Agenda City of Las Vegas

PLANNING COMMISSION MEETING

January 27, 2005

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the minutes of the December 16, 2004 Planning Commission Meeting minutes by reference (_____ Vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

1. **TMP-5536 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC** - Request for a Tentative Map FOR A 98-LOT CONDOMINIUM DEVELOPMENT on 4.57 acres at 3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone, Ward 4 (Brown).

2. **TMP-5570 - TENTATIVE MAP - VERANO CONDOMINIUMS AT PECCOLE RANCH - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: F & F HORIZONS ASSOCIATES, LLC** - Request for a Tentative Map FOR A 408-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 20.22 acres at 8600 West Charleston Boulevard (APN 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

3. **TMP-5777 - TENTATIVE MAP - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES** - Request for a Tentative Map FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

4. **TMP-5806 - TENTATIVE MAP - SANDHURST LAS VEGAS, NORTH TOWER - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Tentative Map FOR A PROPOSED 414-LOT MIXED-USE SUBDIVISION on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

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

6. **GPA-5830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Amend the Master Plan Recreation Trails Element and the Downtown North Land Use Plan of the General Plan to revise the Pioneer Trail alignment, Ward 1 (Moncrief) and Ward 5 (Weekly).

7. **RQR-5680 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI** - Required Two-Year Review of an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).

8. **RQR-5683 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC** - Required One Year Review of an approved One Year Required Review (RQR-1974) WHICH APPROVED EIGHT EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN 139-33-610-005, 139-33-511-003, 004, and 139-27-410-005, 008), PD (Planned Development) Zone, Ward 5 (Weekly).

9. **RQR-5732 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RIEGER 1982 REVOCABLE TRUST** - Required Four Year Review on an approved Variance (V-0131-90) WHICH ALLOWED AN 80-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 1405 "A" Street (APN 139-27-501-003), M (Industrial) Zone, Ward 5 (Weekly).

10. **RQR-5734 - REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - APPLICANT: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA - OWNER: FURBER DEVELOPMENT** - Required One-Year Review of an approved Special Use Permit (SUP-3405), WHICH ALLOWED A SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN 138-34-820-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

11. **RQR-5745 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VEGAS SOL, INC., ET AL** - Request for a Five-Year Review of an approved Special Use Permit (U-0088-99) WHICH ALLOWED AN EXISTING COMMERCIAL EQUESTRIAN CENTER at 6901 North Jones Boulevard (APN 125-23-601-012, 017, 018, 019, 020, and 024), R-E (Residence Estates) Zone, Ward 6 (Mack).

12. **SUP-5759 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC** - Request for a Special Use Permit FOR AN EXISTING 40-FOOT HIGH, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 Industrial Road (APN 162-04-802-003), M (Industrial) Zone, Ward 1 (Moncrief).

13. **SNC-5832 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Street Name Change FROM: GILBERT LANE TO: SHELEHEDA AVENUE, between Jones Boulevard and Bradley Road, Ward 6 (Mack).

14. **VAC-5721 - VACATION - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: TASS C. HARDIN AND LOIS I. HARDIN, ET AL** - Petition to Vacate a portion of the south half of Red Coach Avenue between Painted Desert Drive and Rancho Drive, Ward 6 (Mack).

15. **VAC-5791 - VACATION - PUBLIC HEARING - APPLICANT: JOHN C. COOLIDGE - OWNER: C & C INVESTMENT, COMPANY** - Petition to Vacate a portion of a 15-foot wide public utility easement at 3505 East Charleston Boulevard, Ward 3 (Reese).

PUBLIC HEARING ITEMS:

16. **ABEYANCE - RENOTIFICATION - GPA-5266 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to designate Future Land Use Designations as Commercial, Mixed Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Redevelopment Plan. Wards: 1 (Moncrief), 3 (Reese), and 5 (Weekly).

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

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

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

20. **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).

21. **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).

22. **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).

23. **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).

24. **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).

25. **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).

26. **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).

27. **SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-561 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).

28. **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).

29. **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).

30. **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).

31. **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).

32. **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).

33. **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).

34. **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).

35. **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).

36. **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).

37. **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).

38. **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).

39. **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).

40. **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).

41. **SDR-5807 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5804, ZON-5809, AND VAR-5810 - PUBLIC HEARING - 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).

42. **GPA-5814 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).

43. **ZON-5816 - REZONING RELATED TO GPA-5814 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).

44. **VAR-5819 - VARIANCE RELATED TO GPA-5814 AND ZON-5816 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Variance TO ALLOW 0.38 ACRES OF OPEN SPACE WHERE 0.78 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 47-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).

45. **SDR-5815 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5814, ZON-5816 AND VAR-5819 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).

46. **GPA-5818 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).

47. **ZON-5824 - REZONING RELATED TO GPA-5818 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).

48. **ZON-5909 - REZONING RELATED TO GPA-5818 AND ZON-5824 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 8.36 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).

49. **GPA-5823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, 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 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), Ward 6 (Mack).

50. **ZON-5827 - REZONING RELATED GPA-5823 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), Ward 6 (Mack).

51. **SDR-5826 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-5823 AND ZON-5827 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 78-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), R-E (Residence Estates) and U (Undeveloped) Zones [O (Office) General Plan Designation] [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone], Ward 6 (Mack).

52. **MOD-5784 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Major Modification of the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: L (LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL), AND TO AMEND TABLES #1, #2, #3 AND #4 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).

53. **ZON-5785 - REZONING RELATED TO MOD-5784 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).

54. **VAR-5786 - VARIANCE RELATED TO MOD-5784 AND ZON-5785 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW A PROPOSED 15-STORY BUILDING WHERE THREE STORIES IS THE MAXIMUM PERMITTED on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

55. **VAR-5792 - VARIANCE RELATED TO MOD-5784, ZON-5785 AND VAR-5786 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW 168 PARKING SPACES WHERE 222 SPACES IS THE MININUM REQUIRED IN CONJUNCTION WITH A PROPOSED 15-STORY RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

56. **SDR-5781 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5784, ZON-5785, VAR-5786 AND VAR-5792 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 15-STORY, 125-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

57. **ZON-5742 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JAMEY L. STARCHER AND ALPHA C. STARCHER** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on 0.16 acres at 610 Biltmore Drive (APN 139-27-810-021); Ward 5 (Weekly).

58. **ZON-5769 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GARETH J. SPICER** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), Ward 1 (Moncrief).

59. **SDR-5770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5769 - PUBLIC HEARING – APPLICANT/OWNER: GARETH J. SPICER** - Request for a Site Development Plan Review FOR A PROPOSED 1,688 SQUARE-FOOT COMMERCIAL USE AND WAIVERS OF COMMERCIAL DEVELOPMENT STANDARDS FOR PERIMETER, FOUNDATION AND PARKING LOT LANDSCAPING; A WAIVER TO ALLOW A 27-FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED; AND A WAIVER TO ALLOW A 6.2-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A COMMERCIAL USE on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

60. **ZON-5796 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road (APN 138-06-401-006), Ward 4 (Brown).

61. **SDR-5797 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5796 - PUBLIC HEARING - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER** - Request for a Site Development Plan Review FOR A PROPOSED NINE LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 4 (Brown). PETER

62. **ZON-5817 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), Ward 3 (Reese).

63. **VAR-5825 - VARIANCE RELATED TO ZON-5817 - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 3,000 SQUARE-FOOT MINIMUM SPACES WHERE 4,000 SQUARE FEET IS THE MINIMUM REQUIRED AND TO ALLOW 40-FOOT WIDE SPACES WHERE 45 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED MOBILE HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese).

64. **SDR-5821 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5817 AND VAR-5825 - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 51-PAD MOBILE/MANUFACTURED HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese).

65. **VAR-5808 - VARIANCE - PUBLIC HEARING - APPLICANT: PERKOWITZ AND RUTH ARCHITECTS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Variance TO ALLOW A 37-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 84 FEET FOR A PROPOSED OFFICE/WAREHOUSE DEVELOPMENT on 3.56 acres east of Rancho Drive, approximately 500 feet south of Lone Mountain Road (APN 138-02-102-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

66. **SDR-5813 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5808 - PUBLIC HEARING - APPLICANT: PERKOWITZ AND RUTH ARCHITECTS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 38,000 SQUARE-FOOT OFFICE/WAREHOUSE DEVELOPMENT AND FOR A WAIVER OF THE BUILDING PLACEMENT, PERIMETER, AND PARKING LOT LANDSCAPING REQUIREMENTS on 3.56 acres east of Rancho Drive, approximately 500 feet south of Lone Mountain Road (APN 138-02-102-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

67. **VAR-5768 - VARIANCE - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: S.F. INVESTMENTS, LLC** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM ALLOWED (LOT 3) AND A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS THE MINIMUM ALLOWED (LOT 26) adjacent to the north and south sides of Peak Drive, west and east of Maverick Street (APN 138-14-601-029 and 138-14-701-002), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).

68. **VAR-5795 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRUCE STEVEN GILBERT** - Request for a Variance TO ALLOW A FOUR-FOOT WROUGHT IRON FENCE (50% OPEN) ON TOP OF A TWO-FOOT HIGH SOLID WALL WHERE FOUR FEET (TOP TWO FEET, 50% OPEN) IS THE MAXIUM HEIGHT ALLOWED IN THE FRONT YARD on 0.17 acres at 1924 South Sixth Street (APN 162-03-315-039), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

69. **VAR-5812 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALBERT & KAMRAN INVESTMENTS, LLC** - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE ZERO FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR AN APPROVED RETAIL DEVELOPMENT on 0.43 acres at 2187 North Decatur Boulevard (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

70. **SUP-5783 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JLM REALTY - OWNER: SPANISH OAKS PLAZA, LIMITED PARTNERSHIP, ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 316,445 SQUARE-FOOT RESIDENTIAL CONDOMINIUM COMPLEX WITH 17,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA adjacent to the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

71. **SDR-5779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5783 - PUBLIC HEARING - APPLICANT: JLM REALTY - OWNER: SPANISH OAKS PLAZA, LIMITED PARTNERSHIP, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED THREE-BUILDING, SEVEN-STORY, 316,445 SQUARE-FOOT RESIDENTIAL CONDOMINIUM COMPLEX WITH 17,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA AND FOR A WAIVER FROM THE GROUND FLOOR NON-RESIDENTIAL REQUIREMENT on 6.65 acres adjacent to the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

72. **SUP-5739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: XIAO PING WANG, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE REQUIRED 400-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY AND RESIDENTIAL ZONING at 570 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

73. **SUP-5740 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORKS4ME, DURANGO, INC. - OWNER: PPLAND, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 50-ACRE MINIMUM SITE AREA REQUIREMENT adjacent to the northwest corner of Durango Drive and El Capitan Way (APN 125-17-601-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Mack).

74. **SUP-5761 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HIRMIS B. HARON** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING GROCERY STORE AND A WAIVER OF THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE at 2021 East Stewart Avenue (APN 139-35-611-086 and 087), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

75. **SUP-5771 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MIGUEL NUNEZ - OWNER: AGRELLA PROPERTIES, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE SALES) at 6700 West Charleston Boulevard, Suite F (APN 138-34-820-014), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

76. **SUP-5799 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAFE DE TOUT - OWNER: TRIPLE FIVE INTERCONTINENTAL, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (ON-PREMISE CONSUMPTION) at 9330 West Sahara Avenue, Suite #160 (APN 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

77. **SUP-5802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELLE GOMEZ - OWNER: MARK H. MINTZ AND THE MINTZ FAMILY TRUST OF 1992** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 2100 Fremont Street (APN 139-35-803-015), C-2 (General Commercial) Zone, Ward 3 (Reese).

78. **SUP-5904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D.2801 WESTWOOD, INC.** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF MINIMUM DISTANCE SEPARATION REQUIREMENTS at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Moncrief).

79. **RQR-5682 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SYUFY ENTERPRISES** - Required Two-Year Review of an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN 163-01-502-008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

80. **RQR-5741 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Required Two-Year Review of an approved Special Use Permit (U-0080-96) WHICH ALLOWED FOUR (4) 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

81. **RQR-5767 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: AMBER INVESTMENT COMPANY** - Required Two-Year Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 40 FOOT TALL, 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

82. **TMP-5798 - TENTATIVE MAP - FRANKLIN PARK AT PROVIDENCE - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 234-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND WAIVERS OF TITLE 18.12.105 FOR A 350-FOOT PRIVATE DRIVE WHERE A MAXIMUM OF 200 FEET IS ALLOWED AND A WAIVER OF TITLE 18.12.160 FOR INTERNAL INTERSECTION OFFSETS OF APPROXIMATELY 84 FEET AND 104 FEET WHERE A MINIMUM OF 125 FEET IS REQUIRED on 40.3 acres adjacent to the northwest corner of Elkhorn Road and Shaumber Road (APN 126-13-410-001), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

83. **SDR-5774 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARCO BRAMBILLA - OWNER: TOROS YERANOSIAN** - Request for a Site Development Plan Review FOR A PROPOSED 30,000 SQUARE-FOOT COMMERCIAL/RETAIL BUILDING AND A WAIVER OF FOUNDATION LANDSCAPING on 2.13 acres adjacent to the east side of Rancho Drive, approximately 1,160 feet north of Torrey Pines Drive (APN 138-02-102-004), C-2 (General Commercial) Zone, Ward 6 (Mack).

84. **SDR-5780 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTER SCHOOL DEVELOPMENT FOUNDATION - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS OF 78,181 SQUARE FEET TO EXISTING ELEMENTARY AND MIDDLE SCHOOL BUILDINGS FOR A PROPOSED HIGH SCHOOL on 9.38 acres adjacent to the southwest corner of Lake Mead Boulevard and "J" Street (APN 139-21-701-003, 139-21-702-001, 002, 003, 004 and 005), C-V (Civic) Zone, Ward 5 (Weekly).

85. **SDR-5782 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN** - Request for a Site Development Plan Review FOR PROPOSED CONVERSION OF AN 821 SQUARE-FOOT HOUSE TO A PROFESSIONAL OFFICE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR UNDERGROUND UTILITIES, AND PARKING LOT AND STREETSCAPE LANDSCAPING AND TREATMENTS on 0.17 acres adjacent to the southwest corner of Casino Center Boulevard and Hoover Avenue (APN 139-34-410-032), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

86. **SDR-5794 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMB MISSIONARY BAPTIST CHURCH - OWNER: LAMB BOULEVARD BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.06 acres at 500 North Lamb Boulevard (APN 140-32-103-003), R-E (Residence Estates) Zone, Ward 3 (Reese).

87. **SDR-5801 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT AND CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED HIGH SCHOOL adjacent to the north side of Tropical Parkway, approximately 1000 feet east of Durango Drive (APN 125-28-201-004), T-C (Town Center) Zone [PF-TC (Public Facilities-Town Center) Land Use Designation], Ward 6 (Mack).

88. **SDR-5828 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC AND 16207 VENTURA BOULEVARD, LLC** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 268-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 12.67 acres adjacent to the southeast corner of Rainbow Boulevard and Peak Drive (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS ITEMS:

89. **DIR-5833 – DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and Possible Action to approve the Preliminary Plan for the selection of additional Redevelopment area and finding of compatibility with the City of Las Vegas Master Plan, pursuant to NRS 279.570.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

January 27, 2005

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

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **January 20, 2005**, a copy of the **January 27, 2005 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman L Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

21st day of January, 2005

Peter Lowenstein

NOTARY PUBLIC in and for said County and State

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

AFFIDAVIT OF POSTING

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

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

I John Holloway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of January 20, 2005, at the hour of 10:03, there were posted copies of the January 27, 2005 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

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

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

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

John Holloway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 20th day of January, 2005.

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

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56748-1
MY APPT. EXPIRES JUNE 14, 2007

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

January 27, 2005

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the minutes of the December 16, 2004 Planning Commission Meeting minutes by reference (_____ Vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

1. **TMP-5536 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC** - Request for a Tentative Map FOR A 98-LOT CONDOMINIUM DEVELOPMENT on 4.57 acres at 3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone, Ward 4 (Brown).

2. **TMP-5570 - TENTATIVE MAP - VERANO CONDOMINIUMS AT PECCOLE RANCH - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: F & F HORIZONS ASSOCIATES, LLC** - Request for a Tentative Map FOR A 408-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 20.22 acres at 8600 West Charleston Boulevard (APN 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

3. **TMP-5777 - TENTATIVE MAP - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES** - Request for a Tentative Map FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

4. **TMP-5806 - TENTATIVE MAP - SANDHURST LAS VEGAS, NORTH TOWER - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Tentative Map FOR A PROPOSED 414-LOT MIXED-USE SUBDIVISION on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

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

6. **GPA-5830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Amend the Master Plan Recreation Trails Element and the Downtown North Land Use Plan of the General Plan to revise the Pioneer Trail alignment, Ward 1 (Moncrief) and Ward 5 (Weekly).

7. **RQR-5680 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI** - Required Two-Year Review of an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).

8. **RQR-5683 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC** - Required One Year Review of an approved One Year Required Review (RQR-1974) WHICH APPROVED EIGHT EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN 139-33-610-005, 139-33-511-003, 004, and 139-27-410-005, 008), PD (Planned Development) Zone, Ward 5 (Weekly).

9. **RQR-5732 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RIEGER 1982 REVOCABLE TRUST** - Required Four Year Review on an approved Variance (V-0131-90) WHICH ALLOWED AN 80-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 1405 "A" Street (APN 139-27-501-003), M (Industrial) Zone, Ward 5 (Weekly).

10. **RQR-5734 - REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - APPLICANT: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA - OWNER: FURBER DEVELOPMENT** - Required One-Year Review of an approved Special Use Permit (SUP-3405), WHICH ALLOWED A SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN 138-34-820-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

11. **RQR-5745 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VEGAS SOL, INC., ET AL** - Request for a Five-Year Review of an approved Special Use Permit (U-0088-99) WHICH ALLOWED AN EXISTING COMMERCIAL EQUESTRIAN CENTER at 6901 North Jones Boulevard (APN 125-23-601-012, 017, 018, 019, 020, and 024), R-E (Residence Estates) Zone, Ward 6 (Mack).

12. **SUP-5759 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC** - Request for a Special Use Permit FOR AN EXISTING 40-FOOT HIGH, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 Industrial Road (APN 162-04-802-003), M (Industrial) Zone, Ward 1 (Moncrief).

13. **SNC-5832 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Street Name Change FROM: GILBERT LANE TO: SHELEHEDA AVENUE, between Jones Boulevard and Bradley Road, Ward 6 (Mack).

14. **VAC-5721 - VACATION - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: TASS C. HARDIN AND LOIS I. HARDIN, ET AL** - Petition to Vacate a portion of the south half of Red Coach Avenue between Painted Desert Drive and Rancho Drive, Ward 6 (Mack).

15. **VAC-5791 - VACATION - PUBLIC HEARING - APPLICANT: JOHN C. COOLIDGE - OWNER: C & C INVESTMENT, COMPANY** - Petition to Vacate a portion of a 15-foot wide public utility easement at 3505 East Charleston Boulevard, Ward 3 (Reese).

PUBLIC HEARING ITEMS:

16. **ABEYANCE - RENOTIFICATION - GPA-5266 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to designate Future Land Use Designations as Commercial, Mixed Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Redevelopment Plan. Wards: 1 (Moncrief), 3 (Reese), and 5 (Weekly).

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

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

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

20. **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).

21. **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).

22. **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).

23. **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).

24. **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).

25. **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).

26. **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).

27. **SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-561 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).

28. **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).

29. **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).

30. **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).

31. **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).

32. **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).

33. **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).

34. **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).

35. **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).

36. **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).

37. **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).

38. **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).

39. **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).

40. **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).

41. **SDR-5807 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5804, ZON-5809, AND VAR-5810 - PUBLIC HEARING - 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).

42. **GPA-5814 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).

43. **ZON-5816 - REZONING RELATED TO GPA-5814 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).

44. **VAR-5819 - VARIANCE RELATED TO GPA-5814 AND ZON-5816 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Variance TO ALLOW 0.38 ACRES OF OPEN SPACE WHERE 0.78 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 47-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).

45. **SDR-5815 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5814, ZON-5816 AND VAR-5819 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED: R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).

46. **GPA-5818 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).

47. **ZON-5824 - REZONING RELATED TO GPA-5818 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).

48. **ZON-5909 - REZONING RELATED TO GPA-5818 AND ZON-5824 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 8.36 acres adjacent to the southeast corner of Coran Lane and Rancho Drive (a portion of APN 139-19-705-001), Ward 5 (Weekly).

49. **GPA-5823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, 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 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), Ward 6 (Mack).

50. **ZON-5827 - REZONING RELATED GPA-5823 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), Ward 6 (Mack).

51. **SDR-5826 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-5823 AND ZON-5827 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 78-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), R-E (Residence Estates) and U (Undeveloped) Zones [O (Office) General Plan Designation] [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone], Ward 6 (Mack).

52. **MOD-5784 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Major Modification of the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: L (LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL), AND TO AMEND TABLES #1, #2, #3 AND #4 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).

53. **ZON-5785 - REZONING RELATED TO MOD-5784 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).

54. **VAR-5786 - VARIANCE RELATED TO MOD-5784 AND ZON-5785 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW A PROPOSED 15-STORY BUILDING WHERE THREE STORIES IS THE MAXIMUM PERMITTED on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

55. **VAR-5792 - VARIANCE RELATED TO MOD-5784, ZON-5785 AND VAR-5786 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW 168 PARKING SPACES WHERE 222 SPACES IS THE MININUM REQUIRED IN CONJUNCTION WITH A PROPOSED 15-STORY RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

56. **SDR-5781 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5784, ZON-5785, VAR-5786 AND VAR-5792 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 15-STORY, 125-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

57. **ZON-5742 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JAMEY L. STARCHER AND ALPHA C. STARCHER** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on 0.16 acres at 610 Biltmore Drive (APN 139-27-810-021), Ward 5 (Weekly).

58. **ZON-5769 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GARETH J. SPICER** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), Ward 1 (Moncrief).

59. **SDR-5770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5769 - PUBLIC HEARING – APPLICANT/OWNER: GARETH J. SPICER** - Request for a Site Development Plan Review FOR A PROPOSED 1,688 SQUARE-FOOT COMMERCIAL USE AND WAIVERS OF COMMERCIAL DEVELOPMENT STANDARDS FOR PERIMETER, FOUNDATION AND PARKING LOT LANDSCAPING; A WAIVER TO ALLOW A 27-FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED; AND A WAIVER TO ALLOW A 6.2-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A COMMERCIAL USE on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

60. **ZON-5796 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road (APN 138-06-401-006), Ward 4 (Brown).

61. **SDR-5797 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5796 - PUBLIC HEARING - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER** - Request for a Site Development Plan Review FOR A PROPOSED NINE LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 4 (Brown). PETER

62. **ZON-5817 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), Ward 3 (Reese).

63. **VAR-5825 - VARIANCE RELATED TO ZON-5817 - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 3,000 SQUARE-FOOT MINIMUM SPACES WHERE 4,000 SQUARE FEET IS THE MINIMUM REQUIRED AND TO ALLOW 40-FOOT WIDE SPACES WHERE 45 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED MOBILE HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese).

64. **SDR-5821 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5817 AND VAR-5825 - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 51-PAD MOBILE/MANUFACTURED HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese).

65. **VAR-5808 - VARIANCE - PUBLIC HEARING - APPLICANT: PERKOWITZ AND RUTH ARCHITECTS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Variance TO ALLOW A 37-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 84 FEET FOR A PROPOSED OFFICE/WAREHOUSE DEVELOPMENT on 3.56 acres east of Rancho Drive, approximately 500 feet south of Lone Mountain Road (APN 138-02-102-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

66. **SDR-5813 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5808 - PUBLIC HEARING - APPLICANT: PERKOWITZ AND RUTH ARCHITECTS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 38,000 SQUARE-FOOT OFFICE/WAREHOUSE DEVELOPMENT AND FOR A WAIVER OF THE BUILDING PLACEMENT, PERIMETER, AND PARKING LOT LANDSCAPING REQUIREMENTS on 3.56 acres east of Rancho Drive, approximately 500 feet south of Lone Mountain Road (APN 138-02-102-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

67. **VAR-5768 - VARIANCE - PUBLIC HEARING - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: S.F. INVESTMENTS, LLC** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM ALLOWED (LOT 3) AND A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS THE MINIMUM ALLOWED (LOT 26) adjacent to the north and south sides of Peak Drive, west and east of Maverick Street (APN 138-14-601-029 and 138-14-701-002), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).

68. **VAR-5795 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRUCE STEVEN GILBERT** - Request for a Variance TO ALLOW A FOUR-FOOT WROUGHT IRON FENCE (50% OPEN) ON TOP OF A TWO-FOOT HIGH SOLID WALL WHERE FOUR FEET (TOP TWO FEET, 50% OPEN) IS THE MAXIUM HEIGHT ALLOWED IN THE FRONT YARD on 0.17 acres at 1924 South Sixth Street (APN 162-03-315-039), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

69. **VAR-5812 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALBERT & KAMRAN INVESTMENTS, LLC** - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE ZERO FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR AN APPROVED RETAIL DEVELOPMENT on 0.43 acres at 2187 North Decatur Boulevard (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

70. **SUP-5783 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JLM REALTY - OWNER: SPANISH OAKS PLAZA, LIMITED PARTNERSHIP, ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 316,445 SQUARE-FOOT RESIDENTIAL CONDOMINIUM COMPLEX WITH 17,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA adjacent to the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

71. **SDR-5779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5783 - PUBLIC HEARING - APPLICANT: JLM REALTY - OWNER: SPANISH OAKS PLAZA, LIMITED PARTNERSHIP, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED THREE-BUILDING, SEVEN-STORY, 316,445 SQUARE-FOOT RESIDENTIAL CONDOMINIUM COMPLEX WITH 17,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA AND FOR A WAIVER FROM THE GROUND FLOOR NON-RESIDENTIAL REQUIREMENT on 6.65 acres adjacent to the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

72. **SUP-5739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: XIAO PING WANG, LLC - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE REQUIRED 400-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY AND RESIDENTIAL ZONING at 570 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

73. **SUP-5740 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORKS4ME, DURANGO, INC. - OWNER: PPLAND, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 50-ACRE MINIMUM SITE AREA REQUIREMENT adjacent to the northwest corner of Durango Drive and El Capitan Way (APN 125-17-601-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Mack).

74. **SUP-5761 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HIRMIS B. HARON** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING GROCERY STORE AND A WAIVER OF THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE at 2021 East Stewart Avenue (APN 139-35-611-086 and 087), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

75. **SUP-5771 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MIGUEL NUNEZ - OWNER: AGRELLA PROPERTIES, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE SALES) at 6700 West Charleston Boulevard, Suite F (APN 138-34-820-014), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

76. **SUP-5799 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAFE DE TOUT - OWNER: TRIPLE FIVE INTERCONTINENTAL, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (ON-PREMISE CONSUMPTION) at 9330 West Sahara Avenue, Suite #160 (APN 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

77. **SUP-5802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHELLE GOMEZ - OWNER: MARK H. MINTZ AND THE MINTZ FAMILY TRUST OF 1992** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 2100 Fremont Street (APN 139-35-803-015), C-2 (General Commercial) Zone, Ward 3 (Reese).

78. **SUP-5904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D.2801 WESTWOOD, INC.** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF MINIMUM DISTANCE SEPARATION REQUIREMENTS at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Moncrief).

79. **RQR-5682 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SYUFY ENTERPRISES** - Required Two-Year Review of an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN 163-01-502-008), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

80. **RQR-5741 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC** - Required Two-Year Review of an approved Special Use Permit (U-0080-96) WHICH ALLOWED FOUR (4) 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

81. **RQR-5767 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: AMBER INVESTMENT COMPANY** - Required Two-Year Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 40 FOOT TALL, 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

82. **TMP-5798 - TENTATIVE MAP - FRANKLIN PARK AT PROVIDENCE - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 234-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND WAIVERS OF TITLE 18.12.105 FOR A 350-FOOT PRIVATE DRIVE WHERE A MAXIMUM OF 200 FEET IS ALLOWED AND A WAIVER OF TITLE 18.12.160 FOR INTERNAL INTERSECTION OFFSETS OF APPROXIMATELY 84 FEET AND 104 FEET WHERE A MINIMUM OF 125 FEET IS REQUIRED on 40.3 acres adjacent to the northwest corner of Elkhorn Road and Shaumber Road (APN 126-13-410-001), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

83. **SDR-5774 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARCO BRAMBILLA - OWNER: TOROS YERANOSIAN** - Request for a Site Development Plan Review FOR A PROPOSED 30,000 SQUARE-FOOT COMMERCIAL/RETAIL BUILDING AND A WAIVER OF FOUNDATION LANDSCAPING on 2.13 acres adjacent to the east side of Rancho Drive, approximately 1,160 feet north of Torrey Pines Drive (APN 138-02-102-004), C-2 (General Commercial) Zone, Ward 6 (Mack).

84. **SDR-5780 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTER SCHOOL DEVELOPMENT FOUNDATION - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS OF 78,181 SQUARE FEET TO EXISTING ELEMENTARY AND MIDDLE SCHOOL BUILDINGS FOR A PROPOSED HIGH SCHOOL on 9.38 acres adjacent to the southwest corner of Lake Mead Boulevard and "J" Street (APN 139-21-701-003, 139-21-702-001, 002, 003, 004 and 005), C-V (Civic) Zone, Ward 5 (Weekly).

85. **SDR-5782 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN** - Request for a Site Development Plan Review FOR PROPOSED CONVERSION OF AN 821 SQUARE-FOOT HOUSE TO A PROFESSIONAL OFFICE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR UNDERGROUND UTILITIES, AND PARKING LOT AND STREETSCAPE LANDSCAPING AND TREATMENTS on 0.17 acres adjacent to the southwest corner of Casino Center Boulevard and Hoover Avenue (APN 139-34-410-032), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

86. **SDR-5794 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMB MISSIONARY BAPTIST CHURCH - OWNER: LAMB BOULEVARD BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.06 acres at 500 North Lamb Boulevard (APN 140-32-103-003), R-E (Residence Estates) Zone, Ward 3 (Reese).

87. **SDR-5801 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT AND CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED HIGH SCHOOL adjacent to the north side of Tropical Parkway, approximately 1000 feet east of Durango Drive (APN 125-28-201-004), T-C (Town Center) Zone [PF-TC (Public Facilities-Town Center) Land Use Designation], Ward 6 (Mack).

88. **SDR-5828 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC AND 16207 VENTURA BOULEVARD, LLC** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 268-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 12.67 acres adjacent to the southeast corner of Rainbow Boulevard and Peak Drive (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS ITEMS:

89. **DIR-5833 – DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and Possible Action to approve the Preliminary Plan for the selection of additional Redevelopment area and finding of compatibility with the City of Las Vegas Master Plan, pursuant to NRS 279.570.

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

January 27, 2005

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

CITIZENS PARTICIPATION:

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

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:44 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

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

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

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

Item 16 [GPA-5266]	STRICKEN
Item 20 [GPA-5820]	Abeyance to 2/10/2005 Planning Commission Meeting
Item 28 [GPA-5762]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 29 [ZON-5765]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 30 [GPA-5775]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 31 [ZON-5776]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 32 [VAR-5846]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 33 [SDR-5778]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 42 [GPA-5814]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 43 [ZON-5816]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 44 [VAR-5819]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 45 [SDR-5815]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 46 [GPA-5818]	Withdrawn Without Prejudice
Item 47 [ZON-5824]	Withdrawn Without Prejudice
Item 48 [ZON-5909]	Withdrawn Without Prejudice
Item 52 [MOD-5784]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 53 [ZON-5785]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 54 [VAR-5786]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 55 [VAR-5792]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 56 [SDR-5781]	Abeyance to 2/24/2005 Planning Commission Meeting

Item 58 [ZON-5769]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 59 [SDR-5770]	Abeyance to 2/24/2005 Planning Commission Meeting
Item 70 [SUP-5783]	Withdrawn Without Prejudice
Item 71 [SDR-5779]	Withdrawn Without Prejudice
Item 73 [SUP-5740]	Withdrawn Without Prejudice
Item 89 [DIR-5833]	STRICKEN

Regarding Item 6 [GPA-5830], this item was included, in error, with the One Motion/One Vote items and would need to be pulled so a discussion could take place.

Regarding Item 10 [RQR-5733], this item would need to be pulled from the One Motion/One Vote, as staff received objections to this application.

Regarding Item 24 [SDR-5599], the applicant requested Condition 3 be deleted and Condition 4 be amended.

Regarding Item 27 [SDR-5614], Condition 2 would need to be deleted.

Regarding Item 84 [SDR-5780], Condition 12 would need to be deleted.

DEPUTY CITY ATTORNEY BRYAN SCOTT, requested that Item 78 [SUP-5904] be heard after the One Motion/One Vote items. CHAIRMAN NIGRO concurred with the request. DEPUTY CITY ATTORNEY SCOTT added that in April 2000, a Special Use Permit was granted for a tavern on this site. At that time, the City Attorney's Office recommended that the City Council consider prohibiting the tavern permit because of the 1,500-foot distance separation requirement between taverns. The City Council did not concur and determined that they would not include County taverns in affecting the 1,500-foot distance separation requirement for taverns wishing to locate within the City of Las Vegas. To stay consistent with this policy, the City Attorney's Office requested that these taverns within the County not be applicable when determining whether or not the proposed tavern on this application meets the requirement.

MR. LEOBOLD reiterated for COMMISSIONER McSWAIN the items that were being pulled from One Motion/One Vote. She then requested that Item 9 [RQR-5732] be pulled from One Motion/One Vote.

COMMISSIONER STEINMAN requested Item 8 [RQR-5683] be pulled from One Motion/One Vote.

MEETING ADJOURNED AT 5:51 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN NIGRO.

CALL TO ORDER: 6:01 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

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

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

GREG BORGEL, 300 S. 4th Street, representing the applicant on Item 70 [SUP-5783] and Item 71 [SDR-5779], stated he submitted a request letter to hold these two applications. In working with very cooperative and helpful residents, there are some additional changes that would be necessary. Rather than hold the items, the applicant would like to Withdraw Without Prejudice both applications and resubmit the application with the desired changes. MR. BORGEL then requested if there were additional residents in the audience who had interest in these applications to speak with him so their names could be added on to their list.

DAN MARKOFF, 4816 Martinelli Court, Las Vegas, NV, asked why Item 28 [GPA-5762] and Item 29 [ZON-5765] were being held in abeyance yet the residents in the area were not notified. MR. LEOBOLD responded that staff's recommendation on this application is for denial. As a result, the applicant is requesting a 30-day abeyance to have the opportunity to revise the project in hopes that it would be one that is acceptable to staff and the Commission. MR. MARKOFF also informed the Commission that the applicant has placed a large semi-truck trailer on the property. This area is residential, and the truck is an eyesore. CHAIRMAN NIGRO advised MR. MARKOFF to speak with staff to ensure this information is given to the appropriate individual or department.

VICE CHAIRMAN TRUESDELL stated that he would vote on Item 70 and Item 71, Withdraw Without Prejudice, but not when the items come forward. The general partner of the property owner is general partner in another partnership in which he has an interest.

COMMISSIONER McSWAIN stated that she would vote on the abeyance, tabled and withdrawn without prejudice items but would abstain when Item 28, Item 29, Item 30, Item 31, Item 32, Item 33, Item 42, Item 43, Item 44 and Item 45 come forward because her company, Terra Contracting, is under contract with the developers on these items.

VICE CHAIRMAN TRUESDELL motioned to bring forward the abeyance, tabled and withdrawn without prejudice items as read into record.

City of Las Vegas

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

SUBJECT:
Approval of the minutes of the December 16, 2004 Planning Commission Meeting

MOTION:
TRUESDELL – APPROVED – UNANIMOUS with DAVENPORT and McSWAIN abstaining as they were not present for the aforementioned meeting

MINUTES:
There was no discussion.

(6:02)
1-40

City of Las Vegas

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

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

CHAIRMAN NIGRO noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
TMP-5536 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC - Request for a Tentative Map FOR A 98-LOT CONDOMINIUM DEVELOPMENT on 4.57 acres at 3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions Consent Item 1 [TMP-5536], Item 2 [TMP-5570], Item 3 [TMP-5777] and Item 4 [TMP-5806] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a consent item.

(6:11 – 6:11)

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 1 – TMP-5536

CONDITIONS:

Planning and Development

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

2. The development shall conform to the conditions of approval for the original and subsequent Site Development Plan Reviews (SDR-5518) and [Z-0033-97(23)] with the later Site Development Plan Review taking precedent over any conflicting requirements.

3. Street names must be provided in accordance with the City's street naming regulations.

4. The development shall be subject to the conditions of City departments and State subdivision statutes.

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

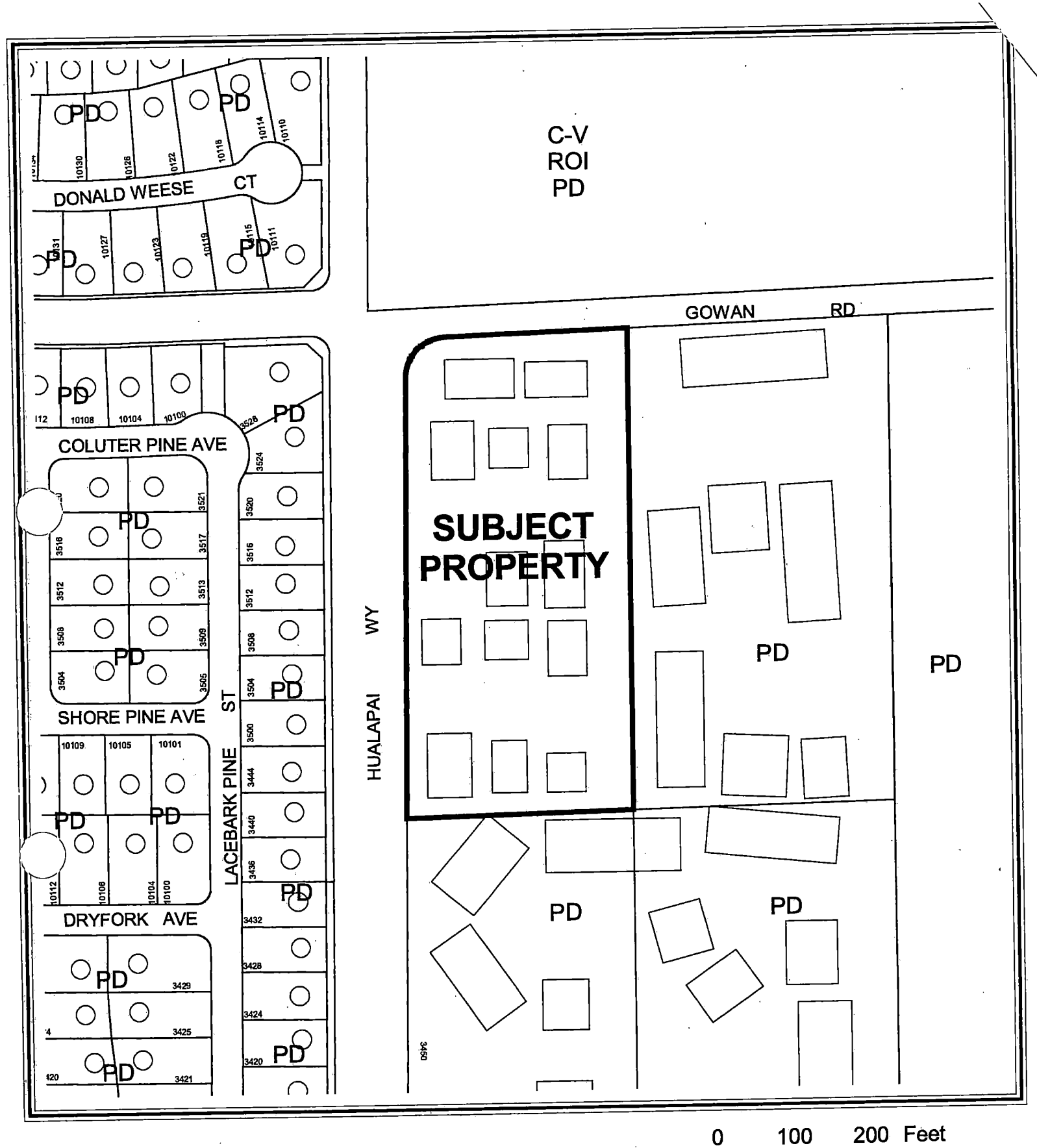
6. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property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

CONDITIONS – Continued:

Public Works

7. The site development shall comply with all applicable conditions of approval for Z-33-97(23), SDR-5518 and all other applicable site-related actions.

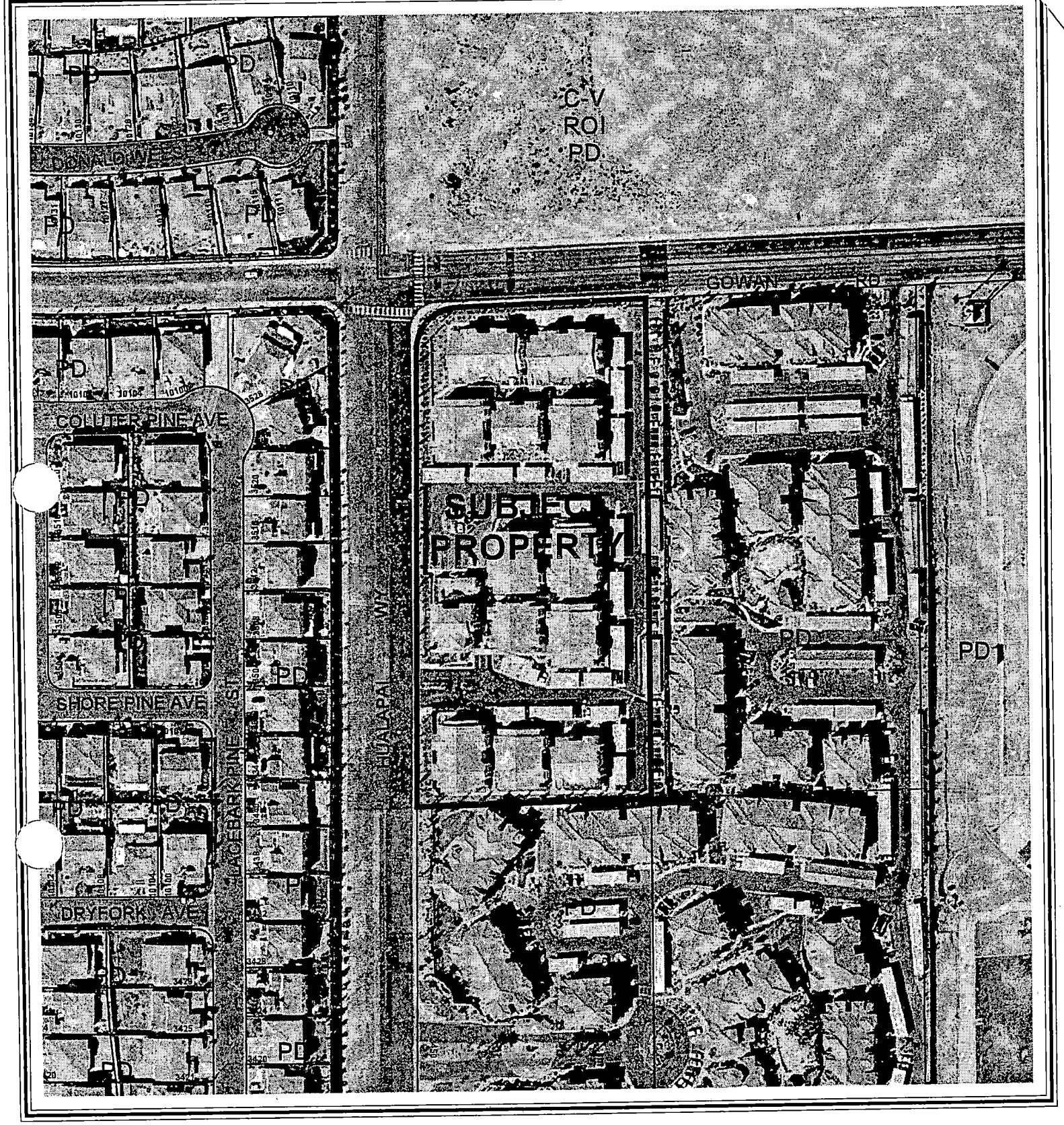
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5536

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 100 200 Feet

CASE: TMP-5536

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5536 - WILLOWS @ LONE MOUNTAIN - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS LONE MOUNTAIN, LLC

** CONDITIONS **

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

Planning and Development

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

2. The development shall conform to the conditions of approval for the original and subsequent Site Development Plan Reviews (SDR-5518) and [Z-0033-97(23)] with the later Site Development Plan Review taking precedent over any conflicting requirements.

3. Street names must be provided in accordance with the City's street naming regulations.

4. The development shall be subject to the conditions of City departments and State subdivision statutes.

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

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

Public Works

7. The site development shall comply with all applicable conditions of approval for Z-33-97(23), SDR-5518 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 98-lot condominium development on 4.57 acres at 3540 North Hualapai Way.

B) Applicant's Justification

The applicant has submitted a letter with the subject application expressing an interest in converting the existing apartment complex to a condominium complex. No justification is given as to the purpose for doing so.

BACKGROUND INFORMATION

A) Previous Actions

05/02/01 The City Council approved a request for a Major Modification to the Lone Mountain Master Development Plan [Z-0033-97(22)] from PCD (Planned Community Development) to MFM (Multi-Family Medium) for the subject property. The Planning Commission and staff recommended approval on March 22, 2001.

05/02/01 The City Council approved a request for a Site Development Plan Review and waiver of perimeter landscape requirements [Z-0033-97(23)] on the subject property. The Planning Commission and staff recommended approval on March 22, 2001.

01/19/05 The City Council is scheduled to consider a request for Site Development Plan Review (SDR-5518) for the conversion of a 98-unit apartment project to a condominium development on the subject property. The Planning Commission and staff recommended approval on December 16, 2004.

B) Pre-Application Meeting

10/08/04 The staff met with the prospective applicant on a proposed Tentative Map for a 98-unit residential condominium conversion project. The staff reviewed the procedures for filing a Tentative Map and noted that the development would have to comply with the conditions of approval for a Site Development Plan for the site to be considered by the City Council on January 19, 2005.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 4.57

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Proposed City of Las Vegas Park / Detention Basin
South:	Apartment Complex (Proposed Condominium Conversion)
East:	Apartment Complex (Proposed Condominium Conversion)
West:	Single-Family Residential Subdivision

C) Planned Land Use

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

D) Existing Zoning

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

D) General Plan Compliance

The subject site is designated PCD (Planned Community Development) within the Centennial Hills Sector of the General Plan. The site is zoned PD (Planned Development) which is a zone permitted within the PCD (Planned Community development) land use classification.

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

The subject site is located within the area of the Lone Mountain Master Development Plan. The Plan designates the site as MFM (Multi-Family Medium), a land use that provides for the development of 12.1 to 18 dwelling units per gross acre. Product types may include a higher density variety of multi-family and condominiums units in buildings up to three stories in height.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Lone Mountain Master Development Plan does not provide specific minimum setback or lot size standards for residential condominium development within the MFM (Multi-Family Medium) land use designation. Consequently, the development is in compliance with zoning standards that apply to the site.

A2) Parking and Traffic Standards

Pursuant to Title 19.10, the following parking standards apply to the subject proposal:

Uses	**Required**			**Provided**	
	Ratio	Parking		Parking	
		Regular	Handicap	Regular	Handicap
Residential Condominiums	1.25 spaces/unit/1 BR	30		30	
	1.75 spaces/unit/2 BR	74		74	
	2.00 spaces/unit/3 BR	64		64	
	1.00 guest space per five units	17	5	18	6

The site plan indicates that 139 surface parking spaces will be provided, 98 of which are covered parking spaces, including 29 compact parking spaces and six handicap parking spaces. Additionally, 12 garage spaces will be provided. The project exceeds the parking standards of Title 19.

A3) Landscape and Open Space Standards

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree / 6 Spaces	7 Trees	9 Trees
Buffer: • Min. Trees	1 Tree / 30 Linear Feet	64 Trees	64 Trees
• Min. Zone Width	15 Feet		7 Feet
• Wall height	6 Feet		6 Feet

The landscape plan for the subject development does not meet the requirements for perimeter landscaping. The existing apartment complex has a seven-foot wide planter along Hualapai Way and Gowan Road. The Urban Design Guidelines and Standards require a 15-foot wide landscape planter along a street frontage when an apartment project is across from a single family project and a 10-foot wide landscape planter elsewhere along a street frontage, with 24-inch box trees planted every 30 feet. However, a waiver of perimeter landscaping was approved with the original Site Development Plan Review [Z-0033-97(23)] by the City Council. Therefore, the existing site is in conformance.

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

Ratio	Required	Provided
	Area	Area
330 sf / Unit or 2% of Total	32,340 sf	32,973 sf

The existing amount of useable open space exceeds the requirements of the Lone Mountain Master Development Plan.

B) General Analysis Discussion

- General information

The Tentative Map shows that access to the subject site will be from one driveway off Hualapai Way and an exit-only driveway off Gowan Road. The rectangular shaped site consists of 13 two-story buildings and one centrally located pool. Garages and covered parking spaces are to be provided for the residents, as well as uncovered parking for guests. A total of 186 parking spaces are to be provided, including four handicapped parking spaces. Access aisles to the covered and uncovered parking areas range from 43 feet to 61 feet in width.

The perimeter landscaping was granted a waiver by the City Council as part of the original Site Development Plan Review [Z-0033-97(23)]. Landscaping is provided around all the buildings and in planters around the perimeter of the complex. A mixture of Mondel Pine, Arizona Ash and Chitalpa trees adorn the site.

- Cross Section

  No overall cross sections showing proposed and existing grades within this site have been submitted. However, since the perimeter walls presently exist, the grade is not an issue.

- Special Conditions of Approval from Site Development Plan Review (SDR-5518)

  The special conditions that were approved with the Site Development Plan Review for this project include the following:
  - The owner of the site shall be responsible for sewer connection fees in accordance with condominium requirements per the Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) schedule. If fees have been paid for some or all of these units based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to the Department of Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment will be required with the Final Map Mylar submittal.
  - The site development shall comply with all applicable conditions of approval for Z-0033-97(22), Z-33-97(23) and all other subsequent site-related actions.

These special conditions are addressed in the conditions of approval for this report.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5536** APN: 138-07-301-001

Name of Property Owner: Willows Lone Mountain LLC

Name of Applicant: Chartered Development

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

_____ Yes ___x__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ward Ritter

Subscribed and sworn before me

This 24th day of September, 2004

Paulette Stacy

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21, 2006

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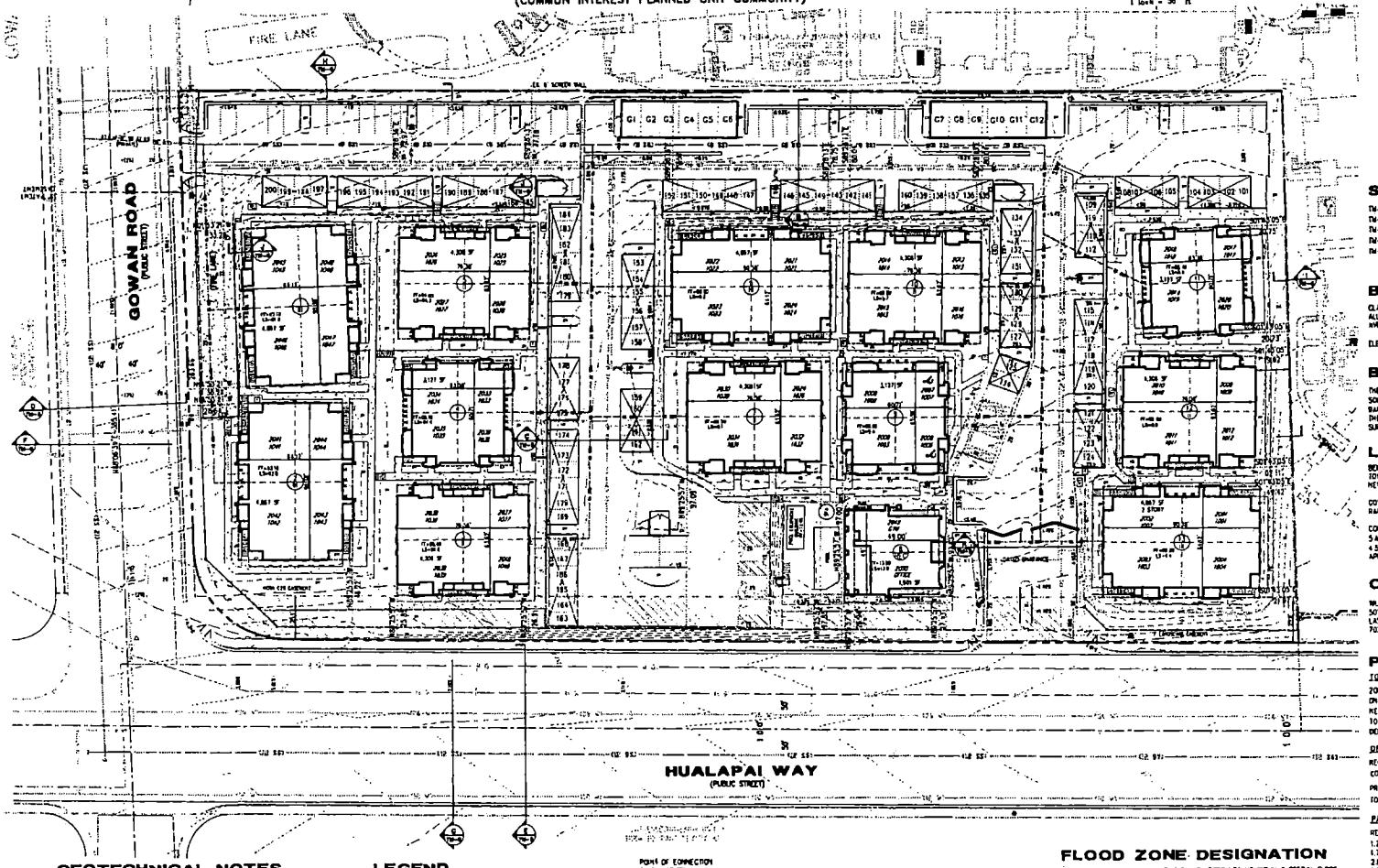
WILLOWS AT LONE MOUNTAIN

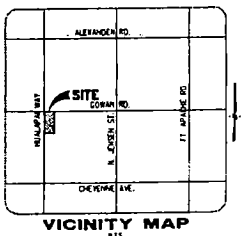
TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





VICINITY MAP

NTS

SHEET INDEX

TM-1 TENTATIVE MAP
TM-2 LAND AND CURVE DATA
TM-3 FLOOR PLAN & ELEVATIONS
TM-4 FLOOR PLAN & ELEVATIONS
TM-5 DETAILS

BENCHMARK

CLARK COUNTY BENCHMARK (CC00129WH) – RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, ON THE SOUTH SIDE OF CHEYENNE AVENUE AND THE EXTENDED ALIGNMENT OF CAMPBELL ROAD

ELEV. 768.043 METERS. (2519.82 FT. NAVD 88)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS IS THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., BEING NORTH 00°34' 03" EAST AS SHOWN AT THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 91 OF SURVEYS ON PAGE 25.

LEGAL DESCRIPTION

BEING A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTOR 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS.

GOVERNMENT LOT 24 IN SAID SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

CONTAINS:
5.44 ACRES (GROSS)
4.57 ACRES (NET)
APN: 138-07-301-001

OWNER/DEVELOPER

WILLOWS LONE MOUNTAIN, LLC/CHARTERED DEVELOPMENT CORP
5017 WEST DIABLO
LAS VEGAS, NV. 89118
702-833-3984

PROJECT DATA

TOTAL AREA

ZONING		PD
GROSS AREA		5.44 ACRES
NET AREA		4.57 ACRES
TOTAL DWELLING UNITS		78 UNITS
DENSITY:		17.4 DU/ACRES

OPEN SPACE

REQUIRED:		
COMMON USEABLE – 330 SQ FT /UNIT		32,340 SQ FT
PROVIDED:		
TOTAL COMMON USEABLE		32,973 SQ FT.

PARKING

REQUIRED:		
1.25 SPACE X 24 (1 BDRM)	= 30	PARKING SPACES
1.75 SPACE X 42 (2 BDRM)	= 74	PARKING SPACES
2.00 SPACE X 32 (3 BDRM)	= 64	PARKING SPACES
1.00 SPACE/8 UNITS (VISITORS)	= 17	PARKING SPACES
TOTAL REQUIRED:	185	PARKING SPACES
(INCLUDES 6 H.C. PARKING SPACES – 2% OF TOTAL)		
PROVIDED:		
STANDARD SPACES (88 COVERED)	= 139	PARKING SPACES
COMPACT SPACES	= 25	PARKING SPACES
HANDICAP SPACES	= 6	PARKING SPACES
GARAGE SPACES	= 12	PARKING SPACES
TOTAL SPACES PROVIDED:	186	PARKING SPACES

UNIT/BLDG COUNT

BUILDING TYPE I – PLAN A (1 BDRM)	= 24	UNITS / 3 BLDGS
BUILDING TYPE II – PLAN B (2 BDRM)	= 40	UNITS / 5 BLDGS
BUILDING TYPE III – PLAN C (3 BDRM)	= 32	UNITS / 4 BLDGS
REC BLDG	= 2	UNITS / 1 BLDGS
GARAGE	=	2 BLDGS
POOL EQUIP. BLDG	=	1 BLDG

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 5.44± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE SOUTHEAST CORNER OF HUALAPAI WAY AND GOWAN ROAD, CLARK COUNTY, NEVADA

PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.

1. PRELIMINARY RESEARCH INDICATE THAT THERE ARE NO COMPACTION FAULTS WITHIN APPROX. 1/4 MILE OF THIS SITE.

2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT

SOILS REPORT

ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION REPORT - UPDATE SOIL AND FOUNDATION INVESTIGATION.

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
DATE: FEBRUARY 2, 2001
PROJECT NO. 2001112561

LEGEND

PROPERTY LINE	AC	AIR CONDITIONING UNIT	CATV — CABLE TELEVISION AMPLIFIER BOX
CENTERLINE	BC	BACK OF CURB	E — ELECTRICAL TRANSFORMER
RIGHT OF WAY	CPS	COVERED PARKING SPACE	EL
LOTLINE	(CP)	COMPACT CAR	1027 — UNIT NUMBER
EASEMENT	EX	EXISTING	EX. RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
ADJACENT PROPERTY LINE	EP		
EXISTING EDGE OF PAVEMENT	FC	FACE OF CURB	EX DIRECTION AND PERCENTAGE OF SLOPE
EX. WROUGHT IRON FENCE	FWCT	FIRE/DOMESTIC WATER METER/VALVING	4.1%
EX. SEWER MANHOLE	FL	FLOW LINE	EX. WATER VALVE
EX. GAS LINE (SIZE AS SHOWN)	FF	FINISH FLOOR	EX. STREET SIGN
EX. 8" SEWER LINE	G	ELECTRIC SERVICE METER PANEL	EX. STREET LIGHT
EX. WATER LINE (SIZE AS SHOWN)	L	LENGTH	TRASH ENCLOSURE
EX. FIRE HYDRANT	LS	LANDSCAPE	
	PP	POWER POLE	BLDG NO.
POINT OF CONNECTION TO EX. UTILITY	PS	PARKING SPACE	BLDG TYPE
KERN RIVER GAS LINE EASEMENT PER EXCEPTION NO. 5	PL	PLANTER/LANDSCAPE AREA	RESTRICTED COMMON AREA COVERED PARKING
10'x20' LIVING EASEMENT PER EXCEPTION NO. 9	R	RADIUS	
	R/W	RIGHT OF WAY	
	SMH	SEWER MANHOLE	
	USD	SIDEWALK DRAIN	

POINT OF CONNECTION TO EX. UTILITY

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 2133 OF 4090, BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2002

UTILITY SERVICES

WATER SERVICE	L.V.V.W.D.
SEWER SERVICE	CITY OF LAS VEGAS
POWER SERVICE	NEVADA POWER COMPANY
DISPOSAL SERVICE	REPUBLIC SERVICES OF SO. NEVADA
GAS SERVICE	SOUTHWEST GAS CORP.
TELEPHONE SERVICE	SPRINT TELEPHONE CO.
CABLE SERVICE	COX COMMUNICATIONS

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

ALL COMMON AREAS AND LANDSCAPED AREAS WILL BE MAINTAINED BY THE WILLOWS AT LONE MOUNTAIN HOMEOWNERS ASSOCIATION

C.C. & R. STATEMENT

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.
C.C. & R'S WILL BE ENFORCED ON THIS PROPERTY.

NO.	REVISIONS	BY	DATE	APPR'D

CHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NV. 89118
(702) 833-3984

Gruller
ENGINEERS • SURVEYORS • PLANNERS
(702) 796-9090 FAX (702) 796-9291
LAS VEGAS, NEVADA

TENTATIVE MAP
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON C. HILLSTEAD
EXP. 6/30/05
CIVIL
STATE OF NEVADA

SCALE(H):	1"=30'
SCALE(V):	1"=30'
DES.BY:	RBS
DWN.BY:	CMH
CHK.BY:	RBS
DRGN. START DATE:	7-04

PROJECT NO.
3366B

DRAWING NAME:
3366B-TM

SHEET
TM-1
1 OF 8 SHEETS
CITY OF LAS VEGAS DRG. NO.

TMP-5536
01/27/05 PC

H:\P\3366B\3366B-TM.dwg, 10/22/2004 8:00:39 AM, \\PAULETTEHP LaserJet 4 Plus, CMH

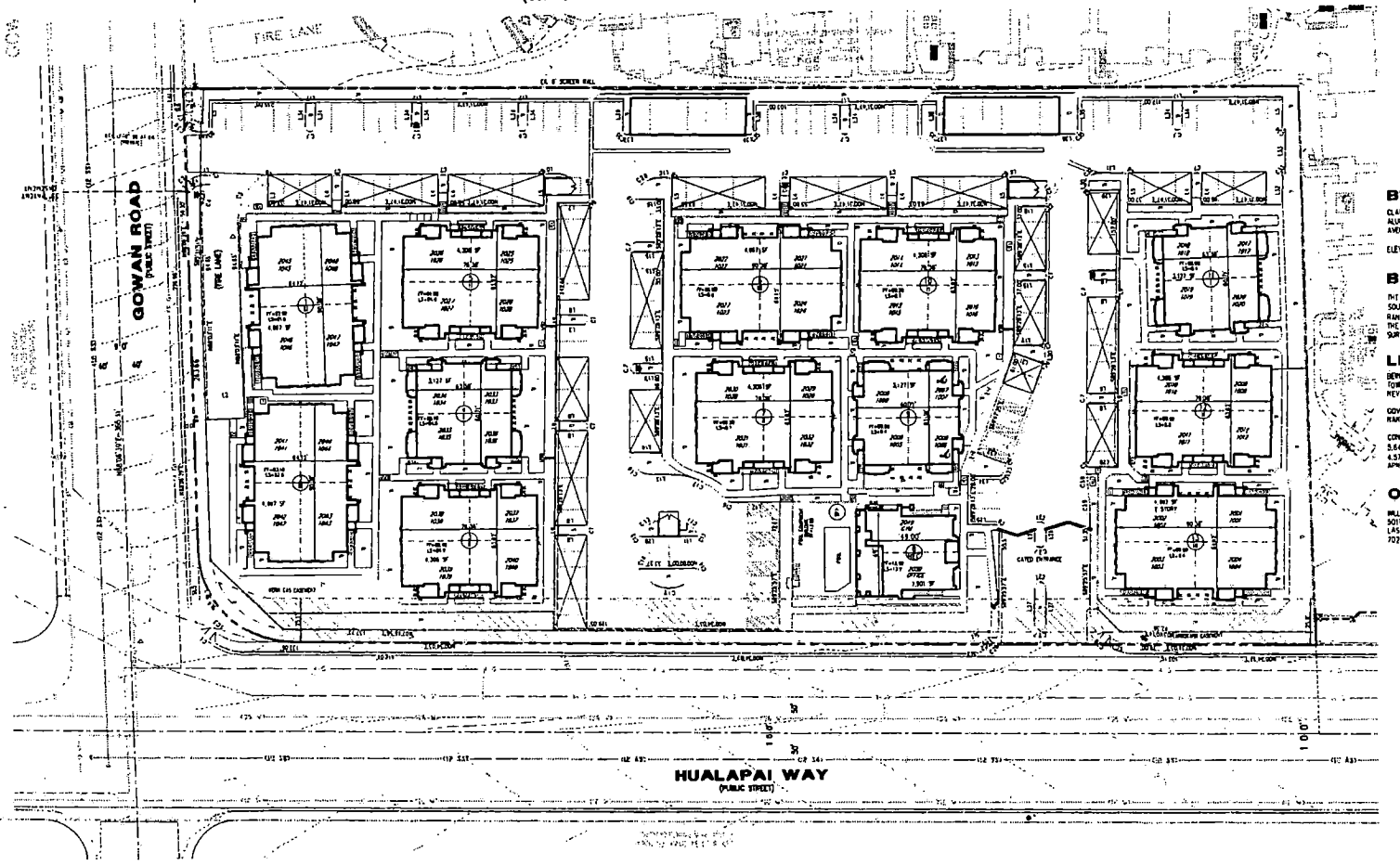
WILLOWS AT LONE MOUNTAIN

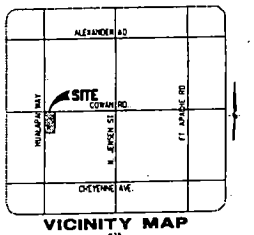
TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft





VICINITY MAP

NTS

BENCHMARK

CLARK COUNTY BENCHMARK JEC0017NWNE – RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, ON THE SOUTH SIDE OF CHEYENNE AVENUE AND THE EXTENDED ALIGNMENT OF CAMPBELL ROAD.

ELEV. 788.043 METERS. (2519.87 FT NAVD 88)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS IS THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., BEING NORTH 00°39' 02" EAST AS SHOWN AT THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 91 OF SURVEYS ON PAGE 29

LEGAL DESCRIPTION

BEING A PORTION OF THE NW 1/4, OF THE SW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 24 IN SAID SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

CONTAINS:
5.64 ACRES (GROSS)
4.57 ACRES (NET)
APN: 138-07-301-001

OWNER/DEVELOPER

WILLOWS LONE MOUNTAIN, LLC/CHARTERED DEVELOPMENT CORP
9017 WEST D'ABLO
LAS VEGAS, NV 89118
702-873-3991

No.	BEARING	DISTANCE
L1	N00°31'49"E	7.68
L2	N01°54'48"W	21.09
L3	S88°28'13"E	54.23
L4	S88°28'13"E	15.90
L5	S88°28'13"E	18.00
L6	N00°31'49"E	2.00
L7	S00°31'49"W	15.82
L8	S00°31'49"W	13.00
L9	S89°28'11"E	8.00
L10	N00°00'00"E	10.49
L11	N28°05'00"E	10.83
L12	S08°36'03"W	25.78
L13	S00°31'49"W	10.53
L14	N00°31'49"E	18.05
L15	S00°31'49"W	15.90
L16	N00°31'49"E	14.83
L17	N00°31'49"E	8.00
L18	S00°31'49"W	15.13
L19	N00°31'49"E	14.79
L20	S89°28'13"E	2.20
L21	N01°05'49"W	13.91
L22	N12°02'35"E	16.00
L23	S46°41'25"E	4.38
L24	N00°32'02"E	18.05
L25	N00°31'49"E	19.00
L26	S89°28'11"E	8.00
L27	N89°28'47"W	21.00
L28	S00°31'49"W	15.82
L29	S00°31'49"W	18.00
L30	S89°28'13"E	2.00
L31	N00°31'49"E	15.00
L32	N89°28'13"W	18.88
L33	N89°28'13"W	55.00
L34	N89°28'13"W	13.00
L35	S89°28'13"E	18.33
L36	S00°31'49"W	8.37
L37	N00°31'49"E	2.83
L38	N89°28'13"W	15.83
L39	S89°28'13"E	18.50
L40	S00°31'49"W	2.33
L41	S88°08'39"W	4.93

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00	87°33'48"	45.84	28.76
C2	15.00	123°33'17"	32.34	26.03
C3	1.00	118°37'53"	2.16	1.37
C4	46.00	21°04'37"	16.92	12.80
C5	25.00	61°50'12"	27.73	15.85
C6	1.00	118°28'24"	2.13	1.35
C7	1.50	180°00'00"	7.85	------
C8	2.00	89°00'00"	2.98	1.90
C9	15.00	89°30'43"	13.84	8.78
C10	1.00	99°17'29"	1.73	1.13
C11	30.00	41°07'31"	14.38	7.50
C12	20.00	81°33'27"	16.44	9.85
C13	50'	168°39'51"	147'	841'
C14	20'	101°27'53"	1.06'	89'
C15	20.00	81°55'16"	40.97'	24.88'
C16	2.00	48°39'37"	6.97'	3.73'
C17	42.00	46°40'53"	37.07'	19.83'
C18	12.00	90°00'00"	18.85'	12.00'

No.	RADIUS	DELTA	LENGTH	TANGENT
C19	2.00	126°18'05"	3.95	3.10
C20	15.00	95°41'55"	17.73	11.88
C21	15.00'	63°01'24"	16.50'	9.20
C22	2.00'	91°46'48"	3.20	2.19
C23	2.00	90°00'00"	3.14	2.00
C24	2.75	109°40'48"	4.93	3.82
C25	2.00'	72°37'24"	2.53	1.47
C26	15.00	90°00'00"	23.56	15.00
C27	2.00	180°00'00"	9.28	------
C28	35.00	90°00'00"	39.27	25.00
C29	100.00	08°48'49"	15.41	7.72
C30	150.00'	06°43'04"	17.72	8.87
C31	2.00'	93°03'25"	3.25	2.09
C32	2.00	90°00'00"	3.93	2.50
C33	2.00	93°56'08"	3.28	2.10
C34	2.00	81°34'38"	2.85	1.76
C35	2.75	90°00'00"	4.32	2.75
C36	15.00	117°34'52"	30.78	25.36

No.	BEARING	DISTANCE
SL1	S 81°37'47" W	10.63
SL2	S00°31'49"E	5.00
SL3	N88°28'11"E	17.31
SL4	N46°28'13"E	24.12
SL5	N88°28'13"E	17.15
SL6	S46°28'38"W	28.11
SL7	N 81°37'47" E	24.84

No.	RADIUS	DELTA	LENGTH	TANGENT
SC1	30.00'	31°12'23"	16.63	8.59
SC2	10.00	98°18'01"	10.25	6.68
SC3	25.00	87°33'48"	28.00	23.69
SC4	15.00	30°18'24"	7.93	4.08

CHARTERED DEVELOPMENT CORP.
9017 WEST D'ABLO
LAS VEGAS, NV 89118
(702) 873-3991

Civil Engineering
ENGINEERS • SURVEYORS • PLANNERS
6671 LAS VEGAS BLVD. SOUTH, SUITE 210
LAS VEGAS, NEVADA 89119
(702) 740-8393

NO.	REVISIONS	BY	DATE	APP'D

TENTATIVE MAP – LINE & CURVE TABLE
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS NEVADA

SEAL

CAMERON C. HILLSTEAD
EXP. 6/30/05
CIVIL

SCALE(H):	1"=30'
SCALE(V):	1"=30'
DES.BY:	RWS
DRAWN BY:	CMH
CHK.BY:	RWS
ORIGINAL START DATE:	7-04

PROJECT NO.: 3366B
DRAWING NAME: 3366B-TM
SHEET: TM-2
2 OF 6 SHEETS
CITY OF LAS VEGAS ENG. NO.

TMP-5536
01/27/05 PC

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WILLOWS AT LONE MOUNTAIN

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

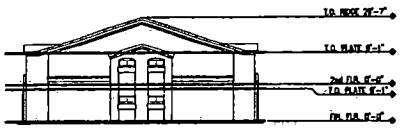
(IN FEET)
1 inch = 10 ft.

RESTRICTED COMMON AREAS

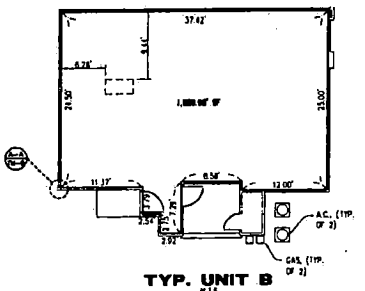
- PATIO'S AND BALCONIES
- STAIRS AND UNIT ENTRY'S
- AIR DUCTS
- OUTSIDE STORAGE ROOM
- GARAGE UNIT



BUILDING II - FRONT ELEV



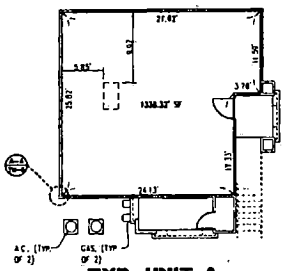
BUILDING II - SIDE ELEV



TYP. UNIT B

N.T.S.

NOTE: FIRST FLOOR AND SECOND FLOOR UNITS ARE IDENTICAL



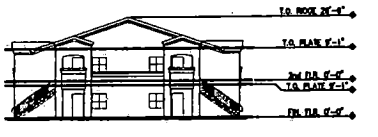
TYP. UNIT A

N.T.S.

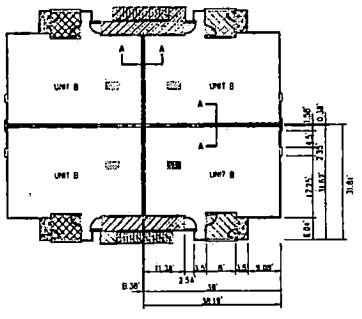
NOTE: FIRST FLOOR AND SECOND FLOOR UNITS ARE IDENTICAL



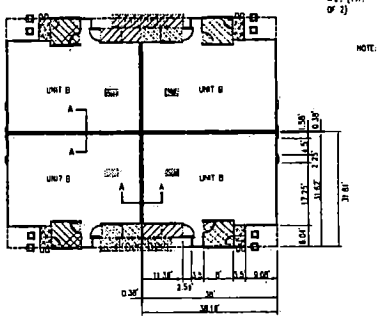
BUILDING I - FRONT ELEV



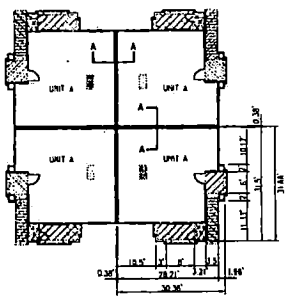
BUILDING I - SIDE ELEV



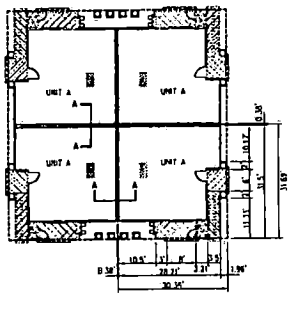
BUILDING II - 2ND FLOOR



BUILDING II - 1ST FLOOR



BUILDING I - 2ND FLOOR



BUILDING I - 1ST FLOOR

CHARTERED DEVELOPMENT CORP.
397 KEY ISLAND
LAS VEGAS, NEVADA 89110
(702) 873-7666

CHRISTENSEN-SHIRTCLIFF PLANNERS
(702) 735-8044

NO.	REVISIONS	BY	DATE	APPR.

TENTATIVE MAP-FLOOR PLANS & ELEVATIONS
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS
NEVADA

SEAL
CAMERON C. HILLSTEAD EXP. 9/30/05 CIVIL
REGISTERED PROFESSIONAL ENGINEER
No. 9879 STATE OF NEVADA

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	RWS
DRN.BY:	CMH
CHK.BY:	RWS
PROJ. START DATE:	7-04

PROJECT NO.
3366B
DRAWING NAME:
3366B-TM
SHEET
TM-3
3 OF 8 SHEETS
CITY OF LAS VEGAS DWG. NO.

TMP-5536
01/27/05 PC

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WILLOWS AT LONE MOUNTAIN

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

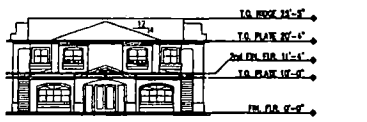
GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.



REC. BUILDING - REAR ELEV



REC. BUILDING - FRONT ELEV



REC. BUILDING - RIGHT ELEV

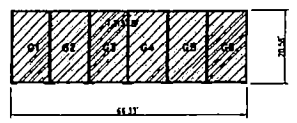


REC. BUILDING - LEFT ELEV

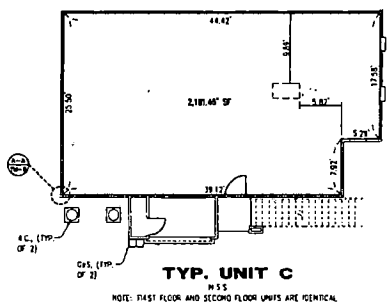


GARAGE

FRONT, REAR & SIDE ELEV'S.



GARAGE



TYP. UNIT C

NTS

NOTE: FIRST FLOOR AND SECOND FLOOR UNITS ARE IDENTICAL

RESTRICTED COMMON AREAS

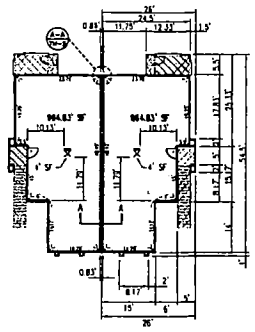
- PATIO'S AND BALCONIES
- STAIRS AND UNIT ENTRY'S
- AIR DUCTS
- OUTSIDE STORAGE ROOM
- GARAGE UNIT



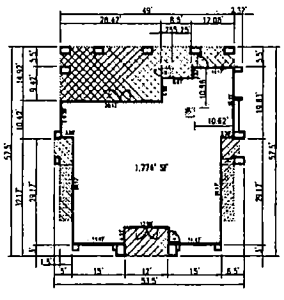
BUILDING III - SIDE ELEV



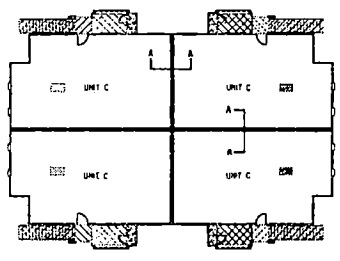
BUILDING III - FRONT ELEV



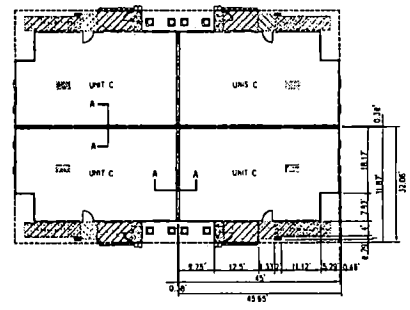
REC. BUILDING - 2ND FLOOR



REC. BUILDING - 1ST FLOOR



BUILDING III - 2ND FLOOR



BUILDING III - 1ST FLOOR

CHARTERED DEVELOPMENT CORP.
507 WEST OAKLEY
LAS VEGAS, NV. 89106
(702) 870-0966

Civil Engineers · Surveyors · Planners
5795 S. Rainbow Blvd., Suite 101, Las Vegas, Nevada 89118
(702) 798-3620 · Fax (702) 798-3621

NO.	REVISIONS	BY	DATE	APPR.

TENTATIVE MAP—FLOOR PLANS & ELEVATIONS
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS NEVADA

SEAL

CAMERON C. HILLSTEAD
EXP. 9/30/05
CIVIL

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	RWS
DRN.BY:	CMH
CHK.BY:	RWS
FINAL START DATE:	7-04

PROJECT NO. 3366B

DRAWING NAME: 3366B-TM

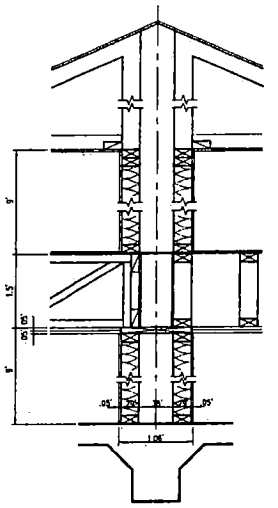
SHEET TM-4
4 OF 6 SHEETS
CITY OF LAS VEGAS DWG. NO.

TMP-5536
01/27/05 PC

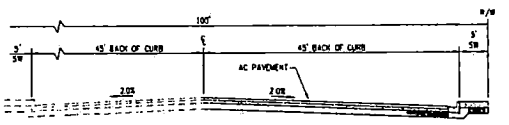
WILLOWS AT LONE MOUNTAIN

TENTATIVE MAP

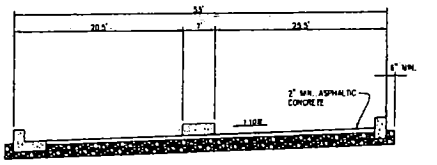
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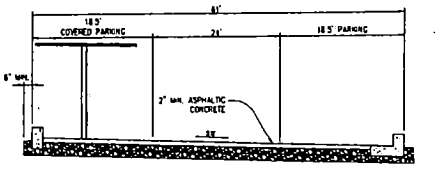
SECTION A-A
COMMON AREA SEPARATION WALL



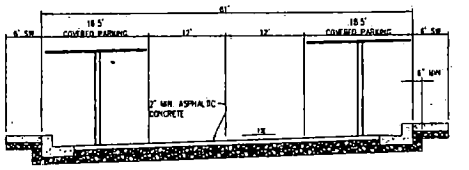
E
HUALAPAI WAY
100' HALF STREET SECTION



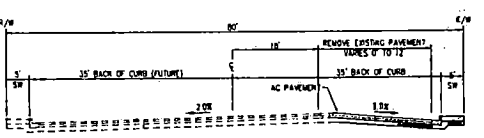
A
53' PRIVATE ENTRANCE
STREET SECTION



B
43' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE



C
61' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING BOTH SIDES



D
GOWAN ROAD
80' HALF STREET SECTION

CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89102
(702) 870-2644

Civil Engineers • Surveyors • Planners
(702) 243-1444 FAX (702) 243-1445

NO.	REVISIONS	BY	DATE	APPD

TENTATIVE MAP – DETAILS
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON G. HILLSTEAD
REG. NO. 9899
EXP. 6/30/05
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	RMS
DRN.BY:	CMH
CHK.BY:	RMS
PROJ. START DATE:	7-04

PROJECT NO.
3366B

DRAWING NAME:
3366B-TM

SHEET
TM-5
5 OF 8 SHEETS

CITY OF LAS VEGAS DWG. NO.

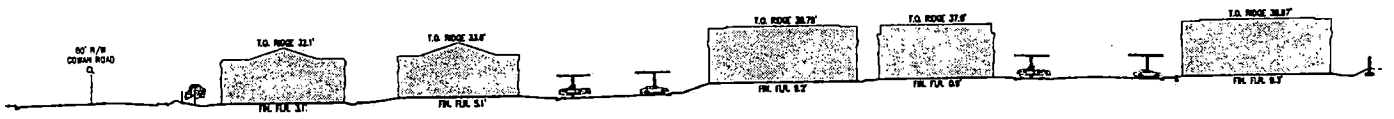
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TMP-5536
01/27/05 PC

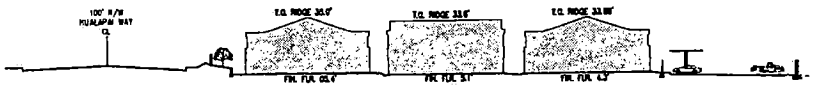
WILLOWS AT LONE MOUNTAIN

TENTATIVE MAP

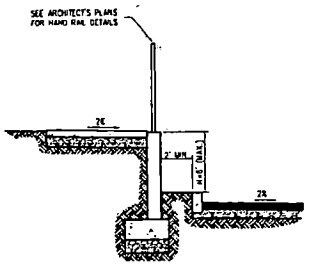
(COMMON INTERESTED PLANNED UNIT COMMUNITY)



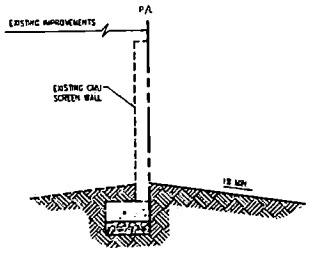
NORTH/SOUTH CROSS SECTION



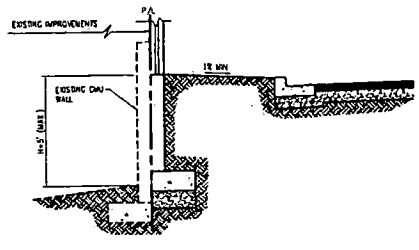
EAST/WEST CROSS SECTION



BLDG'S. 1, 5, 6, 10, & 11 RETAINING WALL SECTIONS



SOUTH PROPERTY LINE SECTION



EAST PROPERTY LINE SECTION

CHARTERED DEVELOPMENT CORP.
LAS VEGAS, NV. 89118
(702) 872-3004

Civil Tech
CIVIL ENGINEERING CONSULTANTS
(702) 367-2001

TENTATIVE MAP – DETAILS
WILLOWS AT LONE MOUNTAIN
CONDOMINIUM CONVERSION
3540 NORTH HUALAPAI WAY
CITY OF LAS VEGAS
NEVADA

REVISIONS | BY | DATE | APPR.

SEAL
CAMERON C. HILLSTEAD
Exp. 6/30/05
CIVIL

DESIGNED: N/A
DRAWN: N/A
CHKD BY: CMH
CHKD BY: RMS
PROJ. START DATE: 7-04

PROJECT NO. 3366B
DRAWING NAME: 3366B-TM
SHEET TM-6
6 OF 6 SHEETS
CITY OF LAS VEGAS DWG. NO.

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TMP-5536
01/27/05 PC

October 21, 2004

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Subject: The Willows @ Lone Mountain (APN 138-07-301-001)/ Justification Letter

To Whom it May Concern:

The Willows @ Lone Mountain property is located at 3540 N. Hualapai Way. The property is currently developed as an apartment complex. We are requesting the apartment complex be converted to a Condominium Complex.

We will meet with the Planning and Development Department prior to the submittal of the Final Map to develop a comprehensive address plan for the site.

Additionally, we acknowledge that the changing of Building Department Permits may be subject additional fees.

Thank you for your attention to this matter. If you have any questions, or require any additional information, please contact me.

Sincerely,
CIVILTEC, INC.

Paulette Stacy
Project Coordinator

S:\ADMIN\WP\WTN\CORRS\O213366B.DOC

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
TMP-5570 - TENTATIVE MAP - VERANO CONDOMINIUMS AT PECCOLE RANCH - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: F & F HORIZONS ASSOCIATES, LLC - Request for a Tentative Map FOR A 408-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 20.22 acres at 8600 West Charleston Boulevard (APN 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions Consent Item 1 [TMP-5536], Item 2 [TMP-5570], Item 3 [TMP-5777] and Item 4 [TMP-5806] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a consent item.

(6:11 – 6:11)

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 2 – TMP-5570

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5452).

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

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

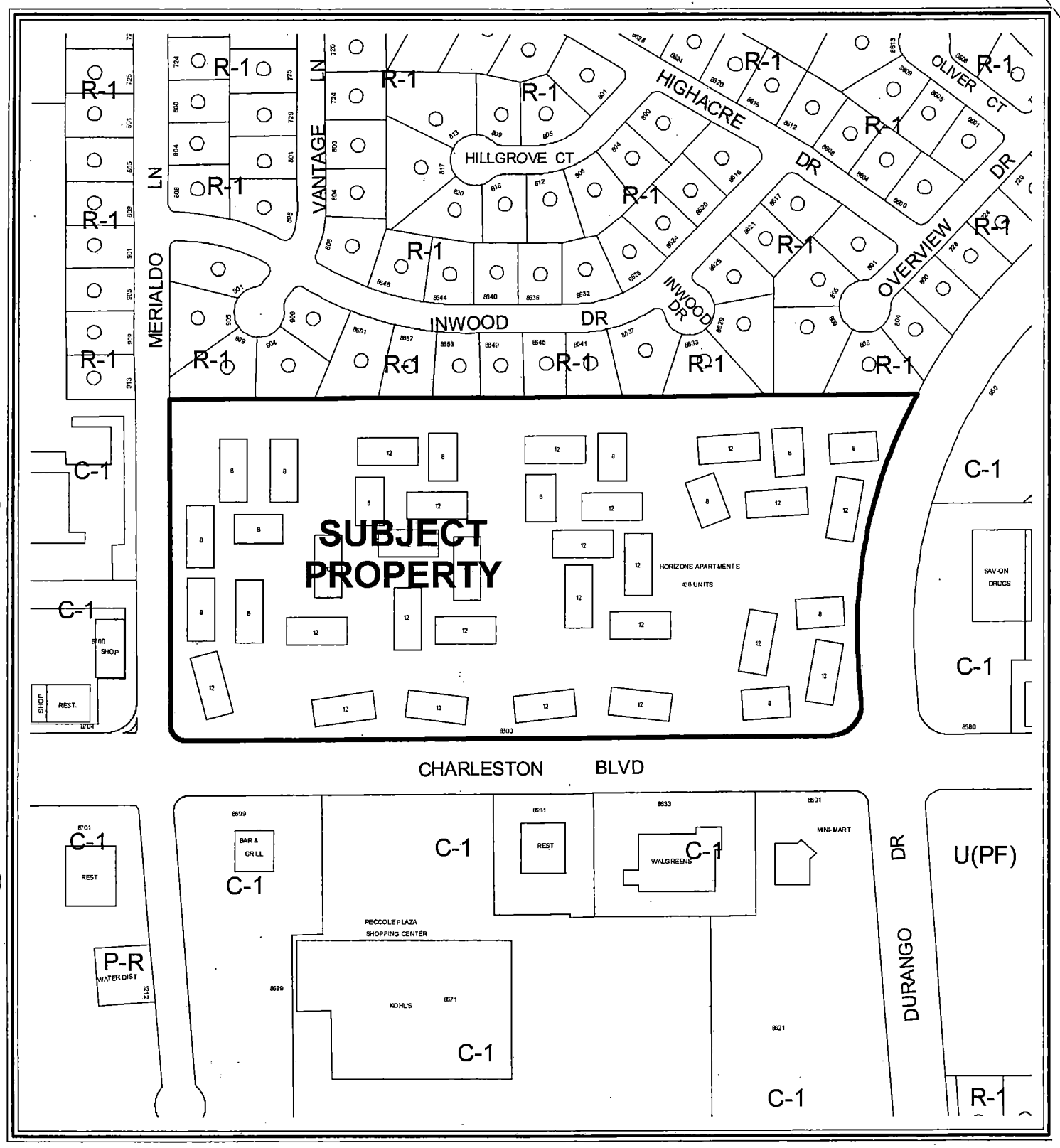
Public Works

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

CONDITIONS – Continued:

6. Site development to comply with all applicable conditions of approval for SDR-5452 and all other subsequent site-related actions.

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



CASE: TMP-5570

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5570 - VERANO CONDOMINIUMS AT PECCOLE RANCH - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: F & F HORIZONS ASSOCIATES, LLC

** CONDITIONS **

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

Planning and Development

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

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

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Public Works

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6. Site development to comply with all applicable conditions of approval for SDR-5452 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 408-unit residential condominium subdivision on 20.22 acres at 8600 West Charleston Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/07/82 The Board of Commissioners approved a request for a Rezoning on the subject site from N-U (Non-Urban) to R-3 (Limited Multiple Residence) as part of a larger request (Z-0010-82). The Planning Commission and staff recommended approval.

03/01/89 The City Council approved a request for a Site Development Review [Z-0010-82(1)] for a 408-unit apartment project on the subject site. The Planning Commission and staff recommended approval.

04/27/89 The Board of Zoning Adjustment approved a Variance (V-0039-89) to allow a proposed eight-foot high block wall where six feet is the maximum height permitted in the rear and side yard areas, and where four feet with the top two feet fifty percent open is the maximum height permitted in the front yard area. The Board of Zoning Adjustment and staff recommended approval.

09/05/90 The City Council approved a Variance (V-0062-90) to allow a proposed 64 square-foot illuminated apartment identification sign, where 32 square feet is the maximum size permitted and illumination is not permitted. The Board of Zoning Adjustment recommended denial. Staff recommended approval.

05/13/04 The Planning Commission approved a Site Development Plan Review (SDR-4235) for the addition of access gates, a perimeter wall, and replacement of existing turf with drought resistant landscaping. A six-foot wall will be added to the along the south, east and west property lines, and access gates will be provided for security proposes along Durango Drive and Charleston Boulevard. Various turf areas within the development will be replaced with drought tolerant landscaping. The Planning Commission and staff recommended approval.

01/05/05 The City Council approved a Site Development Plan Review (SDR-5452) for the conversion of a 408-unit apartment project to a condominium development on the subject site. The Planning Commission recommended approval. Staff recommended denial.

B) Pre-Application Meeting

10/21/04 Application requirements were discussed. The Tentative Map should reflect all previous dedications along Charleston Boulevard and Durango Drive. The applicants were also advised to meet with the Flood Control Section of the Public Works Department.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	20.22
Net Acres:	17.56

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Single Family Residential
South:	Commercial/ Retail
East:	Commercial/ Retail
West:	Commercial/ Retail

C) Planned Land Use

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

SS

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential)
North: R-1 (Single Family Residential)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

D) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with an M (Medium Density Residential) land use designation. The existing R-3 (Medium Density Residential) zoning district is compliance with the General Plan.

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

An existing Multi-Use Non-Equestrian Trail is located along the north side of Charleston Boulevard adjacent to the site, consisting of the standard sidewalk area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required R-3	Provided	Compliance
Min. Lot Size	6,500 Square Feet	17.56 Acres (net)	Y
Min. Lot Width	N/A	585 Feet	N/A
Min. Setbacks			
• Front	20 Feet	27.6 Feet	Y
• Side	5 Feet	42.7 Feet	Y
• Corner	5 Feet	17.7 Feet	Y
• Rear	20 Feet	19.9 Feet	N
• Min. Distance Between Buildings	10 Feet	10 Feet	Y

Max. Lot Coverage	N/A	51.5%	N/A
Max. Building Height	2 Stories / 35 Feet	33 Feet	Y
Number of Units	408	408	Y
Max. Density	25 du/ac	20.18 du/ac	Y
Private/Public Street	Private drives	Private drives	Y
Min. Street Width	24 Feet	20 Feet	N

The Tentative map complies with the development standards for the R-3 (Medium Density Residential) zoning district, with the exception of the depiction of the rear yard setback. The existing building encroaches slightly into this setback area. The minimum two-way drive aisle width is 24 feet; the addition of parallel parking spaces abutting the north property wall of the site has reduced the width of this lane to 20 feet. A condition of approval of the Site Development Plan Review for this site required the applicant to 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 should meet the approval of the Department of Fire Services.

B) General Analysis and Discussion

- General information

  The proposed Tentative Map depicts the subdivision of a 408-unit apartment project into for-sale condominium units. The apartments were built to code in 1990, but have since become nonconforming with respect to parking and landscaping. Additional perimeter landscaping was recently approved by the Planning Commission.

- Cross Section

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

- Trails

  An existing Multi-Use Non-Equestrian Trail is located along the north side of Charleston Boulevard adjacent to the site, consisting of the standard sidewalk.

- Special Conditions of Approval (from SDR-5452)

1. The developer shall disclose, in writing, to all prospective purchasers prior to the time the prospective purchaser signs a sales agreement or opens escrow, whichever occurs first, that they are purchasing a condominium in a development which does not meet City of Las Vegas parking standards as of January 5, 2005.

3. 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.

4. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0010-82], except as amended by conditions herein.

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

8. All trash enclosures shall be full enclosed and roofed using the same design theme and materials similar to those used in the main structures.

9. Provide a Traffic Signal Chord Easement on the northeast corner of Merialdo Lane and Charleston Boulevard prior to recordation of a Final Map or by instrument of the Final Map for this site.

10. The Final Map for this site shall provide the recorded document numbers of the right-of-way along Durango Drive for a right turn lane and the right-of-way with the recorded document numbers along Charleston Boulevard for a bus turnout.

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

SS

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5570 APN: 138-32-801-001

Name of Property Owner: F+F Horizons Associates, LLC

Name of Applicant: Pro Realty Partners

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 F+F Horizons Associates, LLC, a Delaware limited liability company By its manager: JG Horizons, LLC By: [signature]

Print Name: Darla J Flanagan

Subscribed and sworn before me

This 3rd day of November, 2004

[signature]

Notary Public in and for said County and State

PATTI HARRISON
Comm. # 1338602
NOTARY PUBLIC - CALIFORNIA
Marin County
My Comm. Expires Jan. 10, 2006

TENTATIVE MAP
FOR
VERANO CONDOMINIUMS
AT PECCOLE RANCH
A MULTIPLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN THAT PORTION OF THE SOUTH HALF (S 1/2)
OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M.
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

PROVIDED BY PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE OF NEVADA, ORDER NO.: 324483:

LOT 1 OF THAT CERTAIN PARCEL MAP IN FILE 109, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED MARCH 10, 1999 IN BOOK 990310 OF OFFICIAL RECORDS AS DOCUMENT NO. 00715.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, CLARK CO., NEVADA, AS SHOWN BY MAP RECORDED ON FILE IN FILE 99 OF PARCEL MAPS, PAGE 16, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA

REFERENCE SURVEYS

RECORD OF SURVEY
FILE 101, PAGE 16
BOOK 89113, PAGE 03705
BOOK 42, PAGE 74
BOOK 80, PAGE 13
BOOK 61, PAGE 59
BOOK 88, PAGE 23
BOOK 73, PAGE 80

OWNER

F & F HORIZONS ASSOCIATES L.L.C.
4600 N. 32ND ST. #200
PHOENIX, AZ 85016-4743
(415) 925-3100

DEVELOPER

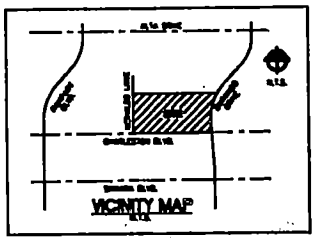
PRD REALTY PARTNERS, L.L.C.
2620 REGATTA DRIVE, STE. 102-B3
LAS VEGAS, NEVADA 89128
PHONE # 233-2160

ENGINEER / SURVEYOR

KAEMPFER DESIGN INC.
3091 E. HORIZON RIDGE PKWY., STE 100
HENDERSON, NEVADA 89052
PHONE # (702) 990-8300
FAX (702) 990-8309

NOTES

1. THERE IS NO KNOWN EXCAVATION WITHIN 20 FEET OF THE EXISTING GROUND SURFACE OF THE PROJECT SITE.
2. THERE IS NO KNOWN FAULTS OR FISSURES MAPPED ON OR NEARBY, LOCATED ON THE PROJECT SITE.



ASSESSOR PARCEL NUMBER

138-32-601-001

ZONING INFORMATION

CITY OF LAS VEGAS ZONING CLASSIFICATION (S-1) MEDIUM DENSITY RESIDENTIAL AND APARTMENT DISTRICT, 13 TO 25 UNITS PER GROSS ACRE, CHAPTER 19.06 LAS VEGAS MUNICIPAL CODE.

SETBACK REGULATIONS

SETBACK RESTRICTIONS TAKEN FROM CITY OF LAS VEGAS MUNICIPAL CODE CHAPTER 19.06.

MINIMUM SETBACKS	R-3
FRONT	20'
INTERIOR SIDE	5'
CORNER LOT	15'
REAR	20'
MAXIMUM HEIGHT	2 STORIES OR 35', WHICHEVER IS LESS

SEWER CONSUMPTION

AVERAGE FLOW = 0.031 MGD
PEAK FLOW = 0.345 MGD

COVENANTS AND RESTRICTIONS

DEVELOPER WILL CREATE C.C.& R.'S WITH COUNCIL PRIOR TO RECORDATION OF THE FINAL MAP.

DEVELOPER TO ESTABLISH TERMS OF LANDSCAPE MAINTENANCE THROUGH THE C.C.& R.'S

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
DISC AND FLAG IN TOP OF CURB AT NORTHEAST CORNER OF CHARLESTON AND DURANGO

STATION: OLIVOO 3EBES

ELEVATION:
FEET= 2062.75 (NAVD88)
METERS= 671.8880 (NAVD88)

LAND DATA

CURRENT ZONING: R-3

EXISTING USE: MULTIPLE-FAMILY RESIDENTIAL
PROPOSED USE: MULTIPLE-FAMILY RESIDENTIAL

GROSS AREA: 20.222 AC.
NET AREA: 17.536 AC.

RES. UNITS - 408
RES. 1BDR - 68
RES. 2BDR - 184
RES. 3BDR - 8

PARKING REQUIRED
(INCLUDING VISITOR): 748 SPACES
PARKING PROVIDED
(INCLUDING DEFICIENT, GARAGE, AND VISITOR): 888 SPACES

FLOOD ZONE DESIGNATION

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C0714 C.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

UTILITY NOTES

THE UNDERGROUND UTILITIES AS SHOWN HEREON WERE LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND RECORD DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TITLE COMMITMENT NOTES

THIS SURVEY WAS PREPARED WITH REFERENCE TO THE FOLLOWING PRELIMINARY TITLE REPORTS:

INSURANCE COMMITMENT ORDER NO.: 324483
ASSESSOR'S PARCEL NO'S: 138-32-601-001
DATED: OCTOBER 15, 2003
@ 8:00A: PLOTTED/DISTRIBUTED: 09/30
PROVIDED BY:
LAWYERS TITLE OF NEVADA, INC.
3770 SOUTH VALLEY VIEW BLVD. #104
LAS VEGAS, NEVADA 89102
(702) 365-4161

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARDS AND SPECIFICATIONS.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER - LAS VEGAS VALLEY WATER DISTRICT
SEWER - WATER RECLAMATION DISTRICT
ELECTRIC - NEVADA POWER CO.
GAS - SOUTHWEST GAS CORP.
TELEPHONE - SPRINT
SOLID WASTE - REPUBLIC SERVICES
3. UTILITY EASEMENTS TO BE GRANTED TO RESPECTIVE AGENCIES.
4. LANDSCAPING SHALL BE PROVIDED PER CODE AND MAINTAINED IN PERPETUITY.
5. THIS PROJECT SHALL HAVE GUARD.

DESIGN INC
3091 E. HORIZON RIDGE PKWY, SUITE 100
HENDERSON, NEVADA 89052
(702) 990-8300

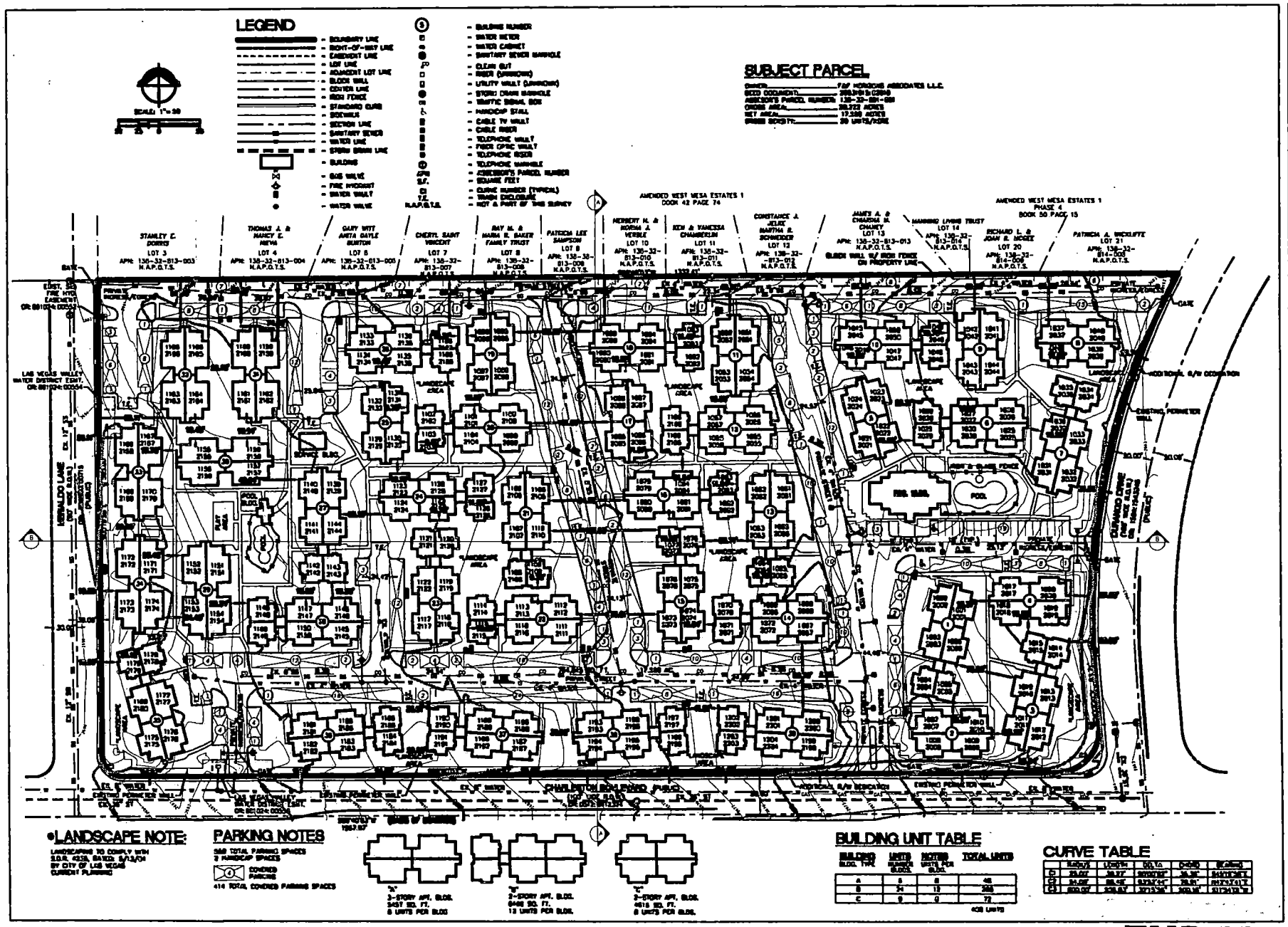
NO.	DATE	DESCRIPTION
1	12/29/04	PER CITY COMMENTS

TENATIVE MAP
VERANO CONDOMINIUMS
AT PECCOLE RANCH
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DATE: 11/29/04
SCALE: 1=50'
DESIGNED: CLS
DRAWN: TKB
PROJECT #: 1004000.00

SHEET TITLE: SITE MAP
SHEET NUMBER: C1
OF 1 SHEETS

TMP-5570
01/27/05 PC

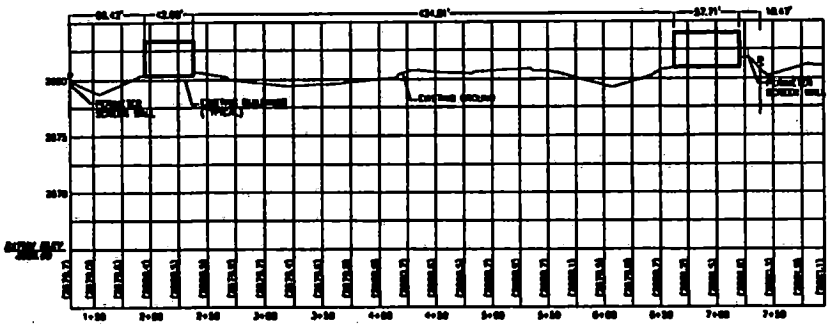


TENATIVE MAP
VERANO CONDOMINIUMS
AT PECCOLE RANCH
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

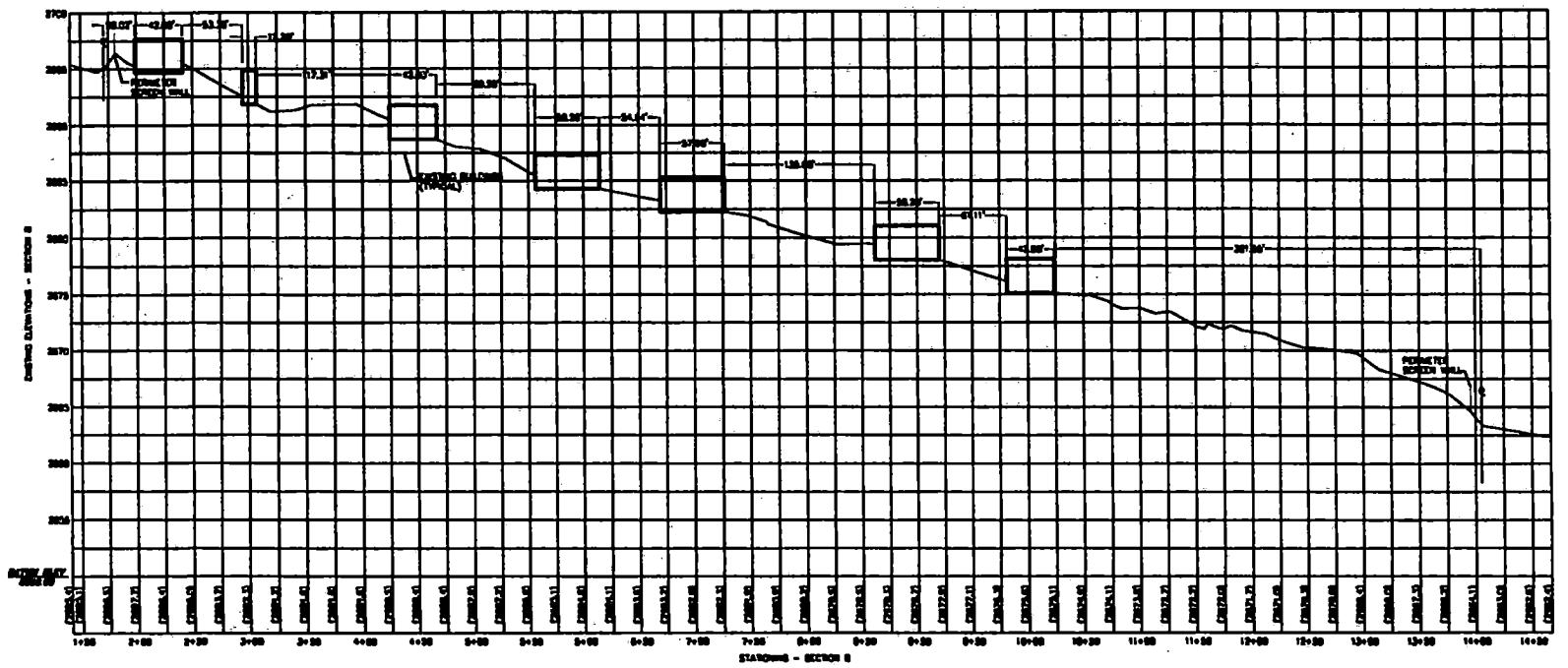
SITE MAP

C2

TMP-5570
01/27/05 PC



SECTION A



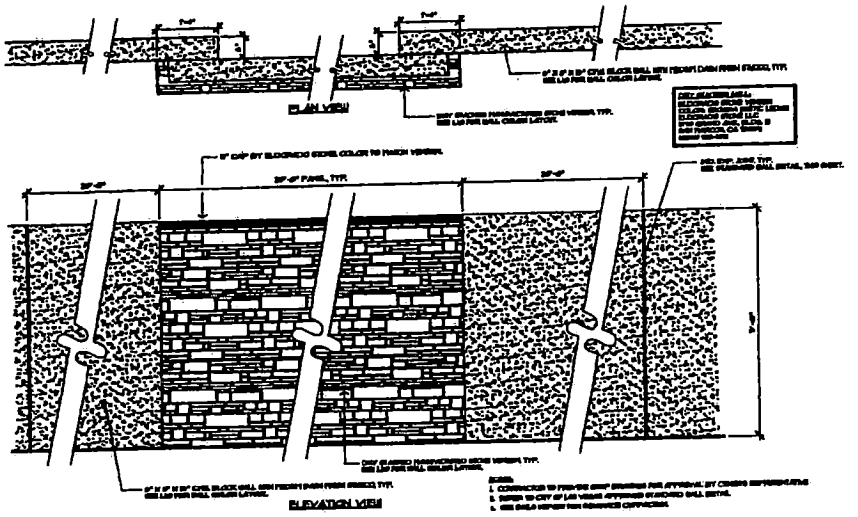
SECTION B

TENATIVE MAP
VERANO CONDOMINIUMS
AT PECCOLE RANCH
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

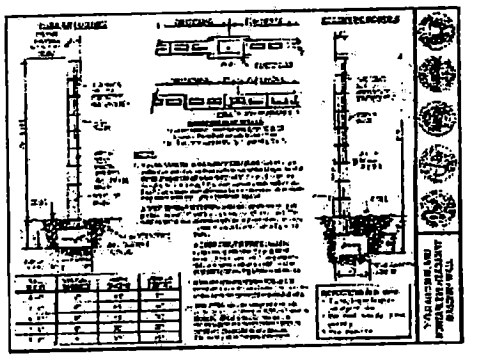
SITE MAP

C3

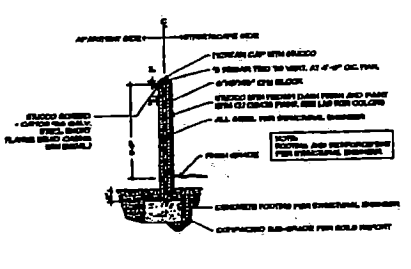
TMP-5570
01/27/05 PC



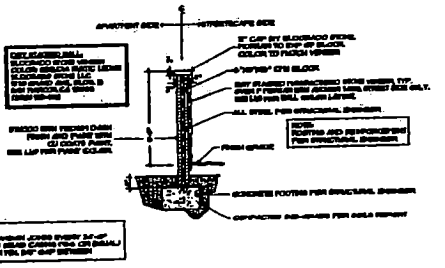
1 PERIMETER WALL DETAIL
SCALE: N.T.S.



2 STANDARD CMU MASONRY WALL
SCALE: NOT TO SCALE

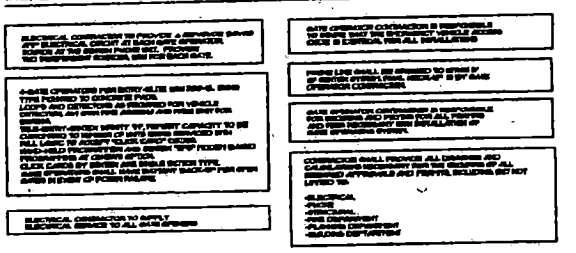


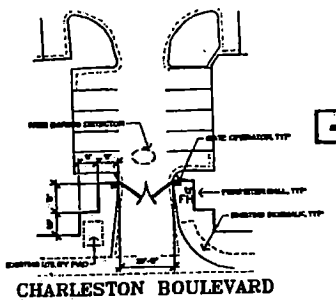
3 STUCCO PERIMETER WALL
SCALE: NOT TO SCALE



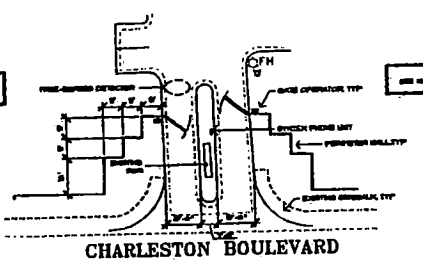
4 STONE-FACED PERIMETER WALL
SCALE: NOT TO SCALE

INGRESS/EGRESS AUTO CONTROLLED ACCESS GATE NOTES

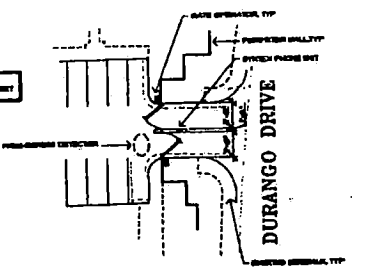




5 EGRESS ONLY GATE - CHARLESTON
SCALE: NOT TO SCALE



6 INGRESS/EGRESS GATE - CHARLESTON
SCALE: NOT TO SCALE



7 INGRESS/EGRESS GATE - DURANGO
SCALE: NOT TO SCALE

TMP-5570
01/27/05 PC

REVISIONS

IN HOUSE COMMENTS

The WLB Group

HORIZONS AT PECCOLE RANCH

PERIMETER WALL AND CONTROLLED GATE DETAILS

Drawn: ID
Checked: MP
Date: MAR 8, 2004
Scale: N.T.S.
Job No.: 4665SA001
File No.: 5570LS04
Sheet: L23

PLOT DATE: MAR 8, 2004



TMP-5570 - VERANO CONDOMINIUMS AT PECCOLE RANCH - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: F & F HORIZONS ASSOCIATES, LLC
8600 WEST CHARLESTON BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
TMP-5777 - TENTATIVE MAP - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES - Request for a Tentative Map FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions Consent Item 1 [TMP-5536], Item 2 [TMP-5570], Item 3 [TMP-5777] and Item 4 [TMP-5806] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a consent item.

(6:11 – 6:11)

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 3 – TMP-5777

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning case [ZON-5203] and all other site related activity (VAR-5202 and SDR-5204).

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

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

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

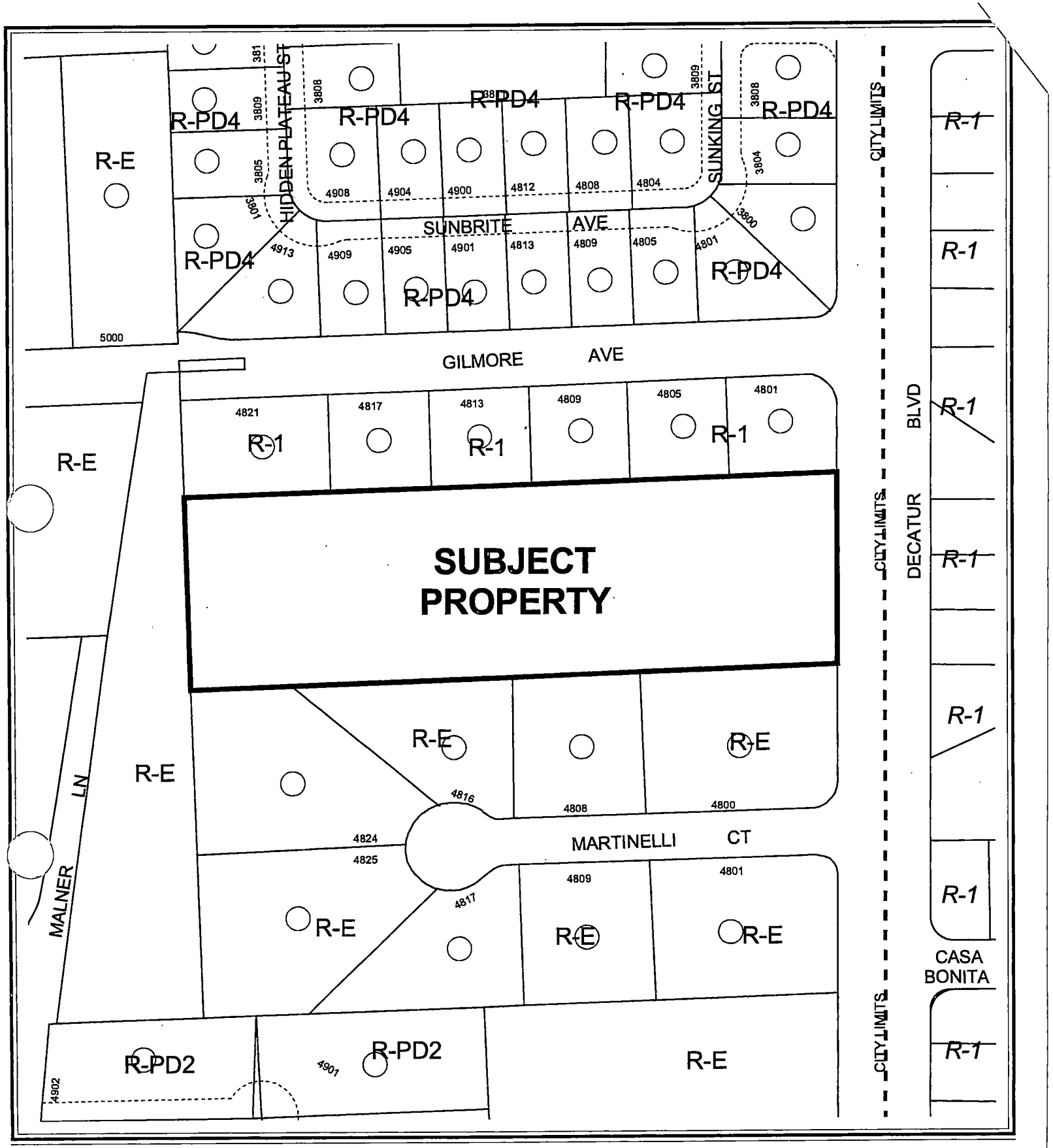
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

CONDITIONS – Continued:

Public Works

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203, Site Development Plan Review SDR-5204, and all other applicable site-related actions.

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

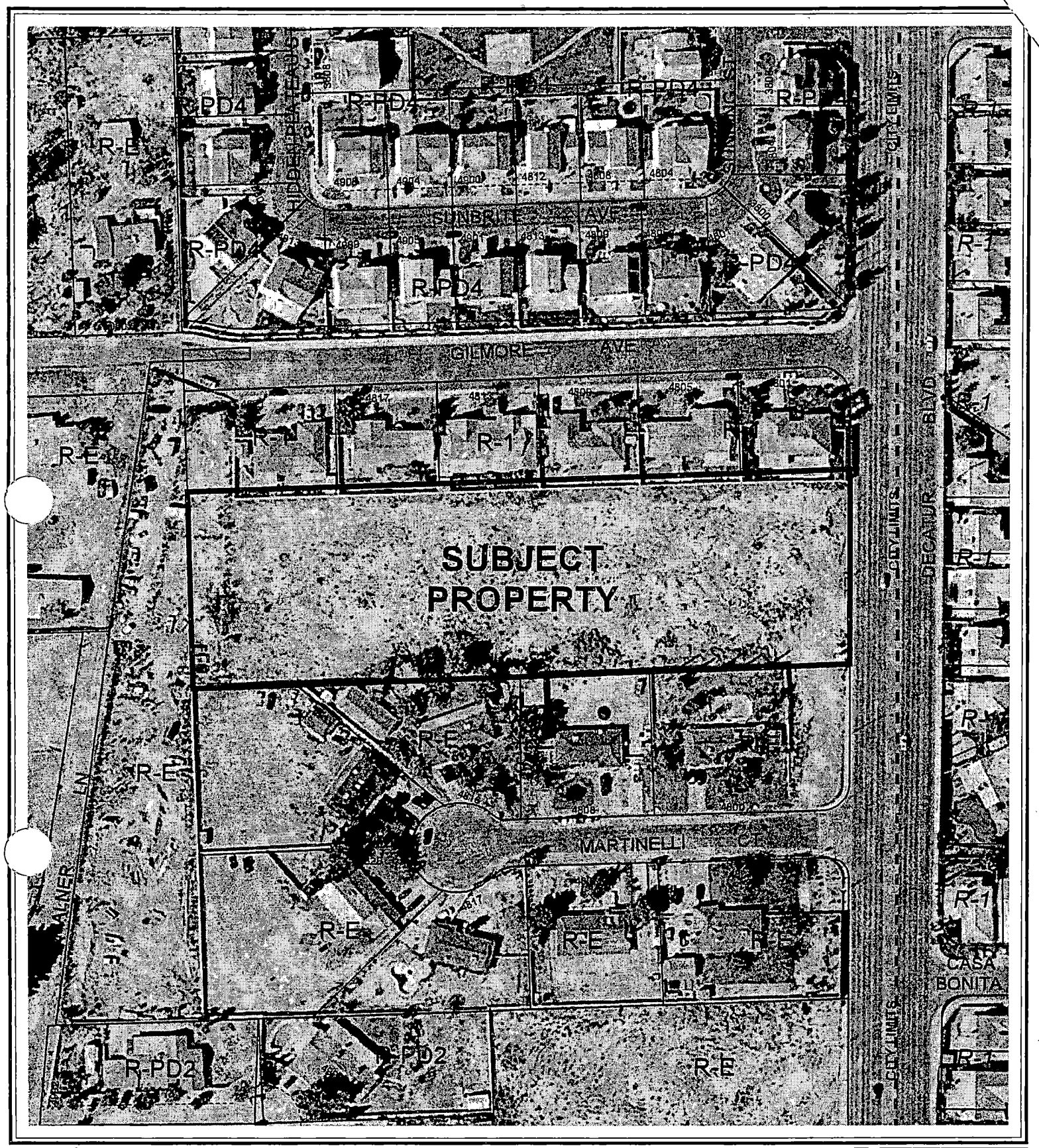


0 100 200 Feet

CASE: **TMP-5777**

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



CASE: **TMP-5777**

0 100 200 Feet

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5777 - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning case [ZON-5203] and all other site related activity (VAR-5202 and SDR-5204).

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

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

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

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

Public Works

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203, Site Development Plan Review SDR-5204, and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a seven lot single-family residential subdivision on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue.

B) Applicant's Justification

A justification letter is not required with this application, nor was one submitted.

BACKGROUND INFORMATION

A) Previous Actions

11/17/04 The City Council approved a Rezoning (ZON-5203) application for the reclassification of property from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units Per Acre) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission and staff both recommended approval.

11/17/04 The City Council approved a Variance (VAR-5202) application to allow the development of an R-PD (Residential Planned Development) zoning district on 2.94 acres, where 5.00 acres are the minimum required, adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission and staff both recommended approval.

11/17/04 The City Council approved a Site Development Plan Review (SDR-5204) application for a seven lot single-family development located adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

12/06/04 A pre-application conference was held and resulted in the completion of a Tentative map checklist and the following comments:

1. Streets will be private.
2. The tentative map needs to indicate topography.
3. No retainment per applicant.
4. Cross sections to be included with submittal.
5. Site plan needs engineer stamp and signature.
6. Provide storm drain easement if needed.

All of the above pre-application comments stem from the requirements set forth by the Tentative Map Checklist, which the Department of Public Works signed at the end of the meeting. The applicant has complied with all of the above mentioned comments.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.94
Net Acres:	2.72

B) Existing Land Use

Subject Property:	Undeveloped [Approved Seven Lot Single-Family Residential Subdivision (SDR-5204)]
North:	Single-Family Residential Dwellings
South:	Single-Family Residential Dwellings
East:	Single-Family Residential Dwellings
West:	Undeveloped [No Proposed Plans]

C) Existing Zoning

Subject Property:	R-E (Residence Estates) Under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	R-1 (Single Family Residential)
South:	R-E (Residence Estates)
East:	North Las Vegas
West:	R-E (Residence Estates)

D) General Plan Compliance

The site is designated DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. The current resolution of intent to a R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning designation is in conformance with the General Plan designation of DR (Desert Rural Density Residential).

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

The site is not subject to any special area plans, overlay districts, and or trail requirements.

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	11,008 Feet	11,008 Feet	Yes
Min. Setbacks			
• Front	20 Feet	20 Feet	Yes
• Side	10 Feet	10 Feet	Yes
• Corner	15 Feet	15 Feet	Yes
• Rear	30 Feet	30 Feet	Yes
Max. Building Height	2 Stories / 35 Feet	Not Provided	Undetermined
Number of Lots	7	7	Yes
Max. Density	2.38	2.38	Yes
Private/Public Street	Private	Yes	Yes
Min. Street Width	39 Feet	40 Feet	Yes

The proposed Tentative Map is in compliance with the approved Site Development Plan Review (SDR-5204) for the subject site.

Pursuant to Title 19.06, the subject residential planned development does not require any open space, as it will contain less than 12 residential dwelling units.

B) General Analysis Discussion

- General information (Residential/Commercial)

  The submitted site plan indicates a single-family detached subdivision with a total of seven lots. The residential subdivision will have one access from Decatur Boulevard along the eastern property line alignment. All lots will be accessed from 40-foot wide private street with roll curb. The average lot size will be approximately 13,200 square feet. A six-foot wide landscape planter is indicated along the Decatur Boulevard street frontage. A five-foot wide landscaping strip is indicated along the north side of the south perimeter wall, adjacent to and along the length of the private street.

- Cross Section

  The submitted cross sections for this site depict maximum natural grade between 0% and 2%. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown greater than 4-foot in height.

- Special Conditions of Approval (from SDR-5204)

  1. The setbacks for this development shall be 20 feet in the front, 30 feet in the rear, 10 feet on the side and 15 feet on the corner side.

  2. All dwellings shall be limited to one story in height.

  3. The applicant shall provide a minimum of five feet of landscaping along the north side of the south perimeter wall, adjacent to and along the length of the private street.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5777** APN: 138-12-601-005

Name of Property Owner: KEVIN R. & BARBARA SIPES

Name of Applicant: VALENTE DEVELOPMENT

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

_____ Yes ___X___ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: [signature]

Print Name: KEVIN R SIPES

Subscribed and sworn before me

This 14 day of DECEMBER, 2004

[signature]

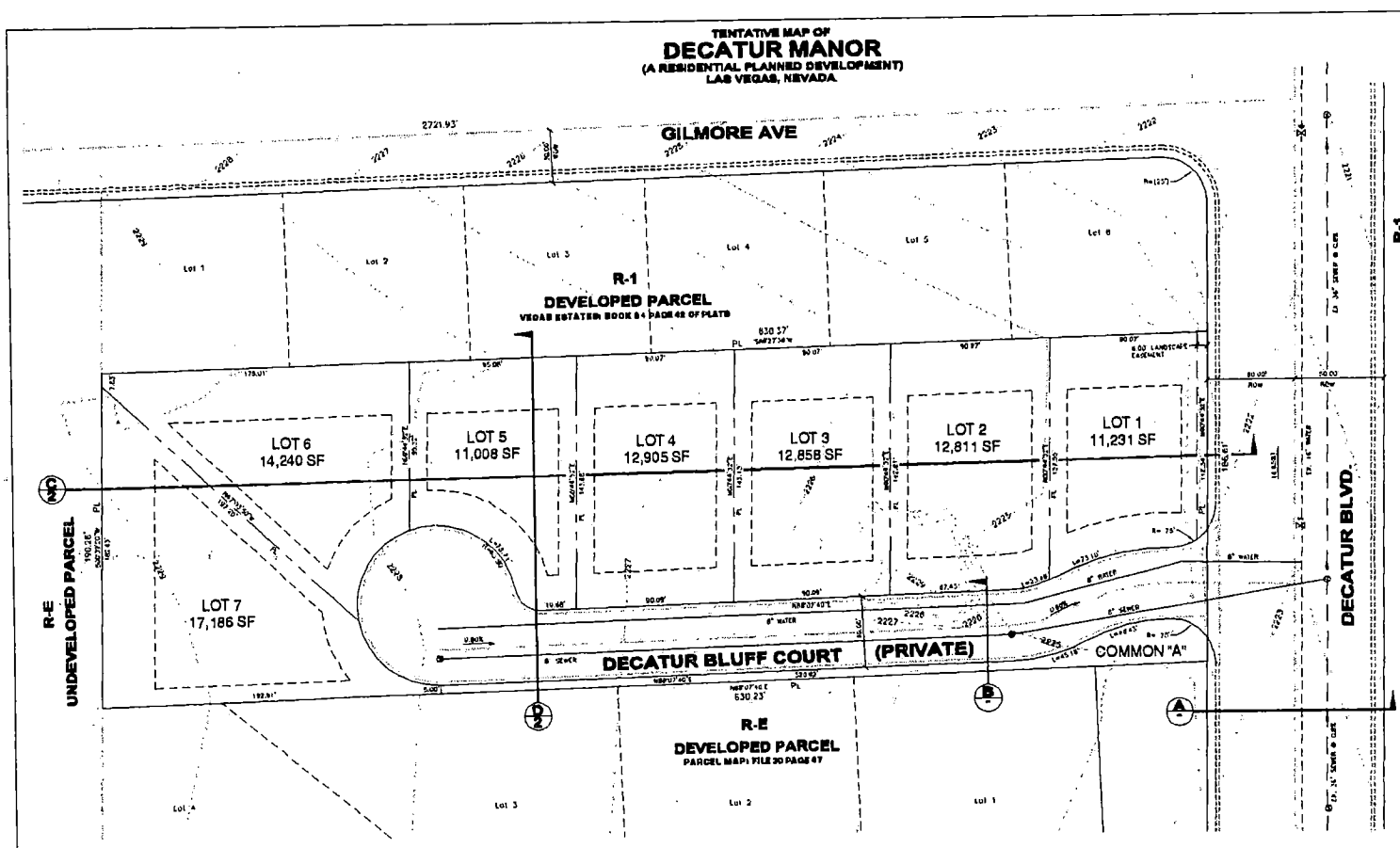
Notary Public in and for said County and State

STEFFANIE E. NELSON
Notary Public State of Nevada
No. 01-71113-1
My appt. exp. Sept.14, 2005

TENTATIVE MAP OF

DECATUR MANOR

(A RESIDENTIAL PLANNED DEVELOPMENT)
LAS VEGAS, NEVADA



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft

PRIVATE STREET:
THE PRIVATE STREET WILL BE A FULL CITY OF LAS VEGAS PUBLIC UTILITY EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE ASSOCIATION

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

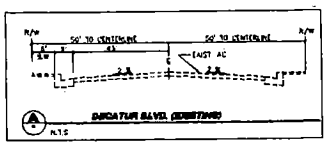
UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

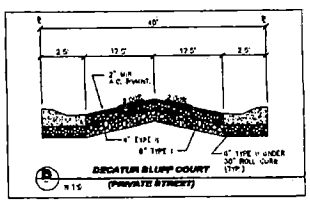
DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE NO ARICATION OR DRAINAGE EASEMENTS ON THE PROPERTY

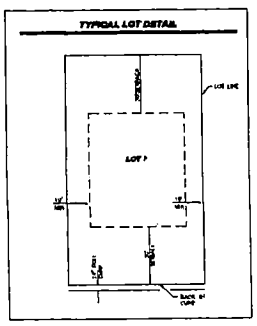
LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE ALONG DECATUR BLVD AND DECATUR BLUFF COURT WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

OWNER / DEVELOPER

VALENTE DEVELOPMENT
8935 W EL CAMINO DRIVE
LAS VEGAS, NV 89130
PHONE: 702-498-8850
CONTACT: KEVIN DYES







BENCH MARK

North Las Vegas Bench
Brass Cap in Monument
Elevation = 2225.21
Found and Point in T/C "SE" corner of Donovan Blvd and Gilmore Road (NAVD '88)

BASIS OF BEARING

N89°49'30"E being the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East, M.D.M. as per Record of Survey File 121 Page 08 City of Las Vegas, Clark County, Nevada records.

LEGAL DESCRIPTION

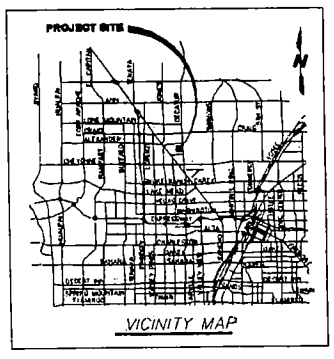
That portion of the N/2 of the SE/4 of the NE/4 of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

Commencing at the E 1/4 corner of Section 12; Thence N00°49'39"E along the accepted East line of the NE 1/4 of Section 12 as shown on Record of Survey File 121 Page 08, Clark County, Nevada records, 1018.96'; Thence S89°57'10"W along the prolongation of an existing block wall that was determined by Parcel Map File 39 Page 82, 50.00' to the POINT OF BEGINNING; Thence continuing S89°57'10"W along said prolongation and an existing block wall, 830.37' to a point on the West line of the E 1/2 of the SE 1/4 of the NE 1/4 of said Section 12; Thence N00°39'30"E along said West line, 190.28' to the South line of Vega Estates Book 21 of Plats, Page 42; Thence N89°27'58"E along said South line of Vega Estates, 830.37' to a point on the West Right-of-Way line of Decatur Blvd.; Thence S00°49'39"W along said Westerly Right-of-Way line, 186.91' to the Point of BEGINNING

This parcel contains 2.72 Acres more or less and is intended to be the remaining land located between Parcel Map File 39 Page 95 and Vega Estates Book 21 of Plats, Page 42, and the East one of the Land shown on Record of Survey File 130 Page 96, recorded for ties Reservoir on the Westerly Right-of-Way line of Decatur Blvd., in order to merge as previous Court and Damage caused by double counted used for the NE 1/4 of Section 12 Township 20 South, Range 60 East M.D.M. City of Las Vegas, Clark County, Nevada

PROJECT INFORMATION

PARCEL SIZE:	4.72 +/- NET ACRES 5.06 +/- GROSS ACRES
AVERAGE LOT SIZE:	12,000 S.F.
ZONING:	EXISTING: R-PCD PROPOSED: R-PCD
DENSITY:	ALLOWED: 5.99 PER AC. PROPOSED: 5.40 PER AC.
LANDSCAPE AREA:	0' ALONG DECATUR BLVD. 0' ALONG SOUTH PROP. LINE
MINIMUM SETBACKS:	FRONT - 20' REAR - 20' SIDE - 10' TO 15'
UTILITY SERVICES:	WATER: NORTH LAS VEGAS SEWER: CITY OF LAS VEGAS GAS: SOUTHWEST GAS POWER: NEVADA POWER
SEWER CONTRIBUTION:	AVERAGE = 1,350 GPD PEAK= 3,888 GPD



NO.	REVISIONS	DATE
	DATE 12/07/04	DRAWN BY LLC
		CHECKED BY LLC

INIT.	APPR.	DATE
		FILE NBR.

VALENTE DEVELOPMENT

LOWN GREEN VALLEY PKY.
HENDERSON, NV
PHONE: 702.263.2800
FAX: 702.263.2808

PEAK DEVELOPMENT SERVICES

DECATUR MANOR
APN # 138-12-601-005

TENTATIVE MAP

ENGINEER'S SEAL

SCALE
1" = 30'

SHEET NUMBER
1 OF 2

JOB NUMBER

TMP-5777
01/27/05 PC

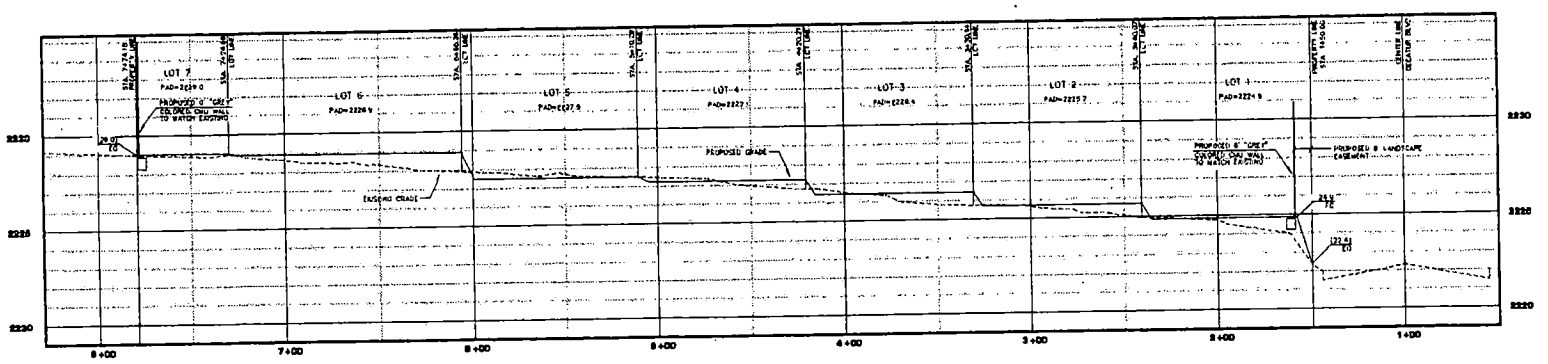
RECEIVED
DEC 14 RCD

CROSS-SECTIONS FOR

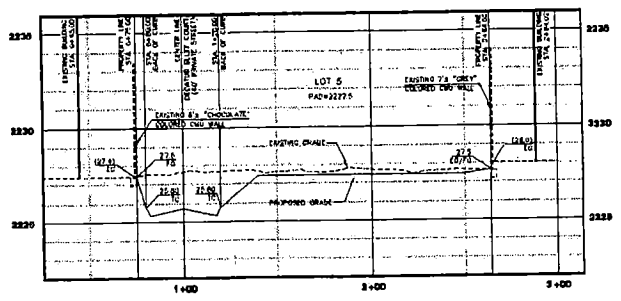
DECATUR MANOR

(A RESIDENTIAL PLANNED DEVELOPMENT)
LAS VEGAS, NEVADA

GRAPHIC SCALE
50 0 15 30
(IN FEET)
1 inch = SEE PROFILE



PROFILE
HORIZ. SCALE = 1"=30'
VERT. SCALE = 1"=3'



PROFILE
HORIZ. SCALE = 1"=30'
VERT. SCALE = 1"=3'

OWNER / DEVELOPER

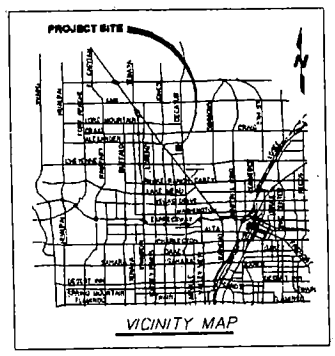
VALENTE DEVELOPMENT
6625 W EL CAMPO GRANDE
LAS VEGAS, NV 89130
PHONE: 702-498-2950
CONTACT: STEVE JONES

BASIS OF BEARING

Bearing S27°E along the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East, M.D.M. as per Record of Survey File 121 Page 08 City of Las Vegas, Clark County, Nevada records

BENCH MARK

North Las Vegas Bench
BM # NV6031X4
Elevation = 2235.21'
Rivet set in Brass in S/C on corner of Decatur Blvd and Owens Road (BASIS OF)



VICINITY MAP

No.	REVISIONS	DATE

DRAWN BY: LLC
CHECKED BY: LLC
DATE: 12/07/04
INIT.
APPR.
DATE
FILE MAP

VALENTE DEVELOPMENT

PEAK DEVELOPMENT SERVICES

DECATUR MANOR
APN # 138-12-601-005

CROSS-SECTION SHEET

ENGINEER'S SEAL

SCALE
1" = 30'

SHEET NUMBER
2 OF 2

JOB NUMBER

TMP-5777
01/27/05 PC

RECEIVED
DEC 14 REC'D



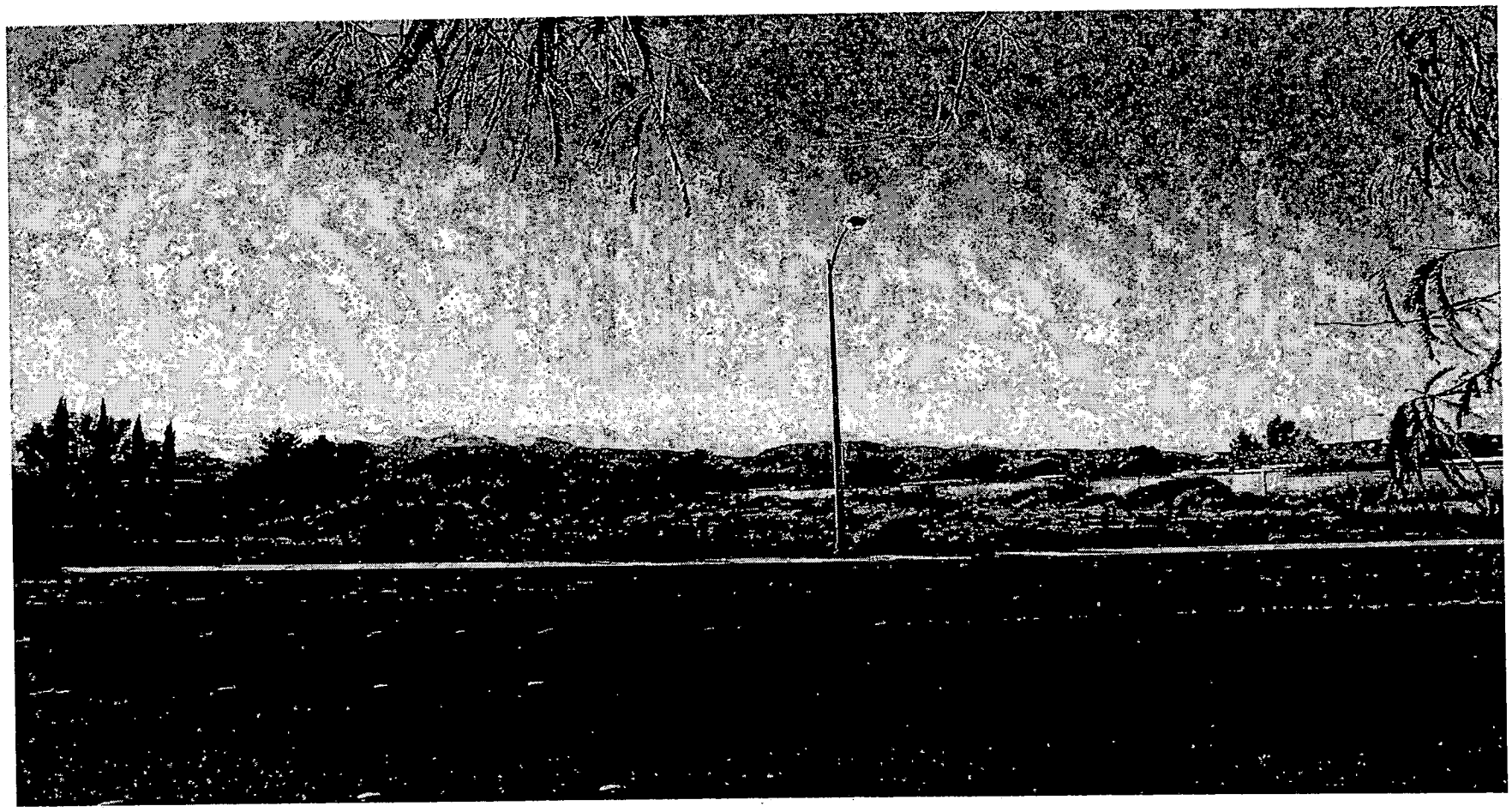
TMP-5777 - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES
WEST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 200 FEET SOUTH OF GILMORE AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



TMP-5777 - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES
WEST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 200 FEET SOUTH OF GILMORE AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



TMP-5777 - DECATUR MANOR - APPLICANT: VALENTE DEVELOPMENT - OWNER: KEVIN R. SIPES AND BARBARA SIPES
WEST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 200 FEET SOUTH OF GILMORE AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
TMP-5806 - TENTATIVE MAP - SANDHURST LAS VEGAS, NORTH TOWER - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC - Request for a Tentative Map FOR A PROPOSED 414-LOT MIXED-USE SUBDIVISION on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions Consent Item 1 [TMP-5536], Item 2 [TMP-5570], Item 3 [TMP-5777] and Item 4 [TMP-5806] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a consent item.

(6:11 – 6:11)

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 4 – TMP-5806

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5179).

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

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

5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to 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.

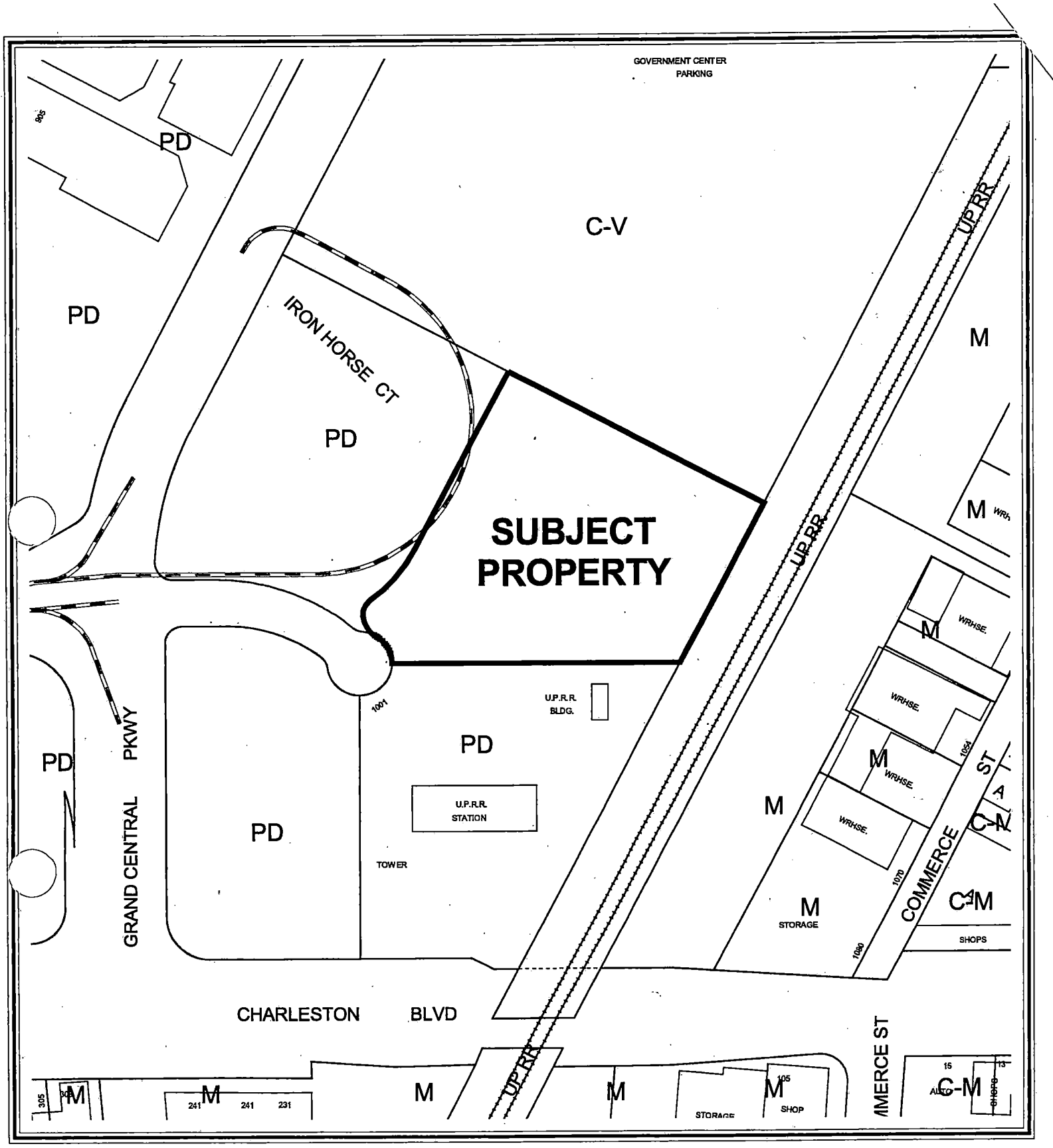
6. The perimeter wall section and elevation shall be reviewed and approved by the Department of Planning and Development prior to the issuance of any building permits for the site.

Public Works

7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-5179, and all other applicable site-related actions.

CONDITIONS – Continued:

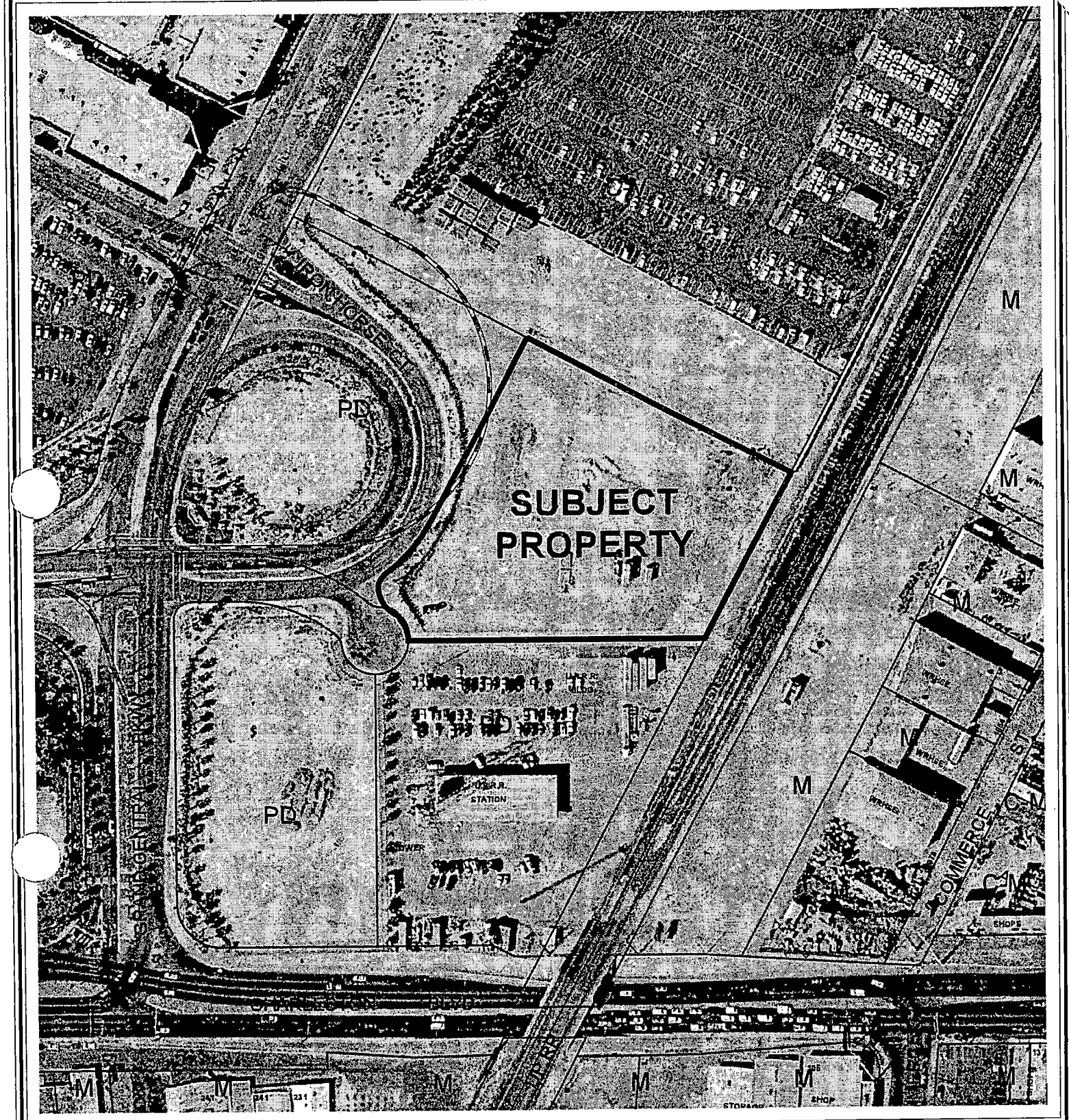
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-5806

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N


SUBJECT
PROPERTY
111
PD
PD
M
M
M

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5806 - SANDHURST LAS VEGAS, NORTH TOWER -
APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

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

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5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to 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.

6. The perimeter wall section and elevation shall be reviewed and approved by the Department of Planning and Development prior to the issuance of any building permits for the site.

Public Works

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a 414-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

11/23/98 The City Council approved a Rezoning (Z-0100-97) to reclassify 223 acres of property, including the subject parcel, from M (Industrial) to P-D (Planned Development) for mixed use projects. This rezoning created what would later be known as Parkway Center.

10/05/04 The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of the proposed project and the requested Waivers.

12/15/04 The City Council approved a Site Development Plan Review (SDR-5179) to allow a 35-story mixed-use development including 413 residential units and 35,435 square feet of commercial space. The Planning Commission recommended approval of the request on 12/02/04.

B) Pre-Application Meeting

10/06/04 At the pre-application conference, issues were discussed relative to the number of residential and commercial units that would be created, and the need for the applicant to provide perimeter wall details.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.23

B) Existing Land Use

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

C) Existing Zoning

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

D) General Plan Compliance

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

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

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

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

A Waiver from the build-to line requirement was approved as part of the Site Development Plan Review (SDR-5179). The Tentative Map complies with the approved Site Development Plan Review.

B) General Analysis Discussion

- General information (Residential/Commercial)

This Tentative Map is for a project that includes the construction of a mixed-use development within the Parkway Center of the Downtown Overlay District. The project allow the construction of a 35-story mixed-use building with a total of 413 residential condominium units and 35,435 square feet of commercial space. The submitted map depicts the mixed-use structure in conformance with the approved plan. A total of 414 lots are proposed in the subdivision, consisting of the 413 residential units and one commercial unit. All other area on the site is to be denoted as a common element. Access to the development is from Iron Horse Court; the building will face the cul-de-sac, with a seven-level parking structure located behind the building.

- Cross Section

The submitted cross sections for this site depict maximum natural grade between 0% and 2%. Per Table A of Subdivision Code 18.08.110, a development with a natural slope between 0% to 2% is allowed a maximum 4-foot retaining wall. No retaining walls are shown greater than 4-foot in height.

A perimeter wall section was submitted in conjunction with this application, but no elevation was provided; consequently, staff cannot determine compliance with the requirements of Title 19.08.045(G)(1). A condition has been added to address the submittal of additional information to verify compliance with Code.

- Trails

No required trails are adjacent to the subject property.

- Special Conditions of Approval (from SDR-5179)

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5806** APN: 139-33-810-006

Name of Property Owner: Sandhurst Development, LLC

Name of Applicant: Sandhurst Development, LLC

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Joseph Manzella, Managing Director

Subscribed and sworn before me

This 19th day of November, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
ROBERT S. DeMARTINO
No. 03-83387-1
My Appointment Expires August 15, 2007

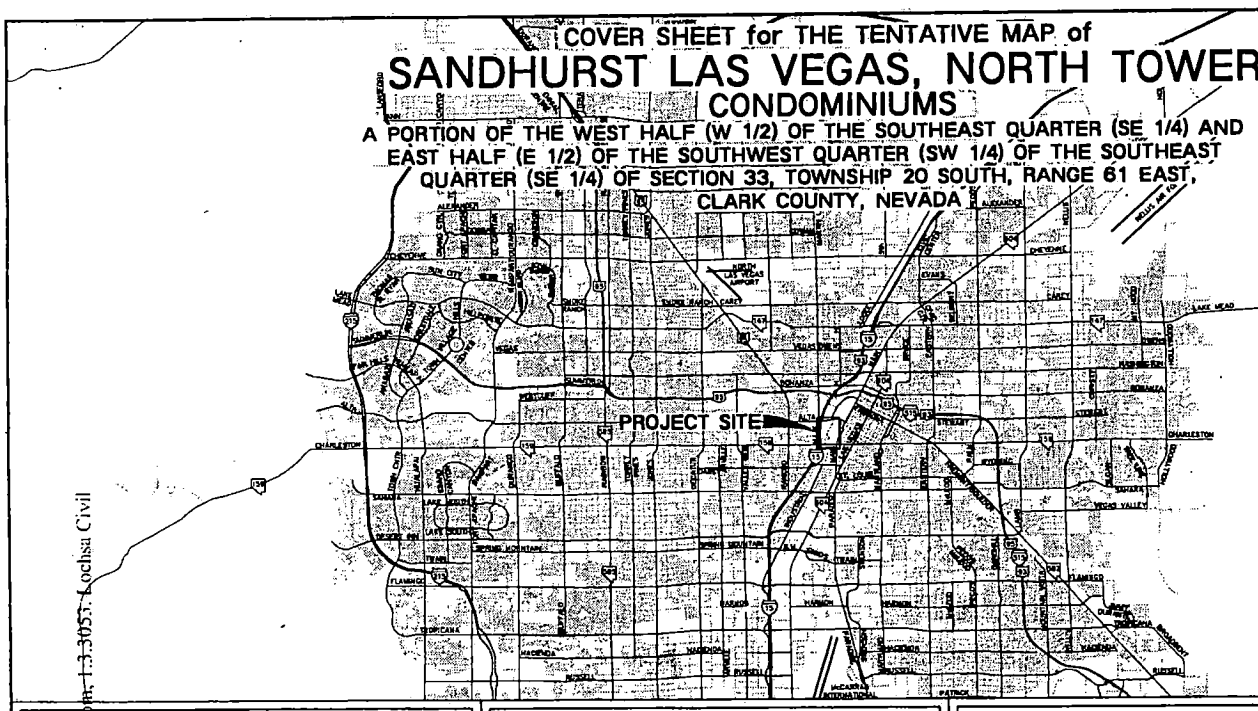
NOTARY PUBLIC
County of Clark-State of Nevada
ROBERT S. DeMARTINO
No. 03-83387-1
My Appointment Expires August 15, 2007

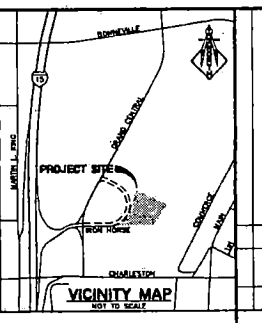
RECEIVED
DEC 14 2004

COVER SHEET for THE TENTATIVE MAP of

SANDHURST LAS VEGAS, NORTH TOWER CONDOMINIUMS

A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) AND EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CLARK COUNTY, NEVADA





LOCHSA ENGINEERING
6345 SOUTH JONES BOULEVARD SUITE 100
LAS VEGAS, NV 89118
PHONE: (702) 365-9312, FAX: (702) 365-9317

NO.	DATE:	BY:	DESCRIPTION

ABBREVIATIONS

ABBR	ABBREVIATION	HP	HIGH POINT
AC	ASPHALTIC CONCRETE	HPS	HIGH PRESSURE SODIUM
ACP	ASBESTOS CEMENT PIPE	ID	INSIDE DIAMETER
ADJ	ADJUST	INT	INTERSECTION
AGG	AGGREGATE	INV	INVERT
AIP	ABANDON IN PLACE	IRR	IRRIGATION
ALT	ALTERNATE	LAT	LATERAL
BC	BACK OF CURB	LF	LINEAL FEET
BCR	BEGINNING OF CURB RETURN	LS	LANDSCAPE
BDRY	BOUNDARY	LT	LEFT
BFE	BASE FLOOD ELEVATION	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
BLC	BLOCK	MAX	MAXIMUM
BM	BENCHMARK	MH	MANHOLE
BSW	BACK OF SIDEWALK	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MTR	METER
C&TV	CABLE TV	N&P	NOT A PART
C&G	CURB AND GUTTER	NG	NATURAL GRADE
CBC	CORNER BOULDER CITY	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
CC	CLARK COUNTY	NTS	NOT TO SCALE
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWING	O/S	OFFSET
CCRFCD	CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT	OC	ON CENTER
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	OD	OUTSIDE DIAMETER
CMP	CORRUGATED METAL PIPE	OHP	OVERHEAD POWER LINE
CL	CENTERLINE	PB	PULL BOX
CLV	CITY OF LAS VEGAS	PC	POINT OF CURVATURE
LM	CITY OF NORTH LAS VEGAS	PCC	POINT OF COMPOUND CURVE
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
CNLV	CITY OF NORTH LAS VEGAS	PP	POWER POLE
CO	CLEAN OUT	PRC	POINT OF REVERSE CURVE
COH	CITY OF HENDERSON	PROP	PROPOSED
COMM	COMMUNICATIONS	PT	POINT OF TANGENT
CONC	CONCRETE	PVC	POLY VINYL CHLORIDE PIPE
CONO	CONDUIT	PVI	POINT OF VERTICAL INTERSECTION
CONST	CONSTRUCT OR CONSTRUCTION	PVMT	PAVEMENT
CULV	CULVERT	Q	RATE OF FLOW
DC	DEPRESSED CURB	R or RAD	RADIUS
DI	DROP INLET	RCB	REINFORCED CONCRETE BOX
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RR	RAILROAD
EMH	DRAIN MANHOLE	RT	RIGHT
DOM	DOMESTIC	ROW	RIGHT-OF-WAY
DWY	DRIVEWAY	SS	SANITARY SEWER
E or ELEC	ELECTRIC	SD	STORM DRAIN
EAC	EDGE OF AC	SHT	SHEET
EC	END OF CURVE	SIG	SIGNAL
ECR	END OF CURB RETURN	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EL or ELEV	ELEVATION	STA	STATION
EP	EDGE OF PAVEMENT	SL or STLT	STREET LIGHT
EVC	END OF VERTICAL CURVE	STD	STANDARD
EW	EACH WAY	SVZ	SIGHT VISIBILITY ZONE
EX or EXIST	EXISTING	SW	SIDEWALK
FAST	FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION	T or TEL	TELEPHONE
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TF	TOP OF FOOTING
FG	FINISH GRADE	TMH	TOP OF MANHOLE
FH	FIRE HYDRANT	TRANS	TRANSITION
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FO	FIBER OPTICS	TW	TOP OF WALL
FS	FINISHED SURFACE	TYP	TYPICAL
FTC	FOOTING	UG	UNDER GROUND
G	GAS LINE	VC	VERTICAL CURVE
GALV	GALVANIZED	VCP	VITRIFIED CLAY PIPE
GB	GRADE BREAK	VERT	VERTICAL
H	HORIZON HEIGHT	VG	VALLEY GUTTER
HDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HDWL	HEADWALL	W/	WITH
HGL	HYDRAULIC GRADE LINE	W/O	WITHOUT
HOR	HORIZONTAL	@	WIDE OR WIDTH

OWNER / SUBDIVIDER

SANDHURST DEVELOPMENT, LLC
2295 RENAISSANCE DR., SUITE D
LAS VEGAS, NV. 89119
ATN: JOSEPH MANZELLA
PHONE: (702) 740-4141
FAX: (702) 740-4041

UTILITY PROVIDERS

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GAS:	SOUTHWEST GAS CORPORATION
ELECTRIC:	NEVADA POWER COMPANY
TELEPHONE:	SPRINT TELEPHONE NEVADA
CABLE TV:	COX COMMUNICATIONS OF LAS VEGAS
TRASH:	REPUBLIC SILVER STATE DISPOSAL SERVICE

TMP-5806
01/27/05 PC

SHEET INDEX

1.	COVER SHEET	TM-1.01
2.	TENTATIVE MAP	TM-2.01
3.	SITE CROSS SECTIONS	TM-2.02
4.	TOWER ELEVATION	TM-3.01
5.	FLOOR PLANS	TM-4.01
6.	FLOOR PLANS	TM-4.02
7.	FLOOR PLANS	TM-4.03

GENERAL SITE INFORMATION

A.P.N.:
138-33-810-006

BASIS OF BEARINGS:
BEING THE EASTERLY LINE OF LOT 7 PARKWAY CENTER, AS SHOWN ON COMMERCIAL SUBDIVISION IN BOOK 33 OF PLATS, PAGE 81, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

WHICH BEARS: NORTH 2°55'16" EAST.

BENCHMARK:
RIVET & PLATE IN TOP OF CURB @ NW CORNER BONNEVILLE AND GRAND CENTRAL PARKWAY.

ELEVATION: 620.8016 meters = 2036.09'

LEGEND

CL ON SURVEY LINE	EASEMENT LINE	HEAVY AC PVMT.	
PROPERTY LINE	SAWCUT LINE	LIGHT AC PVMT.	
ROW LINE	SCARP LINE	CONCRETE PVMT.	

DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION
EXISTING:	210								123.45		
PROPOSED:									123.45		

MANHOLE DESCRIPTIONS
- = SANITARY SEWER
- = STORM DRAIN
- = ELECTRICAL
- = TELEPHONE

FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	100m MPS STREET LIGHTS	150m MPS STREET LIGHTS	200m MPS STREET LIGHTS	250m MPS STREET LIGHTS

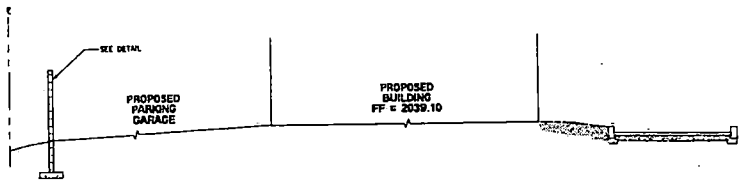
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DEC 13 2004

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DESIGNED BY: MW
CHECKED BY: MW
PROJECT No.: 0411.49
SCALE: N/A
SEAL

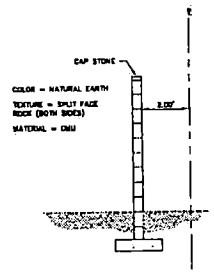
DATE: SHEET 11-30-04
DATE: 11-30-04
DATE: 11-30-04
TITLE: SANDHURST LAS VEGAS NORTH TOWER
COVER SHEET

SHEET No. TM-1.01
SHEET 1 OF 7
DRAWING No.

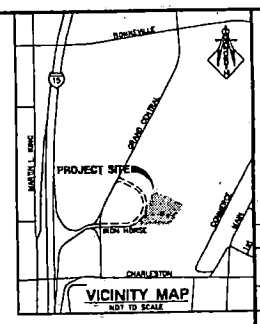
Job No: 1.3.3055: Lochsa Civil
JACADOCS

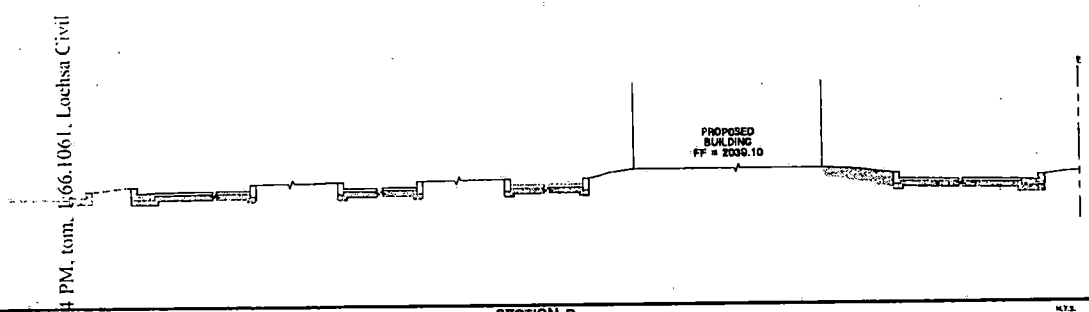


SECTION A N.T.S.



TYPICAL 8' CMU WALL SECTION N.T.S.





SECTION B N.T.S.

LOCHSA ENGINEERING
6345 SOUTH JONES BOULEVARD SUITE 100
LAS VEGAS, NV 89118
PHONE: (702) 365-9312, FAX: (702) 365-9317

NO.	DESCRIPTION:	DATE:	BY:

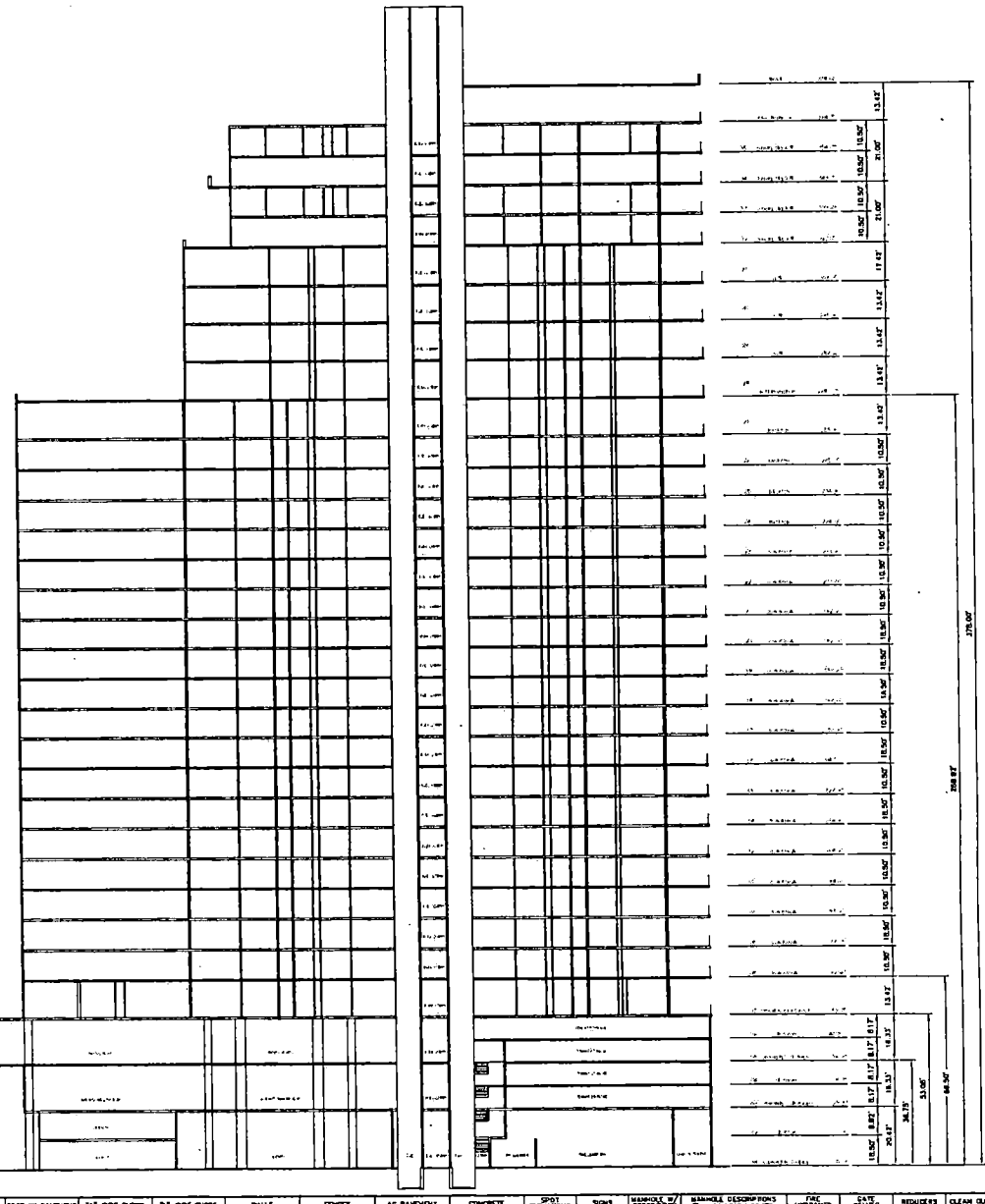
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TITLE: SANDHURST LAS VEGAS NORTH TOWER
DRAWN BY: JS — DATE: 11-30-04
DESIGNED BY: — DATE: 11-30-04
CHECKED BY: TD — DATE: 11-30-04
SCALE: N/A
PROJECT No.: 041149
SEAL

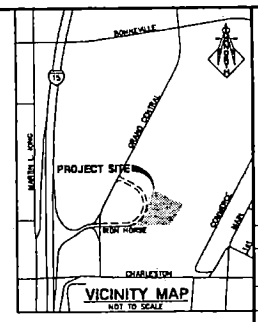
SHEET No. TM-2.02
SHEET 2 OF 7
DRAWING No.

LEGEND

| | | |

NOTE: LEVEL 13 SKIPPED
INTENTIONALLY





TMP-5806
01/27/05 PC

NOTE:
ELEVATION AND LAYOUT AS DESCRIBED BY THIS DETAIL ARE PROVIDED BY THE ARCHITECT FOR REFERENCE ONLY. LOCHSA ENGINEERING ASSUMES NO LIABILITY FOR THE DESIGN OF PROPOSED STRUCTURE.

A.P.N.:
139-33-810-006

BASIS OF BEARINGS:
BEING THE EASTERLY LINE OF LOT 7 PARABAY CENTER, AS SHOWN ON COMMERCIAL SUBDIVISION IN BOOK 53 OF PLATS, PAGE 81, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

WHICH BEARS: NORTH 27°55'16" EAST.

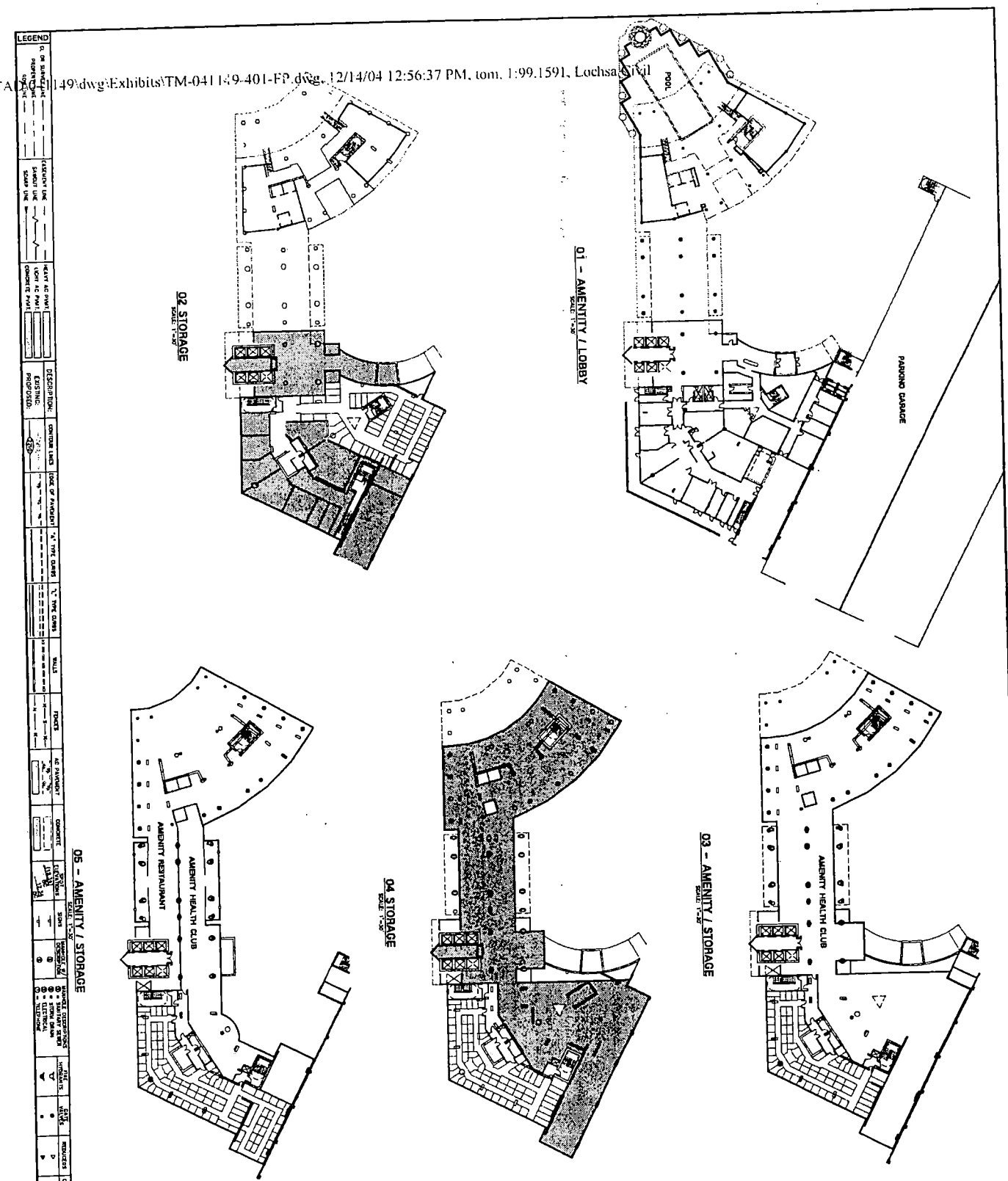
BENCHMARK:
RIVET & PLATE IN TOP OF CURB @ NW CORNER BONNEVILLE AND GRAND CENTRAL PARKWAY.

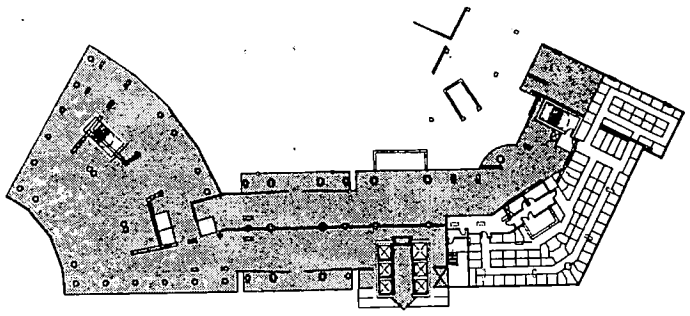
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LEGEND

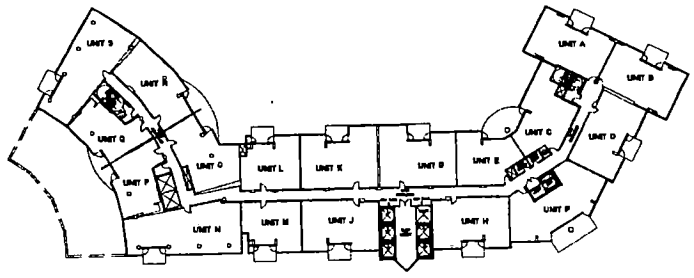
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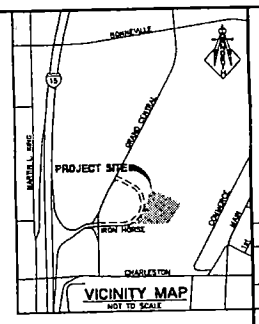


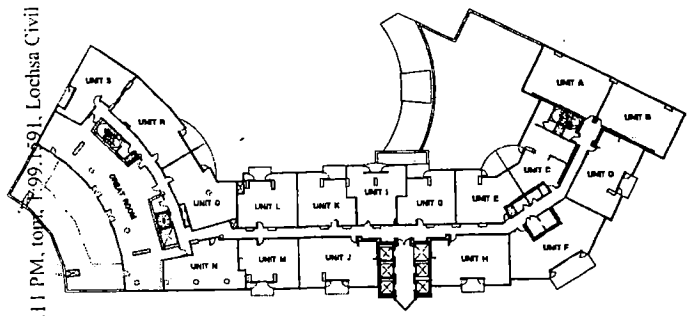


08 MEZZ - STORAGE
SCALE: 1"=30'

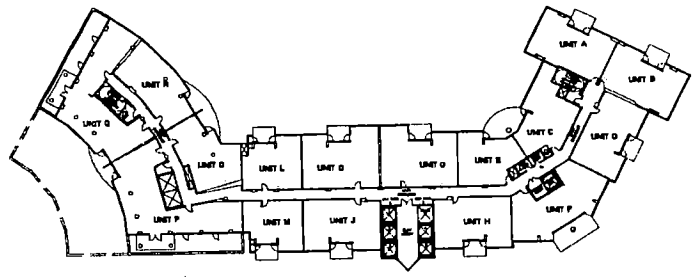


23 - LOW RISE B
SCALE: 1"=30' UNITS = 18

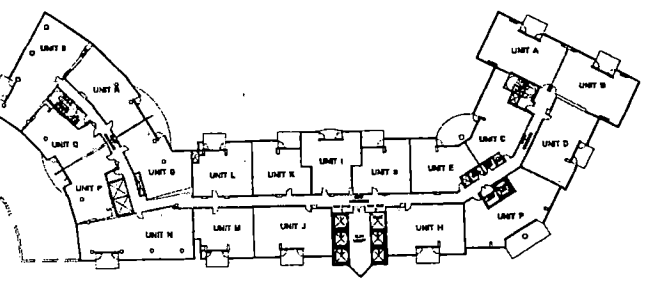




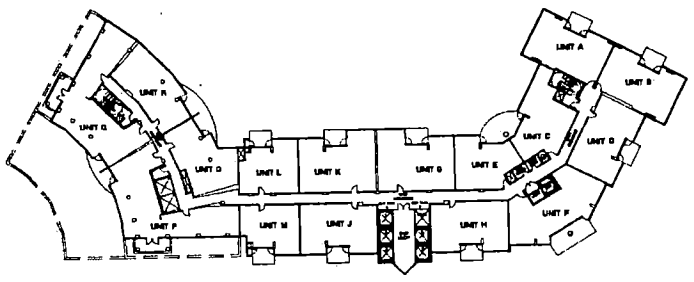
07 - GREAT ROOM / RESIDENCE
SCALE: 1"=30' UNITS = 17



24 - MID RISE
SCALE: 1"=30' UNITS = 18



08-22 - LOW RISE A
SCALE: 1"=30' UNITS = 288 (18 UNITS PER FLOOR)
NOTE: FLOOR #13 HAS BEEN OMITTED



25-27 - MID RISE
SCALE: 1"=30' UNITS = 45 (18 UNITS PER FLOOR)

TMP-5806
01/27/05 PC

NOTE:
FLOOR PLANS AND LAYOUT AS DESCRIBED BY THIS DETAIL ARE PROVIDED BY THE ARCHITECT FOR REFERENCE ONLY. LOCHSA ENGINEERING ASSUMES NO LIABILITY FOR THE DESIGN OF INDIVIDUAL FLOOR PLANS.

A.P.N.:
139-33-810-008

BASIS OF BEARINGS:
BEING THE EASTERLY LINE OF LOT Y PARKWAY CENTER, AS SHOWN ON COMMERCIAL SUBDIVISION IN BOOK 53 OF PLATS, PAGE 81, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

WHICH BEARS: NORTH 37°35'16" EAST.

BENCHMARK:
RIVET & PLATE IN TOP OF CURB @ NW CORNER KONNEVILLE AND GRAND CENTRAL PARKWAY.

ELEV=1336.820 feet = 2036.09'

LEGEND
- EASEMENT LINE
- PROPERTY LINE
- ROW LINE
- SAWCUT LINE
- SCARP LINE
- HEAVY AC PVMT.
- LIGHT AC PVMT.
- CONCRETE PVMT.
- CONTOUR LINES
- EDGE OF PAVEMENT
- "A" TYPE CURBS
- "L" TYPE CURBS
- WALLS
- FENCES
- AC PAVEMENT
- CONCRETE
- SPOT ELEVATIONS
- SIGNS
- MANHOLE W/ DESCRIPTION
- MANHOLE DESCRIPTIONS: SANITARY SEWER, STORM DRAIN, ELECTRICAL, TELEPHONE
- FIRE HYDRANTS
- GATE VALVES
- REDUCERS
- CLEAN OUTS
- UTILITY BOX OR VAULT
- 100w HPS STREETLIGHTS
- 150w HPS STREETLIGHTS
- 200w HPS STREETLIGHTS
- 250w HPS STREETLIGHTS

LOCHSA ENGINEERING
6345 SOUTH JONES BOULEVARD SUITE 100
LAS VEGAS, NV 89118
PHONE: (702) 365-9312, FAX: (702) 365-9317

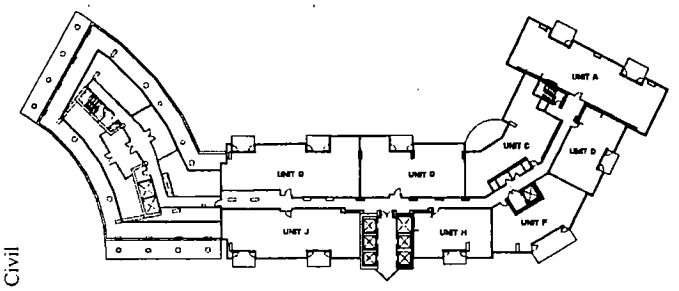
FLOOR PLANS

SANDHURST LAS VEGAS
NORTH TOWER

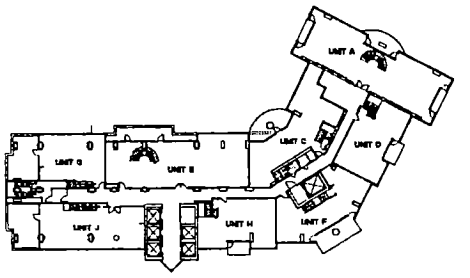
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DESIGNED BY: T.D. DATE: 11-30-04
CHECKED BY: DATE: 11-30-04
PROJECT No.: 041149 SCALE: 1"=30'
SEAL

SHEET No. TM-4.02
SHEET 8 OF 7
DRAWING No.

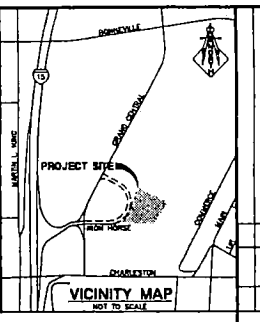
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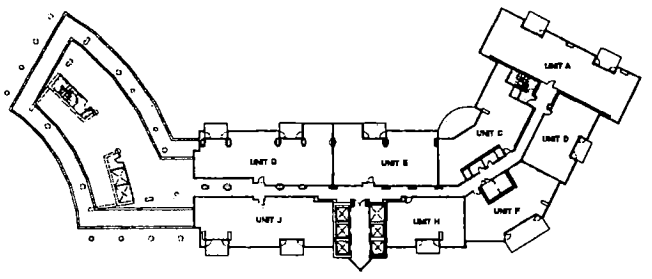


28 - LOFT TRANSITION
SCALE: 1"=30' UNITS = 8

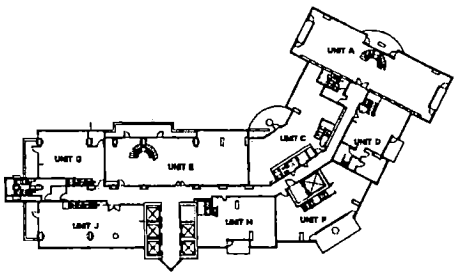


32-33 - LUXURY SKY LOFT (TWO-STORY UNITS)
SCALE: 1"=30' UNITS = 9





28-31 - LOFT
SCALE: 1"=30' UNITS = 24 (8 UNITS PER FLOOR)



34-35 - LUXURY SKY LOFT (TWO-STORY UNITS)
SCALE: 1"=30' UNITS = 9

NOTE:
FLOOR PLANS AND LAYOUT AS DESCRIBED BY THIS DETAIL ARE PROVIDED BY THE ARCHITECT FOR REFERENCE ONLY. LOCHSA ENGINEERING ASSUMES NO LIABILITY FOR THE DESIGN OF INDIVIDUAL FLOOR PLANS.

A.P.N.:
139-33-810-006

BASIS OF BEARINGS:
BEING THE EASTERLY LINE OF LOT 7 PARKWAY CENTER, AS SHOWN ON COMMERCIAL SUBDIVISION IN BOOK 53 OF PLATS, PAGE 91, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

WHICH BEARS: NORTH 3°35'16" EAST.

BENCHMARK:
DISK IN PLATE @ TOP OF CURB @ NW CORNER BONNEVILLE AND GRAND CENTRAL PARKWAY.

ELEVATION: 620.8014 meters = 3036.09'

TMP-5806

01/27/05 PC

LEGEND

| | | |



TMP-5806 - SANDHURST LAS VEGAS, NORTH TOWER - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC
NORTH SIDE OF IRON HORSE COURT, APPROXIMATELY 300 FEET EAST OF GRAND CENTRAL PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



TMP-5806 - SANDHURST LAS VEGAS, NORTH TOWER - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC
NORTH SIDE OF IRON HORSE COURT, APPROXIMATELY 300 FEET EAST OF GRAND CENTRAL PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

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

SET DATE: 02/16/05
C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791] – UNANIMOUS with DAVENPORT abstaining on Item 5 as he owned property located within the Notification area, McSWAIN abstaining on Item 14 as her company, Terra Contracting, is presently under contract with Ovation Development, and TRUESDELL abstaining on Item 5 as he has a partnership interest with the adjacent property owner which is affected by the application

To be heard by the City Council on 3/02/2005

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement

MINUTES – Continued:
with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN NIGRO declared the Public Hearing open on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

GARY LEOBOLD, Planning and Development, noted that Item 6 [GPA-5830] was included with the One Motion/One Vote items, in error, and needed to be removed. In addition, Item 10 [RQR-5733] needed to be removed from One Motion/One Vote, as staff received objections to this application. COMMISSIONER McSWAIN requested Item 8 [RQR-5683] be pulled from One Motion/One Vote, and COMMISSIONER STEINMAN requested that Item 9 [RQR-5732] be pulled from One Motion/One Vote so discussions could take place. CHAIRMAN NIGRO concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

(6:11 – 6:16)

CONDITIONS:
Planning and Development

1. This Petition of Vacation shall include the remaining 20-foot alley right-of-way generally located north of Sahara Avenue, east of Las Vegas Boulevard.

2. Provide a plan acceptable to the City Engineer depicting how the eastern half of the vacated alley will be incorporated into Assessor's Parcel Number 162-03-411-011 prior to recordation of the Order of Vacation.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required with SDR-5027, may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

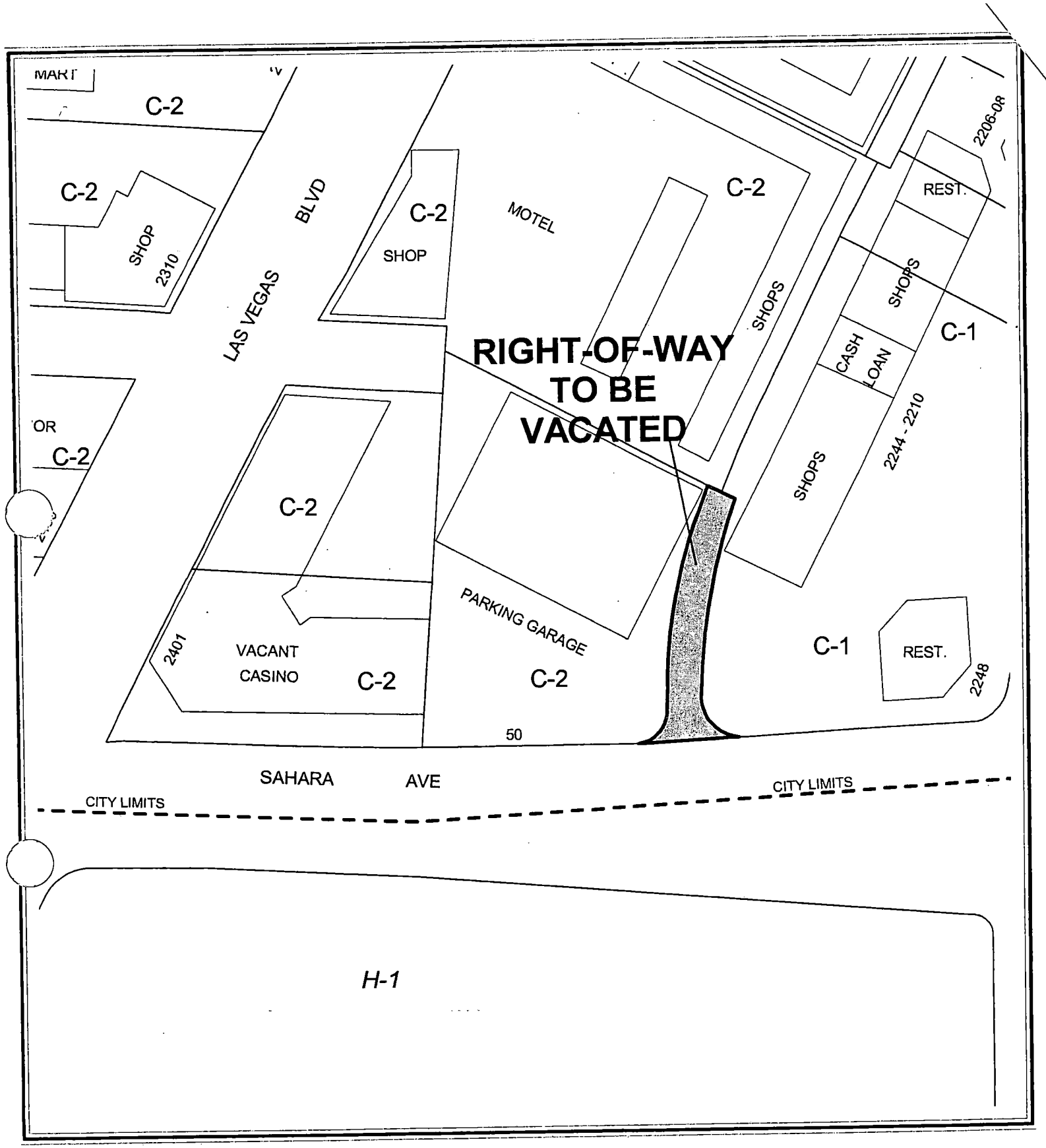
CONDITIONS – Continued:

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

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

7. Provide a copy of a recordable Joint Access Agreement between this site and Assessor Parcel Number 162-03-411-011. Such agreement shall record immediately after the recordation of the Order of Vacation.



CASE: VAC-5030

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAC-5030 - APPLICANT: JMA ARCHITECTURE STUDIO – OWNER: RINKAI AMERICA, INC.

** CONDITIONS **

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

1. This Petition of Vacation shall include the remaining 20-foot alley right-of-way generally located north of Sahara Avenue, east of Las Vegas Boulevard.

2. Provide a plan acceptable to the City Engineer depicting how the eastern half of the vacated alley will be incorporated into Assessor's Parcel Number 162-03-411-011 prior to recordation of the Order of Vacation.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required with SDR-5027, may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

7. Provide a copy of a recordable Joint Access Agreement between this site and Assessor Parcel Number 162-03-411-011. Such agreement shall record immediately after the recordation of the Order of Vacation.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a 20-foot wide public alley generally located north of Sahara Avenue, west of Paradise Road.

B) Applicant's Justification

The applicant states that the dead-end alley will be realigned to provide vehicular access to the abutting parcels.

BACKGROUND INFORMATION

A) Previous Actions

01/08/76	The Planning Commission approved an Aesthetic Review (AR-0001-76) for a unified building fascia, including consolidated signage to replace the existing conglomeration of signage.
02/24/83	The Board of Zoning Adjustment approved a Variance (V-0009-83) to allow a Class III Secondhand Dealership (Jewelry) to be permitted, subject to securing a Special Use Permit.
04/13/83	The Board of City Commissioners approved a Special Use Permit (U-0007-83) to allow a Class III Secondhand Dealership (Jewelry) on the subject property.
03/15/89	The City Council denied a Variance (V-0006-89) to allow 134 parking spaces where 175 parking spaces are required for a proposed casino with retail shops.
05/23/91	The Board of Zoning Adjustment denied a Special Use Permit (V-0053-91) for a Class III Secondhand Dealership (Jewelry) on one of the subject parcels. The applicant appealed the decision, which was denied by City Council on 06/20/91.
12/19/91	The Board of Zoning Adjustment denied a Variance (V-0173-91) to allow a Class III Secondhand Dealership (Jewelry) on one of the subject parcels. The applicant appealed the decision to City Council, which was approved on 01/22/92.
04/20/94	The City Council approved a Special Use Permit (U-0026-94) to allow the sale of beer and wine in conjunction with a proposed restaurant.

07/19/95 The City Council approved an Extension of Time [U-0026-94(1)] for the sale of beer and wine in conjunction with a proposed restaurant.

02/21/96 The City Council approved a Special Use Permit (U-0151-95) for the off-premise sale of beer and wine in conjunction with a convenience store on one of the subject parcels.

07/23/96 The Board of Zoning Adjustment took no action on a Special Use Permit [U-0023-96(1)] to allow an increase in height for an off-premise advertising sign. The request was appealed to City Council, which was approved on 08/21/96.

10/07/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-5028) for a Mixed-Use Development, Vacation (VAC-5029) of public right-of-way, and a Site Development Plan Review (SDR-5027) for a proposed 71-story mixed-use development on the site. This item (VAC-5030) was held in abeyance to the October 21, 2004 Planning Commission meeting at the request of the applicant.

10/21/04 The Planning Commission voted to hold the Vacation (VAC-5030) in abeyance to the December 16, 2004 Planning Commission meeting at the request of the applicant.

12/16/04 The Planning Commission voted to hold this application (VAC-5030) in abeyance to the January 27, 2005 Planning Commission meeting to give the applicant additional time to work with the abutting property owner.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as a public alley, twenty feet (20') wide, commending at the north right-of-way line of Sahara Avenue, extending northeasterly to the north property line of a portion of Lot 10 in Block 2 of South Fifth Street Tract, Book 2 Page 72 of Plats and including the spandrel areas; said property being a portion of the southwest quarter (SW¼) of the southwest quarter (SW¼) of the southwest quarter (SW¼) of Section 3, Township 21 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed vacation will eliminate an existing alley segment of approximately 200 feet in length; the portion of the alley immediately north has already been vacated, thereby reducing the

FF

usefulness of the alley segment. The vacated segment is to be retained as a driveway, which will serve the new mixed-use development on the west and the existing shopping center property on the east. Use of the vacated alley as a common driveway for the two developments will assist in reducing the number of driveways on Sahara Avenue, which improves or maintains traffic flow. The traffic capacity of the adjacent streets will not be compromised as a result of the proposed vacation, nor will access to and from abutting properties be impeded.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Neither as it is to vacate a portion of a public alley currently used as a driveway.*

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the alley only serves the adjacent commercial uses.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a portion of an alley that will no longer serve a public purpose.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site Development Plan Review SDR-5027.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5030 APN: 1620481307O/1620481307I/1620341000B

Name of Property Owner: Rinkai America, Inc.

Name of Applicant: Ken Kim

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]

State of CALIFORNIA. Print Name: KUN SAM KIM

County of SAN FRANCISCO.

Subscribed and sworn before me

This 26TH day of AUGUST, 2004

KEN LEE, Notary Public

Notary Public in and for said County and State

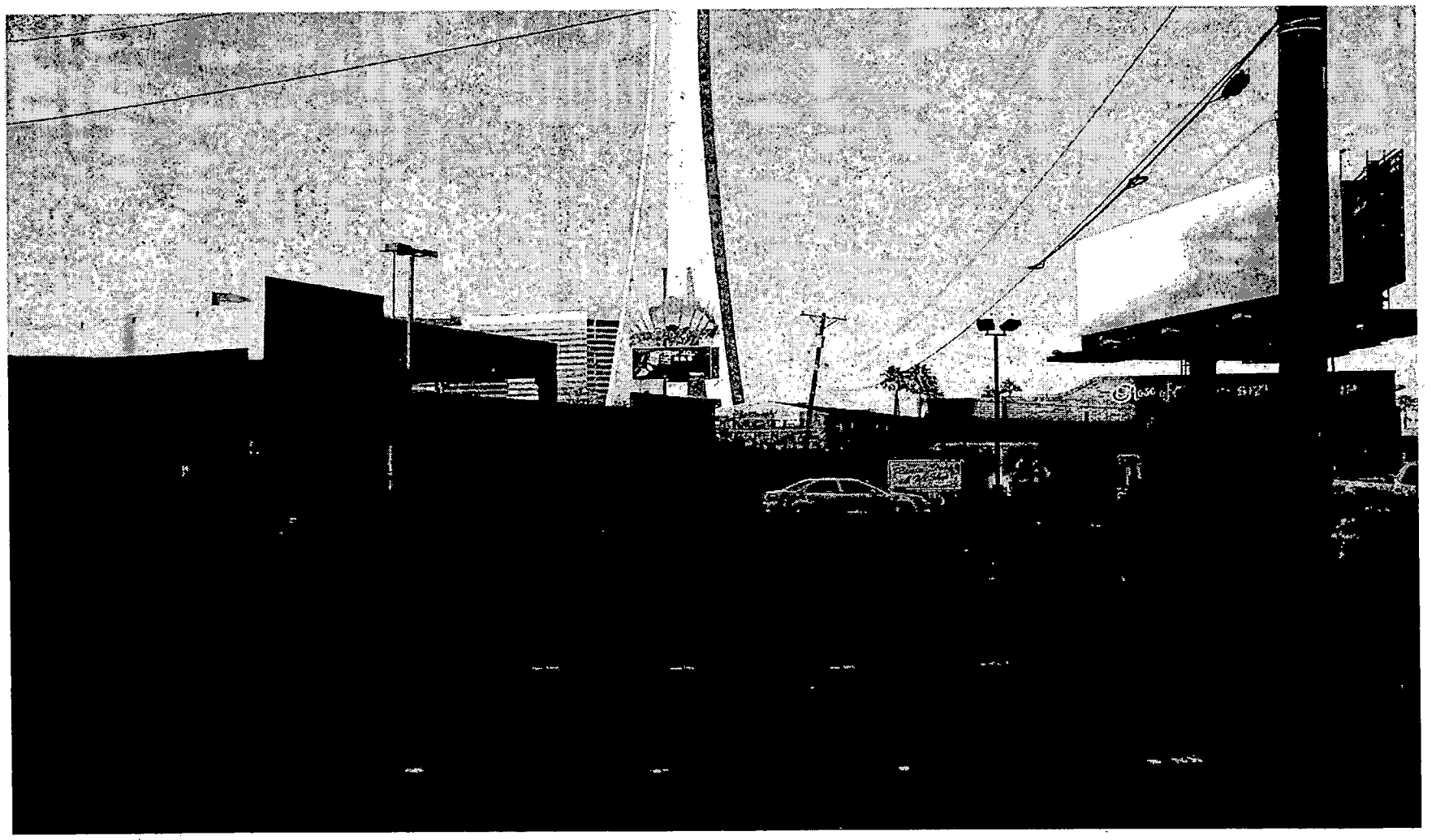
Signature of Notary Public [signature]

KEN LEE
Commission # 1446628
Notary Public - California
San Francisco County
My Comm. Expires Oct 21, 2007



VAC-5030 - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.
NORTH OF SAHARA AVENUE, WEST OF PARADISE ROAD
JANUARY 27, 2005 PLANNING COMMISSION

09/17/04



VAC-5030 - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.
NORTH OF SAHARA AVENUE, WEST OF PARADISE ROAD
JANUARY 27, 2005 PLANNING COMMISSION

11/12/04



VAC-5030 - APPLICANT: JMA ARCHITECTURE STUDIO - OWNER: RINKAI AMERICA, INC.
NORTH OF SAHARA AVENUE, WEST OF PARADISE ROAD
JANUARY 27, 2005 PLANNING COMMISSION

11/12/04

Summit

2423 and 2417 Las Vegas Boulevard
APN# 162-04-813-070, 162-04-813-071,162-03-410-008

Dated: August 12, 2004

Justification Letter

The purpose of this letter is to request a review for the applicant on the proposed development (Summit) located at 2423 and 2417 Las Vegas Boulevard.

These applications are for a Site Development Plan Review Submittal, Special Use Permit, Vacation of Cincinnati and Vacation of existing Alley.

The Owner wishes to build a project of Mixed-Use in the Downtown Overlay District. The proposed use will be High Density Residential, Restaurant and Retail. The plans depict a 73 story (including penthouse), approximately 900 foot high, mixed use development, with a total of 960 Residential units (800 residential Condo units, 159 Luxury residential Condominium units, and 1 Penthouse unit), 10 levels of parking above ground (S-2 Enclosed Parking structure), 2 sub-levels of parking and 25,000 square footage of Retail/Restaurant/Club within a single building project. The project is located in a C-2 (General Commercial) zoning with no height limits. Due to the confined space of the site, the application will include a waiver of specific development standards.

The project includes Pedestrian access along Las Vegas Blvd and Sahara Avenue to the Lobby/retail/restaurant and parking structure. It also has vehicular access from Las Vegas Boulevard (using Cincinnati Avenue and from the existing alley off of Sahara Avenue. The Tower will include 10 parking levels, 2 sub-levels of parking, 1 amenity floor, 40 levels of City Home Residential Condo, 12 levels of Sky Home Residential Condo, 5 levels of Signature Residential Condo and 1 level of Penthouse Residential Condo. Vehicle access to the parking structure is provided from Cincinnati Avenue and the existing alley. Fire truck access will be around the site on Las Vegas Blvd. and Sahara Avenue. Fire truck access may use the existing alley with a crash gate located at the end. Service will be accessed from Cincinnati Avenue and the existing alley. Landscape planting will conform to the Las Vegas Downtown Centennial Plan and the urban nature of the site.

The Las Vegas Downtown Centennial Plan will allow exceptions in residential adjacencies. An exception is requested on the height setback ratio and minimum yard setback (0 feet) at Las Vegas Boulevard, Sahara Avenue, Cincinnati Avenue, existing Alley, and side yards for the 73 story tower. An exception is requested on the Lot coverage to build 960 units on 2.17 acre Site.

This application includes waivers of Development Standards. A waiver is requested for the building step backs on the 4th, 11th and 15th stories of the building (per the Downtown Centennial Plan). A reduction is requested on the sidewalk (Amenity zone) width on Las Vegas Boulevard to be 10 wide (min.). A reduction is requested on the parking for the retail/restaurant/club and condo spaces. See attached sheet for proposed parking calculations.

This application also includes vacating Cincinnati Avenue and the existing alley. Cincinnati Avenue doesn't meet the street standards for the City Las Vegas. This street will be divided

between the existing Landowners. The new property line will extend from the existing side yard and connect perpendicular to Las Vegas Boulevard. The intent of this area will still be used as a Vehicular/Pedestrian entrance for both Landowners. The existing alley will be vacated and realigned. The intent of the alley will be used as a Vehicular/pedestrian entrance for both Landowners.

Public Works is requesting additional Right-of-way for this proposed development. An additional 10' wide Right-of-way on Las Vegas Boulevard and Sahara Avenue with a bus turn out on Las Vegas Boulevard. An additional 10' wide right turn lane on Sahara Avenue. These request from Public Works are incorporated in the proposed site development.

This application also includes a special use permit for a Mixed Use Development on this site. This project is appropriate and will strengthen the existing goals for the development of the Downtown Overlay District. The vernacular of the Architecture will respect the new modern skyline for Las Vegas Blvd.

Exterior glazing for windows and spandrel curtain walls: Reflective coatings on glass reduce solar heat gain by reflecting some of the solar energy striking the glass. City of Las Vegas is requesting all residential Towers shall not be High-Reflective glass or Mirrored. Some existing Hotels in Las Vegas use High-Reflective glass (Reflectance vis-out = **44%)** which create a massive wall of glare. We are proposing the first 50 Levels to be a Low-Reflective glass with accents of Mid-Reflective glass (Reflectance vis-out = around **34%).** We are proposing the Cap of the Tower (Level 52- 73) to be Mid-Reflective glass (Reflectance vis-out = around **34%).** We believe without the Mid-Reflective glass composition used with Low-Reflective glass, the tower will loose the image style seen within the rendering. Using bright and brilliant glass will create the image that the City of Las Vegas is looking for as the new modern Skyline. Using a matt and dull glass on all sides will appear as a lifeless building.

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
GPA-5830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend the Master Plan Recreation Trails Element and the Downtown North Land Use Plan of the General Plan to revise the Pioneer Trail alignment, Ward 1 (Moncrief) and Ward 5 (Weekly).

C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED – UNANIMOUS

To be heard by City Council 3/02/2005

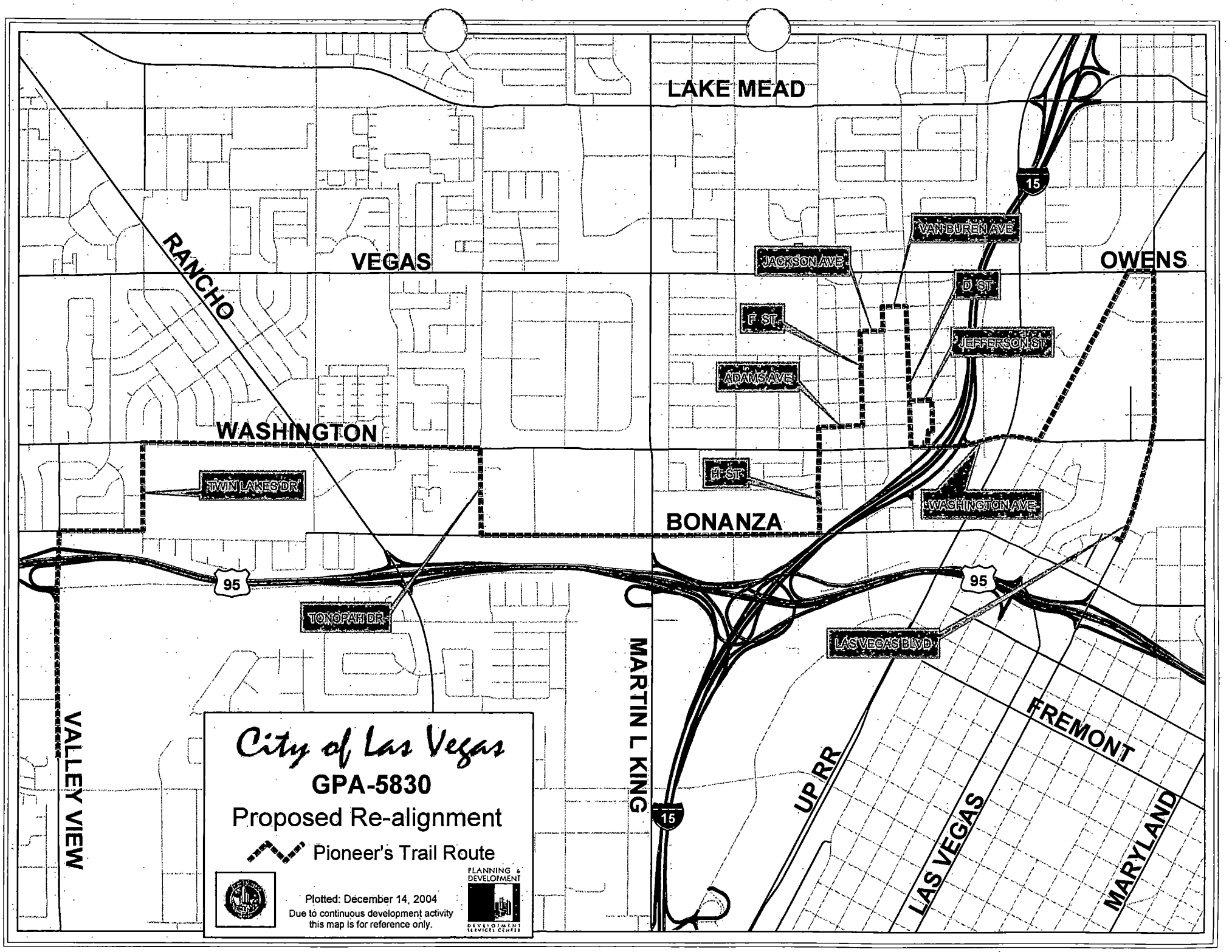
MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

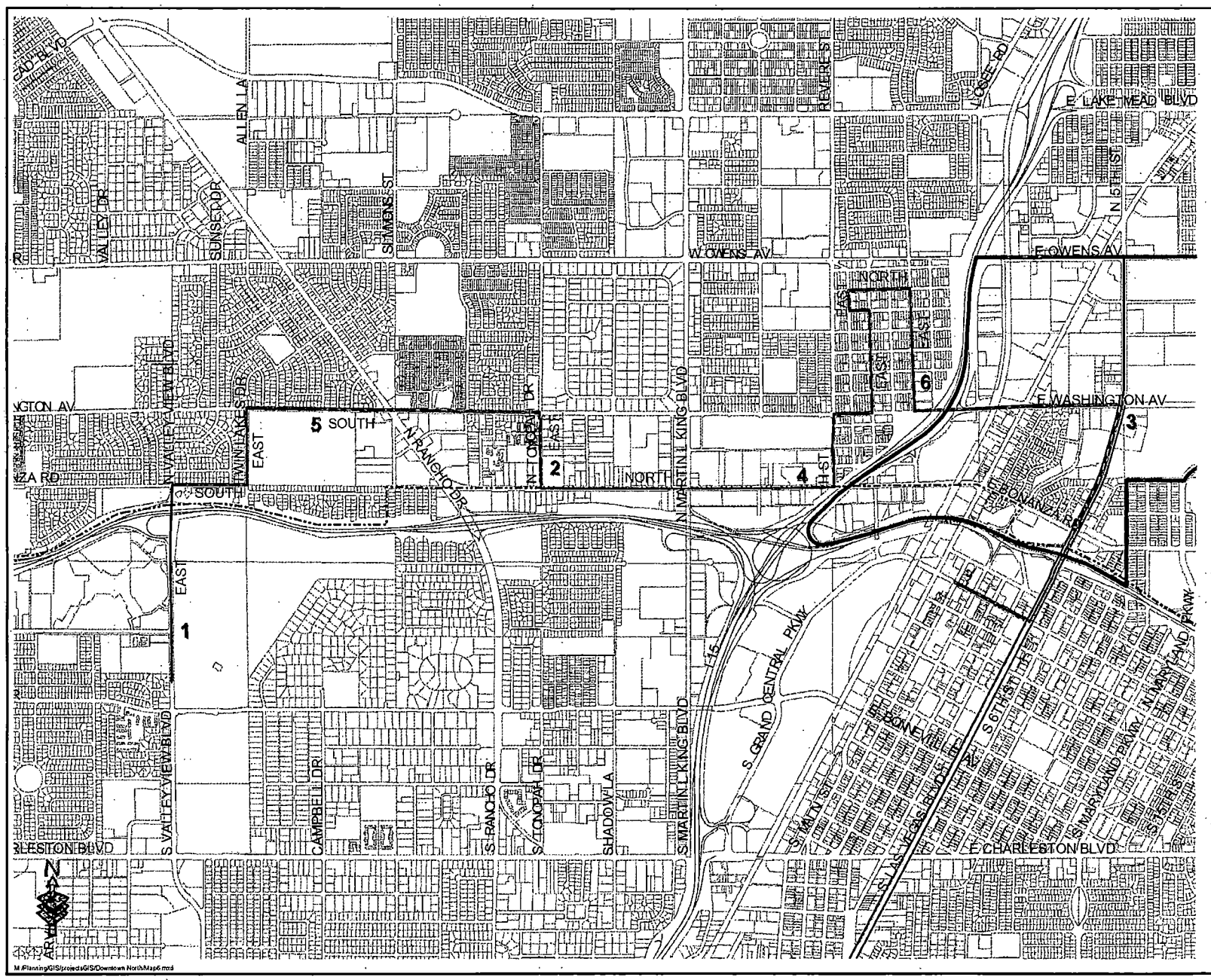
GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application. He pointed out that the application advocated changes to the Pioneer Trail alignment. The changes are a result of decisions based on maximizing public safety while using the trail and viewing the historic markers. In addition, alignment was adjusted as final marker sites were established. This allowed for proper placement of trail markers that provided the best view and explanation of each historic resource along the trail. Staff recommended approval.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:16 – 6:18)


LAKE MEAD
VEGAS
RANCHO
OWENS
WASHINGTON
BONANZA
VALLEY VIEW
MARTIN L KING
UP RR
LAS VEGAS
FREMONT
MARYLAND
15
95
VAN BUREN AVE
JACKSON AVE
D ST
F ST
JEFFERSON ST
ADAMS AVE
H ST
WASHINGTON AVE
TWIN LAKES DR
TONOPAH DR
LAS VEGAS BLVD
City of Las Vegas
GPA-5830
Proposed Re-alignment
Pioneer's Trail Route
PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
Plotted: December 14, 2004
Due to continuous development activity
this map is for reference only.



City of Las Vegas

Map No. 5

DOWNTOWN NORTH

Trails

- Downtown North Area
- Cultural Corridor Urban Trail
- Las Vegas Boulevard Scenic Byway Trail
- Pioneer Trail
- Bonanza Trail

HISTORIC LOCATIONS

1 Big Springs
2 Binion House
3 Las Vegas Mormon Fort
4 moulin Rouge Hotel & Casino
5 Twin Lakes Resort
6 Westside School

Adopted May 21, 2003 - GPA-2249
Amended November 17, 2004 - GPA-5015
Amended November 17, 2004 - GPA-5016

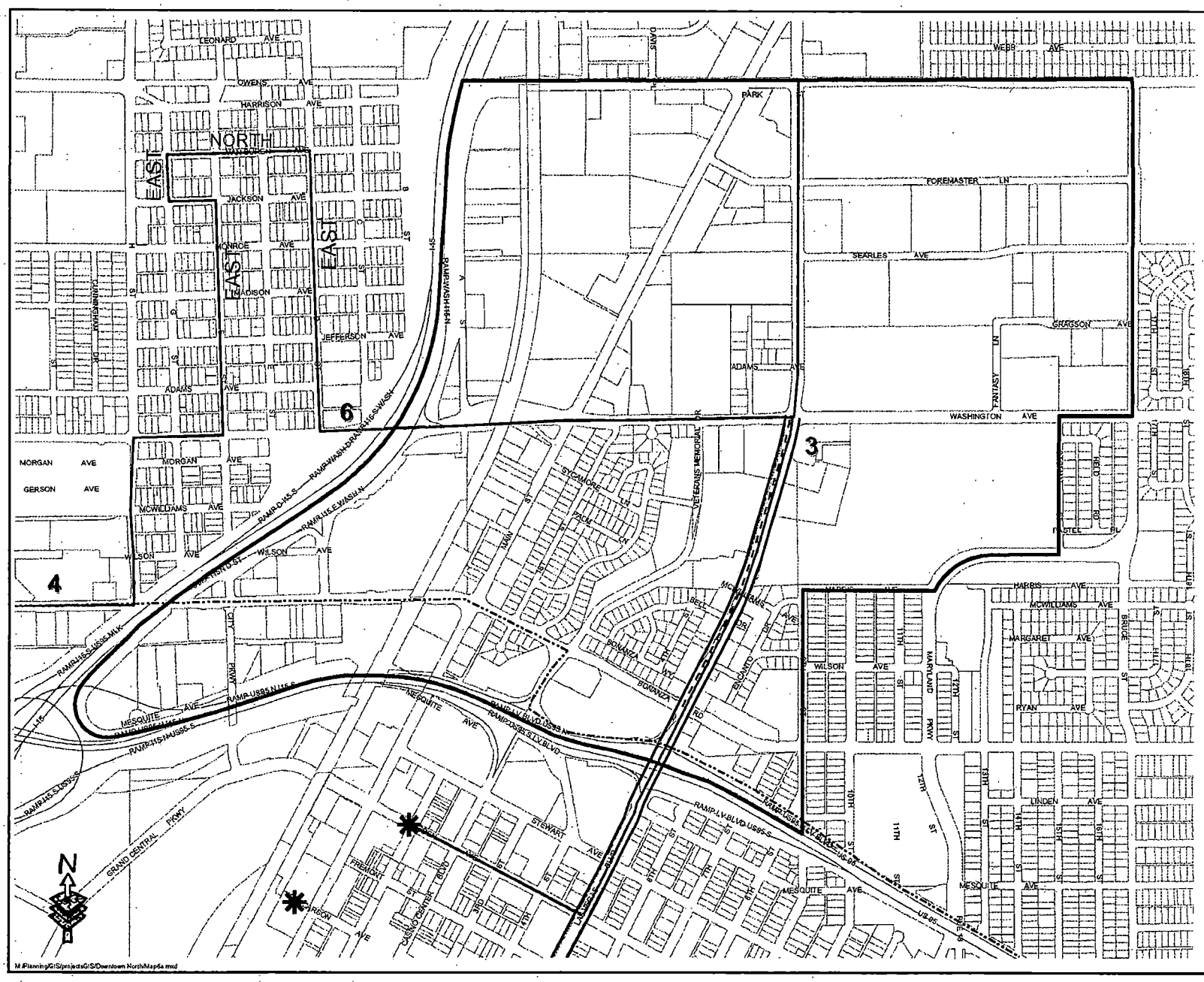
Plotted: December 03, 2004

PLANNING & DEVELOPMENT

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, they are for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

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City of Las Vegas

Map No. 5A

DOWNTOWN NORTH

Trails

- Downtown North Area
- Cultural Corridor Urban Trail
- Las Vegas Boulevard Scenic Byway Trail
- Pioneer Trail
- Bonanza Trail
- Historic Markers

HISTORIC LOCATIONS

1 Big Springs
2 Binion House
3 Las Vegas Mormon Fort
4 moulin Rouge Hotel & Casino
5 Twin Lakes Resort
6 Westside School

Adopted May 21, 2003 - GPA-2249
Amended November 17, 2004 - GPA-5015
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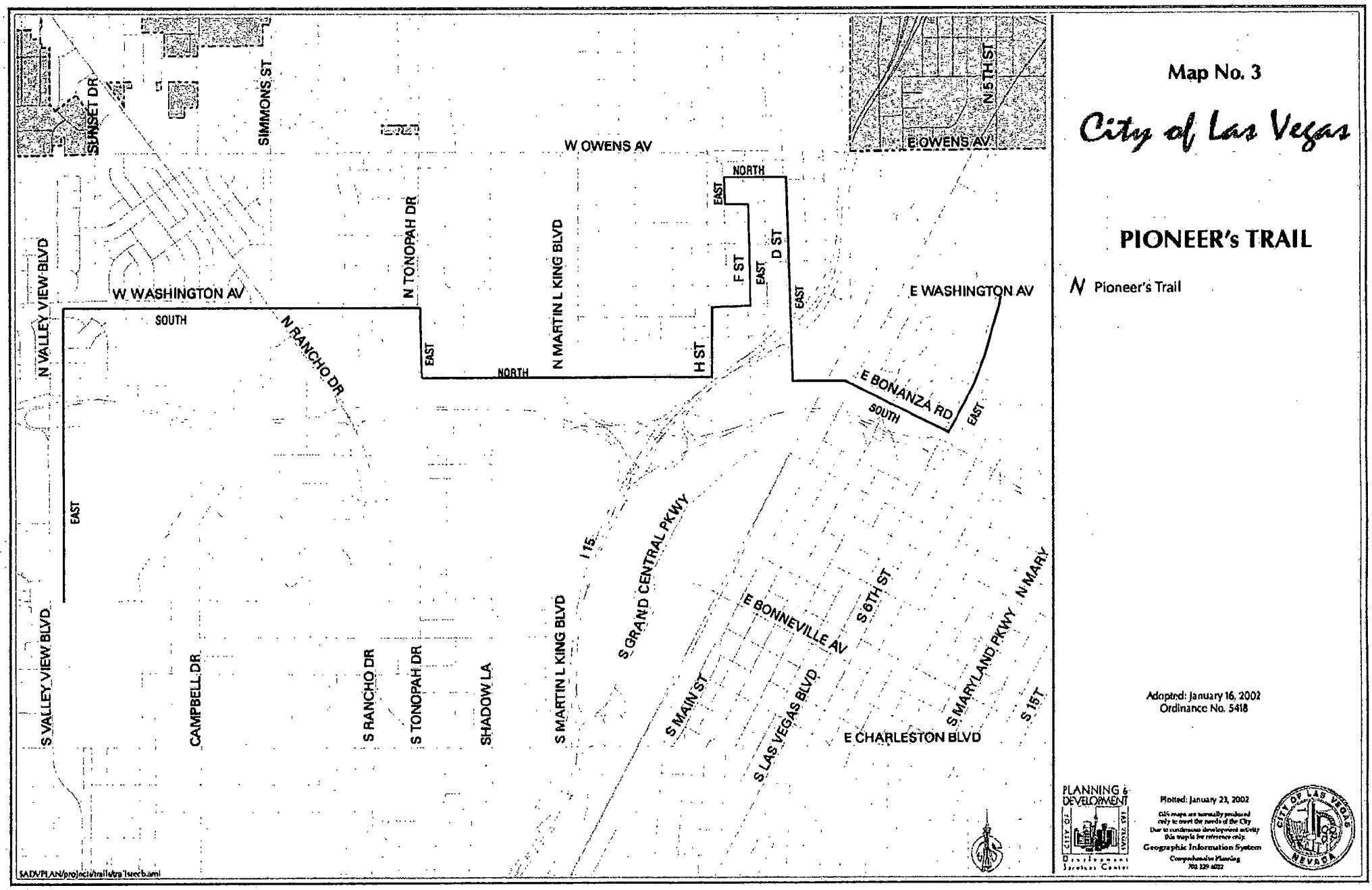
Plotted: December 03, 2004

PLANNING & DEVELOPMENT

GIS maps are created by a dedicated staff to meet the needs of the City Due to continued data improvement activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

CITY OF LAS VEGAS NEVADA

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Map No. 3

City of Las Vegas

PIONEER's TRAIL

N Pioneer's Trail

Adopted: January 16, 2002
Ordinance No. 5418

PLANNING & DEVELOPMENT
Development Services Center

Plotted: January 23, 2002

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Comprehensive Planning
702 229 6022

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5830 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application is to amend Map No. 3 of the Recreation Trails Element of the Master Plan, and Maps 5 and 5A of the Downtown North Land Use Plan to realign sections of trails at the following locations:

- Trail will turn east from H Street on Adams Avenue instead of Washington Avenue.
- Trail will turn north at F Street, east on Jackson Avenue, north on E Street, east on Van Buren Street and south on D Street, instead of turning west on Jackson Avenue, north on G Street, east on Van Buren Street and south on D Street.
- The trail will add an offshoot at Jefferson Avenue and D Street by turning east on Jefferson Avenue and south on C Street, ending at the Westside School property at the end of the C Street cul-de-sac.
- Trail will turn north on Main Street, east on Owens Avenue, and south on Las Vegas Boulevard North, instead of continuing east on Washington and turning north on Las Vegas Boulevard north.
- Trail will terminate at Bell Drive and Las Vegas Boulevard, instead of at the Woodlawn Cemetery at Las Vegas Boulevard north and Owens Avenue.
- A Phase II addition to trail is not a part of this GPA request.

BACKGROUND DATA:

09/06/00 The City Council adopted the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

01/16/200 The City Council adopted the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.

DETAILS OF APPLICATION REQUEST

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

CM

DEFINITIONS

Trail: A designated route for persons driving or riding non-motorized vehicles, for pedestrians, and for other trail users. There are two major types of trails: transportation trails and recreation trails.

Trail, Transportation: A trail intended to be used for transportation purposes. A transportation trail may be characterized as a trail that provides access from one part of the community to another.

Trail, Recreation: A trail to be used for recreation purposes. A recreation trail may be characterized as a path that begins and ends in approximately the same locality, such as in a park or subdivision; it may constitute a path that is incorporated in a cultural or societal experience; or it may provide access to a destination that is generally oriented for recreation purposes. Trails intended for riding horses are considered to be recreation trails.

ROW (Right-of-Way): A ROW is a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

INTERAGENCY ISSUES

There are no interagency issues.

ANALYSIS

The subject application advocates changes to the Pioneer Trail alignment as a result of a field trip with the project engineer consultants and the Pioneer Trail Committee. The changes are a result of decisions based on maximizing public safety while using the trail and viewing the historic markers. In addition, alignment was adjusted as final marker sites were established, and to allow for proper placement of trail markers in order to provide the user with the best view and explanation of each historic resource along the trail.

- *Trail will turn east from H Street on Adams Avenue instead of Washington Avenue:* Original placement for McWilliams' Townsite marker changed from Washington Ave. and "F" St. to McWilliams Avenue and "H" ST.

CM

- *Trail will turn north at "F" Street, east on Jackson Avenue, north on "E" Street, east on Van Buren Street and south on "D" Street, instead of turning west on Jackson Avenue, north on "G" Street, east on Van Buren Street and south on "D" Street:* Marker at African American Museum was removed because museum is no longer open. Trail alignment was adjusted in order to include interpretive markers for Jackson Ave. in locations close to areas that not only maximized view of marker subject, but allowed for safe parking and pedestrian access.
- *The trail will add an offshoot at Jefferson Avenue and "D" Street by turning east on Jefferson Avenue and south on "C" Street, ending at the Westside School property at the end of the "C" Street cul-de-sac:* Original marker placement at Westside School was changed from the ROW along Washington Avenue to within school property in order to allow for safe parking and pedestrian access.
- *Trail will turn north on Main Street, east on Owens Avenue, and south on Las Vegas Boulevard North, instead of continuing east on Washington and turning north on Las Vegas Boulevard north:* Original marker site for Paiute Indian Colony was changed from the ROW along Washington Avenue to in front of the colony at "A" Street to maximize view of marker subject, and allow for safe parking and pedestrian access.
- *Trail will terminate at Bell Drive and Las Vegas Boulevard, instead of at the Woodlawn Cemetery at Las Vegas Boulevard north and Owens Avenue:* Original marker site for Biltmore Bungalows was changed from the ROW along Washington Avenue to access road at Bell Drive in order to maximize view of marker subject, and allow for safe parking and pedestrian access.

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.

CM

In regard to "1," the subject application does not involve changes in density and intensity of existing land use designations.

In regard to "2," the subject application does not involve changes in existing land use or conjunctive zoning designations.

In regard to "3," the subject application does not involve changes in existing uses or densities.

In regard to "4," the subject application conforms to recommendations included in the Recreation Trails Element of the General Plan, as well as the following General Plan Goals, Objectives and Policies:

Objective 1.2: To improve the livability of Downtown through the creation of a series of safe, attractive and interesting public open spaces and non-vehicular routes to connect these open spaces and other major Downtown activities.

Objective 1.5: To bring cultural, entertainment and sports facilities that will draw patrons from across the Las Vegas Valley to the Downtown area, to provide another dimension to the attraction of Downtown Las Vegas.

Goal 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

The subject application conforms to the following City of Las Vegas Priorities: Revitalize and invigorate our mature areas and the urban core; Support and encourage affordability, livability and pride in our neighborhoods; Develop and maintain multigenerational leisure opportunities; Provide a safe environment for our residents, businesses, and visitors using a community oriented approach.

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 at Doolittle Community Center, Las Vegas, Nevada. There were no attendees.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

CM

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

CM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5830 APN: N/A

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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: Courtney Mooney

Print Name: COURTNEY MOONEY

Subscribed and sworn before me

This 14 day of December, 2004

Kathryn M. McDonald

Notary Public in and for said County and State

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-59749-1
MY APPT. EXPIRES JUNE 14, 2007

PLANNING &
DEVELOPMENT

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

December 14, 2004

Gary Leobold
City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: General Plan Amendment proposal to change Pioneer Trail alignment as shown in Master Plan Recreation Trails element and Downtown North Land Use Plan.

Dear Gary:

The following changes to the Pioneer Trail alignment are proposed as a result of a field trip with the project engineer consultants and the Pioneer Trail Committee. The changes are a result of decisions based on maximizing public safety while using the trail and viewing the historic markers.

- Trail will turn east from H Street on Adams Avenue instead of Washington Avenue.
- Trail will turn north at F Street, east on Jackson Avenue, north on E Street, east on Van Buren Street and south on D Street, instead of turning west on Jackson Avenue, north on G Street, east on Van Buren Street and south on D Street.
- The trail will add an offshoot at Jefferson Avenue and D Street by turning east on Jefferson Avenue and south on C Street, ending at the Westside School property at the end of the C Street cul-de-sac.
- Trail will turn north on Main Street, east on Owens Avenue, and south on Las Vegas Boulevard North, instead of continuing east on Washington and turning north on Las Vegas Boulevard north.
- Trail will terminate at Bell Drive and Las Vegas Boulevard, instead of at the Woodlawn Cemetery at Las Vegas Boulevard north and Owens Avenue.
- A Phase II addition to trail is not a part of this GPA request.

The Pioneer Trail complies with all applicable Objectives and Policies in the Las Vegas Master Plan, adopted by Planning Commission on June 15, 2000, and City of Las Vegas Priorities, adopted by Planning Commission February 25, 2004.

Sincerely,

Courtney Mooney, Urban Design Coordinator
City of Las Vegas

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby

07101-001-07-04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
RQR-5680 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI - Required Two-Year Review of an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 03/02/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for U-0155-96

MOTION:
GOYNES – APPROVED subject to conditions on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791] – UNANIMOUS with DAVENPORT abstaining on Item 5 as he owned property located within the Notification area, McSWAIN abstaining on Item 14 as her company, Terra Contracting, is presently under contract with Ovation Development, and TRUESDELL abstaining on Item 5 as he has a partnership interest in the adjacent property owner which is affected by the application

To be heard by the City Council on 3/02/2005

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or with

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN NIGRO declared the Public Hearing open on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

GARY LEOBOLD, Planning and Development, noted that Item 6 [GPA-5830] was included with the One Motion/One Vote items, in error, and needed to be removed. In addition, Item 10 [RQR-5733] needed to be removed from One Motion/One Vote, as staff received objections to this application. COMMISSIONER McSWAIN requested Item 8 [RQR-5683] be pulled from One Motion/One Vote, and COMMISSIONER STEINMAN requested that Item 9 [RQR-5732] be pulled from One Motion/One Vote so discussions could take place. CHAIRMAN NIGRO concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

(6:11 – 6:16)

CONDITIONS:

Planning and Development

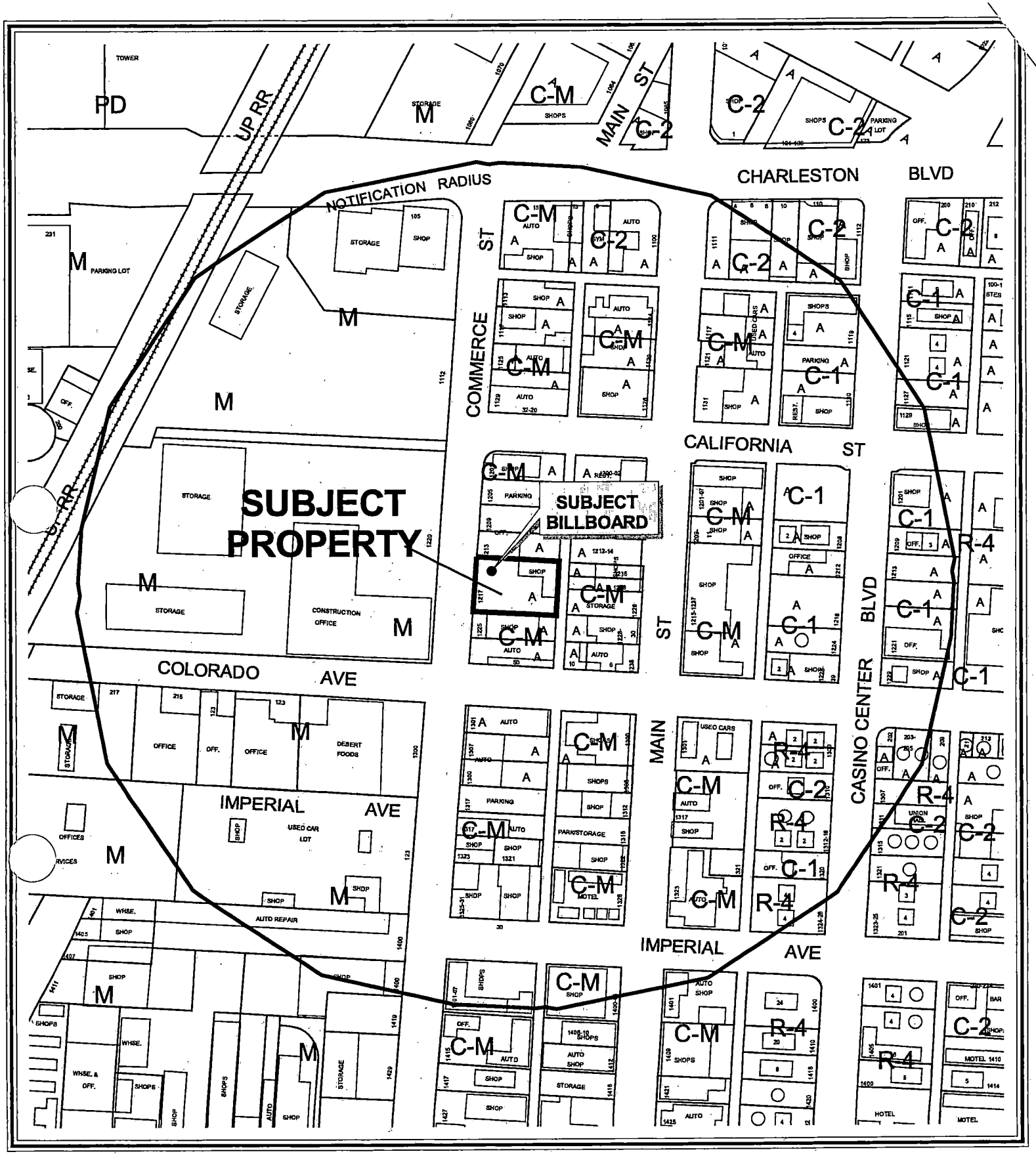
1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

CONDITIONS – Continued:

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.



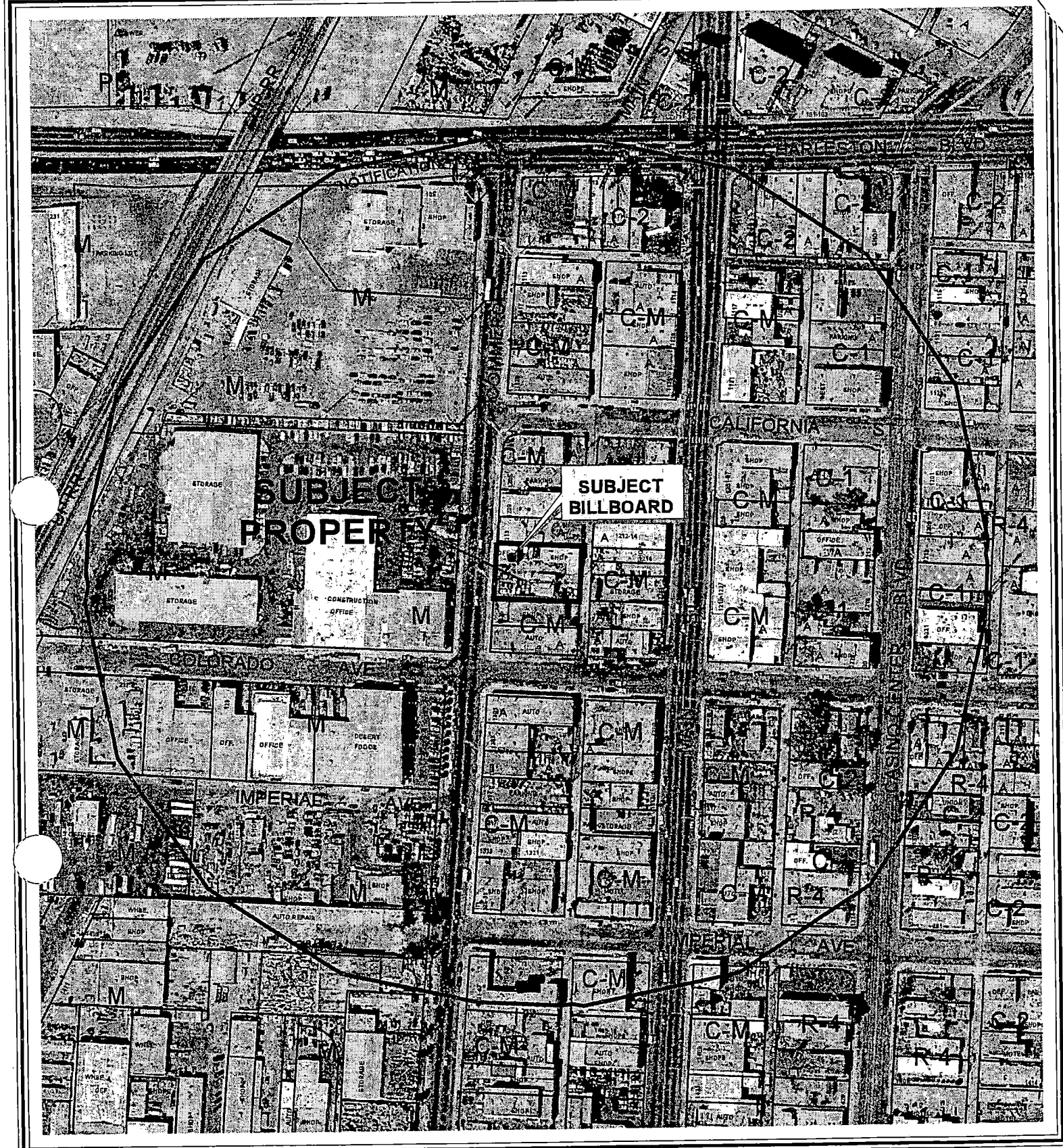
0 200 400 Feet

CASE: **RQR-5680**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



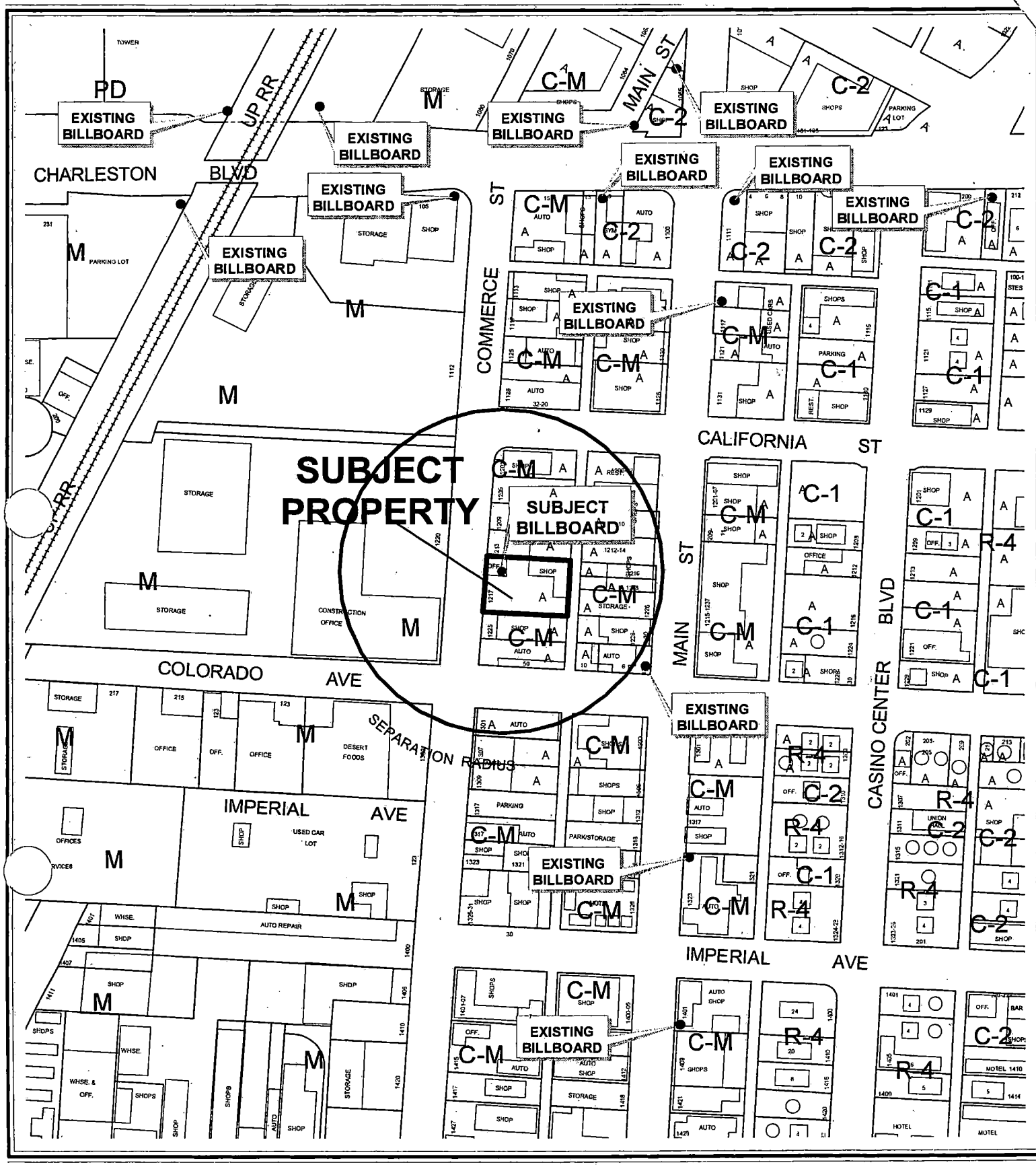
0 200 400 Feet

CASE: **RQR-5680**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



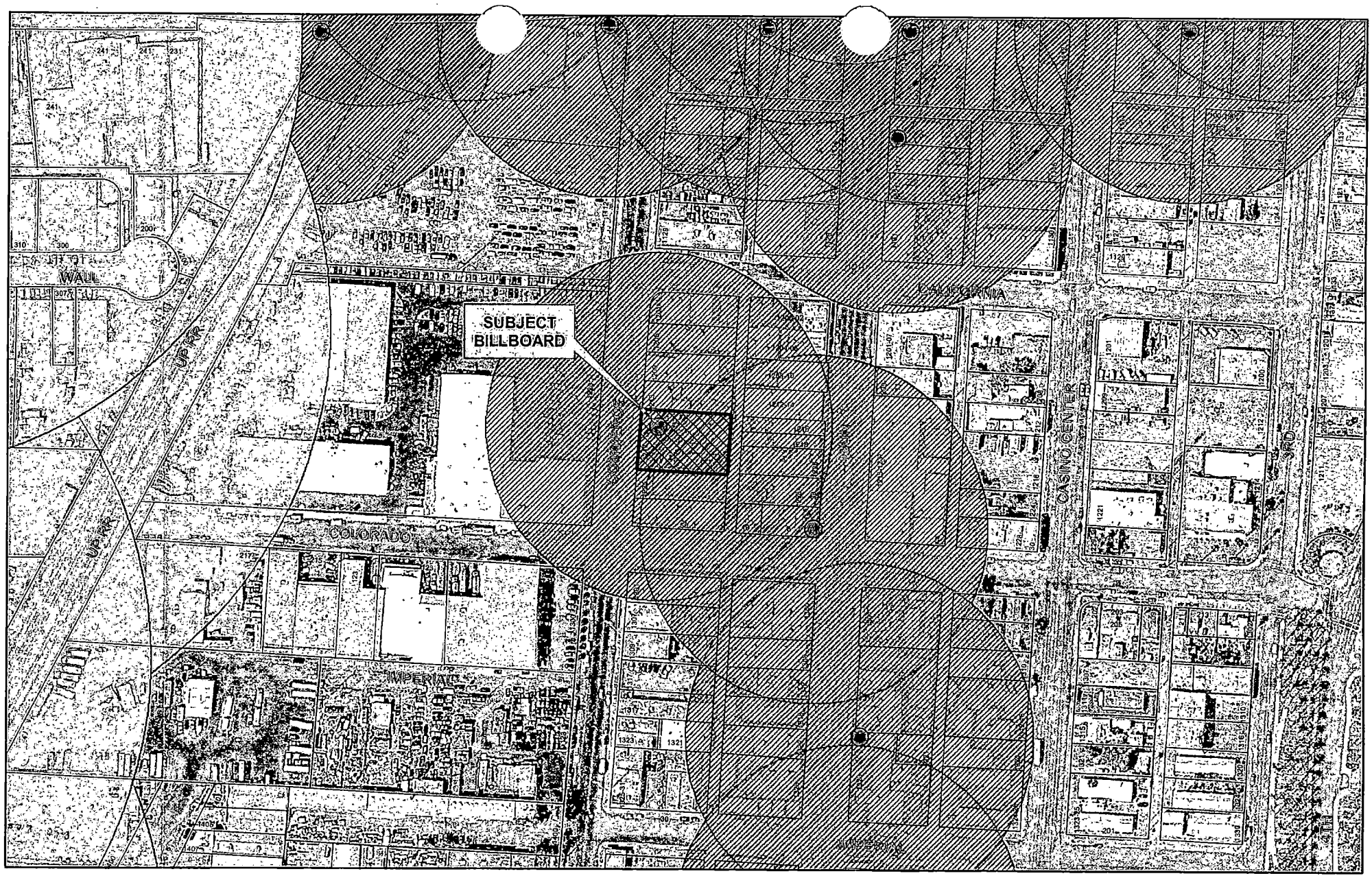
0 200 400 Feet

CASE: **RQR-5680**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



RQR-5680

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5680 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required Two-Year Review of an approved Special Use Permit (U-0155-96) which allowed a 40-foot tall, 12-foot x 24-foot Off-Premise Advertising (Billboard) Sign at 1217 South Commerce Street.

B) Applicant's Justification

A justification letter is not required as part of this application.

BACKGROUND INFORMATION

A) Previous Actions

02/24/97 The City Council approved the Special Use Permit (U-0155-96) for the 12-foot by 24-foot off-premise advertising (billboard) sign on this site subject to a five-year review.

09/28/98 The City Council approved a Re-instatement and Extension of Time for the Special Use Permit [U-0155-96(1)] for the 12-foot by 24-foot off-premise advertising sign subject to a two-year review. Planning Commission recommending approval.

11/01/00 The City Council approved the Required Two-Year review for the Special Use Permit [U-0155-96(2)] for the 12-foot by 24-foot off-premise advertising sign subject to a two year review. Planning Commission recommending approval.

01/22/03 The City Council approved the Required Two-Year review (RQR-1102) for the Special Use Permit [U-0155-96(2)] for the 12-foot by 24-foot off-premise advertising sign subject to a two year review. The Planning Commission and Staff recommended approval on December 19, 2002.

B) Pre-Application Meeting

A pre-application meeting is not required as part of this application.

MP

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	0.37

B) Existing Land Use

Subject Property:	Shop
North:	Office
South:	Shop
East:	Shop and Storage
West:	Construction Office

C) Planned Land Use

Subject Property:	Industrial
North:	Industrial
South:	Industrial
East:	Commercial
West:	Industrial

D) Existing Zoning

Subject Property:	C-M (Commercial/Industrial)
North:	C-M (Commercial/Industrial)
South:	C-M (Commercial/Industrial)
East:	C-M (Commercial/Industrial)
West:	M (Industrial)

E) General Plan Compliance

The site is located in the Redevelopment Plan Area of the General Plan and is designated as Industrial. The existing C-M (Commercial/Industrial) Zoning designation is in conformance with the General Plan.

MP

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

This site is located in the Las Vegas Redevelopment Plan area. There are no requirements within this plan that would affect the off-premises advertising (billboard) sign at this location.

This sign is located within the Arts District of the Downtown Centennial Plan. The standards set forth in this plan require off-premises advertising signs to be directly mounted to and flush with the wall of a structure and shall not be freestanding. Therefore, this sign is not in compliance with the standards of the Arts District.

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	YES 310 feet to another Off Premise Sign
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES No "R" zoned properties within 750 foot notification radius.

MP

This billboard exceeds the minimum distance separation requirements from other billboards and "R" zoned properties.

B) General Analysis and Discussion

- Zoning

The existing Off-Premise Advertising (Billboard) Sign is allowed in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.14.010 allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the Off-Premise Advertising (Billboard) Sign no longer meets the standards for approval of a Special Use Permit. The continued Off-Premise Advertising (Billboard) Sign use on the subject site is appropriate, in that the vicinity has not changed substantially in the past two years. However, this sign is located within the Arts District of the Downtown Centennial Plan, which does not allow for freestanding off-premises advertising (billboard) signs. Therefore, staff recommends the Special Use Permit be reviewed again in two years at which time the City Council may require the subject billboard be removed in the event redevelopment activity takes place in the area.

On January 11, 2005 a site inspection was conducted and photos were taken. The inspection revealed the sign is in good condition and free of graffiti. A condition has been included that requires the sign to be maintained and kept free of graffiti at all times.

FINDINGS

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

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

   Section 19.14.100 of the Las Vegas Municipal Code allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards established in Section 19.18.060(L). The area immediately surrounding the subject site has not changed

substantially in the past two years since the approval of the previous required two-year review. However, this sign is located within the Arts District of the Downtown Centennial Plan, which does not allow for freestanding Off-Premise Advertising (Billboard) Signs. Therefore, staff recommends the Special Use Permit be reviewed again in two years at which time the City Council may require the subject billboard be removed in the event redevelopment activity takes place in the area.

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

   There are no physical constraints to the continuation of the Off-Premise Advertising (Billboard) Sign use on this site.

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

   The continuation of the Off-Premise Advertising (Billboard) Sign use will not generate any traffic effect on Commerce Street, a fully developed street adjacent to this request.

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

   The Off-Premise Advertising (Billboard) Sign will be subject to regular City inspections and will not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 86

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-5680** APN: 162 03 110 120

Name of Property Owner: RICHARD ATTISANI

Name of Applicant: CLEAR CHANNEL

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: 162 03 110 120

Signature of Property Owner/Authorized Agent: Richard Attisani

Print Name: RICHARD ATTISANI

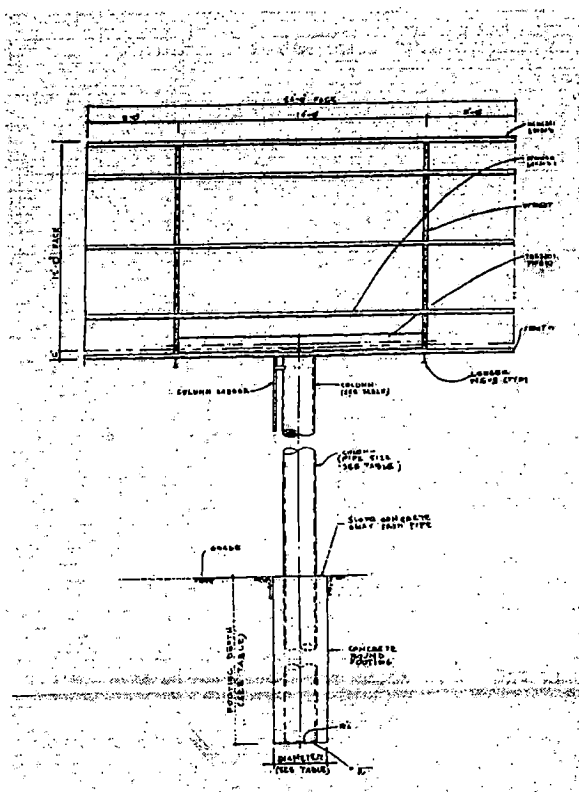
Subscribed and sworn before me

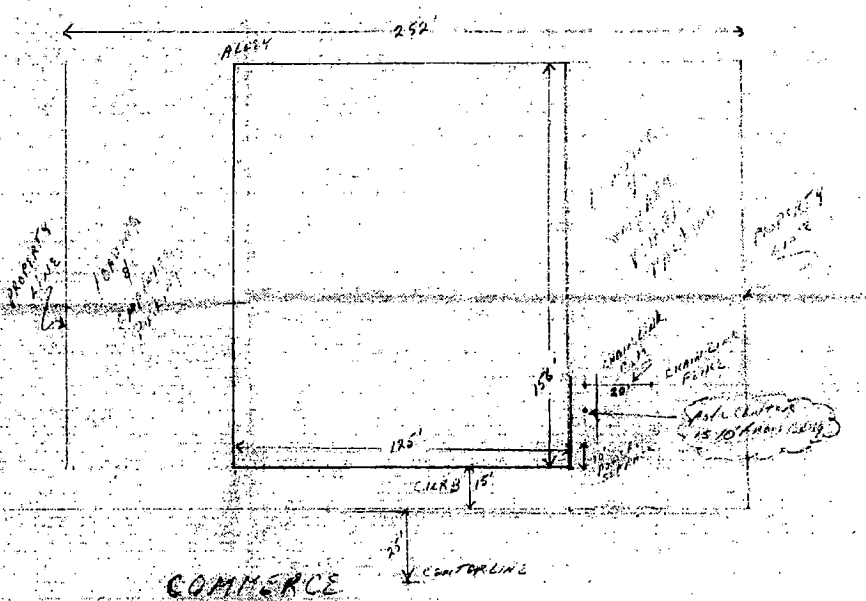
This 16th day of November, 2004

Shirley Harris

Notary Public in and for said County and State

County of Clark
SHEILA HARRIS
My Appointment Expires





NOTES

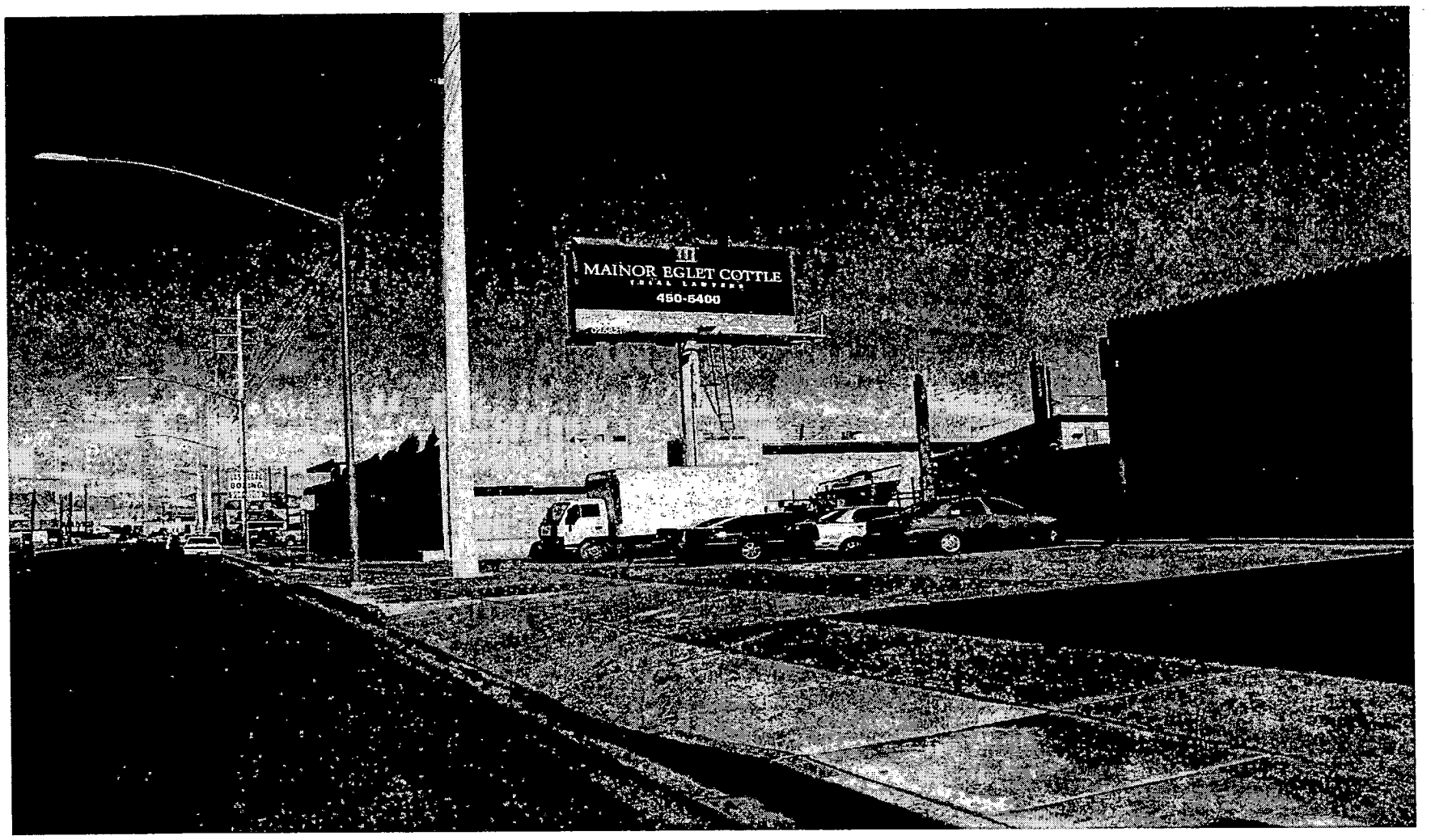
1. 1 ea 12'x24' Billboard Sign
2. NO R-ZONE WITHIN 300'
3. NO OFF-PREMISE SIGN WITHIN 300'
4. Scale: 1"=30'

SET Back -
Parking
SHOW Apt's surrounding Bldg
If Terminal Highway, show it.

RQR-5680
01/27/05 PC

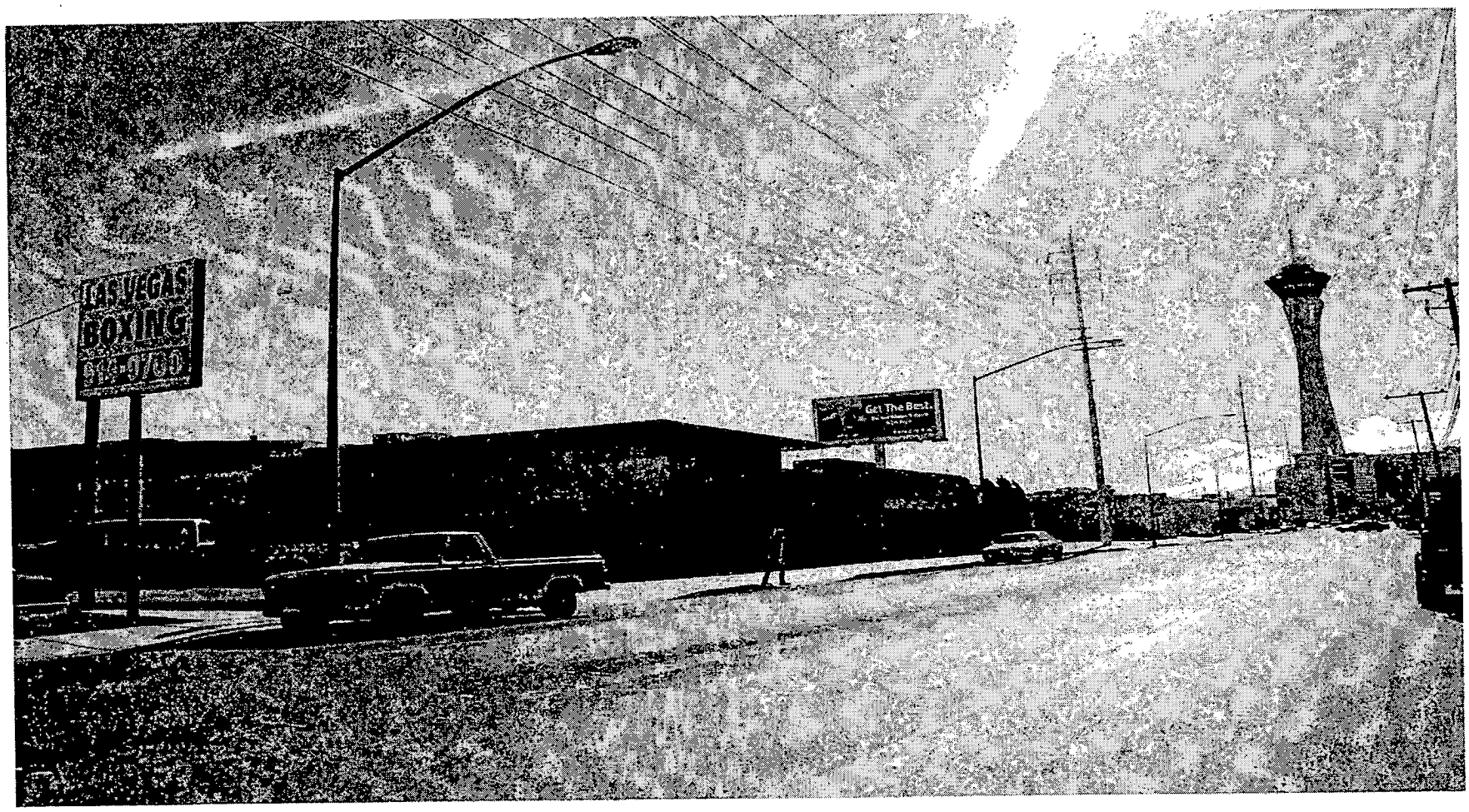
DONREY

1"=30'	
11-20-96	ATTISANI



RQR-5680 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI
1217 SOUTH COMMERCE STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



RQR-5680 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI
1217 SOUTH COMMERCE STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
...ETTE B. McDONALD
...VRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

April 1, 2003

Mr. Richard Attisani
1215 South Commerce Street
Las Vegas, Nevada 89102

RE: RQR-1102 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF JANUARY 22, 2003

Dear Mr. Attisani:

The City Council at a regular meeting held January 22, 2003 APPROVED the Required Two Year Review on an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN: 162-03-110-120), C-M (Commercial/Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2003. This approval is subject to:

Planning and Development

1. All the supporting structure shall be repainted by March 31, 2003 as required by the Planning and Development Department. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.

2. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council.

3. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review, failure to pay for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk
Barbara Jo Ronemus, City Clerk

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

RQR-5683 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC - Required One Year Review of an approved One Year Required Review (RQR-1974) WHICH APPROVED EIGHT EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN 139-33-610-005, 139-33-511-003, 004, and 139-27-410-005, 008), PD (Planned Development) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 03/02/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for RQR-1974

MOTION:

STEINMAN – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 2/24/2005 Planning Commission meeting

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, outlined the required one-year review for existing billboard signs and that the review does not include the one billboard owned by Viacom along this highway frontage. There have been no changes that would cause staff to recommend the removal of the signs, based upon Title 19.14.060. Staff recommended approval subject to one-year review.

MINUTES – Continued:

COMMISSIONER STEINMAN expressed concern that these signs are a blight on what is considered the best piece of land in the west. He questioned whether there be an opportunity to take action in the future as businesses expand along this route. MR. LEOBOLD responded that the Parkway Center Development Standards, adopted January 2002, apply, allowing for existing interim billboards but prohibiting construction of new billboards in this area. Until parcels begin to develop to where there is change in activity on site, the billboards can remain.

COMMISSIONER STEINMAN pointed out the two billboards on property currently being developed as the first phase of the Furniture Mart. MARGO WHEELER, Director of Planning and Development, advised that the billboards came with the property that the City acquired pursuant to an agreement with Union Pacific Railroad. Staff agreed that the signs should be removed; however, the recommendation at this time is for a one-year review. MR. LEOBOLD clarified that the World Market parcel is not the same parcel as the two billboards. VICE CHAIRMAN TRUESDELL added that one of the billboards located to the far north is on a parcel adjacent to the new Internal Revenue Service (IRS) facility. Both the Furniture Mart and the IRS facility should be completed within one year. It was his understanding during approval of the Chelsea Marketplace application that certain standards were incorporated requiring that any billboards allowed to remain be upgraded. Although he understood staff's recommendation for a one-year review, he urged discussion on the upgrading issue.

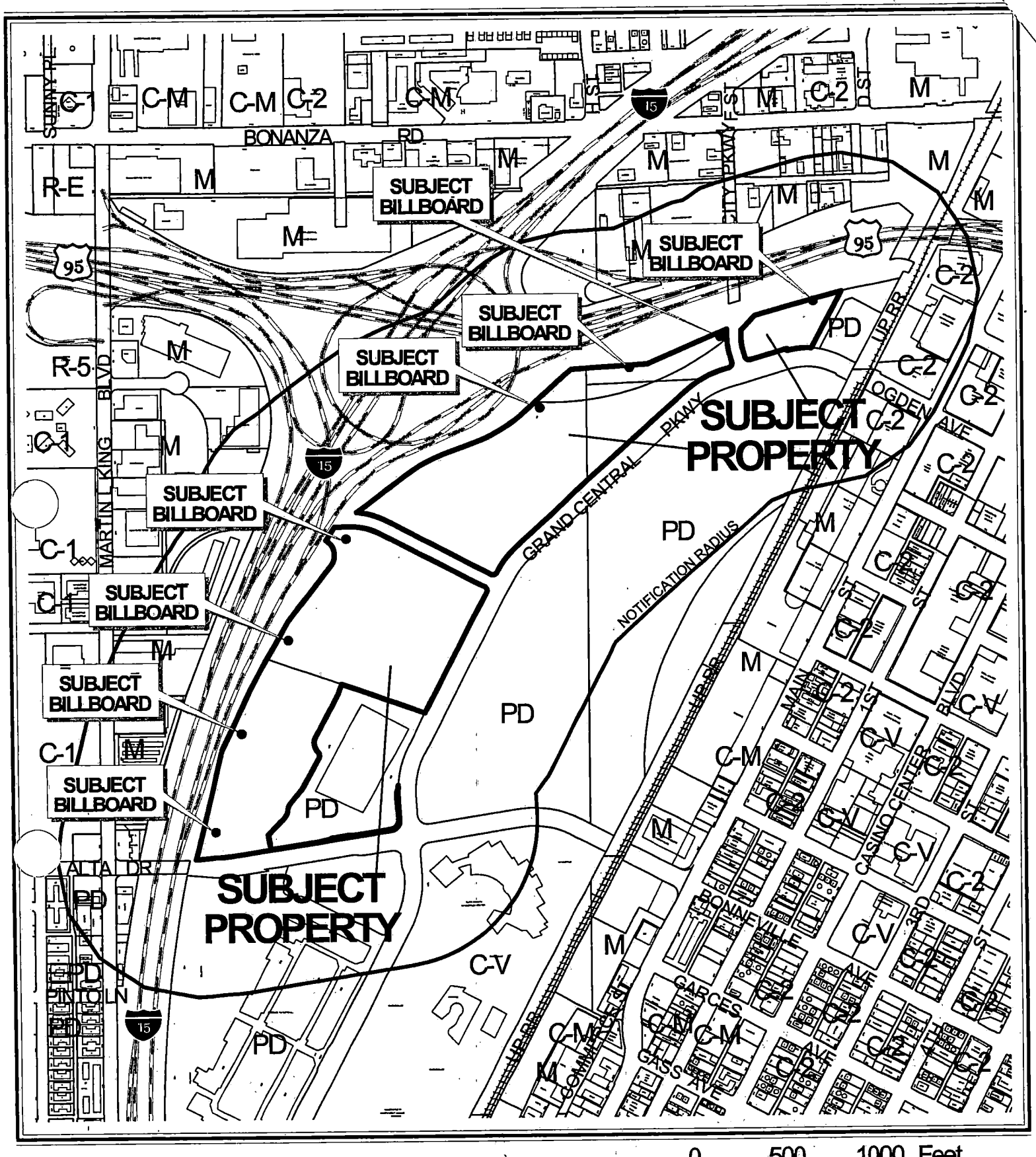
ROD CARTER, Clear Channel Outdoor, 2880 Mead Avenue, Las Vegas, was unaware of any stipulations requiring upgrading of any billboards allowed to remain. He was aware of interest by World Market Center in purchasing the property from Union Pacific Railroad in order to utilize these billboard signs for advertising. Should such purchase take place, World Market Center would be required to upgrade the billboards signs. Because of the substantial amount for such upgrades similar to the Chelsea Marketplace signs, he could only agree to upgrading the signs and not commit to any particular aesthetics.

CHAIRMAN NIGRO suggested abeying the matter to give staff time to work with the applicant regarding an intermediate plan. The applicant was not prepared, as this was the first time a discussion had taken place with the applicant. COMMISSIONER STEINMAN suggested a 30-day abeyance, emphasizing discussions should clarify the City desires relative to the signs. COMMISSIONER EVANS supported the abeyance but would not support a one-year review. The City has been very clear as to signage standards and the signage at the Chelsea Marketplace represents those standards. MS. WHEELER assured the Commission staff would review the contractual agreement mentioned and report back at the 2/24/2005 meeting.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:16 – 6:28)

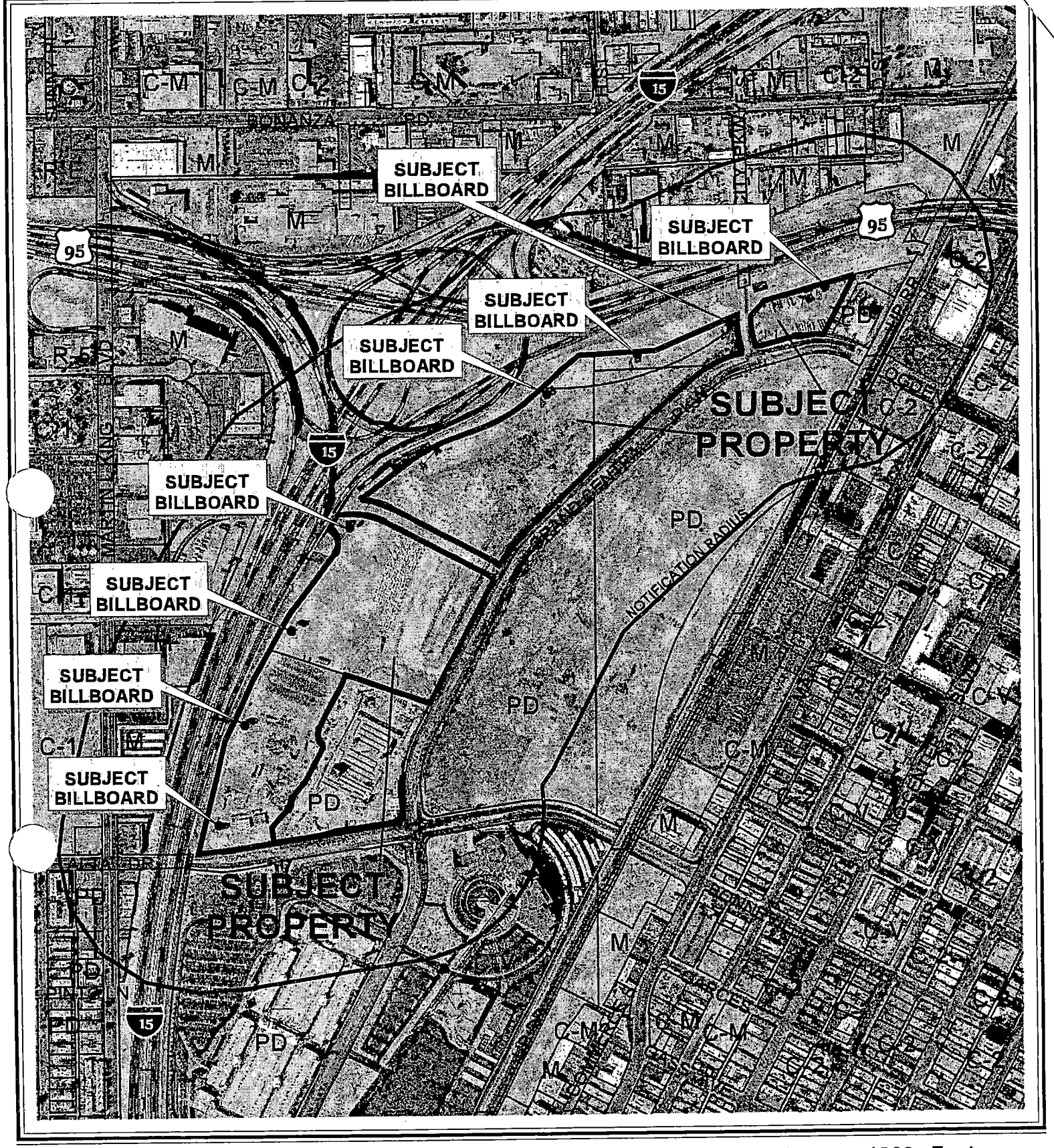


CASE: RQR-5683

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



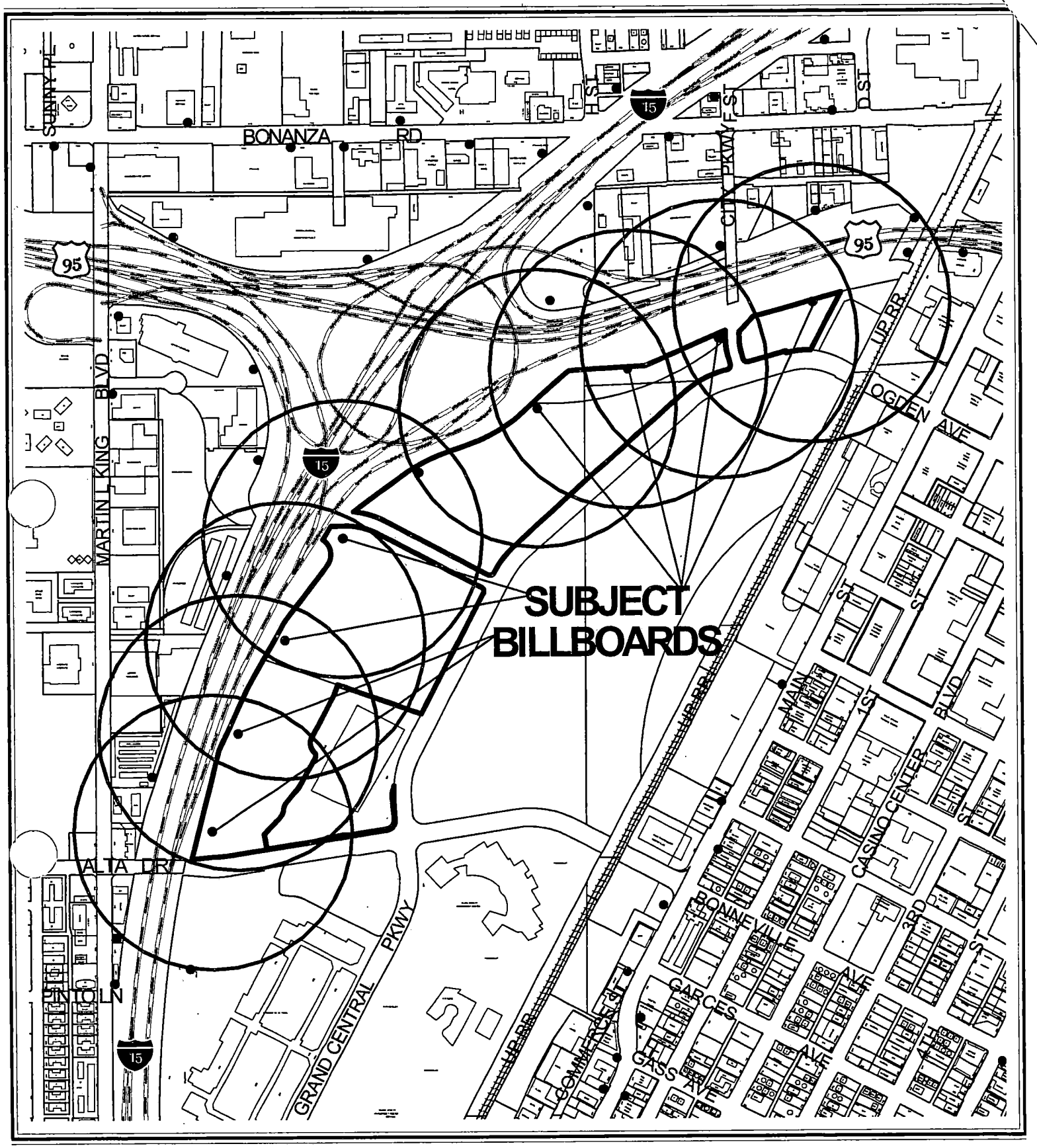
0 500 1000 Feet

CASE: **RQR-5683**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



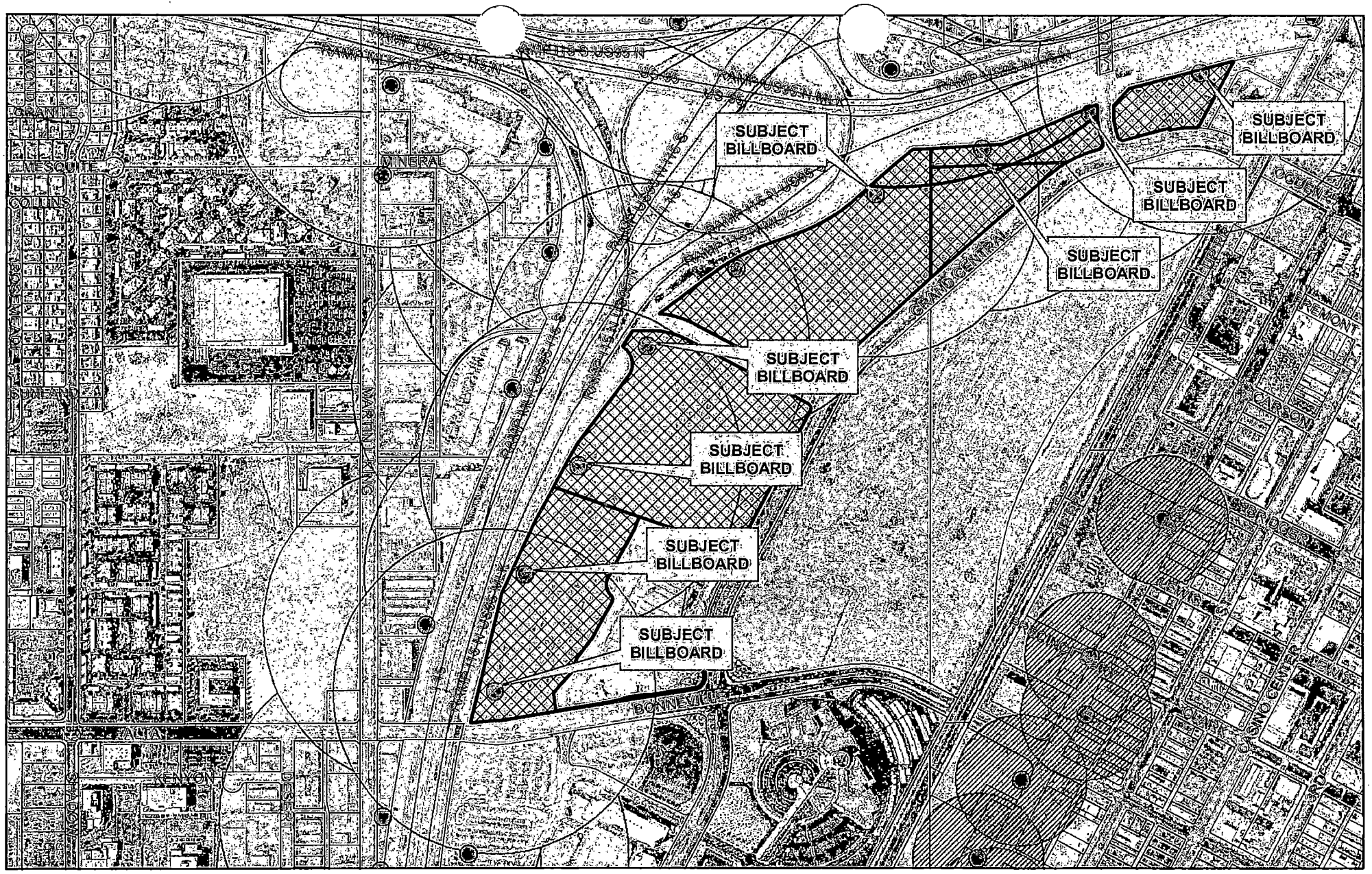
0 500 1000 Feet

CASE: **RQR-5683**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



RQR-5683

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5683 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC

** CONDITIONS **

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

Planning and Development

1. This Use shall be reviewed in one year at which time the City Council may require the Off-Premise Advertising (Billboard) Signs to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Signs is removed.

2. If the existing Off-Premise Advertising (Billboard) Signs structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Signs structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The Off-Premise Advertising (Billboard) Signs and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Signs.

4. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required One-Year Review for eight existing Off-Premise Advertising (Billboard) Signs on property bounded by U.S.-95, I-15 and Grand Central Parkway. It should be noted this review does not include the one Off-Premise Advertising (Billboard) Sign owned by Viacom along this highway frontage.

B) Applicant's Justification

A justification letter is not required as part of this application.

BACKGROUND INFORMATION

A) Previous Actions

11/23/98 The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. Included in that approval was the ability to maintain the existing Off-Premise Advertising (Billboard) Signs, subject to a two-year review.

02/07/01 The City Council approved a Required Review [Z-0100-97(2)] on an approved Rezoning which included the 13 existing Off-Premise Advertising (Billboard) Signs on property bounded by U.S.-95, I-15, and Grand Central Parkway, subject to a one year review. The Planning Commission recommended approval.

05/16/01 The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square-foot commercial development (Furniture Mart) on approximately 36.11 acres at the northwest corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission recommended approval. The Site Review is to expire on 05/16/03 unless permits are issued or an extension of time is granted.

11/07/01 The City Council approved a Site Development Plan Review [Z-0100-97(6)] for a proposed 478,028 square foot outlet mall (Chelsea) on 39.20 acres on the southwest corner of Bonneville Avenue and Grand Central Parkway and a Major Modification [Z-0100-97(5)] to amend or delete certain provisions of the Master Development Plan for Lot 1 of Parkway Center. The Planning Commission recommended approval.

MP

04/03/02 The City Council approved a Required Review [Z-0100-97(7)] on an approved Rezoning which included the 12 existing Off-Premise Advertising (Billboard) Signs on property bounded by U.S.-95, I-15, and Grand Central Parkway, subject to a one year review. The Planning Commission recommended approval.

09/26/02 The Planning Commission approved a Master Sign Plan (MSP-0007-02) for the Chelsea outlet mall site. The billboards on that site were included as part of the application review. The billboards were approved to be relocated on the site and must be rebuilt per the approved billboard elevations.

04/24/03 The Planning Commission approved a Site Development Plan Review (SDR-2037) and waivers to the Parkway Center Design Standards for a proposed 73,218 square-foot office building on the northern most portion of the overall site. Staff recommendation was for approval.

05/21/03 The City Council approved a Required One-Year Review (RQR-1974) for 12 existing Off-Premise Advertising (Billboard) Signs the overall Parkway Center site subject to a one-year review. The Planning Commission and staff recommended approval on April 24, 2003.

10/06/04 The City Council approved a Site Development Plan Review (SDR-4841) for a 345,670 square-foot temporary exhibit space on the World Market portion of the site. The Planning Commission and staff recommended approval on August 26, 2004.

B) Pre-Application Meeting

A pre-application meeting is not required as part of this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area
Various Parcels

MP

B) Existing Land Use

Subject Property:	Undeveloped IRS Building World Market (Under Construction)
North:	U.S. Highway 95
South:	Chelsea Outlet Mall
East:	Undeveloped
West:	Interstate 15

C) Planned Land Use

Subject Property:	MXU (Mixed Use)
North:	ROW (Right-of-Way)
South:	MXU (Mixed Use)
East:	MXU (Mixed Use)
West:	ROW (Right-of-Way)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	U.S. Highway 95
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	Interstate 15

E) General Plan Compliance

The site is designated as MXU (Mixed Use) on the Redevelopment Plan Map of the Southeast Sector of the General Plan. This land use allows a mix of uses including residential, offices, and commercial.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District	X	
Parkway Center	X	
Gaming 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

MP

This site is within the Downtown Centennial Plan Area, Redevelopment Plan Area, Gaming District, and within the Parkway Center Development Area. The Parkway Center Development Standards clearly indicates that interim billboards are permitted but new billboards are prohibited. Typically billboards are not conducive to redevelopment efforts and therefore these billboards need to be reviewed on an on-going basis to ensure compatibility.

ANALYSIS

A) Zoning Code Compliance

The subject property is zoned PD (Planned Development). The Conditions of Approval of the Rezoning (Z-0100-97) state that no new Off-Premise Advertising (Billboard) Signs are allowed; however, the pre-existing Off-Premise Advertising (Billboard) Signs are allowed to remain subject to review.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 750 feet from another Off Premise Sign along freeway frontage	NO Less than 750 feet between signs
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES No "R" zoned properties within 750 foot notification radius.

Due to the age of the subject Off-Premise Advertising (Billboard) Signs, the minimum 750 foot distance separation requirement for signs along major freeways is not meet. This makes the signs legal non-conforming uses on these properties. The signs do meet the minimum 300 foot distance separation requirement for "R" zoned properties.

B) General Analysis and Discussion

- Zoning

The subject site is zoned PD (Planned Development) and is part of the Parkway Center Development. The Standards indicate existing interim billboards are permitted but no new billboards are permitted.

- Use

The Parkway Center Development Standards were adopted on January 2, 2002 and indicate existing interim billboards are permitted but no new billboards are permitted. Section 7.7 indicates 'Existing interim billboards located upon any parcel within Parkway Center shall be addressed with each submission of a Site Development Plan Review. Title19.14.060 allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed. While development of portions of the property has commenced, the subject signs can remain, as they are oriented towards the Interstate 15 and U.S. 95 freeways. The recommendation for this request is approval, subject to a one-year review.

It should be noted that the signs on the World Market and IRS Office Building sites were not reviewed with the any of the site development plan reviews as required by the Parkway Center Development Standards.

On January 12, 2005 a site inspection was conducted and photos were taken. The inspection revealed the subject signs to be in good condition overall and free of graffiti. A condition has been included that requires the signs to be maintained and kept free of graffiti at all times.

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 Parkway Center Development Standards indicates that existing interim billboards are permitted but no new billboards are permitted. Billboards shall be reviewed during any site plan review within the Parkway Center Area. The area immediately surrounding the subject site has changed in the last year with construction of the World Market Furniture store and IRS office building. Billboards are not conducive to new development within the Parkway Center Area and the Redevelopment Area and may not be an appropriate use in perpetuity. A condition has been added to require a review in one year to determine if the billboards are still an appropriate use.

MP

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

   There are no physical constraints to the continuation of the off-premise advertising (billboard) sign use on this site.

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 proposed continuation of the Off-Premise Advertising (Billboard) Signs use will not affect U.S. 95 or I-15, both fully developed highways.

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

   The Off-Premise Advertising (Billboard) Signs will be subject to regular inspections and will not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-5683** APN: 139 27 410 008

Name of Property Owner: CITY PARKWAY IV A INC

Name of Applicant: CLEAR CHANNEL OUTDOOR

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: 139 27 410 008

* Signature of Property Owner/Authorized Agent: Douglas Selby

* Print Name: Douglas Selby

* Subscribed and sworn before me

* This 15th day of December 2004

* Peter Lowenstein
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-5683** APN: 139-33-610-004, 139-33-710-001, 139-33-511-033, 004 & 139-27-410-002 & 00

Name of Property Owner: World Market Center Venture LLC

Name of Applicant: Viacom Outdoor & Clear Channel outdoor

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

_____Yes _____✓_____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: JACK KASHANI

Subscribed and sworn before me

This 24 day of November, 2004

_____

Notary Public in and for said County and State

BARBARA RHEA
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 06-14-2008
CERTIFICATE NO: 89-1295-1

Expires: 06/14/08

MAP DATED 5/7/99 TO BE ATTACHED TO SETTLEMENT AGREEMENT AS EXHIBIT # 2
USED TO PREPARE EXHIBITS FOR SIGNBOARD SITE LICENSES # 1,2,3&4

License Exhibit A
dated July 28, 1999

LINE TABLE

LINE	LENGTH	BEARING
L1	142.64'	S84°35'52"W
L2	30.81'	S84°35'52"W
L3	99.82'	S84°35'52"W
L4	74.90'	S84°35'52"W
L5	74.72'	S89°01'07"W
L6	42.54'	S89°01'07"W
L7	117.28'	S89°01'07"W
L8	85.37'	N32°28'11"E
L9	175.05'	N30°11'38"E
L10	102.82'	N37°20'09"E
L11	283.35'	N37°20'09"E

CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	70.36'	450.00'	35.28'	08°57'40"
C6	168.83'	360.00'	86.52'	27°01'40"
C8	11.78'	360.00'	5.89'	01°52'29"
C7	181.60'	360.00'	92.78'	28°54'08"
C8	157.84'	95.16'	103.81'	95°02'07"
C9	84.46'	95.16'	33.32'	50°48.29"
C10	93.39'	95.16'	50.84'	56°13'38"
C11	1272.29'	8675.00'	636.08'	10°35'15"

LEGEND

- STREET CENTERLINE
- ORIGINAL PROPERTY LINE
- NEW PROPERTY LINE (LOT LINE)
- NDOT PERMANENT EASEMENT LINE
- NDOT PERMANENT EASEMENT AREA

SCALE 1" = 80'

INTERSTATE – 15 FREEWAY

PERMANENT EASEMENT AREA
66,833 SQUARE FEET
1.537 ACRES

PERMANENT EASEMENT AREA
9196 SQUARE FEET
0.211 ACRES

PROPOSED 14'x48' FACED BILLBOARD (SEE DETAIL "A") ~~SIGNBOARD TO SIGNBOARD SITE LICENSE #~~ on Signboard Site #1

PROPOSED 14'x48' FACED BILLBOARD (SEE DETAIL "B") ~~SIGNBOARD TO SIGNBOARD SITE LICENSE #2~~ on Signboard Site #2

PROPOSED 14'x48' FACED BILLBOARD (SEE DETAIL "C") ~~SIGNBOARD TO SIGNBOARD SITE LICENSE #3~~ on Signboard Site #3

PROPOSED 14'x48' FACED BILLBOARD (SEE DETAIL "D") ~~SIGNBOARD TO SIGNBOARD SITE LICENSE #4~~ on Signboard Site #4

EXISTING 14'x48' BILLBOARD

BONNEVILLE AVENUE

DISCOVERY DRIVE

LOT 2, PARKWAY CENTER

DETAIL "A" NO SCALE
3 FOOT MAXIMUM SETBACK TO POLE EDGE FROM NDOT PERMANENT EASEMENT AREA

DETAIL "B" NO SCALE
3 FOOT MAXIMUM SETBACK TO POLE EDGE FROM NDOT PERMANENT EASEMENT AREA

DETAIL "C" NO SCALE
3 FOOT MAXIMUM SETBACK TO POLE EDGE FROM NDOT PERMANENT EASEMENT AREA

DETAIL "D" NO SCALE
3 FOOT MAXIMUM SETBACK TO POLE EDGE FROM NDOT PERMANENT EASEMENT AREA

NOTE
ACTUAL SETBACK DISTANCES PERMITTED TO BE LESS THAN MAXIMUM SETBACK DISTANCES
ACTUAL SETBACK DISTANCES SHALL NOT EXCEED MAXIMUM SETBACK DISTANCES

PREPARED FOR: DONREY MEDIA CORPORATION

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
1318 HINSON STREET LAS VEGAS, NEVADA 89102
(702) 870-8771

BILLBOARD LOCATION MAP
PORTIONS OF SECTIONS 27, 28, 33 & 34
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.
CITY OF LAS VEGAS

DATE FEBRUARY, 1999
DESIGN JB
DRAWN
CHECK
SCALE 1" = 80'

RQR-5683
01/27/05 PC

LEGEND

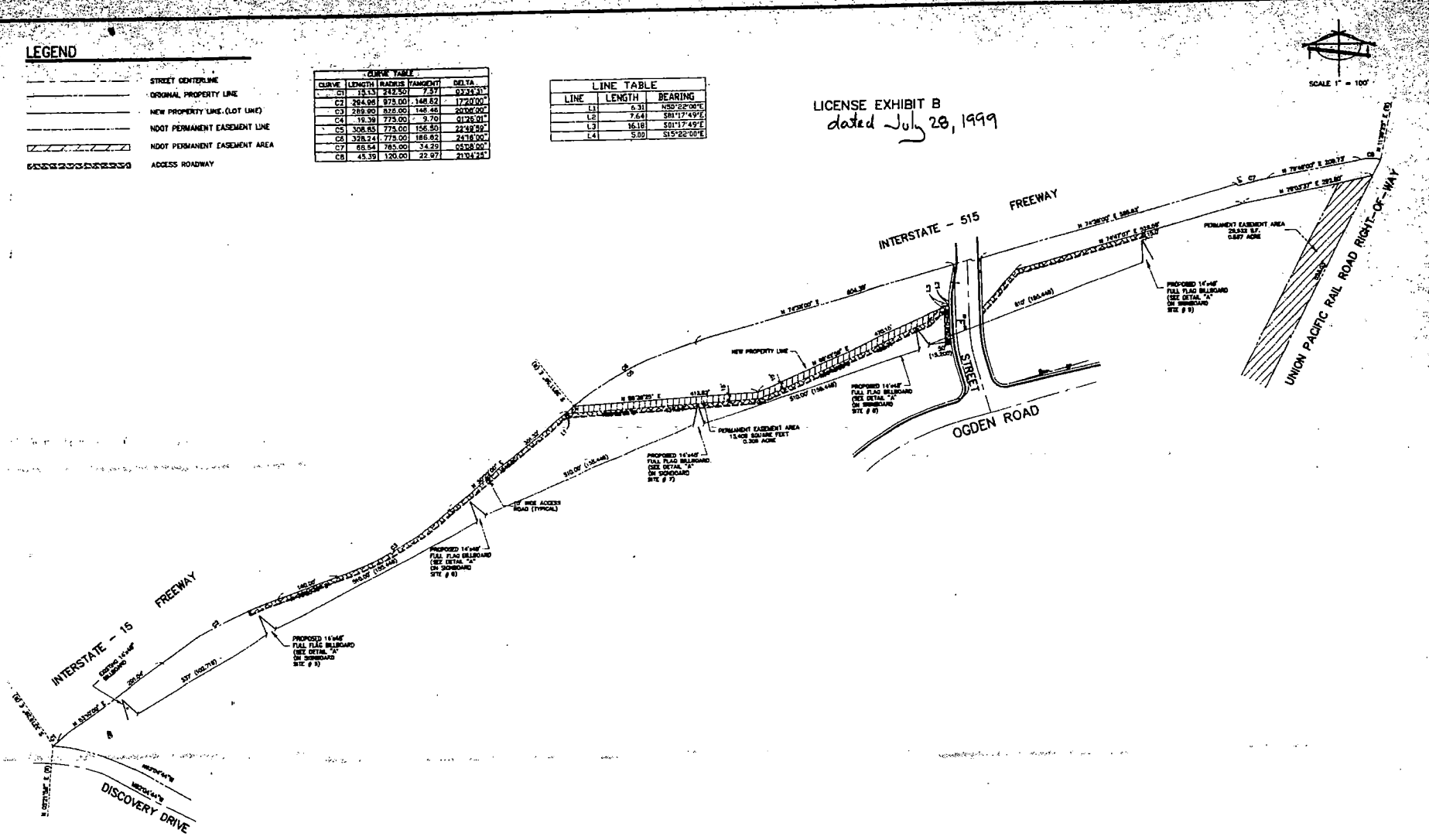
- STREET CENTERLINE
- ORIGINAL PROPERTY LINE
- NEW PROPERTY LINE (LOT LINE)
- NDOT PERMANENT EASEMENT LINE
- NDOT PERMANENT EASEMENT AREA
- ACCESS ROADWAY

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	75.13	242.50	7.57	02°34'31"
C2	284.96	975.00	146.82	17°20'00"
C3	289.00	825.00	146.46	20°06'00"
C4	19.39	775.00	9.70	01°26'01"
C5	308.83	775.00	156.80	22°49'59"
C6	328.24	775.00	166.62	24°16'00"
C7	66.54	765.00	34.29	05°08'00"
C8	45.39	120.00	22.97	21°04'25"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.31	N50°22'06"E
L2	7.64	S81°17'49"E
L3	16.18	S01°17'49"E
L4	5.00	S15°22'00"E

LICENSE EXHIBIT B
dated July 28, 1999

SCALE 1" = 100'



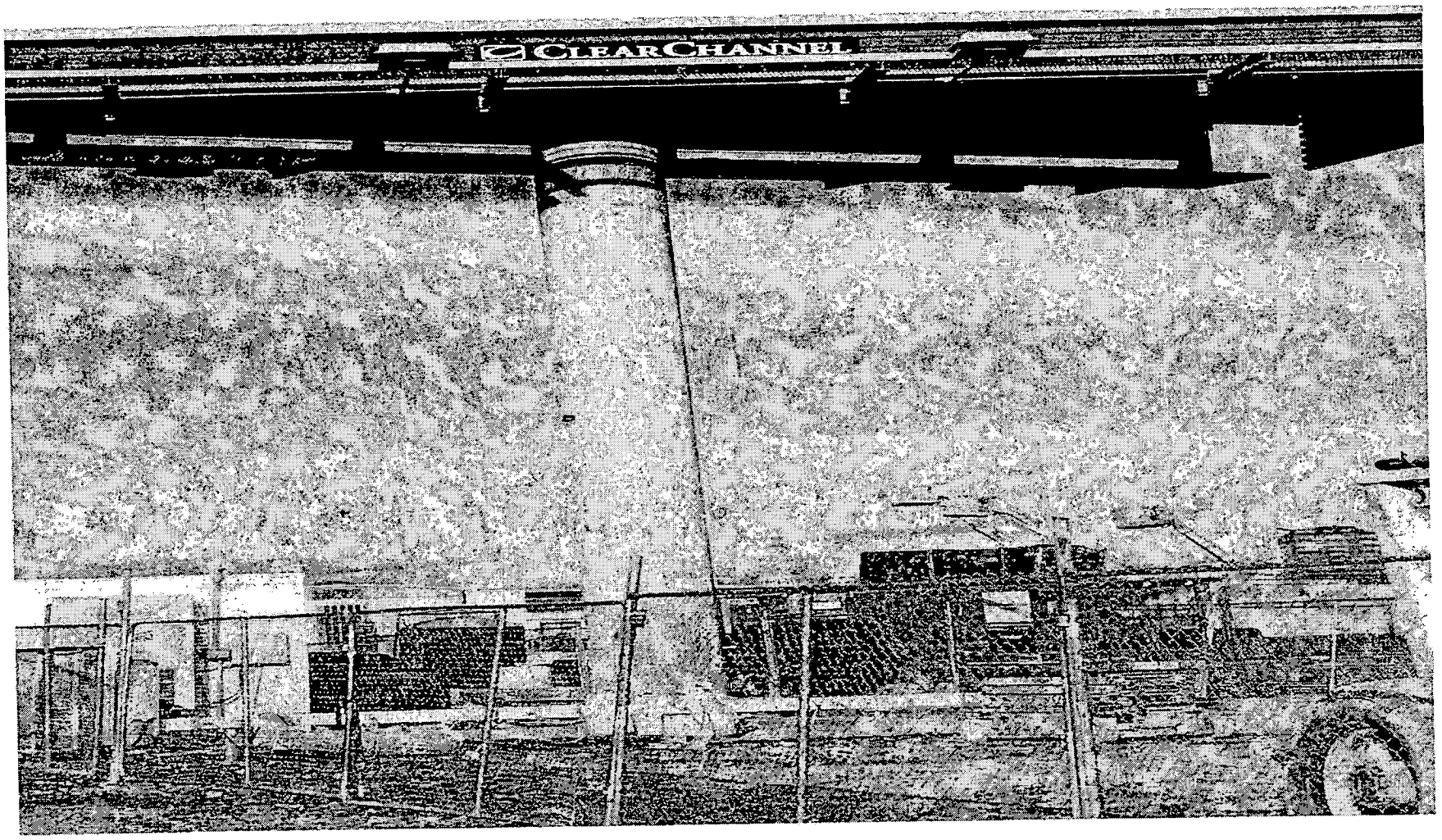
DONREY MEDIA CORPORATION

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
7810 HINSON STREET LAS VEGAS, NEVADA 89123
(702) 870-0577

BILLBOARD ACCESS MAP
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.
CITY OF LAS VEGAS NEVADA

SHEET 2 OF 2 SHEETS

RQR-5683
01/27/05 PC



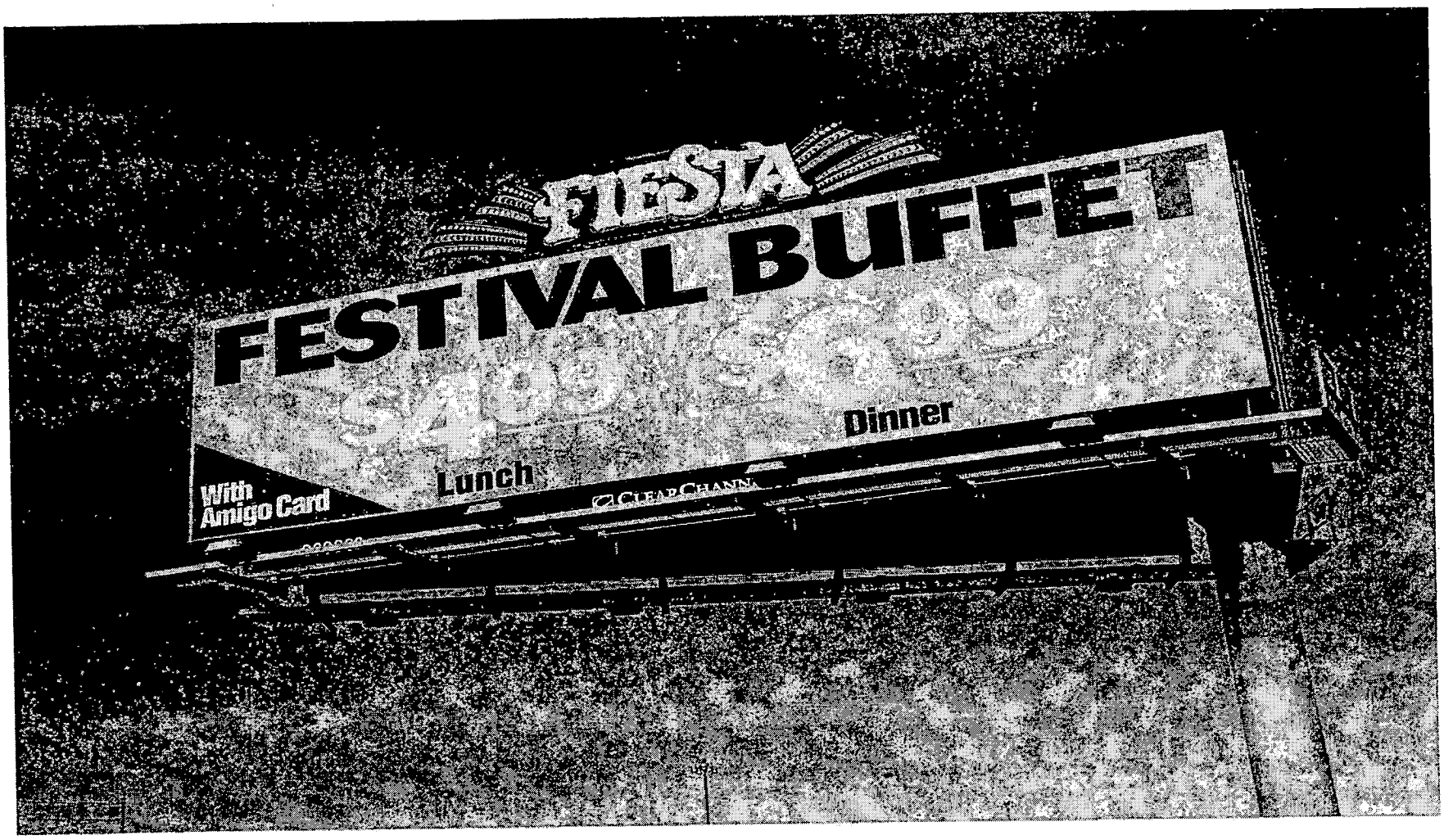
RQR-5683 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC
BOUNDED BY U.S.-95, I-15 AND GRAND CENTRAL PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05



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BOUNDED BY U.S.-95, I-15 AND GRAND CENTRAL PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05



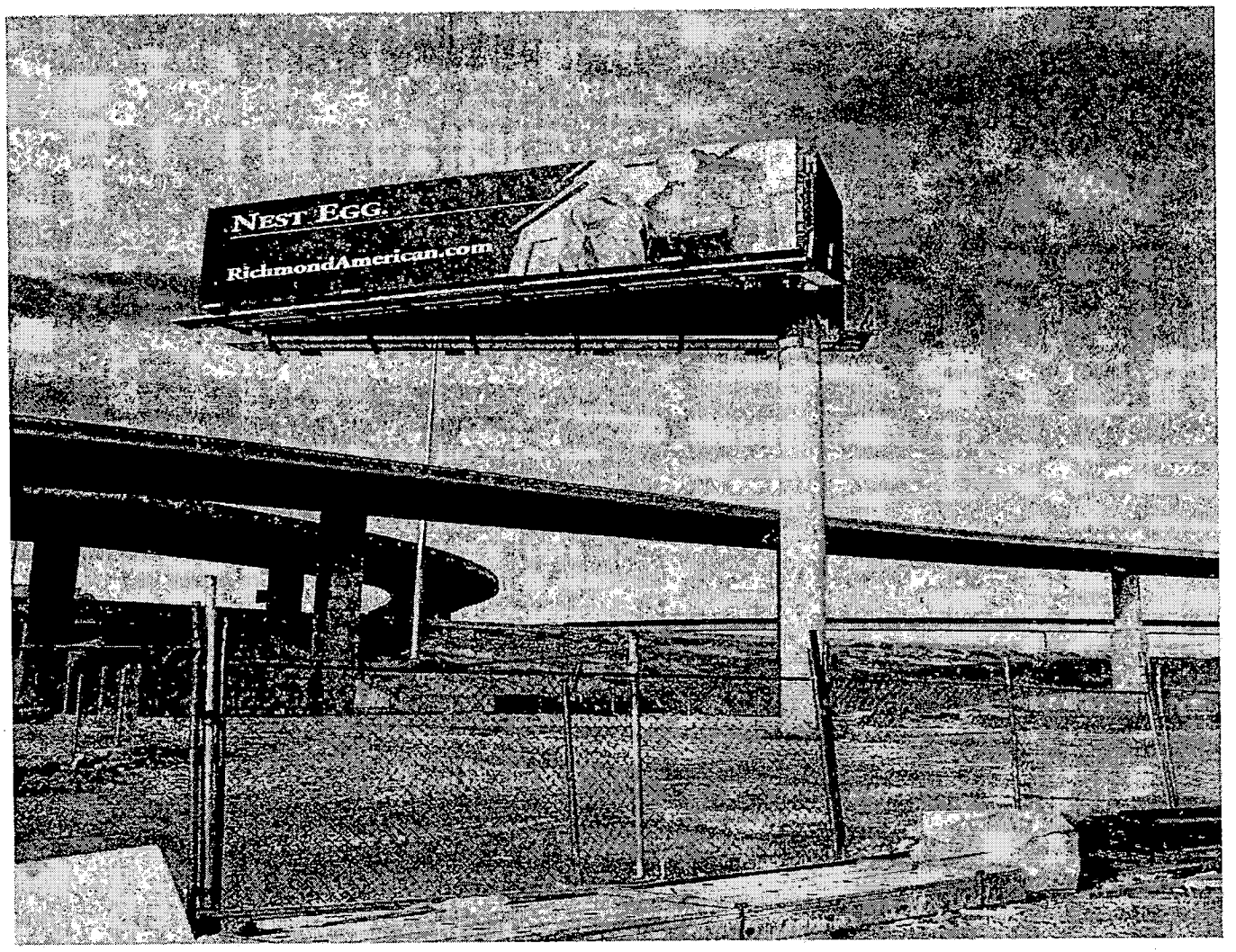
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JANUARY 27, 2005 PLANNING COMMISSION

1/12/05



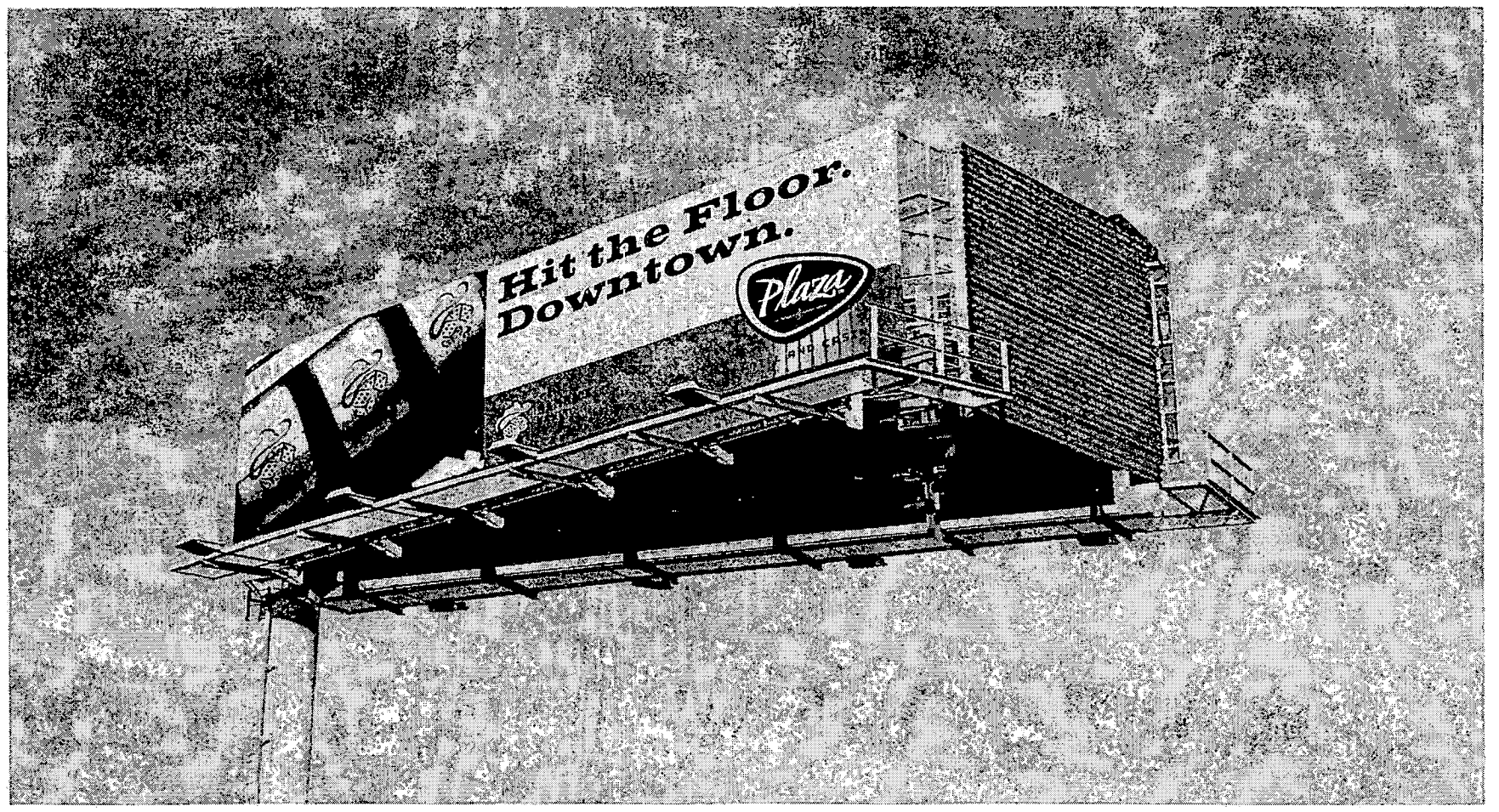
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BOUNDED BY U.S.-95, I-15 AND GRAND CENTRAL PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05



RQR-5683 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC
BOUNDED BY U.S.-95, I-15 AND GRAND CENTRAL PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

July 18, 2003

Union Pacific Railroad Company
1700 Farnum Street, 10th Floor South
Omaha, Nebraska 68102-2002

RE: RQR-1974 - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003

Dear Applicant:

The City Council at a regular meeting held May 21, 2003 APPROVED the Required One Year Review FOR 12 EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN: 139-33-610-004, 139-33-710-001, 139-33-511-003, 004, and 139-27-410-002 and 005), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

Planning and Development

1. This Use shall be reviewed in five years only as to the three new signs adjacent to Chelsea and one year as to all the other signs, at which time the City Council may require the off-premise advertising (billboard) signs to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

5. All of the supporting structure, were there is graffiti, shall be repainted as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.

6. Allow the two existing signs to continue with two advertising signs per face for a period of one-year and then modify to only one advertising sign per sign face.

7. If an existing off-premise advertising sign structure is removed, the Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

8. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Division Manager
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Drive
Las Vegas, Nevada 89106

Ms. Denise Dunahay
Viacom Outdoor
5425 South Valley View Blvd, Suite #103
Las Vegas, Nevada 89118

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
RQR-5732 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RIEGER 1982 REVOCABLE TRUST - Required Four Year Review on an approved Variance (V-0131-90) WHICH ALLOWED AN 80-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 1405 "A" Street (APN 139-27-501-003), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 03/02/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for V-0131-90

MOTION:
GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN and STEINMAN voting NO

To be heard by the City Council on 3/02/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, stated that the continued off-premise sign use on the subject site is appropriate in that no significant changes have occurred in the area since the last review. The use remains compatible with the adjacent uses in the area. A recent inspection revealed the sign is in good condition and free of graffiti. In addition, a condition has been included which requires the sign to be maintained and free of graffiti at all times.

MINUTES – Continued:

COMMISSIONER McSWAIN stated that she has supported billboard signage in the industrial areas in the valley. However, she expressed concern for the 80-foot height on the subject signage. Although the signage is oriented towards the freeway, it is a good distance from the freeway. She felt the height was in extreme and would not support the 80-foot height.

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, Las Vegas, concurred with staff's conditions. In response to COMMISSIONER McSWAIN'S concern for the height, he explained that if the height on the signage was reduced, the trees on site would obscure it.

COMMISSIONER GOYNES added that this area is the most appropriate place for billboard signage, as it is industrial. He would support the application even with the height at 80 feet.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:28 – 6:31)

CONDITIONS:

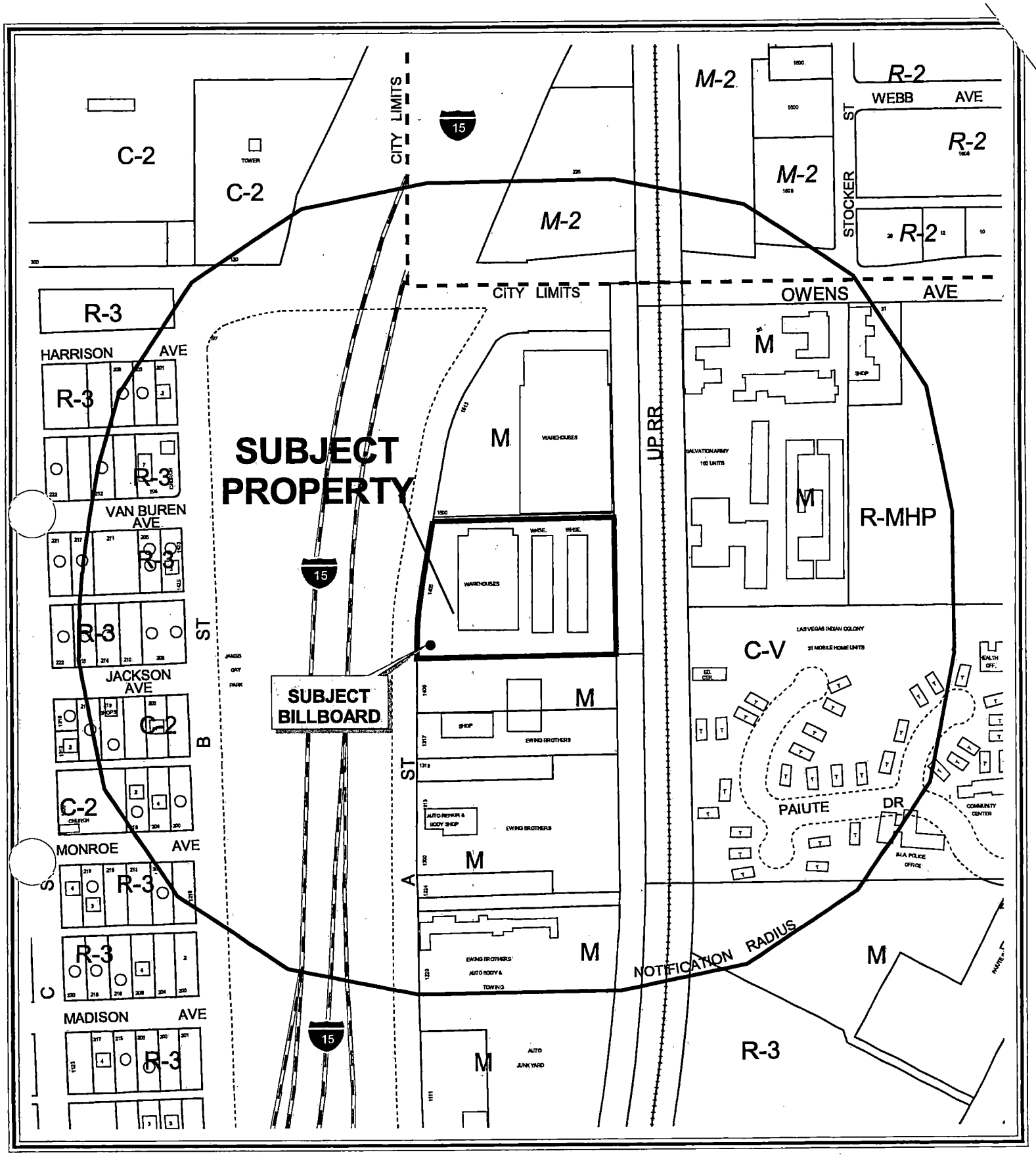
Planning and Development

1. The Variance shall be reviewed in four (4) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.



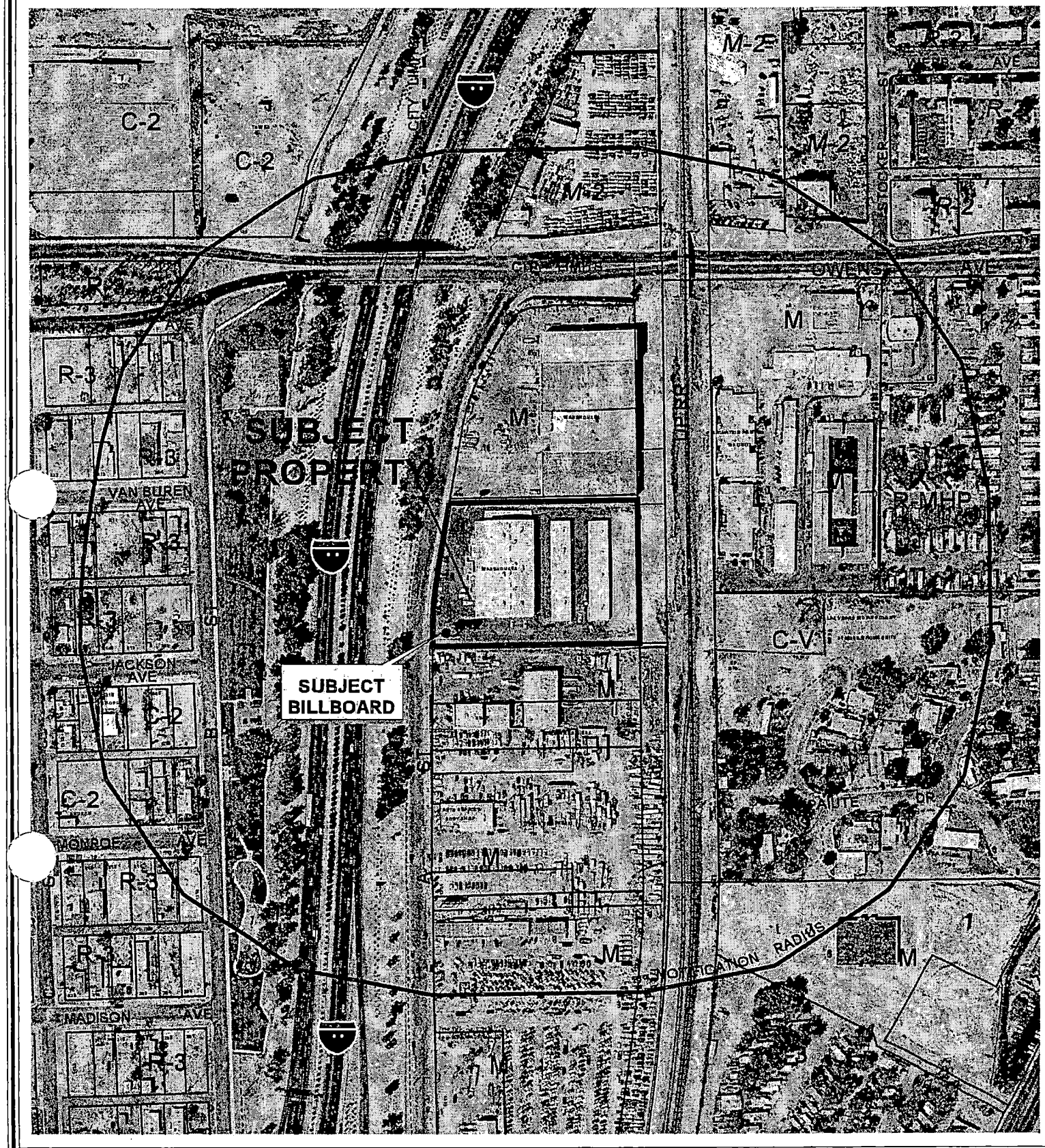
0 200 400 Feet

CASE: **RQR-5732**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



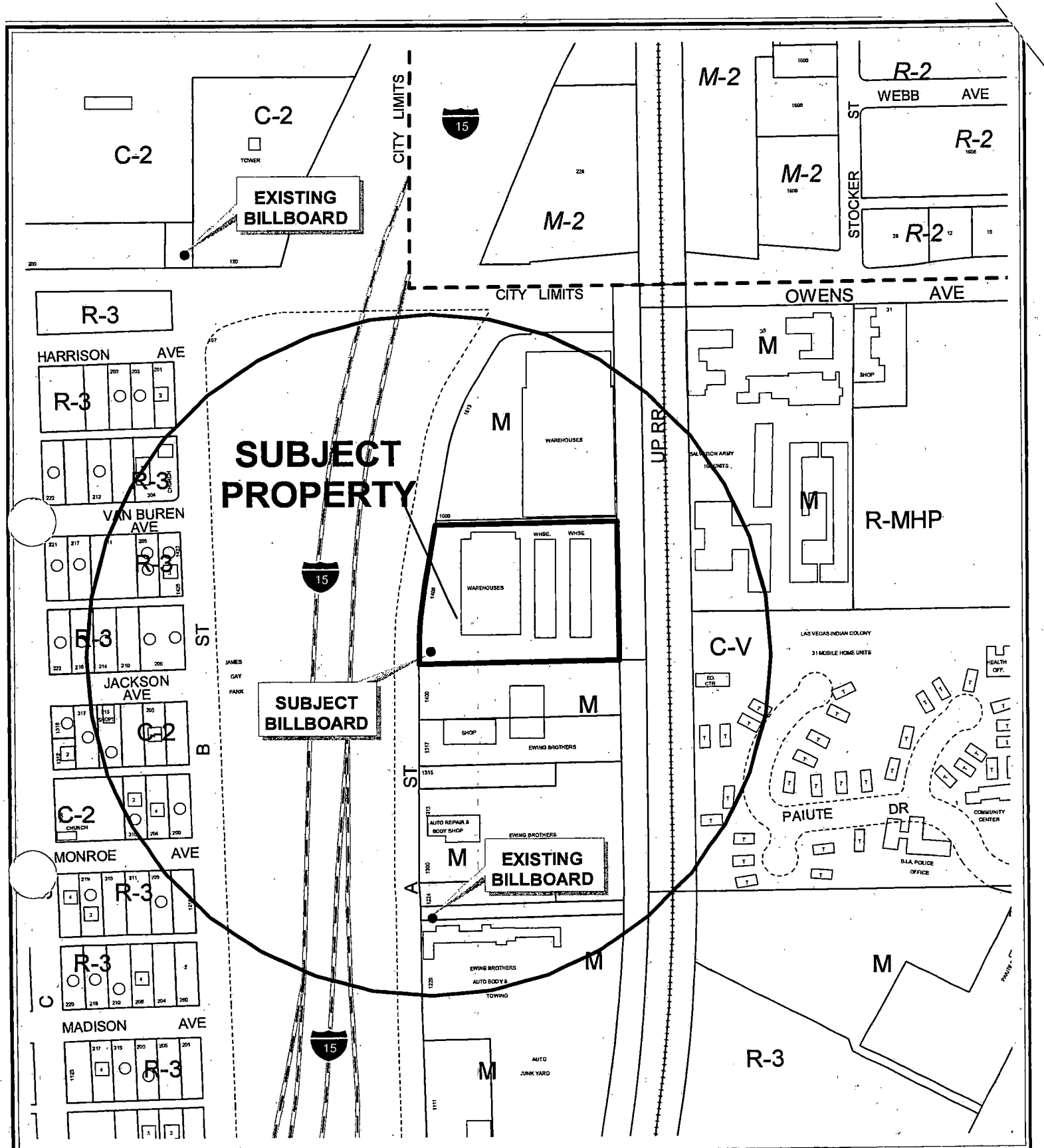
0 200 400 Feet

CASE: **RQR-5732**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

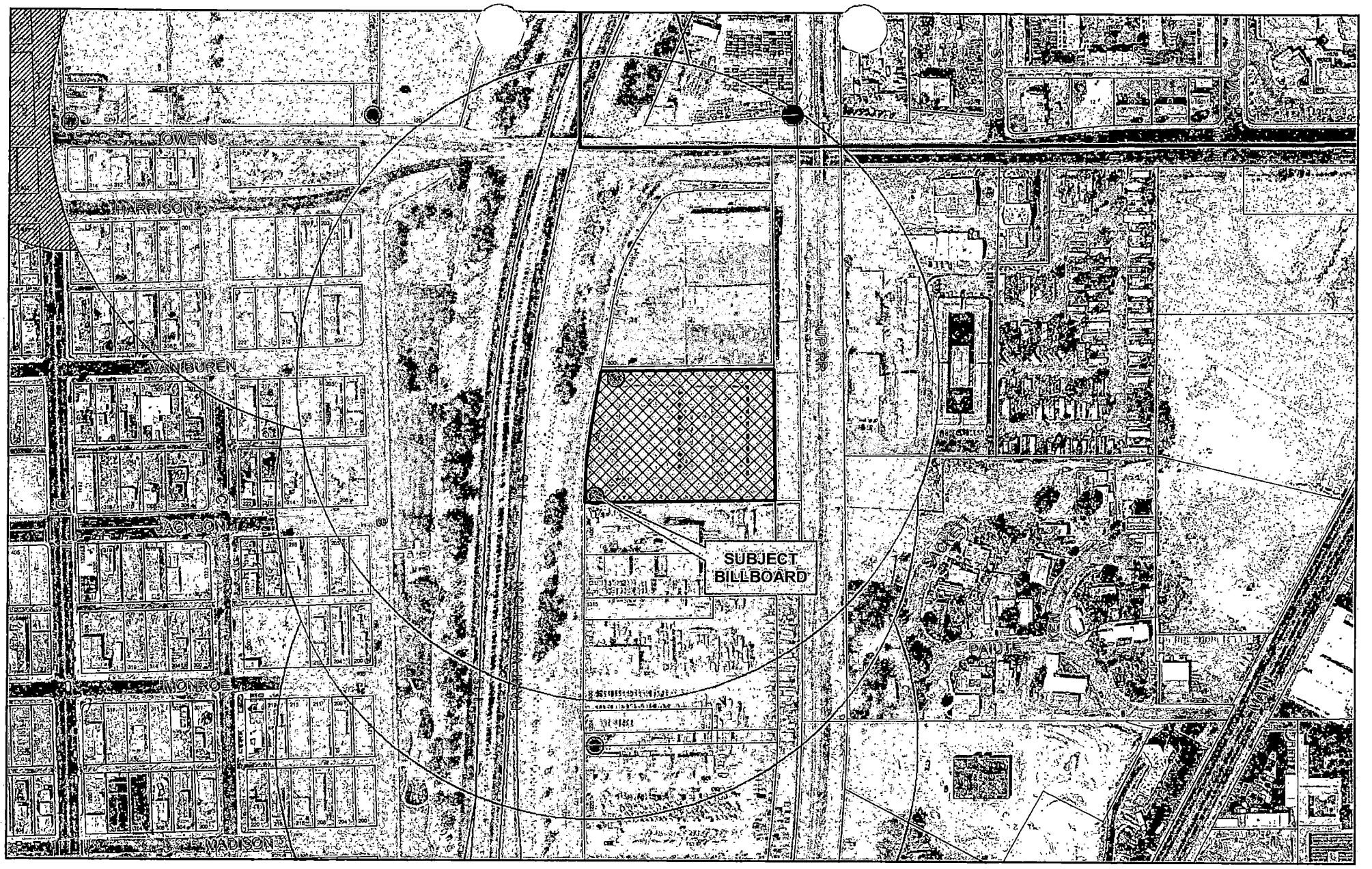
N



CASE: **RQR-5732**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-5732

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5732 - APPLICANT: LAMAR ADVERTISING - OWNER: RIEGER 1982 REVOCABLE TRUST

** CONDITIONS **

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

Planning and Development

1. The Variance shall be reviewed in four (4) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required Four-Year Review of on an approved Variance (V-0131-90) which allowed an 80-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet is the maximum height allowed at 1405 A Street.

B) Applicant's Justification

A justification letter is not required as part of this application.

BACKGROUND INFORMATION

A) Previous Actions

12/19/90 The City Council approved a Variance (V-0131-90) to allow a 14 foot by 48 foot Off-Premise Advertising (Billboard) Sign; and to allow the sign to be a height of 80 feet where 40 feet is the maximum height permitted subject to a five-year review. The Board of Zoning Adjustment and staff recommended denial on November 20, 1990.

01/17/96 The City Council approved the Required Five-Year review [V-0131-90(1)] for the Variance (V-0131-90) for the 12-foot by 24-foot Off-Premise Advertising (Billboard) Signs subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval on December 21, 1995.

02/21/01 The City Council approved the Required Five-Year review [V-0131-90(2)] for the Variance (V-0131-90) for the 12-foot by 24-foot Off-Premise Advertising (Billboard) Sign subject to a four-year review. The Board of Zoning Adjustment and staff recommended approval on January 2, 2001.

B) Pre-Application Meeting

A pre-application meeting is not required as part of this application.

MP

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.98

B) Existing Land Use

Subject Property:	Warehouse
North:	Warehouse
South:	Shop
East:	Union Pacific Railroad
West:	Interstate 15

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	ROW (Right-of-Way)
West:	ROW (Right-of-Way)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	Union Pacific Railroad
West:	Interstate 15

E) General Plan Compliance

The site is located in the Southeast Sector Plan map of the General Plan and is designated as LI/R (Light Industrial/Research). The existing M (Industrial) Zoning designation is in conformance with the General Plan.

MP

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

This site is located within the Downtown North Land Use Plan. There are no special standards that affect the continued billboard use at this location.

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	YES 550 feet to another Off Premise Sign
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES The sign is 550 feet from nearest "R" zoned property.

This billboard exceeds the minimum distance separation requirements from other billboards and "R" zoned properties.

B) General Analysis and Discussion

The existing Off-Premise Advertising (Billboard) Sign is located in an M (Industrial) zoning district with the approval of a Special Use Permit. When the Variance was approved by the City Council in 1990, Section 19.90.090 of the Zoning Code (Title 19) allowed any use, which required both a Special Use Permit and a Variance, to be approved by means of a Variance alone. The subject sign and the increase in height were approved by a Variance, thus the sign is considered a legally non-conforming sign.

Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the standards for approval of a Special Use Permit. Staff finds the continued off-premise sign use on the subject site is appropriate in that no significant changes have occurred in the area since the last review. The subject billboard is oriented towards the northbound and southbound traffic on Interstate 15. Surrounding properties are zoned M (Industrial). The use remains compatible with the adjacent warehouse and repair type uses. Therefore, staff recommends this Variance be reviewed in four years.

On December 30, 2004 a site inspection was conducted and photos were taken. The inspection revealed the sign is in good condition and free of graffiti. A condition has been included that requires the sign to be maintained and kept free of graffiti at all times.

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."

In approving the original Variance, the City Council found evidence of a unique or extraordinary circumstance had been presented and that the increased height of the billboard was appropriate and met the standards for granting the Variance at this location.

MP

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 45

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5732 APN: 139-27-501-003

Name of Property Owner: Rugger 1982 Rev. Trst

Name of Applicant: Lamar Advertising

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: SCOTT Naftzger (on behalf of owner)

Subscribed and sworn before me

This 23 day of November, 2004

[signature]

Notary Public in and for said County and State

STEPHANIE B. FARRAR
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-60879-1
My Appt. Expires Jan. 15, 2008

INTERSTATE 15 NORTH

'A' STREET

322'

Proposed Location
Off-Premise Advertising
Sign Structure.

Existing Sign
On-Premise Adv.
(76' OVERALL)

450'

Existing Warehouse
Future Site of Ronco Media, Inc.
Corporate Headquarters
1405 'A' ST.

Existing Storage Bay

Existing Storage Bay

305'

406'

86'
Overall

N

1" = 30'

48' Face

14'
Face

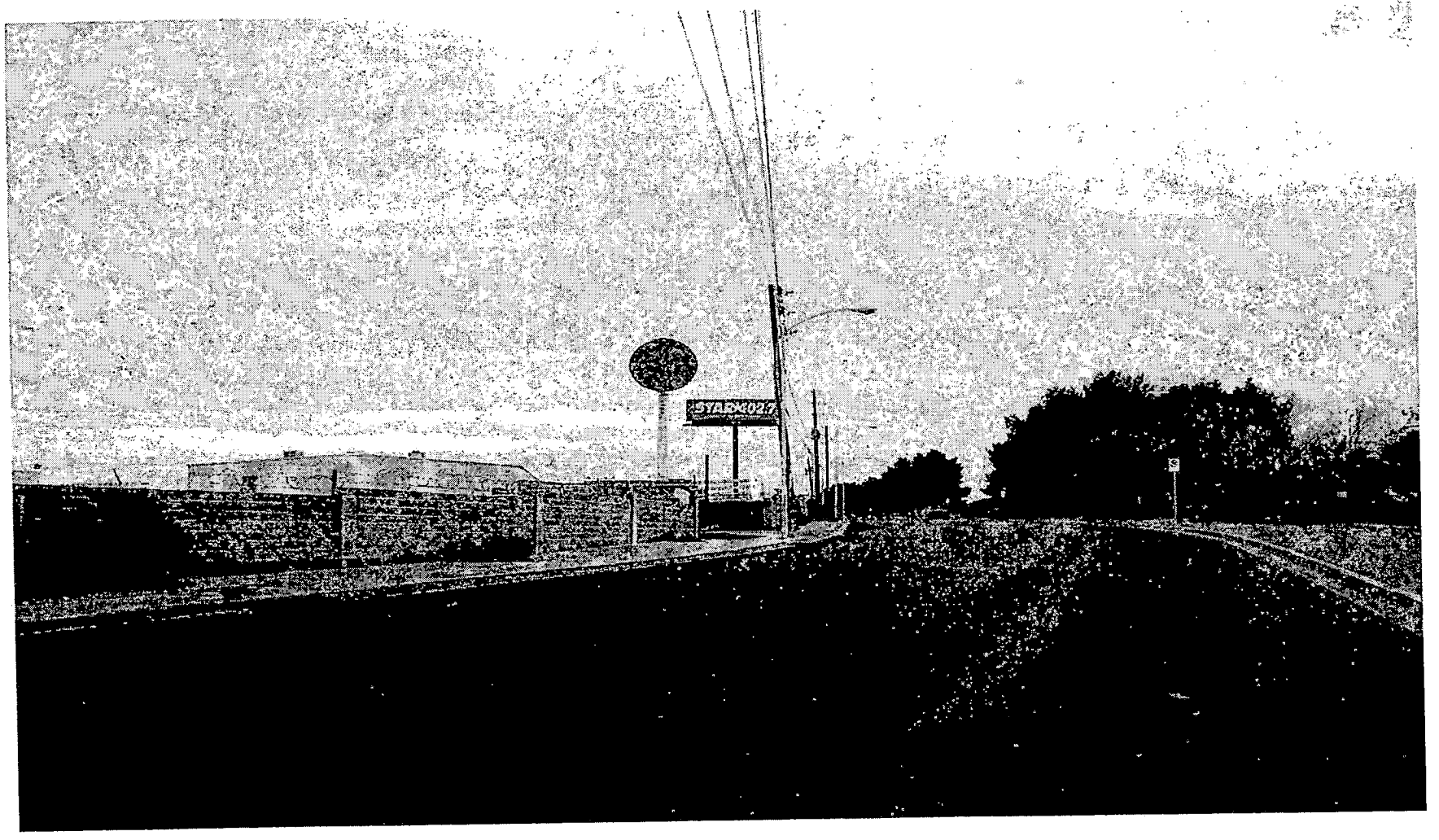
Structure Elevation

APPROVED

RECEIVED
DEC 13 2004

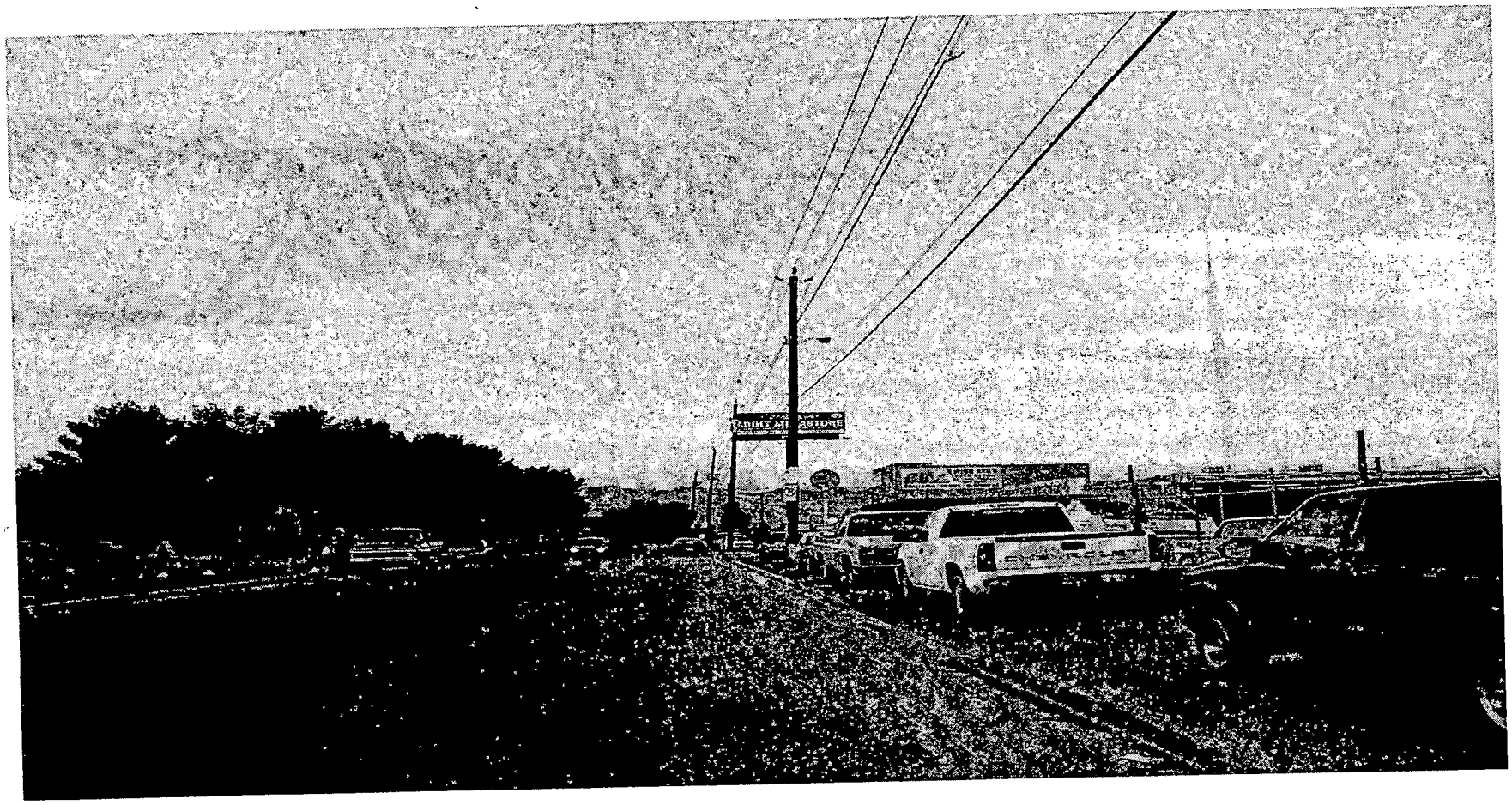
RQR-5732
01/27/05 PC

PROPERTY OWNER & APPLICANT:
Ronco Media, Inc.
Ronco Outdoor Advertising



RQR-5732 - APPLICANT: LAMAR ADVERTISING - OWNER: RIEGER 1982 REVOCABLE TRUST
1405 "A" STREET
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



RQR-5732 - APPLICANT: LAMAR ADVERTISING - OWNER: RIEGER 1982 REVOCABLE TRUST
1405 "A" STREET
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
ETTE B. McDONALD
RENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

February 23, 2001

Ronald H. and Rose M. Rieger
Rieger 1982 Revocable Trust
38 Princeville Lane
Las Vegas, Nevada 89113

RE: V-0131-90(2) - REQUIRED FIVE YEAR REVIEW - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 21, 2001

Dear Mr. and Mrs. Rieger:

The City Council at a regular meeting held February 21, 2001 APPROVED the Required Five Year Review on an approved Variance which allowed a 14 foot by 48 foot off-premise (billboard) sign to a height of 80 feet where 40 feet is the maximum height allowed at 1405 "A" Street (APN: 139-27-501-003), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2001. This approval is subject to:

1. This Variance shall be reviewed in four (4) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services
Land Development Services

Ms. Debbie Barone
Lamar Outdoor Advertising Co.
1863 Helm Drive
Las Vegas, Nevada 89119

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
RQR-5734 - REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - APPLICANT: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA - OWNER: FURBER DEVELOPMENT - Required One-Year Review of an approved Special Use Permit (SUP-3405), WHICH ALLOWED A SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN 138-34-820-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 03/02/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for SUP-3405

MOTION:
McSWAIN – APPROVED subject to conditions – Motion carried with GOYNES voting NO

To be heard by the City Council on 3/02/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, stated that staff has been advised by Code Enforcement and Metro that this facility has had no complaints or enforcement actions. Staff felt that the use has been conducted in a manner that is appropriate for the zoning district and the surrounding area. Staff recommended approval with no requirement of further reviews.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 10 – RQR-5734

MINUTES – Continued:
MARGO WHEELER, Planning and Development, clarified for COMMISSIONER DAVENPORT that the subject site is located off of Rainbow Boulevard.

COMMISSIONER McSWAIN appreciated the applicant's efforts in maintaining a positive reputation and not having any complaints. She would be inclined to approve the application.

KAREN MARCONI, Executive Director, Family and Child Treatment of Southern Nevada, 1050 S. Rainbow Boulevard, Las Vegas, NV 89145, appeared before the Commission to answer any questions.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.
(6:31 – 6:34)

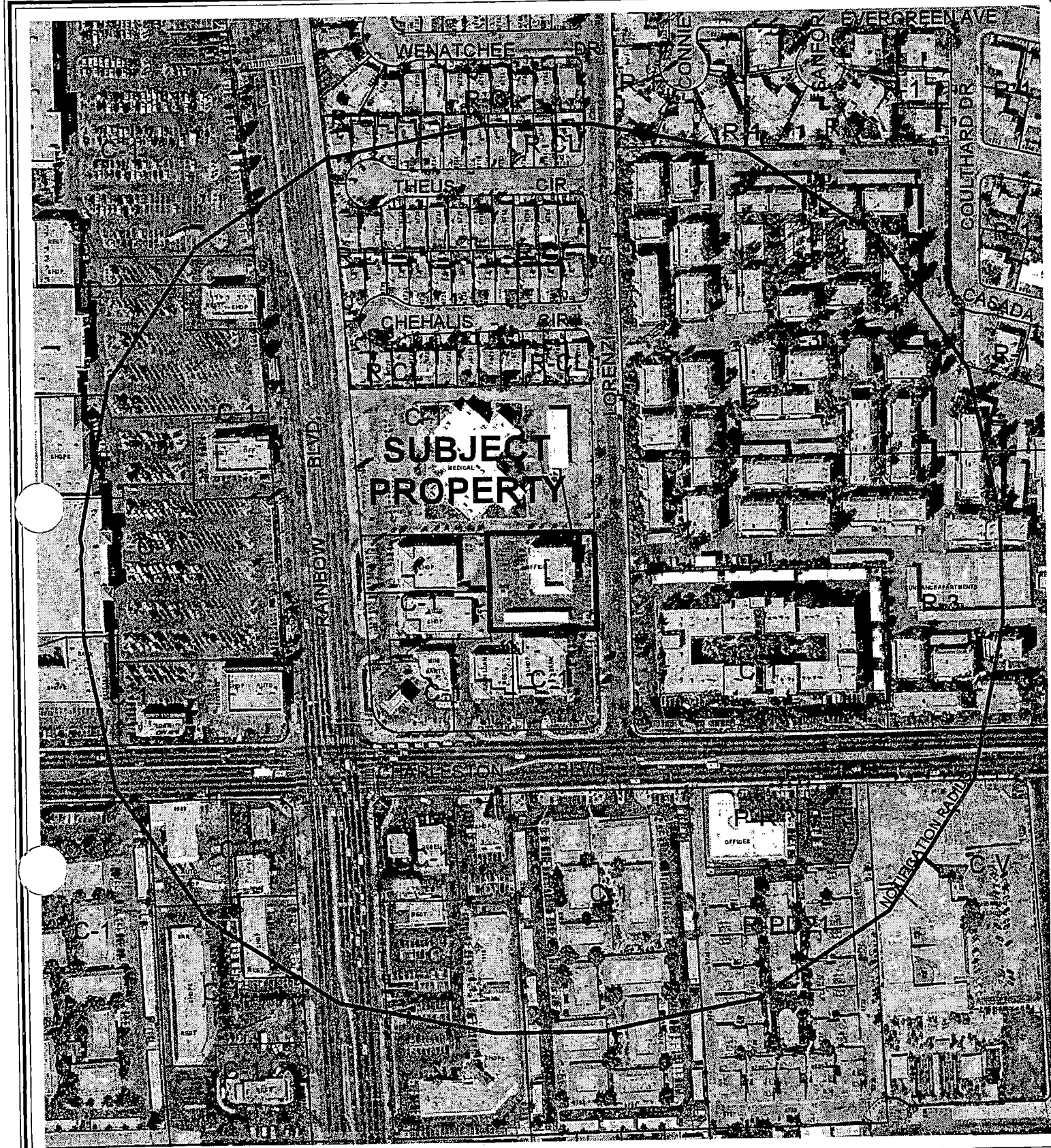
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 10 – RQR-5734

CONDITIONS:

Planning and Development

1. Conformance to all Conditions of Approval for Special Use Permit SUP-3405, with no further reviews required.

2. All City Code requirements and design standards of all City Departments shall be satisfied.



CASE: **RQR-5734**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5734 - APPLICANT: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA - OWNER: FURBER DEVELOPMENT

** CONDITIONS **

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

Planning and Development

1. Conformance to all Conditions of Approval for Special Use Permit SUP-3405, with no further reviews required.

2. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required One-Year Review of an approved Special Use Permit (SUP-3405), which allowed a Sex Offender Counseling Facility at 1050 South Rainbow Boulevard.

B) Applicant's Justification

A justification letter is not required as part of this application.

BACKGROUND INFORMATION

A) Previous Actions

11/15/78	The Board of City Commissioners approved a Rezoning (Z-0080-78) to C-1 (Limited Commercial) for this site as part of a larger request. The Planning Commission recommended denial on 10/24/78.
03/10/94	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0080-78(8)] for a proposed 10,400 square-foot professional office building on this site.
01/21/04	The City Council approved the Special Use Permit (SUP-3405) for the Sex Offender Counseling Facility on this site subject to a one-year review. The Planning Commission and staff recommended approval on January 8, 2004).
12/27/04	The Las Vegas Metropolitan Police Department verified there is no significant law enforcement issue related to the approved Special Use Permit at this location.
01/05/05	Code Enforcement verified there were no outstanding violations related to the approved Special Use Permit at this location and that the facility appears to be operating in an appropriate manner.

B) Pre-Application Meeting

A pre-application meeting is not required as part of this application.

MP

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.82

B) Existing Land Use

Subject Property:	Medical Office
North:	Medical Office/Dental Lab
South:	Retail Commercial
East:	Offices, Multi-Family Residential
West:	Retail Commercial

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	M (Medium Density Residential)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	R-3 (Medium Density Residential) C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The existing C-1 (Limited Commercial) zoning district is in conformance with the General Plan.

MP

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

This site is not affected by any special plan areas or districts.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Social Service Provider	10,400	1/250	40	2	48	2

The facility exceeds the parking standards for this type of use.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the approved Sex Offender Counseling Facility use.

B) General Analysis and Discussion

- Zoning

The Sex Offender Counseling Facility is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

MP

- Use

Social Service Provider Uses are classified as institutional and community service uses in Title 19. The definition of the C-1 (Limited Commercial) district states that most retail shopping and personal services are to be provided in this district. The use has been conducted in a manner that is appropriate for this zoning district and the surrounding area. Therefore, the recommendation for this request is approval with no further reviews required.

FINDINGS

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

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

   The proposed facility is within a developed shopping center which is designated SC (Service Commercial) on the General Plan. Abutting properties are primarily for commercial uses, with the exception of the apartment project to the east of the site. While there are no distance separation requirements for such uses, there are no churches, schools or public parks in close proximity. Therefore, the facility can be operated in a manner harmonious and compatible with the surrounding area.

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

   The existing shopping center is well suited to accommodate a facility of this intensity.

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."**

   Both Charleston Boulevard and Rainbow Boulevard are adequate to meet the needs of this project.

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

MP

The facility is consistent with the goals, objectives and policies of the General Plan. It will be need to comply with all Federal, State and local regulatory criteria, as well as the hours of operation stipulated by the conditions of approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 140

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5734 APN: 138-34-820-009

Name of Property Owner: FURBER DEVELOPMENT

Name of Applicant: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA-F.A.C.T.

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

_____ Yes ____X____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: CRAIG FURBER

Subscribed and sworn before me

This 17th day of November, 2004

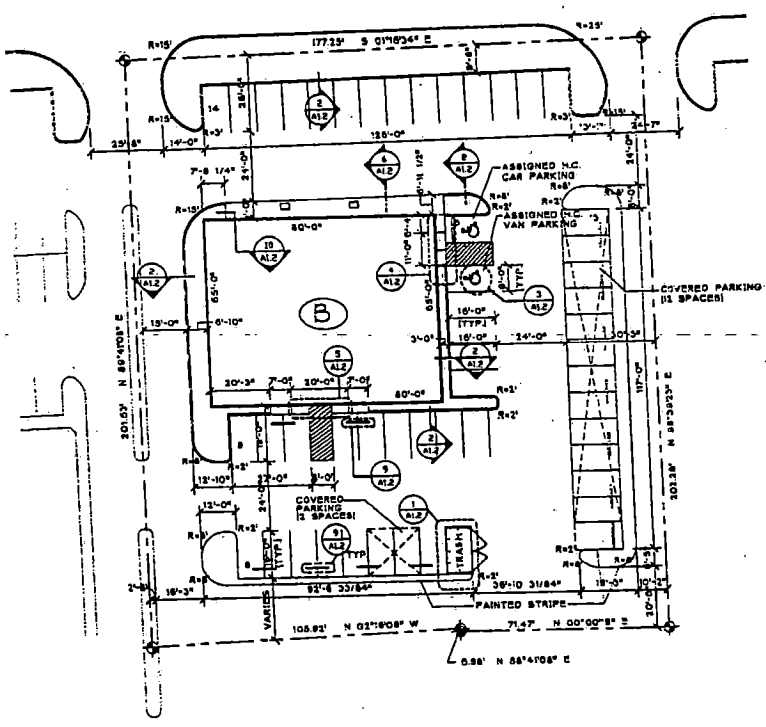
[signature]

Notary Public in and for said County and State

KIM LOOMIS
Comm. # 1401777
NOTARY PUBLIC - CALIFORNIA
Sonoma County
My Comm. Expires March 15, 2007

K:/NETWORK/APPS/ACAD/1994/9401/9401A11A Wed Nov 22 08:24:36 1995

LORENZI BLVD.



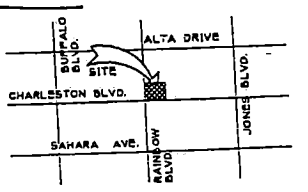
SITE PLAN
SCALE: 1" = 20'-0"

STATISTICS

BLDG.	LOT AREA	BUILDING AREA	PARKING REQ'D	PARKING PROVIDED
"B"	±35,627 S.F.	10,400 S.F. *	1/250 S.F. = 42 SPACES	50 SPACES
TOTAL	±35,627 S.F.	10,400 S.F.*	42 SPACES	50 SPACES

NOTE: * INCLUDES FIRE RISER ROOM SQUARE FOOTAGE (25 S.F.).

VICINITY MAP



DEVELOPER:
JM SAXTON INC.
ATTN: JIM SAXTON, PRESIDENT
800 JM SAXTON BLVD. #100
LAS VEGAS, NV 89103
TELEPHONE (702)871-7900

CONTRACTOR:
SAHARA WEST DEVELOPMENT CO.
5420 W. SAHARA, SUITE 330
LAS VEGAS, NEVADA 89102
TELEPHONE (702)871-7900

PROJECT:
REPUBLIC MORTGAGE
CITY OF LAS VEGAS, NEVADA

OWNER:
NOVEX, A Nevada Limited Partnership
LAS VEGAS, NEVADA

SHEET TITLE: SITE PLAN

	9401A11A
Job No.	9401
Drawn By	E.O.E.
Check By	D.P.

DATE	DESCRIPTION
2/15/94	PERMIT
3/6/94	CONST
3/6/94	SI #1
6/17/94	SI #2
7/7/94	SI #3
10/5/94	SI #4
10/27/94	SI #5
5/23/95	REVISION

SHEET NO. A1.1

This design is the property of Sahara Land and Development, Nevada licensed contractor #0037741 any unauthorized use is strictly

RQR-5734
01/27/05 PC



RQR-5734 - APPLICANT: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA - OWNER: FURBER DEVELOPMENT
1050 SOUTH RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



RQR-5734 - APPLICANT: FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA - OWNER: FURBER DEVELOPMENT
1050 SOUTH RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

Family And Child Treatment
of Southern Nevada
A UNITED WAY AGENCY

1050 South Rainbow Blvd.
Las Vegas, Nevada 89145
Telephone: 702-258-5855
Fax: 702-258-9767

03 DEC 15 PM 4:20

November 18, 2003

Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter - Special Use Permit
Family and Child Treatment

To Whom It May Concern:

Family and Child Treatment (FACT) has been notified by your agency that a Special Use Permit is required to provide out patient mental health services at our business location to adolescents and adults who have been involved in inappropriate sexual behaviors. FACT provides court ordered counseling to both victims and offenders. We understand we would be classified as a sex offender counseling facility for the services which we offer to offenders.

FACT provides outpatient mental health services for individuals of all ages and families. Treatment is offered in individual, group and family therapy. The adolescent and adults involved in inappropriate sexual behaviors would receive mental health treatment in individual, group and family sessions.

The business location is zoned C-1, as are all surrounding locations, and the general plan is listed SC. C-1 is the appropriate zoning for outpatient mental health services. Services are provided by licensed mental health providers governed by licensing boards within the state of Nevada. There are no social service benefit programs available through FACT; we do not offer medical or shelter care. We have provided outpatient mental health services since 1984 and operate as a 501 (c)(3).

Thank you in advance for your attention to this matter. I am available to answer any questions your department may have.

Sincerely,

Victoria Cash Graff LCSW

Victoria Cash Graff, LCSW
Executive Director

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
ETTE B. McDONALD
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

January 22, 2004

Mr. Craig Furber
Furber Development
P.O. Box 1384
Healdsburg, California 95448

RE: SUP-3405 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 21, 2004

Dear Mr. Furber:

The City Council at a regular meeting held January 21, 2004 APPROVED the request for a Special Use Permit FOR A PROPOSED SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN: 138-34-820-009), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2004. This approval is subject to:

Planning and Development

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

2. This use shall be subject to a one year review at a public hearing by the Planning Commission and City Council.

3. Any treatment other than Tier 1 or Tier 2 offenders shall require the submittal of a new Special Use Permit application.

4. The facility shall adhere to business hours Monday through Saturday, 8:00 to 5:00 pm, with treatment available until 8:00 pm.

5. Conformance to all applicable regulatory criteria of Federal, State and local agencies.

Sincerely,

Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Victoria C. Graff
Family and Child Treatment
1050 South Rainbow Boulevard
Las Vegas, Nevada 89145

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
RQR-5745 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VEGAS SOL, INC., ET AL - Request for a Five-Year Review of an approved Special Use Permit (U-0088-99) WHICH ALLOWED AN EXISTING COMMERCIAL EQUESTRIAN CENTER at 6901 North Jones Boulevard (APN 125-23-601-012, 017, 018, 019, 020, and 024), R-E (Residence Estates) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 03/02/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for U-0088-99

MOTION:
GOYNES – APPROVED subject to conditions on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791] – UNANIMOUS with DAVENPORT abstaining on Item 5 as he owned property located within the Notification area, McSWAIN abstaining on Item 14 as her company, Terra Contracting, is presently under contract with Ovation Development, and TRUESDELL abstaining on Item 5 as he has a partnership interest in the adjacent property owner which is affected by the application

To be heard by the City Council on 3/02/2005

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition

MINUTES – Continued:

changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN NIGRO declared the Public Hearing open on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

GARY LEOBOLD, Planning and Development, noted that Item 6 [GPA-5830] was included with the One Motion/One Vote items, in error, and needed to be removed. In addition, Item 10 [RQR-5733] needed to be removed from One Motion/One Vote, as staff received objections to this application. COMMISSIONER McSWAIN requested Item 8 [RQR-5683] be pulled from One Motion/One Vote, and COMMISSIONER STEINMAN requested that Item 9 [RQR-5732] be pulled from One Motion/One Vote so discussions could take place. CHAIRMAN NIGRO concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

(6:11 – 6:16)

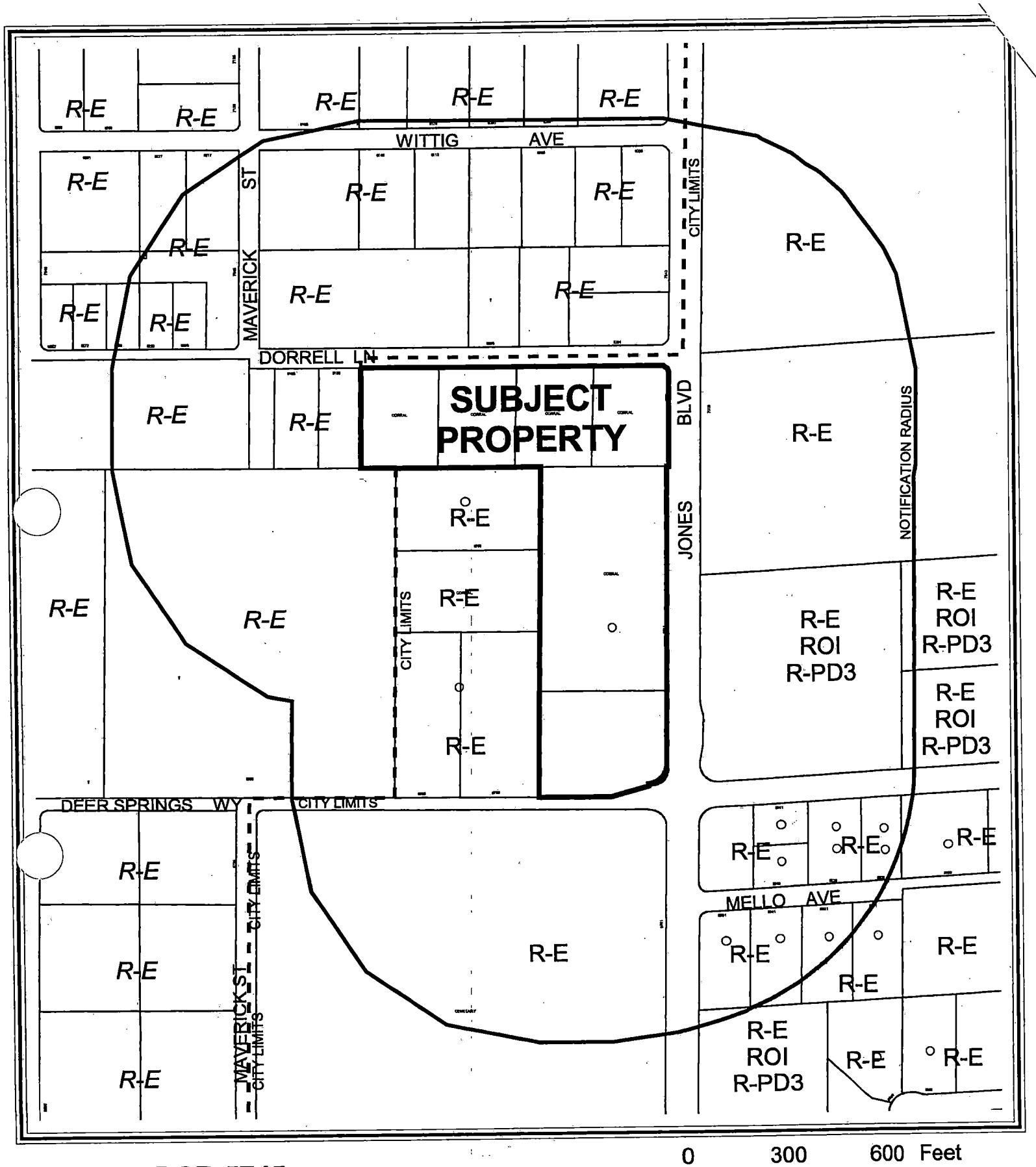
1-342

CONDITIONS:

Planning and Development

1. Conformance to all Conditions of Approval for Special Use Permit U-0088-99, with no further reviews required.

2. All City Code requirements and design standards of all City Departments shall be satisfied.

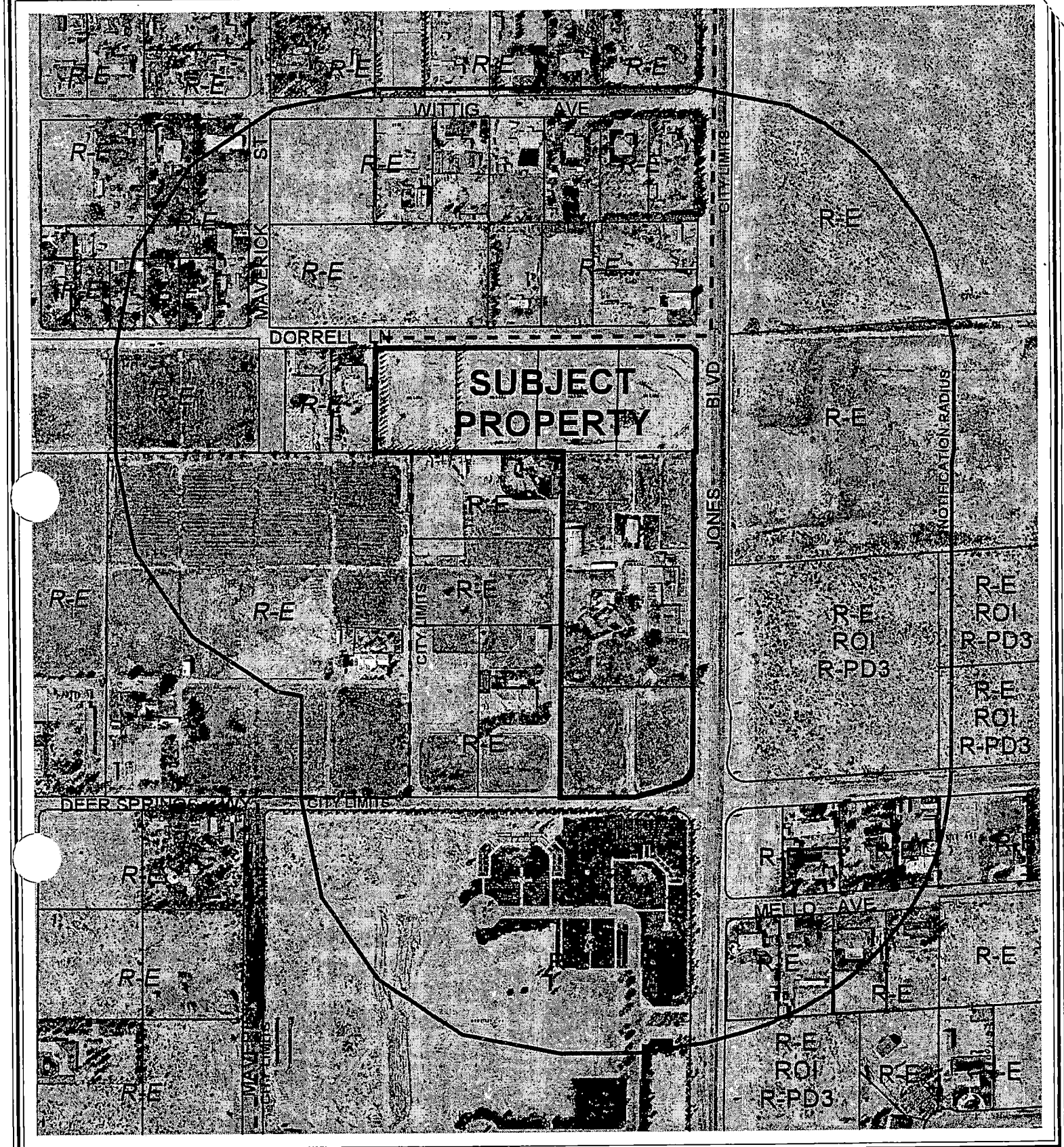


CASE: **RQR-5745**

RADIUS: 750 FT

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

N



0 300 600 Feet

CASE: **RQR-5745**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-5745 - APPLICANT/OWNER: VEGAS SOL, INC., ET AL

** CONDITIONS **

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

Planning and Development

1. Conformance to all Conditions of Approval for Special Use Permit U-0088-99, with no further reviews required.

2. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required Five-Year Review of a an approved Special Use Permit (U-0088-99) which allowed an existing Commercial Equestrian Center at 6901 North Jones Boulevard.

B) Applicant's Justification

A justification letter is not required as part of this application.

BACKGROUND INFORMATION

A) Previous Actions

01/05/00 The City Council approved the Special Use Permit (U-0088-99) to allow the existing Commercial Equestrian Center on this site subject to a five-year review. Planning Commission and staff recommended approval on October 28,1999.

01/05/05 Code Enforcement verified there were no outstanding violations related to the approved Special Use Permit at this location and that the facility appears to be operating in an appropriate manner.

B) Pre-Application Meeting

A pre-application meeting is not required as part of this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.18

MP

B) Existing Land Use

Subject Property:	Commercial Equestrian Center
North:	Undeveloped and Single Family Residences
South:	Cemetery
East:	Undeveloped
West:	Single Family Residences

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	RNP (Rural Neighborhood Preservation) RE (Rural Estates)
South:	DR (Desert Rural Density Residential)
East:	R (Rural Density Residential)
West:	RNP (Rural Neighborhood Preservation) DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	Unincorporated Clark County
South:	R-E (Residence Estates)
East:	R-E (Residence Estates) R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
West:	R-E (Residence Estates)

E) General Plan Compliance

The site is located in the Centennial Hills Sector Map of the General Plan and is designated as DR (Desert Rural Density Residential). The existing R-E (Residence Estates) zoning designation is in conformance with the General Plan.

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

This site is not affected by any special plan areas or districts.

MP

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Horse Corral, Stable - Commercial	50 feet from any dwelling on an adjacent residential lot and at least 100 feet from the front property line*	YES. 140 feet from a dwelling on another lot; 450 feet from front property line

*These distance separation requirements are applied to commercial horse corrals or stables located in C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zoning districts and should be used for similar facilities in residential zones.

The existing Commercial Equestrian Center meets the minimum distance separation requirements from other dwellings and the front property line.

B) General Analysis and Discussion

- Zoning

The existing commercial equestrian center is allowed in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.

- Use

The City of Las Vegas Zoning Code Title 19 defines a Horse Corral or Stable (Commercial) as: "A structure for the keeping of horses, mules, or ponies which are boarded for compensation." Title 19 makes no mention of horse shows, horse training, and riding lessons. Where the Code is silent on parking required for a category of use, it is the Planning Directors' discretion to determine a use that most closely matches the intended use. The horse training and riding lessons are ancillary in nature and can be considered allowable uses of the Horse Corral or Stable use.

On December 30, 2004 a site inspection was conducted and photos were taken. The inspection revealed the site is in good condition.

MP

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."**

   This use has been conducted in a manner compatible with existing and future land uses in that the surrounding area is currently half acre and larger lots with numerous equestrian estates. Therefore, large lot residential and the ability to conduct equestrian uses remains the predominant development pattern for the foreseeable future.

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

   The subject site to be physically suitable for an equestrian center because it is located among other equestrian related properties.

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."**

   Jones Boulevard is adequate to meet the needs of this project.

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

   The existing commercial equestrian center will be subject to regular City inspections and will not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 51

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-5745** APN: 125-23-601-012

Name of Property Owner: Vegas Sol Inc.

Name of Applicant: Vegas Sol Inc. - R.A Brady McFarland

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Brady McFarland

Subscribed and sworn before me

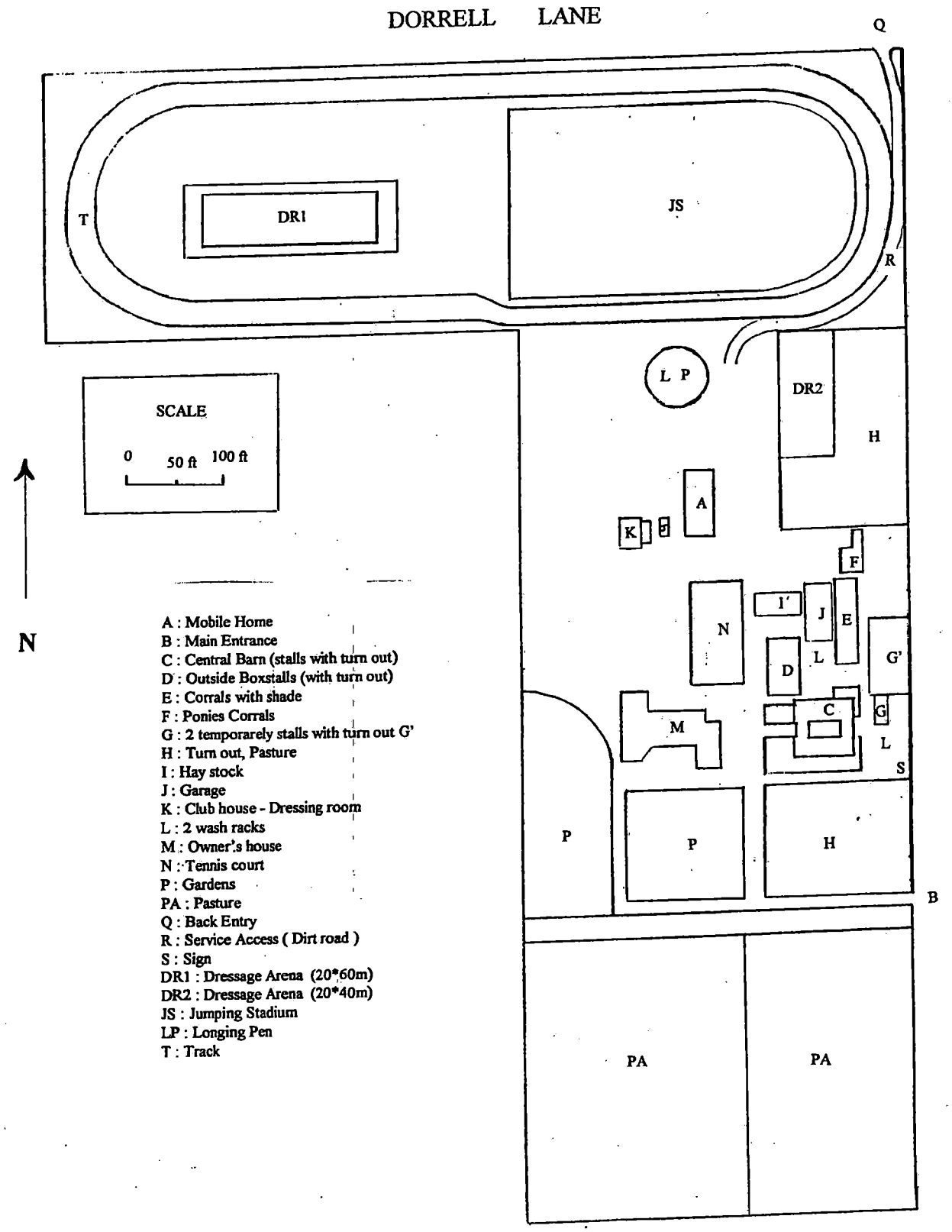
This 3rd day of December, 2004.

[signature]

Notary Public in and for said County and State

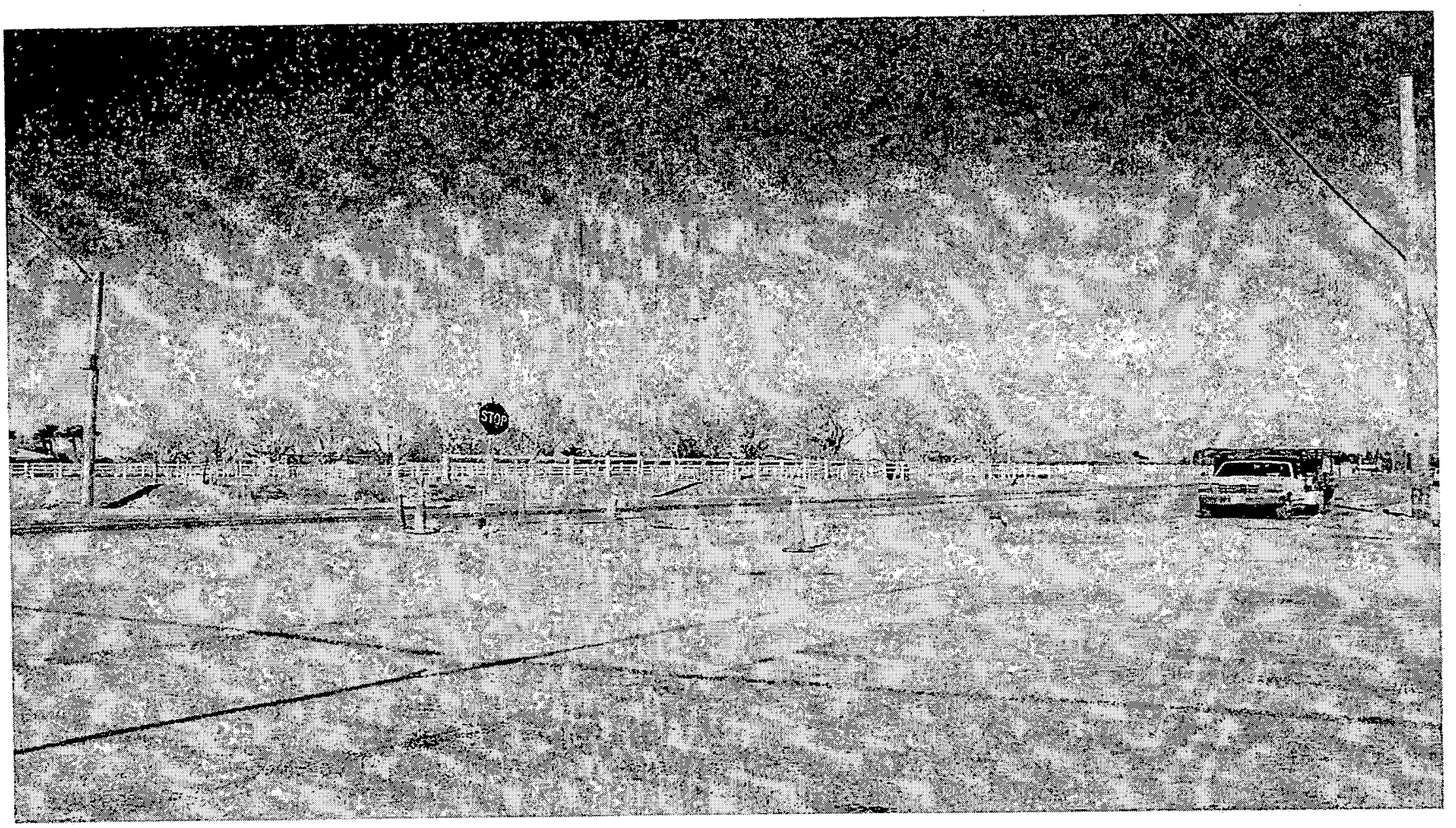
SUSAN R. PALMER
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Feb. 18, 2007
97-0859-1

Site Plan



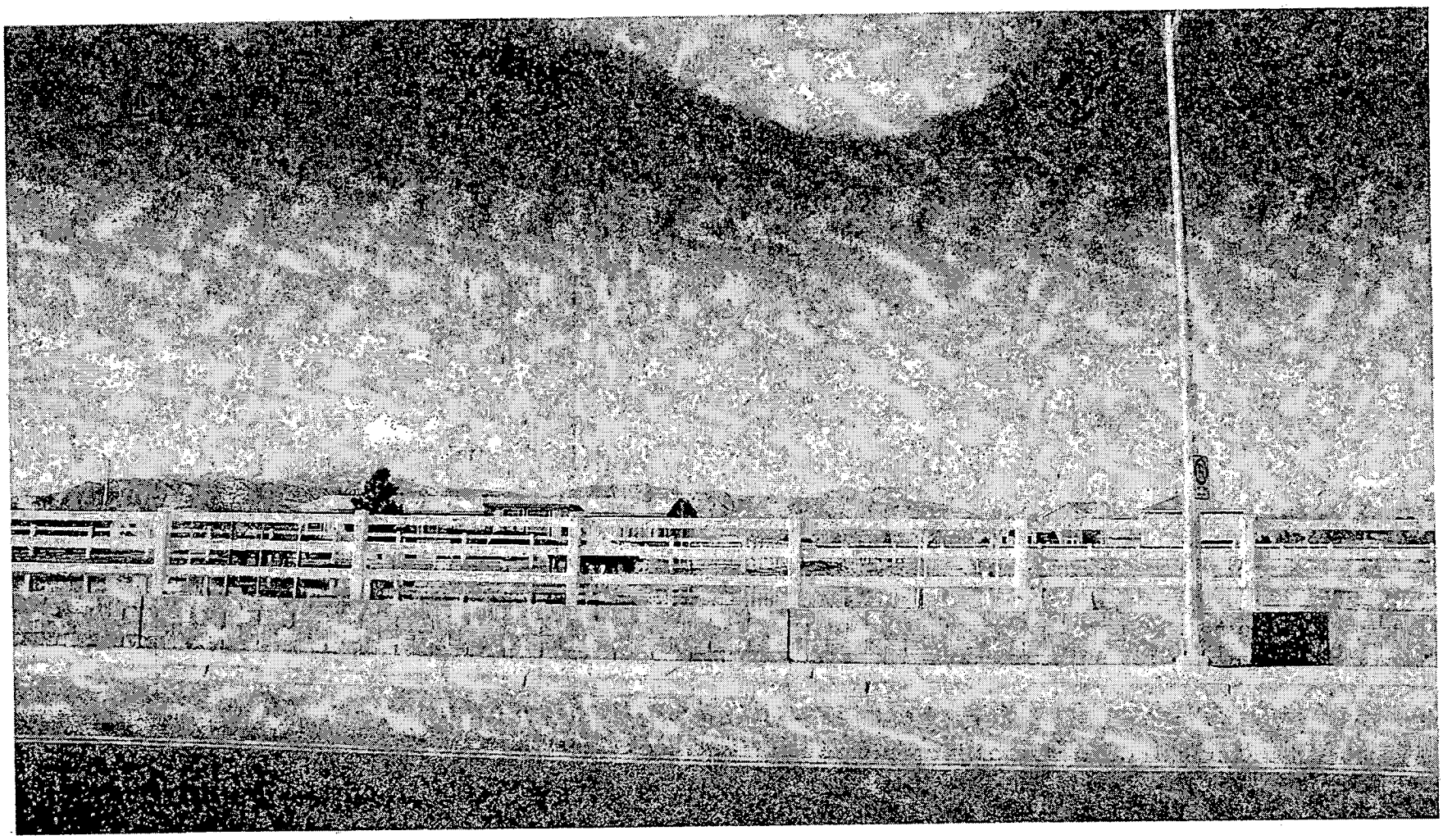
A : Mobile Home
B : Main Entrance
C : Central Barn (stalls with turn out)
D : Outside Boxstalls (with turn out)
E : Corrals with shade
F : Ponies Corrals
G : 2 temporarely stalls with turn out G'
H : Turn out, Pasture
I : Hay stock
J : Garage
K : Club house - Dressing room
L : 2 wash racks
M : Owner's house
N : Tennis court
P : Gardens
PA : Pasture
Q : Back Entry
R : Service Access (Dirt road)
S : Sign
DR1 : Dressage Arena (20*60m)
DR2 : Dressage Arena (20*40m)
JS : Jumping Stadium
LP : Longing Pen
T : Track

RQR-5745
01/27/05 PC



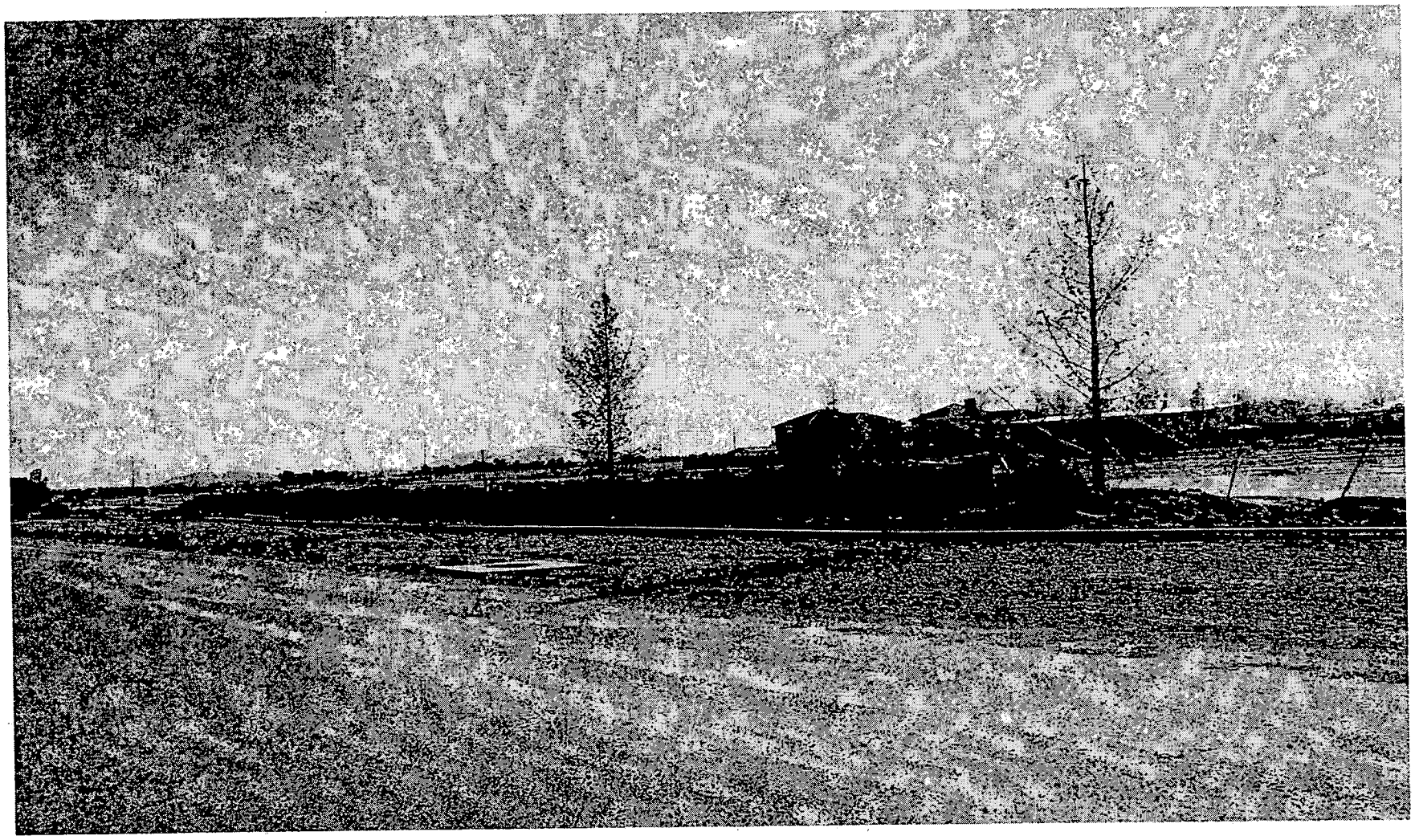
RQR-5745 - APPLICANT/OWNER: VEGAS SOL, INC., ET AL
6901 NORTH JONES BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



RQR-5745 - APPLICANT/OWNER: VEGAS SOL, INC., ET AL
6901 NORTH JONES BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



RQR-5745 - APPLICANT/OWNER: VEGAS SOL, INC., ET AL
6901 NORTH JONES BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

Mr. and Mrs. Cecil Johnson
6901 North Jones Boulevard
Las Vegas, Nevada 89131

RE: U-88-99 - SPECIAL USE PERMIT

Dear Mr. and Mrs. Johnson:

The City Council at a regular meeting held January 5, 2000 APPROVED the Request for a Special Use Permit on property located at 6901 North Jones Boulevard FOR AN EXISTING COMMERCIAL EQUESTRIAN CENTER WHICH INCLUDES HORSE TRAINING, ENGLISH RIDING LESSONS, AND HORSE SHOWS, R-E (Residence Estates) Zone, Ward 6 (Mack), APN: 125-23-601-012, 017 through 020, and 024. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2000. This approval is subject to:

1. This use shall be reviewed in five (5) years at which time the City Council may require the use to cease.

2. A limit of one-hundred (100) horses at any one commercial show shall be adhered to so as not to create a parking problem with more trailers and tow vehicles than the site can accommodate.

3. Dedicate 7 feet of right-of-way on Jones Boulevard adjacent to this site; such right-of-way shall be dedicated within 30 days of approval of this action by the City Council as required by the Department of Public Works. Failure to comply with this condition shall result in this item being reconsidered by the City Council. Upon future development by the property owner, additional dedication or the construction of appropriate half-street improvements on Jones Boulevard and/or Deer Springs Way may be required. Also, the applicant is advised that within the next five years, the City plans to widen Jones Boulevard to its full 100 foot width and that the City will, at that time, seek to acquire an additional 43 feet of right-of-way from the applicant. This future Jones Boulevard project will more than likely include a Special Improvement District which may assess the applicant's property for the cost of constructing sidewalk, curb and gutter, streetlights, a parking lane and sanitary sewer.

4. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

5. All City Code requirements and all City departments' design standards shall be met.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/vwd

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Vincent Ducros
6901 North Jones Boulevard
Las Vegas, Nevada 89131

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
SUP-5759 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC - Request for a Special Use Permit FOR AN EXISTING 40-FOOT HIGH, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 Industrial Road (APN 162-04-802-003), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 03/02/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791] – UNANIMOUS with DAVENPORT abstaining on Item 5 as he owned property located within the Notification area, McSWAIN abstaining on Item 14 as her company, Terra Contracting, is presently under contract with Ovation Development, and TRUESDELL abstaining on Item 5 as he has a partnership interest in the adjacent property owner which is affected by the application

To be heard by the City Council on 3/02/2005

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:
condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN NIGRO declared the Public Hearing open on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

GARY LEOBOLD, Planning and Development, noted that Item 6 [GPA-5830] was included with the One Motion/One Vote items, in error, and needed to be removed. In addition, Item 10 [RQR-5733] needed to be removed from One Motion/One Vote, as staff received objections to this application. COMMISSIONER McSWAIN requested Item 8 [RQR-5683] be pulled from One Motion/One Vote, and COMMISSIONER STEINMAN requested that Item 9 [RQR-5732] be pulled from One Motion/One Vote so discussions could take place. CHAIRMAN NIGRO concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

(6:11 – 6:16)
1-342

CONDITIONS:
Planning and Development

1. This Special Use Permit shall be reviewed in four (4) years after approval of this request by the City Council at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

2. The Off-Premise Advertising (Billboard) Sign shall not exceed the existing 12-foot by 24-foot dimensions and shall be maintained in conformance with all minimum requirements under Title 19.14 for an Off-Premise Advertising (Billboard) Sign and other applicable sign requirements.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to

CONDITIONS – Continued:

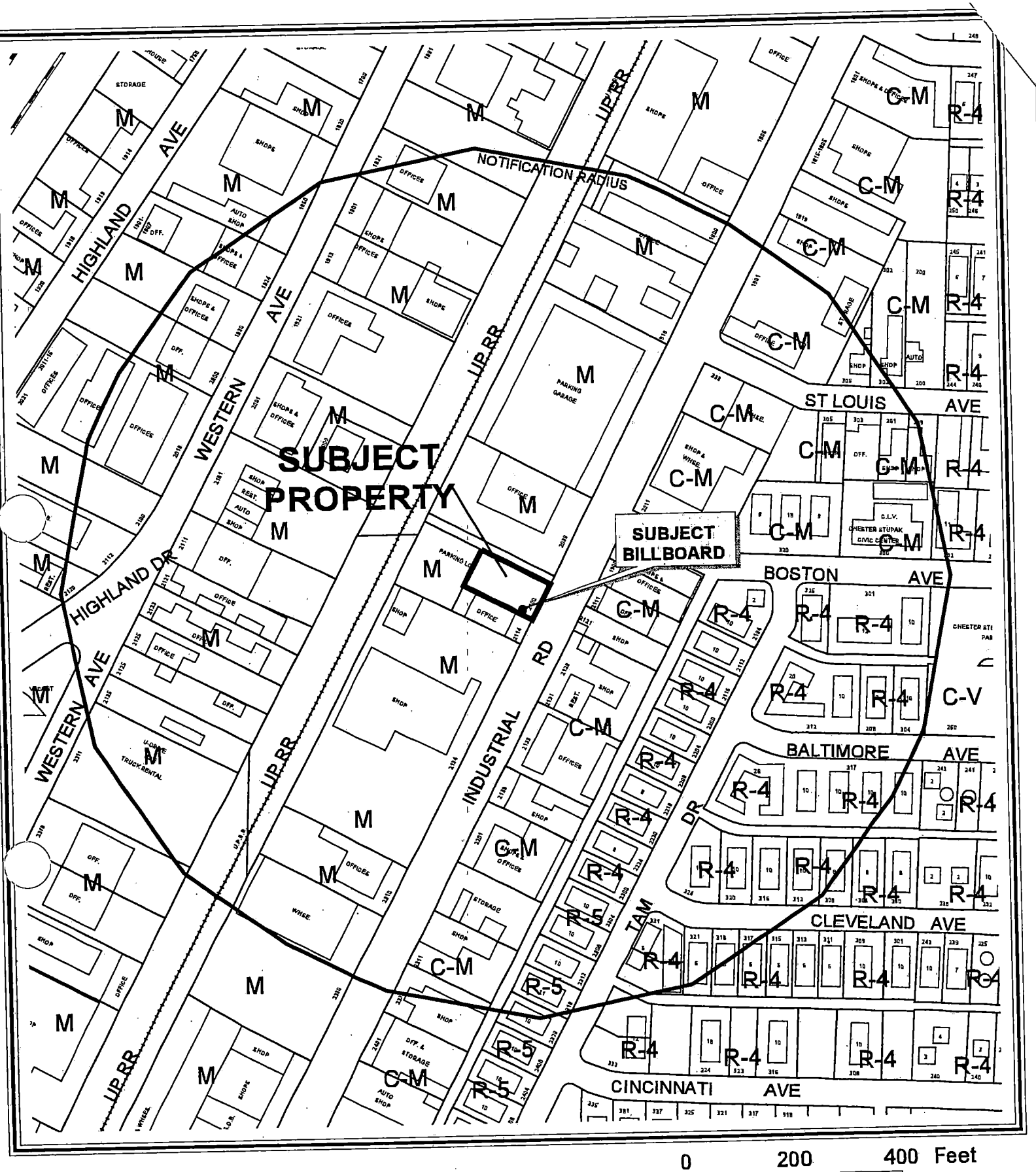
perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

5. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

6. If the Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

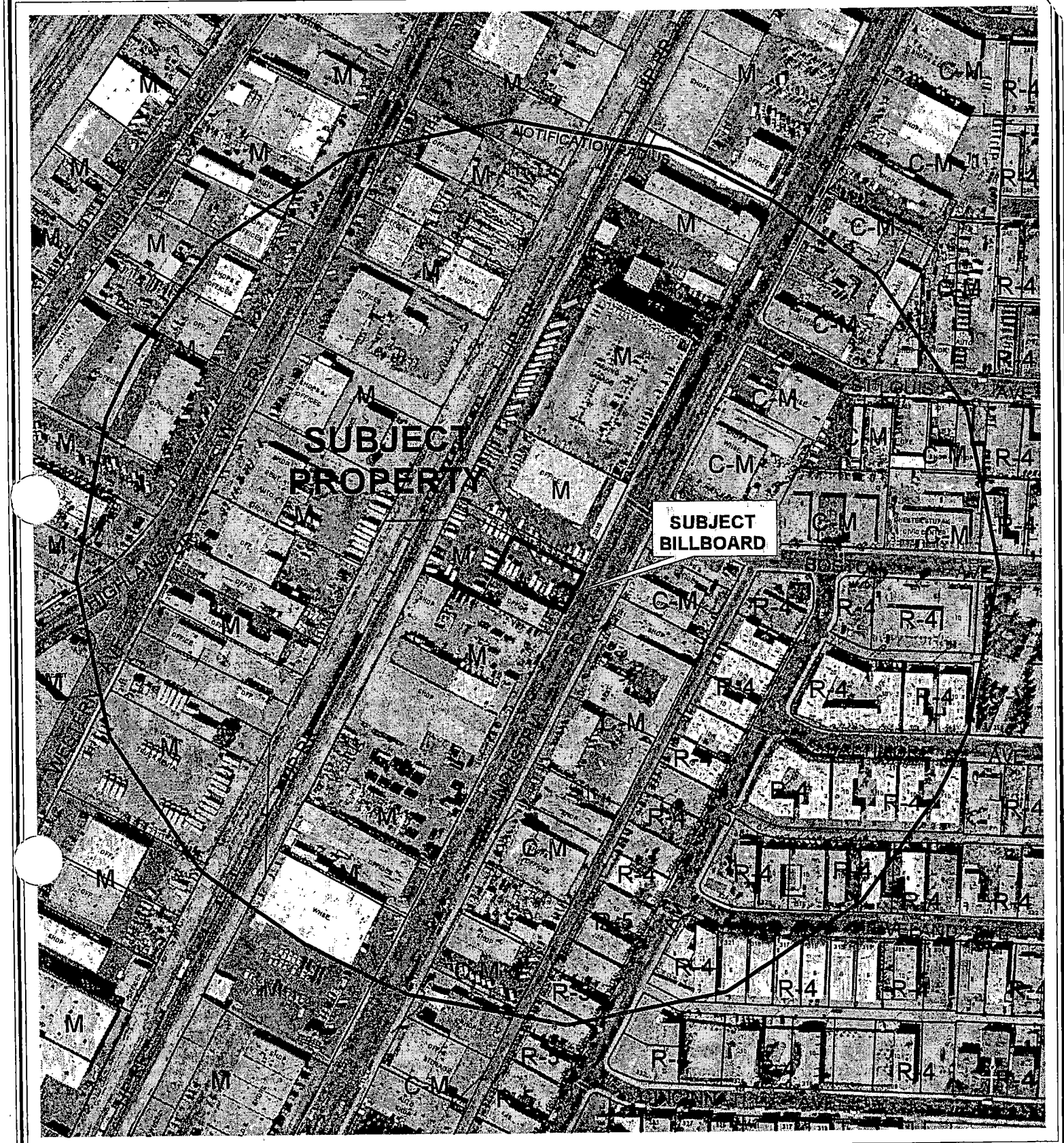
7. All City code requirements and design standards of all City departments shall be satisfied.



CASE: **SUP-5759**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



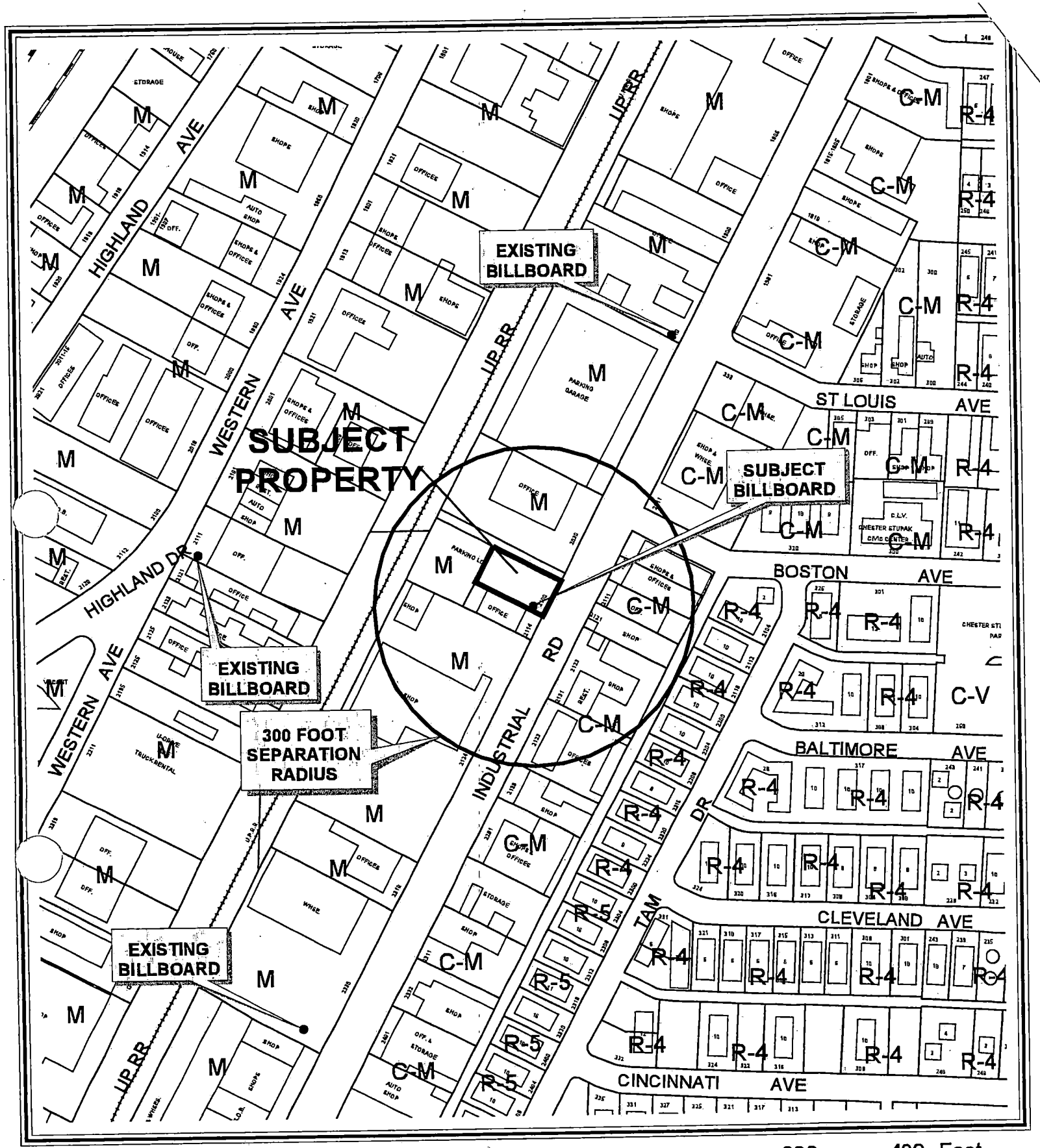
0 200 400 Feet

CASE: **SUP-5759**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

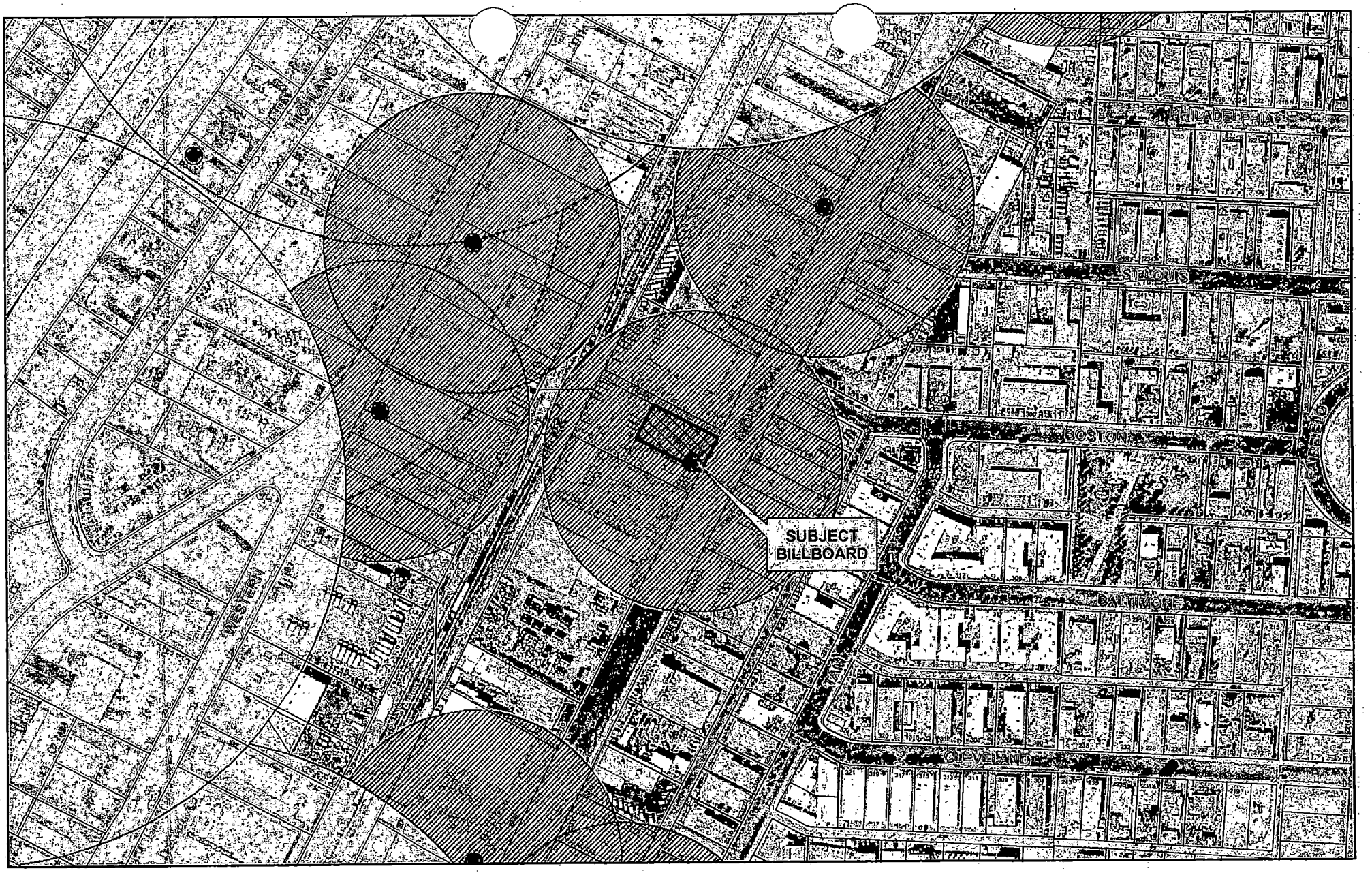


CASE: **SUP-5759**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-5759

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5759 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC

** CONDITIONS **

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

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) years after approval of this request by the City Council at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

2. The Off-Premise Advertising (Billboard) Sign shall not exceed the existing 12-foot by 24-foot dimensions and shall be maintained in conformance with all minimum requirements under Title 19.14 for an Off-Premise Advertising (Billboard) Sign and other applicable sign requirements.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

5. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

6. If the Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

7. All City code requirements and design standards of all City departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for an existing 40-foot high, 12-foot by 24-foot Off-Premise Advertising (Billboard) Sign at 2100 Industrial Road.

B) Applicant's Justification

The applicant states in a letter attached to the application that the subject sign was approved by a Special Use Permit in 1976 and given continued approval in Required Reviews over the 26 years it has been in place. However, in a recent discovery by the staff of the Planning and Development Department, it was revealed that the sign was actually constructed on the wrong parcel. Approval is now sought to legitimize the placement of the existing sign on the parcel on which it is located.

BACKGROUND INFORMATION

A) Previous Actions

10/18/95 The City Council approved a Special Use Permit (U-105-95) for a 12-foot x 24-foot Off-Premise Advertising (Billboard) Sign on this site subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval on 09/26/95.

12/06/2000 The City Council approved a Required Review [U-105-95(1)] of a Special Use Permit (U-105-95) for a 12-foot x 24-foot Off-Premise Advertising (Billboard) Sign on this site subject to a four-year review. The Board of Zoning Adjustment and staff recommended approval on 09/26/95.

B) Pre-Application Meeting

12/13/04 The staff met with the prospective applicant for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign on the subject property. In submitting a request for a Request for Review of an existing sign, it was discovered that the sign is located on the wrong property. Staff noted that a new Special Use Permit would be required to legitimize the existing sign that is on abutting property.

DDS

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	0.24

B) Existing Land Use

Subject Property:	Parking lot
North:	Office building
South:	Office building
East:	Industrial
West:	Industrial

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	C-M (Commercial/Industrial)
West:	M (Industrial)

E) General Plan Compliance

The site is designated LI/R (Light Industrial/Research) on the Southeast Sector Land Use Plan Map of the General Plan. The existing M (Industrial) zoning designation is in conformance with the General Plan.

DDS

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

The site is shown in the Southeast Sector of the General Plan. Approval of this off-premise sign is not contrary to the goals of the Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Minimum distance separation from another Off-Premise Advertisement (Billboard) in any direction.	300 Feet	Yes
Minimum distance separation from "R" zoned property and any other off-premise sign	300 Feet	Yes

This proposed Off-Premise Advertising (Billboard) Sign is located in excess of 300 feet from any other Off-Premise Advertising (Billboard) Sign or residentially zoned property. Therefore, it complies with the Zoning Code.

B) General Analysis and Discussion

- Zoning

  An Off-Premise Advertising (Billboard) Sign is allowed within the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

  The subject sign was granted a Special Use Permit on 10/18/95. Although the applicant indicated in the pre-application meeting that it existed in the present location since 1976, a thorough search indicates that the initial Special Use Permit was approved in 1995. The sign was granted approvals of Requests for Review in 2000 and was due for another in 2004. It is only recently that the staff of the Planning and Development Department discovered that the sign was placed on property located south of the property on which it was approved. Consequently, the owner of the sign wishes to legitimize the location of the sign in its present location. The Special Use Permit originally granted for the other property became null and void within the expiration period of the Permit, as there was never a sign placed on that property.

  Title 19 establishes the conditions (listed below) for the approval of Off-Premises Advertising (Billboard) Signs as a Special Use within the City. Title 19.14.100 limits the overall height of an Off-Premise Advertising (Billboard) Sign to 40 feet. The Code also requires Off-Premise Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other Off-Premise Advertising (Billboard) Signs. The proposed sign meets these Code requirements with regard to height and distance separation. It is recommended that a Special Use Permit be granted for the existing sign.

- Conditions

  Title 19.14.100 establishes the conditions for approval of Off-Premise Advertising (Billboard) Signs within the City. These conditions are listed as follows:

  (1) No off-premise signs shall be erected in the public right-of-way.
  (2) No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of Title 19 (including those protecting existing signs).
  (3) Off-premise signs are only permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/ Industrial) and M (Industrial) Zoning Districts.
  (4) No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.
  (5) Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall be no closer than 750 feet (measured along the highway frontage) to any other off-premise sign along the same frontage. Each side of the highway shall be considered a separate frontage. The sign and all other off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off-premise sign, wherever located, including an off-premise sign that is situated outside the corporate boundaries of the City.

DDS

(6) The distance to and from a sign shall be measured with reference to the point on the ground that is directly beneath the center of the sign structure.

(7) Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall not be higher than 40 feet except as provided in Subparagraphs (a) and (b) below. The height shall be measured from the grade at the point of construction to the top of the sign. The display surface shall not be higher than 30 feet or wider than 60 feet.

(a) An off-premise sign within 150 feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected 30 feet above the elevation of the elevated roadway surface nearest the sign.

(b) An off-premise sign within 150 feet of the right-of-way line of any freeway or highway to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the freeway or highway may be increased to a maximum of 55 feet when authorized by the City Council.

(8) All other off-premise signs shall be no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum height of 55 feet when authorized by the City Council.

(9) Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.

(10) No off-premise sign shall be erected or maintained within 660 feet of the nearest travel lanes of the Summerlin Parkway from Station 499 + 78 to Station 601 + 30.

(11) No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the U Zoning District or any R Zoning District.

(12) All structural elements of an off-premise sign to which the display panels are attached shall be screened from view. Display surface panels, which are removed for the purpose of changing the advertising message, shall be replaced within 30 days with display panels containing a new advertising message or uniformly painted blank panels.

(13) All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

(14) For any off-premise sign that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

DDS

(15) No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director of Planning and Development. The site plan shall include the following:
   (a) An accurate site plan of the lot, at the scale the Director of Planning and Development requires;
   (b) The location of buildings, parking lots, driveways and landscaped areas on the lot;
   (c) An accurate indication of the location of all existing and proposed off-premise signs; and
   (d) Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

(16) The permittee or holder of a sign certificate shall notify the Director of Planning and Development of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director of Planning and Development may require.

The existing Off-Premise Advertising (Billboard) Sign meets Title 19 conditions.

FINDINGS

To approve an application for a Special Use Permit, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

   This existing Off-Premise Advertising (Billboard) Sign is located within an M (Industrial) zoning district and complies with the requirements of Title 19. Of all the zoning districts in which an Off-Premise Advertising (Billboard) Sign is permitted, the M zone is the least restrictive in so far as the intensity of land use permitted. The Off-Premise Advertising (Billboard) Sign is compatible with the high intensity uses permitted in the M zone.

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

DDS

The subject site is located in an industrial area, which is one of the prerequisites to establishing its suitability.

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 sign does not generate traffic on the proposed site and would not negatively affect the surrounding roadways.

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 Off-Premise Advertising (Billboard) Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	16
NOTICES MAILED	53
APPROVALS	0
PROTESTS	0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-5759** APN: 162 04 802 003

Name of Property Owner: Bell Real Estate LLC

Name of Applicant: Brent Bell

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: 162 04 802 003

X Signature of Property Owner/Authorized Agent: [signature]

XPrint Name: Brent Bell

X Subscribed and sworn before me

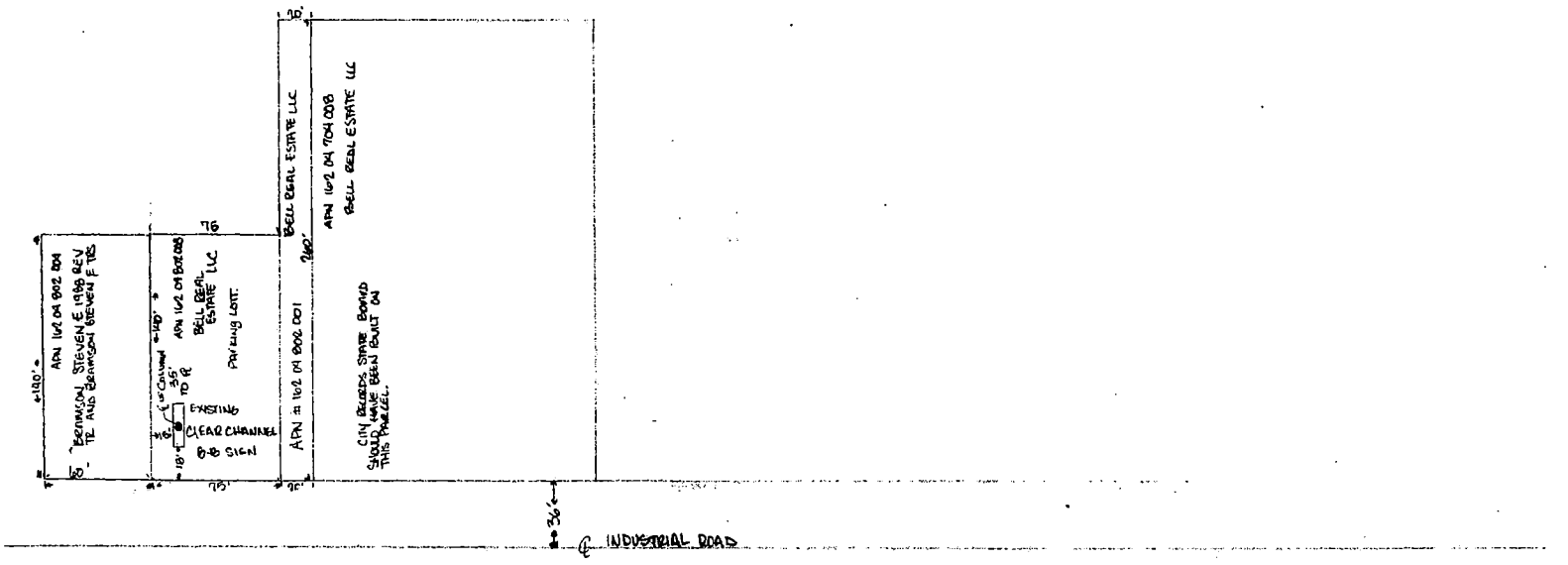
This 12th day of Oct, 2004

Deborah N. Garceau

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DEBORAH N. GARCEAU
My Appointment Expires
March 8, 2007
No: 99-35724-1

Revised 2/12/02



NOTES: NO OTHER OFF-PREMISE ADVERTISING SIGN "BILLBOARD" WITHIN 500'

: NO RESIDENTIAL USE WITHIN 300' MEASURED FROM CENTER OF COLUMN

: ZONING: M INDUSTRIAL DISTRIC

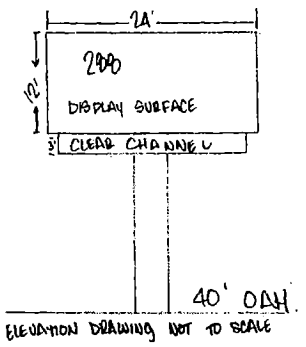
: LAS VEGAS 89102

: BILLBOARD WAS CONSTRUCTED BACK ON FEBRUARY 24TH 1970

: OWNER BELL REAL ESTATE LLC

: CONFORMS TO ALL REQUIREMENTS SET FORTH BY TITLE 19A

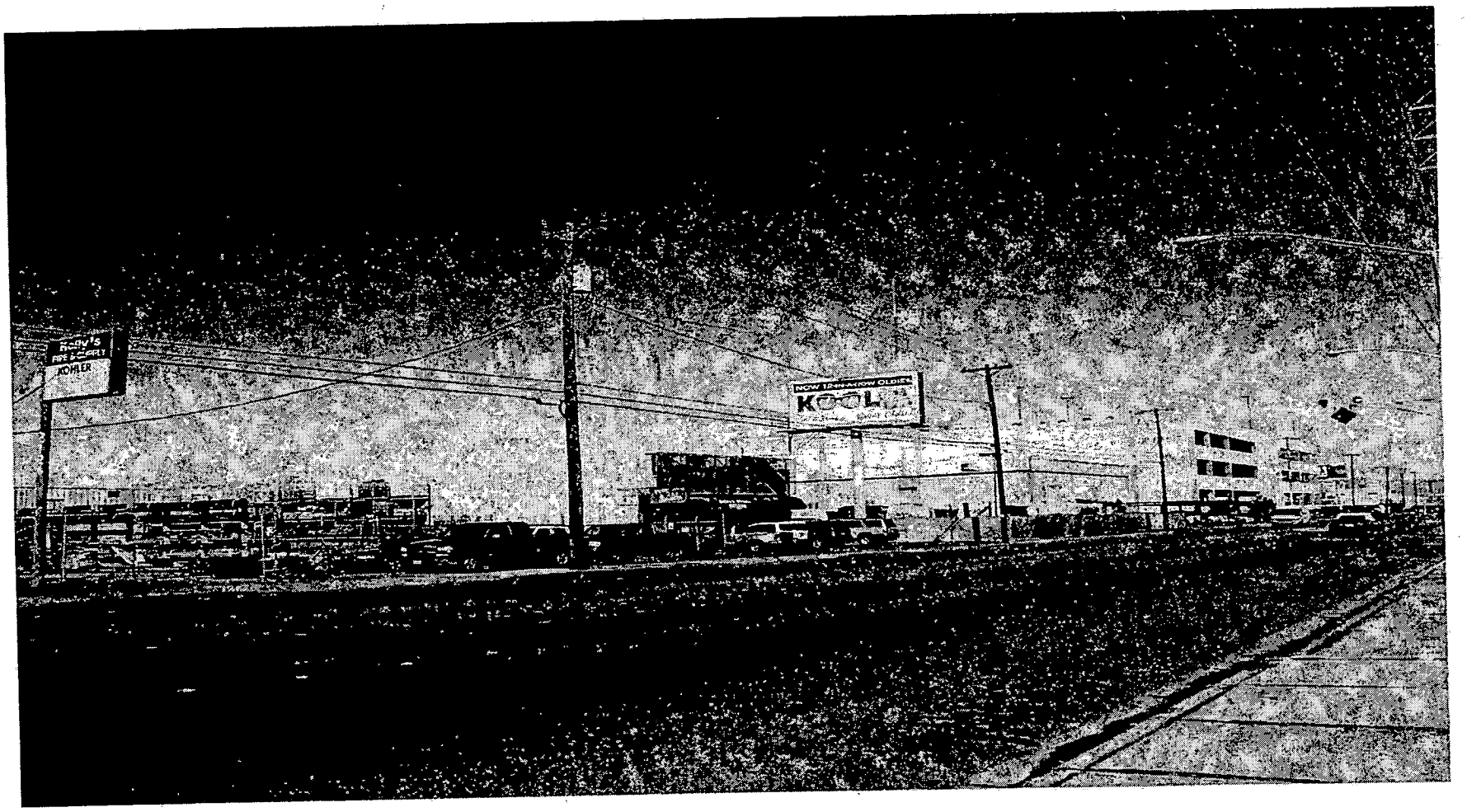
APN 162 04 802 008



ELEVATION DRAWING NOT TO SCALE

SUP-5759
01/27/05 PC

BELL REAL ESTATE CO.		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY RC
DATE: 12 01 2004		REVISED
SITE PLAN FOR ONE 12 x 24 40' O.A.H EXISTING OFF PREMISE ADVERTISING SIGN		
JURISDICTION: LAS VEGAS 89102		DRAWING NUMBER ONE OF ONE



SUP-5759 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC
2100 INDUSTRIAL ROAD
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



SUP-5759 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC
2100 INDUSTRIAL ROAD
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

CLEARCHANNEL
OUTDOOR

December 3, 2004

City of Las Vegas Planning Dept.
400 Stewart Ave
Las Vegas, NV 89101

RE: Justification Letter

To Whom It May Concern,

Clear Channel Outdoor was approved for a Special Use Permit to erect a 26'x 24', 40' height off-premise advertising "billboard" sign back in December of 1976. Throughout the years this application has been sent back to Planning Commission and City Council for the Required Reviews and has continually been approved for the use. In recent discoveries City Planning Staff has found that this particular structure was constructed on the wrong parcel. The parcel on record for the continuation of our use is APN# 162 04 802 008 when in actuality the billboard is located on APN# 162 04 802 003 and has been located on that parcel for the past 28 years.

Clear Channel Outdoor is requesting the continuation of our special use permit and is only requesting the record to reflect the correct parcel number on record. This location meets all of the separation requirements governed by Title 19A.

Sincerely,

Rod Carter
Senior Real Estate Rep.
Clear Channel Outdoor.

ClearChannel Outdoor
2880-B Mead Avenue ◦ Suite 350 ◦ Las Vegas, NV 89102 ◦ www.clearchanneloutdoor.com

702 382 ◦ 5020 tel
382 ◦ 7088 fax

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
SNC-5832 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Street Name Change FROM: GILBERT LANE TO: SHELEHEDA AVENUE, between Jones Boulevard and Bradley Road, Ward 6 (Mack).

SET DATE: 02/16/05
C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 14 [VAC-5721] and Item 15 [VAC-5791] and subject to condition on Item 13 [SNC-5832] – UNANIMOUS with DAVENPORT abstaining on Item 5 as he owned property located within the Notification area, McSWAIN abstaining on Item 14 as her company, Terra Contracting, is presently under contract with Ovation Development, and TRUESDELL abstaining on Item 5 as he has a partnership interest in the adjacent property owner which is affected by the application

To be heard by the City Council on 3/02/2005

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:
condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

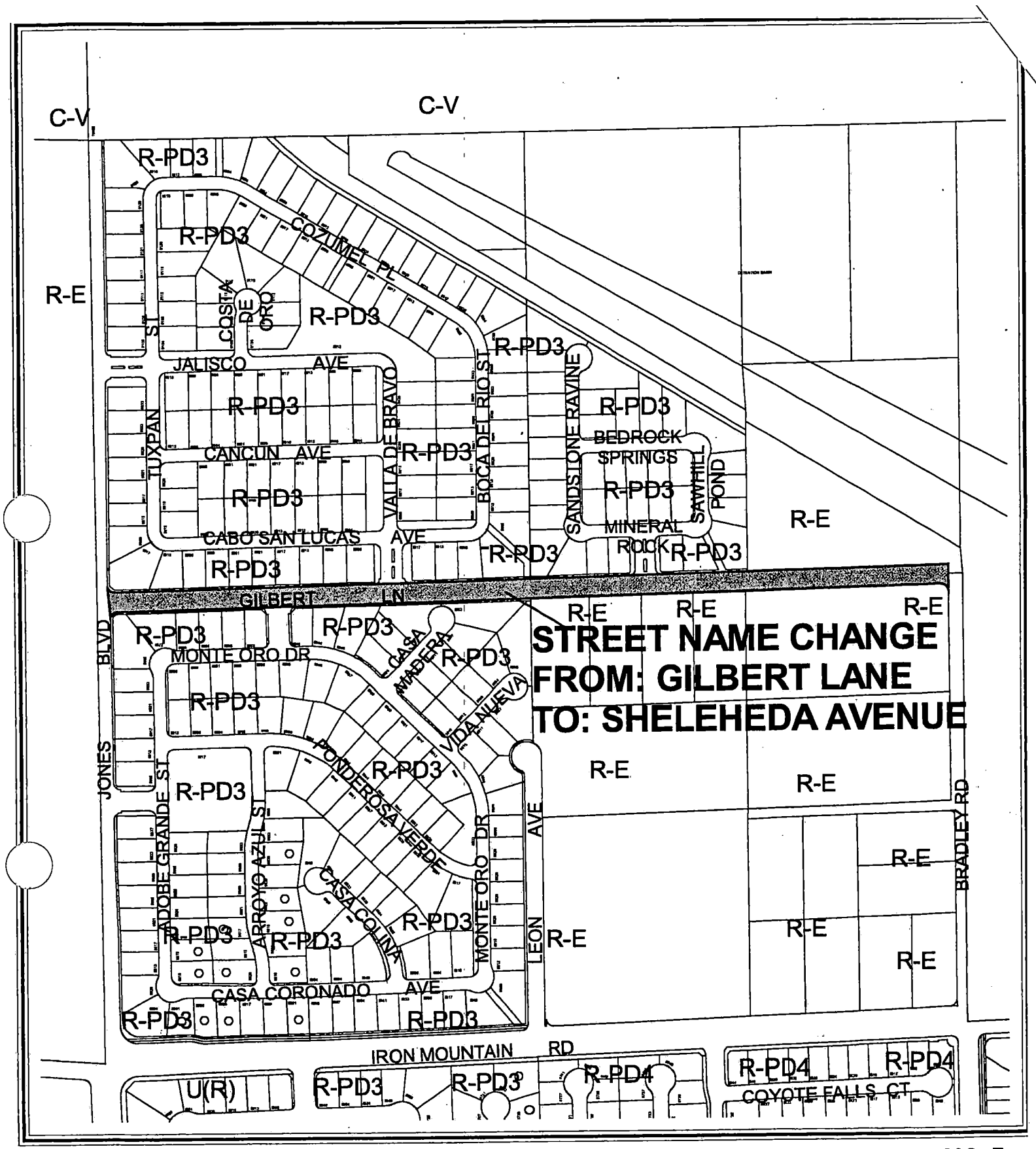
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GARY LEOBOLD, Planning and Development, noted that Item 6 [GPA-5830] was included with the One Motion/One Vote items, in error, and needed to be removed. In addition, Item 10 [RQR-5733] needed to be removed from One Motion/One Vote, as staff received objections to this application. COMMISSIONER McSWAIN requested Item 8 [RQR-5683] be pulled from One Motion/One Vote, and COMMISSIONER STEINMAN requested that Item 9 [RQR-5732] be pulled from One Motion/One Vote so discussions could take place. CHAIRMAN NIGRO concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

(6:11 – 6:16)
1-342

CONDITION:
1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.



CASE: **SNC-5832**


C-V
C-V
R-PD3
R-PD3
COZUMEL PL
R-E
COSTA DE ORO
R-PD3
R-PD3
JALISCO AVE
R-PD3
R-PD3
CANCUN AVE
R-PD3
R-PD3
CABO SAN LUCAS AVE
R-PD3
R-PD3
GILBERT LN
R-PD3
R-PD3
MONTE ORO DR
R-PD3
R-PD3
R-PD3

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SNC-5832 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Street Name Change to change the name of Gilbert Lane, between Jones Boulevard and Bradley Road, to Sheleheda Avenue.

B) Applicant's Justification

In an e-mail message to the City from the Las Vegas Metropolitan Police Department, it is mentioned that Gilbert Lane already exists as a north/south street in the unincorporated area of Clark County. Noted as a problem with 911 services, emergency personnel could be sent to the wrong location. The section of Gilbert Lane existing in the City was dedicated after the County sections of street with the same name. The name Sheleheda Avenue is proposed in honor of the former Chief of the Fire Department Communications Division. The street name has been approved by the Fire and Rescue Department.

BACKGROUND INFORMATION

Previous Actions

Parcels for the subject right-of-way of Gilbert Lane were established in 06/14/04, 10/23/04 and 11/17/04.

ANALYSIS

General Analysis and Discussion

Two north-south sections of a street named Gilbert Lane exist in unincorporated areas of Clark County. One is located east of Rainbow Boulevard, north and south of Grand Teton Road and the other exists east of Rainbow Boulevard, extending north of Ann Road. Along both sections, 18 lots have addresses on Gilbert Lane. To change the name of the street for these residents could cause considerable disturbance to them in having to change their legal address with numerous businesses.

The subject east/west section of street named Gilbert Lane is located approximately 1,300 feet north of Iron Mountain Road, between Jones Boulevard and Bradley Road. Along this one-half mile section of road, there are six undeveloped parcels that front on the street. Thirty-one other lots rear upon the street but are addressed off other internal streets. No developed lots appear to be addressed off this section of Gilbert Lane. This section was dedicated and established as right-of-way in 2004, after the establishment of the other two sections of street in the unincorporated areas of Clark County.

The name Sheleheda Avenue is proposed in honor of the former Chief of the Fire Department Communications Division. The suffix "Avenue" is used in compliance with Ordinance #3744, the "City of Las Vegas Street Naming and Address Assignment Regulations." When used, "Avenue" is to represent an east/west street.

Because the subject section of street was dedicated after other sections of the street with the same name in unincorporated areas of Clark County and numerous lots are addressed off these sections, it is recommended that the subject section of Gilbert Lane be renamed. The proposed name of Sheleheda Avenue has been approved by the Fire and Rescue Department and is consistent with the Street Naming Regulations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SNC-5832 APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: Jason Allswang

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: Jason Allswang

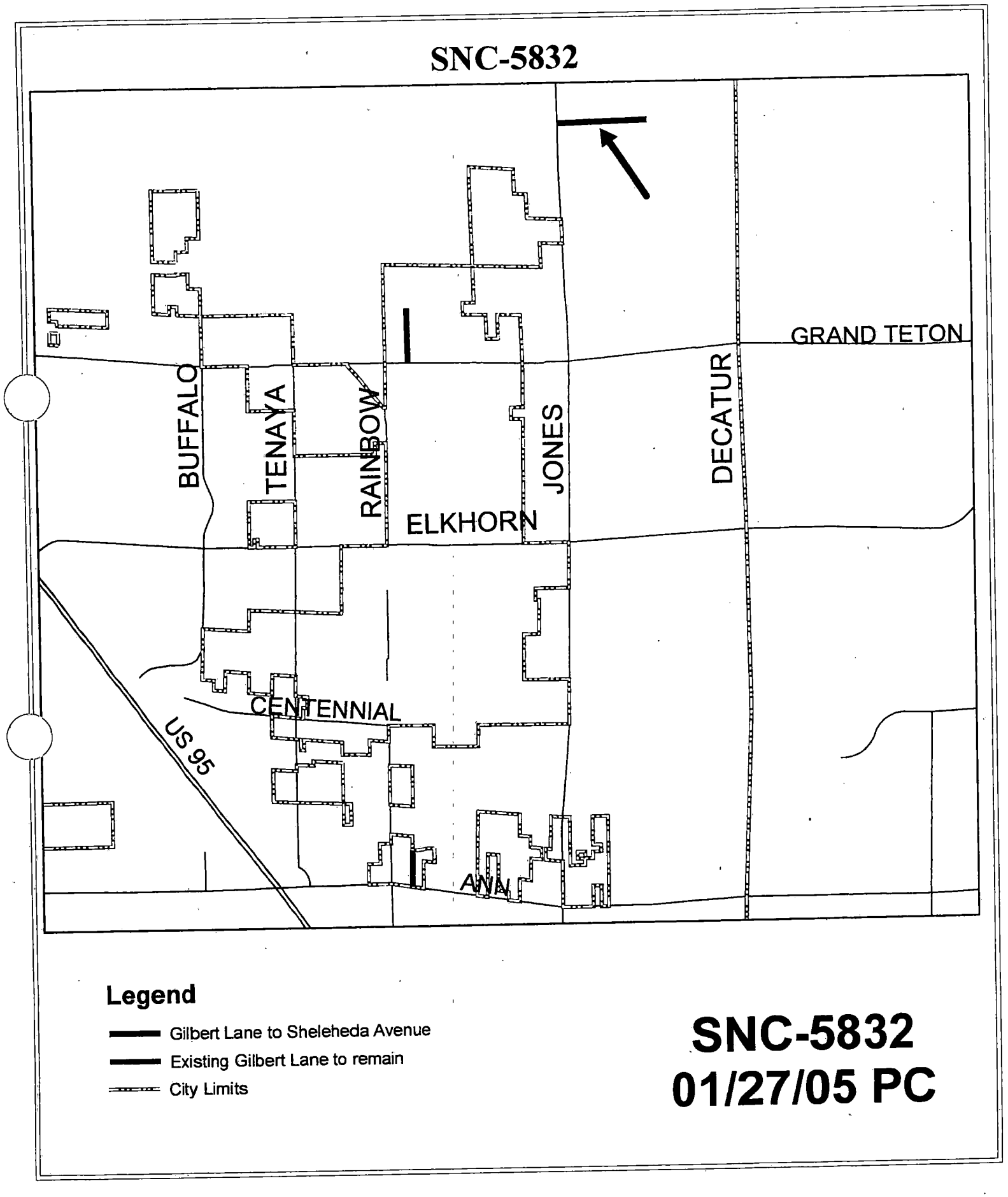
Subscribed and sworn before me

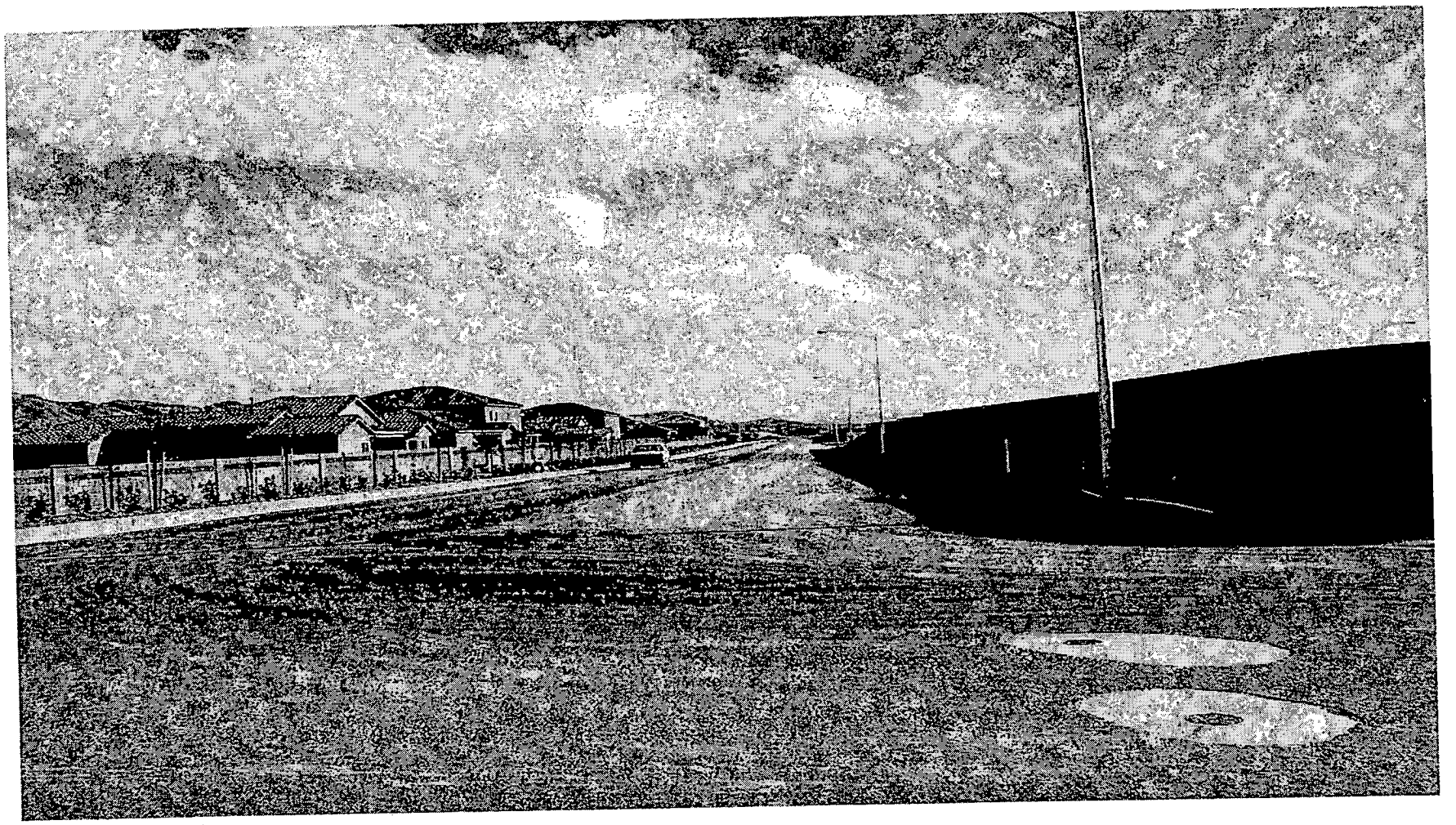
This 15th day of December, 2004

_____

Notary Public in and for said County and State

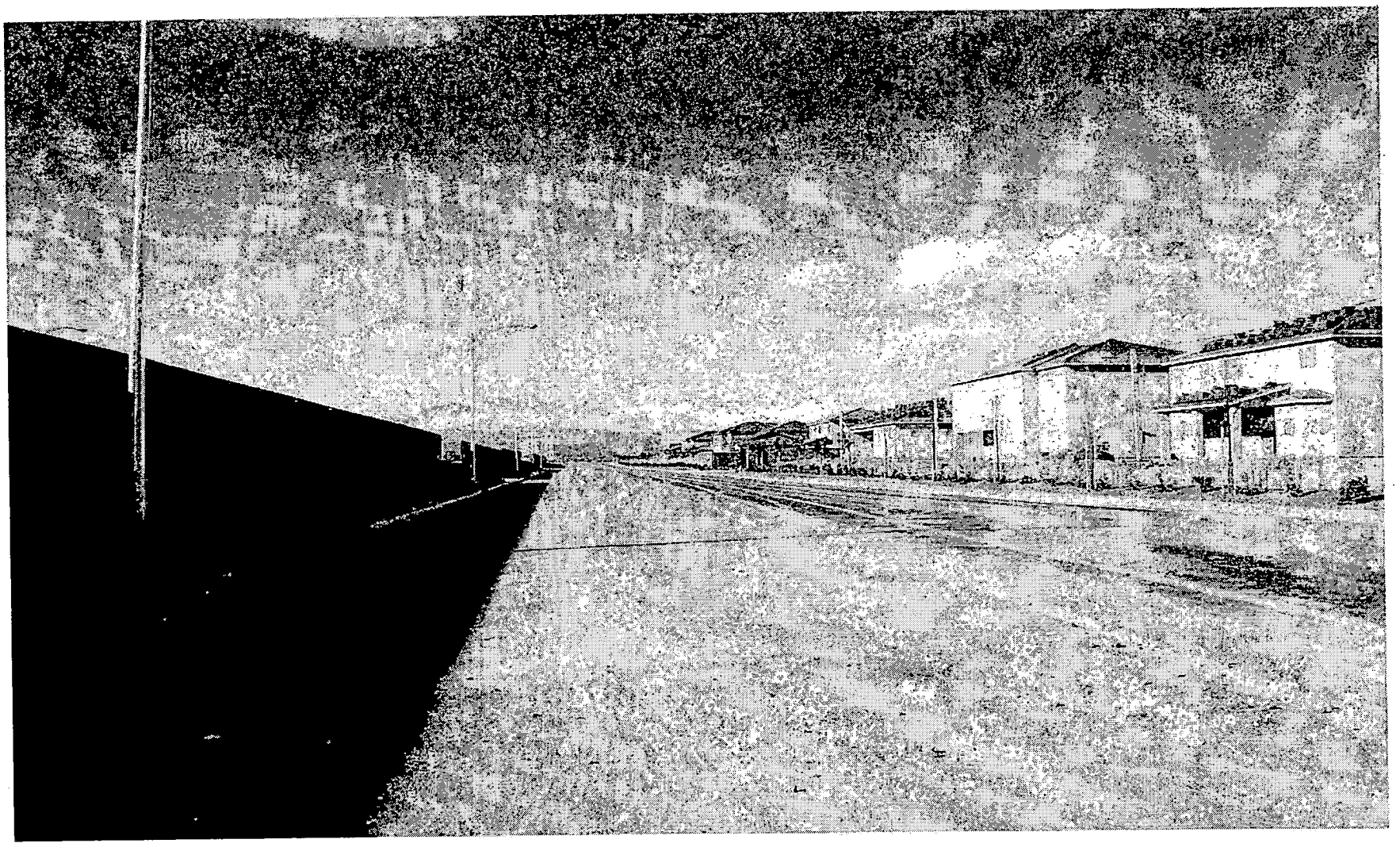
Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007


SNC-5832
GRAND TETON
BUFFALO
TENAYA
RAINBOW
ELKHORN
JONES
DECATUR
CENTENNIAL
US 95
ANA
Legend
Gilbert Lane to Sheleheda Avenue
Existing Gilbert Lane to remain
City Limits
SNC-5832
01/27/05 PC



SNC-5832 - APPLICANT/OWNER: CITY OF LAS VEGAS
BETWEEN JONES BOULEVARD AND BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



SNC-5832 - APPLICANT/OWNER: CITY OF LAS VEGAS
BETWEEN JONES BOULEVARD AND BRADLEY ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

PLANNING &
DEVELOPMENT

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

December 15, 2004

City of Las Vegas
Gary Leobold
731 S. 4th Street
Las Vegas, NV 89101

RE: Street Name Change for Gilbert Lane

Dear Mr. Leobold:

Please review my request for a Street Name Change for Gilbert Lane. The section of Gilbert Lane that needs to be changed is east of Jones Boulevard, approximately 1400 feet north of Iron Mountain Road. I have enclosed 20 maps of the area. The Las Vegas Metropolitan Police Department has requested this change because Gilbert Lane already exists as a North/South street in the unincorporated area of Clark County. I have enclosed a copy of the email from Metro that describes the problem. The section in the City was dedicated after the County portion. Therefore, it is the responsibility of the City of Las Vegas to rectify this situation. The proposed street name is Sheleheda Avenue, which will be named in honor of the former head of the Fire Communications department. The street name has already been approved by the Fire Department. Should you have any questions, please feel free to contact me at 229-2129.

Sincerely,

Jason Allswang
Senior Planner

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
VAC-5721 - VACATION - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: TASS C. HARDIN AND LOIS I. HARDIN, ET AL - Petition to Vacate a portion of the south half of Red Coach Avenue between Painted Desert Drive and Rancho Drive, Ward 6 (Mack).

SET DATE: 02/16/05
C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791] – UNANIMOUS with DAVENPORT abstaining on Item 5 as he owned property located within the Notification area, McSWAIN abstaining on Item 14 as her company, Terra Contracting, is presently under contract with Ovation Development, and TRUESDELL abstaining on Item 5 as he has a partnership interest in the adjacent property owner which is affected by the application

To be heard by the City Council on 3/02/2005

MINUTES:
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MINUTES – Continued:

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CHAIRMAN NIGRO declared the Public Hearing closed on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791].

(6:11 – 6:16)

1-342

CONDITIONS:

1. The limits of this vacation shall be a portion of the south 30-feet of Red Coach Avenue west of Rancho Drive, exclusive of the areas needed for two cul-de-sacs required by ZON-3486 and shown on the vacation exhibit dated 11/30/04.

2. The Order of Vacation shall not record until cul-de-sac terminations for Red Coach Avenue and Painted Desert Drive have been dedicated, either through a Map (such as PMP-5221) or through a separate document.

3. This Petition of Vacation shall be modified to retain a 20-foot wide City of Las Vegas Sewer easement within Red Coach Avenue, in an alignment and to a location acceptable to the City Engineer.

4. This Petition of Vacation shall be modified to retain a public drainage easement to be privately maintained.

CONDITIONS – Continued:

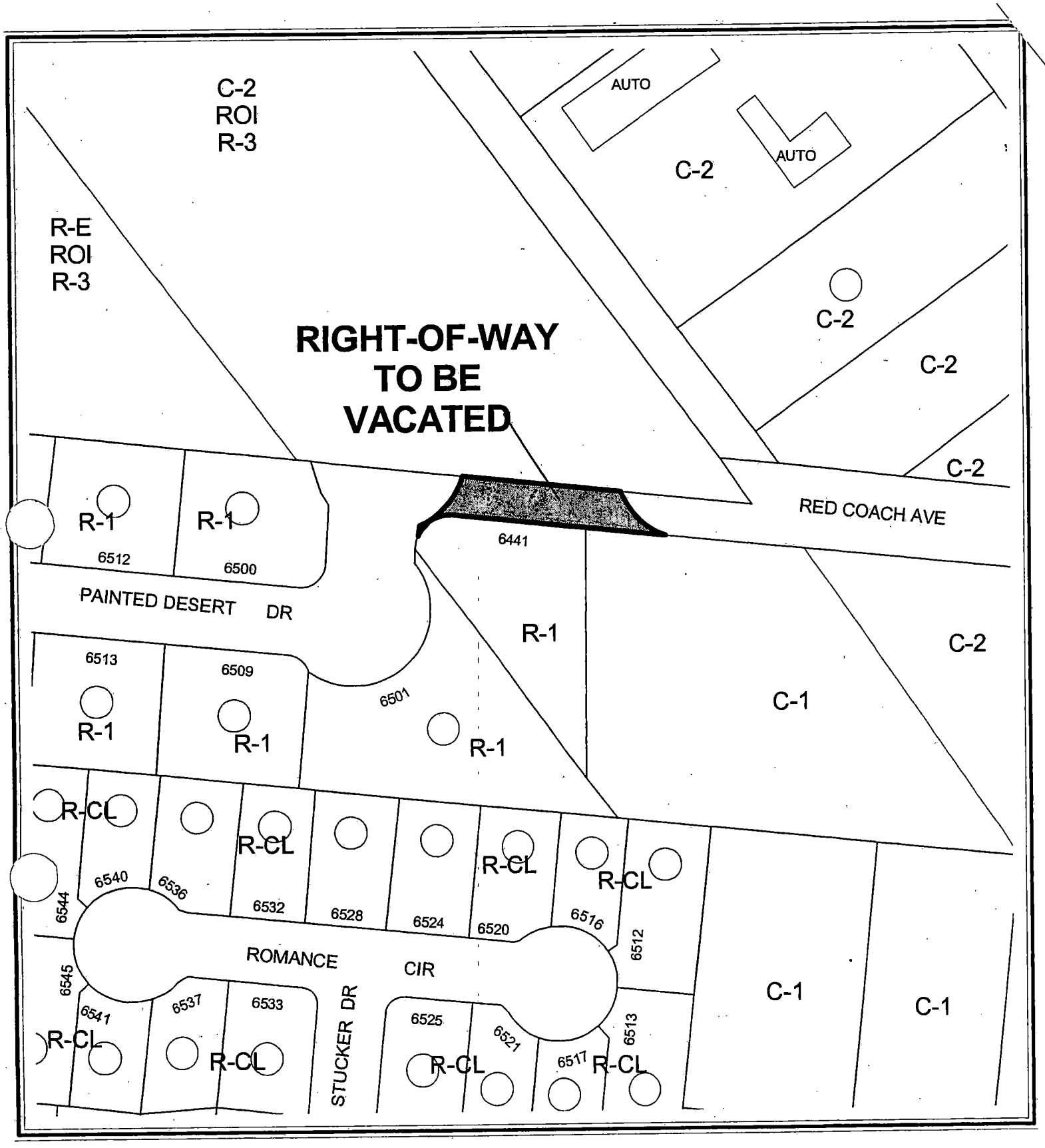
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

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

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

8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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



CASE: VAC-5721

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5721 - APPLICANT: OVATION DEVELOPMENT - OWNER: TASS C. HARDIN AND LOIS I. HARDIN, ET AL

** CONDITIONS **

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

1. The limits of this vacation shall be a portion of the south 30-feet of Red Coach Avenue west of Rancho Drive, exclusive of the areas needed for two cul-de-sacs required by ZON-3486 and shown on the vacation exhibit dated 11/30/04.

2. The Order of Vacation shall not record until cul-de-sac terminations for Red Coach Avenue and Painted Desert Drive have been dedicated, either through a Map (such as PMP-5221) or through a separate document.

3. This Petition of Vacation shall be modified to retain a 20-foot wide City of Las Vegas Sewer easement within Red Coach Avenue, in an alignment and to a location acceptable to the City Engineer.

4. This Petition of Vacation shall be modified to retain a public drainage easement to be privately maintained.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

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

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

** STAFF REPORT **

APPLICATION REQUEST

This request is to Vacate a portion of the south half of Red Coach Avenue, between Painted Desert Drive and Rancho Drive.

B) Applicant's Justification

According to a letter submitted with the application, this request for a Vacation is to accomplish the following:

- To clearly separate the existing residential area to the west from the proposed commercial area to the east.
- The affected property owners will use the vacated land for additional residential and commercial land.
- This request is being made to comply with the conditions of approval for the GPA-3484, ZON-3486, and SDR-3490.

BACKGROUND INFORMATION

A) Previous Actions

04/27/98 The City Council accepted the applicant's request to withdraw a request for a General Plan Amendment (GPA-0002-98) to change the land use designation of 20.96 acres north of the subject request area from SC (Service Commercial) to M (Medium Density Residential). The Planning Commission and Staff recommended denial on 03/26/98.

04/27/98 The City Council accepted the applicant's request to withdraw a request for Rezoning (Z-0009-98) 20.96 acres north of the subject request area from C-2 (General Commercial) to R-3 (Medium Density Residential). The Planning Commission and Staff recommended denial on 03/26/98.

02/18/04 The City Council approved a request for a General Plan Amendment (GPA-3484) to change the land use designation of 17.80 acres north of the subject request area from SC (Service Commercial) to M (Medium Density Residential); a request for Rezoning (ZON-3486) 17.80 acres north of the subject request area from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential); and a Site Development Plan Review (SDR-3490) for a 426 unit residential development on 17.80 acres north of the subject request area. The Planning Commission and staff recommended approval on 01/22/04.

DDS

DETAILS OF APPLICATION REQUEST

The subject request proposes to Vacate the south half of Red Coach Avenue more particularly described as follows: The South Half (S1/2) of Red Coach Avenue, 30 feet wide, excluding the area to be dedicated for cul-de-sacs on Red Coach Avenue and Painted Desert Drive; said property being a portion of the North Half (N1/2) of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section 2, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

On 02/18/04, the City Council approved a request for Rezoning (ZON-3486) 17.80 acres north of the subject request area from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential). The request was approved with the following condition of approval:

5. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and dedicate or obtain dedication of appropriate rights-of-way to terminate Red Coach Avenue and Painted Desert Drive with circular cul-de-sacs meeting current City Standards prior to the issuance of any permits for this site. Coordinate with the Traffic Engineering Division of the Department of Public Works to determine the appropriate locations for the required cul-de-sac bulbs. Submit a Petition of Vacation to vacate all existing right-of-way in excess of the cul-de-sac streets.

This request is to comply with the above condition of approval. Therefore, it is recommended that this request be approved.

B) Public Works discussion

The Public Works Department presents the following information concerning this request to vacate the subject right-of-way.

A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform.

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? No.

C. Does it appear that the vacation request involves only excess right-of-way? Yes.

DDS

D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, this vacation was a condition of approval for Lone Mountain Apartments (ZON-3486 and SDR-3490), located north of Red Coach Avenue.

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Public Works Department have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-5721** APN: 138-02-202-010 & 011

Name of Property Owner: Tass & Lois Hardin

Name of Applicant: Oration Development

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

_____Yes ____/____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: Tass Hardin Lois Hardin

Print Name: TASS HARDIN LOIS HARDIN

Subscribed and sworn before me

This 10TH day of November, 2004

_____
Notary Public in and for said County and State

SCOTT R. PARKER
Notary Public, State of Nevada
Appointment No. 04879851
My Appt. Expires Apr. 1, 2008

Revised 2/12/02

VPOINT
DESIGNING FOR THE FUTURE

PLANNERS • CONSULTING ENGINEERS • SURVEYORS

November 30, 2004

City of Las Vegas Planning
731 South 4th Street
Las Vegas, NV 89101

Re: ***Letter of Justification for Red Coach Vacation***
Lone Mountain Apartments
VPoint Reference Number 662-E169

To Whom It May Concern:

This project is generally located at the southeast corner of the intersection of Lone Mountain Road and Rainbow Boulevard, in Section 2, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Nevada. The assessors parcel number is 138-02-101-001. The purpose of this letter is to respectfully request the vacation of approximately 180 feet of Red Coach Avenue between the terminus of Painted Desert and the proposed terminus of Red Coach.

The proposed vacation is being requested to clearly separate the existing residential to the west from the proposed commercial to the east. The vacated land will be utilized by the affected property owners for additional residential and commercial land respectively. This request is being made to comply with the conditions of approval for the GPA-3484, ZON-3486, and SDR-3490.

If you have any questions or comments about this letter, please call me at 248-6415.

Sincerely,
VPoint Engineering

Pete Laas, P.E.

1009 Whitney Ranch Drive • Henderson, Nevada 89014 • (702) 248-6415 • Fax 248-0626

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
VAC-5791 - VACATION - PUBLIC HEARING - APPLICANT: JOHN C. COOLIDGE - OWNER: C & C INVESTMENT, COMPANY - Petition to Vacate a portion of a 15-foot wide public utility easement at 3505 East Charleston Boulevard, Ward 3 (Reese).

SET DATE: 02/16/05
C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. City Council Approval Letter for GPA-3382

MOTION:
GOYNES – APPROVED subject to conditions on Item 5 [VAC-5030], Item 7 [RQR-5680], Item 11 [RQR-5745], Item 12 [SUP-5759], Item 13 [SNC-5832], Item 14 [VAC-5721] and Item 15 [VAC-5791] – UNANIMOUS with DAVENPORT abstaining on Item 5 as he owned property located within the Notification area, McSWAIN abstaining on Item 14 as her company, Terra Contracting, is presently under contract with Ovation Development, and TRUESDELL abstaining on Item 5 as he has a partnership interest in the adjacent property owner which is affected by the application

To be heard by the City Council on 3/02/2005

MINUTES:
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MINUTES – Continued:

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(6:11 – 6:16)

1-342

CONDITIONS:

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

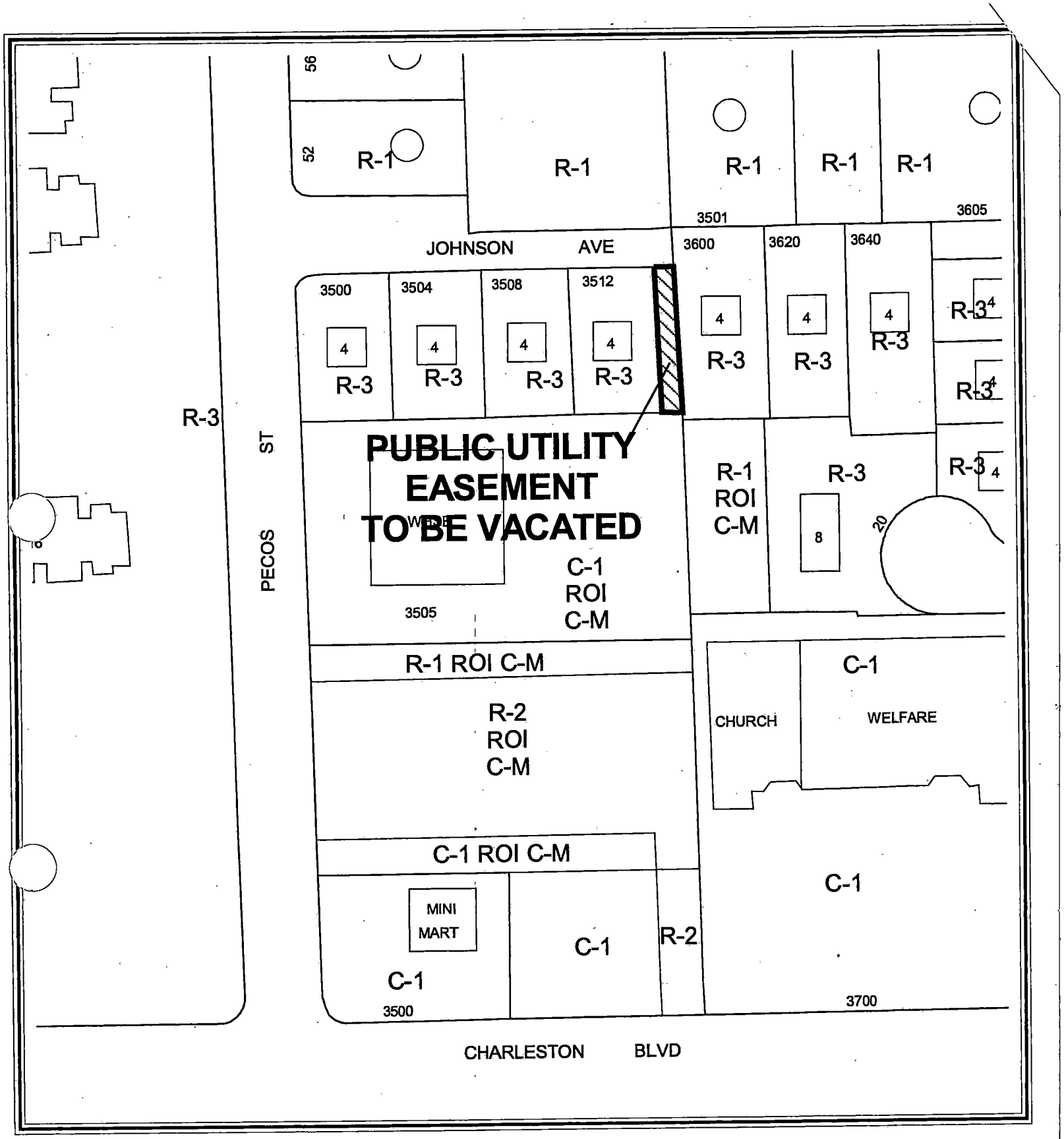
2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will

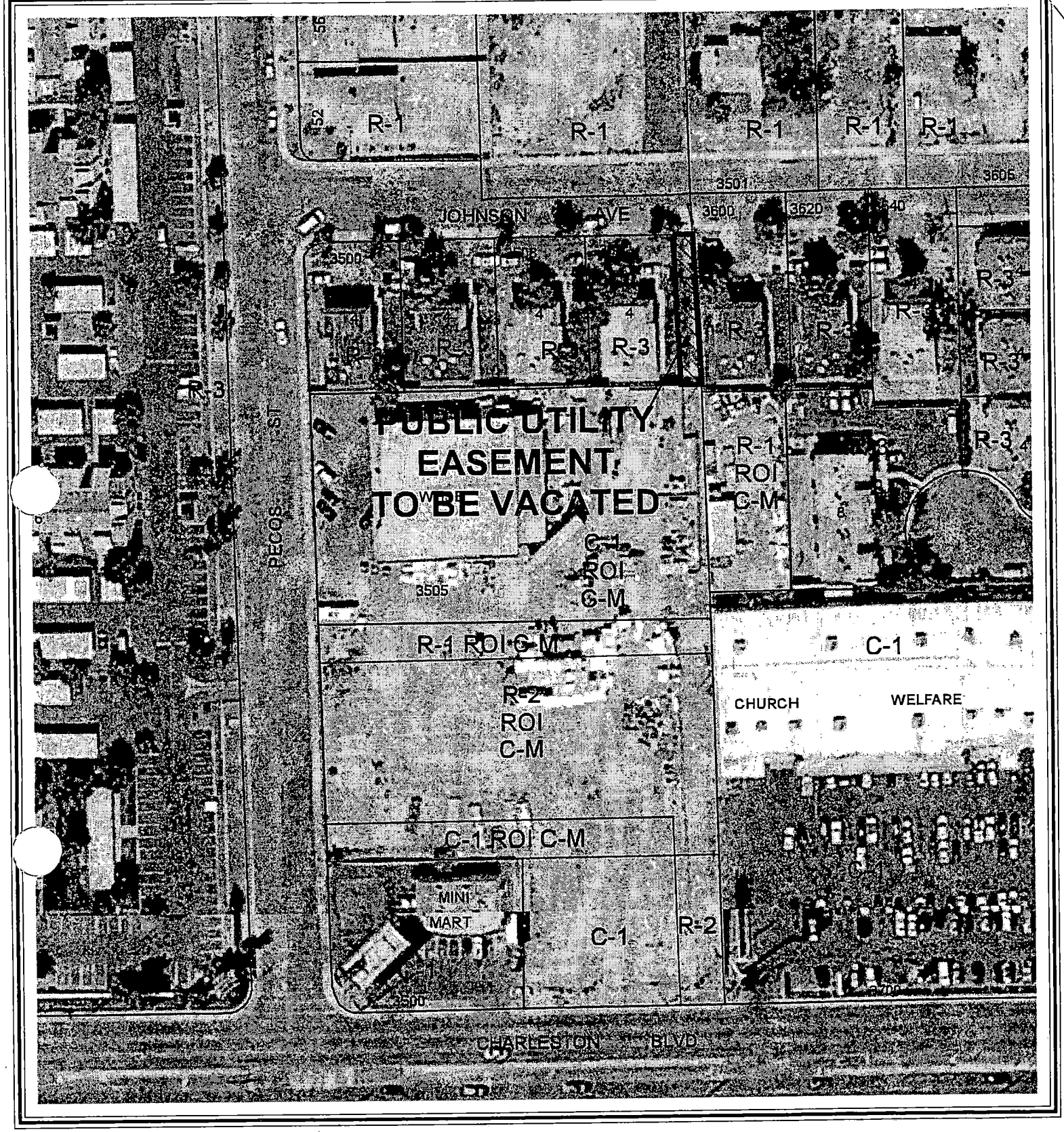
CONDITIONS – Continued:

remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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



CASE: VAC-5791



0 100 200 Feet

CASE: VAC-5791

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5791 - APPLICANT: JOHN C. COOLIDGE - OWNER: C & C INVESTMENT, COMPANY

** CONDITIONS **

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

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

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

3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

** STAFF REPORT **

APPLICATION REQUEST

This request is to Vacate a portion of a 15-foot wide public utility easement at 3505 East Charleston Boulevard.

B) Applicant's Justification

The applicant's justification letter states that this Vacation was required as a condition of approval of applications ZON-3383 and GPA-3382.

BACKGROUND INFORMATION

A) Previous Actions

There were several actions that involved property over which the subject easement is located and includes a 2.7-acre parcel located immediately south of the subject easement.

11/10/97	The City Council denied a request to Rezone (Z-0025-97) this site to C-2 (General Commercial). The Planning commission and the staff recommended denial on 10/09/97.
11/10/97	The City Council denied a request for a Special Use Permit (U-0097-97) on this site for the sale of used cars. The Planning commission and the staff recommended denial on 10/09/97.
07/12/99	The City Council approved a request to Rezone (Z-0025-99) for C-1 (Limited Commercial) zoning on a portion of this site. The Planning commission and the staff recommended approval on 5/27/99.
02/04/04	The City Council approved a request for a General Plan Amendment (GPA-3382) of the Southeast Sector Plan from SC (Service Commercial) and M (Medium Density Residential) to LI/R (Light Industrial Research); a request for Rezoning (ZON-3383) from R-1 (Single-Family Residential), R-2 (Medium-Low Density Residential), and C-1 (Limited Commercial) to C-M (Commercial/Industrial); a request for a Special Use Permit (SUP-3385) to allow outdoor storage on 40 percent of the property where five percent is the maximum permitted; and a request for a Site Development Plan Review (SDR-3384) to expand an existing office/warehouse operation all on the property located south of the easement area proposed for Vacation. The Planning Commission and staff recommended approval of these requests on 01/08/04.

DDS

DETAILS OF APPLICATION REQUEST

The subject request proposes to Vacate a portion of a 15-foot wide public utility easement at 3505 East Charleston Boulevard more particularly described as follows: The North 143 feet of the East 15 feet, excepting the North 30 feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 31, Township 20 South, Range 62 East, M.D.M.

ANALYSIS

A) Planning discussion

The application to Rezone (ZON-3383) the property located immediately south of the subject easement area to C-M (Commerical/Industrial) included a condition of approval that the subject easement be vacated. This request is being made in compliance with this condition; therefore, it is recommended that this request be approved.

B) Public Works discussion

The Public Works Department staff has no objection to the subject request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5791 APN: _____

Name of Property Owner: CBC INVESTMENTS

Name of Applicant: John Coolidge

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

_____Yes _X_No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: John C Coolidge

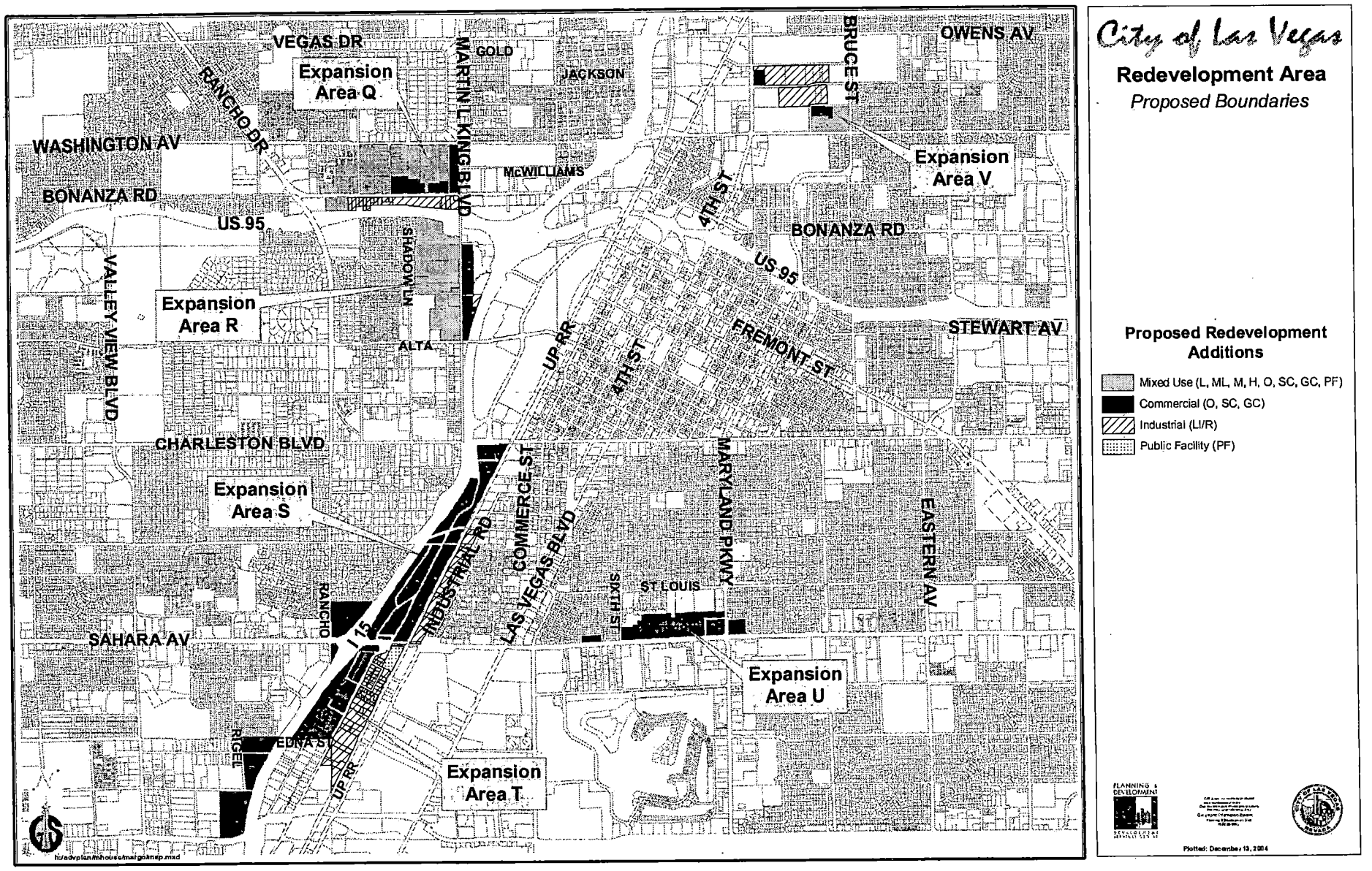
Subscribed and sworn before me

This 14 day of Dec, 2004

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JASON ALLSWANG
No. 03-80560-1 My Appointment Expires Feb. 27, 2007



City of Las Vegas

Redevelopment Area

Proposed Boundaries

Proposed Redevelopment Additions

- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Commercial (O, SC, GC)
- Industrial (LI/R)
- Public Facility (PF)

PLANNING & DEVELOPMENT

Plotted: December 13, 2004

December 14, 2004

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

To Whom It May Concern:

We are requesting to vacate the 15 foot by 113 foot public utility easement that exists on parcel 140-31-401-042. The easement is between the R-3 zoned parcels to the north. This vacation was required as a condition of approval on ZON-3383 and GPA-3382. Please grant us approval of this request, as it complies with the conditions imposed on the aforementioned applications.

Sincerely,

John Coolidge
C&C Investment Company

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
ETTE B. McDONALD
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

March 1, 2004

Mr. Dick Bonar
C & C Investment Company
3505 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: GPA-3382 - GENERAL PLAN AMENDMENT
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Related to ZON-3383, SUP-3385 & SDR-3384

Dear Mr. Bonar:

The City Council at a regular meeting held February 4, 2004 APPROVED the request to Amend portions of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) and M (Medium Density Residential) TO: LI/R (Light Industry/Research) on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043). The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2004. This approval is subject to:

1. Removal of the public utility easement connecting the main portion of this site to Johnson Avenue. This portion of the request will remain R-1 (Single-Family Residential).

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. John Coolidge
3505 East Charleston Boulevard
Las Vegas, Nevada 89104

Mr. Dick Bonar
8275 South Eastern Avenue
Las Vegas, Nevada 89123

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-5266 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to designate Future Land Use Designations as Commercial, Mixed Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Redevelopment Plan. Wards: 1 (Moncrief), 3 (Reese), and 5 (Weekly).

C.C.: 03/02/05

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

RECOMMENDATION:

Staff recommends this item be STRICKEN from the agenda.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
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 – 6:11)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - GPA-5266 –
APPLICANT/OWNER: CITY OF LAS VEGAS

STAFF REQUESTS THIS ITEM BE STRICKEN FROM THE AGENDA

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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

C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions and amending the following conditions:

2. All development shall be in conformance with the site plan and building elevations, date stamped *1/20/2005*, except as amended by conditions herein.

7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan, *subject to the approval of the Department of Public Works.*

– Motion carried with McSWAIN and EVANS voting NO

To be heard by City Council 3/02/2005

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 17 – SDR-5503

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, summarized the application by stating that the proposed use and configuration of the development on the subject site does not conform with the objectives of the Centennial Plan.

LUCY STEWART, 856 E. Sahara, PAUL CHRISTENSEN, Consultant to the property owner, 710 Lacy Lane, Las Vegas, NV 89107 and JIM SHAGO, property owner, all appeared on behalf of the applicant. MR. CHRISTENSEN stated that the subject parcel is adjacent to the railroad tracks. He pointed out that it is difficult to place underground power on a ¼-acre land, but the applicant would be willing to sign an agreement to do so should the adjacent property owners participate. In addition, the fencing and landscaping issues have been resolved. He noted that there were complaints with a previous similar site regarding the noise level on the vacuum cleaners; however, the proposed vacuum cleaners are much quieter and the noise level is less than that of the trains.

MS. STEWART clarified for CHAIRMAN NIGRO that the applicant would like a revision on Condition 5 to reflect the flexibility to use the smooth-face concrete block in the elevations. In addition, the applicant would like a revision on Condition 7.

MARGO WHEELER, Planning and Development, stated that Condition 7 is a requirement of the Downtown Centennial Plan. Because there has been difficulty in completing this requirement on smaller projects, staff has worked with applicants in achieving the underground requirements that are physically feasible. The City is looking into finding a better solution to this problem in the downtown area. She pointed out that the condition could remain as is and would not preclude the proposed project from moving forward while working with the Public Works Department for compliance.

VICE CHAIRMAN TRUESDELL and COMMISSIONER McSWAIN appreciated the applicant's willingness to participate in an agreement relative to the underground utilities and power service lines. VICE CHAIRMAN TRUESDELL realized the subject site is difficult and small but should not be justification in denying an applicant who is willing to develop his or her property. The goal is to encourage development in the downtown area.

COMMISSIONER McSWAIN expressed concern that staff pointed out in the backup report that the stacking area for the proposed car wash may have an impact on the flow of traffic on Main Street. In addition, she was not comfortable with the bay area being open to the right-of-way. Although the railroad is adjacent to the proposed site, upcoming projects in the downtown area

MINUTES – Continued:
would eventually have an impact on Main Street. It was her opinion that the proposed use was not something that was envisioned for this area and could not support the application.

MS. STEWART informed COMMISSIONER STEINMAN that stacking would be up to four vehicles, but he felt this was sufficient for the downtown area.

COMMISSIONER GOYNES liked the project and agreed with VICE CHAIRMAN TRUESDELL'S previous comments. However, he would like to see a gate on the subject site to close down the facility at night to avoid the possibility of individuals or vehicles entering the car wash. MS. STEWART concurred and added that the applicant is already working on this suggestion and should have a solution at City Council.

For the record, MS. WHEELER stated that staff's recommendation on the Planning Commission agenda is incorrect, as it should have indicated denial. She then read into record the revisions to Condition 2 and Condition 7. MS. STEWART concurred with the revisions.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:36 – 6:49)

1-1189

CONDITIONS:
Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 10/21/04, except as amended by conditions herein.

3. Approval of this Site Development Plan Review does not constitute approval of the cell tower location shown at the northeast corner of the site.

4. The following Waivers from the Downtown Centennial Plan are hereby approved: Minimum floor area ratio, frontage build-to requirement, minimum glazing requirement, minimum ground-floor retail requirement, and the requirement to screen auto-related facilities.

5. The elevations shall be revised to exclude the use of smooth-face concrete block and shall be submitted to the Planning and Development Department staff for review and approval, in

CONDITIONS – Continued:

conjunction with a color and materials board, prior to the time application is made for a building permit.

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

7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.

8. An eight-foot wide landscape buffer and 42" parking lot screen fence shall be provided to screen the parking lot in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan.

9. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, subject to the provision of two palm trees in tree grates along the Main Street frontage of the property. The palm trees shall have a minimum height of 25 feet upon installation. The sidewalk surface treatment shall conform to match the Downtown Centennial Plan requirements.

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the proposed streetscape treatment and conforming landscape buffers, with no more than 12.5% of the total landscaped area as turf.

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

12. The applicant shall provide and install standard Fourth Street style fixtures in place of any existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. The trash enclosure shall be walled and roofed in accordance

CONDITIONS – Continued:

with Title 19.08.045. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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

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

Public Works

16. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

17. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of any permits.

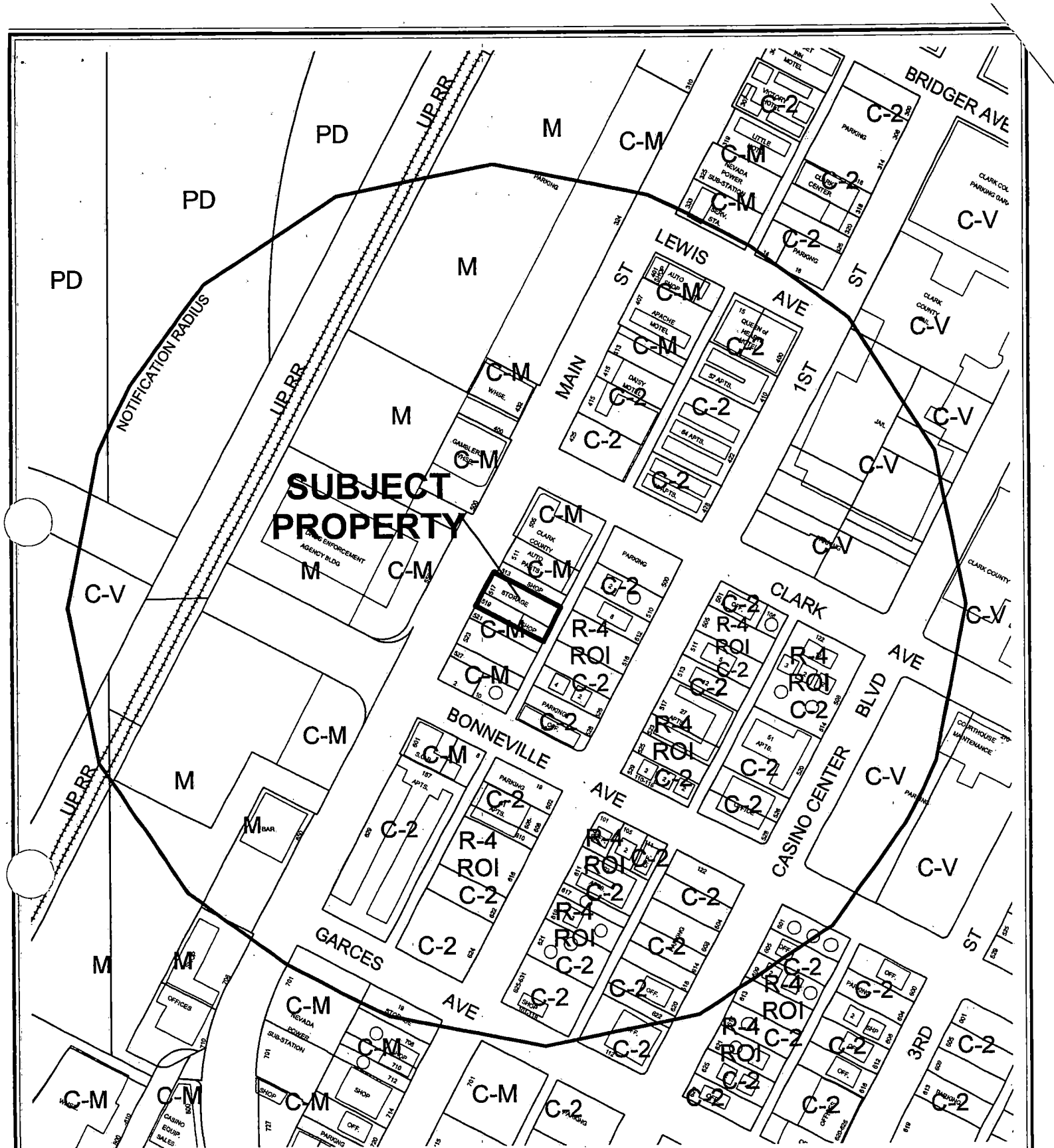
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

19. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

20. Landscape and maintain all unimproved right-of-way on Main Street adjacent to this site.

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

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

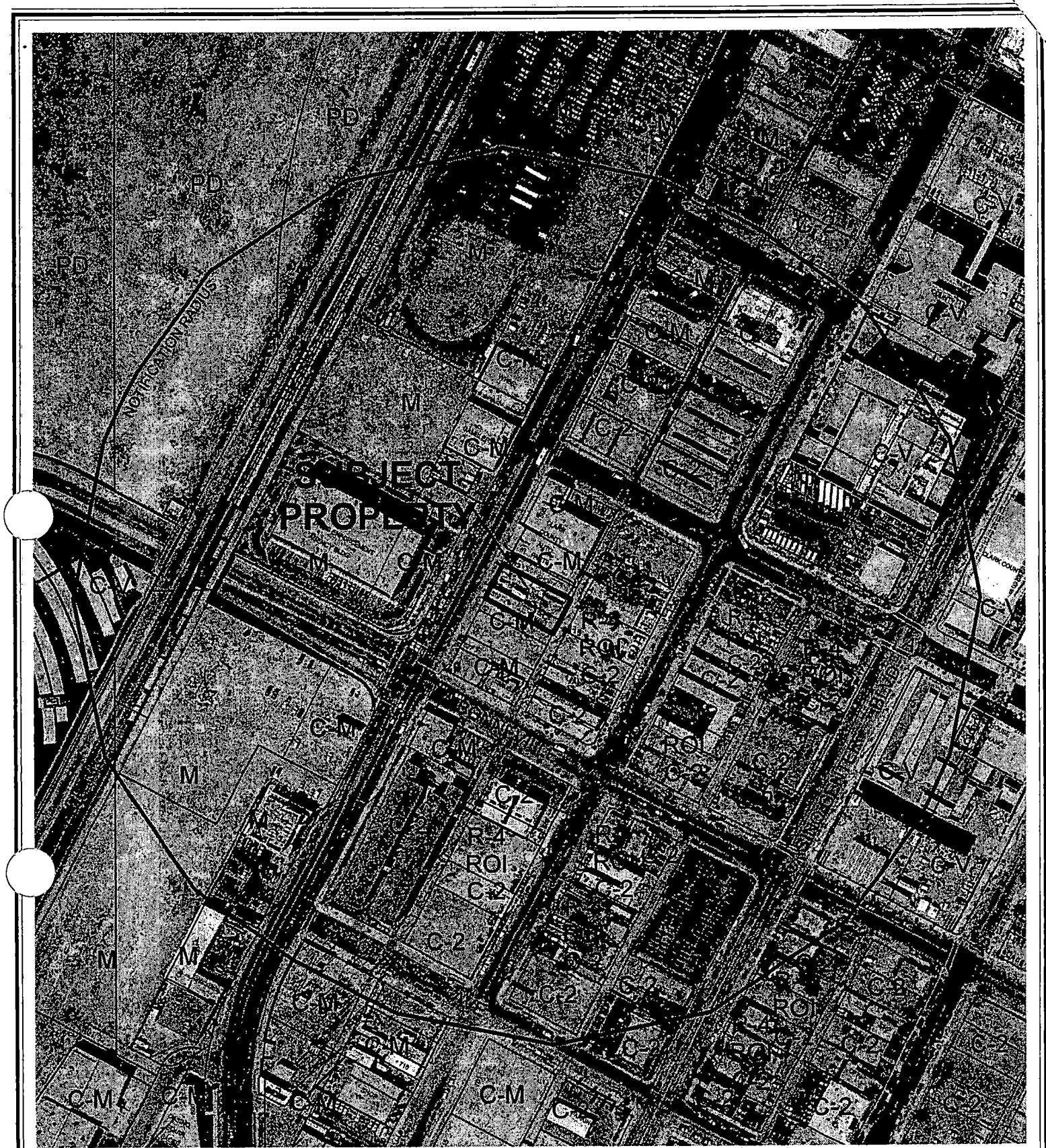


CASE: **SDR-5503**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 200 400 Feet

CASE: **SDR-5503**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 10/21/04, except as amended by conditions herein.

3. Approval of this Site Development Plan Review does not constitute approval of the cell tower location shown at the northeast corner of the site.

4. The following Waivers from the Downtown Centennial Plan are hereby approved: Minimum floor area ratio, frontage build-to requirement, minimum glazing requirement, minimum ground-floor retail requirement, and the requirement to screen auto-related facilities.

5. The elevations shall be revised to exclude the use of smooth-face concrete block and shall be submitted to the Planning and Development Department staff for review and approval, in conjunction with a color and materials board, prior to the time application is made for a building permit.

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

7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.

8. An eight-foot wide landscape buffer and 42" parking lot screen fence shall be provided to screen the parking lot in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan.

9. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, subject to the provision of two palm trees in tree grates along the Main Street frontage of the property. The palm trees shall have a minimum height of 25 feet upon installation. The sidewalk surface treatment shall conform to match the Downtown Centennial Plan requirements.

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the proposed streetscape treatment and conforming landscape buffers, with no more than 12.5% of the total landscaped area as turf.

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

12. The applicant shall provide and install standard Fourth Street style fixtures in place of any existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. The trash enclosure shall be walled and roofed in accordance with Title 19.08.045. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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

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

Public Works

16. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

17. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of any permits.

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

19. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

20. Landscape and maintain all unimproved right-of-way on Main Street adjacent to this site.

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

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

** STAFF REPORT **

APPLICATION REQUEST

B) Action Requested

This is a request for a Site Development Plan Review for a proposed 3,208 square-foot car wash and drive-through deli and a request for Waivers of the Downtown Centennial Plan requirements for minimum floor area ratio, the front yard build-to requirement, minimum glazing requirement, minimum ground-floor retail requirement, underground utilities and screening of auto-related facilities on 0.23 acres adjacent to the east side of Main Street, approximately 175 feet north of Bonneville Avenue.

C) Applicant's Justification

The applicant states that the project will provide services for professionals and businesses in the downtown area, and that the nature of the use and configuration of the property prevents compliance with the Centennial Plan requirements.

BACKGROUND INFORMATION

D) Previous Actions

12/16/64 The City Council approved a Rezoning (Z-0100-64) to reclassify property in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).

12/16/04 The Planning Commission voted to the hold the application in abeyance to the January 27, 2005 Planning Commission meeting in order to allow the applicant to work with staff.

E) Pre-Application Meeting

09/15/04 At the pre-application conference, it was noted that the proposed use is not consistent with the Office Core District, and that Waivers would be required for the building placement, minimum floor area ratio, ground floor use, glazing, parking lot screening, and screening of auto-related facilities.

FF

F) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request.

DETAILS OF APPLICATION REQUEST

G) Site Area

Net Acres: 0.23

H) Existing Land Use

Subject Property:	Retail Use Outside Storage Use
North:	Retail Use
South:	Vacant
East:	Parking Lot Use Multifamily Residential Use
West:	Government Use

I) Planned Land Use

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

J) Existing Zoning

Subject Property:	C-M (Commercial/Industrial)
North:	C-M (Commercial/Industrial)
South:	C-M (Commercial/Industrial)
East:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
West:	C-M (Commercial/Industrial)

K) General Plan Compliance

The Downtown Redevelopment Area Land Use Map within the Southeast Sector Plan designates the subject parcel as C (Commercial), which allows office uses, service-oriented commercial uses, and general commercial uses. The proposed uses are generally consistent with the Commercial land use designation. The uses are permitted within the C-M (Commercial/Industrial) Zoning District.

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

Redevelopment Plan Area
As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are generally in conformance with the Redevelopment Plan.

Downtown Centennial Plan
The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Office Core District; all development is subject to the design standards contained in the Centennial Plan. The Office Core District is intended to accommodate professional and government offices, with supporting pedestrian-oriented retail uses. The proposed car wash use and configuration of the development on the site does not conform with the objectives of the Centennial Plan.

PROJECT DESCRIPTION

The proposed development includes the demolition of the existing building on the southern portion of the site, and the construction of a new 3,208 square-foot two-story building which will house an automated car wash, a coffee shop/deli with a drive-through window, and office space. The building will utilize a combination of stucco, split-face concrete block, and smooth-face concrete block on the exterior walls, with a standing-seam metal roof. A parking lot will be provided adjacent to Main Street, with three parking spaces and three vacuum bays. A landscape buffer will be provided at the front of the property to screen the parking area; additional landscaping will be provided in the residual areas on the site.

ANALYSIS

L) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.23 Acres	N/A
Min. Lot Width	100 Feet	75 Feet	N
Min. Setbacks			
• Front	0 Feet	72 Feet	N
• Side	N/A	0 Feet, 18 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Up to 100%	23%	Y
Max. Building Height	N/A	32 Feet	Y
Trash Enclosure	Walled and roofed	Walled	N
Loading Zone	1	Alley	Y
Mech. Equipment	Screened	Not indicated	Not indicated

The site does not meet the minimum lot width requirement for the C-M (Commercial/Industrial) Zoning District; however, the applicant is actually increasing the site width by combining two parcels of record, and the Downtown Centennial Plan does not require the automatic application of the lot width requirement. The proposed building is not located at the front yard setback for 70% of the lot width as required by the Centennial Plan; the applicant has requested a Waiver from this requirement. Regarding the screening of the trash enclosure, the plans indicate that the enclosure will be covered, but no roof is actually shown in the submitted elevations.

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	**Provided** Parking	
		Regular	Handicap
Car Wash	1,876 SF		
Office	835 SF		
Restaurant (with Drive-Up Facilities)	497 SF		
Total:		2	1

A total of three parking spaces will be provided on the site for employees and customers. Three vacuum bays will be provided in front of the car wash, but typically cannot be included in satisfying parking requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
North/South Street Main Street	1 Palm Tree @ 35' o.c. max. (min. 25' height)	2 Trees	0 Trees
Sidewalk	11' Sidewalk	N/A	Not indicated
Parking Lot Screening	8' Landscape Buffer and Screen Fence	N/A	6'-8' Buffer and Screen Fence
Parking Area: • Min. Trees	1 Tree/6 Spaces	1 Tree	4 Trees
• Min. Area	10 SF/Space		Approx. 530 SF

The Centennial Plan streetscape is not shown on the submitted plans; an 11-foot wide sidewalk and five-foot wide landscape amenity zone with palm trees is required within the public right-of-way. The required parking lot screen buffer provided on the north side of the central driveway conforms with the minimum depth requirement, but the south buffer is only six feet in depth. The landscaping provided in the parking lot area conforms to minimum requirements.

A5) Sign Standards

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

Wall Signs: Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	5%/elevation
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

The proposed wall sign area conforms with the maximum area permitted in Title 19.14. No information has been provided relative to the illumination or projection of the proposed wall signage. No freestanding signage is proposed for the site.

M) General Analysis and Discussion

- Zoning

  The proposed uses are permitted in conformance with the C-M (Commercial/Industrial) zoning. However, Section V6H of the Downtown Centennial Plan specifies that the frontage along Main Street should be occupied by retail and commercial uses for a minimum of 70% of the property frontage width in order to generate pedestrian activity. As the carwash use is auto-oriented, it does not contribute to pedestrian activity and does not comply with the standards of the Centennial Plan.

  The proposed structure will comply with the lot coverage, height, and side and rear setback requirements of the Downtown Centennial Plan. The building will not comply with the build-to requirement at the front property line, as the building is located at the rear of the site; the applicant has requested a Waiver from this requirement.

- Site Plan

  The site plan depicts a parking lot and vacuum bays at the front of the site, with a landscape buffer and screen fence as required by the Downtown Centennial Plan; the building housing the car wash and drive-through deli will be located at the rear of the site adjacent to the alley. A one-way circulation pattern is proposed for the site, with vehicles entering the property from Main Street, and either passing through the car wash or drive-through and exiting to the alley at the rear of the property. The configuration of the car wash and pay point will only allow stacking room for two to three cars on the site; heavy usage of the facility may result in impacts to the flow of traffic on Main Street.

A notation on the site plan identifies an existing cell tower location at the northeast corner of the site; City records do not indicate that a cell tower has been approved for that location. Approval of this site plan does not constitute approval of a cell tower.

- Waivers

The following Waivers have been requested:

1. Minimum floor area ratio: Subsection OC1(1-c) of the Downtown Centennial Plan requires a floor area ratio of 1.5 or greater for properties within the Office Core District; the project as proposed will have a floor area ratio of 0.26. The applicant states that the auto-related nature of the use precludes the possibility of meeting the floor area ratio requirement.

2. Frontage build-to requirement: Subsection OC4(1-c) of the Plan dictates that 70% of the building streetwall shall align along the property line at the street frontage. The proposed building will be located at the rear of the site, and will not front directly on the street. The applicant indicates that due to the need to provide a stacking area in front of the car wash and deli drive-through, the building must be located at the rear of the site.

3. Minimum glazing requirement: Subsection OC4(1-b) of the Centennial Plan requires that 70% of the walls facing a street at ground level shall be composed of transparent glazing; as designed, only 23% of the façade at ground level will be glazed. The lack of glazing can be attributed to the car wash use and its orientation towards the street.

4. Minimum ground-floor retail: Subsection OC4(1-a) of the Centennial Plan stipulates that retail or other pedestrian-supported activities shall occupy a minimum of 70% of the building frontage facing the street. The only retail component of the building, the drive-through deli, occupies 19% of the building frontage.

5. Underground utilities: Subsection DS2(1-f) of the Downtown Centennial Plan requires that any above-ground utilities located in public alleys shall be relocated underground with all new development activities. The applicant has noted that it is unfeasible for a single property owner to be responsible for placing the utilities in the alley underground.

6. Screening of auto-related facilities: Subsection OC1(2-b) of the Centennial Plan requires that all auto-related facilities be oriented away from the street or screened from view. The proposed car wash tunnel will directly face the street, and is not adequately screened from the public right-of-way. The applicant states that the narrow width of the site limits the orientation of the car wash tunnel.

- Landscape Plan

The landscape plan depicts a landscape buffer at the front of the property to screen the parking lot, as required by the Centennial Plan, with the requisite screen fence. The buffer is required to be a minimum of eight feet in depth; the north portion of the buffer conforms to the depth requirement, but the south portion of the buffer is only six feet in depth. Minimal buffers are provided along the north and south property lines. An adequate number of trees will be provided in the buffer areas, and the overall square footage of the landscape area in the parking lot conforms to the Centennial Plan requirements.

The site plan has been revised to show an 11-foot wide sidewalk and five-foot amenity zone along the Main Street right-of-way in conformance with the Downtown Centennial Plan, with 25-foot tall palm trees to be located within the amenity zone. Due to the narrow width of the property and the fact that the Centennial Plan streetscape is not yet in place on the abutting properties, it is recommended that the palm trees be located in tree grates and that the five-foot amenity zone not be put in place. This will allow proper sidewalk connections to the abutting properties, while still conforming with the intent of the Centennial Plan.

- Elevations

The elevations indicate that a combination of smooth stucco, split-face concrete blocks, and smooth-face concrete blocks will be used on the exterior of the building. The use of stucco and decorative concrete block is allowed by the Commercial Development Standards listed in Title 19.08.045; smooth-face concrete block is only allowed as an accent material and is not permitted in the quantity depicted in the elevations. No color and material board was submitted with the application, and will be required to submitted and approved by Planning and Development staff prior to the issuance of a building permit. The massing and roofline of the building as designed will comply with the Commercial Development Standards.

- Floor Plan

The floor plans depict the drive-through deli on the south side of the building, with the car wash tunnel in the central portion of the building, and the entrance and stairway to the second-story office on the north side of the building. Each of the elements is functionally separate, with separate entrances and access.

FINDINGS

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

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

   The proposed development is generally compatible with the existing abutting uses, but is inconsistent with the intended uses of the Office Core District and the long-range goals of the Downtown Centennial Plan.

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

   The proposed development is generally consistent with the General Plan and Title 19, but is inconsistent with the Downtown Centennial Plan, as manifested by the number of Waivers requested in conjunction with the application.

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

   Site access and circulation is generally acceptable, with the exception of the stacking area for the carwash, which may impact the flow of traffic on Main Street.

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

   The proposed landscape materials are generally appropriate for the area. The proposed building materials are also generally appropriate for the area, with the exception of the smooth-face concrete block, which is inconsistent with the Commercial Development Standards.

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

   The massing of the building and design characteristics are generally appropriate, although the building does not conform with the minimum floor area ratio and glazing requirements.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 60

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5503 APN: 139-34-311-001, 5-002

Name of Property Owner: HARRY GORDON

Name of Applicant: SHAGS CARWASH

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: James Shouchro

Print Name: JAMES SHOUCHRO

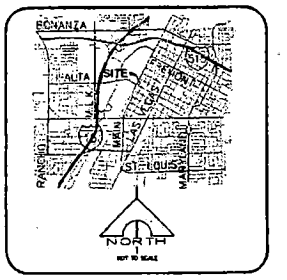
Subscribed and sworn before me

This 29th day of Sept., 2004

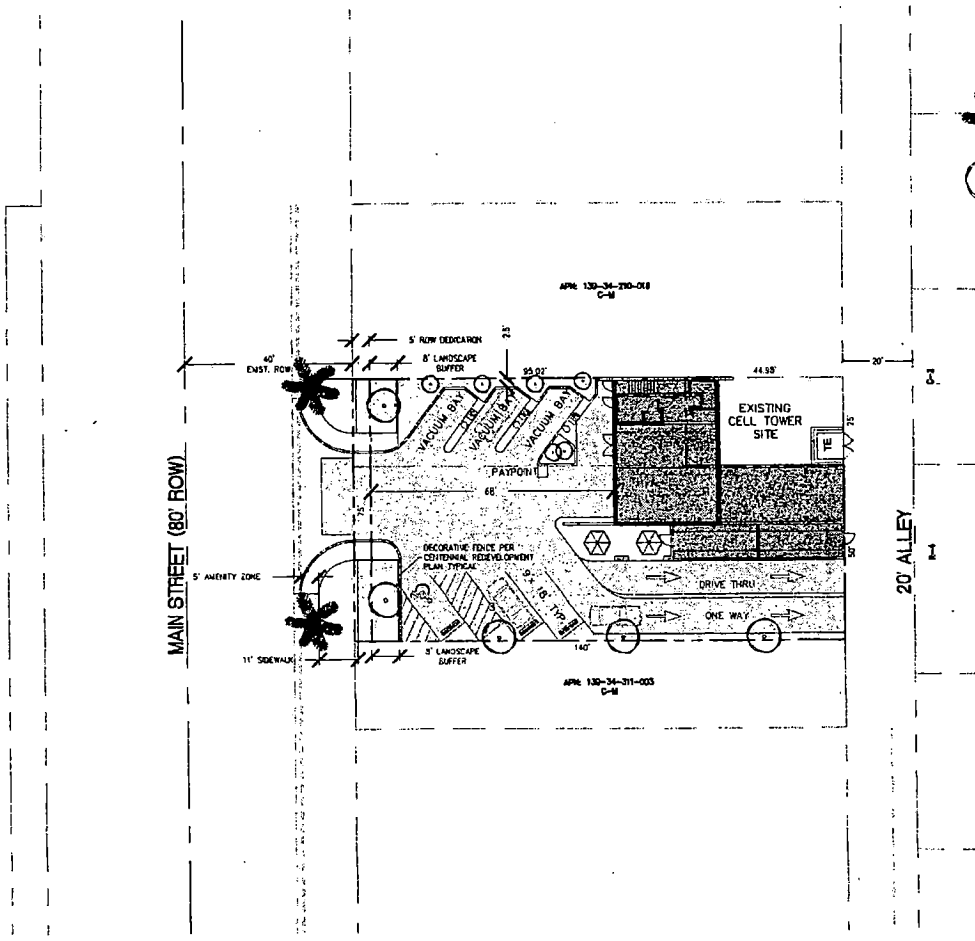
Rubye L. Klaman

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RUBYE L. KLAMAN
No: 02-74403-1
My Appointment Expires Feb. 20, 2006



VICINITY MAP



PLANTING LEGEND

PHOENIX DACTILIFERA (25' MIN HEIGHT)

FRAXIMUS VELUTINA "MODESTO" FRAXIMUS VELUTINA "MODESTO" 24" BOX MODESTO ASH

NOTE: 3/4" SCREENED D.G. PINK CORAL 2" DEPTH IN ALL SHRUB AREAS

IRRIGATION TO BE DESIGN BUILD BY LANDSCAPE CONTRACTOR

SITE DATA:

CURRENT ZONING: C-M
JURISDICTION: CITY OF LAS VEGAS
APN: 139-34-311-001, 139-34-311-002

TOTAL SITE ACREAGE
GROSS: ±12,371 SF
NET: ±10,454 SF

PROPOSED USE: CAR WASH/DRIVETHRU DELI/COFFEE
BUILDING HEIGHT: 30' MAX
NUMBER OF LOTS: 2

PARKING ANALYSIS

SPACES PROVIDED: 3 ONSITE PARKING
4 OFFSITE METERED CITY PARKING

BUILDING STATISTICS

CAR WASH	±1,876 SF
MANAGERS OFFICE	±835 SF
DELI/COFFEE	±497
FLOOR/AREA RATIO	0.26

BUILDING SETBACKS

FRONT: 0 FEET MIN.
REAR: 8 FEET MIN.
SIDE: 0 FEET MIN.
CORNER SIDE: 0 FEET MIN.

PROPOSED LIMITS OF LANDSCAPING/OPEN SPACE

PROPOSED BUILDING

PROPOSED ASPHALT

NORTH

SCALE: 1"=20'

20 0 20 40
SCALE FEET

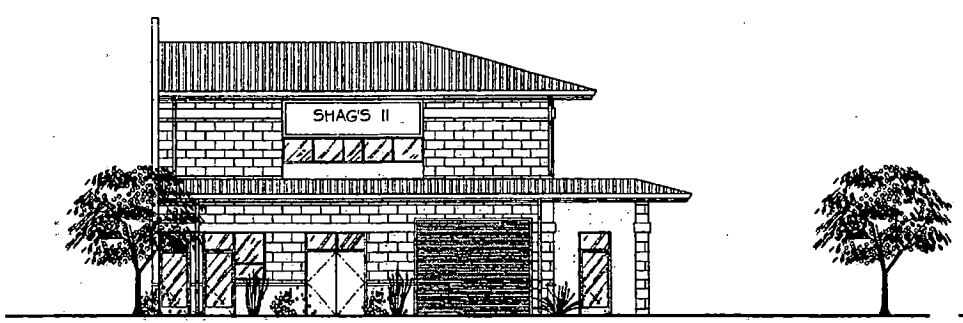
PROPOSED SITE PLAN OF SHAG'S CARWASH

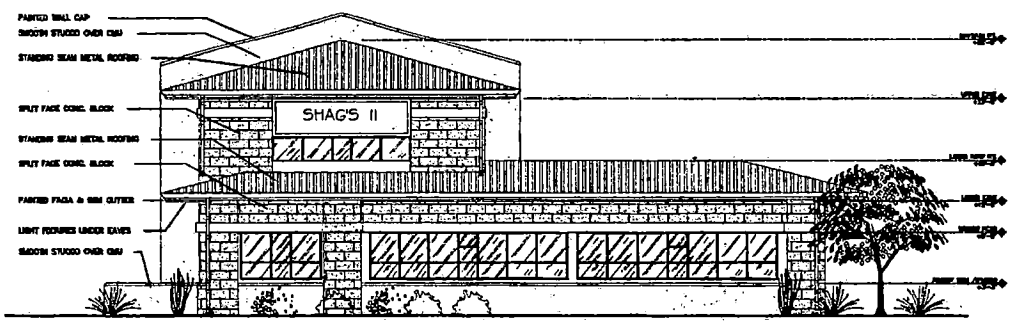
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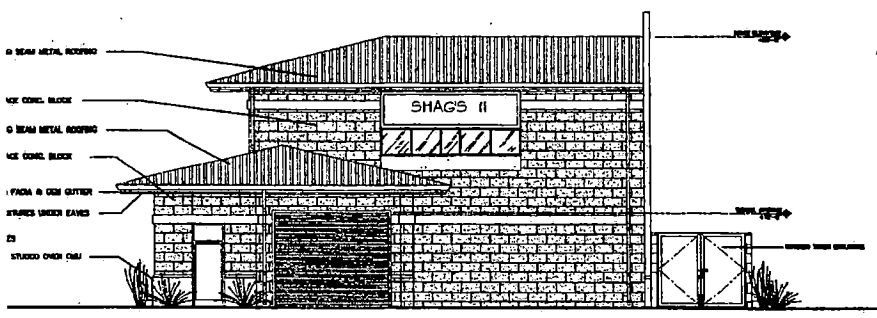
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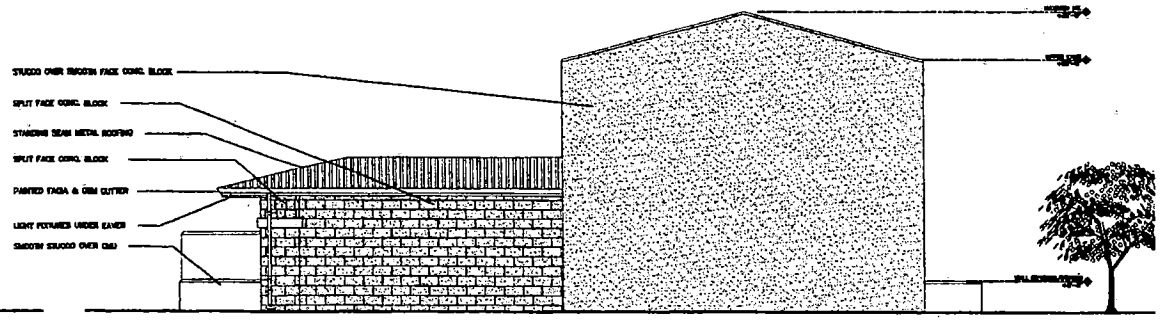
SDR-5503
1-27-05 PC

CHAD VELLINGA, P.E.
CIVIL ENGINEER LLC.
3445 S VALLEY VIEW
LAS VEGAS, NV 89102
(702) 949-2900
FAX (702) 949-2901





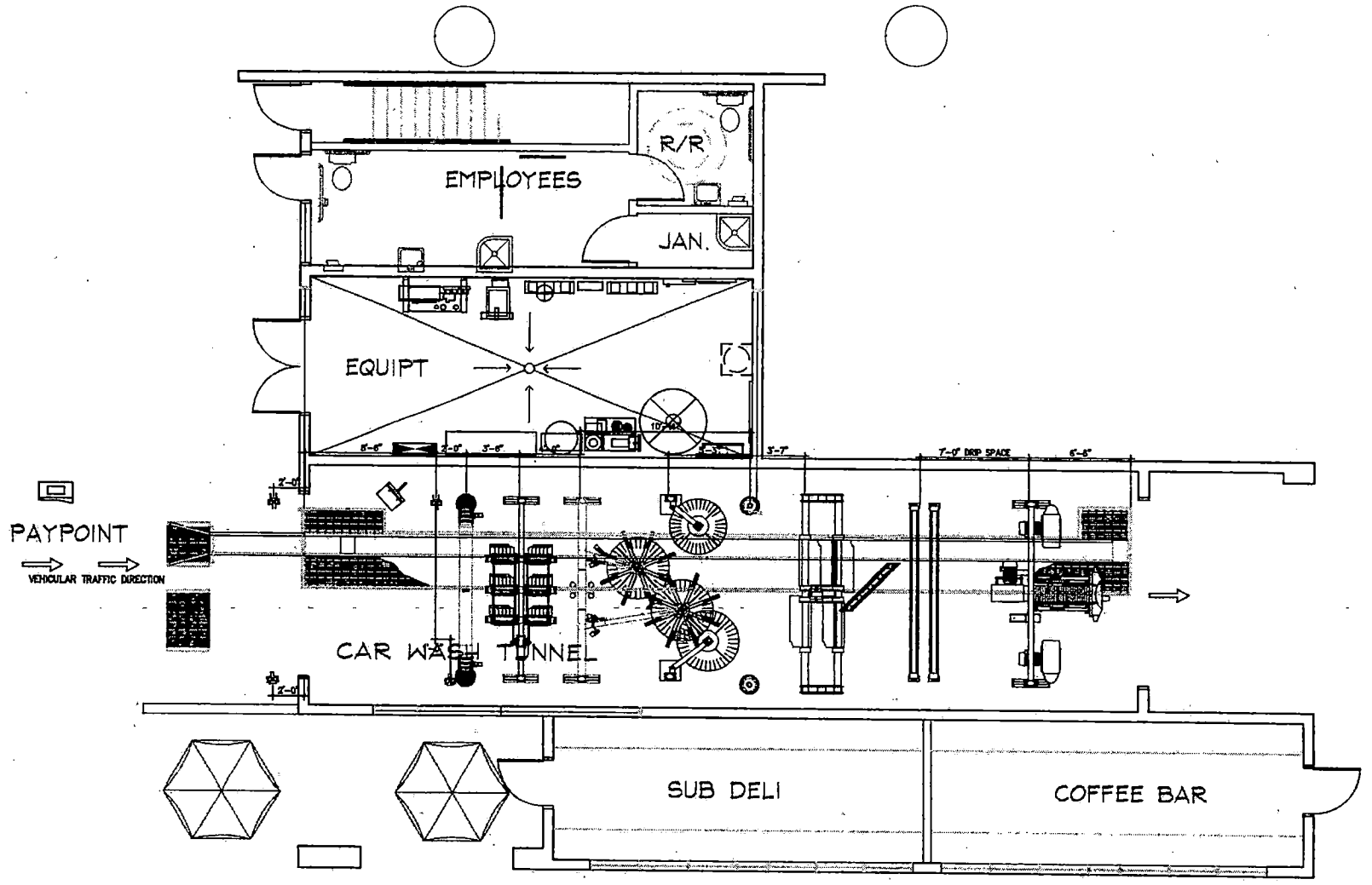




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SDR-5503
1-27-05 PC

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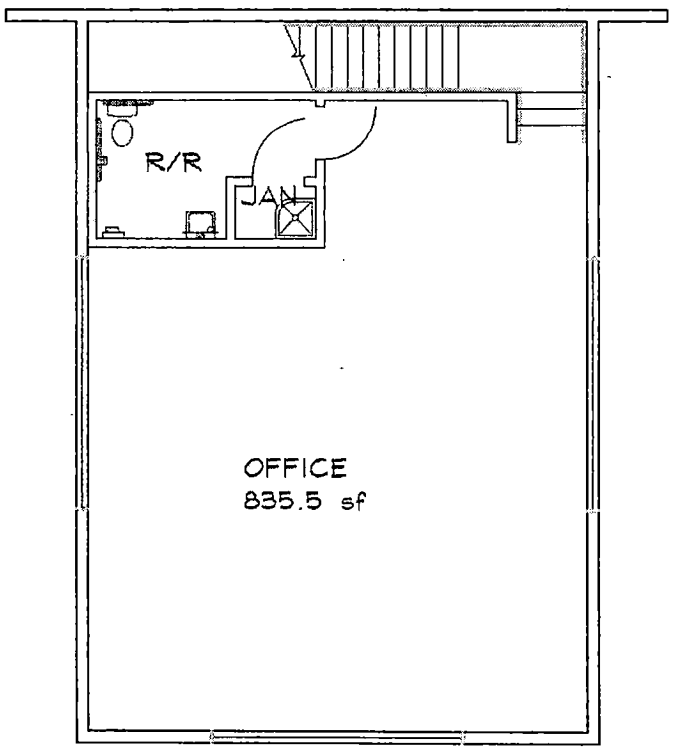


DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

SDR-5503
01/27/05 PC

SHAG'S CAR WASH I
Las Vegas, Nevada
Conceptual Floor Plan 3

Scale: 1"=10 FT
Date August 19, 2004
Job Number 2504-0502

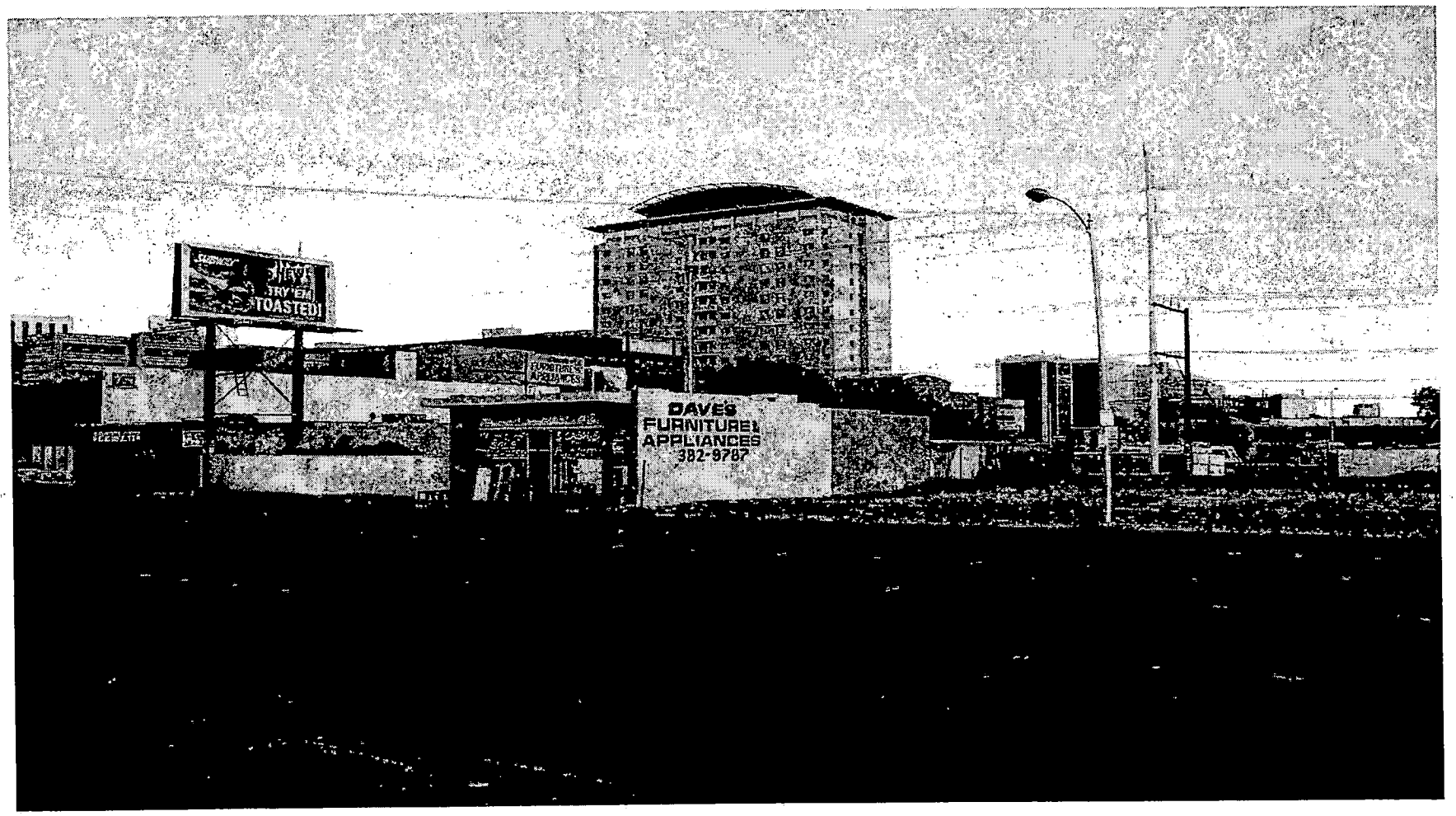


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Fax (209) 577-5726

SDR-5503
01/27/05 PC

SHAG'S CAR WASH II
Las Vegas, Nevada
Conceptual Floor Plan 3

Scale: 1"=10 FT
Date August 19, 2004
Job Number 2504-0502



SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST
EAST SIDE OF MAIN STREET, APPROXIMATELY 175 FEET NORTH OF BONNEVILLE AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

11/12/04



SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST
EAST SIDE OF MAIN STREET, APPROXIMATELY 175 FEET NORTH OF BONNEVILLE AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

11/12/04

CHAD VELLINGA, P.E. CIVIL ENGINEER

3311 S. RAINBOW, STE. 129
LAS VEGAS, NV 89146

(702) 949-2900
FAX (702) 949-2901

October 18, 2004

City of Las Vegas
Current Planning
731 S. Fourth Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER
SITE DEVELOPMENT PLAN REVIEW
APN: 139-34-311-001, & -002

Dear Current Planning,

The owners and applicant of the property generally located on the northeast corner of Bonneville Ave. and Main Street, also identified as APN: 139-34-311-001, and -002, has requested that we present and submit this application for a Site Development Plan Review for a drive thru carwash/sandwich/coffee shop.

The proposed site will be developed with an automated drive through car wash, and a drive through deli sandwich/coffee window. The intent of this development is to provide these services to the professionals and business in the downtown area.

This development is requesting several waivers to the downtown Centennial Plan. The waivers are listed below.

- The floor area ratio for this project is 0.26. The required floor area ratio is 1.5. Because of the vehicle access, and onsite parking the floor area ratio can not be satisfied.
- The carwash tunnel will not be completely screened from view. The Downtown Centennial Plan requires all automotive uses be screened from view. The site is very narrow and limits how the carwash can be orientated on the property. When the tunnel is not in use, a garage door will cover the opening. The building set back has been increased to help screen the automotive uses from view.
- 10-ft of retail will front Main Street. The Downtown Centennial Plan requires 70% of the street walk be retail. Because the site is so narrow and this site proposes to construct a commercial driveway, this condition is technically impossible.
- This development requests a waiver to the condition of relocating existing overhead utilities underground.

- The exterior finish of the structure will be a combination of split face block, and smooth stucco. The Downtown Centennial Plan requires glazing for at least 70% of the first floor. The materials chosen will maintain the appearance of the carwash and still be very attractive. A buffered landscape area and amenity zone along Main Street will help to screen the structure in addition to the increased set back.
- The Downtown Centennial Plan requires that 70% of the building street wall align at the sidewalk. The building face is parallel with the sidewalk however it is not adjacent to it and is set back into the property.

Parking for the site is limited to 3 stalls. One parking space for the Carwash manager/operator, and one space for the Drive through Delhi/sandwich manager/operator. One handicap parking space is also provided. Main Street and Bonneville Ave. have metered parking that additional customers may use for parking.

An 8-ft landscape buffer will be constructed in addition to the 5-ft amenity zone adjacent to the curb. A decorative Iron Fence per the Downtown Centennial Master Plan will also be installed perpetuating the Centennial theme.

Thank you in advance for you cooperation with this application. If you have any questions please do not hesitate to call.

Sincerely,

Chad Vellinga, P.E.
Civil Engineer

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

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

C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, gave a brief overview of the application and pointed out that the application was previously held in abeyance to allow the City and the County to work on implementing a multi-use transportation trail within the beltway alignment along the southern edge of the property. In addition, the applicant has committed to participate in developing this trail, so one of staff's conditions validates the commitment.

MINUTES – Continued:

Staff suggested that these trails are developed on a site-by-site basis. Other properties to the east of the proposed site have had this type of condition; however, the properties were sold and different projects were presented. As a result, the condition became null and void.

RUSS SILLETOE, Civiltech, 4795 S. Sandhill Road, Las Vegas, appeared on behalf of the applicant. He expressed appreciation for staff in working on the application and its conditions. He concurred with all conditions.

VICE CHAIRMAN TRUESDELL expressed concern regarding maintaining open space in the northwest while going forward with the trails. MR. LEOBOLD responded that it was unfortunate that some opportunities for trails have been lost within some of the parcels in Town Center. Staff would continue to work with the County on these trails to find solutions that would meet the County's needs and the City's goals as well. Being that the trails have been an integral part in previous discussions, it was disconcerting to VICE CHAIRMAN TRUESDELL that a certain section of Town Center would not have trails as anticipated, even if funding were available. MARGO WHEELER, Planning and Development, clarified for the Commission that there would be a trail. The issue is whether the trail would be adjacent to the freeway or in the right-of-way, as well as making sure the City's portion is in compliance with how the County is doing their portion.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:49 – 6:55)

1-1672

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [SDR-1157] except as amended by conditions herein.

3. A Multi-Use Non-Equestrian Trail shall be constructed along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County.

CONDITIONS – Continued:

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

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

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

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

Public Works

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

9. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

CONDITIONS – Continued:

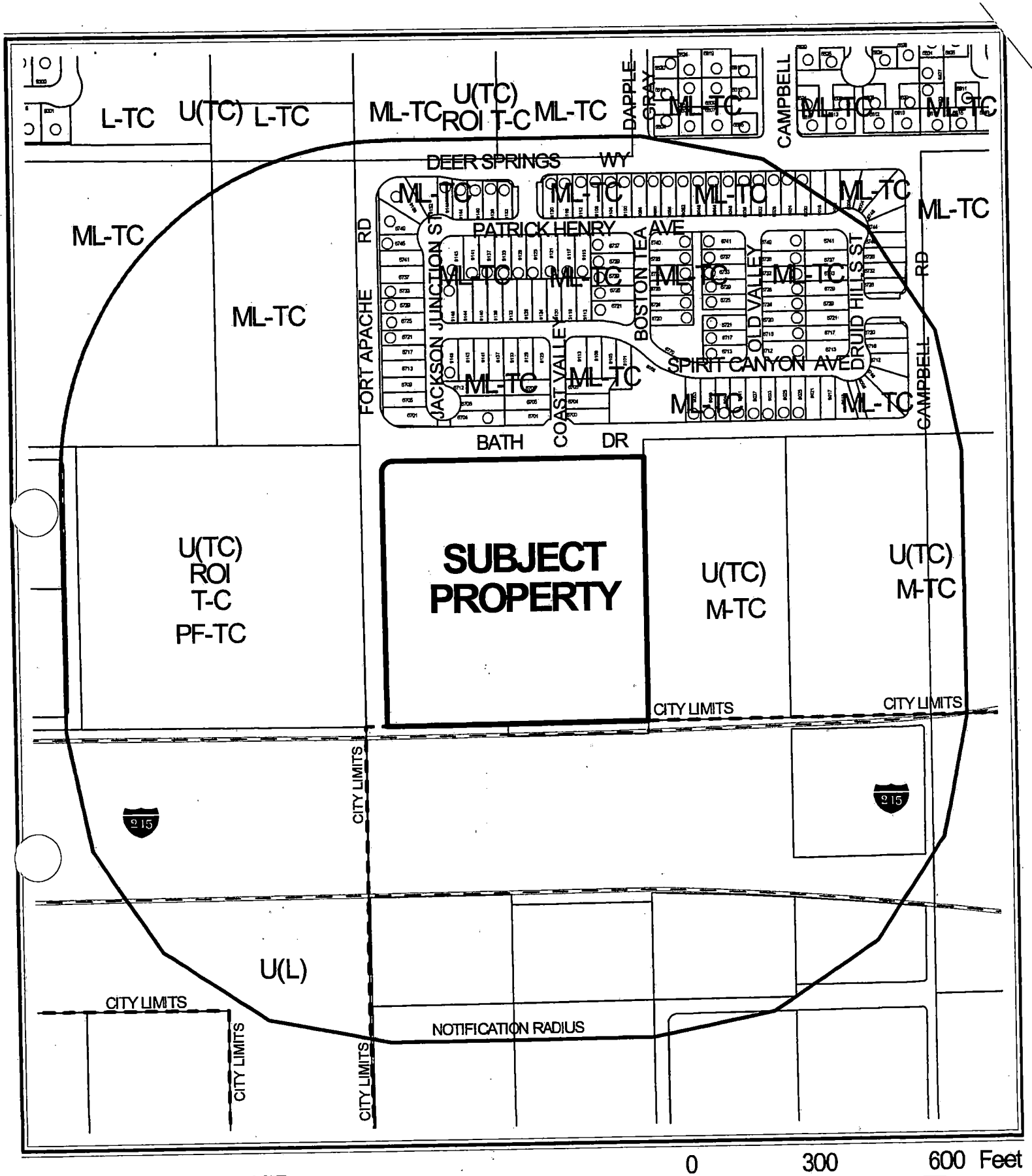
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

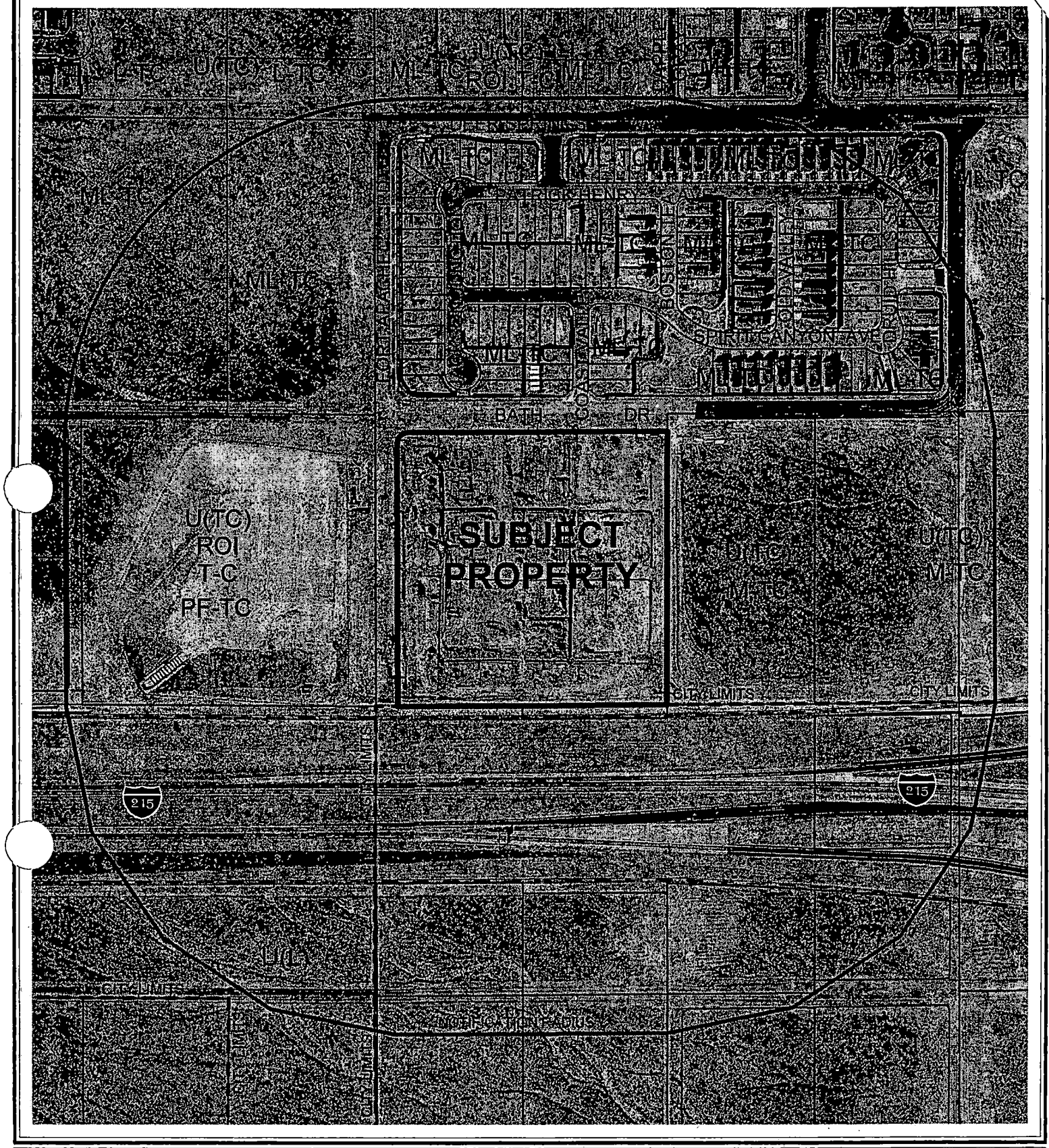
14. Site development to comply with all applicable conditions of approval for ZON-1156 and all other subsequent site-related actions.



CASE: **SDR-5517**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) LAND USE DESIGNATION]



CASE: **SDR-5517**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-5517 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [SDR-1157] except as amended by conditions herein.

3. A Multi-Use Non-Equestrian Trail shall be constructed along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County.

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

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

6. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last

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

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

9. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

14. Site development to comply with all applicable conditions of approval for ZON-1156 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the conversion of a 188-unit apartment project to a condominium development on 8.81 acres adjacent to the southeast corner of Bath Drive and Fort Apache Road.

B) Applicant's Justification

The applicant states that their intent is to convert an apartment complex to a condominium complex and that they will meet with the Planning and Development Department before the Final Map to develop a comprehensive address plan for the site. The applicant states no pertinent justification for the application.

BACKGROUND INFORMATION

A) Previous Actions

01/22/03 The City Council approved a Rezoning (ZON-1156) application for the reclassification from U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation] to T-C (Town Center) on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

01/22/03 The City Council approved a Special Use Permit (SUP-1158) application for a gated subdivision with private streets on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

01/22/03 The City Council approved a Vacation (VAC-1197) application for a Petition to Vacate U.S. Government Patent Easements generally located at the northeast corner of Rome Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

01/22/03 The City Council approved a Site Development Plan Review (SDR-1157) application for a 198-unit multi-family development on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.

GL

03/14/03 A revised site plan was administratively approved by the Department of Planning and Development. The revised plan indicated a reduction of 10 units and the relocation of building away from the eastern property line.

12/16/04 The Planning Commission voted to abey this item at the request of the applicant in order for the applicant to address the requirement to provide an adjacent Multi-use Non-Equestrian Trail through discussions with staff.

B) Pre-Application Meeting

10/08/04 A pre-application conference was held resulting in the following comments:

3. The applicant shall meet with Planning and Development to develop a comprehensive address plan prior to the submittal of the Final Map.
4. The basic submittal requirements for a Special Use Permit were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.2 Acres
Net Acres:	8.81 Acres

B) Existing Land Use

Subject Property:	Under construction (Proposed 188-unit apartment complex)
North:	Single-Family Residential Subdivision
South:	Future Beltway Alignment
East:	Undeveloped (No proposed projects)
West:	Undeveloped (Detention Basin)

C) Planned Land Use

Subject Property:	M-TC (Medium Density Residential – Town Center)
North:	ML-TC (Medium-Low Density Residential – Town Center)
South:	Right-of-Way
East:	M-TC (Medium Density Residential – Town Center)
West:	PF-TC (Public Facility – Town Center)

GL

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [M-TC (Medium Density Residential – Town Center) General Plan Designation]
North:	U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential – Town Center) General Plan Designation]
South:	Right-of-Way
East:	U (Undeveloped) Zone [M-TC (Medium Density Residential – Town Center) General Plan Designation]
West:	U (Undeveloped) Zone [PF-TC (Public Facility – Town Center) General Plan Designation] under Resolution of Intent to PF-TC (Public Facility – Town Center)

E) General Plan Compliance

The site is designated as M-TC (Medium Density Residential - Town Center) on the Centennial Hills Sector Map of the General Plan. The M-TC (Medium Density Residential - Town Center) land use category allows "...a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

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

The proposed development is located within the Centennial Hills Town Center area. The project is consistent with the designation of M-TC (Medium Density Residential – Town Center), which allows a maximum density of 25 units per acre.

Multi-Use Transportation Trail

The subject site has a designated Multi-use Transportation Trail located along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The applicant has agreed to work with City staff and Clark County on the development of this trail segment within the Beltway alignment.

PROJECT DESCRIPTION

The site plan indicates a gated access and an "exit-only" gated access to Bath Boulevard as well as two emergency access gates. The square-shaped site consists of twenty two-story apartment buildings and one centrally located clubhouse. Garages and covered parking are provided for the residents, as well as uncovered parking for guests. A total of 368 parking spaces are provided including eight handicap parking spaces. Access aisles to the covered and uncovered parking areas are twenty-five (25') feet wide.

The Landscape plan indicated conformance with the Town Center Development Standards for a primary arterial street frontage along Fort Apache Road. The landscaping along Bath Drive is composed of an 7-foot sidewalk separated from the street by a 5-foot landscape amenity zone, with 24-inch Rio Grand Ash and Pink Dawn Chitalpa trees space no more than 20 feet on center.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Town Center Development Standards Manual does not provide specific setback or minimum lot dimension standards for apartment development within the M-TC designation. As a result, the development is in compliance with zoning standards that apply to the site.

A2) Parking and Traffic Standards

The Town Center Development Standards Manual does not provide specific parking standards for apartment development within the M-TC designation; however, the parking standards of Section 19.10 of the Las Vegas Zoning Code will apply to the project, as follows:

Uses	*GFA*	***Required*** *Parking* *Ratio*	*Regular*	*Handicap*	***Provided*** *Parking* *Regular*	*Handicap*
Multi-Family		1.25 spaces/unit/1 BR	88		88	
		1.75 spaces/unit/2BR	175		175	
		2 spaces/unit/3BR	36		36	
		1 guest space per five units	38		61	8

The site plan indicates that 64 surface parking spaces will be provided, 34 of which are covered parking spaces including 8 handicap parking spaces. Additionally, 236 garage spaces will be provided along with 68 guest parking spaces to be located within the driveways. The project exceeds the parking standards of the Zoning Ordinance.

A3) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Perimeter Landscaping: • Min. Trees	Facing Bath - 1-1.5" caliper tree/30 Linear Feet + 2 trees per intersection	616 feet = 24 Trees	22 Trees
	Facing Ft. Apache – 1 tree / 35' (alternating pattern of 1 shade tree and 2 palm trees)	615 feet = 9 shade trees + 18 palm trees	8 Shade Trees surround 14 Palm Trees
• Min. Zone Width	Facing Ft. Apache – 2' curb and Gutter, 2' Amenity Zone + 5' Sidewalk		Yes
	Facing Bath – 2' curb and gutter + 5' amenity zone + 7" sidewalk		Yes

GL

The dimensions of street frontage used for Bath Drive incorporate the distance measurements for the two emergency access gates, an exit only access gate and the main entrance to the development. In total the measurement would be reduced by approximately 120 feet, therefore reduce the required amount of trees from 24 trees to 17 trees. The Fort Apache Road street frontage is accurate but incorporates two intersections, which reduce the area in which to space the shade and palm trees. The depicted layout along Fort Apache Road takes this into account and spaces the trees appropriately creating a streetscape that meets the intent of the Town Center Development Standards for a Primary Arterial. The landscape plan meets the required amenity zone and sidewalk widths.

The Town Center Development Standards Manual provides a table under Section E.F that requires up to 12% open space in a residential project, based on density of the project. This calculation is as follows:

Total Acreage	***Density***	***Required***		***Provided***
		Percent	*Area*	*Area*
10.15 acres	18.52 DUA	12 %	1.056 acres, or 46,037 SF.	1.61 acres or 70,556 SF.

The project meets the 12% standard for open space as provided in the Town Center Development Standards Manual.

B) General Analysis and Discussion

- Zoning

The subject site is located in a T-C (Town Center) zoning district. The Town Center Land Use table depicts the site as being designated as M-TC (Medium Residential). The M-TC (Medium Residential) designation allows for a range of 12.1 to 25 dwelling units per acre. The proposed conversion is in conformance with the T-C (Town Center) zoning district and the M-TC (Medium Residential) Town Center Land Use Designation.

- Site Plan

The site plan illustrates how the converted condominium units will be accommodated within 20 buildings on the site, with a central clubhouse/pool recreation feature. The unit mix will include 70 one-bedroom units, 100 two-bedroom units and 18 three-bedroom units. A total of 69 guest parking spaces will be provided. Primary access will be from Bath Boulevard.

GL

- Waivers

  No waivers are required, nor have any been requested.

- Landscape Plan

  The landscaping will include a mix of 24-inch box Shoestring Acacia, Pink Dawn Chitalpa, Raywood Ash, Rio Grand Ash, Glossy Privet, Texas Mountain Laurel and Bosque Elm, as well as 36-inch Holly Oak trees, 15-foot California Fan Palms and 25-foot Mexican Fan Palms. Under story plants will include 5-gallon Outback Cassia, Jack Evans Indian Hawthorn, Compact Xylosma, New Gold Lantana, Spreading Rosemary, Asiatic Jasmine, Desert Spoon, Evergreen Iris, Red Yucca and Regal Mist Deer Grass.

- Elevation

  The elevation plans show two-story buildings finished with stucco and with sloping tile roofs. Façade articulation is achieved with the use of pop-out features, balconies, columns, pediment details over the entrance doorways, and exterior window accents.

FINDINGS

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

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

   Much of the surrounding area is currently undeveloped; however, the surrounding area is planned for medium-low to medium density residential development that will be compatible with the proposed project.

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

   With the addition of the Multi-Use Transportation Trail along the southern boundary of the parcel the subject property will be in complete conformance with the General Plan as well as Title 19 and other standards.

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

   The subject site has access directly to Bath Boulevard, designated as a Town Center Collector in the Town Center Development Standards Manual. This road will be adequate to meet the requirements of the proposed development.

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

   The building and landscape materials are appropriate for this area, which will contain a blend of medium-low and medium density residential uses with a similar scale, appearance and design.

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

   The architectural design of this project will allow it to blend harmoniously with other similar development emerging in this area. The developer of this project, for the most part, has considered the design of the project in the context of the approved Town Center standards and has attempted to integrate the development with those standards.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 99

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5517** APN: 125-20-301-022

Name of Property Owner: Willows Town Center LLC

Name of Applicant: Chartered Development

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

_____Yes ___x___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ward Ritter

Subscribed and sworn before me

This 29th day of September, 2004

_____
Notary Public in and for said County and State

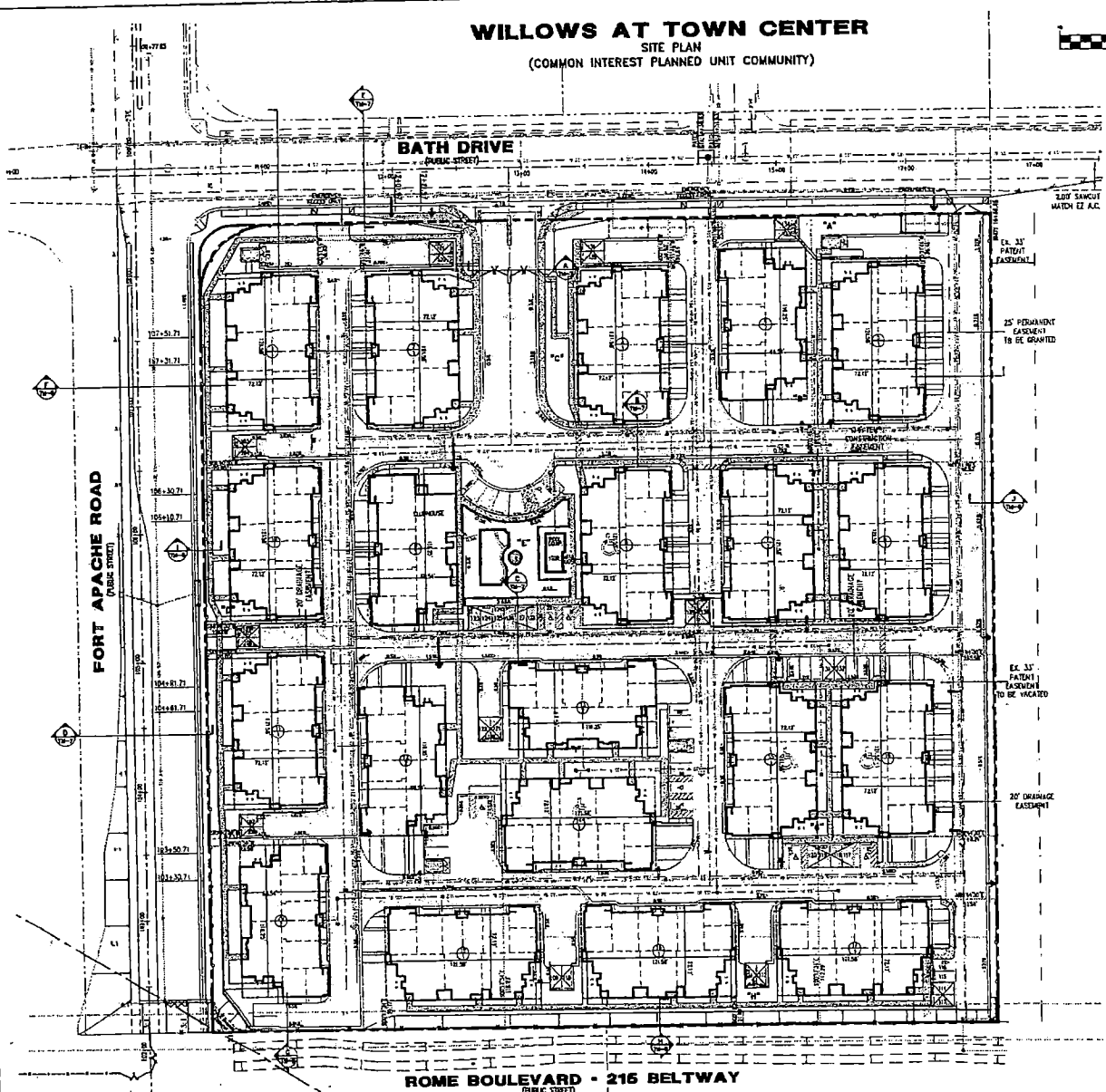
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21, 2006

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WILLOWS AT TOWN CENTER

SITE PLAN

(COMMON INTEREST PLANNED UNIT COMMUNITY)



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

BASIS OF BEARINGS

N89°47'28"E, BEING THE CENTERLINE OF ROME BLVD AS SHOWN IN FILE 116, PAGE 17 OF SURVEYS.

LEGAL DESCRIPTION

THE NW 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, CONTAINING MORE OR LESS 18.15 AC (GROSS) 8.81 AC (NET)
APN: 125-20-301-022

BENCHMARK

CLV BENCHMARK: #CLV20 2DSHWS
RIVET AND PLATE IN CONCRETE CHANNEL NE CORNER OF FORT APACHE AND ROME.
DATUM: NAVD '83
2629.75 FEET
801.5478 METERS

UTILITY SERVICES

WATER SERVICE	L.V.W.W.D.
SEWER SERVICE	CLARK COUNTY WATER RECLAMATION
POWER SERVICE	NEVADA POWER
DISPOSAL SERVICE	REPUBLIC SERVICES
GAS SERVICE	SOUTHWEST GAS
TELEPHONE SERVICE	SPRINT TELEPHONE CO.
CABLE SERVICE	COX COMMUNICATION

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 32003C1745 B, BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2002.

PROJECT DATA

TOTAL AREA

ZONING:	M-1C
GROSS AREA:	10.15 ACRES
NET AREA:	8.81 ACRES
TOTAL DWELLING UNITS:	188 UNITS / 20 BLDGS
DENSITY:	18.52 DU/ACRES

OPEN SPACE

REQUIRED:	
OPEN SPACE - (12% OF NET ACREAGE)	46,032 SQ. FT.
PROVIDED:	-
TOTAL USEABLE OPEN SPACE	70,556 SQ.FT.
TOTAL OPEN SPACE	129,653 SQ.FT.

PARKING

REQUIRED:		
1.25 SPACE X 70 (1 BDRM UNIT)	= 88	PARKING SPACES
1.75 SPACE X 100 (2 BDRM UNIT)	= 175	PARKING SPACES
2.00 SPACE X 18 (3 BDRM UNIT)	= 36	PARKING SPACES
1.00 SPACE/5 UNITS (VISITOR)	= 38	PARKING SPACES
TOTAL REQUIRED:	337	PARKING SPACES
PROVIDED:		
STANDARD SPACES (34 COVERED) (INCL. 8 HANDICAP SPACES)	= 84	PARKING SPACES
GARAGE SPACES	= 236	PARKING SPACES
ADDL. GUEST PARKING (DRIVEWAYS)	= 68	PARKING SPACES
TOTAL PROVIDED:	388	PARKING SPACES

UNIT/BLDG COUNT

BUILDING I - PLAN A, B	= 150	UNITS / 15 BLDGS
BUILDING E - PLAN A, B, C	= 24	UNITS / 4 BLDGS
BUILDING B - PLAN A, B, C, & CLUBHOUSE	= 6	UNITS / 1 BLDG
POOL EQUIP. BLDG	=	1 BLDG

TOTAL UNITS EACH PLAN

PLAN A (1 BDRM)	=	70 UNITS
PLAN B (2 BDRM)	=	100 UNITS
PLAN C (3 BDRM)	=	18 UNITS

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 10.15± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE SOUTHEAST CORNER OF BATH DRIVE AND FT. APACHE ROAD, CLARK COUNTY, NEVADA.

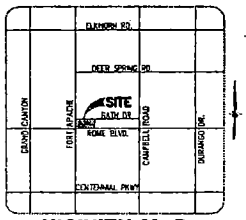
PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.

1. PRELIMINARY RESEARCH INDICATE THAT THE NEAREST COMPACTION FAULT IS APPROX. 1.5 MILES FROM THIS SITE.
2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT.

SOILS REPORT

ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION REPORT : UPDATE SOIL AND FOUNDATION INVESTIGATION,

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
DATE: OCTOBER 2, 2002
PROJECT NO. 7022(417C)



VICINITY MAP

n.t.s.

SHEET INDEX

SITE-1 SITE PLAN
SITE-2 DETAILS
SITE-3 SECTIONS & DETAILS

LEGEND

	PROPERTY LINE
	CENTERLINE
	RIGHT OF WAY
	LOTLINE
	EASEMENT
	ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EX. GAS LINE
	EX. STORM DRAIN
	EX. SEWER MANHOLE
	EX. SEWER LINE
	EX. WATER LINE
	EX. WATER LINE
	EX. WATER LINE
	EX. FIRE HYDRANT
POC	POINT OF CONNECTION TO EX. UTILITY
AC	AIR CONDITIONING
BC	BACK OF CURB
CPS	COVERED PARKING SPACE
EX	EXISTING
EMP	ELECTRIC METER PANEL
FC	FACE OF CURB
FL	FLOW LINE
FF	FINISH FLOOR
G	GAS
L	LENGTH
LS	LANDSCAPE
PP	POWER POLE
PS	PARKING SPACE
PROP	PROPOSED
R	RADIUS
R/W	RIGHT OF WAY
SMH	SEWER MANHOLE
TE	TRASH ENCLOSURE
1	LOT NUMBER
	RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
<1.0%	PROP. DIRECTION AND PERCENTAGE OF SLOPE
	EX. WATER VALVE
	EX. POWER POLE
	EX. STREET SIGN
	EX. STREET LIGHT
MB	MAIL BOX
	TRASH ENCLOSURE
XX/Y	BLDG NO. / BLDG TYPE
	EX. POLE LIGHT
<1.0%	DIRECTION AND PERCENTAGE OF SLOPE
	EX. UTIL.
101/107	RESTRICTED COMMON AREA COVERED PARKING

TOTAL COMMON LOTS

C1 A	2,776 SF
C1 B	4,338 SF
C1 C	4,688 SF
C1 D	17,423 SF
C1 E	10,861 SF
C1 F	4,063 SF
C1 G	3,441 SF
C1 H	12,423 SF
C1 I	8,537 SF
	70,556 SF

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

ALL COMMON AREAS AND LANDSCAPED AREAS WILL BE MAINTAINED BY THE WILLOWS AT TOWN CENTER HOMEOWNERS ASSOCIATION.

C.C. & R. STATEMENT

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.
C.C. & R.'S WILL BE ENFORCED ON THIS PROPERTY.

ACCESS NOTE

LOTS SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO TRUE LINE FORT APACHE ROAD

OWNER/DEVELOPER

WILLOWS AT TOWN CENTER, L.L.C.
SCHAETTERED DEVELOPMENT CORP.
5011 WEST DABLO
LAS VEGAS, NV. 89118
701-873-3994

RECEIVED
OCT 28 2004

SDR-5517
01/27/05 PC

OWNER/DEVELOPER	SCHAETTERED DEVELOPMENT CORP. 5011 WEST DABLO LAS VEGAS, NV. 89118 (702) 873-3994
CIVIL ENGINEER	CAMERON D. HILLSTEAD, P.E. 5/26/05 CIVIL
SURVEYOR	
SOILS ENGINEER	
TITLE	SITE PLAN WILLOWS AT TOWN CENTER CONDOMINIUM CONVERSION
LOCATION	CLARK COUNTY, NEVADA

NO.	REVISIONS	BY	DATE

SEAL

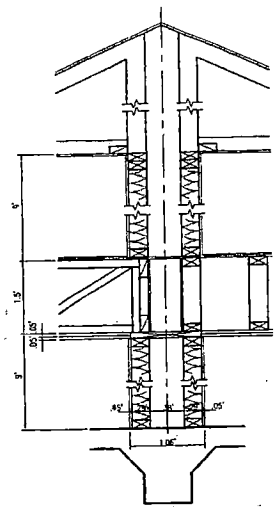
CAMERON D. HILLSTEAD, PROFESSIONAL ENGINEER, STATE OF NEVADA, No. 9346, DATE OF EXPIRATION 5/26/05, CIVIL

SCALE(H): 1"=	40'
SCALE(V): 1"=	N/A
DESIGN	KRS
DRAWN	CMH
CHECKED	KRS
ORIG. START DATE	9-04
PROJECT NO.	3476B
DRAWING NAME:	3476BSITE
SHEET	SITE-1
	1 OF 3 SHEETS

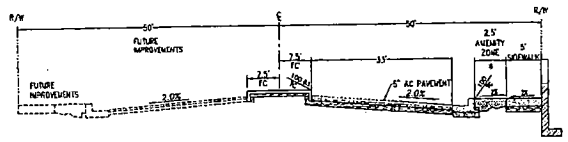
WILLOWS AT TOWN CENTER

SITE PLAN

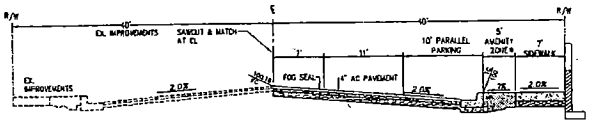
(COMMON INTEREST PLANNED UNIT COMMUNITY)



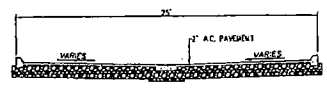
SECTION A-A
COMMON AREA SEPARATION WALL
(1-HR PARTY OWNER WALL)
N.T.S.



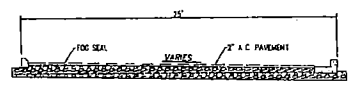
D
FORT APACHE ROAD
100' HALF STREET SECTION
N.T.S.



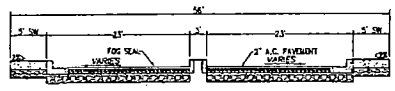
E
BATH BOULEVARD
80' HALF STREET SECTION
N.T.S.



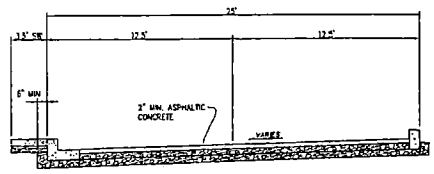
TYPICAL
25' PRIVATE DRIVE SECTION
N.T.S.



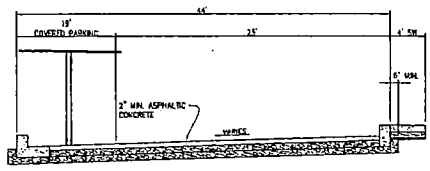
TYPICAL
25' PRIVATE DRIVE SECTION
N.T.S.



A
56' PRIVATE ENTRANCE
STREET SECTION
N.T.S.



B
25' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE
N.T.S.



C
61' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING BOTH SIDES
N.T.S.

RECEIVED
OCT 2 8 2004

NO.	REVISIONS	BY	DATE

CHARTERED DEVELOPMENT CORP.
3017 WEST DIABLO
LAS VEGAS, NV. 89116
(702) 873-3664

CIVIL-ONE
ENGINEERING & SURVEYING/PLANNING
7251 W. LAKE MEAD, SUITE 300
LAS VEGAS, NEVADA 89128
(702) 804-8000

SITE PLAN – DETAILS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS
NEVADA

SEAL

CAMERON G. HILLSTEAD
EXP. 6/30/05
CIVIL
STATE OF NEVADA
NO. 9889

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	RDS
DRN.BY:	CMH
CHK.BY:	RDS
PROJ. START DATE:	9-04

PROJECT NO.
3476B

DRAWING NAME:
3476B-SITE

SHEET
SITE-2
2 OF 3 SHEETS
CITY OF LAS VEGAS DWG. NO.

SDR-5517
01/27/05 PC

H:\P\3476B\3476BSITE2.dwg, 10/26/2004 1:41:24 PM, \\PAULETTE\HP LaserJet 4 Plus, CMH

H:\P\3476B\3476BSITE2.dwg, 10/26/2004 1:41:34 PM, \\FP\PAULETTE\HP LaserJet 4 Plus, CMH

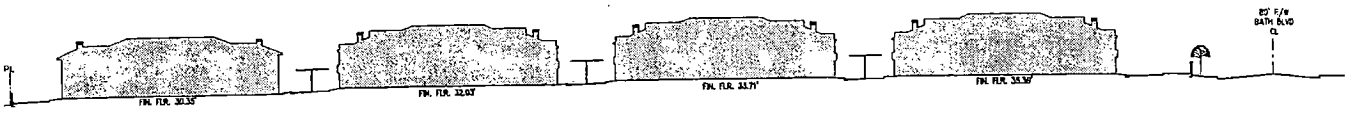
WILLOWS AT TOWN CENTER

SITE PLAN

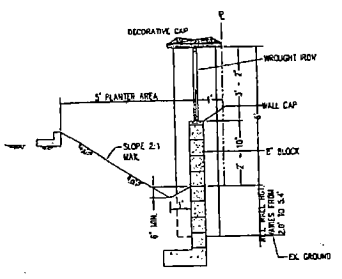
(COMMON INTEREST PLANNED UNIT COMMUNITY)



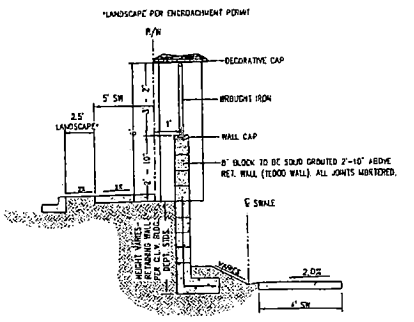
EAST/WEST CROSS SECTION



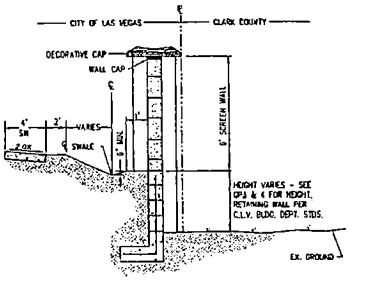
NORTH/SOUTH CROSS SECTION



EAST PROPERTY LINE SECTION



WEST PROPERTY LINE SECTION



SOUTH PROPERTY LINE SECTION

CHARTERED DEVELOPMENT CORP.
SUITE 100
LAS VEGAS, NV 89118
(702) 873-3004

Civil Engineering Surveying Land Planning
(702) 796-9090

SITE PLAN – DETAILS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS NEVADA

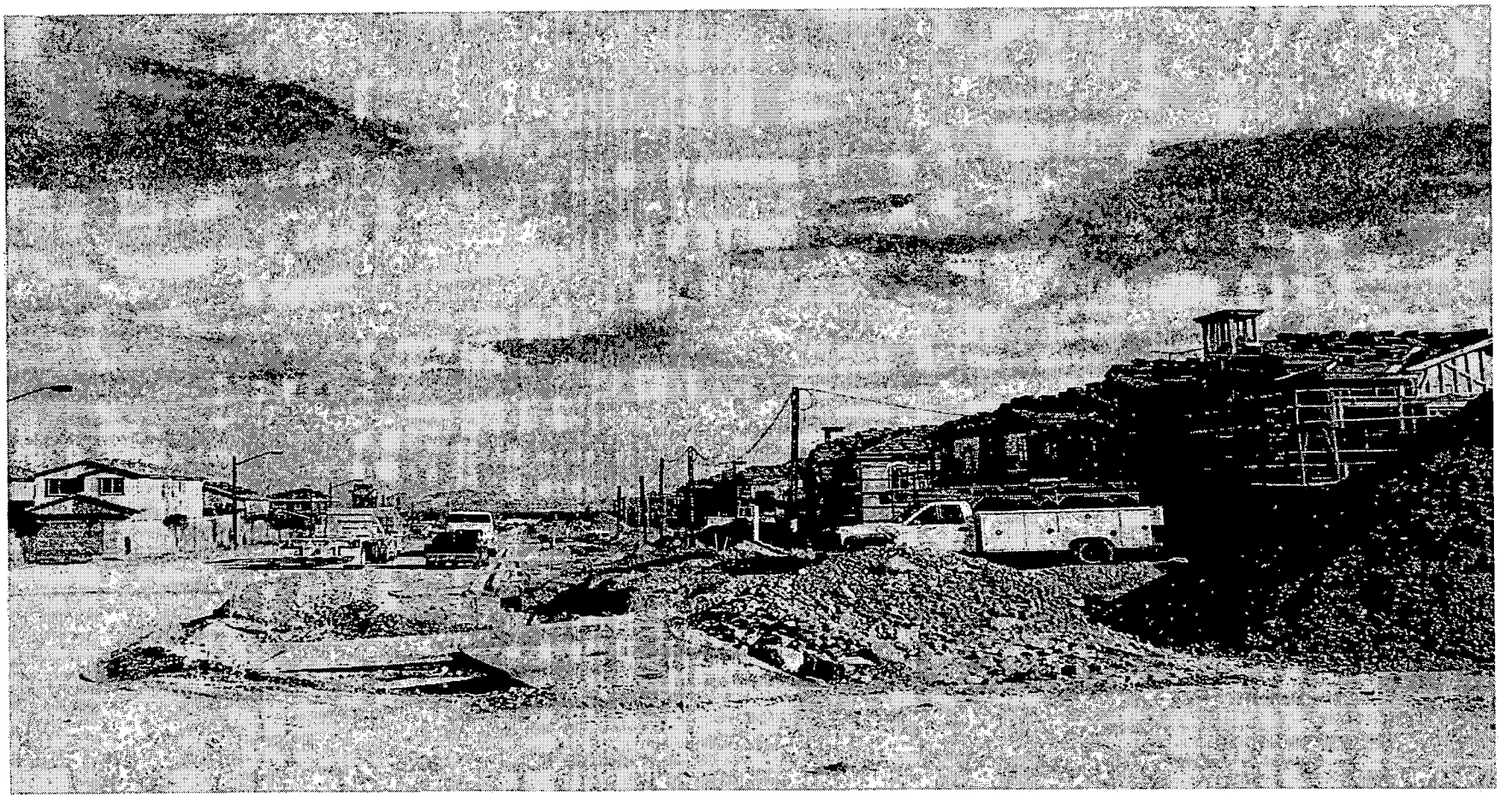
SEAL

SCALE(H): N/A
SCALE(V): N/A
DES.BY: RRS
DRN.BY: CMH
CHK.BY: RRS
FINAL START DATE: 9-04

PROJECT NO. 3476B
DRAWING NAME: 3476B-SITE
SHEET SITE-3
3 OF 3 SHEETS
CITY OF LAS VEGAS DWG. NO.

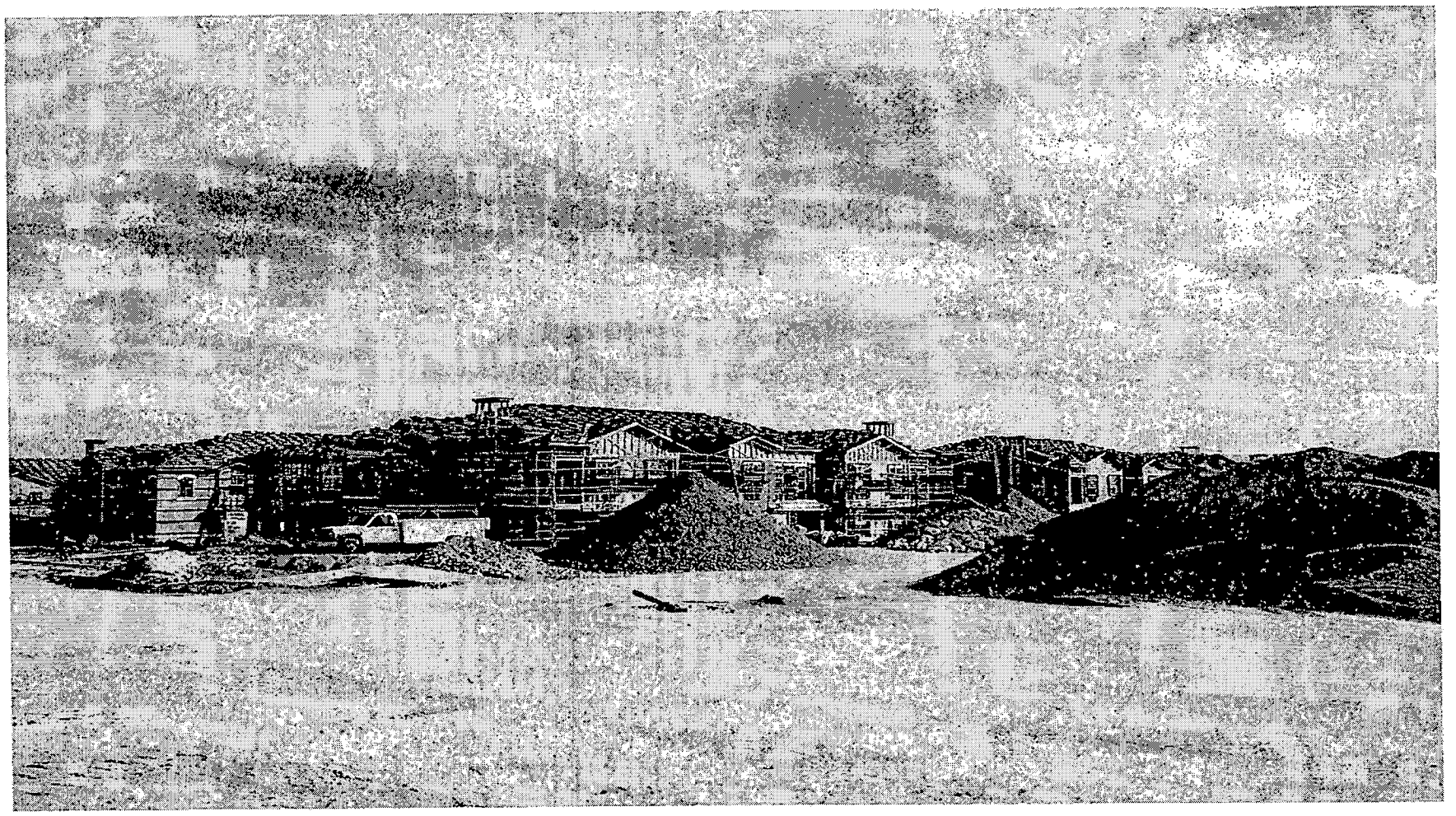
RECEIVED
OCT 28 2004

SDR-5517
01/27/05 PC



SDR-5517 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC
SOUTHEAST CORNER OF BATH DRIVE AND FORT APACHE ROAD
JANUARY 27, 2005 PLANNING COMMISSION

11/19/04



SDR-5517 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC
SOUTHEAST CORNER OF BATH DRIVE AND FORT APACHE ROAD
JANUARY 27, 2005 PLANNING COMMISSION

11/19/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

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

C.C.: 03/02/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, pointed out that the original Site Development Plan Review on the subject property required that the applicant participate in the development of a trail within the Nevada Power easement, which is the adjacent parcel. The applicant would work with the developer of the adjacent parcel in developing this portion of the trail.

MINUTES – Continued:

RUSS SILLETOE, Civiltech, 4795 S. Sandhill Road, Las Vegas, appeared on behalf of the applicant. He expressed appreciation for staff in working on the application and its conditions. He concurred with all conditions.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:55 – 6:57)

1-1907

CONDITIONS:

Planning and Development

1. A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails prior to the recordation of a Final Map. This must be depicted on the Tentative Map.

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

3. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0056-01(1)] except as amended by conditions herein.

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

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

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

CONDITIONS – Continued:

should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

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

Public Works

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

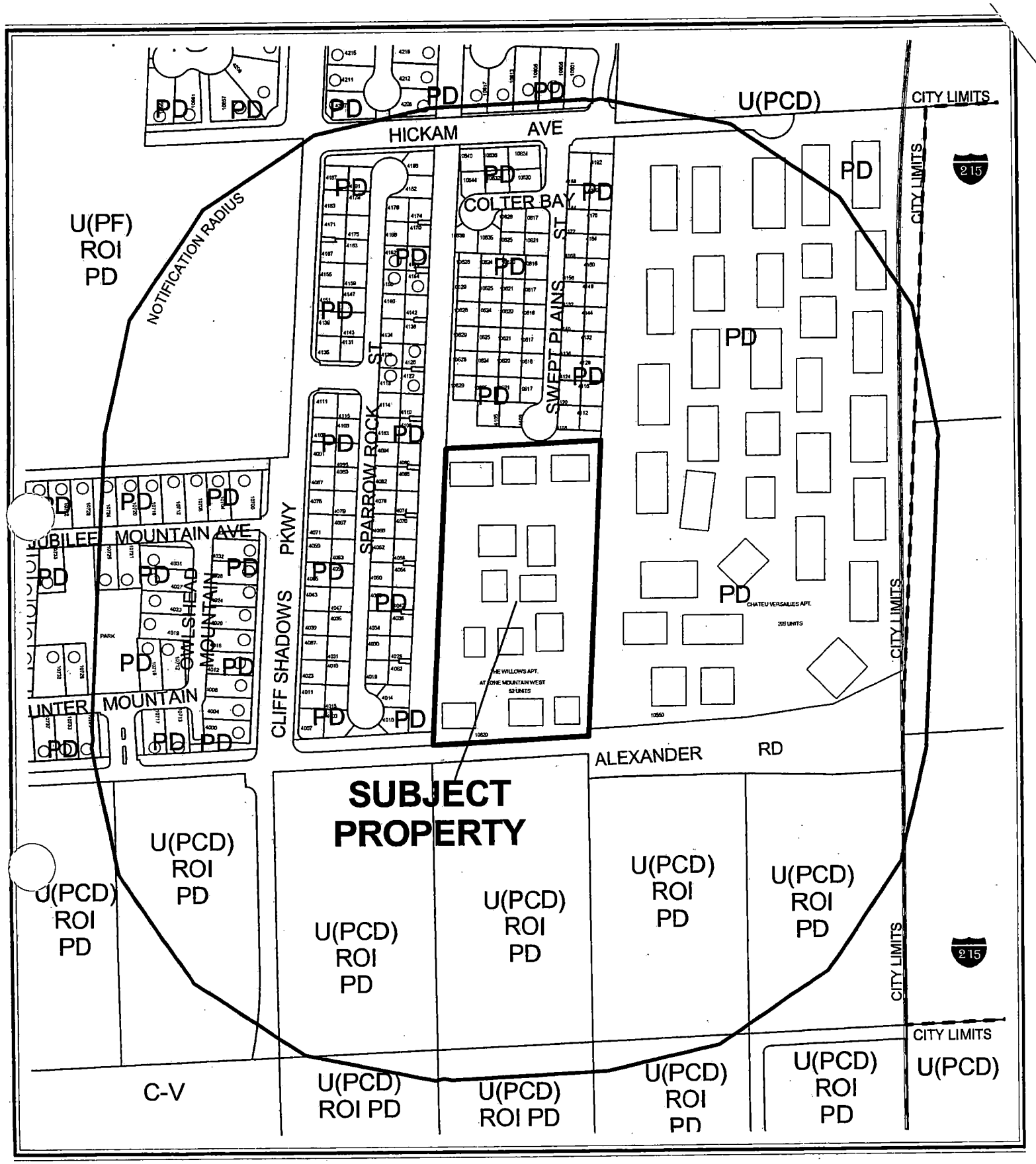
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

13. Site development to comply with all applicable conditions of approval for Z-56-01 and all other subsequent site-related actions.



0 200 400 Feet

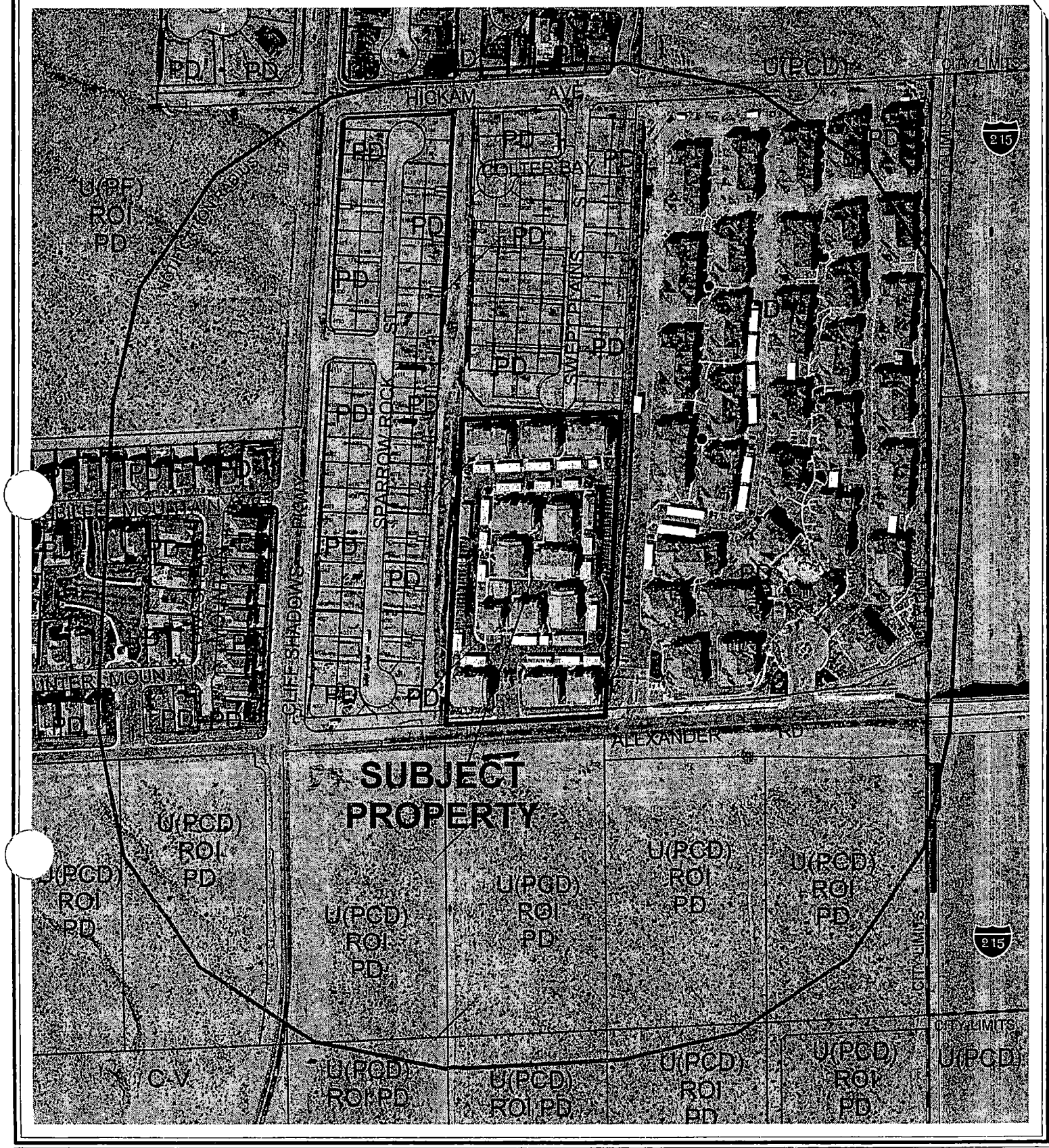
CASE: **SDR-5519**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MULTI-FAMILY MEDIUM LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]

N



0 200 400 Feet

CASE: **SDR-5519**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [MULTI-FAMILY MEDIUM LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-5519 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC

** CONDITIONS **

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

Planning and Development

1. A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails prior to the recordation of a Final Map. This must be depicted on the Tentative Map.

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

3. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0056-01(1)] except as amended by conditions herein.

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

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

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

utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

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Public Works

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

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

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12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

13. Site development to comply with all applicable conditions of approval for Z-56-01 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the conversion of a 98-unit apartment project to a condominium development on 5.27 acres at 10620 West Alexander Road.

B) Applicant's Justification

The applicant states that their intent is to convert an apartment complex to a condominium complex and that they will meet with the Planning and Development Department before the Final Map to develop a comprehensive address plan for the site. The applicant states no pertinent justification for the application.

BACKGROUND INFORMATION

A) Previous Actions

07/05/01 The City Council approved a Major Modification to the Lone Mountain West Master Plan [Z-0024-99(23)] to change the land use designation from Medium Low (up to 12 dwelling units per acre) to Multi-Family Medium (up to 25 dwelling units per acre) on approximately 5.0 acres located on the north side of the Alexander Road alignment, approximately 660 feet west of the western beltway alignment. The Planning Commission and Staff both recommended approval on May 24, 2001.

07/24/01 The Department of Planning and Development administratively approved a Minor Modification to the Lone Mountain West Master Plan [Z-0024-99(29)] to add 5.59 acres into the master plan area on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment.

09/05/01 The City Council approved a Rezoning (Z-0056-01) application for the reclassification of property from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment. The Planning Commission and Staff both recommended approval on July 26, 2001.

GL

09/05/01 The City Council approved a Site Development Plan Review [Z-0056-01(1)] for a proposed 98-unit apartment development on approximately 5.59 acres on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment. The Planning Commission and Staff both recommended approval on July 26, 2001.

12/16/04 The Planning Commission voted to abey this item at the request of the applicant in order for the applicant to address the requirement to provide an adjacent Multi-use Non-Equestrian Trail through discussions with staff.

B) Pre-Application Meeting

10/08/04 A pre-application conference was held resulting in the following comments:

3. The applicant shall meet with Planning and Development to develop a comprehensive address plan prior to the submittal of the Final Map.

4. The basic submittal requirements for a Special Use Permit were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.27

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Single-Family Attached Residential Subdivision
South:	Undeveloped [Proposed Senior Living Facility Z-0028-01(1)]
East:	Apartment Complex recently converted to Condominiums
West:	Single-Family Attached Residential Subdivision

C) Planned Land Use

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

GL

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] Under Resolution of Intent to PD (Planned Development
East:	PD (Planned Development)
West:	PD (Planned Development)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation. The subject parcel is located within the Lone Mountain West Master Plan and has a land use designation of MFM (Multi-Family Medium).

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

Lone Mountain West

The Multi-Family Medium Residential category provides for the development of up to 25 dwelling units per gross acre. Product types include a higher density variety of multi-family units such as condominiums and low-density multi-family, and residential buildings with a maximum of three stories. This category also permits senior housing and related facilities for senior care, including: independent living, assisted living, and skilled nursing facilities. The existing apartment complex and proposed condominium conversion is in conformance with the MFM (Multi-Family Medium) land use designation.

Multi-Use Equestrian Trail

The subject site has a Multi-Use Equestrian trail designated along the southern boundary of the property in accordance with the Map #8 of the Master Plan Transportation Trails Element of the Las Vegas Master Plan 2020. The Multi-Use Equestrian trail has been constructed in accordance with the approved Site Development Plan Review [Z-0056-01(1)].

GL

Multi-Use Non-Equestrian Trail

A Multi-Use Non-Equestrian trail is proposed adjacent to the subject site's western property alignment. The original Site Development Plan Review [Z-0056-01(1)] was conditioned to construct the trail along the western portion of the property prior to the 75% of the subdivision being completed. Recent investigation of the area confirmed that the proposed trail has not been completed at this time, therefore the development is in violation of condition #5 of [Z-0056-01(1)] and will be conditioned to complete the trail prior to the recordation of a Final Map, in conjunction with the owners of the adjacent property.

PROJECT DESCRIPTION

The site plan illustrates an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Alexander Road. This location will be at most approximately 360 feet from the most distant condominium, and therefore centrally accessible to residents of all buildings on the site. Access to the site is achieved via a primary 53-foot entrance from Alexander Road. The rectangular shaped site consists of 12 two-story buildings and one centrally located recreational facility and pool. A total of 198 parking spaces are provided including 6 handicap parking spaces. Access aisles to the covered and uncovered parking areas range from 24 feet to 25 and a half feet in width.

The perimeter landscaping and open space provided onsite is in conformance with the Lone Mountain West Master Plan and Title 19. A 30-foot wide Multi-Use Equestrian trail has been shown on the southern boundary of the subject site in conformance with the approved Site Development Plan Review [Z-0056-01(1)].

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Lone Mountain West Master Plan does not provide specific setback or minimum lot dimension standards for apartment development within the MFM (Multi-Family Medium) designation. As a result, the development is in compliance with zoning standards that apply to the site.

GL

A2) Parking and Traffic Standards

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

Uses	*# of Units*	***Required***			***Provided***	
		Ratio	*Parking*		*Parking*	
			Regular	*Handicap*	*Regular*	*Handicap*
Multi-Family	16	1.25 spaces/unit/1 BR	20		20	
	50	1.75 spaces/unit/2BR	88		88	
	32	2 spaces/unit/3BR	64		64	
	98	1 guest space per five units	17	4	26	6

The site plan indicates that 174 surface parking spaces will be provided, 100 of which are covered parking spaces including 6 handicap parking spaces. Additionally, 18 garage spaces will be provided. The project exceeds the parking standards of the Zoning Ordinance.

A3) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Tree / 6 Spaces	30 Trees	48 Trees
Buffer: • Min. Trees	1 Tree / 30 Linear Feet	64 Trees	64 Trees
• Min. Zone Width	10 Feet		7 Feet
• Wall height	6 Feet		6 Feet

The submitted landscape plan meets the requirements for perimeter landscaping. The existing apartment complex has a 30-foot Multi-Use Equestrian trail located along the northern alignment of Alexander Road. The City of Las Vegas Urban Design Guidelines and Standards require a 10-foot wide landscape planter along a street frontage or the provision of a 14-foot wide landscape planter with a meandering sidewalk within the planter, with 24-inch box trees planted every 30 feet. The existing trail accommodates this requirement. Additionally, the existing site is to have a six-foot landscape buffer on the rear and side property lines, with 24- inch box trees planted every 30 feet. The submitted landscape plan reflects

the before mentioned requirements and is in conformance. The subject site has been and is still subject to the creation of a Multi-Use Non-Equestrian trail along the western alignment of the property, as conditioned by the original Site Development Plan Review [Z-0056-01(1)]. Currently, the subject development is in violation of said condition and will be conditioned to complete the trail prior to the recordation of a Final Map.

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

Ratio	Required	Provided
	Area	Area
330 SF. / Unit or 2% of Total	34,434 SF.	77,793.13 SF.

The existing amount of useable open space exceeds the requirements of the Lone Mountain West Master Development Plan.

B) General Analysis and Discussion

- Zoning

  The subject property is currently zoned PD (Planned Development), and is included within the Lone Mountain West Master Plan with a designation of MFM (Multi-Family Medium). The subject site has a density of 17.4 dwelling Units per acre and is in conformance with the MFM (Multi-Family Medium) designation that allows for up to 25 dwelling units per acre.

- Site Plan

  The site plan illustrates an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Hualapai Way. This location will be at most approximately 300 feet from the most distant apartments, and therefore centrally accessible to residents of all buildings on the site. The site plan does depict parking spaces sufficient to meet the requirements of Municipal Code Title 19.10.010.

- Waivers

  No waivers are required, nor have any been requested.

GL

- Landscape Plan

  The existing landscaping includes 24-inch box Mondel Pine, Rio Grande Ash, Chitalpa, Shoestring Acacia, Evergreen Pear and Flowering Plum trees. Understory plants will include 5-gallon Green Cloud and Feathery Cassia, as well as 1-gallon Deer Grass, Coyote Bush and Desert Carpet.

- Elevation

  The elevation plans show two-story buildings finished with stucco and with sloping tile roofs. Façade articulation is achieved with the use of pop-out features, balconies, columns, pediment details over the entrance doorways, and exterior window accents.

FINDINGS

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

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

   Much of the surrounding area is currently developed as medium-low to medium density residential development that is compatible with the proposed project.

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

   The subject property is in complete conformance with the General Plan as well as Title 19 and other standards.

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

   The subject site has access directly to Alexander Road, designated as 80-foot Secondary Collector by the Master Plan of Streets and Highways. This road will be adequate to meet the requirements of the proposed development.

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

   The building and landscape materials are appropriate for this area, which will contain a blend of medium-low and medium density residential uses with a similar scale, appearance and design.

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

   The architectural design of this project will allow it to blend harmoniously with other similar development emerging in this area. The developer of this project, for the most part, has considered the design of the project in the context of the approved Lone Mountain West Master Development Plan and has attempted to integrate the development with those standards.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5519** APN: 137-01-401-010

Name of Property Owner: PR Lone Mountain West LLC

Name of Applicant: Chartered Development

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

_____Yes ___x___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ward Ritter

Subscribed and sworn before me

This 29th day of September 20 04

Paulette Stacy

Notary Public in and for said County and State

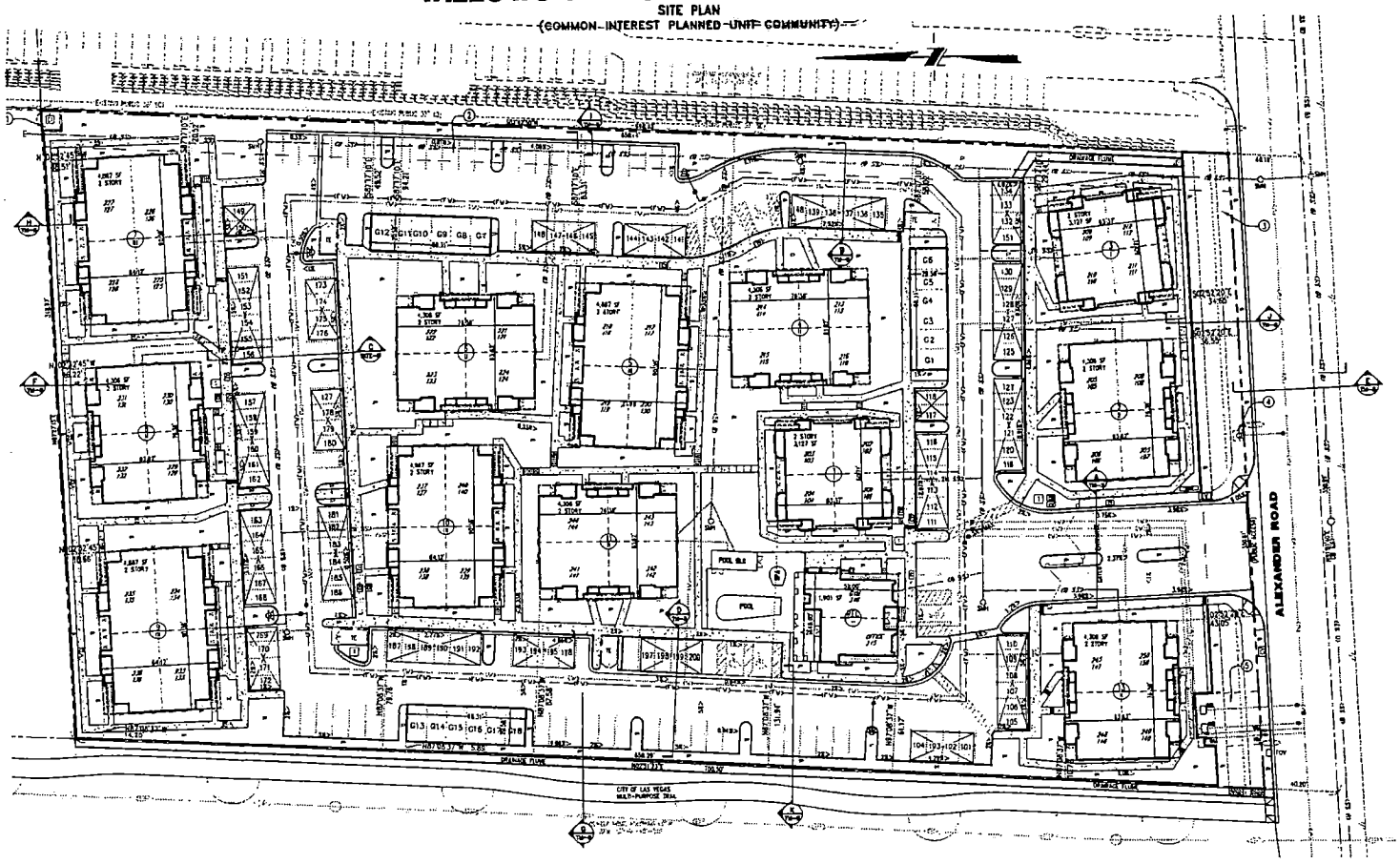
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21, 2006

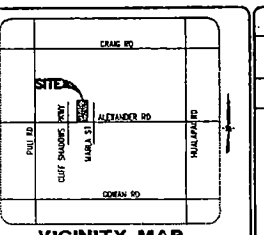
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WILLOWS AT LONE MOUNTAIN WEST

SITE PLAN

(COMMON-INTEREST PLANNED UNIT COMMUNITY)





VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SHEET INDEX

SITE-1 SITE PLAN
SITE-2 DETAILS
SITE-5 SECTIONS & DETAILS

LEGAL DESCRIPTION

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 14, 2002, IN BOOK 20020514 AS DOCUMENT NO. 02058 OF OFFICIAL RECORDS.
CONTAINS 229,590 SQUARE FEET OR 5.27 ACRES (+/-)
APN 137-01-401-010

BASIS OF BEARINGS

N87°07'40"E, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 88, PAGE 08 OF SURVEYS.

BENCHMARK

CLV BENCHMARK NO. 91V00 7NAIRS RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & JENSEN (NATURE NAVD '88 2561.6421 METERS 28701.21 FEET

OWNER/DEVELOPER

P R LONE MOUNTAIN WEST L L C
%CHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NV. 89118
702-873-5994

PROJECT DATA

TOTAL AREA

ZONING:		PD
GROSS AREA:		5.59 ACRES
NET AREA:		5.22 ACRES
TOTAL DWELLING UNITS:		98 UNITS
DENSITY:		17.53 D.U./ACRES

OPEN SPACE

REQUIRED:		
COMMON USEABLE - 15%		34,434 SQ. FT.
PROVIDED:		
TOTAL COMMON USEABLE		77,783.13 SQ.FT.

PARKING

REQUIRED:			
1.25 SPACE X 16 (1 BDRM)	=	20	PARKING SPACES
1.75 SPACE X 50 (2 BDRM)	=	88	PARKING SPACES
2.00 SPACE X 33 (3 BDRM)	=	66	PARKING SPACES
1.00 SPACE/8 UNITS (VISITORS)	=	17	PARKING SPACES
TOTAL REQUIRED: (INCLUDES 4 H.C. PARKING SPACES - 2% OF TOTAL)		189	PARKING SPACES
PROVIDED:			
STANDARD SPACES (100 COVERED)	=	174	PARKING SPACES
HANDICAP SPACES	=	6	PARKING SPACES
GARAGE SPACES	=	18	PARKING SPACES
TOTAL SPACES PROVIDED:		198	PARKING SPACES

UNIT/BLDG COUNT

BUILDING TYPE I - PLAN A (1 BDRM)	=	16 UNITS / 2 BLDGS
BUILDING TYPE II - PLAN B (2 BDRM)	=	48 UNITS / 6 BLDGS
BUILDING TYPE III - PLAN C (3 BDRM)	=	32 UNITS / 4 BLDGS
REC BLDG	=	2 UNITS / 1 BLDG
GARAGE	=	1 BLDG
POOL EQUIP. BLDG	=	1 BLDG

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

ALL COMMON AREAS AND LANDSCAPED AREAS WILL BE MAINTAINED BY THE WILLOWS AT LONE MOUNTAIN WEST HOMEOWNERS ASSOCIATION.

C.C. & R. STATEMENT

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.
C.C. & R.'S WILL BE ENFORCED ON THIS PROPERTY.

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 5.59± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE NORTHWEST CORNER OF MARLA STREET AND ALEXANDER ROAD, CLARK COUNTY, NEVADA.

PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.

1. PRELIMINARY RESEARCH INDICATE THAT THE NEAREST COMPACTION FAULT IS APPROX. 0.4 MILES FROM THIS SITE.
2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT.

SOILS REPORT

ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION REPORT : UPDATE SOIL AND FOUNDATION INVESTIGATION.

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
DATE: SEPTEMBER 15, 2001
PROJECT NO. 20811255E1

LEGEND

PROPERTY LINE	AC	AIR CONDITIONING UNIT	CABLE TELEVISION AMPLIFIER BOX
CENTERLINE	BC	BACK OF CURB	ELECTRICAL TRANSFORMER
RIGHT OF WAY	CPS	COVERED PARKING SPACE	
LOTLINE	(CP)	COMPACT C&R	UNIT NUMBER
EASEMENT	Es	EXISTING	EX. RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
ADJACENT PROPERTY LINE	EP	ELECTRIC SERVICE METER PANEL	
EXISTING EDGE OF PAVEMENT	FC	FACE OF CURB	EX. DIRECTION AND PERCENTAGE OF SLOPE
EX. WROUGHT IRON FENCE	FMCT	FIRE/DOMESTIC WATER METER/VALVING	
EX. SEWER MANHOLE	FL	FLOW LINE	EX. WATER VALVE
EX. FIRE WATERLINE	FF	FINISH FLOOR	EX. STREET SIGN
EX. 8" SEWER LINE	G	GAS	EX. STREET LIGHT
EX. WATERLINE	L	LENGTH	
EX. FIRE HYDRANT	LS	LANDSCAPE	TRASH ENCLOSURE
POINT OF CONNECTION TO EX. UTILITY	PP	POWER POLE	
KERN RIVER GAS LINE EASEMENT PER EXCEPTION NO. 5	PS	PARKING SPACE	BLDG NO.
10'x20' UVWD EASEMENT PER EXCEPTION NO. 9	P	PLANTER/LANDSCAPE AREA	BLDG TYPE
	R	RADIUS	
	R/W	RIGHT OF WAY	RESTRICTED COMMON AREA COVERED PARKING
	SMH	SEWER MANHOLE	
	TE	TRASH ENCLOSURE	
	USD	SIDEWALK DRAIN	

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 2150 OF 4090, BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2002.

UTILITY SERVICES

WATER SERVICE	L.V.V.W.D.
SEWER SERVICE	CITY OF LAS VEGAS
POWER SERVICE	NEVADA POWER COMPANY
DISPOSAL SERVICE	REPUBLIC SERVICES OF SO. NEVADA
GAS SERVICE	SOUTHWEST GAS CORP.
TELEPHONE SERVICE	SPRINT TELEPHONE CO.
CABLE SERVICE	COX COMMUNICATIONS

REFERENCE NOTES

1. 10'x10' DRAINAGE EASEMENT, DK. 20020514, DOC. 02057
2. 20' PUBLIC SEWER EASEMENT, BK 20010514, DOC. 02058
3. 25' PUBLIC MULTI-USE TRAIL EASEMENT, BOOK 20020514, DOC. 02062
4. 8'x8' LAS VEGAS VALLEY WATER DISTRICT FIRE HYDRANT EASEMENT, BK. 20020805, DOC. 01429
5. 30'x15' LAS VEGAS VALLEY WATER DISTRICT EASEMENT, BK. 20020805, DOC. 01419

RECEIVED
OCT 28 2004
CITY OF LAS VEGAS PLNG. DEPT.

CHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NEVADA 89118
(702) 873-5994

Civil-Tech
ENGINEERING & ENVIRONMENTAL CONSULTANTS
(702) 243-3990

NO.	REVISIONS	BY	DATE

SITE PLAN
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10820 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON C. MILLSTEAD
EXP. 6/30/05
CIVIL
No. 8139
STATE OF NEVADA

SCALE(H):	1"=30'
SCALE(V):	1"=30'
DESIGN:	RWS
DRAWN:	CMH
CHECK'D:	RWS
FINAL STAMP DATE:	9-04
PROJECT NO.	3406B
DRAWING NAME:	3406B-SITE
SHEET	SITE-1
1 OF 3 SHEETS	
CITY OF LAS VEGAS DWG. NO.	

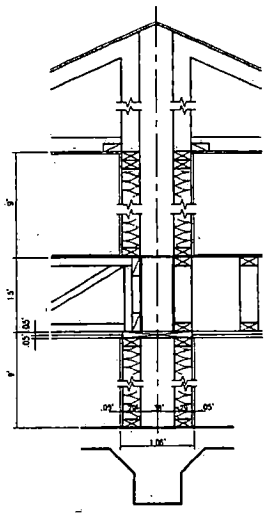
SDR-5519
01/27/05 PC

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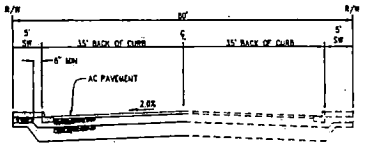
WILLOWS AT LONE MOUNTAIN WEST

SITE PLAN

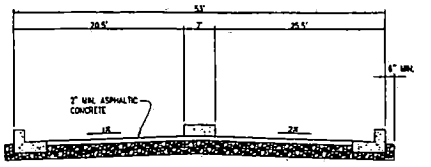
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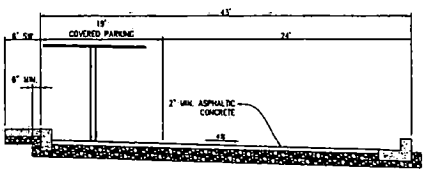
SECTION A-A
COMMON AREA SEPARATION WALL



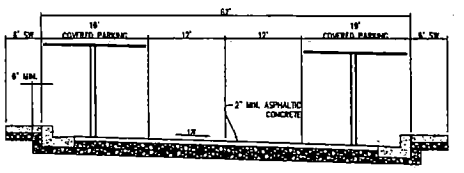
E ALEXANDER ROAD
80' HALF STREET SECTION



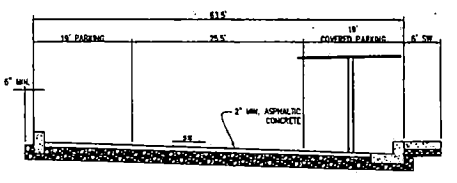
A 53' PRIVATE ENTRANCE
STREET SECTION



B 43' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE



C 62' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING BOTH SIDES



D 63.5' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE

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OCT 28 2004
CITY OF LAS VEGAS PLANNING DEPT.

SDR-5519
01/27/05 PC

NO.	REVISIONS	BY	DATE

CHARTERED DEVELOPMENT CORP.
3417 WEST DARIO
LAS VEGAS, NV. 89118
(702) 873-3464

Civil-Tec
CIVIL ENGINEERING & LAND SURVEYING CONSULTANTS
(702) 243-3804 FAX (702) 243-3805
LAS VEGAS, NV 89102

SITE PLAN - DETAILS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
1062D WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

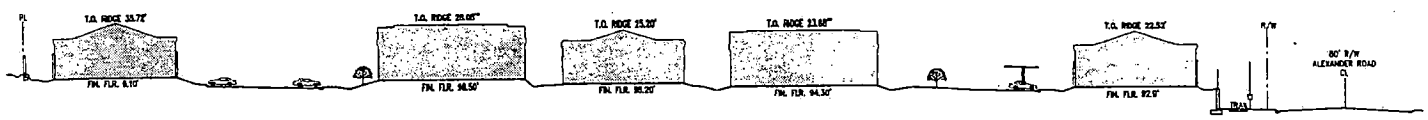
SEAL
CAMERON G. HILLSTEAD
DIR. V/N/G CIVIL

SCALE(H):	N/A
SCALE(V):	N/A
DESIGN:	MKS
DRAWN:	CMH
CHK'D:	RDS
FINAL PLOT DATE:	9-04
PROJECT NO.	3406B
DRAWING NO.	3406B-SITE
SHEET	2 OF 3 SHEETS

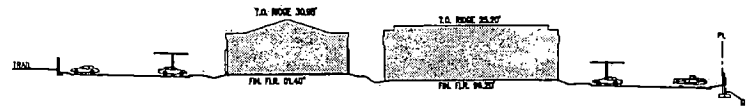
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WILLOWS AT LONE MOUNTAIN WEST

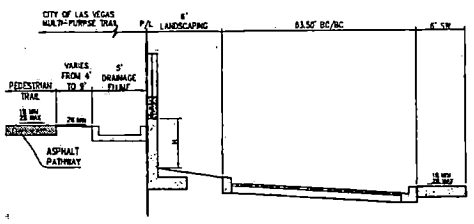
SITE PLAN
(COMMON INTEREST PLANNED UNIT COMMUNITY)



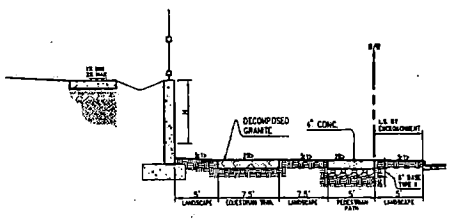
NORTH/SOUTH CROSS SECTION



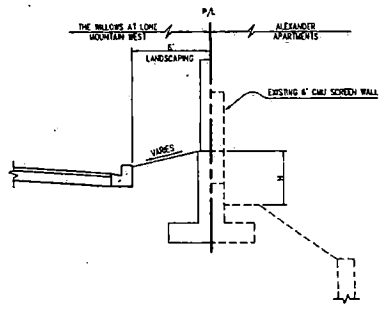
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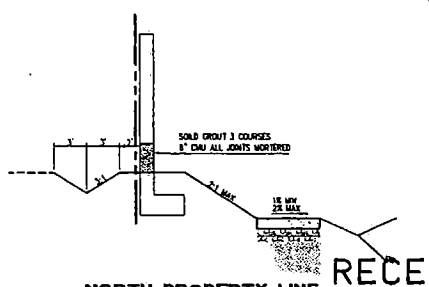
WEST PROPERTY LINE SECTION



SOUTH PROPERTY LINE SECTION



EAST PROPERTY LINE SECTION



NORTH PROPERTY LINE SECTION

CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102
(702) 873-2884

CIVIL ENGINEERS • SURVEYORS • CONSULTANTS
(702) 243-1900 FAX (702) 243-1902
LAS VEGAS, NEVADA

NO.	REVISIONS	BY	DATE	APPD.

SITE PLAN - DETAILS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10820 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL

SURVEY:	N/A
REALTY:	N/A
DESIGN:	MRS
DRAFT:	CMH
CHK'D:	MRS
FIELD START DATE:	8-04

PROJECT NO. 3406B
DRAWING NO. 3406B-SITE
SHEET 2 OF 3 SHEETS

RECEIVED
OCT 28 2004
CITY OF LAS VEGAS
DEPT. OF BUILDING & SAFETY

SDR-5519
01/27/05 PC

SYMBOL	COMMON	BOTANICAL	SIZE	QTY
	Mondel Pine	Pinus eldarica	24" Box	15
	Ash Tree 'Tri Color'	Fraxinus velutina	15 gallon	21
	Crapemyrtle	Crapemyrtle Catawba	15gallon	23
	Crapemyrtle	Crapemyrtle Catawba	24gallon	11
	Silverberry Acacia	Acacia Cavenia/Ligulata	15gallon	23
	Eucalyptus Fever	Prime Kurrenvalie	15gallon	59
	Pyrtus communis	Flowering Plum	15 gallon	10
	Desert Cloud	Eucalyptus Rudis/Microtheca	5 gallon	215
	Fantasy Caesia	Caesia Intermedia	5 gallon	137
	Pomegranate	Dwarf Grenade	5 gallon	122
	Coyote Bush	Baccharis centennial	1 gallon	148
	Desert Canyon	Acacia redolens	1 gallon	44

APPROVED LANDSCAPING PLAN

Planning & Development Department

5/11/05

The fence separating the park and sidewalk should consist of a rigid polyvinyl chloride (PVC) resin compound with light jewel of titanium dioxide pigment throughout the fence material for long term ultraviolet light resistance. The fence, to be a minimum of five feet in height, should not be constructed to withstand the force of an unrestrained horse that could cause injury to the horse and rider but still serve as a visual barrier to the horse to refrain from straying toward the sidewalk when startled.

Contractor to verify all existing utilities prior to construction. Contractor is responsible for protecting all existing utilities during construction. Contractor to repair any damage to existing utilities caused by construction operations at no additional cost to the owner.

Contractor is responsible for obtaining all permits required for construction of this project.

Contractor to provide adequate dust control measures during construction operations.

Contractor to provide adequate traffic control measures during construction operations.

Contractor to provide adequate erosion control measures during construction operations.

Contractor to provide adequate sediment control measures during construction operations.

Contractor to provide adequate noise control measures during construction operations.

Contractor to provide adequate vibration control measures during construction operations.

Contractor to provide adequate air quality control measures during construction operations.

Contractor to provide adequate water quality control measures during construction operations.

Contractor to provide adequate soil stabilization measures during construction operations.

Contractor to provide adequate slope stabilization measures during construction operations.

Contractor to provide adequate retaining wall measures during construction operations.

Contractor to provide adequate shoring measures during construction operations.

Contractor to provide adequate bracing measures during construction operations.

Contractor to provide adequate scaffolding measures during construction operations.

Contractor to provide adequate fall protection measures during construction operations.

Contractor to provide adequate confined space entry measures during construction operations.

Contractor to provide adequate hot work measures during construction operations.

Contractor to provide adequate lockout/tagout measures during construction operations.

Contractor to provide adequate hazardous materials measures during construction operations.

Contractor to provide adequate emergency response measures during construction operations.

Contractor to provide adequate first aid measures during construction operations.

Contractor to provide adequate CPR measures during construction operations.

Contractor to provide adequate AED measures during construction operations.

Contractor to provide adequate fire extinguisher measures during construction operations.

Contractor to provide adequate fire alarm measures during construction operations.

Contractor to provide adequate fire sprinkler measures during construction operations.

Contractor to provide adequate fire suppression measures during construction operations.

Contractor to provide adequate fire detection measures during construction operations.

Contractor to provide adequate fire protection measures during construction operations.

Contractor to provide adequate fire prevention measures during construction operations.

Contractor to provide adequate fire safety measures during construction operations.

Contractor to provide adequate fire control measures during construction operations.

Contractor to provide adequate fire management measures during construction operations.

Contractor to provide adequate fire response measures during construction operations.

Contractor to provide adequate fire recovery measures during construction operations.

Contractor to provide adequate fire investigation measures during construction operations.

Contractor to provide adequate fire reporting measures during construction operations.

Contractor to provide adequate fire documentation measures during construction operations.

Contractor to provide adequate fire training measures during construction operations.

Contractor to provide adequate fire drill measures during construction operations.

Contractor to provide adequate fire exercise measures during construction operations.

Contractor to provide adequate fire simulation measures during construction operations.

Contractor to provide adequate fire evaluation measures during construction operations.

Contractor to provide adequate fire assessment measures during construction operations.

Contractor to provide adequate fire audit measures during construction operations.

Contractor to provide adequate fire inspection measures during construction operations.

Contractor to provide adequate fire maintenance measures during construction operations.

Contractor to provide adequate fire repair measures during construction operations.

Contractor to provide adequate fire replacement measures during construction operations.

Contractor to provide adequate fire upgrade measures during construction operations.

Contractor to provide adequate fire modification measures during construction operations.

Contractor to provide adequate fire improvement measures during construction operations.

Contractor to provide adequate fire enhancement measures during construction operations.

Contractor to provide adequate fire optimization measures during construction operations.

Contractor to provide adequate fire efficiency measures during construction operations.

Contractor to provide adequate fire effectiveness measures during construction operations.

Contractor to provide adequate fire reliability measures during construction operations.

Contractor to provide adequate fire availability measures during construction operations.

Contractor to provide adequate fire maintainability measures during construction operations.

Contractor to provide adequate fire supportability measures during construction operations.

Contractor to provide adequate fire testability measures during construction operations.

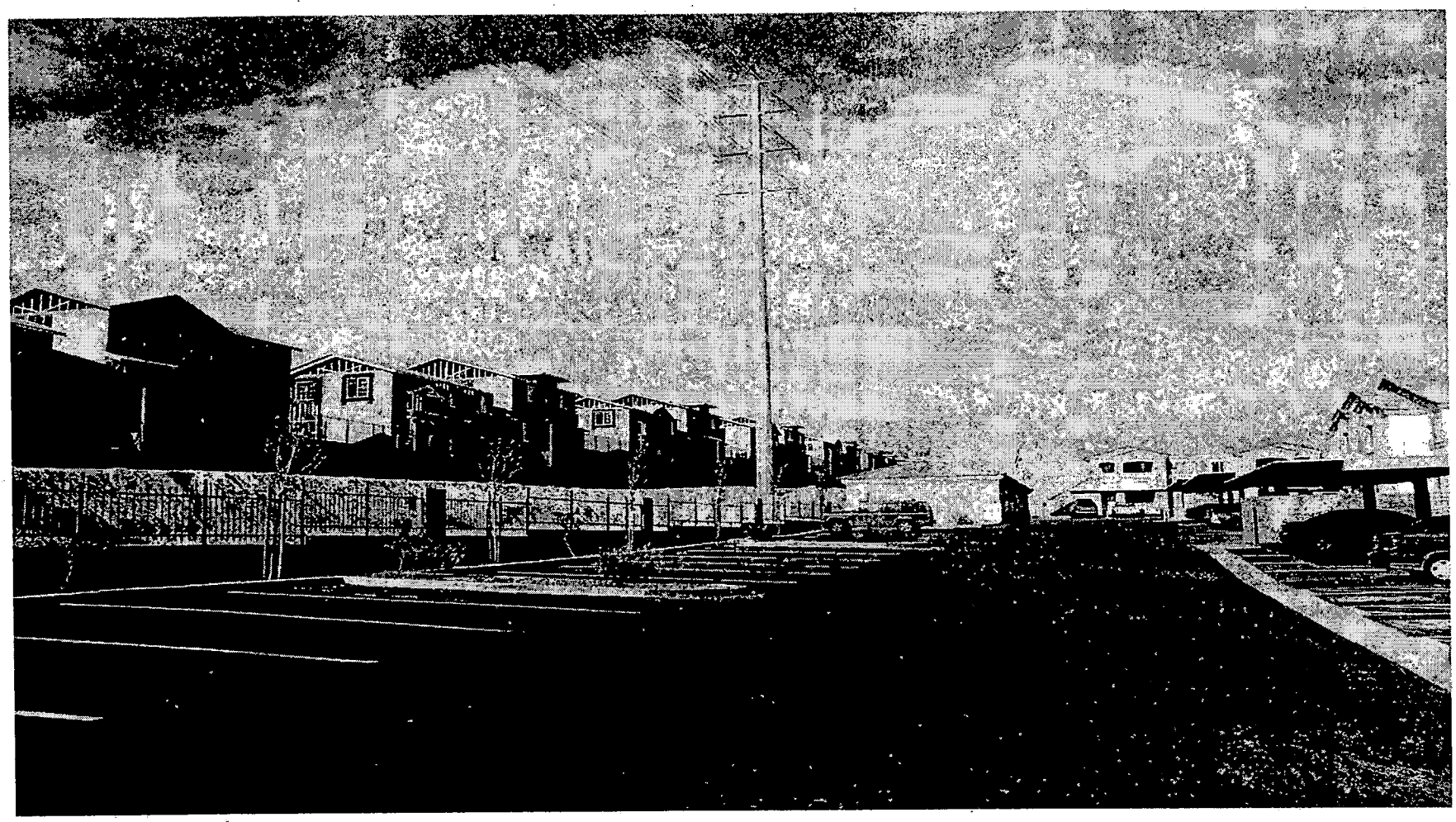
Contractor to provide adequate fire diagnosability measures during construction operations.

Contractor to provide adequate fire prognosability



SDR-5519 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC
10620 WEST ALEXANDER ROAD
JANUARY 27, 2005 PLANNING COMMISSION

11/19/04



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