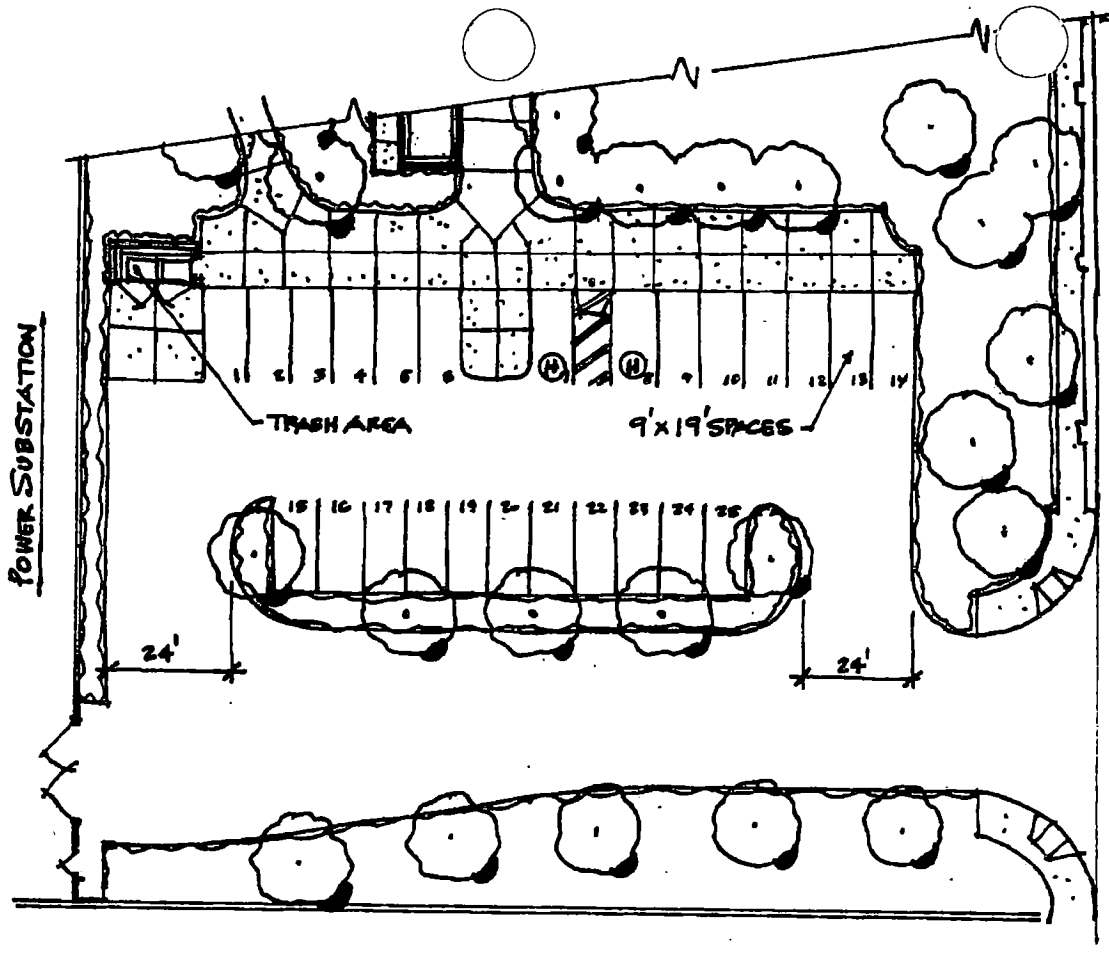
SIDE ELEVATION

UNIT Ⓐ

UNIT Ⓑ

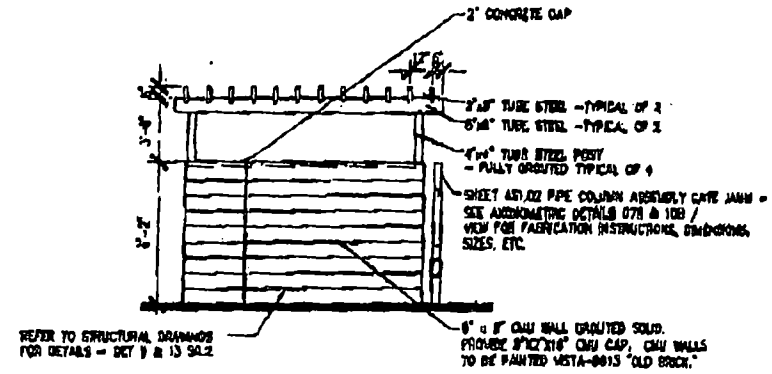


SDR-5709
01-13-05 PC



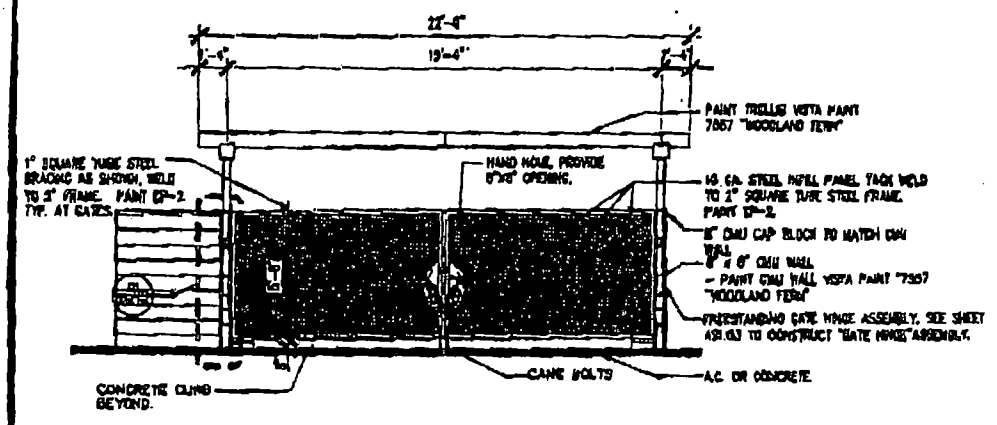
CITY OF LAS VEGAS
ELKHORN/FORT APACHE PARK
• ULTIMATE PARKING AREA •
RPA LANDSCAPE ARCHITECTURE INC.

SDR-5709
01-13-05 PC



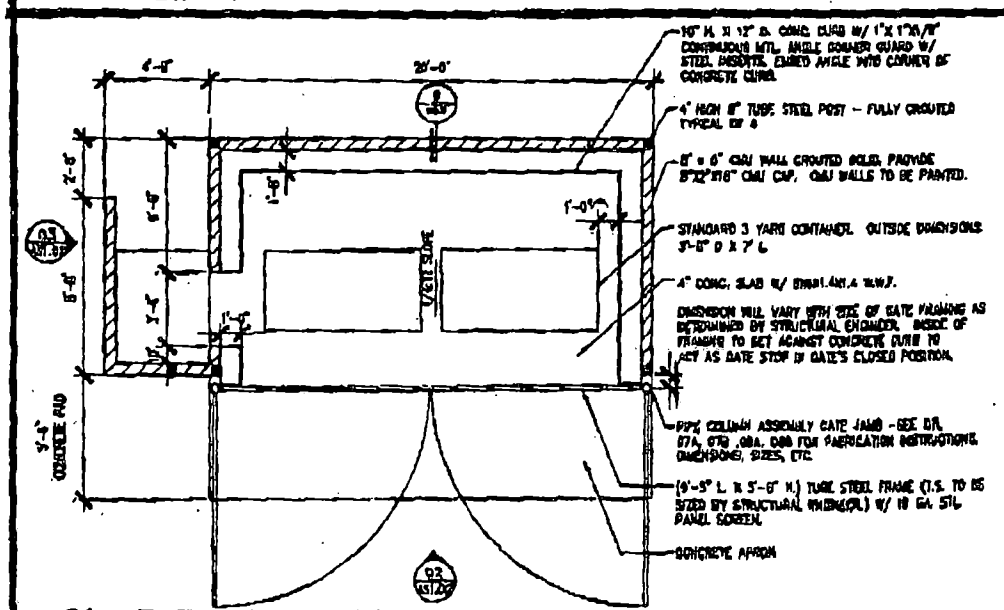
03 = TRASH ENCLOSURE - ELEVATION

SCALE: 3/4" = 1'-0"



02 = TRASH ENCLOSURE - ELEVATION

SCALE: 3/4" = 1'-0"

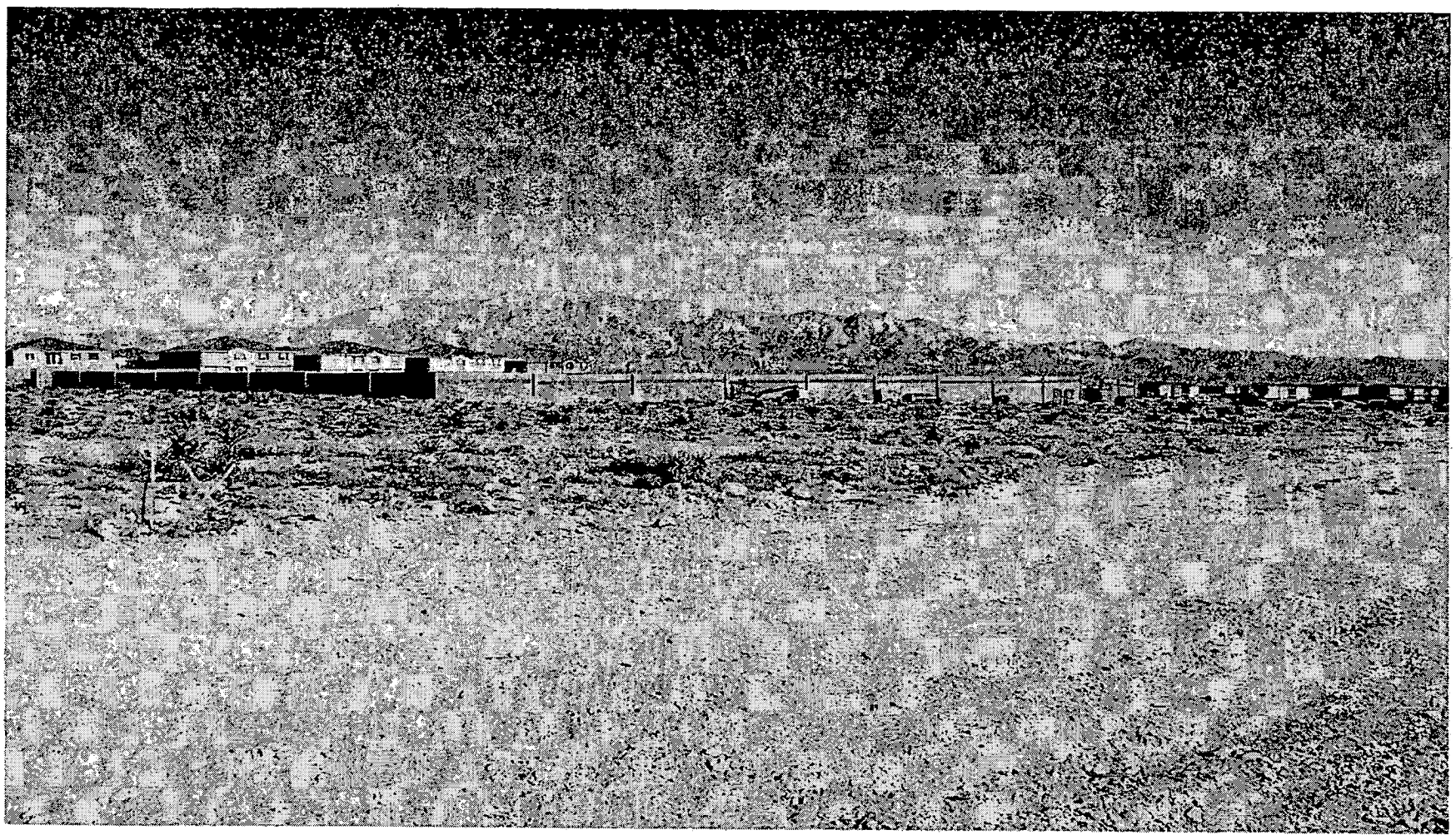


01 = TRASH ENCLOSURE - PLAN

SCALE: 3/4" = 1'-0"

SDR-5709
01-13-05 PC

TRASH ENCLOSURE
NO SCALE



SDR-5709 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF ELKORN ROAD AND FORT APACHE ROAD
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04