

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-5820 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.76 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN 125-27-802-002, 003, 004, 005; 125-27-802-008, 009, 012 and 014), Ward 6 (Mack).

C.C.: 03/02/05**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the February 10, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 20 [GPA-5820], Item 42 [GPA-5814], Item 43 [ZON-5816], Item 44 [VAR-5819] and Item 45 [SDR-5815] to 2/10/2005 Planning Commission meeting; Item 28 [GPA-5762], Item 29 [ZON-5765], Item 30 [GPA-5775], Item 31 [ZON-5776], Item 32 [VAR-5846], Item 33 [SDR-5778], Item 52 [MOD-5784], Item 53 [ZON-5785], Item 54 [VAR-5786], Item 55 [VAR-5792], Item 56 [SDR-5781], Item 58 [ZON-5769] and Item 59 [SDR-5770] to 2/24/2005 Planning Commission meeting; STRIKE Item 16 [GPA-5266] and Item 89 [DIR-5833]; and WITHDRAW WITHOUT PREJUDICE Item 46 [GPA-5818], Item 47 [ZON-5824], Item 48 [ZON-5909], Item 70 [SUP-5783], Item 71 [SDR-5779] and Item 73 [SUP-5740] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 20 – GPA-5820

MINUTES:

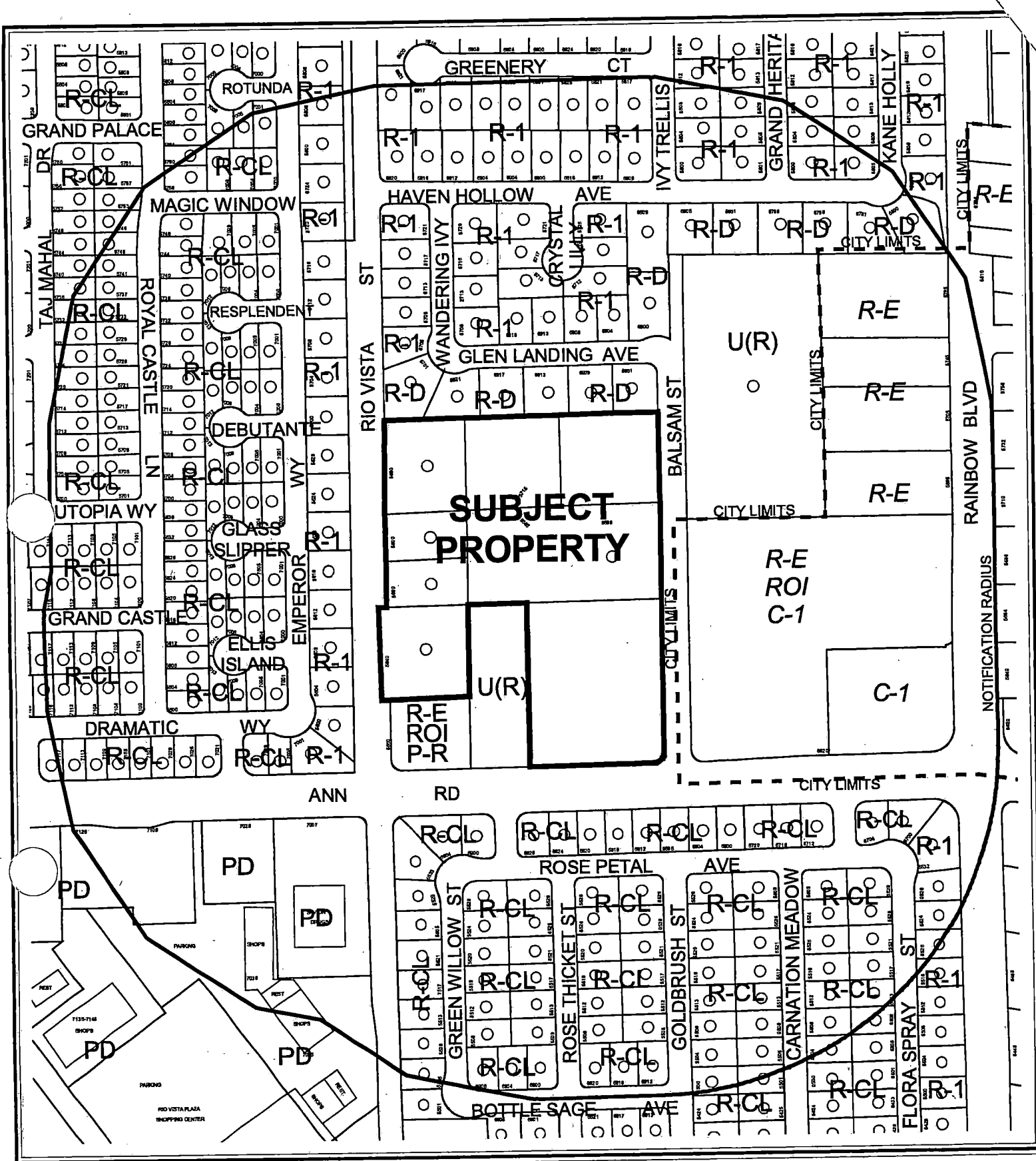
GARY LEOBOLD, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:06)

1-104

C

C



CASE: GPA-5820

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)



CASE: **GPA-5820**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER:
THE BORSACK GROUP, INC., ET AL

ON JANUARY 12, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005 PLANNING COMMISSION MEETING IN AN EFFORT TO BE CONSIDERED WITH A RELATED REZONING (ZON-5880) AND SITE DEVELOPMENT PLAN REVIEW (SDR-5881).



Wednesday, January 12, 2005

Steve Swanton
City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Dear Steve:

This will confirm our conversation this morning. We would like to hold in abeyance GPA-5820 until the February 10, 2005 Planning Commission meeting. This action will allow the accompanying items (SDR-5881 & ZON-5880) to be heard simultaneously.

Thank you for your assistance.

Sincerely,

Richard Moreno

RM:rk

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **GPA-5820** APN: **125-27-802-014**

Name of Property Owner: _____

Name of Applicant: **RCD HOLDINGS, 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: **125-27-802-014**

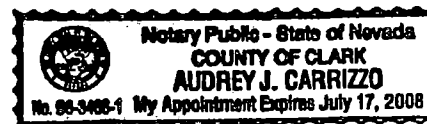
Signature of Property Owner/Authorized Agent: _____

Print Name: **Donald P. Bueck**

Subscribed and sworn before me

This **9** day of **DECEMBER**, 20 **04**

Notary Public in and for said County and State



PAGE 03



STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5820** APN: 125-27-802 005 & 008
Name of Property Owner: Creative Dream Catchers LLC
Name of Applicant: Judie Collins

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?

or an officer of their competence. 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: _____

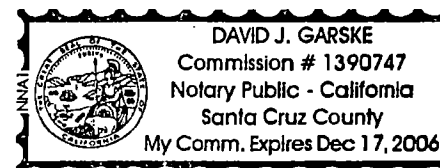
Signature of Property Owner:

Print Name:

Subscribed and sworn before me

This 10TH day of DECEMBER 2004

Notary Public in and for said County and State



**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5820** APN: 125-27-802-004

Name of Property Owner: Les & Joan LLC

Name of Applicant: RCD HOLDINGS, LLC

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

Yes

X No

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

City Official: _____

Partner(s): _____

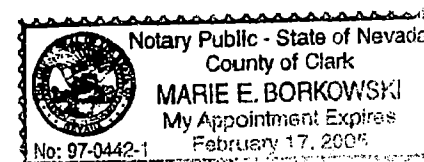
APN _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Lawrence Powers

Subscribed and sworn before me

This 7TH day of DEC., 2004
Marie C. Barbowski
 Notary Public in and for said County and State



**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802-003

* Name of Property Owner: JAIME GONZALEZ

Name of Applicant: RCD HOLDINGS, 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

4 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: JAIME GONZALEZ

Subscribed and sworn before me

This 13 day of December, 2004

Linda Saladin
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5820** APN: 125-27-802-012

Case Number: _____

Name of Property Owner: Judie K Collins Trust

Name of Applicant: RCD HOLDINGS, 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 X

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

City Official: _____

Partner(s): _____

APN: _____

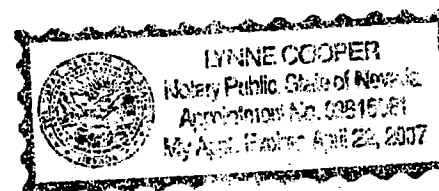
Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This 8th day of December, 2004

Lynne Cooper
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5820** APN: **125-27-802-009**
 Name of Property Owner: **Prince Family LP**
 Name of Applicant: **RCD HOLDINGS, 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: n/a

Partner(s): _____

APN: _____

PRINCE FAMILY LP, by Mary Susan Steele, Managing Member of CANDY CANE LLC, General Partner
 Signature of Property Owner/Authorized Agent: Mary Susan Steele

Print Name: Mary Susan Steele

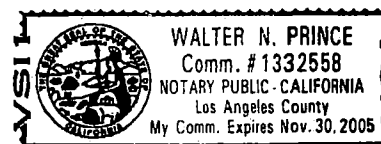
Subscribed and sworn before me

This 7th day of December, 2004

Walter N. Prince

Notary Public in and for said County and State
 WALTER N. PRINCE, Notary Public

Los Angeles County, CA



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5820** APN: 125-27-802-002

Name of Property Owner: Susan Shellenbarger

Name of Applicant: RCD HOLDINGS, 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 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: _____

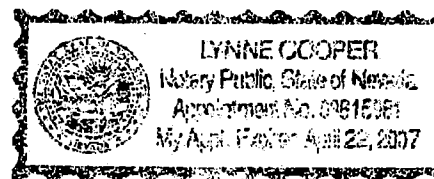
Signature of Property Owner/Authorized Agent: Susan Apatky Shellenbarger

Print Name: Susan Apathy Shellenbarger

Subscribed and sworn before me

This 8th day of December, 2004

Lynne Cooper
Notary Public in and for said County and State



Toscana
Justification Letter

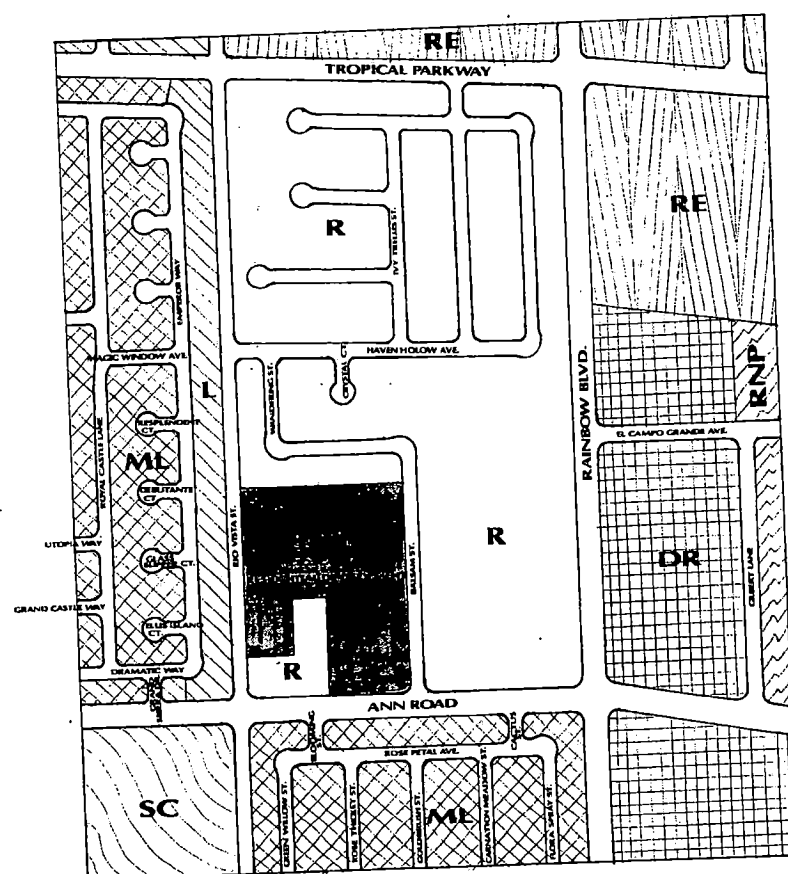
It is the intention of RCD Holdings, LLC to take the 8 subject properties, that have newer housing all around, and create an attractive, mid level, 2 story detached, single-family housing community of 93 homes. We feel certain this new housing community will support, and more than likely enhance, the values of the surrounding neighborhoods by eliminating the outdated homes that currently exist, as well as build upon the vacant land that exists. The boarded up structure currently standing on Rio Vista will be replaced with new homes. The vacant land that serves those who wish to dump unwanted items will be replaced with new homes. We will be providing a community park that will allow the resident children to play. The appearance of the Ann Road corridor will be greatly enhanced by creating a Transportation Trail along our southern perimeter. In addition, by designing this housing community's main entrance on Ann Rd., we feel that traffic flow for the existing neighbors will not be hindered. Likewise, a 30' greenbelt running the full width of the Northern perimeter wall is being constructed in an attempt to ensure that the neighbors, contiguous on the north, will continue to enjoy a feeling of privacy.

With the elimination of the current general plan of Commercial 'O', and the replacement of residential, this location will be built upon more consistently with the original master plan and intentions of the city. This change will be in keeping with the existing residential zoning along Ann Rd.

RECEIVED

DEC 14 2004

REVISIONS	DATE



GENERAL PLAN DESIGNATIONS LEGEND

- | | |
|---|------------|
|  | R. |
|  | RE |
|  | L |
|  | ML |
|  | DR |
|  | RNP |
|  | SC |

 PROJECT SITE

**"TOSCANA" SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATION MAP**

NO SCALE

GPA-5820
01/27/05 PC

RECEIVED
DEC 16 2004

Architecture
Design and
Development

713-32-417
1-800-841-11111114 W. Chapman & Sally J.
Lau, eds. 1992. 201 p.

LA 100-87162

Rate	
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Scale

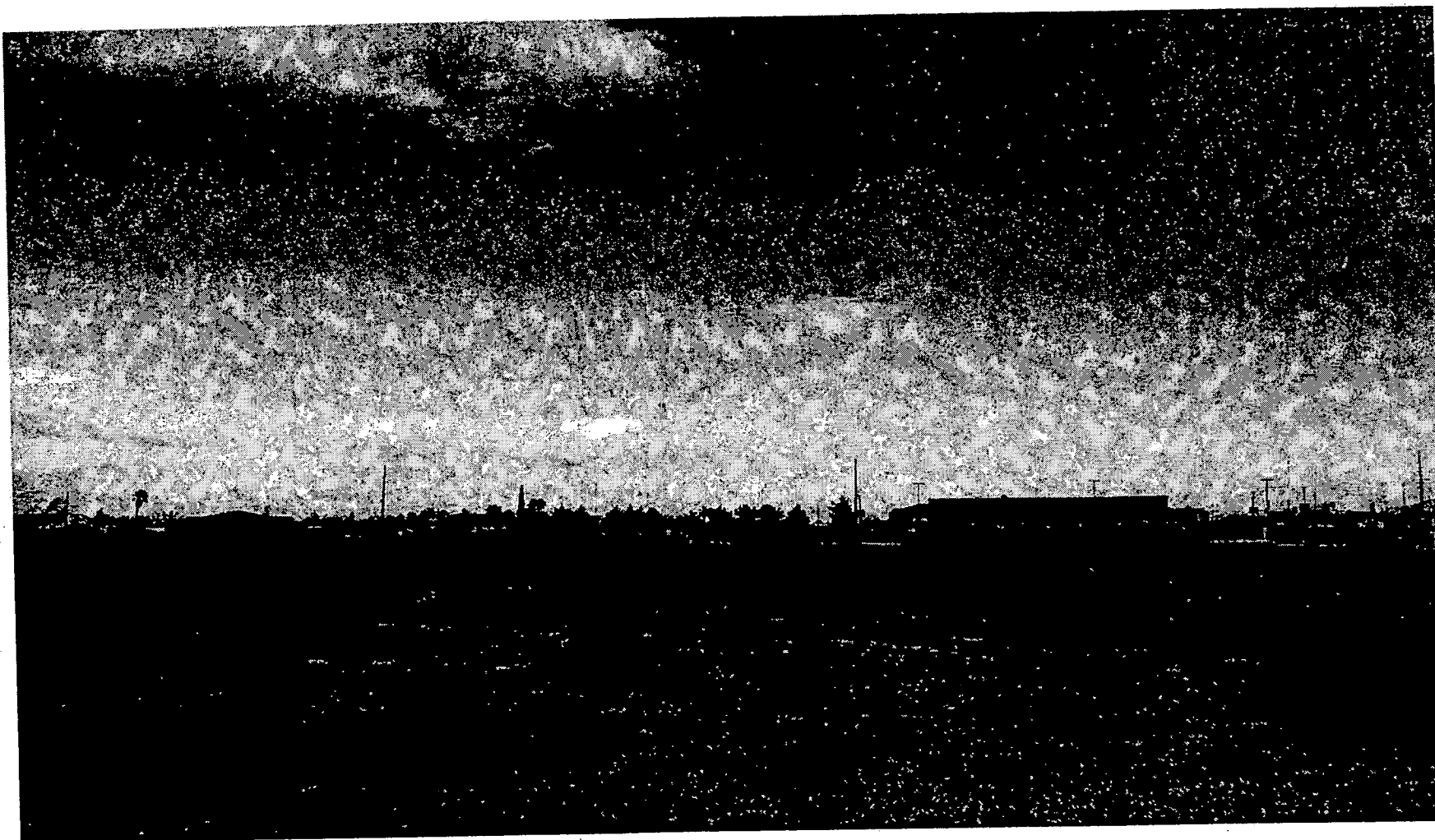
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GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL
NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL
NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

1/16/05

Dear Sirs:

We approve
of all of the
enclosed plans.

Joon Kanga
Lynthei O'Brien

6824 Rose Petal Vol
74, Nr 89/30

VAR-5810
SPR-5807
GPA 5804
GPA-5820
ZON-5809

January 18, 2005

Gary Leobold, Planning Supervisor
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Gary Leobold, Planning Supervisor,

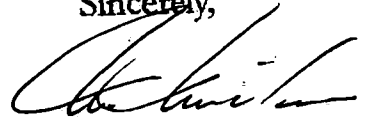
SUBJECT: ^{ZON}VAR-5809, VAR-5810, SDR-5807, GPA-5804, GPA-5820

Concerning ^{ZON}Var-5809, Var-5810, SDR-5807, I am objecting to any change in the current designation of property to R-PD10, which will change the open space requirement to one half the original requirement. The area is already congested, traffic is heavy and open space is at a premium.

Concerning GPA-5804, GPA-5820, I am objecting to any change of The Centennial Hills Sector Plan to MLA. A zero lot requirement means that the builder can build Town homes, Condo's, Duplex's etc; which would add more congestion to the area as well as decreasing the value of the homes in the surrounding area.

The preservation of open space and development of property consistent with the general welfare and quality of life for the residents in the area must be considered before the needs of the developers. For the above stated reasons, I am objecting to any changes of the current zoning.

Sincerely,



Walter Nieczkowski

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-5597 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CARLOS ALBERTO CODARINI - Request to amend a portion of the Southeast Sector Map of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), Ward 5 (Weekly).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with NIGRO and STEINMAN voting NO

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [GPA-5597], Item 22 [ZON-5598], Item 23 [SUP-5600] and Item 24 [SDR-5599].

STEVE SWANTON, Planning & Development, gave an overview of the application. It is staff's findings that the General Commercial (GC) designation proposed for the subject site is not compatible with the Service Commercial (SC) and Medium Density Residential (M) to the north and west of the subject site. In addition, the area is dominated by less intense SC uses. The rezoning request to C-2 is not compatible with the surrounding zoning C-1 district. Regarding the Special Use Permit request, the proposed used motor vehicle sales use would be close to

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 21 – GPA-5597

MINUTES – Continued:

existing residential development. Lastly, regarding the Site Development Plan Review, staff felt that the site was overbuilt. In closing, staff recommended denial on the proposed requests.

Staff also requested that Condition 3 be deleted and Condition 4 be amended on Item 24 [SDR-5599]. MR. SWANTON then read into record the amended condition.

HECTOR CAMACHO, 3335 Rawhide Avenue, Las Vegas, NV, appeared on behalf of the applicant. Because MR. CAMACHO had not reviewed staff's conditions, CHAIRMAN NIGRO suggested trailing the item so the applicant could review the conditions with staff. GARY LEOBOLD, Planning and Development, noted that the conditions were mailed to the applicant.

After trailing the item, CHAIRMAN NIGRO confirmed with MR. CAMACHO that he concurred with staff's conditions.

COMMISSIONER McSWAIN wanted to ensure the applicant understood staff's conditions should the application be approved. She did not feel it was appropriate to place C-2 (General Commercial) zoning in the middle of an area that has less intense uses. COMMISSIONER TRUESDELL agreed with COMMISSIONER McSWAIN'S opinion. The proposed used motor vehicle sales would be located more so in the neighborhood rather than on the major arterial highway.

MR. CAMACHO responded that he has a car lot and there is also a mechanic shop across the street from the subject site. He stated that the lot is currently a place for illegal activity and felt that the proposed use would benefit the area. MR. CAMACHO informed COMMISSIONER GOYNES that his car lot is zoned C-1 with a Special Use Permit, and the mechanic shop is zoned C-2.

GARY LEOBOLD, Planning and Development, commented that although there is C-2 zoning in this area, the land use is Service Commercial (SC). He then showed on a map where the nearest General Commercial (GC) was relative to the subject site. MR. LEOBOLD pointed out that the key issue is land use, and this area is not General Commercial. COMMISSIONER GOYNES felt that it was more appropriate to maintain businesses in this area as Service Commercial, such as shopping centers and public facilities. Having the proposed use on this site, as General Commercial, would only lead to uses such as recreational vehicle sales, hotels, etc.

CHAIRMAN NIGRO understood that the proposed use was not compatible with the overall zoning for the site; however, he felt it was conflicting because the uses were in existence before the master zoning. He believed that the proposed use would not make the area any more intense because it is not immediately adjacent to residential lots.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 21 – GPA-5597

MINUTES – Continued:

MR. LEOBOLD added staff was also concerned that the proposed use did not meet the setback and landscaping guidelines generally desired for commercial areas.

COMMISSIONER STEINMAN felt that the area needed a major improvement. He felt the proposed use was appropriate and beneficial to the neighborhood.

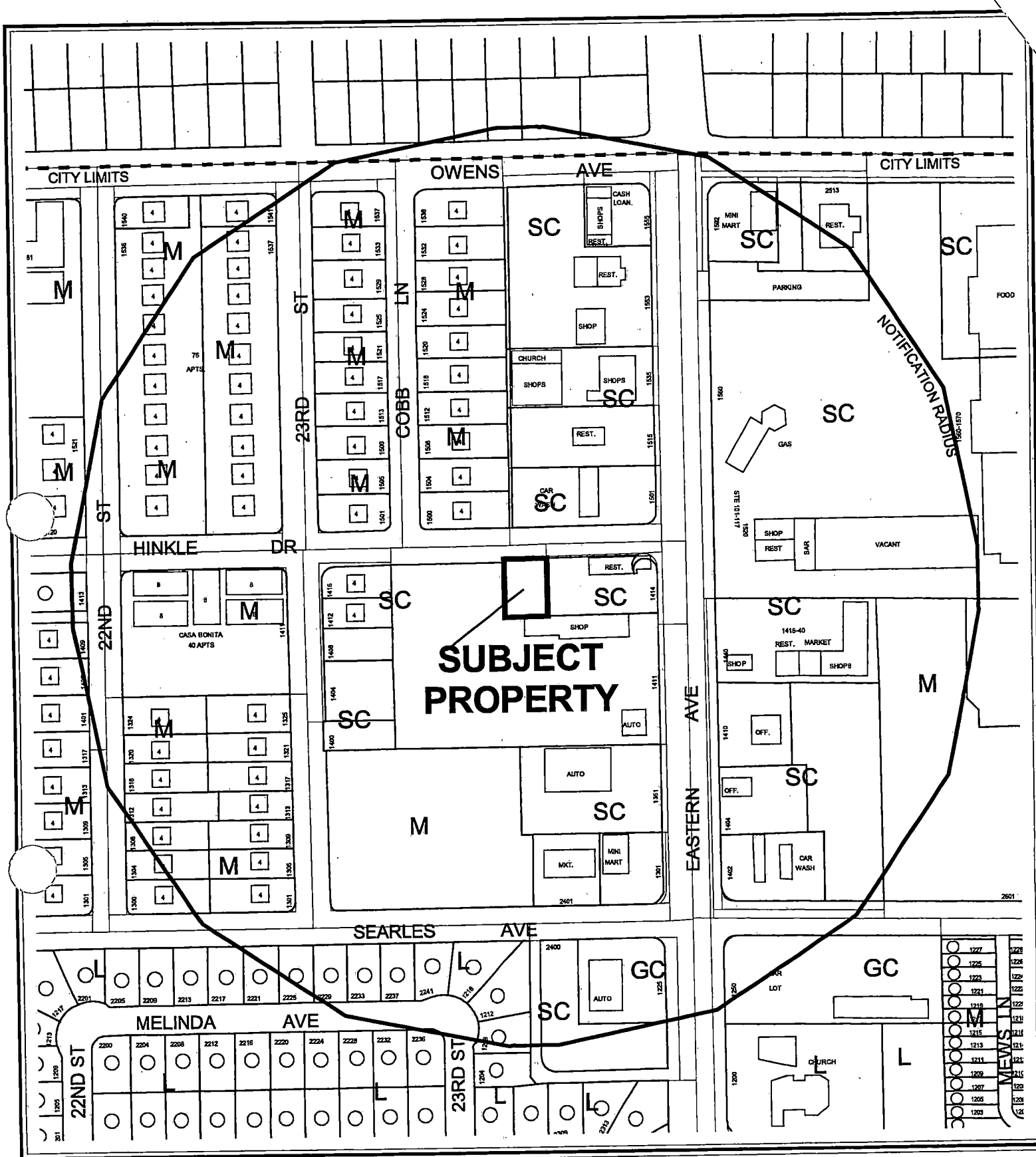
VICE CHAIRMAN TRUESDELL commented that Hinkle Drive is two blocks from Rancho High School, which has an upcoming upgrading project entailing approximately \$80,000.000. He felt that the proposed used auto sales would create potential problems with test-driving issues similar to what has happened in neighborhoods along West Sahara Avenue. MR. CAMACHO responded that the proposed use would be a small facility with approximately five vehicles.

COMMISSIONER GOYNES announced there would be an upcoming tour of this section in Las Vegas in March. He encouraged MR. CAMACHO and others to attend so they could be aware of future projects that are more beneficial to this community, including the upgrading project at Rancho High School.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 21 [GPA-5597], Item 22 [ZON-5598], Item 23 [SUP-5600] and Item 24 [SDR-5599].

(6:57 – 7:02)/ (7:33 – 7:45)

1-2007/1-3880



CASE: GPA-5597

RADIUS: 750 FT

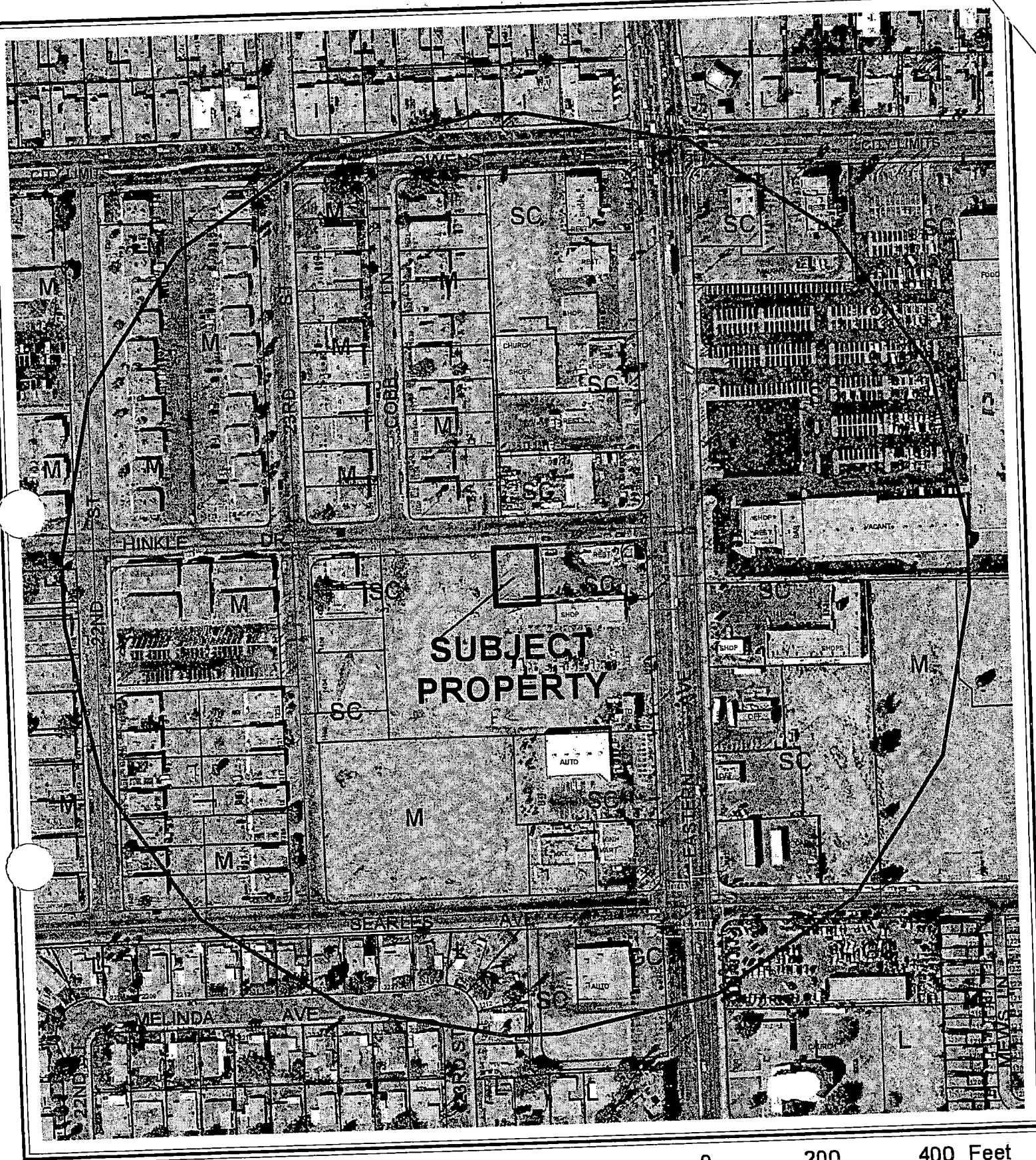
GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)





CASE: **GPA-5597**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-5597 - APPLICANT/OWNER: CARLOS ALBERTO
CODARINI**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at 2400 Hinkle Drive from SC (Service Commercial) to GC (General Commercial). A related rezoning to C-2 (General Commercial) (ZON-5598), a Site Development Plan Review for a proposed commercial building (SDR-5599), and a Special Use Permit for used auto sales (SUP-5600) will also be considered on this agenda.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject parcel was designated for SC (Service Commercial) land uses on the southeast sector map.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

DETAILS OF APPLICATION REQUEST

Site Area: 0.17 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Car wash
South	Auto repair shop
East	Restaurant
West	Vacant

GPA-5597 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	SC (Service Commercial)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	C-1 (Limited Commercial)
North	C-1 (Limited Commercial)
South	C-2 (General Commercial)
East	C-1 (Limited Commercial)
West	C-2 (General Commercial)

DEFINITIONS

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

GC (General Commercial) General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. This category includes the Village and Town Center concept areas.

ANALYSIS

The subject parcel is currently undeveloped. Hinkle Drive provides access to the north. Adjacent land uses include commercial developments to the north, south and east, and apartments to the north and west.

Policy 2.1.2 of the Master Plan 2020 states, "That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." This policy does not support development as proposed by this request. A General Commercial district, which permits an auto dealership, is not compatible with adjacent development. The fact that there are already commercial uses in the area does not justify allowing additional increases in intensity of development. The increased traffic and general activity will only add to the impacts already existing.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": General commercial allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting, or other characteristics not generally considered compatible with nearby residential properties without significant transition. Examples include new and used car sales, recreation vehicles and boat sales, car body and engine repair shops, mortuaries, and other uses such as hotels and motels. Such uses are not compatible with the M (Medium Density Residential) designations to the north and west of the subject site.

In regard to "2": The zoning designations that would be permitted with this amendment are not compatible with the R-3 (Medium Density Residential) zoning districts to the north and west.

GPA-5597 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

In regard to "3": Public facilities and infrastructure presently exist to support commercial development. Access would be to Hinkle Drive. The property is just less than one mile from a fire station at Bonanza Road and Mojave Road and is within one mile of a police station at Washington Avenue and Mojave Road.

In regard to "4": Objectives and policies are addressed in the *City of Las Vegas Master Plan 2020*. There are no plans or policies that specifically address this area of the Southeast Sector.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 29, 2004 a neighborhood meeting sponsored by the applicant was held at the East Las Vegas Community Center located at 250 North Eastern Avenue. No residents attended the meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED

88 [Mailed with ZON-5598, SUP-5600 and SDR-5599]

APPROVALS

0

PROTESTS

0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5597** APN: 139-26-508-002

Name of Property Owner: CARLOS A CODARINI

Name of Applicant: SAME

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

Yes

 No

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: _____

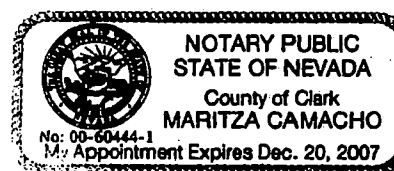
Signature of Property Owner/Authorized Agent: _____

Print Name: CARLOS A CODRINI

Subscribed and sworn before me

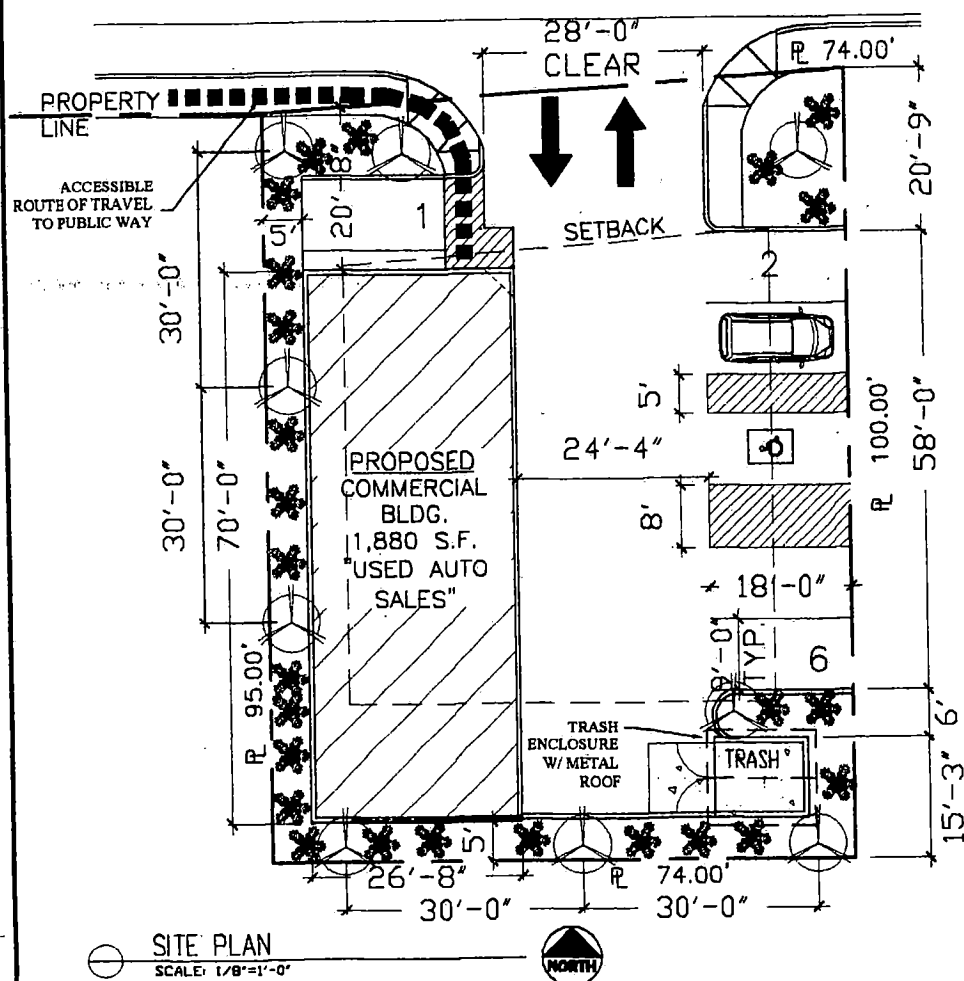
Subscribed and sworn before me
This 16 day of August, 2004

This 18 day of April, 2011
Martín Churcho
 Notary Public in and for said County and State

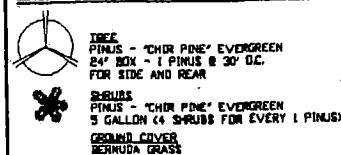


CC COMMERCIAL BUILDING / USED AUTO SALES

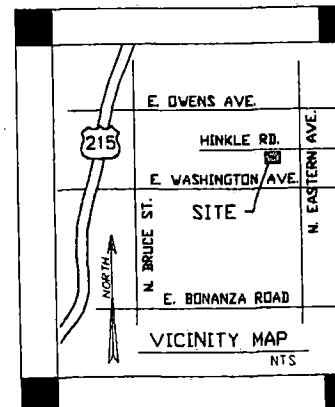
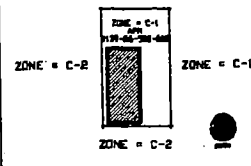
HINKLE



LANDSCAPE INDEX



ZONING MAP NEIGHBORING LAND USE



Edverg Construction and Development

GENERAL CONTRACTOR
LICENCE # 52630

16 W. PACIFIC, SUITE #2, HENDERSON, NEVADA
PH: (702) 348-7815 - FAX: (702) 450-0962

OWNER:
CARLOS CODARINI

ELECTRICIAN:

PLUMBER:

MECHANICAL:

BUILDING CODE ANALYSIS

JURISDICTION: CITY OF LAS VEGAS
SITE AREA = 0.17 ACRES
CODE: 2003 IBC, UMC, UPC, 2002 NEC, 98 AMST 11.7.1
APR. 10: 139-26-508-002
PROJECT TYPE: USED AUTO SALES
OCCUPANCY CLASS: "B"
TYPE OF CONSTRUCTION: V-B
BUILDING AREA: 1,880 S.F.
SPRINKLER SYSTEM: NO
OCCUPANT LOAD: 7 OCCUPANTS

PARKING ANALYSIS

PARKING REQUIRED FOR USED AUTO SALES:
USED AUTO SALES = ONE SPACE PER 500 S.F.
1,880/500 = 4 SPACES
TOTAL SPACES REQUIRED = 4 SPACES
TOTAL SPACES PROVIDED = 6 SPACES

SETBACKS

FRONT SETBACK: 20'
SIDES SETBACK: 10'
REAR SETBACK: 20'

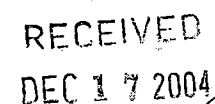
SHEET INDEX

SP-1 SITE PLAN AND LANDSCAPE PLAN
A-1 FLOOR PLAN
A-2 ELEVATIONS

GPA-5597
01/27/05 PC

RECEIVED
DEC 17 2004

CONTRACT NO. 139-26-508-002
PROJECT: CC COMMERCIAL BUILDING / USED AUTO SALES
DRAWN BY: P.B.
CHECKED BY: CARLOS CODARINI
DATE: 5.20.04
SHEET: SP-1
of 2 sheets



ELEVATION KEY NOTES

- ① EXPOSED CMU WALL NATURAL GREY COLOR
- ② PAINTED CMU W/ BURNT SIENNA COLOR
- ③ POP-OUT PARAPET CAP IN CANDY RED
- ④ CONTROL JOINT
- ⑤ EXTERIOR LIGHTS
- ⑥ POSSIBLE SIGN LOCATION - UNDER SEPARATE PERMIT
- ⑦ 6" WIDE TRIM IN CANDY RED
- ⑧ 6" POP-OUT W/ BURNT SIENNA COLOR, STUCCO FINISH

TOP OF PARAPET
20'-0"

BOTTOM OF TRUSS
LOW SIDE
14'-3"

FINISH FLOOR
0'-0"

TOP OF POP-OUT
12'-4"

TOP OF PARAPET
20'-0"

BOTTOM OF TRUSS
LOW SIDE
14'-3"

FINISH FLOOR
0'-0"

EAST ELEVATION SCALE 1/8" = 1'-0"

TOP OF PARAPET
20'-0"

BOTTOM OF TRUSS
LOW SIDE
14'-3"

FINISH FLOOR
0'-0"

TOP OF PARAPET
20'-0"

FINISH FLOOR
0'-0"

NORTH ELEVATION SCALE 1/8" = 1'-0"

SOUTH ELEVATION SCALE 1/8" = 1'-0"

TOP OF PARAPET
20'-0"

BOTTOM OF TRUSS
LOW SIDE
14'-3"

FINISH FLOOR
0'-0"

WEST ELEVATION SCALE 1/8" = 1'-0"

GPA-5597
01/27/05 PC

RECEIVED
DEC 17 2004

THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF LAS VEGAS, NV. THE CITY ENGINEER'S OFFICE MUST APPROVE ANY CHANGES TO THE ORIGINAL PLAN AND SPECIFICATIONS.	
CONTRACTOR: EDWARD CONSTRUCTION 2400 HUNTER DR. LAS VEGAS, NV. 89110	
PROJECT: COOKSON USED AUTO SALES	
ELEVATIONS	
DATE: 5.24.04	DRAWN BY: P.B.
JOB NO.	CHECKED BY:
SHEET	10/11/01
A-2	



GPA-5597 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI
2400 HINKLE DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

16/DEC/2004

JUSTIFICATION LETTER:

APN# 139-26-508-002

GPA# 5597

For the property on 2400 Hinckel Dr. (Owens & Eastern):

- (1) I would like to change the zoning from SC to GC; I consider the GC to be more appropriate for this type of business.
- (2) I am requesting a rezoning from limit C1 to limit C2 because motor vehicle sale would be more appropriate in a C2 zoning district.
- (3) The property is much too small for this building, for this reason I need the following
WAIVERS:
 - a. Side setback – 5' where 10' required min.
 - b. Rear setback – 5' where 20' required min.
 - c. Foundation landscape – 0' where 6' required.
 - d. Perimeter landscape – 5' where 8' required (side/rear). *IN FRONT 8' where 15' is req.*
- (4) This project meets and supports all existing code and regulations as required by the City of Las Vegas.

Thanks You,
Carlos Codarini

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-5598 - REZONING RELATED TO GPA-5597 - PUBLIC HEARING -
APPLICANT/OWNER: CARLOS ALBERTO CODARINI - Request for a Rezoning
FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.17 acres
at 2400 Hinkle Drive (APN 139-26-508-002), Ward 5 (Weekly).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with NIGRO and STEINMAN voting NO

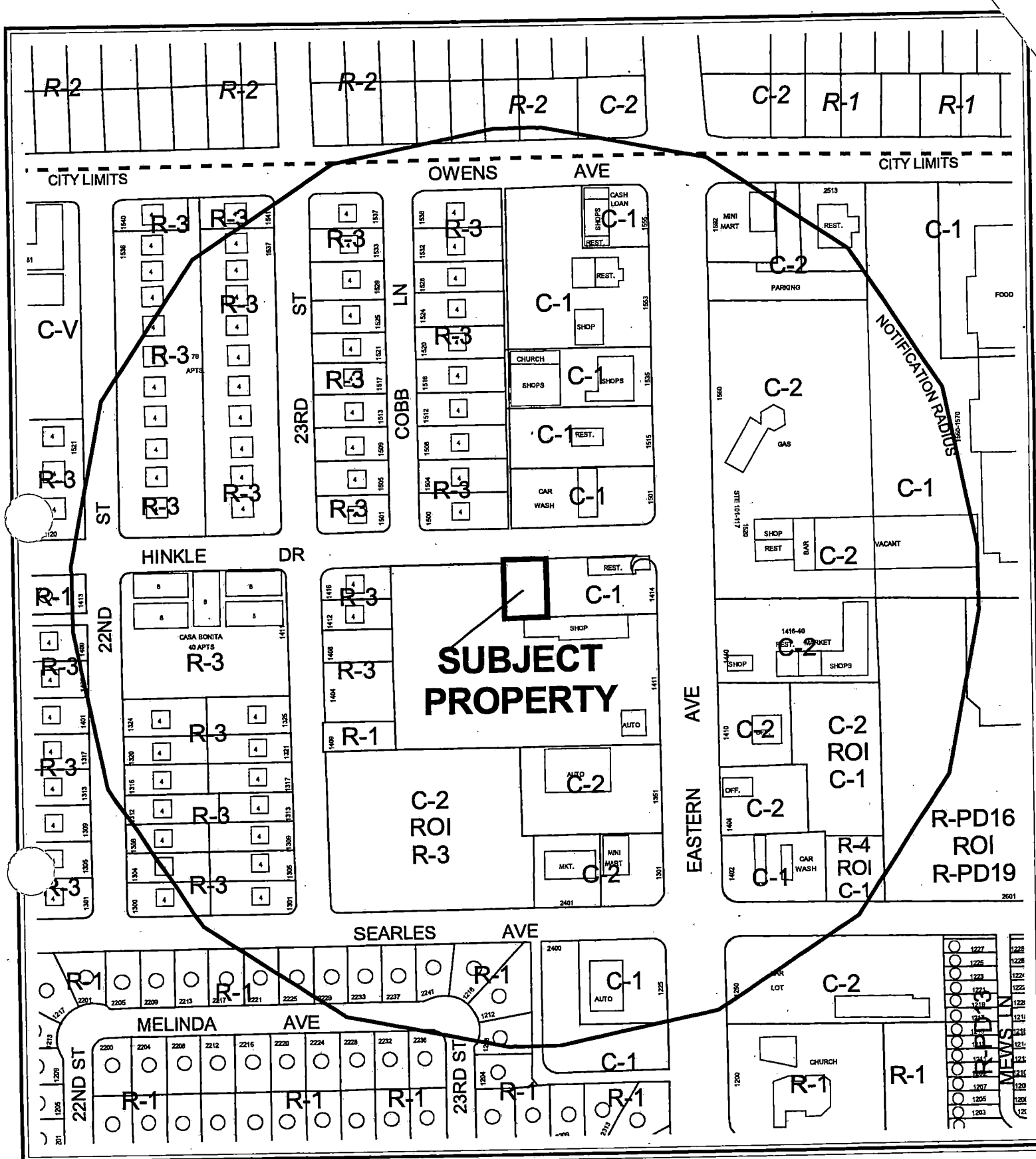
To be heard by City Council 3/02/2005

MINUTES:

See Item 21 [GPA-5597] for all related discussion on Item 21 [GPA-5597], Item 22 [ZON-5598], Item 23 [SUP-5600] and Item 24 [SDR-5599].

(6:57 – 7:02)/ (7:33 – 7:45)

1-2007/1-3880



CASE: ZON-5598

RADIUS: 750 FT

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

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



CASE: **ZON-5598**

RADIUS: 750 FT

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

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5598 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-55597) to a GC (General Commercial) land use designation on a portion of the site approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-5599) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional five feet of right-of-way for a total half-street width of 30 feet on Hinkle Drive prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
5. Construct all incomplete half-street improvements on Hinkle Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Extend public sewer in Hinkle Drive to the western edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

ZON-5598 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from C-1 (Limited Commercial) to C-2 (General Commercial) on 0.17 acres located at 2400 Hinkle Drive. Approval of this Rezoning request will allow the applicant to develop a used auto dealership on the subject site.

Related requests to change the General Plan land use designation (GPA-5597) from SC (Service Commercial) to GC (General Commercial), a Site Development Plan Review for the auto dealership (SDR-5699) and a Special Use Permit (SUP-5600) for used auto sales will also be reviewed concurrently.

B) Applicant's Justification

The applicant indicates this request is justified because the proposed plans for this location fit within the current development of the area.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous zoning history for this site.

B) Neighborhood Meetings

12/29/04 A neighborhood meeting sponsored by the applicant was held at the East Las Vegas Community Center located at 250 North Eastern Avenue. No residents attended this meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17 acres

ZON-5598 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

EXISTING LAND USE

Subject Property	Vacant
North	Car wash
South	Auto repair shop
East	Restaurant
West	Vacant

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	SC (Service Commercial)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	C-1 (Limited Commercial)
North	C-1 (Limited Commercial)
South	C-2 (General Commercial)
East	C-1 (Limited Commercial)
West	C-2 (General Commercial)

B) General Plan Compliance

The Southeast Sector Map of the General Plan designates the site as SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services. A related General Plan Amendment (GPA-5597) application seeks to change the land use designation of the site to GC (General Commercial). General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. The proposed C-2 (General Commercial) Zoning District is in conformance with the proposed GC (General Commercial) land use designation on the site.

FINDINGS

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

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

The subject site is currently designated SC [Service Commercial] on the Southeast Sector Map of the Las Vegas General Plan. The applicant has requested an amendment to the Southeast Sector Map to GC (General Commercial) for the subject site. While the requested Rezoning to C-2 (General Commercial) will be consistent with the requested General Plan designation for the site, the requested General Plan amendment will be inappropriate for the site and denial is recommended. For the same reasons of incompatibility between existing residential uses and potential commercial uses of the site, because of the spot zoning nature of the request, and the potential to induce commercial encroachment into an existing residential neighborhood, staff finds the requested Rezoning inappropriate and recommends denial.

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

The type of uses potentially allowable under the C-2 (General Commercial) zone will be more intense in nature than allowed uses with the existing zoning. These uses will not be compatible with the adjacent residential land uses and zoning districts to the north and west.

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

The proposed Rezoning and the proposed automobile dealership will not meet any identified need for such uses in the surrounding neighborhood. The proposed project is a regional rather than a local commodity, and can be located elsewhere in the City. Therefore, the requested Rezoning will not be responsive to existing community needs.

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

The subject site has access to Hinkle Drive, a 60-foot wide local street that is not adequate to meet the requirements of the proposed zoning district.

ZON-5598 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 88 [Mailed with GPA-5597, SUP-5600 and SDR-5599]

APPROVALS 0

PROTESTS 0

AR

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5598** APN: 139-26-508-002

Name of Property Owner: CARLOS A COBRINI

Name of Applicant: SME

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

Yes ~~X~~ No

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

City Official: _____

Partner(s): _____

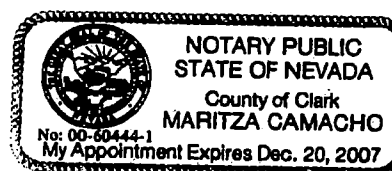
APN: _____

Signature of Property Owner/Authorized Agent: _____

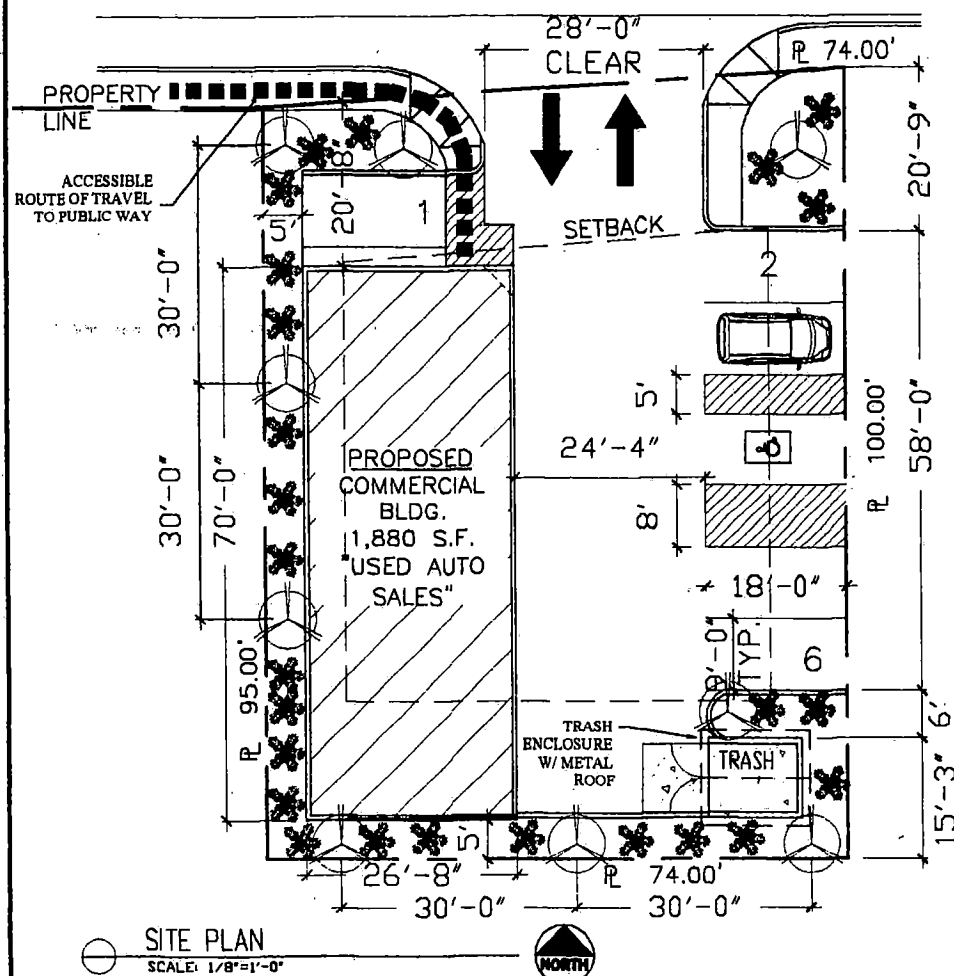
Print Name: CARLOS A CODARINI

Subscribed and sworn before me

This 16 day of August, 2007
Martyn Churasho
 Notary Public in and for said County and State



HINKLE

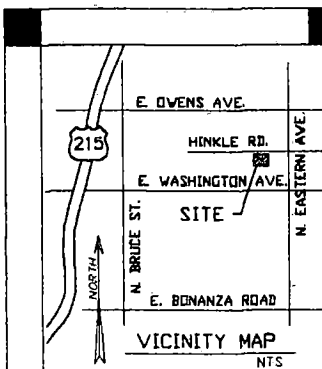


TRIF
 PINUS - "CHIEF PINE" EVERGREEN
 24" BOX - 1 PINUS @ 30' O.C.
 FOR SIDE AND REAR

SHRUBS
 PINUS - "CHIEF PINE" EVERGREEN
 5 GALLON (4) SHRUBS FOR EVERY 1 PINUS

GROUND COVER
 BERMUDA GRASS

The diagram shows a rectangular structure divided into three horizontal zones. The top zone is labeled 'ZONE = C-1' and contains the text '1179-00-200-000'. The middle zone is shaded with diagonal lines and is labeled 'ZONE = C-2' on both the left and right sides. The bottom zone is labeled 'ZONE = C-2' at the bottom center. To the right of the structure is a solid black circle labeled 'gate'.



OWNER:
CARLOS CODARINI

ELECTRICIAN:

PLUMBER:

MECHANICAL:

BUILDING CODE ANALYSIS

JURISDICTION:	CITY OF LAS VEGAS
SITE AREA:	0.17 ACRES
CODE:	2003 IBC, UHC, UPC, 2002 NEC, 98 AMSE 117.1
APN #:	139-26-308-002
PROJECT TYPE:	USED AUTO SALES
OCCUPANCY CLASS:	"B"
TYPE OF CONSTRUCTION:	V-B
BUILDING AREA:	1,880 SF.
SPRINKLER SYSTEM:	NO
OCCUPANT LOAD:	7 OCCUPANTS

PARKING ANALYSIS

<u>PARKING REQUIRED FOR USED AUTO SALES:</u>	
USED AUTO SALES = ONE SPACE PER 500 S.F.	
$1,000/500 = 4 \text{ SPACES}$	
TOTAL SPACES REQUIRED = 4 SPACES	
TOTAL SPACES PROVIDED = 6 SPACES	

SETBACKS

FRONT SETBACK: 20'
SIDES SETBACK: 10'
REAR SETBACK: 20'

SHEET INDEX

SP-1 SITE PLAN AND
LANDSCAPE PLAN

A-1 FLOOR PLAN
A-2 ELEVATIONS

ZON-5598
01/27/05 PC

RECEIVED
DEC 17 2004

FOR THE FIRST TIME IN THE HISTORY OF THE WORLD, THE UNITED STATES IS OFFERING TO SELL TO THE PEOPLE OF THE WORLD THE RIGHT TO BUY THE UNITED STATES.

**CONTRACTOR:
EDMUND CONSTRUCTION
& DEVELOPMENT
BY STATE CONTRACT U.S. (ARMED
AND DANGEROUS)**

REVISIONS

CONVENT USED AUTO SALES
2400 HICKLE DR.
LAS VEGAS, NV. 89110

INDEX

PLAN	P.B.
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DATE

DATE 5.20.

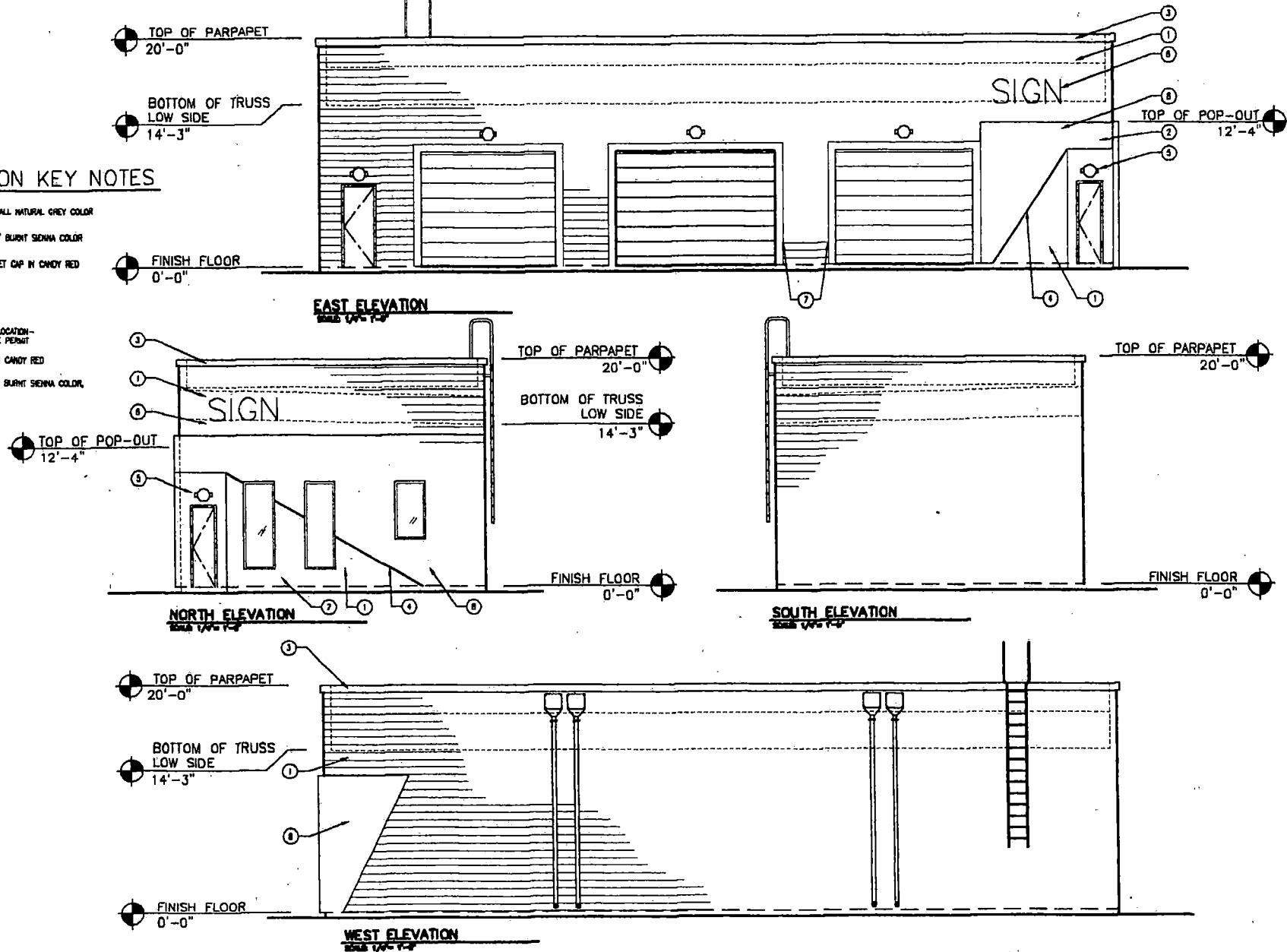
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2-1

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ELEVATION KEY NOTES

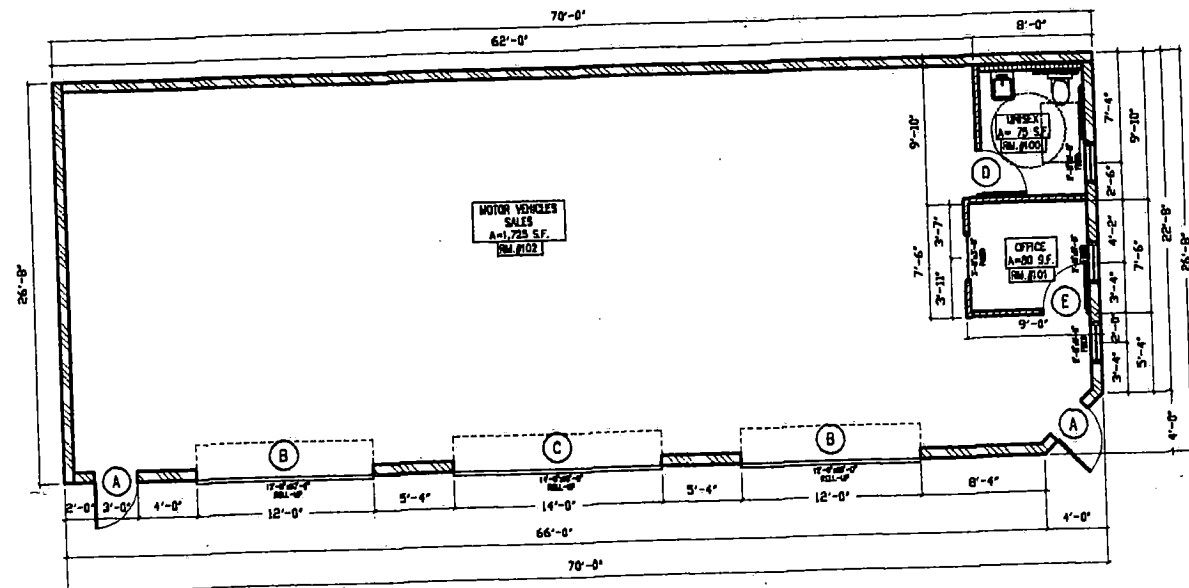
- ① EXPOSED CMU WALL NATURAL GREY COLOR
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- ⑤ EXTERIOR LIGHTS
- ⑥ POSSIBLE SIGN LOCATION - UNDER SEPARATE PERMIT
- ⑦ 8" WIDE TRIM IN CANDY RED
- ⑧ 8" POP-OUT W/ BURNT SIENNA COLOR, STUCCO FINISH



ZON-5598
01/27/05 PC

RECEIVED
DEC 17 2004

CONTRACTOR ELEVATIONS	
OWNER USED AUTO SALES 2400 HIGLEY DR. LAS VEGAS, NV. 89110	
DATE 5.24.04	BY P.B.
CHECKED BY	DATE
SHEET A-2	



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



OCCUPANT LOAD CALCULATION PER TABLE 1003.2.2.2					
USE OCCUPANCY	AREA S.F.	OCCUPANT LOAD FAC.	MAX. OCCUPANTS	EXIT NO.	EXIT PROVIDED
MOTOR VEHICLE SALES	1,725	200	8		
OFFICE	80	100	1		
RESTROOM	75	N/A	-		
TOTAL			9	1	1
POST SIGN "OCCUPANT LOAD" --- 7 MAX. OCCUPANTS					
NEAR MAIN ENTRY					
EGRESS WIDTH (I.B.C. TABLE 1003.2.2.2) = 3'-0" PROVIDE THEREFORE 1 EXIT REQUIRED					

THIS PLAN IS PREPARED AND SUBMITTED BY THE ARCHITECT FOR THE PURPOSES OF THE CITY OF LAS VEGAS, NV. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

CONTRACTOR
EVENING CONSTRUCTION
A DEVELOPMENT
11111 LAS VEGAS BLVD.
LAS VEGAS, NV 89135

REVISIONS

PROJECT
OCCUPANT USED AUTO SALES
3400 HUNTER DR.
LAS VEGAS, NV 89110

PROJECT

DATE 5.24.04
DRAWN BY P.B.
CHECKED BY

FLOOR PLAN

DATE 5.24.04
JOB NO.
SHEET

A-1

ZON-5598
01/27/05 PC

RECEIVED
DEC 17 2004



ZON-5598 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI
2400 HINKLE DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

16/DEC/2004

JUSTIFICATION LETTER:

APN# 139-26-508-002

GPA# 5597

For the property on 2400 Hinckel Dr. (Owens & Eastern):

- (1) I would like to change the zoning from SC to GC; I consider the GC to be more appropriate for this type of business.
- (2) I am requesting a rezoning from limit C1 to limit C2 because motor vehicle sale would be more appropriate in a C2 zoning district.
- (3) The property is much too small for this building, for this reason I need the following
WAIVERS:
 - a. Side setback – 5' where 10' required min.
 - b. Rear setback – 5' where 20' required min.
 - c. Foundation landscape – 0' where 6' required.
 - d. Perimeter landscape – 5' where 8' required (side/rear). *IN FRONT 3' where 15' IS REQ.*
- (4) This project meets and supports all existing code and regulations as required by the City of Las Vegas.

Thanks You,
Carlos Codarini

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**SUP-5600 - SPECIAL USE PERMIT RELATED TO GPA-5597 AND ZON-5598 -
PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI -
Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED)
USE at 2400 Hinkle Drive (APN 139-26-508-002), C-1 (Limited Commercial) Zone
[PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).**

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with NIGRO and STEINMAN voting NO

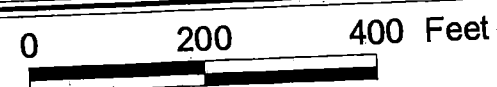
To be heard by City Council 3/02/2005

MINUTES:

See Item 21 [GPA-5597] for all related discussion on Item 21 [GPA-5597], Item 22 [ZON-5598], Item 23 [SUP-5600] and Item 24 [SDR-5599].

(6:57 – 7:02)/ (7:33 – 7:45)

1-2007/1-3880



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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5600 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Motor Vehicle Sales (Used) use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining items or devices shall be displayed upon the subject property or on any vehicle displayed for sale in the parking lot of the subject property.
4. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for Motor Vehicle Sales (Used) on 0.17 acres at 2400 Hinkle Drive. Approval of this request will allow the applicant to operate a used car lot on the subject site.

Related requests to change the General Plan land use designation (GPA-5597) of the property from SC (Service Commercial) to GC (General Commercial), to change the zoning to C-2 (General Commercial) (ZON-5598), and a Site Development Plan Review for the auto dealership (SDR-5599) will also be reviewed concurrently.

B) Applicant's Justification

The applicant indicates this request is justified because the proposed plans for this location fit within the current development of the area.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous zoning history for this site.

B) Neighborhood Meetings

12/29/04 A neighborhood meeting sponsored by the applicant was held at the East Las Vegas Community Center located at 250 North Eastern Avenue. No residents attended this meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17 acres

SUP-5600 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

EXISTING LAND USE

Subject Property	Vacant
North	Car wash
South	Auto repair shop
East	Restaurant
West	Vacant

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	SC (Service Commercial)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	C-1 (Limited Commercial)
North	C-1 (Limited Commercial)
South	C-2 (General Commercial)
East	C-1 (Limited Commercial)
West	C-2 (General Commercial)

B) General Plan Compliance

The Southeast Sector Map of the General Plan designates the site as SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. The proposed companion C-2 (General Commercial) Zoning District request is in conformance with the proposed GC (General Commercial) land use designation on the site, and allows the proposed use with the approval of a Special Use Permit.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

AR

SUP-5600 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	NA	0.17 ac	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	5 Feet	N
• Rear	20 Feet	5 Feet	N
Max. Lot Coverage	50 %	25%	Y
Max. Building Height	NA	One story, 20 feet	Y
Trash Enclosure	1	1	Y

The subject site does not meet the minimum side and rear setback requirements, and a waiver has been requested as a part of the companion Site Development Plan Review (SDR-5599).

A2) Residential Adjacency Standards

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

The proposed auto dealership building complies 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	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Motor Vehicle Sales	1,880 SF.	1/500GFA	4	1	5	1

The proposed auto dealership complies with the parking standards.

A4) Landscape and Open Space Standards

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

AR

SUP-5600 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	1 Trees	1 Trees
Buffer:	1 Trees 20 Linear Feet	18 Trees	8 Trees
Min. Zone Width	8 feet		5 feet

A condition of approval of the related Site Development Plan Review (SDR-5599) will require additional landscaping to be added to meet these Code requirements.

B) General Analysis and Discussion

• Zoning

The property is the subject of a related rezoning to C-2 (General Commercial). Motor Vehicle Sales (Used) requires a Special Use Permit in this district, subject to the conditions listed below.

• Use

Motor Vehicle Sales (Used) is defined by Title 19 as a facility or area used primarily for the display of used automobiles, motorcycles and motor scooters. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

Due to the proximity of residential development to the subject site, used auto sales is not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development.

• Conditions

Pursuant to Title 19.04.040, the following conditions are placed on the Motor Vehicle Sales (Used) use. If any of these conditions are unable to be fulfilled, a Special Use Permit is required.

1. The minimum site area shall be twenty five thousand square feet.

SUP-5600 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. Openings in service bays shall not face public rights-of way and shall be designed to minimize the visual intrusion into adjoining properties.
6. Accessory automobile rental is permitted.

FINDINGS

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

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

The proposed used car sales lot will be too intense of a commercial use to be located in close proximity to residential land uses.

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

There are no physical constraints to the location of the proposed used car sales and auto dealer inventory storage on the subject site. However, locating a used automobile dealership operation on this site will be incompatible with nearby residential land uses, and therefore denial of this request as part of the larger dealership request is recommended.

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

The subject site has access to Hinkle Drive, a 60-foot wide local street that is not adequate to meet the requirements of the proposed zoning district.

SUP-5600 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 88 [Mailed with GPA-5597, ZON-5598 and SDR-5599]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-5600** APN: 139-26-508-002

Name of Property Owner: CARLOS A COSARINI

Name of Applicant: CSME

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

Yes

~~No~~

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

City Official: _____

Partner(s): _____

APN: _____

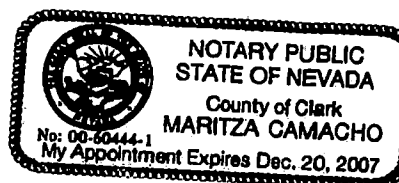
Signature of Property Owner/Authorized Agent: X

Print Name: CARLOS A. CODARINI

Subscribed and sworn before me

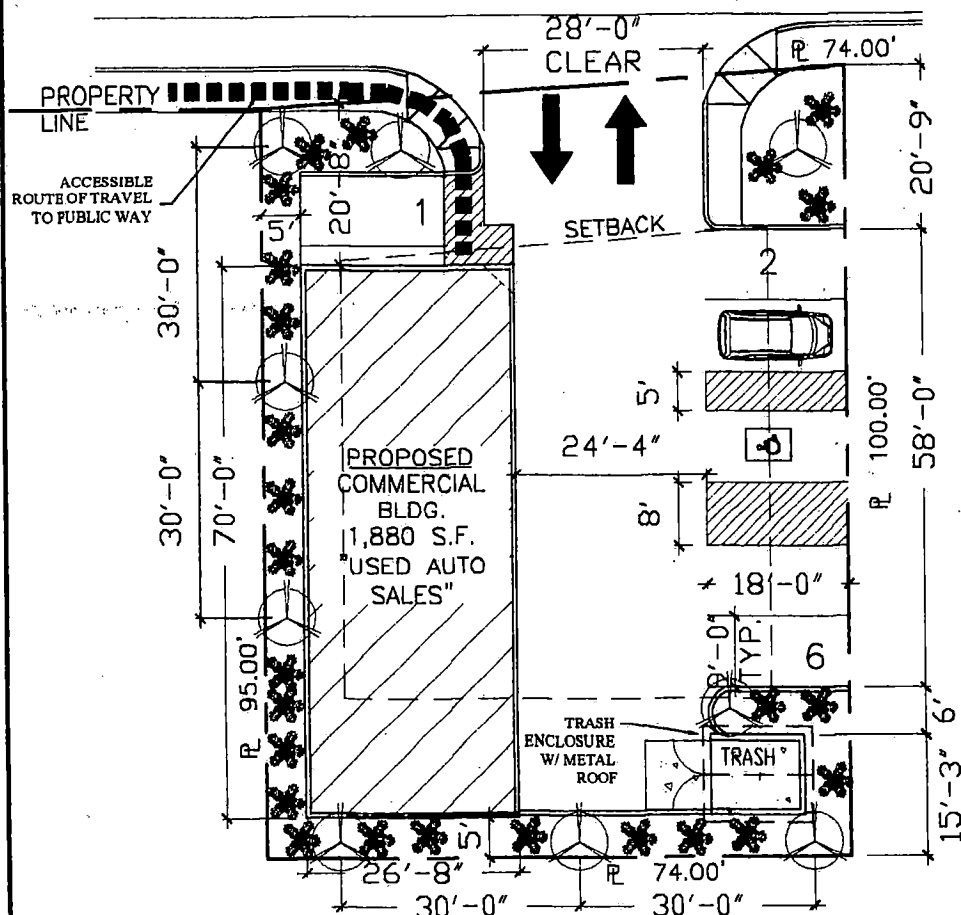
This 16 day of August, 2007,

Notary Public in and for said County and State

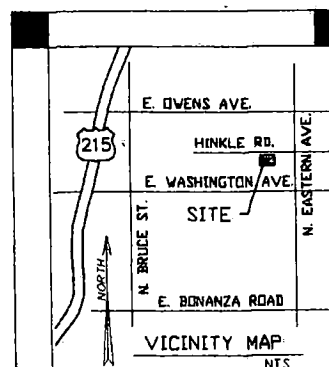
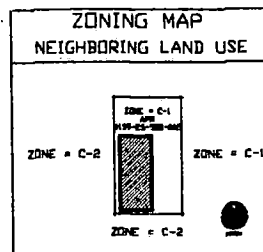
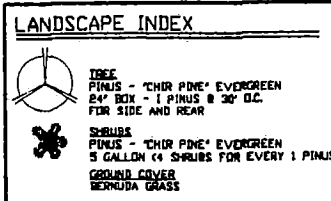


CC COMMERCIAL BUILDING / USED AUTO SALES

HINKLE



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



Edverg Construction and Development

GENERAL CONTRACTOR
LICENCE # 52630

16 W. PACIFIC, SUITE #2, HENDERSON, NEVADA
PH: (702) 348-7815 - FAX: (702) 450-0962

OWNER:
CARLOS CODARINI

ELECTRICIAN:

PLUMBER:

MECHANICAL:

BUILDING CODE ANALYSIS

JURISDICTION: CITY OF LAS VEGAS
SITE AREA = 0.17 ACRES
CODE: 2003 IBC, UMC, UPC, 2002 NEC, 98 AMST 117.1
APN #: 139-26-500-002
PROJECT TYPE: USED AUTO SALES
OCCUPANCY CLASS: 'B'
TYPE OF CONSTRUCTION: V-B
BUILDING AREA: 1,880 S.F.
SPRINKLER SYSTEM: NO
OCCUPANT LOAD: 7 OCCUPANTS

PARKING ANALYSIS

PARKING REQUIRED FOR USED AUTO SALES:
USED AUTO SALES = ONE SPACE PER 500 S.F.
1,880/500 = 4 SPACES
TOTAL SPACES REQUIRED = 4 SPACES
TOTAL SPACES PROVIDED = 6 SPACES

SETBACKS

FRONT SETBACK: 20'
SIDES SETBACK: 10'
REAR SETBACK: 20'

SHEET INDEX

SP-1 SITE PLAN AND LANDSCAPE PLAN
A-1 FLOOR PLAN
A-2 ELEVATIONS

THIS PLAN AND SPECIFICATIONS ARE PREPARED BY EDVERG CONSTRUCTION AND DEVELOPMENT FOR THE CONSTRUCTION OF AN IMPROVEMENT TO THE EXISTING LOT AND SHALL BE USED IN ACCORDANCE WITH THE CITY OF LAS VEGAS DESIGN STANDARDS.

EDVERG CONSTRUCTION AND DEVELOPMENT

REVISIONS

OWNER: USED AUTO SALES
2400 HINKLE DR.
LAS VEGAS, NV 89110

PROJECT

DRAWN BY: P.B.
CHECKED BY:

DATE: 5.20.04
JOB NO.
SHEET

SP-1

SUP-5600
01/27/05 PC

RECEIVED
DEC 17 2004

ELEVATION KEY NOTES

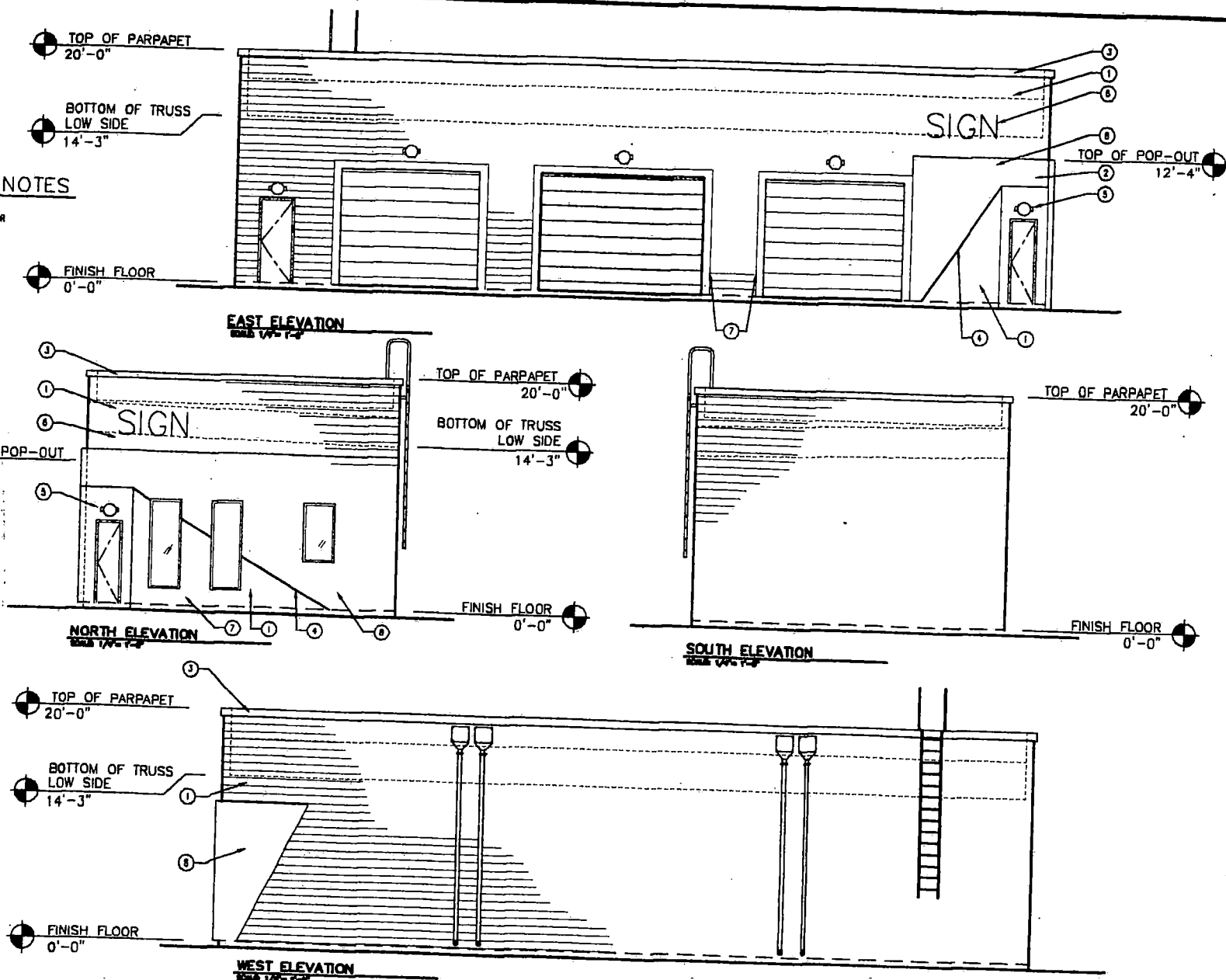
- ① EXPOSED CMU WALL NATURAL GREY COLOR
- ② PAINTED CMU W/ BURNT SIENNA COLOR
- ③ POP-OUT PARAPET CAP IN CANDY RED
- ④ CONTROL JOINT
- ⑤ EXTERIOR LIGHTS
- ⑥ POSSIBLE SIGN LOCATION - UNDER SEPARATE PERMIT
- ⑦ 6" WOV. TRIM IN CANDY RED
- ⑧ 6" POP-OUT W/ BURNT SIENNA COLOR, STUCCO FINISH

TOP OF PARAPET
20'-0"

BOTTOM OF TRUSS
LOW SIDE
14'-3"

FINISH FLOOR
0'-0"

TOP OF POP-OUT
12'-4"



SUP-5600

01/27/05 PC

RECEIVED
DEC 17 2004

THESE PLANS ARE PREPARED AND ISSUED BY THE ARCHITECT AS AN INSTRUMENT OF SERVICE. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CONTRACTOR: EDWARD CONSTRUCTION
ARCHITECT: JAMES H. HARRIS, INC.
DATE: 01-27-05

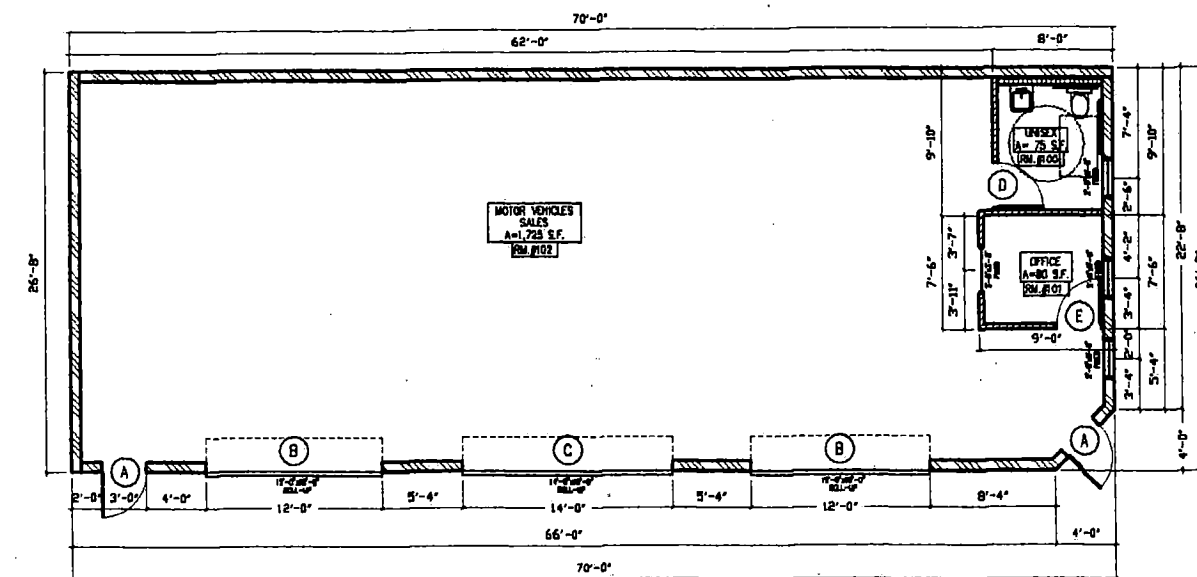
REVISIONS

COMMON USED AUTO SALES
2400 HARKLE DR.
LAS VEGAS, NV. 89110

PROJECT

ELEVATIONS

DATE: 5.24.04
JOB NO:
SHEET: A-2
OF: 10



OCCUPANT LOAD CALCULATION PER TABLE 1003.2.2.2					
USE OCCUPANCY	AREA S.F.	OCCUPANT LOAD FAC.	MAX. OCCUPANTS	EXIT REQ.	EXIT PROVIDED
USE OCCUPANCY FOR MOTOR VEHICLE SALES:					
MOTOR VEHICLE SALES	1,725	300	6		
OFFICE	80	100	1		
RESTROOM	75	N/A	-		
TOTAL	1,880		7	1	1
POST SIGN "OCCUPANT LOAD" --- 7 MAX. OCCUPANTS NEAR MAIN ENTRY					
EGRESS WIDTH (I.B.C. TABLE 1003.2.3) * 48" x 7' 11 1/2" REQ. - 34" PROVIDED THEREFORE 1 EXIT REQUIRED					

THIS PLAN IS PREPARED AND SUBMITTED FOR THE CONTRACTOR'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR.

CONTRACTOR: **EDWARDS CONSTRUCTION & DEVELOPMENT, INC.**
11111 W. 11TH AVE., SUITE 100
DENVER, CO 80233

REVISIONS:

PROJECT: **CODARON USED AUTO SALES**
2400 HARKLE DR.
LAS VEGAS, NV 89110

DRAWN BY: **P.B.**
CHECKED BY: **P.B.**

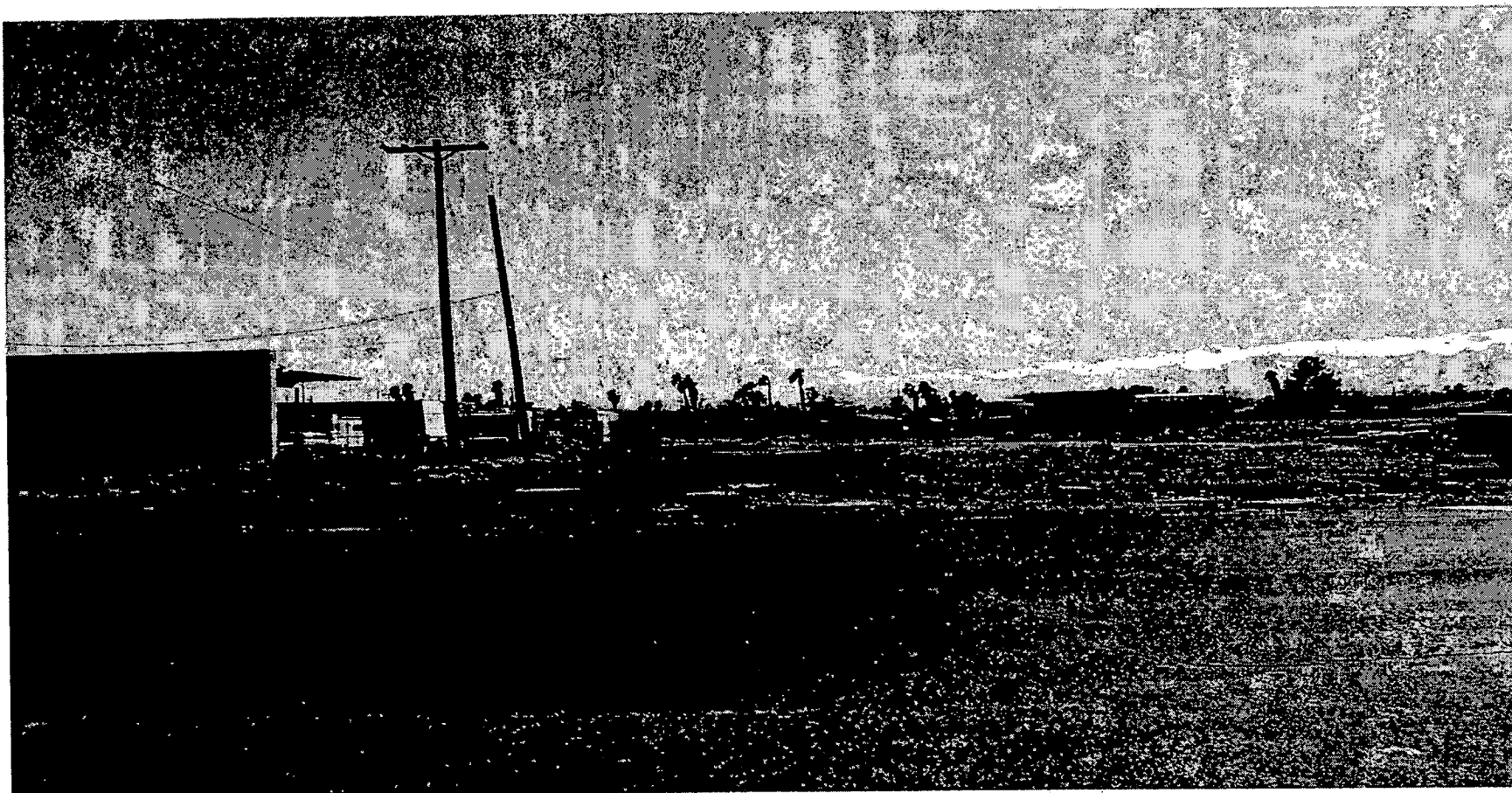
DATE: **5.24.04**

JOB NO: **52404**

SHEET: **A-1**

OF: **2** sheets

SUP-5600 RECEIVED
01/27/05 PC DEC 17 2004



SUP-5600 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI
2400 HINKLE DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

16/DEC/2004

JUSTIFICATION LETTER:

APN# 139-26-508-002

GPA# 5597

For the property on 2400 Hinckel Dr. (Owens & Eastern):

- (1) I would like to change the zoning from SC to GC; I consider the GC to be more appropriate for this type of business.
- (2) I am requesting a rezoning from limit C1 to limit C2 because motor vehicle sale would be more appropriate in a C2 zoning district.
- (3) The property is much too small for this building, for this reason I need the following WAIVERS:
 - a. Side setback – 5' where 10' required min.
 - b. Rear setback – 5' where 20' required min.
 - c. Foundation landscape – 0' where 6' required.
 - d. Perimeter landscape – 5' where 8' required (side/rear). *IN FRONT 3' where 15' is req.*
- (4) This project meets and supports all existing code and regulations as required by the City of Las Vegas.

Thanks You,
Carlos Codarini

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-5599 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5597, ZON-5598, AND SUP-5600 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI - Request for a Site Development Plan Review FOR A PROPOSED 1,880 SQUARE-FOOT COMMERCIAL BUILDING AND WAIVERS TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED; A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED; AND OF PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with NIGRO and STEINMAN voting NO

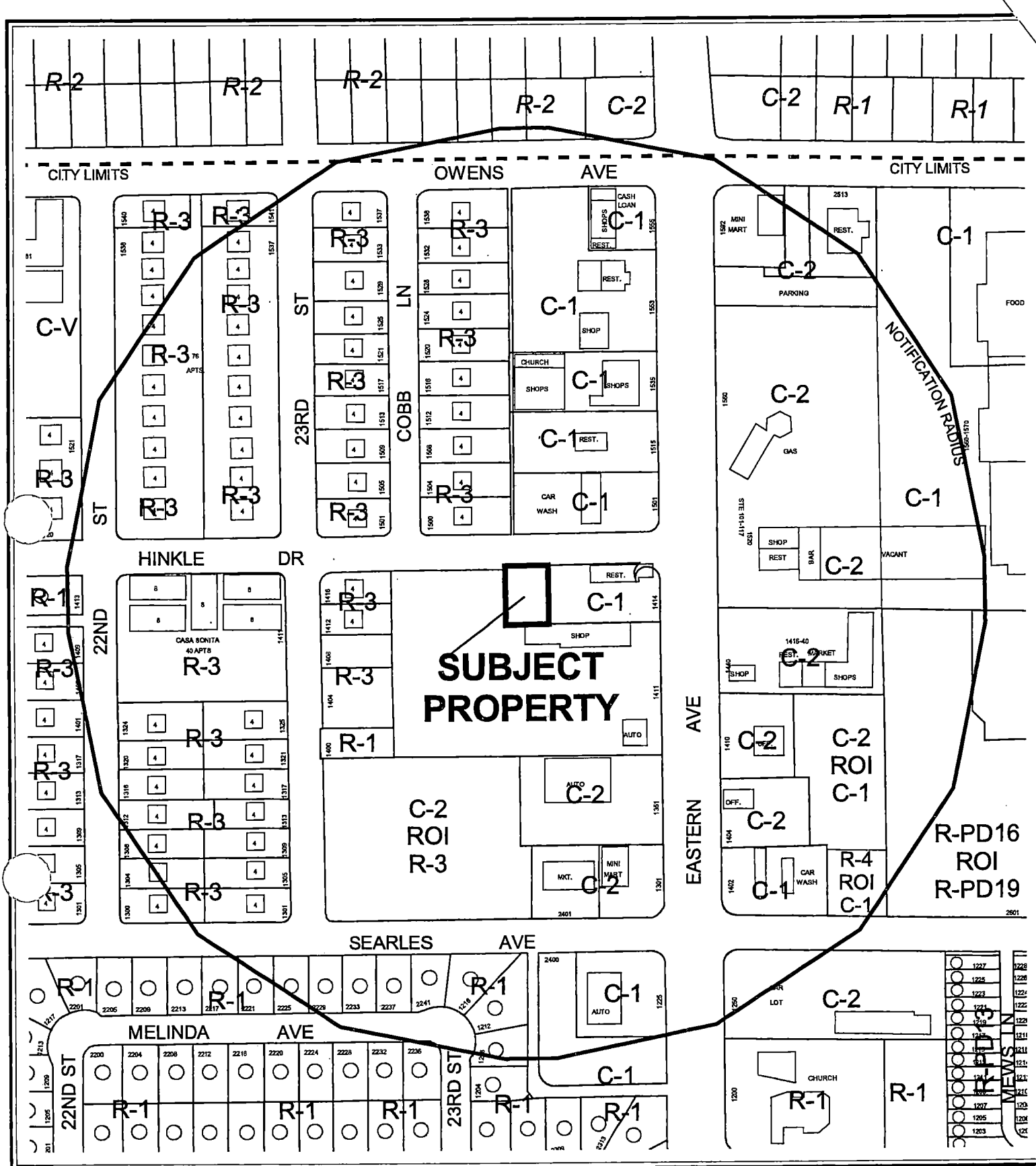
To be heard by City Council 3/02/2005

MINUTES:

See Item 21 [GPA-5597] for all related discussion on Item 21 [GPA-5597], Item 22 [ZON-5598], Item 23 [SUP-5600] and Item 24 [SDR-5599].

(6:57 – 7:02)/ (7:33 – 7:45)

1-2007/1-3880



CASE: **SDR-5599**

RADIUS: 750 FT

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

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5599 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the submitted site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised so that the structure complies with setback requirements. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit.
4. The approval of the requested waivers for the reduction of perimeter landscaping and side and rear yard setbacks.
5. The landscape plan shall be revised to provide minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within eight foot wide planters along all property lines. The use of turf shall be limited to 12.5% of all landscape areas on the site.
6. The required landscaping and a permanent underground sprinkler system shall be installed as required and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. The elevation drawings shall be revised to provide a building exterior which meets the intent of Chapter 19.08.045 of the Zoning Code as determined by staff. The elevation drawings shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit.
8. Prior to the submittal of a building permit, the applicant shall meet with staff of the Planning and Development Department 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.

SDR-5599 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Any on-site trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.045, and an illustration of the enclosure shall be shown on the site plan.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. All City code requirements and design standards of all City departments must be satisfied.

Public Works

13. 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.
14. Site development to comply with all applicable conditions of approval for ZON-5598 and all other applicable site related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 1,880 square-foot auto dealership and waivers to allow a five-foot side yard setback where 10 feet is the minimum required; a five-foot rear yard setback where 20 feet is the minimum required; and of perimeter and foundation landscaping requirements on 0.17 acres located at 2400 Hinkle Drive.

Related requests to change the General Plan land use designation (GPA-5597) of the property from SC (Service Commercial) to GC (General Commercial), a rezoning to C-2 (General Commercial) (ZON-5598), and a Special Use Permit (SUP-5600) for used auto sales will also be reviewed concurrently.

B) Applicant's Justification

The applicant indicates this request is justified because the proposed plans for this location fit within the current development of the area.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous zoning history for this site.

B) Neighborhood Meetings

12/29/04 A neighborhood meeting sponsored by the applicant was held at the East Las Vegas Community Center located at 250 North Eastern Avenue. No residents attended this meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17 acres

SDR-5599 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

EXISTING LAND USE

Subject Property	Vacant
North	Car wash
South	Auto repair shop
East	Restaurant
West	Vacant

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	SC (Service Commercial)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	C-1 (Limited Commercial)
North	C-1 (Limited Commercial)
South	C-2 (General Commercial)
East	C-1 (Limited Commercial)
West	C-2 (General Commercial)

B) General Plan Compliance

The Southeast Sector Map of the General Plan designates the site as SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. The proposed C-2 (General Commercial) Zoning District and the proposed site plan conforms to the proposed GC (General Commercial) land use designation subject to approval of the requested waivers and design changes identified by condition.

PROJECT DESCRIPTION

The site plan indicates the auto dealership building is proposed for the west portion of the site, with the remainder of the parcel proposed to be paved for parking. A 28-foot wide driveway provides access to Hinkle Drive. An eight foot wide landscape planter is provided along the north property line, with five foot wide planters with 24 inch box trees spaced at 30 feet on

SDR-5599 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

center are provided along the south and west property lines. No landscaping is provided along the east property line. A six-foot wide landscape island with two 24-inch box trees is shown in the parking area. The elevations indicate the building exterior will consist of gray concrete blocks.

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	NA	0.17 ac	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	N
• Side	10 Feet	5 Feet	N
• Rear	20 Feet	5 Feet	N
Max. Lot Coverage	50 %	25%	Y
Max. Building Height	NA	One story, 20 feet	Y
Trash Enclosure	1	1	Y

The subject site does not meet the minimum side and rear setback requirements, and a waiver has been requested to provide relief from this requirement.

A2) Residential Adjacency Standards

The proposed auto dealership building complies with the Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

SDR-5599 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Motor Vehicle Sales	1,880 SF.	1/500GFA	4	1	5	1

The proposed auto dealership complies with all applicable Title 19 parking standards.

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	1 Trees	1 Trees
Buffer:	1 Trees 20 Linear Feet	18 Trees	8 Trees
Min. Zone Width	8 feet		5 feet

A condition of approval of this Site Development Plan Review will require additional landscaping to be added to meet these Code requirements.

B) General Analysis and Discussion

• **Zoning**

The property is the subject of a related rezoning to C-2 (General Commercial) and a Special Use Permit for Motor Vehicle Sales (Used).

• **Site Plan**

The applicant is seeking a waiver of the side and rear setback requirements. Because this indicates that the site is being overbuilt, staff has included a condition, which requires that the structure be redesigned in such a way as to comply with setback requirements.

• **Waivers**

The applicant is seeking waivers for the reduction of perimeter landscaping and required minimum setbacks. The landscape waiver request is to allow a five-foot landscape buffer where eight feet is required, and for eight perimeter trees where 18 are required. The applicant is also seeking a waiver for a five-foot side yard setback where 10 feet is the

minimum required, and a five-foot rear yard setback where 20 feet is the minimum required. Since this indicates that the site is being overbuilt, staff has included a condition, which requires that the structure be redesigned in such a way as to comply with landscape requirements.

- Elevation

Chapter 19.08.045 of the Zoning Code requires that building design shall incorporate patterns and materials that provide visual interest. Staff finds that the gray concrete block exterior proposed by the applicant does not comply with this requirement and has included a condition, which addresses this issue.

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 used car lot will be too intense for the site, in relation to the residential uses to the north and west.

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 structure could be redesigned in such a manner as to comply with the perimeter buffer requirements of Title 19.12 of the Zoning Code, which requires an eight-foot wide planter along all property lines of this site. Additionally, the applicant has also requested a waiver of the side and rear setback requirements. Denial of this request is recommended, as it demonstrates the potential over-building of the site by not being able to conform to setback requirements.

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

The subject site has access to Hinkle Drive, a 60-foot wide local street which is not adequate to meet the requirements of the proposed zoning district.

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

The concrete block is not an appropriate material for the building exterior. Excluding the deficiencies discussed above in the landscape standards, the landscape materials proposed are appropriate for 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;"**

Chapter 19.08.045 of the Zoning Code requires that building design shall incorporate patterns and materials that provide visual interest. The gray concrete block exterior proposed by the applicant does not comply with this requirement and a condition of approval has been added to addresses this issue.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 88 [Mailed with GPA-5597, ZON-5598 and SUP-5600]

APPROVALS 0

PROTESTS 0



Case Number: **SDR-5599** APN: 139-26-508-002
Name of Property Owner: CARLOS A CODRINI
Name of Applicant: SME

 Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

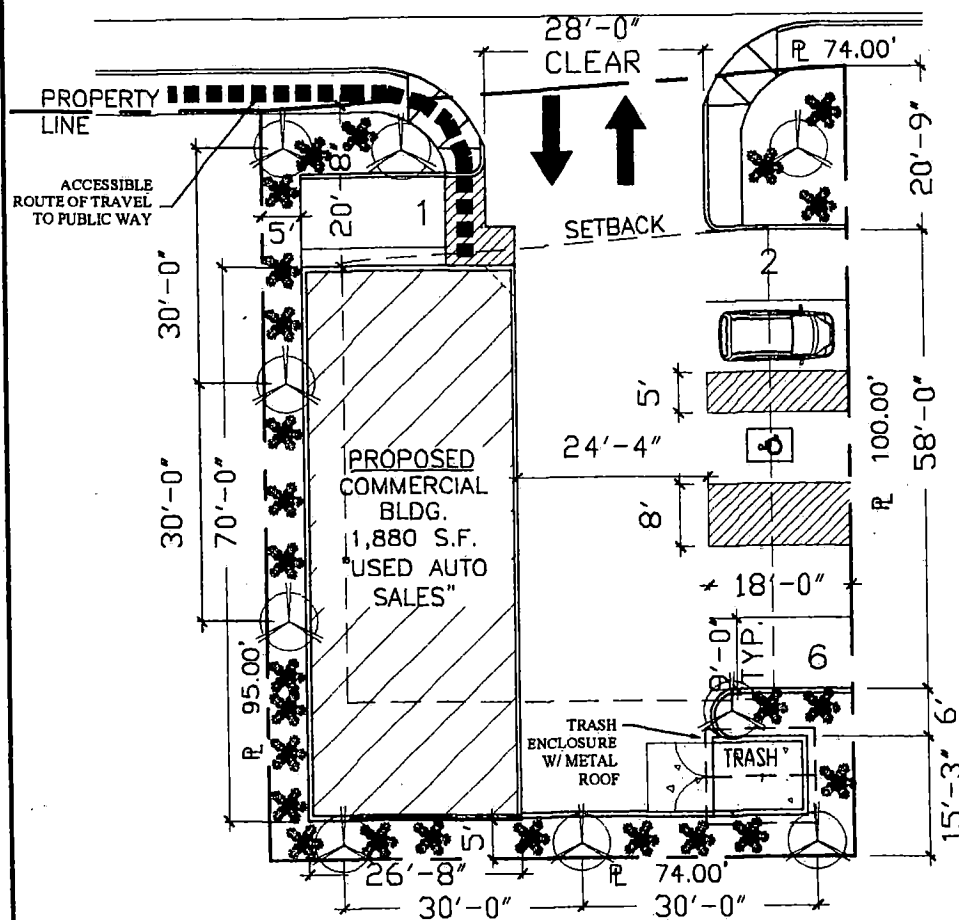
Print Name: CARLOS A. CODRINI

Subscribed and sworn before me

This 14 day of Sept., 2007
Shirley Sue Ash
 Notary Public in and for said County and State



HINKLE



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

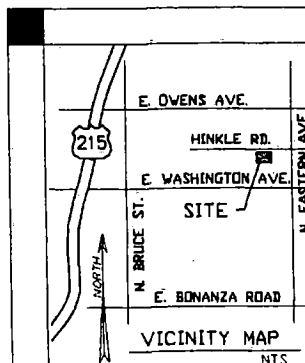
TREE
PINUS - 'CHR PINE' EVERGREEN
24" BOX - 1 PINUS @ 30" O.C.
FOR SIDE AND REAR

SHRUB
PINUS - 'CHR PINE' EVERGREEN
5 GALLON (4 SHRUBS FOR EVERY 1 PINUS)

GROUND COVER
HEMULIDA GRASS

Diagram of a rectangular structure with labels:

- Top: ZONE = C-1
- Left: ZONE = C-2
- Bottom: ZONE = C-2
- Right: A shaded rectangular area.



GENERAL CONTRACTOR
LICENCE # 52630

16 W. PACIFIC, SUITE #2, HENDERSON, NEVADA.
PH: (702) 348-7815 - FAX: (702) 450-0962

CARLOS CODARINI

ELECTRICIAN:

PLUMBER:

MECHANICAL:

SETBACKS

JURISDICTION:	CITY OF LAS VEGAS
SITE AREA =	0.17 ACRES
CODE:	9002 1BC. UPL. UPIC. 200P. NEG. 90S ANSL 117.1
APN IN	139-26-208-002
PROJECT TYPE:	USED AUTO SALES
OCCUPANCY CLASS:	'B'
TYPE OF CONSTRUCTION:	V-B
BUILDING AREA:	1,880 SF.
SPRINKLER SYSTEM:	NO
OCCUPANT LOAD	7 OCCUPANTS

FRONT SETBACK: 20'
SIDES SETBACK: 10'
REAR SETBACK: 20'

SHEET INDEX

SP-1 SITE PLAN AND
LANDSCAPE PLAN

A-1 FLOOR PLAN
A-2 ELEVATIONS

PARKING ANALYSIS

PARKING REQUIRED FOR USED AUTO SALES: USED AUTO SALES = ONE SPACE PER 500 S.F. $1,000/500 = 4 \text{ SPACES}$ TOTAL SPACES REQUIRED= 4 SPACES	
TOTAL SPACES PROVIDED = 6 SPACES	

SDR-5599
01/27/05 PC

RECEIVED
DEC 17 2004

THESE PLANS ARE FORWARDED AND CARRIED BY THE CARRIER AT AN EXPENSE TO BE BORNE BY THE USER OF THE SERVICE AND CANNOT BE USED FOR ANY OTHER PURPOSES.

**CONTRACTOR
EARTH CONSTRUCTION
& DEVELOPMENT**
BY JOHN C. HARRIS, JR., JR.
IN THE FIELD OF
CONSTRUCTION, BY THE

REVISIONS

**LOWEN USED AUTO SALES
2400 HEDGE DR.
LAS VEGAS, NV. 89110**

100

PLAN	P.B. BY:
------	-------------

SCAPE	DRAY	CHECK
-------	------	-------

D LAY

WING TIT SITE

DATE 5.20.1
JOB NO.
SHEET

of sh



SDR-5599 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI
2400 HINKLE DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

16/DEC/2004

JUSTIFICATION LETTER:

APN# 139-26-508-002

GPA# 5597

For the property on 2400 Hinckel Dr. (Owens & Eastern):

- (1) I would like to change the zoning from SC to GC; I consider the GC to be more appropriate for this type of business.
- (2) I am requesting a rezoning from limit C1 to limit C2 because motor vehicle sale would be more appropriate in a C2 zoning district.
- (3) The property is much too small for this building, for this reason I need the following
WAIVERS:
 - a. Side setback – 5' where 10' required min.
 - b. Rear setback – 5' where 20' required min.
 - c. Foundation landscape – 0' where 6' required.
 - d. Perimeter landscape – 5' where 8' required (side/rear). *IN FRONT 3' where 15' is REQ.*
- (4) This project meets and supports all existing code and regulations as required by the City of Las Vegas.

Thanks You,
Carlos Codarini

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**GPA-5612 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT:
CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA**

- Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 2/10/2005 Planning Commission meeting

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 25 [GPA-5612], Item 26 [ZON-5613] and Item 27 [SDR-5614].

GARY LEOBOLD, Planning & Development, gave an overview of the application. Staff felt the General Plan Amendment request was appropriate, as there are other adjacent public facilities. In addition, the Civic (C-V) zoning compliments the Public Facilities (PF) land use.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 25 – GPA-5612

MINUTES – Continued:

The site plan reflected an access road along the western/southern edge of the school site. Staff felt that one of the conditions would alleviate any conflict with the equestrian and park facility to the south/east. In addition, there are handicapped parking spaces that must be revised to comply with our Code requirements. The applicant requested the deletion of Condition 2 on Item 27 and staff concurred.

CAROL BAILEY, Clark County School District, 4212 Eucalyptus Annex, Las Vegas, along with ROBIN CAULIFIELD, JMA Architects, appeared on behalf of the applicant and concurred with staff's conditions.

STAN KOPEC, 8228 Fulton Ranch Road, TINA SNYDER, 8308 Fulton Ranch Road and JEFF ROTH, 8304 Fulton Ranch Road, all did not object to the proposed school. However, they expressed some concerns, which included the proposed access road that would be alongside the residents' rear wall west of the proposed site. They felt this driveway location would only be an invitation to trouble with individuals hanging out and being mischievous. In addition, the residents would like for the buses to drop off and pick up the children off of Bradley Road, which could alleviate some of the traffic congestion on Horse Drive.

MS. BAILEY responded that they would like to continue working with the residents in finding solutions to their concerns. She also pointed out that their goal is to not duplicate a problem they previously had with another elementary school in having a single-sided school. The applicant proposed to have denser landscaping with larger boulders on the side adjacent to the residents' homes, which would prevent any type of walkway in that area. There would also be a temporary gate on the site during the hours the school is not in use. The applicant also proposed allowing the flow of traffic through the rear of the proposed school to prevent stacking.

MS. BAILEY used the overhead to show and explain to VICE CHAIRMAN TRUESDELL what a single-sided school is. She referenced Heckerthorn Elementary School, where the buses entering and exiting on one side only. This resulted in many complaints from adjacent neighborhoods concerning the traffic congestion in front of this school. VICE CHAIRMAN TRUESDELL understood the residents' concerns and preferred having the drop off/pick up point in an area that is more visible, such as on Bradley Road, for safety reasons and to alleviate traffic congestion.

MR. CAULIFIELD clarified for VICE CHAIRMAN TRUESDELL that the traffic congestion at Heckerthorn Elementary School is not due to the buses. The problem occurs when you have a single entry site with parents picking up and dropping off their children, it tends to completely shut down the traffic flow on the roadway in front of the school. The majority of schools have at least two access points available on site and when the queuing line gets backed up, parents will start to drop off their children anywhere. VICE CHAIRMAN TRUESDELL responded that if

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 25 – GPA-5612

MINUTES – Continued:

the cul-de-sac were on the opposite side of the school, there would be two drop off points. In turn, the access point on the western side of the school would not be necessary and would alleviate some concerns.

COMMISSIONER STEINMAN questioned the access to Bradley Road from an adjacent property, which is a future equestrian site. In addition, he wondered why the access road could not be gated after school hours and on weekends. MS. BAILEY responded that the proposed school would be open to uses within the community for park and school, so the equestrian park also utilizes the school's ball fields. It is uncertain at this time who would be responsible for maintenance. COMMISSIONER STEINMAN'S opinion was that the school should not have 24-hour access. MS. BAILEY continued by stating the City allows them to cross the property in exchange of use of their ball fields and they cohabitate on this entire site. DEPUTY CITY ATTORNEY BRYAN SCOTT added that the agreement is probably an easement for egress/ingress at the subject site.

COMMISSIONER McSWAIN suggested having the access point on the east side of the subject site. She empathized with the residents and thought it was unfair to create a situation where vehicles could park alongside their rear wall. She believed there was a win-win solution for all parties involved. CHAIRMAN NIGRO concurred and asked if having the access point on the east side would create a traffic problem on Bradley Road and Horse Drive. Rick Schroder, Public Works Department, responded that there may be some impact on the driveway on the north side of Horse Drive.

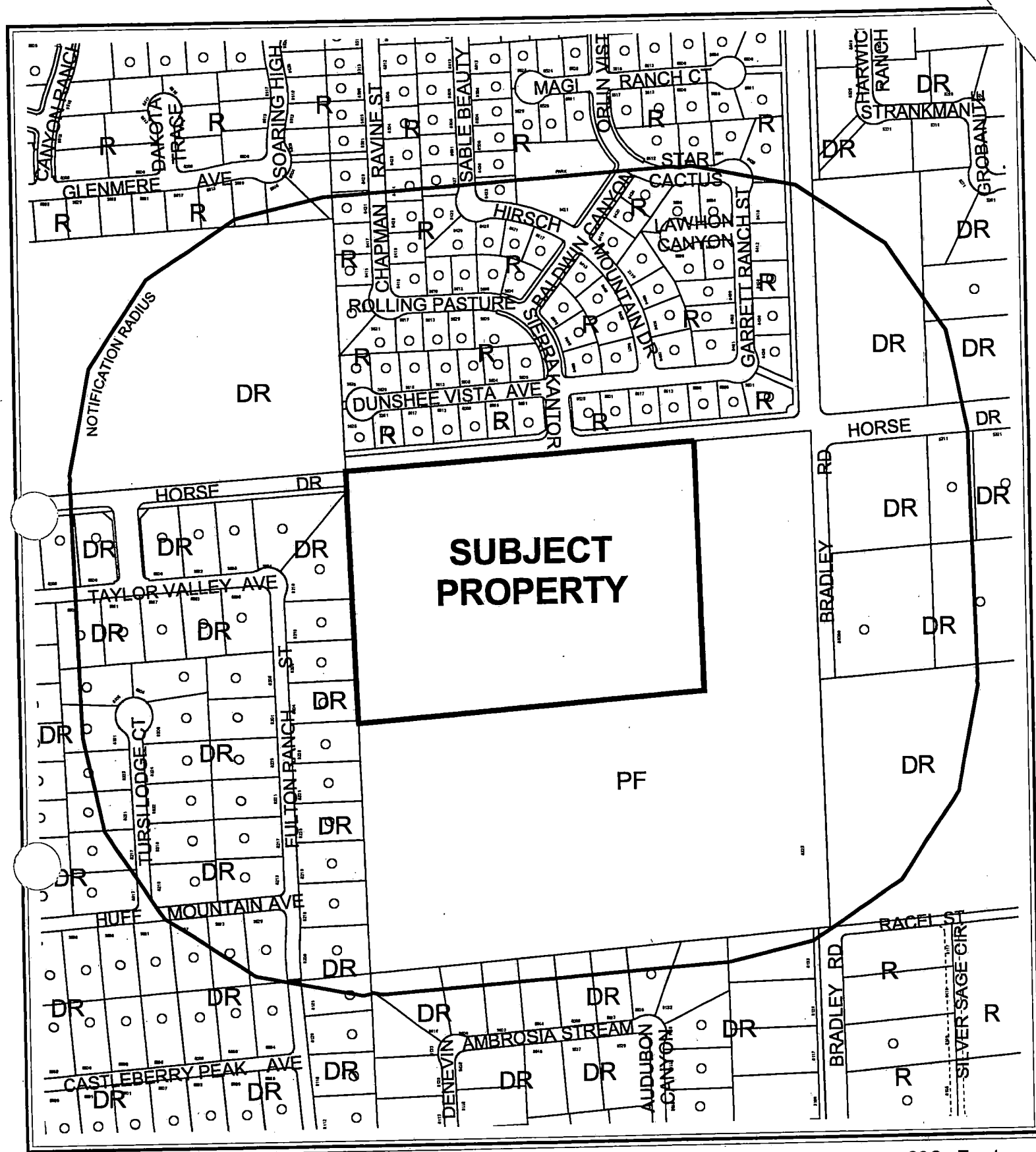
Because several issues remained after extensive discussions, COMMISSIONER McSWAIN requested abeying the item so that the applicant could work with staff in resolving these issues. MS. BAILEY was concerned with meeting construction deadlines, and she felt that the residents' concerns would be alleviated with the aforementioned recommendations. She pointed out that the school was moved on the site from the corner of Horse Drive and Jones Boulevard to accommodate the equestrian trails and the development of the City park.

COMMISSIONER STEINMAN agreed with COMMISSIONER McSWAIN'S suggestion for the access point and added that individuals utilizing the school should also have access from the parking in front of the proposed school. CHAIRMAN NIGRO emphasized to the applicant the importance of resubmitting the revised Site Plan to staff in the appropriate timeframe.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 25 [GPA-5612], Item 26 [ZON-5613] and Item 27 [SDR-5614].

(7:02 – 7:33)

1-2211



CASE: GPA-5612

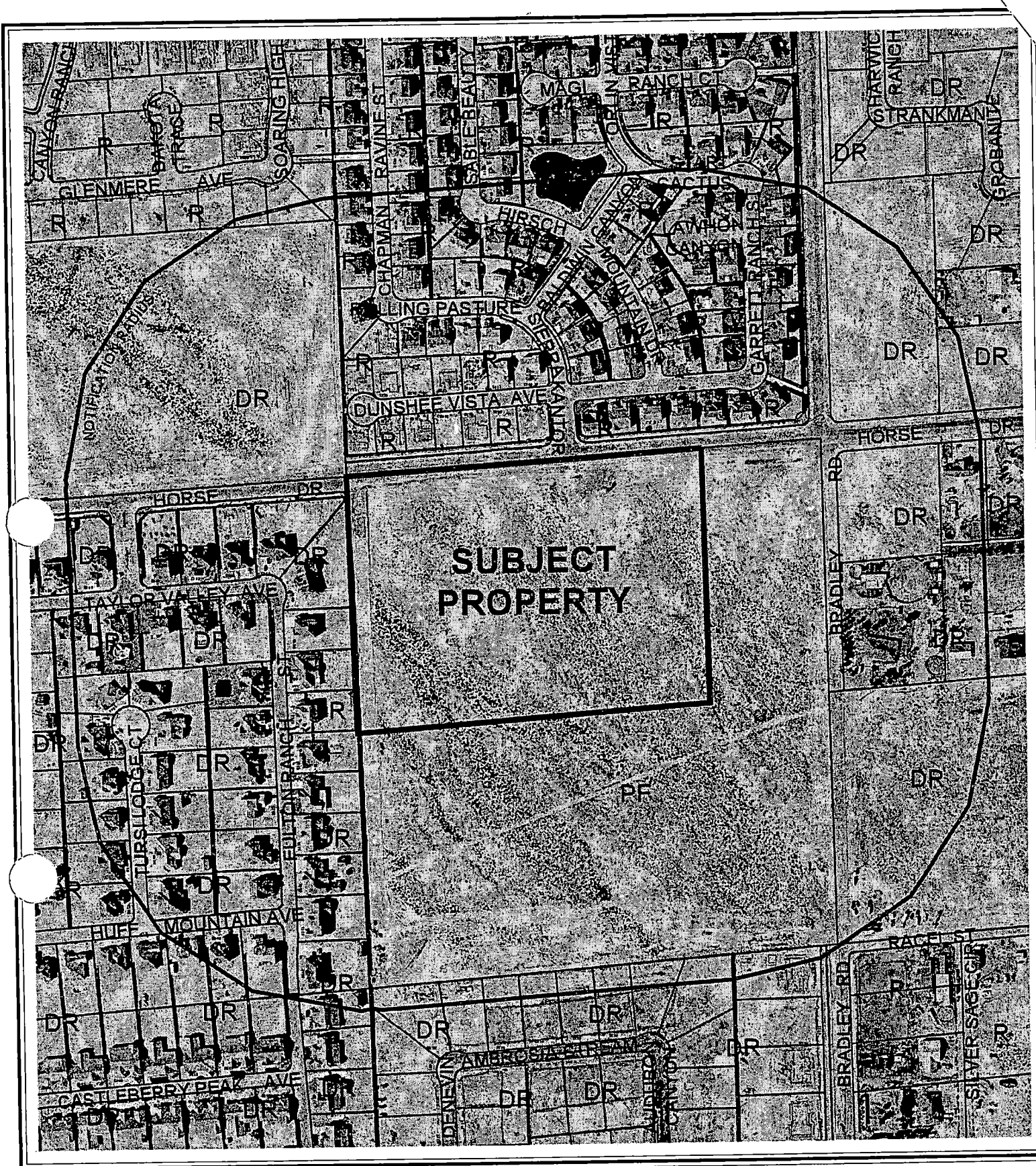
RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)



0 300 600 Feet

CASE: GPA-5612

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-5612 - APPLICANT: CLARK COUNTY SCHOOL
DISTRICT - OWNER: UNITED STATES OF AMERICA**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the south side of Horse Drive, approximately 290 feet west of Bradley Road from DR (Desert Rural Density Residential) to PF (Public Facilities). A companion rezoning (ZON-5613) and a Site Development Plan Review (SDR-5614) for a proposed Public School, Primary will be heard concurrently.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land uses with a maximum density of three dwelling Units Per Acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 10/12/98 The City Council approved the Iron Mountain Ranch Master Plan. The plan acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling Units Per Acre, Medium Low Density Residential to allow up to 8 dwelling Units Per Acre, and Medium Density Residential up to 25 dwelling Units Per Acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the "Newly Developing Area" as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2 dwelling Units Per Acre).

GPA-5612 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

05/09/03 The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.

01/27/05 The Planning Commission will hear related items ZON-5613 and SDR-5614.

DETAILS OF APPLICATION REQUEST

Site Area: 15 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Single Family Residences
South Undeveloped (approved City park)
East Undeveloped (approved City park)
West Single Family Residences

PLANNED LAND USE

Subject Property DR (Desert Rural Density Residential)
North R (Rural Density Residential)
South PF (Public Facilities)
East PF (Public Facilities)
West DR (Desert Rural Density Residential)

EXISTING ZONING

Subject Property R-E (Residence Estates)
North R-PD3 (Residential Planned Development – 3 Units Per Acre)
South C-V (Civic)
East C-V (Civic)
West R-PD2 (Residential Planned Development – 2 Units Per Acre)

	YES	NO
SPECIAL PLAN AREA	X	
Iron Mountain Ranch		
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

ALJ

DEFINITIONS

DR (Desert Rural Density Residential) (2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

INTERAGENCY ISSUES

None

SPECIAL PLAN AREA

The subject site is located within the Iron Mountain Ranch area. The effect of this Special Plan Area on this application and the area affected by this application is the proposed school will serve the needs of the developing area.

ANALYSIS

The Iron Mountain Ranch Master Plan estimates that the proposed master plan area would generate 527 Kindergarten through Fifth grade students. The plan also acknowledges that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs. The School District identified this site and gained a lease from the Bureau of Land Management to develop a school. Iron Mountain Ranch continues to develop and the number of households now commands that a school be located within the plan area. The proposed school reflects the needs of the residents within the surrounding neighborhood.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1", the school facilitated by the change is a use that is compatible with the existing and adjacent land uses.

In regard to "2", a C-V (Civic) District is the zone appropriate to a PF classification. A C-V (Civic) district permits uses that are generally considered compatible and support the adjoining single-family developments.

In regard to "3", the existing infrastructure available to the proposed school is adequate.

In regard to "4", the proposal conforms to the Iron Mountain Ranch Master Plan that acknowledges the need for a K-5 school within the plan area. The plan also states that the School District and the developer will work to identify an appropriate site.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on January 4, 2005 a neighborhood meeting sponsored by the applicant was held. Five persons attended had the following comments; one neighbor was concerned about traffic while others were concerned with the private drive accessing school. Those attending the meeting did not want the drives open all the time because it would allow access to their properties.

GPA-5612 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 [Mailed with ZON-5613 and SDR-5614]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
Bureau of Land Management

STATEMENT OF FINANCIAL INTEREST SEP 17 2004

LAS VEGAS
FIELD OFFICE
Las Vegas, Nevada

Case Number: **GPA-5612** APN: 125-12-301-002

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

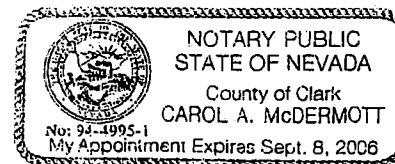
Signature of Property Owner/Authorized Agent: Sharon DiPinto

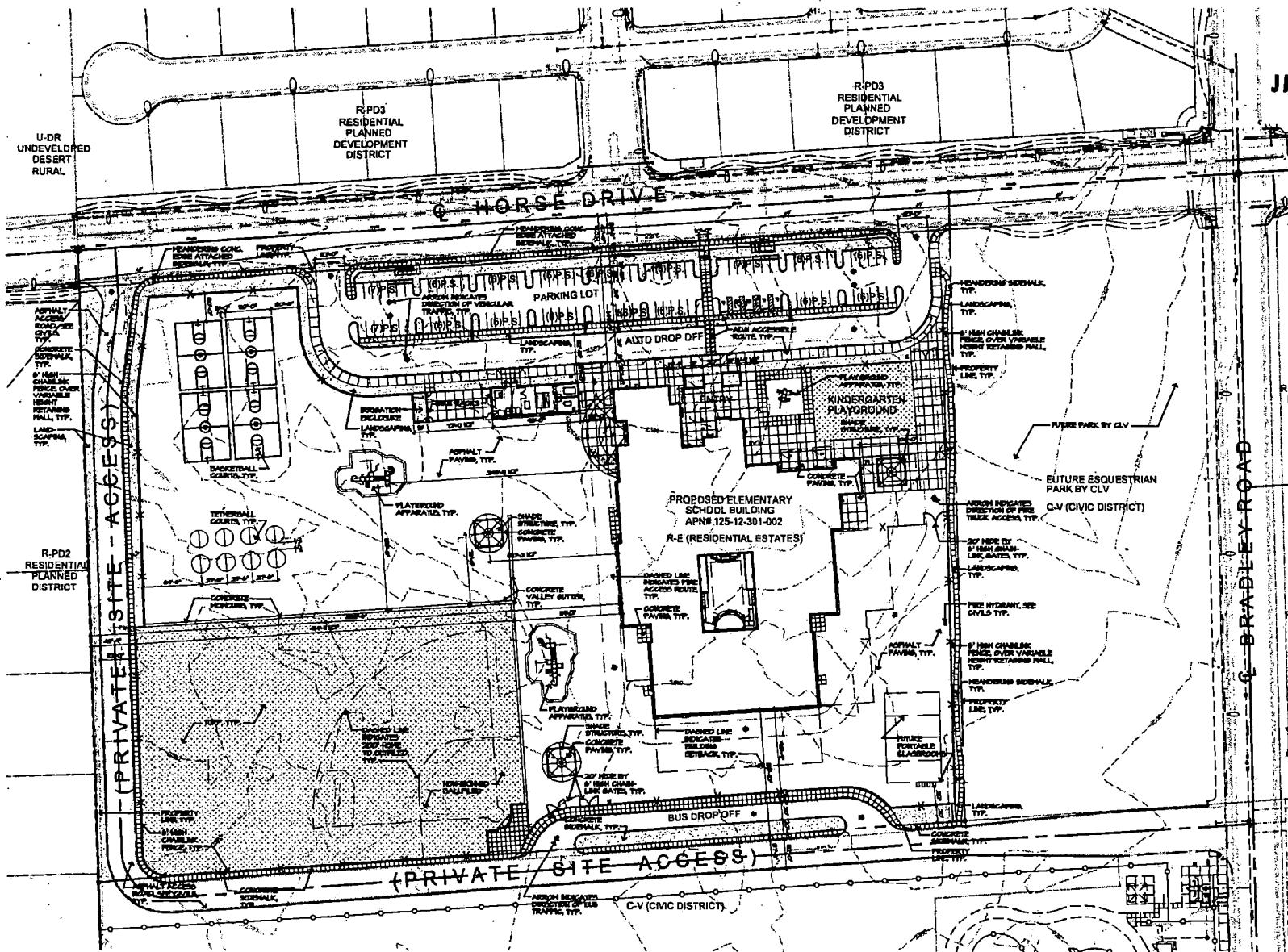
Sharon DiPinto, AFM
Division of Lands, BLM

Subscribed and sworn before me

This 27th day of October, 2004

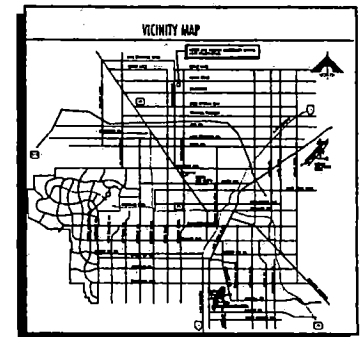
Carol A. McDermott
Notary Public in and for said County and State





JMA ARCHITECTURE

GROSS AREA -	15.0 ACRES
NET AREA -	14.0 ACRES
BUILDING AREA -	65,884 SF
BUILDING SITE RATIO -	10.0 %
KINDERGARTEN -	8,765 SF
ASPHALT/CONCRETE -	14,025 SF
PLAY SURFACE -	16,000 SF
TOTAL AREA	24,790 SF
PRIMARY/INTERMEDIATE	18,280 SF
TURF -	14,040 SF
ASPHALT/CONCRETE -	3,500 SF
PRIMARY PLAY SURFACE -	4,500 SF
INTERMEDIATE PLAY SURFACE -	26,170 SF
PARKING	101 SPACES
STANDARD ACCESSIBLE	100 SPACES
TOTAL	100 SPACES
PARKING ANALYSIS	81 SPACES
TOTAL PARKING REQUIRED	81 SPACES
42 CLASSROOMS	81 SPACES (1.5 SPACES/CLASSROOM)
1,000 S.F. OFFICE	AND 1,000 S.F. OF OFFICE
R-E RESIDENTIAL ESTATES	4 SPACES (16 - 100 SPACES)
OCCUPANCY	MIXED USE
E-1 OCCUPANCY	50,000 SF
B OCCUPANCY	4,004 SF
A-2 OCCUPANCY	6,862 SF
MIXED USE	TYPE I-H
AUTOMATIC FIRE SPRINKLER SYSTEM REQ.	TYPE I-H
MAX HEIGHT	TYPE I-H
TABLE 5-B	55'-0"
E-1 OCCUPANCY	55'-0"
B OCCUPANCY	55'-0"
A-2 OCCUPANCY	55'-0"
BASIC ALLOWABLE AREA	12,000 SF
TABLE 5-B	12,000 SF
ALLOWABLE AREA INCREASES	12,000 SF
SEC. 502	12,000 SF
1. SEPARATION ON TWO SIDES	14' 102'-0" - 20'-0" = 82'-0"
2. AUTOMATIC SPRINKLER SYSTEM	THROUGHOUT + 300% INCREASE
TOTAL ALLOWABLE INCREASE +	BASIC ALLOWABLE X 1.5 X 3
BASIC ALLOWABLE X 4.5	R-E (RESIDENTIAL ESTATES)
EXISTING ZONING	27'-10"
MAXIMUM BUILDING HEIGHT	



LEGAL DESCRIPTION

THE NORTHWEST QUARTER (N1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 1N SOUTH, RANGE 60 EAST OF THE 10TH CLARK COUNTY, NEVADA CONTAINING 15.04 ACRES, MORE OR LESS.

10150 COWHORN CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2013 FAX: (702) 731-2028 WWW.JMAARCH.COM

PROJECT NO: 200401155
DATE: 12/28/04

SCALE: 1" = 50'

Kitty McDonough Ward Elementary School - SITE PLAN

CCSD Project #1492

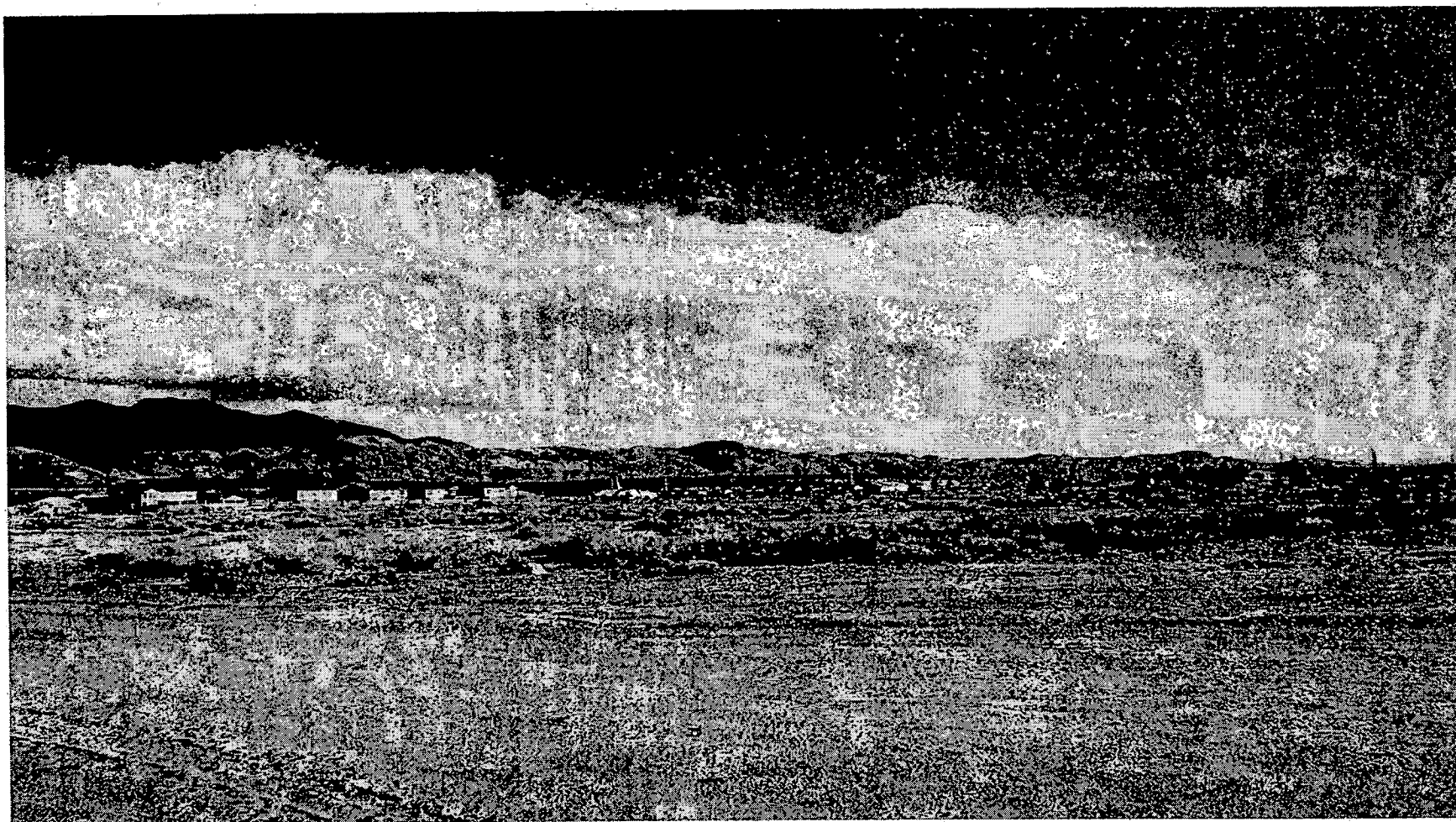
RECEIVED

DEC 28 2004

REVISED
12.28.04

ZON-5613 GPA-5612

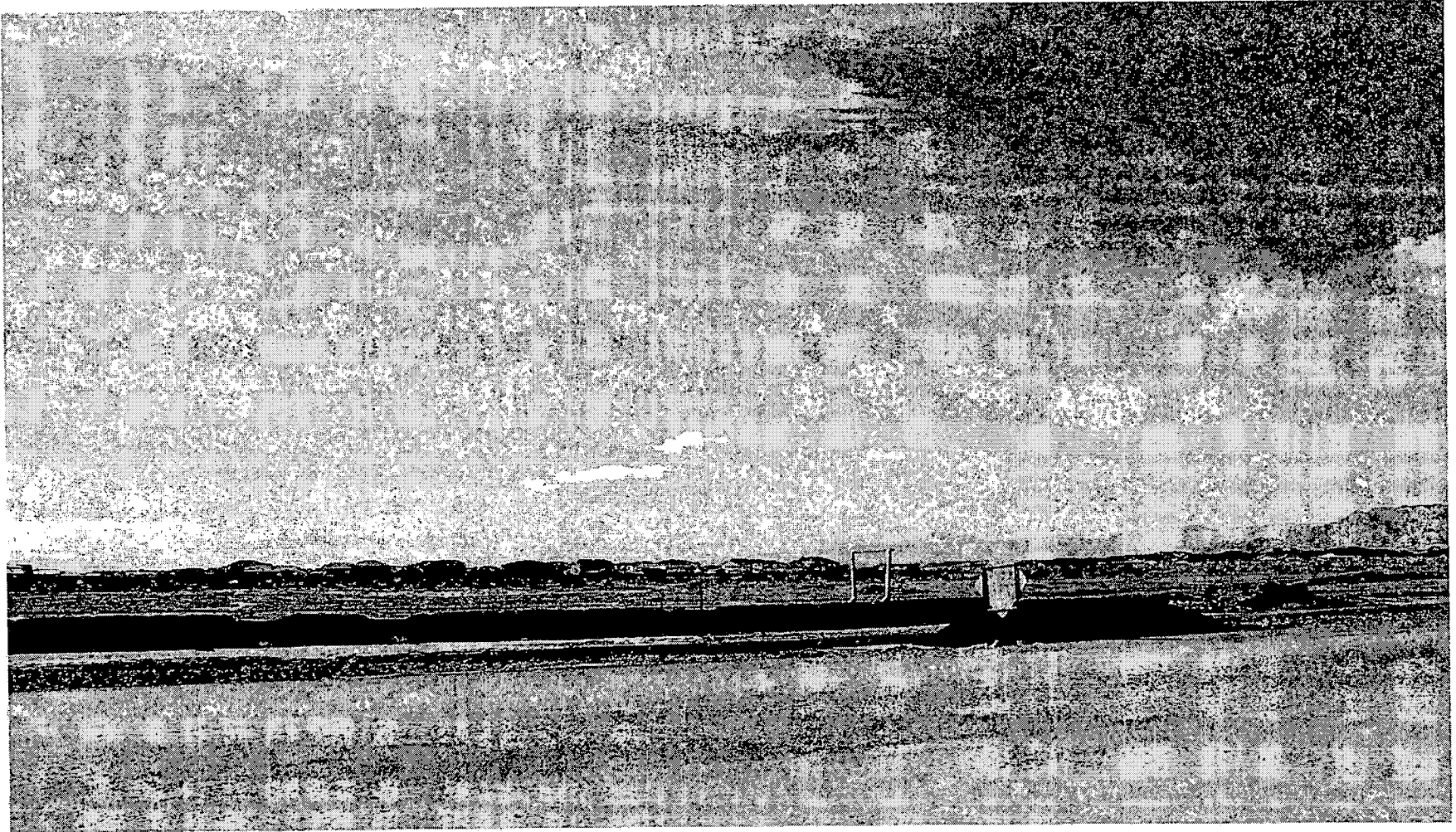
SDR-5615
01/27/05 PC



GPA-5612 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

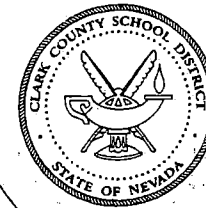


GPA-5612 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

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 3, 2004

Planning Commission
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: 1998 Bond fund Program, Project #1492
Kitty McDonough Ward Elementary School – APN 125-12-301-002

The Clark County School District is requesting a **General Plan Amendment, Rezoning and a Special Use Permit** to construct the a new Elementary School located along the west side of Bradley Road and south side of Horse Drive.

Current "RE" zoning limits construction with set backs based on residential needs. City staff has recommended a zone change to a "CV" designation in order to allow for efficient use of the site, meet program needs, provide an open field of vision for security, and ensure the protection of students and property.

A traffic study is being conducted to determine impact of this school on the surrounding neighborhood. To minimize any potential traffic problems, the recommendations of the study will be implemented by the School District.

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.

Planning Commission, City of Las Vegas
Kitty McDonough Ward Elementary School, Project #1492
Page #2

Please contact Richard Horton or myself at 799-6435 if you have any questions on this matter.

Sincerely,



Carol L. Bailey, Coordinator II
Real Property Management
Facilities Division

CLB/rh
Enclosure

cc: Dusty Dickens
Matt La Croix
Rich Brown
Richard Horton

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**ZON-5613 - REZONING RELATED TO GPA-5612 - PUBLIC HEARING -
APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES
OF AMERICA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V
(CIVIC) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of
Bradley Road (APN 125-12-301-005), Ward 6 (Mack).**

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS

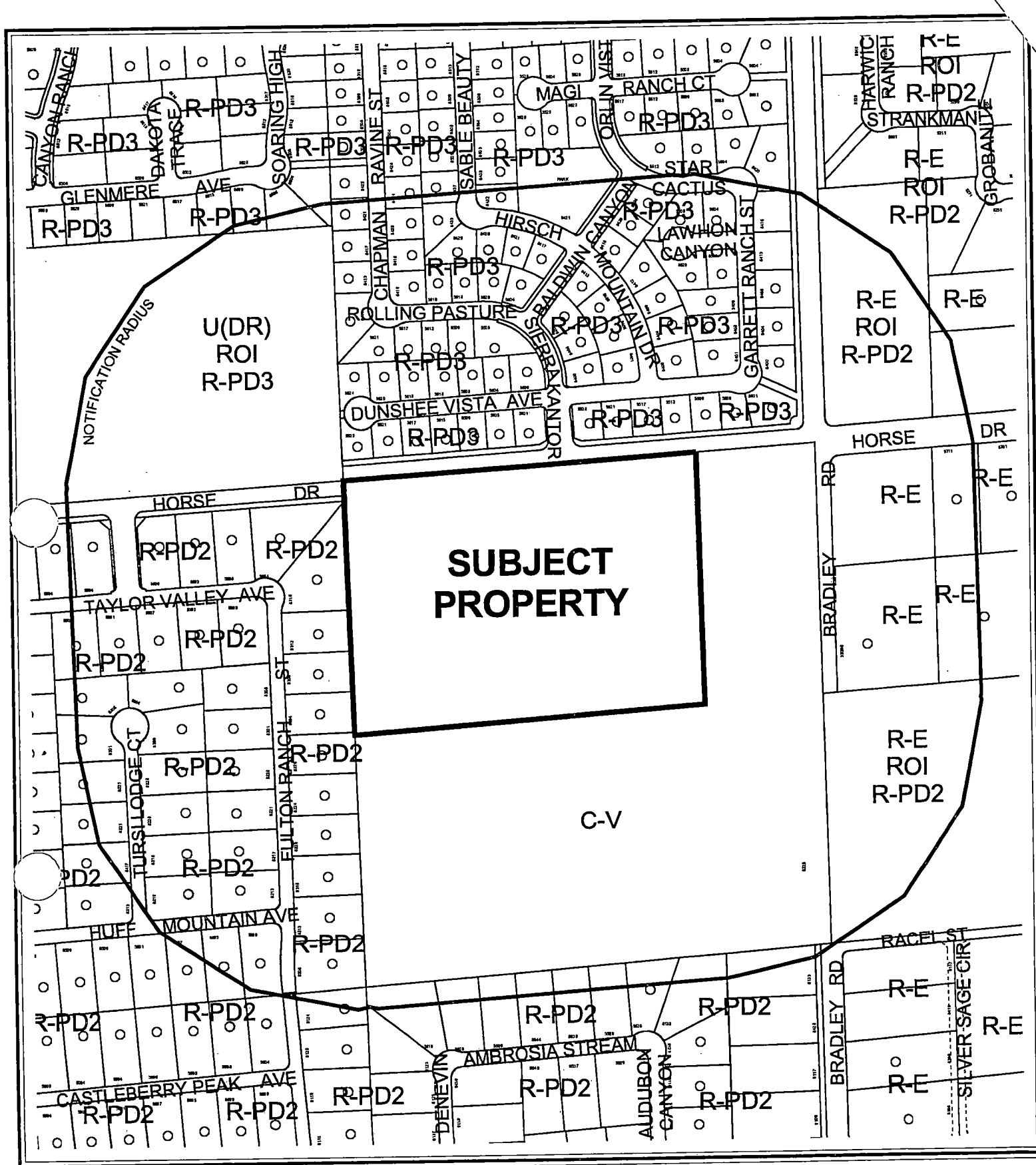
To be held in abeyance to the 2/10/2005 Planning Commission meeting

MINUTES:

See Item 25 [GPA-5612] for all related discussion on Item 25 [GPA-5612], Item 26 [ZON-5613]
and Item 27 [SDR-5614].

(7:02 – 7:33)

1-2211



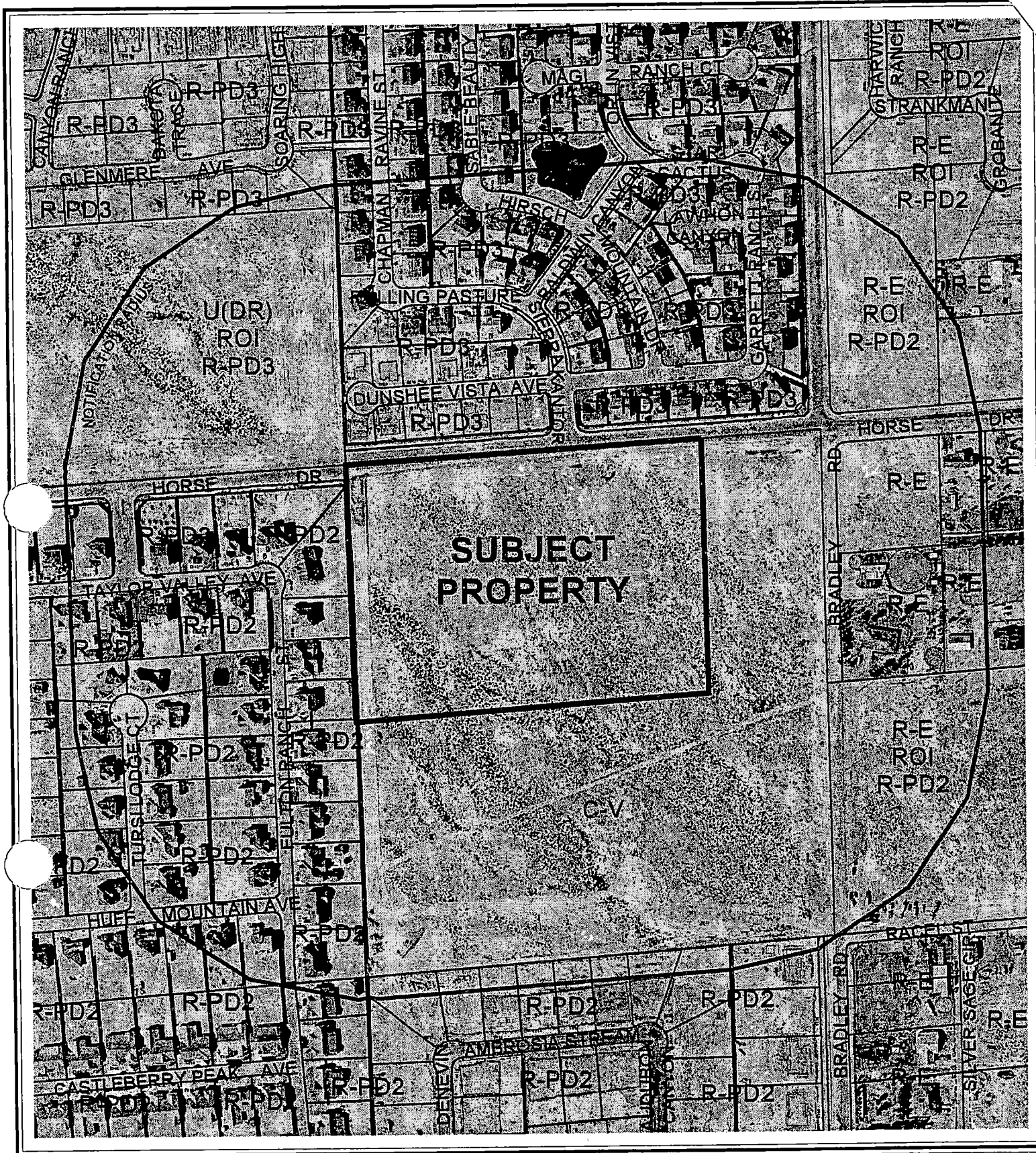
CASE: **ZON-5613**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



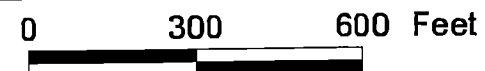


CASE: **ZON-5613**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5613 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-2559) to a PF (Public Facilities) land use designation approved by the City Council.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Horse Drive prior to the issuance of any permits.
4. Construct half-street improvements on Horse Drive 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, telephone, etc., located within public rights-of-way, past the east boundary of this site prior to construction of hard surfacing (asphalt or concrete).
5. 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 the 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

ZON-5613 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

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.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) to C-V (Civic) on 15.02 acres located adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. A companion General Plan Amendment (GPA-5612) and a Site Development Plan Review (SDR-5614) for a proposed Public School, Primary will be heard concurrently.

B) Applicant's Justification

The applicant's justification letter states that the school will serve the needs of the rapidly growing neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

- 10/12/98 The City Council approved the Iron Mountain Ranch Master Plan. The plan estimated that the proposed project would generate 527 Kindergarten through Fifth grade students. The plan also acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.
- 05/09/03 The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.
- 01/27/05 The Planning Commission will consider a companion General Plan Amendment (GPA-5612) and Rezoning (ZON-5613).

B) Pre-Application Meeting

- 11/09/04 A number of issues, including access and land use were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15
Net Acres: 14.08

B) Existing Land Use

Subject Property Undeveloped
North Single Family Residences
South Undeveloped (approved City park)
East Undeveloped (approved City park)
West Single Family Residences

C) Planned Land Use

Subject Property: DR (Desert Rural Density Residential)
North: R (Rural Density Residential)
South: PF (Public Facilities)
East: PF (Public Facilities)
West: DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-PD3 (Residential Planned Development – 3 Units Per Acre)
South: C-V (Civic)
East: C-V (Civic)
West: R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The DR (Desert Rural Density Residential) category of the Centennial Hills General Plan allows a maximum of two dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots. The requested Rezoning to C-V (Civic) and the proposed school development are consistent with the General Plan designation. A related General Plan Amendment (GPA-5612) to modify the plan from DR (Desert Rural Density Residential) to PF (Public Facilities) will be heard concurrently with this application.

ZON-5613 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Iron Mountain Ranch		
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is located within the Iron Mountain Ranch Master Plan and has been planned to be a school.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.18.040 does not require a minimum site area when rezoning to C-V (Civic). See the related application, SDR-2601, for compliance with general development standards.

B) General Analysis and Discussion

The Clark County School District is proposing to develop a 15-acre elementary school complex. The surrounding 25 acres has been approved for a city of Las Vegas equestrian facility and park. The building will be situated on the eastern portion of the site with ballfields and play areas located in the central and western areas. A parking area and drive aisle off Horse Drive accommodates vehicular traffic.

The development of the property for a school is consistent with the Iron Mountain Ranch Master Plan, which identified the need for a Kindergarten through Fifth Grade School within the plan area.

FINDINGS

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

ALJ

ZON-5613 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

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

C-V (Civic) zoning conforms to the proposed PF (Public Facilities) general plan designation.

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

The public or quasi-public uses allowed within the C-V (Civic) zone are compatible with surrounding land that is also zoned C-V and with the semi-rural character of the area.

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

The Iron Mountain Ranch Master Plan estimates that the proposed master plan area would generate 527 Kindergarten through Fifth grade students. The plan also acknowledges that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs. The School District identified this site and gained a lease from the Bureau of Land Management to develop a school. Iron Mountain Ranch continues to develop and the number of households now commands that a school be located within the plan area. The proposed school reflects the needs of the residents within the surrounding neighborhood.

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

Principal access to the school will be from Horse Drive, which will have sufficient width (80 feet) to handle the traffic generated by the school.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

2

NOTICES MAILED 137 [Mailed with GPA-5612 and SDR-5614]

APPROVALS 0

PROTESTS 0

ALJ



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5613** APN: 125-12-301-002

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

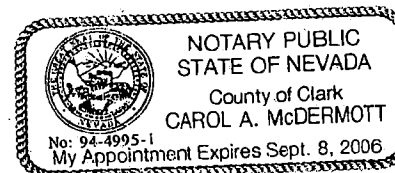
Signature of Property Owner/Authorized Agent: Sharon DiPinto

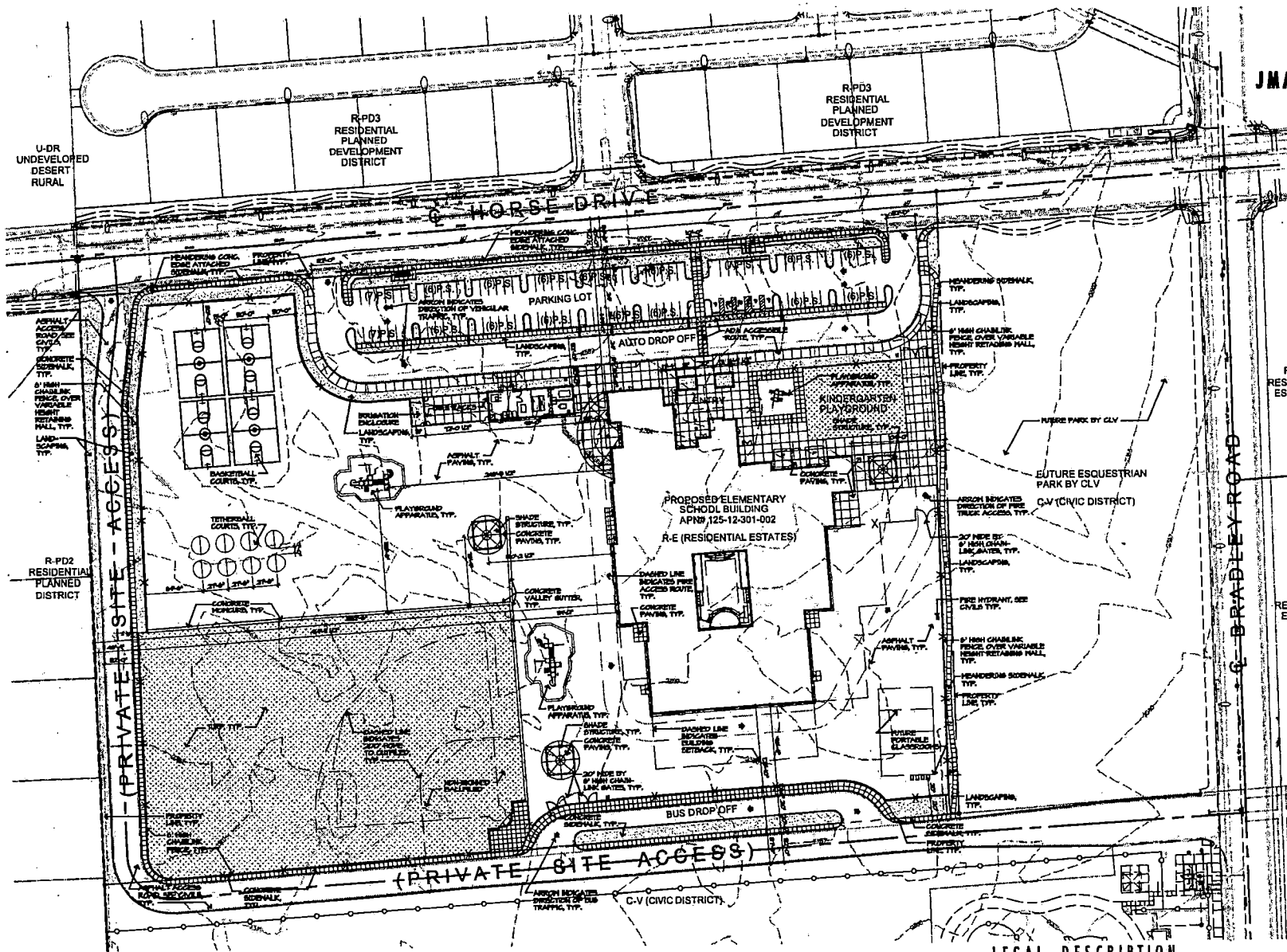
Sharon DiPinto, ASM
Division of Lands, BLM

Subscribed and sworn before me

This 17th day of Aug., 2004

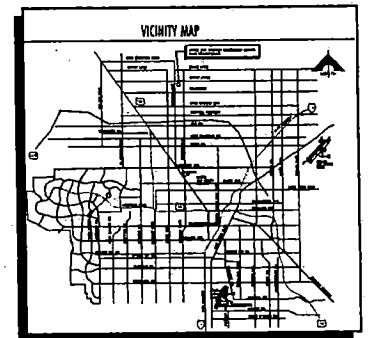
Carol A. McDermott
Notary Public in and for said County and State





JMA ARCHITECTURE

NET AREA	14.28 ACRES	10.0 R
GROSS AREA	63,544 S.F.	
BUILDING AREA	14,258 S.F.	
BUILDING/NET RATIO	10.0 R	
KINDERGARTEN	8,715 S.F.	
PLAY SURFACE	14,258 S.F.	
TOTAL AREA	24,973 S.F.	
PRIMARY/INTERMEDIATE	18,230 S.F.	
PLAY SURFACE	14,258 S.F.	
INTERMEDIATE PLAY SURFACE	4,500 S.F.	
TOTAL AREA	26,710 S.F.	
PARKING	101 SPACES	
STANDARD	3 SPACES	
ACCESSIBLE	106 SPACES	
TOTAL		
PARKING ANALYSIS		
TOTAL PARKING REQUIRED	81 SPACES	
42 CLASSROOMS	15 SPACES	
1,000 SQ. FT. OFFICE	1,800 SQ. FT. OFFICE	
R-E RESIDENTIAL	4 SPACES (16 - 100 SPACES)	
ESTATES		
OCCUPANCY		
MIXED USE	53,988 S.F.	
E-1 OCCUPANCY	4,754 S.F.	
B OCCUPANCY	5,662 S.F.	
A-21 OCCUPANCY	TYPE II-H	
CONSTRUCTION		
MIXED USE	TYPE II-H	
AUTOMATIC FIRE SPRINKLER SYSTEM REQ.	TYPE II-H	
MAX HEIGHT	50'-0"	
TABLE 5-B	50'-0"	
B OCCUPANCY	50'-0"	
A-21 OCCUPANCY	50'-0"	
BASIC ALLOWABLE	53,988 S.F.	
AREA	12,000 S.F.	
TABLE 5-B	53,988 S.F.	
ALLOWABLE AREA		
INCREASES		
SEC. 505		
1. SEPARATION ON TWO SIDES		
1. 102'-0" X 20'-0" = 82'-0"		
82'-0" X 125' = 508' INCREASE		
2. AUTOMATIC SPRINKLER SYSTEM		
THROUGHOUT = 500% INCREASE		
TOTAL ALLOWABLE INCREASE =		
BASIC ALLOWABLE X 1.5 X 3		
BASIC ALLOWABLE X 4.5		
R-E RESIDENTIAL		
ESTATES		
EXISTING ZONING		
MAXIMUM BUILDING		
HEIGHT	27'-0"	



LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 60 EAST OF THE 10TH CLARK COUNTY, NEVADA CONTAINING 50.00 ACRES, MORE OR LESS.

10150 CONVENTION CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-0025 FAX: (702) 731-0028 WWW.JMAARCH.COM

PROJECT NO: 200401155
DATE: 12/28/04

SCALE: 1" = 50'-0" NORTH

Kitty McDonough Ward Elementary School - SITE PLAN

CCSD Project #1492

RECEIVED

DEC 28 2004

REVISED
12.28.04

ZON-5613

GPA-5612

SDR-5615

01/27/05 PC

GENERAL NOTES

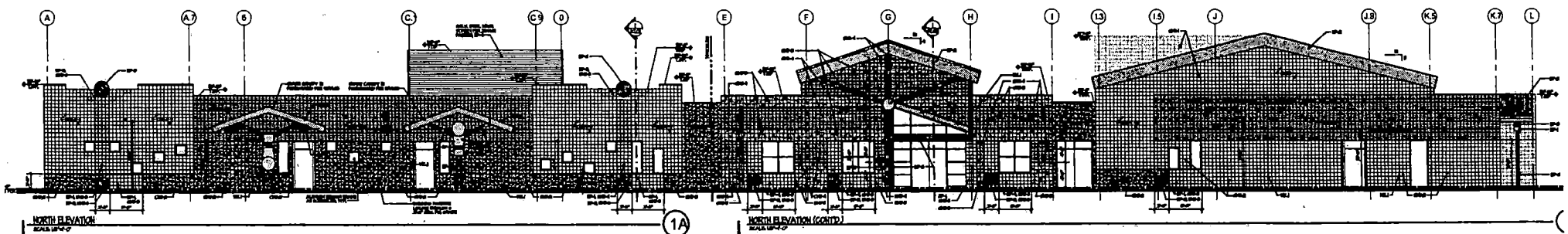
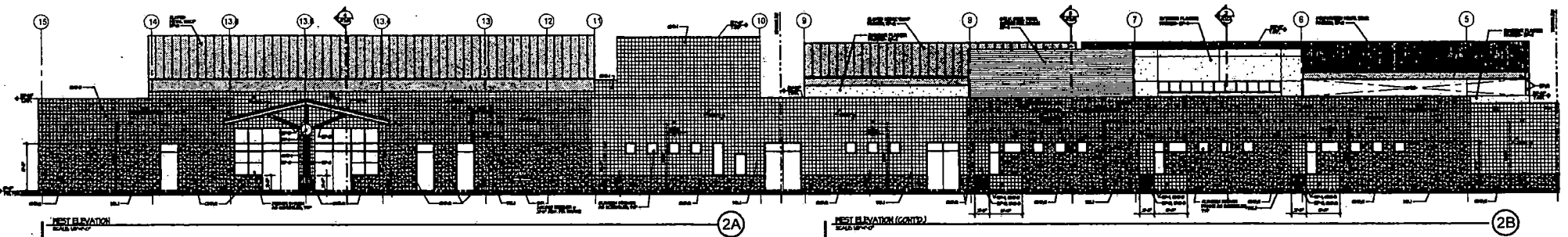
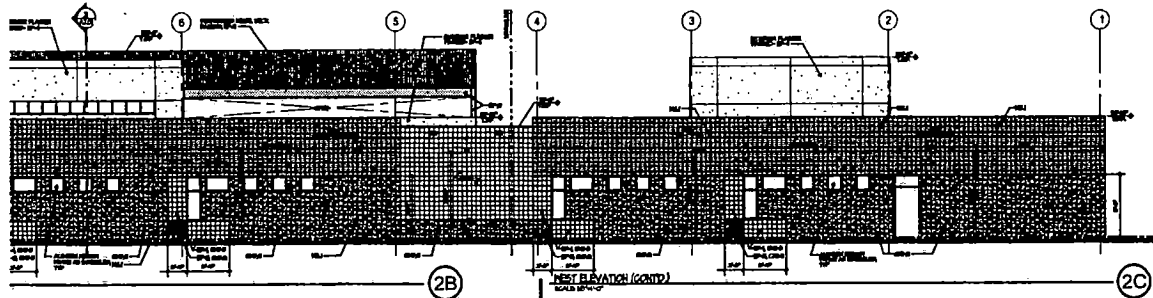
1. CONCRETE BLOCK:

- CHU-1: SIZE: 8" x 16" x 8" TYPE: PRECAST, SINGLE SCORE, BLANK BOND, RAZED JOINT, TO MATCH ARCHITECT'S CEMENTITE SAMPLE. COLOR: RED / BROWN
- CHU-2: SIZE: 8" x 16" x 8" TYPE: PRECAST, SINGLE SCORE, BLANK BOND, RAZED JOINT, TO MATCH ARCHITECT'S CEMENTITE SAMPLE. COLOR: RED / BROWN
- CHU-3: SIZE: 8" x 16" x 8" TYPE: PRECAST, SINGLE SCORE, BLANK BOND, RAZED JOINT, TO MATCH ARCHITECT'S CEMENTITE SAMPLE. COLOR: TAN
- CHU-4: SIZE: 8" x 16" x 8" TYPE: PRECAST, SINGLE SCORE, BLANK BOND, RAZED JOINT, TO MATCH ARCHITECT'S CEMENTITE SAMPLE. COLOR: TAN
- CHU-5: SIZE: 8" x 16" x 8" TYPE: PRECAST, SINGLE SCORE, BLANK BOND, RAZED JOINT, TO MATCH ARCHITECT'S CEMENTITE SAMPLE. COLOR: TAN
- CHU-6: SIZE: 8" x 16" x 8" TYPE: PRECAST, SINGLE SCORE, BLANK BOND, RAZED JOINT, TO MATCH ARCHITECT'S CEMENTITE SAMPLE. COLOR: TAN

2. PAINT COLORS:

- EP-1: COLOR: PRAISE #1444 SEPTICIDE LEAF
- EP-2: COLOR: PRAISE #1444 SEPTICIDE LEAF
- EP-3: COLOR: PRAISE #1444 SEPTICIDE LEAF
- EP-4: COLOR: PRAISE #1444 SEPTICIDE LEAF
- EP-5: COLOR: PRAISE #1444 SEPTICIDE LEAF

- EXTERIOR PLASTER SHALL BE EP-1 AS NOTED. EXTERIOR METALS INCLUDING SHEET METAL, AND ALUMINUM LETTER SHALL BE EP-1 UNLESS NOTED OTHERWISE.
- IF INDICATED LIGHT FIXTURE SURFACE HEIGHT AT 12'-0" TO BOTTOM OF LIGHT FIXTURE. ALL DIMENSIONS TO BE TO FACE UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL SYMBOLS FOR TYPES AND QUANTITIES.
- INDICATED MASONRY CONTROL JOINTS: REFER TO STRUCTURAL DWG'S.
- ALL 2" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
- PAINTE ALL ALUMINUM HARDWARE - EP-3.
- IF INDICATED EXTERIOR BRACKET SURFACE HEIGHT AT 12'-4" A.F.P. TO BOTTOM OF BRACKET. ALL DIMENSIONS TO BE TO FACE UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL SYMBOLS FOR TYPES AND QUANTITIES.
- ALL PRE-FINISHED METAL FACED FASCIA BOARDS TO MATCH COLOR OF SLOPED METAL ROOF.
- EXTERIOR INSULATION SHALL BE 1/2" RIGID POLYSTYRENE OR EQUAL AS APPROVED BY THE ARCHITECT.



Kitty McDonough Ward Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1492

SDR-5614 ZON-5613
GPA-5612
01/27/05 PC

18180 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2035 WWW.JMAARCH.COM
PROJECT NO. 200401155
DATE: 1/11/05

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

GENERAL NOTES

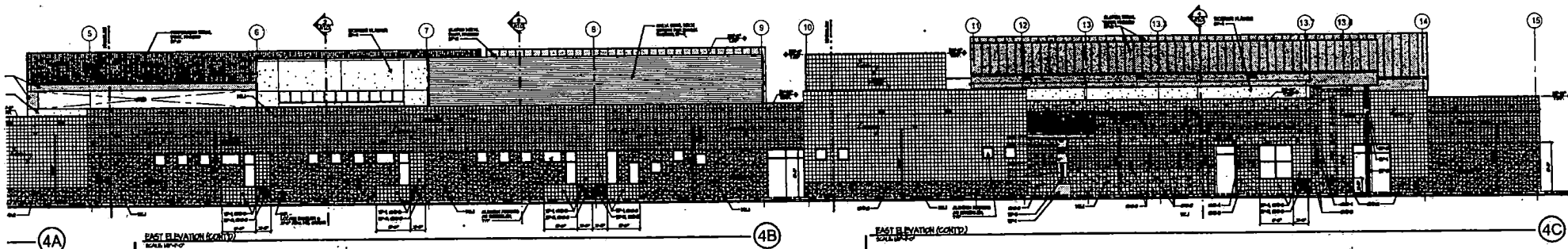
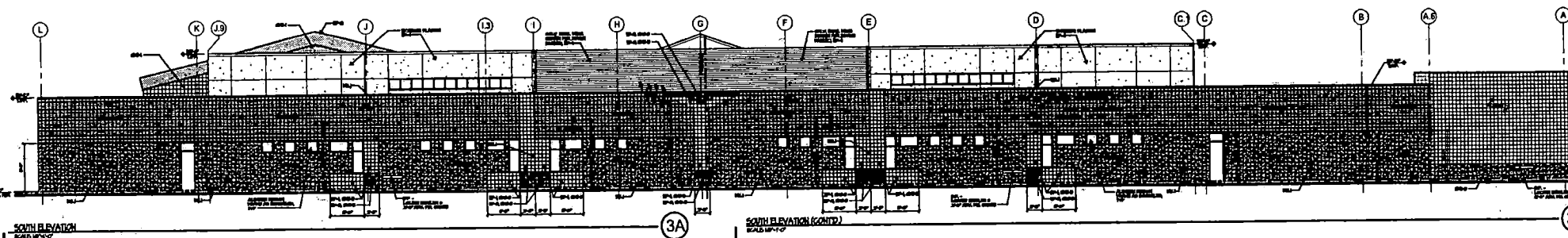
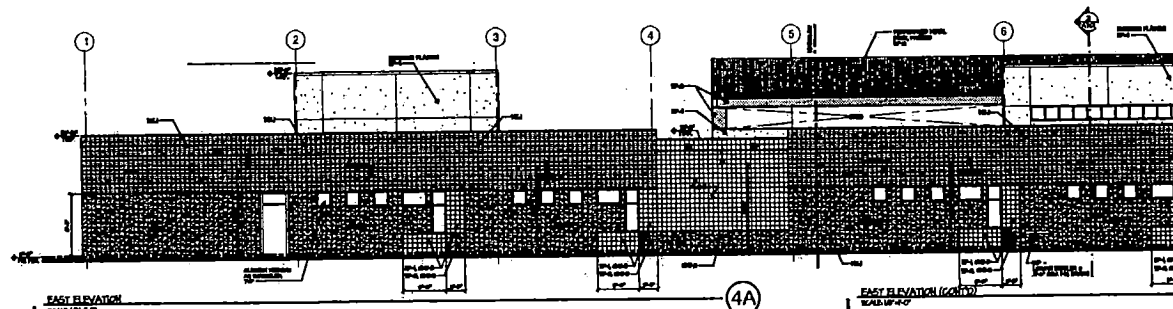
1. CONCRETE BLOCK:

- CHU-1: SIZE: 8"X8"X16"
TYPE: FREEMASON, SINGLE SCORE, RUNNING BOND, RAZED JOINT,
TO MATCH ARCHITECT'S GASTERLITE SAMPLE.
COLOR: RED / BROWN
- CHU-2: SIZE: 8"X8"X16"
TYPE: FREEMASON, SINGLE SCORE, RUNNING BOND, RAZED JOINT,
TO MATCH ARCHITECT'S GASTERLITE SAMPLE.
COLOR: RED / BROWN
- CHU-3: SIZE: 8"X8"X16"
TYPE: FREEMASON, SINGLE SCORE, RUNNING BOND, RAZED JOINT,
TO MATCH ARCHITECT'S GASTERLITE SAMPLE.
COLOR: TAN
- CHU-4: SIZE: 8"X8"X16"
TYPE: SPLIT FACE, SINGLE SCORE, RUNNING BOND, RAZED JOINT,
TO MATCH ARCHITECT'S GASTERLITE SAMPLE.
COLOR: TAN
- CHU-5: SIZE: 8"X8"X16"
TYPE: FREEMASON, SINGLE SCORE, RUNNING BOND, RAZED JOINT,
TO MATCH ARCHITECT'S GASTERLITE SAMPLE.
COLOR: GREY
- CHU-6: SIZE: 8"X8"X16"
TYPE: FREEMASON, SINGLE SCORE, RUNNING BOND, RAZED JOINT,
TO MATCH ARCHITECT'S GASTERLITE SAMPLE.
COLOR: GREY

2. PAINT COLORS:

- EP-1: COLOR: PRAISE #1144H SEPTICHER LEAF
- EP-2: COLOR: PRAISE #0400D NAPOLEON
- EP-3: COLOR: PRAISE #0404H - LIGHT ANTIQUE
- EP-4: COLOR: PRAISE #0000D DEEP BROWN
- EP-5: COLOR: PRAISE #0000D - TEAKWOOD

- EXTERIOR PLASTER SHALL BE EP-1 AS NOTED.
EXTERIOR METALS (INCLUDING SHEET METAL),
AND ALUMINUM LETTER SHALL BE EP-4, UNLESS NOTED OTHERWISE.
- 8. 8. INDICATED LIGHT FIXTURE, SURFACE MOUNT AT 12'-0" TO BOTTOM OF LIGHT
FIXTURE. ALL LIGHT FIXTURES TO BE ELECTRICAL DRAWINGS FOR HEIGHT OF
FIXTURES AND SHOW FOR LOCATION PURPOSES ONLY, REFER
TO ELECTRICAL DRAWINGS FOR TYPES AND QUANTITIES.
- 4. INDICATES MASONRY CONTROL JOINT. REFER TO STRUCTURAL DWGS.
- 5. ALL 2" GAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
- 6. PAINT ALL ALUMINUM HANDRAILS - EP-3.
- 7. 7. INDICATES EXTERIOR SEPARATOR, SURFACE MOUNT AT 12'-4" A.P.F.
TO BOTTOM OF SEPARATOR. UNLESS NOTED OTHERWISE, REFER
TO ELECTRICAL DRAWINGS FOR TYPES AND QUANTITIES.
- 8. ALL PRE-FRAMED METAL FRAMED PANDA BEAMS
TO MATCH COLOR OF SLOPED ROOF.
- 9. EXTERIOR INSULATION SHALL BE WEATHER RESISTANT
VET-200S OR EQUAL AS APPROVED BY THE ARCHITECT.



Kitty McDonough Ward Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1492

SDR-5614 ZON-5613

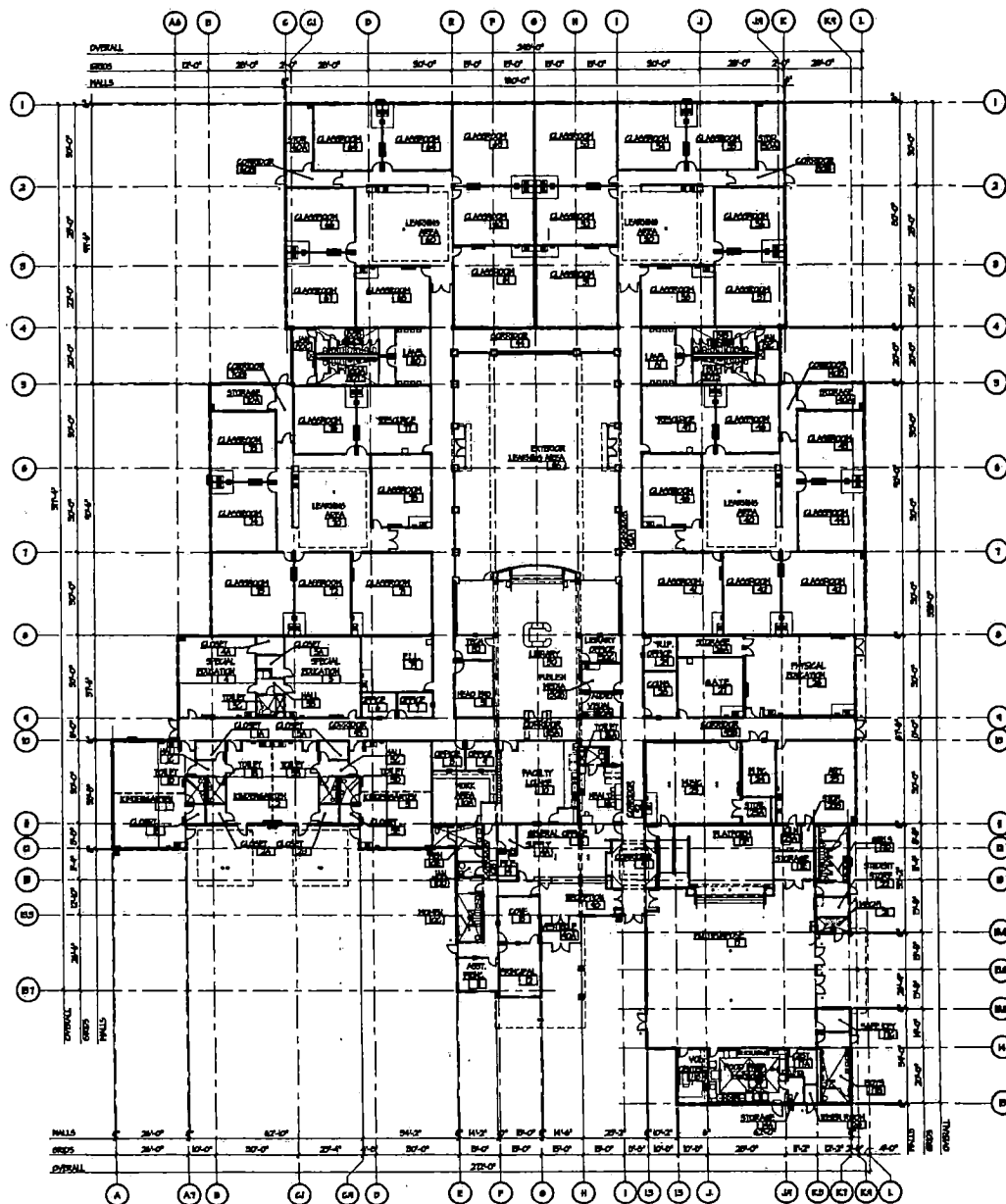
GPA-5612

01/27/05 PC

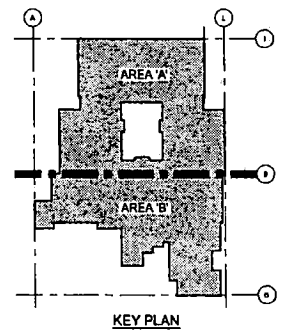
10150 COWINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE (702) 731-2033 FAX (702) 731-7028 WWW.JMAARCH.COM

PROJECT NO. 200401155
DATE 11/10/04

0 20 40 80
SCALE: 1/8" = 1'-0"
NORTH



JMA ARCHITECTURE



Kitty McDonough Ward Elementary School - Overall Floor Plan

CCSD Project #1492

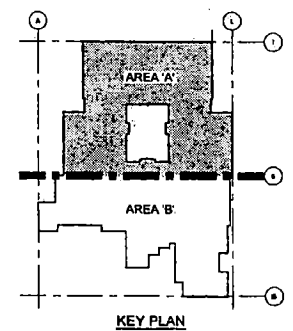
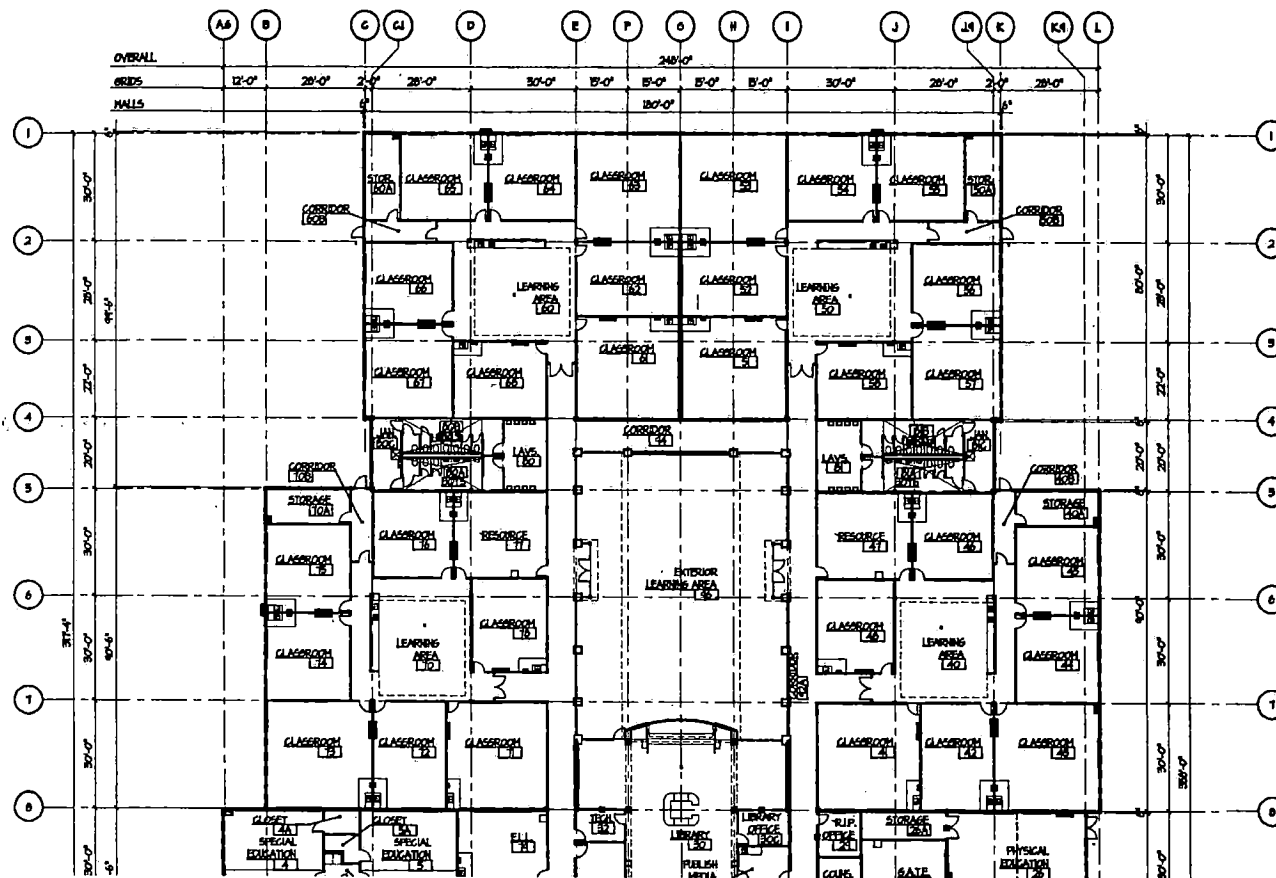
SDR-5614 ZON-5613

GPA-5612

01/27/05 PC

18150 COWINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 791-0000 FAX: (702) 791-0000 WWW.JMAARCH.COM
PROJECT NO. 200401155
DATE: 10/27/04

0 20 40 80
SCALE: 1" = 50'-0"
NORTH



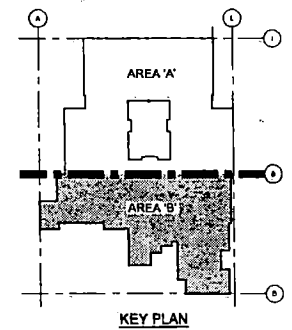
Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "A"

CCSD Project #1492

SDR-5614 ZON-5613

GPA-5612
01/27/05 PC

10180 CONVENT ROAD DRIVE LAS VEGAS, NEVADA 89144
PHONE (702) 731-3033 FAX (702) 731-3038 WWW.JMAARCH.COM
PROJECT NO: 200401155
DATE: 10/27/04
SCALE: 1/8" = 1'-0"
NORTH

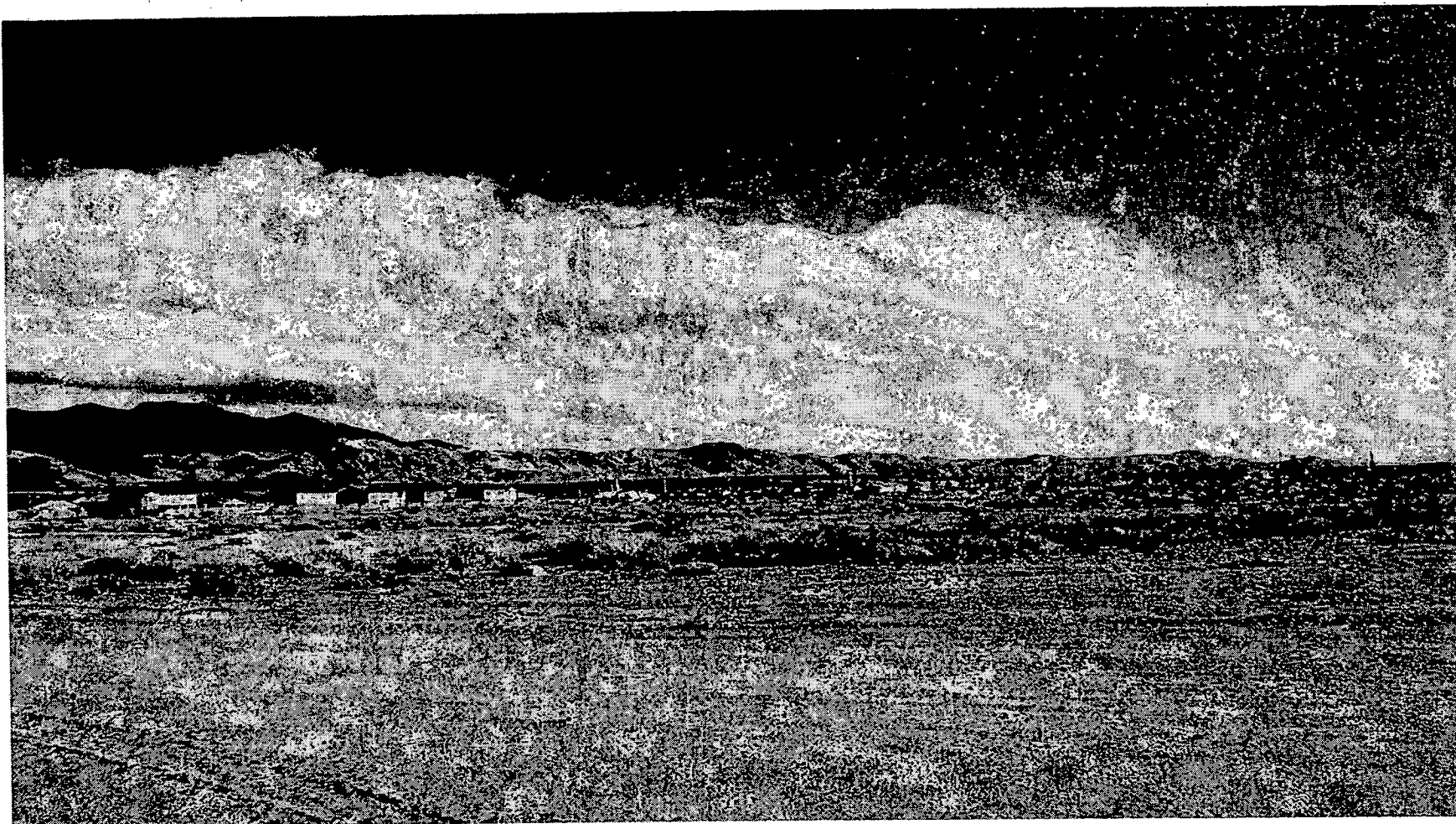


Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "B"

CCSD Project #1492

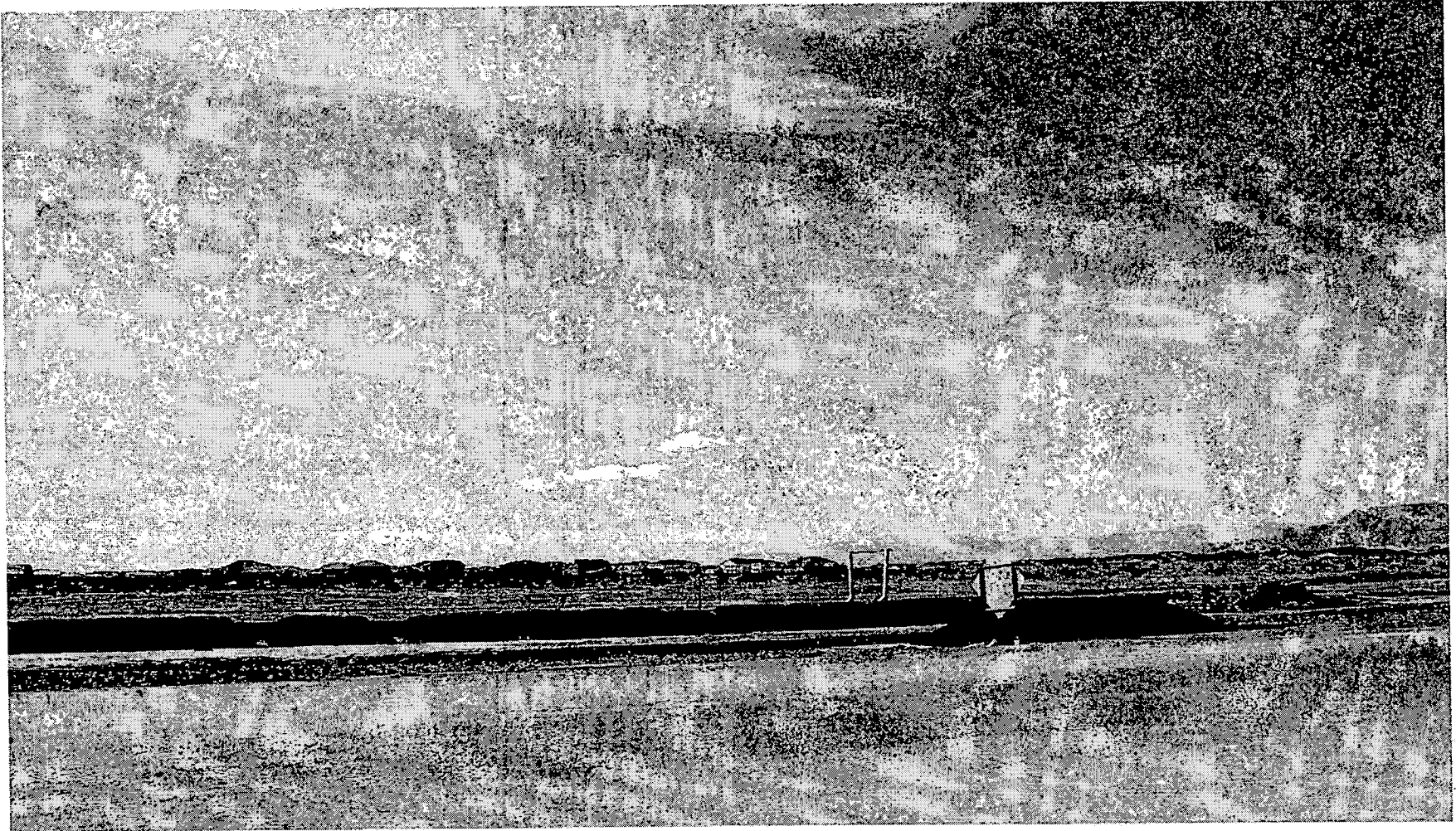
SDR-5614 ZON-5613
GPA-5612
04/27/05 DC

10150 COWINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE (702) 731-2020 FAX (702) 731-2020 WWW.JMAARCH.COM
PROJECT NO: 200401155
DATE: 10/27/04
SCALE: 1/8" = 1'-0"
NORTH



ZON-5613 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

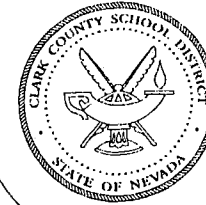


ZON-5613 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department



FACILITIES DIVISION

"Yes, we can"

November 3, 2004

Planning Commission
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

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

RE: 1998 Bond fund Program, Project #1492
Kitty McDonough Ward Elementary School – APN 125-12-301-002

The Clark County School District is requesting a **General Plan Amendment, Rezoning and a Special Use Permit** to construct the a new Elementary School located along the west side of Bradley Road and south side of Horse Drive.

Current "RE" zoning limits construction with set backs based on residential needs. City staff has recommended a zone change to a "CV" designation in order to allow for efficient use of the site, meet program needs, provide an open field of vision for security, and ensure the protection of students and property.

A traffic study is being conducted to determine impact of this school on the surrounding neighborhood. To minimize any potential traffic problems, the recommendations of the study will be implemented by the School District.

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.

Planning Commission, City of Las Vegas
Kitty McDonough Ward Elementary School, Project #1492
Page #2

Please contact Richard Horton or myself at 799-6435 if you have any questions on this matter.

Sincerely,



Carol L. Bailey, Coordinator II
Real Property Management
Facilities Division

CLB/rh

Enclosure

cc: Dusty Dickens
Matt La Croix
Rich Brown
Richard Horton

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5612 AND ZON-5613 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

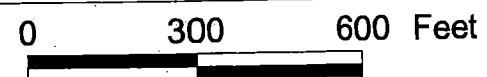
McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 2/10/2005 Planning Commission meeting

MINUTES:

See Item 25 [GPA-5612] for all related discussion on Item 25 [GPA-5612], Item 26 [ZON-5613] and Item 27 [SDR-5614].

(7:02 – 7:33)
 1-2211



PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-5613) to a C-V (Civic) Zoning District approved by the City Council.
2. The "future portable classrooms" depicted on the site plan shall require an administrative site development plan review prior to construction.
3. Handicapped parking spaces shall be provided in the parking area in accordance with code requirements.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
6. 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.
7. All development shall be in conformance with the site plan, except as amended by conditions herein.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to

SDR-5614 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

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

11. Coordinate with the City of Las Vegas Parks Development Team prior to submittal of any construction drawings for this site to ensure this site plan is compatible with the Iron Mountain Ranch Park located east and south of the proposed school.
12. Coordinate with the City Engineer's office to determine appropriate turning radius requirements for bus traffic prior to submittal of any construction drawings for this site.
13. Site development to comply with all applicable conditions of approval for ZON-5613 and all other site-related actions.
14. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This application is for a Site Development Plan Review for a proposed Public School, Primary on 15 acres located on the south side of Horse Drive, approximately 290 feet west of Bradley Road. A companion General Plan Amendment (GPA-5612) and Rezoning (ZON-5613) will be heard concurrently.

B) *Applicant's Justification*

The applicant's justification letter states that the school will serve the needs of the rapidly growing neighborhood.

BACKGROUND INFORMATION

A) *Previous Actions*

- 10/12/98 The City Council approved the Iron Mountain Ranch Master Plan. The plan estimated that the proposed project would generate 527 Kindergarten through Fifth grade students. The plan also acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.
- 05/09/03 The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.
- 01/27/05 The Planning Commission will consider a companion General Plan Amendment (GPA-5612) and Rezoning (ZON-5613).

B) *Pre-Application Meeting*

- 11/09/04 A number of issues, including access and land use were discussed.

C) Neighborhood Meetings

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15
Net Acres: 14.08

B) Existing Land Use

Subject Property Undeveloped
North Single Family Residences
South Undeveloped (approved City park)
East Undeveloped (approved City park)
West Single Family Residences

C) Planned Land Use

Subject Property: DR (Desert Rural Density Residential)
North: R (Rural Density Residential)
South: PF (Public Facilities)
East: PF (Public Facilities)
West: DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-PD3 (Residential Planned Development – 3 Units Per Acre)
South: C-V (Civic)
East: C-V (Civic)
West: R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The DR (Desert Rural Density Residential) category of the Centennial Hills General Plan allows a maximum of two dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots. The requested Rezoning to C-V (Civic) and the proposed school development are consistent with the General Plan designation. A related General Plan Amendment (GPA-5612) to modify the plan from DR (Desert Rural Density Residential) to PF (Public Facilities) will be heard concurrently with this application.

SDR-5614 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

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

The site is located within the Iron Mountain Ranch Master Plan and has been planned to be a school.

PROJECT DESCRIPTION

The Clark County School District is proposing to develop a 15-acre elementary school complex. The surrounding 25 acres has been approved for a city of Las Vegas equestrian facility and park. The building will be situated on the eastern portion of the site with ball fields and play areas located in the central and western areas. A parking area and drive aisle off Horse Drive accommodates vehicular traffic.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setbacks and other standards are not automatically applied. The proposed school building will have adequate setbacks from the adjacent street and from abutting properties, and will not exceed 27 feet 10 inches in height.

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.

ALJ

SDR-5614 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

A3) Parking and Traffic Standards

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

Uses	# classrooms	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Public or Private School, Elementary or Junior High/Middle School	42	2 spaces for each classroom, plus 20 spaces for administrative staff	104	See below	110	See below
HC Breakdown			99	5	105	5

The amount of parking proposed exceeds the standard.

A4) Landscape and Open Space Standards

While properties that are zoned C-V (Civic) are exempt from the general application of landscape requirements, the proposed school should conform to parking lot landscaping and residential buffering requirements. The following standards listed in Title 19.12 shall apply to the subject proposal:

Standards	Required		Provided	Conforms
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	19 Trees	28 Trees	Y
Buffer—west: • Min. Trees	1 Tree/30 Lin. Feet	295' 10 Trees	18 Trees	Y

While the number of trees in the parking areas exceeds minimum requirements, a landscape island shall be provided for every six parking spaces in conformance with code requirements. Trees shall be required at the west property line of the school to provide a buffer for the abutting residential properties; the trees shall be spaced at a maximum of 30 feet on center. The school abuts an approved city park on its south and west boundaries, the proposed amount of plant material shown on the landscape plan is adequate.

B) General Analysis and Discussion

- Zoning

The subject property is being rezoned (ZON-5613) to C-V (Civic) in accordance with the proposed use.

- Site Plan

The site plan has been designed so that facilities that will receive the most use are located adjacent to Horse Drive, recreation areas are located towards the west property line. Access and parking are from Horse Drive an additional access road runs along the west and south sides of the site bordering the adjacent city Equestrian Park. The Department of Public Works is requiring coordination with the City of Las Vegas Parks Development Team prior to submittal of any construction drawings to ensure the site plan is compatible with the park.

- Waivers

No waivers have been requested in conjunction with this application.

- Landscape Plan

Pink Dawn Chitalpa, Raywood Ash, Mondel Pine, Chinese Pistache and Japenses Yen trees will be planted on the site. A variety of shrubs and ground coverings will also be utilized.

- Elevation

A blend of split face and smooth CMU, sloped metal roofs and galvanized steel will be utilized on the exteriors.

- Floor Plan

Classrooms, a library, a physical education area, faculty lounge and administrative areas are depicted.

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:

ALJ

SDR-5614 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

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

The school is compatible with adjacent development and will serve the needs of the growing 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 General Plan; the provision of adequate handicapped parking spaces will bring the project into conformance with the parking of Title 19.

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

Principal access to the school will be from Horse Drive, which will have sufficient width (80 feet) to handle the traffic generated by the school.

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

The proposed materials are appropriate and widely used throughout 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 site design shows consideration for adjacent land uses thus creating a development that will be compatible with the area.

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

Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

SDR-5614 - Staff Report Page Seven
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 [Mailed with GPA-5612 and ZON-5613]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
Bureau of Land Management

STATEMENT OF FINANCIAL INTEREST SEP 17 2004

LAS VEGAS
FIELD OFFICE
Las Vegas, Nevada

Case Number: **SDR-5614** APN: 125-12-301-002

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

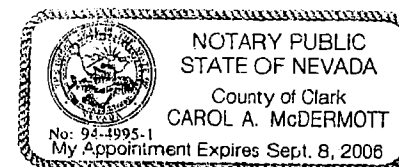
Signature of Property Owner/Authorized Agent: Sharon DiPinto

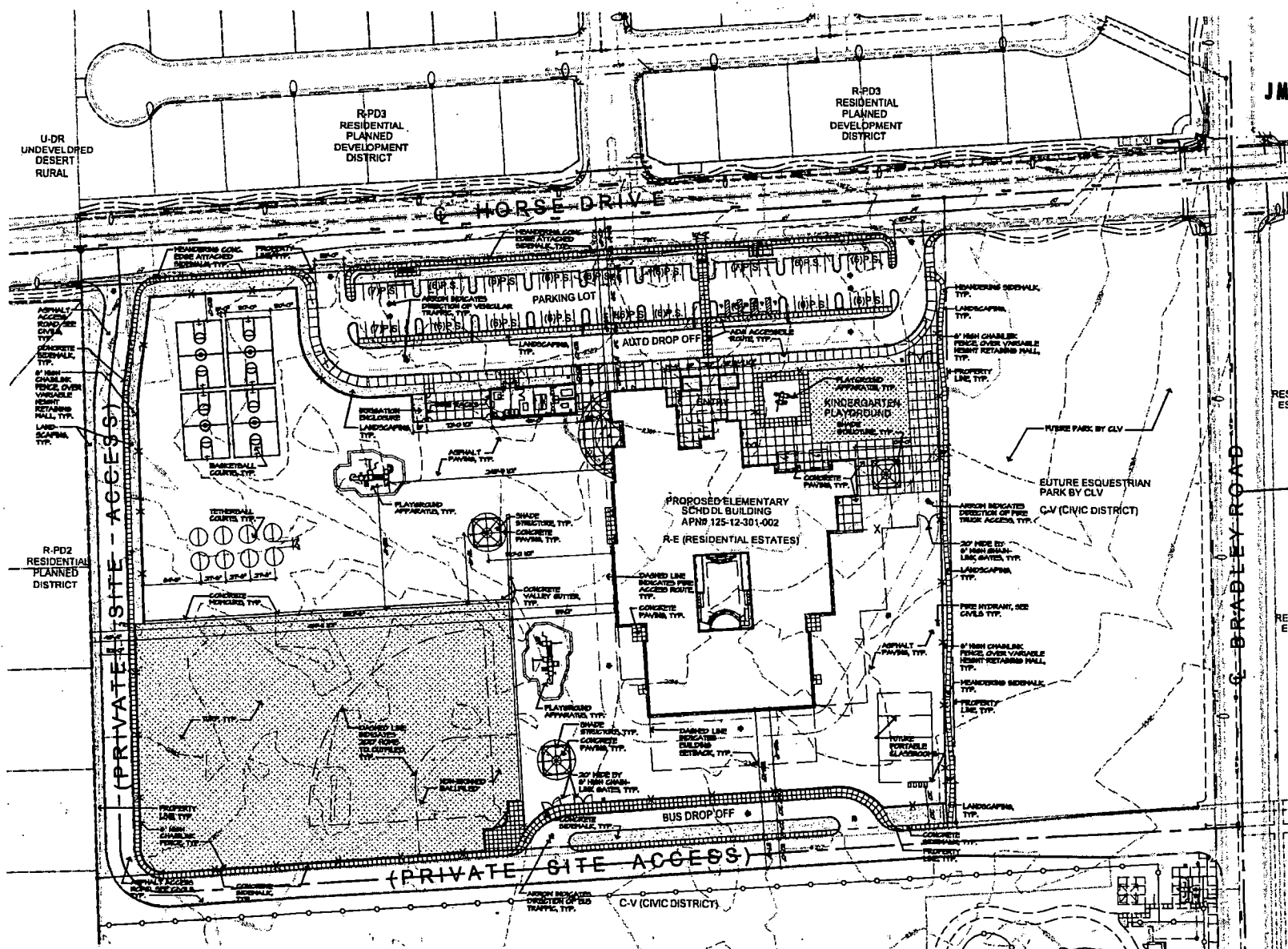
Sharon DiPinto, AFM
Division of Lands, BLM

Subscribed and sworn before me

This 27th day of October, 2004

Carol A. McDermott
Notary Public in and for said County and State





JMA ARCHITECTURE

SITE AREA		
GROSS AREA -	15.0 Acres	
NET AREA -	14.08 Acres	
BUILDING AREA -	68,504 SF	
BUILDING/NET AREA RATIO -	10.0 %	
KINDERGARTEN		
TURF -	8,175 SF	
ASPHALT/CONCRETE -	1,035 SF	
PLAY SURFACE -	1,600 SF	
TOTAL AREA	24,810 SF	
PRIMARY/INTERMEDIATE		
TURF -	15,230 SF	
ASPHALT/CONCRETE -	140,040 SF	
PRIMARY PLAY SURFACE -	5,500 SF	
INTERMEDIATE PLAY SURFACE -	4,300 SF	
TOTAL AREA	267,110 SF	

PARKING		
STANDARD	101 SPACES	
ACCESSIBLE	5 SPACES	
TOTAL	106 SPACES	

PARKING ANALYSIS		
TOTAL PARKING REQUIRED	87 SPACES	
42 CLASSROOMS	87 SPACES (1.5 SPACES/CLASSROOM)	
1,000 SQ. FT. OFFICE	AND 1,500 SQ. FT. OFFICE	
RESIDENTIAL ACCESSIBLE PARKING REQ'D	4 SPACES (16-100 SPACES)	

R-E RESIDENTIAL ESTATES		
OCCUPANCY	MIXED USE	
	E-1 OCCUPANCY	53,800 S.F.
	B OCCUPANCY	4,434 S.F.
	A-21 OCCUPANCY	6,662 S.F.

CONSTRUCTION		
	MIXED USE	
	AUTOMATIC FIRE SPRINKLER SYSTEM REQ'D	
	A-21 OCCUPANCY	TYPE I-H HOUR

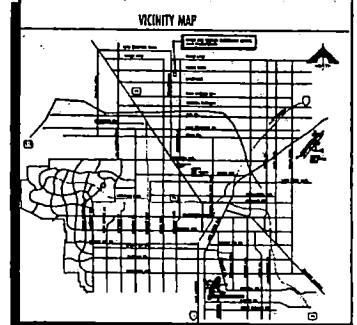
MAX HEIGHT		
TABLE 5-B	E-1 OCCUPANCY	55'-0"
	B OCCUPANCY	55'-0"
	A-21 OCCUPANCY	65'-0"

BASIC ALLOWABLE AREA		
TABLE 5-B	E-1 OCCUPANCY	13,500 S.F.
	B OCCUPANCY	12,000 S.F.
	A-21 OCCUPANCY	13,500 S.F.

ALLOWABLE AREA INCREASES		
SEC. 505	1. SEPARATION ON TWO SIDES	
	14' 102'-0" - 20'-0" = 82'-0"	
	82'-0" X 1.25 = 50% INCREASE	

R-E RESIDENTIAL ESTATES		
	2. AUTOMATIC SPRINKLER SYSTEM	
	THROUGHOUT = 300% INCREASE	
	TOTAL ALLOWABLE INCREASE =	
	BASIC ALLOWABLE X 1.5 X 3	
	BASIC ALLOWABLE X 4.5	

EXISTING ZONING		
MAXIMUM BUILDING HEIGHT	R-E RESIDENTIAL ESTATES	27'-0"



LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 10 SOUTH RANGE 60 EAST OF THE 10TH CLARK COUNTY, NEVADA CONTAINING 15.04 ACRES, MORE OR LESS.

10160 COMMONWEALTH DRIVE LAS VEGAS, NEVADA 89144

PHONE (702) 731-3333 FAX (702) 731-3334 WWW.JMAARCH.COM

PROJECT NO: 200401155

DATE: 12/28/04

SCALE: 1"=40'-0"

NORTH

Kitty McDonough Ward Elementary School - SITE PLAN

CCSD Project #1492

RECEIVED

DEC 28 2004

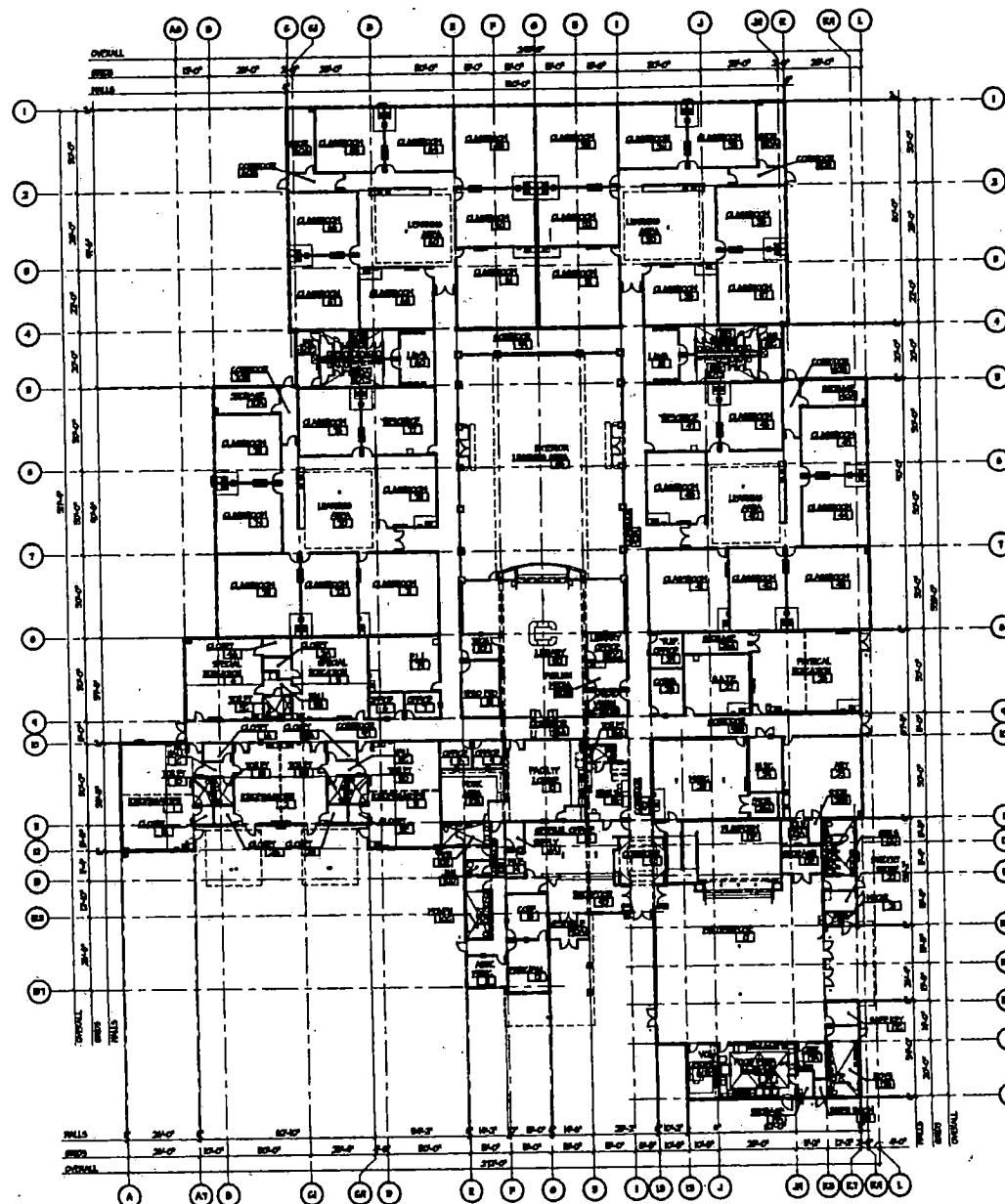
REVISED
12.28.04

ZON-5613

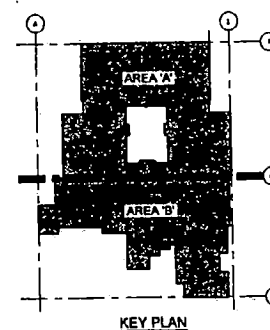
GPA-5612

SDR-5615

01/27/05 DC



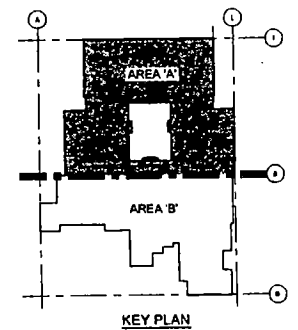
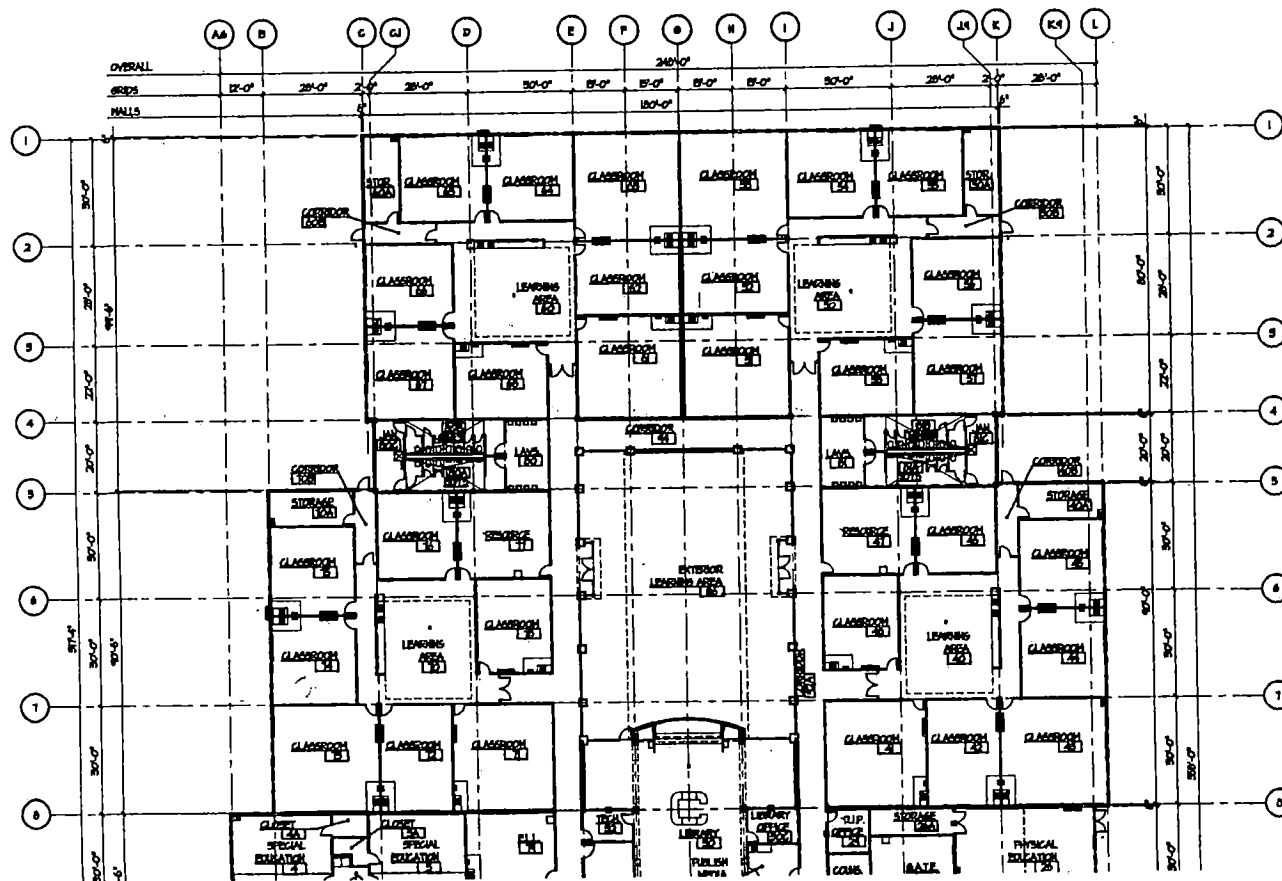
JMA ARCHITECTURE



Kitty McDonough Ward Elementary School - Overall Floor Plan
CCSD Project #1492

SDR-5614
01/27/05 PC

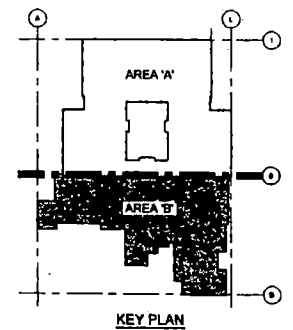
10180 CONVENT CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-8533 FAX: (702) 731-2028 WWW.JMAARCH.COM
PROJECT NO: 200401153
DATE: 10/27/04
SCALE: 1" = 50'-0"
NORTH



Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "A"
CCSD Project #1492

SDR-5614
01/27/05 PC

10150 CONVENTOR DRIVE LAS VEGAS, NEVADA 89144
PHONE (702) 731-3033 FAX (702) 731-3038 WWW.JMAARCHIT.COM
PROJECT NO. 200401155
DATE: 10/27/04
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NORTH



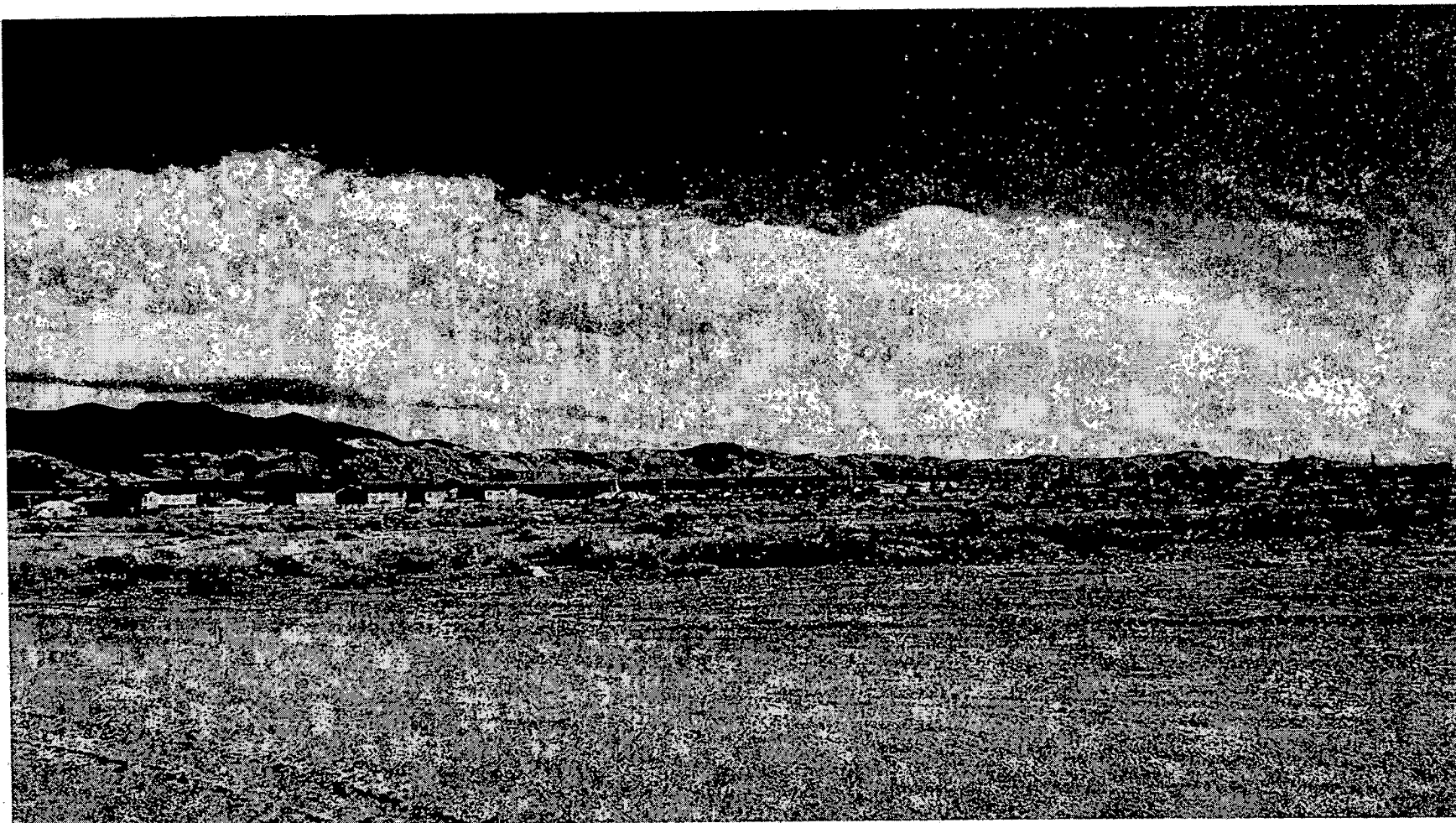
10188 COVERTON CROSS DRIVE LAS VEGAS, NEVADA 89146
PHONE: (702) 731-3523 FAX: (702) 731-2526 WWW.SAATCHI.COM

PROJECT NO: 200401156

DATE: 10/27/04

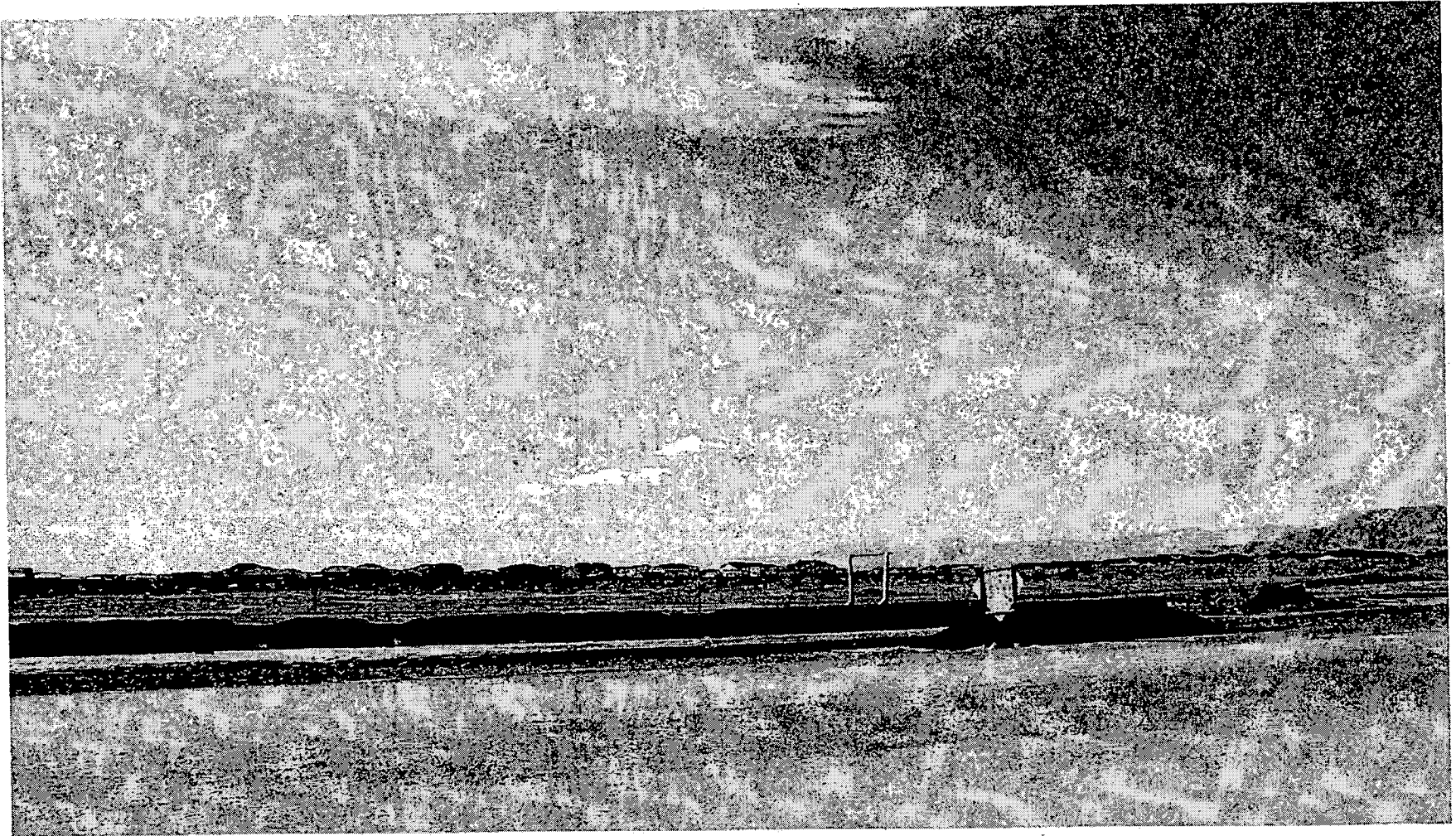
0 20 40 80
SCALE: 1/8" = 1'-0"
NORTH

SDR-5614
01/27/05 PC



SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



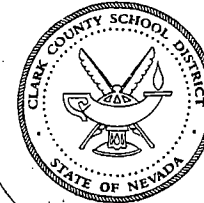
SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department



FACILITIES DIVISION

"Yes, we can"

November 3, 2004

Planning Commission
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

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
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Mrs. Denise M. Brodsky, Member
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RE: 1998 Bond fund Program, Project #1492
Kitty McDonough Ward Elementary School – APN 125-12-301-002

The Clark County School District is requesting a **General Plan Amendment, Rezoning and a Special Use Permit** to construct the a new Elementary School located along the west side of Bradley Road and south side of Horse Drive.

Current "RE" zoning limits construction with set backs based on residential needs. City staff has recommended a zone change to a "CV" designation in order to allow for efficient use of the site, meet program needs, provide an open field of vision for security, and ensure the protection of students and property.

A traffic study is being conducted to determine impact of this school on the surrounding neighborhood. To minimize any potential traffic problems, the recommendations of the study will be implemented by the School District.

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.

Planning Commission, City of Las Vegas
Kitty McDonough Ward Elementary School, Project #1492
Page #2

Please contact Richard Horton or myself at 799-6435 if you have any questions on this matter.

Sincerely,



Carol L. Bailey, Coordinator II
Real Property Management
Facilities Division

CLB/rh
Enclosure

cc: Dusty Dickens
Matt La Croix
Rich Brown
Richard Horton

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-5762 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMTI SUNBELT, LLP - OWNER: KOBIE CREEK, LLC - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 5.10 acres adjacent to the northwest corner of Decatur Boulevard and Gowan Road (APN 138-12-601-040), Ward 6 (Mack).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

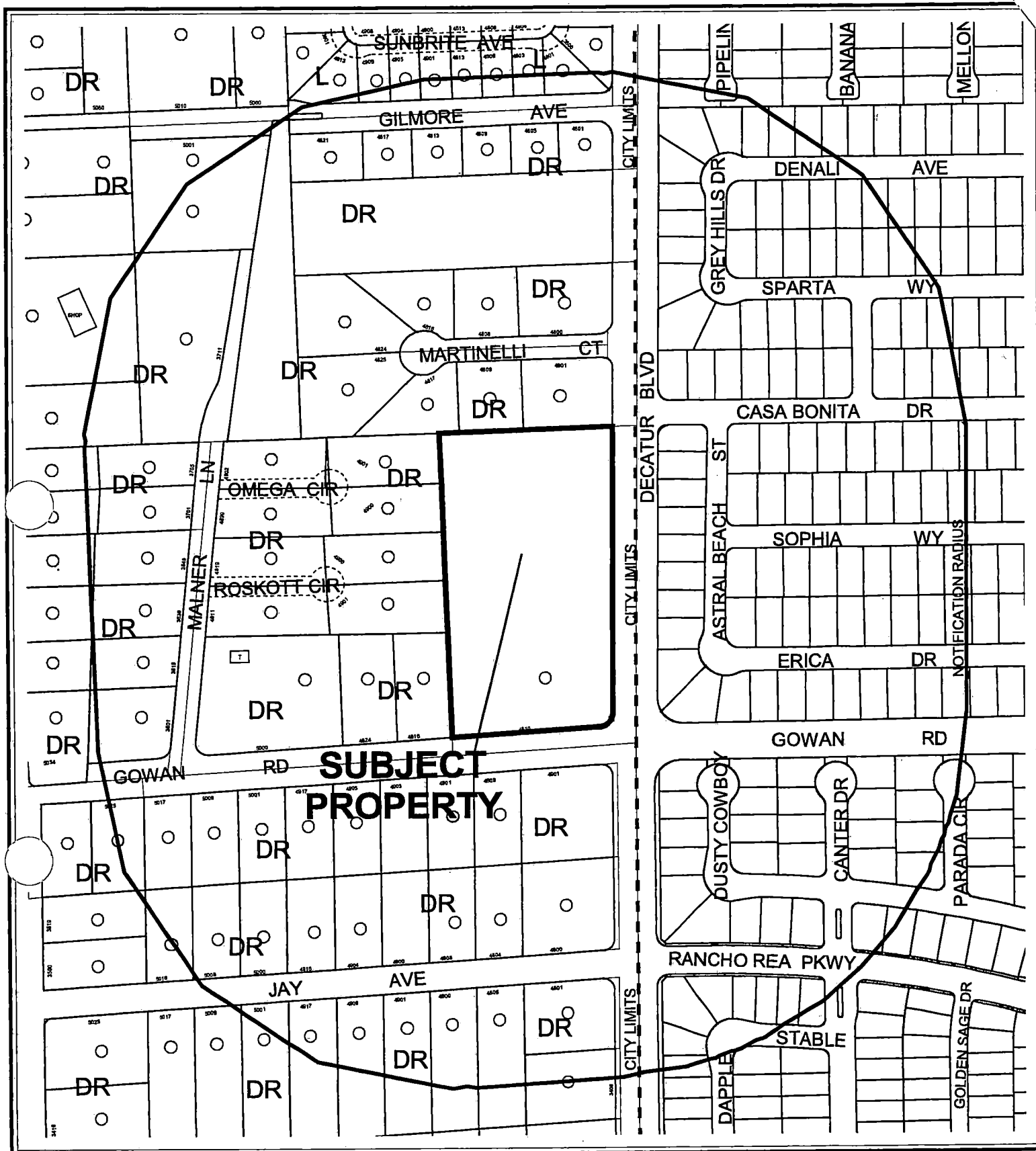
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 20 [GPA-5820], Item 42 [GPA-5814], Item 43 [ZON-5816], Item 44 [VAR-5819] and Item 45 [SDR-5815] to 2/10/2005 Planning Commission meeting; Item 28 [GPA-5762], Item 29 [ZON-5765], Item 30 [GPA-5775], Item 31 [ZON-5776], Item 32 [VAR-5846], Item 33 [SDR-5778], Item 52 [MOD-5784], Item 53 [ZON-5785], Item 54 [VAR-5786], Item 55 [VAR-5792], Item 56 [SDR-5781], Item 58 [ZON-5769] and Item 59 [SDR-5770] to 2/24/2005 Planning Commission meeting; STRIKE Item 16 [GPA-5266] and Item 89 [DIR-5833]; and WITHDRAW WITHOUT PREJUDICE Item 46 [GPA-5818], Item 47 [ZON-5824], Item 48 [ZON-5909], Item 70 [SUP-5783], Item 71 [SDR-5779] and Item 73 [SUP-5740] – UNANIMOUS

MINUTES:

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

(6:03 – 6:06)



CASE: GPA-5762

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

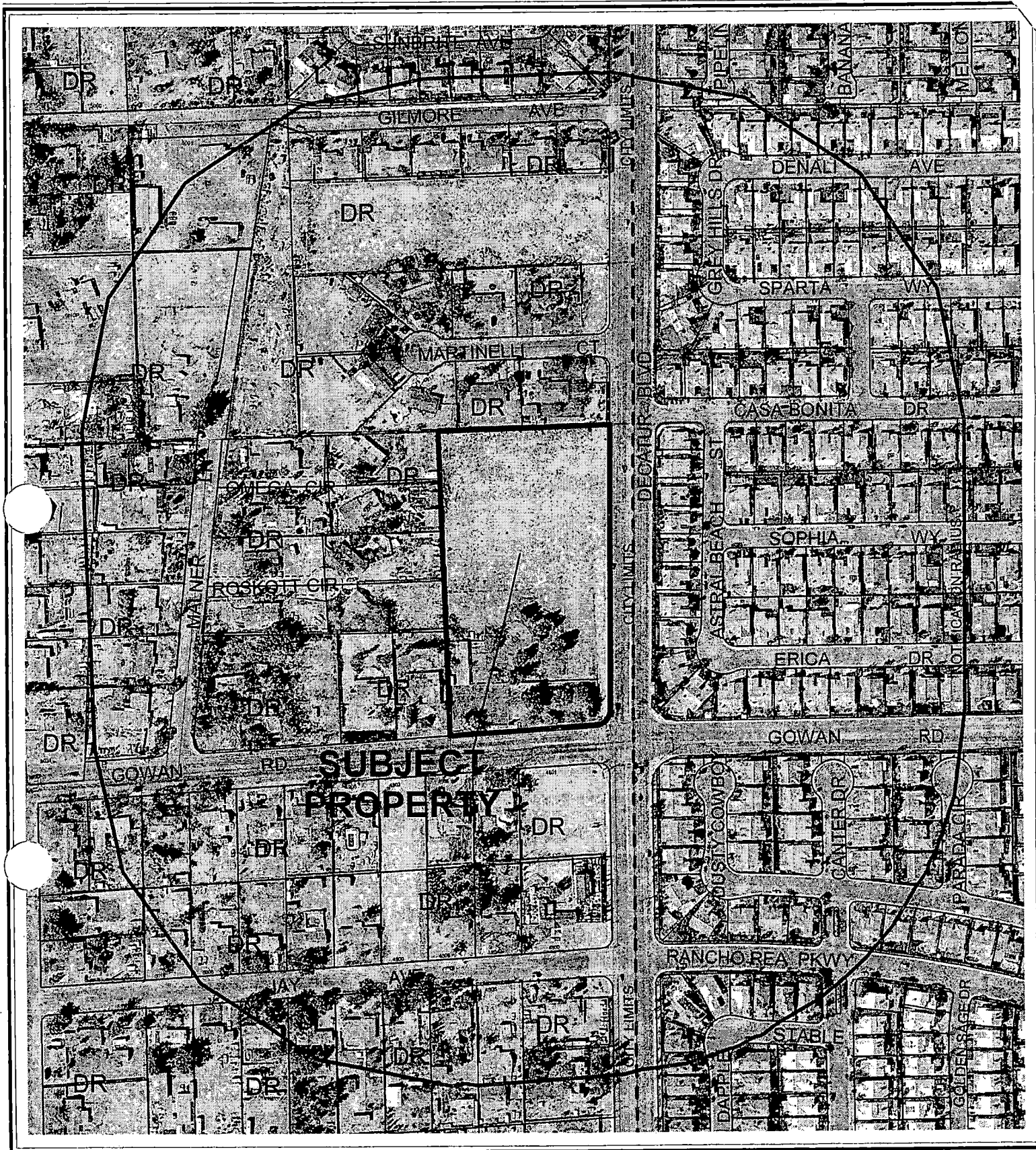
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

0 200 400 Feet





CASE: GPA-5762

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-5762 - APPLICANT: AMTI SUNBELT, LLP - OWNER:
KOBIE CREEK, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the northwest corner of Decatur Boulevard and Gowan Road from DR (Desert Rural) to L (Low Density Residential). An application for Rezoning from R-E (Residence Estates) to R-1 (Single-Family Residential) has also been submitted [ZON-5765].

The applicant has stated the following justifications for the request:

1. The proposed development will be upscale, semi-custom homes with CC&Rs that will promote harmony with existing developments; and
2. There is adequate existing infrastructure to support the development.

BACKGROUND DATA:

- | | |
|----------|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling Units Per Acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated this property as R (Rural) with a maximum density of 3.96 dwelling Units Per Acre. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the property was designated as DR (Desert Rural), with a maximum density of two dwelling Units Per Acre. |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling Units Per Acre, Medium Low Density Residential to allow up to 8 dwelling Units Per Acre, and Medium Density Residential up to 25 dwelling Units Per Acre. |

GPA-5762 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

- 09/28/99 A request for a General Plan Amendment to designate this property as SC (Service Commercial) was withdrawn by the applicant prior to the item being placed on a Planning Commission agenda. [GPA-0031-99]
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural Density Residential) land uses with a maximum density of two dwelling Units Per Acre.

DETAILS OF APPLICATION REQUEST

Site Area: 5.10 Acres

EXISTING LAND USE

Subject Property	Single-Family homes
North	Single-Family homes
South	Single-Family homes
East	Single-Family homes
West	Single-Family homes

PLANNED LAND USE

Subject Property	DR (Desert Rural Density Residential)
North	DR (Desert Rural Density Residential)
South	DR (Desert Rural Density Residential)
East	L (Low Density Residential) [North Las Vegas designation]
West	DR (Desert Rural Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates)
South	R-E (Residence Estates)
East	R-1 (Single-Family) [North Las Vegas designation]
West	R-E (Residence Estates)
	R-PD2 (Residential Planned Development – 2 Units Per Acre)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

DR (Desert Rural Density Residential) (2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

This site is not within a Special Plan Area.

RURAL PRESERVATION NEIGHBORHOOD

This site is not within a Rural Preservation Neighborhood.

RURAL PRESERVATION NEIGHBORHOOD BUFFER

This site is not within a Rural Preservation Neighborhood Buffer.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, it has been determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The subject property is currently developed with a single-family home. Access to the site is available off of both Decatur Boulevard and Gowan Road. Adjacent uses are all single-family homes.

The homes to the north, west, and south are all built at two Units Per Acre. To the east, in the jurisdiction of the City of North Las Vegas, the density is somewhat greater. However, that development is separated by Decatur Boulevard. The requested land use designation of L (Low Density Residential) allows up to 5.5 dwelling Units Per Acre, which is out of character for the existing context. The DR (Desert Rural Density Residential) designation is defined in part as, "generally a rural environment that permits greater privacy..." The L (Low Density Residential) designation is more suburban in nature and would likely result in development that would diminish the rural atmosphere and privacy that exists now.

Policy 2.1.2 of the Master Plan 2020 states that, "Development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." Although this policy addresses the Neighborhood Revitalization Area, it is intended to support and preserve mature neighborhoods, so it is applicable in this context. The General Plan designation requested for this site would allow development that is not sensitive to the surrounding properties and therefore cannot be supported.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

GPA-5762 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The density of the proposed General Plan Amendment is not compatible with the adjacent land use designations.

In regard to "2":

The zoning designations that would be permitted by the proposed development allow uses that are out of character and incompatible with the adjacent single-family homes.

In regard to "3":

This parcel is in an area of the city where all services are existing and available to the site. The property is served by the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation located approximately one mile away at Decatur Boulevard and Rancho Drive. Fire Station #9, at Lone Mountain Road and Rainbow Boulevard, is the closest city facility to the site. Children's Memorial Park, at Gowan Road and Torrey Pines Drive, is the closest city park to the site.

In regard to "4":

There are no other adopted plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 21, 2004, the applicant sponsored a neighborhood meeting. The ten persons in attendance had the following comments:

1. The small lot sizes will decrease the value of their homes.
2. The area floods so this project will increase water on adjacent properties.
3. They would like a new eight-foot wall adjacent to the existing homes.
4. They would like one-story homes adjacent to the existing homes.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 219 [Mailed with ZON-5765]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5762** APN: *138-12-601-040*

Name of Property Owner: Kobie Creek LLC.

Name of Applicant: Beamble Homes, 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

~~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: _____

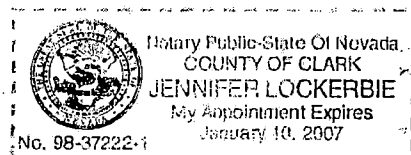
Signature of Property Owner/Authorized Agent:

Print Name: _____

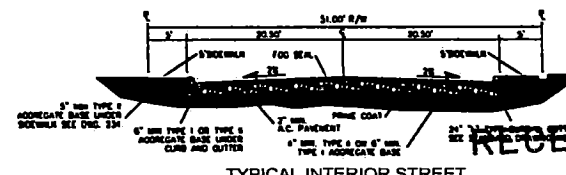
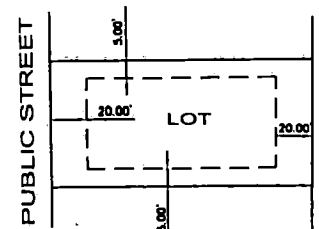
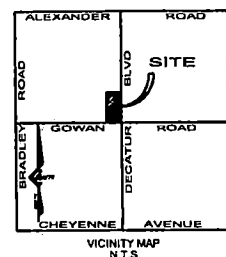
Subscribed and sworn before me

This 2nd day of November, 2004

Jennifer R. Kober
Notary Public in and for said County and State



PRELIMINARY SITE PLAN FOR **KOBIE CREEK** A SINGLE FAMILY SUBDIVISION APN: 138-12-601-040 CLARK COUNTY, NEVADA



APN: 138-12-601-040

ZONING
EXISTING LAND USE: RESIDENTIAL
EXISTING ZONING: RESIDENTIAL, CLARK COUNTY DISTRICT (R-1)
PROPOSED ZONING: RESIDENTIAL, (R-1)

LAND USE
PROPOSED SINGLE FAMILY RESIDENTIAL

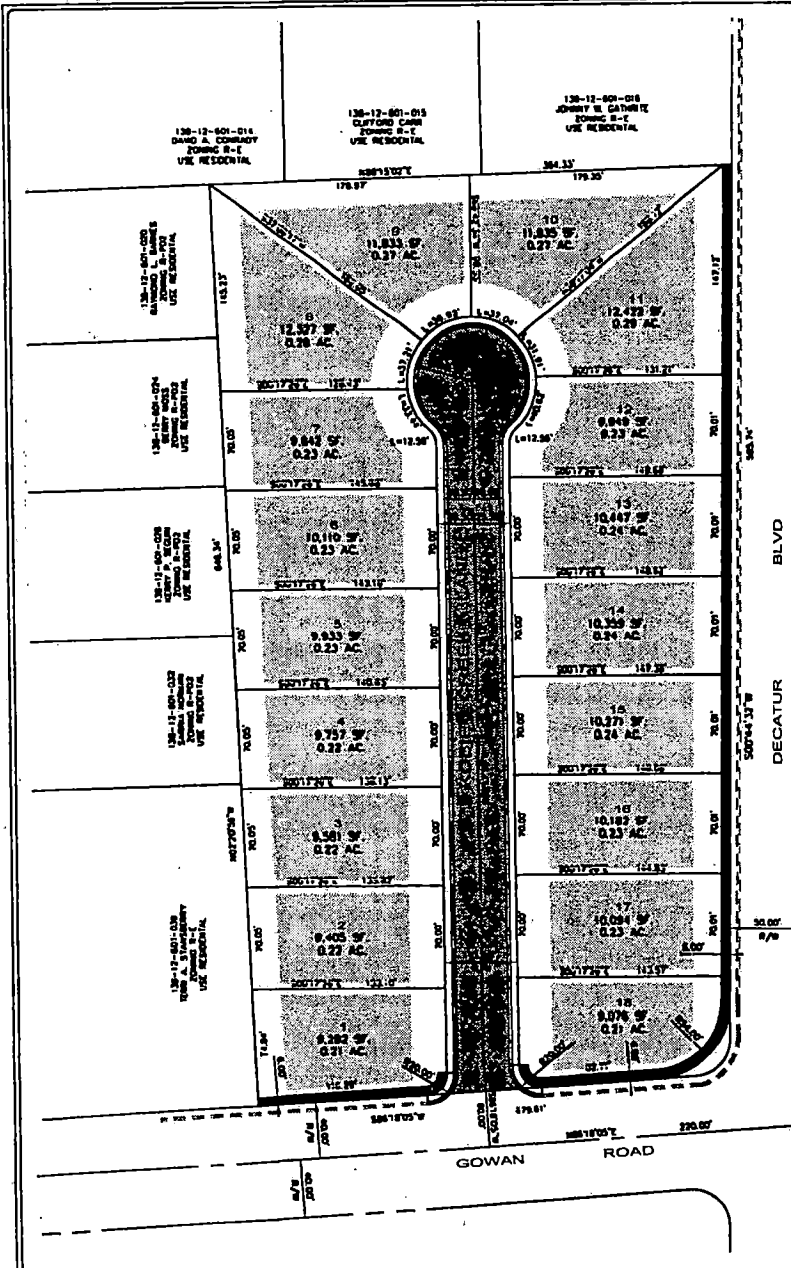
OWNER SUBDIVIDER / DEVELOPER
OWNER: JAMES W. & J. L. WILSON
SUBDIVIDER / DEVELOPER: JAMES W. & J. L. WILSON
10000 W. GOWAN RD. SUITE 100
LAS VEGAS, NV 89135
702-731-1000

LEGAL DESCRIPTION
SOUTH 1/4 OF THE SOUTH 1/4 OF SECTION 12, T4N, R12E, CLARK COUNTY, NEVADA
SOUTH 1/4 OF THE SOUTHWEST QUARTER OF THE (1/4) SECTION 12,
T4N, R12E, CLARK COUNTY, NEVADA

UTILITY COMPANIES SERVICING SITE
WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWERAGE: CITY OF LAS VEGAS WASTEWATER
GAS: SOUTHWEST GAS
ELECTRIC: SOUTHWEST POWER
CABLE TV: SOUTHWEST CABLE

SITE DATA
SUBDIVISION AREA: 22.00 AC.
NET AREA: 22.00 AC.
AREA TO BE DEDICATED AS PUBLIC RIGHT OF WAY: 0.00 AC.
CORNER: N.T.S.

LEGEND
--- CENTERLINE
--- RIGHT OF WAY
--- 20' WIDE SETBACK



ZON-5765
GPA-5762
01/27/05 PC

RECEIVED
DEC 30 2004

PRELIMINARY SITE PLAN
NWC GOWAN RD. & DECATUR BLVD.
KOBIE CREEK

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
10000 W. GOWAN RD. SUITE 100
LAS VEGAS, NV 89135
(702) 731-1000

1 OF 1 SHEETS

KOBIE CREEK
A SINGLE FAMILY SUBDIVISION
APN: 138-12-601-040
CLARK COUNTY, NEVADA

ZONING

DURING LAST YEAR, UNIVERSITY
 STUDENT GROUPS RECORDED, SPONSORED BY (S-1)
 FEDERAL BUREAU OF INVESTIGATION (S-1)

LAND USE

OWNER SUBDIVIDER / DEVELOPER

[illegible]

LEGAL DESCRIPTION

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SITE DATA

DATE	DESCRIPTION	AMOUNT	BALANCE
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1964	1964	1.00	1.00
1964	1964	1.00	2.00
1964	1964	1.00	3.00
1964	1964	1.00	4.00
1964	1964	1.00	5.00
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1964	1964	1.00	7.00
1964	1964	1.00	8.00
1964	1964	1.00	9.00
1964	1964	1.00	10.00
1964	1964	1.00	11.00
1964	1964	1.00	12.00
1964	1964	1.00	13.00
1964	1964	1.00	14.00
1964	1964	1.00	15.00
1964	1964	1.00	16.00
1964	1964	1.00	17.00
1964	1964	1.00	18.00
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1964	1964	1.00	20.00
1964	1964	1.00	21.00
1964	1964	1.00	22.00
1964	1964	1.00	23.00
1964	1964	1.00	24.00
1964	1964	1.00	25.00
1964	1964	1.00	26.00
1964	1964	1.00	27.00
1964	1964	1.00	28.00
1964	1964	1.00	29.00
1964	1964	1.00	30.00
1964	1964	1.00	31.00
1964	1964	1.00	32.00
1964	1964	1.00	33.00
1964	1964	1.00	34.00
1964	1964	1.00	35.00
1964	1964	1.00	36.00
1964	1964	1.00	37.00
1964	1964	1.00	38.00
1964	1964	1.00	39.00
1964	1964	1.00	40.00
1964	1964	1.00	41.00
1964	1964	1.00	42.00
1964	1964	1.00	43.00
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1964	1964	1.00	66.00
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1964	1964	1.00	75.00
1964	1964	1.00	76.00
1964	1964	1.00	77.00
1964	1964	1.00	78.00
1964	1964	1.00	79.00
1964	1964	1.00	80.00
1964	1964	1.00	81.00
1964	1964	1.00	82.00
1964	1964	1.00	83.00
1964	1964	1.00	8

THE UNIVERSITY OF CHICAGO

PERIOD

PAGE	NO.
DATE	TIME
NAME	INITIALS
SIGNATURE	DATE

BASIS OF BEARINGS

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-01-2010 BY 60322 UCBAW/SJS/STP

LEGEND

_____	CONTINUAL	_____	PROPERTY LINE
_____	WENT OF WAY	_____	LOW LINE
_____	AND 1/2 INCH CORNER		

TRICE - 24" DIA (30" ON CENTER)
LARGE PORTHOLE (TRICE UNDER ELM)

6 GALLON BOTTLE
UNIVERSITY MICROFILMS

RECEIVED

DEC 30 2004

ZON-5765
GPA-5762
01/27/05 PC

SCALE: 1" = 40'

REVISED
12.30.04

LANDSCAPE PLAN
NWC GOWAN RD. & DECATUR BLVD.
KOBIE CREEK
NEVADA
AS SHOWN ON PLOT

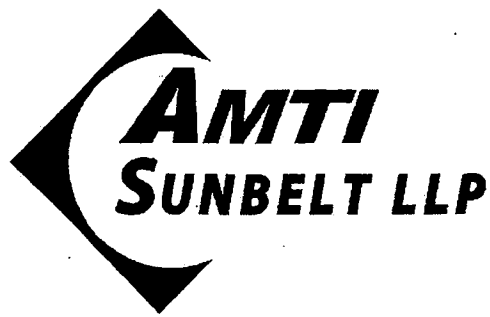
AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
710 MARACA WAY
HOUSTON, TX 77058
(713) 242-6999
(713) 242-6999

SECRET
C1
1 OF 1 SHEETS



GPA-5762 - APPLICANT: AMTI SUNBELT, LLP - OWNER: KOBIE CREEK, LLC
ADJACENT TO THE NORTHWEST CORNER OF DECATUR BOULEVARD AND GOWAN ROAD
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



CIVIL ENGINEERING • PLANNING • SURVEYING

December 29, 2004

RECEIVED

DEC 30 2004

City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Request for Rezoning for a proposed single-family residential subdivision located at the northwest corner of Decatur and Gowan (APN 138-12-601-040).

The purpose of this letter is to request a Rezoning for a proposed single-family residential subdivision located at the northwest corner of Decatur and Gowan. Our office has previously submitted an application for this project for a request for rezoning to a RPD-4 designation. After discussions with City of Las Vegas staff and the Client, we would like to revise the rezoning request to a R-1 designation. We are supplying a revised site plan and landscape plan to reflect the change for R-1 zoning. The rezoning application is scheduled to be heard at the Planning Commission Meeting on 1/27/05.

A rezoning is required for the proposed subdivision to meet density requirements. A rezoning of the subject parcels to R-1 is requested. The proposed subdivision exceeds the current zoning (R-E) density of 2.49 units per acre with 4.4 units per acre net. The smallest lot size is 9100 sf and meets the criteria for R-1 zoning.

The subject property is located in a designated R land use area under the General Plan. An application for a General Plan Amendment is being applied for concurrently with the rezoning application.

The proposed subdivision will be marketed as a site for upscale semi-custom homes with CCRs established to promote harmony with the existing developments in the area and to be aesthetically pleasing. The density and intensity of the project is comparable with nearby developments.

There are sufficient infrastructure improvements to accommodate the proposed development. Decatur is a fully improved road and Gowan is mostly improved but will require some additional curb, gutter, sidewalk, and paving. Existing sewer, water, and storm drain are in the streets adjacent to the development. The proposed development is providing a 6' landscape strip adjacent along Decatur and Gowan and is proposing a 10' common lot along the interior street that in will include landscaping and a meandering sidewalk.

We sincerely hope that the requests for these actions be reviewed and considered. Please contact me at # 938-0650 if you have any questions or comments.

Sincerely,
Acclaim MTI, LLP

Kirby P. Adams, P.E.
Project Engineer

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-5765 - REZONING RELATED TO GPA-5762 - PUBLIC HEARING - APPLICANT: AMTI SUNBELT, LLP - OWNER: KOBIE CREEK, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.10 acres adjacent to the northwest corner of Decatur Boulevard and Gowan Road (APN 138-12-601-040), Ward 6 (Mack).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

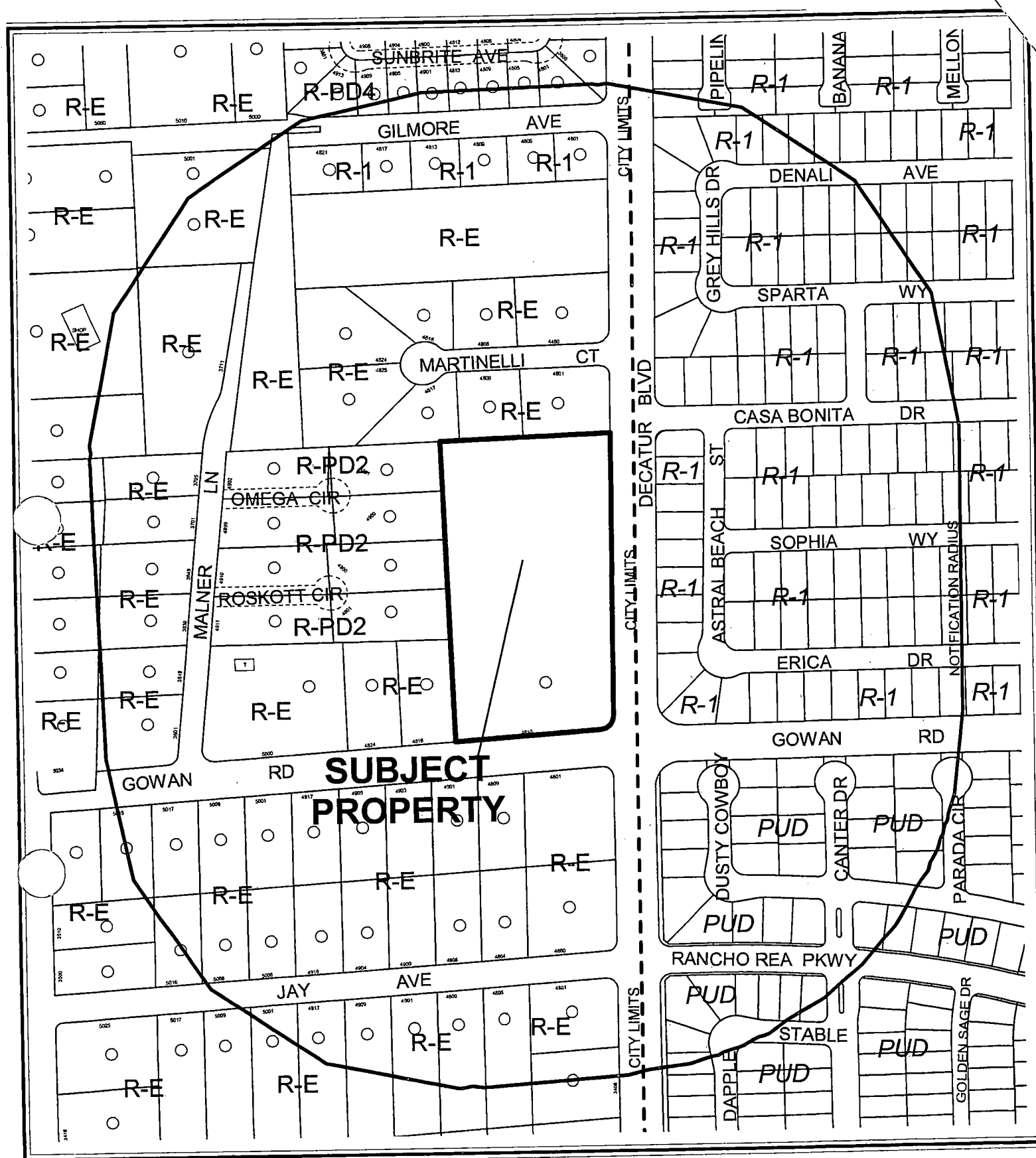
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 20 [GPA-5820], Item 42 [GPA-5814], Item 43 [ZON-5816], Item 44 [VAR-5819] and Item 45 [SDR-5815] to 2/10/2005 Planning Commission meeting; Item 28 [GPA-5762], Item 29 [ZON-5765], Item 30 [GPA-5775], Item 31 [ZON-5776], Item 32 [VAR-5846], Item 33 [SDR-5778], Item 52 [MOD-5784], Item 53 [ZON-5785], Item 54 [VAR-5786], Item 55 [VAR-5792], Item 56 [SDR-5781], Item 58 [ZON-5769] and Item 59 [SDR-5770] to 2/24/2005 Planning Commission meeting; STRIKE Item 16 [GPA-5266] and Item 89 [DIR-5833]; and WITHDRAW WITHOUT PREJUDICE Item 46 [GPA-5818], Item 47 [ZON-5824], Item 48 [ZON-5909], Item 70 [SUP-5783], Item 71 [SDR-5779] and Item 73 [SUP-5740] – UNANIMOUS

MINUTES:

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

(6:03 – 6:06)



CASE: **ZON-5765**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

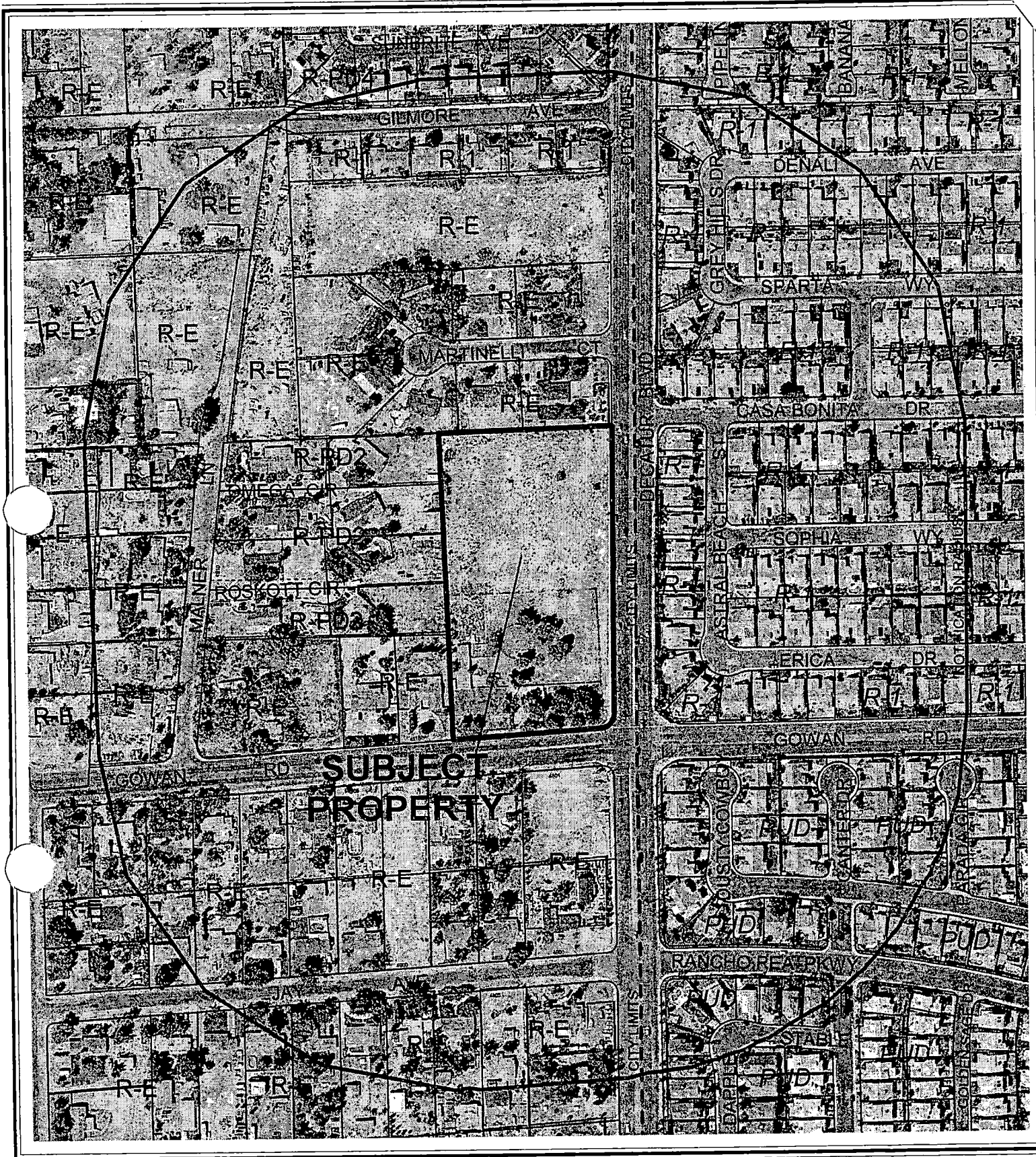
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE-FAMILY RESIDENTIAL)

0 200 400 Feet





CASE: ZON-5765

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES)

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-5765 - APPLICANT: AMTI SUNBELT, LLP - OWNER:
KOBIE CREEK, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5762) to an L (Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Decatur Boulevard and Gowan Road.
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 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.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

ZON-5765 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
7. Landscape and maintain all unimproved right-of-way adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) to R-1 (Single-Family Residential) on 5.10 acres located on the northwest corner of Decatur Boulevard and Gowan Road. An application for a General Plan Amendment to designate the site as L (Low Density Residential) has also been submitted [GPA-5762].

B) Applicant's Justification

The applicant has stated the following justifications for the request:

1. The proposed development will be upscale, semi-custom homes with CC&Rs that will promote harmony with existing developments; and
2. There is adequate existing infrastructure to support the development.

BACKGROUND INFORMATION

A) Previous Actions

1/02/64 The City Council annexed this parcel as part of a larger request totaling 95 acres.

09/28/99 A request for a General Plan Amendment to designate this property as SC (Service Commercial) was withdrawn by the applicant prior to the item being placed on a Planning Commission agenda. [GPA-0031-99]

B) Pre-Application Meeting

A pre-application meeting was held on 11/17/04.

C) Neighborhood Meetings

A neighborhood meeting was held as required by the related General Plan Amendment request on December 21, 2004. At that meeting, neighbors were concerned about a possible reduction in property value due to the small lot sizes; drainage onto their properties; the need for an eight-foot wall and single-family homes adjacent to the existing homes to buffer the property.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.10 acres

B) Existing Land Use

Subject Property: Single-Family homes
 North: Single-Family homes
 South: Single-Family homes
 East: Single-Family homes
 West: Single-Family homes

C) Planned Land Use

Subject Property: DR (Desert Rural Density Residential)
 North: DR (Desert Rural Density Residential)
 South: DR (Desert Rural Density Residential)
 East: L (Low Density Residential) [North Las Vegas designation]
 West: DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
 North: R-E (Residence Estates)
 South: R-E (Residence Estates)
 East: R-1 (Single-Family) [North Las Vegas designation]
 West: R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The Centennial Hills Sector Plan designates this site as DR (Desert Rural Density Residential). A request has been submitted to amend the designation to L (Low Density Residential), which would support the proposed R-1 (Single-Family Residential) zoning. If that General Plan amendment is not approved, this request cannot go forward.

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

ZON-5765 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

The City of North Las Vegas was notified of this request as its jurisdiction is immediately east of the subject property.

INTERAGENCY ISSUES

There are no interagency issues involve with this request.

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	6500 Square Feet	8779 Square feet	Yes
Min. Lot Width	65 Feet	70 feet (34.86 feet on cul de sac knuckle)	Yes
Min. Setbacks			
• Front	20 Feet	20 Feet	Yes
• Side	5 Feet	10 Feet	Yes
• Corner	15 Feet	Not Provided	No
• Rear	15 Feet	30 Feet	Yes
Max. Lot Coverage	50 %	45%	Yes
Max. Building Height	2 Stories / 35 Feet	Not provided	undetermined

The submitted site plan is in substantial compliance with the requirements of Title 19.08 in regard to R-1 (Single-Family Residential) zoning. Information on building height and corner side setbacks was not provided. Those issues will be addressed in the conditions of approval and all development will be subject to review during the building permit process.

B) General Analysis and Discussion

The subject parcel is currently developed with a single-family home. The applicant is proposing an eighteen lot residential development with access via a cul-de-sac off of Gowan Road. Lot sizes depicted on the site plan range from 8,779 square feet to 12,254 square feet. The majority of the lots are in the 10,000 square foot range.

SR

ZON-5765 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

The adjacent homes to the north, south, and west are all on lots of 20,000 square feet or greater. There are smaller lots to the east in the City of North Las Vegas, however those lots are separated by Decatur Boulevard and provide no justification for smaller lots on the subject parcel.

FINDINGS

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

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

This proposal is not in conformance with the Centennial Hills Sector Plan. The property is currently designated as DR (Desert Rural Density Residential), which allows 2.49 dwelling Units Per Acre. Adjacent properties within the city limits have that designation as well. A related application has been submitted to designate this site as L (Low Density Residential). That designation is not intended to promote the rural character that currently exists in the area. If that application is not approved, this request cannot go forward.

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

The proposed zoning district will allow development that is out of character with the area. The R-1 (Single-Family Residential) zoning district is intended to create a suburban setting, which would result in too great a density to be compatible with the adjacent homes.

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

There are no growth or development factors in the area that justify an amendment to the General Plan on this parcel.

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

ZON-5765 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

The site is accessed by Decatur Boulevard and Gowan Road, both of which are adequate to serve this parcel.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 219 [Mailed with GPA-5762]

APPROVALS 0

PROTESTS 0

KOBIE CREEK
A SINGLE FAMILY SUBDIVISION
APN: 138-12-601-040
CLARK COUNTY, NEVADA

APN: 138-12-601-040

ZONING

ENDING LINE USE: RESCUE
ENDING FORM: RESCUE STAFFS (B-4)
ENDING FORM: RESCUE (B-1)

LAND USE

SUSPECTED BULK FAMILY MEMBERS

OWNER	SUBDIVIDER / DEVELOPER
--------------	-------------------------------

HANSHI 1988 10/11 200
 HANSHI 1988 10/11 200

LEGAL DESCRIPTION

WEST PORTION OF THE SOUTH HALF (2 1/2) OF THE SOUTHEAST
QUARTER (21/4) OF THE NORTHEAST QUARTER (21/4) SECTION 12,
TOWNSHIP 20 NORTH, RANGE 08 EAST, N.W.M., CLARK COUNTY, NEVADA.

UTILITY COMPANIES SERVICING SITE

WALSH - LAS VEGAS VALLEY WATER DISTRICT
SANTANDER - CITY OF LAS VEGAS VALLEY
GAG - NORTHWEST GAS
CLARK - SOUTH POINT

SITE DATA

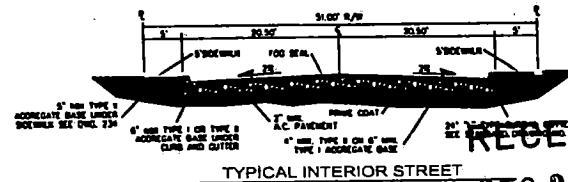
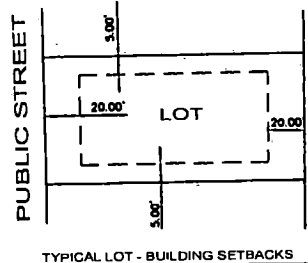
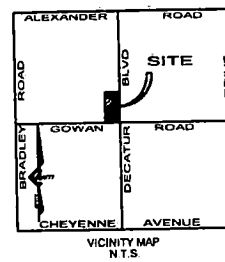
	01 UNITS/AREA	
STATION 100 AREA	270.25 SF	AC 1.400
STATION 101 AREA	140.75 SF	AC 0.750
STATION 102 AREA	24.775 SF	AC 0.000
STATION 103 AREA	2.500 SF	AC 0.130

BASIS OF BEARINGS

REPPA SITE BORE THE EAST LINE OF THE SOUTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER ONE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 08 EAST
U.S.A. AS SHOWN IN RECORD OF SURVEY IN FILE 134, PAGE 52 OF SURVEY

LEGEND

CONTINUE _____ PROPERTY LINE
RIGHT OF WAY _____ LOT LINE
(SHEETS) (SHEETS) (SHEETS)



~~RECEIVED~~

DEC 30 2004

ZON-5765

GPA-5762
01/27/05 PC

REVISED
12.30.04

PRELIMINARY SITE PLAN
NWC GOWAN RD. & DECATUR BLVD.
KOBIE CREEK
LAS VEGAS CLARK COUNTY NEVADA

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
1700 BRADLEY WAY
HOUSTON, TX 77057
PHONE: (713) 742-2888
FAX: (713) 742-0915

SHEET
C1
OF 1 SHEETS

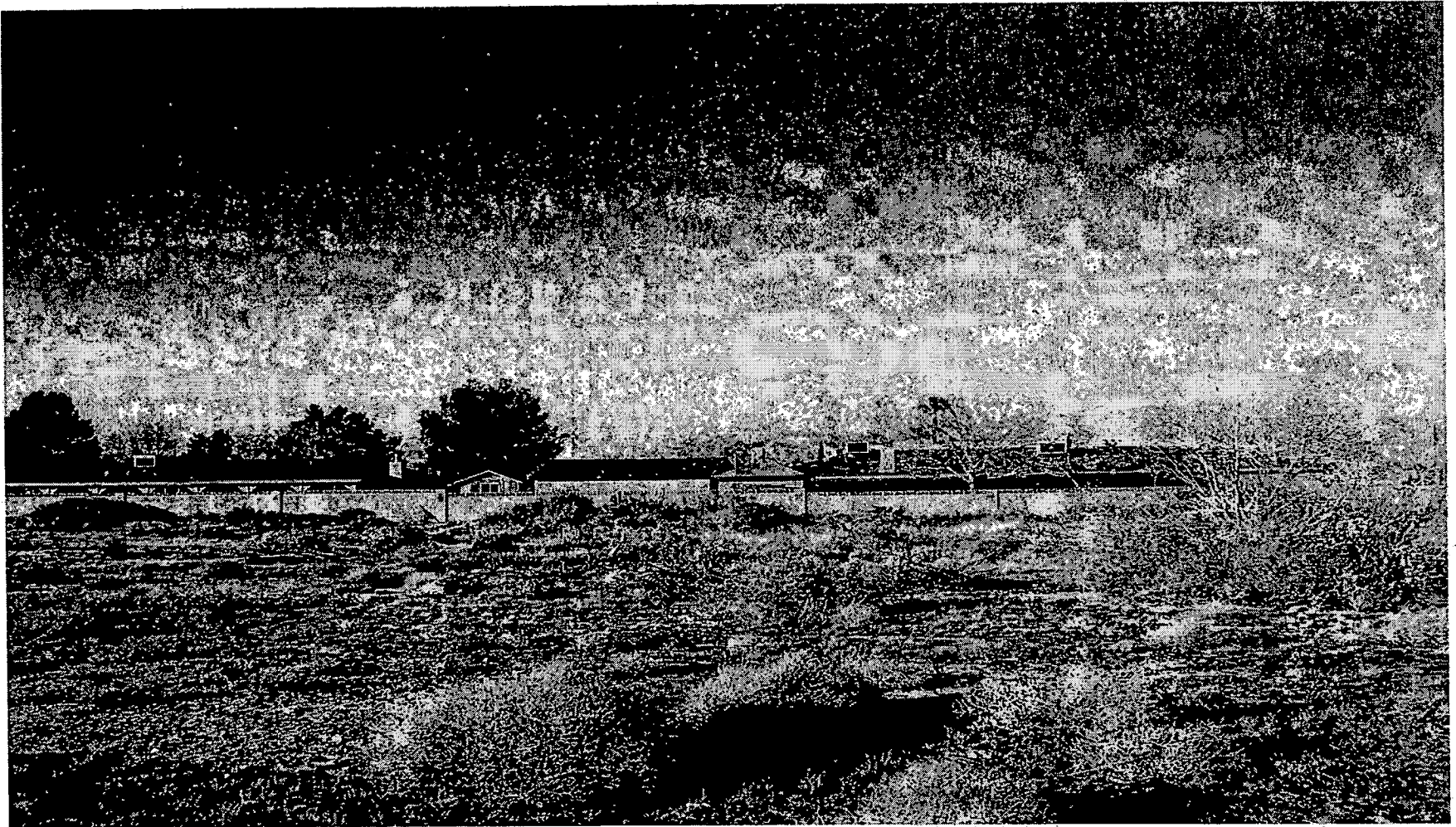


VICINITY MAP
N.T.S.

SCALE: 1" = 40'

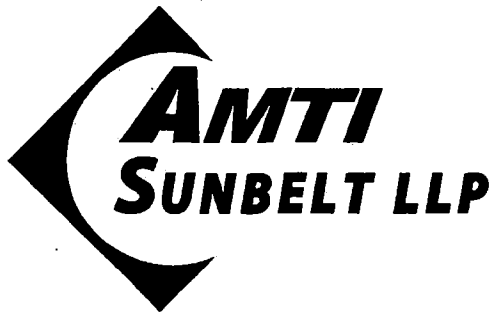
AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
725 BELMONT ST. SUITE 200
KANSAS CITY, MO 64105
TEL: 816-234-1000
FAX: 816-234-1005

REVISED
12.30.04



ZON-5765 - APPLICANT: AMTI SUNBELT, LLP - OWNER: KOBIE CREEK, LLC
ADJACENT TO THE NORTHWEST CORNER OF DECATUR BOULEVARD AND GOWAN ROAD
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



CIVIL ENGINEERING • PLANNING • SURVEYING

December 29, 2004

RECEIVED

DEC 30 2004

City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Request for Rezoning for a proposed single-family residential subdivision located at the northwest corner of Decatur and Gowan (APN 138-12-601-040).

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We sincerely hope that the requests for these actions be reviewed and considered. Please contact me at #938-0650 if you have any questions or comments.

Sincerely,
Acclaim MTI, LLP

A handwritten signature in black ink, appearing to read 'K. Adams'.

Kirby P. Adams, P.E.
Project Engineer

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-5775 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), Ward 5 (Weekly).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

48

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

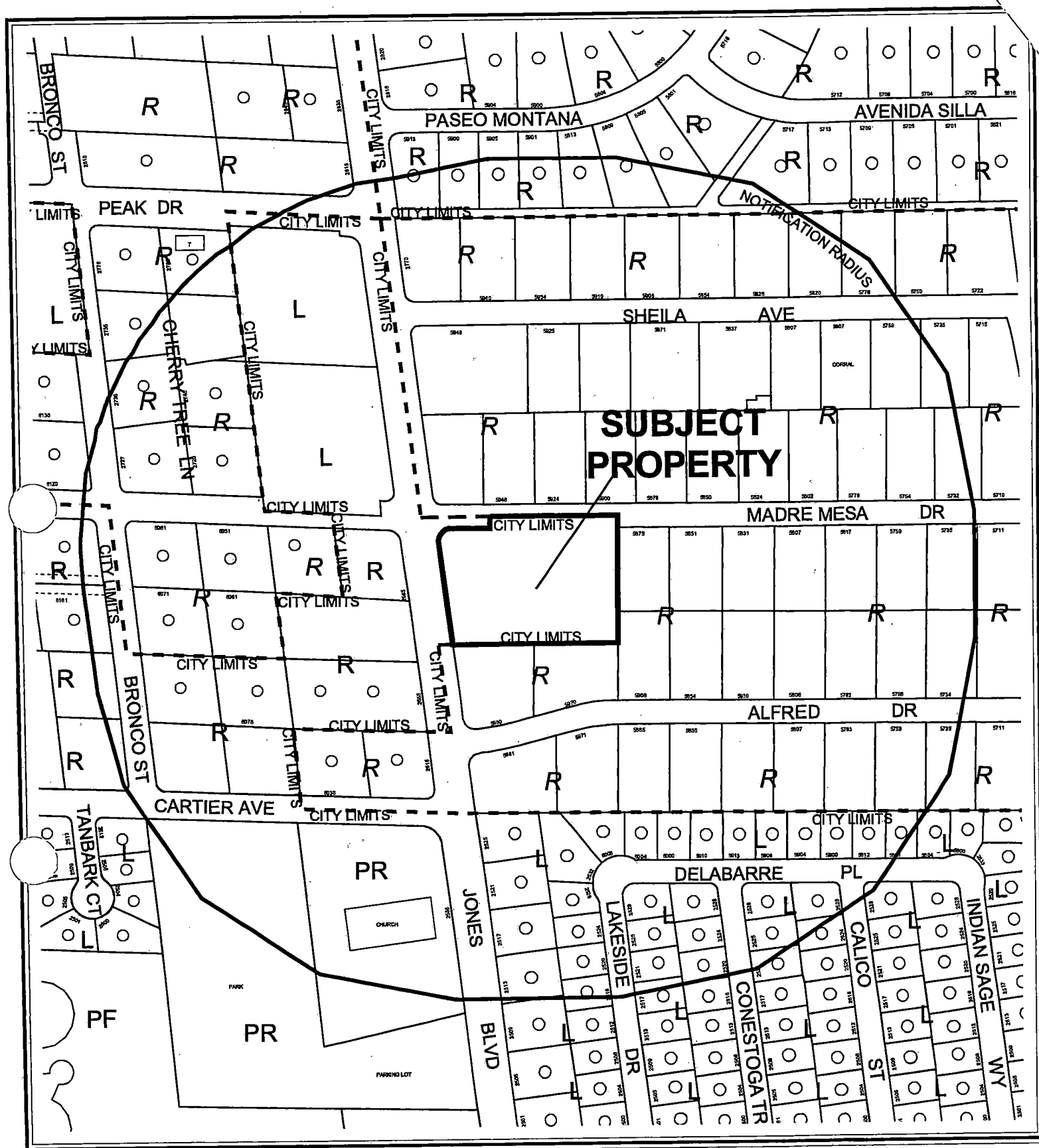
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 20 [GPA-5820], Item 42 [GPA-5814], Item 43 [ZON-5816], Item 44 [VAR-5819] and Item 45 [SDR-5815] to 2/10/2005 Planning Commission meeting; Item 28 [GPA-5762], Item 29 [ZON-5765], Item 30 [GPA-5775], Item 31 [ZON-5776], Item 32 [VAR-5846], Item 33 [SDR-5778], Item 52 [MOD-5784], Item 53 [ZON-5785], Item 54 [VAR-5786], Item 55 [VAR-5792], Item 56 [SDR-5781], Item 58 [ZON-5769] and Item 59 [SDR-5770] to 2/24/2005 Planning Commission meeting; STRIKE Item 16 [GPA-5266] and Item 89 [DIR-5833]; and WITHDRAW WITHOUT PREJUDICE Item 46 [GPA-5818], Item 47 [ZON-5824], Item 48 [ZON-5909], Item 70 [SUP-5783], Item 71 [SDR-5779] and Item 73 [SUP-5740] – UNANIMOUS

MINUTES:

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

(6:03 – 6:06)



CASE: GPA-5775

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)





CASE: GPA-5775

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-5775 - APPLICANT: S.B.A. DEVELOPMENT, INC. -

OWNER: SF INVESTMENTS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of 2.16 acres located adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive from R (Rural Density Residential) to L (Low Density Residential). A related rezoning to R-PD4 (Residential Planned Development - 4 Units Per Acre) (ZON-5776), a Site Development Plan Review for a proposed nine-lot single-family residential development (SDR-5778), and a Variance to allow an R-PD (Residential Planned Development) zoning district on 2.16 acres where 5.00 acres is the minimum required will also be considered on this agenda.

The applicants justification letter claims that the property is compatible with surrounding uses as it will provide much needed single-family housing in the area.

BACKGROUND DATA:

- | | |
|----------|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Density Residential land uses) with a maximum density of three dwelling Units Per Acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling Units Per Acre, Medium Low Density Residential to allow up to 8 dwelling Units Per Acre, and Medium Density Residential up to 25 dwelling Units Per Acre. |

DETAILS OF APPLICATION REQUEST

Site Area: 2.16 Acres

GPA-5775 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

EXISTING LAND USE

Subject Property	Undeveloped
North	Single family dwellings
South	Single family dwellings
East	Single family dwellings
West	Single family dwellings

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Clark County R-E (Residence Estates)
South	Clark County R-E (Residence Estates)
East	Clark County R-E (Residence Estates)
West	Clark County R-E (Residence Estates)

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

ANALYSIS

The applicant plans to construct nine single-family homes on this 2.17-acre lot. The homes will be accessed from Madre Mesa Drive. Single-family dwellings surround the property. The Southwest Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation of the subject property to L (Low Density Residential) to accommodate nine homes. The proposed density of up to 5.5 dwelling Units Per Acre is not compatible with the adjacent R (Rural Density Residential) designated parcels.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The proposed L (Low Density Residential) General Plan designation allows for a maximum of 5.5 dwelling units per gross acre. . The proposed L (Low Density Residential) designation is not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses (which are a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size) that surround the site.

In regard to "2": The proposed General Plan Amendment would allow zoning districts that would not be compatible with the existing adjacent zoning districts. Parcels adjacent to the site are zoned R-E (Rural Estates Residential – Clark County Designation), which allows a maximum density of up to two Units Per Acre, as well as minimum lot sizes of 20,000

square feet. If the proposed General Plan Amendment were approved, it would allow for zoning districts with densities up to 5.50 Units Per Acre. In addition, development under these parameters would be in conflict with the rural nature of the adjacent R-E (Rural Estates Residential -Clark County Designation) parcels and is therefore not appropriate for the area.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 W. Cheyenne, located at the northwest corner of Cheyenne and Metro Academy Way, (west of Grand Canyon). Fire Station #43, located at Torrey Pines Drive and Smoke Ranch Road is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 20, 2004 a neighborhood meeting sponsored by the applicant was held at the Durango Hills Community Center/YMCA located at 3251 North Durango Drive. Six people attended and had the following comments

- No streetlights, no curb and gutter. Please retain rural street standards.
- Would like 3 or 4 units max. Builder said that no one is willing to do 3 or 4 units on that property because it fronts Jones.
- The higher density doesn't fit with 1/2-acre horse property in surrounding neighborhood.
- Drainage and traffic are major problems along Madre Mesa.
- They were also concerned about having to convert to LVVWD water.
- Concerned about running sewer line down Madre Mesa and the resulting disruption to the neighborhood during construction and the potential to make full street improvements.
- Overall sentiment: DENSITY, TRAFFIC, DRAINAGE will become worse.
- The applicant explained that this project may help improve traffic and drainage because these issues will be studied and city and developer will take action to correct problems as part of developing this project.

GPA-5775 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

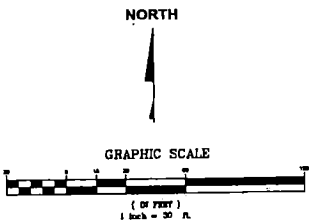
NOTICES MAILED 125 [Mailed with ZON-5776, VAR-5846 and SDR-5778]

APPROVALS 0

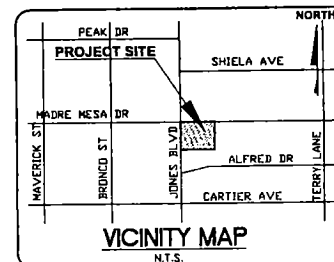
PROTESTS 48



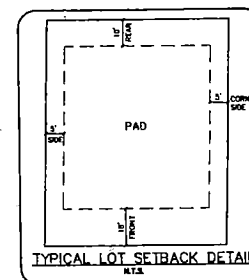
f:\depot\Application Packet\Statement of Financial Interest.doc



SITE PLAN



PROJ. NO.	607-007N
DESIGN	DES
DATE	01/20/05
SCALE	AS SHOWN
PL	DA



LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

SITE DATA
AREA: 2.17 AC. (GROSS)
EXISTING ZONING: R-E
GENERAL PLAN DESIGNATION: DESERT RURAL
UP TO 2.49 UNITS PER ACRE (2.1-2.49 DU/AC)
NUMBER OF UNITS: 9
DENSITY (GROSS): 4.15 DU/AC
OPEN SPACE PROVIDED: 3,255 SF
AREA: 1.77 AC. (NET)

LOT DATA
BUILDING SIZES: 1980, 2495, 3176
F.A.R.:
SMALLEST LOT/LARGEST PLAN: 6981SF/2495SF
+2.75
LARGEST PLAN BASED ON ONLY THE FIRST FLOOR SIZE.

APN NUMBER
138-13-301-001

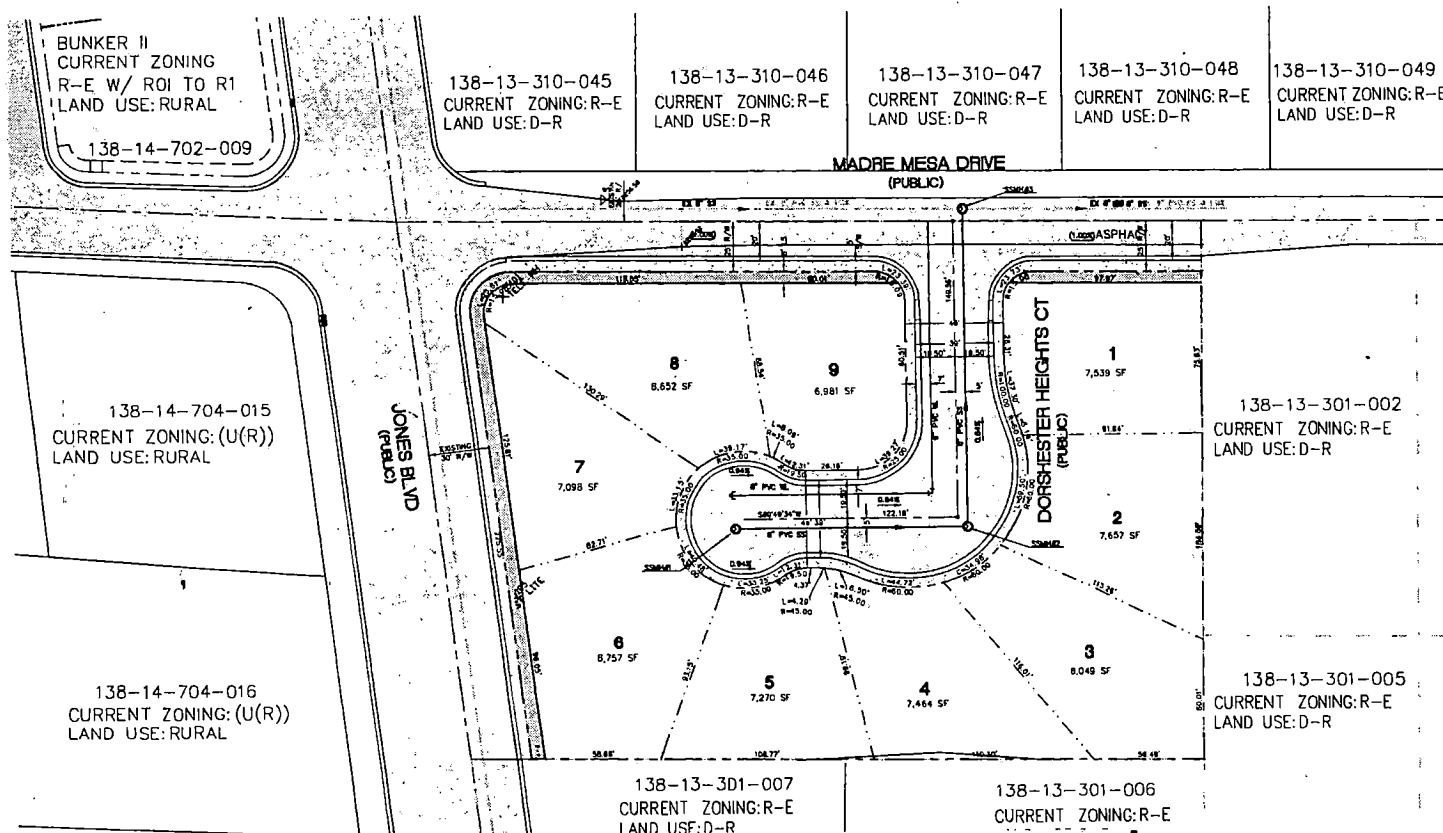
DEVELOPER
SPRINKLER HOMES
4511 W. CHEYENNE, SUITE 105
N. LAS VEGAS, NV. 89132
PHONE: (702) 873-7773
FAX: (702) 873-7778

OWNER
HENRY AND LILIAN GORDON
1903 LIVING TRUST
800 TROTTER CIRCLE
LAS VEGAS, NV. 89107

3305 S. SAGST ROAD
SUITE 100
LAS VEGAS, NV. 89113
PHONE: (702) 800-0772
FAX: (702) 307-4322
Email: info@trc.com
Web: trc.com

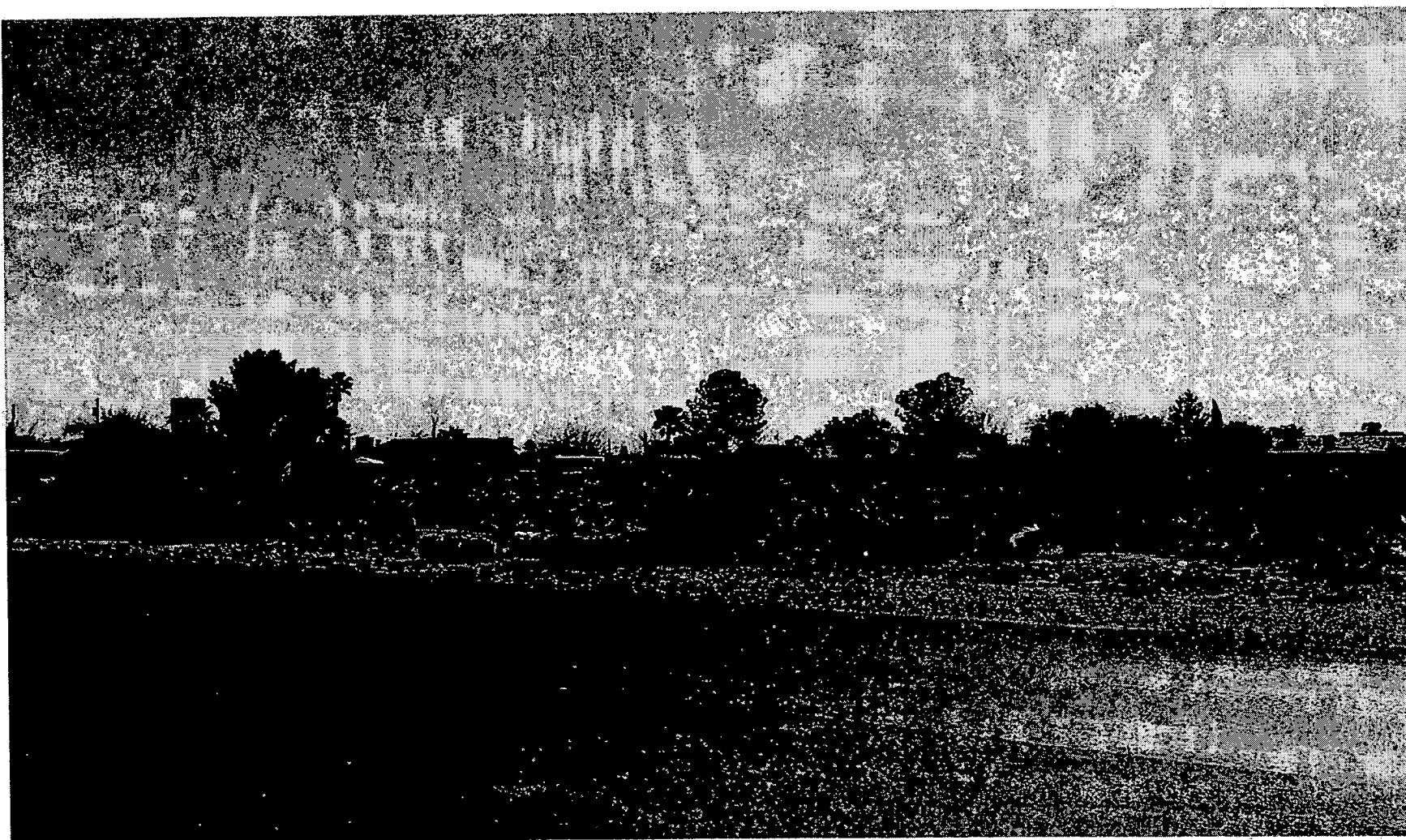
BUNKER COMMONS IV
SITE PLAN / LOCATION MAP

SHEET
1
OF 1 SHEETS
PROJECT ID



RECEIVED
JAN 21 2005

ZON-5776
VAR-5846
GPA-5775
SDR-5778
01/27/05 PC



GPA-5775 - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC
SOUTHEAST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

TRC
Customer-Focused Solutions
BV Engineering Nevada

December 13, 2004

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA, Zone Change, and SDR for 2.1-acres on the Southeast corner of Madre Mesa Drive and Jones Boulevard in the City of Las Vegas, Nevada. (APN #138-13-301-001)

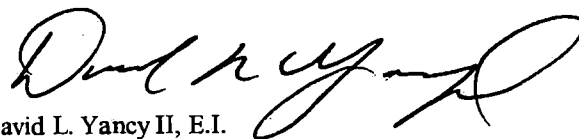
To Whom It May Concern:

This project is generally located on the southeast corner of Madre Mesa Drive and Jones Boulevard. The project site is currently in the jurisdiction of Clark County and is zoned RE (Rural Estates 2 units/acre) according to their general plan designation. Annexation application ANX-5923 for the project site proposes to annex the parcel into the City of Las Vegas jurisdictional limits. Our application for a general plan amendment is in for a Residential Planned Development of 4.1 units/acre. This zone change would create an RPD-4 zoning on these parcels.

Jones Boulevard, an 80-foot arterial, borders the property to the east while Madre Mesa Drive, a 60' local collector, borders the site on the north. Half acre residential homes border the site to the east and south. The proposed subdivision will consist of 9 lots and have a gross density of 4.16 units/acre. Access to the site is proposed from Madre Mesa Drive and approximately 280-feet of intersection length is provided to satisfy Title 18, Section 12.12.160. The interior street of the subdivision is a 49-foot public street with an offset bulb to provide emergency access to the site. Although the termination of the street is not in conformance with Title 18, Section 18.12.130, the proposed design mitigates the requirement for access to the site via Jones Boulevard. The project is directly adjacent to an 80' minor arterial, which provides adequate traffic facilities and is included on the Master Streets and Highways Plan. Water, sewer and dry utilities are all available to this site and accessible with right-of-way dedicated adjacent to the project. Six feet of landscaping, required by Title 18, is being proposed along the street frontages of Madre Mesa Drive and Jones Boulevard. A 6-foot decorative CMU wall is proposed at the project boundary to screen this project from the adjacent uses to the west and north.

This project is compatible with surrounding uses, as it will provide much needed single-family housing in the area. City facilities are adequate to serve the development and assure the continued development of infill parcels. The existing subdivision on the northwest corner (a.k.a Bunker Commons II) is already zoned R1 which will create a homogeneous atmosphere in the neighborhood. If you have any questions or concerns regarding this application, please feel free to contact me.

Sincerely,


David L. Yancy II, E.I.

January 2, 2005

5980 W. Alfred Drive
Las Vegas, Nevada 89108

Re: General Plan Amendment : GPA-5775

Zone Change ZON-5776

Site Development Review SDR-5778

Variance VAR-5846

Attn: County Commission
City Planning Commissioners
City Council Members

Meetings January 03, 2005
January 05, 2005
February 2, 2005
January 27, 2005
March 2, 2005

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CITY CLERK
2005 JAN -3 A 11:00

We are opposed to the changes requested to annex the property
to the City.

We are very much opposed to the Zone change requested.

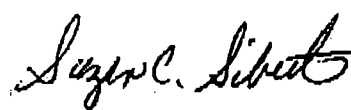
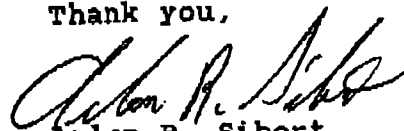
The Site Development plans presented at the December 20, 2004
neighborhood meeting ...5 days... before Christmas and out of
our neighborhood. It was held at 6 p.m. at the Durgango Hills
Community Center/YMCA at 3521 North Durango Lane. This location
is over 3 miles from our neighborhood. Not a good time and place
for our neighborhood meeting this time of year.

Their request calls for 9 homes on 2.16 acres. They plan to put
a street which would reduce the area to 1.77 acres for the homes
which will take away from the lot size.

We are in an island of the county. We are surrounded by Rural
Estate property (1/2 acre or more ...horse property). We feel this
is not suited for our area.

We ask you to deny the requests for these changes they'd like to
make to our rural area.

Thank you,


Arlon R. Sibert Suzan C. Sibert

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
Alan R. Silva	5980 W. ALFRED DR. 89108 645-6666
Suzanne C. Silva	5980 W. ALFRED DR. 89108 645-6666
Jaret White	5970 Alfred Dr. 89108 655-3979
Richard White	5970 Alfred Dr. 89108 655-3979
Candie Schum	5908 Alfred 89108 647-9644
Rocky Zanora	5908 Alfred 89108 647-9644
Pat Ogle	5908 Alfred 89108 646-7224
John W. Hunt	5948 Madre Mesa 89108 648-0135
Sherry Cartwright	5875 madre mesa 89108 648-6608
FRED CARTWRIGHT	5875 MADRE MESA 89108
Sidney J. Draper	5900 MADRE MESA 89108 646-5728
Jeri L. Draper	5900 MADRE MESA 89108
R. Steck	5851 Madre Mesa 89108
Sherry Intervante	5831 Madre Mesa Dr. 89108
John Intervante	5831 Madre Mesa Dr. 89108
MOHAMMED & ABDOLEA RASHIDI	5817 MADRE MESA DR. 89108
Michelle Locatelli	5778 Madre Mesa Dr 89108 651-5799

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
PAV Dineo	5759 MADRE MESA
MURRAY Dineo	5759 MADRE MESA
Bertha Dominguez	5754 Madre Mesa
David Dominguez	5754 Madre Mesa
James J. McKinnon	5782 Alfred Drive
Richard Avila	5711 Alfred Drive
T. J. Fisher	5735 Alfred Dr.
Michelle Fisher	5735 Alfred Dr.
Billie Bruce	5735 ALFRED dr
Carol Gayle Clasen	5798 Alfields
Barney Weiss	5798 Alfred Drive
James Carson	5759 Alfred Dr.
Queen Carson	5759 Alfred Dr.
James J. McKinnon	5782 ALFRED
Pat Herbst	5783 ALFRED DR.
Nanette Green	5806 Alfred Dr.
Kara Kesser	5806 Alfred Drive

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME

ADDRESS

<i>Ray Eugene Lee</i>	<i>5807 Alfred Drive Las Vegas 89108</i>
<i>Joella Lee</i>	<i>5807 Alfred Dr 89108</i>
<i>Ronald Thamm</i>	<i>5830 Alfred Dr. 89108</i>
<i>James Pinter</i>	<i>5854 Alfred Dr 89108</i>
<i>Lucia Pinter</i>	<i>5854 Alfred Dr 89108</i>
<i>Dennis Adossa</i>	<i>5885 ALfred Dr 89108</i>

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

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CITY CLERK
2005 JAN 18 P 2:34

NAME	ADDRESS
Aaron SWANEY	7517 N. Jones
Robert D Strait	5960 Sheila Ave. 89108
Melanie Strait	5960 Sheila Ave 89108
Robert Weare	5960 Sheila Ave 89108
W. S.	5905 Paseo Montana 89108
W. S.	5905 Paseo Montana 89108
MATT SANSONE	5905 Paseo Montana 89108
William A. S.	5801 Asco Montana 89108
Steven A. Harris	5801 Paseo Montana 89108
Elizabeth Jeffries	5716 Avenida Silla 89108
Shane Richardson	5717 Avenida Silla
Cory Strauss	5900 Paseo Montana 89108
Lynn James	5900 Paseo Montana 89108
D. Mouah Behor	5904 Paseo Montana 89108
G. MC	5904 Paseo Montana 89108
Drexel Steward	2845 N. Jones Blvd 89108
Sue Brandt	5855 Alfred Dr. 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
Patricia Fendley	2513 N. Jones Blvd.
Lee S. S. S.	2513 N. Jones Blvd.
James B. S.	2508 Lakeside Dr.
Muriel S. S.	2508 Lakeside Dr.
John M. S.	2512 Lakeside Dr.
Opickie Ramos	2524 Lakeside Dr.
Crystal Parker	2528 Lakeside Dr. 89108
Muchelle Marshall	2532 Lakeside 89108
Sharon Camero	6000 Delabonne Pl 89108
Robert L. Camero	6000 Delabonne Pl 89108
Robert A. G. H.	2529 Conestoga Trl 89108
Al Otten	5812 Delabonne Pl 89108
Linda Otten	5812 Delabonne Pl 89108
Lauren Nicol	2529 Calico St. 89108
Lauren Nicol	2529 Conestoga Trl 89108
Rae A. Yubas	2529 Lakeside Dr. 89108
Rae Yubas	2529 Lakeside Dr. 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME

ADDRESS

JOHN ADAM

2521 LAKESIDE DR 89108

Graciela F. Adam

2521 Lakeside Dr 89108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-5776 - REZONING RELATED TO GPA-5775 - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), Ward 5 (Weekly).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	48
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

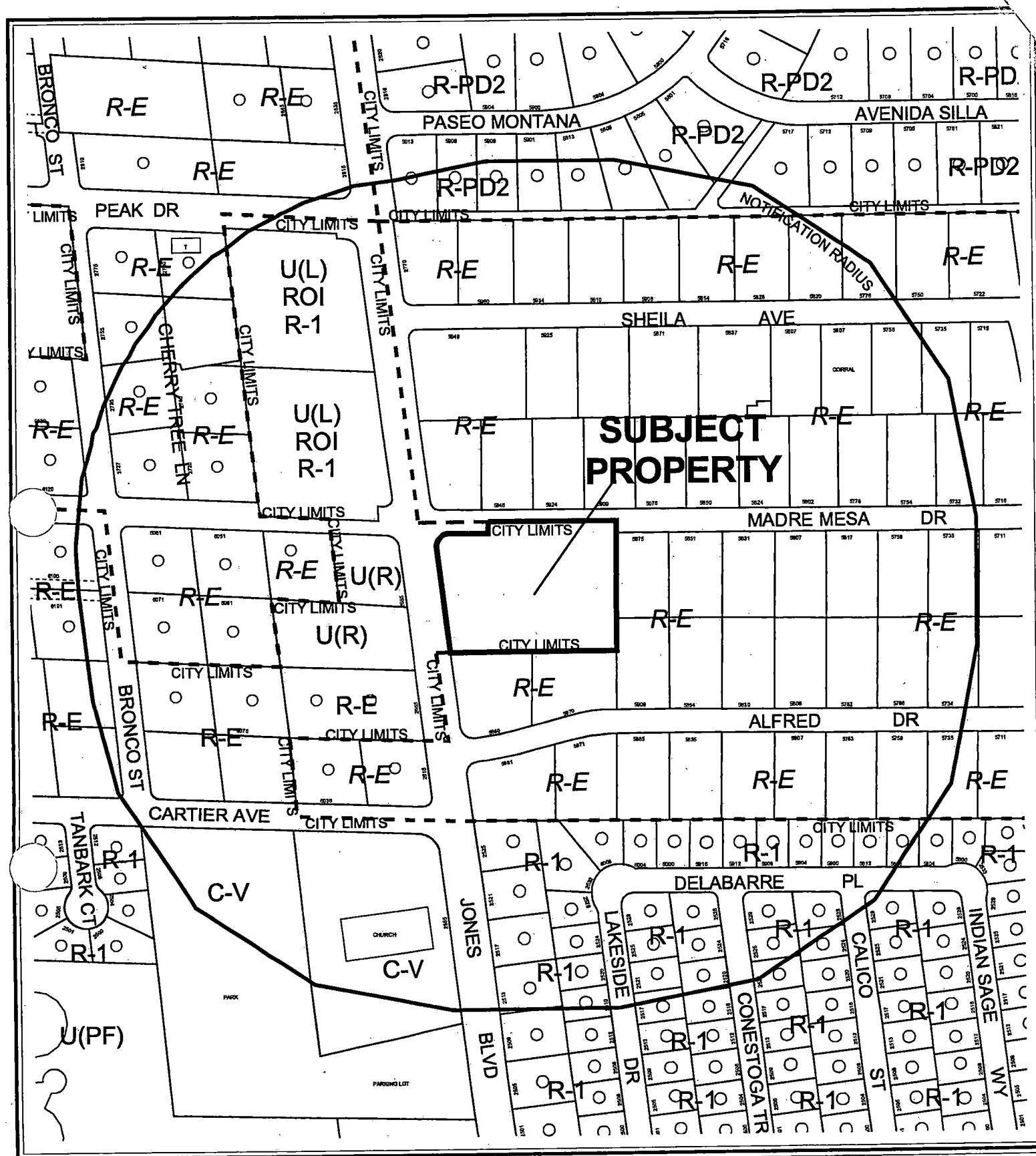
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 20 [GPA-5820], Item 42 [GPA-5814], Item 43 [ZON-5816], Item 44 [VAR-5819] and Item 45 [SDR-5815] to 2/10/2005 Planning Commission meeting; Item 28 [GPA-5762], Item 29 [ZON-5765], Item 30 [GPA-5775], Item 31 [ZON-5776], Item 32 [VAR-5846], Item 33 [SDR-5778], Item 52 [MOD-5784], Item 53 [ZON-5785], Item 54 [VAR-5786], Item 55 [VAR-5792], Item 56 [SDR-5781], Item 58 [ZON-5769] and Item 59 [SDR-5770] to 2/24/2005 Planning Commission meeting; STRIKE Item 16 [GPA-5266] and Item 89 [DIR-5833]; and WITHDRAW WITHOUT PREJUDICE Item 46 [GPA-5818], Item 47 [ZON-5824], Item 48 [ZON-5909], Item 70 [SUP-5783], Item 71 [SDR-5779] and Item 73 [SUP-5740] – UNANIMOUS

MINUTES:

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

(6:03 – 6:06)



CASE: ZON-5776

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



0 200 400 Feet



CASE: ZON-5776

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5776 - APPLICANT: S.B.A. DEVELOPMENT, INC. -

OWNER: SF INVESTMENTS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5775) to an L (Low Density Residential) land use designation approved by the City Council.
2. A Site Development Plan Review (SDR-5778) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. A Resolution of Intent with a two-year time limit.

Public Works

4. Dedicate 25 feet of right-of-way adjacent to this site for Madre Mesa Drive.
5. Construct half-street improvements, including appropriate overpaving, on Madre Mesa Drive and construct all incomplete half-street improvements on Jones Boulevard 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 east boundary of this site prior to construction of hard surfacing (asphalt or concrete).
6. 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.
7. Extend public sewer in Madre Mesa Drive to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

ZON-5776 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD4 (Residential Planned Development - 4 Units per Acre) on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive. A related General Plan Amendment to L (Low Density Residential) (GPA-5775), a Site Development Plan Review for a proposed nine-lot single-family residential development (SDR-5778), and a Variance to allow an R-PD (Residential Planned Development) zoning district on 2.16 acres where 5.00 acres is the minimum required will also be considered on this agenda.

B) Applicant's Justification

The applicant's justification letter claims that the property is compatible with surrounding uses, as it will provide much needed single-family housing in the area.

BACKGROUND INFORMATION

A) Previous Actions

02/02/05 The City Council will consider a petition to annex (ANX-5329) the subject site into the City of Las Vegas. The effective date of this annexation will be 02/11/05. Staff and the Planning Commission recommended approval on 12/16/04.

01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5775) from R (Rural Density Residential) to L (Low Density Residential), Rezoning (ZON-5776) U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD4 (Residential Planned Development - 4 units per acre), Variance (VAR-5846) to allow an R-PD zoning district on 2.16 acres, and Site Development Plan Review (SDR-5778) for a nine lot residential development. Staff recommends denial.

B) Pre-Application Meeting

A pre-application meeting was not held for this application.

ZON-5776 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

C) Neighborhood Meetings

12/20/04 A neighborhood meeting sponsored by the applicant was held at the Durango Hills Community Center/YMCA located at 3251 North Durango Drive. Six people attended and had the following comments

- No streetlights, no curb and gutter. Please retain rural street standards.
- Would like 3 or 4 units max. Builder said that no one is willing to do 3 or 4 units on that property because it fronts Jones.
- The higher density doesn't fit with 1/2-acre horse property in surrounding neighborhood.
- Drainage and traffic are major problems along Madre Mesa.
- They were also concerned about having to convert to LVVWD water.
- Concerned about running sewer line down Madre Mesa and the resulting disruption to the neighborhood during construction and the potential to make full street improvements.
- Overall sentiment: DENSITY, TRAFFIC, DRAINAGE will become worse.
- The applicant explained that this project may help improve traffic and drainage because these issues will be studied and city and developer will take action to correct problems as part of developing this project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.16

B) Existing Land Use

Subject Property	Undeveloped
North	Single family dwellings
South	Single family dwellings
East	Single family dwellings
West	Single family dwellings

C) Planned Land Use

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

ZON-5776 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Clark County R-E (Rural Estates Residential)
South	Clark County R-E (Rural Estates Residential)
East	Clark County R-E (Rural Estates Residential)
West	Clark County R-E (Rural Estates Residential)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD4 (Residential Planned Development - 4 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5804) to the L (Low Density Residential) designation.

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

Special Notification - Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

ANALYSIS

A) General Analysis and Discussion

The proposed R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning district is intended for residential developments with up to 4.49 Units Per Acre, and is not appropriate for the area.

The proposed site plan depicts nine lots with lot sizes ranging between 6,897 and 9,519 square feet, which are significantly smaller than those in the area. The adjacent R-E (Rural Estates Residential - Clark County Designation and Residence Estates) zoned parcels have minimum lot sizes of over one half acre and are rural in nature. Given the established development pattern of the area, a Rezoning request to R-PD4 (Residential Planned Development - 3 Units Per Acre) zoning would be inappropriate for this location.

AR

FINDINGS

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

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

With the approval of the proposed General Plan Amendment (GPA-5775) to an L (Low Density Residential) land use designation, the proposed R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning district will conform to the General Plan.

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

The R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning district allows for residential development with up to 4.49 Units Per Acre. The proposed site plan depicts nine lots with lot sizes ranging between 6,897 and 9,519 square feet. The proposed lot sizes are significantly smaller than those of the adjacent R-E (Residence Estates and Rural Estates Residential) zoned parcels, which have minimum lot sizes of over one-half acre. The proposed residential development is not consistent or compatible with the surrounding development in the area.

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

Given the established development pattern in the area, the proposed R-PD4 (Residential Planned Development) zoning district is not appropriate as the majority of the parcels in the area are zoned R-E (Residence Estates and Rural Estates Residential), which allow for larger lot sizes and lower densities than the proposed development.

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

The site will receive access from Madre Mesa Drive, a 60-foot collector street that is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ZON-5776 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

NOTICES MAILED 125 [Mailed with GPA-5775, VAR-5846 and SDR-5778]

APPROVALS 0

PROTESTS 48



STATEMENT OF FINANCIAL INTEREST

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

Name of Applicant: S.B.A. Development, Inc.

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

Yes ✓ 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: _____

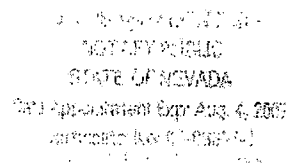
Signature of Property Owner/Authorized Agent: _____

Print Name: STEPHEN B. GILLENBERG

Subscribed and sworn before me

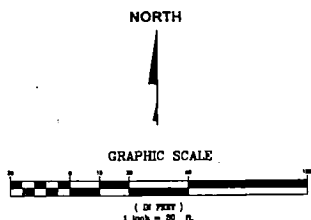
This 3rd day of December, 2004

J. Rosanna Eitner
Notary Public in and for said County and State

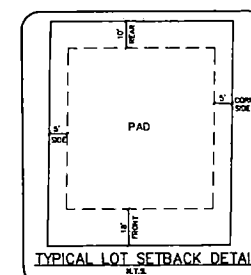
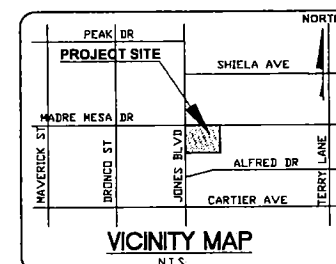


RECEIVED

DEC 14 2004



SITE PLAN



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 10 EAST, M.D.B. & M.

SITE DATA

AREA: 2.17 AC. (GROSS)
EXISTING ZONING: R-E
GENERAL PLAN DESIGNATION: DESERT RURAL
UP TO 2.49 UNITS PER ACRE (2.1-2.49 DU/AC)
NUMBER OF UNITS: 9
DENSITY (GROSS): 4.15 DU/AC
OPEN SPACE PROVIDED: 3,255 SF
AREA: 1.77 AC. (NET)

LOT DATA

BUILDING SIZES 1890, 2495, 3176
F.A.R. SMALLEST LOT/LARGEST PLAN 6981SF/2495SF
=2.76
LARGEST PLAN BASED ON ONLY THE FIRST FLOOR SIZE.

APN NUMBER

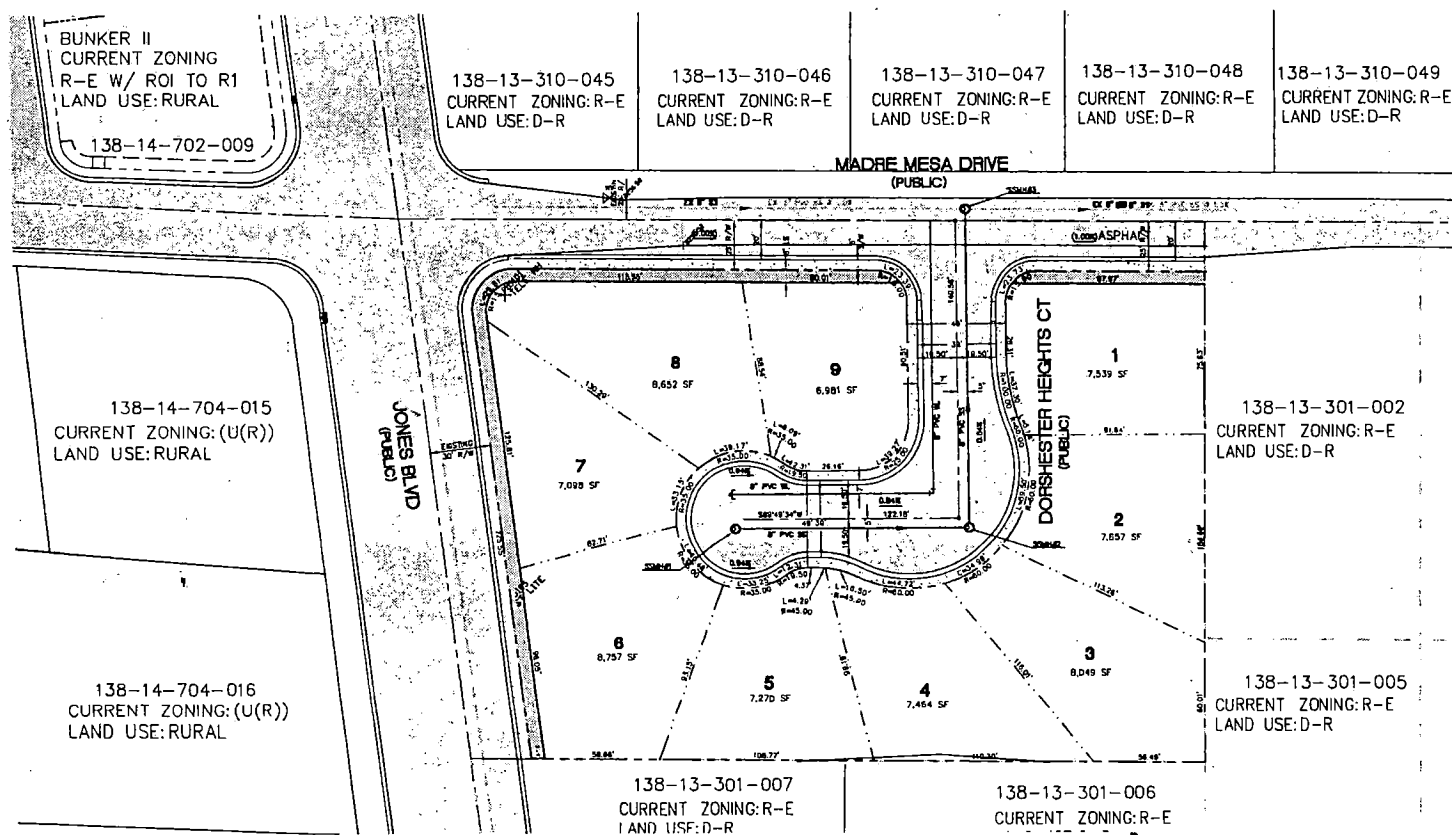
138-13-301-001

DEVELOPER

SPRINKLER HOMES
4511 W. CHEYENNE, SUITE 105
N. LAS VEGAS, NV. 89032
PHONE: (702) 873-7773
FAX: (702) 873-7776

OWNER

HENRY AND LILAS GORDON
1893 LIVING TRUST
800 TROTTER CIRCLE
LAS VEGAS, NV. 89107



PROJECT NO.	807-007M
DESIGN	PDS
DATE	01/20/05
SCALE	AS SHOWN
PA	DA

TRC

Customer: Focused Solutions
BIV Engineering Nevada

BUNKER COMMONS IV
SITE PLAN / LOCATION MAP

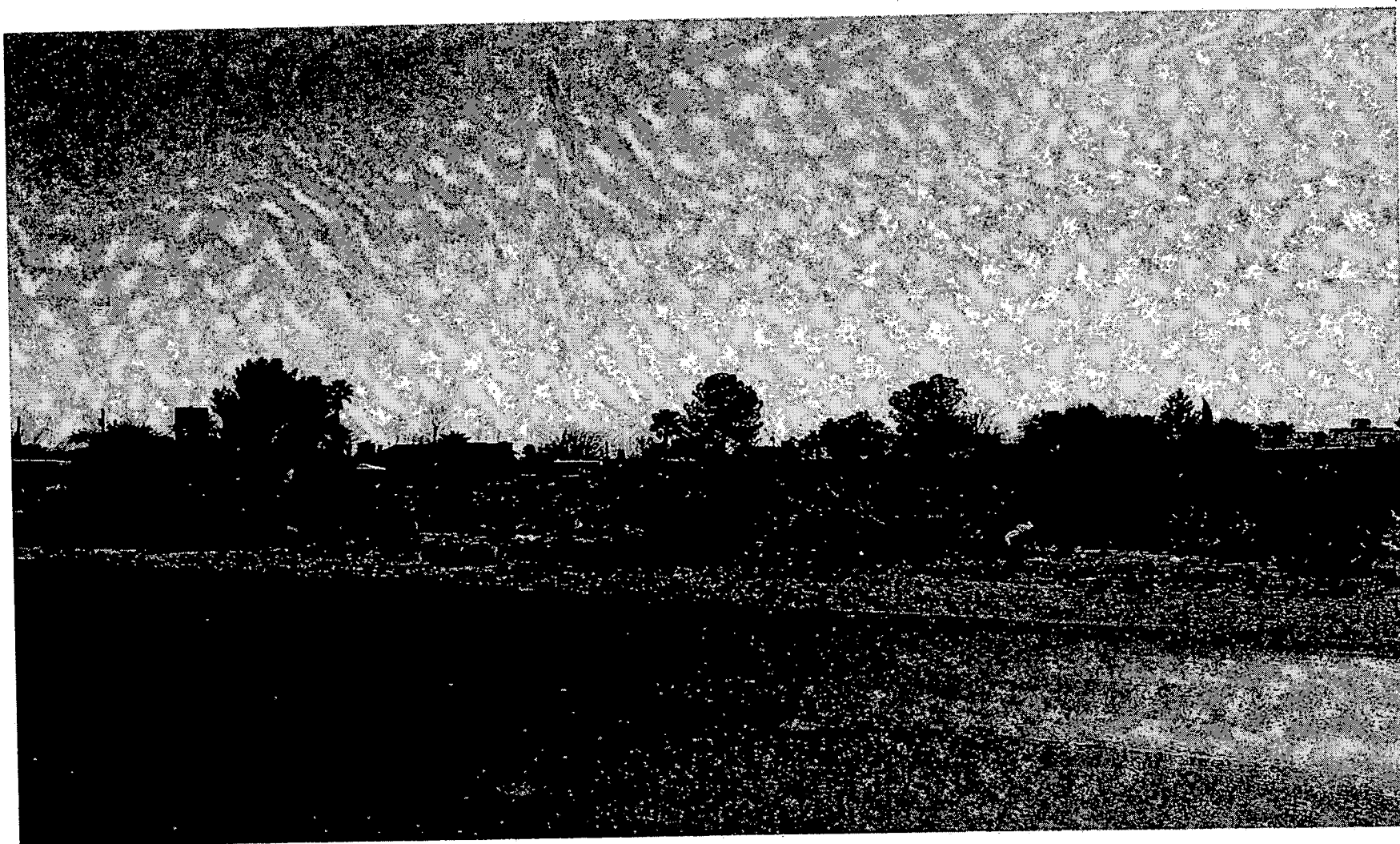
SHEET
1
OF 1 SHEETS
PROJECT ID

RECEIVED
JAN 21 2005

ZON-5776
VAR-5846

GPA-5775
SDR-5778

01/27/05 PC



ZON-5776 - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC
SOUTHEAST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

TRC
Customer-Focused Solutions
BV Engineering Nevada

December 13, 2004

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA, Zone Change, and SDR for 2.1-acres on the Southeast corner of Madre Mesa Drive and Jones Boulevard in the City of Las Vegas, Nevada. (APN #138-13-301-001)

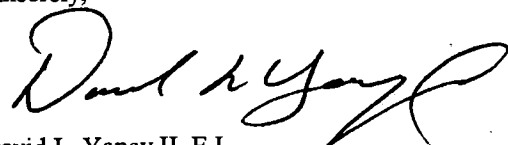
To Whom It May Concern:

This project is generally located on the southeast corner of Madre Mesa Drive and Jones Boulevard. The project site is currently in the jurisdiction of Clark County and is zoned RE (Rural Estates 2 units/acre) according to their general plan designation. Annexation application ANX-5923 for the project site proposes to annex the parcel into the City of Las Vegas jurisdictional limits. Our application for a general plan amendment is in for a Residential Planned Development of 4.1 units/acre. This zone change would create an RPD-4 zoning on these parcels.

Jones Boulevard, an 80-foot arterial, borders the property to the east while Madre Mesa Drive, a 60' local collector, borders the site on the north. Half acre residential homes border the site to the east and south. The proposed subdivision will consist of 9 lots and have a gross density of 4.16 units/acre. Access to the site is proposed from Madre Mesa Drive and approximately 280-feet of intersection length is provided to satisfy Title 18, Section 12.12.160. The interior street of the subdivision is a 49-foot public street with an offset bulb to provide emergency access to the site. Although the termination of the street is not in conformance with Title 18, Section 18.12.130, the proposed design mitigates the requirement for access to the site via Jones Boulevard. The project is directly adjacent to an 80' minor arterial, which provides adequate traffic facilities and is included on the Master Streets and Highways Plan. Water, sewer and dry utilities are all available to this site and accessible with right-of-way dedicated adjacent to the project. Six feet of landscaping, required by Title 18, is being proposed along the street frontages of Madre Mesa Drive and Jones Boulevard. A 6-foot decorative CMU wall is proposed at the project boundary to screen this project from the adjacent uses to the west and north.

This project is compatible with surrounding uses, as it will provide much needed single-family housing in the area. City facilities are adequate to serve the development and assure the continued development of infill parcels. The existing subdivision on the northwest corner (a.k.a Bunker Commons II) is already zoned R1 which will create a homogeneous atmosphere in the neighborhood. If you have any questions or concerns regarding this application, please feel free to contact me.

Sincerely,


David L. Yancy II, E.I.

RECEIVED
DEC 14 2004

January 2, 2005

5980 W. Alfred Drive
Las Vegas, Nevada 89108

Re: General Plan Amendment GPA-5775

Zone Change ZON-5776

Site Development Review SDR-5778

Variance VAR-5846

Attn: County Commission
City Planning Commissioners
City Council Members

Meetings January 03, 2005
January 05, 2005
February 2, 2005
January 27, 2005
March 2, 2005

RECEIVED
CITY CLERK
2005 JAN -3 A 11:00

We are opposed to the changes requested to annex the property to the City.

We are very much opposed to the Zone change requested.

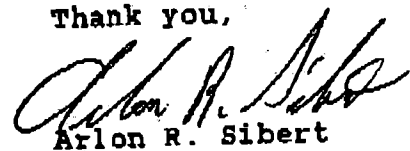
The Site Development plans presented at the December 20, 2004 neighborhood meeting ...5 days... before Christmas and out of our neighborhood. It was held at 6 p.m. at the Durgango Hills Community Center/YMCA at 3521 North Durango Lane. This location is over 3 miles from our neighborhood. Not a good time and place for our neighborhood meeting this time of year.

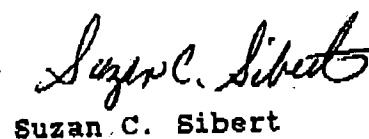
Their request calls for 9 homes on 2.16 acres. They plan to put a street which would reduce the area to 1.77 acres for the homes which will take away from the lot size.

We are in an island of the county. We are surrounded by Rural Estate property (1/2 acre or more ...horse property). We feel this is not suited for our area.

We ask you to deny the requests for these changes they'd like to make to our rural area.

Thank you,


Arlon R. Sibert


Suzan C. Sibert

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

RECEIVED
CITY CLERK
2005 JAN 18 P 2:34

NAME	ADDRESS
Aaron Swavel	7517 N. Jones
Robert D Strait	5960 Sheila Ave. 89108
Melanie Strait	5960 Sheila Ave 89108
Robert Weare	5960 Sheila Ave 89108
W. S. S.	5905 Paseo Montana 89108
W. S. S.	5905 Paseo Montana 89108
MATT SANSONE	5905 Paseo Montana 89108
William J. S.	5801 Paseo Montana 89108
Steven Althaus	5801 Paseo Montana 89108
Elizabeth Jeffries	5716 Avenida Silla 89108
Shane Richardson	5717 Avenida Silla
Cory Krauss	5900 Paseo Montana 89108
Lynn James	5900 Paseo Montana 89108
Monish Behar	5904 Paseo Montana 89108
C. J. C.	5904 Paseo Montana 89108
Drexel Steward	2845 N. Jones Blvd 89108
Sue Brandt	5855 Alfred Dr. 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
Patricia Henderson	2513 N. Jones Blvd.
Lee S. S. S.	2513 N. Jones Blvd.
James B. S.	2508 Lakeside Dr.
Muriel S. S.	2508 Lakeside Dr.
John M. S.	2512 Lakeside Dr.
Opickie Ramos	2524 Lakeside Dr.
Crystal Parker	2528 LAKESIDE DR. 89108
Muchelle Marshall	2532 Lakeside 89108
Sharon Camero	6000 Delabonne Pl 89108
James L. S.	6000 Delabonne Pl 89108
Robert H. S.	2529 Conestoga Trl 89108
Al Otter	5812 Delabonne Pl 89108
Linda Otter	5812 Delabonne Pl 89108
James Pical	2529 Calico St. 89108
James S.	2528 Conestoga Trl 89108
Rae A. Yubas	2529 Lakeside Dr. 89108
Ron YUBAS	2529 Lakeside Dr. 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME

ADDRESS

JOHN ADAM

2521 LAKESIDE DR 89108

Graciela F. Adam

2521 Lakeside Dr. 89108

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
Chloe R. Silva	5980 W. ALFRED DR. 89108 645-6666
Suzanne C. Silva	5980 W. ALFRED DR. 89108 645-6666
Janet White	5970 Alfred Dr. 89108 655-3979
Richard White	5970 Alfred Dr. 89108 655-3979
Candie Schum	5908 Alfred 89108 647-9644
Rocky Zanora	5908 Alfred 89108 647-9644
Past Ogle	5908 Alfred 89108 646-7224
John to 11/17	5948 Madre Mesa 89108 648-0135
Sherry Cartwright	5875 Madre Mesa 89108 648-0135
FRED CARTWRIGHT	5875 MADRE MESA 89108
Sidney J. Draper	5900 Madre Mesa 89108 646-5728
Teri L. Draper	5900 Madre Mesa 89108
R. Steck	5857 Madre Mesa 89108
Sherry Intervante	5831 Madre Mesa Dr. 89108
John Intervante	5831 Madre Mesa Dr. 89108
MOHAMMED & ADOLISA RASHIDI	5817 MADRE MESA DR. 89108
Michelle Locatelli	5778 Madre Mesa Dr 89108 651-5999

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
RAE Dineen	5759 MADRE MESA
MURRAY Dineen	5759 MADRE MESA
Bertha Dominguez	5754 Madre Mesa
David Dominguez	5754 Madre Mesa
James J. McKinnon	5782 Alfred Drive
Ricardo Avila	5711 Alfred Drive
Tim Doherty	5735 Alfred Dr.
Michelle Fisher	5735 Alfred Dr.
Alii Bruce	5735 ALFRED dr
Robert Raych Clasen	5798 Alfred Dr.
Lawey W. Lee	5798 Alfred Drive
James Carson	5759 Alfred Dr.
Julien Carson	5759 Alfred Dr.
Larry J. McKinnon	5782 ALFRED
Pat Habert	5783 ALFRED DR.
Nanette Jones	5806 Alfred Dr.
Kara Kesser	5806 Alfred Drive

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27. 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME**ADDRESS**

Ray Eugene Lee	5807 Alfred Drive W. Va 89108
Tallia Lee	5807 Alfred Dr. 89108
Ronald Thomas	5830 Alfred Dr. 89108
James Pinton	5854 Alfred Dr. 89108
Jimm Pinter	5854 Alfred Dr 89108
Dennis Llossa	5885 ALFred Dr 89108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-5846 - VARIANCE RELATED TO GPA-5775 AND ZON-5776 - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.16 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED on property adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

24

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 20 [GPA-5820], Item 42 [GPA-5814], Item 43 [ZON-5816], Item 44 [VAR-5819] and Item 45 [SDR-5815] to 2/10/2005 Planning Commission meeting; Item 28 [GPA-5762], Item 29 [ZON-5765], Item 30 [GPA-5775], Item 31 [ZON-5776], Item 32 [VAR-5846], Item 33 [SDR-5778], Item 52 [MOD-5784], Item 53 [ZON-5785], Item 54 [VAR-5786], Item 55 [VAR-5792], Item 56 [SDR-5781], Item 58 [ZON-5769] and Item 59 [SDR-5770] to 2/24/2005 Planning Commission meeting; STRIKE Item 16 [GPA-5266] and Item 89 [DIR-5833]; and WITHDRAW WITHOUT PREJUDICE Item 46 [GPA-5818], Item 47 [ZON-5824], Item 48 [ZON-5909], Item 70 [SUP-5783], Item 71 [SDR-5779] and Item 73 [SUP-5740] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 32 – VAR-5846

MINUTES – Continued:

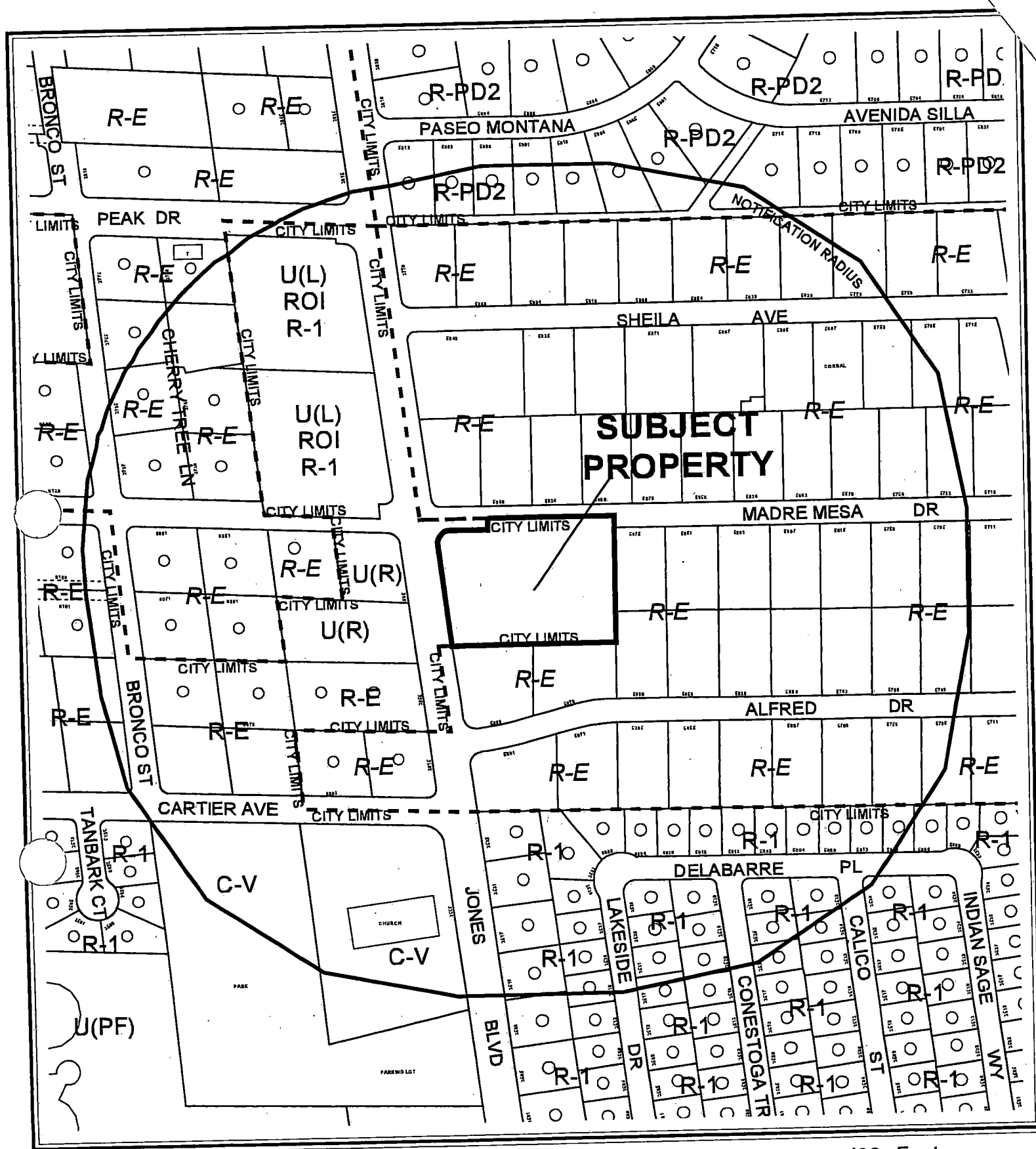
GARY LEOBOLD, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:06)

1-104

C

C



0 200 400 Feet



CASE: VAR-5846

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5846 - APPLICANT: S.B.A. DEVELOPMENT, INC. -

OWNER: SF INVESTMENTS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Rezoning (ZON-5776) and Site Development Plan Review (SDR-5778) approved by the City Council.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow the development of an R-PD (Residential Planned Development) zoning district on 2.16 acres, where 5.00 acres are the minimum required, on property adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive. A related General Plan Amendment to L (Low Density Residential) (GPA-5775), a related rezoning to R-PD4 (Residential Planned Development - 4 Units Per Acre) (ZON-5776), and a Site Development Plan Review for a proposed nine-lot single-family residential development (SDR-5778) will also be considered on this agenda.

B) Applicant's Justification

The applicant's justification letter claims that the property is compatible with surrounding uses as it will provide much needed single-family housing in the area.

BACKGROUND INFORMATION

A) Previous Actions

- 02/02/05 The City Council will consider a petition to annex (ANX-5329) the subject site into the City of Las Vegas. The effective date of this annexation will be 02/11/05. Staff and the Planning Commission recommended approval on 12/16/04.
- 01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5775) from R (Rural Density Residential) to L (Low Density Residential), Rezoning (ZON-5776) U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD4 (Residential Planned Development - 4 Units Per Acre), and Site Development Plan Review (SDR-5778) for a nine-lot residential development. Staff recommends denial.

B) Pre-Application Meeting

A pre-application meeting was not held for this application.

C) Neighborhood Meetings

12/20/04 A neighborhood meeting sponsored by the applicant was held at the Durango Hills Community Center/YMCA located at 3251 North Durango Drive. Six people attended and had the following comments

- No streetlights, no curb and gutter. Please retain rural street standards.
- Would like 3 or 4 units max. Builder said that no one is willing to do 3 or 4 units on that property because it fronts Jones.
- The higher density doesn't fit with 1/2-acre horse property in surrounding neighborhood.
- Drainage and traffic are major problems along Madre Mesa.
- They were also concerned about having to convert to LVVWD water.
- Concerned about running sewer line down Madre Mesa and the resulting disruption to the neighborhood during construction and the potential to make full street improvements.
- Overall sentiment: DENSITY, TRAFFIC, DRAINAGE will become worse.
- The applicant explained that this project may help improve traffic and drainage because these issues will be studied and city and developer will take action to correct problems as part of developing this project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.16

B) Existing Land Use

Subject Property	Undeveloped
North	Single family dwellings
South	Single family dwellings
East	Single family dwellings
West	Single family dwellings

C) Planned Land Use

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

VAR-5846 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Clark County R-E (Rural Estates Residential)
South	Clark County R-E (Rural Estates Residential)
East	Clark County R-E (Rural Estates Residential)
West	Clark County R-E (Rural Estates Residential)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD4 (Residential Planned Development - 4 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5804) to the L (Low Density Residential) designation.

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

Special Notification - Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

ANALYSIS

A) General Analysis and Discussion

This Variance will allow a R-PD development proposed at the southeast corner of Jones Boulevard and Madre Mesa Drive to be located on a parcel of 2.16 acres, where a minimum site area of 5.00 acres is required by Title 19.04.040.

The proposed R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning district is intended for residential developments with up to 4.49 Units Per Acre, and is not appropriate for the area. The proposed site plan depicts nine lots with lot sizes ranging between 6,897 and 9,519 square feet, which are significantly smaller than those in the area. The adjacent R-E (Rural

Estates Residential - Clark County Designation and Residence Estates) zoned parcels have minimum lot sizes of over one half acre and are rural in nature. Given the established development pattern of the area, a Rezoning request to R-PD4 (Residential Planned Development - 3 Units Per Acre) zoning would be inappropriate for this location.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting R-PD (Residential Planned Development) on a site with insufficient acreage. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED 125 [Mailed with GPA-5775, ZON-5776 and SDR-5778]

APPROVALS 0

PROTESTS 24



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5846** APN: _____

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

Name of Applicant: S. B. A. Development, INC.

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

_____ Yes

☒ 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: _____

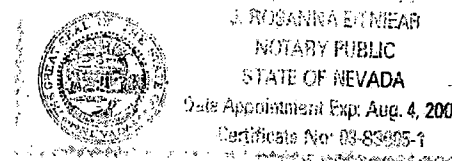
Signature of Property Owner/Authorized Agent: [Signature]

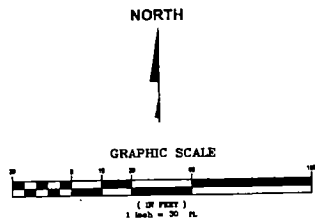
Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

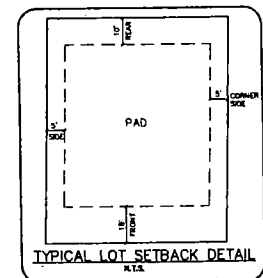
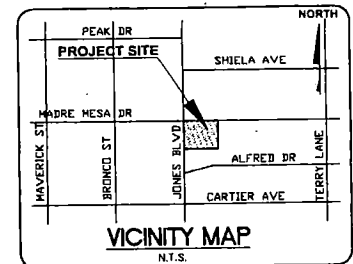
This 16th day of December, 2004

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





SITE PLAN



LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

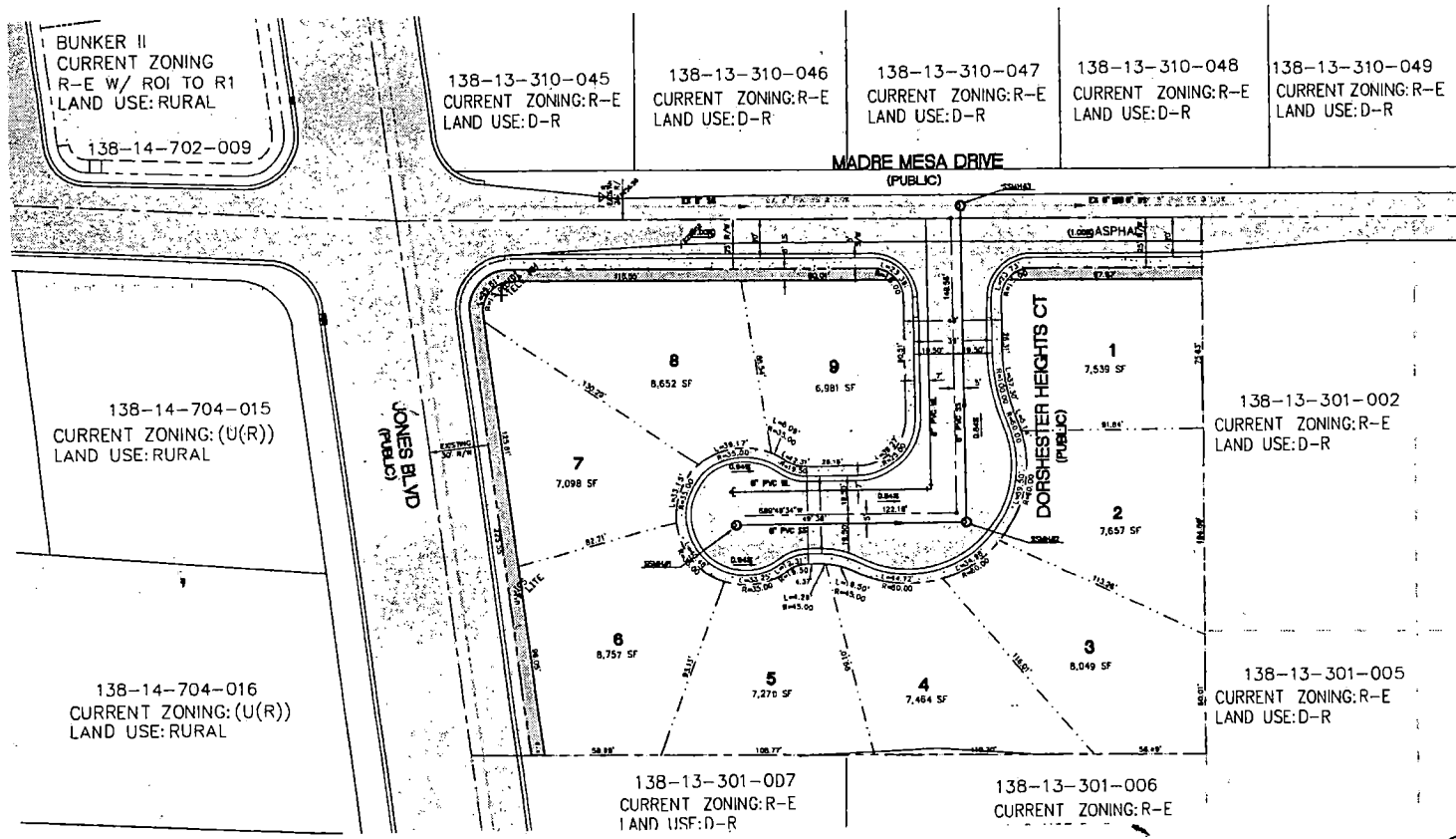
SITE DATA
AREA: 2.17 AC. (GROSS)
EXISTING ZONING: R-E
GENERAL PLAN DESIGNATION: DESERT RURAL
UP TO 2.49 UNITS PER ACRE (2.1-2.49 DU/AC)
NUMBER OF UNITS: 9
DENSITY (GROSS): 4.15 DU/AC
OPEN SPACE PROVIDED: 3,355 SF
AREA: 1.77 AC. (NET)

LOT DATA
BUILDING SIZES: 1880, 2495, 3176
F.A.R.:
SMALLEST LOT/LARGEST PLAN: 6981SF/2455SF
=2.78
LARGEST PLAN BASED ON ONLY THE FIRST FLOOR SIZE.

APN NUMBER
138-13-301-001

DEVELOPER
SPINNAKER HOMES
4511 W. CHEYENNE, SUITE 105
N. LAS VEGAS, NV 89132
PHONE: (702) 873-7773
FAX: (702) 873-7778

OWNER
HENRY AND LILAS GORDON
1993 LIVING TRUST
800 TROTTER CIRCLE
LAS VEGAS, NV 89107



PROJECT NO.	807-0070
DESIGNER	TRC
DATE	05/20/05
SCALE	AS SHOWN
PN	DA

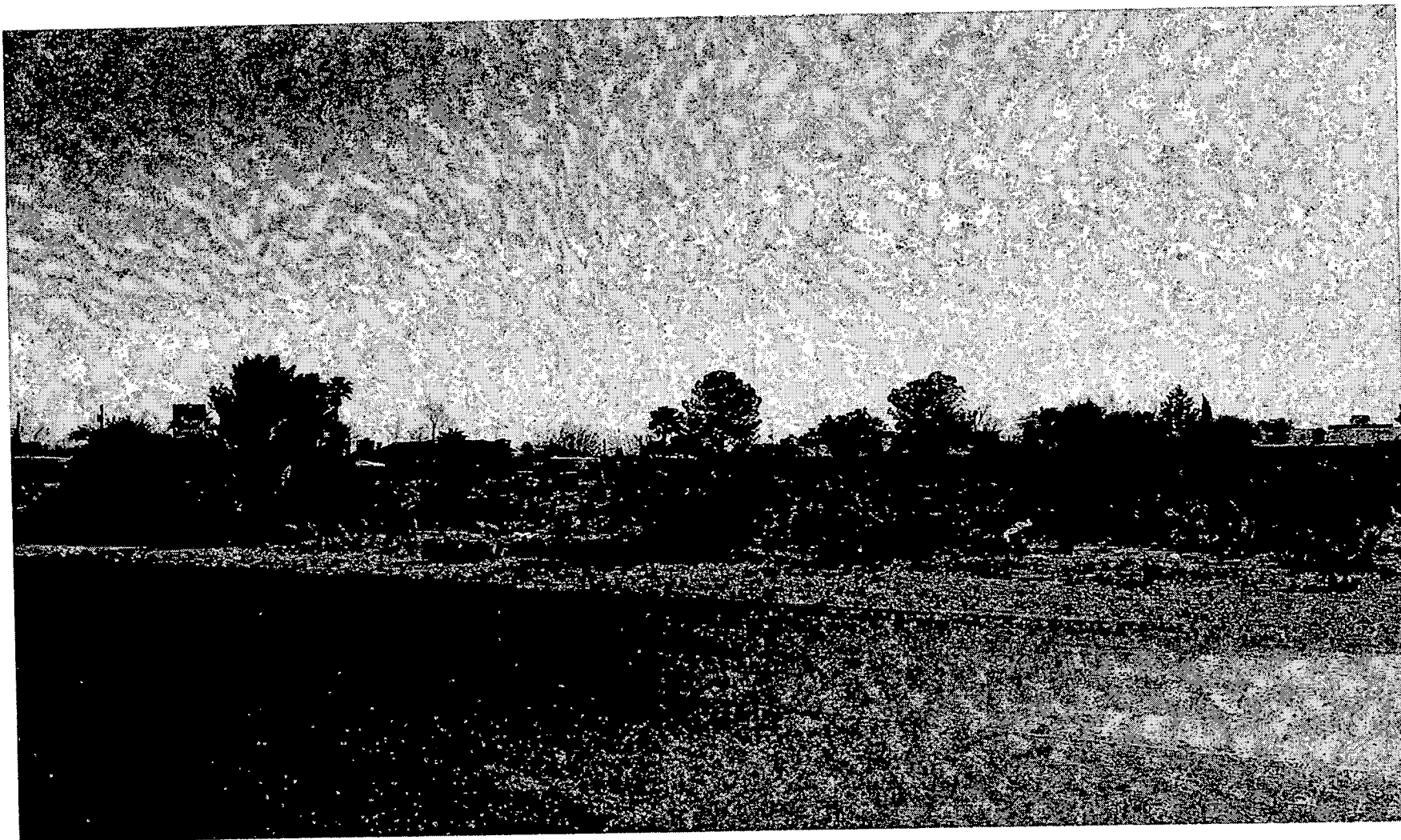
TRC
Customer: Focused Solutions
BY Engineering Nevada

BUNKER COMMONS IV
SITE PLAN / LOCATION MAP
SHEET
1
OF 1 SHEETS
PROJECT 10

RECEIVED
JAN 21 2005

ZON-5776
VAR-5846

GPA-5775
SDR-5778
01/27/05 PC



VAR-5846 - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC
SOUTHEAST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

TRC
Customer-Focused Solutions
BV Engineering Nevada

December 17, 2004

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: Variance of Title 19 Section 19.06.040 for 2.1-acres on the Southeast corner of Madre Mesa Drive and Jones Boulevard in the City of Las Vegas, Nevada. (APN #138-13-301-001)

To Whom It May Concern:

The project site is currently in the jurisdiction of Clark County and is zoned RE (Rural Estates 2 units/acre) according to their general plan designation. Annexation application ANX-5923 for the project site proposes to annex this parcel into the City of Las Vegas jurisdictional limits. Applications for a General Plan Amendment (to go from Rural to Low Density), a Zone Change (to go from RE to R-PD4) and a Site Development Plan review have been submitted in conjunction with this application.

While processing the annexation for this project, we met with staff and reviewed the options for various zoning districts. We found that with our proposed design there was no available zoning district that would not require us to apply for one or in some cases several variances. We determined the RPD-4 zoning to best suit our proposed project while only requiring this one variance which we believe has little to no negative impact on the surrounding area and still supports existing City policies and regulations. However, per Title 19 section 19.06.040 the minimum site area that is eligible for rezoning to the R-PD zoning district is 5 acres and our site is only 2.1 acres.

Since the City's preferred option for access to this project would be off of Madre Mesa Drive, a 60' collector street, vs. Jones Boulevard an 80' arterial we needed to design a 49' interior street with an off-set bulb for emergency access which created various pie shaped lots within the subdivision that require unique setbacks of an 18' front, 5' sides and 10' in the rear in order for the proposed product to fit. The pie shaped lots also have reduced lot widths in the front. Had we applied for any other zoning these would have been variances that would have come with a recommendation for denial from staff.

It is our understanding that the RDP districts were created to provide for flexibility and innovation in residential development. We believe this proposed project to be an ideal candidate for this with its unique and spacious lots, over 3,200 sq' of perimeter landscaping and it's over all homogeneity of the surrounding land use.

If you have any further questions or comments please contact me at (702) 650-0572. Thank you in advance for your consideration.

Sincerely,



Valerie Livengood
Project Coordinator

January 2, 2005

5980 W. Alfred Drive
Las Vegas, Nevada 89108

Re: General Plan Amendment GPA-5775

Zone Change ZON-5776

Site Development Review SDR-5778

Variance VAR-5846

Attn: County Commission
City Planning Commissioners
City Council Members

Meetings January 03, 2005
January 05, 2005
February 2, 2005
January 27, 2005
March 2, 2005

RECEIVED
CITY CLERK
2005 JAN - 3 A 11:00

We are opposed to the changes requested to annex the property
to the City.

We are very much opposed to the Zone change requested.

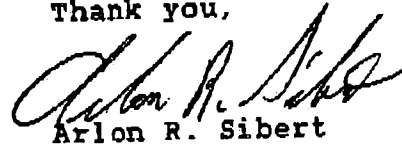
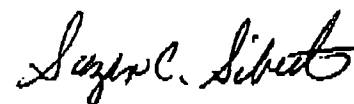
The Site Development plans presented at the December 20, 2004
neighborhood meeting ...5 days.. before Christmas and out of
our neighborhood. It was held at 6 p.m. at the Durgango Hills
Community Center/YMCA at 3521 North Durango Lane. This location
is over 3 miles from our neighborhood. Not a good time and place
for our neighborhood meeting this time of year.

Their request calls for 9 homes on 2.16 acres. They plan to put
a street which would reduce the area to 1.77 acres for the homes
which will take away from the lot size.

We are in an island of the county. We are surrounded by Rural
Estate property (1/2 acre or more ...horse property). We feel this
is not suited for our area.

We ask you to deny the requests for these changes they'd like to
make to our rural area.

Thank you,

 
Arlon R. Sibert Suzan C. Sibert

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
<i>Chloe R. Silva</i>	5980 W. ALFRED DR. 89108 645-6666
<i>Suzanne C. Silva</i>	5980 W. ALFRED DR. 89108 645-6666
<i>Jaret White</i>	5970 Alfred Dr. 89108 655-3979
<i>Richard White</i>	5970 Alfred Dr. 89108 655-3979
<i>Candie Schum</i>	5908 Alfred 89108 647-9644
<i>Rocky Zanora</i>	5908 Alfred 89108 647-9644
<i>Pat Ogle</i>	5908 Alfred 89108 646-7224
<i>John Hurns</i>	5948 Madre Mesa 89108 648-0135
<i>Sherry Cartwright</i>	5875 madre mesa 89108 648-6608
<i>FRED CARTWRIGHT</i>	5875 MADRE MESA 89108 "
<i>Sidney J. Draper</i>	5900 Madre Mesa 89108 646-5728
<i>Tori L. Draper</i>	5900 madre mesa 89108 "
<i>R. Steck</i>	5851 Madre Mesa 89108
<i>Sherry Intervante</i>	5831 Madre Mesa Dr. 89108
<i>John Intervante</i>	5831 Madre Mesa Dr. 89108
<i>MOHAMMAD & ADOLISA RASHIDI</i>	5817 MADRE MESA DR. 89108
<i>Michelle Locatelli</i>	5778 Madre Mesa Dr 89108 651-5999

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
PAV Dineo	5759 MADRE MESA
MURRAY Dineo	5759 MADRE MESA
Bertha Dominguez	5754 Madre Mesa
David Dominguez	5754 Madre Mesa
James J. McKinnon	5782 Alfred Drive
KENNEDY Avila	5711 Alfred Drive
T. J. Fisher	5735 Alfred Dr.
Michelle Fisher	5735 Alfred Dr.
Arlio Bruce	5735 ALFRED dr
Robert Raych Waser	5798 Alfields
Lawey Waser	5798 Alfred Drive
James Carson	5759 Alfred Dr.
Julien Carson	5759 Alfred Dr.
James J. McKinnon	5782 ALFRED
Pat Herbert	5783 ALFRED DR.
Nanette Green	5806 Alfred Dr.
Kara Kesser	5806 Alfred Drive

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME

ADDRESS

Ray Eugene Lee	5807 Alfred Drive Las Vegas 89148
Jella Lee	5807 Alfred Dr 89108
Ronald Khan	5830 Alfred Dr. 89108
James Rinton	5854 Alfred Dr 89108
Juice Rinton	5854 Alfred Dr 89108
Dennis Lasso	5885 Alfred Dr 89108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-5778 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5775, ZON-5776, AND VAR-5846 - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A PROPOSED NINE-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

24

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 20 [GPA-5820], Item 42 [GPA-5814], Item 43 [ZON-5816], Item 44 [VAR-5819] and Item 45 [SDR-5815] to 2/10/2005 Planning Commission meeting; Item 28 [GPA-5762], Item 29 [ZON-5765], Item 30 [GPA-5775], Item 31 [ZON-5776], Item 32 [VAR-5846], Item 33 [SDR-5778], Item 52 [MOD-5784], Item 53 [ZON-5785], Item 54 [VAR-5786], Item 55 [VAR-5792], Item 56 [SDR-5781], Item 58 [ZON-5769] and Item 59 [SDR-5770] to 2/24/2005 Planning Commission meeting; STRIKE Item 16 [GPA-5266] and Item 89 [DIR-5833]; and WITHDRAW WITHOUT PREJUDICE Item 46 [GPA-5818], Item 47 [ZON-5824], Item 48 [ZON-5909], Item 70 [SUP-5783], Item 71 [SDR-5779] and Item 73 [SUP-5740] – UNANIMOUS

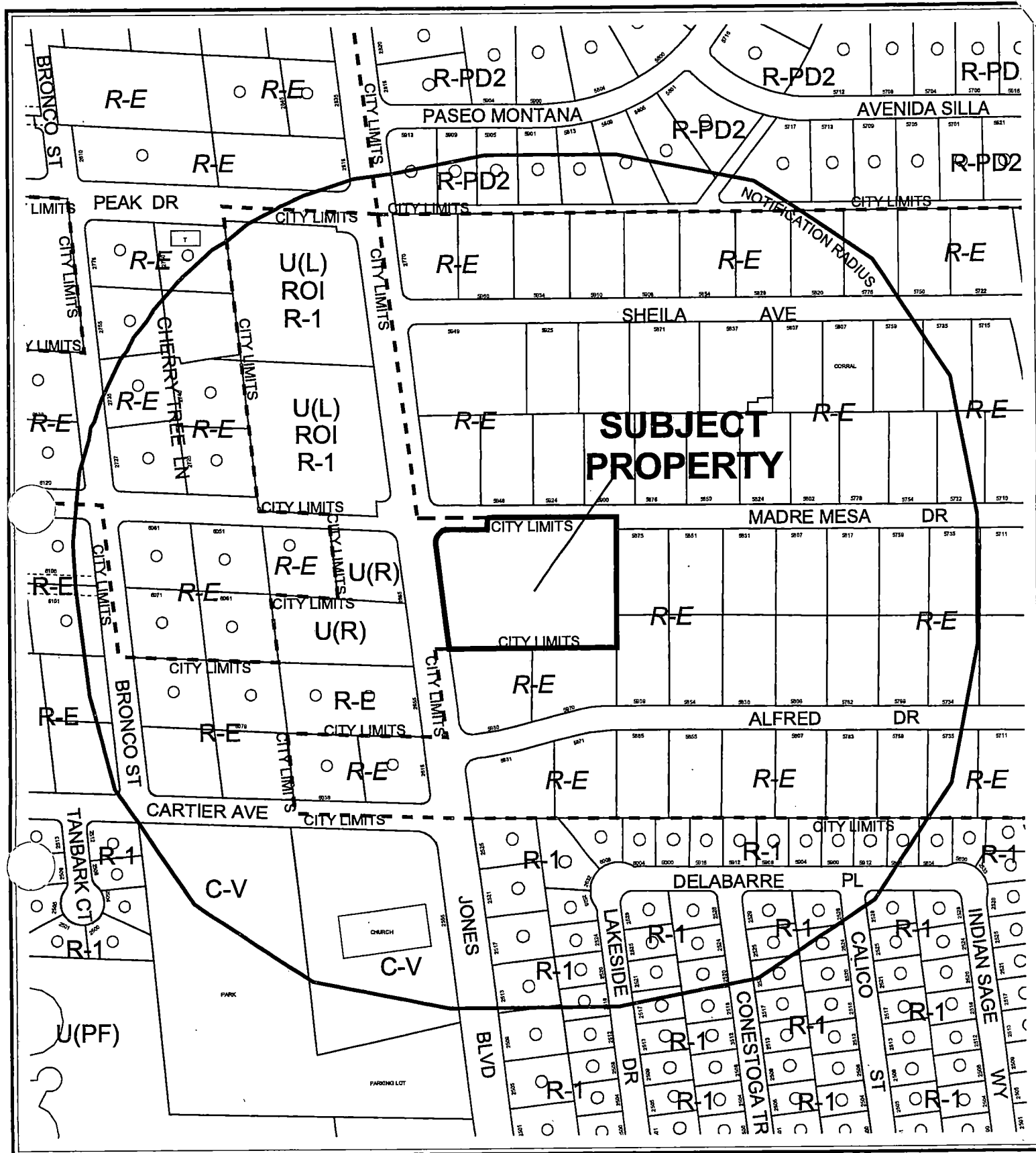
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 33 – SDR-5778

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: SDR-5778

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5778 - APPLICANT: S.B.A. DEVELOPMENT, INC. -

OWNER: SF INVESTMENTS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. 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 General Plan Amendment (GPA-5775), Rezoning (ZON-5776), and Variance (VAR-5846) approved by the City Council.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

SDR-5778 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 9 feet on the side, 14 feet on the corner side, and 20 feet in the rear.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. 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.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. A Master Streetlight Plan of public streetlights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
15. Site development to comply with all applicable conditions of approval for ZON-5776 and all other subsequent site-related actions.

SDR-5778 - Conditions Page Three
January 27, 2005 - Planning Commission Meeting

16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the substandard public cul-de-sac bulb was approved as a deviation from Standards by the City Engineer on January 20, 2005.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a nine lot residential development on 2.16 acres adjacent to the southeast corners of Jones Boulevard and Madre Mesa Drive.

B) Applicant's Justification

The applicant's justification letter claims that the property is compatible with surrounding uses, as it will provide much needed single-family housing in the area.

BACKGROUND INFORMATION

A) Previous Actions

02/02/05 The City Council will consider a petition to annex (ANX-5329) the subject site into the City of Las Vegas. The effective date of this annexation will be 02/11/05. Staff and the Planning Commission recommended approval on 12/16/04.

01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5775) from R (Rural Density Residential) to L (Low Density Residential), Rezoning (ZON-5776) U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD4 (Residential Planned Development - 4 units per acre), and Variance (VAR-5846) to allow an R-PD zoning district on 2.16 acres. Staff recommends denial.

B) Pre-Application Meeting

A pre-application meeting was not held for this application.

C) Neighborhood Meetings

12/20/04 A neighborhood meeting sponsored by the applicant was held at the Durango Hills Community Center/YMCA located at 3251 North Durango Drive. Six people attended and had the following comments

SDR-5778 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

- No streetlights, no curb and gutter. Please retain rural street standards.
- Would like 3 or 4 units max. Builder said that no one is willing to do 3 or 4 units on that property because it fronts Jones.
- The higher density doesn't fit with 1/2-acre horse property in surrounding neighborhood.
- Drainage and traffic are major problems along Madre Mesa.
- They were also concerned about having to convert to LVVWD water.
- Concerned about running sewer line down Madre Mesa and the resulting disruption to the neighborhood during construction and the potential to make full street improvements.
- Overall sentiment: DENSITY, TRAFFIC, DRAINAGE will become worse.
- The applicant explained that this project may help improve traffic and drainage because these issues will be studied and city and developer will take action to correct problems as part of developing this project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.16

B) Existing Land Use

Subject Property	Undeveloped
North	Single family dwellings
South	Single family dwellings
East	Single family dwellings
West	Single family dwellings

C) Planned Land Use

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

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Clark County R-E (Rural Estates Residential)
South	Clark County R-E (Rural Estates Residential)
East	Clark County R-E (Rural Estates Residential)
West	Clark County R-E (Rural Estates Residential)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD4 (Residential Planned Development - 4 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5804) to the L (Low Density Residential) designation.

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

Special Notification - Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

PROJECT DESCRIPTION

The site plan depicts a nine lot residential development on 2.16 acres. The development is proposed on a parcel at the southeast corners of Jones Boulevard and Madre Mesa Drive. All lots front on a hammerhead cul-de-sac, which accesses Madre Mesa Drive. Six-foot landscape buffers are provided along both Jones Boulevard and Madre Mesa Drive and provide 3,225 square feet of open space. The lots will be developed with one and two-story detached single-family residential dwellings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Site Development Plan establishes the Development Standards within an R-PD District. The development standards that are proposed for this site through this Site Development Plan are as follows:

SDR-5778 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

Standards	Provided
Min. Lot Size	6,897 SF
Min. Lot Width	25 Feet

A2) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	18 Trees	18 Trees
• Min. Zone Width	6 Feet		6 Feet

The proposal exceeds applicable Title 19 landscape requirements.

B) General Analysis and Discussion

- **Zoning**

The proposed zoning for the subject site is R-PD4 (Residential Planned Development - 4 Units Per Acre). The purpose of the R-PD (Residential Planned Development) District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities, which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns. Portions of an R-PD (Residential Planned Development) development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD (Residential Planned Development) will be a function of the location and land use designation of a particular R-PD (Residential Planned Development) District and a determination of compatibility with surrounding development.

- **Site Plan**

The request is for a nine lot residential development on 2.16 acres located at the southeast corner of Jones Boulevard and Madre Mesa Drive. The proposed site plan depicts lot sizes ranging between 6,897 and 9,519 square feet, which are significantly

SDR-5778 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

smaller than those in the area. The adjacent parcels have minimum lot sizes of over one half acre, are rural in nature, and have densities that are incompatible with the four units per acre proposed by this application.

- **Waivers**

There are no waivers required for this application.

- **Landscape Plan**

The landscape plan depicts six-foot landscape buffers along Jones Boulevard and Madre Mesa Drive. The buffer areas are planted with 24-inch box Holly Oak trees 30 feet on center. The proposal exceeds applicable Title 19 landscape requirements.

- **Elevation**

The building elevations depict typical one and two story single-family dwellings.

- **Floor Plan**

The floor plans depict layouts typical of single-family dwellings.

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 density and lot sizes are not compatible with adjacent development and development in the area. The proposed site plan depicts lot sizes ranging between 6,897 and 9,519 square feet, which are significantly smaller than those in the area. The adjacent parcels have minimum lot sizes of over one half acre, are rural in nature, and have densities that are incompatible with the three Units Per Acre proposed by this application.

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;"**

SDR-5778 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

With the approval of the companion General Plan Amendment (GPA-5775) and Rezoning (ZON-5776), the development will be consistent with the General Plan, Title 19, the Design Standards Manual, and the Landscape, Wall and Buffer Standards.

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

The site will receive access via a cul-de-dac, which connects to Madre Mesa Drive. Site access will not negatively impact adjacent roadways or neighborhood traffic.

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

The building and landscape materials are appropriate for the area and 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 building elevations depicts structures that are not unsightly, undesirable, or obnoxious in appearance, and are typical of single family dwellings in the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED 125 [Mailed with GPA-5775, ZON-5776 and VAR-5846]

APPROVALS 0

PROTESTS 24

AR



SDR-5578

Case Number: **SDR-5570** APN: **138-13-301-001**

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

Name of Applicant: S.B.A. Development, Inc.

 Yes

✓ No

City Official: _____

Partner(s): _____

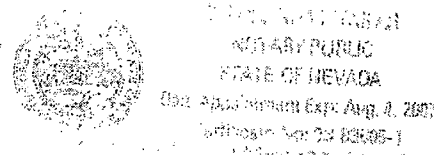
APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STEPHEN B. ADLERBERG

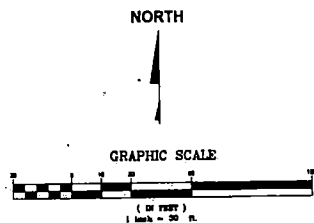
This 3rd day of December, 2004

Joanna Elmer
Notary Public in and for said County and State

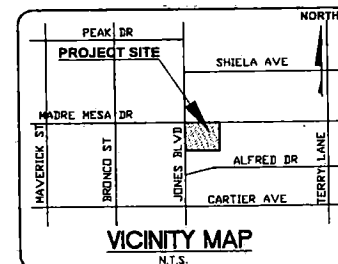


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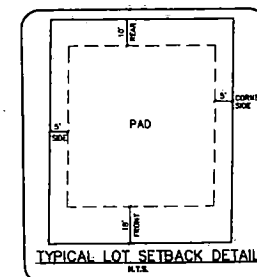
DEC 14 2004



SITE PLAN



PROJECT NO.	138-13-301-001
DESIGN	PPS
DATE	01/25/05
SCALE	AS SHOWN
FILE	SA



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

SITE DATA

AREA: 2.17 AC. (GROSS)
EXISTING ZONING: RE
GENERAL PLAN DESIGNATION: DESERT RURAL
UP TO 2.40 UNITS PER ACRE (2.1-2.49 DU/AC)
NUMBER OF UNITS: 9
DENSITY (GROSS): 4.15 DU/AC
OPEN SPACE PROVIDED: 3,255 SF
AREA: 1.77 AC. (NET)

LOT DATA

BUILDING SIZES: 1880, 2495, 3178
F.A.R.:
SMALLEST LOT/LARGEST PLAN: 8861SF/2495SF
= 2.78
LARGEST PLAN BASED ON ONLY THE FIRST FLOOR SIZE.

APN NUMBER

138-13-301-001

DEVELOPER

SPRINKLER HOMES
4511 W. CHEYENNE, SUITE 165
N. LAS VEGAS, NV. 89032
PHONE: (702) 873-7773
FAX: (702) 873-7774

OWNER

HENRY AND LILIAS GORDON
1895 LIVING TRUST
600 TROTTER CIRCLE
LAS VEGAS, NV. 89107

138-13-301-001
138-13-301-002
138-13-301-003
138-13-301-004
138-13-301-005
138-13-301-006
138-13-301-007
138-13-301-008
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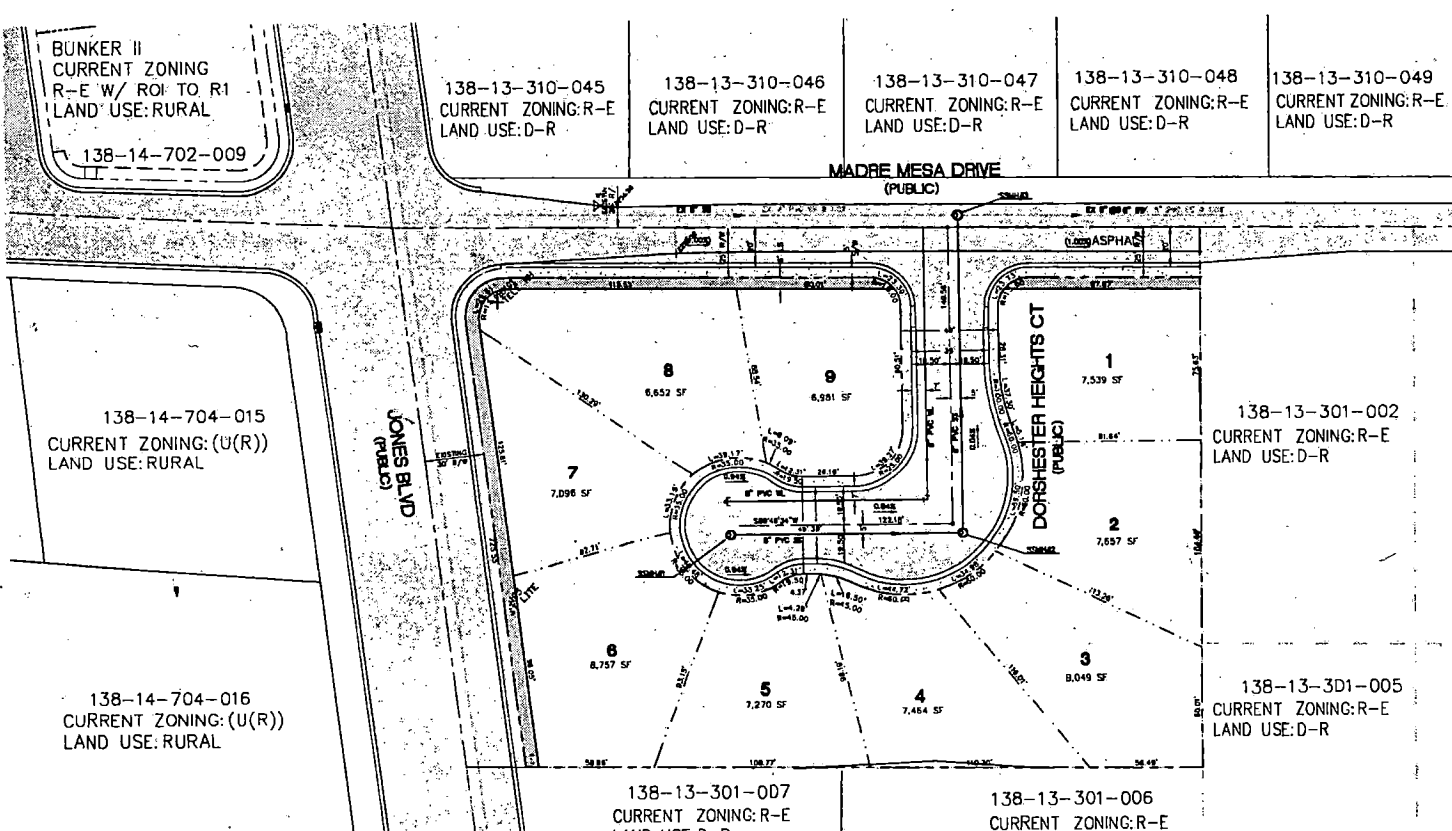
BUNKER COMMONS IV

SITE PLAN / LOCATION MAP

SHEET
1
OF 1 SHEETS
PROJECT ID

RECEIVED
JAN 21 2005

ZON-5776
VAR-5846
GPA-5775
SDR-5778
01/27/05 PC



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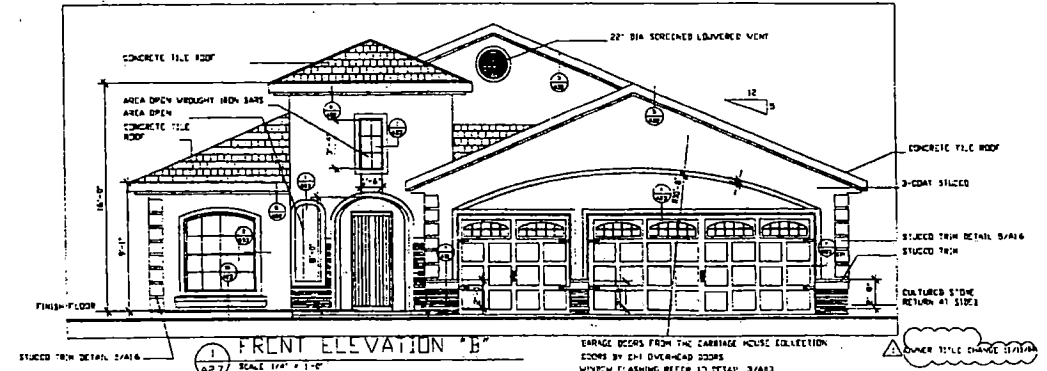
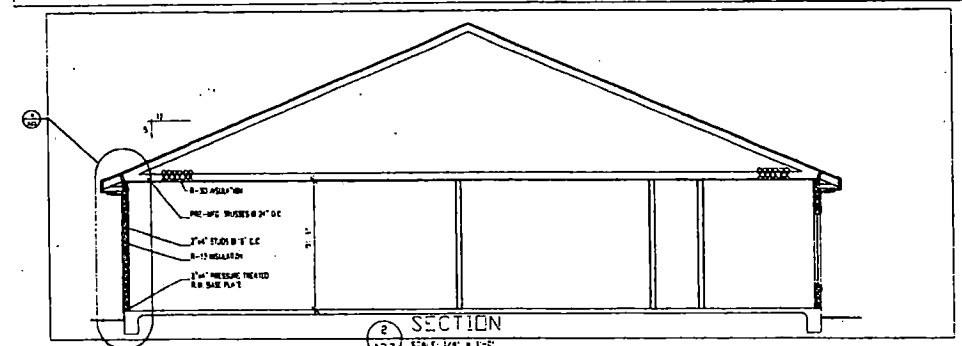
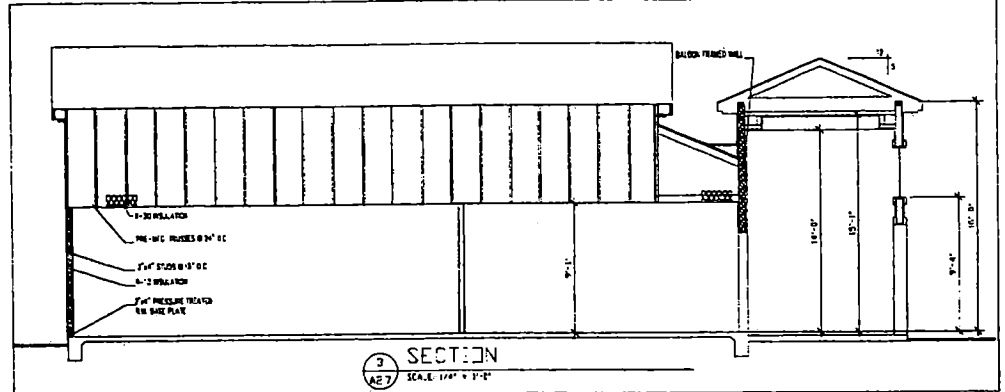
DAVID MCKEE ARCHITECT
10011 BOULEVARD
SANDY VALLEY, NV 89019
(702) 250-0070 FAX 898-7882



CRYAL CONSTRUCTION
4311 W. CHEYENNE AVE. SUITE 100
LAS VEGAS, NV 89102
PH 873-7773 FAX 873-7776
Contractor License: 035409

PLAN (2) 2495
ELEVATIONS
BUNKER COMMONS

DRAWN	DATE
CHECKED	DATE
DATE	01/26/04
SCALE	AS SHOWN
JOB NO	24-04
SHEET	A2.7
TOTAL	7 SHEETS



SDR-5778
01/27/05 PC

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DEC 14 2004

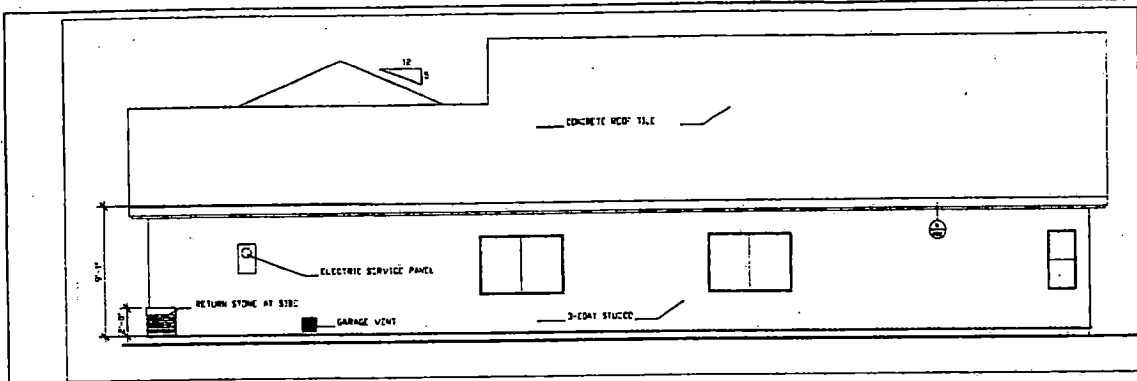
DAVID MCKEE ARCHITECT
INC 31 BOX 738
SANDY VALLEY NY 130016
(702) 250-4070 FAX 818-7682



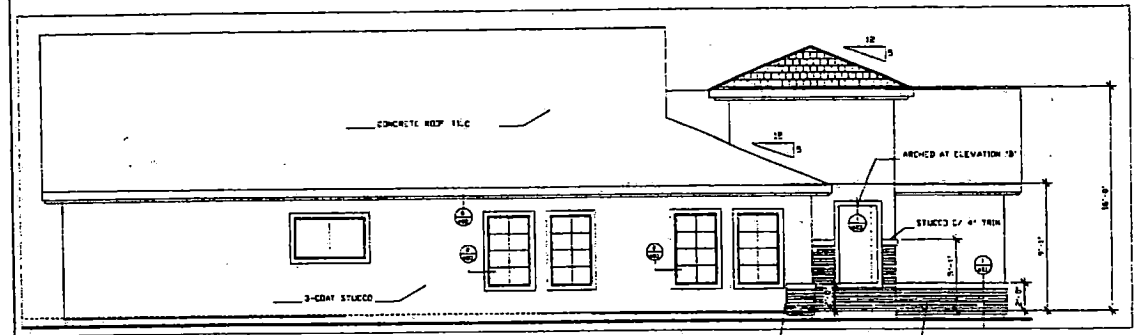
ROYAL CONSTRUCTION
1201 QUEENSWAY AVE. SUITE 105
WILKES BARRE PA 18703
PH 873-7773 FAX 873-7776
Contractor Lic. 025109

PLAN (2) 2495
ELEVATIONS
BUNKER COMMONS

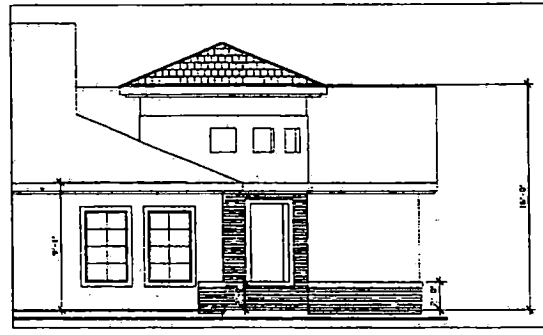
DRAWN	DATE
CHIEF	DAVE
DATE	04/24/04
SCALE	AS SHOWN
JOB NO.	04-04
SHEET	
A2.6	
OF 7 SHEETS	



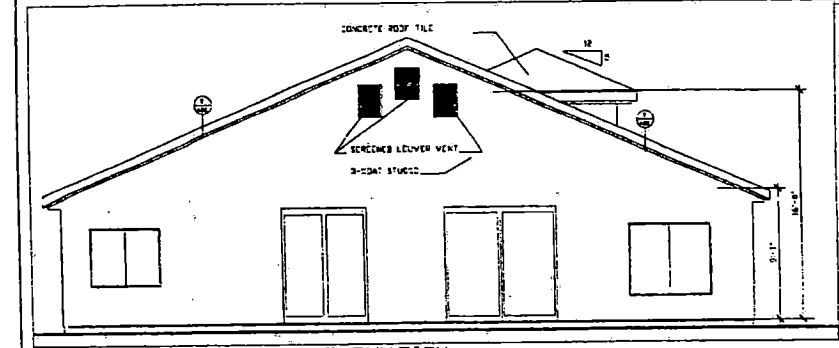
2 RIGHT ELEVATION
SCALE 1/4" = 1'-0"



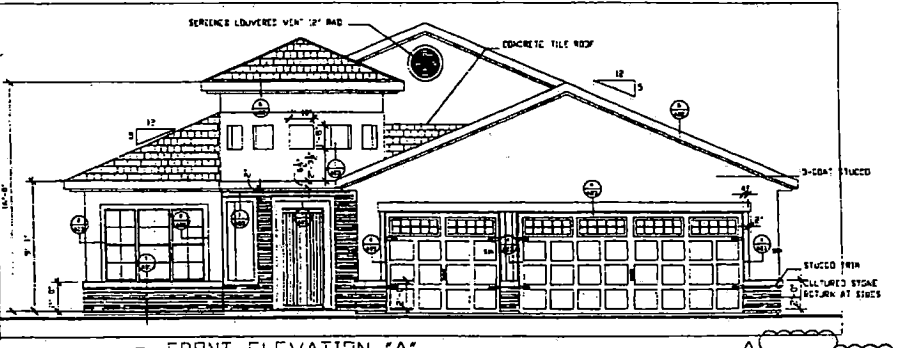
4B LEFT ELEVATION "B"
SCALE 1/4" = 1'-0"



4 LEFT ELEVATION "A"
SCALE 1/4" = 1'-0"



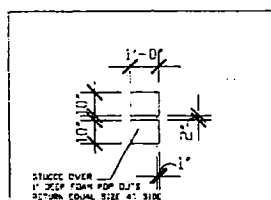
3 REAR ELEVATION
SCALE 1/4" = 1'-0"



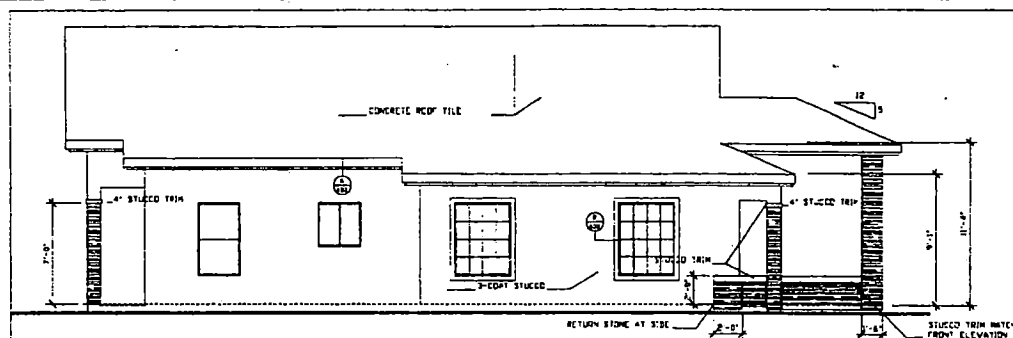
1 FRONT ELEVATION "A"
SCALE 1/4" = 1'-0"

SDR-5778
01/27/05 PC

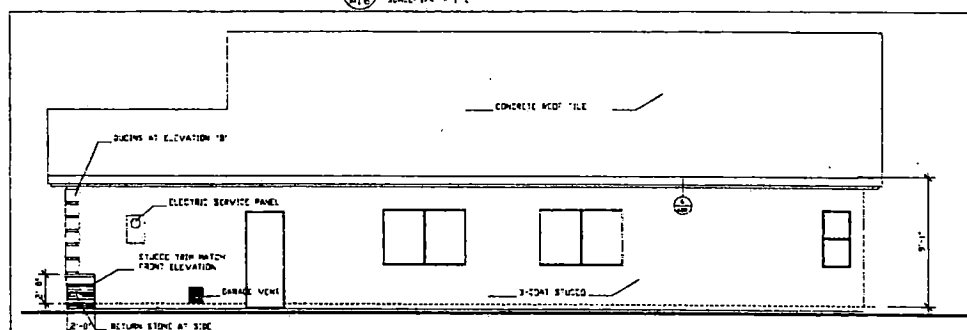
DEC 14 2004



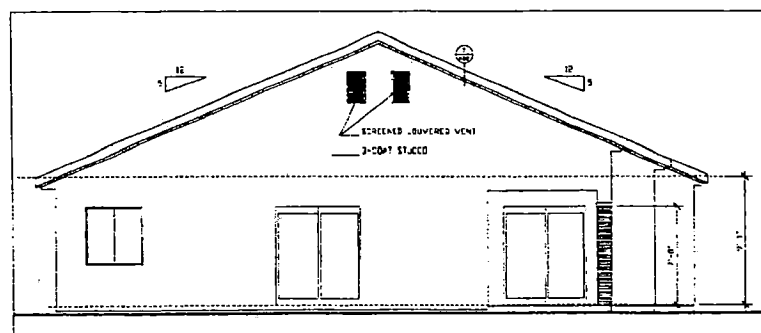
QUEINS AT ELEVATION



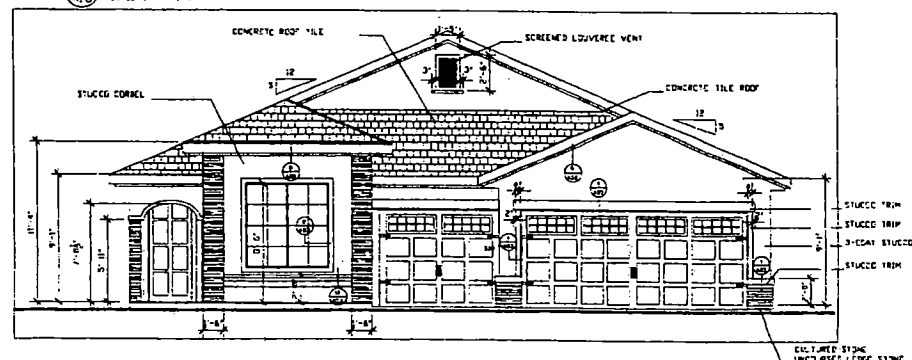
4 LEFT ELEVATION
A16 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A16 SCALE: 1/4" = 1'-0"



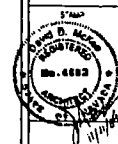
2 REAR ELEVATION



FRONT ELEVATION "A"

CARRAGE DOORS FROM THE CARRIAGE HOUSE COLLECTION
DOORS BY END OVERHEAD DOORS
VINCE FLASHING REFER TO DETAIL 3/A03

DAVID MCKEE ARCHITECT
HC 11 BOX 15W
SANDY VALLEY NV 89019
(702) 250 4070 FAX 838 1682

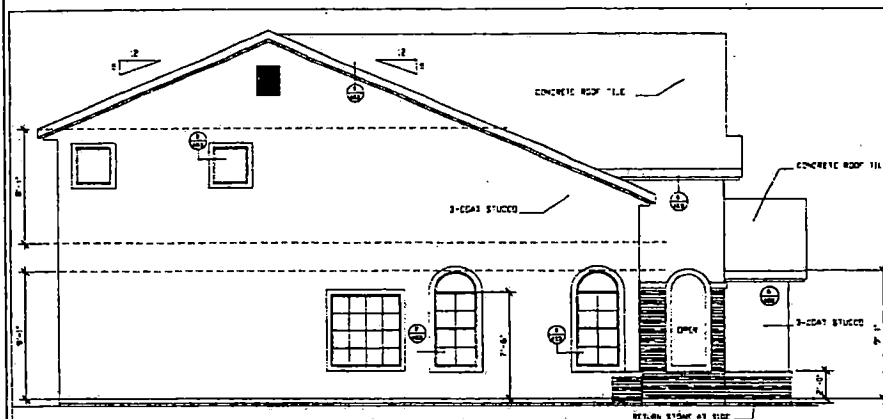


ROYAL CONSTRUCTION
1511 W. CHEYENNE AVE. SUITE 105
LAS VEGAS, NV 89032
PH 703-7773 FAX 873 7716
Constructor Lic. 0254009

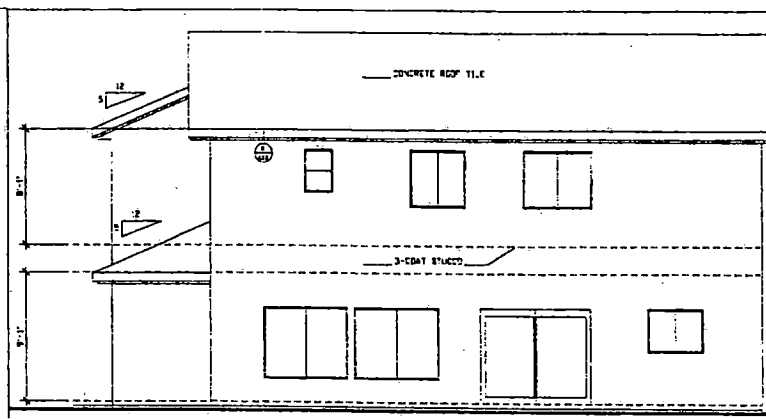
PLAN (1) 1880
ELEVATIONS
BUNKER COMMONS

DRAWN	JAYE
CHECKED	JAYE
DATE	08/28/04
SCALE	AS SHOWN
FOR NO	E4-E4
SHEET	
A1.6	
NOT TO SCALE	

DEC 14 2004

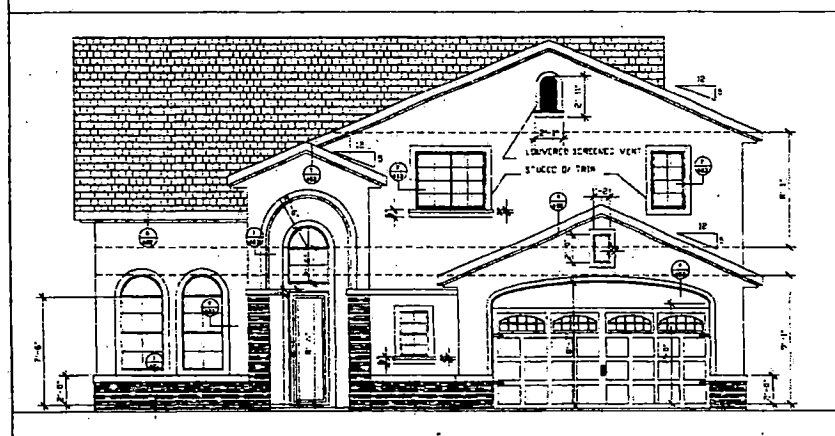


LEFT ELEVATION "A"

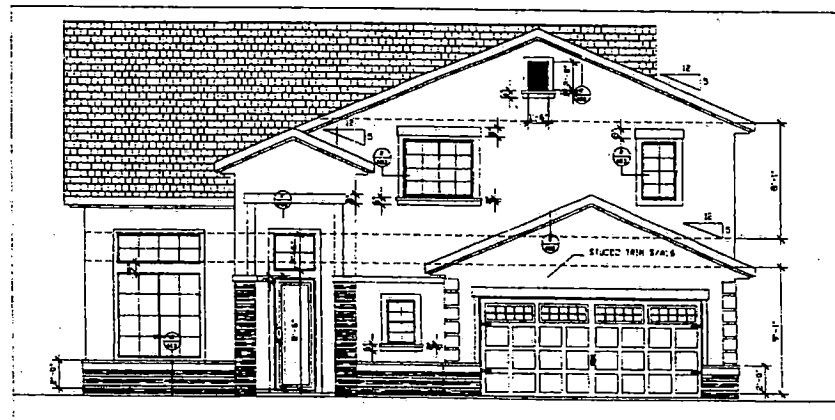


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

EARRAGE DOORS FROM THE CARRIAGE HOUSE COLLECTION
DOORS BY C-H OVER-EAR DOORS
MINIMUM FLASHING REFER TO DETAIL 3/AD3



FRONT ELEVATION "A"



3 FRONT ELEVATION "B"

NEW FLOOR PLAN 11/11/04

DAVID MCKEE ARCHITECT
HC 31 BOX 738
SANDY VALLEY NV 89019
(702) 251-4070 FAX 838-7682

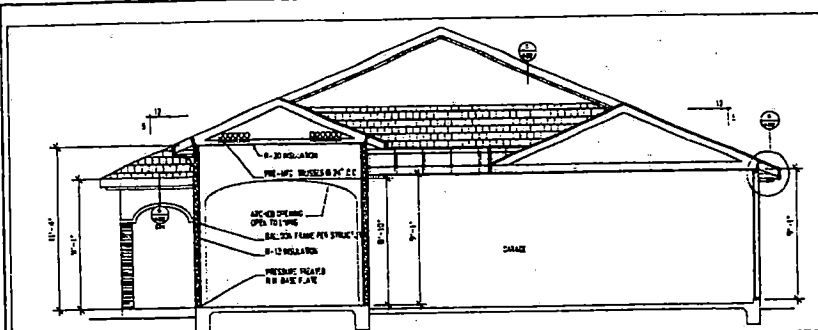
ROYAL CONSTRUCTION
4311 W. CHEYENNE AVE. SUITE 105
LAS VEGAS, NV 89012
PH 813-7773 FAX 873-7776

PLAN (4) 317G
ELEVATIONS
BUNKER COMMONS

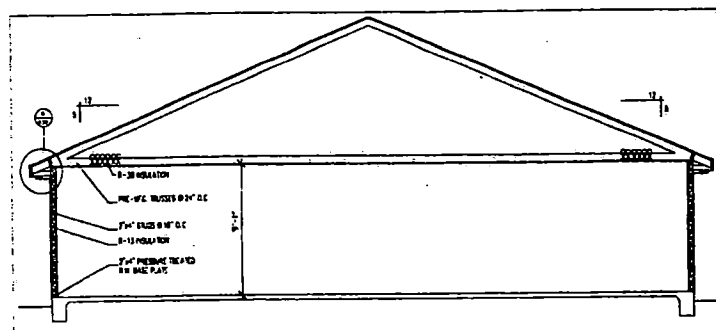
DRAWN	DATE
CHECKED	DATE
DATE	08/18/
SCALE	AS SHD
JOB NO	04-
SHEET	
A4.6	

SDR-5778
01/27/05 PC

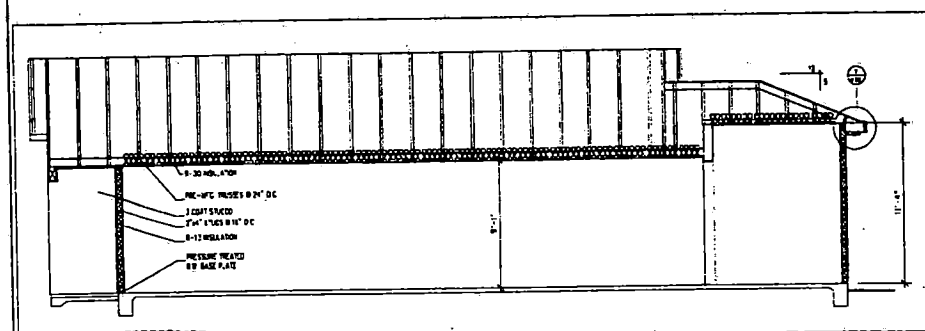
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DEC 14 2004



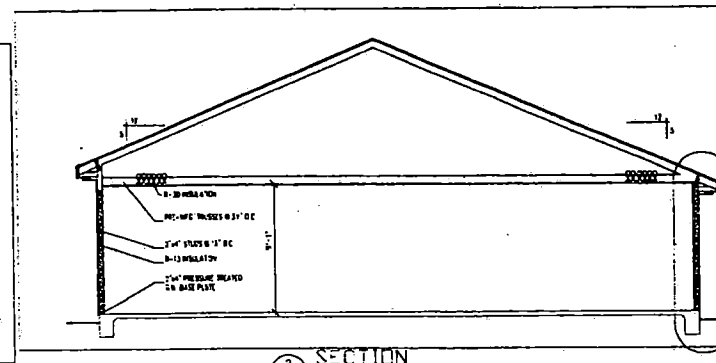
SECTION
A1.7 SCALE: 1/4" = 1'-0"



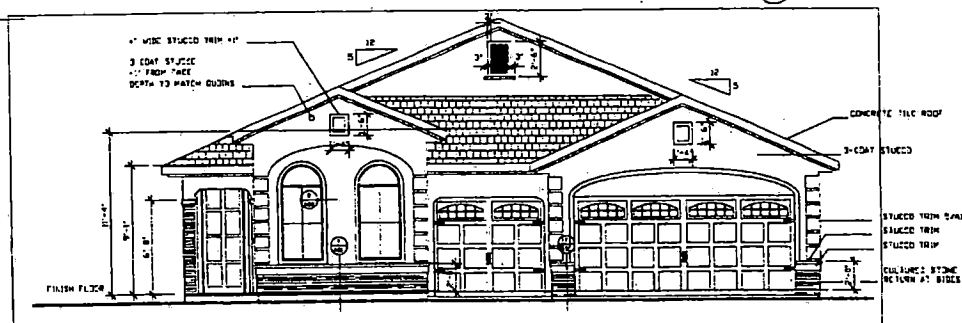
SECTION
A1.7 SCALE: 1/4" = 1'-0"



SECTION
A1.7 SCALE: 1/4" = 1'-0"



SECTION
A1.7 SCALE: 1/4" = 1'-0"



FRONT ELEVATION "B"
A1.7 SCALE: 1/4" = 1'-0"

DAMAGE BOARDS FROM THE EMBARRASSMENT COLLECTION
DOORS BY THE OVERHEAD DOORS

REVIEW PER PLAN REVIEW 10/14/04 ARE FALLY INTERIOR

DAVID MOORE ARCHITECT
HC 31 BOX 738
SANDY VALLEY NY 88019
(703) 250-4070 FAX 838-7682

STAMP
NO. 4882
ARCHITECT
STATE OF NEW YORK

ROYAL CONSTRUCTION
4511 W. CHEYENNE AVE. SUITE 105
LAS VEGAS, NV 89135
PH 873-7772 FAX 873-7776
CONTRACT NO. LIC. 035409

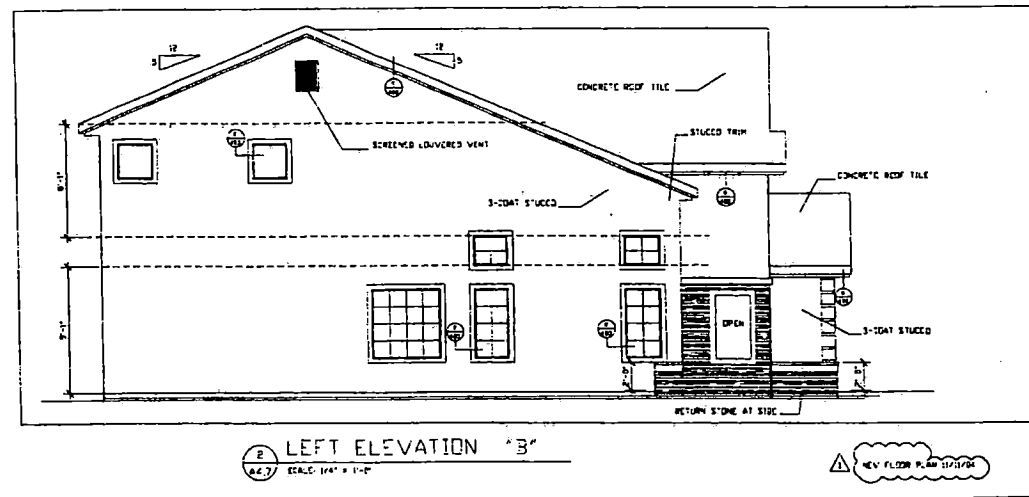
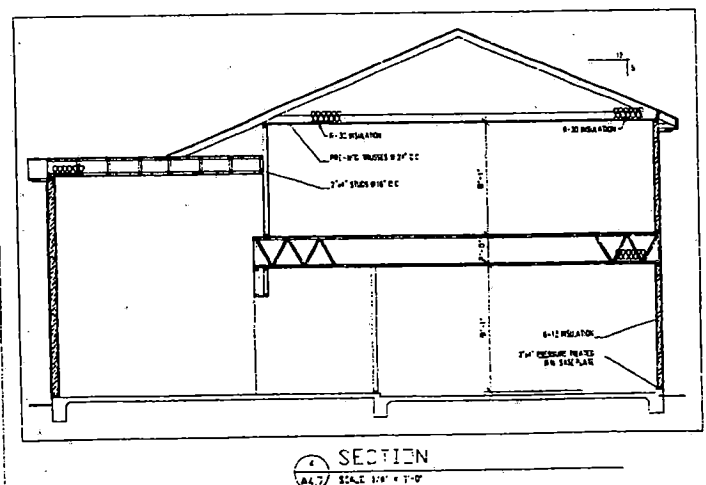
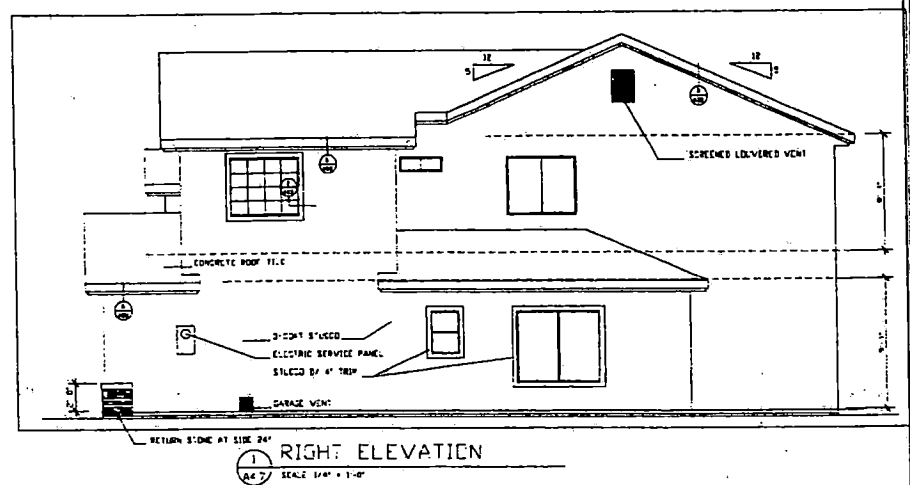
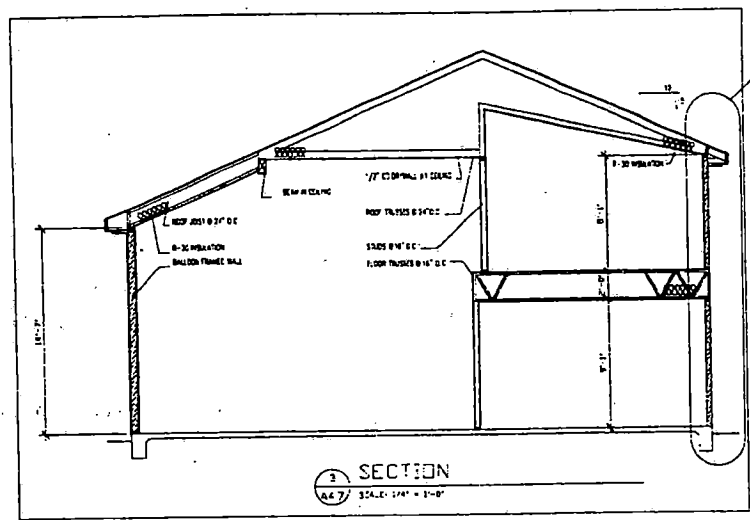
PLAN C1 1880
ELEVATIONS
BUNKER COMMONS

DRAWN	DAVE
CHECKED	DAVE
DATE	06/26/04
SCALE	AS SHOWN
JOB NO.	04-04
SHEET	A1.7
TOTAL SHEETS	7

SDR-5778
01/27/05 PC

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DAVID MEKEE ARCHITECT
INC 31 BOX 738
SANDY VALLEY NY 13019
(702) 250-4070 FAX 838-7682



ROYAL CONSTRUCTION
4511 W. CHEYENNE AVE. SUITE 100
LAS VEGAS, NV 89102
PH 702-777-7773 FAX 702-777-7776
Control for L.L.C. 033409

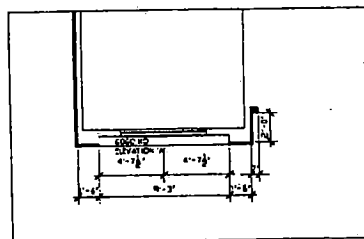
PLAN (4) 3176
ELEVATIONS
BUNKER COMMONS

DRAWN	DAVE
CHECKED	DAVE
DATE	10/28/04
SCALE	AS SHOWN
JOB NO.	DA-04
SHEET	A4.7
TOP	7 SHEETS

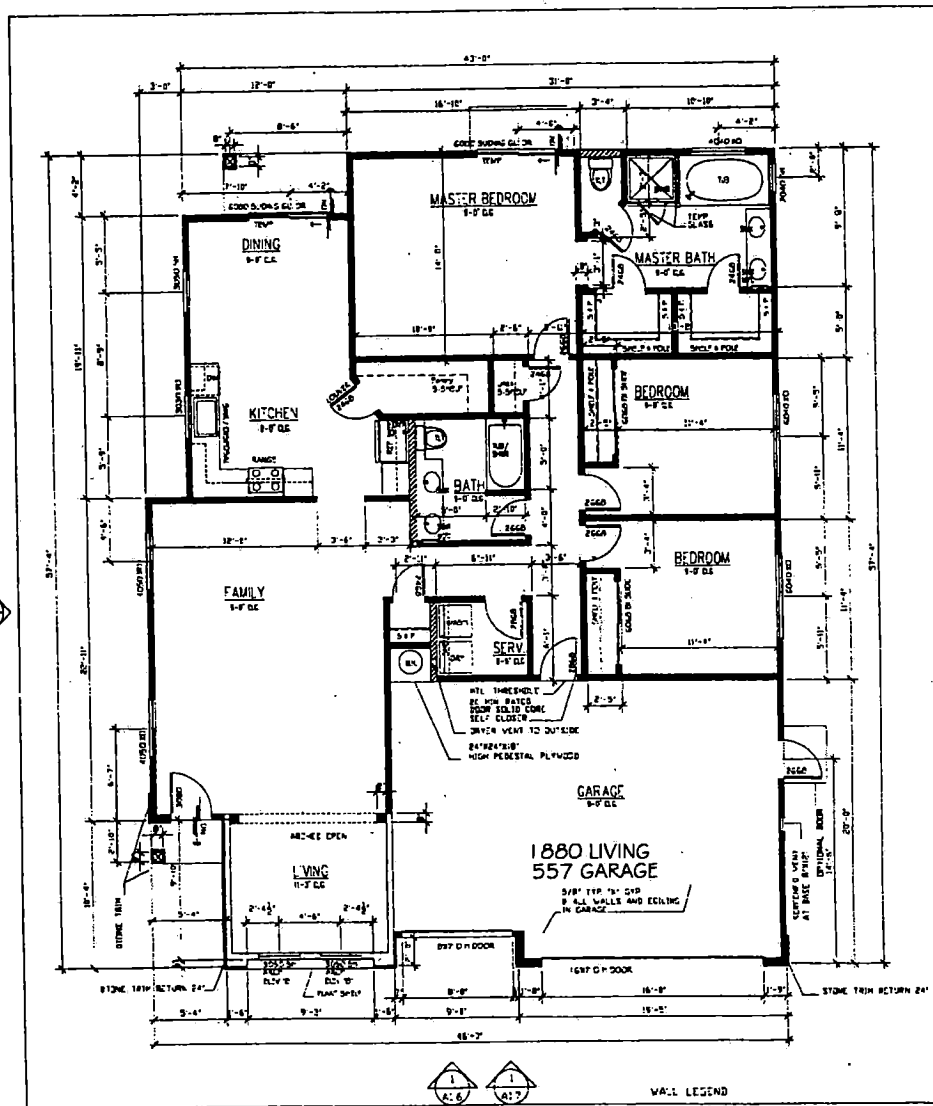
SDR-5778
01/27/05 PC

DEC 14 2004

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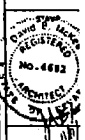


FLOOR PLAN ELEVATION "A"
SCALE: 1/4" = 1'-0"



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

DAVID MOORE ARCHITECT
HC 31 BOX 738
SANDY VALLEY NV 89019
(702) 250-4070 FAX 838 7682



ROYAL CONSTRUCTION
4511 V. CRYSTAL AVE. SUITE 105
LAS VEGAS, NV 89132
PH: 873-7773 FAX 873-7776

PLAN (1) 1880
FLOOR PLAN
BUNKER COMMONS

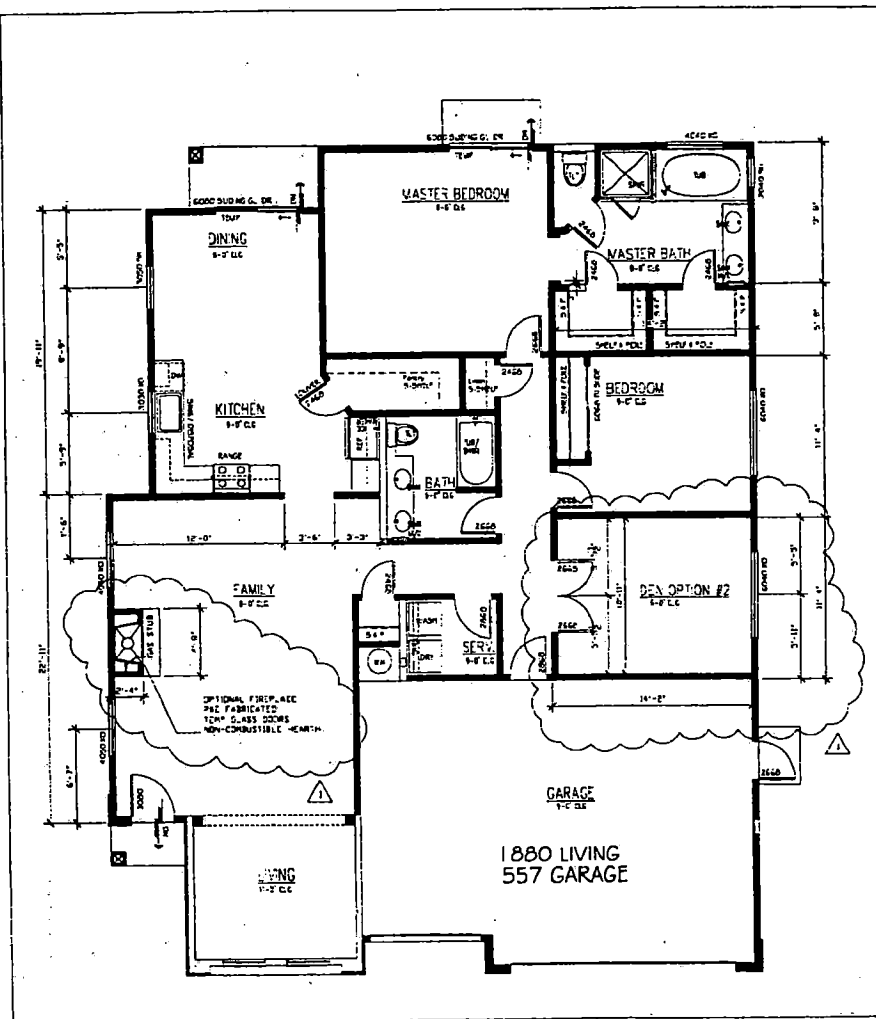
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CHECKED: D
DATE: 04/28
SCALE: AS SH
JOB NO: 04
SHEET

A1.2
20' 7' SH

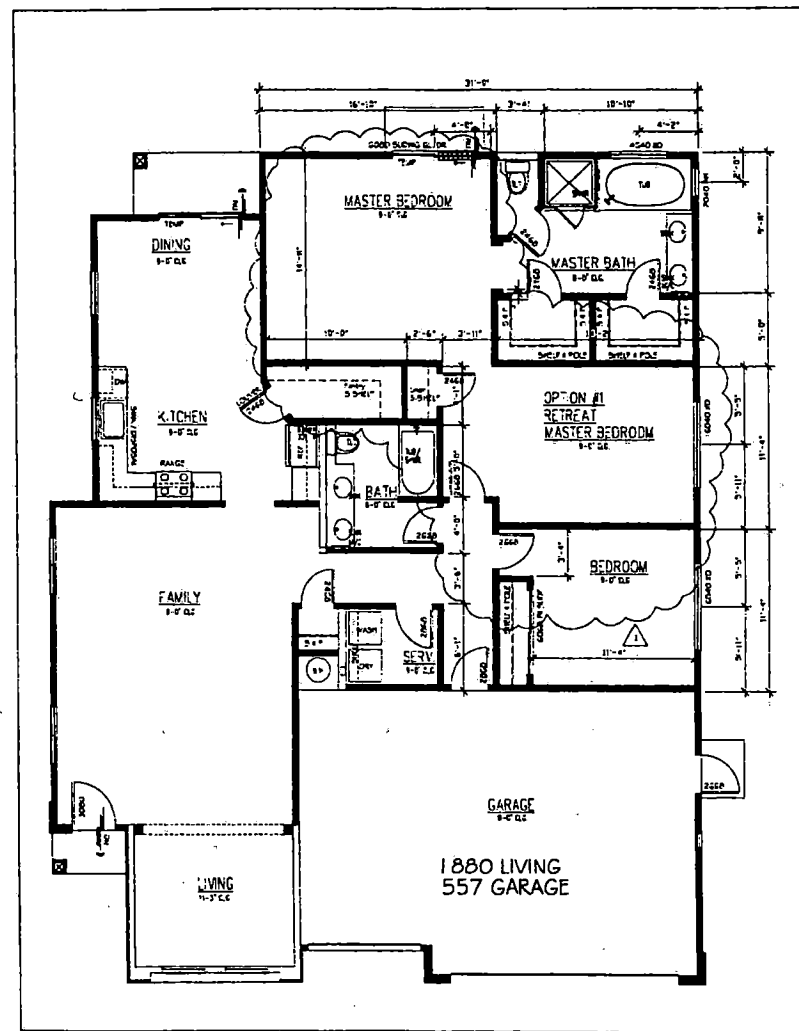
SDR-5778
01/27/05 PC

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2 FLOOR PLAN OPTIONS
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN OPTIONS
SCALE: 1/8" = 1'-0"

SDR-5778
01/27/05 PC

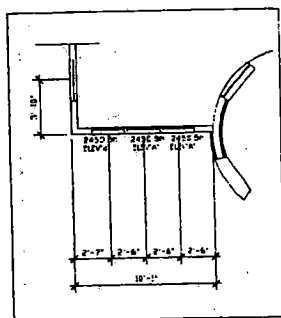
DAVID MCKEE ARCHITECT
31 BOX 718
SANDY VALLEY, NV 89019
(702) 250-0070 FAX 838-7682



ROYAL CONSTRUCTION
4511 W. CHEYENNE AVE., SUITE 105
LAS VEGAS, NV 89032
PH 873-7773 FAX 873-7776
Contractor L.L. 035401

PLAN (1) 1880
FLOOR PLAN
BUNKER COMMONS

DRAWN	DAVE
CHECKED	DAVE
DATE	06/26/04
SCALE	AS SHOWN
JOB NO.	04-04
SHEET	
A1.8	
8 OF 8 SHEETS	



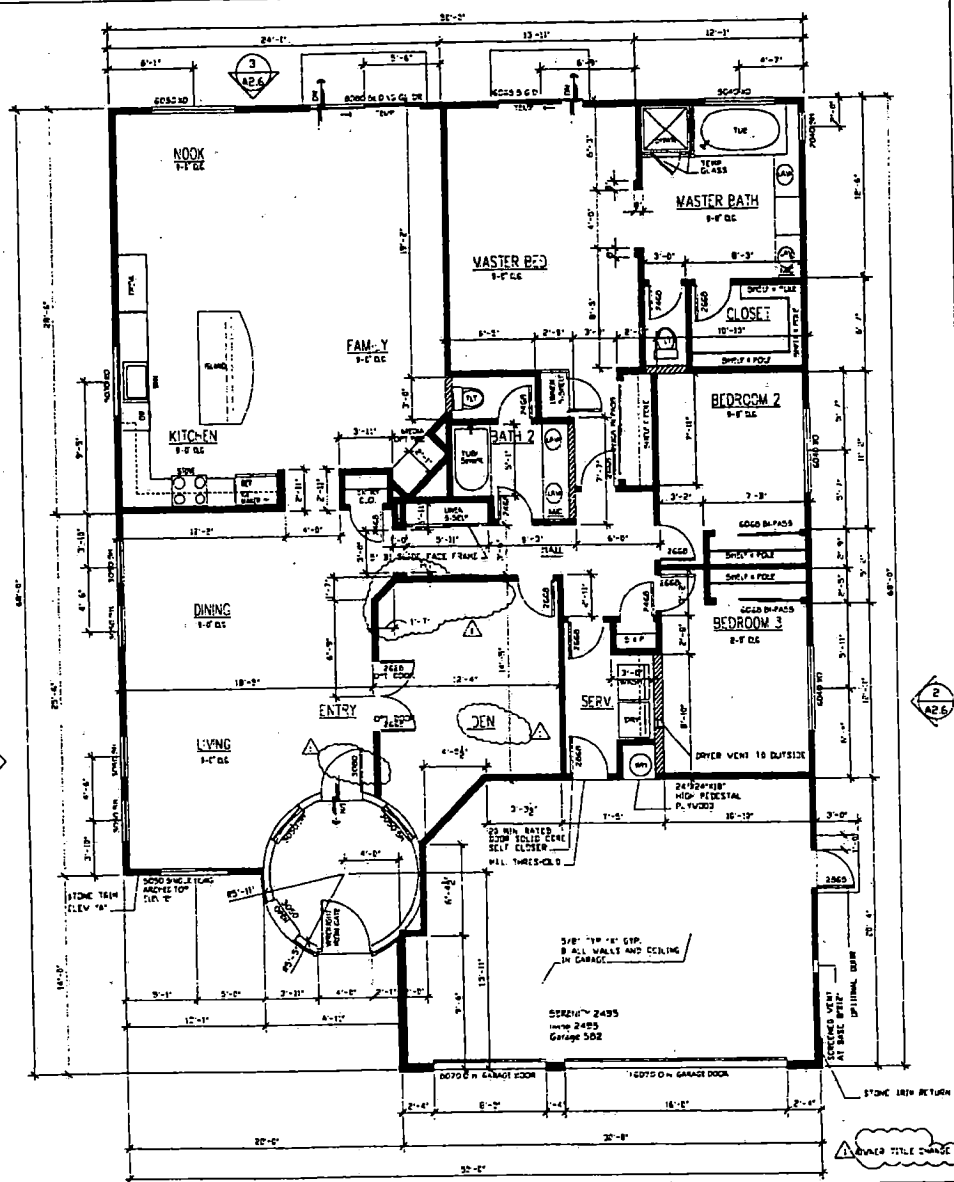
FLOOR PLAN ELEVATION "A"
SCALE 1/4" = 1'-0"

ALL FIREPLACES SHALL COMPLY WITH CITY BUILDING CODE INCLUDING ALL PREPARED, CHIMNEYS, AND FIREPLACE ACCESSORIES SHALL BE SHOWN FOR MANUFACTURER'S REQUIREMENTS AND APPROVED L200 SPECIFICATION REPORT. FIREPLACES SHALL BE PROVIDED WITH A SOLID DECK AND UNSTRUCTURED FRESH AIR SUPPLY DIRECTLY FROM EXTERIOR OF STRUCTURE TO FIRE BOX.

WALL LEGEND
STAIR STUBS 0 10/00
STAIR STUBS 0 10/00
BALCONY FRAMES WALLS
REFER "C" STRUCTURAL FOR S'LO 11001

FLOOR PLAN W/ DEN
SCALE 1/4" = 1'-0"

2400 S'LO 11001
10 S'LO 11001
10 S'LO 11001



DAVID MCKEE ARCHITECT
HC 31 BOX 738
SANDY VALLEY NY 13819
(707) 250-4070 FAX 818-7682



KRIVAI, CONSTRUCTION
4311 V. CHEYENNE AVE. SUITE 105
LAS VEGAS, NV 89103
PH 873-7773 FAX 873-7776

PLAN (2) 2495
FLOOR PLAN
BUNKER COMMONS

DRAWN 0
CHECKED 0
DATE 06/25/05
SCALE AS SHOWN
JOB NO. 24-
SHEET

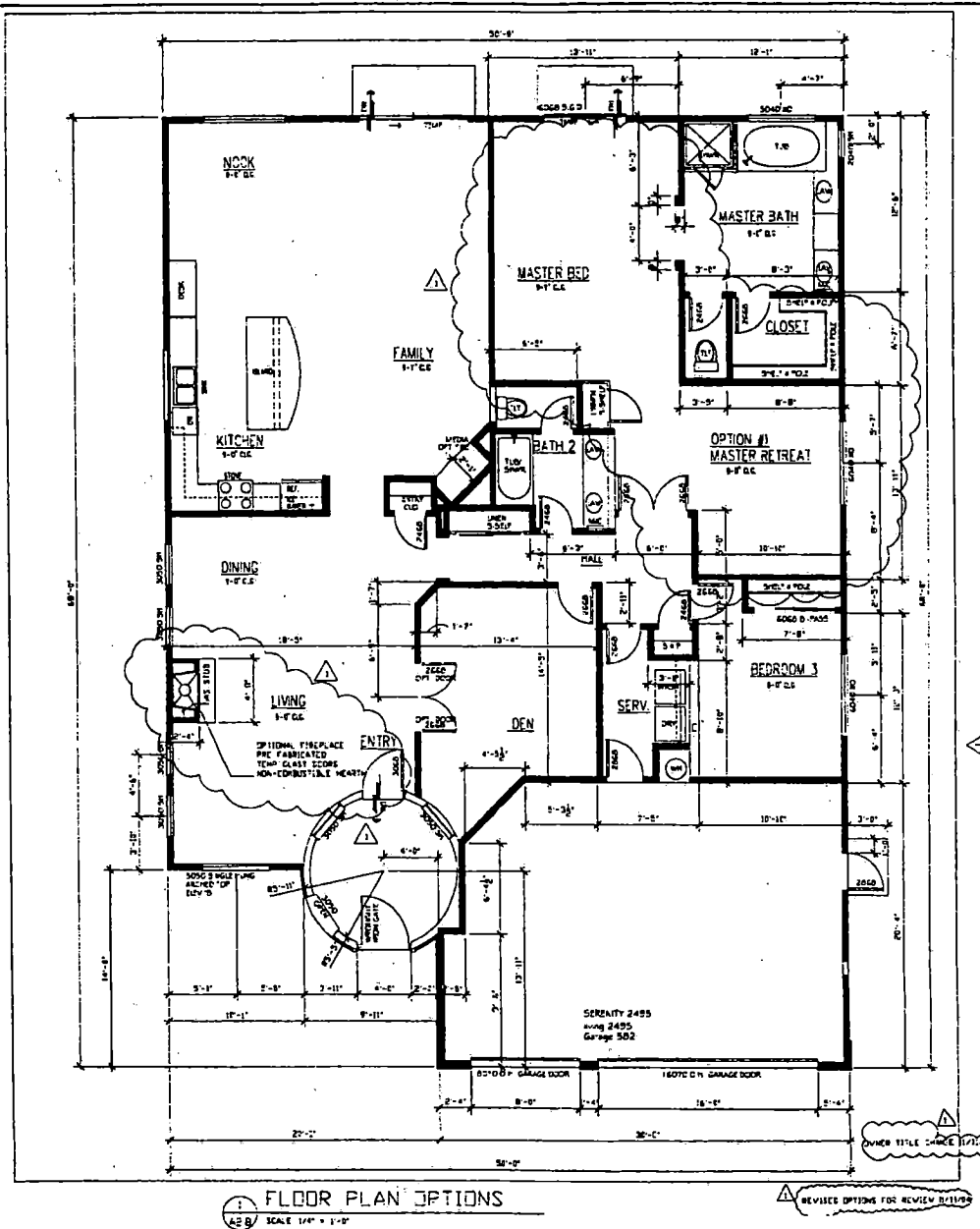
A2.2

SDR-5778
01/27/05 PC

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DEC 14 2004

DEC 14 2004

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DAVID WICKS ARCHITECT
1111 N. BOX 738
SANDY VALLEY, NV 89019
(702) 700-0070 FAX 702 700 7049

Stamp: 11/1/05
NO. 4882

ROYAL CONSTRUCTION
4201 W. CHRYSLER AVE. SUITE 103
LAS VEGAS, NV 89032
DU 877-7777 FAX 877-7776

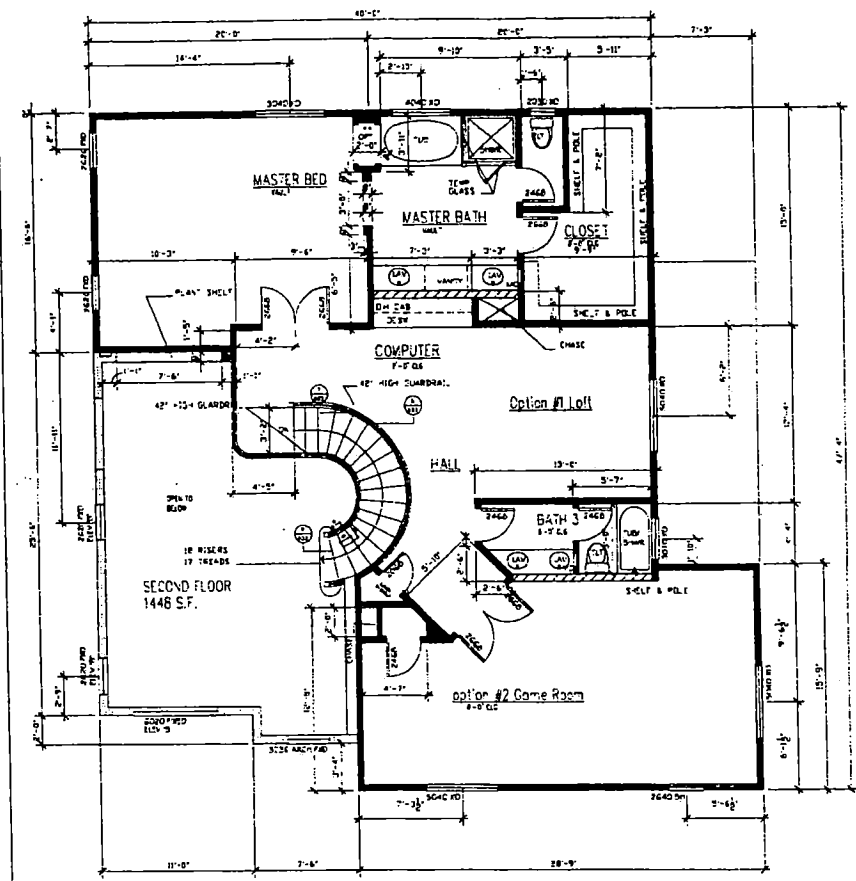
PLAN (2) 2495
FLOOR PLAN
BUNKER COMMONS

DATE	06/28
SCALE	AS SHOWN
JOB NO.	01
SHEET	A2.8
OF	7

SDR-5778
01/27/05 PC

DEC 14 2004

RECEIVED



SECOND FLOOR OPTIONS
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW FLOOR PLAN 11/1/05

SDR-5778
01/27/05 PC.

WALL: 2" STUDS @ 16" OC
FLOOR: 2" STUDS @ 16" OC
CEILING: 2" STUDS @ 16" OC
DOOR: 2" STUDS @ 16" OC
WINDY TO STRUCTURAL FOR ST. C. SIZE

DAVID MCKEE ARCHITECT
MC 31 BOX 738
SANDY VALLEY NV 89019
(702) 250-4070 FAX 630-7682

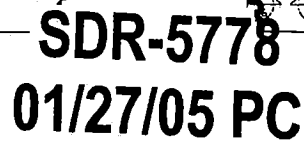


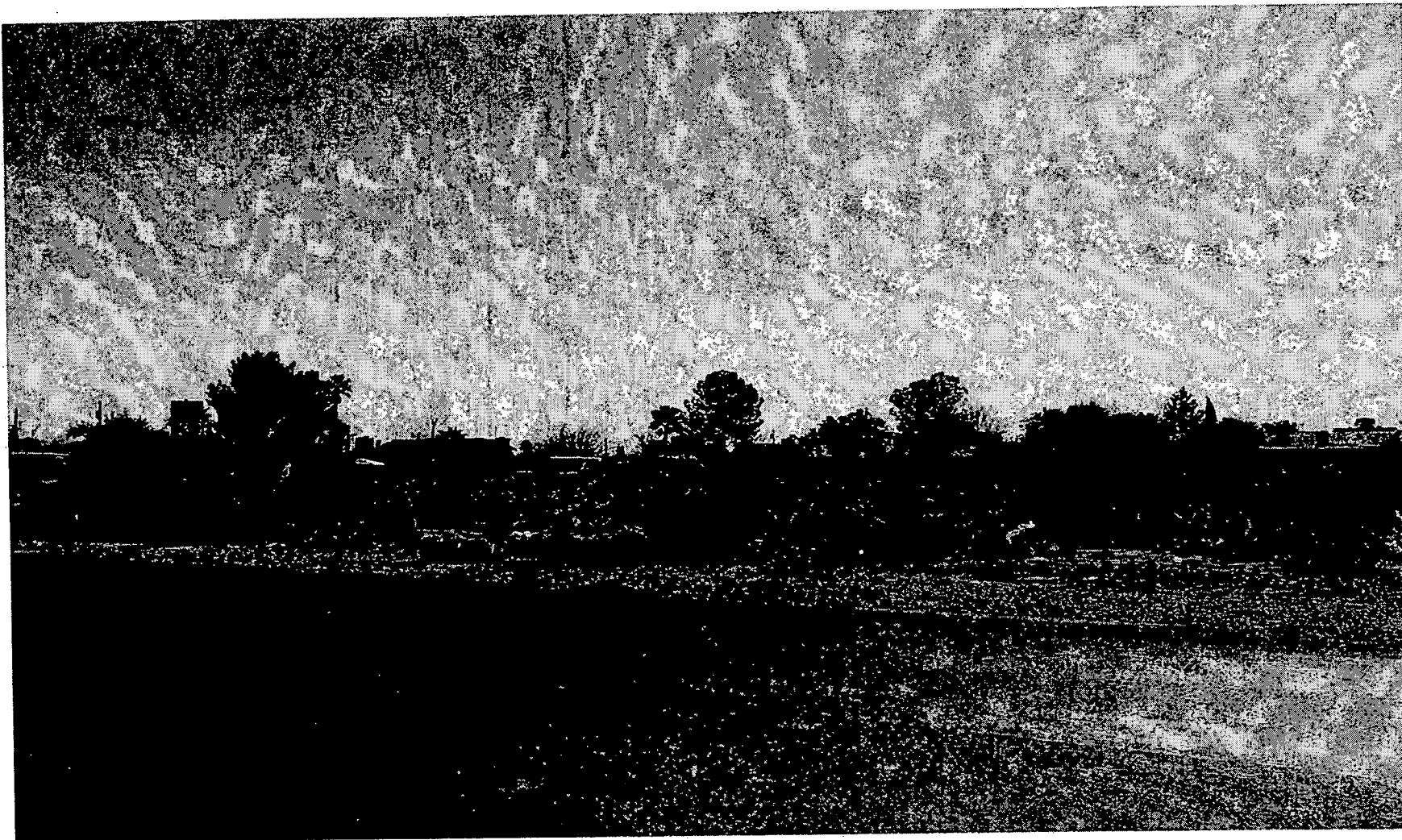
ROYAL CONSTRUCTION
4311 V. CHEYENNE AVE. SUITE 105
LAS VEGAS, NV 89032
PH 873-7773 FAX 873-1176
Contractor Lic. 033001

PLAN (4) 3176
FLOOR PLAN
BUNKER COMMONS

DRAWN	DATE
CHECKED	DATE
DATE	08/26/04
SCALE	AS SHOWN
JOB NO	04-24
SHEET	A4.8
DOF	8 SHEETS

RECEIVED





SDR-5778 - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC
SOUTHEAST CORNER OF JONES BOULEVARD AND MADRE MESA DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

TRC
Customer-Focused Solutions
BV Engineering Nevada

December 13, 2004

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA, Zone Change, and SDR for 2.1-acres on the Southeast corner of Madre Mesa Drive and Jones Boulevard in the City of Las Vegas, Nevada. (APN #138-13-301-001)

To Whom It May Concern:

This project is generally located on the southeast corner of Madre Mesa Drive and Jones Boulevard. The project site is currently in the jurisdiction of Clark County and is zoned RE (Rural Estates 2 units/acre) according to their general plan designation. Annexation application ANX-5923 for the project site proposes to annex the parcel into the City of Las Vegas jurisdictional limits. Our application for a general plan amendment is in for a Residential Planned Development of 4.1 units/acre. This zone change would create an RPD-4 zoning on these parcels.

Jones Boulevard, an 80-foot arterial, borders the property to the east while Madre Mesa Drive, a 60' local collector, borders the site on the north. Half acre residential homes border the site to the east and south. The proposed subdivision will consist of 9 lots and have a gross density of 4.16 units/acre. Access to the site is proposed from Madre Mesa Drive and approximately 280-feet of intersection length is provided to satisfy Title 18, Section 12.12.160. The interior street of the subdivision is a 49-foot public street with an offset bulb to provide emergency access to the site. Although the termination of the street is not in conformance with Title 18, Section 18.12.130, the proposed design mitigates the requirement for access to the site via Jones Boulevard. The project is directly adjacent to an 80' minor arterial, which provides adequate traffic facilities and is included on the Master Streets and Highways Plan. Water, sewer and dry utilities are all available to this site and accessible with right-of-way dedicated adjacent to the project. Six feet of landscaping, required by Title 18, is being proposed along the street frontages of Madre Mesa Drive and Jones Boulevard. A 6-foot decorative CMU wall is proposed at the project boundary to screen this project from the adjacent uses to the west and north.

This project is compatible with surrounding uses, as it will provide much needed single-family housing in the area. City facilities are adequate to serve the development and assure the continued development of infill parcels. The existing subdivision on the northwest corner (a.k.a Bunker Commons II) is already zoned R1 which will create a homogeneous atmosphere in the neighborhood. If you have any questions or concerns regarding this application, please feel free to contact me.

Sincerely,



David L. Yancy II, E.I.

RECEIVED

DEC 14 2004

January 2, 2005

5980 W. Alfred Drive
Las Vegas, Nevada 89108

Re: General Plan Amendment : GPA-5775

Zone Change : ZON-5776

Site Development Review : SDR-5778

Variance : VAR-5846

Attn: County Commission
City Planning Commissioners
City Council Members

Meetings January 03, 2005
January 05, 2005
February 2, 2005
January 27, 2005
March 2, 2005

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CITY CLERK
2005 JAN -3 A 11:05

We are opposed to the changes requested to annex the property
to the City.

We are very much opposed to the Zone change requested.

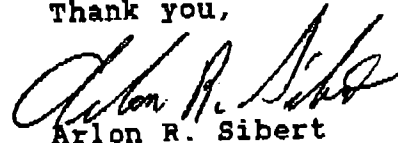
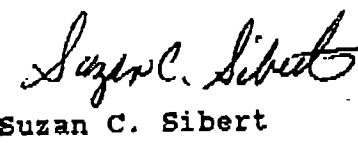
The Site Development plans presented at the December 20, 2004
neighborhood meeting ...5 days.. before Christmas and out of
our neighborhood. It was held at 6 p.m. at the Durgango Hills
Community Center/YMCA at 3521 North Durango Lane. This location
is over 3 miles from our neighborhood. Not a good time and place
for our neighborhood meeting this time of year.

Their request calls for 9 homes on 2.16 acres. They plan to put
a street which would reduce the area to 1.77 acres for the homes
which will take away from the lot size.

We are in an island of the county. We are surrounded by Rural
Estate property (1/2 acre or more ...horse property). We feel this
is not suited for our area.

We ask you to deny the requests for these changes they'd like to
make to our rural area.

Thank you,

 
Arlon R. Sibert Suzan C. Sibert

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
Alan R. Silva	5980 W. ALFRED DR. 89108 645-6666
Suzanne Silva	5980 W. ALFRED DR. 89108 645-6666
Janet White	5970 Alfred Dr. 89108 655-3979
Richard White	5970 Alfred Dr. 89108 655-3979
Candie Schum	5908 Alfred 89108 647-9644
Rocky Zanova	5908 Alfred 89108 647-9644
Pat Ogle	5908 Alfred 89108 646-7224
John H. Hurns	5948 Madre Mesa 89108 648-0135
Sherry Cartwright	5875 madre mesa 89108 648-0135
FRED CARTWRIGHT	5875 MADRE MESA 89108
Sidney J. Draper	5900 Madre Mesa 89108 646-5728
Tori L. Draper	5900 madre mesa 89108
R. Steck	5857 Madre Mesa 89108
Sherry Interante	5831 Madre Mesa Dr. 89108
John Interante	5831 Madre Mesa Dr. 89108
Mohammed & AYOUBA RASHIDI	5817 MADRE MESA DR. 89108
Michelle Locatelli	5778 Madre Mesa Dr 89108 651-5999

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME	ADDRESS
Pat Alinea	5759 MADRE MESA
Naupaka Alinea	5759 MADRE MESA
Bertha Dominguez	5754 Madre Mesa
David Dominguez	5754 Madre Mesa
James J. McKinnon	5782 Alfred Drive
Ricardo Avila	5711 Alfred Drive
T. J. Smith	5735 Alfred Dr.
Michelle Fisher	5735 Alfred Dr.
Alii Bruce	5735 ALFRED dr
Robert Raych Waser	5798 Alfields
Lawey Waser	5798 Alfred Drive
James Carson	5759 Alfred Dr.
Julien Carson	5759 Alfred Dr.
James J. McKinnon	5782 ALFRED
Pat Habert	5783 ALFRED DR.
Nanette Waser	5806 Alfred Dr.
Kara Kesser	5806 Alfred Drive

CITY OF LAS VEGAS ZONE CHANGE REQUEST
LAS VEGAS CITY PLANNING MEETING JANUARY 27, 2005

CASE NUMBER GPA-5775

ZONE CHANGE ZON-5776

WE ARE OPPOSED TO THE REZONING FROM R (RURAL)
TO: L (LOW DENSITY)

NAME

ADDRESS

Ray Eugene Lee	5807 Alfred Drive Las Vegas 89108
Spella Lee	5807 Alfred Dr. 89108
Ronald Kham	5831 Alfred Dr. 89108
James Pinter	5854 Alfred Dr. 89108
Lucia Pinter	5854 Alfred Dr. 89108
Dennis Llossa	5885 Alfred Dr. 89108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-5803 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), Ward 4 (Brown).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED with the amended request from Medium-Low Attached Density Residential (MLA) to Office (O) – UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 34 [GPA-5803], Item 35 [ZON-5805], Item 36 [VAR-5852] and Item 37 [SDR-5811].

GARY LEOBOLD, Planning and Development, gave a brief overview of the application. In summary, he pointed out that the Master Plan 2020 requires that development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development. Although that policy was intended for older areas of the city, the context is appropriate with this application and thereby staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 34 – GPA-5803

MINUTES – Continued:

MR. LEOBOLD continued by stating that in 2001, a previous property owner sought Service Commercial (SC) designation to this property for a nursing home application. Council approved an amendment request to Medium Low Attached category. There is an assisted living facility north of this site designated as R, which was approved by Clark County but is not in conformance with the City's General Plan. There is an Office site to the south and substantial amount of Rural land immediately to the east. For these reasons, staff felt that the request for Service Commercial and C-1 would be inappropriate. In addition, staff felt that the site was somewhat overbuilt.

The applicant recently provided staff with a letter requesting that the applications be amended to Office designation under the General Plan and Office zoning district. Staff has not had sufficient time to review this request.

MR. LEOBOLD concluded by stating that staff recommended denial on the original applications. However, should the Commission consider the applicant's recent request to change to Office, staff requested time to review the request, as well as, the variance issues with the site plan. He then confirmed for CHAIRMAN NIGRO that there would not be any notification issues relative to changing the original designation request from SC to O.

JON FIELD, Attorney, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, Las Vegas, NV 89109, appeared on behalf of the applicant. ATTORNEY FIELD reiterated MR. LEOBOLD'S comments relative to the applicant's request to amend the General Plan from SC to O and the Rezoning change from C-1 to O. He explained that the site was designed for office condo use with the possibility of having commercial. However, after discussions with staff and the neighbors, the applicant agreed to limit the use to Office. Using the overhead, he then gave a presentation relative to the site plan and the surrounding uses. ATTORNEY FIELD concurred with staff's conditions.

BRAD and MARYANN GOTHARD, 3431 N. Tioga, STEPHANIE LAVINE, 3411 N. Tioga, along with other residents in the audience, supported the Office use and requested clarification on what the applicant was requesting and had concerns with the site being overbuilt, the location of the trash enclosure, recommended having an eight-foot wall, requested increased landscaping in the rear of the subject site and preferred the structure to remain as single story.

ATTORNEY FIELD responded that the trash enclosure could be moved further to the west. Should the pad elevations be higher than the residential to the east, the applicant would be willing to build an eight-foot wall and tear down the existing six-foot wall. The office hours would be approximately 9 am to 5 pm Monday through Friday. He reassured the residents that the use would be strictly Office Professional.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 34 – GPA-5803

MINUTES – Continued:

COMMISSIONER McSWAIN confirmed with ATTORNEY FIELD that the trash enclosure would be covered.

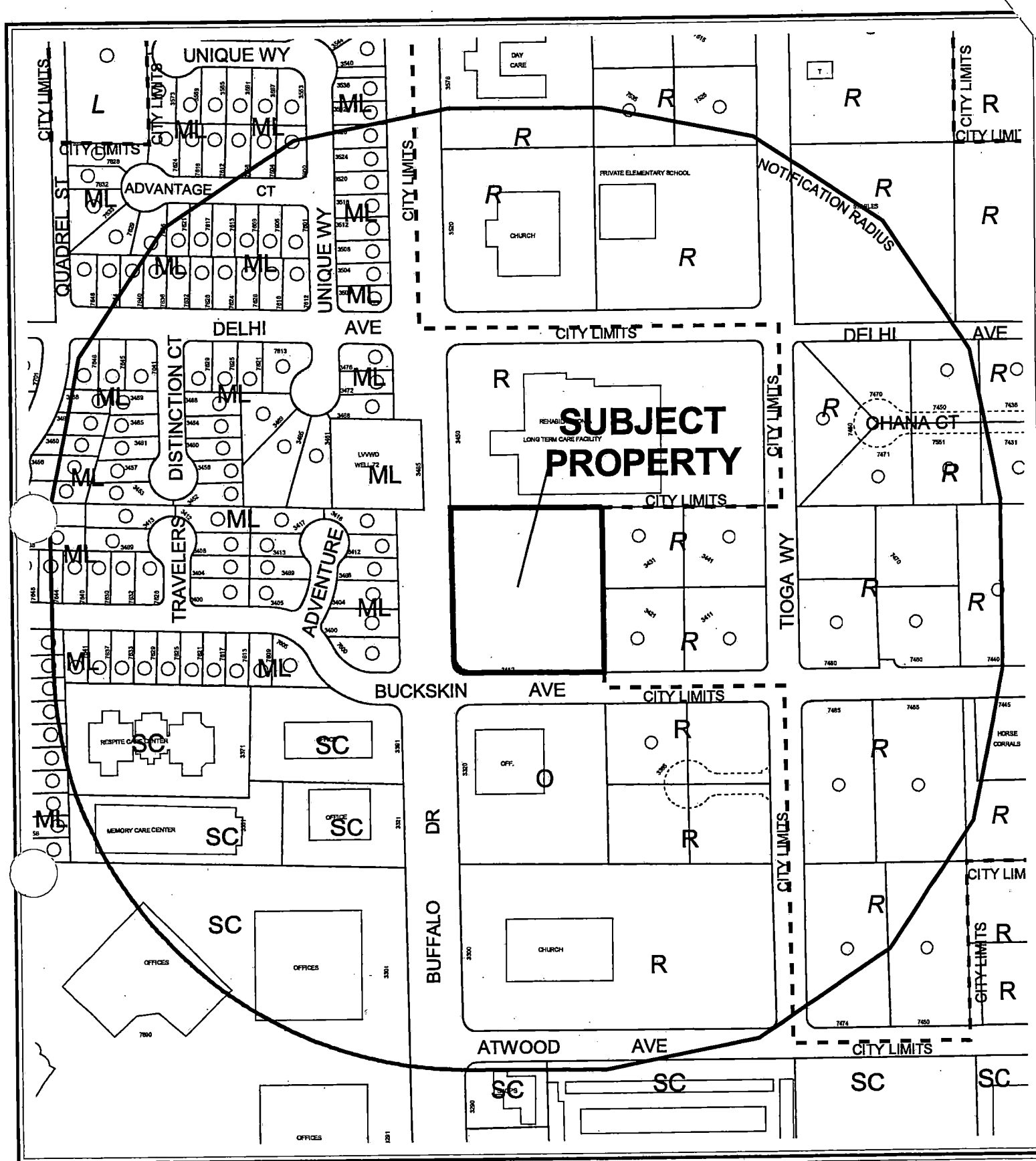
ATTORNEY FIELD informed COMMISSIONER STEINMAN that there is a loading zone east of the two handicap parking spaces on the subject site. There is only one trash enclosure on the site. COMMISSIONER STEINMAN disagreed with the location of the handicap parking spaces for Building A. The applicant thought it was more appropriate to place the handicap parking spaces on the side where it is closer to go through the courtyard and enter the building as opposed to walking across the parking area.

COMMISSIONER TRUESDELL commended the applicant on their efforts in working with the residents and minimizing the impact with the requested changes on their applications. He supported the applications.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 34 [GPA-5803], Item 35 [ZON-5805], Item 36 [VAR-5852] and Item 37 [SDR-5811].

(7:45 – 8:07)

2-484

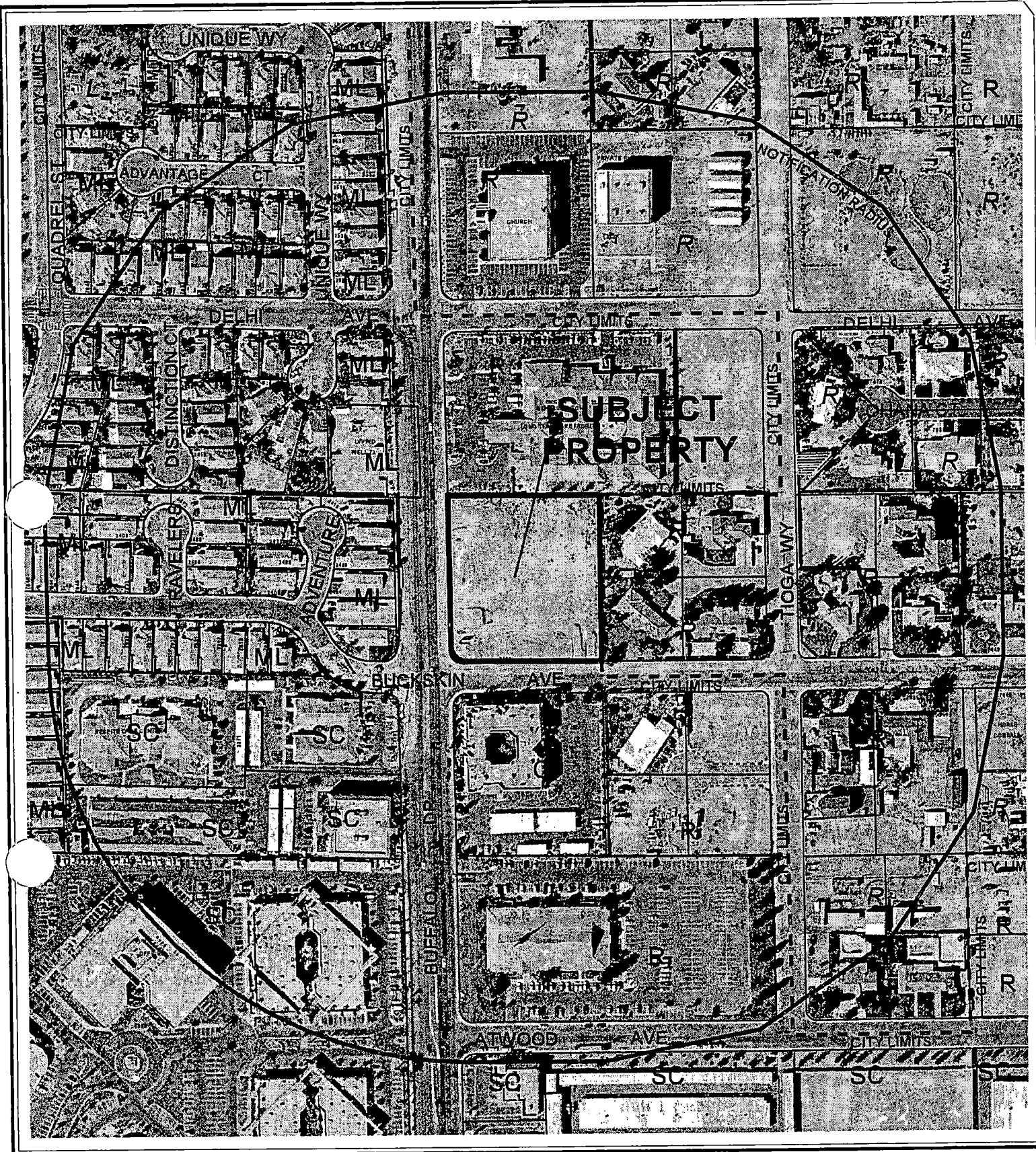


CASE: GPA-5803

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)



0 200 400 Feet

CASE: GPA-5803

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-5803 - APPLICANT: INVESTMENT EQUITY BUILDERS -

OWNER: DEUTSCH FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the northeast corner of Buffalo Drive and Buckskin Avenue from MLA (Medium-Low Attached) to SC (Service Commercial). Related applications for Rezoning (ZON-5805), Variance (VAR-5852), and Site Development Plan Review (SDR-5811) have also been submitted and will be heard on this agenda.

The applicant's justification letter states that the property is located along a major thoroughfare and is already planned for residential uses that would be more intense than the proposed use. There is also an adjacent office complex as well as an institutional residential use.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling Units Per Acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated the property as R (Rural) with a maximum density of 3.96 dwelling Units Per Acre.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the property was designated as R (Rural) with a maximum density of 3.5 dwelling Units Per Acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
- 07/26/01 The Planning Commission recommended approval of an amendment to the Land Use Designation on this site to MLA (Medium Low Attached). The original request was for SC (Service Commercial). Staff recommended approval of the amended request. [GPA-0020-01]

GPA-5803 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

09/05/01 The City Council approved a request to amend the Land Use Designation on this site to MLA (Medium Low Attached). [GPA-0020-01]

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for MLA (Medium Low Attached) land uses, with a maximum density of twelve dwelling Units Per Acre.

DETAILS OF APPLICATION REQUEST

Site Area: 1.93 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Office
South Office
East Single-family residential
West Single-family residential

PLANNED LAND USE

Subject Property MLA (Medium-Low Attached Density Residential)
North R (Rural Density Residential)
South O (Office)
East R (Rural Density Residential)
West ML (Medium-Low Density Residential)

EXISTING ZONING

Subject Property U (Undeveloped) [MLA (Medium-Low Attached Density Residential) General Plan Designation]
North U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
South P-R (Professional Office and Parking)
East R-E (Rural Estates) [Clark County designation]
West R-PD7 (Residential Planned Development – 7 Units Per Acre)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

SR

DEFINITIONS

MLA (Medium Low Attached Density Residential) (8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

This site is not within a Special Plan Area.

RURAL PRESERVATION NEIGHBORHOOD

This site is not within a Rural Preservation Neighborhood.

RURAL PRESERVATION NEIGHBORHOOD BUFFER

This site is not within a Rural Preservation Neighborhood Buffer.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The subject parcel is currently undeveloped. Access is provided both by Buffalo Drive to the west and Buckskin Avenue to the south. Surrounding uses include offices to the north and south and single-family homes to the east and west.

In 2001, a previous property owner requested that this site be designated as SC (Service Commercial) for the purpose of developing a nursing home with associated commercial uses. The City Council approved an amended request to MLA (Medium-Low Attached Density Residential). It was felt at that time that the range of uses that would be permitted on the site if it were designated as SC (Service Commercial) was not compatible with adjacent development. Since then there have been no changes or unanticipated growth in the area that would warrant allowing commercial uses at this time. Although there are adjacent office uses, the one to the south is adjacent to a non-residential use (a church), and facing another office development. The assisted living facility to the north was approved by Clark County and is not in conformance with the city's General Plan. It is, however, a residential use deserving the same treatment as any other. Neither justifies allowing uses on the subject property that would negatively impact the adjacent single-family homes, particularly the half-acre lots to the east.

Policy 2.1.2 of the Master Plan 2020 requires that, "Development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." Although that policy was intended for older areas of the city, the context is appropriate here. The policy does not support the approval of this request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

GPA-5803 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The SC (Service Commercial) land use designation allows a range of uses that are not appropriately located adjacent to the R (Rural) designation and the ML (Medium Low) designation.

In regard to "2": The C-1 (Limited Commercial) zoning district that would be permitted if this request were approved allows uses with associated with noise, light, signage, and traffic that is not compatible with the adjacent residential zoning districts.

In regard to "3": This site is in an area of the city where all utilities and services are existing and available. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately three and a half miles away at Cheyenne Avenue and Hualapai Way. Fire Station #42, approximately a mile away at Cheyenne Avenue and Tenaya Way, is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, the applicant sponsored a neighborhood meeting on January 3, 2005. The seven residents in attendance had the following concerns and suggestions:

1. Increase block wall height along the eastern edge of the property to eight feet and increase landscape buffer to protect the homes to the east.
2. Move the buildings closer to the eastern edge of the property with a ten-foot landscape buffer. This will increase safety by not allowing vehicle traffic and discouraging loitering in that area.
3. They support and office designation but is strongly opposed to the SC (Service Commercial Designation).
4. They would like some assurance that any development will remain as office and not become 24 hour retail.

GPA-5803 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 134 [Mailed with ZON-5805, VAR-5852 and SDR-5811]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Deutsch Family Trust & Deutsch Sanford & Beverly Trust

Name of Applicant: Investment Equity Builders/Marc Cummings

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 _____

☒ 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:

Subscribed and sworn before me

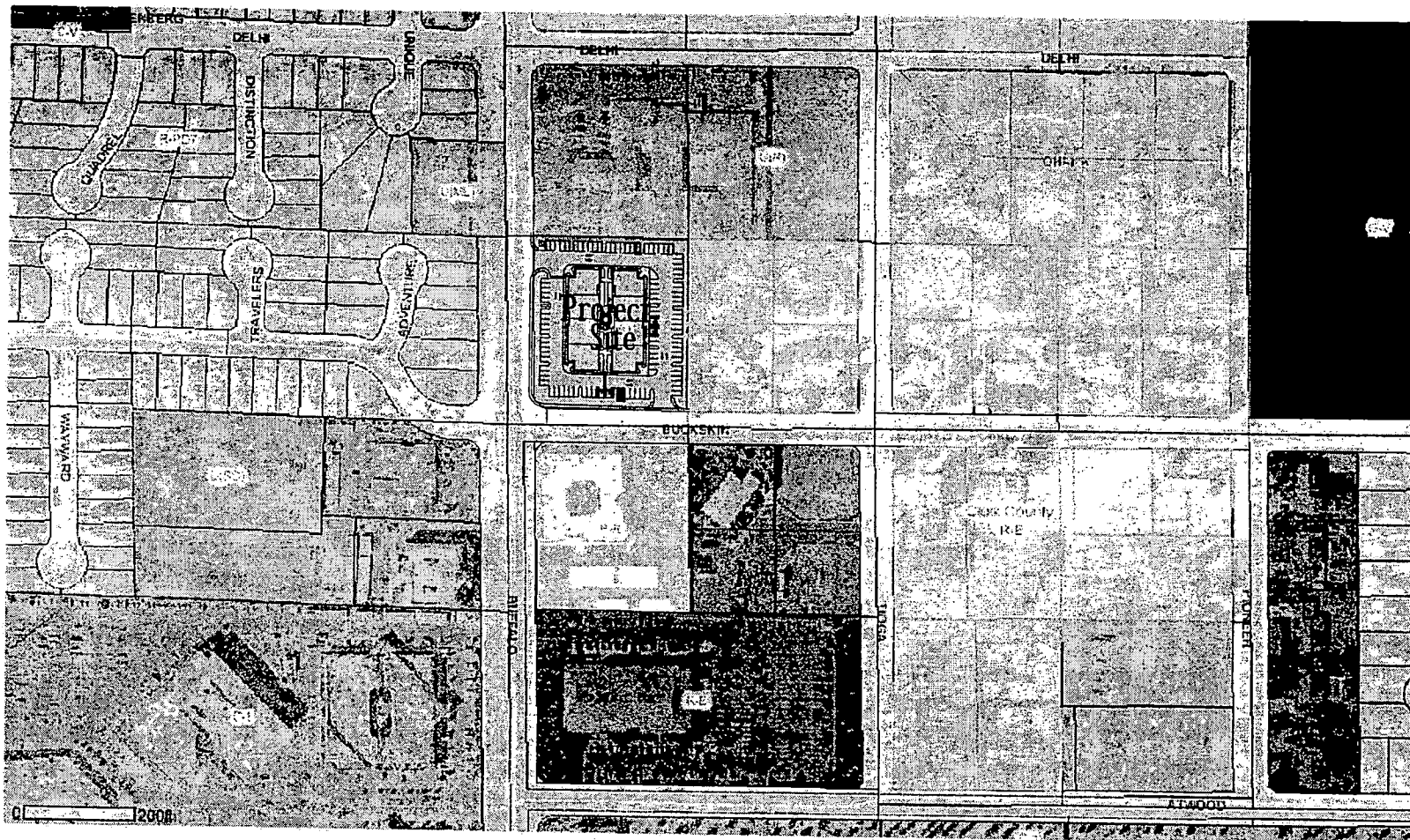
This 7th day of December, 2004

Notary Public in and for said County and State



ELIEZER KAPU
COMM. #1338325
NOTARY PUBLIC - CALIFOR.
LOS ANGELES COUNTY

Mr. Morris, February 27, 1941



Zoning Map

Scale: N.T.S.



North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

North Buffalo Business Centre

Schematic Design

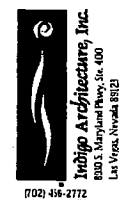
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Las Vegas, Nevada

GPA-5803
01/27/05 PC

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DEC 14 2004

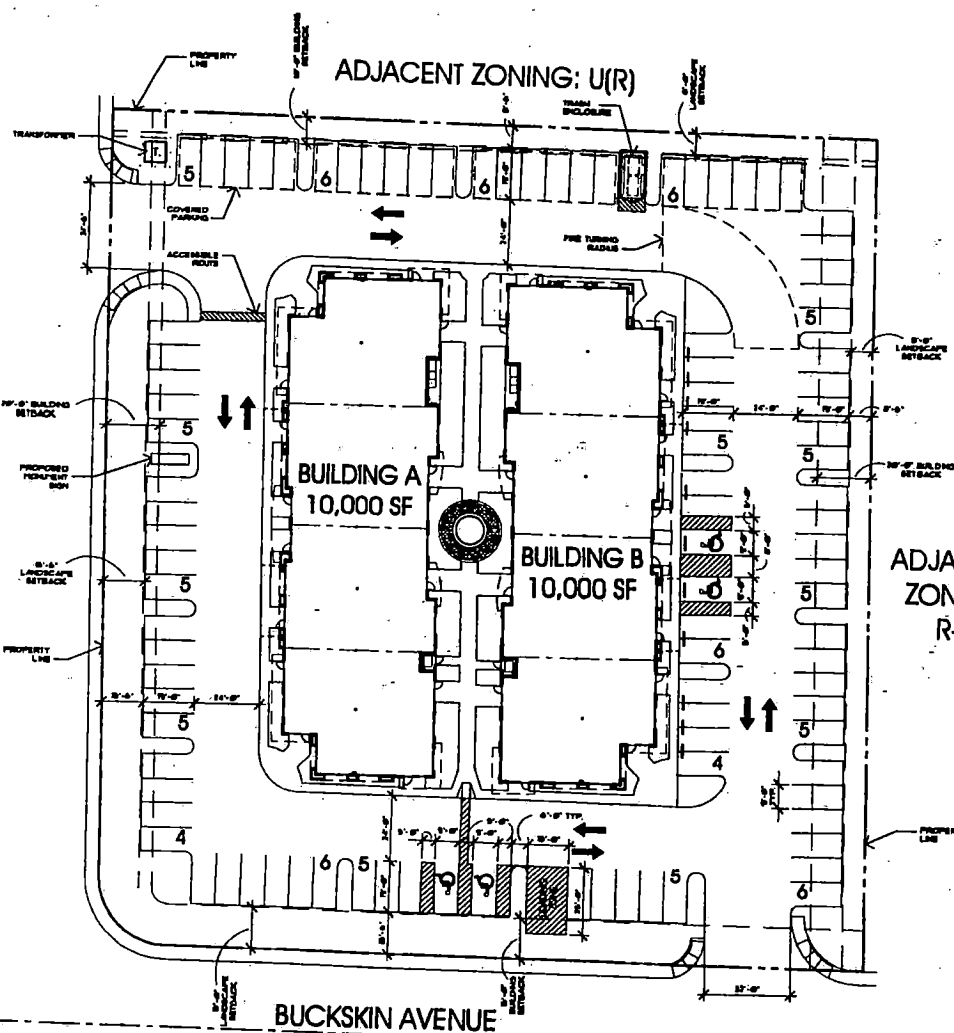


(702) 456-2772

ADJACENT
ZONING
R-PD7

BUFFALO DRIVE

ADJACENT ZONING: U(R)



BUCKSKIN AVENUE

ADJACENT ZONING: P-R

ADJACENT
ZONING
R-E

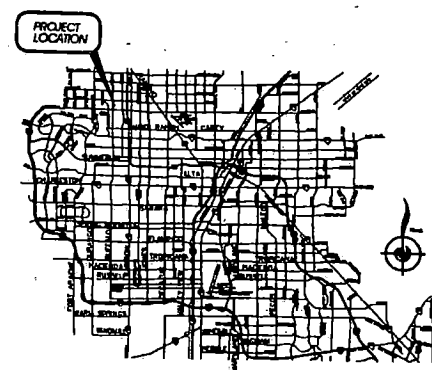
Site Data

ASSESSOR'S PARCEL NUMBER (APN)	138-10-30-010
CURRENT ZONING	U(MA)
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GRACES	+/- 2.0 ACRES GROSS 87,129 S.F.
BUILDING AREA GROSS	+/- 20,000 S.F.
BUILDING SITE COVERAGE	22.9 PERCENT
PARKING REQUIRED	
OFFICE	41000 S.F. 80 SPACES
TOTAL PARKING REQUIRED	80 SPACES
PROVIDED	491,000 S.F. 90 SPACES

Owner / Developer

INVESTMENT EQUITY DEVELOPERS
4500 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 874-4545

Vicinity Map



Site Plan

Scale 1" = 20'-0"

North Buffalo Business Centre

GPA-5803
01/27/05 PC

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is Implied.

August 11, 2004

Schematic Design

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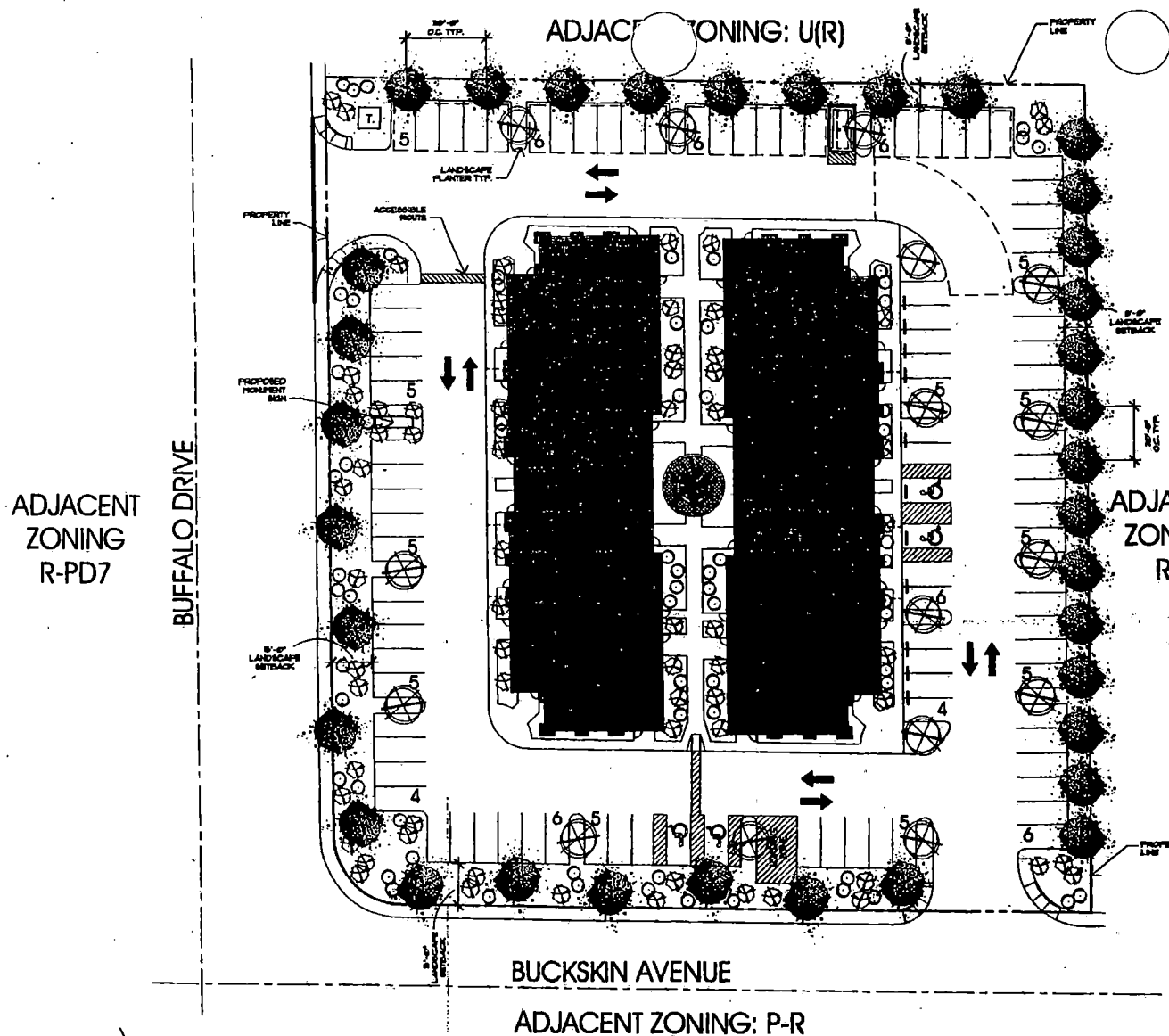
04208

Las Vegas, NV RECEIVED

DEC 14 2004



(702) 482-2772



Owner / Developer

INVESTMENT EQUITY DEVELOPERS
4540 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Site Data

ASSESSORS PARCEL NUMBER (APN)	130-10-301-010
CURRENT ZONING	U (MIA)
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- 2.0 ACRES GROSS 87,129 S.F.
BUILDING AREA GROSS	+/- 20,000 S.F.
BUILDING SITE COVERAGE	22.9 PERCENT
PARKING REQUIRED	
OFFICE	41000 S.F. 80 SPACES
TOTAL PARKING REQUIRED	80 SPACES
PROVIDED	51100 S.F. 96 SPACES

Landscape will meet title 19A requirements

Tree Legend

	10'-12'	1	AS SHOWN ON PLAN
	10'-12'	25	AS SHOWN ON PLAN
	10'-12'	5	AS SHOWN ON PLAN

Suggested Shrub List

SHRUB SPECIES	HEIGHT	SPACING	QUANTITY
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10
ADONIS VIRENS	6'-8'	10'-12'	10

Ground Cover

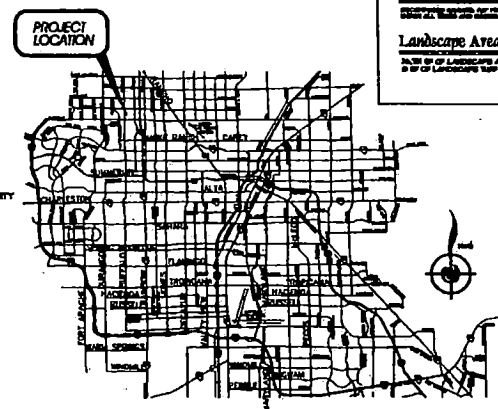
RECOMMENDED GROUND COVER

SEE 20' X 20' AREA PROVIDED

Landscape Area

SEE 20' X 20' AREA PROVIDED

Vicinity Map



Landscape Plan

Scale: 1" = 20'-0"



North Buffalo Business Centre

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is implied.

August 11, 2004

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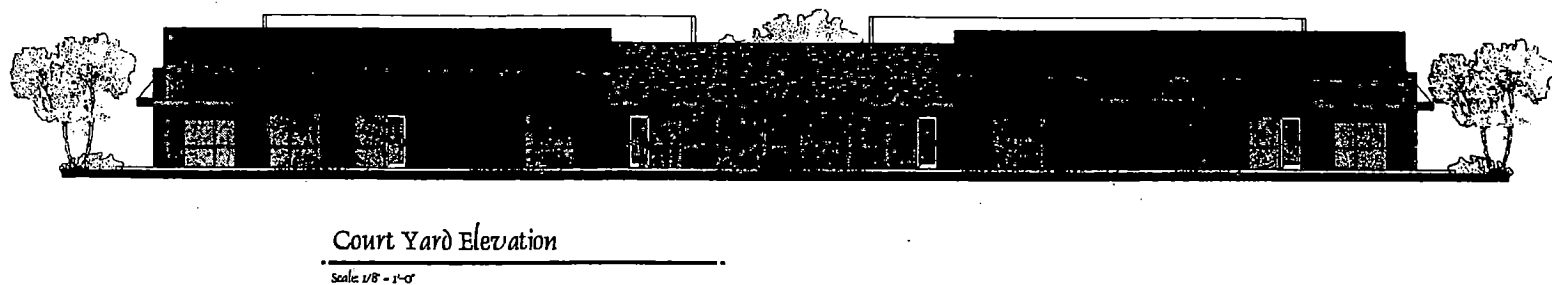
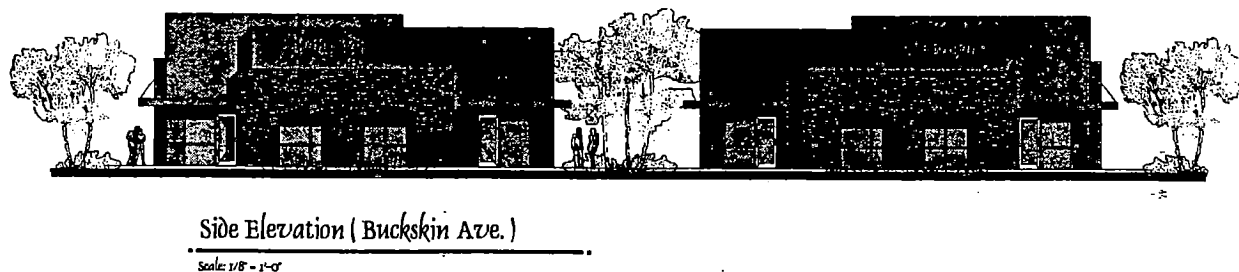
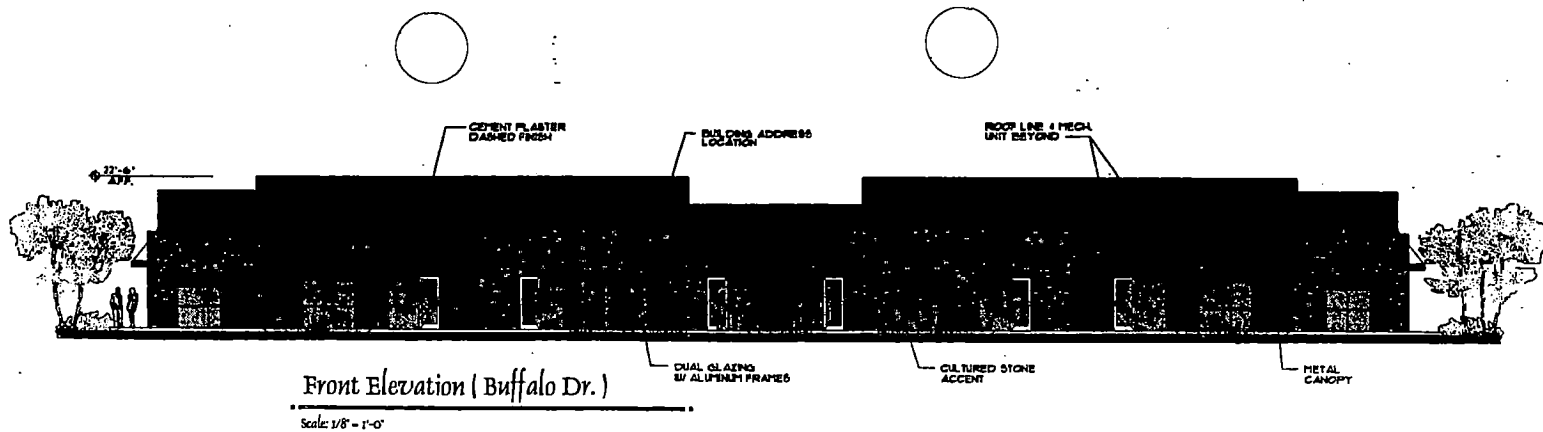
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Las Vegas, Nevada



GPA-5803
01/27/05 PC

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North Buffalo Business Centre (10,000 sf Office Building A & B)

Note: This plan is Conceptual in Nature and
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July 27, 2004

Schematic Design

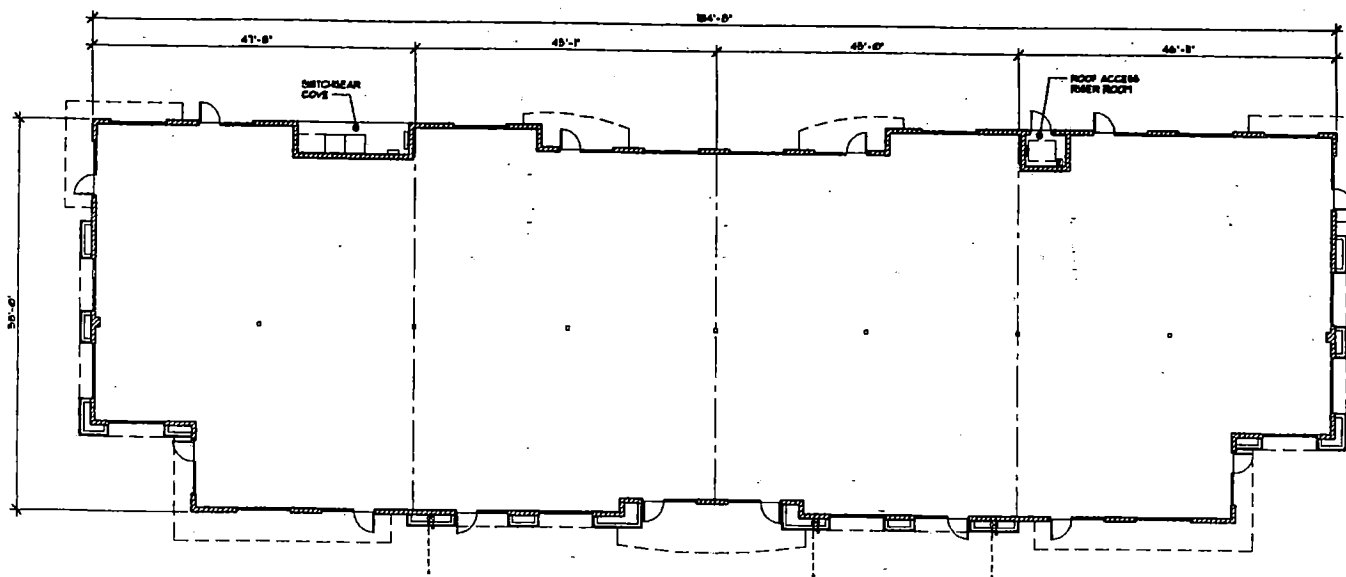
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Las Vegas, Nevada

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4901 Maryland Pkwy. Ste. 400
Las Vegas, Nevada 89151
(702) 495-8771

GPA-5803
01/27/05 PC

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Floor Plan

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



Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is Implied.

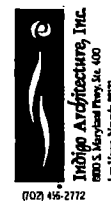
North Buffalo Business Centre (10,000 sf Office Building A & B)

July 27, 2004

Schematic Design

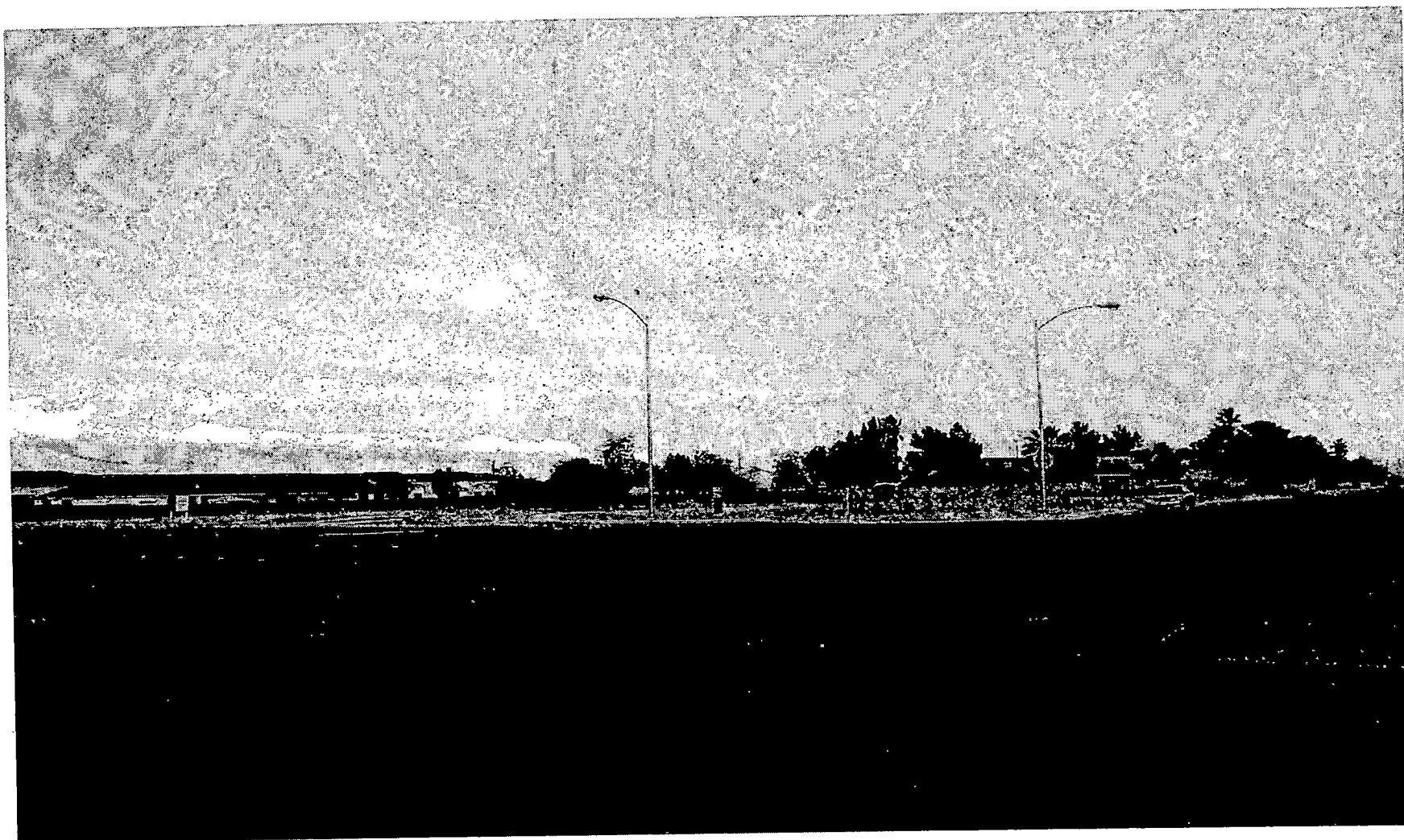
04208 Las Vegas, Nevada

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GPA-5803
01/27/05 PC

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GPA-5803 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



GPA-5803 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

December 14, 2004

Planning & Development Department
Current Planning Division
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

**RE: Justification Letter
Investment Equity Builders
General Plan Amendment, Zone Change, Site Development Plan
Review and Variance to the Residence Adjacency Standard for a
Commercial/Office Professional project generally located west of
Buffalo Drive, north of Buckskin Avenue
Assessors Parcel Number 138-10-301-010**

Ladies and Gentlemen:

This office represents Investment Equity Builders (the "Applicant") in connection with the above-referenced matter. This application is a request for a general plan amendment, zone change, site development plan review and variance to the residence adjacency standard for a single-story, class A office professional plaza generally located on the northwest corner of Buffalo Drive and Buckskin Avenue, as more particularly described as Assessor's Parcel Number 138-10-301-010 (the "Property").

The project is located in the Centennial Hills Sector Plan which designates this property for Medium-Low Attached: 8.1 to 12 units per acre. The Property is presently zoned U(MLA). We are requesting a general plan amendment for Service Commercial which allows for office professional and certain commercial retail uses. In conjunction with the general plan amendment, we are requesting the companion zone change for the Property to C-1 to allow for the proposed office professional "for sale" project. We are also submitting a site development plan review depicting two (2) single-story structures consisting of approximately 10,000 SF each.

The proposed project is located along a major commercial corridor that carries a tremendous amount of traffic in the northwest area. The property is already planned for intense residential development that would meet or exceed the proposed office professional use. Also, there is existing office professional complex and adjacent to the North is an institutional residential use. A quality single-story office professional plaza would provide a much better buffer to the existing adjacent residential uses than the planned multi-family residential that is planned for the area. Residents to the south and further west than would intense commercial uses allowed in the Service Commercial planning designation, let alone the existing C-2 zoning. The

A variance to the Residency Adjacency Standards pursuant to 19.08.060(B) and (G) of the Las Vegas Zoning Code is required with respect to the proposed trash enclosure and building height and set back requirement along the northern property line. As proposed the building heights along the northern faces of the buildings are 20.6 feet. As such the buildings are required to be 61.8 feet from the institutional residential use to the north of the Property. As proposed, the proposed buildings are 58 feet from the northern property line. Consequently, a 3.8 foot variance is requested. The façade along the north face of the proposed buildings could be lowered to meet the 3:1 set back requirement, but lowering the parapets would result in the A/C systems becoming somewhat visible. As such, the 3.8 ft variance seems preferable under the circumstances. In addition the trash enclosure is situated within 50ft of the northern property boundary. The Applicant has attempted to place the enclosure elsewhere within the project site, but the northern property line seems to be the best place for such an enclosure in order to protect the first-class quality of the project.

Please do not hesitate to contact this office with any further questions or concerns. Thank you.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Jon Evensen Field

JEF/ds

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-5805 - REZONING RELATED TO GPA-5803 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), Ward 4 (Brown).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL - APPROVED with the amended request from Medium-Low Attached Density Residential (MLA) to Office (O) subject to conditions and adding the following condition:

- The hours of operation shall be Monday thru Friday from 9:00 a.m. to 5:00 p.m.
- UNANIMOUS**

To be heard by City Council 3/02/2005

MINUTES:

See Item 34 [GPA-5803] for all related discussion on Item 34 [GPA-5803], Item 35 [ZON-5805], Item 36 [VAR-5852] and Item 37 [SDR-5811].

(7:45 - 8:07)

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 35 – ZON-5805

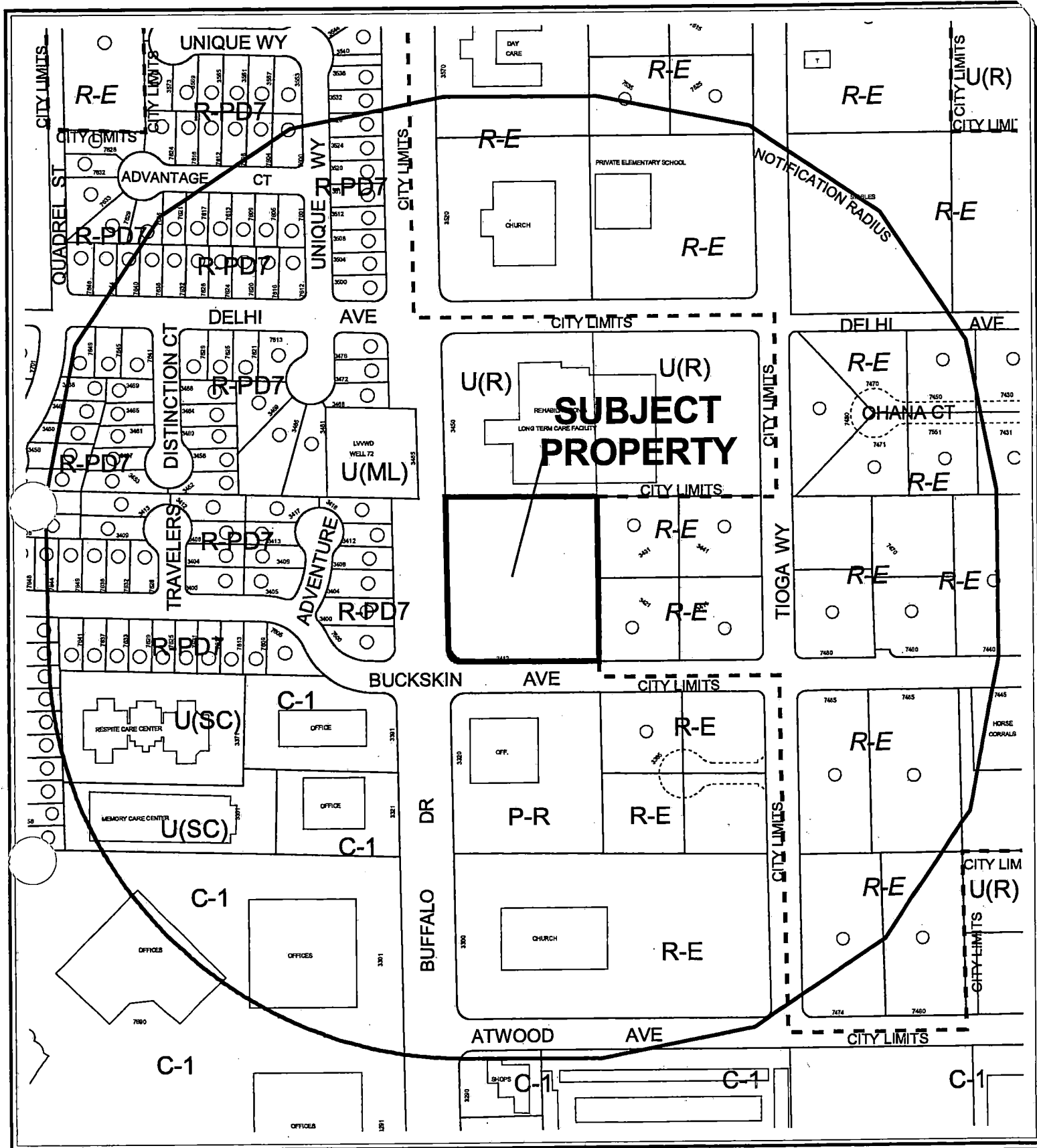
CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5803) to the SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

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



CASE: ZON-5805

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

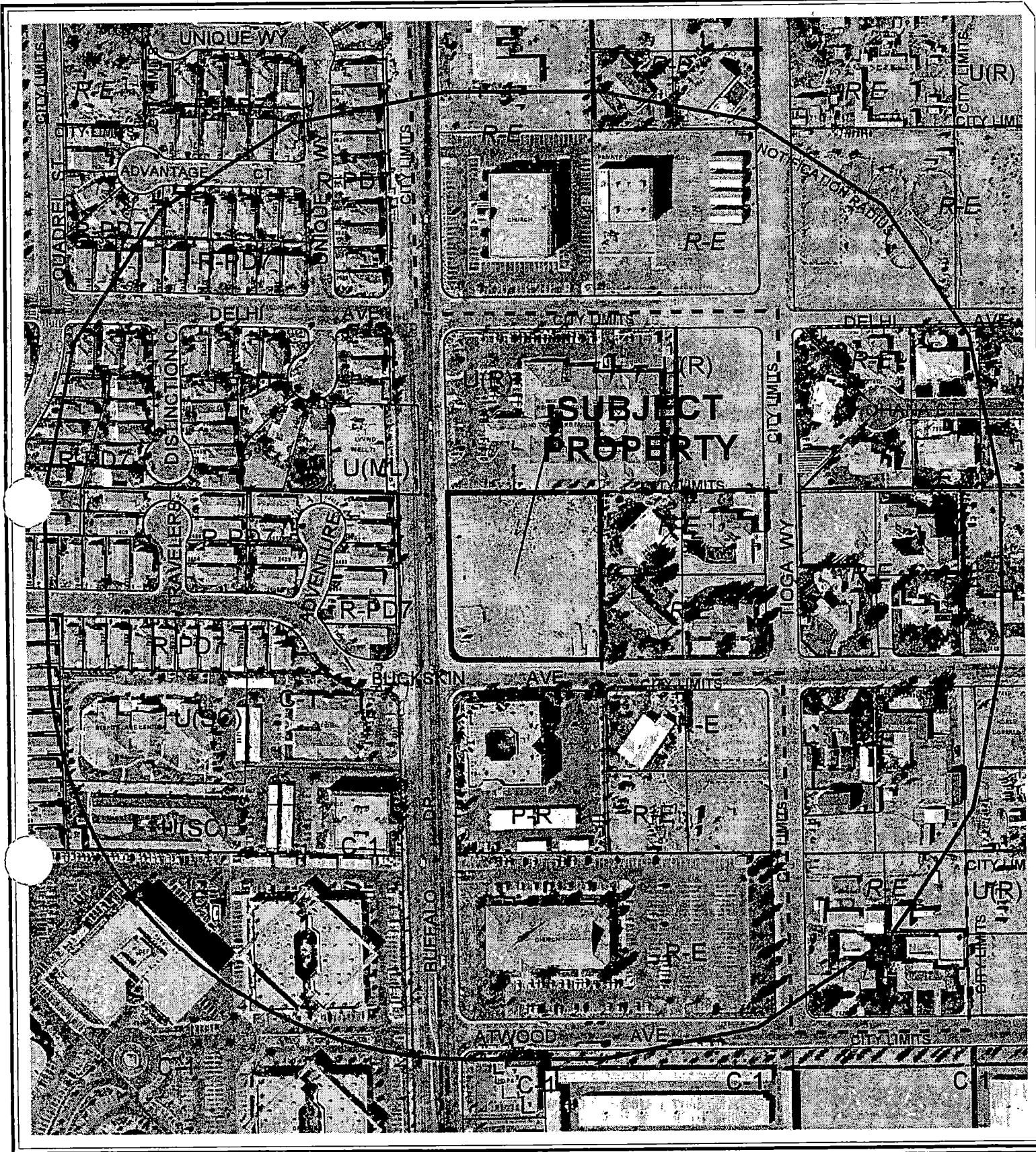
U (UNDEVELOPED) [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet





0 200 400 Feet

CASE: ZON-5805

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5805 - APPLICANT: INVESTMENT EQUITY BUILDERS -

OWNER: DEUTSCH FAMILY TRUST

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-5803) to the SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

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 concurrent with development of this site.
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**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is intended to rezone the property from U (Undeveloped) zone [MLA (Medium Low Attached Density Residential) General Plan Designation] to C-1 (Limited Commercial) for the purpose of developing an office plaza with commercial uses.

B) Applicant's Justification

The applicant states the following justifications for this request:

1. The site is located along a major commercial corridor that carries a tremendous amount of traffic.
2. The intensity of the planned residential use would exceed that of the proposed office use.
3. There are other office and non-residential uses adjacent to the site.
4. A single-story office complex would provide a better buffer for adjacent homes than a multi-family project would.

BACKGROUND INFORMATION

A) Previous Actions

- 10/04/00 The City Council approved the Annexation of this parcel into the City of Las Vegas with an effective date of 10/13/00. [A-0008-00]
- 07/26/01 The Planning Commission recommended approval of an amendment to the Land Use Designation on this site to MLA (Medium Low Attached Density Residential). The original request was for SC (Service Commercial). Staff recommended approval of the amended request. [GPA-0020-01]
- 09/05/01 The City Council approved a request to amend the Land Use Designation on this site to MLA (Medium Low Attached Density Residential). [GPA-0020-01]

B) Pre-Application Meeting

A pre-application meeting was held on 11/16/04.

ZON-5805 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

C) Neighborhood Meetings

A neighborhood meeting was not required for this application. The related General Plan Amendment application did require a meeting, at which the following issues were discussed:

1. Increase block wall height along the eastern edge of the property to eight feet and increase landscape buffer to protect the homes to the east.
2. Move the buildings closer to the eastern edge of the property with a ten-foot landscape buffer. This will increase safety by not allowing vehicle traffic and discouraging loitering in that area.
3. They support and office designation but is strongly opposed to the SC (Service Commercial Designation).
4. They would like some assurance that any development will remain as office and not become 24 hour retail.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.93 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Office
South	Office
East	Single-family residential
West	Single-family residential

C) Planned Land Use

Subject Property	MLA (Medium Low Attached Density Residential)
North	R (Rural Density Residential)
South	O (Office)
East	R (Rural Density Residential)
West	ML (Medium Low Density Residential)

ZON-5805 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

Subject Property U (Undeveloped) zone [MLA (Medium Low Attached Density Residential)
General Plan Designation]
North U (Undeveloped) zone [R (Rural) General Plan Designation]
South P-R (Professional Office and Parking)
East R-E (Rural Estates) [Clark County designation]
West R-PD7 (Residential Planned Development – 7 Units Per Acre)

E) General Plan Compliance

This site is currently designated as MLA (Medium Low Attached Density Residential), which does not support the requested zoning designation. A request has been submitted to amend the General Plan to designate the site as SC (Service Commercial). If that request is denied by City Council, this request cannot move forward.

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

Clark County was notified of this request because the adjacent property to the west is within their jurisdiction.

INTERAGENCY ISSUES

There are no interagency issues involved in this request.

ANALYSIS

General Analysis and Discussion

The subject property is currently undeveloped. Access is provided by Buffalo Drive and Buckskin Avenue. Adjacent uses include and office building to the south, an assisted living facility to the north, and single-family homes to the east and west.

ZON-5805 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

The applicant is proposing a zoning designation that will provide most retail and personal services. The C-1 (Limited Commercial) district is intended for commercial corridors, at major intersections, and at the periphery of residential neighborhoods. The subject property does not meet these criteria. The noise, light, and traffic associated with commercial uses would not be compatible with the adjacent residential uses. Commercial uses in this area are more appropriately located along Cheyenne Avenue. Allowing them on this property would intrude upon the residential uses and create a dangerous precedent for similar requests in the future.

FINDINGS

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

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

This proposal does not conform to the Centennial Hills Sector Plan which designates this site as MLA (Medium Low Attached Density Residential). A related request for a General Plan Amendment (GPA-5803) has been submitted which, if approved, would designate the site as SC (Service Commercial). If the General Plan Amendment is not approved, this item cannot go forward.

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

The C-1 (Limited Commercial) zoning district allows most retail uses and personal services. That type of activity is not compatible with adjacent residential uses.

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

There are no growth or development factors in the community that justify the proposed type of land use on this property.

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

Buffalo Drive, a 100-foot right-of-way, is adequate to provide access to this site.

ZON-5805 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 134 [Mailed with GPA-5803, VAR-5852 and SDR-5811]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5805** APN: 138-10-301-010

Name of Property Owner: Deutsch Family Trust & Deutsch Sanford & Beverly Trust

Name of Applicant: Investment Equity Builders/Marc Cummings

 Yes ☒ No

City Official: _____

Partner(s): _____

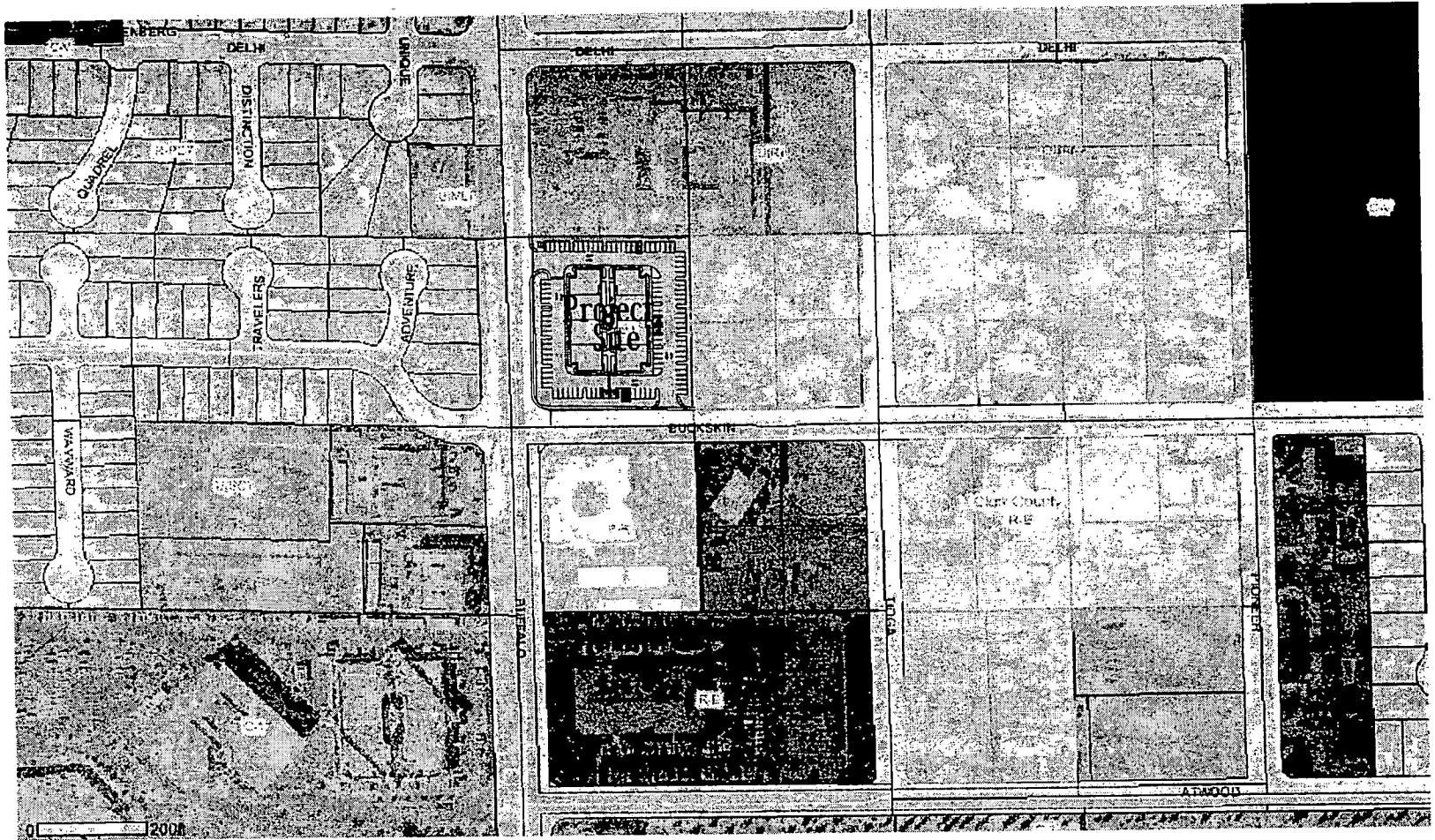
APN: _____

Print Name: Shafiq Dewshi

This 7th day of December, 2004



ELIEZER KAPU
COMM. #1338326
NOTARY PUBLIC - CALIFOR
LOS ANGELES COUNTY



Zoning Map

Scale: N.T.S.



Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

North Buffalo Business Centre

04208

Las Vegas, Nevada

August 11, 2004

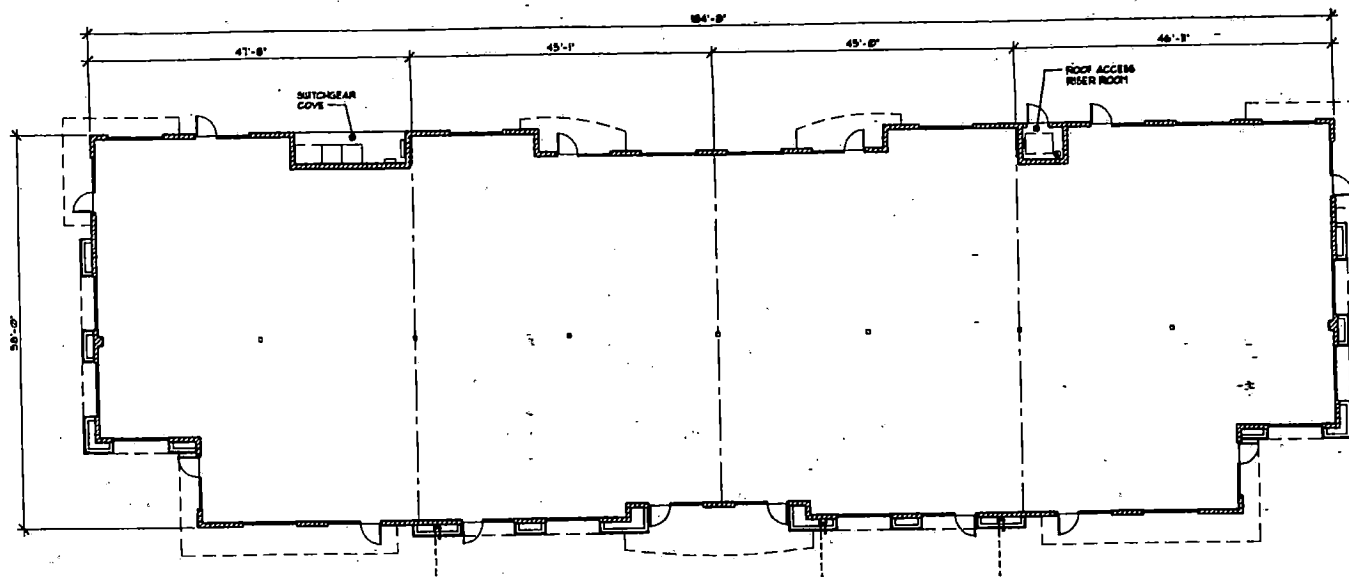
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**ZON-5805
SDR-5811
01/27/05 PC**

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8800 S. Maryland Pkwy. Ste. 400
Las Vegas, Nevada 89123
(702) 415-2772



Floor Plan

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



North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is Implied.

North Buffalo Business Centre (10,000 sf Office Building A & B)

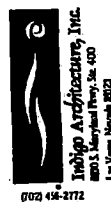
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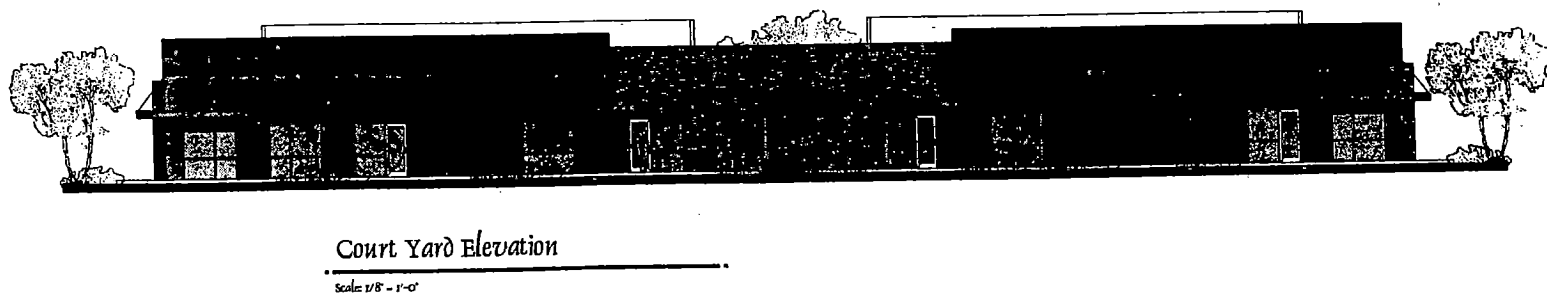
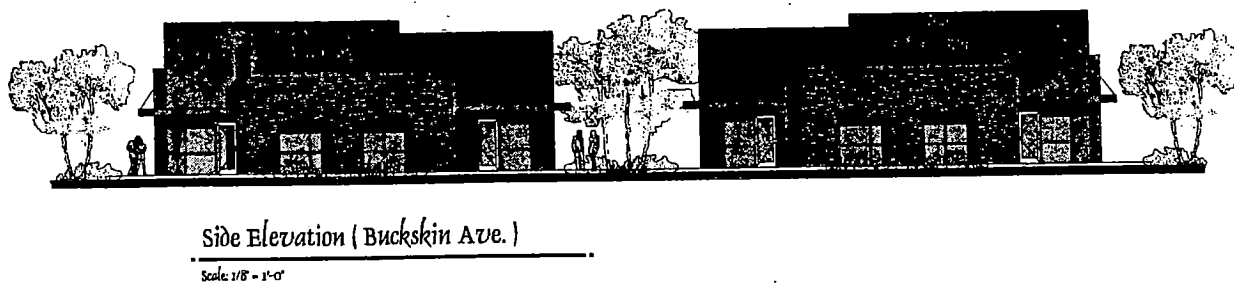
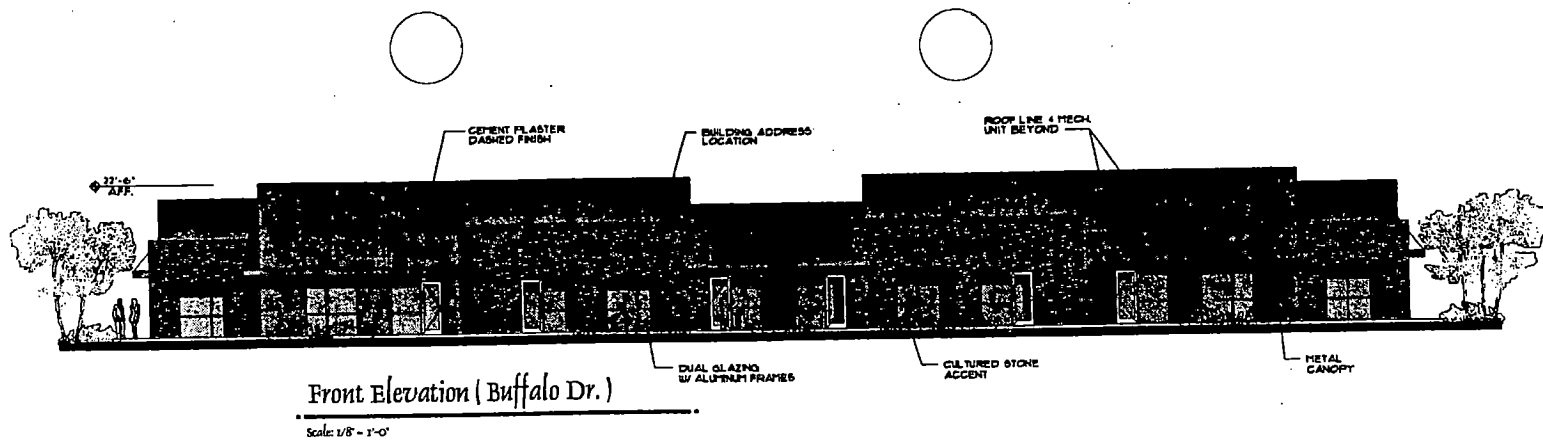
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SDR-5811
01/27/05 PC**

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North Buffalo Business Centre (10,000 sf Office Building A & B)

04.108

Las Vegas, Nevada

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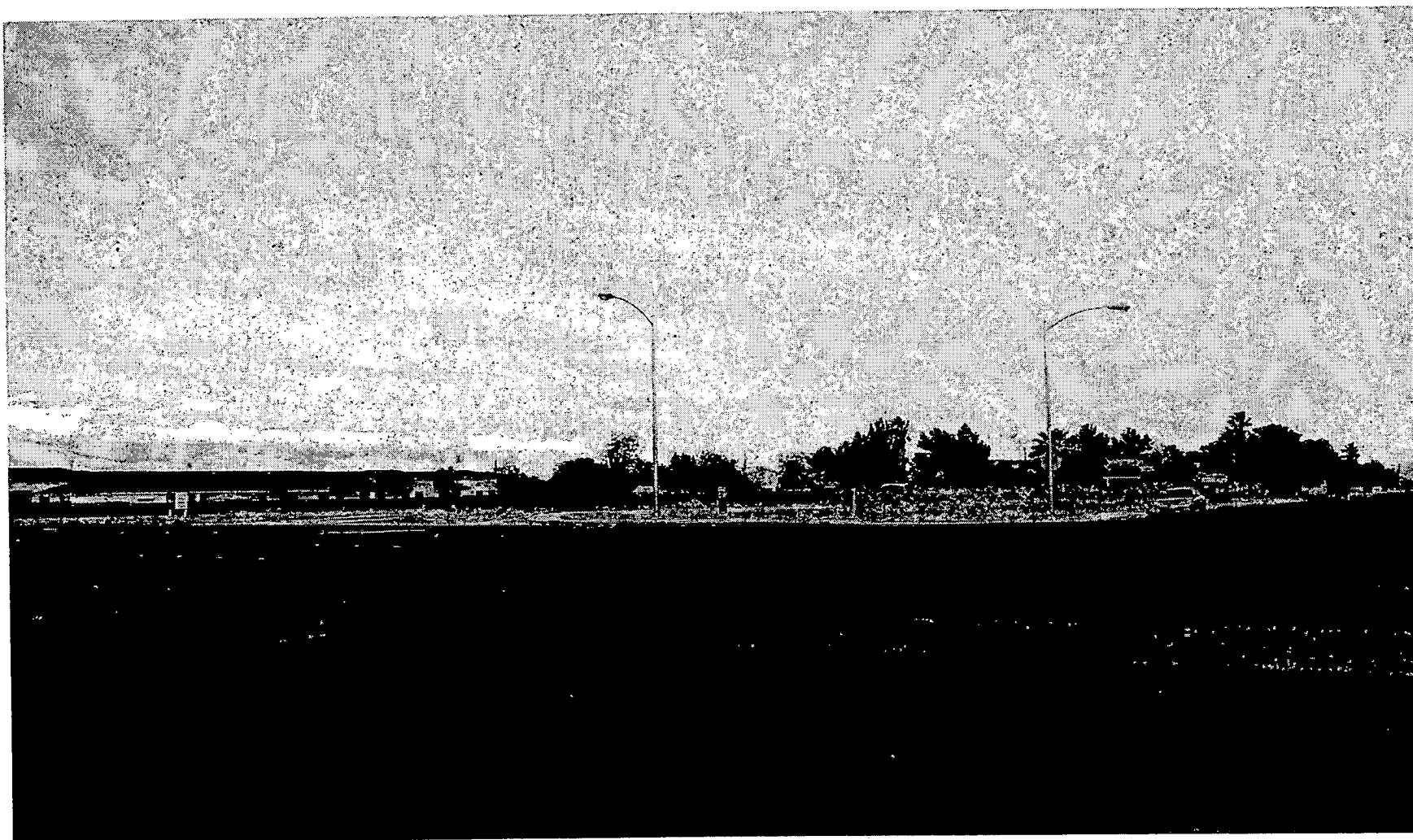
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ZON-5805 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



ZON-5805 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

December 14, 2004

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Current Planning Division
City of Las Vegas
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Las Vegas, Nevada 89101

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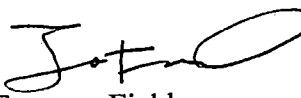
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Please do not hesitate to contact this office with any further questions or concerns. Thank you.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW


Jon Evensen Field

JEF/ds

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-5852 - VARIANCE RELATED TO GPA-5803 AND ZON-5805 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST - Request for a Variance TO ALLOW AN EIGHT-FOOT SETBACK FROM RESIDENTIAL USES WHERE A MINIMUM OF 50 FEET FOR A PROPOSED TRASH ENCLOSURE IS REQUIRED AND TO ALLOW 58-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRES A MINIMUM OF 63 FEET FOR A PROPOSED 21-FOOT HIGH COMMERCIAL BUILDING on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:

See Item 34 [GPA-5803] for all related discussion on Item 34 [GPA-5803], Item 35 [ZON-5805], Item 36 [VAR-5852] and Item 37 [SDR-5811].

(7:45 – 8:07)

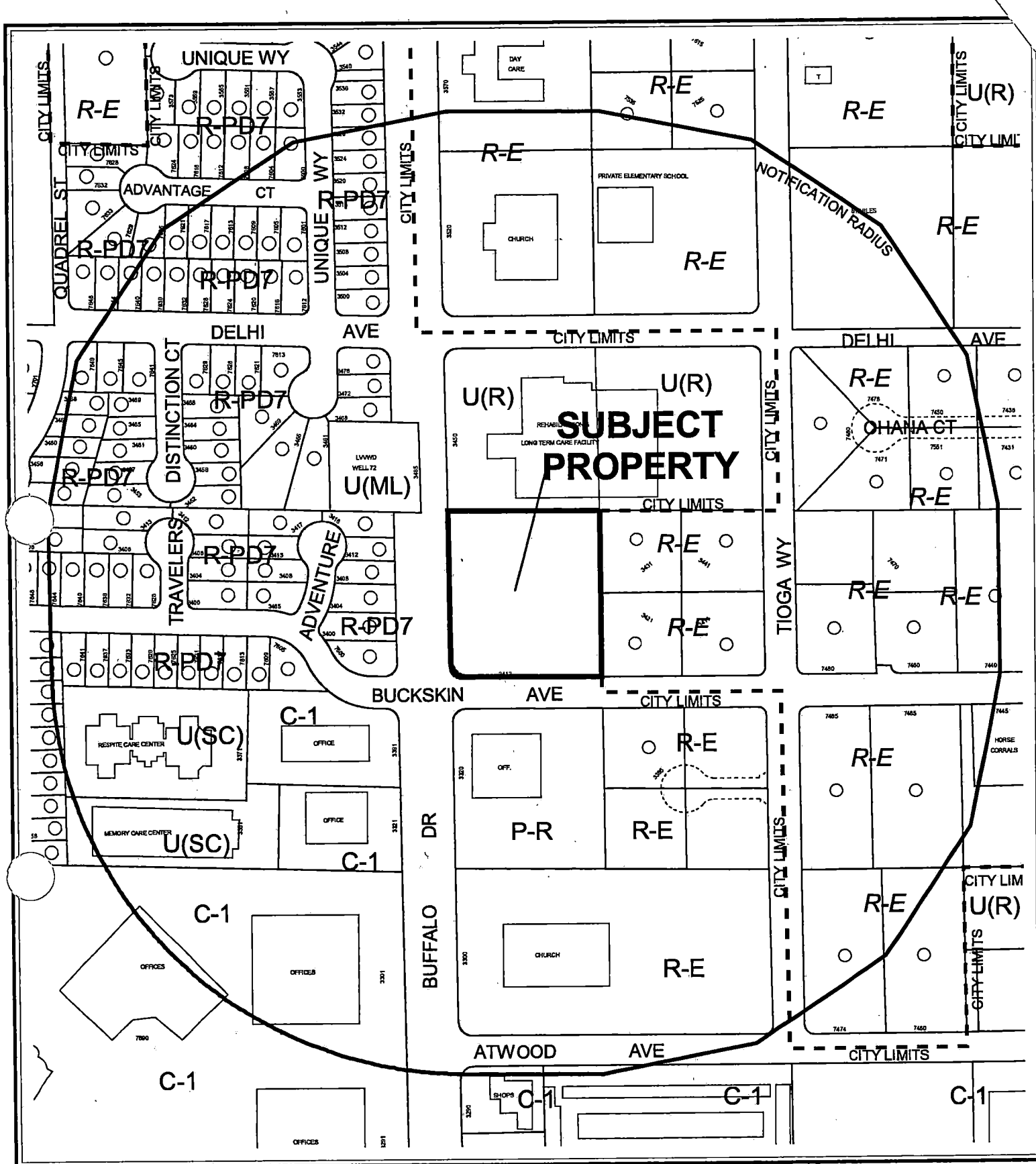
2-484

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 36 – VAR-5852

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-5803) and Rezoning (ZON-5803).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: VAR-5852

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5852 - APPLICANT: INVESTMENT EQUITY BUILDERS -

OWNER: DEUTSCH FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-5803) and Rezoning (ZON-5803).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance from residential adjacency standards to allow a building setback of 58 feet where 61.8 feet is required, and to allow a trash enclosure to be located eight feet from a residential use where 50 feet is required.

B) Applicant's Justification

The applicant's justification letter states that the Variance for the residential adjacency standards is necessary to allow the building parapets to provide adequate screening for the air conditioning units on the roof. The Variance to allow the trash enclosure at the proposed location is necessary because all alternative locations would diminish the quality of the project.

BACKGROUND INFORMATION

A) Previous Actions

- 10/04/00 The City Council approved the Annexation of this parcel into the City of Las Vegas with an effective date of 10/13/00. [A-0008-00]
- 07/26/01 The Planning Commission recommended approval of an amendment to the Land Use Designation on this site to MLA (Medium-Low Attached Density Residential). The original request was for SC (Service Commercial). Staff recommended approval of the amended request. [GPA-0020-01]
- 09/05/01 The City Council approved a request to amend the Land Use Designation on this site to MLA (Medium-Low Attached Density Residential). [GPA-0020-01]

B) Pre-Application Meeting

A pre-application meeting was held on 11/16/04.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application. The related General Plan Amendment application did require a meeting, at which was discussed the neighbors general

VAR-5852 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

concerns about commercial uses on the site. Office uses are supported but the requested SC (Service Commercial) designation is not. There were also some design related concerns regarding the buffering of the homes to the east. These are addressed more specifically in the Site Development Review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.93 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Office
South	Office
East	Single-family residential
West	Single-family residential

C) Planned Land Use

Subject Property	MLA (Medium-Low Attached Density Residential)
North	R (Rural Density Residential)
South	O (Office)
East	R (Rural Density Residential)
West	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property	U (Undeveloped) zone [MLA (Medium-Low Attached Density Residential) General Plan Designation]
North	U (Undeveloped) zone [R (Rural Density Residential) General Plan Designation]
South	P-R (Professional Office and Parking)
East	R-E (Rural Estates) [Clark County designation]
West	R-PD7 (Residential Planned Development – 7 Units Per Acre)

E) General Plan Compliance

This site is currently designated as MLA (Medium-Low Attached Density Residential), which does not support the requested zoning designation. A request has been submitted to amend the

VAR-5852 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

General Plan to designate the site as SC (Service Commercial). If that request is denied by City Council, this request cannot move forward.

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Trash Enclosure	50 feet from residential	8 feet from residential	No

The proposed location of the trash enclosure is not in compliance with Title 19.08. This Variance request seeks relief from this requirement.

A2) Residential Adjacency Standards

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

a) Proximity slope.

The office buildings are proposed to be 20.6 feet high along the northern elevation. At that height, residential adjacency standards require that they be set back 61.8 feet from the northern property line. The setback depicted on the site plan is 58 feet, requiring a Variance for the 3.8-foot difference.

B) General Analysis and Discussion

The applicant is proposing to develop two one-story, 10,000 square-foot office buildings. Properties to the north, east, and west are developed as or zoned for residential uses, raising the need for compliance with residential adjacency standards. Specifically, the applicant is requesting relief from these requirements to allow a trash enclosure eight feet from the north property line where 50 feet is required and to allow 20.6 feet high buildings to be set back 58 feet where 61.8 feet are required.

The property to the north, from which the Variance for separation is necessary, has a land use designation of R (Rural) and is zoned U (Undeveloped). It is developed as an institutional residential use.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by choosing that particular location on the property to locate the buildings and trash enclosure. Alternative placement on the site would allow conformance to the Title 19 requirements. In regard to the location of the trash enclosure, the Variance request is clearly intended to reduce a minimum spacing requirement, which is prohibited by no. 2 above. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-5852 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 134 [Mailed with GPA-5803, ZON-5805 and SDR-5811]

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

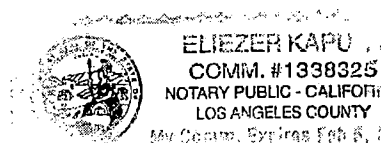
Name of Applicant: Investment Equity Builders

 Yes ✓ No

APN: _____

Print Name: Sanford Neutsh

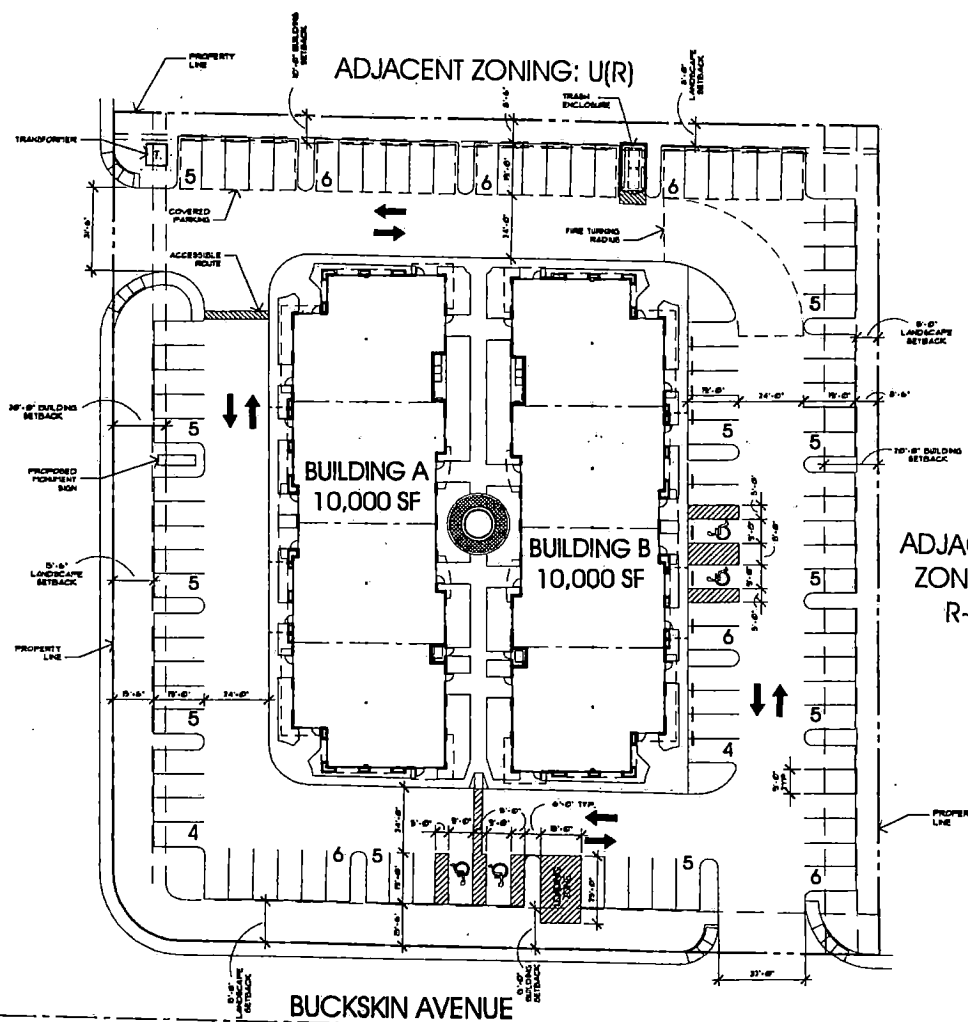
E. J. [Signature]
Notary Public in and for said County and State



ADJACENT
ZONING
R-PD7

BUFFALO DRIVE

ADJACENT ZONING: U(R)



BUCKSKIN AVENUE

ADJACENT ZONING: P-R

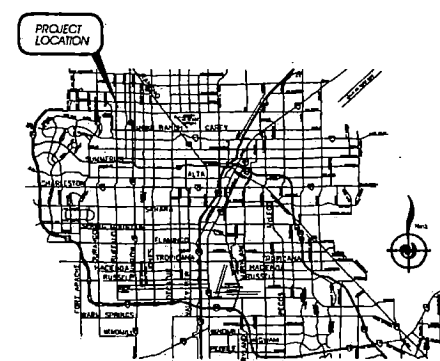
Site Data

ASSESSOR'S PARCEL NUMBER (APN)	138-10-301-010
CURRENT ZONING	U(PA)A
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- 2.0 ACRES GROSS 87,129 S.F.
BUILDING AREA GROSS	+/- 20,000 S.F.
BUILDING SITE COVERAGE	22.9 PERCENT
PARKING REQUIRED	
OFFICE	4/1000 S.F. 80 SPACES
TOTAL PARKING REQUIRED	80 SPACES
PROVIDED	4,911,000 S.F. 98 SPACES

Owner / Developer

INVESTMENT EQUITY DEVELOPERS
4560 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Vicinity Map



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DEC 20 2004



Site Plan

Scale: 1" = 20'-0"

North Buffalo Business Centre

VAR-5852

04208

Las Vegas, Nevada

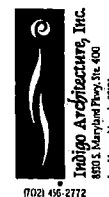
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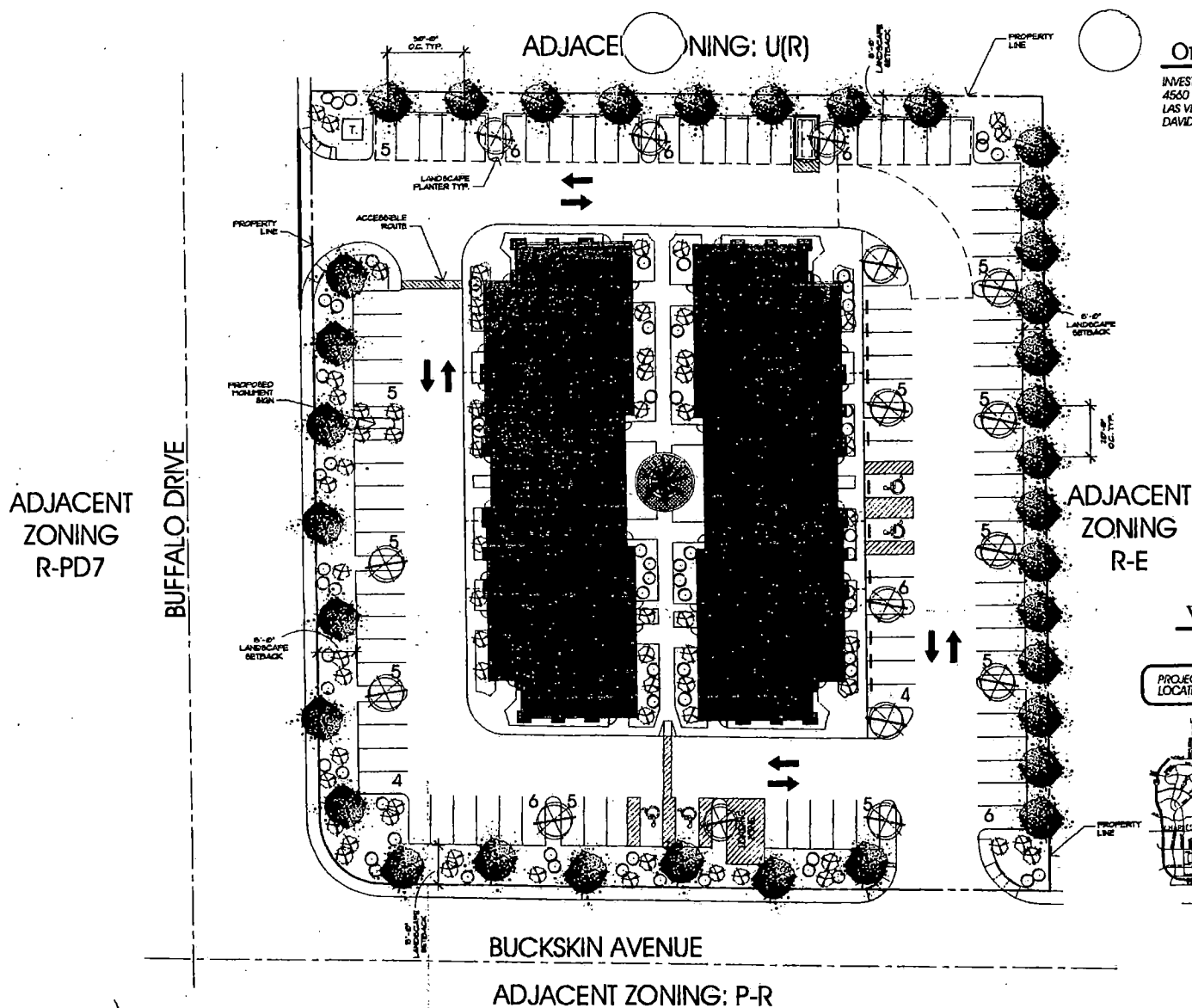
Note: This plan is Conceptual in Nature and
No Guarantee of Its accuracy is Implied.

August 11, 2004

Schematic Design

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Owner / Developer

INVESTMENT EQUITY DEVELOPERS
4560 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Site Data

ASSESSOR'S PARCEL NUMBER (APN)	138-10-301-010
CURRENT ZONING	U (M/LA)
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- 2.0 ACRES GROSS 87,129 S.F.
BUILDING AREA GROSS	+/- 20,000 S.F.
BUILDING SITE COVERAGE	22.9 PERCENT
PARKING REQUIRED	
OFFICE	41,000 S.F. 80 SPACES
TOTAL PARKING REQUIRED	80 SPACES
PROVIDED	51,000 S.F. 98 SPACES

Landscape will meet title 19A requirements.

Tree Legend

SYMBOL	DESCRIPTION	SIZE	QUANTITY	NOTES
	PLANTER SPECIES	10'-12'	1	AS SHOWN ON PLAN
	PLANTER SPECIES	10'-12'	10	AS SHOWN ON PLAN
	PLANTER SPECIES	10'-12'	10	AS SHOWN ON PLAN

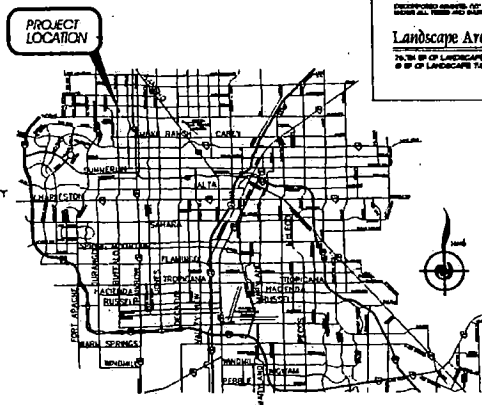
Suggested Shrub List

SYMBOL	DESCRIPTION	SIZE	QUANTITY	NOTES
	PLANTER SPECIES	10'-12'	1	AS SHOWN ON PLAN
	PLANTER SPECIES	10'-12'	10	AS SHOWN ON PLAN
	PLANTER SPECIES	10'-12'	10	AS SHOWN ON PLAN

Ground Cover

SYMBOL	DESCRIPTION	SIZE	QUANTITY	NOTES
	PLANTER SPECIES	10'-12'	1	AS SHOWN ON PLAN
	PLANTER SPECIES	10'-12'	10	AS SHOWN ON PLAN
	PLANTER SPECIES	10'-12'	10	AS SHOWN ON PLAN

Vicinity Map



Landscape Plan

Scale: 1" = 20'-0"



North Buffalo Business Centre

Schematic Design

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04208

Las Vegas, Nevada

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is implied.

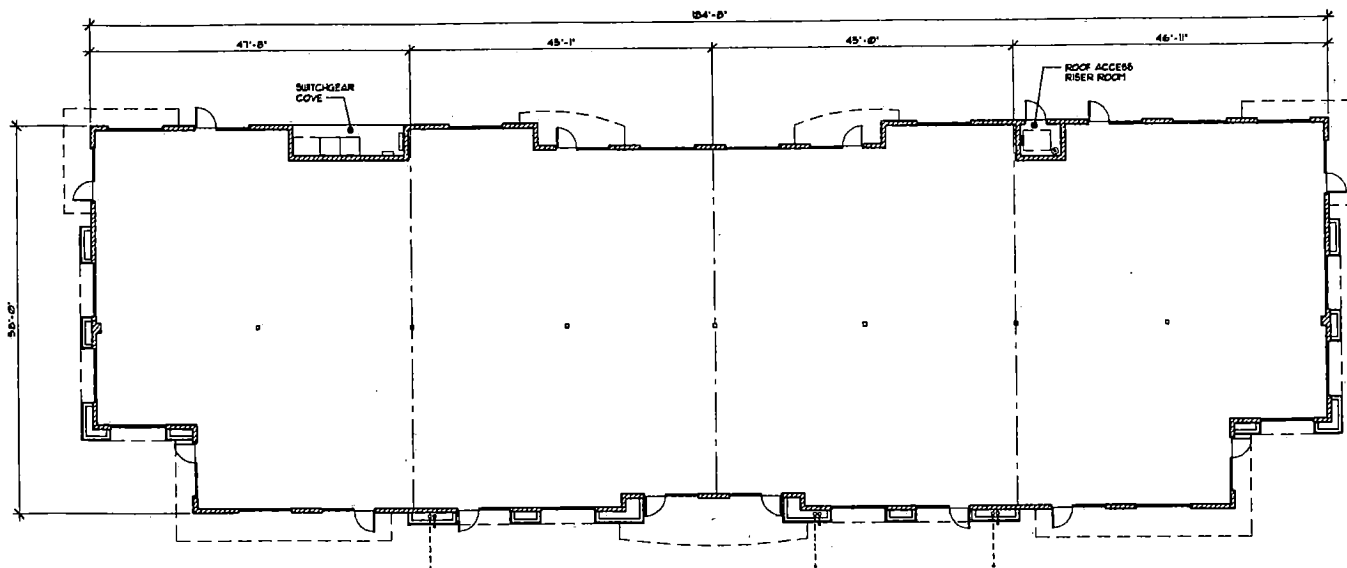
August 12, 2004

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DEC 20 2004

VAR-5852
01/27/05 PC

Indigo Architecture, Inc.
890 S. Maryland Ave., Ste. 400
Las Vegas, NV 89101
(702) 496-2772



Floor Plan

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



North

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is Implied.

North Buffalo Business Centre (10,000 sf Office Building A & B)

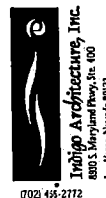
04208

July 27, 2004

Schematic Design

Las Vegas, Nevada

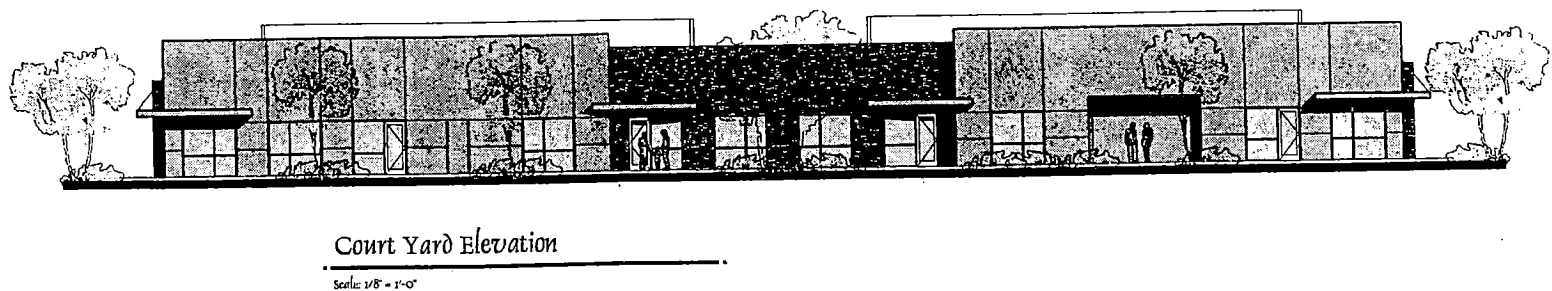
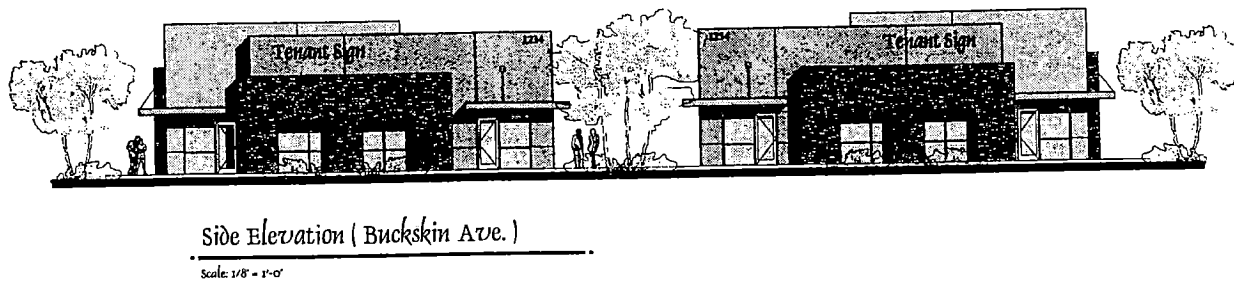
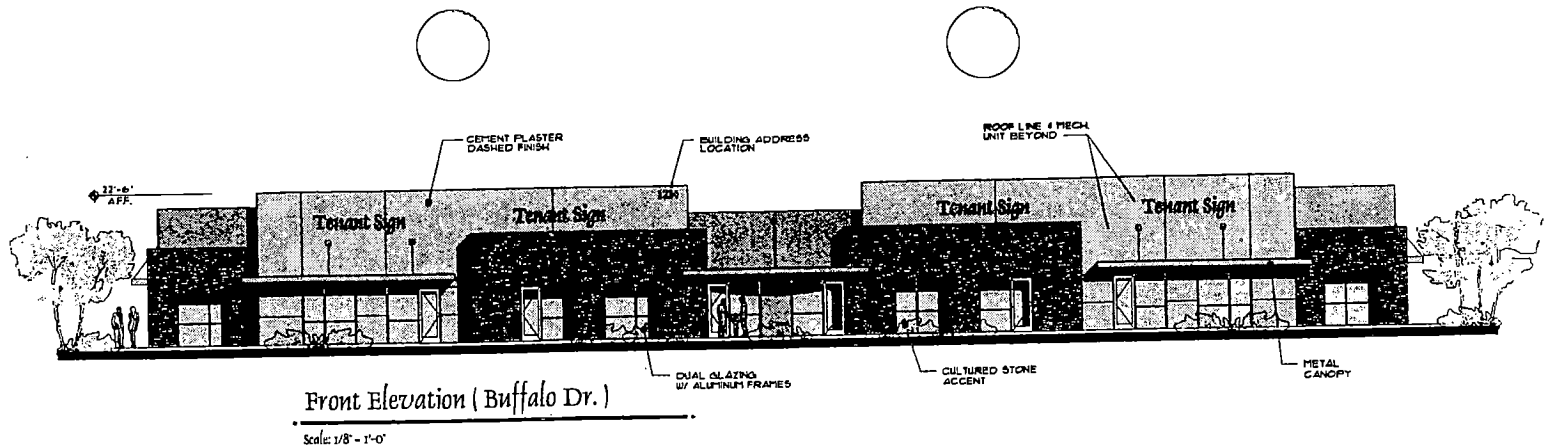
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RECEIVED

DEC 20 2004

VAR-5852
01/27/05 PC



North Buffalo Business Centre (10,000 sf Office Building A & B)

04108

Las Vegas, Nevada

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is implied.

July 27, 2004

Schematic Design

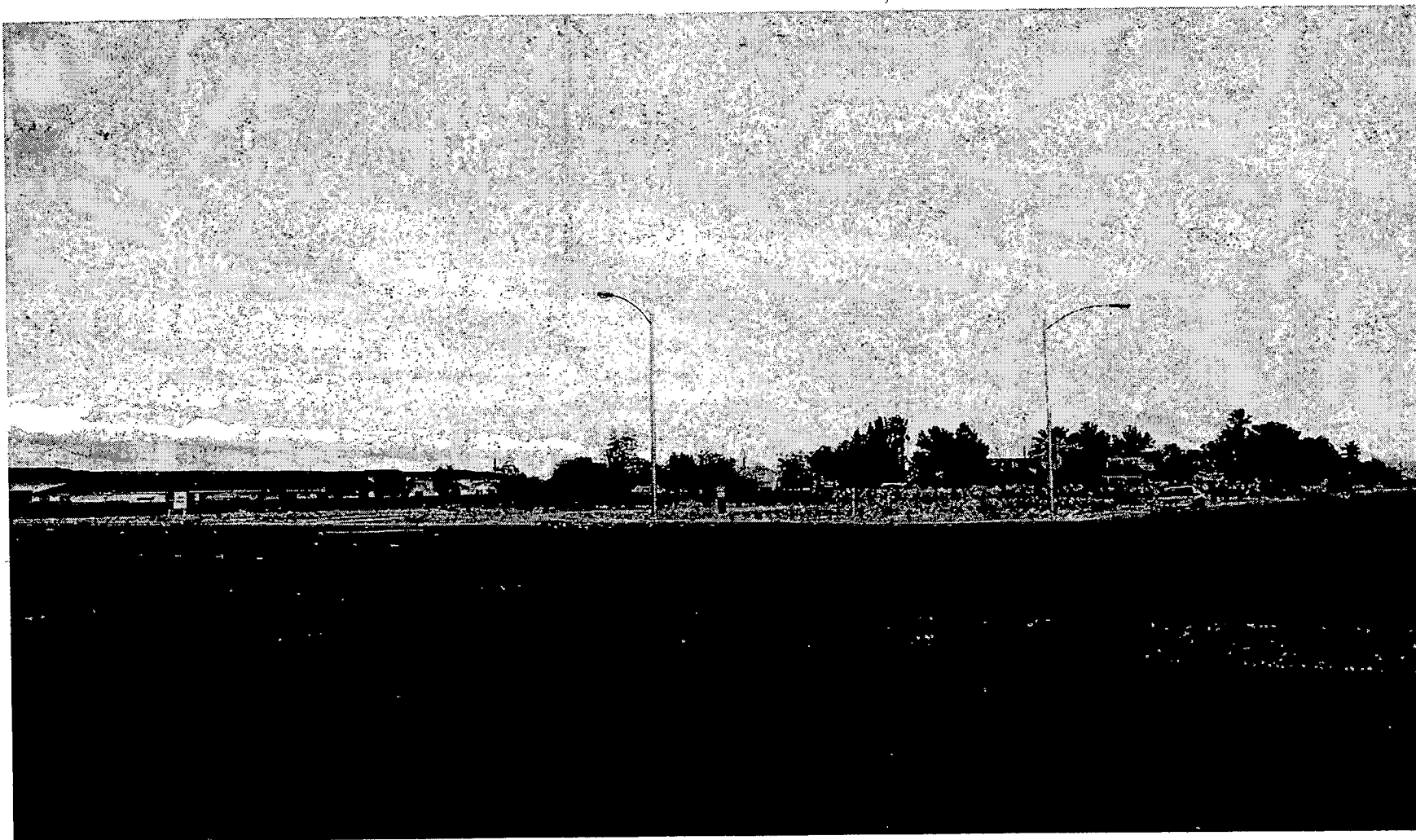
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Indigo Architecture, Inc.
890 S. Maryland Pkwy. Ste. 400
Las Vegas, Nevada 89153
(702) 456-2772

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DEC 2 6 2004

VAR-5852
01/27/05 PC



VAR-5852 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



VAR-5852 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

December 14, 2004

Planning & Development Department
Current Planning Division
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

**RE: Justification Letter
Investment Equity Builders
General Plan Amendment, Zone Change, Site Development Plan
Review and Variance to the Residence Adjacency Standard for a
Commercial/Office Professional project generally located west of
Buffalo Drive, north of Buckskin Avenue
Assessors Parcel Number 138-10-301-010**

Ladies and Gnetlemen:

This office represents Investment Equity Builders (the "Applicant") in connection with the above-referenced matter. This application is a request for a general plan amendment, zone change, site development plan review and variance to the residence adjacency standard for a single-story, class A office professional plaza generally located on the northwest corner of Buffalo Drive and Buckskin Avenue, as more particularly described as Assessor's Parcel Number 138-10-301-010 (the "Property").

The project is located in the Centennial Hills Sector Plan which designates this property for Medium-Low Attached: 8.1 to 12 units per acre. The Property is presently zoned U(MLA). We are requesting a general plan amendment for Service Commercial which allows for office professional and certain commercial retail uses. In conjunction with the general plan amendment, we are requesting the companion zone change for the Property to C-1 to allow for the proposed office professional "for sale" project. We are also submitting a site development plan review depicting two (2) single-story structures consisting of approximately 10,000 SF each.

The proposed project is located along a major commercial corridor that carries a tremendous amount of traffic in the northwest area. The property is already planned for intense residential development that would meet or exceed the proposed office professional use. Also, there is existing office professional complex and adjacent to the North is an institutional residential use. A quality single-story office professional plaza would provide a much better buffer to the existing adjacent residential uses than the planned multi-family residential that is planned for the area. residents to the south and further west than would intense commercial uses allowed in the Service Commercial planning designation, let alone the existing C-2 zoning. The

A variance to the Residency Adjacency Standards pursuant to 19.08.060(B) and (G) of the Las Vegas Zoning Code is required with respect to the proposed trash enclosure and building height and set back requirement along the northern property line. As proposed the building heights along the northern faces of the buildings are 20.6 feet. As such the buildings are required to be 61.8 feet from the institutional residential use to the north of the Property. As proposed, the proposed buildings are 58 feet from the northern property line. Consequently, a 3.8 foot variance is requested. The façade along the north face of the proposed buildings could be lowered to meet the 3:1 set back requirement, but lowering the parapets would result in the A/C systems becoming somewhat visible. As such, the 3.8 ft variance seems preferable under the circumstances. In addition the trash enclosure is situated within 50ft of the northern property boundary. The Applicant has attempted to place the enclosure elsewhere within the project site, but the northern property line seems to be the best place for such an enclosure in order to protect the first-class quality of the project.

Please do not hesitate to contact this office with any further questions or concerns. Thank you.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Jon Evensen Field

JEF/ds

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ CONSENT ☒ DISCUSSION

SUBJECT:

SDR-5811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5803, ZON-5805 AND VAR-5852 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST - Request for a Site Development Plan Review FOR TWO PROPOSED 10,000 SQUARE-FOOT, SINGLE-STORY PROFESSIONAL OFFICE BUILDINGS on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions and adding the following conditions:

- *There shall be an 8-foot high eastern side, single wall with the same finish as the existing wall.*
- *The trash enclosure shall remain located along the north property line but shall be moved 50 feet to the west.*

– UNANIMOUS

To be heard by City Council 3/02/2005

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 37 – SDR-5811

MINUTES:

See Item 34 [GPA-5803] for all related discussion on Item 34 [GPA-5803], Item 35 [ZON-5805], Item 36 [VAR-5852] and Item 37 [SDR-5811].

(7:45 – 8:07)

2-484

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-5805] to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. A Variance [VAR-5852] to allow the proposed location of the trash enclosure and the proposed building setback from the north property line approved by the City Council
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an additional loading space and a perimeter wall.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. 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.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 37 – SDR-5811

CONDITIONS – Continued:

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. 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.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
18. 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

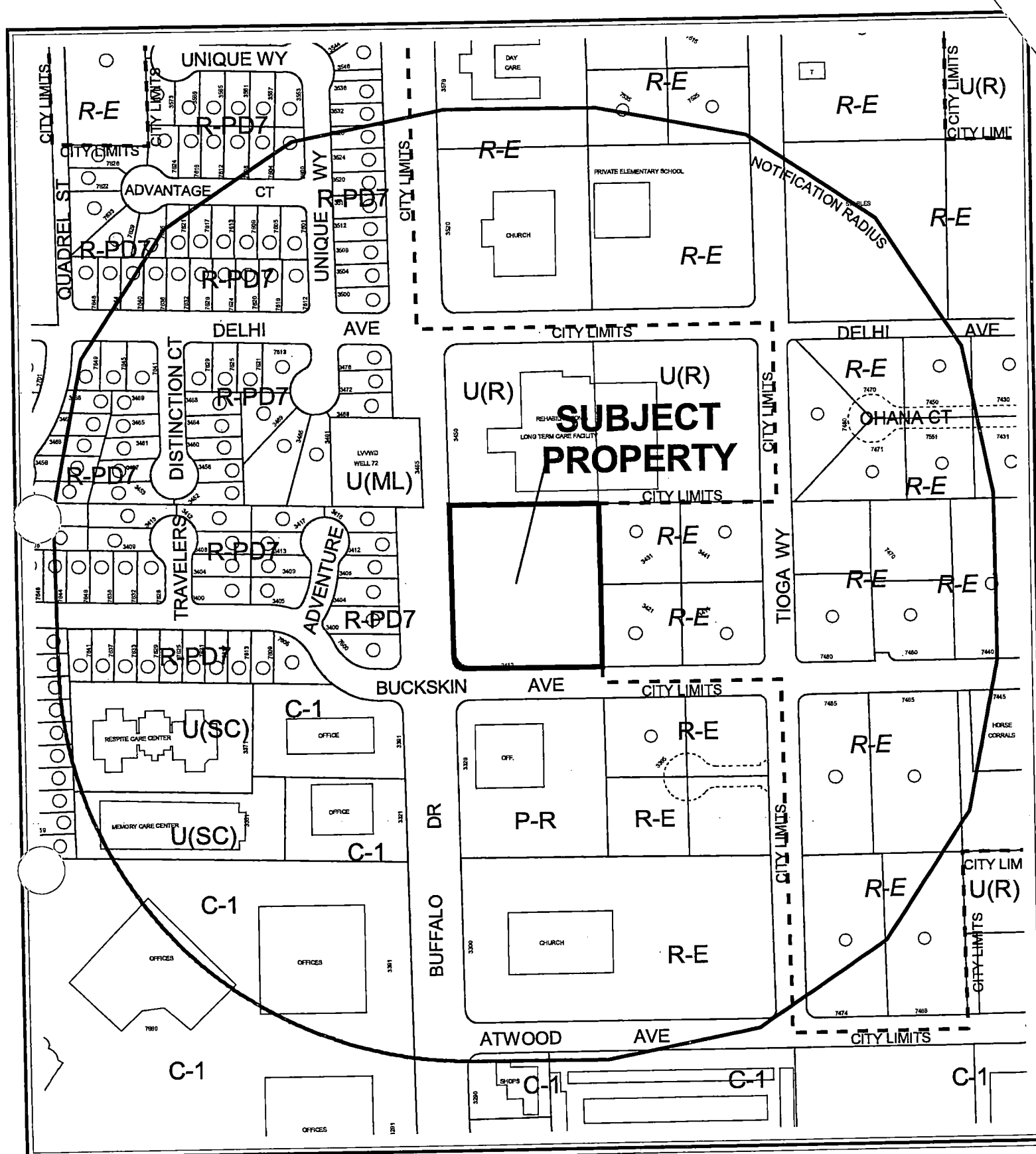
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 37 – SDR-5811

CONDITIONS – Continued:

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

19. 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.
20. 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 and shall be terminated on-site with a handicap ramp.
21. Site development to comply with all applicable conditions of approval for ZON-5805 and all other site-related actions.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: SDR-5811

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5811 - APPLICANT: INVESTMENT EQUITY BUILDERS -

OWNER: DEUTSCH FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning [ZON-5805] to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. A Variance [VAR-5852] to allow the proposed location of the trash enclosure and the proposed building setback from the north property line approved by the City Council
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an additional loading space and a perimeter wall.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. 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.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

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9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. 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.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
18. 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

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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

19. 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.
20. 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 and shall be terminated on-site with a handicap ramp.
21. Site development to comply with all applicable conditions of approval for ZON-5805 and all other site-related actions.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a site development plan review for two 10,000 square-foot office/commercial buildings located on the northeast corner of Buffalo Drive and Buckskin Avenue. A related request for a Variance (VAR-5852) to allow relief from residential adjacency standards and separation requirements for a trash enclosure has also been submitted.

B) Applicant's Justification

The applicant states the following justifications for this request:

1. The site is located along a major commercial corridor that carries a tremendous amount of traffic.
2. The intensity of the planned residential use would exceed that of the proposed office use.
3. There are other office and non-residential uses adjacent to the site.
4. A single-story office complex would provide a better buffer for adjacent homes than a multi-family project would.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 10/04/00 | The City Council approved the Annexation of this parcel into the City of Las Vegas with an effective date of 10/13/00. [A-0008-00] |
| 07/26/01 | The Planning Commission recommended approval of an amendment to the Land Use Designation on this site to MLA (Medium Low Attached Density Residential). The original request was for SC (Service Commercial). Staff recommended approval of the amended request. [GPA-0020-01] |
| 09/05/01 | The City Council approved a request to amend the Land Use Designation on this site to MLA (Medium Low Attached Density Residential). [GPA-0020-01] |

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B) Pre-Application Meeting

A pre-application meeting was held on 11/16/04.

C) Neighborhood Meetings

A neighborhood meeting was held as required by the related General Plan Amendment request. The neighboring residents in attendance had the following comments and concerns about design issues:

1. Increase block wall height along the eastern edge of the property to eight feet and increase landscape buffer to protect the homes to the east.
2. Move the buildings closer to the eastern edge of the property with a ten-foot landscape buffer. This will increase safety by not allowing vehicle traffic and discouraging loitering in that area.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.93 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Office
South	Office
East	Single-family residential
West	Single-family residential

C) Planned Land Use

Subject Property	MLA (Medium-Low Attached Density Residential)
North	R (Rural Density Residential)
South	O (Office)
East	R (Rural Density Residential)
West	ML (Medium-Low Density Residential)

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D) Existing Zoning

Subject Property	U (Undeveloped) zone [MLA (Medium-Low Attached Density Residential) General Plan Designation]
North	U (Undeveloped) zone [R (Rural Density Residential) General Plan Designation]
South	P-R (Professional Office and Parking)
East	R-E (Rural Estates) [Clark County designation]
West	R-PD7 (Residential Planned Development – 7 Units Per Acre)

E) General Plan Compliance

This site is currently designated as MLA (Medium-Low Attached Density Residential), which does not support the requested zoning designation. A request has been submitted to amend the General Plan to designate the site as SC (Service Commercial). If that request is denied by City Council, this request cannot move forward.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

PROJECT DESCRIPTION

The proposed development consists of two 10,000 square-foot, one-story buildings. Each building is designed to provide four for-sale units. The architecture is contemporary with a plaza area provided between the buildings. Access will be off of both Buffalo Drive and Buckskin Road. Parking is provided around the perimeter of the site. The applicant has indicated that their intent is for the majority of units to be used as office with the possibility of some related commercial uses.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.01 acres	N/A
Min. Lot Width	100 Feet	310 Feet	Yes
Min. Setbacks			
• Front	20 Feet	58.5 Feet	Yes
• Side	10 Feet	51.5 Feet	Yes
• Corner	15 Feet	58.5 Feet	Yes
• Rear	20 Feet	66.5 Feet	Yes
Max. Lot Coverage	50 %	22.9 %	Yes
Max. Building Height	None	22.5 Feet	N/A
Trash Enclosure	50 feet from residential	8 Feet from residential	No
Loading Zone	2 spaces. Must be situated such that all loading and unloading, and all vehicle maneuvers occur on site. Must be situated to minimize impact on neighboring properties.	1 Space. Located in substantial conformance with requirements of Title 19.	No
Mech. Equipment	Must be screened from view; roof mounted equipment must not be visible within 100 feet of property boundary	Architectural features provide adequate screening for roof mounted equipment	Yes
Other ...			

The applicant has requested a Variance to allow the trash enclosure to be located within 8 feet of residential property (VAR-5852). If that Variance is not approved, this site plan must be revised.

On site loading space requirements, per Title 19.10.020, require two loading spaces for projects with square footage ranging from 10,000 square feet to 29,999 square feet. One additional loading space will be required to be shown on plans submitted for building permits. A condition of approval is included addressing this. The site plan depicts eighteen parking spaces provided over the required amount to there appears to be adequate opportunity to provide the required loading spaces.

A2) Residential Adjacency Standards

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

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- a) Proximity slope. Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.

A Variance has been submitted requesting relief from Residential Adjacency Standards to allow the setback of the proposed buildings to be 58 feet where 61.8 feet is required (VAR-5852). If that request is not approved, this site plan must be revised.

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
Professional Office/Commercial	20,000 SF.	1/250 GFA	76	4	94	4

Although the applicant intends for the majority of the site to be used for general offices, the proposed zoning district allows commercial uses. Therefore, the parking requirements are based on general retail uses, which is the stricter requirement. In either case, the amount of parking provided exceeds the requirement. In the event that medical offices are proposed in the future, they will be permitted based on availability of parking at that time.

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 Trees/ 6 Spaces	16 Trees	16 Trees
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet adjacent to residential; 1 Tree/ 30 Linear Feet on remainder	35 Trees	35 Trees
• Min. Zone Width	15 Feet along r-o-w; 8 feet side & rear		15 Feet along r-o-w; 8 feet side & rear
• Wall height	6 Feet		Not provided

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The landscape plan is in substantial conformance with required landscape standards.

A5) Sign Standards

Although a monument sign is depicted on the site plan, there are no specific dimensions provided. Any proposed signs will require a building permit and will be examined for conformance to Title 19.14 at that time.

B) General Analysis and Discussion

- **Zoning**

Title 19.02 B 5 states that the C-1 (Limited Commercial) zoning district is intended to, "Provide most retail, shopping, and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors." Although there is an office use to the south, single-family homes exist to the east and west. The commercial uses permitted in the C-1 (Limited Commercial) district have associated noise, light, and traffic that are not compatible with the single-family homes. Buckskin Avenue, which accesses the site to the south, is only a 60-foot right-of-way. Further, this portion of Buffalo Drive is not within a commercial corridor. For these reasons, the proposed zoning district is not appropriate for this location.

- **Site Plan**

With the exception of the setback issues for which a Variance has been requested, the site plan is in general conformance to Title 19. The proposed Variance (VAR-5852), if approved, would allow the trash enclosure to be located eight feet from residential uses. It would also provide relief from the residential adjacency standards to allow the 20.6-foot high building to be located 58 feet from the north property line, where 61.8 feet are required. If that Variance is not approved this site plan must be revised to show conformance to Title 19.

- **Waivers**

There are no waivers requested.

- **Landscape Plan**

The Landscape Plan is in conformance with the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards.

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- Elevation

The elevations depict single-story buildings of contemporary architecture. Colors are generally of shades commonly found in the valley, along with stone accents.

- Floor Plan

The floor plans depict two 10,000 square-foot buildings, each divided into four approximately equal tenant spaces.

FINDINGS

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

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

The proposed development, which as proposed includes commercial uses along with offices, is not compatible with surrounding development.

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

The proposed development is not in conformance with current General Plan and zoning designations. Requests have been submitted for a land use designation of SC (Service Commercial) and a zoning designation of C-1 (Limited Commercial), which would support this development. The site plan will also require approval of a Variance to relieve residential adjacency standards and to reduce separation requirements for the trash enclosure.

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

Buffalo Drive, which will likely provide the majority of access, is adequate to service the site.

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

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Building and landscape materials are typical of those found in the valley and are appropriate for this area.

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

The design of the buildings is compatible with development in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

NOTICES MAILED 134 [Mailed with GPA-5803, ZON-5805 and VAR-5852]

APPROVALS 0

PROTESTS 0



SDR-5811

Name of Applicant: Investment Equity Builders/Marc Cummings

Yes

No

APN: _____

Print Name: _____

This 27th day of December, 2004

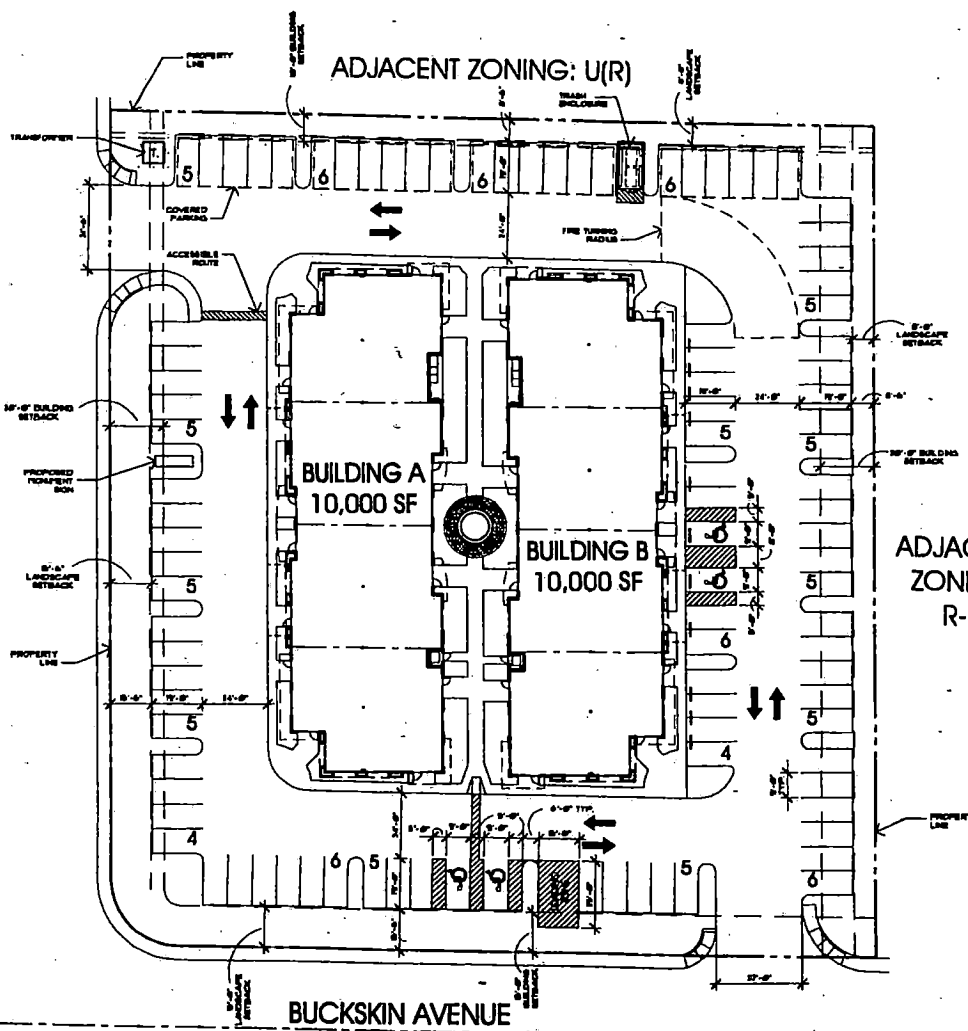
Notary Public in and for said County and State



ELIEZER KAPU
COMM. #1338325
NOTARY PUBLIC - CALIFOR
LOS ANGELES COUNTY

ADJACENT
ZONING
R-PD7

BUFFALO DRIVE



BUCKSKIN AVENUE

ADJACENT ZONING: P-R

Site Data

ASSESSOR'S PARCEL NUMBER (APN) 138-10-301-010
CURRENT ZONING U(MA)
PROPOSED ZONING C-1

PARCEL AREA
SITE GROSS +/- 2.0 ACRES GROSS 87,129 S.F.
BUILDING AREA GROSS +/- 20,000 S.F.

BUILDING SITE COVERAGE 22.9 PERCENT

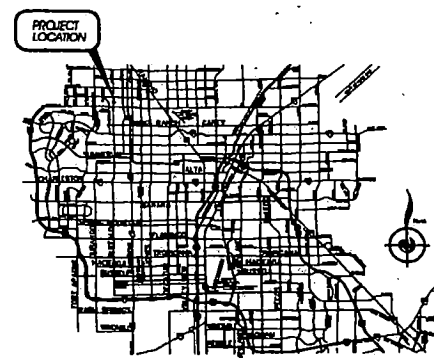
PARKING REQUIRED
OFFICE 41,000 S.F. 80 SPACES
TOTAL PARKING REQUIRED 80 SPACES

PROVIDED 4,911,000 S.F. 98 SPACES

Owner / Developer

INVESTMENT EQUITY DEVELOPERS
4540 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 874-4545

Vicinity Map



Site Plan

Scale: 1" = 20'-0"

North

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is Implied.

August 11, 2004

North Buffalo Business Centre

Schematic Design

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SDR-5811

01/27/05 PC

04208

Las Vegas, Nevada

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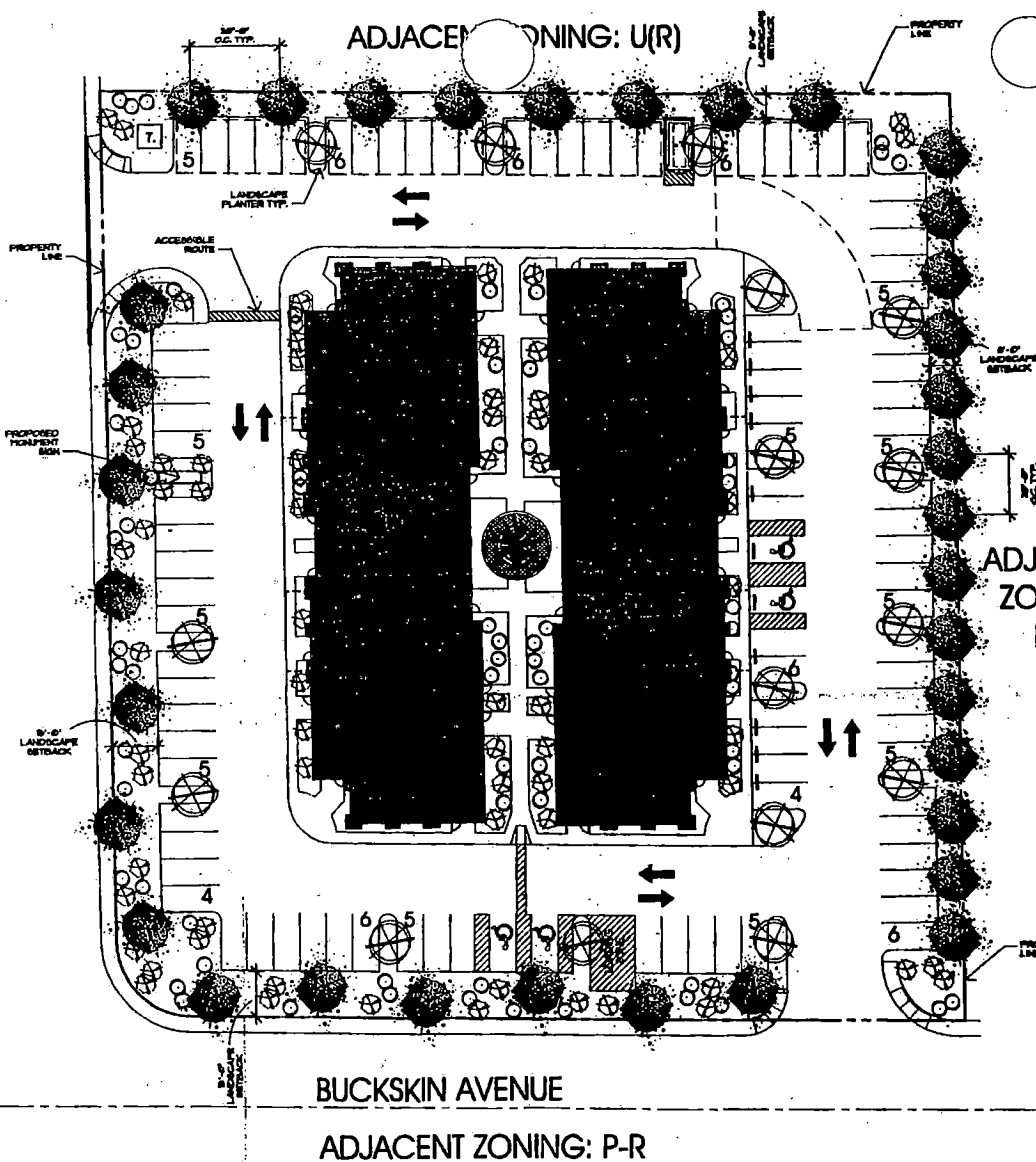
DEC 14 2004



702-416-2772

ADJACENT
ZONING
R-PD7

BUFFALO DRIVE



Owner / Developer

INVESTMENT EQUITY DEVELOPERS
4560 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Site Data

ASSESSOR'S PARCEL NUMBER (APN) 138-10-301-010
CURRENT ZONING U (MAJ)
PROPOSED ZONING C-1

PARCEL AREA
SITE GROSS +/- 2.0 ACRES GROSS 87,129 S.F.
BUILDING AREA GROSS +/- 20,000 S.F.

BUILDING SITE COVERAGE 22.9 PERCENT

PARKING REQUIRED

OFFICE 41000 S.F. 80 SPACES
TOTAL PARKING REQUIRED 80 SPACES

PROVIDED 51000 S.F. 90 SPACES

Landscape will meet title 19A requirements.

Tree Legend

SYMBOL	SIZE	QUANTITY	NOTES
	12" DBH	1	ALL SHOWN ON PLAN
	12" DBH	20	ALL SHOWN ON PLAN
	12" DBH	20	ALL SHOWN ON PLAN

Suggested Shrub List

SYMBOL	SIZE	QUANTITY	NOTES
	12" DBH	1	ALL SHOWN ON PLAN
	12" DBH	20	ALL SHOWN ON PLAN
	12" DBH	20	ALL SHOWN ON PLAN

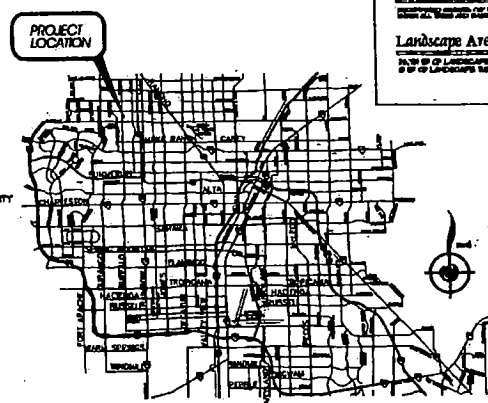
Ground Cover

Ground Cover: 10% of Landscape Area Provided

Landscape Area

10% of Landscape Area Provided

Vicinity Map



Landscape Plan

Scale: 1" = 20'-0"



North Buffalo Business Centre

Schematic Design

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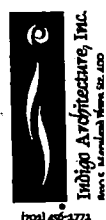
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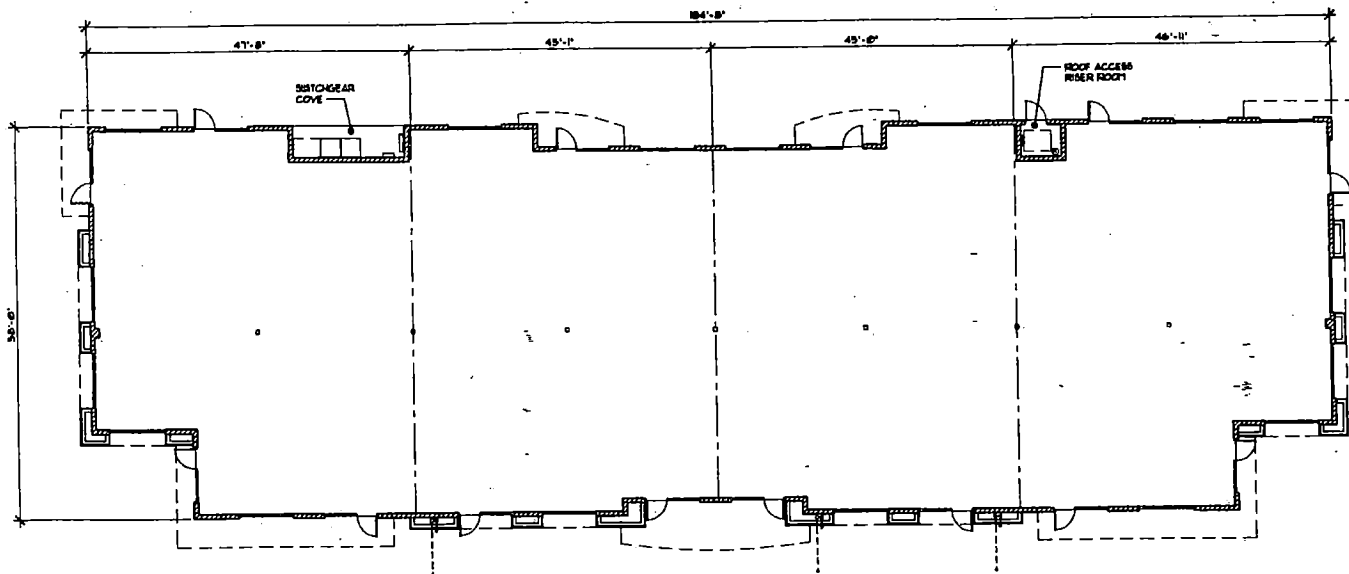
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DEC 14 2004





Floor Plan

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

North

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North Buffalo Business Centre (10,000 sf Office Building A & B)

04208

July 27, 2004

Schematic Design

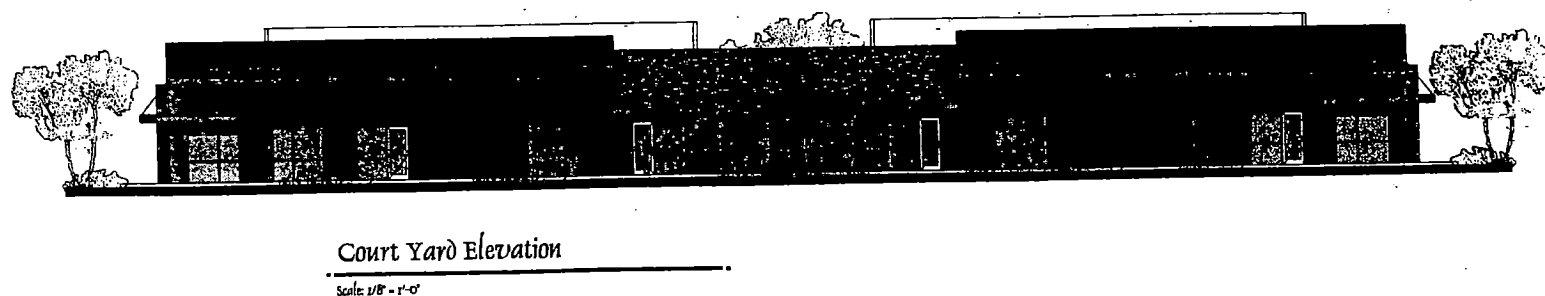
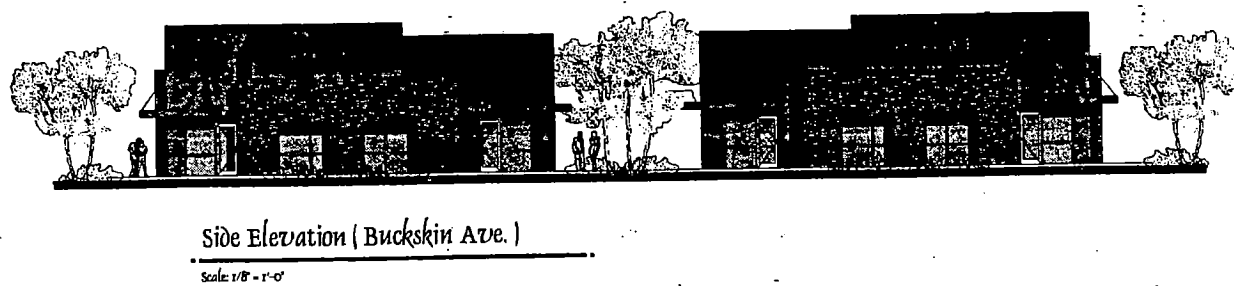
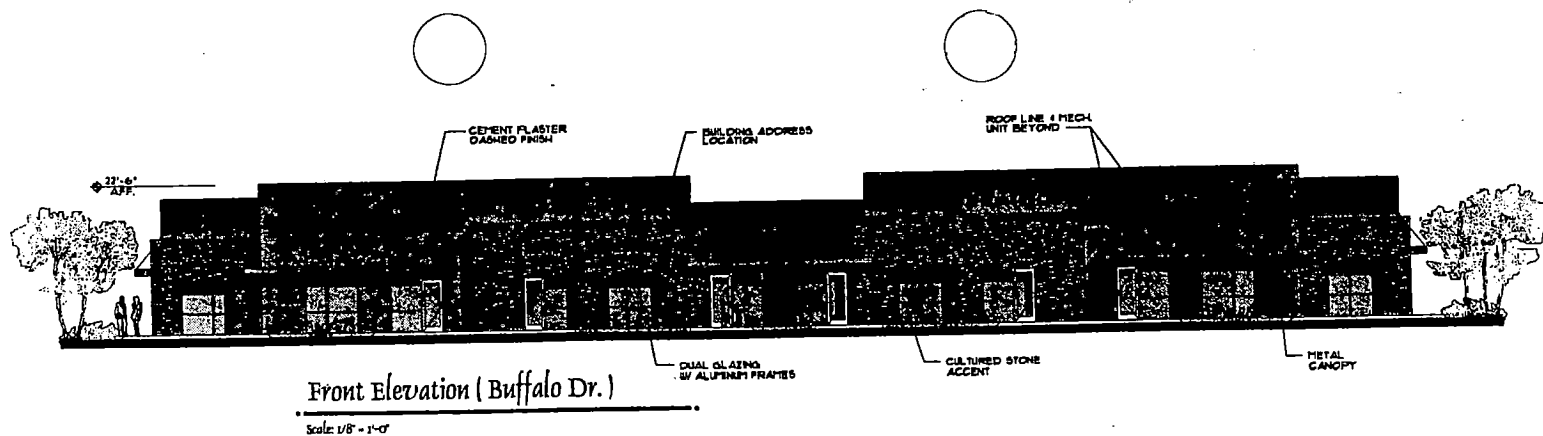
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North Buffalo Business Centre (10,000 sf Office Building A & B)

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Las Vegas, Nevada

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July 17, 2004

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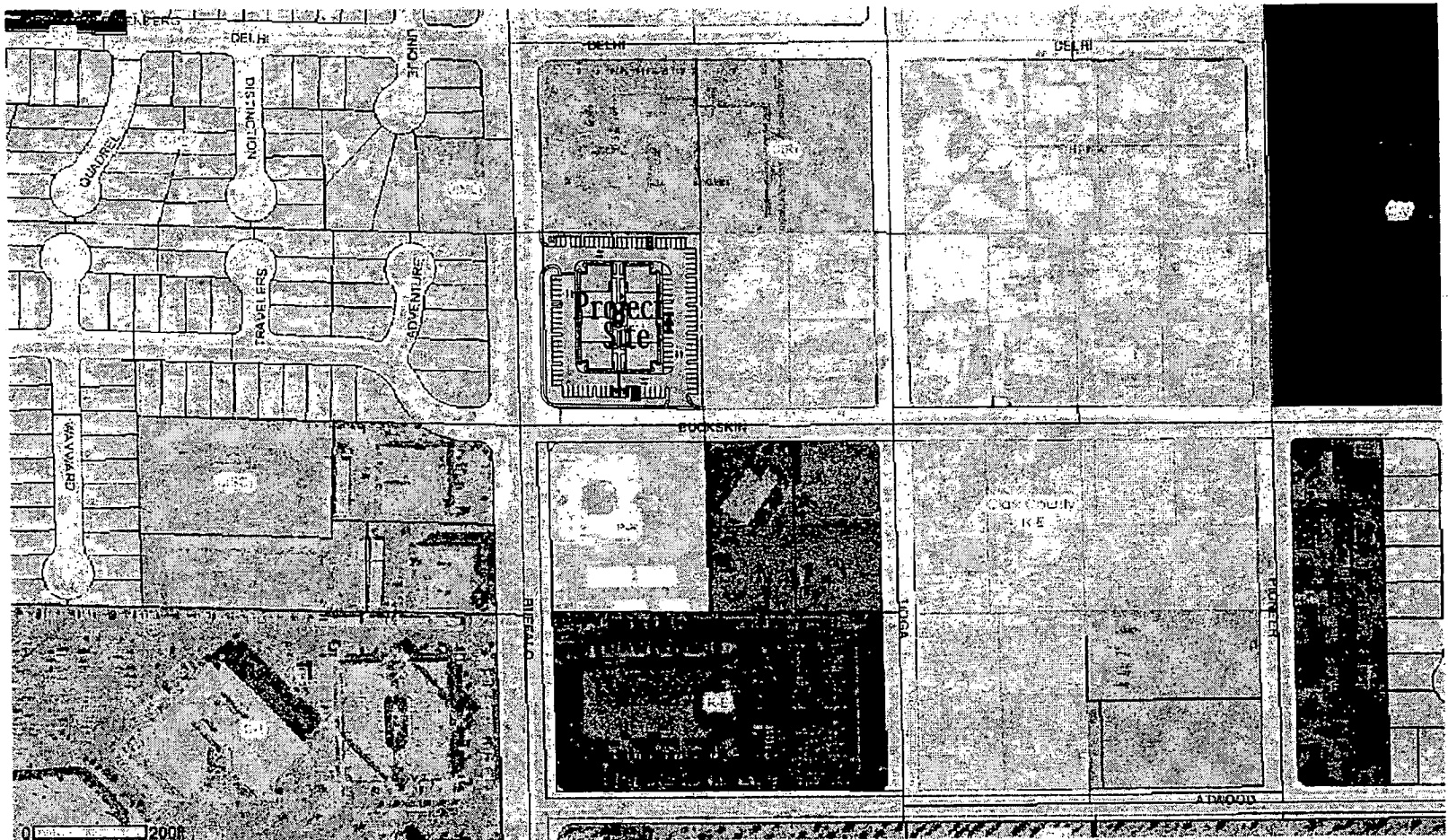
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DEC 14 2004



Zoning Map

Scale: N.T.S.



North

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No Guarantee of its accuracy is implied.

North Buffalo Business Centre

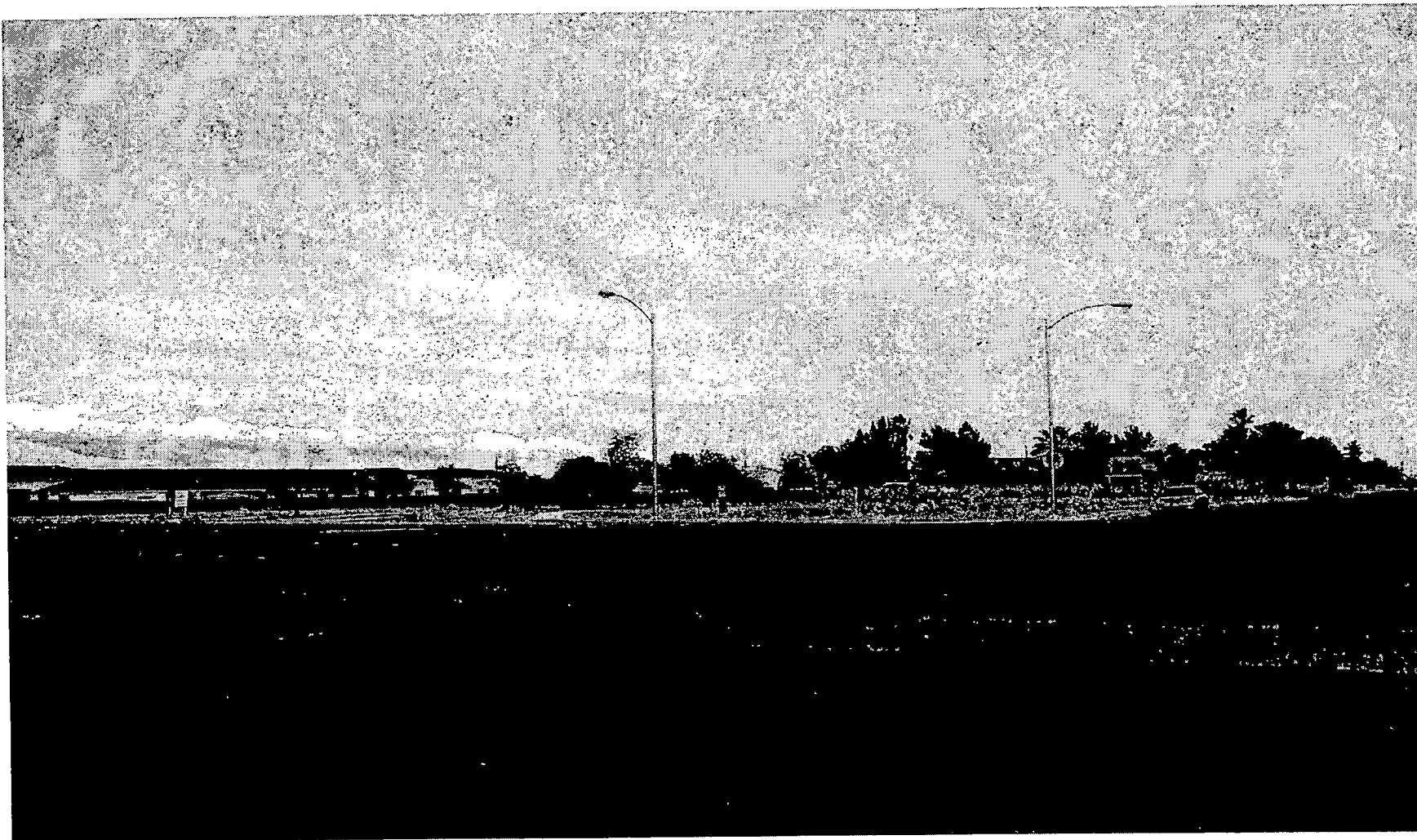
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Las Vegas, Nevada

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8885 MacLeod Drive, Suite 400
Las Vegas, Nevada 89123
(702) 436-2772



SDR-5811 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



SDR-5811 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DEUTSCH FAMILY TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND BUCKSKIN AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

December 14, 2004

Planning & Development Department
Current Planning Division
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

**RE: Justification Letter
Investment Equity Builders
General Plan Amendment, Zone Change, Site Development Plan
Review and Variance to the Residence Adjacency Standard for a
Commercial/Office Professional project generally located west of
Buffalo Drive, north of Buckskin Avenue
Assessors Parcel Number 138-10-301-010**

Ladies and Gentlemen:

This office represents Investment Equity Builders (the "Applicant") in connection with the above-referenced matter. This application is a request for a general plan amendment, zone change, site development plan review and variance to the residence adjacency standard for a single-story, class A office professional plaza generally located on the northwest corner of Buffalo Drive and Buckskin Avenue, as more particularly described as Assessor's Parcel Number 138-10-301-010 (the "Property").

The project is located in the Centennial Hills Sector Plan which designates this property for Medium-Low Attached: 8.1 to 12 units per acre. The Property is presently zoned U(MLA). We are requesting a general plan amendment for Service Commercial which allows for office professional and certain commercial retail uses. In conjunction with the general plan amendment, we are requesting the companion zone change for the Property to C-1 to allow for the proposed office professional "for sale" project. We are also submitting a site development plan review depicting two (2) single-story structures consisting of approximately 10,000 SF each.

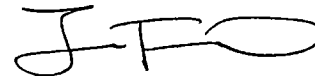
The proposed project is located along a major commercial corridor that carries a tremendous amount of traffic in the northwest area. The property is already planned for intense residential development that would meet or exceed the proposed office professional use. Also, there is existing office professional complex and adjacent to the North is an institutional residential use. A quality single-story office professional plaza would provide a much better buffer to the existing adjacent residential uses than the planned multi-family residential that is planned for the area. Residents to the south and further west than would intense commercial uses allowed in the Service Commercial planning designation, let alone the existing C-2 zoning. The

A variance to the Residency Adjacency Standards pursuant to 19.08.060(B) and (G) of the Las Vegas Zoning Code is required with respect to the proposed trash enclosure and building height and set back requirement along the northern property line. As proposed the building heights along the northern faces of the buildings are 20.6 feet. As such the buildings are required to be 61.8 feet from the institutional residential use to the north of the Property. As proposed, the proposed buildings are 58 feet from the northern property line. Consequently, a 3.8' foot variance is requested. The façade along the north face of the proposed buildings could be lowered to meet the 3:1 set back requirement, but lowering the parapets would result in the A/C systems becoming somewhat visible. As such, the 3.8 ft variance seems preferable under the circumstances. In addition the trash enclosure is situated within 50ft of the northern property boundary. The Applicant has attempted to place the enclosure elsewhere within the project site, but the northern property line seems to be the best place for such an enclosure in order to protect the first-class quality of the project.

Please do not hesitate to contact this office with any further questions or concerns. Thank you.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Jon Evensen Field

JEF/ds

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-5804 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC - Request to amend a portion of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.86 acres adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard (APN 125-27-803-008), Ward 6 (Mack).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

58

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Signed Petition of Opposition with 54 signatures

MOTION:

TRUESDELL – APPROVED with the General Plan Designation amended to Medium Low (ML) with a maximum of 8 units to the acre – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting, is currently under contract with Richmond American Homes

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 38 [GPA-5804], Item 39 [ZON-5809], Item 40 [VAR-5810] and Item 41 [SDR-5807].

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 38 – GPA-5804

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated that the request is to change the General Plan Designation from R (Rural Density Residential) to MLA (Medium-Low Attached Density Residential). The land to the north of the site is designated R (Rural Density Residential) which allows up to 3.5 units an acre, and the land to the east is zoned R-E (Rural Estates Residential – Clark County), which allows up to 2.5 units per acre. The proposed designation allows up to 12 units per acre and would introduce densities and lot sizes that would not be compatible with the surrounding development. In essence, staff felt the site was overbuilt and recommended denial.

TABITHA KEETCH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She used the overhead to briefly describe the subject site. She pointed out that west of Rainbow Boulevard, higher densities are a trend in the area closest to the 95 Freeway. With the subject site being located on the corner of Ann Road and Rainbow Boulevard, ATTORNEY KEETCH explained that access to the site is somewhat constrained being on Rainbow Boulevard.

TODD FARLOW, 240 N. 19th Street, MICHAEL MCALPIN, 5611 Gilbert Lane, JENNIFER SRODES, 5695 N. Rainbow Boulevard, JIMMY D. EPLEY, 5686 N. Rainbow, KEITH PEARSON, 5710 N. Rainbow Boulevard, RON JENSEN, 5631 Gilbert Lane, HOWARD and SHERRI HUGHES, 5853 Rebecca Road, CECILIA LAUB, 6781 Haven Hollow and HELENE PROSSER, 6913 Glen Landing Avenue, all expressed their concerns involving the project being too dense with too many units per acre, one story versus two-story homes, the access point on the subject site, traffic congestion, potential flooding problems and keeping with the rural character of their neighborhood. Continuing to work with the developer, the residents felt that these concerns could be resolved, which would result in having an acceptable project for all parties involved. A signed petition was submitted for the record.

JUDIE COLLINS, 5685 Balsam Street, supported the project. She felt that initially the area was rural; however, Ann Road is now up to six lanes and is a busy roadway.

VICE CHAIRMAN TRUESDELL agreed with the residents in that the units per acre could be reduced for the subject site, which would allow for more open space. However, he felt that the existing daycare facility would generate more traffic than the proposed single-family residences. It was his opinion and recommendation that the proposed project would be more appropriate if it were amended to ML. CHAIRMAN NIGRO concurred with VICE CHAIRMAN TRUESDELL'S recommendation. Even though the Commission would see the redesign, COMMISSIONER EVANS was concerned for approving the General Plan Amendment but holding in abeyance Item 39, Item 40 and Item 41 without knowing what the redesign entailed. ATTORNEY KEETCH confirmed for VICE CHAIRMAN TRUESDELL that the developer would meet with the residents regarding their concerns.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 38 – GPA-5804

MINUTES – Continued:

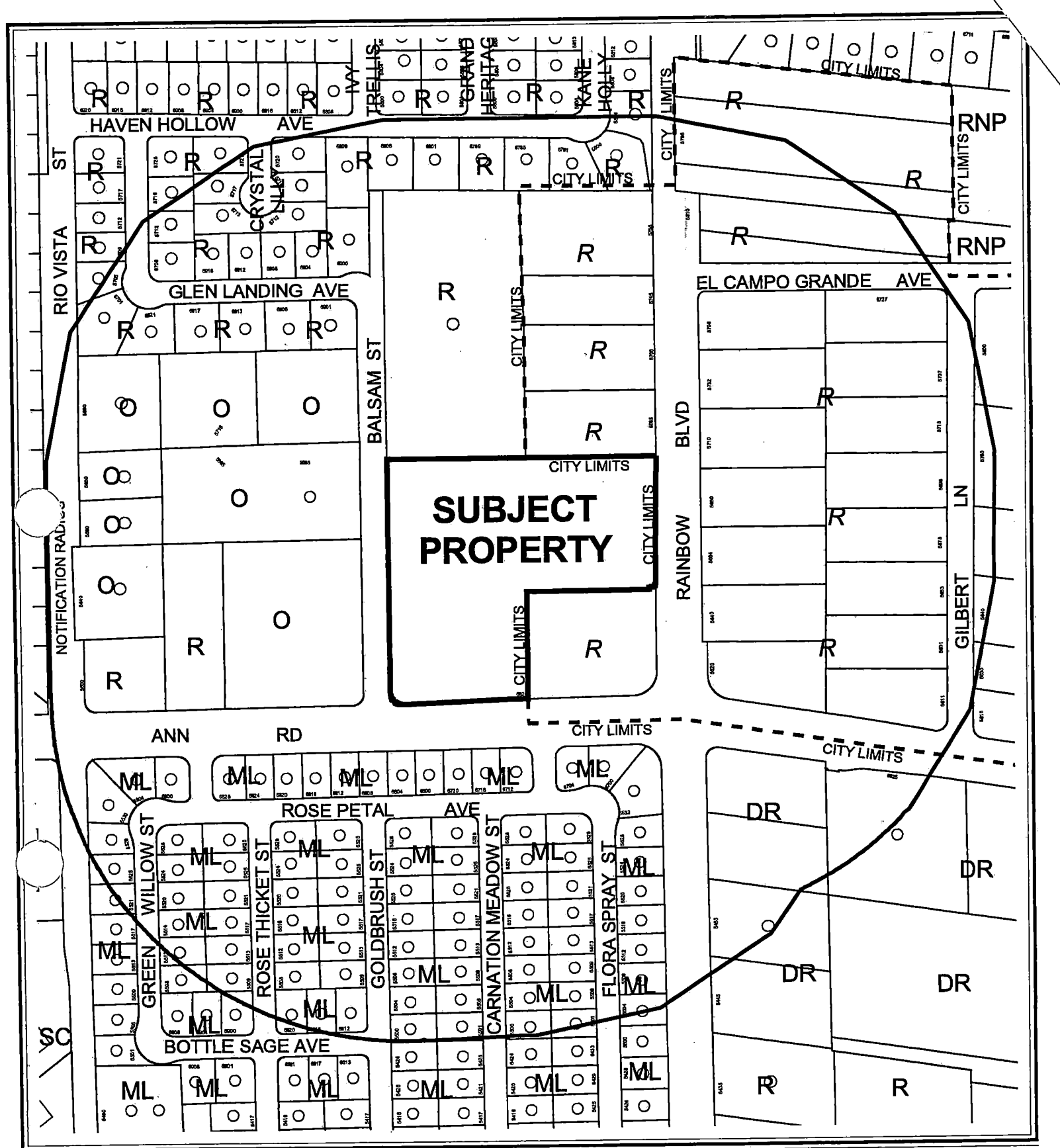
CHAIRMAN NIGRO declared the Public Hearing closed on Item 38 [GPA-5804], Item 39 [ZON-5809], Item 40 [VAR-5810] and Item 41 [SDR-5807].

(8:07 – 8:29)

2-1242

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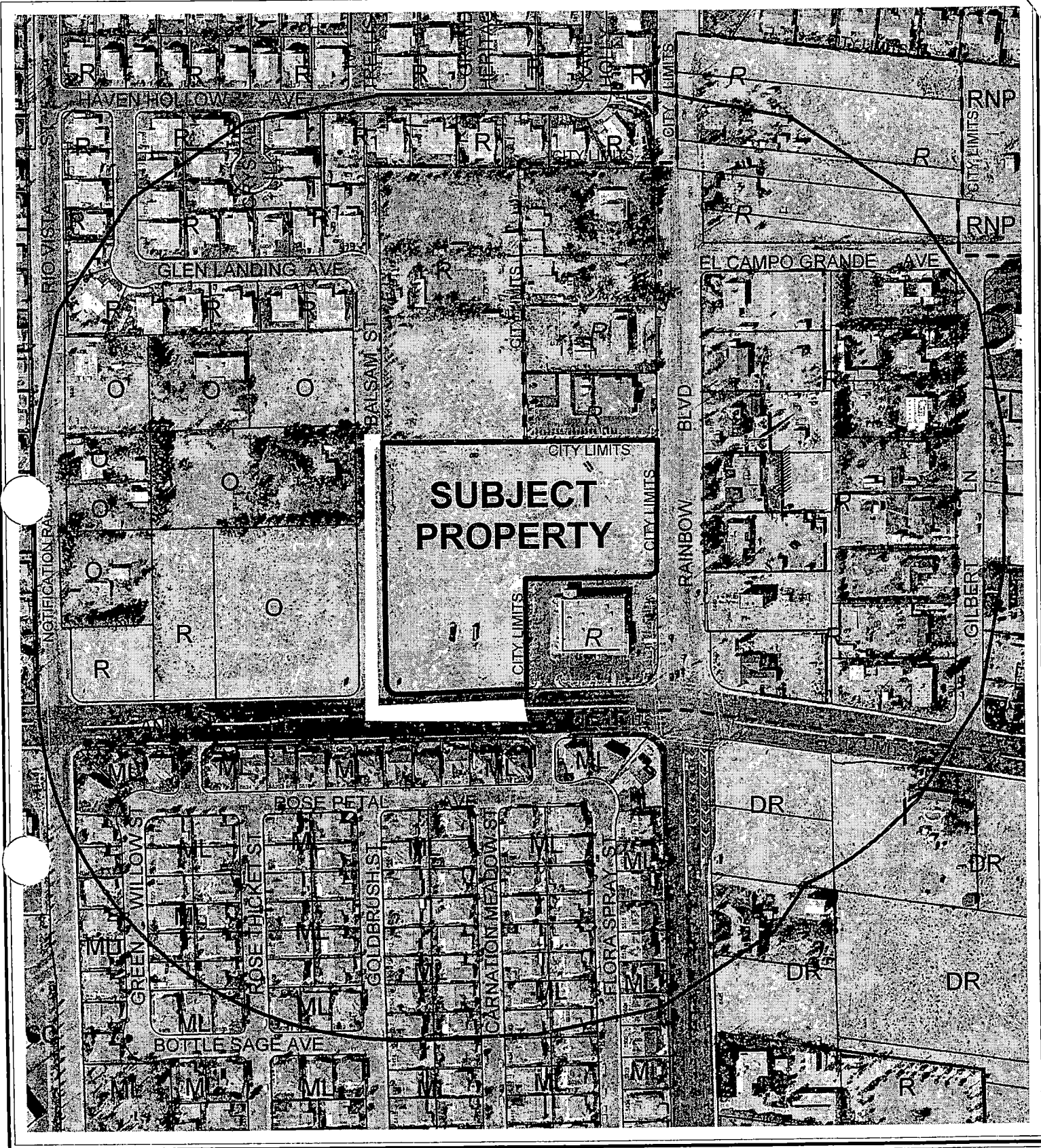


CASE: **GPA-5804**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)



CASE: GPA-5804

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-5804 - APPLICANT: RICHMOND AMERICAN HOMES -

OWNER: REGAL VILLAGE, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard from R (Rural Density Residential) to MLA (Medium-Low Attached Residential). A related Rezoning (ZON-5809), Variance (VAR-5810) and Site Development Plan Review (SDR-5807) will be considered concurrently with this request.

BACKGROUND DATA:

- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Southeast Sector Area as described in the Plan.
- 02/16/05 The City Council will consider a petition to annex (ANX-5586) the subject site into the City of Las Vegas. The effective date of this annexation will be 02/25/05. Staff and the Planning Commission recommended approval on 12/16/04.
- 01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5804) from R (Rural Density Residential) to MLA (Medium-Low Attached Residential), Variance (VAR-5810) for a reduction of required open space, and Site Development Plan Review (SDR-5807) for a 66-lot residential development. Staff recommends denial.

DETAILS OF APPLICATION REQUEST

Site Area: 6.86 Acres

Existing Land Use

Subject Property: Undeveloped
North: Single Family Residential
South: Drug Store / Single Family Residential
East: Single Family Residential
West: Single Family Residential / Undeveloped

Planned Land Use

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
ML (Medium Low Density Residential)
East: RE (Rural Estates – Clark County)
West: O (Office)

Existing Zoning

Subject Property: R-E (Rural Estates Residential–Clark County) under Resolution of Intent to C-1 (Local Business District – Clark County)
North: U (Undeveloped) [R (Rural Residential) General Plan designation]
R-E (Rural Estates Residential -Clark County)
South: R-CL (Single-Family Compact –Lot
R-E (Rural Estates Residential –Clark County) under Resolution of Intent to C-1 (Local Business District – Clark County)
East: R-E (Rural Estates Residential – Clark County)
West: U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to O (Office)
R-E (Residence Estates) Under Resolution of Intent to O (Office)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

ML (Medium-Low Density Residential) (5.6 to 8 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

MLA (Medium-Low Attached Density Residential) (8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

ANALYSIS

The request is to change the General Plan Designation from R (Rural Density Residential) to MLA (Medium-Low Attached Density Residential) on 6.86 acres located at the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard. The land to the north of the site is designated R (Rural Density Residential) which allows up to 3.5 units an acre, and the land to the east is zoned R-E (Rural Estates Residential – Clark County), which allows up to 2.5 units per acre. The proposed MLA (Medium-Low Attached Density Residential) designation allows up to 12 units per acre and would introduce densities and lot sizes that would not be compatible with the surrounding development. While there is a residential neighborhood to the south designated ML (Medium-Low Density Residential), its maximum density is eight units per acre, and it is separated from the subject site by Ann Road, a Primary (100-foot) Arterial.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

GPA-5804 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The density and intensity of the proposed MLA (Medium-Low Attached Density Residential) land use designation is not compatible with the surrounding R (Rural Density Residential) and RE (Rural Estates Residential – Clark County) designations. The maximum allowable density of 12 units per acre far exceeds what would be compatible with the surrounding low-density residential land use designations.

In regard to "2":

The density and lot sizes allowed by the zoning districts permitted in the MLA (Medium-Low Attached Density Residential) designation are not compatible with the surrounding land uses and zoning districts. The surrounding communities are generally built on large lots and are rural in nature. The zoning districts allowed by the MLA (Medium-Low Attached Density Residential) designation would introduce densities into the area that would not be compatible with adjacent zoning districts and land uses.

In regard to "3":

This site is in an area of the city where all utilities and services are existing and available. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department located at 9850 W. Cheyenne Avenue. Fire Station #9, located at 4747 North Rainbow Boulevard is the closest city facility to the site.

In regard to "4":

There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 28, 2004 a neighborhood meeting was held and 14 persons in attendance had the following comments:

- Drainage will flow across Rainbow and into other residential properties
- The houses facing Balsam will put too much traffic onto that street, where it is already difficult to get onto Ann Rd.
- The 2-story houses would be able to look into the school property behind the project
- There are too many houses (7) that back up to the school
- The project is too dense and out of character for the area
- Too much traffic will be added to Rainbow which is only 2 lanes there
- There will be cut through traffic into the adjacent neighborhood
- The neighbors would prefer commercial or residential at Rural density
- Houses at this density will become rentals

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

NOTICES MAILED

163 [Mailed with ZON-5809, VAR-5810 and SDR-5807]

APPROVALS

1

PROTESTS

58



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5804** APN: **125-27-803-008**

Name of Property Owner: REGAL VILLAGE LLC & V KAMDAR

Name of Applicant: RICHMOND AMERICAN HOMES

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

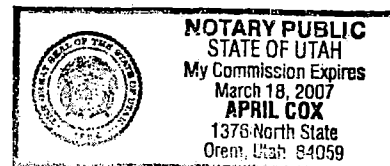
Print Name: V. KAMDAR

Subscribed and sworn before me April Cox

This 2 day of November, 2004

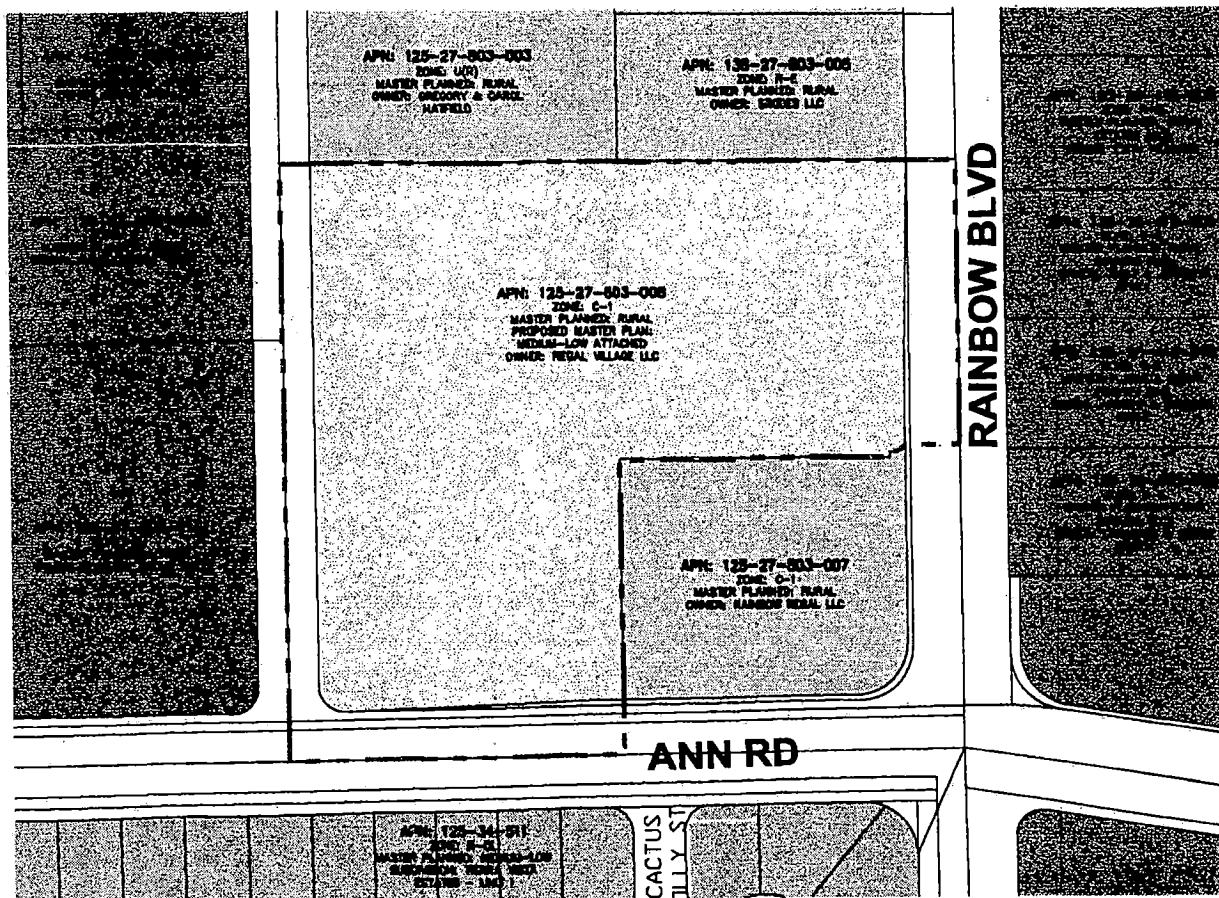
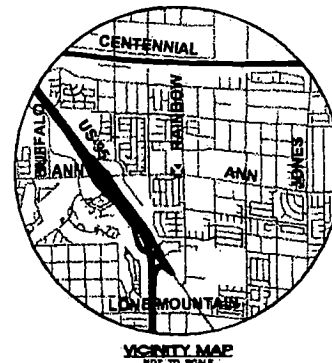
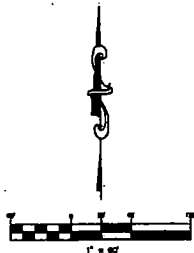
Notary Public in and for said County and State
State of Utah
County of Utah

Revised 2/12/02



Model Application Packet Statement of Financial Interest.doc

ANN / RAINBOW



LEGEND (CLV)

[Symbol] R - RURAL
 [Symbol] ML - MEDIUM LOW
 [Symbol] O - OFFICE

LEGEND (CC)

[Symbol] R-E RURAL ESTATES

DEVELOPER

RICHMOND AMERICAN HOMES
 7300 WEST PEAR DRIVE
 STE. 210
 LAS VEGAS, NEVADA 89120

OWNERS

NECAL VILLAGE LLC
 10 S. STATE ST.
 LONDON, UT 84042

ASSESSORS PARCEL

NUMBER:

125-27-803-008

OVERALL TABULATIONS

EXISTING ZONING: [Symbol] C-1 LIMITED COMMERCIAL
 EXISTING LAND USE: [Symbol] RURAL
 PROPOSED LAND USE: [Symbol] MEDIUM-LOW ATTACHED RESIDENTIAL

GPA-5804
01/27/05 PC

RECEIVED
 DEC 14 2004

RICHMOND AMERICAN HOMES
 2200 WEST PEAR DRIVE, SUITE 210
 LAS VEGAS, NEVADA 89120

RS CONSULTING, INC.
 STRATEGIC PLANNING SOLUTIONS
 7335 HARBOR AVENUE, LAS VEGAS, NV 89129
 OFFICE: 702.361.7707 FAX: 702.361.7700

EXHIBIT TO ACCOMPANY
 GENERAL PLAN AMENDMENT

ANN / RAINBOW
 CITY OF LAS VEGAS, NEVADA

DATE: NOVEMBER 11, 2004

DRAWN BY: S. WILSON

DESIGNED BY: S. WILSON

CHECKED BY: S. WILSON

SCALE: 1" = 80'

PROJECT NO: RA-0084

ENGINEERING SEAL:

SHEET
GPA-1
 DRAWING NO.



GPA-5804 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



GPA-5804 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

December 14, 2004

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Steve Swanton, Senior Planner

Reference: Ann-Rainbow Site Development Plan Review, General Plan Amendment,
Rezoning and Variance
APN #125-27-803-008

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning, Site Development Plan Review and Variance applications.

Location: The proposed 6.86 acre± site is located directly behind the existing Walgreens on the northwest corner of Ann Road and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD10 with an open space Variance for a 66 unit single family detached residential development on 6.86 acres± (125-27-803-008) with a proposed density of 9.6 ± dwelling units per acre (DUA). Additionally, we are currently in the process of an annexation (ANX-5586-04) for the above referenced property into the City of Las Vegas from Clark County that is scheduled to be heard by the Planning Commission on December 16, 2004.

Background/Justification: The parcel in question is currently under resolution of intent within Clark County to C-1. This parcel with the current surrounding land uses and proposed adjacent projects will become an in-fill parcel for residential as this area is not compatible for commercial with the surrounding existing land uses. The property is currently vacant and zoned C-1 with a land use designation of Rural Density Residential (Clark County) of up to 3.59 du/ac. The adjacent properties are zoned and the current land uses are; north, the western most property is zoned Undeveloped (U) and master planned Rural (R)(CLV) and the eastern property is zoned R-E and master planned Rural Density Residential (RDR)(CC), south is an existing higher density residential project that is currently zoned R-CL and master planned ML, to the west is zoned Office (O) and master planned Office (O) in both Clark County and the City, to the east is existing single family residential that is zoned R-E and master planned Rural Estates. In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on what has the potential to be an *in-fill* parcel and is not compatible for commercial with the surrounding community. Developing this site as such allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. It is also necessary that with these applications, we request a Deviation of Standard for a reduced cul-de-sac radius. The reduced radii is due to the relatively small parcel size and by using the larger standard bulb (typically provided on a public street) where provided this may necessitate a variance request for setbacks as the intrusion of a standard cul-de-sac bulb on the smaller lot sizes reduces the lot depth in that area. The product intended for this proposed site will be single family detached residences, and range in size from 1,327 s.f. to 1,803 s.f.

Ann-Rainbow
SDR, GPA, Rezoning and Variance
APNs 125-27-803-008

Page 2

The following minimum setbacks are being requested:

Front - 18' (Garage), Front - 10' (Living).
Rear - 10', Side/Corner side - 3.5'

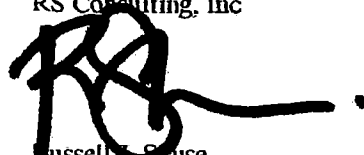
Open Space requirements are as follows:

OS Required: 1.08 acres± (47,436 s.f.±)
OS Provided: .5 acres± (22,151 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 47% of the required open space, and so our request is for a 53% reduction in open space requirements. The open space amenities within the proposed residential subdivision consist of two areas. One area serves two purposes; one that it provides a buffer to the existing Walgreens commercial property to the south and two, will provide and an area for passive trail amenities/trail connections and contain active tot lots and active trail amenities for the residents that will further act as a connection to the exterior of the property. The second area is adjacent to Rainbow and is a buffer/trail area to the residents living along Rainbow and trail amenities/trail connections rather than active uses. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel will provide a good transition buffer from the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc



Russell R. Kruse
President

Cc: Richmond American Homes, Manny Pattni

PETITION TO OPPOSSE GPA-5804

/VAR 5810 /ZON
5809/SDR
5807

We, the undersigned, while believing that progress of the community is important, we also believe in the importance of keeping our community density at or near the same level that it currently is. We believe that with the proposed zoning amendment, which would allow up to 12 homes per acre is in sharp contrast to our current zoning. The plans that were shown at the neighborhood meeting held by the developer Richmond American propose to place 66 units onto a 5.73 acre parcel of Rural Estates zoned land, which is 11.5 units per acre. The surrounding properties on the East, West and North side are all currently zoned for no more than 2 units per acre and are mostly zoned horse property. We feel with the proposed zoning of 12 units per acre we would be forced into dealing with urban zoning far too dense than we are comfortable living with. Another major concern that the residents have is that the entrance to this subdivision is located on Rainbow Blvd. Rainbow Blvd in this area is only one lane in either direction, and the daily traffic increase of at least 100-135 cars two to three times per day would cause much undeserved congestion on this stretch of roadway. Many of us on Rainbow Blvd. have children that play in our front yards and we have no reinforced walls or curbing in front of our properties, and with the increased traffic there is a big concern that any one of these vehicles could eventually wind up in our yards causing serious injury or death to one of our children. The last concern about the Rainbow Blvd. entrance is the flow of waters when it rains. With the roadways as they are when we receive heavy rains there is generally quite a bit of flooding on the East and West side of Rainbow Blvd. When the west side is developed as planned with the one entrance where the water would flow there would be only one path for the flow and that is to the East side of Rainbow Blvd. causing more severe flooding problems than we currently are prepared for. We therefore write to petition the city of Las Vegas to fail this GPA-5804 and keep this property zoned Rural Estates.

Jennifer Snodes [Signature] 5695 N. Rainbow 656-3737
Homeowner Name Signature Address Telephone

Jimmy D. Epley [Signature] 5686 N. Rainbow 639-6109
Homeowner Name Signature Address Telephone

Sandra Meyer [Signature] 7638 Plunging Falls 645-4313
Homeowner Name Signature Address Telephone

Andrea Spino [Signature] 7453 Quail Crest Ln 228-6654
Homeowner Name Signature Address Telephone

Jennifer Flores [Signature] 3305 Canary Creek Ave 645-4736
Homeowner Name Signature Address Telephone

Debra Harris [Signature] 7863 Morning Glory Ct 515-1430
Homeowner Name Signature Address Telephone

VHR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Megan M Ortiz-Capozzi	<i>[Signature]</i>	8585 Bella Loma Ct 81449	658-7361
Homeowner Name	Signature	Address	Telephone
Mark + Kenneth Rooney	<i>[Signature]</i>	6808 Snake River Ave	296-7803
Homeowner Name	Signature	Address	Telephone
Earl Smith	<i>[Signature]</i>	5965 Ruffian Rd	394-6656
Homeowner Name	Signature	Address	Telephone
Shacey S. Fish	<i>[Signature]</i>	7429 Enchanted Hills	242-1283
Homeowner Name	Signature	Address	Telephone
Christine Mancari	<i>[Signature]</i>	10430 Whispering Willow Dr	656-7008
Homeowner Name	Signature	Address	Telephone
Giovanni Barrios	<i>[Signature]</i>	7803 Morning Call Ct	515-1430
Homeowner Name	Signature	Address	Telephone
Dolly Way	<i>[Signature]</i>	3707 Diamond Creek	656-3728
Homeowner Name	Signature	Address	Telephone
Edwin	<i>[Signature]</i>	6780 Bashile Ave	839 7967
Homeowner Name	Signature	Address	Telephone
Christine Protti	<i>[Signature]</i>	8011 Tallwind Ave	255-5748
Homeowner Name	Signature	Address	Telephone
Leanne L. Russo	<i>[Signature]</i>	7050 LA GRANDE	325-2189
Homeowner Name	Signature	Address	Telephone
Christina Leon	<i>[Signature]</i>	5360 Bayou Ct	655-5369
Homeowner Name	Signature	Address	Telephone
Betty Julius	<i>[Signature]</i>	5361 Bayou Ct	656-7605
Homeowner Name	Signature	Address	Telephone
Marie Geron	<i>[Signature]</i>	6430 Whispering Willow	649-2000
Homeowner Name	Signature	Address	Telephone
April Boyer	<i>[Signature]</i>	6121 RESORT KILMER	658-1500
Homeowner Name	Signature	Address	Telephone
Robert Boyer	<i>[Signature]</i>	6121 RESORT KILMER	658-1500
Homeowner Name	Signature	Address	Telephone

ZON 5809

SDR 5807

PETITION TO OPPOSSE GPA-5804

Nadine Seales	<i>Nadine Seales</i>	6812 Beach North	(702) 396-5434
Homeowner Name	Signature	Address	Telephone
RAYMOND PERAZA	<i>Raymond Peraza</i>	1529 VICENZA CT.	702-290-0572
Homeowner Name	Signature	Address	Telephone
Kimberly Pagan	<i>Kimberly Pagan</i>	8700 Castelli	396-0963
Homeowner Name	Signature	Address	Telephone
Timothy West	<i>Timothy West</i>	4024 Autumndale	683-6114
Homeowner Name	Signature	Address	Telephone
EDWARD C. JETER	<i>Edward C. Jeter</i>	7225 TEALWOOD ST.	657-9292
Homeowner Name	Signature	Address	Telephone
Angelica Linn	<i>Angelica Linn</i>	5419 NESTED MOON	(702) 869-8374
Homeowner Name	Signature	Address	Telephone
Julie Zinovitch	<i>Julie Zinovitch</i>	5812 Delabarre	2454671
Homeowner Name	Signature	Address	Telephone
Linda Otter	<i>Linda Otter</i>	5812 Delabarre	6472692
Homeowner Name	Signature	Address	Telephone
JAYSON SMETANA	<i>Jayson Smetana</i>	7829 Pinnocchio Ave	656-5291
Homeowner Name	Signature	Address	Telephone
WALTER DODDS	<i>Walter Dodds</i>	5640 GILBERT LANE	656-1363
Homeowner Name	Signature	Address	Telephone
Janet Causey	<i>Janet Causey</i>	5785 Julian	658-8855
Homeowner Name	Signature	Address	Telephone
Christine Bristol	<i>Christine Bristol</i>	7616 Donald Nelson Ave	396-0980
Homeowner Name	Signature	Address	Telephone
Karrak Rodney	<i>Karrak Rodney</i>	6808 Snake River	656-7803
Homeowner Name	Signature	Address	Telephone
Amy Taler	<i>Amy Taler</i>	7225 Tealwood St	657-9292
Homeowner Name	Signature	Address	Telephone
Chris Threlkeld	<i>Chris Threlkeld</i>	4024 Autumndale Ave	396-2249
Homeowner Name	Signature	Address	Telephone

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

<u>Larry Seale</u>	<u>[Signature]</u>	<u>6812 Beach Nest Ave</u>	<u>396-5434</u>
Homeowner Name	Signature	Address	Telephone
<u>Kathleen Richardson</u>	<u>[Signature]</u>	<u>7420 Jockey Ave</u>	<u>838-8831</u>
Homeowner Name	Signature	Address	Telephone
<u>Alva Page</u>	<u>[Signature]</u>	<u>8129 Danandz Ct</u>	<u>254-1892</u>
Homeowner Name	Signature	Address	Telephone
<u>Beth Smietana</u>	<u>[Signature]</u>	<u>7829 Pinnocchio</u>	<u>203-0970</u>
Homeowner Name	Signature	Address	Telephone
<u>Laura Fontana</u>	<u>[Signature]</u>	<u>2706 Gardenia Flower</u>	<u>396-3377</u>
Homeowner Name	Signature	Address	Telephone
<u>Dan Froelich</u>	<u>[Signature]</u>	<u>4940 N. Limerick Rd</u>	<u>645-5287</u>
Homeowner Name	Signature	Address	Telephone
<u>Chad C. Morris</u>	<u>[Signature]</u>	<u>6792 Beach Nest Ave</u>	<u>647-5834</u>
Homeowner Name	Signature	Address	Telephone
<u>Patty A. Sharley</u>	<u>[Signature]</u>	<u>6788 Beach Nest Ave</u>	<u>396-9841</u>
Homeowner Name	Signature	Address	Telephone
<u>TARA CARROLL</u>	<u>[Signature]</u>	<u>6788 Beach Nest Ave</u>	<u>395-4496</u>
Homeowner Name	Signature	Address	Telephone
<u>William Cantrell</u>	<u>[Signature]</u>	<u>5924 Kane Holly</u>	<u>395-6083</u>
Homeowner Name	Signature	Address	Telephone
<u>Henry Astor</u>	<u>[Signature]</u>	<u>5620 Kane Holly</u>	<u>656-1355</u>
Homeowner Name	Signature	Address	Telephone
<u>Teresa Moore</u>	<u>[Signature]</u>	<u>5912 Kane Holly St</u>	<u>395-8953</u>
Homeowner Name	Signature	Address	Telephone
<u>Quinton Johnson</u>	<u>[Signature]</u>	<u>5902 KANE HOLLY ST</u>	<u>656-4306</u>
Homeowner Name	Signature	Address	Telephone
<u>[Signature]</u>	<u>[Signature]</u>	<u>5900 Kane Holly</u>	<u>870-3974</u>
Homeowner Name	Signature	Address	Telephone
<u>Don Larrick</u>	<u>[Signature]</u>	<u>5824 Kane Holly St.</u>	<u>656-9250</u>
Homeowner Name	Signature	Address	Telephone

VAN 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

<u>Claudia Lemmon</u>	<u>[Signature]</u>	<u>5816 Kane Holly</u>	<u>363-1323</u>
Homeowner Name	Signature	Address	Telephone
<u>Robert D. Lemmon</u>	<u>[Signature]</u>	<u>5816 Kane Holly</u>	<u>363-1323</u>
Homeowner Name	Signature	Address	Telephone
<u>C.E. Gill</u>	<u>[Signature]</u>	<u>5813 Kane Holly</u>	<u>655-5342</u>
Homeowner Name	Signature	Address	Telephone
<u>W.H. Page</u>	<u>[Signature]</u>	<u>5825 Kane Holly</u>	<u>360-8974</u>
Homeowner Name	Signature	Address	Telephone
<u>D. Orlando</u>	<u>[Signature]</u>	<u>5921 Kane Holly St</u>	<u>313-8844</u>
Homeowner Name	Signature	Address	Telephone
<u>Maria K.</u>	<u>[Signature]</u>	<u>5710 N. Rainbow</u>	<u>655-3712</u>
Homeowner Name	Signature	Address	Telephone
<u>Sharon Armitage</u>	<u>[Signature]</u>	<u>5710 N. Rainbow</u>	<u>655-3712</u>
Homeowner Name	Signature	Address	Telephone
<u>Kathy Pearson</u>	<u>[Signature]</u>	<u>5710 N. Rainbow</u>	<u>655-3712</u>
Homeowner Name	Signature	Address	Telephone
<u>Scott Angler</u>	<u>[Signature]</u>	<u>5664 N. Rainbow</u>	<u>645-8970</u>
Homeowner Name	Signature	Address	Telephone
<u>Ryan Bertalones</u>	<u>[Signature]</u>	<u>5686 N. Rainbow Blvd</u>	<u>639-6109</u>
Homeowner Name	Signature	Address	Telephone
<u>Christian Lightbourne</u>	<u>[Signature]</u>	<u>438 Crimson Tide Ave</u>	<u>395-8558</u>
Homeowner Name	Signature	Address	Telephone
<u>Jennifer Eiden</u>	<u>[Signature]</u>	<u>5686 N. Rainbow</u>	<u>639-6109</u>
Homeowner Name	Signature	Address	Telephone

Homeowner Name Signature Address Telephone

Homeowner Name Signature Address Telephone

Homeowner Name Signature Address Telephone

Jan 13, 2005

Mr. Gary Leobold, Planning Supervisor
Planning & Development Dept.
Current Planning Division
731 S. Fourth St.
Las Vegas, NV 89101

Dear Sir,

Please note that I vehemently object to the proposed development (attached).

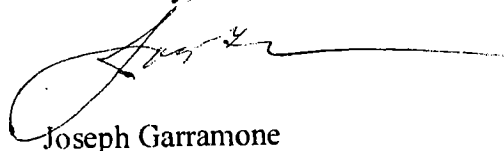
I purchased a condominium (Cliff Shadows) across from the proposed project about a year ago.
I paid an additional \$5,000 for a unit facing the mountains with a view.

At the time of purchase the proposed project was on Low-Density Land and my decision to purchase was based on such.

○ This proposed project will undeniably block that view, increase congestion and disturb the animal inhabitants, such as big horn sheep, who are regularly seen grazing near the bottom of the mountains.

I respectfully urge you to disapprove the proposal.

Yours truly,



Joseph Garramone
3455 Cactus Shadow St. #203
Las Vegas, NV 89129

○

VAR-5786

January 18, 2005

Gary Leobold, Planning Supervisor
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Gary Leobold, Planning Supervisor,

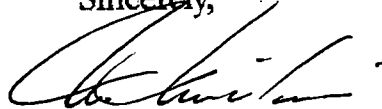
SUBJECT: ^{ZON}VAR-5809, VAR-5810, SDR-5807, GPA-5804, GPA-5820

Concerning ^{ZON}Var-5809, Var-5810, SDR-5807, I am objecting to any change in the current designation of property to R-PD10, which will change the open space requirement to one half the original requirement. The area is already congested, traffic is heavy and open space is at a premium.

Concerning GPA-5804, GPA-5820, I am objecting to any change of The Centennial Hills Sector Plan to MLA. A zero lot requirement means that the builder can build Town homes, Condo's, Duplex's etc; which would add more congestion to the area as well as decreasing the value of the homes in the surrounding area.

The preservation of open space and development of property consistent with the general welfare and quality of life for the residents in the area must be considered before the needs of the developers. For the above stated reasons, I am objecting to any changes of the current zoning.

Sincerely,



Walter Nieczkowski

January 18, 2005

Gary Leobold, Planning Supervisor
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Gary Leobold, Planning Supervisor,

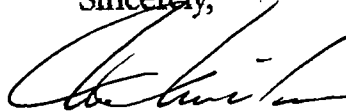
SUBJECT: ^{ZON}VAR-5809, VAR-5810, SDR-5807, GPA-5804, GPA-5820

Concerning ^{ZON}Var-5809, Var-5810, SDR-5807, I am objecting to any change in the current designation of property to R-PD10, which will change the open space requirement to one half the original requirement. The area is already congested, traffic is heavy and open space is at a premium.

Concerning GPA-5804, GPA-5820, I am objecting to any change of The Centennial Hills Sector Plan to MLA. A zero lot requirement means that the builder can build Town homes, Condo's, Duplex's etc; which would add more congestion to the area as well as decreasing the value of the homes in the surrounding area.

The preservation of open space and development of property consistent with the general welfare and quality of life for the residents in the area must be considered before the needs of the developers. For the above stated reasons, I am objecting to any changes of the current zoning.

Sincerely,



Walter Nieczkowski

1/16/05

Dear Sirs:

We approve
of all of the
enclosed plans.

Joon Kanga
Glynther Olsen

6824 Ross Petaluma
Ju, No 89/30

VAR-5810
SPR-5807
GPA 5804
GPA-5820
ZON-5809

total - 54 signatures @

PETITION TO OPPOSSE GPA-5804 / VAR 5810 / ZON 5809

We, the undersigned, while believing that progress of the community is important, we also believe in the importance of keeping our community density at or near the same level that it currently is. We believe that with the proposed zoning amendment, which would allow up to 12 homes per acre is in sharp contrast to our current zoning. The plans that were shown at the neighborhood meeting held by the developer Richmond American propose to place 66 units onto a 5.73 acre parcel of Rural Estates zoned land, which is 11.5 units per acre. The surrounding properties on the East, West and North side are all currently zoned for no more than 2 units per acre and are mostly zoned horse property. We feel with the proposed zoning of 12 units per acre we would be forced into dealing with urban zoning far too dense than we are comfortable living with. Another major concern that the residents have is that the entrance to this subdivision is located on Rainbow Blvd. Rainbow Blvd in this area is only one lane in either direction, and the daily traffic increase of at least 100-135 cars two to three times per day would cause much undeserved congestion on this stretch of roadway. Many of us on Rainbow Blvd. have children that play in our front yards and we have no reinforced walls or curbing in front of our properties, and with the increased traffic there is a big concern that any one of these vehicles could eventually wind up in our yards causing serious injury or death to one of our children. The last concern about the Rainbow Blvd. entrance is the flow of waters when it rains. With the roadways as they are when we receive heavy rains there is generally quite a bit of flooding on the East and West side of Rainbow Blvd. When the west side is developed as planned with the one entrance where the water would flow there would be only one path for the flow and that is to the East side of Rainbow Blvd. causing more severe flooding problems than we currently are prepared for. We therefore write to petition the city of Las Vegas to fail this GPA-5804 and keep this property zoned Rural Estates.

Jennifer Snodgrass		5695 N. Rainbow	656-3737
Homeowner Name	Signature	Address	Telephone

Jimmy D. Epley		5686 N. Rainbow	639-6109
Homeowner Name	Signature	Address	Telephone

Sandra Meyer		7638 Plunging Falls	645-4313
Homeowner Name	Signature	Address	Telephone

Andrea Spier		7453 Quail Breast Ln	228-6654
Homeowner Name	Signature	Address	Telephone

Jennifer Flores		3305 Canary Creek Ave	645-4736
Homeowner Name	Signature	Address	Telephone

Debra Guarns		7863 Morning Glory Ct	515-1430
Homeowner Name	Signature	Address	Telephone

Submitted at Planning Commission

Date 01-27-05 Item #38

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Megan M. Ortiz-Capozzi		8585 Bellaloma Ct 89149	658-7861
Homeowner Name	Signature	Address	Telephone
Mark + Kenneth Rowley		6828 Snake River Ave	296-7875 296-7803
Homeowner Name	Signature	Address	Telephone
Eric Smith		5965 Ruffian Rd	399-6656
Homeowner Name	Signature	Address	Telephone
Stacey S. Fish		7429 Enchanted Hills	242-1283
Homeowner Name	Signature	Address	Telephone
Christine Mancari		6430 Whispering Sand Dr	658-7008
Homeowner Name	Signature	Address	Telephone
Giovanni Guarino		7863-Moving Gallup Ct	515-1430
Homeowner Name	Signature	Address	Telephone
Wally Wray		3207 Disney Creek	656-3728
Homeowner Name	Signature	Address	Telephone
Edwin		6780 Bashile Ave	839-7967
Homeowner Name	Signature	Address	Telephone
Christine Proth		8017 Tallwind Ave	255-5748
Homeowner Name	Signature	Address	Telephone
Leonardo Russo		7050 Sea View Dr	325-2189
Homeowner Name	Signature	Address	Telephone
Christina Leon		5360 Bayou Ct	655-5369
Homeowner Name	Signature	Address	Telephone
Betty Julius		5361 Bayou Ct	656-7605
Homeowner Name	Signature	Address	Telephone
Marie Jean		6430-Whispering Sand	649-2000
Homeowner Name	Signature	Address	Telephone
APRIL BOYER		6121 RESORT BLVD	658-1500
Homeowner Name	Signature	Address	Telephone
APRIL BOYER		6121 RESORT BLVD	658-1500
Homeowner Name	Signature	Address	Telephone

(12)

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Nadine Searles Nadine Searles 6812 Beach Hill Dr (702) 396-5434

Homeowner Name	Signature	Address	Telephone
RAYMOND PERAZA	[Signature]	1524 VICENZA CT. 89129	702-290-0572

Homeowner Name	Signature	Address	Telephone
Kimberly Rogers	[Signature]	8700 Castatru	396-0463

Homeowner Name	Signature	Address	Telephone
Jennifer Westly	[Signature]	4024 Autumndale	633-6114

Homeowner Name	Signature	Address	Telephone
EDWARD C. JETER	[Signature]	7225 TEALWOOD ST.	657-9292

Homeowner Name	Signature	Address	Telephone
Angelica Linn	[Signature]	5419 Nestled Moon 89131	(702) 869-8374

Homeowner Name	Signature	Address	Telephone
Julie Zinowitch	[Signature]	5812 Delabarre	2454671

Homeowner Name	Signature	Address	Telephone
Linda Otter	[Signature]	5812 Delabarre	647-2692

Homeowner Name	Signature	Address	Telephone
JAYSON SMETANA	[Signature]	7829 Pinnocchio Ave	656-5291

Homeowner Name	Signature	Address	Telephone
WALTER DONOS	[Signature]	5640 GILBERT LANE	656-1363

Homeowner Name	Signature	Address	Telephone
Janet Causey	[Signature]	5785 Julian	658-8855

Homeowner Name	Signature	Address	Telephone
Christine Bristol	[Signature]	7616 Donald Nelson Ave	396-0980

Homeowner Name	Signature	Address	Telephone
Karrah Rodney	[Signature]	6808 Snake River	656-7803

Homeowner Name	Signature	Address	Telephone
Amy Telere	[Signature]	7225 Tealwood St	657-9292

Homeowner Name	Signature	Address	Telephone
Chris Thayer	[Signature]	4024 Autumndale Ave	396-2245

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Larry Seales *[Signature]* 6812 Beach Nest Ave 396-5434
Homeowner Name Signature Address Telephone

Kathleen Richardson *[Signature]* 7420 Jockey Ave 838-8831
Homeowner Name Signature Address Telephone

Aalya Page *[Signature]* 8129 Danville Ct 254-1892
Homeowner Name Signature Address Telephone

Beth Smietana *[Signature]* 7829 Pinnocchio 203-0970
Homeowner Name Signature Address Telephone

Laura Fontana *[Signature]* 2706 Gardenia Flower 396-3377
Homeowner Name Signature Address Telephone

Dan Froelich *[Signature]* 4940 N. Linneman Rd 645-5287
Homeowner Name Signature Address Telephone

Chad C. Moore *[Signature]* 6792 Beach Nest Ave 647-5834
Homeowner Name Signature Address Telephone

Patty A. Sharley *[Signature]* 6788 Beach Nest Ave 396-9841
Homeowner Name Signature Address Telephone

TARA CARRERI *[Signature]* 6788 Beach Nest Ave 395-4496
Homeowner Name Signature Address Telephone

William Cantrell *[Signature]* 5924 Kane Holly 395-6083
Homeowner Name Signature Address Telephone

Henry Astor Kent *[Signature]* 5620 Kane Holly 656-1355
Homeowner Name Signature Address Telephone

Teresa Moore *[Signature]* 5912 Kane Holly St 395-8953
Homeowner Name Signature Address Telephone

Quinton Johnson *[Signature]* 5902 KANE HOLLY ST 656-4306
Homeowner Name Signature Address Telephone

Bethie Lupton *[Signature]* 5900 Kane Holly 870-3974
Homeowner Name Signature Address Telephone

Don Larrick *[Signature]* 5824 Kane Holly Ct. 656-9250
Homeowner Name Signature Address Telephone

E. BRYAN LAUB *[Signature]* 6781 HAVEN BLOW 870-6742
CELIA K. LAUB *[Signature]* 6781 HAVEN BLOW 870-6742
7147

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Claudia Lemmon Claudia Lemmon 5816 Kane Holly 363-1323
Homeowner Name Signature Address Telephone

Robert D. Lemmon Robert D. Lemmon 5816 Kane Holly 363-1323
Homeowner Name Signature Address Telephone

C.E. Gill C.E. Gill 5813 Kane Holly 655-5342
Homeowner Name Signature Address Telephone

W.H. Page William H. Page 5825 Kane Holly 360-8974
Homeowner Name Signature Address Telephone

D. Orlando D. Orlando 5921 Kane Holly St 313-8844
Homeowner Name Signature Address Telephone

Maria Krisher Maria Krisher 5710 N. Rainbow 655-3712
Homeowner Name Signature Address Telephone

Stacey Arning Stacey Arning 5710 N. Rainbow 655-3712
Homeowner Name Signature Address Telephone

Keith Pearson Keith Pearson 5710 N. Rainbow 655-3712
Homeowner Name Signature Address Telephone

Scott Angle Scott Angle 5664 N. Rainbow 645-8990
Homeowner Name Signature Address Telephone

Ryan Battalones Ryan Battalones 5686 N. Rainbow blvd 639-6109
Homeowner Name Signature Address Telephone

Christian Lightbourne Christian Lightbourne 4438 Crimson Tide Ave 395-8558
Homeowner Name Signature Address Telephone

Jennifer Eley Jennifer Eley 5686 N. Rainbow 639-6109
Homeowner Name Signature Address Telephone

Phil Ball Phil Ball 5868 Mustang 645-1615
Homeowner Name Signature Address Telephone

Ron Jenson Ron Jenson 5631 GILBERT LN 838-3733
Homeowner Name Signature Address Telephone

Michael McElroy Michael McElroy 5611 GILBERT LN 838-3733
Homeowner Name Signature Address Telephone

Heidi Prosser Heidi Prosser 6913 Blending Ave 429 3676
395-4883 (11)

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

12526410004
EPLEY JIMMY D & JEANNIFER B
5686 N RAINBOW BLVD
LAS VEGAS NV 89130-1236

Case: GPA-5804

MEETING: PLANNING COMMISSION
DATE: JANUARY 27, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-5804

APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC - REQUEST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: R (RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) ON 6.86 ACRES ADJACENT TO THE NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD (APN 125-27-803-008), WARD 6 (MACK).

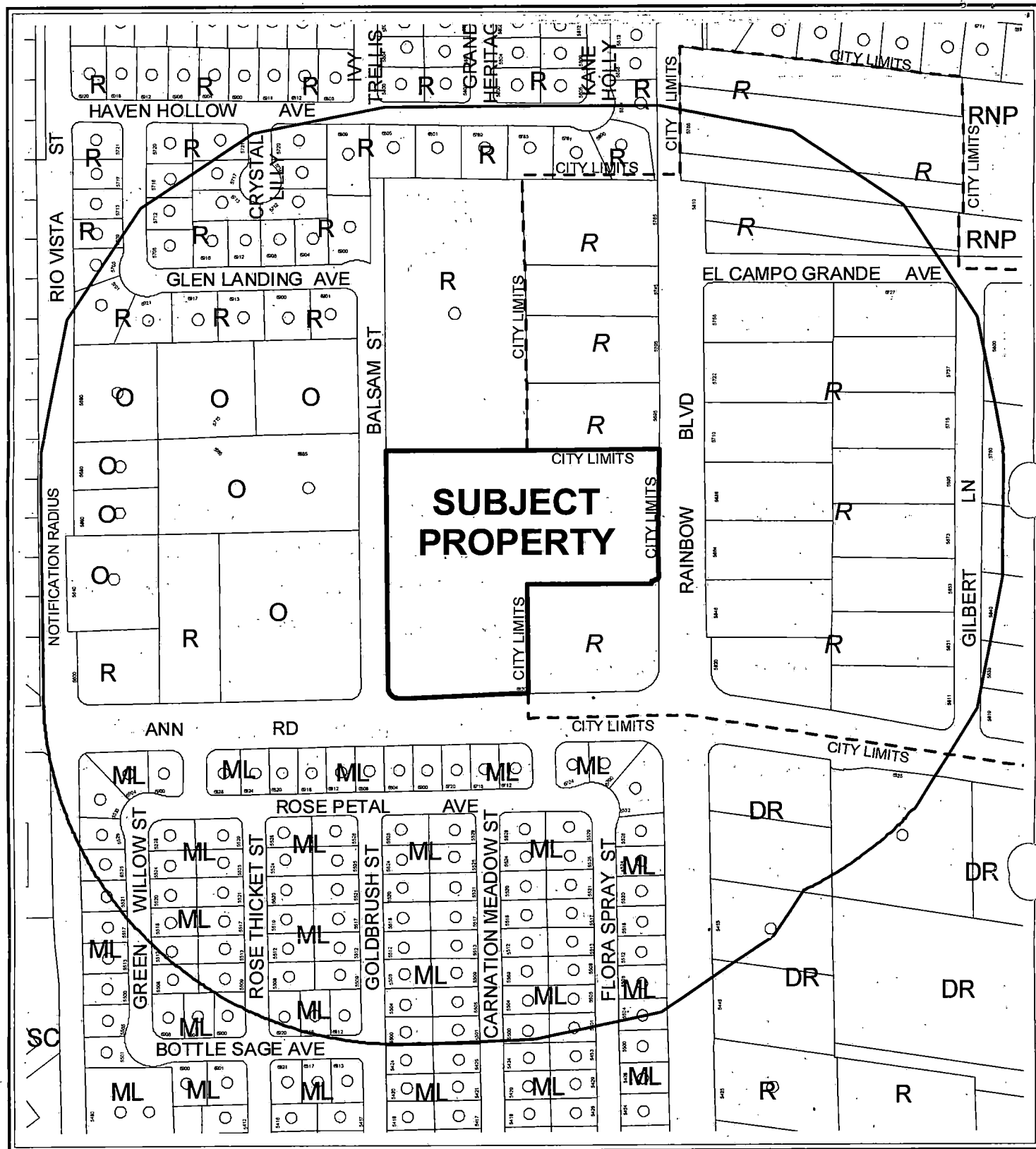
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



SEE LOCATION MAP ON REVERSE SIDE

GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION



CASE: **GPA-5804**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 27, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-5807

APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 66-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 6.86 ACRES ADJACENT TO THE NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD (APN 125-27-803-008), U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO N-S (NEIGHBORHOOD SERVICE) [PROPOSED: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) ZONE], WARD 6 (MACK).

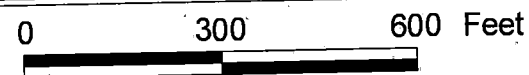
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JANUARY 27, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-5809

APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC - REQUEST FOR A REZONING FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) ON 6.86 ACRES ADJACENT TO THE NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD (APN 125-27-803-008), WARD 6 (MACK).

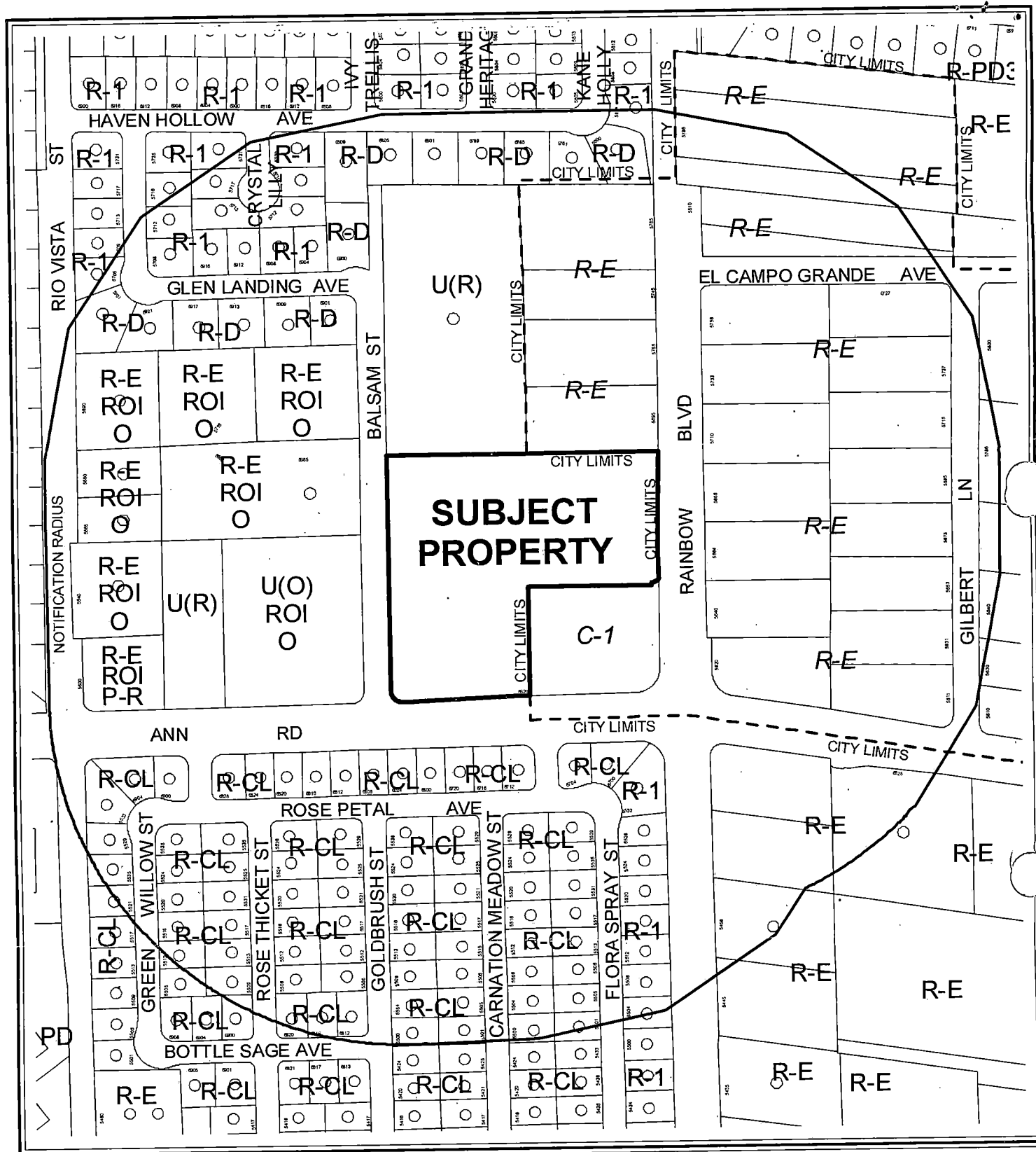
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: ZON-5809

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: JANUARY 27, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS,
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-5810

APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC - REQUEST FOR A VARIANCE TO ALLOW 0.51 ACRES OF OPEN SPACE WHERE 1.09 ACRES IS THE MINIMUM AMOUNT REQUIRED IN CONJUNCTION WITH A PROPOSED 66-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 6.86 ACRES ADJACENT TO THE NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD (APN 125-27-803-008), U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO N-S (NEIGHBORHOOD SERVICE) [PROPOSED: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) ZONE], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

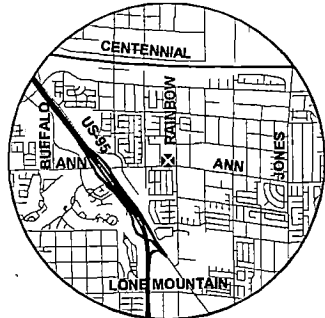
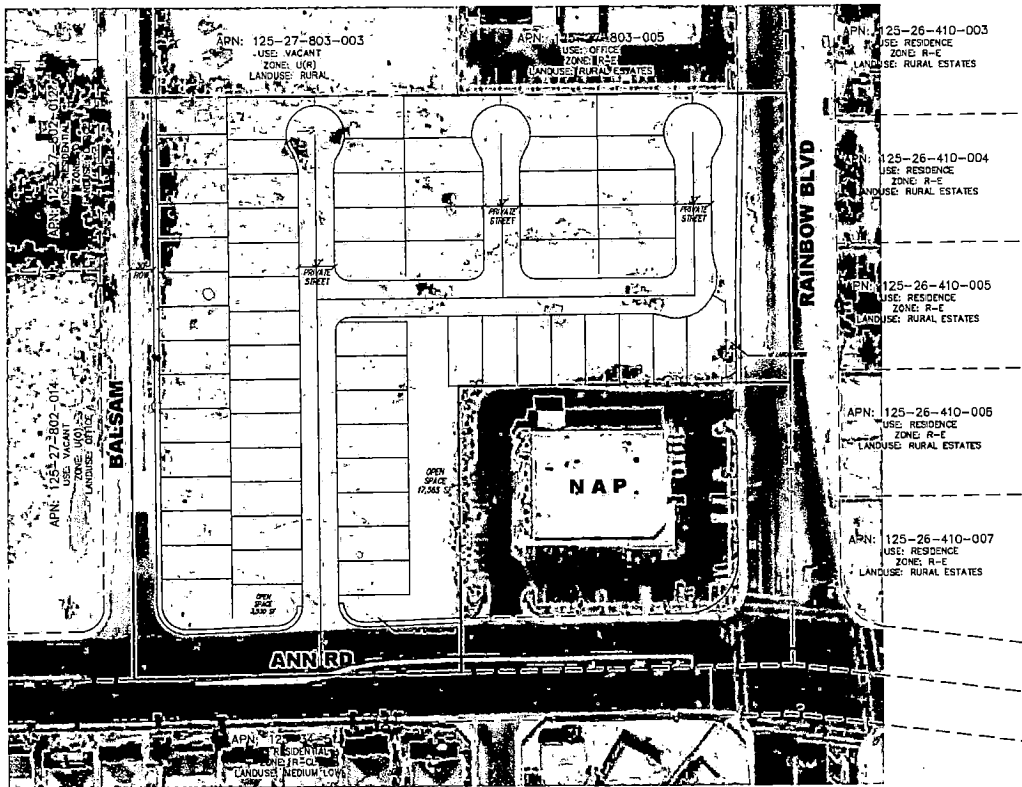
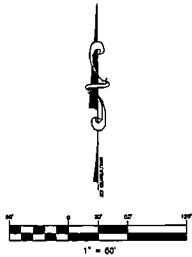
Any and all interested persons may appear before the Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, 731 South Fourth Street, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ANN / RAINBOW



VICINITY MAP

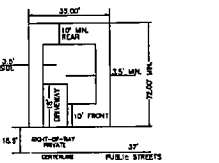
OWNER
REGAL VILLAGE LLC
10 S. STATE ST.
LONDON, UT 84042

DEVELOPER
RICHMOND AMERICAN HOMES
2500 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

ASSESSORS PARCEL
NUMBER:
125-27-803-008

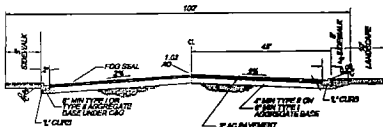
OVERALL TABULATIONS

EXISTING ZONING C-1
PROPOSED ZONING R-P69
EXISTING LAND USE RURAL
PROPOSED LAND USE MEDIUM-LOW ATTACHED
OF UNITS 65
GROSS ACREAGE 6.86 ACRES +/-
BENEFIT 3.4 D.U.A.

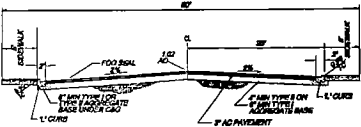


LOT DETAIL (TYPICAL)

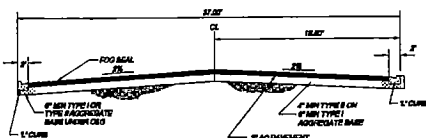
NOT TO SCALE
(MINIMUM LOT SIZE 2,520 SQ. FT. +/-)



100' PUBLIC STREET HALF-SECTION (ANN RD. / RAINBOW BLVD.)
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

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

DEVELOPER
RICHMOND AMERICAN HOMES
2500 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

SITE PLAN TO ACCOMPANY
GPA / ZC / SDR / VAR
ANN / RAINBOW

DATE:
OCTOBER 26, 2004
DRAWN BY:
R. QUER
DESIGNED BY:
R. QUER
CHECKED BY:
R. QUER
SCALE:
1" = 60'
PROJECT NO.
RA-0085
ENGINEERING SEAL

SHEET
OF
1
DRAWING NO.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-5809 - REZONING RELATED TO GPA-5804 - PUBLIC HEARING -
APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
 - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY
 RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD10 (RESIDENTIAL
 PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 6.86 acres adjacent to the north side
 of Ann Road, approximately 290 feet west of Rainbow Boulevard (APN 125-27-803-008),
 Ward 6 (Mack).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

58

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN
abstaining as her company, Terra Contracting, is currently under contract with Richmond
American Homes

To be held in abeyance to the 2/24/2005 Planning Commission meeting

MINUTES:

See Item 38 [GPA-5804] for all related discussion on Item 38 [GPA-5804], Item 39 [ZON-
 5809], Item 40 [VAR-5810] and Item 41 [SDR-5807].

(8:07 – 8:29)

2-1242



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5809 - APPLICANT: RICHMOND AMERICAN HOMES -

OWNER: REGAL VILLAGE, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5804) to a MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Variance (VAR-5810) and Site Development Plan Review application (SDR-5807) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements, including appropriate overpaving and transition paving where applicable, on Rainbow Boulevard and Balsam Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

ZON-5809 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

Request for a Rezoning from U (Undeveloped) [R (Rural Density Residential) General Plan designation], under Resolution of Intent to C-1 (Limited Commercial) to R-PD10 (Residential Planned Development - 10 Units Per Acre) on 6.86 acres adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard. A related General Plan Amendment (GPA-5804), Variance (VAR-5810) and Site Development Plan Review (SDR-5807) will be considered concurrently with this request.

B) Applicant's Justification

As the population in the Vegas area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas, and even some industrial properties. There is a need to develop affordable housing on what has the potential to be an in-fill parcel and is not compatible for commercial given the surrounding community. The product on this parcel will provide a good transition buffer from the existing residential communities and the existing commercial development in the area.

BACKGROUND INFORMATION

A) Previous Actions

- 02/16/05 The City Council will consider a petition to annex (ANX-5586) the subject site into the City of Las Vegas. The effective date of this annexation will be 02/25/05. Staff and the Planning Commission recommended approval on 12/16/04.
- 01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5804) from R (Rural Density Residential) to MLA (Medium-Low Attached Density Residential), Variance (VAR-5810) for a reduction of required open space, and Site Development Plan Review (SDR-5807) for a 66-lot residential development. Staff recommends denial.

B) Pre-Application Meeting

- 12/01/04 Issues discussed included the need for open space calculations, landscaping along Rainbow Boulevard and Ann Road, and the acknowledgement that a signal impact fee would be levied.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 6.86

B) *Existing Land Use*

Subject Property: Undeveloped

North: Single Family Residential

South: Drug Store / Single Family Residential

East: Single Family Residential

West: Single Family Residential/ Undeveloped

C) *Planned Land Use*

Subject Property: R (Rural Density Residential)

North: R (Rural Density Residential)

South: R (Rural Density Residential)

ML (Medium Low Density Residential)

East: RE (Rural Estates – Clark County)

West: O (Office)

D) *Existing Zoning*

Subject Property: R-E (Rural Estates Residential–Clark County) under Resolution of Intent to C-1 (Local Business District – Clark County)

North: U (Undeveloped) [R (Rural Residential) General Plan designation] & R-E (Rural Estates Residential -Clark County)

South: R-CL (Single-Family Compact -Lot)
R-E (Rural Estates Residential – Clark County) under Resolution of Intent to C-1 (Local Business District – Clark County)

East: R-E (Rural Estates Residential – Clark County)

West: U (Undeveloped) [O (Office) General Plan Designation] Under Resolution of Intent to O (Office)
R-E (Residence Estates) Under Resolution of Intent to O (Office)

ZON-5809 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD10 (Residential Planned Development - 10 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5804) to the MLA (Medium-Low Attached Density Residential) designation.

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

Trails – A Multi-use Transportation Trail is required adjacent to the north side of Ann Road.

Special Notification - Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

ANALYSIS

A) Zoning Code Compliance

Pursuant to Title 19.08, Development Standards within an R-PD (Residential-Planned Development) district are established by the approved site plan.

Standards	Provided
Min. Lot Size	2,520 Feet
Min. Lot Width	35 Feet
Min. Setbacks	
• Front	10 Feet
• Front (Garage)	18 Feet
• Side	3.5 Feet
• Corner	3.5 Feet
• Rear	10 Feet
Max. Building Height	23 Feet

B) General Analysis and Discussion

The subject site is currently located within Clark County and zoned R-E (Rural Estates Residential - Clark County), under Resolution of Intent to C-1 (Local Business District - Clark County). Upon the effective date of the pending Annexation (ANX-5586), the subject parcel will be designated as U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) district. This rezoning request proposes the R-PD10 (Residential Planned Development - 10 Units Per Acre) district, which is intended to permit imaginative and innovative residential communities with appropriate amenities to establish a clear sense of community.

The proposed development is not compatible with surrounding residential development as minimum lot sizes in the area are generally over one-half acre in size and are rural in nature. In addition, the provided site plan does not meet the intent of the R-PD (Residential Planned Development) zoning district. The development does not display an innovative design, and the lack of common facilities, open space, and amenities results in a neighborhood without a clear sense of community.

FINDINGS

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

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

With the approval of the related General Plan Amendment (GPA-5804) to a MLA (Medium-Low Attached Residential) land use designation, the proposed rezoning to the R-PD10 (Residential Planned Development - 10 Units Per Acre) zoning district will conform to the General Plan.

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

The proposed density and lot sizes allowed by the R-PD10 (Residential Planned Development - 10 Units Per Acre) zoning district are not compatible with the surrounding large lot developments and the rural nature of the surrounding residential communities.

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

ZON-5809 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

The large lots and rural nature of the adjacent communities does not indicate a need for the proposed rezoning to the R-PD10 (Residential Planned Development – 10 Units Per Acre).

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

The site receives access via a drive from Rainbow Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, and is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 163 [Mailed with GPA-5804, VAR-5810 and SDR-5807]

APPROVALS 1

PROTESTS 58



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5809** APN: **125-27-803-008**

Name of Property Owner: REGAL VILLAGE LLC % V KAMDAR

Name of Applicant: RICHMOND AMERICAN HOMES

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

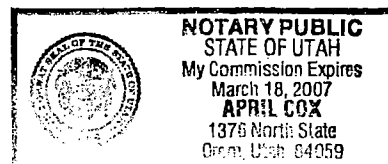
Signature of Property Owner/Authorized Agent:

Print Name: V. KAMDAR

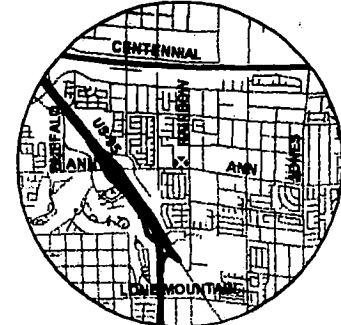
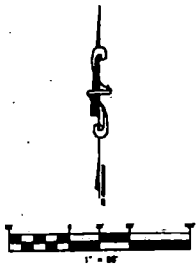
Subscribed and sworn before me April Cox

This 2 day of November, 2004

Notary Public in and for said County and State
State of Utah
county of Utah



ANN / RAINBOW



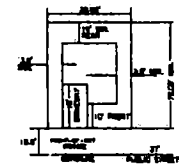
OWNER
NOT TO SCALE
RICHMOND AMERICAN HOMES
1000 S. STATE ST.
LINCOLN, UT 84042

DEVELOPER
RICHMOND AMERICAN HOMES
1000 S. STATE ST.
LINCOLN, UT 84042

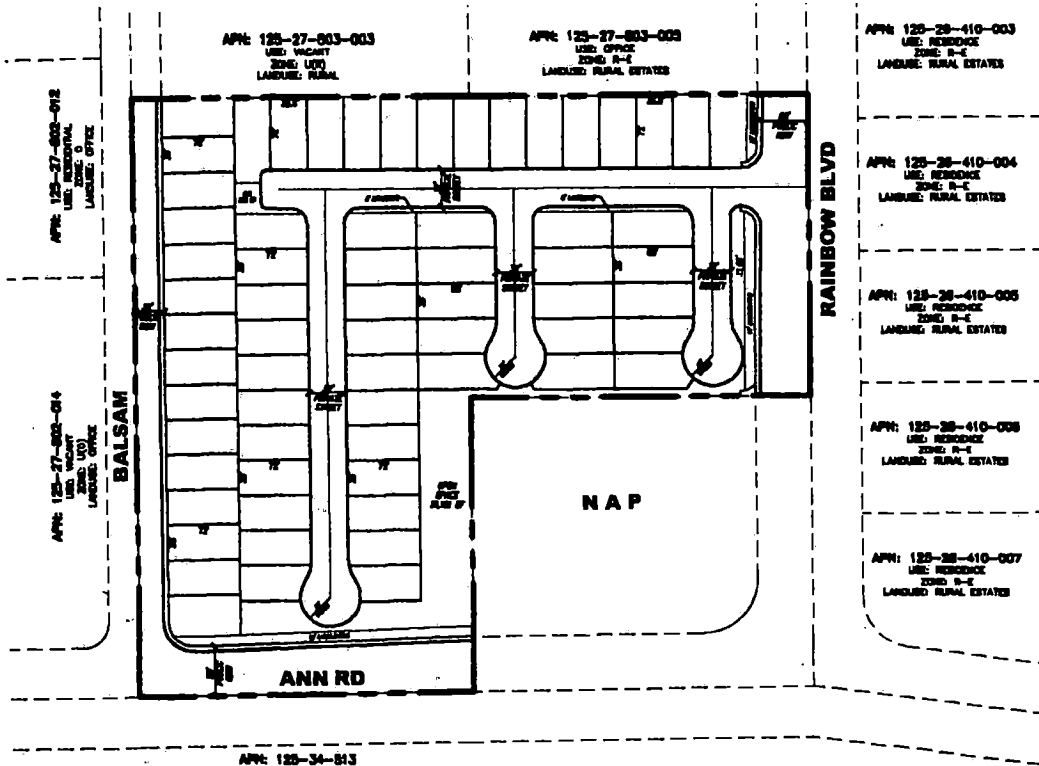
ASSESSOR'S PARCEL NUMBER:
125-27-003-003

OVERALL TABULATIONS

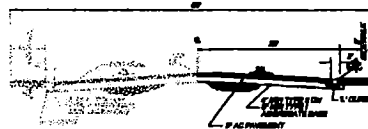
EXISTING ZONING: R-1
PROPOSED ZONING: R-1
EXISTING LAND USE: RURAL
PROPOSED LAND USE: RESIDENTIAL-LOW ATTACHED
OF UNITS: 60
GROSS ACRES: 6.68 ACRES +/-
DENSITY: 8.98 U/A
OPEN SPACE REQUIRED: 1.0 AC (47,437 SQ FT)
OPEN SPACE PROVIDED: 0.8 AC (34,511 SQ FT) (4% OF REQUIRED)
- 0.2 AC REDUCTION IN G.S.



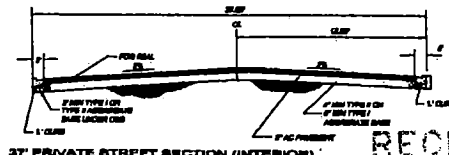
LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 1,200 SQ. FT. +/-)



100' PUBLIC STREET HALF-SECTION (ANN RD. / RAINBOW BLVD.)
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

RECEIVED

WITH THIS PLAN THE PREPARED WORK SHALL BE CONSIDERED AS A PRELIMINARY DESIGN AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.

ZON-5809
01/27/05 PC

RICHMOND AMERICAN HOMES

SITE PLAN TO ACCOMPANY
GPA / ZC / SDR / VAR

SHEET

TITLE

DATE: REVISION 1.0 000

DESIGNED BY

CHECKED BY

SCALE

PROJECT NO

RA-0065

ENGINEERING SEAL

SHEET

1

DATE: 01/27/05

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 01/27/05

BY: [Signature]

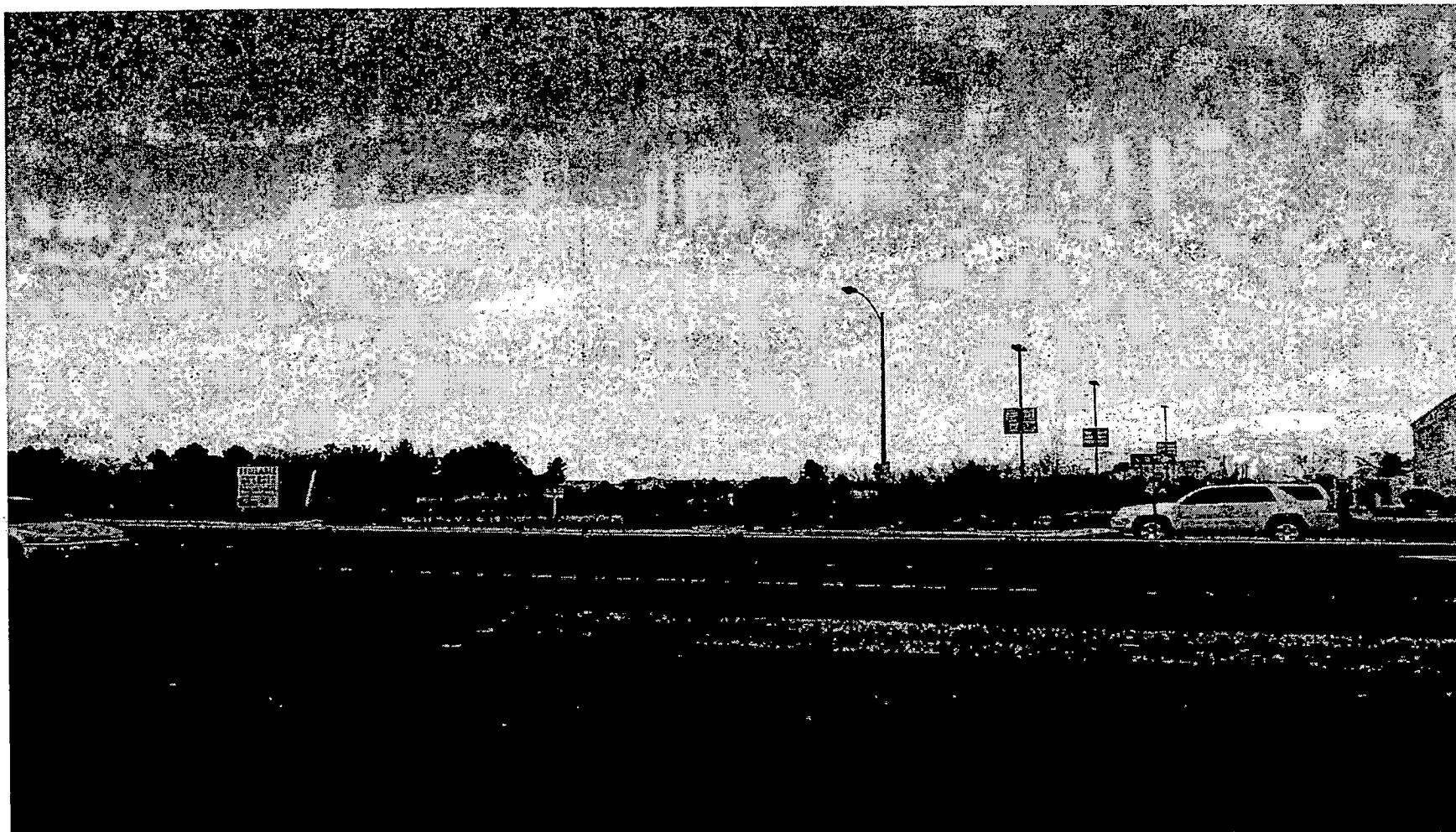
FOR: [Signature]

PROJECT: [Signature]



ZON-5809 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



ZON-5809 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

December 14, 2004

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Steve Swanton, Senior Planner

Reference: Ann-Rainbow Site Development Plan Review, General Plan Amendment,
Rezoning and Variance
APN #125-27-803-008

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning, Site Development Plan Review and Variance applications.

Location: The proposed 6.86 acre± site is located directly behind the existing Walgreens on the northwest corner of Ann Road and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD10 with an open space Variance for a 66 unit single family detached residential development on 6.86 acres± (125-27-803-008) with a proposed density of 9.6 ± dwelling units per acre (DUA). Additionally, we are currently in the process of an annexation (ANX-5586-04) for the above referenced property into the City of Las Vegas from Clark County that is scheduled to be heard by the Planning Commission on December 16, 2004.

Background/Justification: The parcel in question is currently under resolution of intent within Clark County to C-1. This parcel with the current surrounding land uses and proposed adjacent projects will become an in-fill parcel for residential as this area is not compatible for commercial with the surrounding existing land uses. The property is currently vacant and zoned C-1 with a land use designation of Rural Density Residential (Clark County) of up to 3.59 du/ac. The adjacent properties are zoned and the current land uses are; north, the western most property is zoned Undeveloped (U) and master planned Rural (R)(CLV) and the eastern property is zoned R-E and master planned Rural Density Residential (RDR)(CC), south is an existing higher density residential project that is currently zoned R-CL and master planned ML, to the west is zoned Office (O) and master planned Office (O) in both Clark County and the City, to the east is existing single family residential that is zoned R-E and master planned Rural Estates. In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on what has the potential to be an *in-fill* parcel and is not compatible for commercial with the surrounding community. Developing this site as such allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. It is also necessary that with these applications, we request a *Deviation of Standard* for a *reduced cul-de-sac radius*. The reduced radii is due to the relatively small parcel size and by using the larger standard bulb (typically provided on a public street) where provided this may necessitate a variance request for setbacks as the intrusion of a standard cul-de-sac bulb on the smaller lot sizes reduces the lot depth in that area. The product intended for this proposed site will be single family detached residences, and range in size from 1,327 s.f. to 1,803 s.f.

The following minimum setbacks are being requested:

Front - 18' (Garage), Front - 10' (Living),
Rear - 10', Side/Corner side - 3.5'

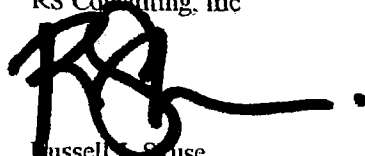
Open Space requirements are as follows:

OS Required: 1.08 acres± (47,436 s.f.±)
OS Provided: .5 acres± (22,151 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 47% of the required open space, and so our request is for a 53% reduction in open space requirements. The open space amenities within the proposed residential subdivision consist of two areas. One area serves two purposes; one that it provides a buffer to the existing Walgreens commercial property to the south and two, will provide and an area for passive trail amenities/trail connections and contain active tot lots and active trail amenities for the residents that will further act as a connection to the exterior of the property. The second area is adjacent to Rainbow and is a buffer/trail area to the residents living along Rainbow and trail amenities/trail connections rather than active uses. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel will provide a good transition buffer from the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc



Russell Skuse
President

Cc: Richmond American Homes, Manny Pattni

PETITION TO OPPOSSE GPA-5804

/VAR 5810 /ZON
5809/SDR
5807

We, the undersigned, while believing that progress of the community is important, we also believe in the importance of keeping our community density at or near the same level that it currently is. We believe that with the proposed zoning amendment, which would allow up to 12 homes per acre is in sharp contrast to our current zoning. The plans that were shown at the neighborhood meeting held by the developer Richmond American propose to place 66 units onto a 5.73 acre parcel of Rural Estates zoned land, which is 11.5 units per acre. The surrounding properties on the East, West and North side are all currently zoned for no more than 2 units per acre and are mostly zoned horse property. We feel with the proposed zoning of 12 units per acre we would be forced into dealing with urban zoning far too dense than we are comfortable living with. Another major concern that the residents have is that the entrance to this subdivision is located on Rainbow Blvd. Rainbow Blvd in this area is only one lane in either direction, and the daily traffic increase of at least 100-135 cars two to three times per day would cause much undeserved congestion on this stretch of roadway. Many of us on Rainbow Blvd. have children that play in our front yards and we have no reinforced walls or curbing in front of our properties, and with the increased traffic there is a big concern that any one of these vehicles could eventually wind up in our yards causing serious injury or death to one of our children. The last concern about the Rainbow Blvd. entrance is the flow of waters when it rains. With the roadways as they are when we receive heavy rains there is generally quite a bit of flooding on the East and West side of Rainbow Blvd. When the west side is developed as planned with the one entrance where the water would flow there would be only one path for the flow and that is to the East side of Rainbow Blvd. causing more severe flooding problems than we currently are prepared for. We therefore write to petition the city of Las Vegas to fail this GPA-5804 and keep this property zoned Rural Estates.

<u>Jennifer Snodgrass</u>	<u>[Signature]</u>	<u>5695 N. Rainbow</u>	<u>656-3737</u>
Homeowner Name	Signature	Address	Telephone
<u>Jimmy D. Epley</u>	<u>[Signature]</u>	<u>5686 No. Rainbow</u>	<u>639-6109</u>
Homeowner Name	Signature	Address	Telephone
<u>Sandra Meyer</u>	<u>[Signature]</u>	<u>7638 Plunging Falls</u>	<u>645-4313</u>
Homeowner Name	Signature	Address	Telephone
<u>Andrea Spino</u>	<u>[Signature]</u>	<u>7853 Quail Breast Ln</u>	<u>228-6654</u>
Homeowner Name	Signature	Address	Telephone
<u>Jennifer Flores</u>	<u>[Signature]</u>	<u>3805 Canary Creek Ave</u>	<u>645-4736</u>
Homeowner Name	Signature	Address	Telephone
<u>Debra Harris</u>	<u>[Signature]</u>	<u>7863 Morning Glory Ct</u>	<u>515-1430</u>
Homeowner Name	Signature	Address	Telephone

VTR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Megan M Ortiz-Capote	<i>[Signature]</i>	8555 Bellaloma Ct #8149	658-7361
Homeowner Name	Signature	Address	Telephone
Mark + Kenneth Rooney	<i>[Signature]</i>	6808 Snake River Ave	296-7803
Homeowner Name	Signature	Address	Telephone
Earl Smith	<i>[Signature]</i>	5965 Ruffin Rd	399-6656
Homeowner Name	Signature	Address	Telephone
Stacey S. Fish	<i>[Signature]</i>	7429 Enchanted Hills	242-1283
Homeowner Name	Signature	Address	Telephone
Christine Mancari	<i>[Signature]</i>	6430 Whispering Wind Drive	656-7008
Homeowner Name	Signature	Address	Telephone
Giovanni Buarino	<i>[Signature]</i>	7863 Morning Call Ct	515-1430
Homeowner Name	Signature	Address	Telephone
Daddy Wray	<i>[Signature]</i>	3707 Diamond Creek	656-3728
Homeowner Name	Signature	Address	Telephone
Edwin	<i>[Signature]</i>	6780 Bashke Ave	839-7967
Homeowner Name	Signature	Address	Telephone
Christine Protti	<i>[Signature]</i>	8011 Tailwind Ave	255-5748
Homeowner Name	Signature	Address	Telephone
Leonardo L. Russo	<i>[Signature]</i>	7050 Sea Breeze	725-2189
Homeowner Name	Signature	Address	Telephone
Christina Leon	<i>[Signature]</i>	5360 Bayou Ct	655-5369
Homeowner Name	Signature	Address	Telephone
Betty Julius	<i>[Signature]</i>	5361 Bayou Ct	656-7605
Homeowner Name	Signature	Address	Telephone
Marie Genovese	<i>[Signature]</i>	6430 Whispering Wind	649-2000
Homeowner Name	Signature	Address	Telephone
APRIL BOYER	<i>[Signature]</i>	6121 RESORT BLVD	658-1520
Homeowner Name	Signature	Address	Telephone
RONALD ROYER	<i>[Signature]</i>	6121 RESORT BLVD	658-1520
Homeowner Name	Signature	Address	Telephone

ZON 5809

SDR 5807

PETITION TO OPPOSSE GPA-5804

Nadine Seales Nadine Seales 6812 Beach Hwy LA 702 396-5434

Homeowner Name Signature Address Telephone

RAYMOND PERAZA Raymond Peraza 1529 VICENZA CT. 702-290-0572

Homeowner Name Signature Address Telephone

Kimberly Pagan Kimberly Pagan 8700 Castletree 396-0963

Homeowner Name Signature Address Telephone

Timothy W. W. W. Timothy W. W. W. 4024 Autumnvale 683-6114

Homeowner Name Signature Address Telephone

EDWARD C. JETER Edward C. Jeter 7225 TEALWOOD ST. 657-9292

Homeowner Name Signature Address Telephone

Angelica Linn Angelica Linn 5419 NESTED MOON (702) 869-8374

Homeowner Name Signature Address Telephone

Julie Zinovitch Julie Zinovitch 5812 Delabarre 2454671

Homeowner Name Signature Address Telephone

Linda Otter Linda Otter 5812 Delabarre 647-2692

Homeowner Name Signature Address Telephone

JAYSON SMITH Jayson Smith 7829 Parnochio Ave 656-5291

Homeowner Name Signature Address Telephone

WALTER DOADS Walter Doads 5640 WILBERT LANE 656-1363

Homeowner Name Signature Address Telephone

Janet Causey Janet Causey 5785 Julian 658-2255

Homeowner Name Signature Address Telephone

Christine Bristol Christine Bristol 7616 Donald Nelson Ave 396-0980

Homeowner Name Signature Address Telephone

Karrah Rodney Karrah Rodney 6808 Snake River 656-7803

Homeowner Name Signature Address Telephone

Amy Tolere Amy Tolere 7215 Tealwood St 657-9292

Homeowner Name Signature Address Telephone

Chris Thayer Chris Thayer 4024 Autumnvale Ave 396-2245

Homeowner Name Signature Address Telephone

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

<u>Larry Seale</u>	<u>[Signature]</u>	<u>6812 Beach Nest Ave</u>	<u>396-5434</u>
Homeowner Name	Signature	Address	Telephone
<u>Kathleen Richardson</u>	<u>[Signature]</u>	<u>7420 Jackson Ave</u>	<u>838-8831</u>
Homeowner Name	Signature	Address	Telephone
<u>Nalya Page</u>	<u>[Signature]</u>	<u>8129 Danville Ct</u>	<u>254-1892</u>
Homeowner Name	Signature	Address	Telephone
<u>Beth Smietana</u>	<u>[Signature]</u>	<u>7829 Pinnocchio</u>	<u>203-0970</u>
Homeowner Name	Signature	Address	Telephone
<u>Laura Fontana</u>	<u>[Signature]</u>	<u>2706 Gardenia Flower</u>	<u>396-3377</u>
Homeowner Name	Signature	Address	Telephone
<u>Dan Froelich</u>	<u>[Signature]</u>	<u>4940 N. Cameron Rd</u>	<u>645-5287</u>
Homeowner Name	Signature	Address	Telephone
<u>Chad C. Moore</u>	<u>[Signature]</u>	<u>6792 Beach Nest Ave</u>	<u>647-5834</u>
Homeowner Name	Signature	Address	Telephone
<u>Patty A. Sharley</u>	<u>[Signature]</u>	<u>6788 Beach Nest Ave</u>	<u>396-9841</u>
Homeowner Name	Signature	Address	Telephone
<u>TARA CARROLL</u>	<u>[Signature]</u>	<u>6780 Beach Nest Ave</u>	<u>395-4496</u>
Homeowner Name	Signature	Address	Telephone
<u>William Cantrell</u>	<u>[Signature]</u>	<u>5924 Kane Holly</u>	<u>395-6083</u>
Homeowner Name	Signature	Address	Telephone
<u>Henry A. Stockert</u>	<u>[Signature]</u>	<u>5620 Kane Holly</u>	<u>656-1355</u>
Homeowner Name	Signature	Address	Telephone
<u>Teresa Moore</u>	<u>[Signature]</u>	<u>5912 Kane Holly St</u>	<u>395-8953</u>
Homeowner Name	Signature	Address	Telephone
<u>WINTON JOHNSON</u>	<u>[Signature]</u>	<u>5902 KANE HOLLY ST</u>	<u>656-4306</u>
Homeowner Name	Signature	Address	Telephone
<u>Bethie [unclear]</u>	<u>[Signature]</u>	<u>5900 Kane Holly</u>	<u>870-3974</u>
Homeowner Name	Signature	Address	Telephone
<u>Don Larrick</u>	<u>[Signature]</u>	<u>5824 Kane Holly St.</u>	<u>656-9250</u>
Homeowner Name	Signature	Address	Telephone

VAN 5810

ZON5809

SDR5807

PETITION TO OPPOSSE GPA-5804

Claudia Lemmon

Homeowner Name

Signature

Address

363-1323

Telephone

Robert D. Lemmon

Homeowner Name

Signature

Address

363-1323

Telephone

C.E. Gill

Homeowner Name

Signature

Address

655-5342

Telephone

W.H. Ragle

Homeowner Name

Signature

Address

360-8974

Telephone

D. Orlando

Homeowner Name

Signature

Address

313-8844

Telephone

Maria Krisher

Homeowner Name

Signature

Address

655-3712

Telephone

Stacey Arviz

Homeowner Name

Signature

Address

655-3712

Telephone

Keith Pearson

Homeowner Name

Signature

Address

655-3712

Telephone

Scott Angle

Homeowner Name

Signature

Address

645-8990

Telephone

Ryan Bertalones

Homeowner Name

Signature

Address

639-6109

Telephone

Christian Lightbourne

Homeowner Name

Signature

Address

395-8558

Telephone

Jennifer Eden

Homeowner Name

Signature

Address

639-6109

Telephone

Homeowner Name

Signature

Address

Telephone

Homeowner Name

Signature

Address

Telephone

Homeowner Name

Signature

Address

Telephone

Jan 13, 2005

Mr. Gary Leobold, Planning Supervisor
Planning & Development Dept.
Current Planning Division
731 S. Fourth St.
Las Vegas, NV 89101

Dear Sir,

Please note that I vehemently object to the proposed development (attached).

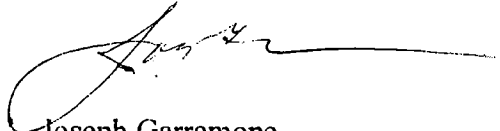
I purchased a condominium (Cliff Shadows) across from the proposed project about a year ago.
I paid an additional \$5,000 for a unit facing the mountains with a view.

At the time of purchase the proposed project was on Low-Density Land and my decision to purchase was based on such.

○ This proposed project will undeniably block that view, increase congestion and disturb the animal inhabitants, such as big horn sheep, who are regularly seen grazing near the bottom of the mountains.

I respectfully urge you to disapprove the proposal.

Yours truly,


Joseph Garramone
3455 Cactus Shadow St. #203
Las Vegas, NV 89129

○

VAR-5786

January 18, 2005

Gary Leobold, Planning Supervisor
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Gary Leobold, Planning Supervisor,

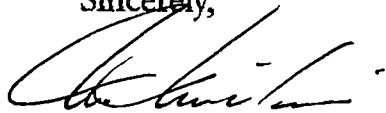
SUBJECT: ^{ZON}VAR-5809, VAR-5810, SDR-5807, GPA-5804, GPA-5820

Concerning ^{ZON}Var-5809, Var-5810, SDR-5807, I am objecting to any change in the current designation of property to R-PD10, which will change the open space requirement to one half the original requirement. The area is already congested, traffic is heavy and open space is at a premium.

Concerning GPA-5804, GPA-5820, I am objecting to any change of The Centennial Hills Sector Plan to MLA. A zero lot requirement means that the builder can build Town homes, Condo's, Duplex's etc; which would add more congestion to the area as well as decreasing the value of the homes in the surrounding area.

The preservation of open space and development of property consistent with the general welfare and quality of life for the residents in the area must be considered before the needs of the developers. For the above stated reasons, I am objecting to any changes of the current zoning.

Sincerely,



Walter Nieczkowski

January 18, 2005

Gary Leobold, Planning Supervisor
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Gary Leobold, Planning Supervisor,

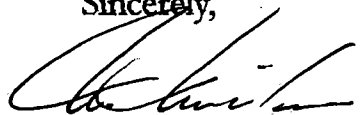
SUBJECT: ^{ZON}VAR-5809, VAR-5810, SDR-5807, GPA-5804, GPA-5820

Concerning ^{ZON}Var-5809, Var-5810, SDR-5807, I am objecting to any change in the current designation of property to R-PD10, which will change the open space requirement to one half the original requirement. The area is already congested, traffic is heavy and open space is at a premium.

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The preservation of open space and development of property consistent with the general welfare and quality of life for the residents in the area must be considered before the needs of the developers. For the above stated reasons, I am objecting to any changes of the current zoning.

Sincerely,



Walter Nieczkowski

1/16/05

Dear Sirs:

We approve
of all of the
enclosed plans.

Joon Kanga
Lynethia Brown

6824 Rose Petal Way
Ft. Worth 89130

VAR-5810
SPR-5807
GPA 5804
GPA-5820
ZON-5809

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-5810 - VARIANCE RELATED TO GPA-5804 AND ZON-5809 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC - Request for a Variance TO ALLOW 0.51 ACRES OF OPEN SPACE WHERE 1.09 ACRES IS THE MINIMUM AMOUNT REQUIRED IN CONJUNCTION WITH A PROPOSED 66-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.86 acres adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard (APN 125-27-803-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone], Ward 6 (Mack).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

58

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting, is currently under contract with Richmond American Homes

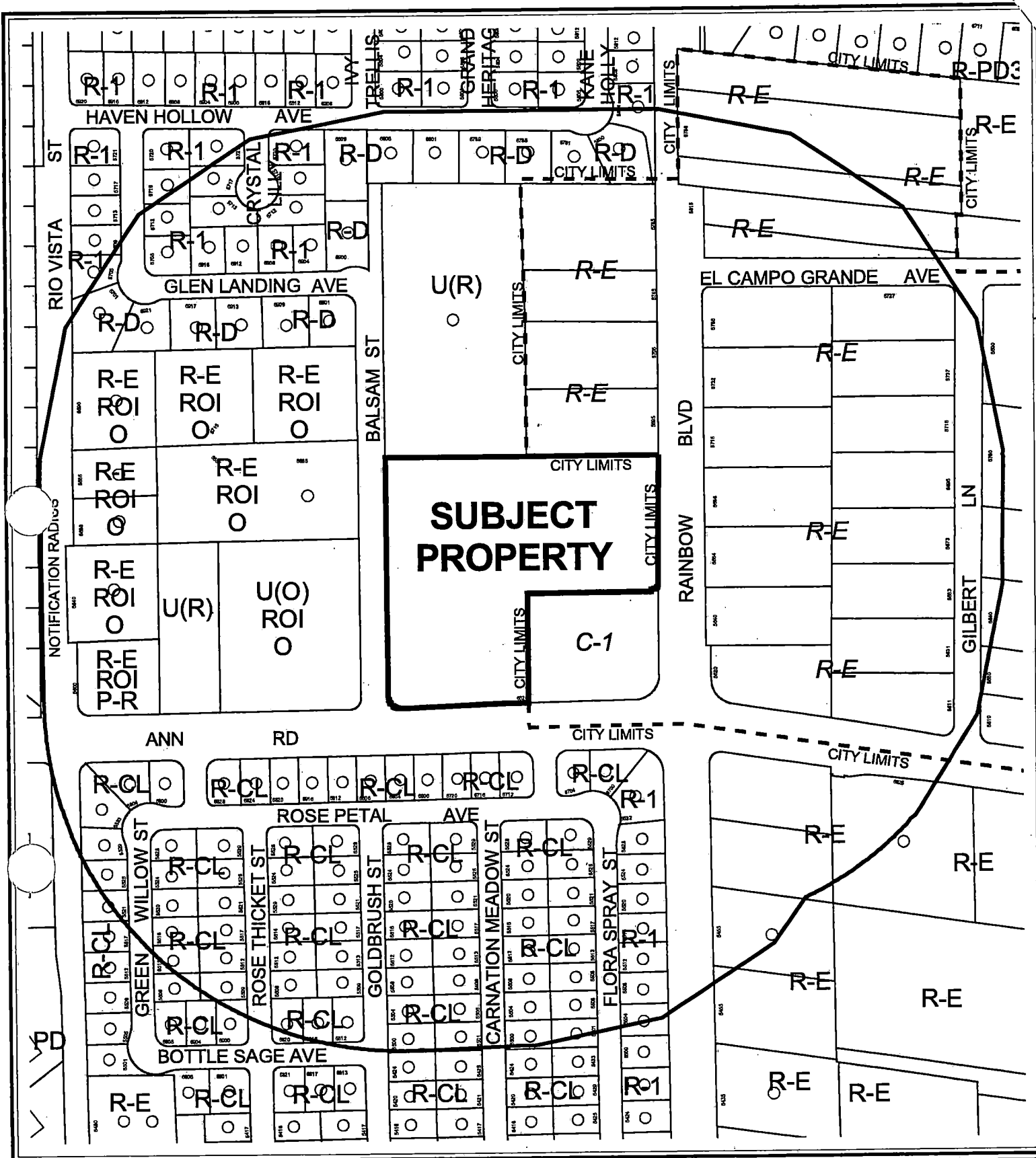
To be held in abeyance to the 2/24/2005 Planning Commission meeting

MINUTES:

See Item 38 [GPA-5804] for all related discussion on Item 38 [GPA-5804], Item 39 [ZON-5809], Item 40 [VAR-5810] and Item 41 [SDR-5807].

(8:07 – 8:29)

2-1242



CASE: VAR-5810

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-5810 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: REGAL VILLAGE, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5809) and Development Plan Review (SDR-5807).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

Request for a Variance to allow 0.51 acres of open space where 1.08 acres of open space is required adjacent to the north side of Ann Road, approximately 290 feet west of Rainbow Boulevard. A related General Plan Amendment (GPA-5804), Rezoning (ZON-5809) and Site Development Plan Review (SDR-5807) will be considered concurrently with this request.

B) Applicant's Justification

As the population in the Vegas area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas, and even some industrial properties. There is a need to develop affordable housing on what has the potential to be an in-fill parcel and is not compatible for commercial given the surrounding community. The product on this parcel will provide a good transition buffer from the existing residential communities and the existing commercial development in the area.

BACKGROUND INFORMATION

A) Previous Actions

- 02/16/05 The City Council will consider a petition to annex (ANX-5586) the subject site into the City of Las Vegas. The effective date of this annexation will be 02/25/05. Staff and the Planning Commission recommended approval on 12/16/04.
- 01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5804) from R (Rural Density Residential) to MLA (Medium-Low Attached Density Residential), Variance (VAR-5810) for a reduction of required open space, and Site Development Plan Review (SDR-5807) for a 66-lot residential development. Staff recommends denial.

B) Pre-Application Meeting

- 12/01/04 Issues discussed included the need for open space calculations, landscaping along Rainbow Boulevard and Ann Road, and the acknowledgement that a signal impact fee would be levied.

VAR-5810 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 6.86

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Residential
South: Drug Store / Single Family Residential
East: Single Family Residential
West: Single Family Residential / Undeveloped

C) Planned Land Use

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
ML (Medium Low Density Residential)
East: RE (Rural Estates – Clark County)
West: O (Office)

D) Existing Zoning

Subject Property: R-E (Rural Estates Residential –Clark County) under Resolution of Intent to C-1 (Local Business District) – Clark County)
North: U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
R-E (Rural Estates Residential –Clark County)
South: R-CL (Single-Family Compact -Lot)
R-E (Rural Estates Residential –Clark County) under Resolution of Intent to C-1 (Local Business District – Clark County)
East: R-E (Rural Estates Residential – Clark County)
West: U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to O (Office)
R-E (Residence Estates Residential) under Resolution of Intent to O (Office)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD10 (Residential Planned Development - 10 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5804) to the MLA (Medium-Low Attached Density Residential) designation.

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

Trails – A Multi-use Transportation Trail is required adjacent to the north side of Ann Road.

Special Notification - Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

ANALYSIS

A) Zoning Code

A1) Open Space Standards

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
6.86 acres	9.62	1.65	15 %	1.08 Acres (47,436 SF)	7%	.51 Acres (22,151 SF)

The proposal does not meet open space requirements and this Variance has been requested to provide relief of this requirement.

B) General Analysis and Discussion

The request is for a Variance to allow a 1.08 acres of open space for a 66-lot residential development where only 0.51 acres of open space is provided. This equates to a reduction of 47% of the required open space, and no evidence of a unique or extraordinary circumstance has been presented.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

There is no evidence of a unique or extraordinary circumstance involved that meets Code standards for granting a Variance; accordingly, it is recommended that this request be denied.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

NOTICES MAILED

163 [Mailed with GPA-5804, ZON-5809 and SDR-5807]

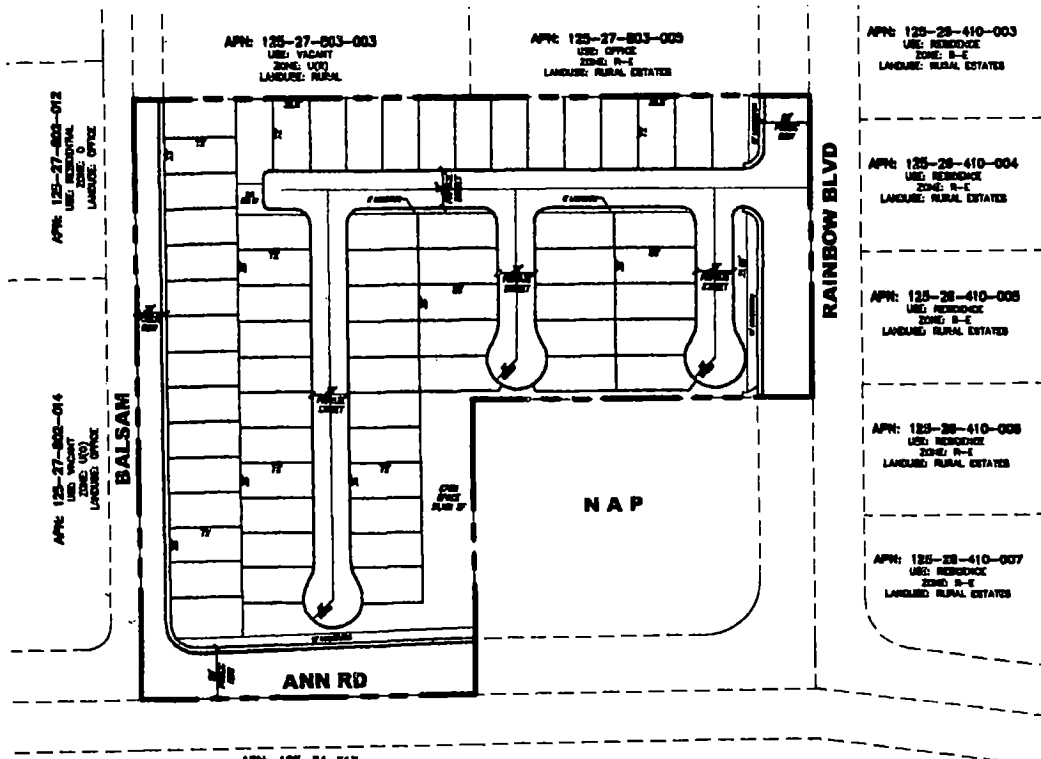
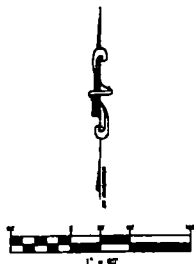
APPROVALS

1

PROTESTS

58

ANN / RAINBOW



OWNER
REGAL HILLAGE LLC
10 E STATE ST
LAS VEGAS, NV 89101

DEVELOPER
RICHMOND AMERICAN HOMES
2500 WEST PLYM AVE
SUITE 100
LAS VEGAS, NEVADA 89128

ASSESSORS PARCEL NUMBER:
125-27-003-003

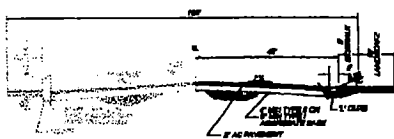
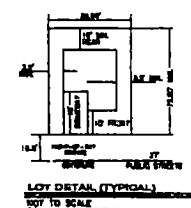
OVERALL TABULATIONS

EXISTING ZONING: C-1
PROPOSED ZONING: R-100

EXISTING LAND USE: RURAL
PROPOSED LAND USE: MEDIUM-LOW ATTACHED

OF UNITS: 63
GROSS ACREAGE: 6.86 ACRES +/-
NET ACREAGE: 6.86 ACRES

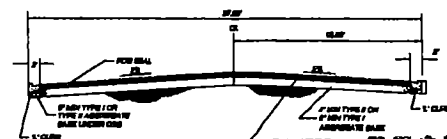
OPEN SPACE REQUIRED: 1.0 AC (43,437 SQ FT)
OPEN SPACE PROVIDED: 0.8 AC (34,511 SQ FT) (4% OF REQUIRED)
- 0.2 AC REDUCTION IN G.S.



100' PUBLIC STREET HALF-SECTION (ANN RD. / RAINBOW BLVD.)
NOT TO SCALE



80' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

VAR-5810
01/27/05 PC

RICHMOND AMERICAN HOMES
1000 S. RAINBOW BLVD. SUITE 100
LAS VEGAS, NEVADA 89128
(702) 734-7000

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1155 N. HAWAIIAN AVE. SUITE 100
LAS VEGAS, NEVADA 89128
(702) 734-7000

SITE PLAN TO ACCOMPANY
GPA / ZC / SDR / VAR

ANN / RAINBOW
CITY OF LAS VEGAS, NEVADA

DATE: WEDNESDAY, 12/14/05

DESIGNED BY: A. SHAW

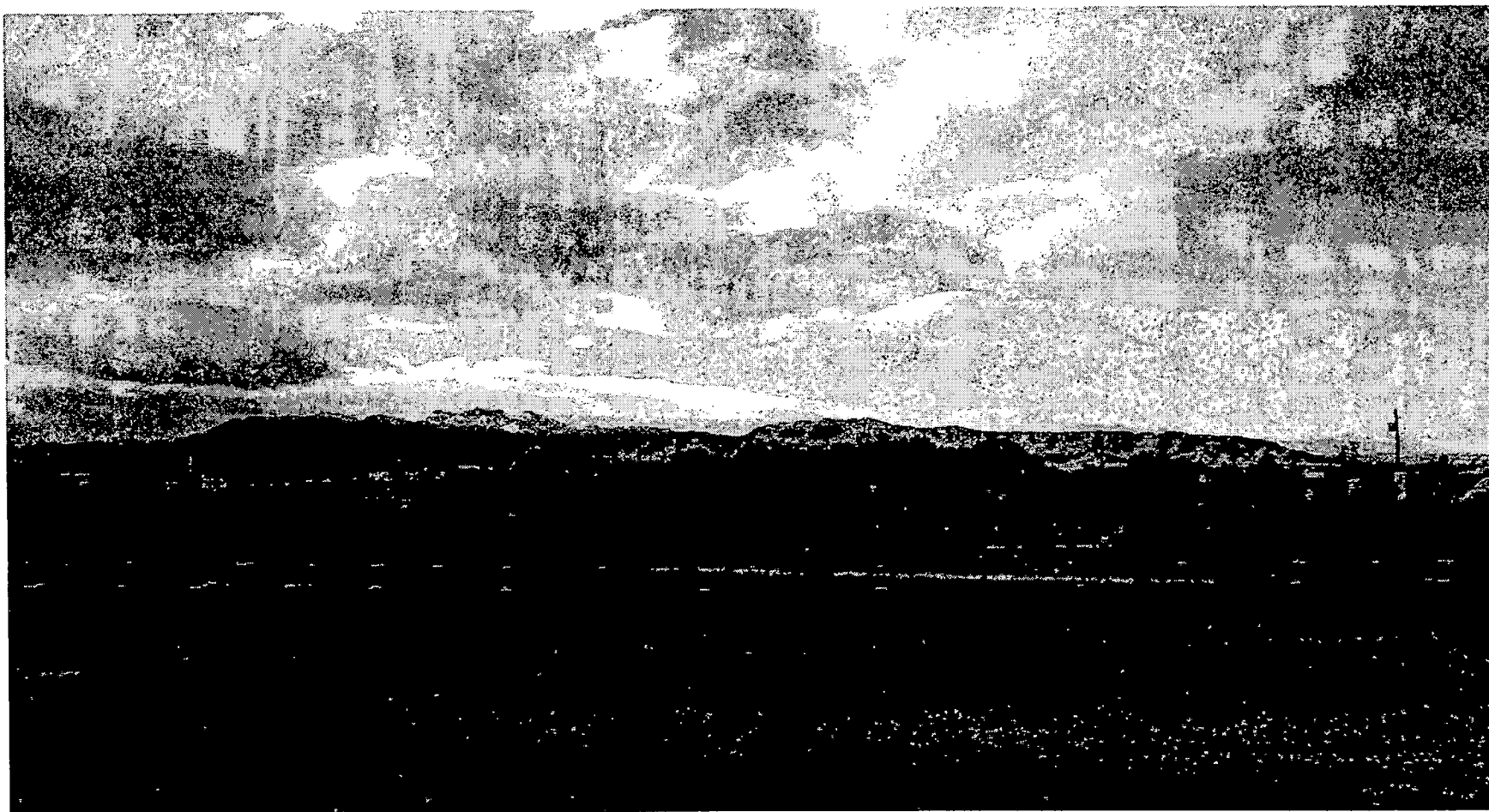
REVIEWED BY: A. SHAW

CHECKED BY: A. SHAW

SCALE: 1" = 50'

PROJECT NO: RA-0085

ENGINEERING SEAL:



VAR-5810 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



VAR-5810 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

December 14, 2004

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Steve Swanton, Senior Planner

Reference: Ann-Rainbow Site Development Plan Review, General Plan Amendment,
Rezoning and Variance
APN #125-27-803-008

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning, Site Development Plan Review and Variance applications.

Location: The proposed 6.86 acre± site is located directly behind the existing Walgreens on the northwest corner of Ann Road and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD10 with an open space Variance for a 66 unit single family detached residential development on 6.86 acres± (125-27-803-008) with a proposed density of 9.6 ± dwelling units per acre (DUA). Additionally, we are currently in the process of an annexation (ANX-5586-04) for the above referenced property into the City of Las Vegas from Clark County that is scheduled to be heard by the Planning Commission on December 16, 2004.

Background/Justification: The parcel in question is currently under resolution of intent within Clark County to C-1. This parcel with the current surrounding land uses and proposed adjacent projects will become an in-fill parcel for residential as this area is not compatible for commercial with the surrounding existing land uses. The property is currently vacant and zoned C-1 with a land use designation of Rural Density Residential (Clark County) of up to 3.59 du/ac. The adjacent properties are zoned and the current land uses are: north, the western most property is zoned Undeveloped (U) and master planned Rural (R)(CLV) and the eastern property is zoned R-E and master planned Rural Density Residential (RDR)(CC), south is an existing higher density residential project that is currently zoned R-CL and master planned ML, to the west is zoned Office (O) and master planned Office (O) in both Clark County and the City, to the east is existing single family residential that is zoned R-E and master planned Rural Estates. In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on what has the potential to be an *in-fill* parcel and is not compatible for commercial with the surrounding community. Developing this site as such allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. It is also necessary that with these applications, we request a Deviation of Standard for a reduced cul-de-sac radius. The reduced radii is due to the relatively small parcel size and by using the larger standard bulb (typically provided on a public street) where provided this may necessitate a variance request for setbacks as the intrusion of a standard cul-de-sac bulb on the smaller lot sizes reduces the lot depth in that area. The product intended for this proposed site will be single family detached residences, and range in size from 1,327 s.f. to 1,803 s.f.

Ann-Rainbow
SDR, GPA, Rezoning and Variance
APNs 125-27-803-008

Page 2

The following minimum setbacks are being requested:

Front - 18' (Garage), Front - 10' (Living),
Rear - 10', Side/Corner side - 3.5'

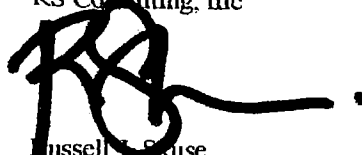
Open Space requirements are as follows:

OS Required: 1.08 acres± (47,436 s.f.±)
OS Provided: .5 acres± (22,151 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 47% of the required open space, and so our request is for a 53% reduction in open space requirements. The open space amenities within the proposed residential subdivision consist of two areas. One area serves two purposes; one that it provides a buffer to the existing Walgreens commercial property to the south and two, will provide an area for passive trail amenities/trail connections and contain active tot lots and active trail amenities for the residents that will further act as a connection to the exterior of the property. The second area is adjacent to Rainbow and is a buffer/trail area to the residents living along Rainbow and trail amenities/trail connections rather than active uses. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel will provide a good transition buffer from the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc



Russell R. Kruse
President

Cc: Richmond American Homes, Manny Pattni

PETITION TO OPPOSSE GPA-5804 / VAR 5810 / ZON 5809

We, the undersigned, while believing that progress of the community is important, we also believe in the importance of keeping our community density at or near the same level that it currently is. We believe that with the proposed zoning amendment, which would allow up to 12 homes per acre is in sharp contrast to our current zoning. The plans that were shown at the neighborhood meeting held by the developer Richmond American propose to place 66 units onto a 5.73 acre parcel of Rural Estates zoned land, which is 11.5 units per acre. The surrounding properties on the East, West and North side are all currently zoned for no more than 2 units per acre and are mostly zoned horse property. We feel with the proposed zoning of 12 units per acre we would be forced into dealing with urban zoning far too dense than we are comfortable living with. Another major concern that the residents have is that the entrance to this subdivision is located on Rainbow Blvd. Rainbow Blvd in this area is only one lane in either direction, and the daily traffic increase of at least 100-135 cars two to three times per day would cause much undeserved congestion on this stretch of roadway. Many of us on Rainbow Blvd. have children that play in our front yards and we have no reinforced walls or curbing in front of our properties, and with the increased traffic there is a big concern that any one of these vehicles could eventually wind up in our yards causing serious injury or death to one of our children. The last concern about the Rainbow Blvd. entrance is the flow of waters when it rains. With the roadways as they are when we receive heavy rains there is generally quite a bit of flooding on the East and West side of Rainbow Blvd. When the west side is developed as planned with the one entrance where the water would flow there would be only one path for the flow and that is to the East side of Rainbow Blvd. causing more severe flooding problems than we currently are prepared for. We therefore write to petition the city of Las Vegas to fail this GPA-5804 and keep this property zoned Rural Estates.

<u>Jennifer Snodgrass</u>	<u>[Signature]</u>	<u>5695 N Rainbow</u>	<u>656-3737</u>
Homeowner Name	Signature	Address	Telephone

<u>Jimmy D. Epley</u>	<u>[Signature]</u>	<u>5286 N. Rainbow</u>	<u>639-6109</u>
Homeowner Name	Signature	Address	Telephone

<u>Sandra Meyer</u>	<u>[Signature]</u>	<u>7638 Plunging Falls</u>	<u>645-4313</u>
Homeowner Name	Signature	Address	Telephone

<u>Andrea Spino</u>	<u>[Signature]</u>	<u>7853 Quail Breast Ln</u>	<u>228-6654</u>
Homeowner Name	Signature	Address	Telephone

<u>Jennifer Flores</u>	<u>[Signature]</u>	<u>3205 Canary Creek Ave</u>	<u>645-4736</u>
Homeowner Name	Signature	Address	Telephone

<u>Debra L. Harris</u>	<u>[Signature]</u>	<u>7863 Morning Glory Ct</u>	<u>515-1430</u>
Homeowner Name	Signature	Address	Telephone

VHR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Megan M. Ortiz-Capozzato	<i>[Signature]</i>	8585 Bella Loma Ct 8944	658-7361
Homeowner Name	Signature	Address	Telephone
Mark + Kenneth Rowley	<i>[Signature]</i>	6808 Snake River Ave	296-7807
Homeowner Name	Signature	Address	Telephone
<i>[Signature]</i>	<i>[Signature]</i>	5965 Ruffian Rd	391-6656
Homeowner Name	Signature	Address	Telephone
Shacey S. Fish	<i>[Signature]</i>	7429 Enchanted Hills	242-1283
Homeowner Name	Signature	Address	Telephone
Christine Mancari	<i>[Signature]</i>	6430 Whispering Willow Dr	656-7008
Homeowner Name	Signature	Address	Telephone
Giovanni Barino	<i>[Signature]</i>	7803 Morning Glories Ct	515-1430
Homeowner Name	Signature	Address	Telephone
Dolly Way	<i>[Signature]</i>	3807 Diamond Creek	656-3728
Homeowner Name	Signature	Address	Telephone
Edwin	<i>[Signature]</i>	6780 Bashile Ave	839 7967
Homeowner Name	Signature	Address	Telephone
Christine Pratt	<i>[Signature]</i>	8011 Tallwind Ave	255-5748
Homeowner Name	Signature	Address	Telephone
Lorenzo L. Russo	<i>[Signature]</i>	7050 La Graciosa	325-2189
Homeowner Name	Signature	Address	Telephone
Christina Leon	<i>[Signature]</i>	5360 Bayou Ct	655-5369
Homeowner Name	Signature	Address	Telephone
Betty Julius	<i>[Signature]</i>	5361 Bayou Ct	656-7605
Homeowner Name	Signature	Address	Telephone
Marc Gen	<i>[Signature]</i>	6430 Whispering Willow Dr	649-2000
Homeowner Name	Signature	Address	Telephone
April Bote	<i>[Signature]</i>	6121 Sunset Lakes	658-1500
Homeowner Name	Signature	Address	Telephone
<i>[Signature]</i>	<i>[Signature]</i>	6121 Sunset Lakes	658-1500
Homeowner Name	Signature	Address	Telephone

ZON 5809

SDR 5807

PETITION TO OPPOSSE GPA-5804

Nadine Seales Nadine Seales 6812 Beach Nashville (402) 396-5434

Homeowner Name Signature Address Telephone

Raymond P. P. P. Raymond P. P. P. 1529 VICENZA CT. 702-290-0572

Homeowner Name Signature Address Telephone

Kimberly P. P. Kimberly P. P. 8700 Castletown 396-0963

Homeowner Name Signature Address Telephone

Timothy P. P. Timothy P. P. 4029 Autumnvale 632-6114

Homeowner Name Signature Address Telephone

EDWARD C. JETER Edward C. Jeter 7225 TEALWOOD ST. 657-9292

Homeowner Name Signature Address Telephone

Angelica Linn Angelica Linn 5419 NESTED MOON (702) 869-8374

Homeowner Name Signature Address Telephone

Julie Zinovitch Julie Zinovitch 5812 Delabarre 2454671

Homeowner Name Signature Address Telephone

Linda Otter Linda Otter 5812 Delabarre 647-2692

Homeowner Name Signature Address Telephone

JAYSON S. S. S. Jayson S. S. S. 7829 P. P. P. 656-5291

Homeowner Name Signature Address Telephone

WALTER DOADS Walter Doads 5640 GILBERT LANE 656-1363

Homeowner Name Signature Address Telephone

Janet Causey Janet Causey 5785 Julian 658-8855

Homeowner Name Signature Address Telephone

Christine Bristol Christine Bristol 7616 Donald Nelson Ave 396-0980

Homeowner Name Signature Address Telephone

Karrah Rodney Karrah Rodney 6808 Snake River 656-7803

Homeowner Name Signature Address Telephone

Amy Jeter Amy Jeter 7225 Tealwood St 657-9292

Homeowner Name Signature Address Telephone

Chris Thompson Chris Thompson 4029 Autumnvale 396-2245

Homeowner Name Signature Address Telephone

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Larry Seale [Signature] 6812 Beach Nest Ave 396-5434
Homeowner Name Signature Address Telephone

Kathleen Richardson [Signature] 7420 Jackey Ave 838-8831
Homeowner Name Signature Address Telephone

Alysa Page [Signature] 8129 Danandz Ct 254-1892
Homeowner Name Signature Address Telephone

Beth Smietana [Signature] 7829 Pinnocchio 203-0970
Homeowner Name Signature Address Telephone

Laura Fontana [Signature] 2706 Gardenia Flower 396-3377
Homeowner Name Signature Address Telephone

Dan Froelich [Signature] 4940 N. Cameron Rd 645-5287
Homeowner Name Signature Address Telephone

Chad C. Morris [Signature] 6792 Beach Nest Ave 647-5834
Homeowner Name Signature Address Telephone

Patty A. Sharley [Signature] 6788 Beach Nest Ave 396-9841
Homeowner Name Signature Address Telephone

TARA CARROLL [Signature] 6788 Beach Nest Ave 395-4496
Homeowner Name Signature Address Telephone

William Cantrell [Signature] 5924 Kane Holly 395-6083
Homeowner Name Signature Address Telephone

Henry Astor Kent [Signature] 5620 Kane Holly 656-1355
Homeowner Name Signature Address Telephone

Tiearra Moore [Signature] 5912 Kane Holly St 395-8953
Homeowner Name Signature Address Telephone

Quinton Johnson [Signature] 5902 KANE HOLLY ST 656-4306
Homeowner Name Signature Address Telephone

[Signature] [Signature] 5900 Kane Holly 870-3974
Homeowner Name Signature Address Telephone

Don Larrick [Signature] 5824 Kane Holly St. 656-9250
Homeowner Name Signature Address Telephone

VA 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Claudia Lemmon
Homeowner Name

Claudia Lemmon
Signature

5816 Kane Holly
Address

363-1323
Telephone

Robert D. Lemmon
Homeowner Name

Robert D. Lemmon
Signature

5816 Kane Holly
Address

363-1323
Telephone

C.E. Gill
Homeowner Name

C.E. Gill
Signature

5813 Kane Holly
Address

655-5342
Telephone

W.H. Ragle
Homeowner Name

W.H. Ragle
Signature

5825 Kane Holly
Address

360-8474
Telephone

D. Orlando
Homeowner Name

D. Orlando
Signature

5921 Kane Holly St
Address

313-8844
Telephone

Maria Kisher
Homeowner Name

Maria Kisher
Signature

5710 N. Rainbow
Address

655-3712
Telephone

Shirley Arning
Homeowner Name

Shirley Arning
Signature

5710 N. Rainbow
Address

655-3712
Telephone

Keith Pearson
Homeowner Name

Keith Pearson
Signature

5710 N. Rainbow
Address

655-3712
Telephone

Scott Arning
Homeowner Name

Scott Arning
Signature

5664 N. Rainbow
Address

645-8990
Telephone

Ryan Bertalones
Homeowner Name

Ryan Bertalones
Signature

5686 N. Rainbow Blvd
Address

639-6109
Telephone

Christian Lightbourne
Homeowner Name

Christian Lightbourne
Signature

438 Crimson Tide Ave
Address

395-8558
Telephone

Jennifer Eyley
Homeowner Name

Jennifer Eyley
Signature

5686 N. Rainbow
Address

639-6109
Telephone

Homeowner Name

Signature

Address

Telephone

Homeowner Name

Signature

Address

Telephone

Homeowner Name

Signature

Address

Telephone

January 18, 2005

Gary Leobold, Planning Supervisor
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Gary Leobold, Planning Supervisor,

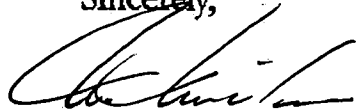
SUBJECT: ^{ZON}~~VAR~~-5809, VAR-5810, SDR-5807, GPA-5804, GPA-5820

Concerning ^{ZON}~~Var~~-5809, Var-5810, SDR-5807, I am objecting to any change in the current designation of property to R-PD10, which will change the open space requirement to one half the original requirement. The area is already congested, traffic is heavy and open space is at a premium.

Concerning GPA-5804, GPA-5820, I am objecting to any change of The Centennial Hills Sector Plan to MLA. A zero lot requirement means that the builder can build Town homes, Condo's, Duplex's etc; which would add more congestion to the area as well as decreasing the value of the homes in the surrounding area.

The preservation of open space and development of property consistent with the general welfare and quality of life for the residents in the area must be considered before the needs of the developers. For the above stated reasons, I am objecting to any changes of the current zoning.

Sincerely,



Walter Nieczkowski

1/16/05

Dear Sirs:

We approve
of all of the
enclosed plans.

Joon Kanga
Lynthia O'Brien

6824 Rosalita Blvd
Ft. Worth 76130

VAR-5810
SPR-5807
GPA 5804
GPA-5820
ZON-5809