City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	58	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

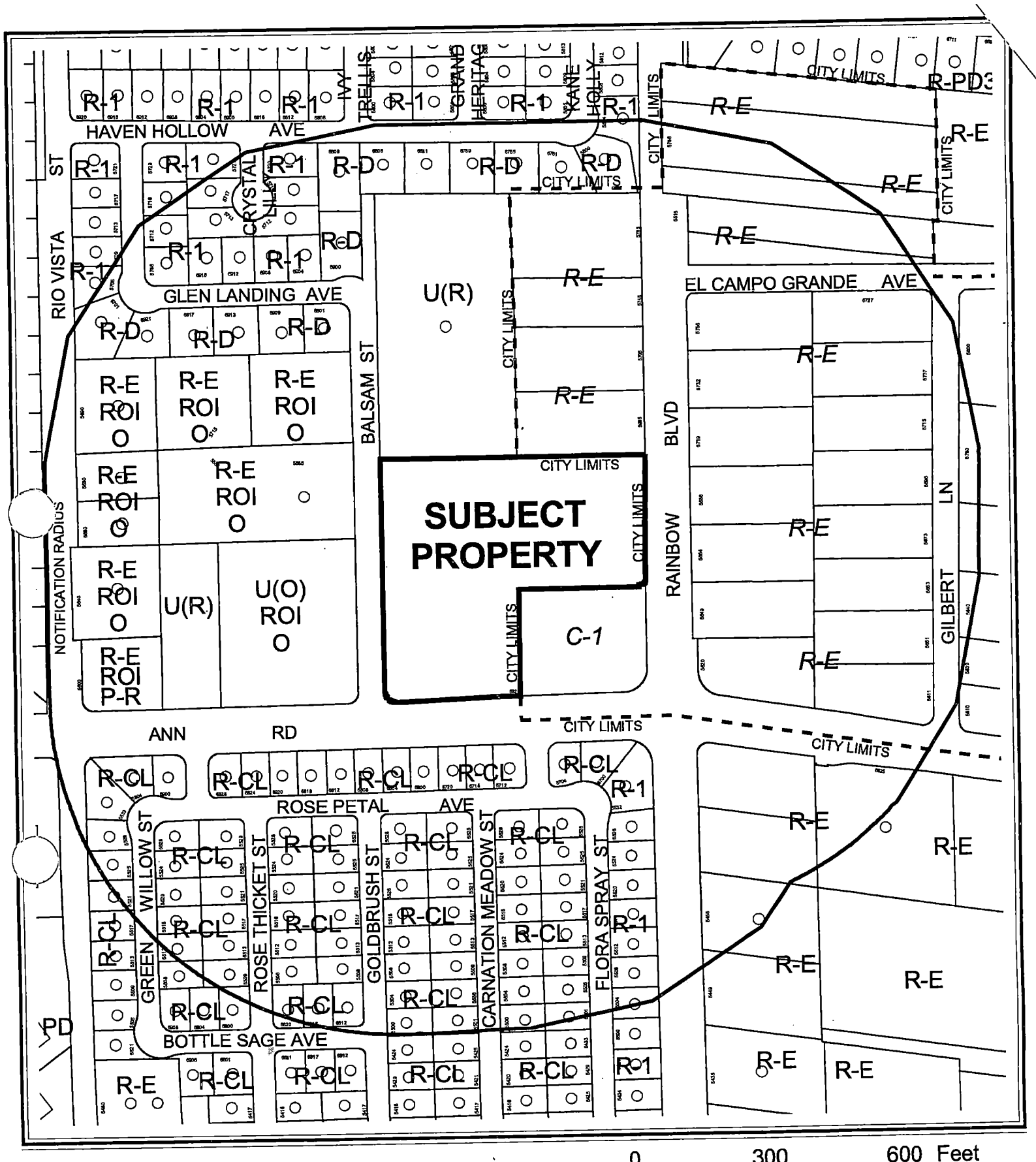
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
TRUESDELL – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting, is currently under contract with Richmond American Homes

To be held in abeyance to the 2/24/2005 Planning Commission meeting

MINUTES:
See Item 38 [GPA-5804] for all related discussion on Item 38 [GPA-5804], Item 39 [ZON-5809], Item 40 [VAR-5810] and Item 41 [SDR-5807].

(8:07 – 8:29)



CASE: **SDR-5807**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5807 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC

** CONDITIONS **

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

Planning and Development

1. City Council approval of a General Plan Amendment (GPA-5804) to a MLA (Medium Low Attached Residential) designation, Rezoning (ZON-5809) to a R-3 (Medium Density Residential) Zoning District, and a Variance (VAR-5810) for a reduction of required open space.

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

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

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

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

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 10 feet in the rear.

7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a 6-foot wall along Rainbow and Ann roads.

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

9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Rainbow Boulevard and Ann Road.

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

11. Air conditioning units shall not be mounted on rooftops.

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

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

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

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

Public Works

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

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

18. Site development to comply with all applicable conditions of approval for ZON-5809 and all other site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is 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. A related General Plan Amendment (GPA-5804), Rezoning (ZON-5809), and Variance (VAR-5810) will be considered concurrently with this request.

B) Applicant's Justification

As the population in the Vegas area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas, and even some industrial properties. There is a need to develop affordable housing on what has the potential to be an in-fill parcel and is not compatible for commercial given the surrounding community. The product on this parcel will provide a good transition buffer from the existing residential communities and the existing commercial development in the area.

BACKGROUND INFORMATION

A) Previous Actions

02/16/05 The City Council will consider a petition to annex (ANX-5586) the subject site into the City of Las Vegas. The effective date of this annexation will be 02/25/05. Staff and the Planning Commission recommended approval on 12/16/04.

01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5804) from R (Rural Density Residential) to MLA (Medium-Low Attached Residential), a Rezoning (ZON-5809) from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD10 (Residential Planned Development - 10 Units Per Acre), and a Variance (VAR-5810) for a reduction of required open space. Staff recommends denial.

B) Pre-Application Meeting

12/01/04 Issues discussed included the need for open space calculations, landscaping along Rainbow Boulevard and Ann Road, and the acknowledgement that a signal impact fee would be levied.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 6.86

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residential
South:	Drug Store / Single Family Residential
East:	Single Family Residential
West:	Single Family Residential/ Undeveloped

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential) & ML (Medium-Low Density Residential)
East:	RE (Rural Estates Residential– Clark County)
West:	O (Office)

D) Existing Zoning

Subject Property:	R-E (Rural Estates Residential –Clark County) under Resolution of Intent to C-1 (Local Business District) – Clark County)
North:	U (Undeveloped) [R (Rural Density Residential) General Plan designation] R-E (Rural Estates Residential –Clark County)
South:	R-CL (Single-Family Compact -Lot) R-E (Rural Estates Residential –Clark County) under Resolution of Intent to C-1 (Local Business District – Clark County)
East:	R-E (Rural Estates Residential – Clark County)
West:	U (Undeveloped) [O (Office) General Plan designation] under Resolution of Intent to O (Office) R-E (Residence Estates) under Resolution of Intent to O (Office)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD10 (Residential Planned Development - 10 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5804) to the MLA (Medium-Low Attached Density) designation.

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

Trails – A Multi-use Transportation Trail is required adjacent to the north side of Ann Road.

PROJECT DESCRIPTION

The request is for a proposed 66-lot single-family residential development on 6.86 acres. Access is provided via a drive from Rainbow Boulevard, and 37-foot private drives will provide internal circulation for the site. Minimum lot size is 2,520 square feet, and overall density is 9.62 Units Per Acre. There are ten-foot planters located along Ann Road and Rainbow Boulevard, and 22,151 square feet of community open space is provided. The building elevations depict two-story single-family dwellings with stucco exteriors and tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, Development Standards within an R-PD (Residential-Planned Development) district are established by the approved site plan.

Standards	Provided
Min. Lot Size	2,520 Feet
Min. Lot Width	35 Feet
Min. Setbacks	
• Front	10 Feet
• Front (Garage)	18 Feet
• Side	3.5 Feet
• Corner	3.5 Feet
• Rear	10 Feet
Max. Building Height	23 Feet

A2) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Tree / 30 Linear Feet	18 Trees	10 Trees
• Min. Zone Width	6 Feet		10 Feet
• Wall height	6 Feet		Not Depicted

The landscape plan does not depict the required decorative wall or the required number of street trees. Title 19 requires a six-foot wall along Ann Road and Rainbow Boulevard, and a 24-inch box tree for every 30 feet of planter. Two Conditions of Approval has been included to ensure compliance with these requirements.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
6.86 acres	9.62	1.65	15 %	1.08 Acres (47,436 SF)	7%	.51 Acres (22,151 SF)

The proposal does not meet open space requirements and a Variance (VAR-5810) has been requested to provide relief of this requirement.

B) General Analysis and Discussion

- Zoning

The subject site is currently located within Clark County and zoned R-E (Rural Estates – Clark County), under Resolution of Intent to C-1 (Local Business District – Clark County). Upon the effective date of the pending Annexation (ANX-5586), the subject parcel will be designated as U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial). A related rezoning (ZON-5809) request for the site proposes the R-PD10 (Residential Planned Development – 10 Units Per Acre) district, which is intended to permit imaginative and innovative residential communities with appropriate amenities to establish a clear sense of community. The proposed residential development has a density of 9.62 Units Per Acre, and is an acceptable use within the R-PD10 (Residential Planned Development – 10 Units Per Acre) zoning district.

- Site Plan

The request is for a proposed 66-lot single-family residential development on 6.86 acres. Access is provided via a drive from Rainbow Boulevard, and 37-foot private drives will provide internal circulation for the site. Minimum lot size is 2,520 square feet, and overall density is 9.62 Units Per Acre. The proposed development is not compatible with surrounding residential development as minimum lot sizes in the area are generally over one-half acre in size and are rural in nature. In addition, the provided site plan does not meet the intent of the R-PD (Residential Planned Development) zoning district. The development does not display an innovative design, and the lack of common facilities, open space, and amenities results in a neighborhood without a clear sense of community.

- Waivers

No waivers are being requested as a part of this application.

- Landscape Plan

The landscape plan depicts ten-foot buffers along Ann Road and Rainbow Boulevard planted with 24-inch box Chitalpas, 15-inch box Live Oaks and Honey Mesquites, 25-foot Mexican Fan Palms, and various one and five gallon shrubs. The plan does not depict the required 24-inch box trees spaced 30 feet on center along Ann Road and Rainbow Boulevard. A condition of approval has been included to ensure compliance with this requirement. In addition, Title 19 requires 1.08 acres of open space for this development where only 0.51 acres of open space is provided. This equates to a reduction of 47% of the required open space, and a Variance (VAR-5810) has been requested to provide relief from this requirement. The Department of Public Works has identified a right-of-way taper on Rainbow Boulevard along the east side of the site that may have an impact on the Variance request.

- Elevation

The building elevations depict 24-foot two-story detached residences with stucco exteriors and tiled roofs in six different color schemes.

- Floor Plan

The floor plans are typical of two-story single-family homes.

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 site plan proposes densities and lots sizes that are not compatible with the adjacent residential development to the north, east, and west. While there is a residential development located to the south with a comparable density, the majority of lots in the area are over a half acre in size and rural in nature.

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 landscape plan does not depict the required decorative wall or the required number of street trees. Two Conditions of Approval have been included to ensure compliance with these requirements. The site plan depicts 0.51 acres of open space where 1.08 acres is required, and a Variance (VAR-5810) has been requested to provide relief from this requirement. With compliance with the added Conditions of Approval and the approval of the proposed Variance, the development will be 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.

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

   The site receives access via a drive from Rainbow Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

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

   With conformance with the included Conditions of Approval, the building and landscape materials will be appropriate for the area and the City.

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

   The materials utilized on the exterior of the buildings are appropriate for type of product offered, however, the scale of the project is not compatible with the rural nature of the residential development in the vicinity.

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

   The structure will be inspected by the Building and Safety Department, and therefore will not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 163 [Mailed with GPA-5804, ZON-5809 and VAR-5810]

APPROVALS 1

PROTESTS 58

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5807 APN: 125-27-803-008

Name of Property Owner: REGAL VILLAGE LLC % V KAMDAR

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: V. K Kamdar

Print Name: V. KAMDAR

Subscribed and sworn before me April Cox

This 2 day of November, 2004

April Cox

Notary Public in and for said County and State

State of Utah

County of Utah

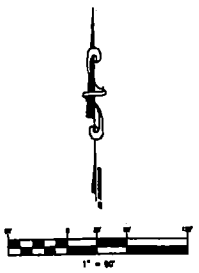
NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
March 18, 2007
APRIL COX
1376 North State
Orem, Utah 84059

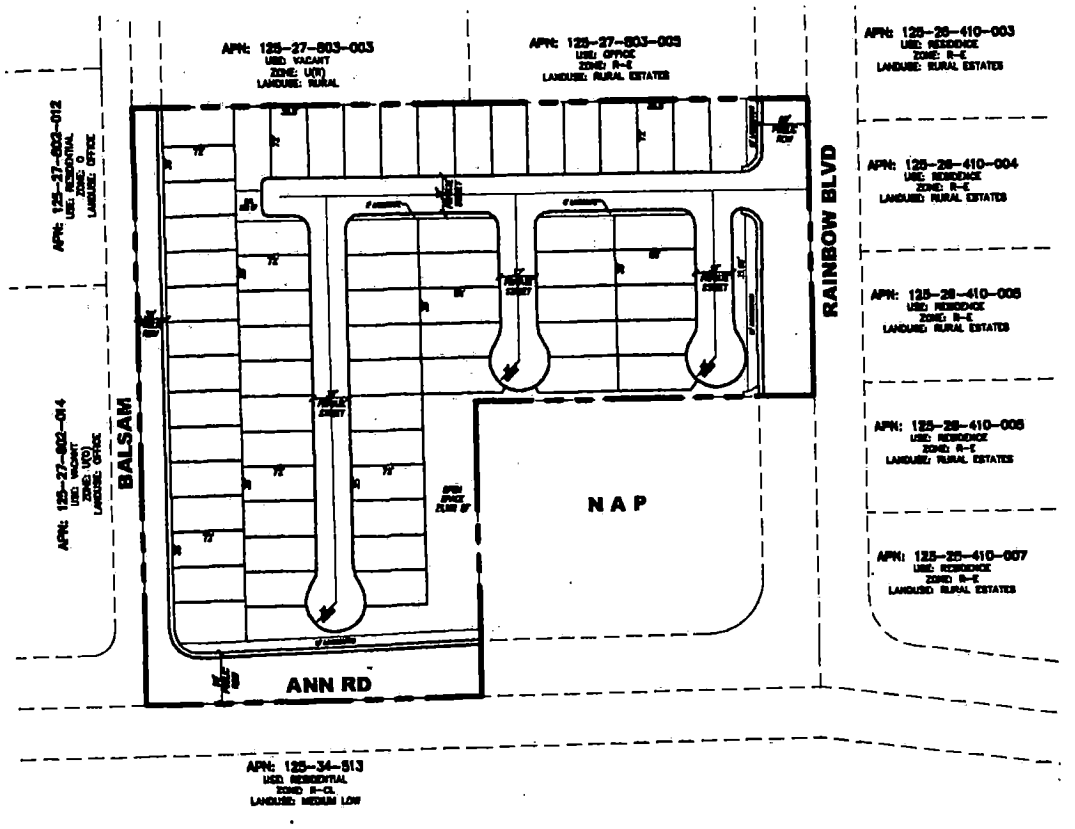
Revised 2/12/02

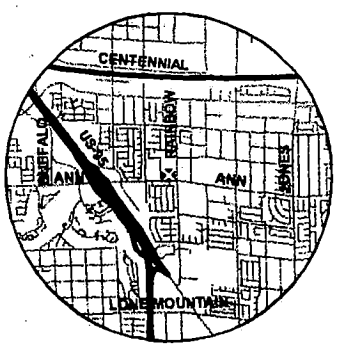
F:\dupot\Application Packet\Statement of Financial Interest.doc

SDR-5807
01/27/05 PC

ANN / RAINBOW







VICINITY MAP
NOT TO SCALE

OWNER
REGAL VILLAGE LLC
90 E STATE ST
LAYTON, UT 84041

DEVELOPER
RICHMOND AMERICAN HOMES
2290 WEST PEAK AVE
SUITE 312
LAS VEGAS, NEVADA 89128

ASSESSORS PARCEL NUMBER:
125-27-803-003

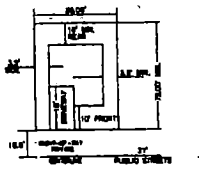
OVERALL TABULATIONS

EXISTING ZONING ——— C-1
PROPOSED ZONING ——— R-PD9

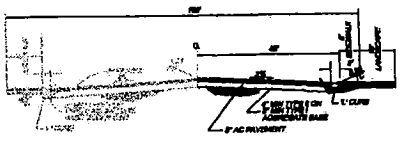
EXISTING LAND USE ——— RURAL
PROPOSED LAND USE ——— MEDIUM-LOW ATTACHED

OF UNITS ——— 64
GROSS ACREAGE ——— 8.89 ACRES +/-
DENSITY ——— 8.6 D.U.A.

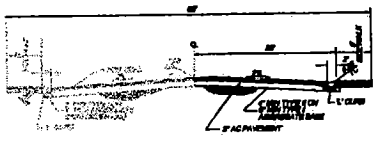
OPEN SPACE REQUIRED — 1.0 AC (47,437 SF)
OPEN SPACE PROVIDED — 0.9 AC (38,151 SF) (41% OF REQUIRED)
— 3.5% REDUCTION IN O.S.



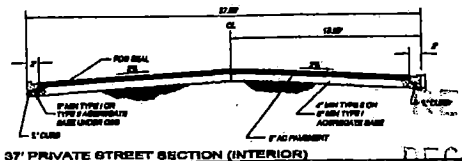
LOT DETAIL (TYPICAL)
NOT TO SCALE
(Minimum LOT SIZE 2,520 SQ. FT. +/-)



100' PUBLIC STREET HALF-SECTION (ANN RD. / RAINBOW BLVD.)
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

RECEIVED
DEC 14 REC'D

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
RICHMOND AMERICAN HOMES
2290 W. PEAK AVE., #312
LAS VEGAS, NEVADA
(702) 240-5600

ENGINEER
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7325 Hickam Avenue Las Vegas, NV 89139 Office 702.304.7701 Fax 702.304.7703

SHEET: SITE PLAN TO ACCOMPANY GPA / ZC / SDR / VAR

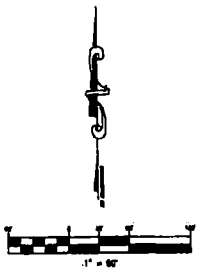
TITLE: ANN / RAINBOW
CITY OF LAS VEGAS, NEVADA

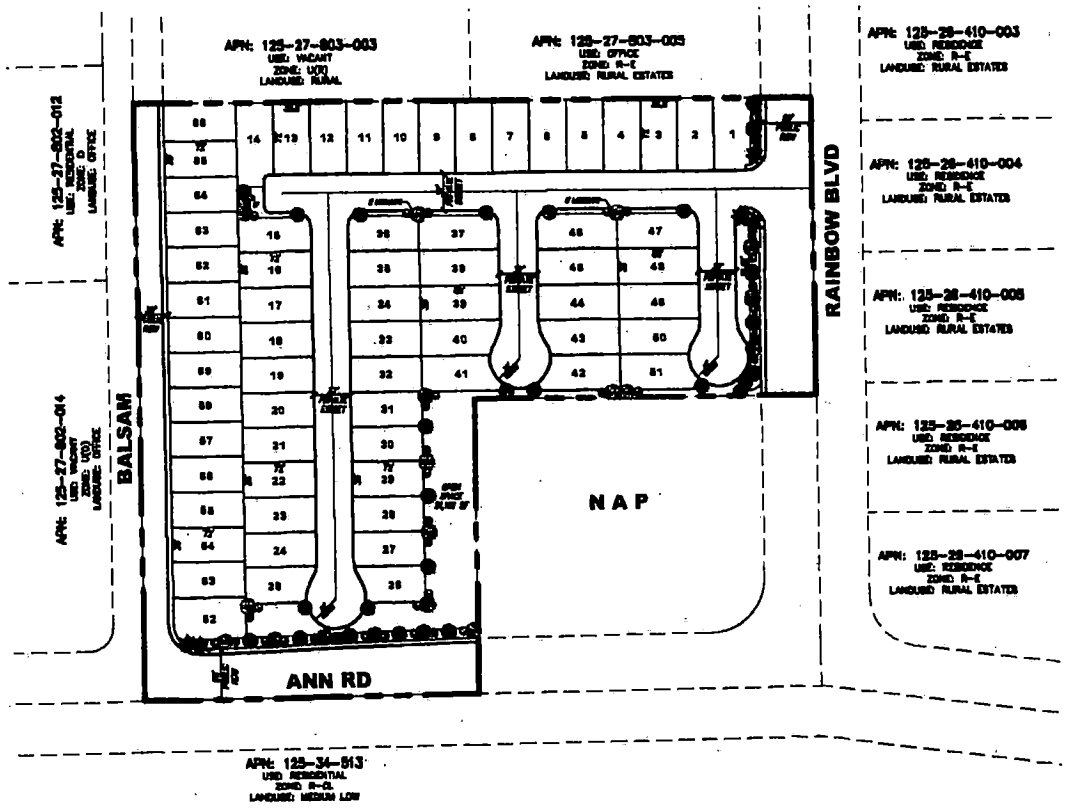
DATE:	DECEMBER 13, 2004
DRAWN BY:	K. SHAW
DESIGNED BY:	K. SHAW
CHECKED BY:	K. SHAW
SCALE:	1" = 60'
PROJECT NO:	RA-0085
ENGINEERING SEAL	

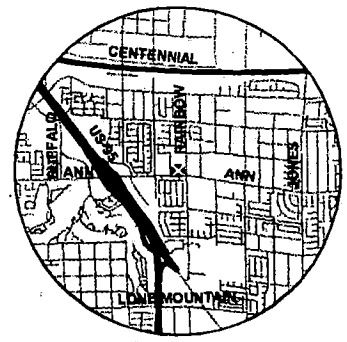
SHEET 1 OF 1 DRAWING

SDR-5807
01/27/05 PC

ANN / RAINBOW







VICINITY MAP
NOT TO SCALE

OWNER
REGAL VILLAGE LLC
10 E. STATE ST
LAYTON, UT 84041

DEVELOPER
RICHMOND AMERICAN HOMES
2320 WEST PEAK AVE
SUITE 210
LAS VEGAS, NEVADA 89128

ASSESSORS PARCEL NUMBER:
125-27-803-005

OVERALL TABULATIONS

EXISTING ZONING ——— C-1
PROPOSED ZONING ——— R-PUD

EXISTING LAND USE ——— RURAL
PROPOSED LAND USE ——— MEDIUM-LOW ATTACHED

OF UNITS ——— 66
GROSS ACREAGE ——— 8.86 ACRES +/-
DENSITY ——— 8.6 D.U./A.

OPEN SPACE REQUIRED — 1.0 AC (47,437 SF)
OPEN SPACE PROVIDED — 0.5 AC (22,131 SF) (47% OF REQUIRED)
- 53% REDUCTION IN O.S.

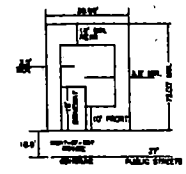
TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX
	PROSOPIS CLANDULOSA "MAVERICK" THORNLESS TEXAS HONEY MESQUITE	15" BOX
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	20' HIGH

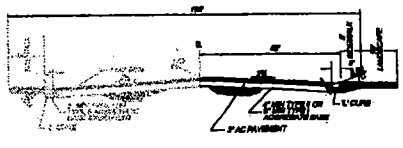
SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS – CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES – FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA – FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM – SILVER MORNING GLORY	5 GALLON
ERICA CARNEA – HEATH BUSH	5 GALLON
ENCELIA FARINOSA – BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA – RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS – TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LANGMANIAE –CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' – REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS – ROSEMARY	5 GALLON
SALVIA CLEVELANDII – CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII – AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS	5 GALLON
VERBENA BIPOSA – ROSE VERBENA	1 GALLON

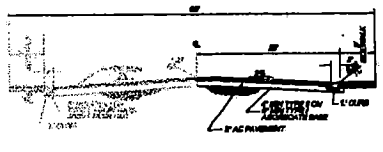
NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF G.G. AREA AT MATURITY



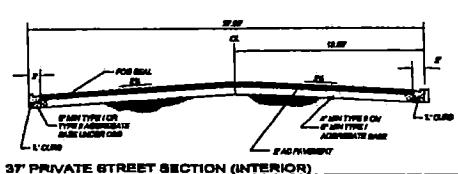
LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 2,020 SQ. FT. +/-)



100' PUBLIC STREET HALF-SECTION (ANN RD. / RAINBOW BLVD.)
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
RICHMOND AMERICAN HOMES
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(702) 341-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1535 Wilkes Avenue Las Vegas, NV 89101 Office 702.384.7711 Fax 702.384.7702

SHEET: LANDSCAPE PLAN TO ACCOMPANY GPA / ZC / SDR / VAR
TITLE: ANN / RAINBOW CITY OF LAS VEGAS, NEVADA

DATE: DECEMBER 13, 2004
DRAWN BY: S. WISE
DESIGNED BY: S. WISE
CHECKED BY: S. WISE
SCALE: 1" = 60'
PROJECT NO: RA-0085
ENGINEERING SEAL

SHEET: 1 OF 1

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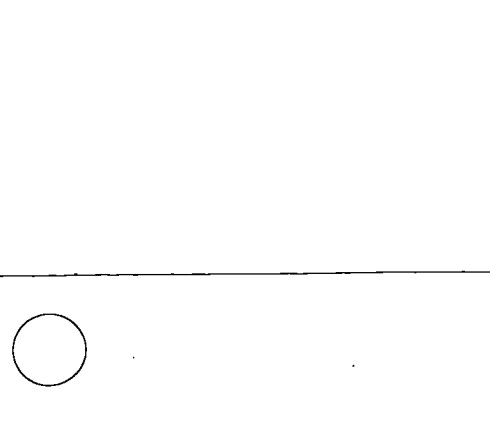
REC'D

SDR-5807
01/27/05 PC

ABBREVIATIONS

@	AND	PLMB.	PLUMBING		
∠	ANGLE	PLWD	PLYWOOD	QT.	QUARRY TILE
@	AT	P.O.C.	FACE OF CONCRETE		
℄	CENTERLINE	P.O.F.	FACE OF FRAME	R	RISER
ø	DIAMETER OR ROUND	P.O.M.	FACE OF MULLION	RAD.	RADIUS
#	POUND OR NUMBER	P.O.S.	FACE OF STUD	R	RADIUS
Ø	EXISTING	PREF.	PREFINISH	R.D.	ROOF DRAIN
		PTMWD	PTMWD	REF.	REFERENCE
A.B.	ANCHOR BOLT	P.S.	PULL SIDE	REFR.	REFRIGERATOR
ABV.	ABOVE	PT.	POINT OR PINT	REV.	REVERSE
ACOUS.	ACOUSTICAL	PTD.	ROOFING	REINF.	REINFORCE, REINFORCED
A.D.	AREA DRAIN	PUMP.	PUMPING	REGTR.	REGISTER
ADJ.	ADJUSTABLE	PUT.	PUTTING	REQ'D.	REQUIRED
A.F.F.	ABOVE FINISH FLOOR			REQ'L.	REQUIRE
AGGR.	AGGREGATE	QA.	QUILOE	RM.	ROOM
AL.	ALUMINUM	QALV.	GALVANIZED	R.O.	ROUGH OPENING
ALUM.	ALUMINUM	QTR.	QUARTER	RWD.	REDWOOD
∠	ANGLE	QT.	QUART	RWL.	RAIN WATER LEADER
APPROX.	APPROXIMATE	QUAD.	QUADRANT		
ARCH.	ARCHITECT	QUIK.	QUIKRETE	S	SOUTH
ARCHL.	ARCHITECTURAL	QTY.	QUANTITY	S.C.	SOLID CORE
ASPH.	ASPHALT	QTY. BD.	GYPSUM BOARD	SCD.	SEAT COVER DISPENSER
		QB.	GYPSUM BOARD	SCHED.	SCHEDULE
				SD.	SOAP DISPENSER
BD.	BOARD	R.B.	R.B.	SECT.	SECTION
BRNG.	BRUNGER	R.C.	HOLLOW CORE	S.F.	SQUARE FEET
BLDG.	BUILDING	R.D.	HARDWOOD	SH.	SHELF
BLK.	BLOCK	R.D.W.	HARDWARE	SHR.	SHOWER
BLKG.	BLOCKING	R.M.	HOLLOW METAL	SHT.	SHEET
B.O.T.	BOLT	R.R.Z.	HORIZONTAL	SIM.	SIMILAR
BM.	BEAM	R.S.	HOUR	SKYLT.	SKYLIGHT
BOT.	BOTTOM	R.S.T.	HEIGHT	SLP.	SLOPE
		H.V.A.C.	HEATING VENTILATING AIR CONDITIONING	S.M.D.	SANITARY NAPKIN DISPENSER
CAB.	CABINET	H.W.H.	HORIZONTAL	S.N.R.	SANITARY NAPKIN RECEPTACLE
CB.	CATCH BASIN			SP.	SPACE
CEM.	CEMENT	I.D.	INSIDE DIAMETER	SPEC.	SPECIFICATIONS
CER.	CERAMIC	INSUL.	INSULATION	SQ.	SQUARE
C.I.	CAST IRON	INT.	INTERIOR	S.S.	SERVICE SINK
C.D.	DEPRESS BOARD			STNLS. STL.	STAINLESS STEEL
C.J.	CONTROL JOINT	JAN.	JANITOR	STA.	STATION
CLKG.	CAULKING	JT.	JOINT	STD.	STANDARD
CLG.	CLOSET			STL.	STEEL
CLR.	CLEAR	LAB.	LABORATORY	STOR.	STORAGE
CMU.	CMU	LAM.	LAMINATE	STR.	STRUCTURAL
COL.	COLUMN	LAV.	LAVATORY	STRUCTL.	STRUCTURAL
CONC.	CONCRETE	LKR.	LOCKER	STRUCT.	STRUCTURE
CONN.	CONNECTION	LT.	LIGHT	S.U.	SURFACED
CONSTR.	CONSTRUCTION			SYM.	SOLID WOOD
CONT.	CONTINUOUS	MAX.	MAXIMUM	SYMM.	SYMMETRICAL
COR.	CORNER OF FINISH	MC.	MEDICINE CABINET		
CORR.	CORRIDOR	M.B.	MACHINE BOLT	T.B.	TOWEL BAR
CTSK.	COUNTERSINK	MECH.	MECHANICAL	T.C.	TOP OF CURB
CNTR.	COUNTER	MEMBR.	MEMBRANE	TEL.	TELEPHONE
CTR.	CENTER	MET.	METAL	TER.	TERRAZZO
		MFG.	MANUFACTURING	T.& G.	TONGUE AND GROOVE
DBL.	DOUBLE	MFR.	MANUFACTURER	THK.	THICK
DEPT.	DEPARTMENT	MH.	MANHOLE	T.O.C.	TOP OF CURB
D.F.	DRINKING FOUNTAIN	MIN.	MINIMUM	T.O.P.	TOP OF PARAPET
DET.	DETAIL	MIR.	MIRROR	T.O.S.	TOP OF SLAB LINE
DIA.	DIAMETER	MISC.	MISCELLANEOUS	T.P.	TOP OF PAVEMENT
DIM.	DIMENSION	M.O.	MASONRY OPENING	TPD.	TOILET PAPER DISPENSER
DN.	DOWN	MTD.	MOUNTED	TRD.	TREAD
DO.	DOOR OPENING	MUL.	MULLION	TRANS.	TRANSOM
DR.	DOOR			T.W.	TOP OF WALL
D.S.	DOWNSPOUT	N.	NORTH	TYP.	TYPICAL
D.S.P.	DRY STANDPIPE	N.I.C.	NOT IN CONTRACT		
DW.	DISHWASHER	NO. OR #	NUMBER	U.N.O.	UNLESS OTHERWISE NOTED
DWGS.	DRAWINGS	NOM.	NOMINAL	URN.	URINAL
DWR.	DRAWER	N.T.S.	NOT TO SCALE		
E.	EAST	O.C.	ON CENTER	V.C.	VINYL COMPOSITION
EA.	EACH	O.D.	OVERALL	VERT.	VERTICAL
E.D.F.	DRINK FOUNTAIN	O.D.S.	OVERDOOR		
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W.	WEST
		O.D.	OUTSIDE DIAMETER (DIM)	W.C.	W.C.
EL.	ELEVATION	OFF.	OFFICE	W.C.	WATER CLOSET
ELEC.	ELECTRICAL	O.H.C.	OVERHEAD CABINET	WD.	WOOD
ELEV.	ELEVATOR	OPNG.	OPENING	W.H.	WATER HEATER
EMER.	EMERGENCY	OPP.	OPPOSITE	W/O	WITHOUT
ENCL.	ENCLOSED			W.P.	WATERPROOF
E.P.	ELECTRICAL PANELBOARD	PRCST.	PRECAST	WRDCT.	WARDROBE
EQ.	EQUAL	PL.	PLATE	WSCT.	WAINSCOT
EQPT.	EQUIPMENT	PLAM.	PLASTIC LAMINATE		
E.W.C.	ELECTRIC WATER COOLER	PLAS.	PLASTER		
EXD.	EXISTING	PLYWD.	PLYWOOD		
EXP.	EXPANSION	PNL.	PANEL		
EXPD.	EXPOSED	PTD.	PAINTED		
EXT.	EXTERIOR	PLMB.	PLUMBING		
		PLYWD.	PLYWOOD		
F.A.	FIRE ALARM	P.L.	PROPERTY LINE		
F.B.	FLAT BAR	PR.	PAIR		
F.D.	FLOOR DRAIN	PT.	POINT		
FDN.	FOUNDATION	PREFAB.	PREFABRICATED		
F.E.	FIRE EXTINGUISHER	P.T.D.	PAPER TOWEL DISPENSER		
F.E.C.	FIRE EXTINGUISHER CABINET	P.T.D.R.	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE		
F.F.	FINISH FLOOR	PTN.	PARTITION		
F.G.	FINISH GRADE	P.T.R.	PAPER TOWEL RECEPTACLE		
F.H.C.	FIRE HOSE CABINET				
FIN.	FINISH				
FL.	FLOOR				



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CODE TABULATION

CODE: 2003 IBC / 2003 UPC, 2003 UMC / 2005 NEC
2006 IAC/SS, ENERGY CODE, EGLE/ENV NEVADA CODE ASSESSMENT'S

TYPE OF CONSTR: VB
OCCUPANCY GROUP: R3
GARAGE: R3
JURISDICTION: CLARK COUNTY

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES

AREA SUMMARY

PLAN 1527	
FIRST FLOOR	808 S.F.
SECOND FLOOR	519 S.F.
TOTAL	1,327 S.F.
GARAGE	372 S.F.
FRONT PORCH	55 S.F.
PLAN 1528	
FIRST FLOOR	876 S.F.
SECOND FLOOR	680 S.F.
TOTAL	1556 S.F.
GARAGE	352 S.F.
"A" PORCH	40 S.F.
"B" PORCH	28 S.F.
PLAN 1537	
FIRST FLOOR	876 S.F.
SECOND FLOOR	1280 S.F.
TOTAL	1857 S.F.
GARAGE	357 S.F.
"A" & "B" PORCH	73 S.F.
PLAN 1603	
FIRST FLOOR	709 S.F.
SECOND FLOOR	1094 S.F.
TOTAL	1803 S.F.
GARAGE	372 S.F.
FRONT PORCH	0 S.F.
MEDIA NICHE	36 S.F.

SHEET INDEX

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GN-1 GENERAL NOTES
GN-2 GENERAL NOTES

PLAN 1527
A1.1 "A" & "B" FLOOR PLANS AND OPTIONS
A1.2 UTILITY PLANS
A1.3 BUILDING SECTIONS/ INTERIOR ELEVATIONS
A1.4 "A" EXTERIOR ELEVATIONS/ ROOF PLANS
A1.5 "B" EXTERIOR ELEVATIONS/ ROOF PLANS

PLAN 1528
A2.1 "A" & "B" FLOOR PLANS AND OPTIONS
A2.2 UTILITY PLANS
A2.3 BUILDING SECTIONS/ INTERIOR ELEVATIONS
A2.4 "A" EXTERIOR ELEVATIONS/ ROOF PLANS
A2.5 "B" EXTERIOR ELEVATIONS/ ROOF PLANS

PLAN 1537
A3.1 "A" & "B" FLOOR PLANS AND OPTIONS
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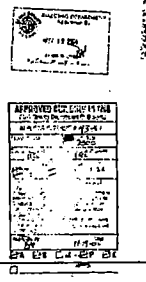
A3.5 "B" EXTERIOR ELEVATIONS/ ROOF PLANS

PLAN 1603
A4.1 "A" & "B" FLOOR PLANS AND OPTIONS
A4.2 UTILITY PLANS
A4.3 BUILDING SECTIONS/ INTERIOR ELEVATIONS
A4.4 "A" EXTERIOR ELEVATIONS/ ROOF PLANS
A4.5 "B" EXTERIOR ELEVATIONS/ ROOF PLANS

DETAILS
D-1 ARCHITECTURAL DETAILS
D-2 ARCHITECTURAL DETAILS

25 TOTAL SHEETS



SONATA

No.	Date	Issue / Description
	05/24/04	BLDG. DEPT. SUBMITTAL
A	12/15/04	PLAN CHECK CORR.

Consultants

Project:
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License Stamp

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Project Director: M. POWER
Project Manager: M. HUTSON
Project Designer: J. YBA
Checked By: P. TOWNSEND

Sheet Title:
TITLE SHEET

Sheet No.:
T-1

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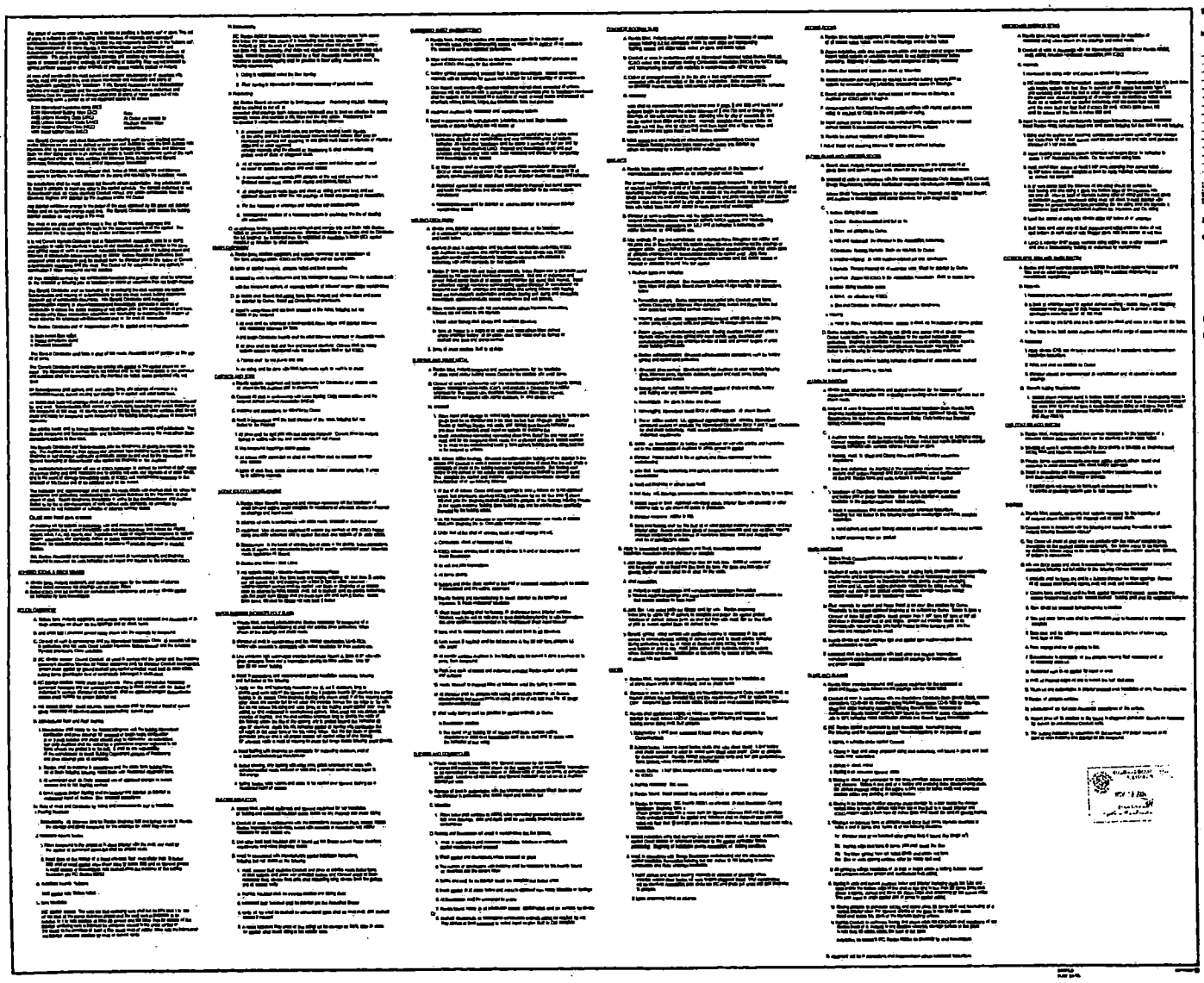

No.	Date	Issue / Description
	09/14/04	BLDG DEPT. SUBMITTAL

Consultants

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Project Designer: J. TSAI
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Sheet Title:
GENERAL NOTES

Sheet No.:
GN-1

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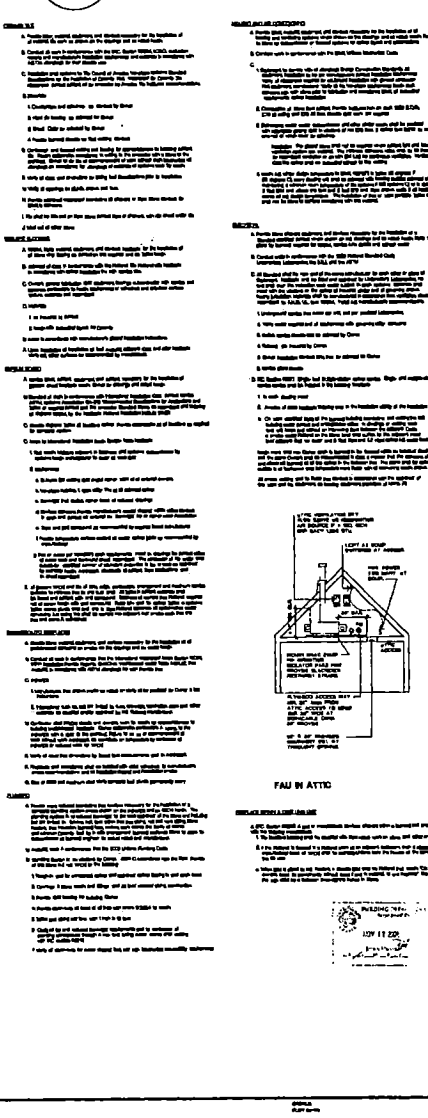

No.	Date	Issue / Description
		BUILDING DEPT. SUBMITTAL

Cross Reference

Project :

SONATA

RICHMOND AMERICAN
7350 W. PEAK DR., #212
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KTGYGROUP, INC.

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Project Manager :	M. HUTSON
Project Designer :	J. TSAI
Checked By :	F. YONEMORI

Sheet Title :
GENERAL NOTES

Sheet No. :
GN-2

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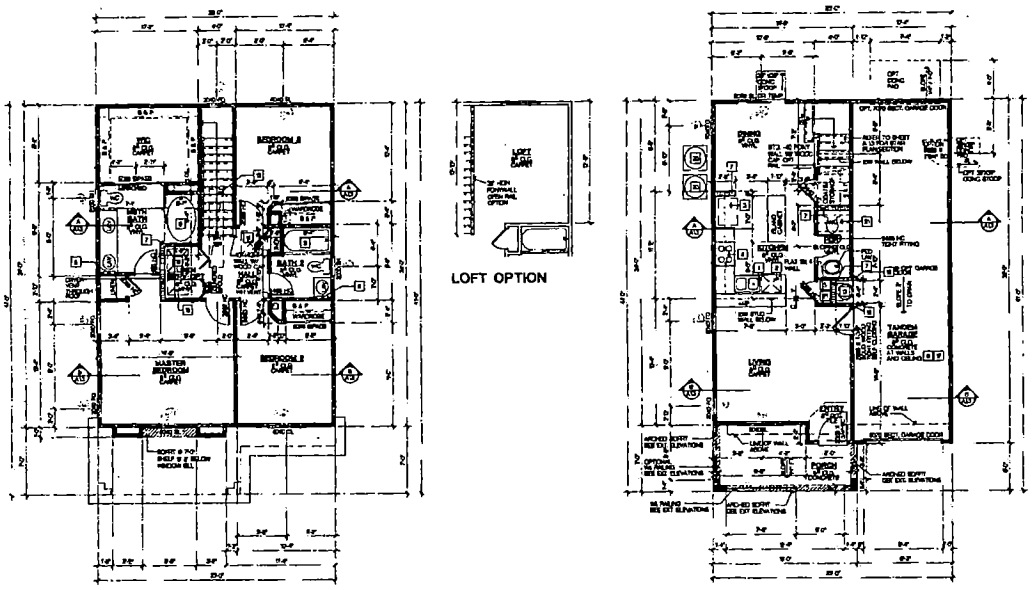
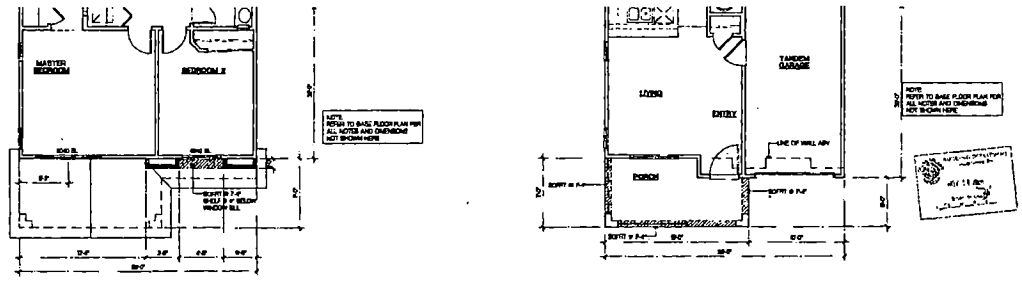


SECOND FLOOR

FIRST FLOOR

FLOOR PLAN "A" | SCALE 1/4" = 1'-0" | 1



SECOND FLOOR

FIRST FLOOR

FLOOR PLAN "B" | SCALE 1/4" = 1'-0" | 2

KEYNOTES

1. DOUBLE OVEN WITH CHANNEL DIVIDER
2. DISHWASHER 24" WIDE X 24" DEEP W/ AIR GAP VERIFY CLEAR WIDTH WITH MANUFACTURER
3. 36" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF (FOR ICE MAKER)
4. 30" WIDE GAS-IN-GLASS OVEN RANGE WITH HOOD, LIGHT AND FAN, MEDIUM, EFFICIENCY, MICROWAVE ABOVE
5. PANTRY WIDTH NOTED ON PLANS
6. RECESSED MEDICINE CABINET
7. 2 X 6 STUD WALL
8. 42" X 60" LARGE OVAL ACRYLIC/GLASS LUSH/SHOWER W/ CURTAIN ROD OR OPTIONAL SHATTERPROOF GLASS ENCLOSURE DOORS. VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. PLUMBER TO VERIFY
9. 32" X 60" ACRYLIC/GLASS TUB/SHOWER LUSH/ BED-GITE W/CURTAIN ROD OR OPTIONAL SHATTERPROOF GLASS ENCLOSURE DOORS. VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
10. NOT USED
11. NOT USED
12. WATER HEATER ON 18" H CRIB W/ SEISMIC STRAPS, PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO CLOSEST COMBUSTION AIR PER ADOPTED 2003 UMC AND VENT TO OUTSIDE SEE DETAIL 13/A-7
13. FAU IN ATTIC, PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" HIGH WORK SPACE. PROVIDE COMBUSTION AIR PER ADOPTED UMC. S VENT TO OUTSIDE
14. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED PULL SWAY PURE TUNGSTEN PICKLE SHIELDED LIGHT, 100 OUTLET AND 8FT PLATFORM TO FAU
15. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE WITH DRAIN PAN) 120 VAC 3 PRONG GROUNDED OUTLET AT RECESSED HOUSE W/ DRAIN
16. DRYER SPACE - PROVIDE A MINIMUM OF DRYER EXHAUST DUCT OF APPROVED MATERIAL REFER TO MECHANICAL ENGINEER'S CALCULATIONS FOR LENGTH OF DUCT WITH MAXIMUM NUMBER OF 90 DEGREE ELBOWS CALCULATIONS
17. 32 W X 8 D. RECESSED COMBUSTION AIR VENTS ONE +24 INCHES 'S' OF CEILING AND ONE -24 WITHIN 12" OF FINISHED FLOOR
18. 8" DIA. PIPE COLUMN, CONCRETE FILLED, EXTENDING 36" ABOVE SLAB AND 36" INTO FOOTING SEE ROOFED DETAIL 10/A-7
19. EQUIPMENT SEPARATION: PER IRC BETWEEN GARAGE AND LIVING AREA - 5/8" TYPE 'X' GYP. BOARD ON GARAGE SIDE OF WALLS ADJACENT LIVING AREA AND AT FLOOR OF THE HABITABLE DWELLING AREA ABOVE. 1 - LAYER 5/8" TYPE 'X' GYP. BD. ON BOTTOM OF FLOOR AT ROOF TRUSSES
20. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE CB WATERTIGHT DISCONNECT AND, WITHIN SIGHT OF, WATERPROOF OUTLET
21. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH ARCHITECTURAL WEB GUIDE AND LOCAL ORDINANCES PRIOR TO THE PERSONAL ENERGY BENEFITS FOR U-VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION NOTATIONS AND CONDITIONS
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL. FINISH CEILING HEIGHTS NOTED AS 8'-0", 9'-0", 10'-0" OR 11'-0" ARE MEASURED FROM TOP OF T.O. FLOOR FRAMING OPENING IS REQUIRED PER ADOPTED UBC
6. EGRESS REQUIREMENTS AT ALL BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES
7. 1-HR. RATED ASSEMBLY SHALL BE APPLIED ON THE GARAGE SIDE OF ALL WALLS ADJACENT LIVING AREAS AND UNDER ALL HABITABLE ROOMS ABOVE THE GARAGE
8. PROVIDE INSULATION R-30 IN, R-19 IN, R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC. REFER TO MODEL ENERGY CODE
9. ON LAMINATED FLOOR MATERIALS AND METHODS WILL BE NOISY AND IT MIGHT BE DIFFICULT FOR SOUNDPROOFING
10. ENTRY DOOR PANEL CEILING ARE AS SELECTED BY OWNER
    - 2nd STAGE AT 9" oc UNO
    - 3rd STAGE AT 9" oc UNO
    - SEE SOFT SLOPE FOR EXT SOFFIT HEIGHTS
    - FOOTING
11. SECTIONAL STEEL OVERHEAD GARAGE DOOR BY HORMAN OPTIONAL PANEL DESIGNATIONS OR MODIFIED OR EXTERIOR SURFACING OPTIONAL WINDOWS
12. FIREWALL SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE PROTECTED ON THE GARAGE SIDE BY 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO HABITABLE ROOMS ABOVE THE GARAGE AND TO ALL STRUCTURES SUPPORTING THESE ROOMS. PROTECTION OF SUPPORTING STRUCTURES SHALL NOT BE REQUIRED WHERE THE SUPPORTING STRUCTURE IS SEPARATED FROM THE GARAGE BY NOT LESS THAN 4 FEET OF MASONRY OR CONCRETE
A. SAFETY GLAZING - THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING:
    1. GLAZING IN DOORS
    2. GLAZING IN FIXED OR SLIDING PANELS OF SHOWER OR BATHTUB ENCLOSURES
    3. GLAZING IN ANY FIXED OR SLIDING PANEL WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE
    4. GLAZING IN ANY FIXED OR SLIDING PANEL EXCEEDING 9 SQ. FT. IN EXPOSED AREA OF AN INDIVIDUAL PANE WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
    5. GLAZING IN RAILINGS
13. THE TRANSLUCENT OPENINGS REQUIRED BY THE NEW STEAD A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 8" IN DIAMETER CAN PASS THROUGH ANY OPENING OF A WIDTH IS LESS THAN 8" DIAMETER SHALL NOT PASS THROUGH
14. PER IRC SECTION R-316 EXCEPT WHERE ST-ISHARE NOTED IN SECTION, FREE ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.
15. ALL CEILINGS ARE 5/8" GYP BOARD

SQUARE FOOTAGE

FIRST FLOOR	808 S.F.
SECOND FLOOR	519 S.F.
TOTAL	1327 S.F.
GARAGE	479 S.F.
FRONT PORCH	84 S.F.

No.	Date	Issue / Description
	09/14/04	BLDG DEPT SUBMITTAL

Consultant:

Project:
SONATA

RICHMOND AMERICAN
7130 W. FLAKE DR., #102
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2004-465

KTGY GROUP, INC.
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Sheet Title:
PLAN 1327
FLOOR PLAN "A" & "B"
FLOOR PLAN OPTIONS

Sheet No.:
A-1.1

SDR-5807
01/27/05 PC

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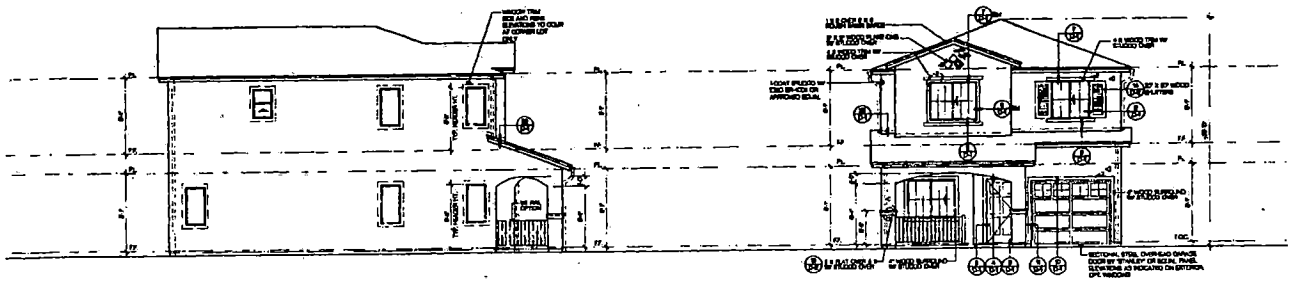

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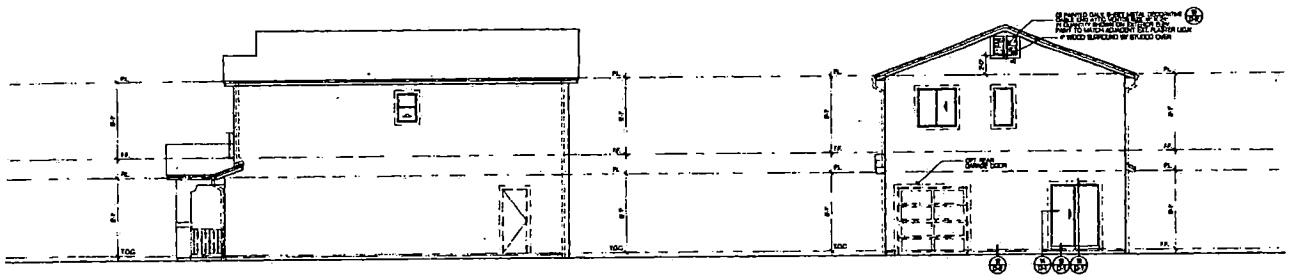

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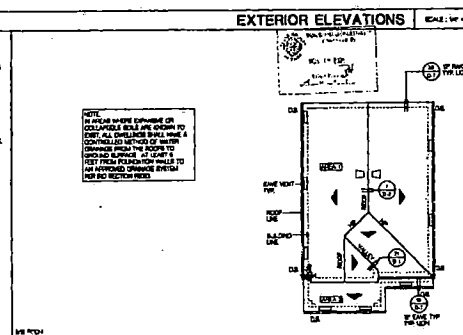
REAR

EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0" 1

NOTES

ATTIC VENTILATION



ROOF PLAN SCALE: 1/8" = 1'-0" 2

No.	Date	Issue / Description
	09/14/04	BLDG DEPT. SUBMITTAL

Consultants

Project:
SONATA

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Sheet Title:
PLAN 1327
'A' EXTERIOR ELEVATIONS / ROOF PLAN

Sheet No.:
A1.4

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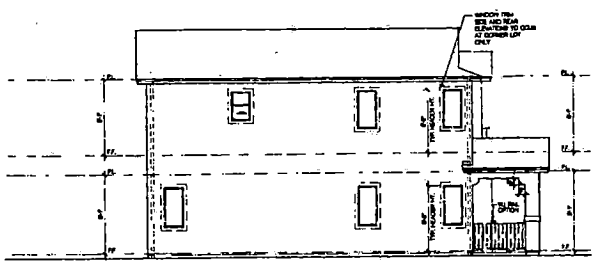

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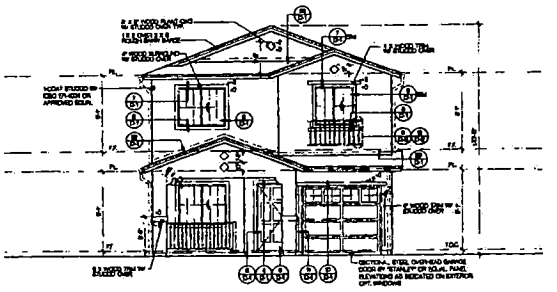

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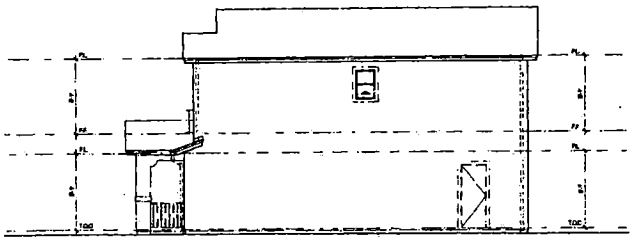

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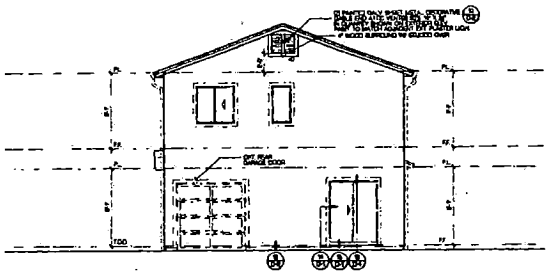


REAR

EXTERIOR ELEVATIONS

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

NOTES

1. IN CALIFORNIA (SOUTH) PARKING AREAS PROVIDE OPENINGS NOT LESS THAN 1/2 SQUARE INCH PER LINEAL FOOT OF PERIMETER WALL. IF CALIFORNIA (SOUTH) PARKING AREA HAS MORE THAN 20 LINEAL FEET OF PERIMETER WALL, OPENINGS SHALL BE PROVIDED WITHIN 12" OF CEILING IN ROOF SHEATHING WITH DEFLECTION. OPENING SHALL BE COVERED WITH CORROSION RESISTANT SCREENING OR EQUIVALENT.
2. PROVIDE VENT OR LOUVER SCREEN TO NON-BUILDING PARAPET WHERE ENDS OF ROOF SHEATHING SHALL OCCUR.

ATTIC VENTILATION

ATTIC VENTILATION. PC SECTION 1505.3
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS REDUCED TO 1/300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

THE NET FREE AREA USED IN THE CALCULATIONS BELOW IS ONLY THE AREA OF THE PORTION OF THE VENT WHICH IS LOCATED AT LEAST 3 FEET ABOVE EAVE VENTS PER MC SECTION 1505.

EAVE VENTS
1/4 SQ.IN. SCREEN BY 1/8 WOOD OR APPROVED EQUAL
1/2 SQ. IN NET FREE AREA

DORMER VENTS
MODEL # DVSH BY 1/4 STEEL OR APPROVED EQUAL
1/2 SQ. IN NET FREE AREA

ALL DORMER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE.
EAVE VENTS SHALL BE UNIFORMLY SPACED AT EAVES SHOWN TO PROVIDE ADEQUATE CROSS VENTILATION

AREA 1
ATTIC SQUARE FOOTAGE= 850 SQ. FT.
850 SQ. FT. x 1/300= 3x3" SQ. FT. 312 SQ. IN.

HIGH VENTILATION
(2) DORMER VENT AT 72 SQ. IN EACH — 264 SQ. IN

PROVIDED — 264 SQ. IN

LOW VENTILATION
(8) EAVE VENTS AT 43 SQ. IN. EACH — 76 SQ. IN.

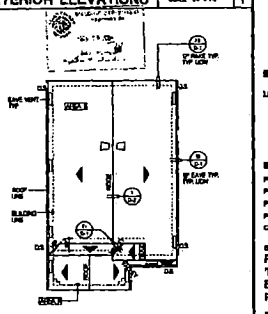
PROVIDED — 76 SQ. IN.

TOTAL PROVIDED — 428 SQ. IN.

AREA 2
ATTIC SQUARE FOOTAGE = 78 SQ. FT.
78 SQ. FT. x 1/150= 78 SQ. FT. (108 SQ. IN.)

(2) EAVE VENTS AT 43 SQ. IN EACH — 86 SQ. IN.

TOTAL PROVIDED — 86 SQ. IN.



ATTIC VENTILATION

ROOF PLAN

SCALE: 1/8" = 1'-0" | 2

No.	Date	Issue / Description
	09/14/04	BLDG DEPT. SUBMITTAL

Consultants

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RICHMOND AMERICAN
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Project Manager:	M. HUTSON
Project Designer:	J. TSAI
Checked By:	F. YONEMORI

Sheet Title:
PLAN 1327
'B' EXTERIOR ELEVATIONS / ROOF PLAN

Sheet No.:
A1.5

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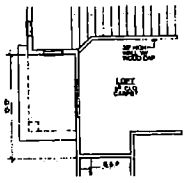
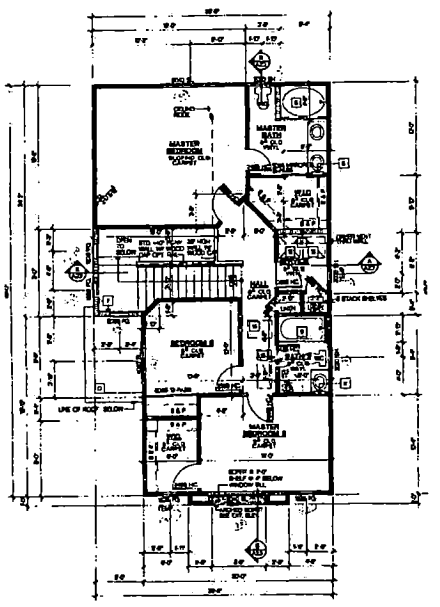
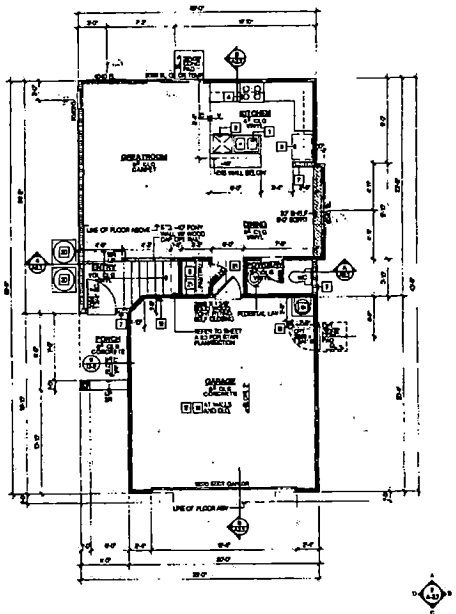


LOFT OPTION

LOFT OPTION | SCALE: 1/8" = 1'-0" | 3

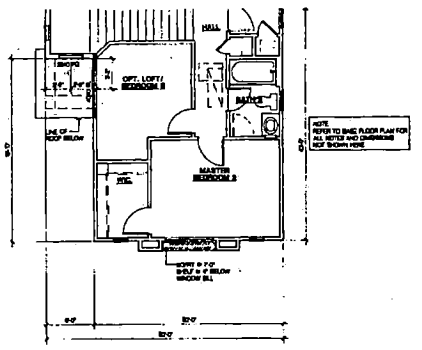


SECOND FLOOR



FIRST FLOOR

FLOOR PLAN "A" | SCALE: 1/8" = 1'-0" | 1



FLOOR PLAN "B" | SCALE: 1/8" = 1'-0" | 2

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER 21" WIDE X 24" DEEP W/ AIR GAP. HEAVY DISHWASHER WITH LAMINATED PLYWOOD
3. 36" O.A.H. REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR DISHWASHER
4. 30" WIDE SLIDE-IN GRILLE OVEN RANGE W/FLUSH LIGHT AND FAN ABOVE (OPTIONAL MICROWAVE ABOVE)
5. PAINTED WORK HOOD ON PLANS
6. RECESSED MEDICINE CABINET
7. 2 X 6 SOLID WALL
8. 48" X 80" HINGE DOOR, TEMPERED SLIDING DOOR W/ CURTAIN ROD OR OPTIONAL SHUTTERS/SOLID CLOSET DOOR, ENCLOSURE TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE PLUMBING FIXTURE AT 9'-0"
9. 60" X 60" TUB/SHOWER ENCLOSURE W/ SLIDING DOORS OR OPTIONAL SHUTTERS/SOLID CLOSET DOOR, ENCLOSURE TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
10. NOT USED
11. NOT USED
12. WATER HEATER ON 18" MIN PLATFORM W/ SEISMIC STRAPS, PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. COMBUSTION AIR PER ADOPTED 2003 UMC AND VENT TO CLOSEST SIDE WALL. SEE DETAIL 9/A2.5
13. FAN IN ATTIC PROVIDE LOW POWER GAS, ATTIC ACCESS AND 30" MIN. HEAD SPACE. PROVIDE COMBUSTION AIR PER ADOPTED UMC. 2 VENT TO CLOSEST
14. 22" X 30" ATTIC ACCESS MIN WITH 20" MIN. CLEAR OPENING PROVIDED 2 ELEC. BAR PANEL THROUGH RECESS SWITCHED LIGHT, 60W OUTLET AND 24" PLATFORM TO FAU
15. WASHER SPACE / PROVIDE RECESSED WATER AND DRAIN CONNECTIONS / RECESSED BOX IN GARAGE DRYER WALL IS 6" METAL STRAPPED "SAFETY PAN AT SECOND FLOOR W/ DRAIN
16. GARAGE FLOOR SLAB TO BE A MINIMUM OF 6" ON MOISTURE BARRIER PER 4" OF COMPACTED MATERIAL REFER TO MECHANICAL ENGINEERS CALCULATIONS FOR ADDITIONAL CHECKING IF GREATER THAN 18"-0" OR 8" HEAT TO MECHANICAL CALCULATIONS
17. 18" W. X 24" D. SUSPENDED COMBUSTION AIR VENTS ONE HIGH WITHIN 6" OF CEILING AND ONE LOW WITHIN 18" OF FINISHED FLOOR
18. 3" DIA. STEEL COLUMN CONCRETE FILLED EXTENDING 36" ABOVE FLOOR AND 24" BELOW FOOTING SEE REVISED DETAIL 10/S.1
19. DOOR AND WINDOW OPENINGS BETWEEN GARAGE AND LIVING SPACE - 1/2" TYPE 'X' GYP. BOARD ON GARAGE SIDE OF WALLS ADJACENT LIVING SPACE AND AT CLOSETS SUPPORTING SHOWN ATTIC ACCESS OPENING. LOWER EDGE OF TAPE 5'-0" MIN. AND ON BOTTOM OF FLOOR OR ROOF TRUSS
20. AC CONDENSOR ON CONCRETE PAD / VERIFY SIZE AND LOCATION / PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 36" ADJACENT TO WATERPROOF OUTLET
21. 5/8" TYPE 'X' GYP. BOARD ALL WALLS AND CEILING AT ENABLE SPACE UNDER STAIRS

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL RES CODE AND LOCAL ORDINANCES. REFER TO THE GLAZING SAFETY SCHEDULE FOR LOCATION OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL EXTERIOR SIDING OF CONDITIONED SPACES SHALL BE 1 HOUR FIRE STRETCH
5. SEE A.C. AND HEATING LOCATIONS INDICATED ON PLANS ARE NOMINAL. PLUMBING DRAIN HEIGHTS, REFER TO 4/A-6 FOR ALL WORK IS FIELD MEASURED. LOCATE ALL FIXTURES AS SHOWN ON PLANS
6. REFRAME RECESSED NICHES AT ALL BEDROOMS WHERE OTHERWISE SPECIFIED WITH ALL NICHES NOT CLEAR OPENING HEIGHT SHALL BE 24" W. AND WIDTH SHALL BE AS SHOWN
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING FACING THE STREET AND SHALL BE VISIBLE AND LEGIBLE FROM THE PROPERTY LINES BE ILLUMINATED
8. PROVIDE INSULATION SEAL TO A.S.H.R. EFFICIENCY RATING AND R-30 STATIC ASSEMBLY WITH MODEL ENERGY CODE
9. ONLY APPROVED FLUSH MOUNTED ATTIC ACCESS WILL BE ACCEPTABLE & MUST SPECIFICATION FOR APPROVAL
10. ALL DOOR PANEL DESIGNS ARE AS SELECTED
11. SECTIONAL EXIST. OVERHEAD GARAGE DOOR W/ ACTUALLY OPTIONAL PANEL DESIGN AS SELECTED ON EXTERIOR ELEVATIONS OPTIONAL WINDOWS
12. PROVIDE SMOKE DETECTORS AT THE CEILING / WALL OF EACH SLEEPING ROOM AND AT EACH LEVEL OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY THE 2003 UBC SECTION 310.9.1 AND 2003 UMC SECTION 313.3 SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SMOKE DETECTORS SHALL BE LOCATED NOT LESS THAN 20' FROM THE BATHROOM DOOR. NOT LESS THAN 3' FROM THE DOOR OPENING OF AN INTERNAL COMBUSTION ENGINE. NOT LESS THAN 6" FROM THE CEILING. NOT LESS THAN 12" FROM THE WALL OR CEILING. NOT LESS THAN 36" FROM THE FLOOR
13. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & STAIRWAY MAY BE OF ANY SIZE PROVIDED THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENINGS
14. PER IRC SECTION 318 / EXCEPT WHERE OTHERWISE NOTED IN SECTION 318 ALL FOAM PLASTIC OR FOAM PLASTIC CORE R. MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MINIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.
15. ALL CEILINGS ARE 5/8" GYP BOARD

SQUARE FOOTAGE

FIRST FLOOR	878 S.F.
SECOND FLOOR	680 S.F.
TOTAL	1558 S.F.
GARAGE	462 S.F.
"A" PORCH	40 S.F.
"B" PORCH	88 S.F.

No.	Date	Issue / Description
	09/06/04	BLDG DEPT. SUBMITTAL

Consultants

Project:
SONATA

RICHMOND AMERICAN
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Sheet Title:
PLAN 1558
FLOOR PLAN "A" & "B"
FLOOR PLAN OPTIONS

Sheet No.:
A-2.1

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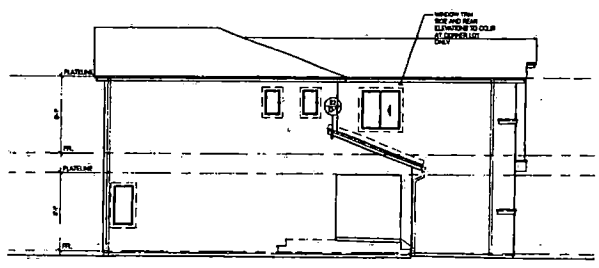

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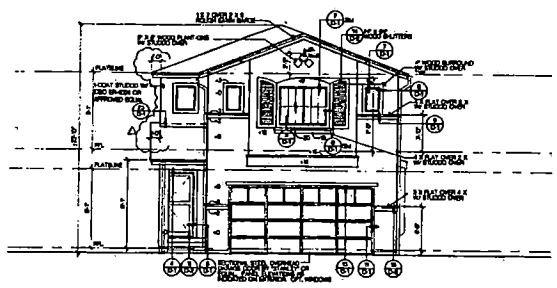

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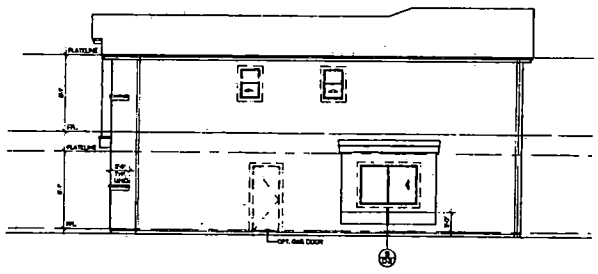

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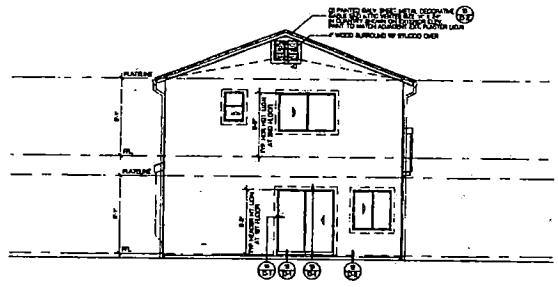

REAR

EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 1

NOTES

ATTIC VENTILATION

ROOF PLAN SCALE: 1/8" = 1'-0" 2

No.	Date	Issue / Description
	08/14/04	BLDG DEPT SUBMITTAL
1	12/15/04	PLAN CHECK CORR

Consultants

Project:
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7250 W. FRAN DR., #112
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Sheet Title:
PLAN 1556
'A' EXTERIOR ELEVATIONS / ROOF PLAN

Sheet No.:
A2.4

SDR-5807
01/27/05 PC

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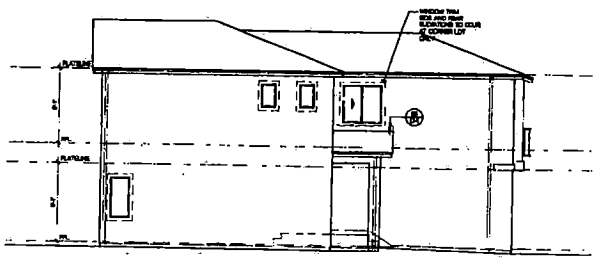

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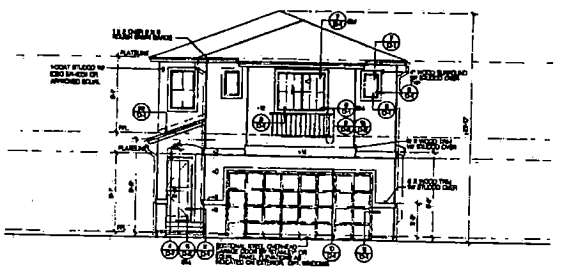

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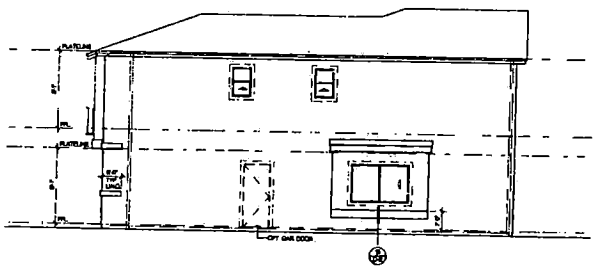

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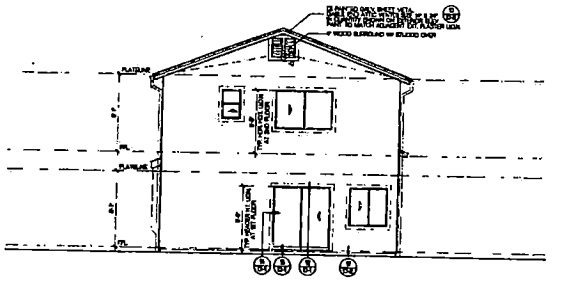
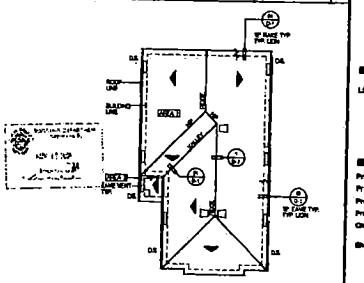


REAR

EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 1

NOTES

ATTIC VENTILATION



ROOF PLAN SCALE: 1/8" = 1'-0" 2

No.	Date	Issue / Description
	09/06/04	BLDG DEPT SUBMITTAL

Consultants

Project:
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RICHMOND AMERICAN
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2004-465

KTGYGROUP, INC.
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Project Designer:	J. TSUI
Checked By:	F. YONEMORI

Sheet Title:
PLAN 1556
'B' EXTERIOR ELEVATIONS / ROOF PLAN

Sheet No.:
A2.5

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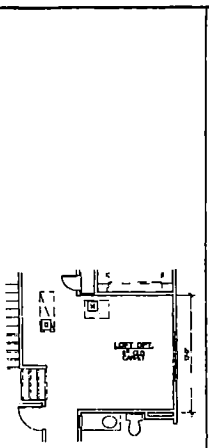
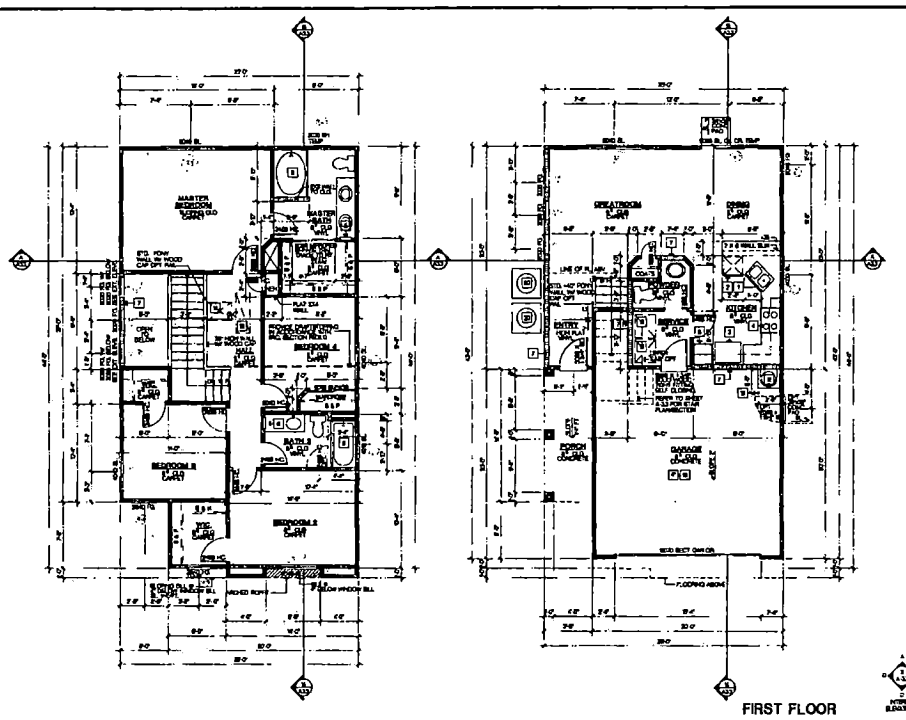


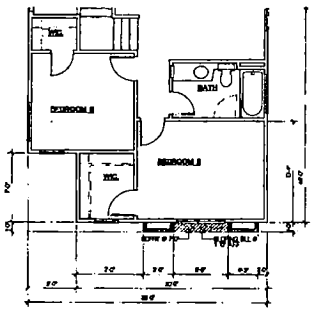
LOFT OPTION

OPTIONS | 3

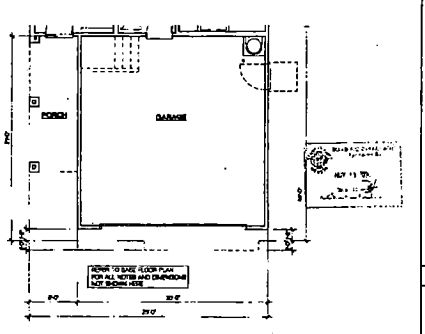


FIRST FLOOR

FLOOR PLAN "A" | 1



SECOND FLOOR



FIRST FLOOR

FLOOR PLAN "B" | 2

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ 6/4 GAL) VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR DISHWASHER
4. 30" WIDE SLIDE-IN SINGLE OVEN RANGE WITH HOOD, LIGHT AND FAN ABOVE (EXTERNAL MICROWAVE ABOVE)
5. PANTRY, WIDTH NOTED ON PLANS
6. RECESSED MEDICINE CABINET
7. 2 X 6 STUD WALL
8. 60" X 72" VEER OVAL FIBERGLASS TUB/SHOWER W/ CURTAIN, ROD, CAP OPTIONAL SHATTERPROOF GLASS ENCLOSURE, CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, FLANGE HEIGHT AT 9"-0"
9. 59" X 59" FIBERGLASS TUB/SHOWER LINER W/ 60" X 72" VEER OVAL CAP OPTIONAL SHATTERPROOF GLASS ENCLOSURE OVER WATER RESISTANT GYP. BOARD, CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
10. NOT USED
11. NOT USED
12. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS, BRONZE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE (COMBUSTION AIR PER ADOPTED 2003 UMC) AND VENT TO OUTSIDE, SEE DETAIL 5/P2.6
13. A/U IN ATTIC, PROVIDE LIGHT, POWER, DUCT ACCESS AND 30" WIDE WORK SPACE, PROVIDE COMBUSTION AIR PER ADOPTED UMC & VENT TO OUTSIDE
14. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED THRU NOT LESS THAN 20" OPENING, PROVIDE SWITCHED LIGHT, 110V OUTLET AND 30" PLATFORM TO A/U
15. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN BOX WITH 2" TRAP, PROVIDE 110 V/20 AMP GFCI RECEPTACLE, PROVIDE 18"X30" PAN AT SECOND FLOOR OR WHERE NOTED
16. CRAWL SPACE - PROVIDE A MINIMUM 18" DIA. MOISTURE BARRIER DUCT OF APPROVED MATERIAL PER 2003 UMC, REFER TO MECHANICAL ENGINEERS CALCULATIONS FOR LOCATION OF DUCTS FROM 6'-0" ON 8" VENT W/ MECHANICAL CALCULATIONS
17. 30" X 54" X 6" CU. SCREENED COMBUSTION AIR VENTS ONE HIGH, WITHIN 12" OF CEILING AND ONE LOW, WITHIN 12" OF RAISED FLOOR
18. 4" CIR. PVC DRAIN, CONCRETE FILLED, EXTENDING 18" ABOVE SLAB AND 30" INTO FOOTING, SEE REVISED DETAIL 7/P2.6
19. OCCUPANCY SEPARATION, PER IRC BETWEEN GARAGE AND LIVING SPACE: 1/2" GYP. BOARD ON GARAGE SIDE OF WALLS ADJACENT LIVING AREAS AND AT CEILINGS SUPPORTING ROOMS ABOVE, PER 2003 U.B.C. SECTION 309.2 W/ GYP. BD. ON BOTTOM OF FLOOR OR ROOF TRUSSES
20. AC CONDENSER ON CONCRETE PAD W/ VERIFY SIZE, LOCATION AND CLEARANCES, PROVIDE WEATHERPROOF GFCI, WITHIN 25' ADJACENT TO/W THERMOSTAT OUTLET
21. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS

NOTES

1. REFER TO EXTERIOR ELEVATIONS FOR STUCCO, BATT-SAND FINISH AND ETC.
2. ALL PLUMBING SHALL COMPLY WITH INTERNATIONAL PIPE FABRICATION INSTITUTE STANDARDS FOR ALL RESIDENTIAL SHOWER ENCLOSURES, TOP OF ALL PLUMBING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL EXTERIOR SOURCE OF CONCEALED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS "9'-0" CLG." ARE TO BE MINIMUM CLEAR, ALL ACCORDING TO ARTICLE 310 OF THE UBC
6. CONCRETE REINFORCING TO AT ALL BEDROOMS SHALL CONFORM TO SECTION 1907.7 & 1907.8 NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES MINIMUM AND NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES MINIMUM AND SHALL BE TO 44"-0"
7. THE ENTRY DOOR(S) SHALL BE VISIBLE FROM THE PUBLIC STREET FRONTING THE PROPERTY. SAID BE ILLUMINATED
8. PROVIDE INSULATION, R30 IN 2 X 6 EXTERIOR WALLS AND R38 IN ATTIC, BATT WITH VAPOR BARRIER FACING WARM IN
9. DAILY ASSEMBLED STUCCO SAMPLE AND METHODS SHALL BE ACCEPTABLE BEFORE APPLICATION FOR APPROVAL
10. 8'-0" DOOR PANEL DESIGNS ARE TO BE SELECTED BY OWNER
11. SECTIONAL DOOR, OVERHEAD GARAGE DOOR IN STEEL OR WOOD, PANEL ELEVATIONS AS INDICATED ON EXTERIOR ELEVATIONS OPTIONAL WINDOWS
12. THERMAL BARRIER - THE INTERIOR OF THE BUILDING SHALL BE PROVIDED WITH A THERMAL BARRIER AS REQUIRED BY SECTION 2603.4 OF THE 2003 UBC
13. SAFETY GLAZING - THE FOLLOWING LOCATIONS SHALL BE CONSIDERED HAZARDOUS AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIAL:
    - GLAZING IN DOORS
    - GLAZING IN FIXED OR SLIDING PANELS OF SHOWER OR BATHTUB ENCLOSURES
    - GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WITHIN 60" ABOVE A STANDING SURFACE AND DRAIN INLET
    - GLAZING ADJACENT TO DOORS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE BOTTOM OF THE DOOR
    - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE
    - GLAZING IN RAILINGS
    - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE
    - GLAZING IN WALLS AND FENCES ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSING OF THE TREAD
14. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM RAIL OF GUARDS SHALL NOT BE OF SUCH SIZE THAT A SPHERE OF 6" DIAMETER CANNOT PASS THROUGH
15. FOR IRC SECTION 2801 EXCEPT WHERE OTHERWISE NOTED IN SECTION 2802.4, FOAM PLASTIC OR FOAM PLASTIC CORE IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MINIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.
16. ALL CORNER ARE 5/8" GYP. BOARD

SQUARE FOOTAGE

FIRST FLOOR	475 S.F.
SECOND FLOOR	1003 S.F.
TOTAL	1557 S.F.
GARAGE	557 S.F.
"A" & "B" PORCH	75 S.F.

No.	Date	Issue / Description
	09/16/04	BLDG DEPT SUBMITTAL

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Sheet Title:
PLAN 1657
FLOOR PLAN "A" & "B"
FLOOR PLAN OPTIONS

Sheet No.:
A-3.1

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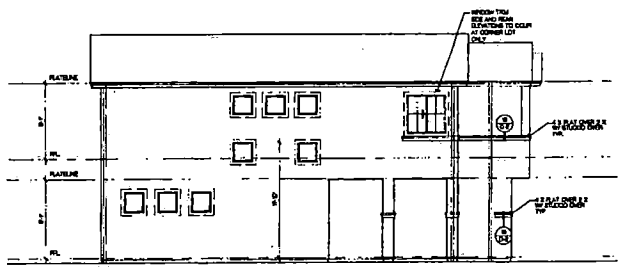

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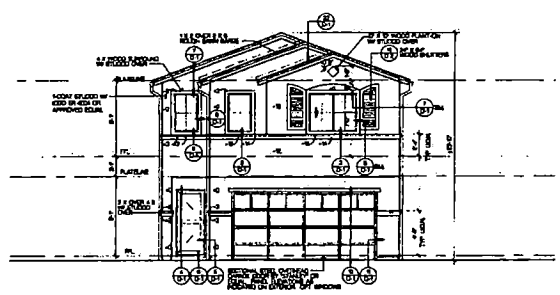

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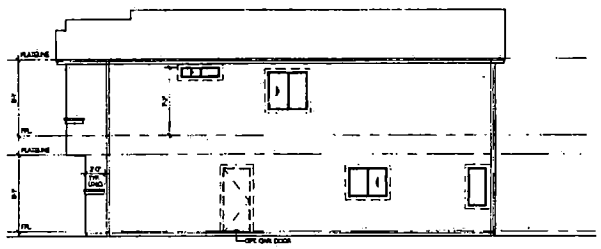

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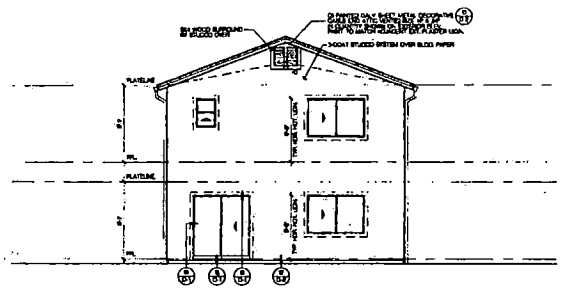


REAR

EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0" 1

NOTES

1. IN CALIFORNIA CLIMATE ZONES AREAS PROVIDE OPENINGS INTO SOFFIT ATTIC SPACE FOR ADEQUATE VENTILATION. FOR ENCLOSED ATTIC SPACES WITH MORE THAN 50 SF OF OPENING BETWEEN A SLOPED ROOFLINE AND ROOF SHEATHING, PROVIDE OPENINGS IN ROOF SHEATHING SUCH AS GABLE VENTS, DORMERS, OR ROOF VENTS.
2. REDUCE THE 25 FOOT LIMIT FOR ALL BUILDING PAPER UNDER WOOD SIDING WHERE THERE IS NO CLOSURE.

ATTIC VENTILATION, SRC SECTION 806(B)
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE 1/150 AREA IS PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNER VENTS

THE NET FREE AREA USED IN THE CALCULATIONS BELOW IS ONLY THE AREA OF THE PORTION OF THE VENT WHICH IS LOCATED AT LEAST 3 FEET ABOVE EAVE VENTS PER SRC SECTION 806.B

EAVE VENTS
MODEL FSSX BY "MANUFACTURER" OR APPROVED EQUAL
43 SI NET FREE AREA

DORMER VENTS
MODEL E CHIMNEY "MANUFACTURER" OR APPROVED EQUAL
16 SI NET FREE AREA

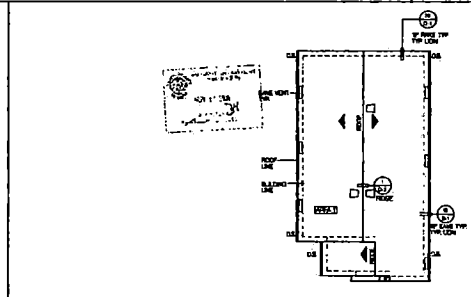
ALL "FLAT" VENTS TO BE LOCATED THE SAME DISTANCE FROM THE RIDGE
EAVE VENT SHALL BE INSTALLED SPACED AT EVERY EQUAL TO PROVIDE ADEQUATE CROSS VENTILATION

CALCS
ATTIC SQUARE FOOTAGE = 575 SQ FT
575 SQ FT. x 1/300= 383 SQ FT (576 SQ IN)

HIGH VENTILATION
(2) CORNER VENT AT 16 SQ IN EACH

PROVIDED	288 SQ IN
LOW VENTILATION	
(6) EAVE VENTS AT 43 SQ IN. EACH	264 SQ IN
PROVIDED	288 SQ. IN.
TOTAL PROVIDED	384 SQ. IN.

ATTIC VENTILATION



ROOF PLAN SCALE: 1/8" = 1'-0" 2

No. Date Issue / Description
1 05/14/04 BLDG DEPT. SUBMITTAL

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Sheet Title:
PLAN 1667
'A' EXTERIOR ELEVATIONS / ROOF PLAN

Sheet No.:
A3.4

SDR-5807
01/27/05 PC

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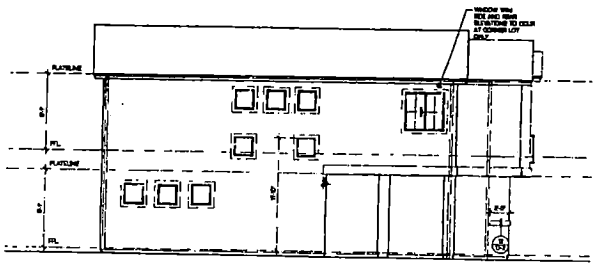

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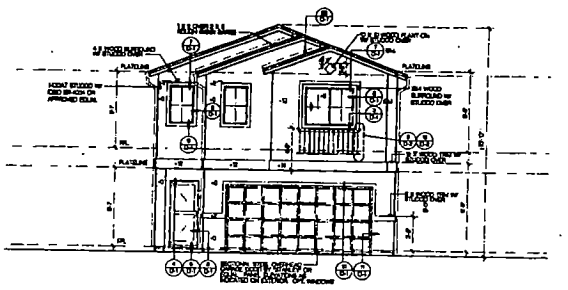

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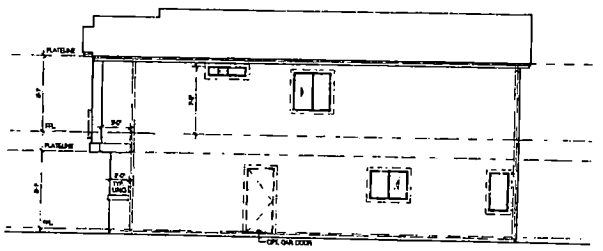

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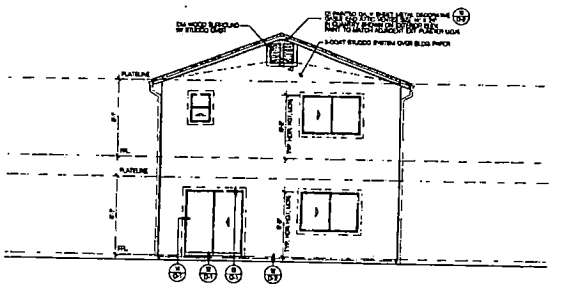
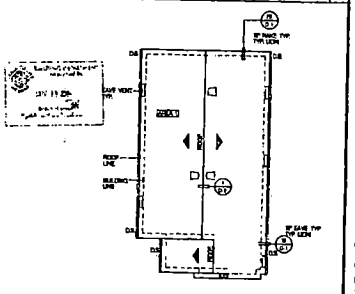


REAR

EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 1

NOTES

ATTIC VENTILATION



ROOF PLAN SCALE: 1/8" = 1'-0" 2

No.	Date	Issue / Description
	09/14/04	BLDG DEPT. SUBMITTAL

Consultants

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Sheet Title:
PLAN 1957
'B' EXTERIOR ELEVATIONS / ROOF PLAN

Sheet No.:
A3.5

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01/27/05 PC

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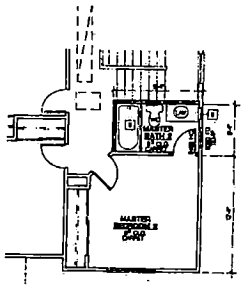
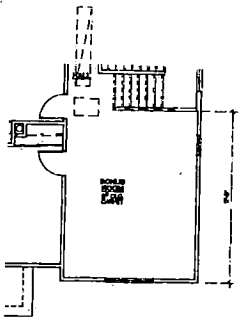
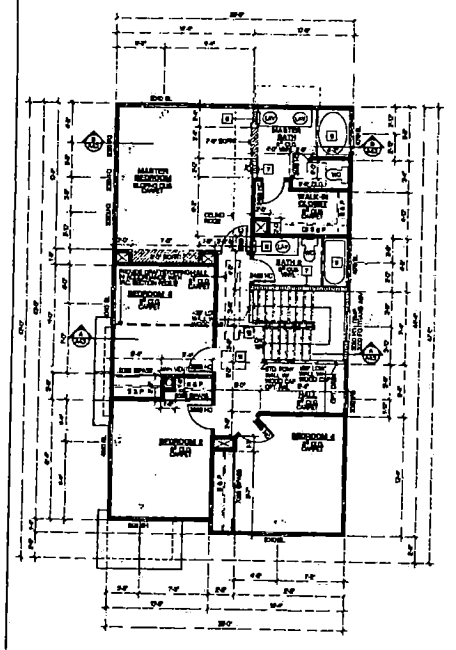


2ND MASTER BEDROOM OPTION

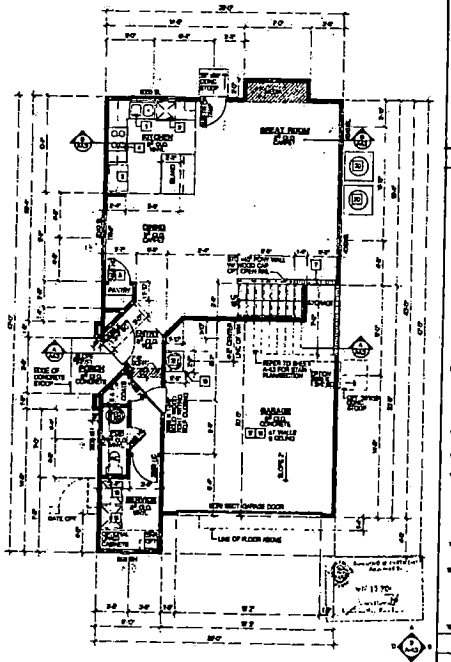


BONUS ROOM OPTION

OPTIONS | SCALE: 1/4" = 1'-0" | 3



SECOND FLOOR



FIRST FLOOR

FLOOR PLAN "A" | SCALE: 1/4" = 1'-0" | 1

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER UNDER COUNTER
3. 60" H GLASS SHOWER/TUB ENCLOSURE WITH SLIDING DOOR
4. 20" WIDE SLIDING GLASS DOOR ENTRY WITH HOOPS LIGHT AND FAN ABOVE
5. PAINTED BOOTH NOTED ON PLANS
6. RECESSED MEDICINE CABINET
7. 6 X 6 SOLID WALL
8. 48" X 60" LINEAR OVAL FIBERGLASS SUNWOOD W/ CURVED ROD OR OPTIONAL SHATTERPROOF GLASS ENCLOSURE
9. 36" X 60" FIBERGLASS SUNWOOD LINEAR SHOWER ENCLOSURE OVER WATER RESISTANT GYP. BOARD
10. NOT USED
11. NOT USED
12. WATER HEATER ON 18" MIN PLATFORM W/ SEISMIC STRAPS PER CODE
13. FAN IN ATTIC PROVIDE LIGHT, POWER OUT, ACCESS AND 30" MIN. WORK SPACE.
14. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN. CLEAR HEADROOM PROVIDED FULL MAT PAD, TAMPERPROOF LIGHT, 10V OUTLET AND PIPE FLATIONS TO FALL
15. WASH DRY SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS
16. DRYER VENT TO OUTSIDE AT 12" MIN. MOISTURE SENSOR
17. 20" X 30" MIN. ATTIC ACCESS
18. 36" X 60" FIBERGLASS SUNWOOD LINEAR SHOWER ENCLOSURE OVER WATER RESISTANT GYP. BOARD
19. 6 X 6 X 6 SOLID TAPERED CONCRETE
20. 8" DIA. PIPE COLUMN
21. AC CONDENSER ON CONCRETE PAD
22. 8/4" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, SINK AND BATHROOM FINISHES
2. ALL PLUMBING SHALL COMPLY WITH APPLICABLE CODES
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL SPECIFICATION NOTES AND CONSTRUCTION
4. ALL INTERIOR DOORS OF DEMOTTENED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL FINISHED DIMENSIONS AND ARE NOTED AS 7'-0" OR MORE, ROOM FINISHES MAY BE LESS AS NOTED HERE
6. DOUBLE PANE WINDOWS AT ALL BEDROOMS
7. THE ENTRY ACCESS SHALL BE INDICATED ON THE BUILDING IN A PRACTICAL AND VISIBLE LOCATION FROM THE PUBLIC STREET FRONTING THE PROPERTY THAT IS ILLUMINATED
8. PROVIDE NON-ASPH SEAL TO ALL EXTERIOR WALLS AND ROOF TO PREVENT WATER INTRUSION
9. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
10. BACKING BOARD, SHOWER ENCLOSURE DOORS AS REQUIRED BY CODE. PLANS SHALL BE REVIEWED FOR INTERIOR ELEVATIONS FOR SPECIAL HANDLING
11. SHOWER GLAZING - THE FOLLOWING LOCATIONS SHOULD BE FULLY TEMPERED GLAZING:
12. THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD & ESCAPABLE BASE OF BLOCK REQ. THAT A SPHERE OF NOT LESS THAN 6" DIAMETER CANNOT PASS THROUGH
13. FOR PC SECTION 2611 EXCEPT WHERE OTHERWISE NOTED IN SECTION 2611 ALL FOAM PLASTIC OR FOAM PLASTIC CORE IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MANNER THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.
14. ALL CEILINGS ARE 8'-0" OVER BOARD.

SQUARE FOOTAGE

FIRST FLOOR	709 S.F.
SECOND FLOOR	1,094 S.F.
TOTAL	1,803 S.F.
GARAGE	379 S.F.
FRONT PORCH	12 S.F.
MEDIA NICHE	16 S.F.

No.	Date	Issue / Description
	09/14/04	SUBD. DEPT. SUBMITTAL

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Sheet Title:
PLAN 1803
FLOOR PLAN "A" & "B"
FLOOR PLAN OPTIONS

Sheet No.:
A-4.1

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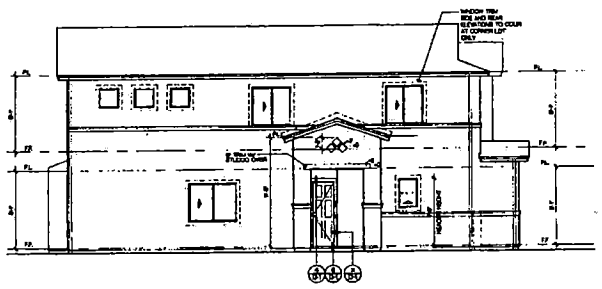

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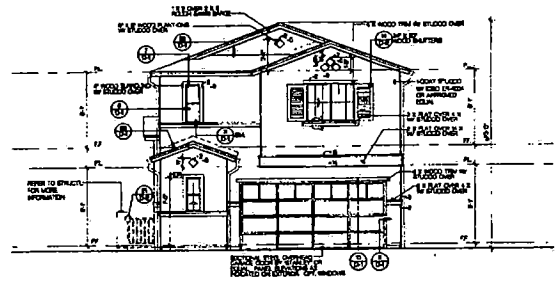

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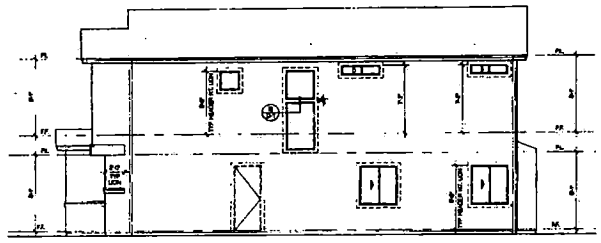

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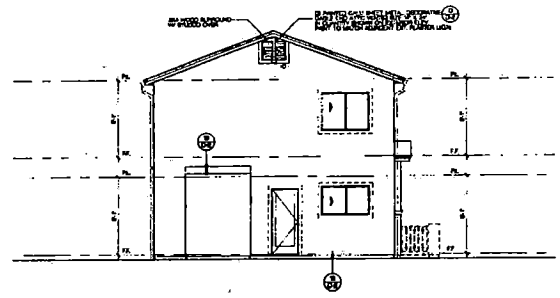


REAR

EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 1

NOTES

1. IF CHLORINE (DOUBLE TRIANGLE) WEAR HIGHER OPENINGS INTO ATTIC SPACE FOR ACCESS IN VENTILATION PER IRC IF CHLORINE DOES NOT EXIST AND ARE MORE THAN 20' HORIZONTAL FROM EAVE VENTS OR MORE THAN 12' VERTICAL FROM RIDGE VENTS
2. PROVIDE R30 BLUE BOARD OR 5 MM BUILDING PAPER UNDER ROOFING WHERE WALL OCCURS

ATTIC VENTILATION

THE NET FREE AREA USED IN THE CALCULATIONS BELOW IS ONLY THE AREA OF THE PORTION OF THE VENT WHICH IS LOCATED AT LEAST 3 FEET ABOVE EAVE VENTS PER IRC SECTION R806

EAVE VENTS
MODEL #SOME BY "X" OR APPROVED EQUAL
43 SI NET FREE AREA

DORMER VENTS
MODEL # SOME BY "X" STEEL OR APPROVED EQUAL
FE SI NET FREE AREA

ALL DORMER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE
EAVE VENTS SHALL BE LOCATED EVENLY SPACED AT EAVES
SOFFIT TO PROVIDE ADEQUATE CROSS VENTILATION

AREA 1
ATTIC SQUARE FOOTAGE = SOME SQ FT
1200 SQ. FT. X VOID= 900 SQ. FT. (900 SQ IN)

REQ VENTILATION
(5) DORMER VENT @ 150 SQ. IN EACH — 888 SQ IN

PROVIDED — 230 SQ IN

LOW VENTILATION
(7) EAVE VENTS AT 43 SQ. IN EACH — 301 SQ IN

PROVIDED — 301 SQ IN

TOTAL PROVIDED — 607 SQ IN

AREA 2
ATTIC SQUARE FOOTAGE= XX SQ FT
(XX SQ. FT. x VOID= 0 SQ FT (XX SQ IN)

(3) EAVE VENTS AT 43 SQ. IN. EACH — 48 SQ IN

PROVIDED — 43 SQ IN

ROOF PLAN SCALE: 1/8" = 1'-0" 2

1.	05/4/04 BLDG DEPT SUBMITTAL

Consultants

Project:
SONATA

RICHMOND AMERICAN
7230 W. FRAY DR. #110
LAS VEGAS, NV 89128

2004-465

KTGYGROUP, INC.

Licensee Stamp

JUN 1 1 2004

Principal In Charge:	J. TULLY
Project Director:	M. FORLER
Project Manager:	M. HUTSOR
Project Designer:	J. TSAI
Checked By:	F. YONEMORI

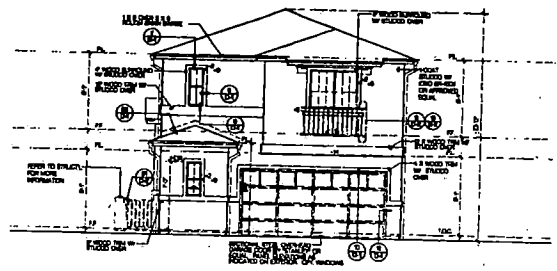
Sheet Title:
PLAN 1803
'A' EXTERIOR ELEVATIONS / ROOF PLAN

Sheet No.:
A-4.4

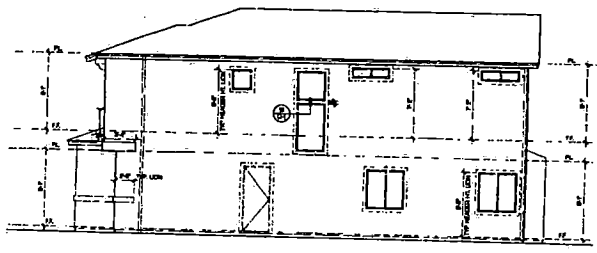
SDR-5807
01/27/05 PC

RECEIVED
DEC 14 RECD

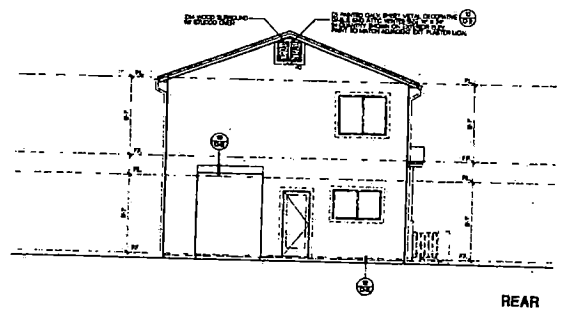
LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS SCALE: 3/8" = 1'-0" 1

NOTES

ATTIC VENTILATION

ROOF PLAN SCALE: 1/8" = 1'-0" 2

No.	Date	Issue / Description
	09/04/04	BLDG DEPT SUBMITTAL

Consultants

Project:
SONATA

RICHMOND AMERICAN
7340 W. PEAK DR., #213
LAS VEGAS, NV 89128

2004-465

KTGYGROUP, INC.

Irvine, California

License Stamp

Principal In Charge:	J. TULLY
Project Director:	M. FOWLER
Project Manager:	M. HUTSON
Project Designer:	J. TSAI
Checked By:	F. TORRMORI

Sheet Title:
PLAN 1803
'B' EXTERIOR
ELEVATIONS /
ROOF PLAN

Sheet No.:
A-4.5

SDR-5807
01/27/05 PC

Cherry Lane

Color Schemes

	Scheme #2	Scheme #3	Scheme #4	Scheme #5	Scheme #6
	152 Arizona White	307 Navajo White	CZ 15-6855 Basic Beige	CZ 15-8674 Windrift Beige	CZ 15-7792 Antique White	CZ 15-9585 European White
Ludowici Roman & Tuile A	8723M Desert Tumbleweed	8223M Sienna Sand	8232W Lulled Beige	CZ 15-11498 Bedouin Beige	CZ 15-9198 Toasty Grey	8703M Rockridge
	8724M Meadowlark	8224M Balsam Bark	8234M Daplin	8714M Wildcat	8674M Muddy River	8734M Bark Mulch
	8825D Jacaranda Brown	524 Riverbed	8775D Metal Shavings	8765D Beaver Creek	8665D Grist Mill	8315D Ravenwood
	8726N Mocha Brown	8725A Coach House	8756N Cordwood	8306M Alcazar Brown	CZ15-10143 Century Brown	CZ 15-11288 Midnite Hour
	AC140N Mission Brown	8696N Twisted Branch	8536N Blackmar	8796N Black Metal	8656N Greek Olive	8745N Timber Trail
Monier Roof Tile 1A & B Elevs.) "S" Tile	Calif. Mission Blend 1ESCS 6484	Sandstorm 1ESCS 0026	Autumn Blend 1ESCS 6160	Casa Grande Blend 1ESCS 6169	Rio Grande Blend 1ESCS 6142	Redwood Blend 1ESCS 7221

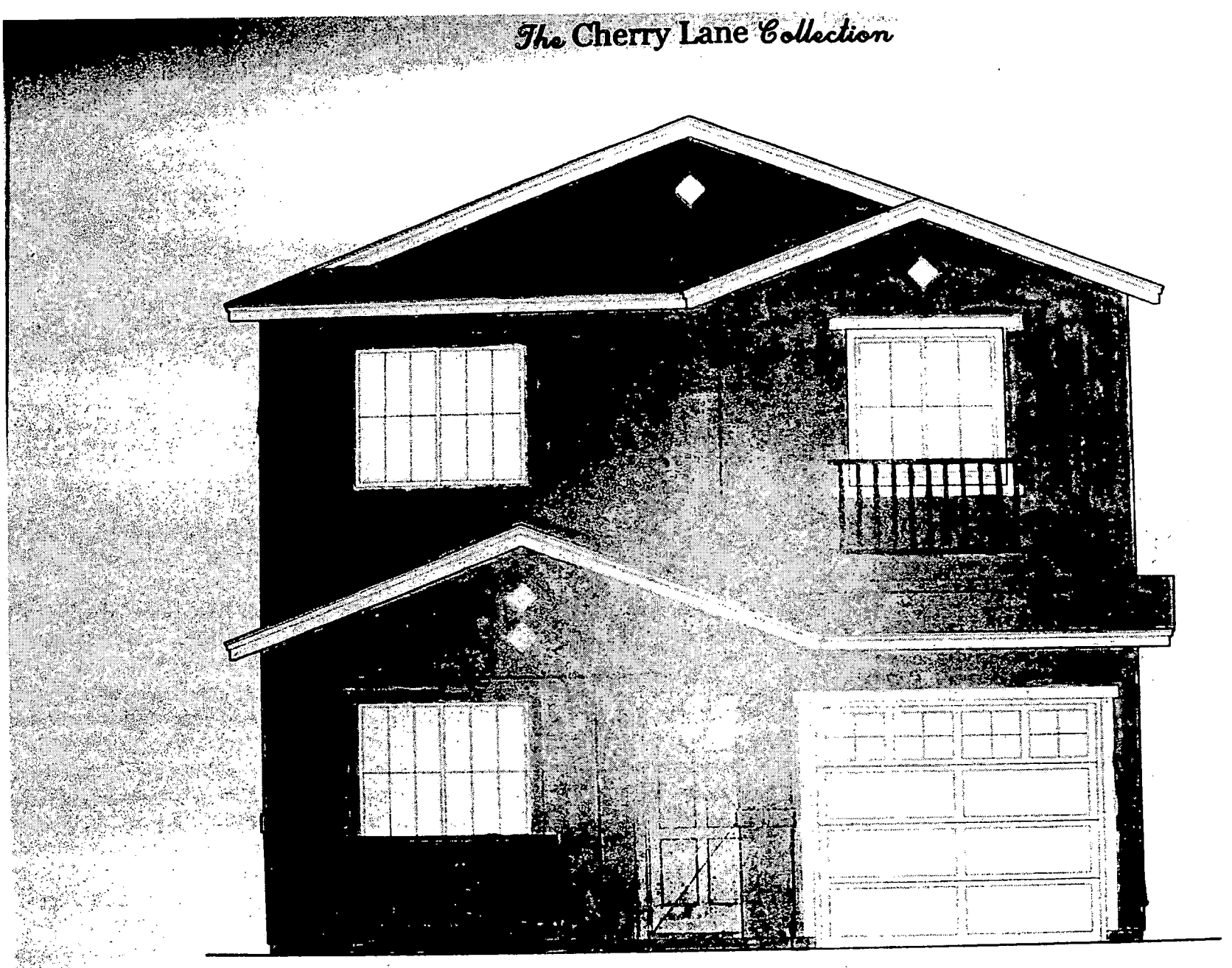
All paints to be Frazee only

SDR-5807
01/27/05 PC

Plan: 1327 - Elevation "A"

SDR-5807
01/27/05 PC

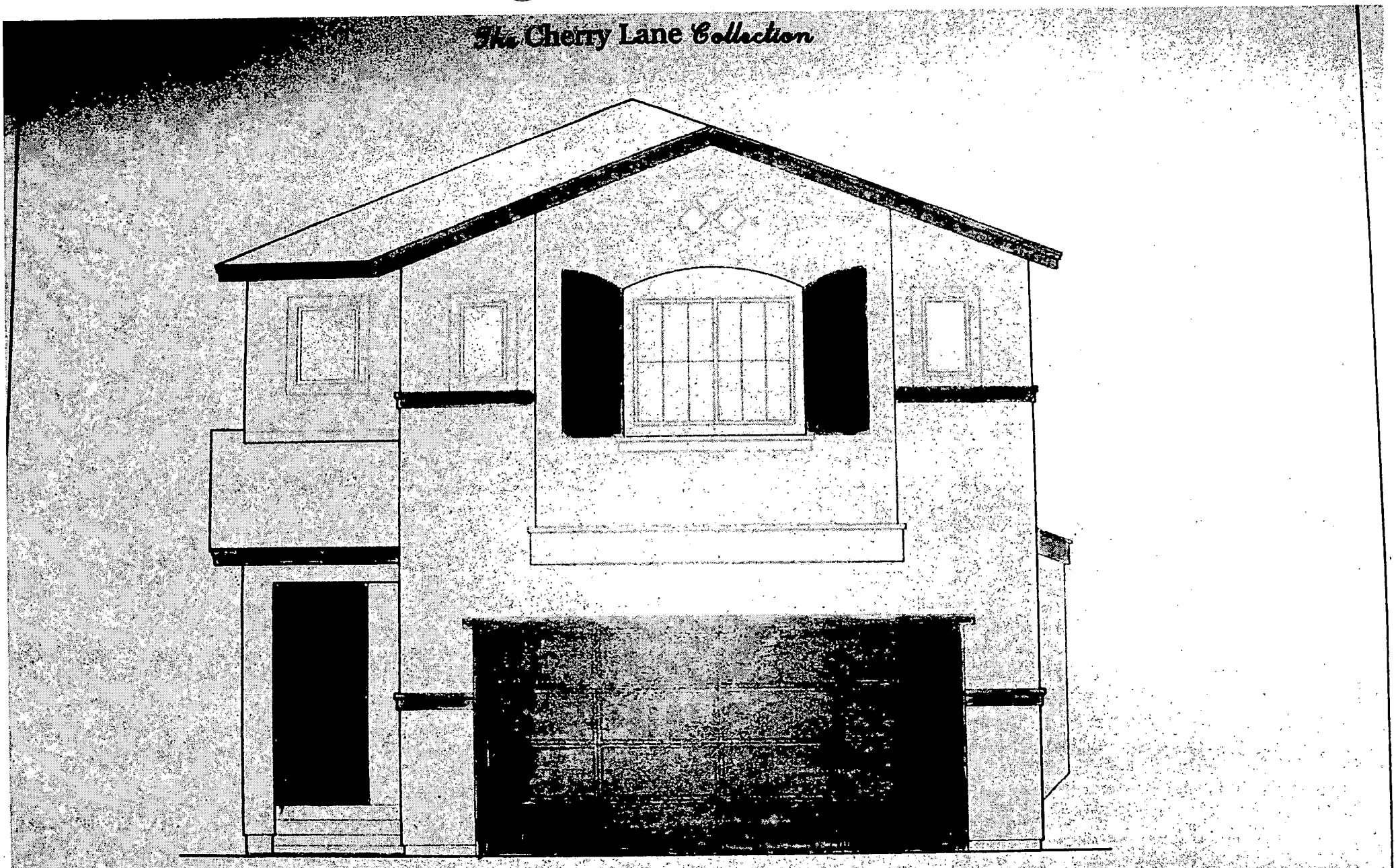
The Cherry Lane Collection



Plan: 1327 - Elevation "B"

SDR-5807
01/27/05 PC

The Cherry Lane Collection

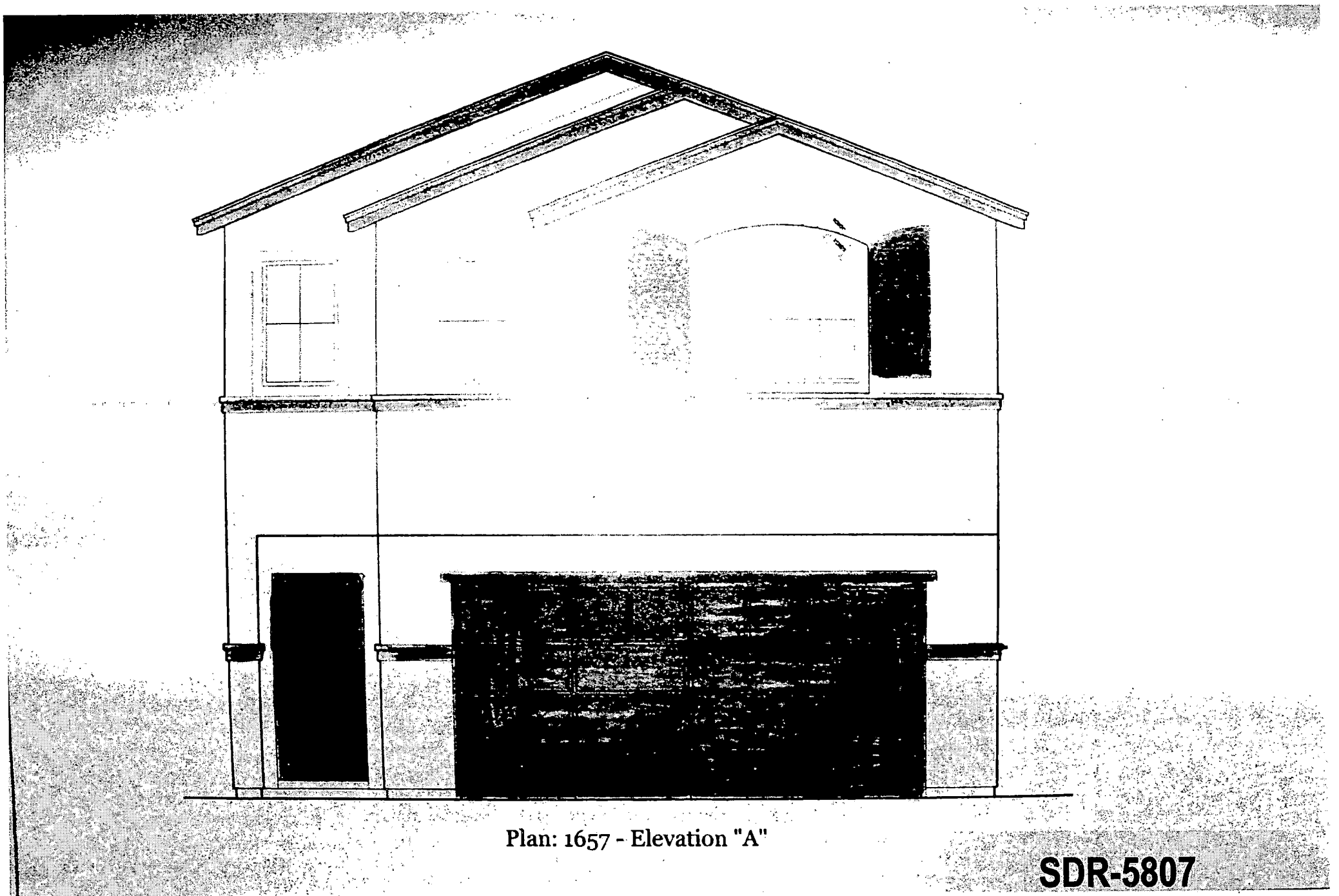


Plan: 1556 - Elevation "A"

SDR-5807
01/27/05 PC

Plan: 1657 - Elevation "B"

SDR-5807
01/27/05 PC

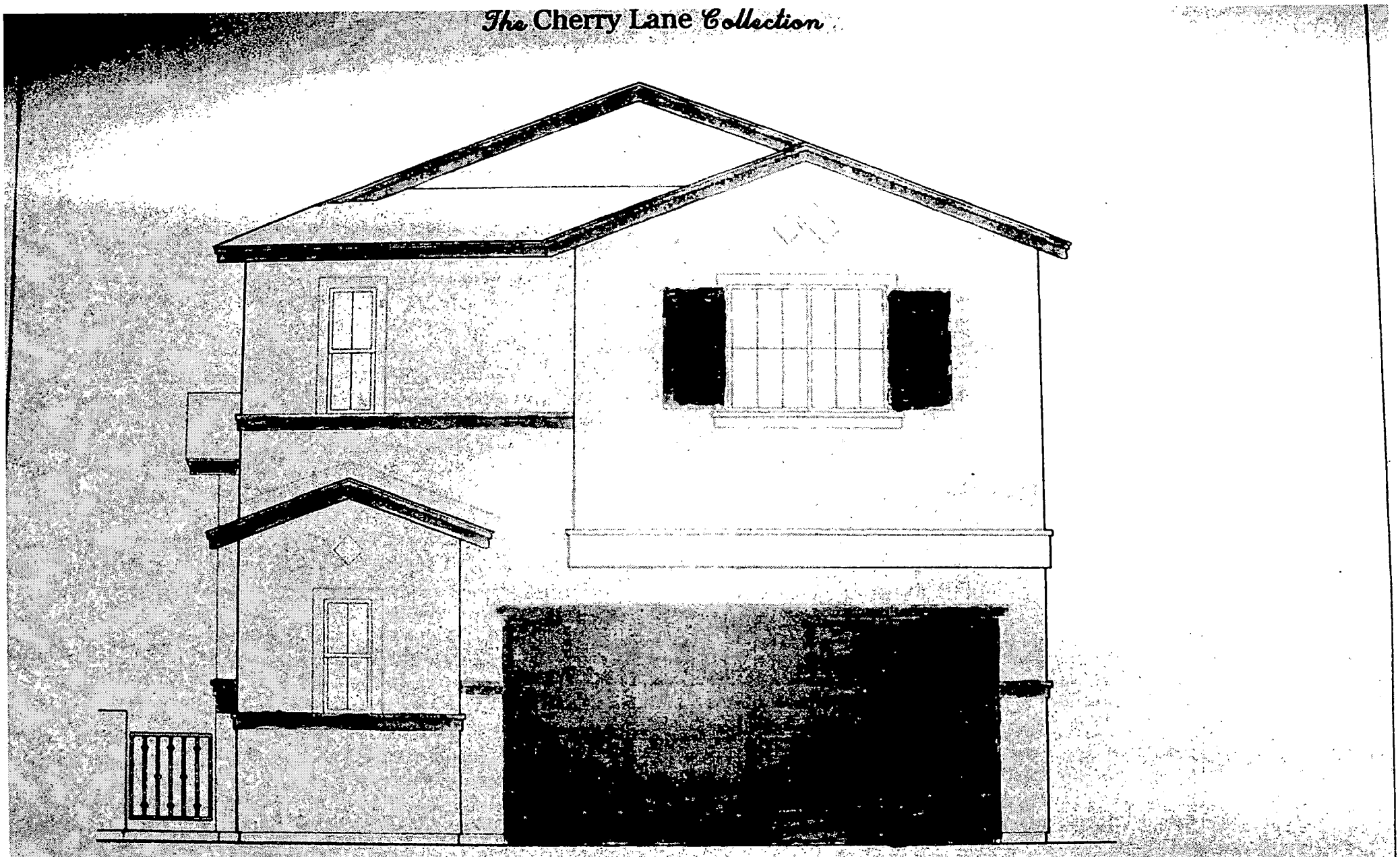


Plan: 1657 - Elevation "A"

SDR-5807

01/27/05 PC

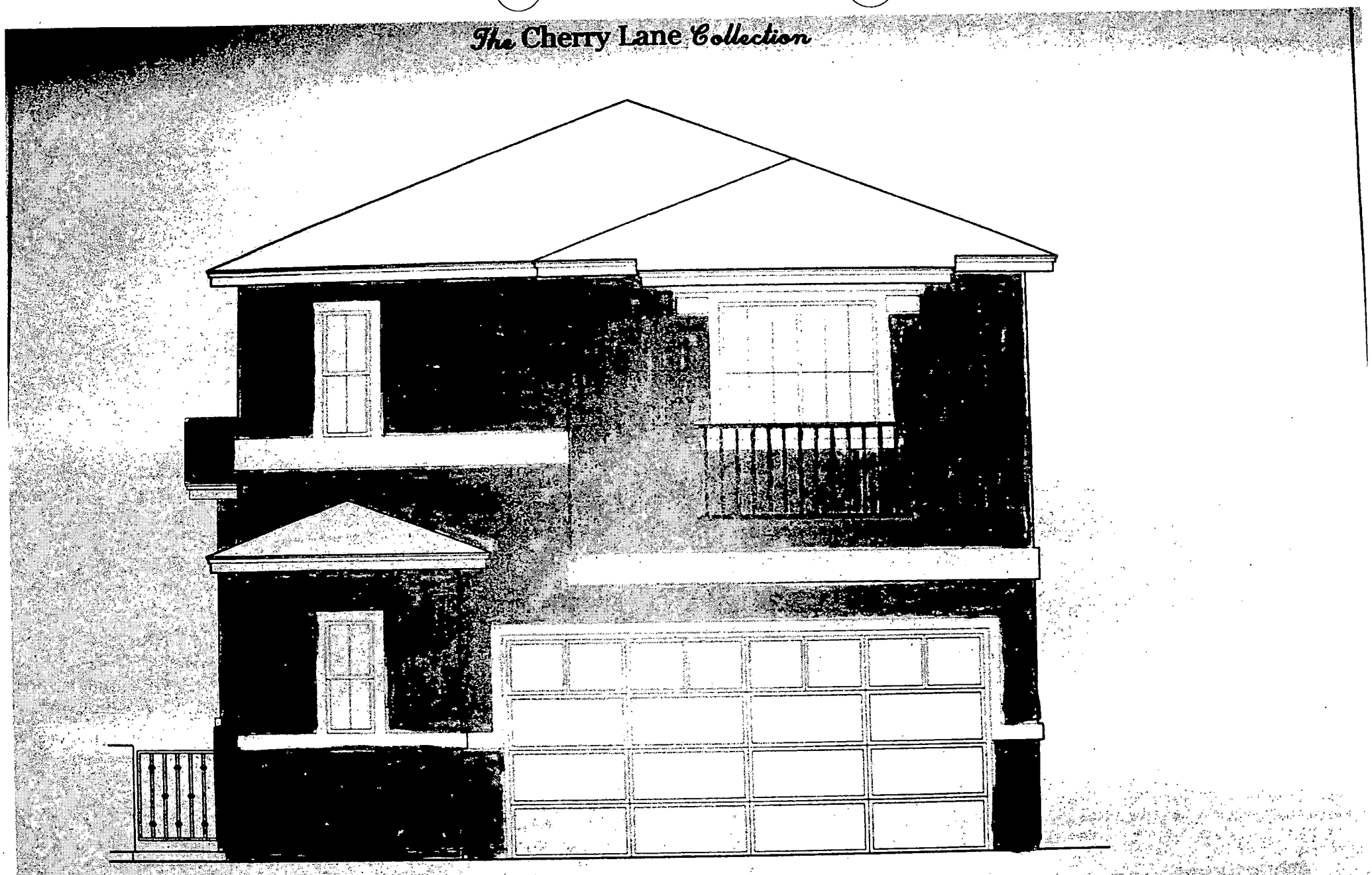
The Cherry Lane Collection



Plan: 1807 - Elevation "A"

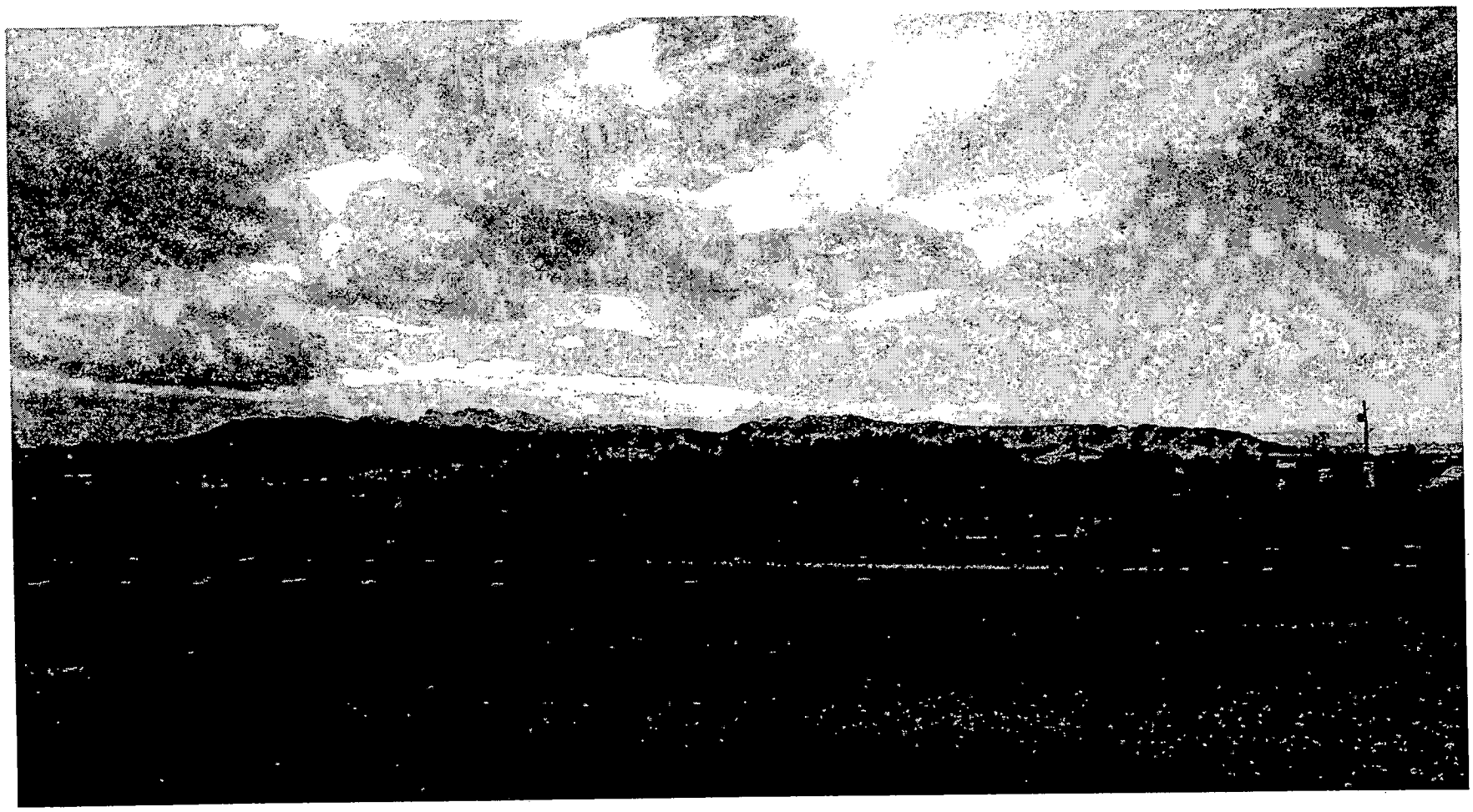
SDR-5807
01/27/05 PC

The Cherry Lane Collection



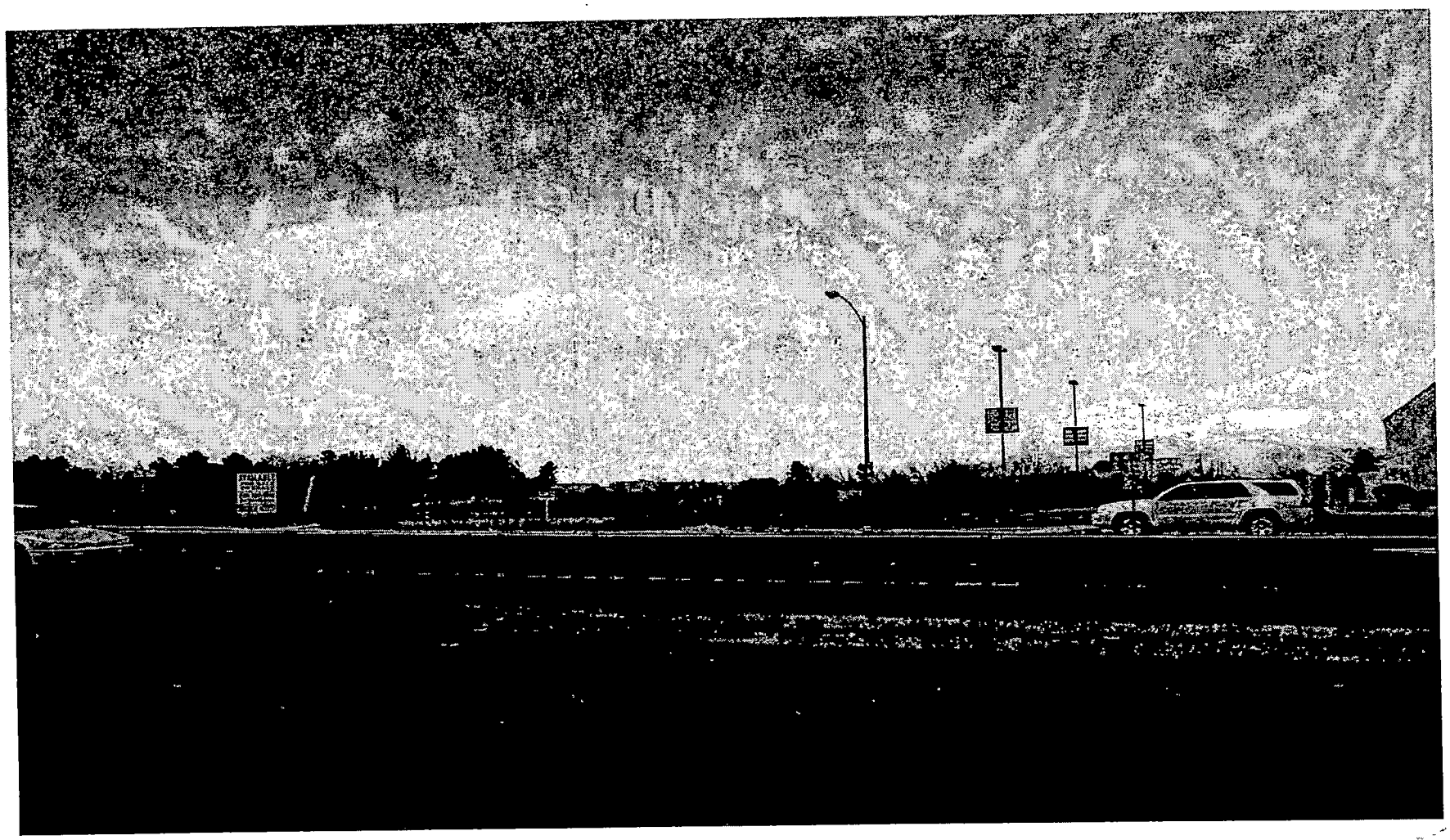
Plan: 1807 - Elevation "B"

SDR-5807
01/27/05 PC



SDR-5807 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



SDR-5807 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE, LLC
NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Ann-Rainbow Site Development Plan Review, General Plan Amendment, Rezoning and Variance**
APN #125-27-803-008

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning, Site Development Plan Review and Variance applications.

Location: The proposed 6.86 acre± site is located directly behind the existing Walgreens on the northwest corner of Ann Road and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD10 with an open space Variance for a 66 unit single family detached residential development on 6.86 acres± (125-27-803-008) with a proposed density of 9.6 ± dwelling units per acre (DUA). Additionally, we are currently in the process of an annexation (ANX-5586-04) for the above referenced property into the City of Las Vegas from Clark County that is scheduled to be heard by the Planning Commission on December 16, 2004.

Background/Justification: The parcel in question is currently under resolution of intent within Clark County to C-1. This parcel with the current surrounding land uses and proposed adjacent projects will become an in-fill parcel for residential as this area is not compatible for commercial with the surrounding existing land uses. The property is currently vacant and zoned C-1 with a land use designation of Rural Density Residential (Clark County) of up to 3.59 du/ac. The adjacent properties are zoned and the current land uses are; north, the western most property is zoned Undeveloped (U) and master planned Rural (R)(CLV) and the eastern property is zoned R-E and master planned Rural Density Residential (RDR)(CC), south is an existing higher density residential project that is currently zoned R-CL and master planned ML, to the west is zoned Office (O) and master planned Office (O) in both Clark County and the City, to the east is existing single family residential that is zoned R-E and master planned Rural Estates. In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on what has the potential to be an *in-fill* parcel and is not compatible for commercial with the surrounding community. Developing this site as such allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. It is also necessary that with these applications, we request a *Deviation of Standard* for a reduced cul-de-sac radius. The reduced radii is due to the relatively small parcel size and by using the larger standard bulb (typically provided on a public street) where provided this may necessitate a variance request for setbacks as the intrusion of a standard cul-de-sac bulb on the smaller lot sizes reduces the lot depth in that area. The product intended for this proposed site will be single family detached residences, and range in size from 1,327 s.f. to 1,803 s.f.

The following minimum setbacks are being requested: Front – 18'(Garage), Front – 10'(Living), Rear – 10', Side/Corner side – 3.5'

Open Space requirements are as follows: OS Required: 1.08 acres± (47,436 s.f.±)
OS Provided: .5 acres± (22,151 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 47% of the required open space, and so our request is for a 53% reduction in open space requirements. The open space amenities within the proposed residential subdivision consist of two areas. One area serves two purposes; one that it provides a buffer to the existing Walgreens commercial property to the south and two, will provide and an area for passive trail amenities/trail connections and contain active tot lots and active trail amenities for the residents that will further act as a connection to the exterior of the property. The second area is adjacent to Rainbow and is a buffer/trail area to the residents living along Rainbow and trail amenities/trail connections rather than active uses. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel will provide a good transition buffer from the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc

Russell S. Kruse
President

Cc: Richmond American Homes, Manny Pattni

PETITION TO OPPOSSE GPA-5804 / VAR 5810 / ZON 5809 / SDR 5807

We, the undersigned, while believing that progress of the community is important, we also believe in the importance of keeping our community density at or near the same level that it currently is. We believe that with the proposed zoning amendment, which would allow up to 12 homes per acre is in sharp contrast to our current zoning. The plans that were shown at the neighborhood meeting held by the developer Richmond American propose to place 66 units onto a 5.73 acre parcel of Rural Estates zoned land, which is 11.5 units per acre. The surrounding properties on the East, West and North side are all currently zoned for no more than 2 units per acre and are mostly zoned horse property. We feel with the proposed zoning of 12 units per acre we would be forced into dealing with urban zoning far too dense than we are comfortable living with. Another major concern that the residents have is that the entrance to this subdivision is located on Rainbow Blvd. Rainbow Blvd in this area is only one lane in either direction, and the daily traffic increase of at least 100-135 cars two to three times per day would cause much undeserved congestion on this stretch of roadway. Many of us on Rainbow Blvd. have children that play in our front yards and we have no reinforced walls or curbing in front of our properties, and with the increased traffic there is a big concern that any one of these vehicles could eventually wind up in our yards causing serious injury or death to one of our children. The last concern about the Rainbow Blvd. entrance is the flow of waters when it rains. With the roadways as they are when we receive heavy rains there is generally quite a bit of flooding on the East and West side of Rainbow Blvd. When the west side is developed as planned with the one entrance where the water would flow there would be only one path for the flow and that is to the East side of Rainbow Blvd. causing more severe flooding problems than we currently are prepared for. We therefore write to petition the city of Las Vegas to fail this GPA-5804 and keep this property zoned Rural Estates.

Homeowner Name	Signature	Address	Telephone
Jennifer Snodes		5695 N. Rainbow	656-3737
Jimmy D. Epley		5686 No. Rainbow	639-6109
Sandra Meyer	Sandra Meyer	7638 Plunging Falls	645-4313
Andrea Spiro	Andrea Spiro	7853 Quail Breath	228-6654
Jennifer Hales	Jennifer Hales	3805 Canary Creek Ave	645-4736
Debra Guarino	Debra Guarino	7863 Mossy Gallop Ct	515-1430

VHR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Homeowner Name	Signature	Address	Telephone
Megan M Ortiz-Caporale	Megan M Ortiz-Caporale	8585 Bella Loma Ct 89149	658-7861
Mark + Kerrah Rowley	Kerrah Rowley	6808 Snake River Ave	296-7775 296-7803
Eric Stanton	Eric Stanton	5965 Ruffian Rd	395-6656
Stacey S. Fish	Stacey S. Fish	7429 Enchanted Hills	242-1283
Christine Marcar	Christine Marcar	6430 Whispering Sand Drive	656-7008
Giovanni Guarino	Giovanni Guarino	7803 Morning Calla Ct	515-1430
Holly Way	Holly Way	3707 Quiet Creek	656-3728
Edwin	Edwin Yu	6780 Bashlie Ave	839 7967
Christine Pratt	Christine Pratt	8017 Tailwind Ave	255-5748
Leonard Lo Russo	Leonard Lo Russo	7050 Sagebrush	325-2189
Christina Leon	Christina Leon	5360 Bayou Ct	655-5369
Betty Julius	Betty Julius	5361 Bayou Ct	656-7605
Marie Green	Marie Green	6430 Whispering Sands	649-3000
Aaron Boyer	Aaron Boyer	Minnesota Lakes	658-1520
Leanne Boyer	Leanne Boyer	6121 Rosetta Lake St	658-7520

5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Homeowner Name	Signature	Address	Telephone
Nadine Searles	Nadine Searles	6812 Beach Rose Ave	(702) 396-5434
Raymond Pescosta	Raymond Pescosta	1529 Vicenza Ct. LV NV 89117	702-290-0572
Kimberly Rager	Kimberly Rager	8700 Castletroy 89129	396-0963
Jennifer Twenty	Jennifer Twenty five	4069 Autumndale 89031	633-6114
EDWARD C. JETER	Edward Jeter	7225 TEALWOOD ST.	657-9292
Angelica Linn	Angelica Linn	5419 Nested Moon 89131	(702) 869-8374
Julie Zinovitch	Julie Zinovitch	5812 Delabarre	2454671
Linda Otten	Linda Otten	5512 Delabarre	6472692
Jayson Smietana	Jayson Smietana	7829 Pinnochio Ave	656-5291
Walter Dobbs	Walter Dobbs	5640 Gilbert Lane	656-1363
Janet Causey	Janet Causey	5785 Juliano	658-8855
Christine Bristol	Christine Bristol	7616 Donald Nelson Ave	396-0980
Karrah Rodney	Karrah Rodney	6808 Snake River	656-7803
Amy Jeter	Amy Jeter	7225 Tealwood St	657-9292
	Chris Thatcher	4024 Autumndale Ave	396-2245

14

VAR 5810
ZON 5809
SDR 5807

PETITION TO OPPOSSE GPA-5804

Homeowner Name	Signature	Address	Telephone
Larry Searle		6812 Beach West Ave	3965434
Kathleen Richardson	K Riel	7420 Jockey Ave	838-8831
Talya Page	Talya Page	8129 Danarda Ct	254-1892
Beth Smietana		7829 Pinnochio	2030970
Laura Fontana		2706 Gardenia Flower	396-3377
Dan Froelich		4940 N. Cameron Rd	645-5267
Chad C. Morra		6792 Beach West Ave	647-5834
Patty A. Sharley	Patty A. Sharley	6788 Beach West Ave	396-9841
TARA CARROLL		6780 Beach West Ave	395-4496
William Cantrell	William Cantrell	5924 Kane Holly	395-6083
Henry A Stocker		5620 Kane Holly	656-1365
Tiesha moore		5912 Kane Holly St	395-8953
QUINTON JOHNSON		5902 KANE HOLLY ST	6564306
		5900 Kane Holly	870 3974
Don Larrick		5824 Kane Holly Ct.	6569250

15

VAR 5810
ZON5809
SDR5807

PETITION TO OPPOSSE GPA-5804

Homeowner Name	Signature	Address	Telephone
Claudia Lemmon	C Lemmon	5816 Kane Holly	363-1323
Robert D. Lemmon	Robert D Lemmon	5816 Kane Holly	363-1323
C.E. Gill	C.E. Gill	5813 Kane Holly	655-5342
W.H. Ragle	William H. Ragle	5825 Kane Holly	360-8474
D. Orlando	D Orlando	5921 Kane Holly St	313-8844
Maria [illegible]	Maria Krisher	5710 N. Rainbow	6553712
Stacey A Ruiz	Stacey A Ruiz	5710 N. Rainbow	655-3712
[illegible]	Keith Pearson	5710 N Rainbow	655-3712
Scott Aigle		5669 N Rainbow	645-8990
Ryan Bertalbores	Ryan Bertalbores	5686 N. Rainbow blvd	639-6109
Christian Lightbourne	Christian Lightbourne	6438 Crimson Tide Ave	395-8558
Jennifer Eden	J Eden	5686 N. Rainbow	639-6109

4

January 18, 2005

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

Dear Gary Leobold, Planning Supervisor,

SUBJECT: ~~VAR~~ ZON-5809, VAR-5810, SDR-5807, GPA-5804, GPA-5820

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

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

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

Sincerely,

Walter Nieczkowski

5509 GOLDBRUSH STREET
LAS VEGAS, NEVADA 89130

11/16/05

Dear Sirs:

We approve of all of the enclosed plans.

Joan Konya
Cynthia O'Brien
6824 Rose Petal Rd
Jupiter 33458

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

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

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 HELD IN ABEYANCE to the February 10, 2005 Planning Commission meeting.

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

City of Las Vegas

Agenda Item No.: 42

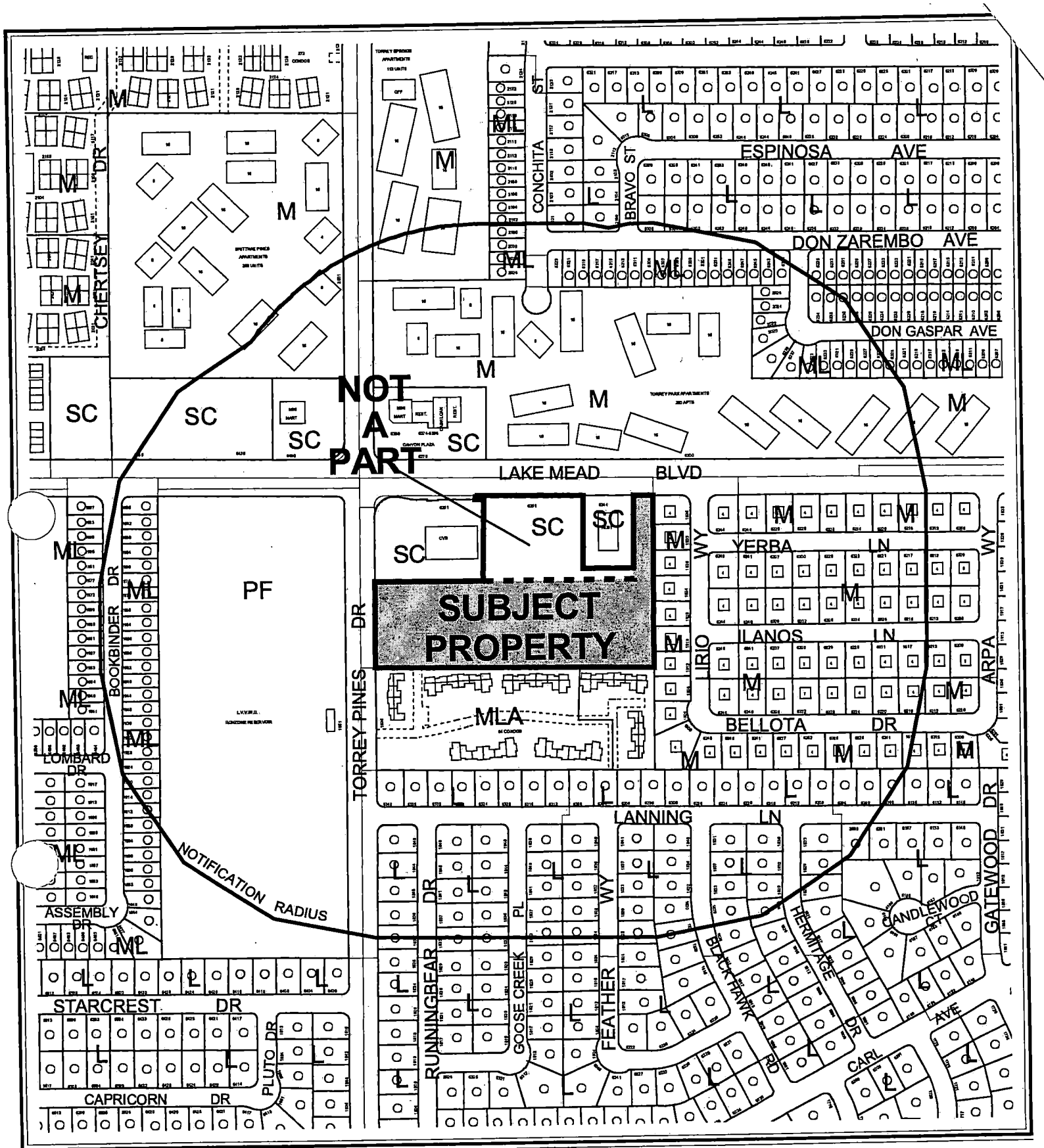
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 42 – GPA-5814

MINUTES:

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

(6:03 – 6:06)

1-104



0 400 800 Feet

CASE: **GPA-5814**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

N

0 400 800 Feet

CASE: **GPA-5814**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5814 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

ON JANUARY 12, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005 PLANNING COMMISSION MEETING IN AN EFFORT TO ADDRESS EASEMENT AND ACCESS CONCERNS.

LAS VEGAS r s NEVADA
CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

January 12, 2005

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

VIA FAX 474-7463

Attention: Adrienne Low, Senior Planner

Reference: **Lake Mead-Torrey Pines**
General Plan Amendment (GPA-5814), Zone Change (ZON-5816), Site Development Plan Review (SDR-5815) and Variance (VAR-5819)

On behalf of Richmond American Homes, we respectfully request that the above listed applications that are scheduled to be heard at the January 27, 2005 Planning Commission be **HELD** in abeyance for 2 weeks until your February 10, 2005 meeting. We are currently in need of additional time due to minor site plan revisions that were based on existing improvements surrounding our site and both staff and the applicant felt needed to be addressed prior to the Planning Commission hearing.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President

cc: Manny Pattni, Richmond American Homes

RS CONSULTING, INC.
7525 HICKAM AVENUE - LAS VEGAS NEVADA 89129
702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5814 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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: ~~BASKD~~#2 Nevada LLC Simon Saberi

Subscribed and sworn before me

This 19th **day of** October, **20** 04

Christy Calvin

Notary Public in and for said County and State

CHRISTY CALVIN
Notary Public State of Nevada
No. 03-83417-1
My appt. exp. Feb. 21, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5814 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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: Ellie Josef
TYMY Nevada LLC

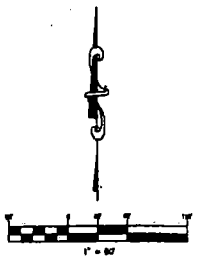
Subscribed and sworn before me

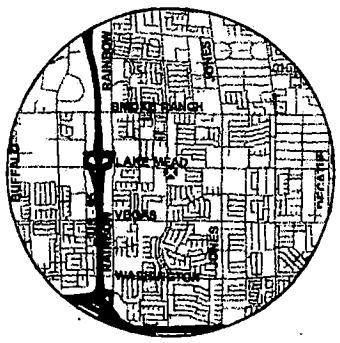
This 5th **day of** October **, 20** 04

_____
Notary Public in and for said County and State

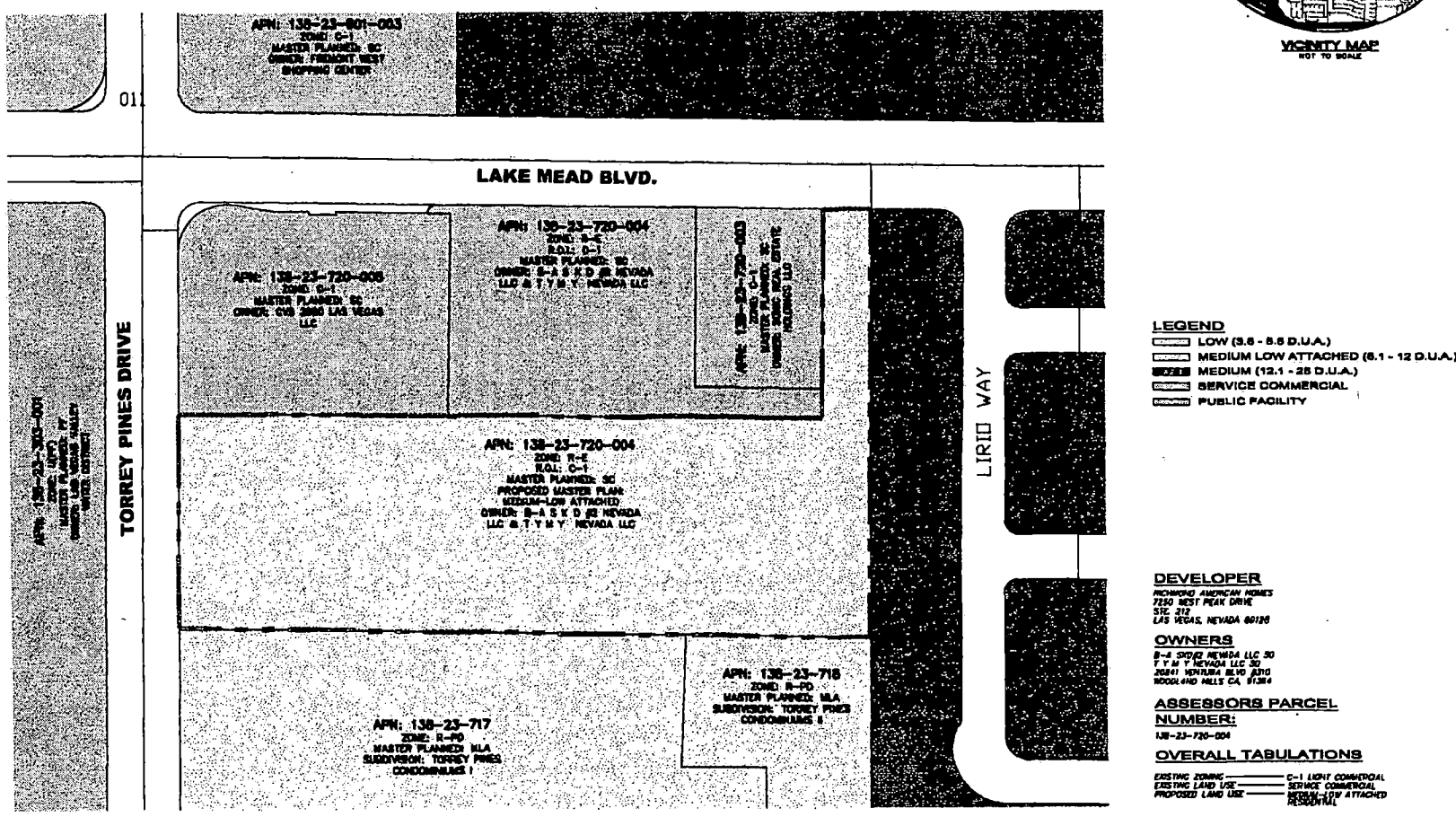
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN D. De COVIC
Appt. No. 03-84335-1
My Appt. Expires Sept. 1, 2007

LAKE MEAD / TORREY PINES





VICINITY MAP
NOT TO SCALE



LEGEND

- LOW (3.6 - 5.5 D.U.A.)
- MEDIUM LOW ATTACHED (5.1 - 12 D.U.A.)
- MEDIUM (12.1 - 25 D.U.A.)
- SERVICE COMMERCIAL
- PUBLIC FACILITY

DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

OWNERS

S-A SIX#2 NEVADA LLC SO
T Y M Y NEVADA LLC SO
20341 NORDHUM BLVD #210
WOODLAND HILLS CA, 91364

ASSESSORS PARCEL NUMBER:

138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1 LIGHT COMMERCIAL
EXISTING LAND USE	SERVICE COMMERCIAL
PROPOSED LAND USE	MEDIUM-LOW ATTACHED RESIDENTIAL

GPA-5814
01/27/05 PC

DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 240-5500

PLANNER
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7123 Hollins Avenue Las Vegas, NV 89129 Office 702.384.7701 Fax 702.384.7703

SHEET: EXHIBIT TO ACCOMPANY GENERAL PLAN ADMENDMENT

TITLE: LAKE MEAD / TORREY PINES CITY OF LAS VEGAS, NEVADA

DATE: NOVEMBER 11, 2004
DRAWN BY: S. BAKER
DESIGNED BY: S. BAKER
CHECKED BY: R. RYAN
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO.

GPA-5814 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Lake Mead-Torrey Pines General Plan Amendment, Rezoning and Site Development Plan Review and Variance**
APN #138-23-720-004

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning and Site Development Plan Review applications.

Location: The proposed 5.3 acre± site is located directly behind the existing CVS on the southeast corner of Lake Mead Boulevard and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD9 for a 47 unit single family detached residential development on 5.3 acres± (138-23-720-004) with a proposed density of 8.9 ± dwelling units per acre (DUA).

Background/Justification: The parcel in question is currently zoned C-1 and master planned for service commercial. This parcel was zoned and planned as a commercial corner but has never developed as such due in part because of the Best of the West power center located less than a mile to the west that offers the commercial needs of the surrounding community. Our plan is to leave enough area for the remaining portions along Lake Mead to develop as a much more viable strip commercial property. This parcel now becomes an *in-fill* parcel and should be considered for much needed affordable single family housing. The property is currently vacant (portions have existing commercial uses) and zoned C-1 with a land use designation of Service Commercial. The adjacent properties are zoned and the current land uses are; north and across Lake Mead Blvd (100' arterial) are zoned C-1 and master planned Service Commercial (SC) and Medium Residential (M), to the west is zoned Undeveloped (U) and master planned Public Facility (PF), to the east the property is zoned R-3 and master planned Medium Residential (M), to the south the property is currently zoned R-PD12 and master planned Medium Residential (M). In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on *in-fill* parcels that has not developed for commercial which allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. The product intended for this proposed site will be single family detached residences, and range in size from 1,357 s.f. to 1,645 s.f.

The following minimum setbacks are being requested: See Typical Court Detail

Open Space requirements are as follows:
OS Required: .78 acres± (33,781 s.f.±)
OS Provided: .38 acres± (16,559 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 48% of the required open space, and so our request is for a 52% reduction in open space requirements. The open space amenity area within the proposed residential subdivision is located to take advantage of the trail/trail connection along Lake Mead that will allow pedestrian access through our proposed subdivision. Additionally, we are providing private usable for each individual homeowner. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel is compatible with the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc

Russell J. Oskuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

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 HELD IN ABEYANCE to the February 10, 2005 Planning Commission meeting.

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

City of Las Vegas

Agenda Item No.: 43

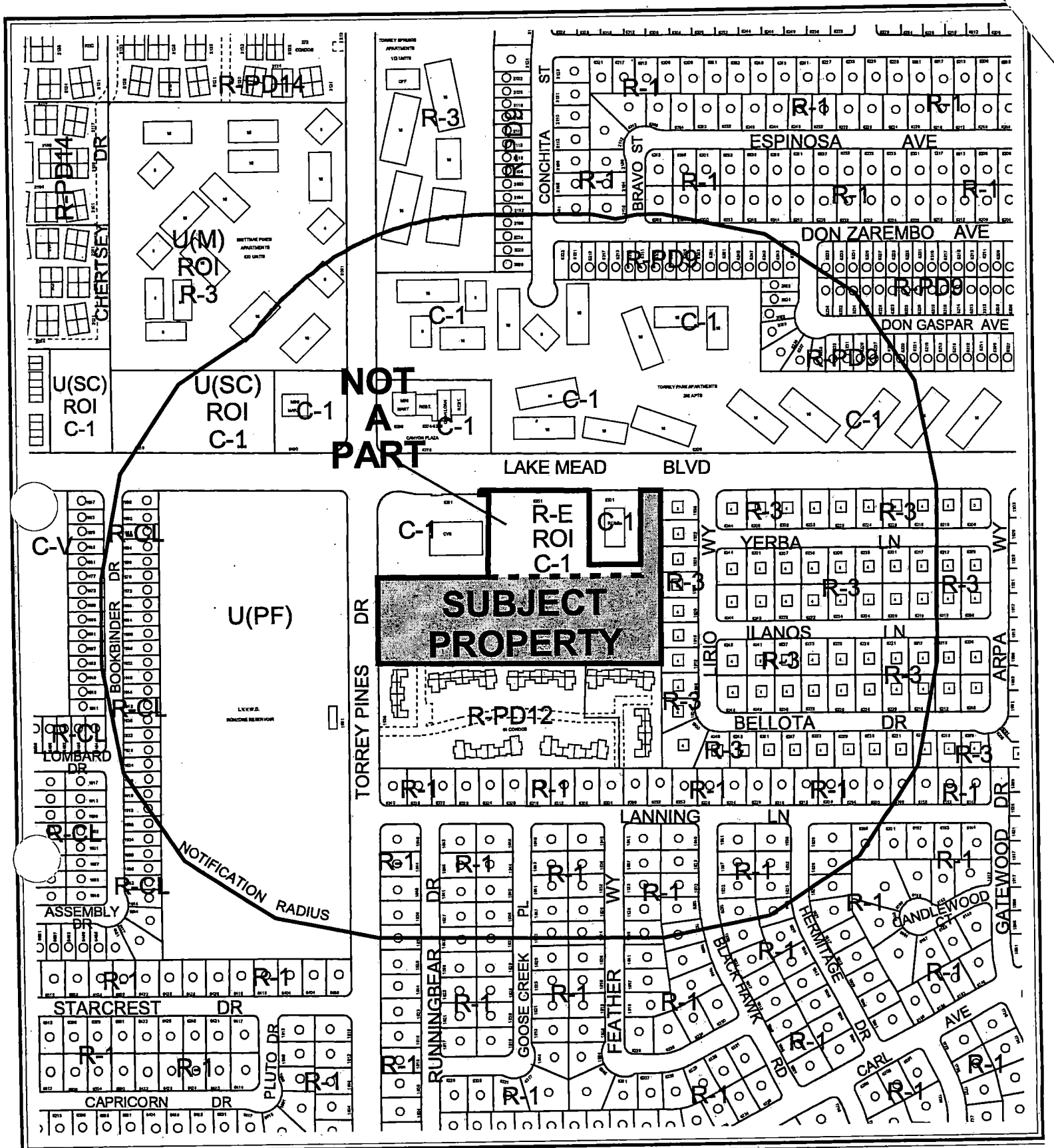
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 43 – ZON-5816

MINUTES:

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

(6:03 – 6:06)

1-104



0 400 800 Feet

CASE: **ZON-5816**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNIT PER ACRE)

N

SUBJECT PROPERTY
NOT A PART
NOTIFICATION RADIUS
R-E ROI C-1
U(PF)
U(M) ROI R-3
U(SC) ROI C-1
U(SC) ROI C-1
R-PD12
R-PD9
R-PD9
R-PD9
C-1
C-1
C-1
C-1
R-3
R-3
R-3
R-3
R-1
R-1
R-1

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5816 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

ON JANUARY 12, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005 PLANNING COMMISSION MEETING IN AN EFFORT TO ADDRESS EASEMENT AND ACCESS CONCERNS.

LAS VEGAS r s CONSULTING, INC. NEVADA
STRATEGIC PLANNING SOLUTIONS

January 12, 2005

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

VIA FAX 474-7463

Attention: Adrienne Low, Senior Planner

Reference: **Lake Mead-Torrey Pines**
General Plan Amendment (GPA-5814), Zone Change [redacted], Site Development Plan Review (SDR-5815) and Variance (VAR-5819)

On behalf of Richmond American Homes, we respectfully request that the above listed applications that are scheduled to be heard at the January 27, 2005 Planning Commission be **HELD** in abeyance for 2 weeks until your February 10, 2005 meeting. We are currently in need of additional time due to minor site plan revisions that were based on existing improvements surrounding our site and both staff and the applicant felt needed to be addressed prior to the Planning Commission hearing.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President

cc: Manny Pattni, Richmond American Homes

RS CONSULTING, INC.
7525 HICKAM AVENUE - LAS VEGAS NEVADA 89129
702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5816 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

This 15th **day of** October, **20** 04

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN D. De COVIC
Appt. No. 03-84335-1
Appt. Expires Sept. 1, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5816 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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: Simon Saberi

Print Name: ~~BASKD#2~~ Nevada LLC Simon Saberi

Subscribed and sworn before me

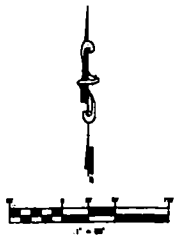
This 19th **day of** October, 20 04

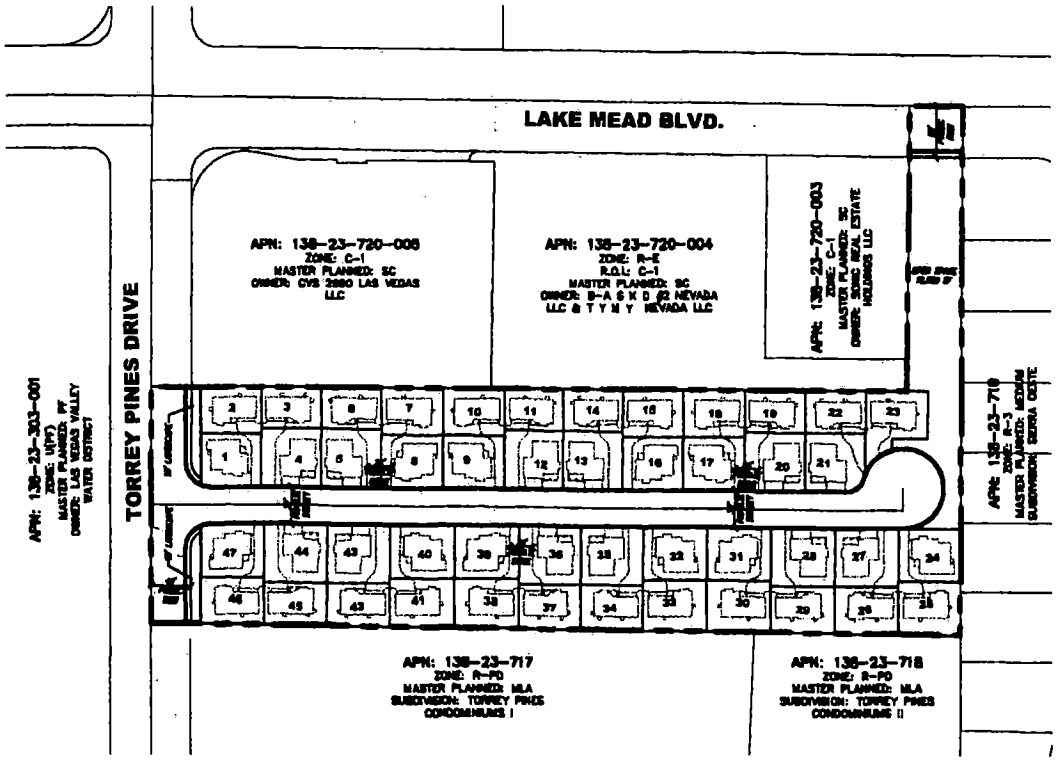
Christy Calvin

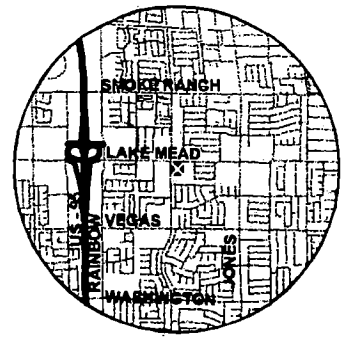
Notary Public in and for said County and State

CHRISTY CALVIN
Notary Public State of Nevada
No. 03-83417-1
My appt. exp. Feb. 21, 2007

LAKE MEAD / TORREY PINES







VICINITY MAP
NOT TO SCALE

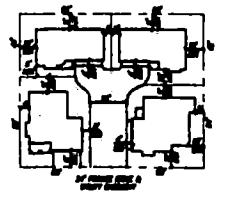
DEVELOPER
RICHMOND AMERICAN HOMES
2290 WEST PEAR AVE
SUITE 312
LAS VEGAS, NEVADA 89128

OWNER
B.A.S.K.D. #2 NEVADA LLC 30
T.Y.M.Y. NEVADA LLC
23041 MOVILLA (P.O. #310
WOODLAND HILLS, CA. 91364-3310

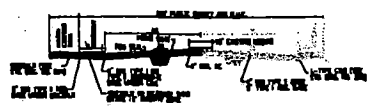
ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

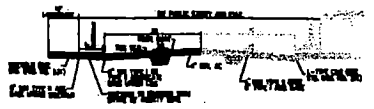
EXISTING ZONING ——— C-1
PROPOSED ZONING ——— RPD-4
EXISTING LAND USE ——— SERVICE COMMERCIAL
OF UNITS ——— 97
GROSS ACREAGE ——— 9.3 ACRES +/-
DENSITY ——— 9.9 D.U./A.
OPEN SPACE REQUIRED ——— 0.78 AC (34,061 SF)
OPEN SPACE PROVIDED ——— 0.88 AC (38,339 SF) – 40% OF REQUIRED O.S.
– 32% REDUCTION OF O.S.



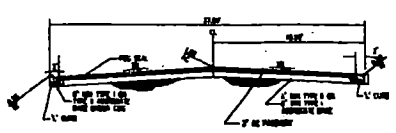
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



100' PUBLIC STREET HALF-SECTION (LAKE MEAD BLVD)
NOT TO SCALE



80' PUBLIC STREET HALF-SECTION (TORRY PINES DRIVE)
NOT TO SCALE



57' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

RECEIVED
DEC 14 RECD

NOTE: THIS PLAT WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
RICHMOND AMERICAN HOMES
2290 W. PEAR AVE. #312
LAS VEGAS, NEVADA
(702) 547-4800

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7435 Peabody Avenue Las Vegas, NV 89129 (Office) 702.384.7272 Fax 702.384.7702

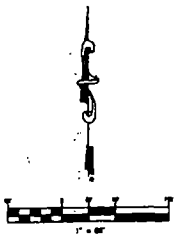
SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC
TITLE: LAKE MEAD / TORREY PINES CITY OF LAS VEGAS, NEVADA

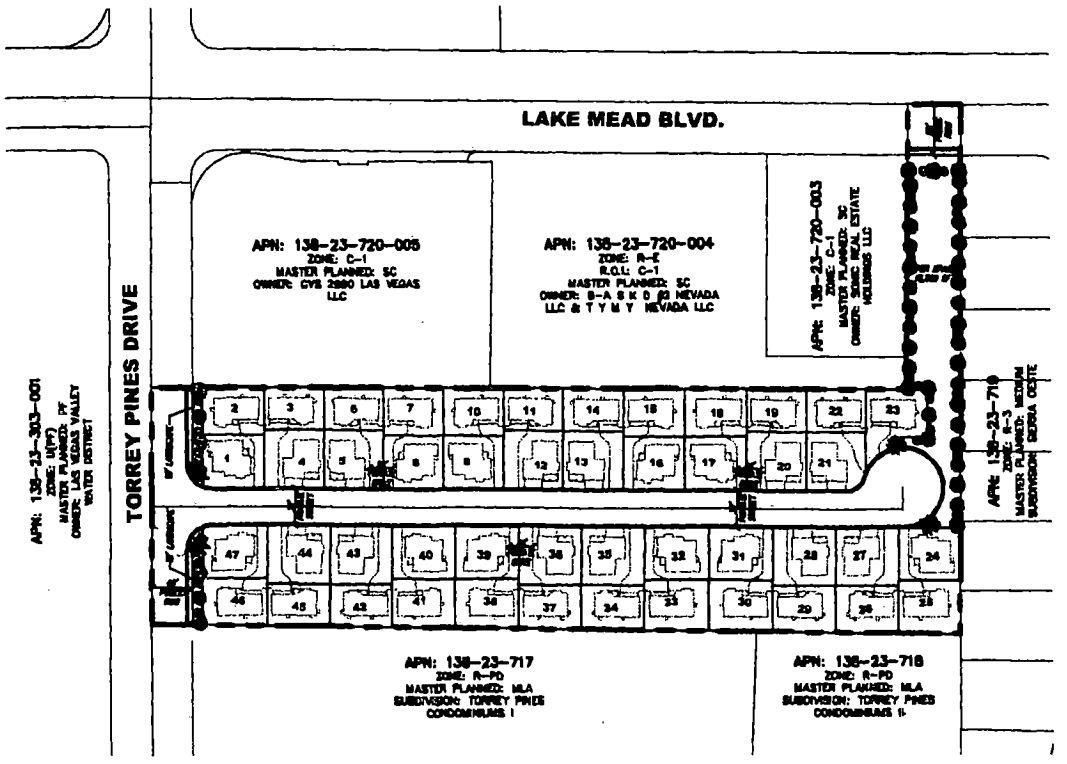
DATE: DECEMBER 13, 2004
DRAWN BY: S. MILLS
DESIGNED BY: S. MILLS
CHECKED BY: K. SHAW
SCALE: 1" = 40'
PROJECT NO: RA-0085
ENGINEERING SEAL

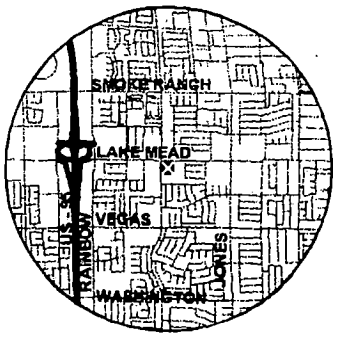
SHEET 1 OF 1 SHEETS

ZON-5816
01/27/05 PC

LAKE MEAD / TORREY PINES







VICINITY MAP
NOT TO SCALE

DEVELOPER

RICHMOND AMERICAN HOMES
2290 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER

B.A.S.K.O. #3 NEVADA LLC 30
T.Y.M.Y. NEVADA LLC
23041 VENTURA BLVD A310
WOODLAND HILLS, CA 91364-2316

ASSESSORS PARCEL NUMBER:

138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	RPD-8
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	67
GROSS ACREAGE	8.3 ACRES +/-
DENSITY	8.0 D.U.A.
OPEN SPACE REQUIRED	0.70 AC (30,731 SF)
OPEN SPACE PROVIDED	0.68 AC (29,339 SF) - 40% OF REQUIRED O.S. - 3.2% REDUCTION OF O.S.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX
	PROSOPIS GLANDULOSA 'MAJESTIC' MAJESTIC TEXAS HONEY MESQUITE	15" BOX
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25' HIGH

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	2 GALLON
CALLIANDRA ERIOPHILLA - FAIRY DUSTER	4 GALLON
CONVOLVULUS CNEORUM - SILVER MORNING GLORY	3 GALLON
DALEA GREGGII - ROSE BUSH	5 GALLON
ERICAMERIA PARRYOIDES - BRITTLEBUSH	3 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM -CHIHUAHUAN SAGE	8 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	2 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	8 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	3 GALLON
SALVIA GREGGII - AUTUMN SAGE	3 GALLON
YUCCA PARRYI - PARRY YUCCA	8 GALLON
YUCCA RIGIDA - BLUE YUCCA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.G. AREA AT MATURITY

NOTE: THIS PLAN WAS PREPARED USING DIGITAL INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
RICHMOND AMERICAN HOMES
2290 W. PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 562-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Hidden Acres Las Vegas, NV 89129 Office (702) 341-7701 Fax (702) 341-7702

SHEET: LANDSCAPE PLAN TO ACCOMPANY ZC / SDR / VC

TITLE: LAKE MEAD / TORREY PINES CITY OF LAS VEGAS, NEVADA

DATE: DECEMBER 13, 2004
DRAWN BY: B. MAUE
DESIGNED BY: B. MAUE
CHECKED BY: B. MAUE
SCALE: 1" = 40'
PROJECT NO: RA-0585
CHECKPRINT SEAL

RECEIVED
DEC 14 2004

SHEET 1 OF 1
DRAWING NO.

COMPLETE INFORMATION

ZON-5816
01/27/05 PC

ZON-5816 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Lake Mead-Torrey Pines General Plan Amendment, Rezoning and Site Development Plan Review and Variance**
APN #138-23-720-004

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning and Site Development Plan Review applications.

Location: The proposed 5.3 acre± site is located directly behind the existing CVS on the southeast corner of Lake Mead Boulevard and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD9 for a 47 unit single family detached residential development on 5.3 acres± (138-23-720-004) with a proposed density of 8.9 ± dwelling units per acre (DUA).

Background/Justification: The parcel in question is currently zoned C-1 and master planned for service commercial. This parcel was zoned and planned as a commercial corner but has never developed as such due in part because of the Best of the West power center located less than a mile to the west that offers the commercial needs of the surrounding community. Our plan is to leave enough area for the remaining portions along Lake Mead to develop as a much more viable strip commercial property. This parcel now becomes an *in-fill* parcel and should be considered for much needed affordable single family housing. The property is currently vacant (portions have existing commercial uses) and zoned C-1 with a land use designation of Service Commercial. The adjacent properties are zoned and the current land uses are; north and across Lake Mead Blvd (100' arterial) are zoned C-1 and master planned Service Commercial (SC) and Medium Residential (M), to the west is zoned Undeveloped (U) and master planned Public Facility (PF), to the east the property is zoned R-3 and master planned Medium Residential (M), to the south the property is currently zoned R-PD12 and master planned Medium Residential (M). In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on *in-fill* parcels that has not developed for commercial which allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. The product intended for this proposed site will be single family detached residences, and range in size from 1,357 s.f. to 1,645 s.f.

The following minimum setbacks are being requested: See Typical Court Detail

Open Space requirements are as follows:
OS Required: .78 acres± (33,781 s.f.±)
OS Provided: .38 acres± (16,559 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 48% of the required open space, and so our request is for a 52% reduction in open space requirements. The open space amenity area within the proposed residential subdivision is located to take advantage of the trail/trail connection along Lake Mead that will allow pedestrian access through our proposed subdivision. Additionally, we are providing private usable for each individual homeowner. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel is compatible with the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc

Russell L. Skuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

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 HELD IN ABEYANCE to the February 10, 2005 Planning Commission meeting.

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

City of Las Vegas **Agenda Item No.: 44**

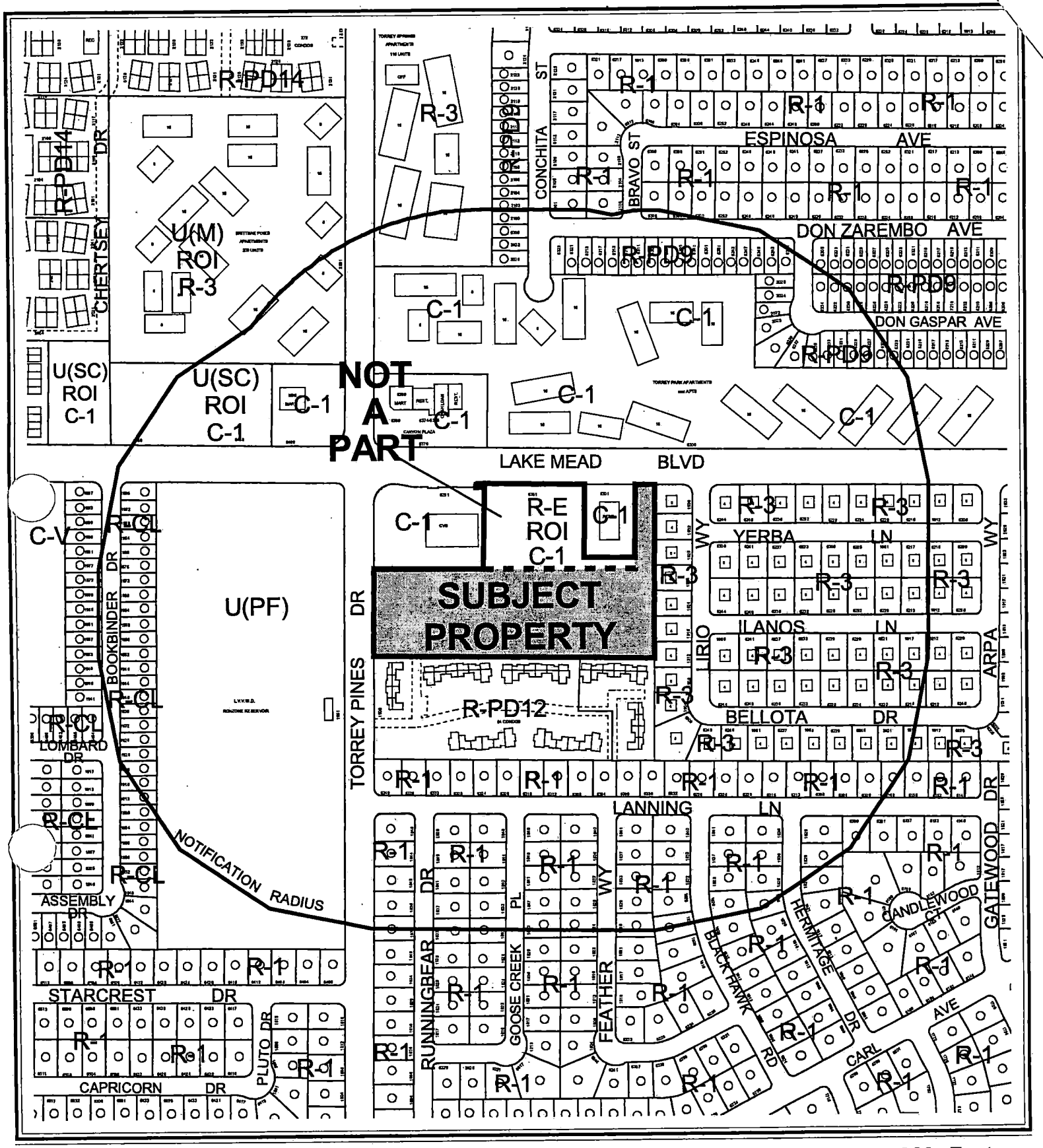
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 44 – VAR-5819

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: **VAR-5819**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNIT PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5819 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

ON JANUARY 12, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005 PLANNING COMMISSION MEETING IN AN EFFORT TO ADDRESS EASEMENT AND ACCESS CONCERNS.

LAS VEGAS r S CONSULTING, INC. NEVADA
STRATEGIC PLANNING SOLUTIONS

January 12, 2005

VIA FAX 474-7463

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Attention: Adrienne Low, Senior Planner

Reference: **Lake Mead-Torrey Pines**
General Plan Amendment (GPA-5814), Zone Change (ZON-5816), Site Development Plan Review (SDR-5815) and Variance (VAR-5817)

On behalf of Richmond American Homes, we respectfully request that the above listed applications that are scheduled to be heard at the January 27, 2005 Planning Commission be **HELD** in abeyance for 2 weeks until your February 10, 2005 meeting. We are currently in need of additional time due to minor site plan revisions that were based on existing improvements surrounding our site and both staff and the applicant felt needed to be addressed prior to the Planning Commission hearing.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President

cc: Manny Pattni, Richmond American Homes

RS CONSULTING, INC.
7525 HICKAM AVENUE - LAS VEGAS NEVADA 89129
702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5819 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

This 15th **day of** October **, 20**04

Susan D. De Covic

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN D. De COVIC
Appt. No. 03-84335-1
My Appt. Expires Sept. 1, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5819 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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

_____ **Yes** __X__ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S. Saberi

Print Name: BASKD#2 Nevada LLC Simon Saberi

Subscribed and sworn before me

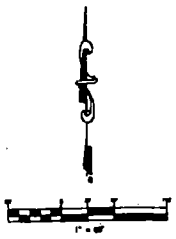
This 19th **day of** October, **20** 04

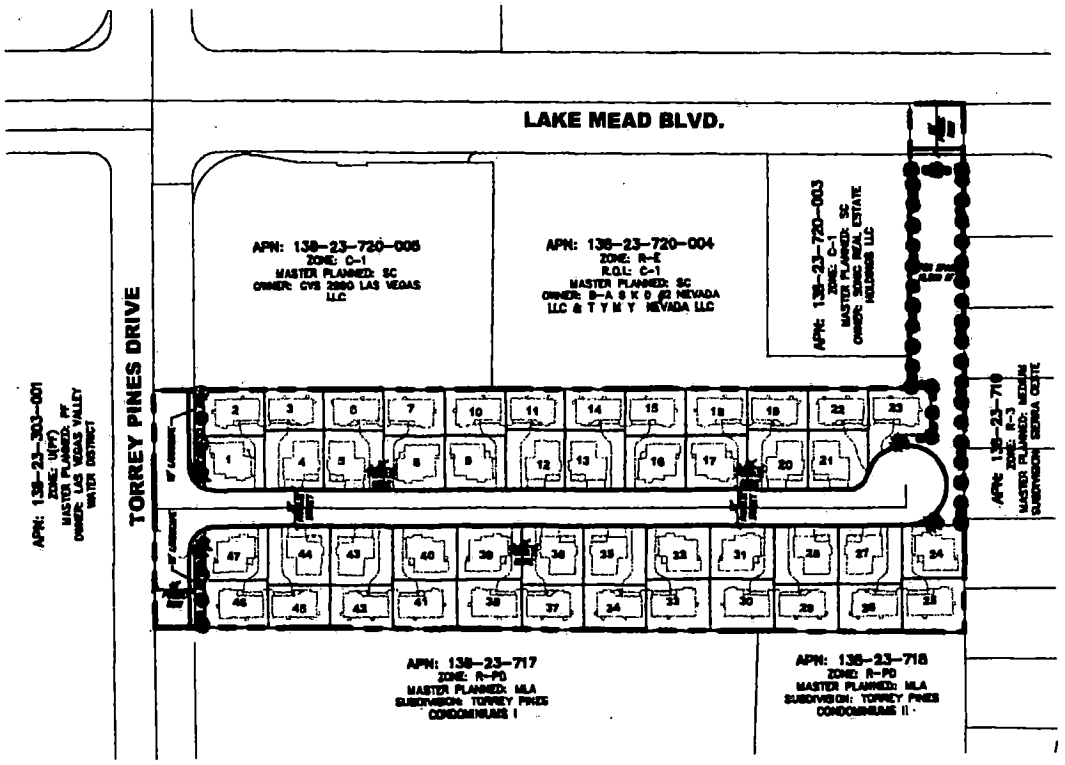
Christy Calvin

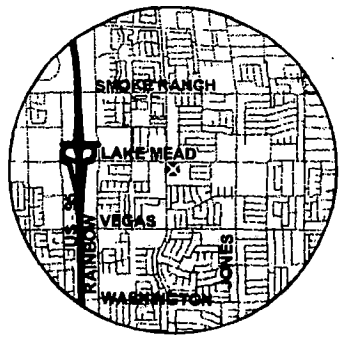
Notary Public in and for said County and State

CHRISTY CALVIN
Notary Public State of Nevada
No. 03-83417-1
My appt. exp. Feb. 21, 2007

LAKE MEAD / TORREY PINES







VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2320 WEST PEAK AVE
SUITE 312
LAS VEGAS, NEVADA 89128

OWNER
B.A.S.K.9. (2 NEVADA LLC 50
T.Y.M.Y. NEVADA LLC
20941 VENTURA BLVD #310
WOODLAND HILLS, CA 91364-2316

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	RPD-8
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	67
GROSS ACREAGE	8.3 ACRES +/-
DENSITY	8.0 D.U.A.
OPEN SPACE REQUIRED	0.39 AC (16,791 SQ.FT.)
OPEN SPACE PROVIDED	0.39 AC (16,830 SQ.FT.) - 40% OF REQUIRED O.S.
	- 329 REDUCTION OF O.S.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX
	PROSOPIS GLANDULOSA 'MAYRICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25' HIGH

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
DALEA GREGGII - GREGG BUSH	5 GALLON
ENCELIA FARINOSA - BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM -CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DECO GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
EUROPEAN CHAMAEROPS	5 GALLON
YUCCA RIGIDA - RIGID YUCCA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF O.S. AREA AT MATURITY

THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
RICHMOND AMERICAN HOMES
2320 W. PEAK DRIVE, #312
LAS VEGAS, NEVADA
(702) 240-7979

PREPARED BY
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1120 Nathan Avenue Las Vegas, NV 89120 Office 702.384.7701 Fax 702.384.7702

SHEET: LANDSCAPE PLAN TO ACCOMPANY ZC / SDR / VC

TITLE: LAKE MEAD / TORREY PINES
CITY OF LAS VEGAS, NEVADA

DATE: DECEMBER 13, 2004
DRAWN BY: B. BAUER
DESIGNED BY: B. BAUER
CHECKED BY:
SCALE:
PROJECT NO: RA-0605
ENGINEERING SEAL

RECEIVED
DEC 14 '04

SHEET 1 OF 1 SHEETS

VAR-5819
01/27/05 PC

VAR-5819 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Lake Mead-Torrey Pines General Plan Amendment, Rezoning and Site Development Plan Review and Variance**
APN #138-23-720-004

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning and Site Development Plan Review applications.

Location: The proposed 5.3 acre± site is located directly behind the existing CVS on the southeast corner of Lake Mead Boulevard and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD9 for a 47 unit single family detached residential development on 5.3 acres± (138-23-720-004) with a proposed density of 8.9 ± dwelling units per acre (DUA).

Background/Justification: The parcel in question is currently zoned C-1 and master planned for service commercial. This parcel was zoned and planned as a commercial corner but has never developed as such due in part because of the Best of the West power center located less than a mile to the west that offers the commercial needs of the surrounding community. Our plan is to leave enough area for the remaining portions along Lake Mead to develop as a much more viable strip commercial property. This parcel now becomes an *in-fill* parcel and should be considered for much needed affordable single family housing. The property is currently vacant (portions have existing commercial uses) and zoned C-1 with a land use designation of Service Commercial. The adjacent properties are zoned and the current land uses are; north and across Lake Mead Blvd (100' arterial) are zoned C-1 and master planned Service Commercial (SC) and Medium Residential (M), to the west is zoned Undeveloped (U) and master planned Public Facility (PF), to the east the property is zoned R-3 and master planned Medium Residential (M), to the south the property is currently zoned R-PD12 and master planned Medium Residential (M). In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on *in-fill* parcels that has not developed for commercial which allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. The product intended for this proposed site will be single family detached residences, and range in size from 1,357 s.f. to 1,645 s.f.

The following minimum setbacks are being requested: See Typical Court Detail

Open Space requirements are as follows: OS Required: .78 acres± (33,781 s.f.±)
OS Provided: .38 acres± (16,559 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 48% of the required open space, and so our request is for a 52% reduction in open space requirements. The open space amenity area within the proposed residential subdivision is located to take advantage of the trail/trail connection along Lake Mead that will allow pedestrian access through our proposed subdivision. Additionally, we are providing private usable for each individual homeowner. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel is compatible with the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc

Russell Koskuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

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 HELD IN ABEYANCE to the February 10, 2005 Planning Commission meeting.

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

City of Las Vegas

Agenda Item No.: 45

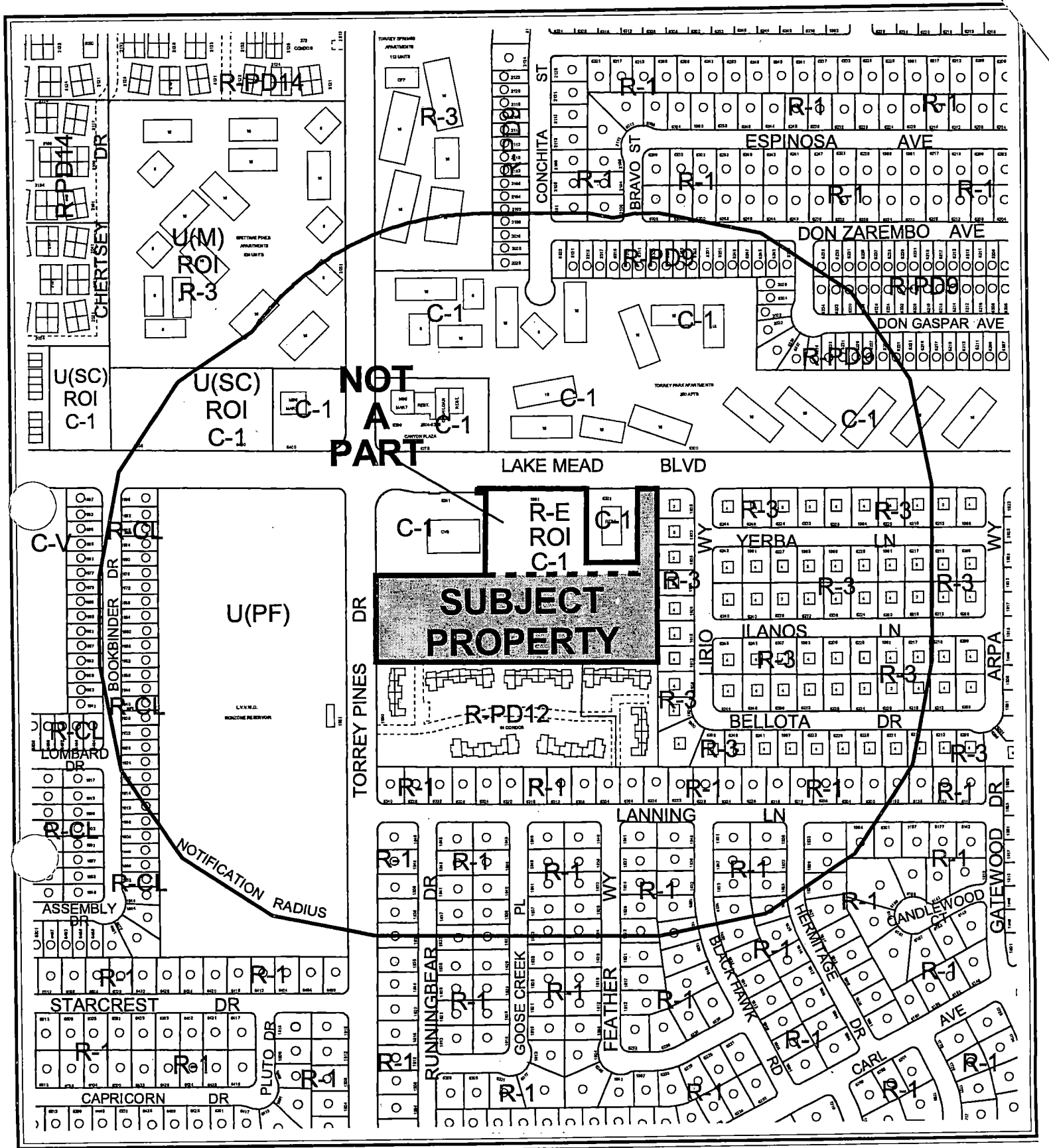
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 45 – SDR-5815

MINUTES:

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

(6:03 – 6:06)

1-104



0 400 800 Feet

CASE: **SDR-5815**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNIT PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5815 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

ON JANUARY 12, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 10, 2005 PLANNING COMMISSION MEETING IN AN EFFORT TO ADDRESS EASEMENT AND ACCESS CONCERNS.

LAS VEGAS r S CONSULTING, INC. NEVADA
STRATEGIC PLANNING SOLUTIONS

January 12, 2005

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

VIA FAX 474-7463

Attention: Adrienne Low, Senior Planner

Reference: **Lake Mead-Torrey Pines**
General Plan Amendment (GPA-5814), Zone Change (ZON-5816), Site Development Plan Review [redacted] and Variance (VAR-5819)

On behalf of Richmond American Homes, we respectfully request that the above listed applications that are scheduled to be heard at the January 27, 2005 Planning Commission be **HELD** in abeyance for 2 weeks until your February 10, 2005 meeting. We are currently in need of additional time due to minor site plan revisions that were based on existing improvements surrounding our site and both staff and the applicant felt needed to be addressed prior to the Planning Commission hearing.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President

cc: Manny Pattni, Richmond American Homes

RS CONSULTING, INC.
7525 HICKAM AVENUE - LAS VEGAS NEVADA 89129
702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5815 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

This 5th **day of** October, **20** 04

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN D. De COVIC
Appt. No. 03-84335-1
My Appt. Expires Sept. 1, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5815 **APN:** 138-23-720-004

Name of Property Owner: BASKD#2 Nevada LLC and TYMY Nevada LLC

Name of Applicant: Richmond American

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

_____ **Yes** __X__ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S Saberi

Print Name: BASKD#2 Nevada LLC
Simon Saberi

Subscribed and sworn before me

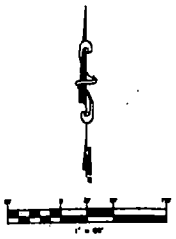
This 19th **day of** October, **20** 04

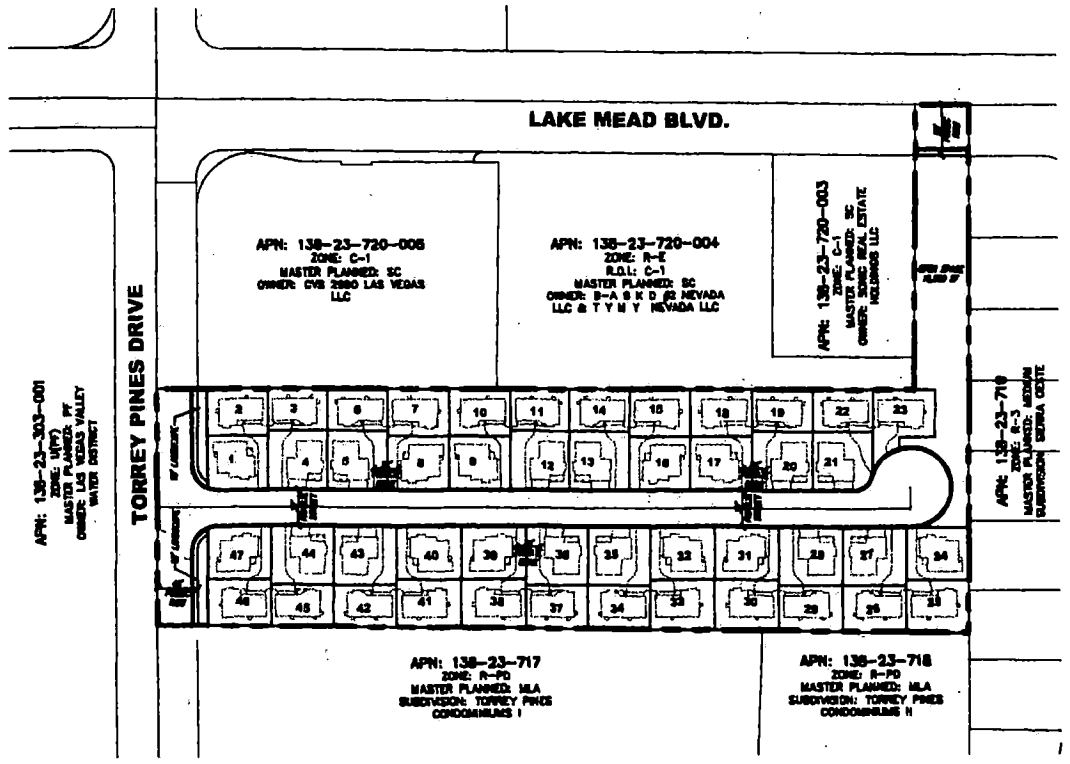
Christy Calvin

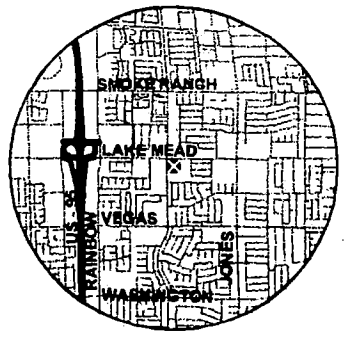
Notary Public in and for said County and State

CHRISTY CALVIN
Notary Public State of Nevada
No. 03-83417-1
My appt. exp. Feb. 21, 2007

LAKE MEAD / TORREY PINES







VICINITY MAP
NOT TO SCALE

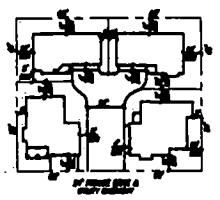
DEVELOPER
RICHMOND AMERICAN HOMES
2320 WEST PEAK AVE
SUITE 210
LAS VEGAS, NEVADA 89128

OWNER
B.A.S.K.D. #2 NEVADA LLC 30
T.Y.M.Y. NEVADA LLC
23041 VENTURA BLVD #310
WOODLAND HILLS, CA. 91364-2315

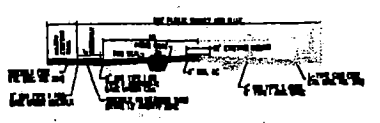
ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

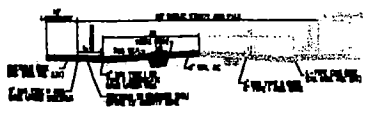
EXISTING ZONING	C-1
PROPOSED ZONING	RPD-8
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	67
GROSS ACREAGE	8.3 ACRES +/-
DENSITY	8.0 D.U.A.
OPEN SPACE REQUIRED	0.75 AC (32,751 SF)
OPEN SPACE PROVIDED	0.86 AC (37,540 SF) - 40% OF REQUIRED O.S.
- 32% REDUCTION OF O.S.	



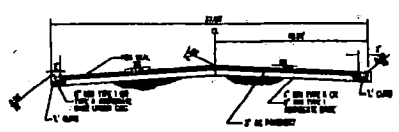
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



100' PUBLIC STREET HALF-SECTION (LAKE MEAD BLVD)
NOT TO SCALE



80' PUBLIC STREET HALF-SECTION (TORRY PINES DRIVE)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

RECEIVED
DEC 14 RECD

WITH THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
RICHMOND AMERICAN HOMES
2320 WEST PEAK AVE, #210
LAS VEGAS, NEVADA
(702) 240-3660

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1135 Hickam Avenue Las Vegas, NV 89139 Office 702.364.7701 Fax 702.364.7702

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

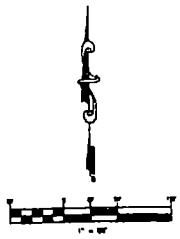
TITLE: LAKE MEAD / TORREY PINES
CITY OF LAS VEGAS, NEVADA

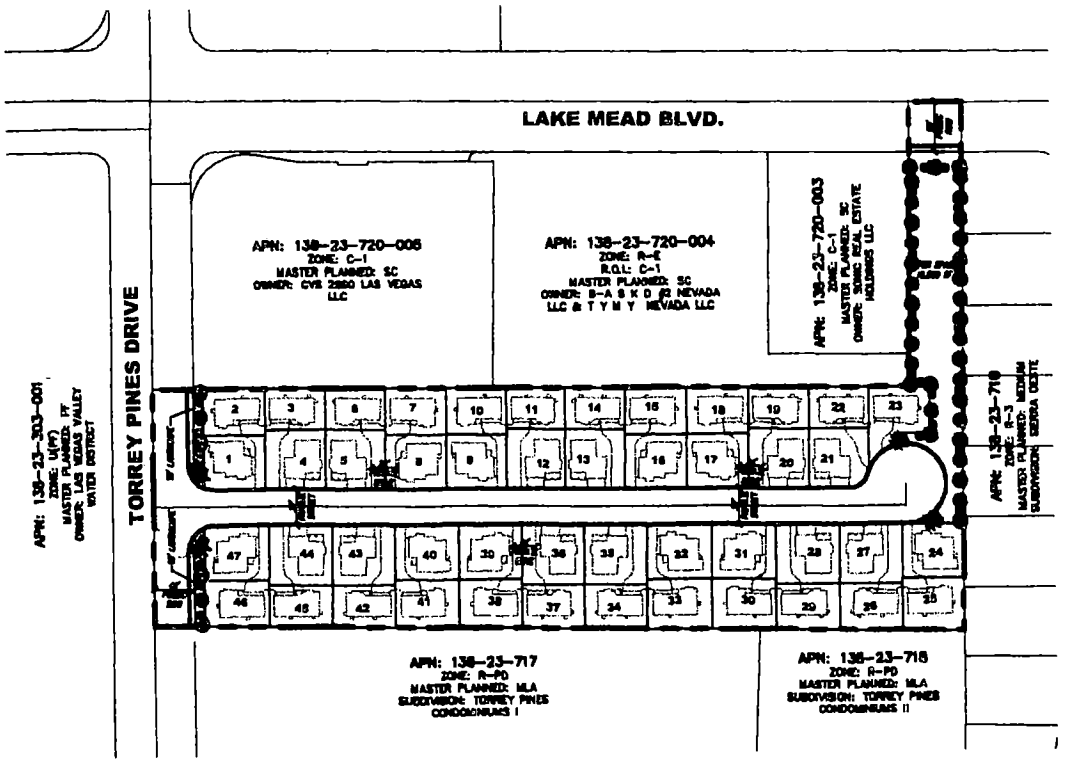
DATE: DECEMBER 13, 2004
DRAWN BY: B. SHILLE
DESIGNED BY: B. SHILLE
CHECKED BY: A. PINES
SCALE: 1" = 40'
PROJECT NO: RA-0085
ENGINEERING SEAL

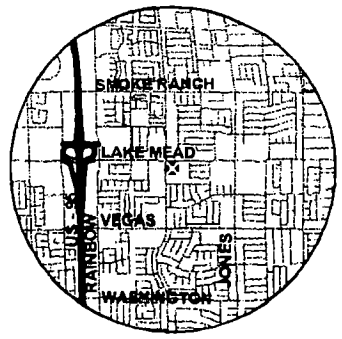
SHEET 1 OF 1
SHEETS
DRAWING NO.

SDR-5815
01/27/05 PC

LAKE MEAD / TORREY PINES







VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2320 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B-A S K D #2 NEVADA LLC 50
T.Y.M.Y. NEVADA LLC
20941 VENTURA BLVD #310
WOODLAND HILLS, CA 91364-2319

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	PPD-R
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	47
GROSS ACREAGE	8.3 ACRES +/-
DENSITY	5.6 D.U.A
OPEN SPACE REQUIRED	0.78 AC (33,781 SF)
OPEN SPACE PROVIDED	0.88 AC (38,359 SF) - 40% OF REQUIRED O.S. - 32% REDUCTION OF O.S.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	CHILOPSIS LINEARIS CHILOPSIS	24" BOX
	PROSOPIS GLANDULOSA 'MAYPORT' MAYPORT TEXAS HONEY LOCUST	15" BOX
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX
	WASHINGTON ROBUSTA WEBB MEXICAN FAN PALM	25' HIGH

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
COPROSMA KIRKII 'VARIEGATA' - BUSH MORNING GLORY	5 GALLON
DALEA GREGGII - INDIGO BUSH	5 GALLON
ERIOGUM FASCICULATUM - BUCKWHEAT	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM 'CHIHUAHUAN SAGE'	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMEDRYS	5 GALLON
YUCCA RIGIDA - RIGID YUCCA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF O.S. AREA AT MATURITY

NOTE: THIS PLAN WAS PREPARED USING EXISTING INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

RICHMOND AMERICAN HOMES
2320 W. PEAK AVE. #212
LAS VEGAS, NEVADA
(702) 240-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

SHEET: LANDSCAPE PLAN TO ACCOMPANY ZC / SDR / VC

TITLE: LAKE MEAD / TORREY PINES
CITY OF LAS VEGAS, NEVADA

DATE: REVISED 12, 2004
DRAWN BY: B. TAYLOR
DESIGNED BY: B. TAYLOR
CHECKED BY: R. SIMS
SCALE: 1" = 20'
PROJECT NO: RA-0605
CHECKED/APPROVAL:

RECEIVED
DEC 14 '04

SHEET 1 OF 1
DRAWING NO.

SDR-5815
01/27/05 PC

SDR-5815
01/27/05 PC

RHODES RANCH "RIDGE COURT"

CLARK COUNTY

UNIT 1357 (1)

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY CODE

	SHEET INDEX	CONSULTANTS RESPONSIBLE	
COV.	COVER SHEET, GEN. SPEC. & INFORM.	ARCHITECTURAL:	RICHMOND AMERICAN
A1.0	1st & 2nd FLOOR PLAN LAYOUT		7250 West Peak, Suite 212
A2.A	ROOF, FRONT, REAR, & SIDE OF "A" ELEV.		Las Vegas, Nevada 89128
A2.B	ROOF, FRONT, & SIDE OF "B" ELEV.		(702) 240-5600
	/ PLUS SECTION CUT		(702) 240-5601 fax
A2.C	ROOF, FRONT, & SIDE OF "C" ELEV.		
D1.0	DETAIL SHEET		
E1.0	ELECTRICAL PLAN, 1st and 2nd FLOOR w/OPTIONS	ELECTRICAL:	COMFORT ENGINEERING
			3058 RAINBOW BLVD. SUIT 9
			Las Vegas, Nevada 89120
			(702) 367-0892
			(702) 367-1076 fax
M1.0	MECHANICAL DETAILS	MECHANICAL:	WOODS & ASSOCIATES
M1.1	MECHANICAL DESIGN		6295 McLeod Drive, Suite 2
P1.0	PLUMBING DETAILS	PLUMBING:	Las Vegas, Nevada 89120
P1.1	PLUMBING DESIGN		(702) 736-7211
			(702) 736-7511 fax
			Roger Woods
S1.0	POST-TENSION FOUNDATION PLAN	STRUCTURAL:	JORDAN ENGINEERING GROUP
S2.0	FLOOR FRAMING PLAN		4920 East McDowell Road, Suite 103
S3.0	ROOF FRAMING PLAN		Phoenix, Arizona 85008
S4.0	SHEAR WALL PLANS		(602) 244-8400
SD-1	POST-TENSIONED FOUNDATION DETAILS		(602) 244-9100 Fax
SD-2	FLOOR FRAMING DETAILS		Bob Jordan
SD-3	ROOF FRAMING DETAILS		
SD-4	SHEAR WALL DETAILS		

ATTIC VENTILATION INFO.

ELEVATION A:

1/300 Ventilation Rule			1/300 Ventilation Rule			1/300 Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
2 Floor Roof:	851		-	-		-	-	
Divided By 300 =	2.84		Divided By 300 =	-		Divided By 300 =	-	
High Requirements:	1.42		High Requirements:	-		High Requirements:	-	
Low Requirements:	1.42		Low Requirements:	-		Low Requirements:	-	
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	3	V 2.1	1	-	- -	1	-	- -
Low Ventilation			Low Ventilation			Low Ventilation		
4	10	Z 1.53	4	-	- -	4	-	- -
TOTAL:	3.63		TOTAL:	-		TOTAL:	-	
1/150 Ventilation Rule			1/150 Ventilation Rule			1/150 Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
1st Flr / Porch:	170		Garage:	102		-	-	
Divided By 150 =	0.8		Divided By 150 =	0.68		Divided By 150 =	-	
Total Requirements:	0.8		Total Requirements:	0.68		Total Requirements:	-	
High (Total) Ventilation			High (Total) Ventilation			High (Total) Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	2	V 1.4	1	1	V 0.7	1	-	- -
TOTAL:	1.4		TOTAL:	0.7		TOTAL:	-	

ELEVATION B:

1/300 Ventilation Rule			1/300 Ventilation Rule			1/300 Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
2 Floor Roof:	851		-	-		-	-	
Divided By 300 =	2.84		Divided By 300 =	-		Divided By 300 =	-	
High Requirements:	1.42		High Requirements:	-		High Requirements:	-	
Low Requirements:	1.42		Low Requirements:	-		Low Requirements:	-	
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	3	V 2.1	1	-	- -	1	-	- -
Low Ventilation			Low Ventilation			Low Ventilation		
4	10	Z 1.53	4	-	- -	4	-	- -
TOTAL:	3.63		TOTAL:	-		TOTAL:	-	
1/150 Ventilation Rule			1/150 Ventilation Rule			1/150 Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
1st Flr / Porch:	170		Garage:	102		-	-	
Divided By 150 =	0.8		Divided By 150 =	0.68		Divided By 150 =	-	
Total Requirements:	0.8		Total Requirements:	0.68		Total Requirements:	-	
High (Total) Ventilation			High (Total) Ventilation			High (Total) Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	2	V 1.4	1	1	V 0.7	1	-	- -
TOTAL:	1.4		TOTAL:	0.7		TOTAL:	-	

ELEVATION C:

1/300 Ventilation Rule			1/300 Ventilation Rule			1/300 Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
2 Floor Roof:	851		Garage Roof:	-		-	-	
Divided By 300 =	2.84		Divided By 300 =	-		Divided By 300 =	-	
High Requirements:	1.42		High Requirements:	-		High Requirements:	-	
Low Requirements:	1.42		Low Requirements:	-		Low Requirements:	-	
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	3	V 2.1	1	-	- -	1	-	- -
Low Ventilation			Low Ventilation			Low Ventilation		
4	10	Z 1.53	4	-	- -	4	-	- -
TOTAL:	3.63		TOTAL:	-		TOTAL:	-	
1/150 Ventilation Rule			1/150 Ventilation Rule			1/150 Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
1st Flr / Porch:	170		Garage:	102		Porch Roof:	-	
Divided By 150 =	0.8		Divided By 150 =	0.68		Divided By 150 =	-	
Total Requirements:	0.8		Total Requirements:	0.68		2nd Requirements:	-	
High (Total) Ventilation			High (Total) Ventilation			High (Total) Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	2	V 1.4	1	1	V 0.7	1	-	- -
TOTAL:	1.4		TOTAL:	0.7		TOTAL:	-	

VENT TYPE	CONFIGURATION	SQ. FT. OF FREE AREA	VENT TYPE	CONFIGURATION	SQ. FT. OF FREE AREA
A	12" x 12"	0.375	N	35" x 35"	5.118
B	12" x 18"	0.666	O	6" TRI-VENT	1.7
C	14" x 18"	0.805	P	8" TRI-VENT	3.5
D	14" x 24"	1.1738	Q	12" ROUND	0.78
E	14" x 30"	1.5347	R	18" ROUND	0.633
F	16" x 22"	1.208	S	12" HALF RND.	0.145
G	18" x 18"	1.055	T	18" HALF RND.	0.416
H	18" x 24"	1.534	U	DORMER VENT	0.7
I	20" x 20"	1.354	V	CLOAKED TILE	0.7
J	20" x 28"	2.069	W	2-2"ø PER SQ	0.044
K	24" x 30"	2.715	X	3-2"ø PER SQ	0.065
L	30" x 30"	3.43	Y	4-2"ø PER SQ	0.088
M	30" x 36"	4.243	Z	3"ø22" SCREEN	0.153

VENTILATION AREA FORMULA: Garage + Livable + Porch + Patio (Sq.Ft.) = Total Sq.Ft. (Total Sq. Ft.) / (300) or (150) = FREE VENT AREA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC

OCCUPANCY TYPE: IRC
OCCUPANCY CLASSIFICATION: SINGLE FAMILY
CONSTRUCTION TYPE: 5B
FIRE SPRINKLERS: NONE
NUMBER OF FLOORS: TWO

Plan - 1357 = 53-485
1418 = 53-486
1485 = 53-487
1645 = 53-488

SQUARE FOOTAGES

FIRST FLOOR	586
SECOND FLOOR	771
TOTAL LIVING	1357
2 CAR GARAGE AREA	421
PORCH AREA	34
OPTIONS AVAILABLE:	
TOTAL LOT COVERAGE	1818

SCHEDULE OF ADDITIONS

OPTION No.	DESCRIPT.	PAGE No. OF OPTION	COMMENTS
1	Fireplace	A2.E1	
2			
3			
4			
5			
6			
7			
8			
9			
10			

APPROVED BUILDING PLANS
Clark County Department Of Building
APPLICATION/PERMIT # 43-119
Approved Inspector
Type of Construction
1. Approved plans shall be kept on the site at all times and all work is in progress.
2. Approved plans shall not be changed, modified or altered without authorization of the (Public & Officials)
3. No work or deviation from approved plans shall be commenced before approval by Clark County Building Department.
4. Approval becomes null and void if authorized work is not commenced within 180 days or is suspended for 180 days.
Approved: 2-17

RECEIVED
DEC 14 RECD
PERMIT SET

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0024417
EXECUTIVE VICE PRESIDENT

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

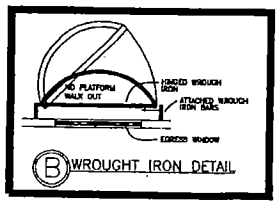
GENERAL SPECIFICATIONS/ATTIC VENTILATION CALCULATIONS
MISC. INFORMATION

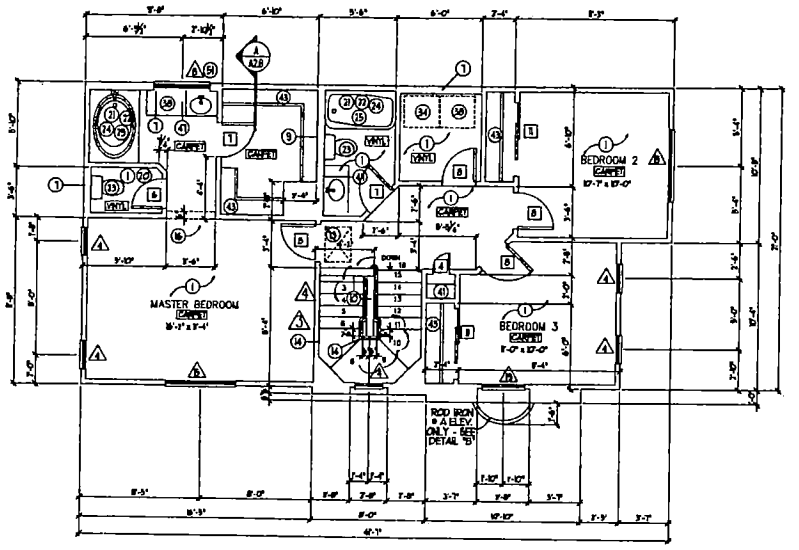
Drawn by: E.D.H./R.M.O.
DATE: 8-27-03

REV. No.	DATE
1	12/22/03
2	12/15/03
3	01/8/04
4	
5	
6	

PLAN # 1357
SUBDIVISION RIDGE COURT II

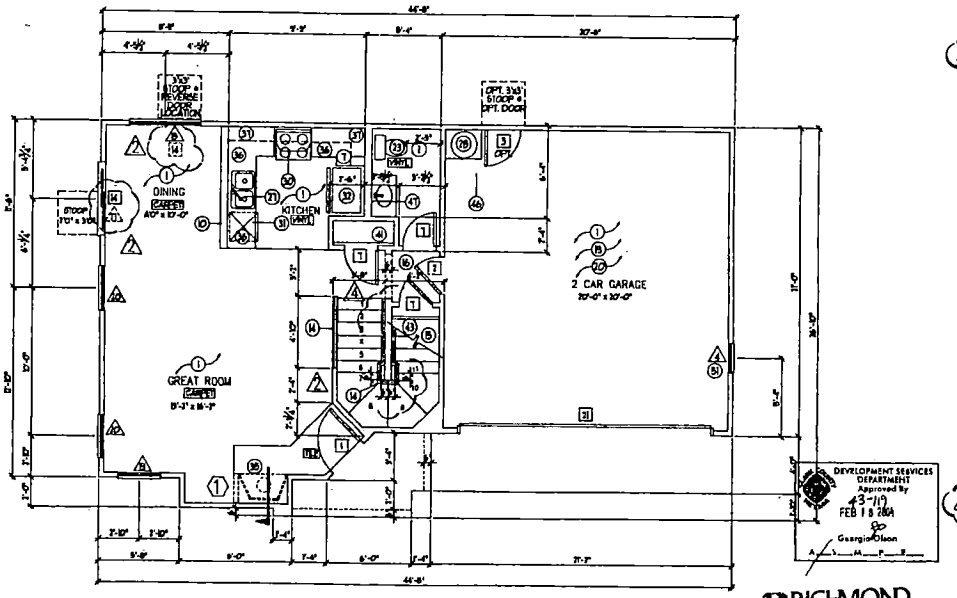
SDR-5815
01/27/05 PC





Second Floor

SCALE: 1/4" = 1'-0"



First Floor

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT

KEYNOTES

GENERAL FLOOR PLAN NOTES

1 LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL PS56 N.D.S. STANDARDS.

Framing - Drywall

1 8'-0" FLAT CEILING (1ST FLOOR)
2 9'-0" FLAT CEILING (2ND FLOOR)
3 OPTIONAL VAULTED CEILING
4
5 LINE OF CEILING CHANGE
6 2x4"@ 16" O.C. - TYP. = EXTERIOR GARAGE WALL - R-13 (TYP. "A" GYPSUM BOARD + INSIDE FACE - ROOM SIDE)
7 2x6"@ 16" O.C. - TYP. = EXTERIOR LIVABLE WALL - R-19 BATT and FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
8 2x6"@ 16" O.C. - TYP. = PLUMBING WALLS w/ R-19 BATT and FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
9 2x6"@ 16" O.C. - TYP. = EXTERIOR LIVABLE WALL - R-19 BATT and FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
10 2x6"@ 24" O.C. - TYP. = INTERIOR WALLS w/ 5/8" GYPSUM BD. (SEE DETAIL 5/A31 FOR DRYWALL BACKING)
11 2x4"@ 24" O.C. - TYP. = PLUMBING WALLS w/ 5/8" GYPSUM BD. (SEE DETAIL 5/A31 FOR DRYWALL BACKING)
12 42" HIGH PONY WALL (OPT. 6" PONY) = FINISHED ON OPP. 42" WOOD HAND RAILING OVER 4" PONY WALL (SEE DETAIL 5/A31 + 8/A31 FOR RAILING OPT.)
13 84" LONG WALL w/ TOP @ 36" ABOVE TOP OF ADJACENT TUB - PROVIDE TWEEDLE CAP
14 84" DEEP PLANT SHELF = 42" - PAINT CEILING BELOW
15 6'-0"
16 84" DEEP SOFFIT w/ BOTTOM = 84" ABOVE FF, TOP = 108" - SEE SHEET ELECTRICAL FOR LIGHTING INFO.
17 WOOD HAND RAILING = 42" ABOVE SEE WORDING OF TREADS AND LANDINGS, FLUSH TYP. 2 RAILS + 1 AT WALL (SEE DETAIL "E" AND "G" SHEET 31)
18 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS, SEE SHEET 31 DETAIL "F"
19 ELLIPTICAL AREA - 6" DEEP SOFFIT AREA
20 PROVIDE 5/8" TYPE 'X' GYPSUM BOARD + GARAGE CEILING WALLS + SUPPORTING STRUCTURAL MEMBERS COVERED TO LIVABLE AREA (SEE DETAIL 5/A31)
21 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS, SEE SHEET 31 DETAIL "F"
22 ELLIPTICAL AREA - 6" DEEP SOFFIT AREA
23 PROVIDE 5/8" WOOD STRUCTURAL PANELS + FLOOR TRUSS FOR SMART STOP. NOTE AREA COVERED EQUALS 1000 SQ. FT.
24 2" x 30" BOXTYLE - PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE. SEE DETAIL 9/A31
25 VAPE, SEAMLESS, PAINT AND BASEBOARD

Plumbing Fixtures

26 1/2" FAUCET
27 SHOWER HEAD LOCATED + 60" ABOVE FINISH FLOOR
28 WATER CLOSET - TYP. (VIF 15" FROM CENTER OF EACH SIDE AND 30" (MIN) CLEAR IN FRONT - 1.6 GPF EPA/WATER SENSE)
29 SHOWER HEAD LOCATED ABOVE TUB AND ROD FOR SHOWER CURTAINS
30 60" x 42" SUD + PLASTER BASIN w/ SUD
31 60"x 30" TUB w/ SECONDARY BASIN w/ FIBERGLASS TUB SURROUND
32 96" x 36" SHOWER w/ TEMPERED GLASS ENCLOSURE
33 DOUBLE BOWL w/ DIVERTOR - RECOMMENDED TO VERIFY SPECIFICATION LEVEL
34 GAS WATER HEATER APPROVED RELIEF VALVE - 94"x30"x18" STAND BELOW - SEE PLUMBING PLAN (SHT. P1)

Appliances

35 30" GAS COOKTOP
36 30" GAS RANGE w/ HOOD ABOVE
37 DISHWASHER
38 REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
39 GAS DRYER - VENT TO EXTERIOR - COMPLY w/ 2000 IRC (SHALL)
40 WASHER
41 OPT. GAS APPLIANCE FIREPLACE or HEARTH / 2" TYPE "B" VENT OR DIRECT VENT TO EXTERIOR (SEE ADD FOR DETAILS + INTERIOR ELEVATIONS)

Cabinets - Shelves

42 24" DEEP x 36" HIGH COUNTER TOP WITH CABINETS AT BACKSPLASH (SEE CABINET SPECIFICATION)
43 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
44 OPEN BELOW
45 OPTIONAL BASE AND/OR WALL CABINETS
46 8 - 12" DEEP FAIRY BASE SHELVES
47 5 - 14" DEEP LINEN BASE SHELVES
48 1 - 8 1/2" DEEP LAUNDRY BASE SHELF
49 1 - 12" DEEP CLOSET BASE SHELF
50 2 - 12" DEEP CLOSET BASE SHELVES

Foundations - Finishes - Misc.

51 TUB SKIP - SEE "FF" SHEETS FOR DETAILED INFORMATION
52 PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT CONCRETE FILLED STEEL PIPE BOLLARDS SEE DETAIL ADD
53 48" HIGH MIRROR
54 MEDICINE CABINET
55 OPPOSED ELANS
56 SEE ELEVATIONS FOR WINDOW SIZES AND/OR LOCATIONS
57 OPT. EGGD OR ROCKER IRON GATE WITH STUCCO POST BALL / OR STUCCO COLUMN, SEE ELEVATIONS
58 STRUCTURAL POST TO SUPPORT OPENING BELOW ABOVE
59 SEE STRUCTURAL SHEETS FOR INFORMATION
60 DECK RAILING (SEE DETAIL 5 / A 31 OR SHEET 32)
61 SEE STRUCTURAL SHEETS FOR INFORMATION
62 PROVIDE 2 POWER OUTLETS AT TOP OF ROOF FOR MAKE-UP AIR, GOOD PER SECTION 304.5.3

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No.	TYPE	SIZE	FUNCTION
1	B	2'-0"x6'-8"	SWING
2	A	2'-8"x6'-8"	SWING
3	B	2'-6"x6'-8"	SWING
4	C	2'-6"x6'-8"	SWING
5	C	1'-10"x6'-8"	SWING
6	C	2'-0"x6'-8"	SWING
7	C	2'-6"x6'-8"	SWING
8	C	2'-4"x6'-8"	SWING
9	C	PAIR 2'-6"x6'-8"	SWING
10	C	PAIR 2'-4"x6'-8"	SWING
11	C	4'-0"x6'-8"	BI-PASS
12	C	5'-0"x6'-8"	BI-PASS
13	C	6'-0"x6'-8"	BI-PASS
14	D	9'-0"x6'-8"	BUILDING
15	D	6'-0"x6'-8"	BUILDING
16	E	7'-0"x6'-8"	SWING-FRENCH
17	E	5'-0"x6'-8"	SWING-FRENCH
18	C	5'-0"x6'-8"	BI-FOLD
19	C	6'-0"x6'-8"	BI-FOLD
20	F	9'-0"x7'-0"	ROLL - UP
21	F	16'-0"x7'-0"	ROLL - UP
22	C	2'-8"x6'-8"	POCKET

△ WDW. SCHED.

GENERAL WINDOW NOTES

△ = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" - TEMPERED GLASS.
C = SAME AS "A", TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "1" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS. 2000 IRC (SECTION R308.4)

NO.	TYPE	SIZE	FUNCTION	HDR.
1	A	1'-0" x 3'-0"	FXD.	6'-8"
2	A	1'-0" x 6'-0"	FXD.	6'-8"
3	A	2'-0" x 3'-0"	FXD.	6'-8"
4	A	3'-0" x 4'-0"	FXD.	6'-8"
5	A	3'-0" x 5'-0"	FXD.	6'-8"
6	A	3'-0" x 6'-0"	FXD.	6'-8"
7	A	4'-0" x 3'-0"	FXD.	6'-8"
8	A	4'-0" x 5'-0"	FXD.	6'-8"
9	A	4'-0" x 6'-0"	FXD.	6'-8"
10	A	5'-0" x 5'-0"	FXD.	6'-8"
11	A	5'-0" x 6'-0"	FXD.	6'-8"
12	A	6'-0" x 6'-0"	FXD.	6'-8"
13	A	2'-0" x 4'-0"	FXD.	6'-8"
14	A	2'-0" x 5'-0"	FXD.	6'-8"
15	A	2'-0" x 6'-0"	FXD.	6'-8"
16	A	3'-0" x 3'-0"	FXD.	6'-8"
17	A	3'-0" x 4'-0"	FXD.	6'-8"
18	A	3'-0" x 5'-0"	FXD.	6'-8"
19	A	3'-0" x 6'-0"	FXD.	6'-8"
20	A	4'-0" x 3'-0"	FXD.	6'-8"
21	A	4'-0" x 4'-0"	FXD.	6'-8"
22	A	4'-0" x 5'-0"	FXD.	6'-8"
23	A	4'-0" x 6'-0"	FXD.	6'-8"
24	A	5'-0" x 5'-0"	FXD.	6'-8"
25	A	5'-0" x 6'-0"	FXD.	6'-8"
26	A	6'-0" x 6'-0"	FXD.	6'-8"
27	A	2'-0" x 2'-0"	FXD.	6'-8"
28	A	2'-0" x 3'-0"	FXD.	6'-8"
29	A	2'-0" x 4'-0"	FXD.	6'-8"
30	A	2'-0" x 5'-0"	FXD.	6'-8"
31	A	2'-0" x 6'-0"	FXD.	6'-8"
32	A	3'-0" x 2'-0"	FXD.	6'-8"
33	A	3'-0" x 3'-0"	FXD.	6'-8"
34	A	3'-0" x 4'-0"	FXD.	6'-8"
35	A	3'-0" x 5'-0"	FXD.	6'-8"
36	A	3'-0" x 6'-0"	FXD.	6'-8"
37	A	4'-0" x 2'-0"	FXD.	6'-8"
38	A	4'-0" x 3'-0"	FXD.	6'-8"
39	A	4'-0" x 4'-0"	FXD.	6'-8"
40	A	4'-0" x 5'-0"	FXD.	6'-8"
41	A	4'-0" x 6'-0"	FXD.	6'-8"
42	A	5'-0" x 2'-0"	FXD.	6'-8"
43	A	5'-0" x 3'-0"	FXD.	6'-8"
44	A	5'-0" x 4'-0"	FXD.	6'-8"
45	A	5'-0" x 5'-0"	FXD.	6'-8"
46	A	5'-0" x 6'-0"	FXD.	6'-8"
47	A	6'-0" x 2'-0"	FXD.	6'-8"
48	A	6'-0" x 3'-0"	FXD.	6'-8"
49	A	6'-0" x 4'-0"	FXD.	6'-8"
50	A	6'-0" x 5'-0"	FXD.	6'-8"
51	A	6'-0" x 6'-0"	FXD.	6'-8"

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LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

TITLE: FLOOR PLAN (1st & 2nd FLOOR)

DRAWN BY: E.D.H. /R.M.D.
DATE: 8-27-03

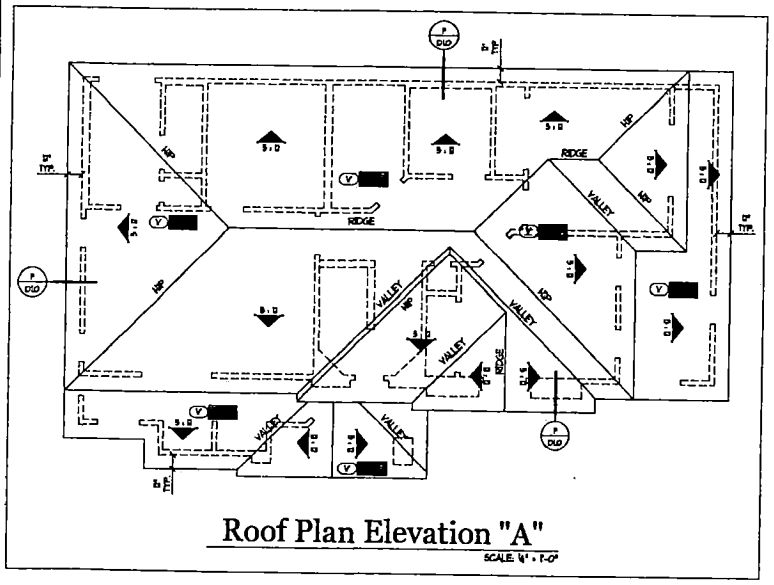
REV. No.	DATE
1	12/02/03
2	12/15/03
3	01/5/04
4	01/14/04
5	
6	

PLAN # 1357

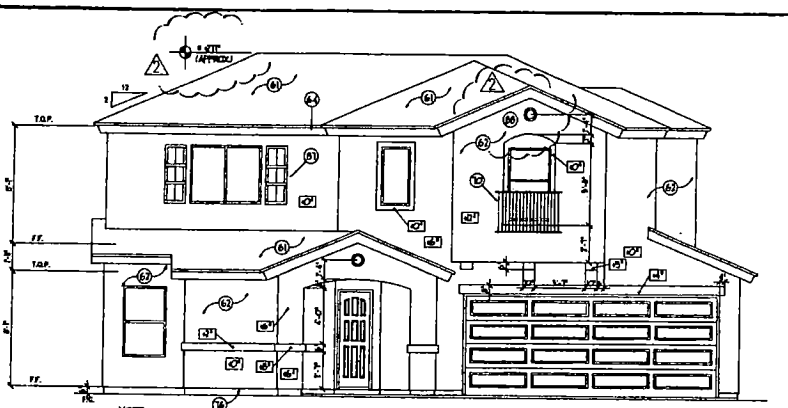
SUBDIVISION: RIDGE COURT II

SHEET No.:

SDR-5815
01/27/05 PC

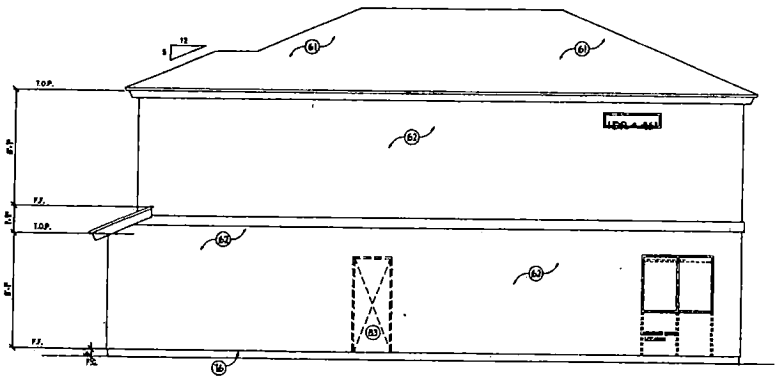


Roof Plan Elevation "A"
SCALE: ¼" = 1'-0"

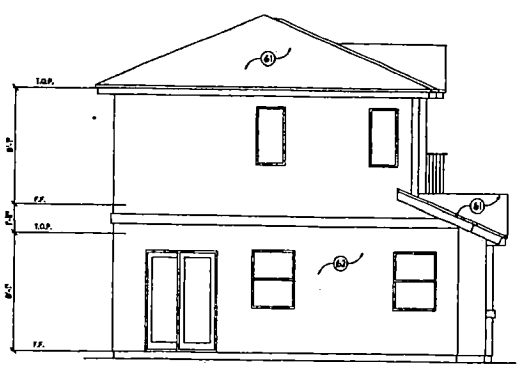


NOTE:
WINDOW HEADERS SHALL BE 6'-8"
(UNLESS NOTED OTHERWISE)

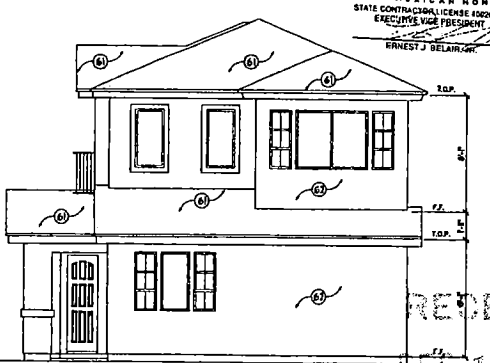
Front Elevation "A"
SCALE: ¼" = 1'-0"



Typical Rear Elevation
SCALE: ¼" = 1'-0"



Left Side Elevation "A"



Right Side Elevation "A"

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STATE CONTRACTOR'S LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST J. BELAIR, SEC.

DEVELOPMENT SERVICES DEPARTMENT
Approved by
FEB 18 2004
Georgia Dixon

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KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS

61 FLAT CONCRETE TILE o/ TYPE 30 FELT SIDE LAPPED 3" (76mm) / END LAPPED 6" (152mm) w/#11 TWC GWB (TYP.)
62 STUCCO o/FOAM BOARD (CJED 14004 o/BUILDING BARRIER WITH INDEX OF 5 OR ACCORDANCE w/ IRC SEC. R318.1)
63 STONE VENEER o APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.13 REQUIREMENTS (1.25" ER0644)
64 2x8 ROUGH SAWN FASCIA
65 TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" TO 1/2" IN DIAMETER
67 ADDRESS PLATE @ 60" w/ OPT. COACH LIGHT @ 84"
68 FIRESTOPPING @ 10'-0" - TYPICAL
69
70 DECORATIVE CROSS WROUGHT IRON INSERT / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING. (SEE DETAIL 1/D1 & 1/P01 FOR DECK RAILING SUPPORT)
71 BALLOON FRAME TO BOTTOM OF TRUSS
72 LINE OF CEILING
73 CONTINUE STUCCO TO SLAB
74 DECORATIVE 6" ROUND CLAY PIPES
75 OPT. PATIO COVER WITH 8" BOX COLUMNS @ ROOF SLOPED 1/4" EVERY 12"
76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED 4" ABOVE EARTH, 2" ABOVE PAVED)
77 R-30 INSULATION (SEE DETAIL 1/D1 FOR INSULATION BAFFLE @ EAVE)
78 2x10 @ 16" O.C. - TYP. @ EXTERIOR UNABLE WALL - R-4 BATT W/O FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCEIVING INFORMATION
80 1/2" GYPSUM BOARD
81 2-23"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 1000 UPC
82 DYNAMIC CLOSED VENT TILE (UNIVERSAL 500X3-6"b - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFGRS SPEC.
83 OPT. SERVICE DOOR
84 DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85 PRE MANUFACTURED DECORATIVE IRON SPINE
86 PRE MANUFACTURED METAL ROOF WITH IRON SPINE
87 SHUTTERS (NEW or WOOD) - SEE SPECIFICATIONS
88 PROVIDE CORROSION-RESISTANT SHEET METAL TRAY FOAM PLASTIC INSULATION VENT EXPOSED @ ATTIC (SECT. R318.1.3.)
89 IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90 ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R1405.3.)

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC - R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	0"x0"	B	0"x18"	C	44"x18"	D	44"x24"
E	44"x30"	F	18"x22"	G	18"x18"	H	18"x24"
I	30"x30"	J	30"x18"	K	44"x30"	L	30"x40"
M	30"x36"	N	36"x36"	O	6" TYP.	P	8" TYP.
Q	8" ROUND	R	18" ROUND	S	8" HALF ROUND	T	18" HALF ROUND
U	CENTER VENT	V	CLOSURE TILE	W	7-1/2 SIDE ELEV.	X	8-1/2 SIDE ELEV.
Y	4"x4"	Z	3"x22"				

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LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: E.D.H./R.M.Q.
DATE: 8-27-03

REV No.	DATE
1	12/02/03
2	12/15/03
3	01/8/04
4	01/14/04
5	
6	

PLAN # 1357

SUBDIVISION: RIDGE COURT II
1357A2A

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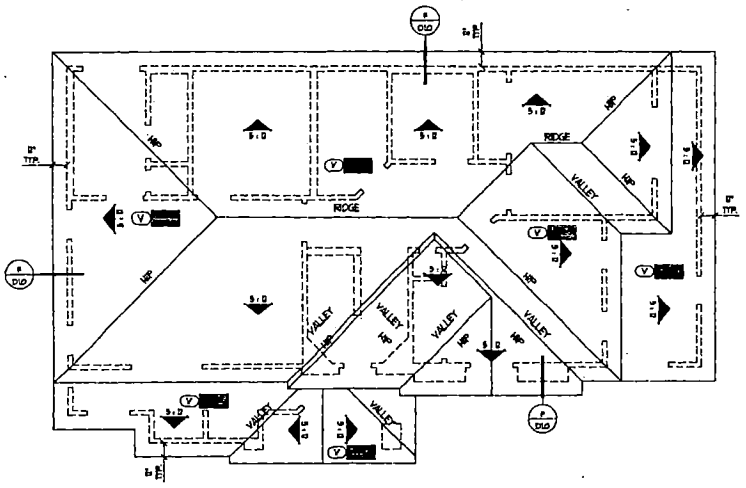
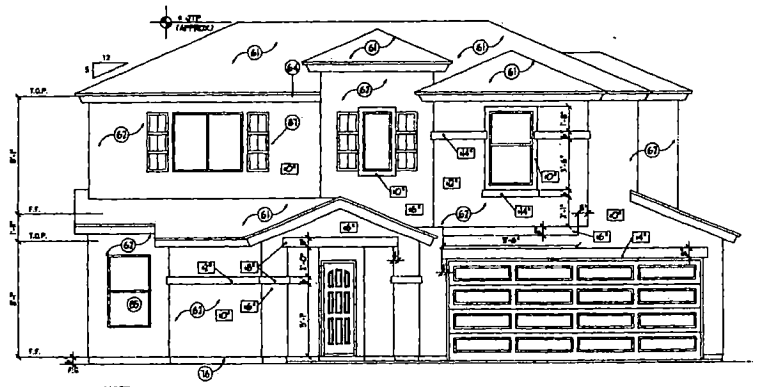
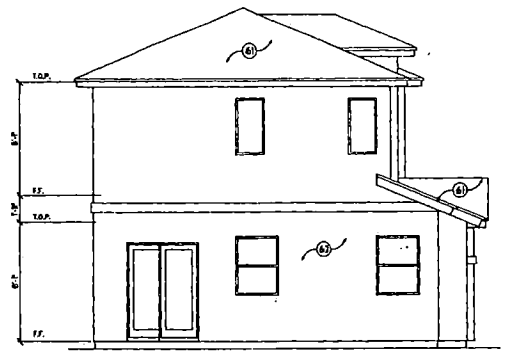


Roof Plan Elevation "A"
SCALE: 1/4" = 1'-0"

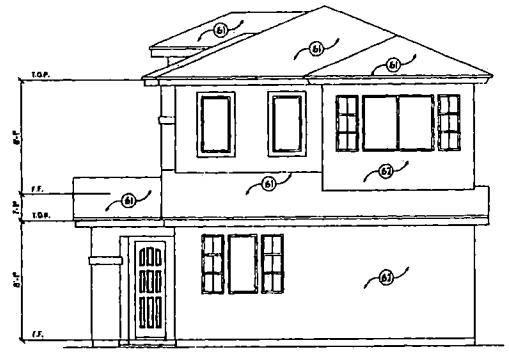


NOTE:
WINDOW HEADERS SHALL BE 6'-8"
(UNLESS NOTED OTHERWISE)

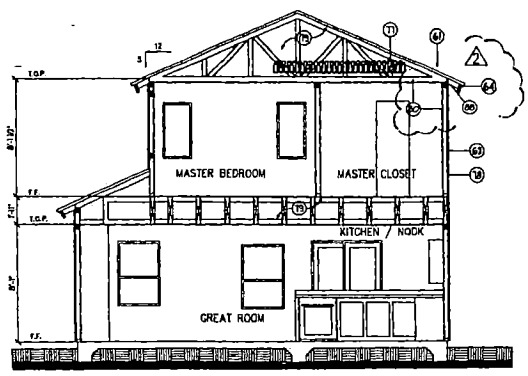
Front Elevation "B"
SCALE: 1/4" = 1'-0"



Left Side Elevation "B"
SCALE: 1/4" = 1'-0"



Right Side Elevation "B"
SCALE: 1/4" = 1'-0"



A HORIZONTAL SECTION CUT
SCALE: 1/4" = 1'-0"

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STATE CONTRACTOR LICENSE #0073477
EXECUTIVE VICE PRESIDENT
ERNEST J. BELGER, JR.

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CLARK COUNTY NEVADA
DEVELOPMENT SERVICES DEPARTMENT
Approved By
43-114
FEB 18 2004

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LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, & SIDE OF ELEVATION "B" / SECTION CUT

DRAWN BY: E.D.H./R.M.O.
DATE: 6-27-03

REV No.	DATE
1	12/02/03
2	12/15/03
3	
4	
5	
6	

PLAN # 1357

ELEVATION: RIDGE COURT H
1357X2B

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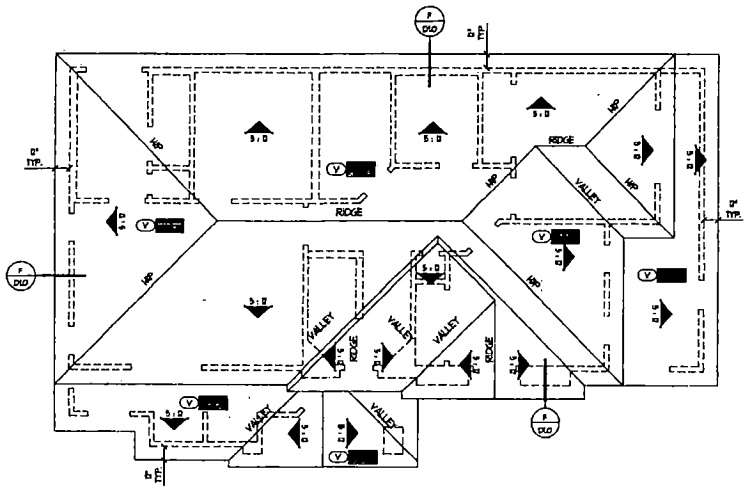
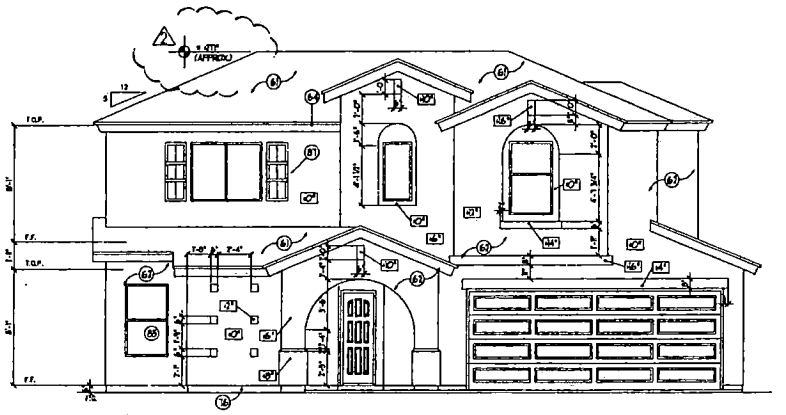
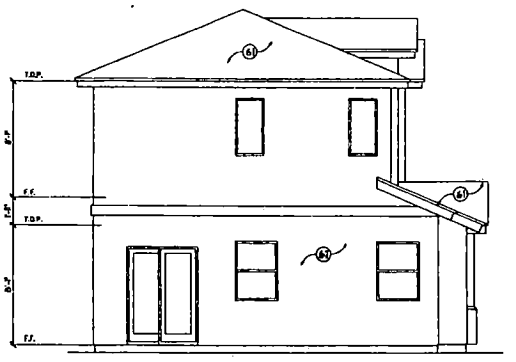


Roof Plan Elevation "A"
SCALE: ¼" = 1'-0"



NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

Front Elevation "C"
SCALE: ¼" = 1'-0"



Left Side Elevation "C"
SCALE: ¼" = 1'-0"

Right Side Elevation "C"
SCALE: ¼" = 1'-0"

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0024617
EXECUTIVE VICE PRESIDENT
ERNEST J. BELAIR, JR.

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DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 18 2004
Georgia Olson

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

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TITLE: ROOF FRAMING, FRONT, & SIDE OF ELEVATION "C"

DRAWN BY: E.D.H. /R.M.O.
DATE: 8-27-03

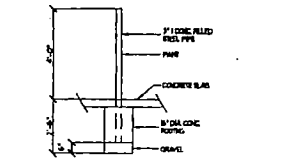
REV No.	DATE
1	12/02/03
2	12/15/03
3	
4	
5	
6	

PLAN # 1357

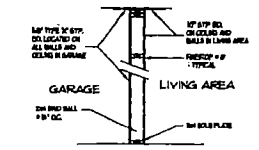
SUBDIVISION: RIDGE COURT II 1357A2C

SHEET No.:

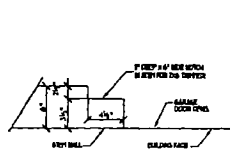
SDR-5815
01/27/05 PC



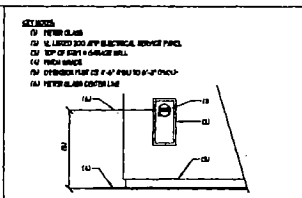
A WATER HEATER BOLLARD DETAIL



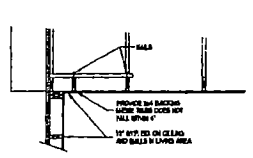
B GARAGE FIREWALL @ LIVING AREA



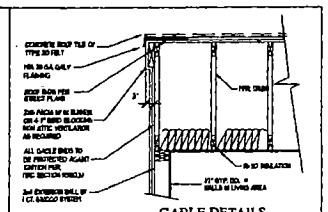
C TYP. GARAGE DOOR JAMB DETAIL @ STEM WALL



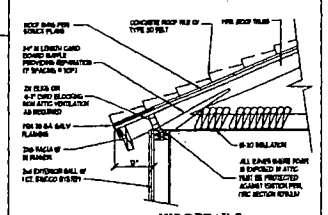
D TYPICAL METER LOCATION



E DRYWALL BACKING DETAIL @ CEILING & WALLS

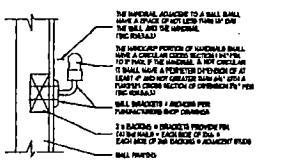


GABLE DETAILS

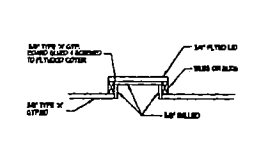


HIP DETAILS

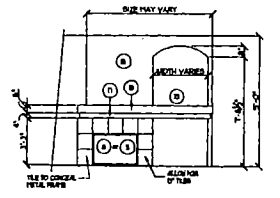
F TYPICAL EAVE DETAILS



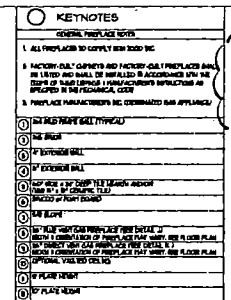
G HANDRAIL @ WALL (TYPE I)

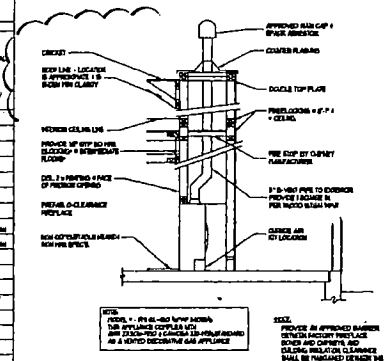


H SCUTTLE DETAIL

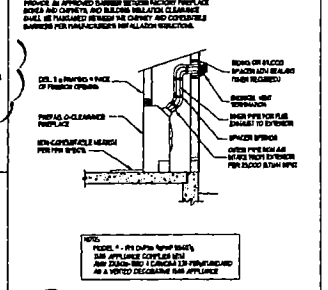


I TYPICAL FIREPLACE ELEVATION

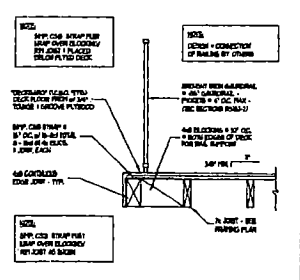




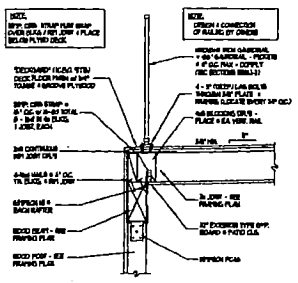
J FIREPLACE B VENT DETAIL



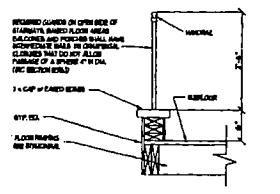
K FIREPLACE DIRECT VENT DETAIL



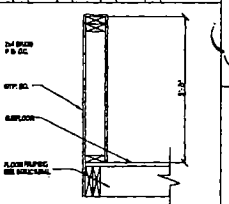
L DECK EDGE RAIL SUPPORT



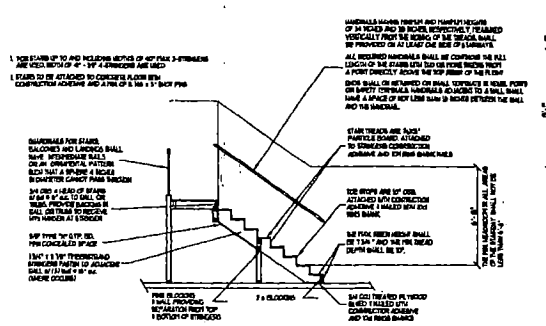
M RAILING SUPPORT @ DECK



R GUARD RAIL DETAIL @ STAIR



S PONY WALL DETAIL



T STAIR SECTION DETAIL

RECEIVED
DEC 14 RECD

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0024417
EXECUTIVE VICE PRESIDENT
ERNESTO BELASH, JR

DEVELOPMENT SERVICES
DEPARTMENT
Approved By

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: DETAIL SHEET

DRAWN BY: E.D.H./R.M.O.
DATE: 8-27-03

REV. No.	DATE
1	12/01/03
2	12/15/03
3	01/5/04
4	
5	
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PLAN # 1357

SUBDIVISION: RIDGE COURT II
UNIT — III

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SDR-5815
01/27/05 PC

RHODES RANCH "RIDGE COURT"

CLARK COUNTY

UNIT 1418 (2)

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE.
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY CODE

SHEET INDEX

COV.	COVER SHEET, GEN. SPEC. & INFORM.
A1.0	1st & 2nd FLOOR PLAN LAYOUT W. OPTIONS
A2.A	ROOF, FRONT, REAR, & SIDE OF ELEV. "A"
A2.B	ROOF, FRONT, & SIDE OF ELEV. "B" / SECTION CUT
A2.C	ROOF, FRONT, & SIDE OF ELEV. "C"
D1.0	DETAIL SHEET
E1.0	ELECTRICAL PLAN, 1st and 2nd FLOOR W/ OPTIONS
M1.0	MECHANICAL DETAILS
M1.1	MECHANICAL DESIGN
P1.0	PLUMBING DETAILS
P1.1	PLUMBING DESIGN
S1.0	POST-TENSION FOUNDATION PLAN
S2.0	FLOOR FRAMING PLAN
S3.0	ROOF FRAMING PLAN
S4.0	SHEAR WALL PLANS
SD-1	POST-TENSIONED FOUNDATION DETAILS
SD-2	FLOOR FRAMING DETAILS
SD-3	ROOF FRAMING DETAILS
SD-4	SHEAR WALL DETAILS

CONSULTANTS RESPONSIBLE

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	Las Vegas, Nevada 89128
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	(702) 240-5601 fax
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	3058 RAINBOW BLVD. SUIT 9
	Las Vegas, Nevada 89120
	(702) 367-0892
	(702) 367-1076 fax
MECHANICAL:	WOODS & ASSOCIATES
	6295 McLeod Drive, Suite 2
	Las Vegas, Nevada 89120
PLUMBING:	(702) 736-7211
	(702) 736-7511 fax
	Roger Woods
STRUCTURAL:	JORDAN ENGINEERING GROUP
	4920 East McDowell Road, Suite 103
	Phoenix, Arizona 85008
	(602) 244-8400
	(602) 244-9100 Fax
	Bob Jordan

ENERGY SCHEDULE

INSULATION COMPONENT	TYPE	R-VALUE	LOCATION
ROOF/CEILING:	2 x 6 - 24" o.c.	30	ATTIC
ROOF/CEILING:	2 x 12 - 16" o.c.	–	RAFTER
WALL:	2 x 4 - 16" o.c.	13 + 1" E.S.P.	EXTERIOR WALL
WALL:	2 x 6 - 16" o.c.	–	EXTERIOR WALL
WALL:	2 x 4 - 16" o.c.	11	GARAGE WALL
WALL:	2 x 6 - 16" o.c.	–	GARAGE WALL
WALL:	2 x 12 - 24" o.c.	11	KNEE WALL
FLOOR	2 x 6 - 24" o.c.	19	OVER GARAGE
OTHER:	1 3/4"SC	3	SOLID CORE DOORS
OTHER:	2 x 12 - 24" o.c.	–	SUBFLOOR

PLAN 1418 STANDARD

FENESTRATION COMPONENT	TYPE	FRAME	AREA(ft2)	U-VALUE
WINDOW:	SLIDER	ALUMINUM	80	0.97
WINDOW:	SINGLE HUNG	ALUMINUM	–	0.87
WINDOW:	FIXED	ALUMINUM	113.3	0.72
DOOR (PATIO):	SLIDER	ALUMINUM	33.3	0.77
DOOR (FRENCH):	HINGED	WOOD	–	0.55
GLASS BLOCK:	FIXED	NONE	–	0.57
SKYLIGHT:	FIXED	METAL	–	0.80
		–	–	–
		TOTAL:	234.8	

PLAN 1418 w/ BONUS OPT.

FENESTRATION COMPONENT	TYPE	FRAME	AREA(ft2)	U-VALUE
WINDOW:	SLIDER	ALUMINUM	104	0.97
WINDOW:	SINGLE HUNG	ALUMINUM	–	0.87
WINDOW:	FIXED	ALUMINUM	97.3	0.72
DOOR (PATIO):	SLIDER	ALUMINUM	33.3	0.77
DOOR (FRENCH):	HINGED	WOOD	–	0.55
GLASS BLOCK:	FIXED	NONE	–	0.57
SKYLIGHT:	FIXED	METAL	–	0.80
OTHER:	–	–	–	–
		TOTAL:	234.8	

EQUIPMENT

FURNACE AFU:	80K	WATER HEATER:	SIZE:	40
A/C SEER:	10		EFF.:	0.53
HVAC DUCT INSULATION:	4.2		0-12 WRAP:	NO
			PIPE INS:	NO

TOTAL CONDITIONED FLOOR AREA:	1,418 SQUARE FEET
TOTAL CONDITIONED FLOOR AREA:	1,508 SQUARE FEET w/ BONUS OPTION
CONSTRUCTION TYPE:	ATTACHED SINGLE FAMILY
FOUNDATION TYPE:	SLAB ON GRADE

ATTIC VENTILATION INFO.

ELEVATION A:

(1/300)Ventilation Rule			(1/300)Ventilation Rule			(1/300)Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
2 Floor Roof:	1256		–	–		–	–	
Divided By 300 =	3.53		Divided By 300 =	–		Divided By 300 =	–	
High Requirements:	1.76		High Requirements:	–		High Requirements:	–	
Low Requirements:	1.76		Low Requirements:	–		Low Requirements:	–	
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	3	V 2.1	1	–	– –	1	–	– –
Low Ventilation			Low Ventilation			Low Ventilation		
4	12	Z 1.836	4	–	– –	4	–	– –
TOTAL:	3.936		TOTAL:	–		TOTAL:	–	

(1/150)Ventilation Rule			(1/150)Ventilation Rule			(1/150)Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
Fireplace Roof:	16		Porch Roof:	27		–	–	
Divided By 150 =	0.11		Divided By 150 =	0.18		Divided By 150 =	–	
Total Requirements:	0.11		Total Requirements:	0.18		Total Requirements:	–	
High (Total) Ventilation			High (Total) Ventilation			High (Total) Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	1	Z 0.153	1	2	Z 0.306	1	–	– –
TOTAL:	0.153		TOTAL:	0.306		TOTAL:	–	

ELEVATION B:

(1/300)Ventilation Rule			(1/300)Ventilation Rule			(1/300)Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
2 Floor Roof:	1256		–	–		–	–	
Divided By 300 =	3.53		Divided By 300 =	–		Divided By 300 =	–	
High Requirements:	1.76		High Requirements:	–		High Requirements:	–	
Low Requirements:	1.76		Low Requirements:	–		Low Requirements:	–	
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	3	V 2.1	1	–	– –	1	–	– –
Low Ventilation			Low Ventilation			Low Ventilation		
4	12	Z 1.836	4	–	– –	4	–	– –
TOTAL:	3.936		TOTAL:	–		TOTAL:	–	

(1/150)Ventilation Rule			(1/150)Ventilation Rule			(1/150)Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
Fireplace Roof:	16		Porch Roof:	27		–	–	
Divided By 150 =	0.11		Divided By 150 =	0.18		Divided By 150 =	–	
Total Requirements:	0.11		Total Requirements:	0.18		Total Requirements:	–	
High (Total) Ventilation			High (Total) Ventilation			High (Total) Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	1	Z 0.153	1	2	Z 0.306	1	–	– –
TOTAL:	0.153		TOTAL:	0.306		TOTAL:	–	

ELEVATION C:

(1/300)Ventilation Rule			(1/300)Ventilation Rule			(1/300)Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
2 Floor Roof:	1256		–	–		–	–	
Divided By 300 =	3.53		Divided By 300 =	–		Divided By 300 =	–	
High Requirements:	1.76		High Requirements:	–		High Requirements:	–	
Low Requirements:	1.76		Low Requirements:	–		Low Requirements:	–	
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	3	V 2.1	1	–	– –	1	–	– –
Low Ventilation			Low Ventilation			Low Ventilation		
4	12	Z 1.836	4	–	– –	4	–	– –
TOTAL:	3.936		TOTAL:	–		TOTAL:	–	

(1/150)Ventilation Rule			(1/150)Ventilation Rule			(1/150)Ventilation Rule		
ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.		ATTIC SPACE	SQ. FT.	
Fireplace Roof:	16		Porch Roof:	27		–	–	
Divided By 150 =	0.11		Divided By 150 =	0.18		Divided By 150 =	–	
Total Requirements:	0.11		Total Requirements:	0.18		Total Requirements:	–	
High (Total) Ventilation			High (Total) Ventilation			High (Total) Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	1	Z 0.153	1	2	Z 0.306	1	–	– –
TOTAL:	0.153		TOTAL:	0.306		TOTAL:	–	

Garage + Livable + Porch + Patio (Sq.Ft.)= Total Sq.Ft.

VENTILATION AREA FORMULA (Total Sq. Ft.) / (300) or (150) = FREE VENT AREA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC

SQUARE FOOTAGES

1st FLOOR LIVING AREA	610
2nd FLOOR LIVING AREA	808
TOTAL LIVABLE AREA	1418
2 CAR GARAGE AREA	441
PORCH AREA	25
OPTIONS AVAILABLE:	
FIREPLACE	1
BONUS ROOM	125
TOTAL LOT COVERAGE	2064

SCHEDULE OF ADDITIONS

OPTION No.	DESCRIPT.	ADD. No. OF OPTION	COMMENTS
1	FIRE-PLACE	A2.1/1.5	
2	LOFT	A2.1/1.5	
3	BONUS ROOM	A2.1/1.5	
4	–	–	
5	–	–	
6	–	–	
7	–	–	
8	–	–	
9	–	–	
10	–	–	

HOR. TYPE	CONFIGURATION	SQ. FT. OF FREE AREA	VERT. TYPE	CONFIGURATION	SQ. FT. OF FREE AREA
A	12" x 12"	0.375	N	36" x 36"	5.118
B	12" x 18"	0.668	O	6" TRI-VENT	1.7
C	14" x 18"	0.855	P	8" TRI-VENT	3.5
D	14" x 24"	1.1736	Q	12" ROUND	0.78
E	14" x 30"	1.5347	R	18" ROUND	0.833
F	16" x 22"	1.208	S	12" HALF RND.	0.145
G	18" x 18"	1.055	T	18" HALF RND.	0.416
H	18" x 24"	1.534	U	DORMER VENT	0.7
I	20" x 20"	1.354	V	CLOAKED TILE	0.7
J	20" x 28"	2.069	W	2-2"ø PER BB	0.044
K	24" x 30"	2.715	X	3-2"ø PER BB	0.066
L	30" x 30"	3.43	Y	4-2"ø PER BB	0.088
M	30" x 36"	4.243	Z	3"x22" SCREEN	0.153

OCCUPANCY TYPE: IRC
OCCUPANCY CLASSIFICATION: SINGLE FAMILY
CONSTRUCTION TYPE: 5B
FIRE SPRINKLERS: NONE
NUMBER OF FLOORS: TWO

DEVELOPMENT SERVICES DEPARTMENT Approved By 43-119 FEB 18 2004 Georgia Olson

RECEIVED
DEC 14 REC'D

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE BID PACKAGE

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

CLARK COUNTY, HENDERSON, N. LAS VEGAS, & NORTH LAS VEGAS

TITLE: GENERAL SPECIFICATIONS/ATTIC VENTILATION CALCULATION /MISC INFORMATION

DRAWN BY: E.D.H./R.M.Q.
DATE: 8-27-03

REV. No.	DATE
1	12/02/03
2	12/15/03
3	01/28/04
4	01/14/04
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PLAN # 1418

SUBDIVISION: RIDGE COURT II

SHEET No.:

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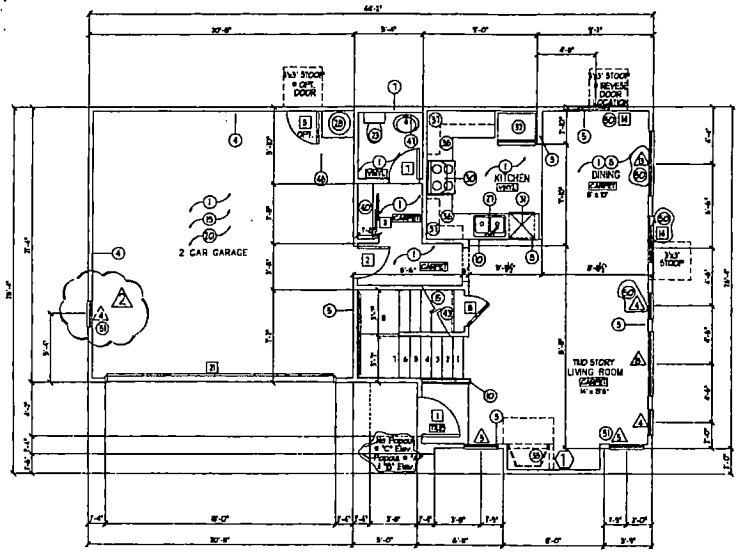
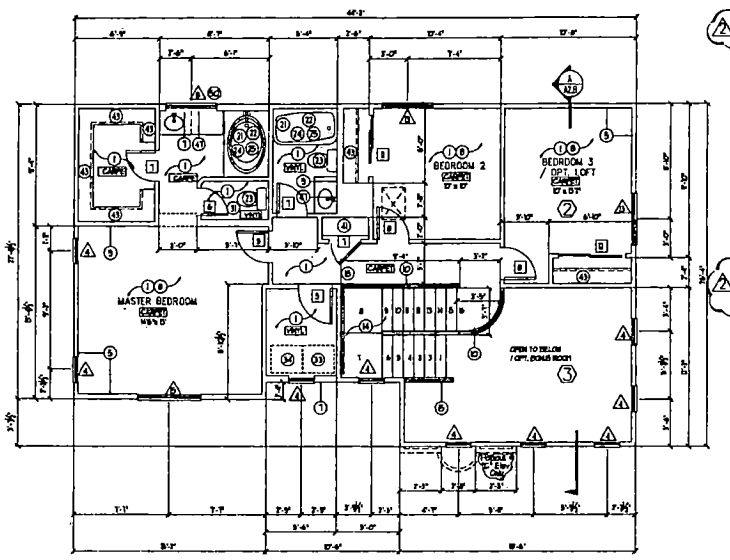
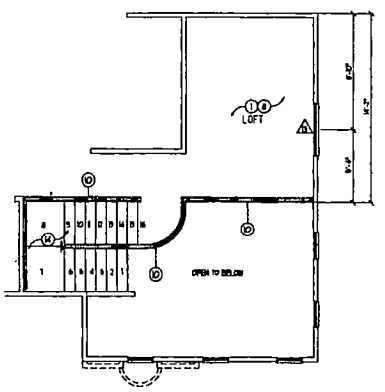
SDR-5815
01/27/05 PC



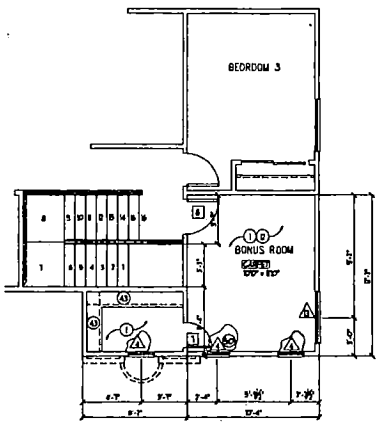
FIRST FLOOR



SECOND FLOOR



OPTIONAL LOFT



OPTIONAL BONUS ROOM

DEVELOPMENT SERVICES DEPARTMENT
Approved By
43-16
FEB 18
Georgia Dixon

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0028417
EXECUTIVE VICE PRESIDENT
ERNEST J. RICHMOND

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1999 N.D.S. STANDARDS.

Framing - Drywall

Plumbing Fixtures

Appliances

Cabinets - Shelves

Foundations - Finishes - Misc.

DOOR SCHED.

GENERAL DOOR TYPES

A - MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B - SOLID CORE
C - HOLLOW CORE
D - TEMPERED GLASS
E - TEMPERED GLASS - 1-LITE FRENCH SWING DOOR.
F - GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No	TYPE	SIZE	FUNCTION
1	B	2'-0" x 6'-8"	SWING
2	A	2'-8" x 6'-8"	SWING
3	B	2'-6" x 6'-8"	SWING
4	C	1'-6" x 6'-8"	SWING
5	C	1'-2" x 6'-8"	SWING
6	C	2'-0" x 6'-8"	SWING
7	C	2'-4" x 6'-8"	SWING
8	C	2'-6" x 6'-8"	SWING
9	C	PAIR 2'-0" x 6'-8"	SWING
10	C	PAIR 2'-4" x 6'-8"	SWING
11	C	2'-0" x 6'-8"	BI-PASS
12	C	2'-6" x 6'-8"	BI-PASS
13	C	5'-0" x 6'-8"	BI-PASS
14	D	2'-0" x 6'-8"	SLIDING
15	D	3'-0" x 6'-8"	SLIDING
16	E	2'-6" x 6'-8"	
17	E	3'-0" x 6'-8"	
18	C	2'-0" x 6'-8"	BI-FOLD
19	C	2'-6" x 6'-8"	BI-FOLD
20	F	2'-0" x 7'-0"	ROLL - UP
21	F	8'-0" x 7'-0"	ROLL - UP
22	C	2'-6" x 6'-8"	POCKET
23			
24			
25			

△ WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM
B = SAME AS "A". TEMPERED GLASS.
C = SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

NO	TYPE	SIZE	ACTION	MDL
1	A	1'-0" x 5'-0"	FXD.	702*
2	A	1'-0" x 6'-0"	FXD.	702*
3	B	2'-0" x 3'-0"	FXD	604
4	A	2'-0" x 5'-0"	FXD.	606
5	A	2'-6" x 5'-0"	FXD.	702*
6	A	2'-0" x 6'-0"	FXD.	604
7	A	2'-0" x 7'-0"	FXD.	702*
8	A	2'-6" x 3'-0"	FXD.	604
9	A	2'-6" x 4'-0"	FXD.	702*
10	A	2'-6" x 5'-0"	FXD.	704
11	A	2'-6" x 6'-0"	FXD.	706
12	A	3'-0" x 3'-0"	FXD.	604
13	A	3'-0" x 4'-0"	FXD.	606
14	A	3'-0" x 5'-0"	FXD.	706
15	A	3'-0" x 6'-0"	FXD.	706
16	A	3'-0" x 7'-0"	FXD.	707
17	A	4'-0" x 3'-0"	FXD.	606
18	A	4'-0" x 4'-0"	FXD.	606
19	A	4'-0" x 5'-0"	FXD.	706
20	A	4'-0" x 6'-0"	FXD.	706
21	A	4'-0" x 7'-0"	FXD.	707
22	A	5'-0" x 3'-0"	FXD.	606
23	A	5'-0" x 4'-0"	FXD.	606
24	A	5'-0" x 5'-0"	FXD.	706
25	A	5'-0" x 6'-0"	FXD.	706
26	A	5'-0" x 7'-0"	FXD.	707
27	A	6'-0" x 3'-0"	FXD.	606
28	A	6'-0" x 4'-0"	FXD.	606
29	A	6'-0" x 5'-0"	FXD.	706
30	A	6'-0" x 6'-0"	FXD.	706
31	A	6'-0" x 7'-0"	FXD.	707
32	A	8'-0" x 3'-0"	FXD.	606
33	A	8'-0" x 4'-0"	FXD.	606
34	A	8'-0" x 5'-0"	FXD.	706
35	A	8'-0" x 6'-0"	FXD.	706
36	A	8'-0" x 7'-0"	FXD.	707

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LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5800
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN (1st FLOOR & 2nd FLOOR) WITH OPTIONS

DRAWN BY: E.D.H. /R.M.G.
DATE: 8-27-03

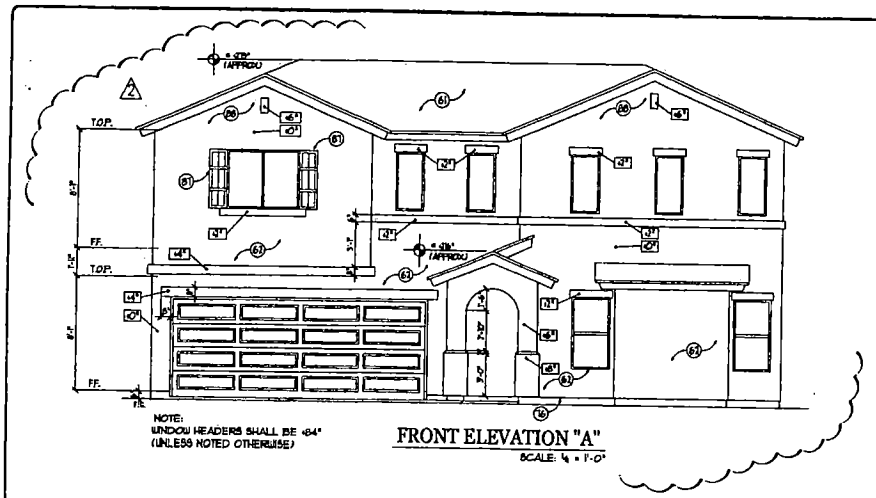
REV No.	DATE
1	12/01/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1418

SUBDIVISION: RIDGE COURT II TWO-X2

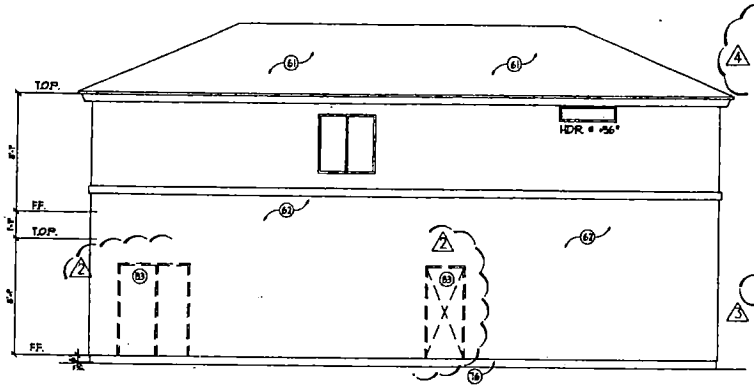
SHEET No:

SDR-5815
01/27/05 PC

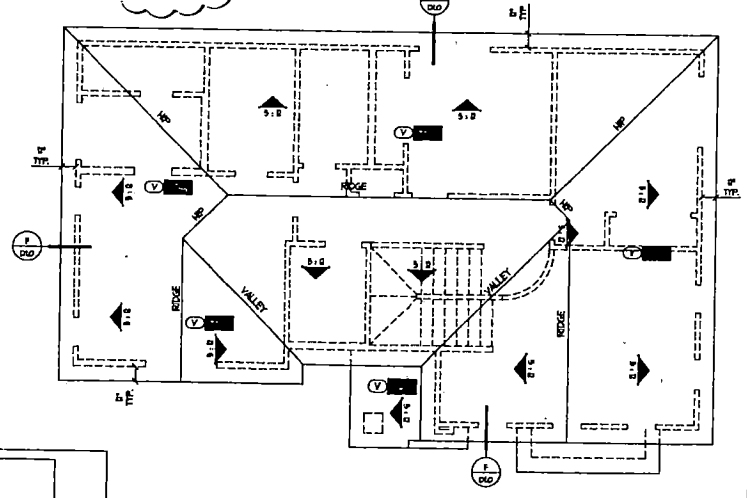


NOTE:
WINDOW HEADERS SHALL BE @84"
(UNLESS NOTED OTHERWISE)

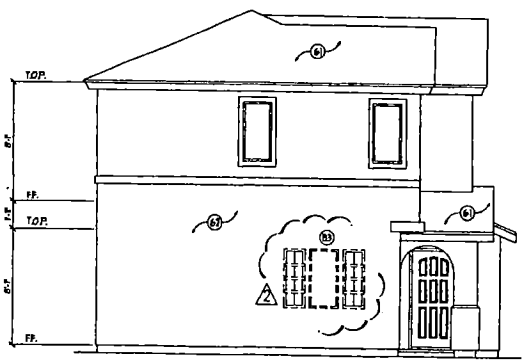
FRONT ELEVATION "A"
SCALE: ¼ = 1'-0"



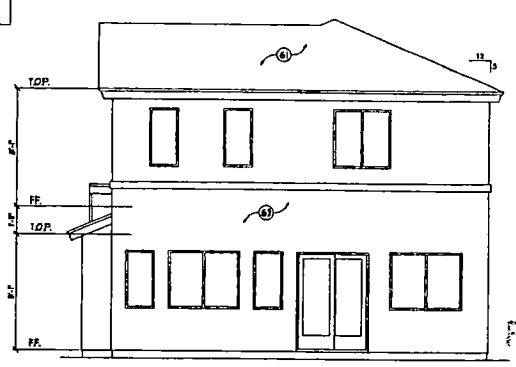
TYPICAL REAR ELEVATION
SCALE: ¼ = 1'-0"



ROOF PLAN ELEVATION "A"
SCALE: ¼ = 1'-0"



LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST J. BECAIR, JR.

DEVELOPMENT SERVICES
DEPARTMENT
Approved By
FEB 1 8 2004

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS

61 FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (76mm) END LAPPED 6" (152mm) o/½" THK. OSB (TYP)
62 STUCCO o/FOAM BOARD (C26.0) #4004 o/THERMAL BARRIER WITH MODE OF B OR ACCORDANCE w/ IRC SEC. R316.3.1
63 STONE VENEER 1 APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.3 REQUIREMENTS (CRCP Section)
64 2x6 ROUGH SAWN FASCIA
65 TEMPERED GLASS (FRAMED BLACK) FOR DECORATIVE PURPOSES ONLY
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF ¼" (6.4mm) IN DIMENSION
67 ADDRESS PLATE @ 60" w/ OPT. COACH LIGHT @ +84"
68 FIREBLOCKING @ +96" - TYPICAL
69
70 DECORATIVE/ORNAMENTAL IRON BARS / ENCLOSE IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GARD RAILING. (SEE DETAIL 1/D1 & 1/P01 FOR DECK RAILING SUPPORT)
71 BALLOON FRAME TO BOTTOM OF TRUSS
72 LINE OF CEILING
73 CONTINUE STUCCO TO SLAB
74 DECORATIVE 8" ROUND CLAY PIPES
75 OPT. PATIO COVER WITH 9" BOX COLUMNS + ROOF SLOPED 1 1/2" EVERY 5"
76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED 4" ABOVE EARTH, 2" ABOVE PAVED)
77 R-30 INSULATION (SEE DETAIL 14/D1 FOR INSULATION BAFFLE @ EAVE)
78 2x4 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT SND FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCRETE INFORMATION
80 1/2" GYPSUM BOARD
81 1- 22"x14" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 1600 UPC
82 CHIMNEY CLOAKED VENT TILE (UNIVERSAL 30001-0)& - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFGRS. SPECS.
83 OPT. SERVICE DOOR AND/OR OPT. DOOR ON WINDOW
84 DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85 FIRE MANUFACTURED DECORATIVE IRON SPIRE
86 FIRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87 GUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
88 PROVIDE CORROSION-RESISTANT SHEET METAL THAT POINT PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R318.3)
89 IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE METERED ACCEPTABLE MEANS
90 ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R702.9)

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A 0°x0"	B 0°x0"	C 14°x18"	D 14°x24"				
E 14°x30"	F 18°x32"	G 18°x36"	H 18°x24"				
I 30°x10"	J 30°x36"	K 34°x36"	L 30°x42"				
M 30°x36"	N 36°x36"	O 0° TYP.	P 0° TYP.				
Q 0° ROUND	R 18" ROUND	S 12" HALF ROUND	T 18" HALF ROUND				
U DORMER VENT	V CLOAKED TILE	W 3-2"Ø BIRD BLK	X 5-2"Ø BIRD BLK				

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7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

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TITLE: ROOF FRAMING, FRONT, REAR, AND SIDE OF ELEVATION "A"

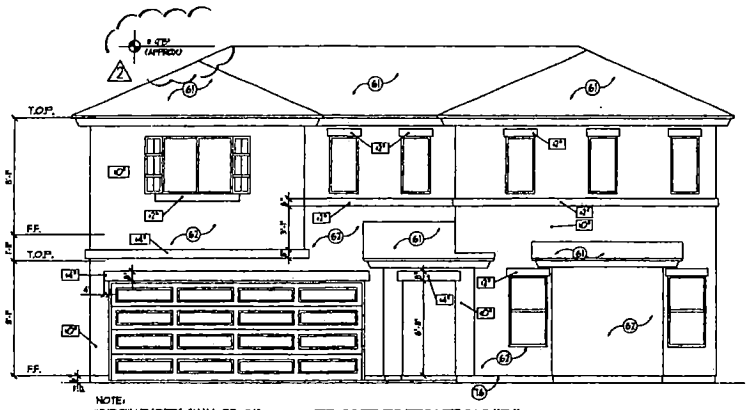
DRAWN BY: E.D.H. / R.M.Q.
DATE: 8-27-03

REV No.	DATE
1	12/02/03
2	12/15/03
3	01/08/04
4	01/14/04
5	
6	

PLAN # 1418

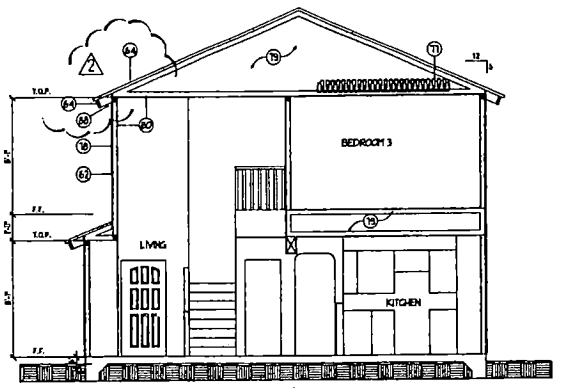
SUBDIVISION: RIDGE COURT II
TWOAZA

SDR-5815
01/27/05 PC

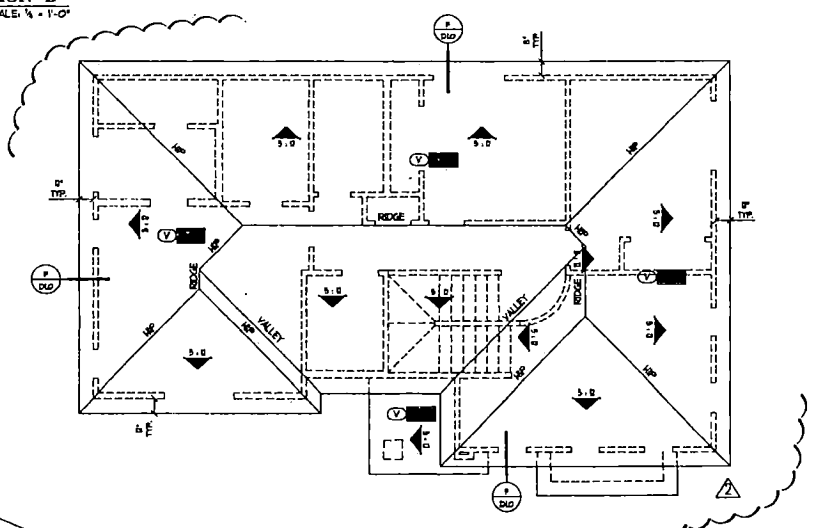


NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

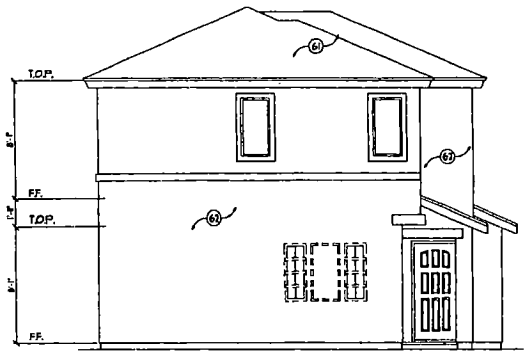
FRONT ELEVATION "B"
SCALE: ¼" = 1'-0"



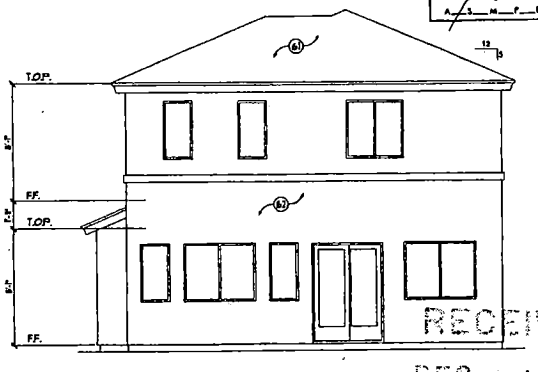
SECTION CUT
SCALE: ¼" = 1'-0"



ROOF PLAN ELEVATION "B"
SCALE: ¼" = 1'-0"



LEFT SIDE ELEVATION "B"



RIGHT SIDE ELEVATION "B"

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0059417
EXECUTIVE VICE PRESIDENT
ERNEST F. BECAIR, JR.

DEVELOPMENT SERVICES DEPARTMENT
Approved By
03-119
FEB 16 2004
George Olson

RECEIVED
DEC 14 2003

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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
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TITLE: ROOF FRAMING, FRONT, REAR, AND SIDE OF ELEVATION "B"

DRAWN BY: E.D.H./R.M.Q.
DATE: 6-27-03

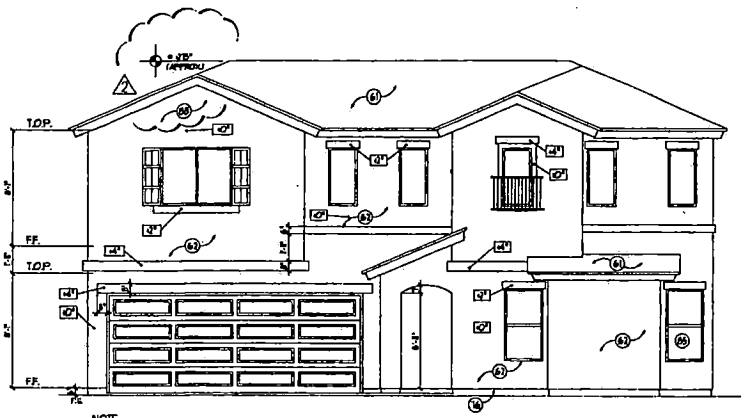
REV No.	DATE
1	12/22/03
2	12/15/03
3	
4	
5	
6	

PLAN # 1418

SUBDIVISION: RIDGE COURT II
TWO42B

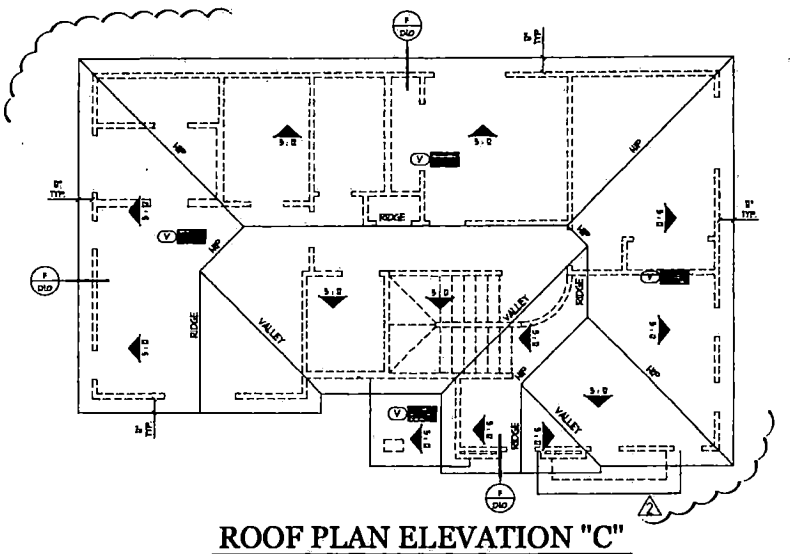
SHEET No.:

SDR-5815
01/27/05 PC

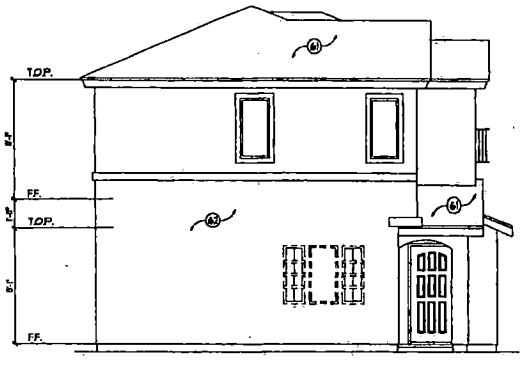


NOTE:
WINDOW HEADERS SHALL BE -84"
(UNLESS NOTED OTHERWISE)

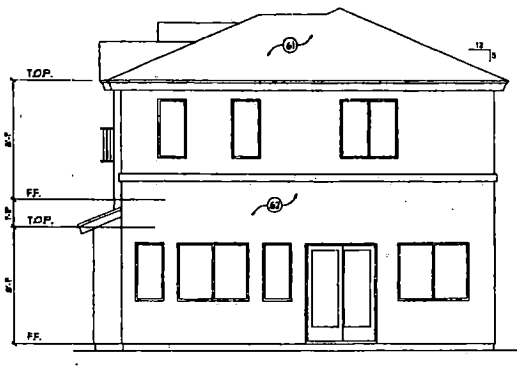
FRONT ELEVATION "C"
SCALE: ¼ = 1'-0"



ROOF PLAN ELEVATION "C"
SCALE: ¼ = 1'-0"



LEFT SIDE ELEVATION "C"
SCALE: ¼ = 1'-0"



RIGHT SIDE ELEVATION "C"
SCALE: ¼ = 1'-0"

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0068417
EXECUTIVE VICE PRESIDENT
ERNESTO BELAIR, JR

RECEIVED
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DEVELOPMENT SERVICES DEPARTMENT
Approved By
45-117
FEB 10 2004
George Utton

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7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

FILE: ROOF FRAMING, FRONT, AND SIDE OF ELEVATION "C"

DRAWN BY: E.D.H./R.M.Q.
DATE: 8-27-03

REV No.	DATE
1	12/02/03
2	12/19/03
3	
4	
5	
6	

PLAN # 1418

SUBDIVISION: RIDGE COURT II
TWOAZC

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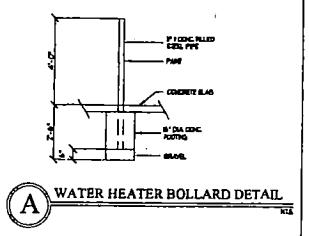
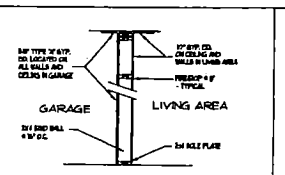
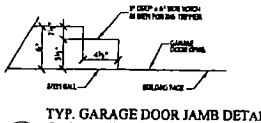
SDR-5815
01/27/05 PC



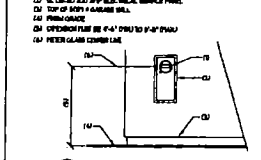
A WATER HEATER BOLLARD DETAIL



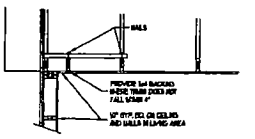
B GARAGE FIREWALL @ LIVING AREA



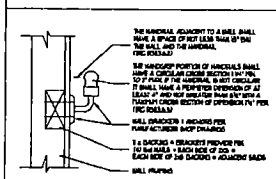
C TYP. GARAGE DOOR JAMB DETAIL @ STEM WALL



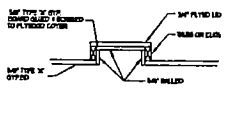
D TYPICAL METER LOCATION



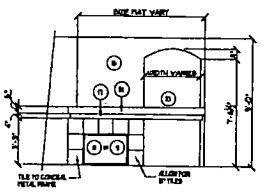
E DRYWALL BACKING DETAIL @ CEILING & WALLS



G HANDRAIL @ WALL (TYPE I)



H SCUTTLE DETAIL



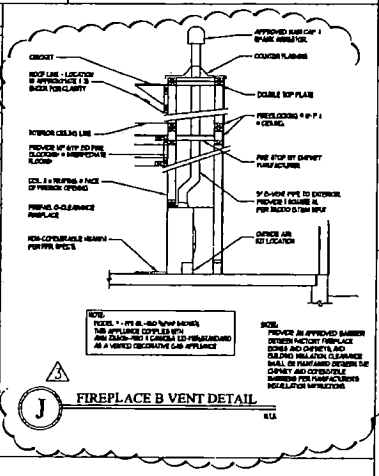
NOTES:
1. FIREPLACE OPENING SHALL BE PROVIDED WITH SOLID DOORS SUCH AS GLASS, SOLID WOOD, OR CAST IRON.
2. PERMANENT, UNOBSTRUCTED FRESH AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIREBOX WHEN LOCATED IN LIVING AREA OR ADJACENT BEDROOM.
3. BARS ARE S-TIED TO THE FIREPLACE. A CARBON STEEL SHALL BE INSTALLED THAT STATES "CAUTION: CHIMNEY FLUE IS PERMANENTLY BLOCKED OPEN. IF GAS IS SUPPLIED TO THIS FIREPLACE," LETTERS ON THE RISE SHALL BE A MINIMUM 3/8" IN HEIGHT.

I TYPICAL FIREPLACE ELEVATION

KEYNOTES
GENERAL FIREPLACE NOTES

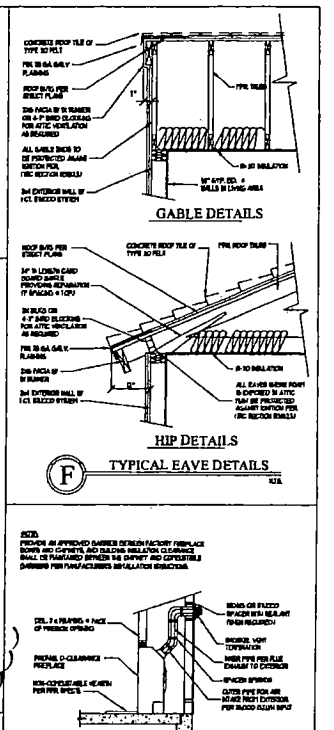
1. ALL FIREPLACES TO COMPLY WITH 2003 IRC
2. FACTORY-BUILT FIREPLACES AND FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING & MANUFACTURER'S INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE
3. FIREPLACE MANUFACTURERS INC. (DESIGNATED AS APPLICABLE)

1	2x4 SHED FRAME WALL (TYPICAL)			
2	2x6 SLOPE			
3	4" EXPANSION WALL			
4	6" EXPANSION WALL			
5	ROOF SLOPE = 3/4" CERAMIC TILE OVER 15# FELT OVER 1/2" PLYWOOD OVER 2x6 RAFTERS @ 24" O.C.			
6	2x6 SLOPE			
7	2x6 WALL			
8	24" FLUE HEIGHT AND FIREPLACE FRONT DETAIL 2			
9	WIDTH & ORIENTATION OF FIREPLACE FLAT VARY, SEE FLOOR PLAN			
10	1¼" TUBULAR STEEL BAR FIREPLACE FRONT DETAIL 9, 2			
11	WIDTH & ORIENTATION OF FIREPLACE FLAT VARY, SEE FLOOR PLAN			
12	OPTIONAL WALL TO CEILING			
13	8" FLUE HEIGHT			
14	12" FLUE HEIGHT			
15	8 - VENT GAS APPLIANCE SHALL TERMINATE NOT LESS THAN 3' ABOVE ANY PORTION OF THE ROOF WITHIN 10'			
16	12" STRUCT BOARD - FRAMED - SLOPED			
17	PURCHASED 60% OUTLET WITH MEMBRANE CABLE JACK ABOVE			
	0"	4"	7"	14"
	4"	6"	9"	24"

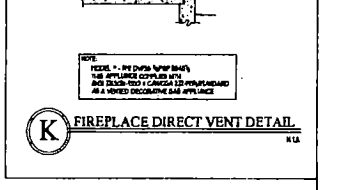


NOTE:
1. PROVIDE 1 - 1¼" DIA. GAS "QUICK MOUNT" TYPE APPLIANCE CONNECTOR WITH 2 CAMLOCK 135 DEGREE FITTINGS AND 1 CAMLOCK 135 STRAIGHT FITTING AS REQUIRED FOR PROPER INSTALLATION.
2. PROVIDE 1 - 1¼" DIA. GAS "QUICK MOUNT" TYPE APPLIANCE CONNECTOR WITH 2 CAMLOCK 135 DEGREE FITTINGS AND 1 CAMLOCK 135 STRAIGHT FITTING AS REQUIRED FOR PROPER INSTALLATION.

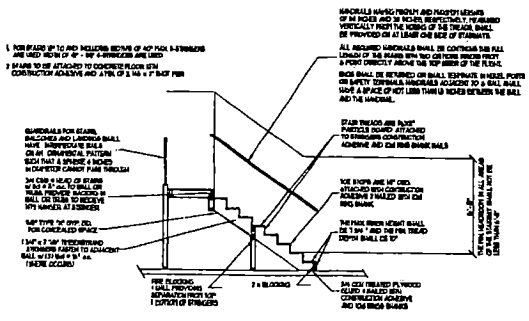
J FIREPLACE B VENT DETAIL



F



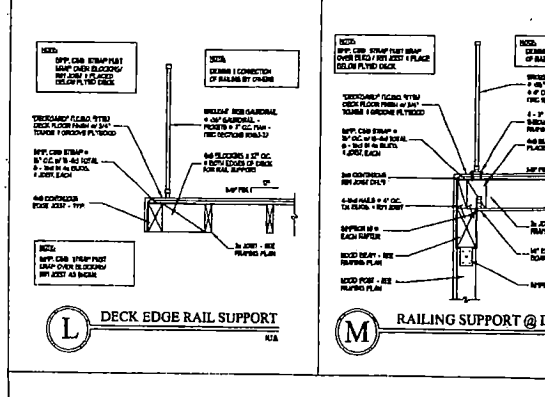
K FIREPLACE DIRECT VENT DETAIL



T STAIR SECTION DETAIL

R GUARD RAIL DETAIL @ STAIR

S PONY WALL DETAIL



L DECK EDGE RAIL SUPPORT

M RAILING SUPPORT @ DECK

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RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0064417
EXECUTIVE VICE PRESIDENT
ERIC J. BOLANTE

DEVELOPMENT SERVICES
DEPARTMENT
Approved by
43-1-17

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY • HENDERSON
LAS VEGAS & NORTH LAS VEGAS

RICHMOND AMERICAN HOMES

TITLE: MISC. DETAIL SHEET

DRAWN BY: E.D.H./R.M.O.
DATE: 8-27-03

REV No.	DATE
1	12/03/03
2	12/15/03
3	01/06/04
4	
5	
6	

PLAN # 1418

SUBDIVISION: RIDGE COURT II
TWO-01

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SDR-5815
01/27/05 PC

RHODES RANCH "RIDGE COURT"

CLARK COUNTY

UNIT 1485 (3)

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY CODE

ENERGY SCHEDULE

INSULATION COMPONENT	TYPE	R-VALUE	LOCATION
ROOF/CEILING:	2 x 6 - 24" o.c.	30	ATTIC
ROOF/CEILING:	2 x 12 - 16" o.c.	-	RAFTER PORTIONS
WALL:	2 x 4 - 16" o.c.	11 + 1" E.S.P.	EXTERIOR WALL
WALL:	2 x 6 - 16" o.c.	-	EXTERIOR WALL
WALL:	2 x 4 - 16" o.c.	11	GARAGE WALL
WALL:	2 x 6 - 16" o.c.	-	GARAGE WALL
WALL:	2 x 4 - 24" o.c.	11	KNEE WALL
FLOOR:	2 x 12 - 16" o.c.	19	OVER GARAGE
DOOR:	1 3/4"SC	3	SOLID CORE DOORS
OTHER:	2 x 12 - 24" o.c.	-	SUBFLOOR

PLAN 1485 STANDARD

FENESTRATION COMPONENT	TYPE	FRAME	AREA(ft2)	U-VALUE
WINDOW:	SLIDER	ALUMINUM	81	0.87
WINDOW:	SINGLE HUNG	ALUMINUM	38	0.97
WINDOW:	FIXED	ALUMINUM	96	0.72
DOOR (PATIO):	SLIDER	ALUMINUM	33.3	0.77
DOOR (FRENCH):	HINGED	WOOD	-	0.55
GLASS BLOCK:	FIXED	NONE	-	0.57
SKYLIGHT:	FIXED	ALUMINUM	-	0.80
OTHER:	-	-	-	-
		TOTAL:	248.3	

EQUIPMENT

FURNACE AFU:	80%	WATER HEATER: SIZE:	40
A/C SEER:	10.0	EF:	0.53
HVAC DUCT INSULATION:	4.2	R-12 WRAP:	NO
		PIPE INS:	NO

TOTAL CONDITIONED FLOOR AREA:	1,485 SQUARE FEET
CONSTRUCTION TYPE:	ATTACHED SINGLE FAMILY
FOUNDATION TYPE:	SLAB ON GRADE

ATTIC VENTILATION INFO.

ELEVATION A:

1/150 Ventilation Rule			1/300 Ventilation Rule			1/300 Ventilation Rule		
ATTIC SPACE		SQ. FT.	ATTIC SPACE		SQ. FT.	ATTIC SPACE		SQ. FT.
2 Floor :		883	-		-	-		-
Divided By 150 =		5.95	Divided By 300 =		-	Divided By 300 =		-
Total Requirements:		5.95	High Requirements:		-	High Requirements:		-
			Low Requirements:		-	Low Requirements:		-
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	E	1.53	1	-	-	1	-	-
2	V	2.8	Low Ventilation			Low Ventilation		
3	Z	1.67	4	-	-	4	-	-
TOTAL:		6.0	TOTAL:		-	TOTAL:		-

ELEVATION B:

1/150 Ventilation Rule			1/300 Ventilation Rule			1/300 Ventilation Rule		
ATTIC SPACE		SQ. FT.	ATTIC SPACE		SQ. FT.	ATTIC SPACE		SQ. FT.
2 Floor :		853	-		-	-		-
Divided By 150 =		5.95	Divided By 300 =		-	Divided By 300 =		-
Total Requirements:		5.95	High Requirements:		-	High Requirements:		-
			Low Requirements:		-	Low Requirements:		-
High Ventilation			High Ventilation			High Ventilation		
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	E	1.53	1	-	-	1	-	-
2	V	2.8	Low Ventilation			Low Ventilation		
3	Z	1.87	4	-	-	4	-	-
TOTAL:		6.0	TOTAL:		-	TOTAL:		-

1/150 Ventilation Rule — ATTIC SPACE: Sq. Ft. 286; Divided By 150 = 1.87; Total Requirements: 1.87; High (Total) Ventilation: QTY. 3, TYPE V, AREA 2.1; TOTAL: 2.1

1/150 Ventilation Rule — ATTIC SPACE: Sq. Ft. 286; Divided By 150 = 1.87; Total Requirements: 1.87; High (Total) Ventilation: QTY. 3, TYPE V, AREA 2.1; TOTAL: 2.1

ELEVATION C:

1/150 Ventilation Rule — ATTIC SPACE: Sq. Ft. 286; Divided By 150 = 1.87; Total Requirements: 1.87; High (Total) Ventilation: QTY. 3, TYPE V, AREA 2.1; TOTAL: 2.1

VENT TYPE	CONFIGURATION	SQ. FT. OF FREE AREA
A	12" x 12"	0.375
B	12" x 18"	0.666
C	14" x 16"	0.805
D	14" x 24"	1.1736
E	14" x 30"	1.5347
F	16" x 22"	1.208
G	18" x 18"	1.055
H	18" x 24"	1.534
I	20" x 20"	1.354
J	20" x 28"	2.069
K	24" x 30"	2.715
L	30" x 30"	3.43
M	30" x 36"	4.243
N	36" x 36"	5.118
O	6" TRI-VENT	1.7
P	8" TRI-VENT	3.5
Q	12" ROUND	0.78
R	18" ROUND	0.833
S	12" HALF RND.	0.145
T	18" HALF RND.	0.418
U	DORMER VENT	0.7
V	CLOSED TILE	0.7
W	2-2"ø PER 8.8	0.044
X	3-2"ø PER 8.8	0.066
Y	4-2"ø PER 8.8	0.088
Z	3"x22" SCREEN	0.153

Garage + Livable + Porch + Patio (Sq.Ft.)= Total Sq.Ft.

VENTILATION AREA FORMULA (Total Sq. Ft.) / (300) or (150) = FREE VENT AREA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC

SQUARE FOOTAGES

1st FLOOR LIVING AREA	680
2nd FLOOR LIVING AREA	805
TOTAL LIVABLE AREA	1485
2 CAR GARAGE AREA	432
PORCH AREA	94
OPTIONS AVAILABLE:	
FIREPLACE	433
TOTAL LOT COVERAGE	2011

SHEET INDEX

COV	COVER SHEET, GEN. SPEC. & INFORM.	
A1.0	1st & 2nd FLOOR PLAN LAYOUT	
A2.A	ROOF, FRONT, REAR, & SIDE OF ELEV. "A"	
A2.B	ROOF, FRONT, & SIDE OF ELEV. "B" / SECTION CUT	
A2.C	ROOF, FRONT, & SIDE OF ELEV. "C"	
D1.0	DETAIL SHEET	
E1.0	ELECTRICAL PLANS 1st AND 2nd FLOOR WITH OPTIONS	
M1.0	MECHANICAL DETAILS	
M1.1	MECHANICAL DESIGN	
P1.0	PLUMBING DETAILS	
P1.1	PLUMBING DESIGN	
S1.0	POST-TENSION FOUNDATION PLAN	
S2.0	FLOOR FRAMING PLAN	
S3.0	ROOF FRAMING PLAN	
S4.0	SHEAR WALL PLANS	
SD-1	POST-TENSIONED FOUNDATION DETAILS	
SD-2	FLOOR FRAMING DETAILS	
SD-3	ROOF FRAMING DETAILS	
SD-4	SHEAR WALL DETAILS	

CONSULTANTS RESPONSIBLE

ARCHITECTURAL:	RICHMOND AMERICAN 7250 West Peak, Suite 212 Las Vegas, Nevada 89128 (702) 240-5600 (702) 240-5601 fax
ELECTRICAL:	COMFORT ENGINEERING 3058 RAINBOW BLVD. SUIT 9 Las Vegas, Nevada 89120 (702) 367-0892 (702) 367-1076 fax
MECHANICAL:	WOODS & ASSOCIATES 6295 McLeod Drive, Suite 2 Las Vegas, Nevada 89120 (702) 736-7211 (702) 736-7511 fax Roger Woods
PLUMBING:	
STRUCTURAL:	JORDAN ENGINEERING GROUP 4920 East McDowell Road, Suite 103 Phoenix, Arizona 85008 (602) 244-8400 (602) 244-9100 Fax Bob Jordan

SCHEDULE OF ADDITIONS

OPTION No.	DESCRIPT.	PAGE No. OF OPTION	COMMENTS
(1)	FIRE-PLACE	A2.1,5	-
(2)	SITTING ROOM	A2.1,5	-
(3)	-	-	-
(4)	-	-	-
(5)	-	-	-
(6)	-	-	-
(7)	-	-	-
(8)	-	-	-
(9)	-	-	-
(10)	-	-	-

OCCUPANCY TYPE: IRC
OCCUPANCY CLASSIFICATION: SINGLE FAMILY
CONSTRUCTION TYPE: 5B
FIRE SPRINKLERS: NONE
NUMBER OF FLOORS: TWO

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DEC 14 RECD

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 18 2004
Georgia Dixon

RICHMOND

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY
LAS VEGAS & NORTH LAS VEGAS

TITLE: GENERAL SPECIFICATIONS / ATTIC VENTILATION CALCULATIONS / MISC. INFORMATION

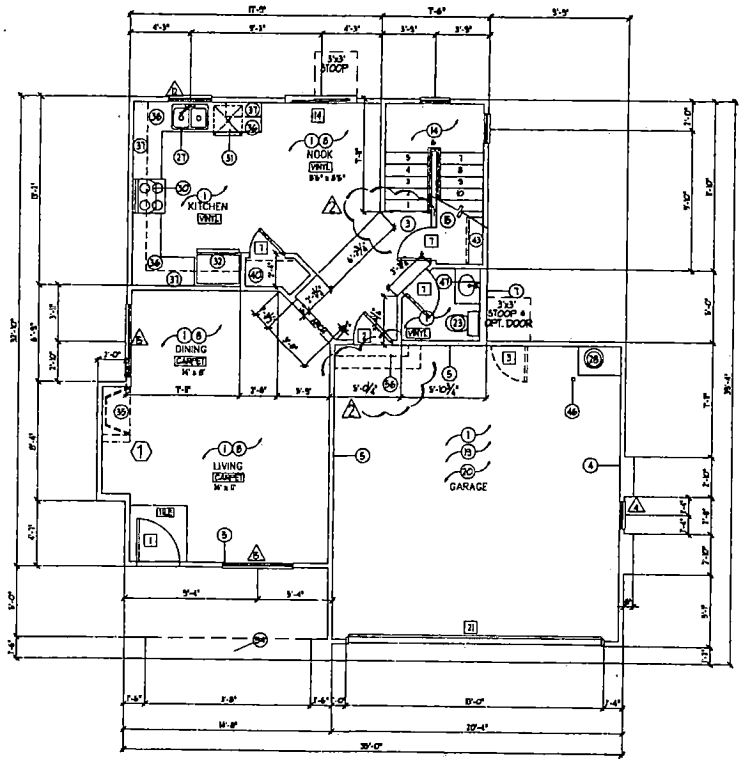
DRAWN BY: E.D.H.
DATE: 8-27-03

REV No.	DATE
1	12/02/03
2	12/15/03
3	01/08/04
4	01/14/04
5	
6	

PLAN # 1485

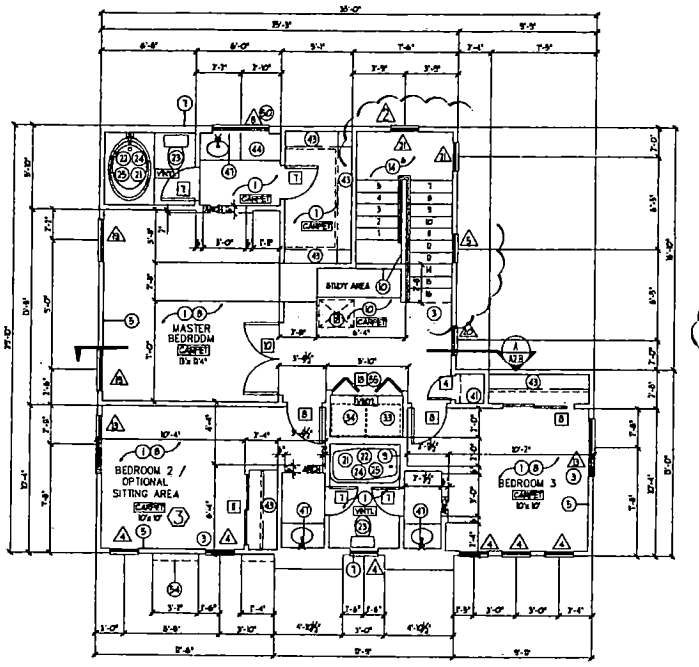
SUBDIVISION: RIDGE COURT II THREE-COV

SDR-5815
01/27/05 PC



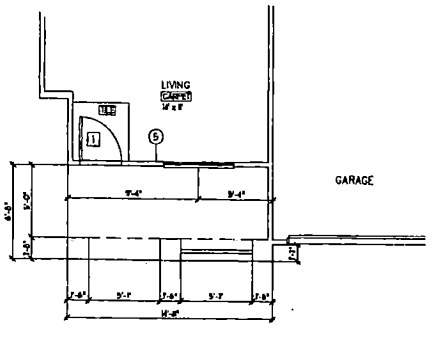
FIRST FLOOR

SCALE: ¼" = 1'-0"



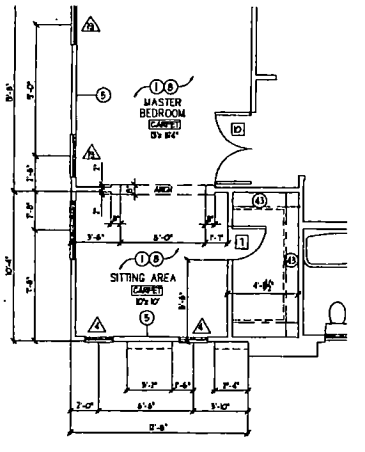
SECOND FLOOR

SCALE: ¼" = 1'-0"



FRONT PORCH ELEVTION "C"

SCALE: ¼" = 1'-0"



OPTIONAL SITTING AREA

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL PRS N.D.S. STANDARDS.

Framing - Drywall

1. 9" FLAT CEILING PER PLAN
2. 9" FLAT CEILING (2ND FLOOR)
3. OPTIONAL VAULTED CEILING
4. LINE OF CEILING CHANGE
5. 2x6 @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - SEE TYPE "A" GYPSUM BOARD & BRACE FACE - NON-RATED
6. 2x4 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-13 BATT w/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
7. 2x4 @ 16" O.C. - TYP. @ INTERIOR LIVABLE WALL - R-13 BATT w/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
8. 2x4 @ 24" O.C. - TYP. @ INTERIOR SHELF - w/ 1/2" GYPSUM BOARD (SEE DETAIL 5/A7 FOR DETAILS) BACKING
9. 2x6 @ 16" O.C. - TYP. @ PLUMBING WALLS w/ 1/2" GYPSUM BOARD (SEE DETAIL 5/A7 FOR DETAILS) BACKING
10. 42" HIGH FRONT SHELL (OFF 9" FORMICA TOP @ KITCHEN ONLY) OFF, 30" WIDE WALL OVER 42" FRONT SHELL (SEE DETAIL 8/A7 & 9/A7 FOR RAILING OPT.)
11. 34" LONG SHELF w/ TOP @ 42" ABOVE TOP OF ADJACENT TUB - PROVIDE TUMBLE CAP
12. 24" DEEP PLANT SHELF @ 42" - RAISE CEILING BELOW TO 9'-0"
13. 12" DEEP SOFFIT w/ BOTTOM @ 84" ABOVE FF. TOP @ ROOF - RED SHEET ELECTRICAL FOR LIGHTING INFO
14. WOOD HAND RAILING @ 42" ABOVE TAE NOSING @ TREADS AND LANDINGS ALONG 1 1/4" RISERS @ 7" RUN (SEE DETAIL 10/A7 AND 12/A7)
15. ELLIPTICAL ARCH - 8" DEEP SOFFIT ARCH
16. PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER TAE @ STAIRS. SEE DETAIL 7/A7.
17. PROVIDE 3/8" WOOD STRUCTURAL PANELS @ FLOOR TRUSS FOR CRAWL SPACE ACCESS. PROVIDE 2 MINIMUM 30" CLEAR HEAD ROOM ABOVE. (SEE DETAIL 14/A7)
18. TAPE, TEXTURE, PAINT AND BASEBOARD
19. 5/8" TYPE 'X' GYPSUM BOARD @ GARAGE CEILING, WALLS & IMPINGING STRUCTURE. PROVIDE GYPSUM TO LIVING AREA (SEE DETAIL 2/A7)
20. SHOWER HEADBOARD & GYPSUM BOARD @ SHOWER TUB. HANGER CLOSET CONSTRUCTION (SEE 3/A7)

Plumbing Fixtures

21. TUB/SHOWER
22. SHOWER HEAD LOCATED @ 48" ABOVE FINISH FLOOR
23. LINEN CLOSET - PROVIDE 5 SHELVES EACH SIDE AND 14" SHELF CLEAR IN MIDDLE - 3000 SERIES ONLY
24. SHOWER HEAD LOCATED ABOVE TUB ADD DOOR FOR SHOWER CURTAIN
25. 60" x 42" SHELF @ MASTER BATH w/ TILE
26. 60" x 32" TUB w/ SECONDARY BATH w/ FIBERGLASS TO +84"
27. 66" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
28. DOUBLE SINK w/ CHROME - RECONTRACTOR TO VERIFY SPECIFICATION LEVEL
29. GAS WATER HEATER w/PRESSURE RELIEF VALVE - 34"x30"x48" (S) AND (R) - SEE PLUMBING PLAN (SHEET P1)

Appliances

30. 30" GAS COOKTOP
31. 30" GAS RANGE w/ HOOD ABOVE
32. DISHWASHER
33. GARBAGE DISPOSAL - PER PLUMBING SPECIFICATIONS
34. GAS DRYER - VENT TO EXTERIOR - COMPLY w/ 2000 IRC (SHEET M1)
35. WASHER
36. GAS APPLIANCE FIREPLACE w/ HEARTH / 8" TYPE "B" VENT OR DIRECT VENT TO EXTERIOR (SEE 10/A DETAILS & INTERIOR ELEVATIONS)

Cabinets - Shelves

37. 24" DEEP & 36" HIGH COUNTER TOP WITH CAB BENEATH w/ BACKSPLASH (SEE CABINET SPECIFICATIONS)
38. 9" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
39. OPEN BELOW
40. OPTIONAL DARK WOOD WALL CABINETS
41. 5 - 21" DEEP PANTRY WIRE SHELVES
42. 3 - 16" DEEP LINEN WIRE SHELVES
43. 1 - 16" DEEP LAUNDRY WIRE SHELF
44. 1 - 9" DEEP CLOSET WIRE SHELF
45. 2 - 9" DEEP CLOSET WIRE SHELVES

Foundations - Finishes - Misc.

46. FIRE SPRINKLER - SEE FP1 SHEETS FOR DETAILED INFORMATION
47. PROVIDE PROTECTION FOR MECHANICAL EQUIPPED CONCRETE FILLED-STEEL PIPE COLLARS (SEE DETAIL 6/A7)
48. 42" HIGH FENCING
49. 5 - 36" WIDE, CLEAR OPENING
50. FIREPLACE CABINET
51. TEMPERED GLASS
52. SEE ELEVATIONS FOR WINDOW SIZES AND DOOR LOCATIONS
53. OPT. WOOD OR REGENT IRON RACE BTW STUCCO POST SHELL OR STUCCO COLUMN, SEE ELEVATIONS
54. STRUCTURAL POST TO SUPPORT SUB-FLOOR BEAM ABOVE (SEE STRUCTURAL SHEETS FOR INFORMATION)
55. DECK RAILING (SEE DETAIL 1, 11 OR SHEET D1)
56. SEE STRUCTURAL SHEETS FOR INFORMATION
57. PROVIDE A MINIMUM OPENING OF 20 SQ. IN FOR HANDICAP ADA (1000 UPC SECTION 1004.3)
58. CONCRETE STOOP AT GARAGE, SLOPED NO STEPS, FOR HANDICAP (ONLY SOME RANCH GARAGE IN RELIEF)

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE -
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No.	TYPE	SIZE	FUNCTION
1	B	2'-0" x 6'-8"	SWING
2	A	2'-6" x 6'-8"	SWING
3	B	2'-6" x 6'-8"	SWING
4	C	1'-6" x 6'-8"	SWING
5	C	1'-10" x 6'-8"	SWING
6	C	2'-0" x 6'-8"	SWING
7	C	2'-4" x 6'-8"	SWING
8	C	2'-6" x 6'-8"	SWING
9	C	PAIR 2'-0" x 6'-8"	SWING
10	C	PAIR 2'-6" x 6'-8"	SWING
11	C	2'-0" x 6'-8"	BI-PASS
12	C	2'-6" x 6'-8"	BI-PASS
13	C	5'-0" x 6'-8"	BI-PASS
14	D	2'-6" x 6'-8"	SLIDING
15	D	6'-0" x 6'-8"	SLIDING
16	E	2'-6" x 6'-8"	SWING-FRENCH
17	E	3'-0" x 6'-8"	SWING-FRENCH
18	C	2'-0" x 6'-8"	BI-FOLD
19	C	5'-0" x 6'-8"	BI-FOLD
20	F	8'-0" x 7'-0"	ROLL - UP
21	F	16'-0" x 7'-0"	ROLL - UP
22	C	2'-6" x 6'-8"	POCKET
23			
24			
25			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM
B = SAME AS "A". TEMPERED GLASS
C = SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.1 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

No.	TYPE	SIZE	FUNCTION	HDR
1	A	1'-0" x 5'-0"	FIXED	6'-8"
2	A	1'-0" x 6'-0"	FIXED	6'-8"
3	A	1'-0" x 3'-0"	FIXED	6'-8"
4	A	1'-0" x 4'-0"	FIXED	6'-8"
5	A	1'-0" x 6'-0"	FIXED	6'-8"
6	A	1'-0" x 6'-8"	FIXED	6'-8"
7	A	2'-0" x 5'-0"	FIXED	6'-8"
8	A	2'-0" x 6'-0"	FIXED	6'-8"
9	A	2'-0" x 4'-0"	FIXED	6'-8"
10	A	2'-0" x 3'-0"	FIXED	6'-8"
11	A	3'-0" x 3'-0"	FIXED	6'-8"
12	A	3'-0" x 4'-0"	FIXED	6'-8"
13	A	3'-0" x 5'-0"	FIXED	6'-8"
14	A	3'-0" x 6'-0"	FIXED	6'-8"
15	A	4'-0" x 3'-0"	FIXED	6'-8"
16	A	4'-0" x 4'-0"	FIXED	6'-8"
17	A	4'-0" x 6'-0"	FIXED	6'-8"
18	A	5'-0" x 3'-0"	FIXED	6'-8"
19	A	5'-0" x 4'-0"	FIXED	6'-8"
20	A	5'-0" x 6'-0"	FIXED	6'-8"
21	A	6'-0" x 3'-0"	FIXED	6'-8"
22	A	6'-0" x 4'-0"	FIXED	6'-8"
23	A	6'-0" x 6'-0"	FIXED	6'-8"
24	A	8'-0" x 3'-0"	FIXED	6'-8"
25	A	8'-0" x 4'-0"	FIXED	6'-8"
26	A	8'-0" x 6'-0"	FIXED	6'-8"
27	A	10'-0" x 4'-0"	FIXED	6'-8"
28	A	10'-0" x 6'-0"	FIXED	6'-8"
29	A	12'-0" x 4'-0"	FIXED	6'-8"
30	A	12'-0" x 6'-0"	FIXED	6'-8"
31	A	2'-0" x 5'-0"	EXCL.	6'-8"
32	A	2'-6" x 5'-0"	EXCL.	6'-8"
33	A	3'-0" x 5'-0"	EXCL.	6'-8"
34	A	4'-0" x 5'-0"	EXCL.	6'-8"
35	A	5'-0" x 5'-0"	EXCL.	6'-8"
36	A	6'-0" x 5'-0"	EXCL.	6'-8"
37	A	8'-0" x 5'-0"	EXCL.	6'-8"
38	A	10'-0" x 5'-0"	EXCL.	6'-8"
39	A	12'-0" x 5'-0"	EXCL.	6'-8"
40	A	2'-0" x 3'-0"	EXCL.	6'-8"
41	A	2'-6" x 3'-0"	EXCL.	6'-8"
42	A	3'-0" x 3'-0"	EXCL.	6'-8"
43	A	4'-0" x 3'-0"	EXCL.	6'-8"
44	A	5'-0" x 3'-0"	EXCL.	6'-8"
45	A	6'-0" x 3'-0"	EXCL.	6'-8"
46	A	8'-0" x 3'-0"	EXCL.	6'-8"
47	A	10'-0" x 3'-0"	EXCL.	6'-8"
48	A	12'-0" x 3'-0"	EXCL.	6'-8"
49	A	2'-0" x 2'-0"	EXCL.	6'-8"
50	A	2'-6" x 2'-0"	EXCL.	6'-8"
51	A	3'-0" x 2'-0"	EXCL.	6'-8"
52	A	4'-0" x 2'-0"	EXCL.	6'-8"
53	A	5'-0" x 2'-0"	EXCL.	6'-8"
54	A	6'-0" x 2'-0"	EXCL.	6'-8"
55	A	8'-0" x 2'-0"	EXCL.	6'-8"
56	A	10'-0" x 2'-0"	EXCL.	6'-8"
57	A	12'-0" x 2'-0"	EXCL.	6'-8"
58	A	2'-0" x 1'-0"	EXCL.	6'-8"
59	A	2'-6" x 1'-0"	EXCL.	6'-8"
60	A	3'-0" x 1'-0"	EXCL.	6'-8"
61	A	4'-0" x 1'-0"	EXCL.	6'-8"
62	A	5'-0" x 1'-0"	EXCL.	6'-8"
63	A	6'-0" x 1'-0"	EXCL.	6'-8"
64	A	8'-0" x 1'-0"	EXCL.	6'-8"
65	A	10'-0" x 1'-0"	EXCL.	6'-8"
66	A	12'-0" x 1'-0"	EXCL.	6'-8"

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 1 2004

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

FLOOR PLAN (1st & 2nd FLOOR) WITH OPTIONS

DRAWN BY: E.D.H.
DATE: 8-27-03

REV. No.	DATE
1	12/22/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1485

SUBDIVISION: RIDGE COURT II
T485A1

SHEET No.:

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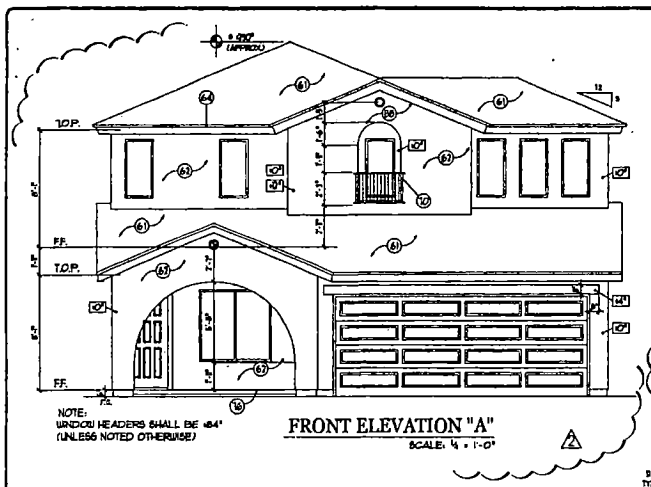
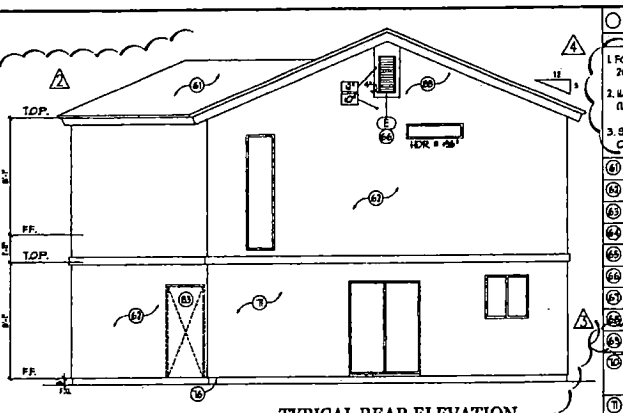
01/27/05 PC

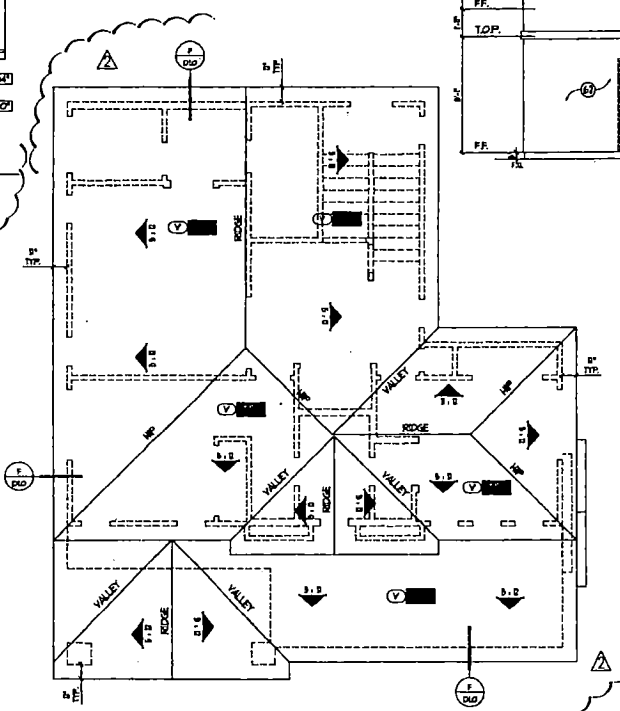


NOTE:
WINDOW HEADERS SHALL BE @84"
(UNLESS NOTED OTHERWISE)

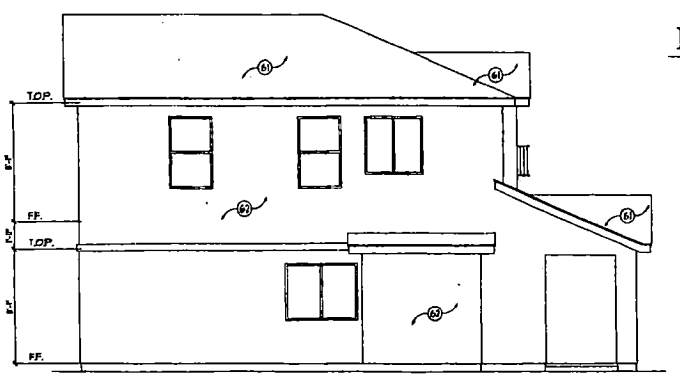
FRONT ELEVATION "A"
SCALE: ¼ = 1'-0"

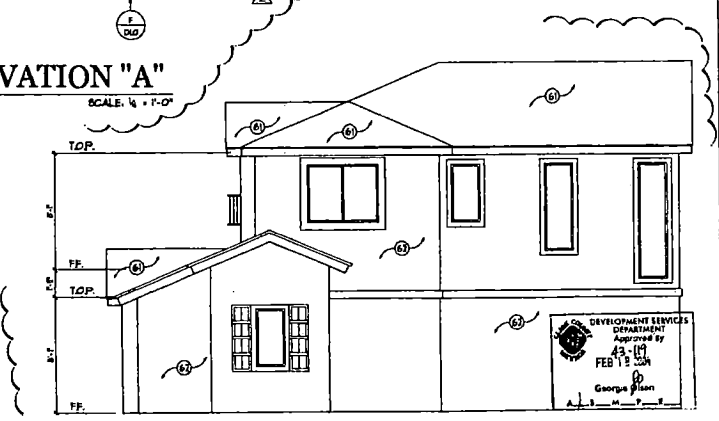


TYPICAL REAR ELEVATION
SCALE: ¼ = 1'-0"



ROOF PLAN ELEVATION "A"
SCALE: ¼ = 1'-0"





RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST J. BELAIR, JR.

DEVELOPMENT SERVICES DEPARTMENT
Approved By
43-09
FEB 15 '05
Georgia Olson

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R316
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS

61	FLAT CONCRETE TILE o/ TYPE 30 FELT SIDE LAPPED 3" (Max.) END LAPPED 6" (152mm) o/6" TMK. ORB (TYP.)
62	STUCCO o/RIGHT BOARD I.C.B.O. 4004 o/THERMAL BARRIER WITH INDEX OF 0 (IN ACCORDANCE w/ SEC. R316.1)
63	STONE VENEER o/ APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.1 REQUIREMENTS (R250F EXHIBIT)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH o/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
67	ADDRESS PLATE @ 60" o/ OPT. COACH LIGHT @ 66"
68	FIRE BLOCKING @ 10'-0" - TYPICAL
69	
70	DECORATIVE WROUGHT IRON RAIL / ANGLE IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING (SEE DETAIL 1/D1 & 7/D1 FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 8" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 12" BOX COLUMN @ ROOF @ OPEN 10' @ 10' EVERY 12'
76	PROVIDE MIN 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED @ ABOVE EARTH, 1" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL 9/D1 FOR INSULATION BAFFLE @ EAVE)
78	2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-13 BATT w/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCORD INFORMATION
80	1/2" GYPSUM BOARD
81	3-22"ø SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 3000 UMC
82	O'HAGIN'S CLOAKED VENT TILE "UNIVERSAL 300/3-GAL - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFGRS. SPECS.
83	OPT. SERVICE DOOR
84	DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	PRE MANUFACTURED DECORATIVE IRON SPIRE
86	PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	GUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R316.3.1)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK VENT FREE AREA PROVIDE REFERENCED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.019" CORROSION-RESISTANT METAL (SECT. R705.10)
91	
92	
93	
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VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	9"x13"	B	12"x18"	C	14"x24"	D	14"x24"
E	14"x30"	F	18"x22" - 18"x24"	G	18"x26"	H	18"x24"
I	30"x10"	J	30"x18"	K	24"x30"	L	30"x30"
M	30"x36"	N	36"x36"	O	8" TYP.	P	8" TYP.
Q	8" ROUND	R	8" ROUND	S	8" HALF ROUND	T	8" HALF ROUND
U	DORMER VENT	V	CLEARANCE TYP.	W	2-2"x 6" SIDED BLK	X	2-2"x 6" SIDED BLK
Y	4-2"x 6" SIDED BLK	Z	9"x22" SCREEN				

LAS VEGAS DIVISION
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LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, REAR, AND SIDE OF ELEVATION "A"

DRAWN BY: E.D.H.
DATE: 8-27-03

REV No.	DATE
1	12/02/03
2	12/15/03
3	01/09/04
4	01/14/04
5	
6	

PLAN # 1485

SUBDIVISION: RIDGE COURT II 1485A2A

SHEET No.:

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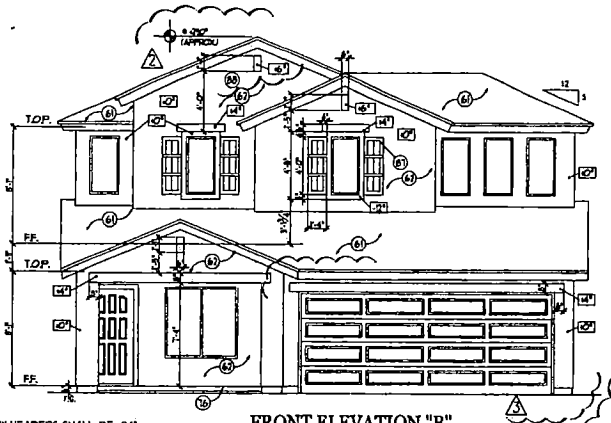
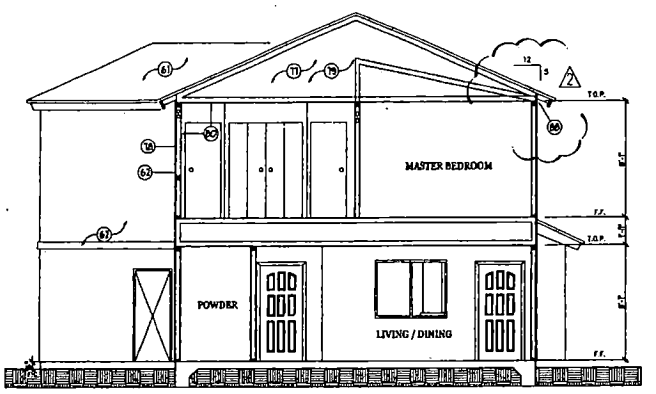
01/27/05 PC

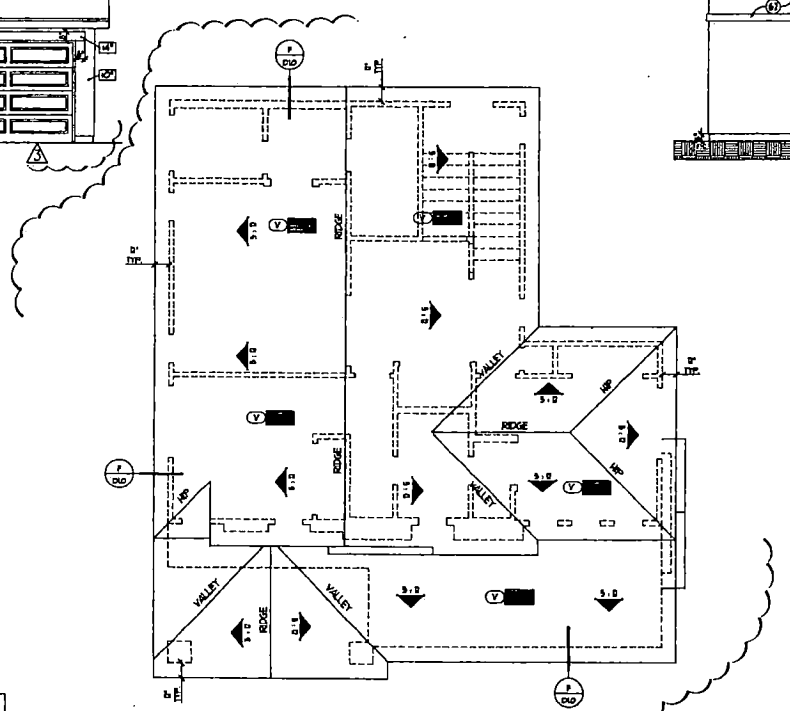


NOTE:
WINDOW HEADERS SHALL BE 84"
(UNLESS NOTED OTHERWISE)

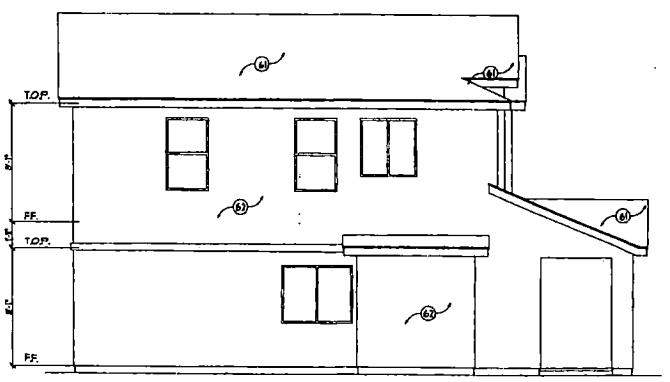
FRONT ELEVATION "B"
SCALE: ¼" = 1'-0"



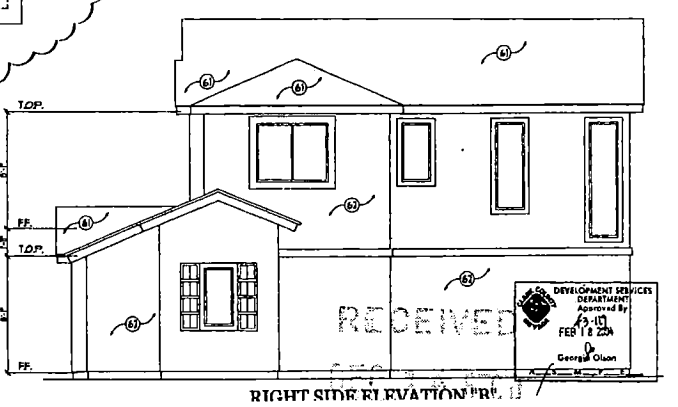
SECTION CUT
SCALE: ¼" = 1'-0"



ROOF PLAN ELEVATION "B"
SCALE: ¼" = 1'-0"



LEFT SIDE ELEVATION "B"



RIGHT SIDE ELEVATION "B"

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0078413
EXECUTIVE VICE PRESIDENT
ERNEST J. BELAIR, JR.

RECEIVED

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 18 2004
Georgia Olson

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, SIDE OF ELEVATION "B" SECTION CUT

DRAWN BY: E.D.H.
DATE: 8-27-03

REV No.	DATE
1	12/02/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1485

SUBDIVISION: RIDGE COURT II 1485A2.B

SHEET No.:

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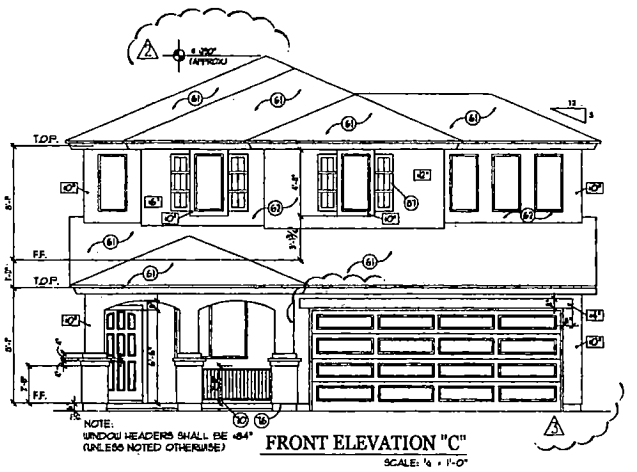
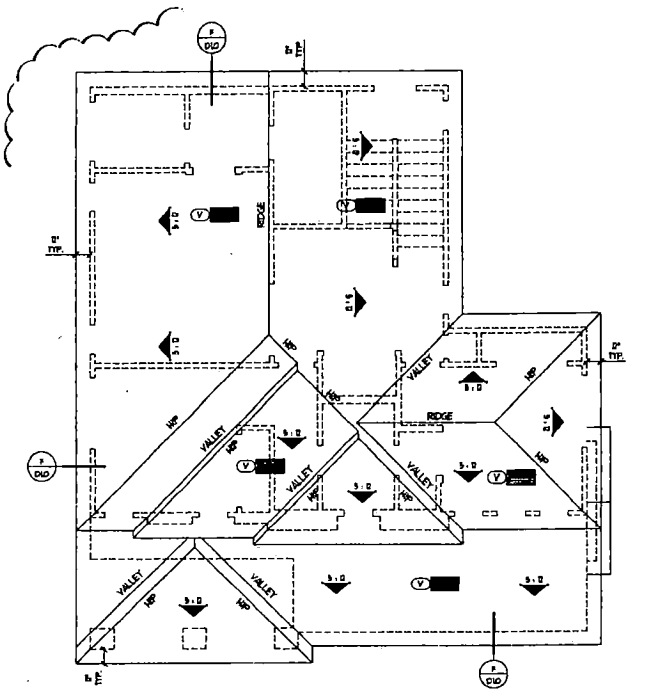
01/27/05 PC

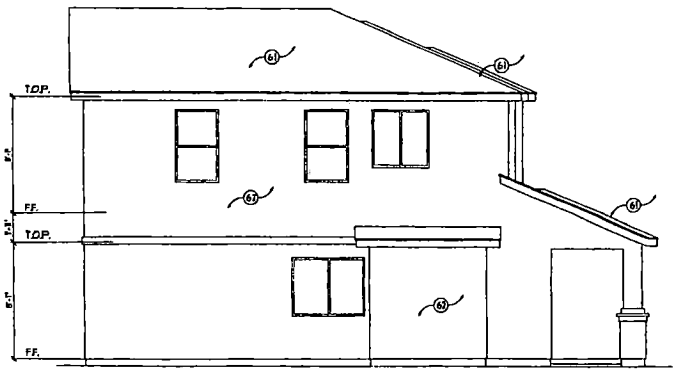


NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

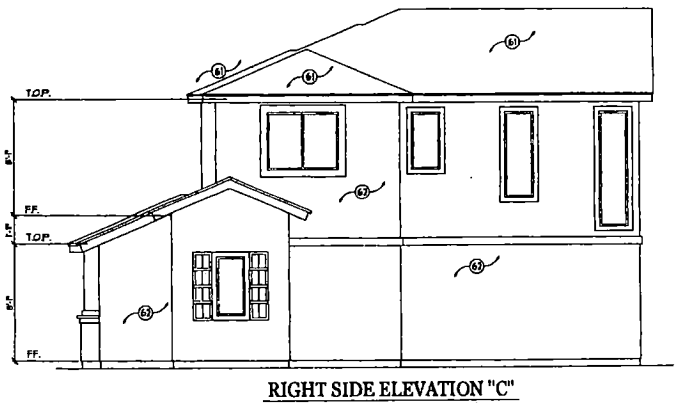
FRONT ELEVATION "C"
SCALE: ¼" = 1'-0"



ROOF PLAN ELEVATION "C"
SCALE: ¼" = 1'-0"



LEFT SIDE ELEVATION "C"
SCALE: ¼" = 1'-0"



RIGHT SIDE ELEVATION "C"
SCALE: ¼" = 1'-0"

DEVELOPMENT SERVICES DEPARTMENT
Approved By
43-119
FEB 18 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE 0028417
EXECUTIVE VICE PRESIDENT

RICHMOND AMERICAN HOMES
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CLARK COUNTY, HENDERSON,
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TITLE: ROOF FRAMING, FRONT, SIDE OF ELEVATION "C"

DRAWN BY: E.D.M.
DATE: 8-27-03

REV No.	MM
1	12/02/03
2	12/15/03
3	01/05/04
4	
5	
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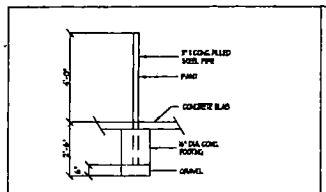
PLAN #: 1485

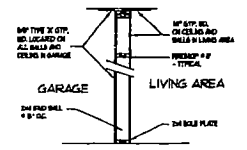
SUBDIVISION: RIDGE COURT II
1485A2.C

SHEET No.:

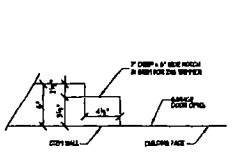
SDR-5815
01/27/05 PC



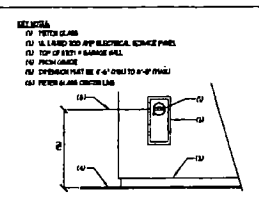
A WATER HEATER BOLLARD DETAIL N.T.S.



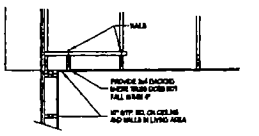
B GARAGE FIREWALL @ LIVING AREA N.T.S.



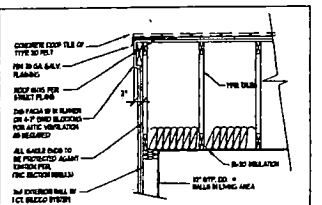
C TYP. GARAGE DOOR JAMB DETAIL @ STEM WALL
FULL SCALE=1'-0"
HALF SCALE=6"-0"



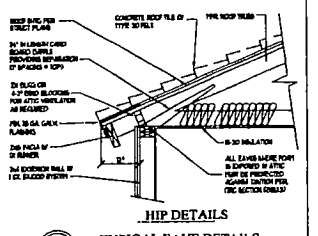
D TYPICAL METER LOCATION
FULL SCALE=1'-0"
HALF SCALE=6"-0"



E DRYWALL BACKING DETAIL @ CEILING & WALLS N.T.S.

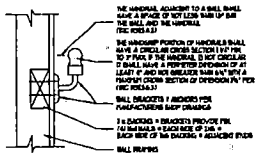


GABLE DETAILS

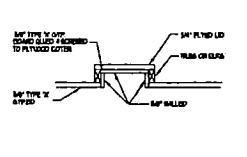


HIP DETAILS

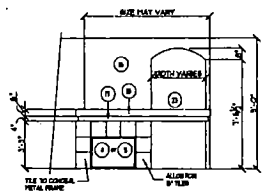
F TYPICAL EAVE DETAILS N.T.S.



G HANDRAIL @ WALL (TYPE I) N.T.S.



H SCUTTLE DETAIL N.T.S.



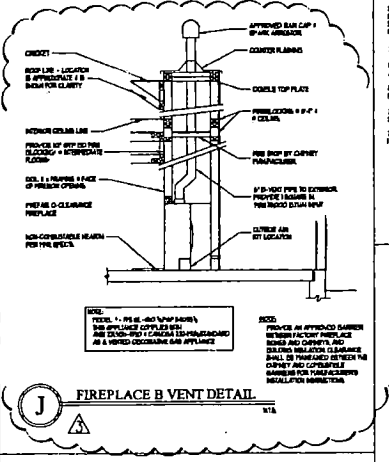
NOTE
1. FIREPLACE OPENING SHALL BE PROVIDED WITH SOLID DOORS SUCH AS GLASS, SOLID STEEL, OR CAST IRON.
2. PERMANENT, UNOBSTRUCTED PERMANENT AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIREBOX BY MEANS LOCATED IN ELECTRICAL AREA OR ADJACENT ENTHUSIOSM
3. EACH GAS IS PIPED TO THE FIREPLACE A CARBON MONOXIDE SHALL BE INSTALLED 5'-6" ABOVE THE CARBON DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THE FIREPLACE. LETTERS ON THE JAMB SHALL BE A MINIMUM 3/4" IN HEIGHT.

I TYPICAL FIREPLACE ELEVATION
FULL SCALE=1'-0"
HALF SCALE=6"-0"

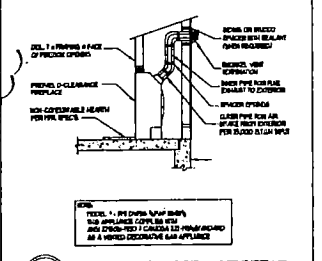
KEYNOTES
GENERAL FIREPLACE NOTES
1. ALL FIREPLACES TO COMPLY WITH 2003 IRC
2. ANCHOR-GUILT CHIMNEYS AND ANCHOR-GUILT FIREPLACES SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING & MANUFACTURERS INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE
3. FIREPLACE MANUFACTURERS SPEC. DESIGNATED GAS APPLIANCE

1	2x4 END WALL @ 16" O.C.
2	2x4 SOLE PLATE
3	4" EXTERIOR WALL
4	6" EXTERIOR WALL
5	42" WIDE x 32" DEEP TILE HEARTH EXTENSION TYP. 12" x 16" CERAMIC TILE
6	5/8" GYPSUM BOARD
7	3/4" PLYWOOD OVER 2x6 FRAMING
8	2x6 SLOPE
9	32" FLUE SIZE 4x8 FIREPLACE (SEE DETAIL J) MEDIA = DIMENSION OF FIREPLACE (MAY VARY, SEE FLOOR PLAN
10	24" DIRECT VENT GAS FIREPLACE (SEE DETAIL K) MEDIA = DIMENSION OF FIREPLACE (MAY VARY, SEE FLOOR PLAN
11	OPTIONAL VAULTED CEILING
12	9' FLOOR HEIGHT
13	10' FLOOR HEIGHT
14	8' - VERIFY ALL FIREPLACES SHALL TERMINATE NOT LESS THAN 2' ABOVE ANY PORTION OF THE ROOF WITHIN 10'
15	10" DIFFERENT BOARD - FEATURED - TEXTURED
16	42 STANDARD NEW OUTLET BOX W BRACKET CABLE JACK (BLACK)

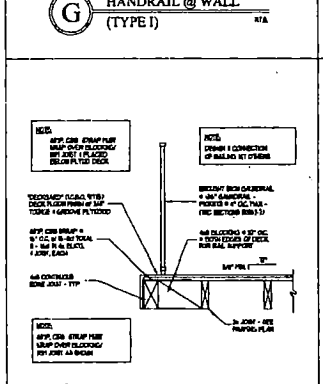
17	0"	18	6"	19	12"
20	18"	21	24"	22	30"
23	36"	24	42"	25	48"
26	54"				



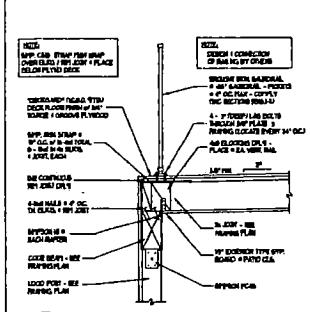
J FIREPLACE B VENT DETAIL N.T.S.



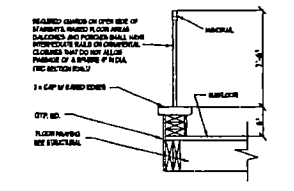
K FIREPLACE DIRECT VENT DETAIL N.T.S.



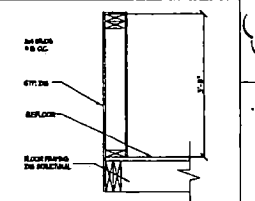
L DECK EDGE RAIL SUPPORT N.T.S.



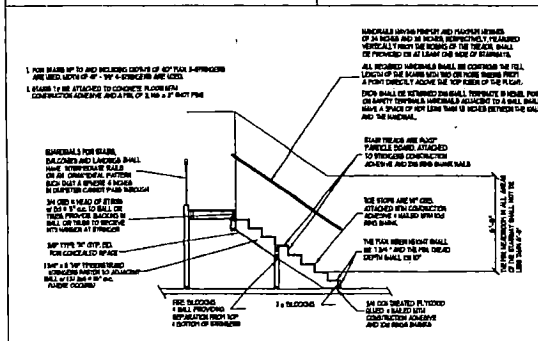
M RAILING SUPPORT @ DECK N.T.S.



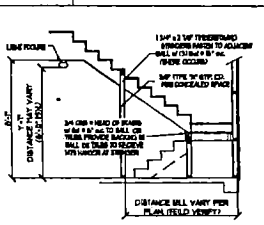
R GUARD RAIL DETAIL @ STAIR



S PONY WALL DETAIL



T STAIR SECTION DETAIL



RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT
ERNEST J. BELMAR, JR

RECEIVED
DEC 14 2004

DEVELOPMENT SERVICES DEPARTMENT
Approved By
Date 1-19

LAS VEGAS DIVISION
7250 West Peak, Suite 212
CLARK COUNTY - HENDERSON
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES

TITLE: MISC. DETAIL SHEET

DRAWN BY: E.D.H.
DATE: 8-27-03

REV No.	DATE
1	12/02/03
2	12/15/03
3	01/26/04
4	
5	
6	

PLAN # 1485

SUBDIVISION: RIDGE COURT II 148501

SDR-5815
01/27/05 PC

RHODES RANCH "RIDGE COURT"

CLARK COUNTY

UNIT 1645 (4)

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY . FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY CODE

SHEET INDEX

COV	COVER SHEET, GEN. SPEC. & INFORM.	ARCHITECTURAL:
A1.0	1st & 2nd FLOOR PLAN LAYOUT W/OPTIONS	
A2.A	ROOF, FRONT, REAR, & SIDE OF ELEV. "A"	
A2.B	ROOF, FRONT, OF ELEV. "B" / PLUS SECTION CUT	
A2.C	ROOF, FRONT OF ELEV. "C"	
D1.0	DETAIL SHEET	
E1.0	ELECTRICAL PLAN 1st AND 2nd FLOOR WITH OPTIONS	ELECTRICAL:
M1.0	MECHANICAL DETAILS	MECHANICAL:
M1.1	MECHANICAL DESIGN	
M1.2	MECHANICAL DESIGN	PLUMBING:
P1.0	PLUMBING DETAILS	
P1.1	PLUMBING DESIGN	
S1.0	POST-TENSION FOUNDATION PLAN	STRUCTURAL:
S2.0	FLOOR FRAMING PLAN	
S3.0	ROOF FRAMING PLAN	
S4.0	SHEAR WALL PLANS	
SD-1	POST-TENSIONED FOUNDATION DETAILS	
SD-2	FLOOR FRAMING DETAILS	
SD-3	ROOF FRAMING DETAILS	
SD-4	SHEAR WALL DETAILS	

CONSULTANTS RESPONSIBLE

ARCHITECTURAL:	RICHMOND AMERICAN
	7250 West Peak, Suite 212
	Las Vegas, Nevada 89128
	(702) 240-5600
	(702) 240-5601 fax
ELECTRICAL:	COMFORT ENGINEERING
	3058 RAINBOW BLVD. SUIT 9
	Las Vegas, Nevada 89120
	(702) 367-0692
	(702) 367-1078 fax
MECHANICAL:	WOODS & ASSOCIATES
	8295 McLeod Drive, Suite 2
PLUMBING:	Las Vegas, Nevada 89120
	(702) 736-7211
	(702) 736-7511 fax
	Roger Woods
STRUCTURAL:	JORDAN ENGINEERING GROUP
	4920 East McDowell Road, Suite 103
	Phoenix, Arizona 85008
	(602) 244-8400
	(602) 244-9100 Fax
	Bob Jordan

ENERGY SCHEDULE

INSULATION COMPONENT	TYPE	R-VALUE	LOCATION
ROOF/CEILING:	2 x 4 - 24" o.c.	30	ATTIC
ROOF/CEILING:	2 x 12 - 16" o.c.	-	RAFTER PORTIONS
WALL:	2 x 4 - 16" o.c.	13 + 1" E.S.P.	EXTERIOR WALL
WALL:	2 x 6 - 16" o.c.	-	EXTERIOR WALL
WALL:	2 x 4 - 16" o.c.	11	GARAGE WALL
WALL:	2 x 6 - 16" o.c.	-	GARAGE WALL
WALL:	2 x 4 - 24" o.c.	11	KNEE WALL
FLOOR:	2 x 12 - 16" o.c.	19	OVER GARAGE
OTHER:	1 3/4"SC	3	SOLID CORE DOORS
OTHER:	2 x 12 - 24" o.c.	-	SLAB FLOOR

PLAN 1645 STANDARD

FENESTRATION COMPONENT	TYPE	FRAME	AREA(ft2)	U-VALUE
WINDOW:	SLIDER	ALUMINUM	80	0.87
WINDOW:	SINGLE HUNG	ALUMINUM	15	0.87
WINDOW:	FIXED	ALUMINUM	108	0.72
DOOR (PATIO):	SLIDER	ALUMINUM	33.3	0.77
DOOR (FRENCH):	HINGED	WOOD	-	0.55
GLASS BLOCK:	FIXED	NONE	-	0.57
SKYLIGHT:	FIXED	ALUMINUM	-	0.80
OTHER:	-	-	-	-
		TOTAL:	236.3	

PLAN 1645 w/ BONUS OPTION

FENESTRATION COMPONENT	TYPE	FRAME	AREA(ft2)	U-VALUE
WINDOW:	SLIDER	ALUMINUM	100	0.87
WINDOW:	SINGLE HUNG	ALUMINUM	15	0.87
WINDOW:	FIXED	ALUMINUM	108	0.72
DOOR (PATIO):	SLIDER	ALUMINUM	33.3	0.77
DOOR (FRENCH):	HINGED	WOOD	-	0.55
GLASS BLOCK:	FIXED	NONE	-	0.57
SKYLIGHT:	FIXED	ALUMINUM	-	0.80
OTHER:	-	-	-	-
		TOTAL:	256.3	

EQUIPMENT

FURNACE AFUE:	80%	WATER HEATER:	SIZE:	40
A/C SEER:	10.0		EFF:	0.93
			R-12 WRAP:	NO
HVAC DUCT INSULATION:	4.2		PIPE INS:	NO

TOTAL CONDITIONED FLOOR AREA:	1,645 SQUARE FEET
TOTAL CONDITIONED FLOOR AREA:	1,833 SQUARE FEET w/ BONUS OPTION
CONSTRUCTION TYPE:	ATTACHED SINGLE FAMILY
FOUNDATION TYPE:	SLAB ON GRADE

ATTIC VENTILATION INFO.

ELEVATION A:

1/300 Ventilation Rule		1/300 Ventilation Rule		1/300 Ventilation Rule	
ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.
2 Floor Area:	1210	-	-	-	-
Divided By 300 =	4.0	Divided By 300 =	-	Divided By 300 =	-
High Requirements:	2.0	High Requirements:	-	High Requirements:	-
Low Requirements:	2.0	Low Requirements:	-	Low Requirements:	-
High Ventilation		High Ventilation		High Ventilation	
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	1	K	2.715	1	-	-	1	-	-
Low Ventilation				Low Ventilation			Low Ventilation		
4	14	Z	2.142	4	-	-	4	-	-
TOTAL:			4.857	TOTAL:		-	TOTAL:		-

1/150 Ventilation Rule		1/150 Ventilation Rule		1/150 Ventilation Rule	
ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.
Garage Area:	43	Porch Area:	38	-	-
Divided By 150 =	0.286	Divided By 150 =	0.253	Divided By 150 =	-
Total Requirements:	0.286	Total Requirements:	0.253	Total Requirements:	-
High (Total) Ventilation		High (Total) Ventilation		High (Total) Ventilation	
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	2	Z	0.306	1	2	Z	0.306	1	-	-	-
TOTAL:			0.306	TOTAL:		0.306	TOTAL:		-

ELEVATION B:

1/300 Ventilation Rule		1/300 Ventilation Rule		1/300 Ventilation Rule	
ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.
2 Floor Area:	1713	-	-	-	-
Divided By 300 =	4.633	Divided By 300 =	-	Divided By 300 =	-
High Requirements:	2.0	High Requirements:	-	High Requirements:	-
Low Requirements:	2.0	Low Requirements:	-	Low Requirements:	-
High Ventilation		High Ventilation		High Ventilation	
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	1	K	2.715	1	-	-	1	-	-
Low Ventilation				Low Ventilation			Low Ventilation		
4	14	Z	2.142	4	-	-	4	-	-
TOTAL:			4.857	TOTAL:		-	TOTAL:		-

1/150 Ventilation Rule		1/150 Ventilation Rule		1/150 Ventilation Rule	
ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.
Garage Area:	-	Porch Area:	-	-	-
Divided By 150 =	-	Divided By 150 =	-	Divided By 150 =	-
Total Requirements:	-	Total Requirements:	-	Total Requirements:	-
High (Total) Ventilation		High (Total) Ventilation		High (Total) Ventilation	
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	-	-	-	-	-	-	-	-	-
TOTAL:			-	TOTAL:		-	TOTAL:		-

ELEVATION C:

1/300 Ventilation Rule		1/300 Ventilation Rule		1/300 Ventilation Rule	
ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.
2 Floor Area:	1710	-	-	-	-
Divided By 300 =	4.0	Divided By 300 =	-	Divided By 300 =	-
High Requirements:	2.0	High Requirements:	-	High Requirements:	-
Low Requirements:	2.0	Low Requirements:	-	Low Requirements:	-
High Ventilation		High Ventilation		High Ventilation	
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	1	K	2.715	1	-	-	1	-	-
Low Ventilation				Low Ventilation			Low Ventilation		
4	14	Z	2.142	4	-	-	4	-	-
TOTAL:			4.857	TOTAL:		-	TOTAL:		-

1/150 Ventilation Rule		1/150 Ventilation Rule		1/150 Ventilation Rule	
ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.	ATTIC SPACE	SQ. FT.
Garage Area:	43	Porch Area:	38	-	-
Divided By 150 =	0.286	Divided By 150 =	0.253	Divided By 150 =	-
Total Requirements:	0.286	Total Requirements:	0.253	Total Requirements:	-
High (Total) Ventilation		High (Total) Ventilation		High (Total) Ventilation	
QTY.	TYPE	AREA	QTY.	TYPE	AREA	QTY.	TYPE	AREA
1	2	Z	0.306	1	2	Z	0.306	1	-	-	-
TOTAL:			0.306	TOTAL:		0.306	TOTAL:		-

VENT TYPE	CONFIGURATION	SQ. FT. OF FREE AREA	VENT TYPE	CONFIGURATION	SQ. FT. OF FREE AREA
A	12" x 12"	0.375	N	36" x 36"	5.118
B	12" x 18"	0.555	O	8" TRI-VENT	1.7
C	14" x 18"	0.805	P	6" TRI-VENT	3.5
D	16" x 24"	1.1736	Q	12" ROUND.	0.28
E	14" x 30"	1.5347	R	18" ROUND	0.833
F	15" x 22"	1.208	S	12" HALF RND.	0.145
G	18" D 18"	1.055	T	18" HALF RND.	0.416
H	18" x 24"	1.514	U	DORMER VENT	0.7
I	20" x 20"	1.354	V	CLOSED TILE	0.7
J	20" x 28"	2.068	W	2-2"ø PER B.B.	0.044
K	21" x 30"	2.715	X	3-2"ø PER B.B.	0.066
L	30" x 30"	3.43	Y	4-2"ø PER B.B.	0.088
M	30" x 36"	4.243	Z	3"x22" SCREEN	0.153

VENTILATION AREA FORMULA: Garage + Livable + Porch + Patio (Sq.Ft.) = Total Sq.Ft. (Total Sq. Ft.) / (300) or (150) = FREE VENT AREA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC

OCCUPANCY TYPE: IRC
OCCUPANCY CLASSIFICATION: SINGLE FAMILY
CONSTRUCTION TYPE: 5B
FIRE SPRINKLERS: NONE
NUMBER OF FLOORS: TWO

SQUARE FOOTAGES

1st FLOOR LIVING AREA	813
2nd FLOOR LIVING AREA	832
TOTAL LIVABLE AREA	1645
2 CAR GARAGE AREA	436
PORCH AREA	38
OPTIONS AVAILABLE:	
FIREPLACE	0
BONUS ROOM	288
TOTAL LOT COVERAGE	2401

SCHEDULE OF ADDITIONS

OPTION No.	DESCRIPT.	PAGE No. OF OPTION	COMMENTS
1	FIRE-PLACE	A2.1/1.5	-
2	BED - ROOM #	A2.1/1.5	-
3	BONUS ROOM	A2.1/1.5	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-
10	-	-	-

DEVELOPMENT SERVICES DEPARTMENT Approved By 43-69 FEB 13 2004 Georgia Olsen

RECEIVED DEC 14

RICHMOND AMERICAN HOMES STATE CONTRACTOR'S LICENSE #0026417 EXECUTIVE

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

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TITLE: GENERAL SPECIFICATIONS/VENTILATION CALCULATIONS / MISC. INFORMATION

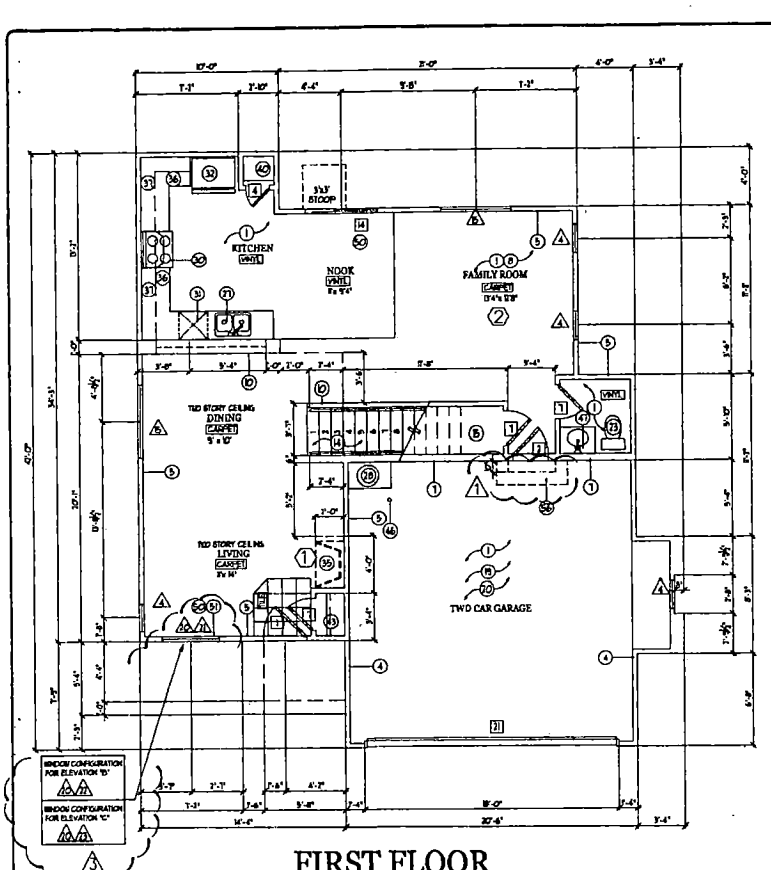
DRAWN BY: E.D.H.
DATE: 8-27-03

REV. No.	DATE
1	08/04/03
2	12/15/03
3	01/08/04
4	01/14/04
5	
6	

PLAN # 1645

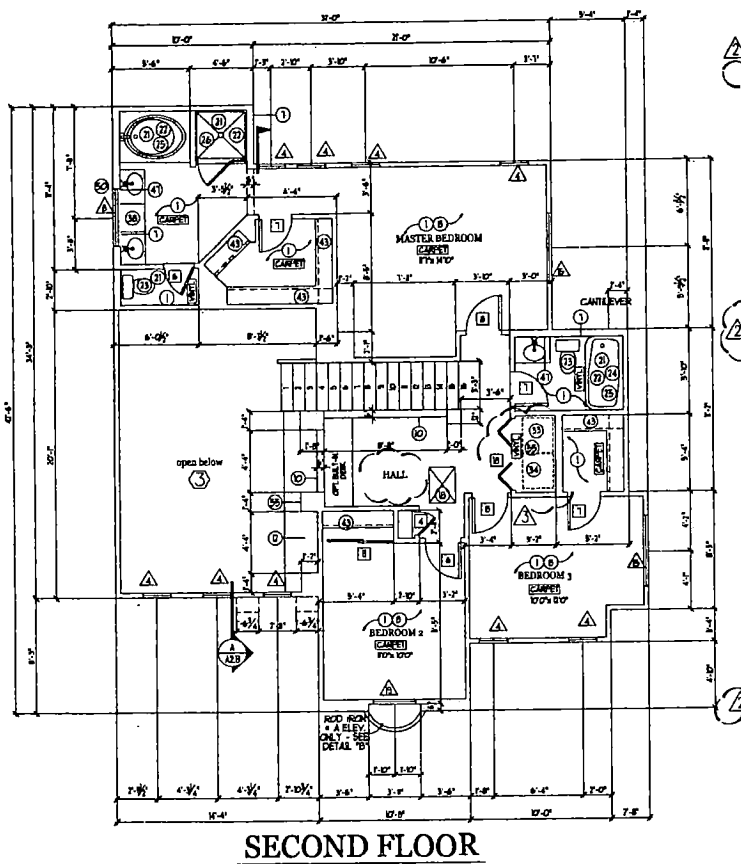
ELEVATION: RIDGE COURT II FOUR-COV

SDR-5815
01/27/05 PC



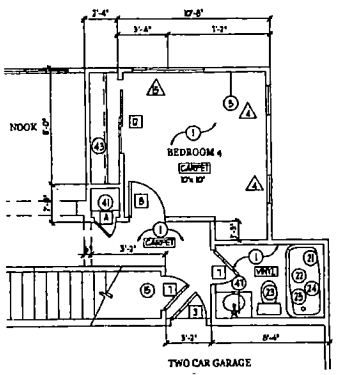
FIRST FLOOR

SCALE: 1/4" = 1'-0"

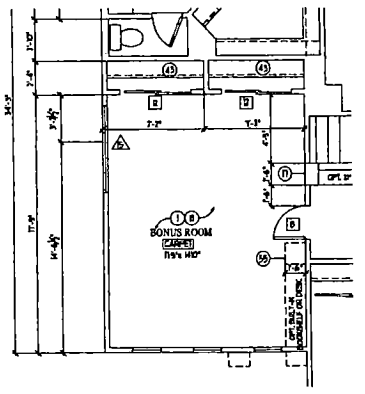


SECOND FLOOR

SCALE: 1/4" = 1'-0"

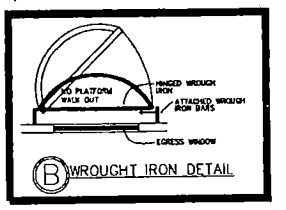


OPTIONAL BEDROOM 4



OPTIONAL BONUS ROOM

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0024417
EXECUTIVE VICE PRESIDENT
ERNEST J. COBRIN, JR



B WROUGHT IRON DETAIL

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1999 NDS STANDARDS.

Framing - Drywall

1. 9" FLAT CEILING (1ST FLOOR)
2. 9" FLAT CEILING (2ND FLOOR)
3. OPTIONAL VAULTED CEILING
4. LINE OF CEILING COVE
5. 2x6 @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE 'X' GYPSUM BOARD @ INSIDE FACE - NON-RATED
6. 2x4 @ 16" O.C. - TYP. @ EXTERIOR UNABLE WALL - R-13 BATT INS. FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
7. 2-2x4 @ 16" O.C. - TYP. @ PLUMBING WALLS w/ R-13 BATT INS. FACING - PROVIDE FIRESTOPPING IF REQUIRED
8. 2x6 @ 16" O.C. - TYP. @ EXTERIOR UNABLE WALL - R-19 BATT INS. FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
9. 11"H x 3'-10" O.C. - TYP. @ BEDROOM WALLS - w/ 1/2" GYPSUM BD. TRIM DETAIL SIM FOR DRYWALL BACKBAND
10. 2x8 @ 24" O.C. - TYP. @ PLUMBING WALLS w/ 1/2" GYPSUM BD. TRIM DETAIL SIM FOR DRYWALL BACKBAND
11. 42" HIGH POST SHALL (TOP) 9" POSTFACE TOP @ KITCHEN ISLAND OVER 42" WOOD HAND RAILING OVER 42" POST SHALL FRAME DETAIL SIM. 1 BRICK FOR RAILING OPP.)
12. 24" LONG SHELF w/ TOP 9" ABOVE TOP OF ADJACENT TUB - PROVIDE MARBLE CAP
13. 21" DEEP FLIGHT SHELF @ 42" - RAISE CEILING BELOW TO 9'-0"
14. 24" DEEP SOFFIT w/ BOTTOM @ 84" ABOVE FF + TOP @ 108" - SEE SHEET ELECTRICAL FOR LIGHTING SPEC.
15. WOOD HAND RAILING @ 36" ABOVE TOP STRING OF TREADS AND LANDINGS @ OPEN AREAS (10" WIDTH @ TREADS) - SEE DETAIL TOP AND GLOSS
16. PROVIDE 220 FACTORY INSTALLED CONNECTION IN GARAGE INCLUDED UNDER THE STAIRS, SEE DETAIL SIM
17. ELLIPTICAL ARCH - 8" DEEP SOFFIT ARCH
18. PROVIDE SHP WOOD STRUCTURAL PANELS + FLOOR TRUSS FOR CRAWL SPACE ROOF AREA DOORWAY ENCLOSED SIZE SQ. FT.
19. 24" x 30" ATTIC ACCESS - PROVIDE A PERMANENT 30" CLEAR HEAD ROOM ABOVE, SEE DETAIL W/DU
20. TAPE, TEXTURE, PAINT AND BASEBOARD
21. 5/8" TYPE 'X' GYPSUM BOARD @ GARAGE CEILING, WALLS & SUSPENDED ENG. STRUCTURAL REFERENCE COPPER TO LIVING AREA (SEE DETAIL SIM)
22. WATER HEATER CLOSET - PROVIDE 5" PSELF ON EACH SIDE AND 36" PSELF CLEAR IN FRONT - WOOD DOOR LOUVERS
23. SHOWER HEAD LOCATED ABOVE TUB
24. ADD ROD FOR SHOWER CURTAIN
25. 60" x 60" ECO + FIBERGLASS SHOWER PAN w/ TILE
26. 60" x 32" TUB + RECESSED SHELF w/ PEDESTAL LEGS TO 14"
27. 84" x 36" SHOWER w/ TEMPERED GLASS ENCLOSURE

Plumbing Fixtures

28. 42" FAUCET
29. SHOWER HEAD LOCATED + 60" ABOVE FINISH FLOOR
30. WATER CLOSET - PROVIDE 5" PSELF ON EACH SIDE AND 36" PSELF CLEAR IN FRONT - WOOD DOOR LOUVERS
31. SHOWER HEAD LOCATED ABOVE TUB
32. ADD ROD FOR SHOWER CURTAIN
33. 60" x 60" ECO + FIBERGLASS SHOWER PAN w/ TILE
34. 60" x 32" TUB + RECESSED SHELF w/ PEDESTAL LEGS TO 14"
35. 84" x 36" SHOWER w/ TEMPERED GLASS ENCLOSURE
36. DOUBLE BOWL w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
37. GAS WATER HEATER IMPRESSURE RELIEF V.R.V. - 34"MIN/48" STAND BELOW. SEE PLUMBING PLAN SHT. P1

Appliances

38. 30" GAS COOKTOP
39. 30" GAS RANGE w/ WOOD ABOVE
40. DISHWASHER
41. REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
42. GAS DRYER - VENT TO EXTERIOR - COMPLY w/ IECC IMC SECTION 501
43. SHELVES
44. OPT. GAS APPLIANCE FIREPLACE w/ HEARTH 4" TYPE 'B' VENT OR DIRECT VENT TO EXTERIOR (SEE SCH FOR DETAILS & APPROVED ELEVATIONS)

Cabinets - Shelves

45. 24" DEEP x 36" HIGH COUNTER TOP MIN OR STRAIGHT OR ELBOW ASH FREE CABINET SPECIFICATION
46. 9" DEEP SHELF CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
47. OPEN BELOW
48. OPTIONAL BASE ANGLED SHELF CABINETS
49. 9 - 12" DEEP PANTRY WIRE SHELVES
50. 9 - 16" DEEP LINEN WIRE SHELVES
51. 1 - 16" DEEP LAUNDRY WIRE SHELF
52. 1 - 9" DEEP CLOSET ROD SHELF
53. 2 - 9" DEEP CLOSET WIRE SHELVES

Foundations - Finishes - Misc.

54. TUB EDGE - SEE "FF" SHEETS FOR DETAILED INFORMATION
55. PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL - AS 6" HIGH MINIMUM
56. 1 - 36" ROUND, SUSPENDED
57. MEDICINE CABINET
58. TEMPERED GLASS
59. SEE ELEVATIONS FOR WINDOW SIZES AND/OR LOCATIONS
60. OPT. WOOD OR WROUGHT IRON GATE WITH WROUGHT POST SHALL (OR WROUGHT COLUMN) SEE ELEVATIONS
61. STRUCTURAL POST TO SUPPORT OUT LAY SHAFT ABOVE - SEE STRUCTURAL SHEETS FOR INFORMATION
62. PROVIDE 1/2" GYPSUM BOARD ON UNDERSIDE OF STAIR RAILING FREE DETAIL "E" 1 TYP OR SIMILAR DU
63. CONCRETE STEPS AT GARAGE REFER TO STRUCT. FOR SPECIFICS, ONLY WHEN RANCH GARAGE IS REQ'D.

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No.	TYPE	SIZE	FUNCTION
1	B	2'-0" x 6'-8"	SWING
2	A	2'-6" x 6'-8"	SWING
3	B	2'-6" x 6'-8"	SWING
4	C	2'-6" x 6'-8"	SWING
5	C	1'-10" x 6'-8"	SWING
6	C	2'-0" x 6'-8"	SWING
7	C	2'-4" x 6'-8"	SWING
8	C	2'-6" x 6'-8"	SWING
9	C	PAIR 2'-4" x 6'-8"	SWING
10	C	PAIR 2'-6" x 6'-8"	SWING
11	C	4'-0" x 6'-8"	BI-PASS
12	C	5'-0" x 6'-8"	BI-PASS
13	C	6'-0" x 6'-8"	BI-PASS
14	D	2'-0" x 6'-8"	SLIDING
15	D	3'-0" x 6'-8"	SLIDING
16	E	2'-6" x 6'-8"	SWING-FRENCH
17	E	3'-0" x 6'-8"	SWING-FRENCH
18	C	5'-0" x 6'-8"	BI-FOLD
19	G	6'-0" x 6'-8"	BI-FOLD
20	F	6'-0" x 7'-0"	ROLL - UP
21	P	16'-0" x 7'-0"	ROLL - UP
22	C	1'-6" x 6'-8"	POCKET
23			
24			
25			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" - TEMPERED GLASS.
C = SAME AS "A" - TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR.

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

NO.	TYPE	SIZE	FUNCTION	HDR.
1	A	1'-0" x 5'-0"	FXD.	6'-8"
2	A	1'-0" x 5'-0"	FXD.	6'-8"
3	A	2'-0" x 5'-0"	FXD.	6'-8"
4	B	2'-0" x 6'-0"	FXD.	6'-8"
5	A	2'-0" x 6'-0"	FXD.	6'-8"
6	A	2'-0" x 6'-0"	FXD.	6'-8"
7	A	2'-0" x 6'-0"	FXD.	6'-8"
8	A	2'-0" x 6'-0"	FXD.	6'-8"
9	A	2'-0" x 6'-0"	FXD.	10'-0"
10	A	4'-0" x 5'-0"	FXD.	6'-8"
11	A	4'-0" x 5'-0"	FXD.	6'-8"
12	A	5'-0" x 5'-0"	FXD.	10'-0"
13	A	6'-0" x 5'-0"	FXD.	10'-0"
14	A	2'-0" x 3'-0"	FXD.	6'-8"
15	A	4'-0" x 3'-0"	FXD.	6'-8"
16	A	6'-0" x 3'-0"	FXD.	6'-8"
17	A	2'-0" x 4'-0"	FXD.	6'-8"
18	A	4'-0" x 4'-0"	FXD.	6'-8"
19	A	6'-0" x 4'-0"	FXD.	6'-8"
20	A	2'-0" x 6'-0"	FXD.	6'-8"
21	A	4'-0" x 6'-0"	FXD.	6'-8"
22	A	6'-0" x 6'-0"	FXD.	6'-8"
23	A	2'-0" x 2'-0" (IN BEDROOM)	SEE SCHEDULE	6'-8"
24	A	3'-0" x 3'-0" (IN BEDROOM)	SEE SCHEDULE	6'-8"
25	A	4'-0" x 5'-0"	FXD.	6'-8"

DEVELOPMENT SERVICES DEPARTMENT
APPROVED BY
03-119
FEB 18 2004

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY - HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN (1st FLOOR) WITH OPTIONS

DRAWN BY: E.D.H.
DATE: 8-27-03

REV. No.	DATE
1	06/04/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1645

SUBDIVISION: RIDGE COURT II

FOOTPRINT: FOOTPRINT-AZ

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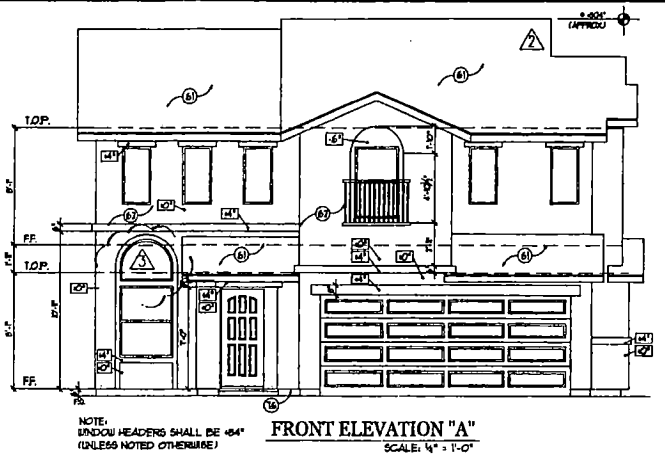
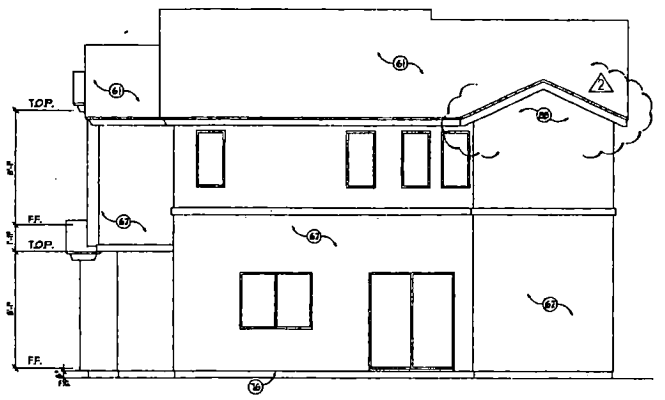
SDR-5815
01/27/05 PC

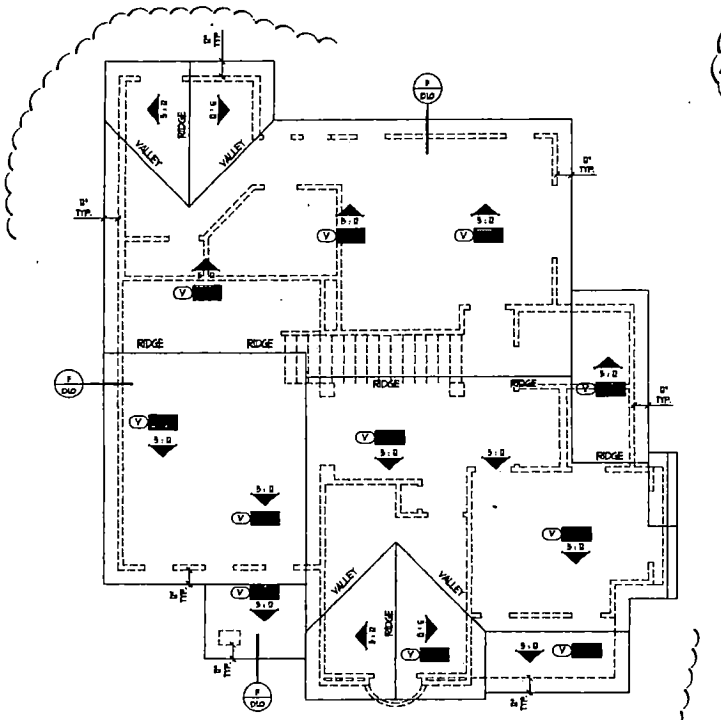


NOTE:
WINDOW HEADERS SHALL BE 6'-4"
(UNLESS NOTED OTHERWISE)

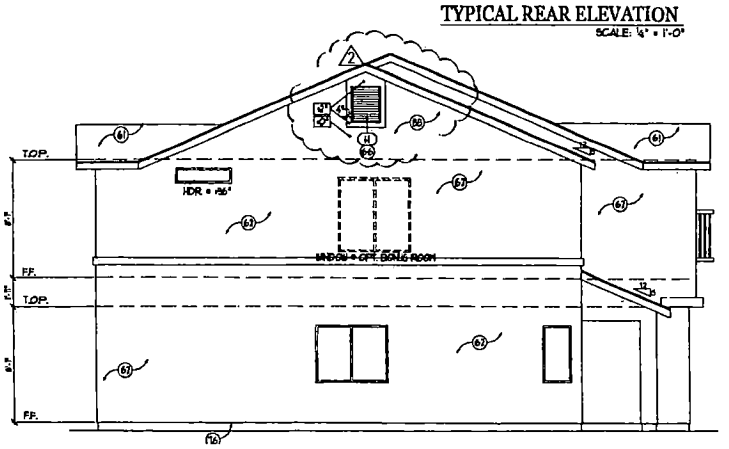
FRONT ELEVATION "A"
SCALE: ¼" = 1'-0"



TYPICAL REAR ELEVATION
SCALE: ¼" = 1'-0"



ROOF PLAN ELEVATION "A"
SCALE: ¼" = 1'-0"



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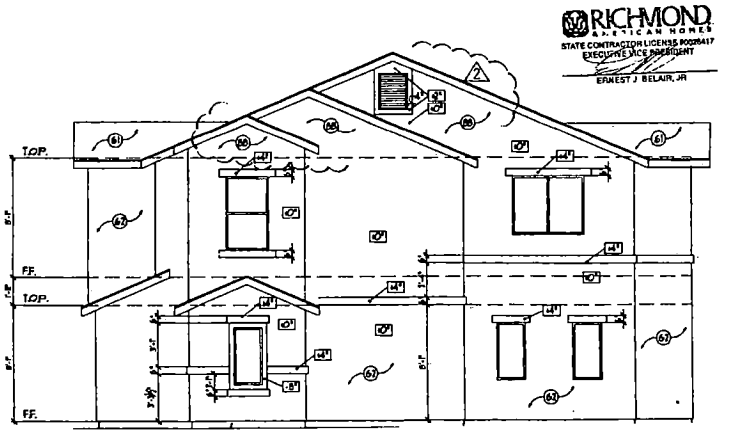
STATE CONTRACTOR LICENSE #0028417
EXECUTIVE VICE PRESIDENT
ERNEST J. BELAIR, JR



KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (Min.) & END LAPPED 6" (Min.) w/#2 THK. ORB (TYP.)
62	STUCCO (ARCHITECTURAL) ICBO #4004 w/THERMAL BARRIER WITH INDEX OF 8 (IN ACCORDANCE w/ IRC SEC. R318.1)
63	STONE VENEER # APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.3 REQUIREMENTS (ICBO ER#5849)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL RESIN w/ MESH OPENINGS OF ¼" (± Area) IN DIMENSION.
67	ADDRESS PLATE # 6x0" w/ OPT. COACH LIGHT # 6'-4"
68	FIRE BLOCKING # 4'-0" - TYPICAL
69	
70	DECORATIVE GRADE WROUGHT IRON BARS / WROUGHT IRON GATE w/ POINT BALL # COURTYARD ONLY / DECORATIVE WROUGHT IRON GARDRAILING (SEE DETAIL L/D1 # 7/D1 FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 8" BOX COLUMNS # ROOF SLOPED 1 1/4" EVERY 12"
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT MESH SCREEN 6" ABOVE EARTH, 3" ABOVE PAVED
77	R-30 INSULATION (SEE DETAIL 7/D1 FOR INSULATION BAFFLE # BAND)
78	2x4'S @ 16" O.C. - TYP. # EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCISE INFORMATION
80	1/2" GYPSUM BOARD
81	2-12"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UPC
82	CHAMPION CLIMATED VENT TILE W/UNIVERSAL 9000-GVS - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFGR. SPECS.
83	
84	DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	FIRE MANUFACTURED DECORATIVE IRON SPIRE
86	FIRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	SHUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL (IMC) ROOF'S PLASTIC INSULATION IS NOT EXPOSED # ATTIC (SECT. R308.3)
89	IN THE EVENT THAT FRAMING MEMBERS # GABLE AREA BLOCK NOT FREE AREA PROVIDE REFERENCED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R905.2.8)

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 1 8 2004
Georgia Olson
A / L — M — P — I —

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	0'-10"	B	0'-28"	C	1'-4"	D	1'-10"
E	1'-11 3/8"	F	1'-10 3/8"	G	2'-1 3/8"	H	2'-7 1/4"
I	2'-7 1/2"	J	2'-9 1/8"	K	3'-0 1/2"	L	3'-3 1/2"
M	3'-7 1/16"	N	3'-6 7/8"	O	4' TYP.	P	4' TYP.
Q	8" ROUND	R	10" ROUND	S	12" HALF ROUND	T	18" HALF ROUND
U	LOUVERED VENT	V	CLOSED TILE	W	2-1/2" BAND SEAL	X	2-7/8" BAND SEAL
1	4'-7"	2	5'-1 1/2"				

RICHMOND AMERICAN HOMES
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TITLE: ROOF FRAMING, FRONT, REAR & SIDE OF ELEVATION "A"

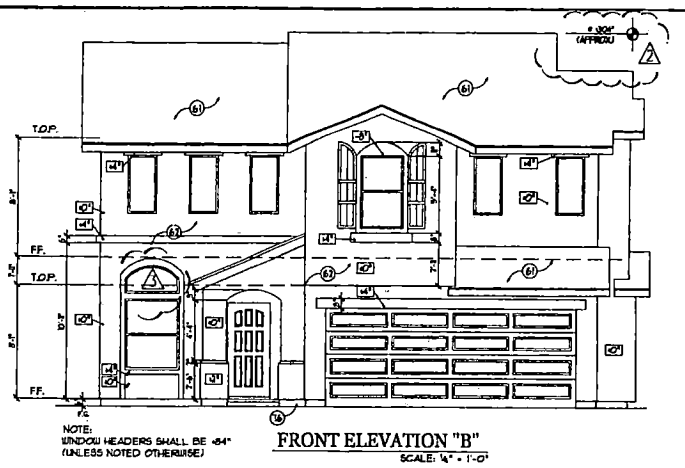
DRAWN BY: E.D.H.
DATE: 8-27-03

REV. No.	DATE
1	09/04/03
2	12/15/03
3	01/08/04
4	01/19/04
5	
6	

PLAN # 1645

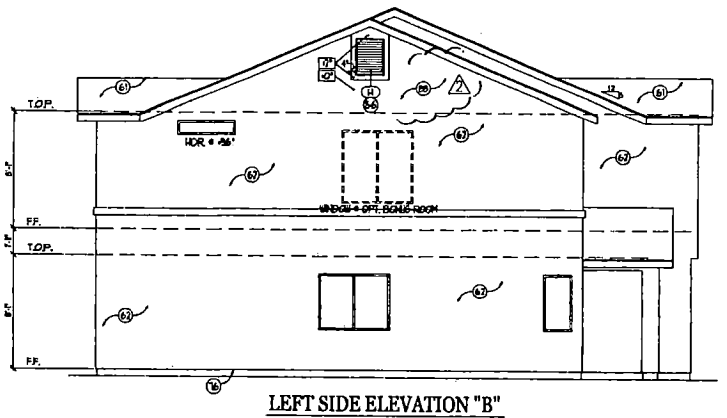
SUBDIVISION: RIDGE COURT II
1645.A.A

SDR-5815
01/27/05 PC

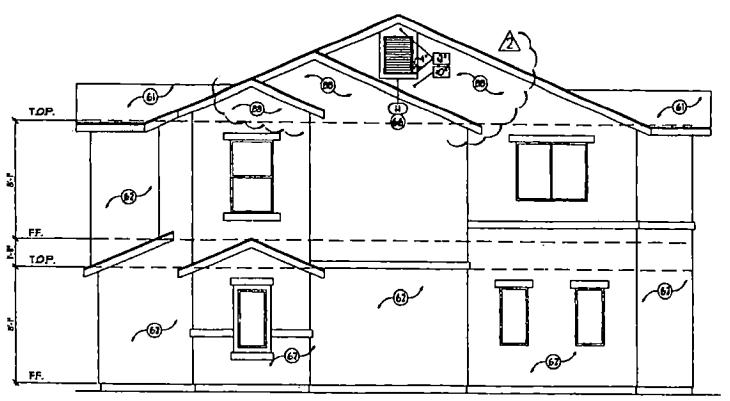


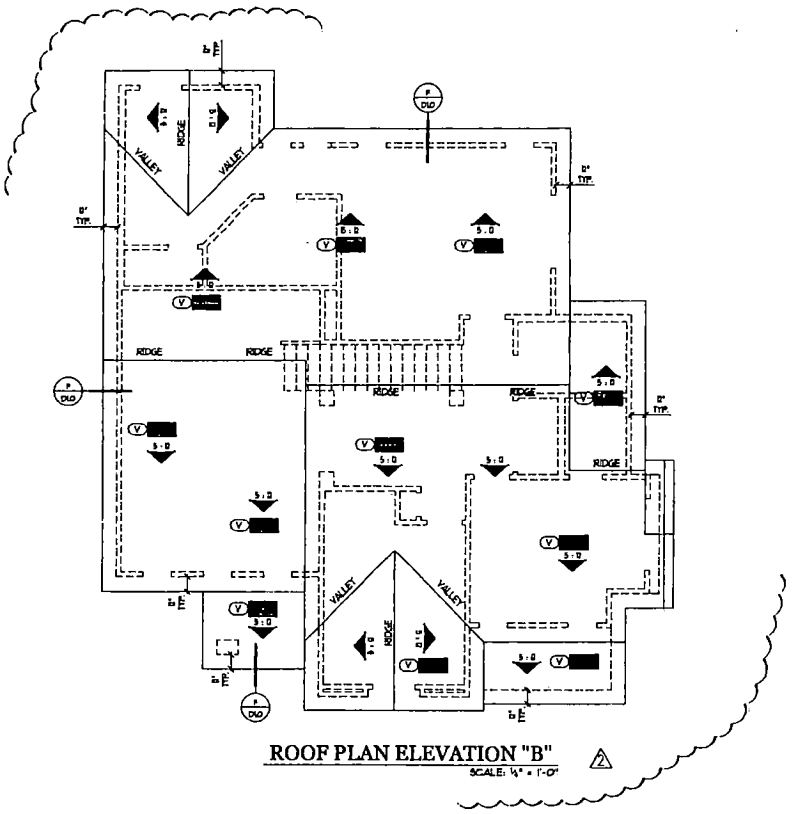
NOTE:
WINDOW HEADERS SHALL BE +84"
(UNLESS NOTED OTHERWISE)

FRONT ELEVATION "B"
SCALE: ¼" = 1'-0"

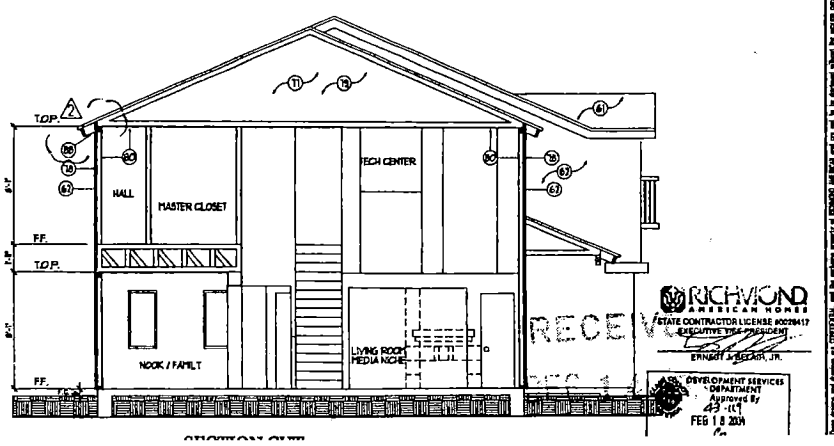


LEFT SIDE ELEVATION "B"
SCALE: ¼" = 1'-0"





ROOF PLAN ELEVATION "B"
SCALE: ¼" = 1'-0"



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EXECUTIVE VICE-PRESIDENT
ERNEST A. BECASH, JR.

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 18 2004

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LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

TITLE:
ROOF FRAMING, FRONT, & SIDE
OF ELEVATION "B" / SECTION CUT

DRAWN BY: E.D.H.
DATE: 6-27-03

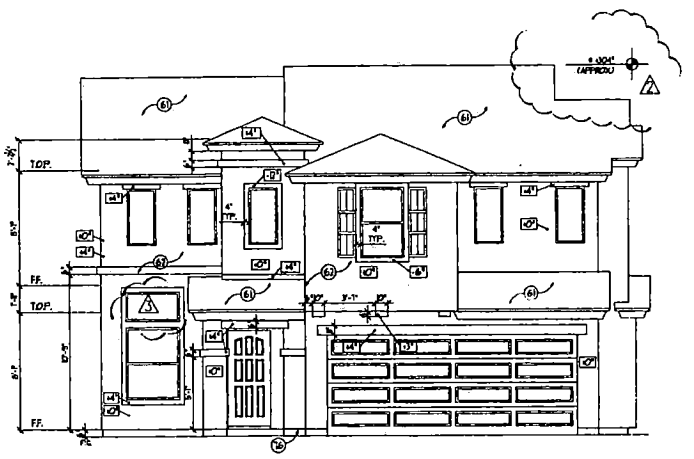
REV No.	DATE
1	08/04/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN #
1645

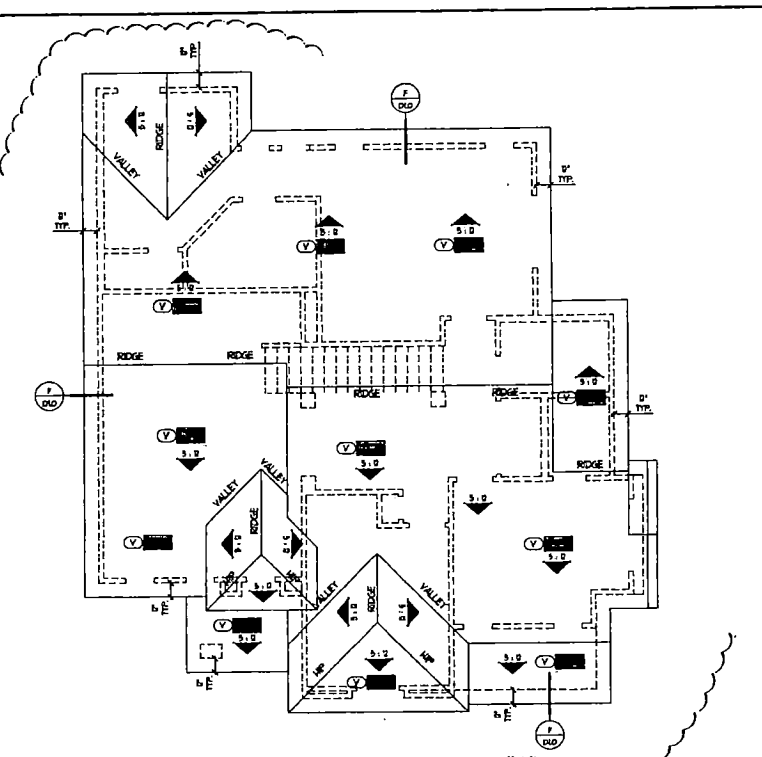
SUBDIVISION:
RIDGE
COURT II

1645A2.B

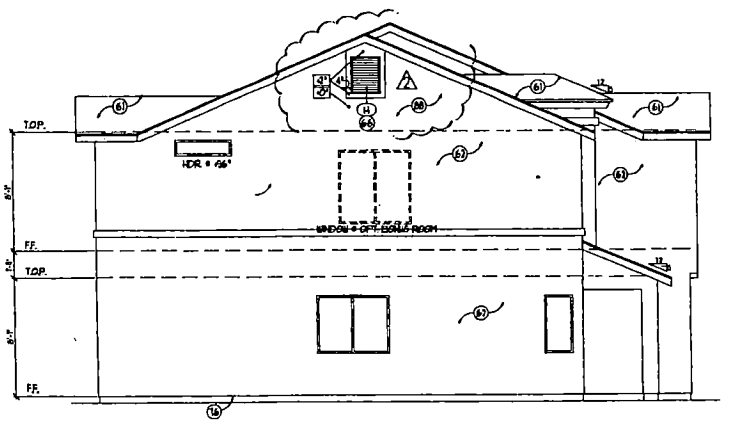
SDR-5815
01/27/05 PC



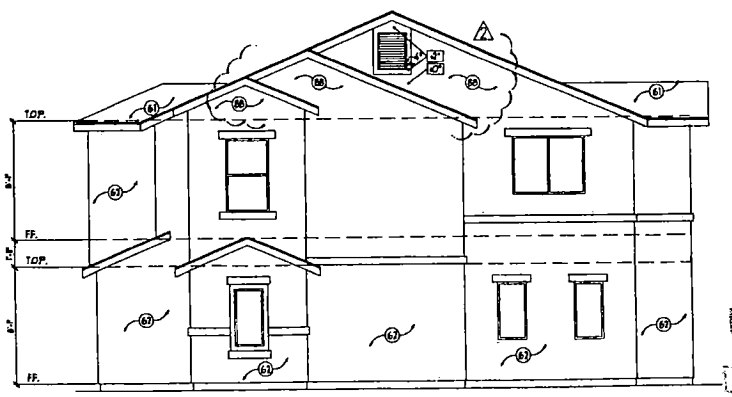
FRONT ELEVATION "C"
SCALE: ¼" = 1'-0"



ROOF PLAN ELEVATION "C"
SCALE: ¼" = 1'-0"



LEFT SIDE ELEVATION "C"
SCALE: ¼" = 1'-0"



RIGHT SIDE ELEVATION "C"
SCALE: ¼" = 1'-0"

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 1 8 20
Georgia Olson

RECORDED
DEC

RICHMOND AMERICAN HOMES
STATE CONTRACTORS LICENSE #0058417
EXECUTIVE LICENSE #0043047

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TITLE: ROOF FRAMING, FRONT, & SIDE OF ELEVATION "C"

DRAWN BY: E.O.I.
DATE: 8-27-03

REV. No.	DATE
1	09/04/03
2	12/15/03
3	01/08/04
4	
5	
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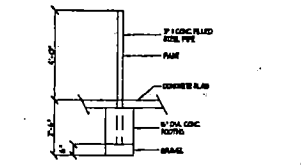
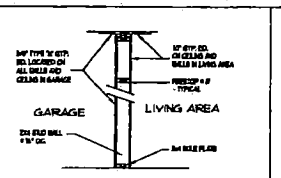
PLAN # 1645

SUBDIVISION: RIDGE COURT II
1645A2.C

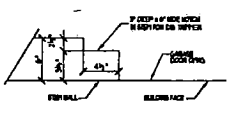
SDR-5815
01/27/05 PC



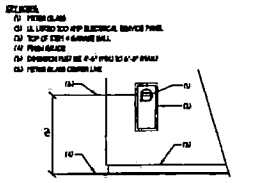
A WATER HEATER BOLLARD DETAIL



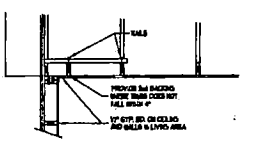
B GARAGE FIREWALL @ LIVING AREA



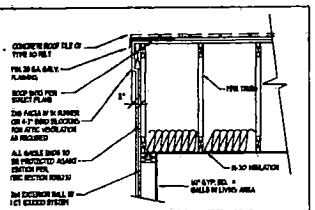
C TYP. GARAGE DOOR JAMB DETAIL @ STEM WALL



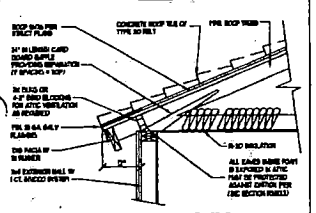
D TYPICAL METER LOCATION



E DRYWALL BACKING DETAIL @ CEILING & WALLS

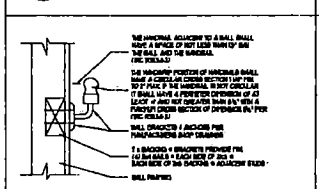


GABLE DETAILS

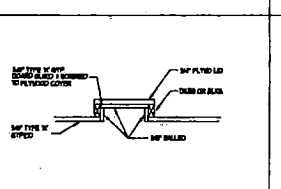


HIP DETAILS

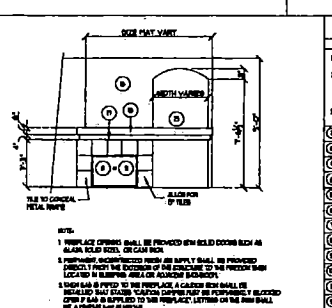
F TYPICAL EAVE DETAILS



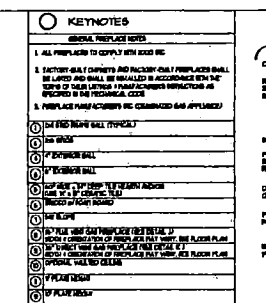
G HANDRAIL @ WALL (TYPE I)



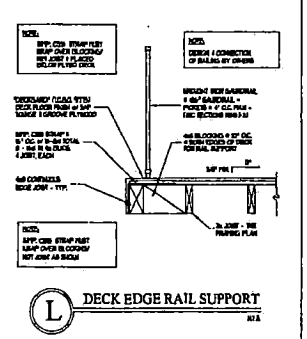
H SCUTTLE DETAIL



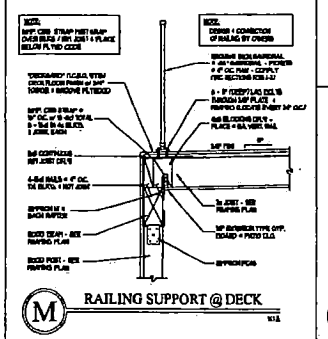
I TYPICAL FIREPLACE ELEVATION



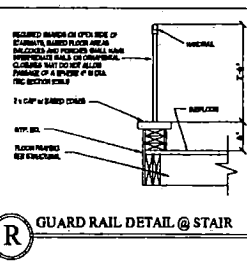
J 3 FIREPLACE B VENT DETAIL



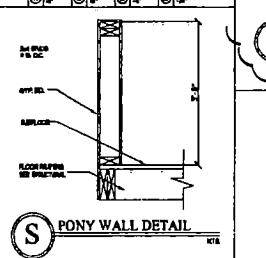
L DECK EDGE RAIL SUPPORT



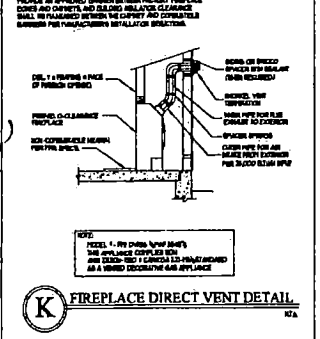
M RAILING SUPPORT @ DECK



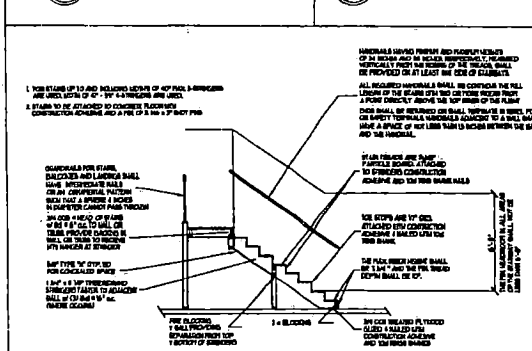
R GUARD RAIL DETAIL @ STAIR

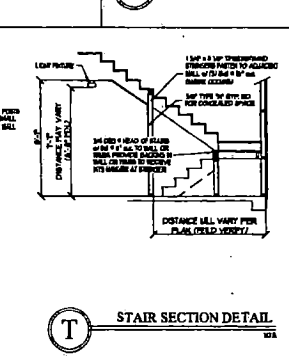


S PONY WALL DETAIL



K FIREPLACE DIRECT VENT DETAIL





T STAIR SECTION DETAIL

KEYNOTES

GENERAL FIREPLACE NOTES

1. ALL FIREPLACES TO COMPLY WITH 2003 IRC
2. FACTORY-BUILT CABINETS AND FACTORY-BUILT FIREPLACES SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS. MANUFACTURERS INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE
3. FIREPLACE MANUFACTURER'S IRC COMBINATION GAS APPLIANCE

DEVELOPMENT SERVICES DEPARTMENT
Approved by
FEB 1 8 2004
By
Georgia Olson

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT

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LAS VEGAS DIVISION
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LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: MISC. DETAIL SHEET

DRAWN BY: E.D.H.
DATE: 8-27-03

REV No.	DATE
1	09/04/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1645

SUBDIVISION: RIDGE COURT II
FOUR-01

SHEET No.

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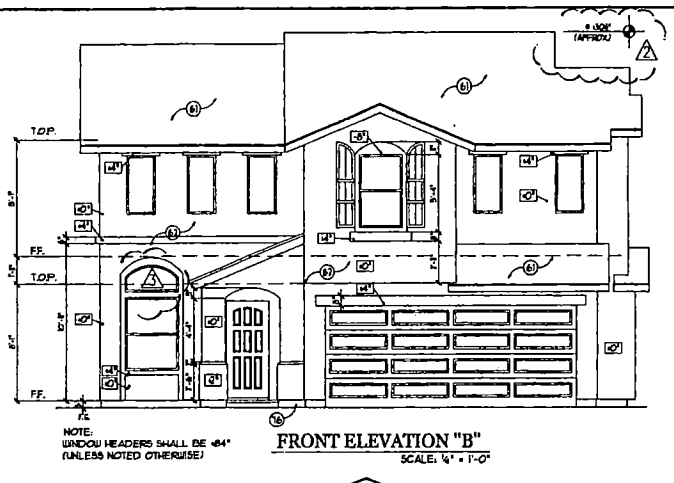
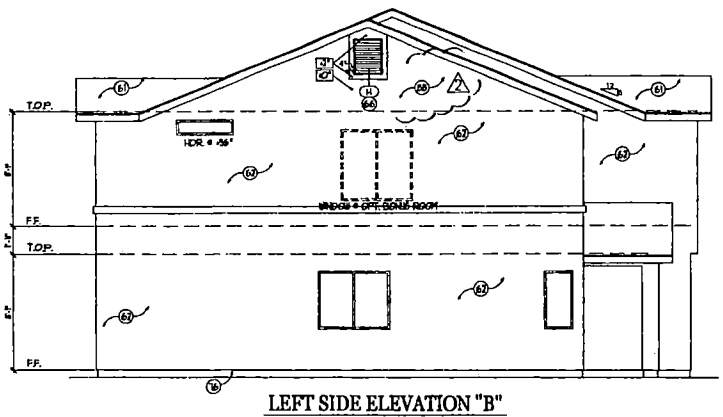
SDR-5815
01/27/05 PC

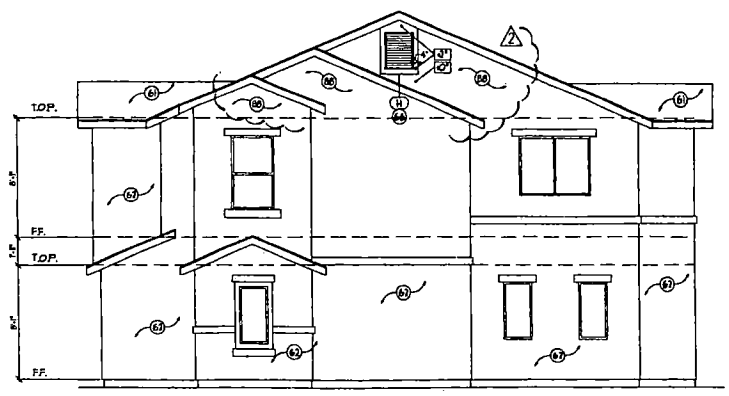


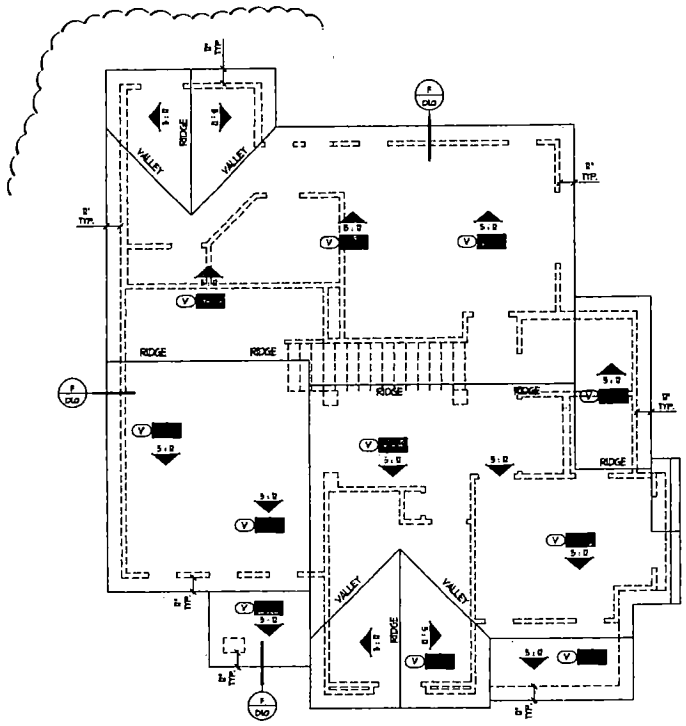
NOTE:
WINDOW HEADERS SHALL BE @84"
(UNLESS NOTED OTHERWISE)

FRONT ELEVATION "B"
SCALE: ¼" = 1'-0"

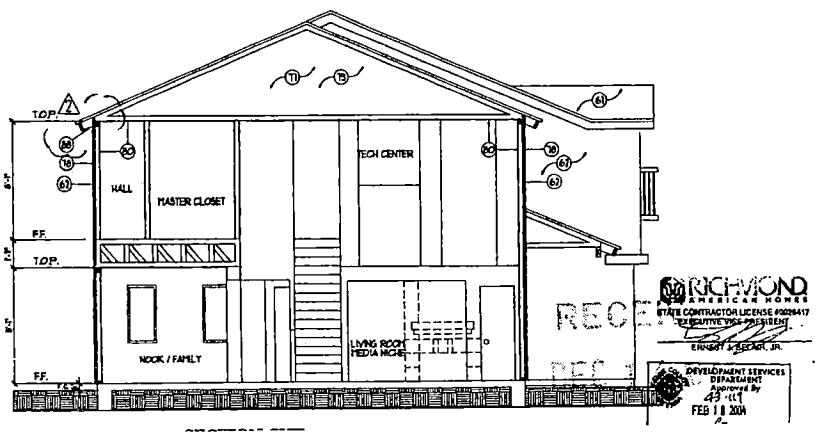


LEFT SIDE ELEVATION "B"
SCALE: ¼" = 1'-0"





ROOF PLAN ELEVATION "B"
SCALE: ¼" = 1'-0"



RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0029417
EXECUTIVE VICE PRESIDENT
ERNEST J. BECART, JR.

DEVELOPMENT SERVICES DEPARTMENT
Approved by
FEB 1 8 2004

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

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CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

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TITLE:
ROOF FRAMING, FRONT, & SIDE
OF ELEVATION "B" / SECTION CUT

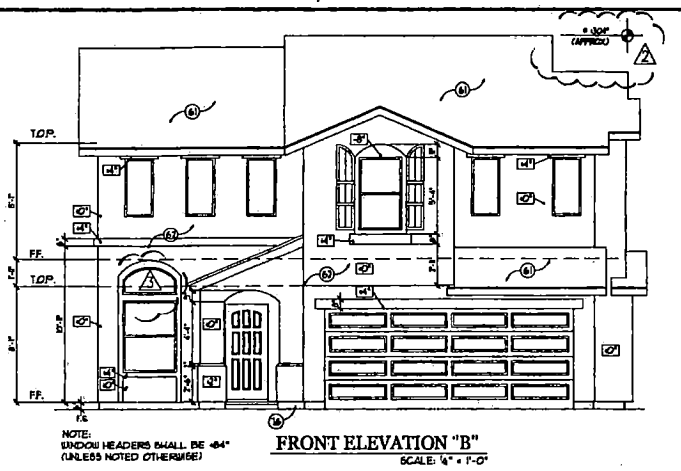
DESIGN BY: E.D.M.
DATE: 8-27-03

REV No.	DATE
1	08/04/03
2	12/15/03
3	01/26/04
4	
5	
6	

PLAN # 1645

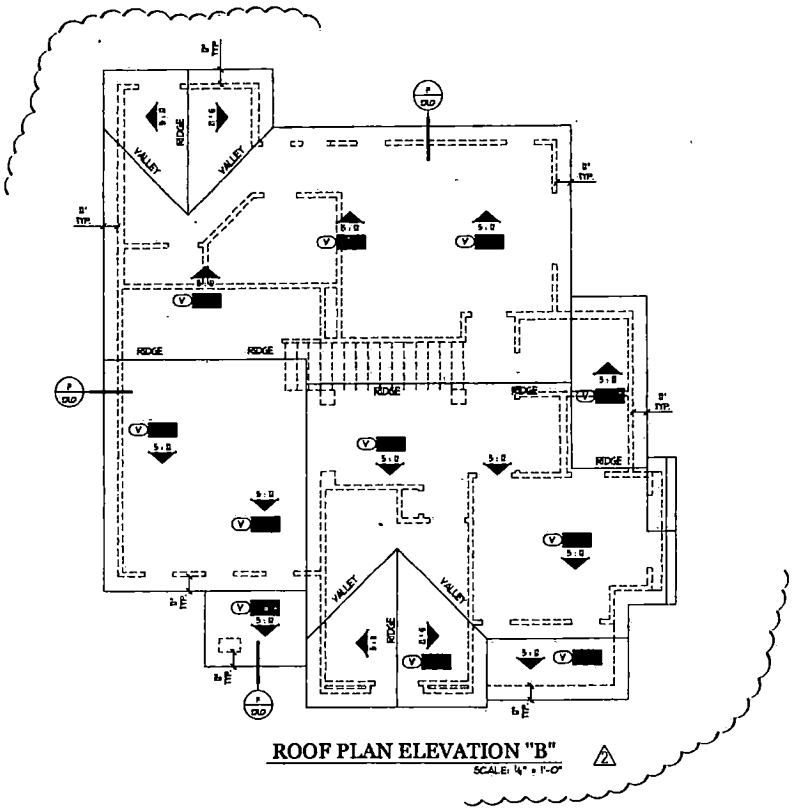
SUBDIVISION: RIDGE COURT II
1645A2.0

SDR-5815
01/27/05 PC

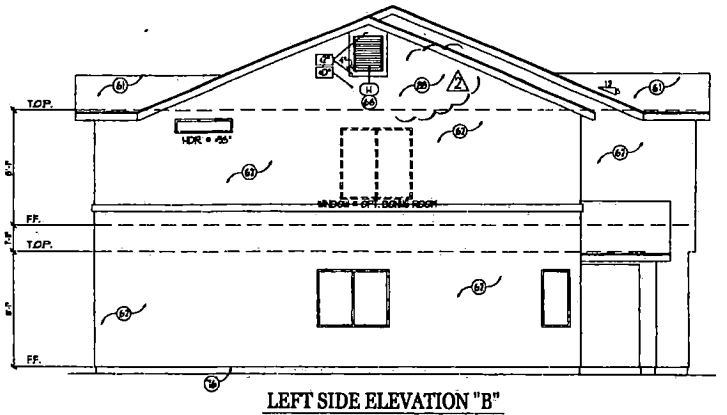


NOTE:
WINDOW HEADERS SHALL BE 6'-8"
(UNLESS NOTED OTHERWISE)

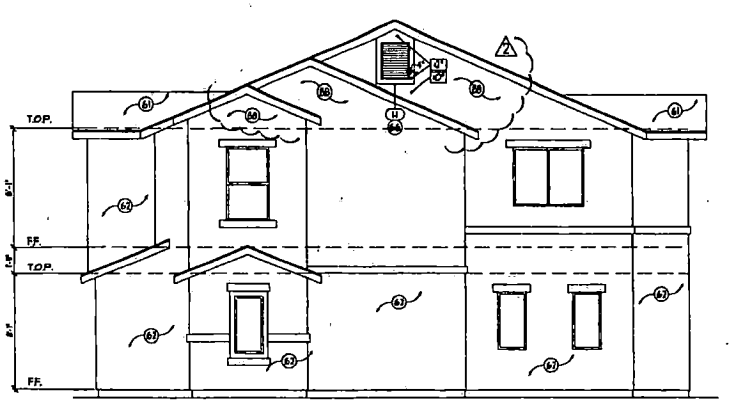
FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

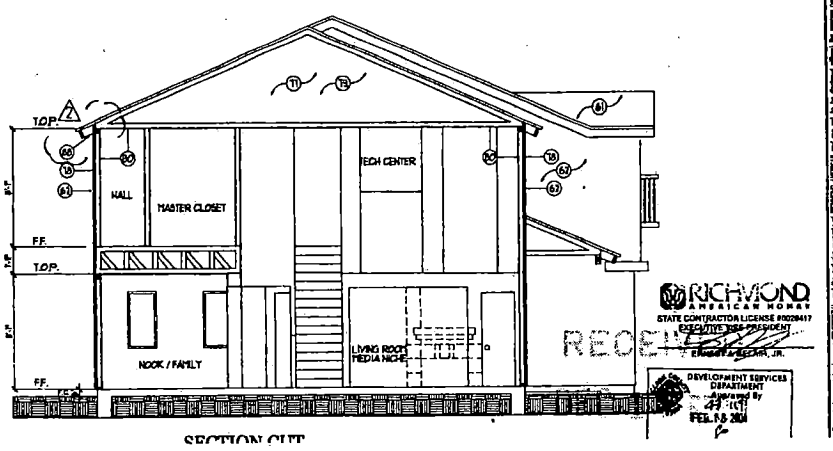


ROOF PLAN ELEVATION "B"
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION "B"
SCALE: 1/4" = 1'-0"





SECTION CUT

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT

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Approved By
Date:
FEB 15 2004

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LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5800

TITLE: ROOF FRAMING, FRONT, & SIDE OF ELEVATION "B" / SECTION CUT

DRAWN BY: E.D.I.
DATE: 8-27-03

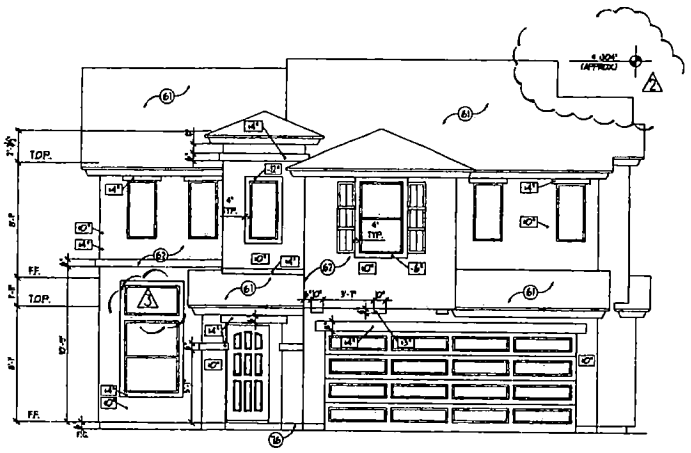
REV. No.	DATE
1	08/04/03
2	12/15/03
3	01/28/04

PLAN # 1645

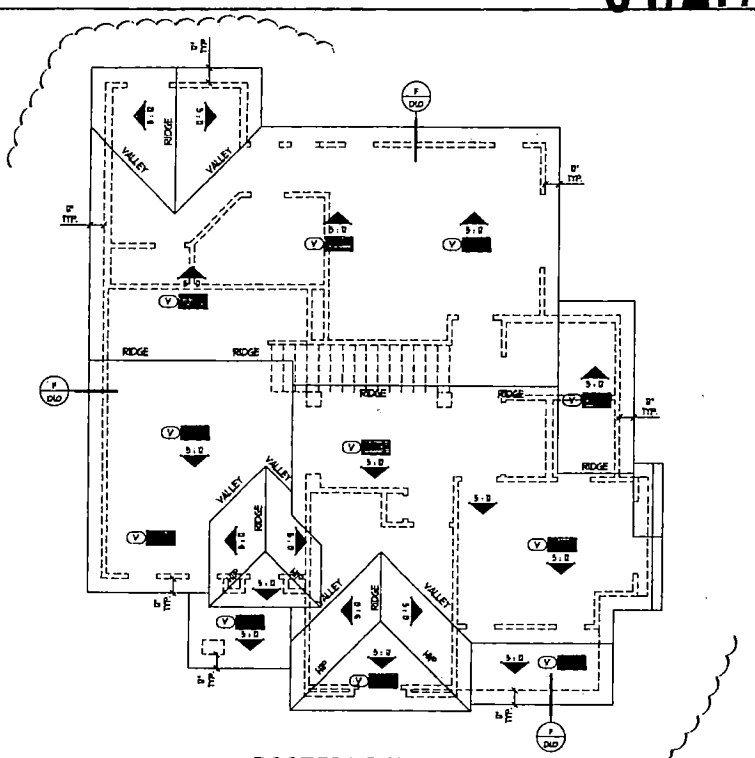
SUBDIVISION: RIDGE COURT II
1645A2.B

SHEET No.:

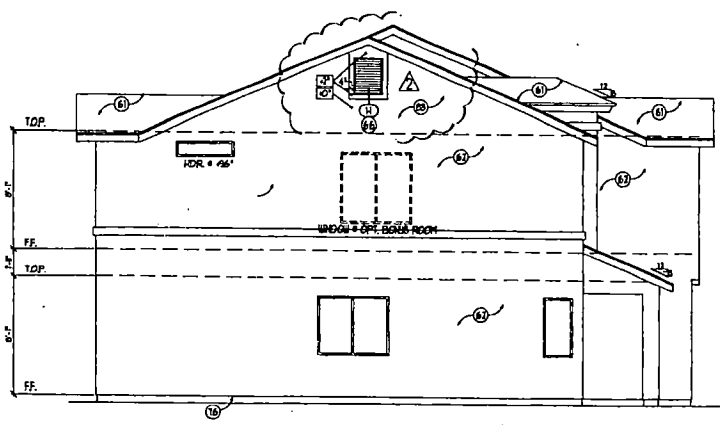
SDR-5815
01/27/05 PC



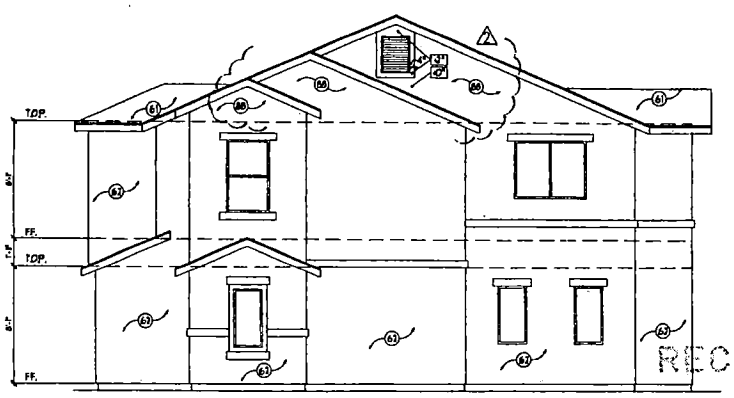
FRONT ELEVATION "C"
SCALE: ¼" = 1'-0"



ROOF PLAN ELEVATION "C"
SCALE: ¼" = 1'-0"



LEFT SIDE ELEVATION "C"
SCALE: ¼" = 1'-0"



RIGHT SIDE ELEVATION "C"
SCALE: ¼" = 1'-0"

DEVELOPMENT SERVICES DEPARTMENT
Approved By
43-119
FEB 18 2004
Georgia Olson
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STATE CONTRACTOR LICENSE 0026417
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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, & SIDE OF ELEVATION "C"

DRAWN BY: E.O.H.
DATE: 6-27-03

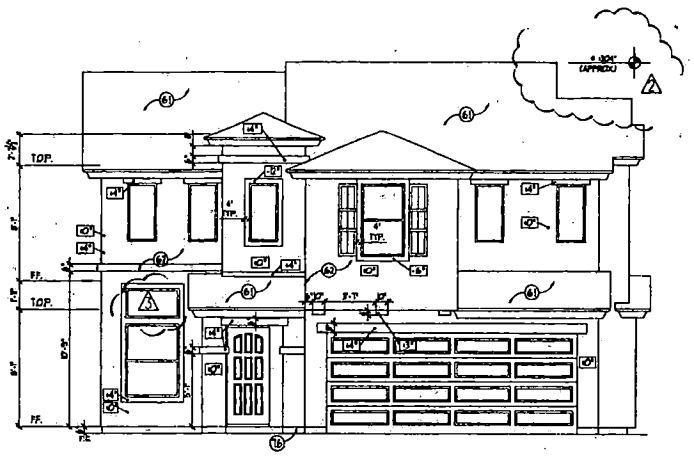
REV. No.	DATE
1	08/04/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1645

SUBDIVISION: RIDGE COURT II
1645A2C

SHEET No.:

SDR-5815
01/27/05 PC



FRONT ELEVATION "C"
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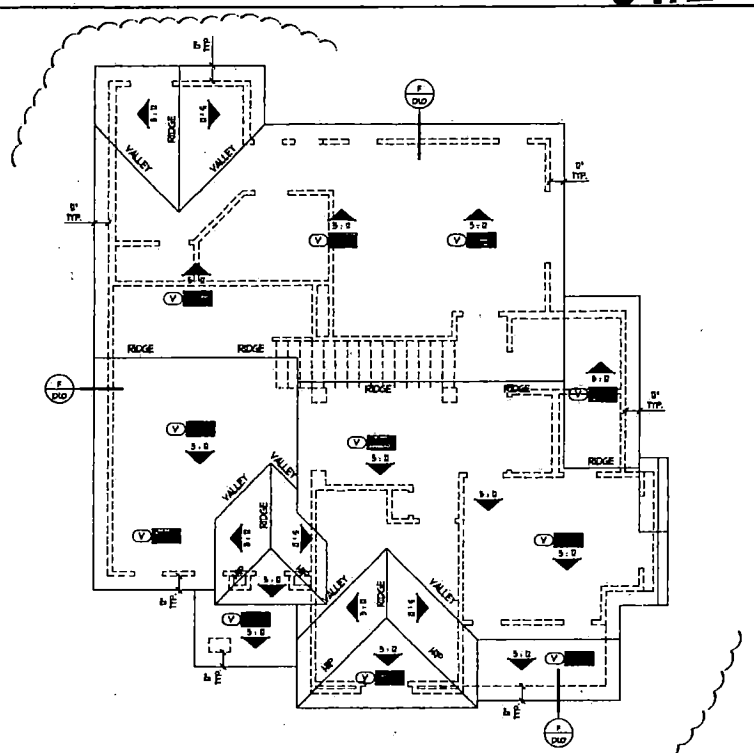
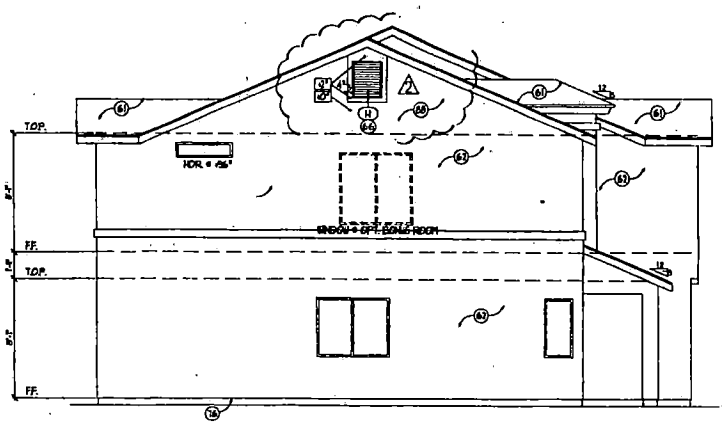


ROOF PLAN ELEVATION "C"
SCALE: ¼" = 1'-0"



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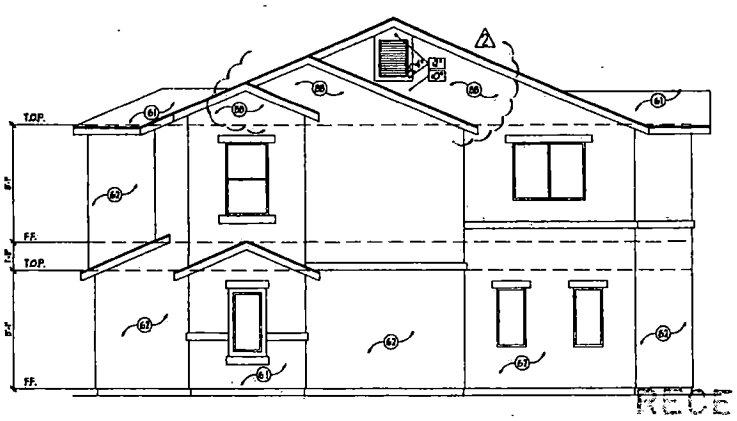

RIGHT SIDE ELEVATION "C"
SCALE: ¼" = 1'-0"

DEVELOPMENT SERVICES DEPARTMENT
Approved By
43-119
FEB 18 2004
Georgia Olson

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EXECUTIVE VICE PRESIDENT
ERNEST A. DELAROSA, JR.

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LAS VEGAS, NV. 89129 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, & SIDE OF ELEVATION "C"

DRAWN BY: E.O.H.
DATE: 8-27-03

REV. No.	DATE
1	08/04/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1645

SUBDIVISION: RIDGE COURT II 1645A2.C

SHEET No.:

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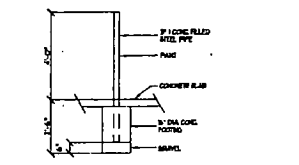
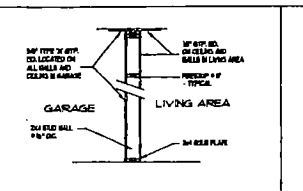
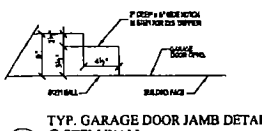
SDR-5815
01/27/05 PC



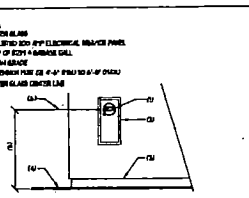
A WATER HEATER BOLLARD DETAIL



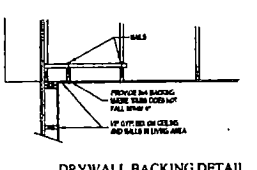
B GARAGE FIREWALL @ LIVING AREA



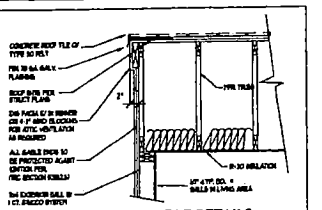
C TYP. GARAGE DOOR JAMB DETAIL @ STEM WALL



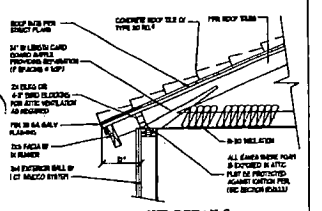
D TYPICAL METER LOCATION



E DRYWALL BACKING DETAIL @ CEILING & WALLS

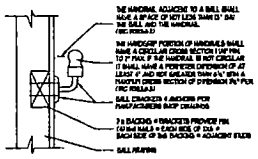


GABLE DETAILS

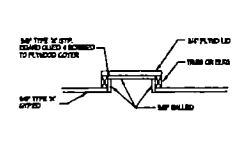


HIP DETAILS

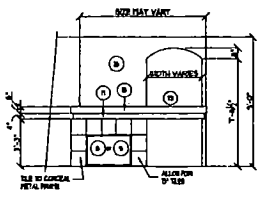
F TYPICAL EAVE DETAILS



G HANDRAIL @ WALL (TYPE I)

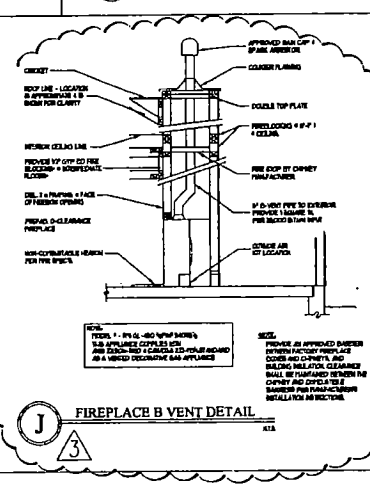


H SCUTTLE DETAIL

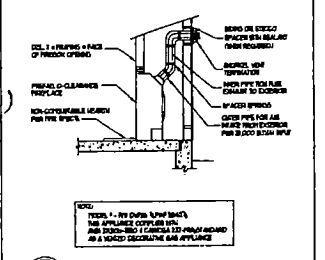


I TYPICAL FIREPLACE ELEVATION

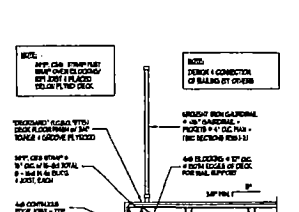
KEYNOTES



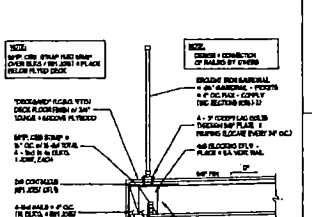
J 3 FIREPLACE B VENT DETAIL



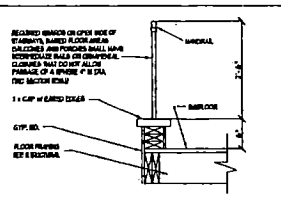
K FIREPLACE DIRECT VENT DETAIL



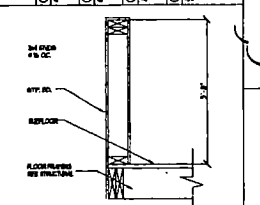
L DECK EDGE RAIL SUPPORT



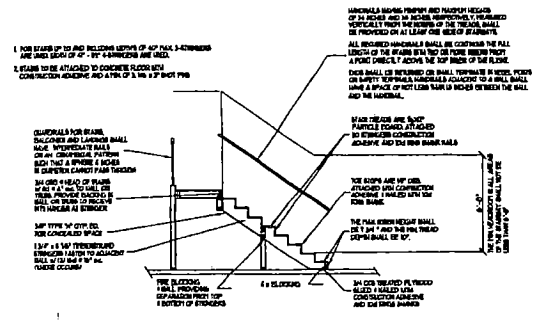
M RAILING SUPPORT @ DECK



R GUARD RAIL DETAIL @ STAIR



S PONY WALL DETAIL



T STAIR SECTION DETAIL

DEVELOPMENT SERVICES DEPARTMENT
Approved by
23-19
FEB 18 2004
Georgia Olson

STATE CONTRACTOR LICENSE #0026417
EXECUTIVE/VICE PRESIDENT

RECEIVED
DEC 14 2004

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: MISC. DETAIL SHEET

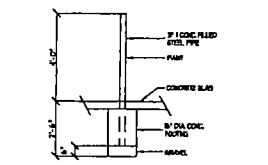
DRAWN BY: E.D.H.
DATE: 8-27-03

REV. No.	DATE
1	06/04/03
2	12/15/03
3	01/28/04
4	
5	
6	

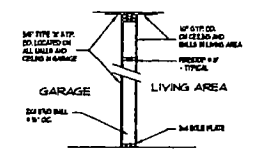
PLAN # 1645

ELEVATION: RIDGE COURT II FOUR-DT

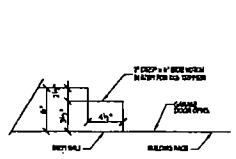
ALL DRAWINGS AND DRAWINGS ARE COPYRIGHTED AND THE EXCLUSIVE PROPERTY OF RICHMOND AMERICAN HOMES AND MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF RICHMOND AMERICAN HOMES. THEY MAY NOT BE USED, IN WHOLE OR IN PART, FOR ANY WORK BY ANY OTHER PARTY EXCEPT AS AGREED IN WRITING BY RICHMOND AMERICAN HOMES. THEY MAY NOT BE COPIED, REPRODUCED OR REVISED IN ANY MANNER OR FORM WHATSOEVER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF RICHMOND AMERICAN HOMES. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND DRAWINGS WITHOUT SUCH PERMISSION AND CONSENT SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO RICHMOND AMERICAN HOMES. ALL UNAUTHORIZED USERS AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS RICHMOND AMERICAN HOMES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.



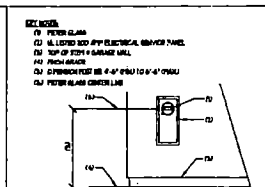
A WATER HEATER BOLLARD DETAIL



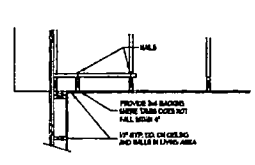
B GARAGE FIREWALL @ LIVING AREA



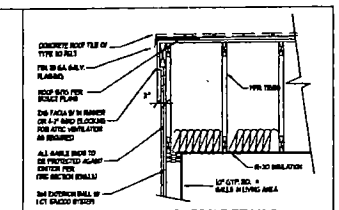
C TYP. GARAGE DOOR JAMB DETAIL @ STEM WALL



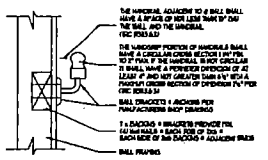
D TYPICAL METER LOCATION



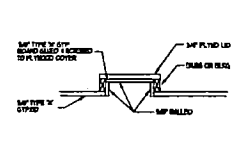
E DRYWALL BACKING DETAIL @ CEILING & WALLS



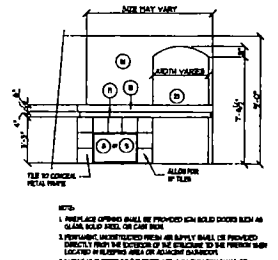
GABLE DETAILS



G HANDRAIL @ WALL (TYPE I)



H SCUTTLE DETAIL

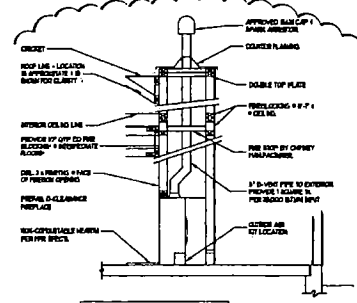


I TYPICAL FIREPLACE ELEVATION

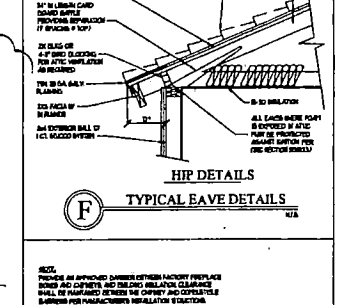
KEYNOTES

GENERAL FIREPLACE NOTES

1. ALL FIREPLACES TO COMPLY WITH IRC80 SEC
2. FACTORY-BUILT CHIMNEYS AND FACTORY-BUILT FIREPLACES SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND MANUFACTURER'S INSTRUCTIONS AS SPECIFIED IN IRC MECHANICAL, CC80
3. FIREPLACE MANUFACTURER'S SPEC. (CONSTRUCTED ON SITE)

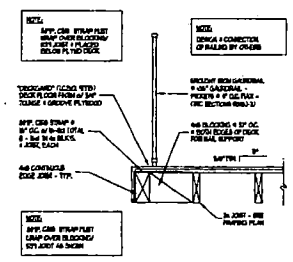


J FIREPLACE B VENT DETAIL

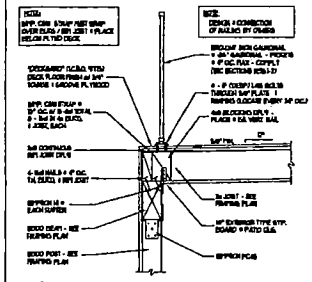


HIP DETAILS

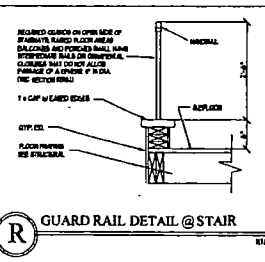
F TYPICAL EAVE DETAILS



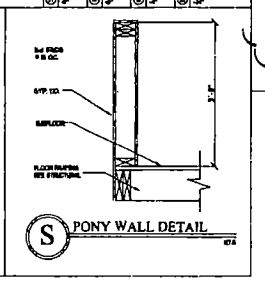
L DECK EDGE RAIL SUPPORT



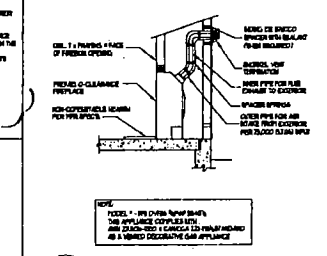
M RAILING SUPPORT @ DECK



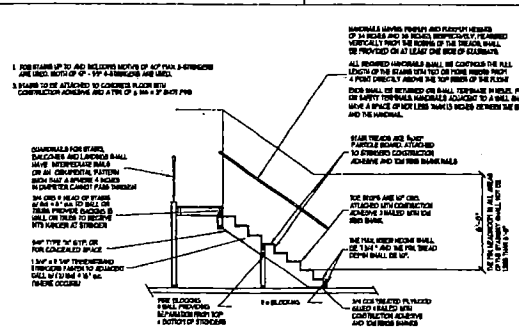
R GUARD RAIL DETAIL @ STAIR

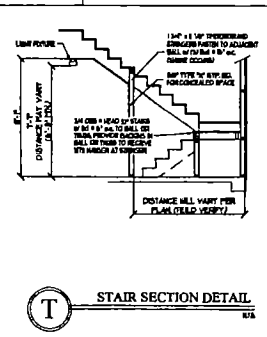


S PONY WALL DETAIL



K FIREPLACE DIRECT VENT DETAIL





T STAIR SECTION DETAIL

DEVELOPMENT SERVICES DEPARTMENT
Approved by
43-19
FEB 18 2004
Georgia Olson

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0078417
EXECUTIVE VICE PRESIDENT

RECEIVED
DEC 14 RECD

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

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TITLE: MISC. DETAIL SHEET

DRAWN BY: E.D.H.
DATE: 8-27-03

REV No.	DATE
1	09/04/03
2	12/15/03
3	01/08/04
4	
5	
6	

PLAN # 1645

SUBDIVISION: RIDGE COURT II
FOUR-01

SHEET No.:

SDR-5815 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

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 WITHDRAWN WITHOUT PREJUDICE.

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

City of Las Vegas

Agenda Item No.: 46

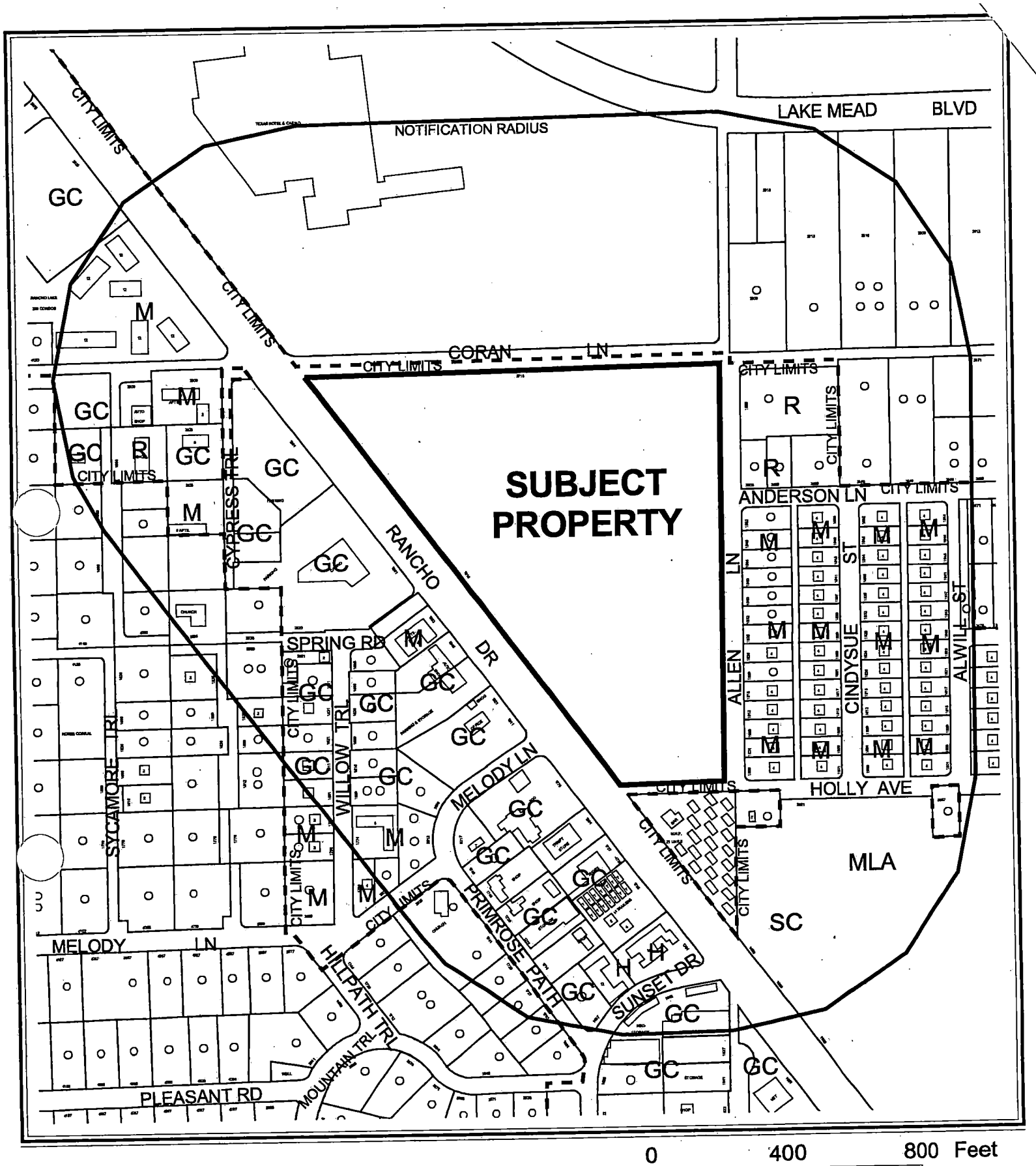
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 46 – GPA-5815

MINUTES:

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

(6:03 – 6:06)

1-104



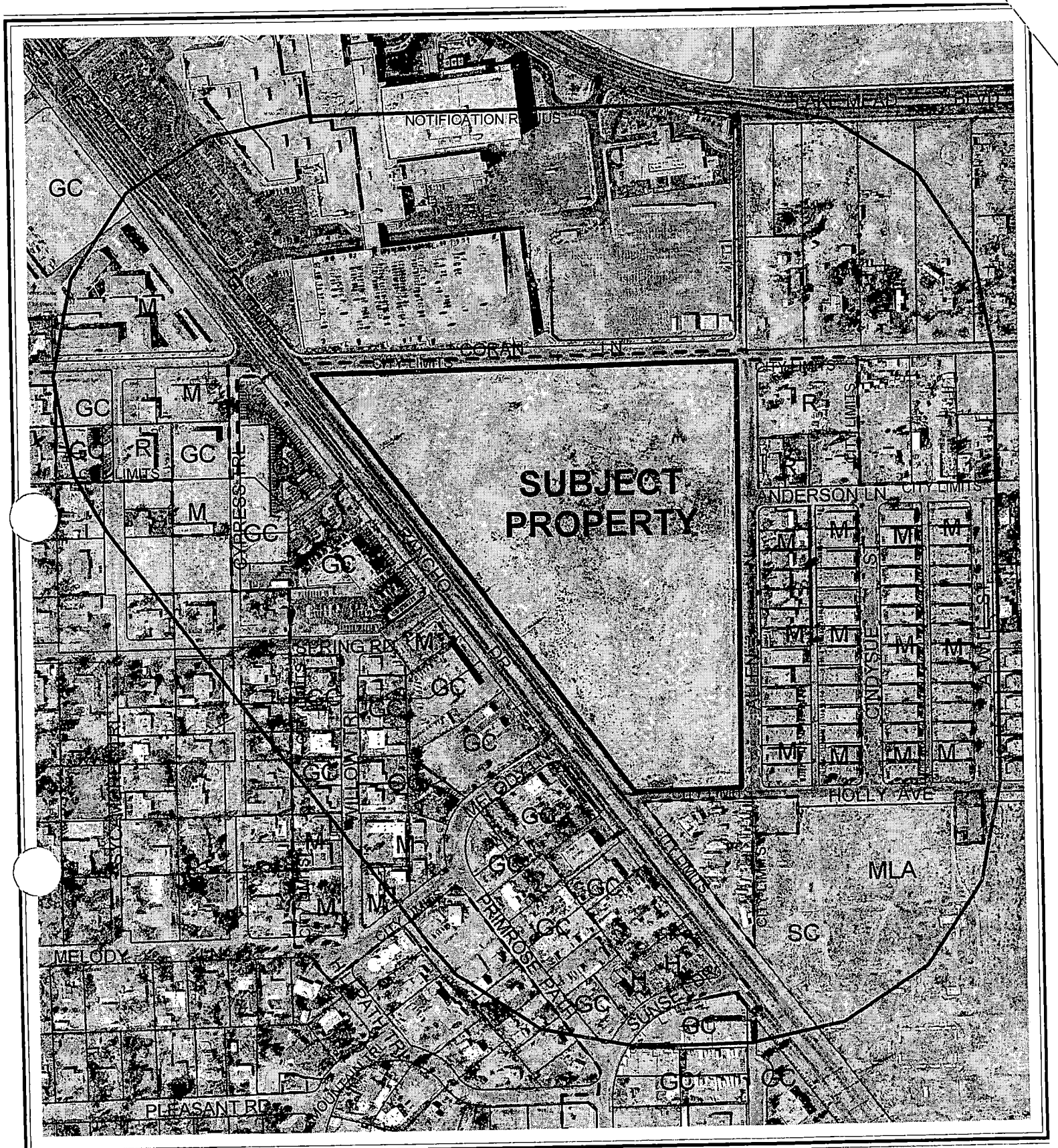
CASE: **GPA-5818**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL) AND M (MEDIUM DENSITY RESIDENTIAL)

N



0 400 800 Feet

CASE: **GPA-5818**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL) AND M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5818 - APPLICANT/OWNER: RANCHO ALLEN, LLC

ON JANUARY 20, 2005 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

GENERAL REALTY GROUP
PATRICK MASACHI
CELL: (702) 461-9711
OFFICE: (702) 734-2211
FAX: (702) 734-7711
EMAIL: PMasachi@aol.com

Date: 1/20/05

Pages: 1

To: City Of Las Vegas
Mr. Fred Solis
Phone: 702-229-5409
Fax: 702-385-7268
702-474-7463

RE: APN#139-19-705-001
GPA 5818
ZON 5824
ZON 5909

Dear Mr. Solis,

In connection with the above referenced Property, please use this letter as our request to withdraw all of the above applications at this time. Feel free to contact me with any questions regarding this matter.

Sincerely;

Peyman Masachi
Managing Member for
Rancho Allen L.L.C

1/20/05
Date

Jan 20 05 04:21p P Masachi 702-734-7711 p.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5818 APN: 139-19-705-001

Name of Property Owner: Rancho Allen LLC

Name of Applicant: Rancho Allen LLC

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Peyman Masachi

Subscribed and sworn before me

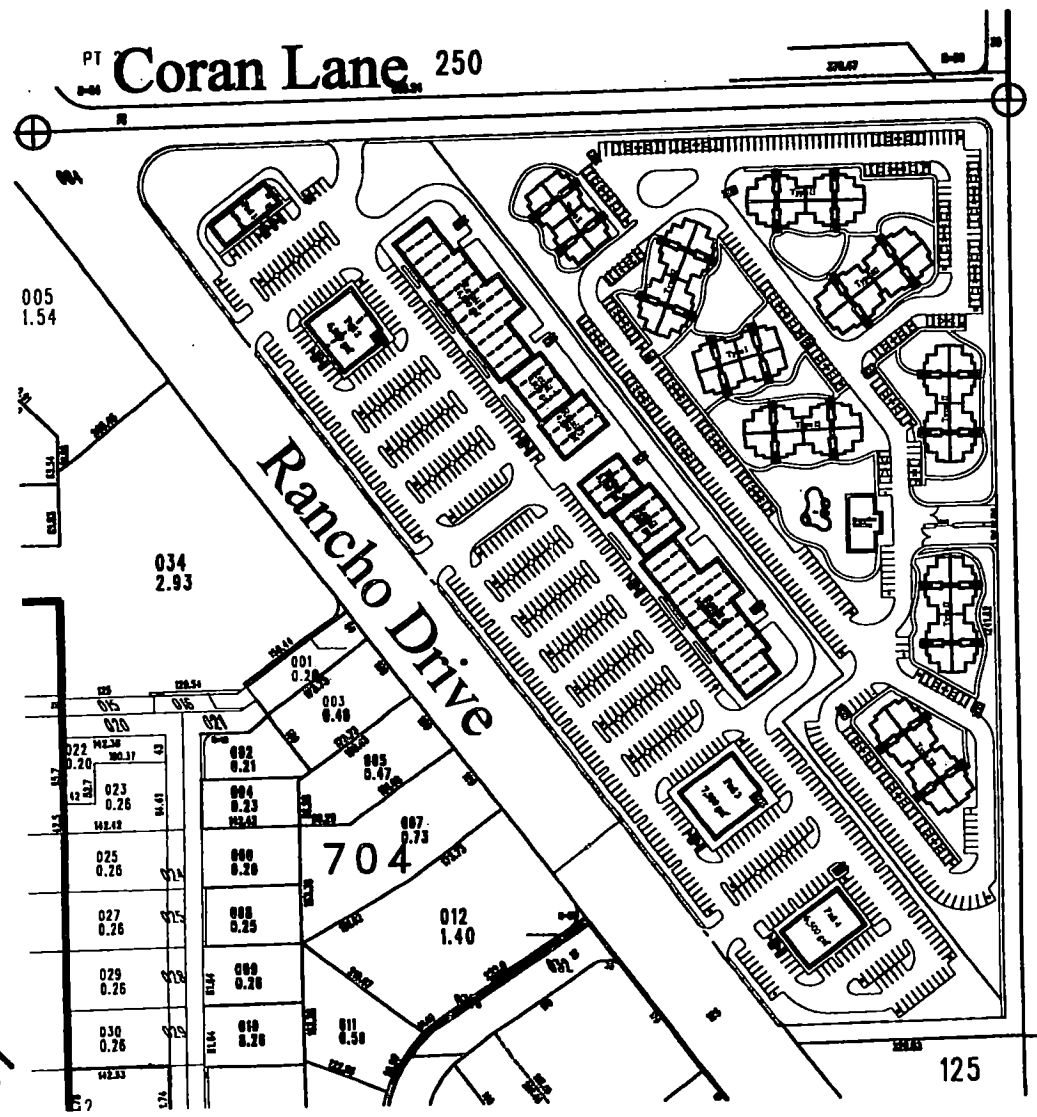
This 14 day of December 2004

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

BRENDA L. WOHLMAN
Notary Public, State of Nevada
Appointment No. 02744001
My Appt. Expires March 6, 2006

RECEIVED
DEC 14 2004

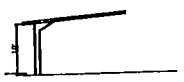
RECEIVED
DEC 1 4 2004



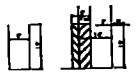
Typical Street/Landscape Section A-A

CMU Wall C-C

Fire Turning Radius

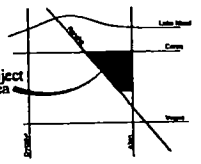


Typical Carport Elevation



Typical Parking Spaces

Vicinity Map



Location Map

SITE INFORMATION

ZONING - Las Vegas
APN: 139-19-705-001
C2- General Commercial District

AREA (Approximate, to be Verified)

Total:	(net area)	960,934 sf	22.06 acres

BUILDING AREA

Pad 1		3,800 gsf
Pad 2		6,800 gsf
Pad 3		7,500 gsf
Pad 4		6,500 gsf
	Pad Totals	24,600 gsf
Retail 1		16,800 gsf
Retail 2		4,800 gsf
Retail 3		4,800 gsf
Retail 4		3,500 gsf
Retail 5		5,600 gsf
Retail 6		16,800 gsf
	Retail Totals	52,300 gsf
Total Building Area		76,900 gsf
FAR		0.16

PARKING REQUIREMENTS

(Preliminary Estimate)		Required	Provided
Commercial	1 : 250 sf=	308	693

RESIDENTIAL

		Bldgs	%	Units
Buildings	9 total			
Type I	One Bedroom - 24-plex	2	22	48
Type II	Two Bedroom - 24-plex	5	56	120
Type III	Three Bedroom - 24-plex	2	22	48
TOTALS		17	100	216

DENSITY:	20.9 units / acre

PARKING REQUIREMENTS

Parking Required:		
1 - Bedrooms	48 * 1.25 =	60
2 - Bedrooms	120 * 1.75 =	210
3 - Bedrooms	48 * 2.00 =	96
Guest	136 / 6.0 =	36
TOTAL		402
Parking Provided		
Covered Spaces		216
Open Spaces		198
TOTAL		414
Parking Ratio - Overall		2.3 / unit
H.C. Parking Required		8
H.C. Parking Provided		13

Rancho and Allen

Rancho Drive and Allen Lane

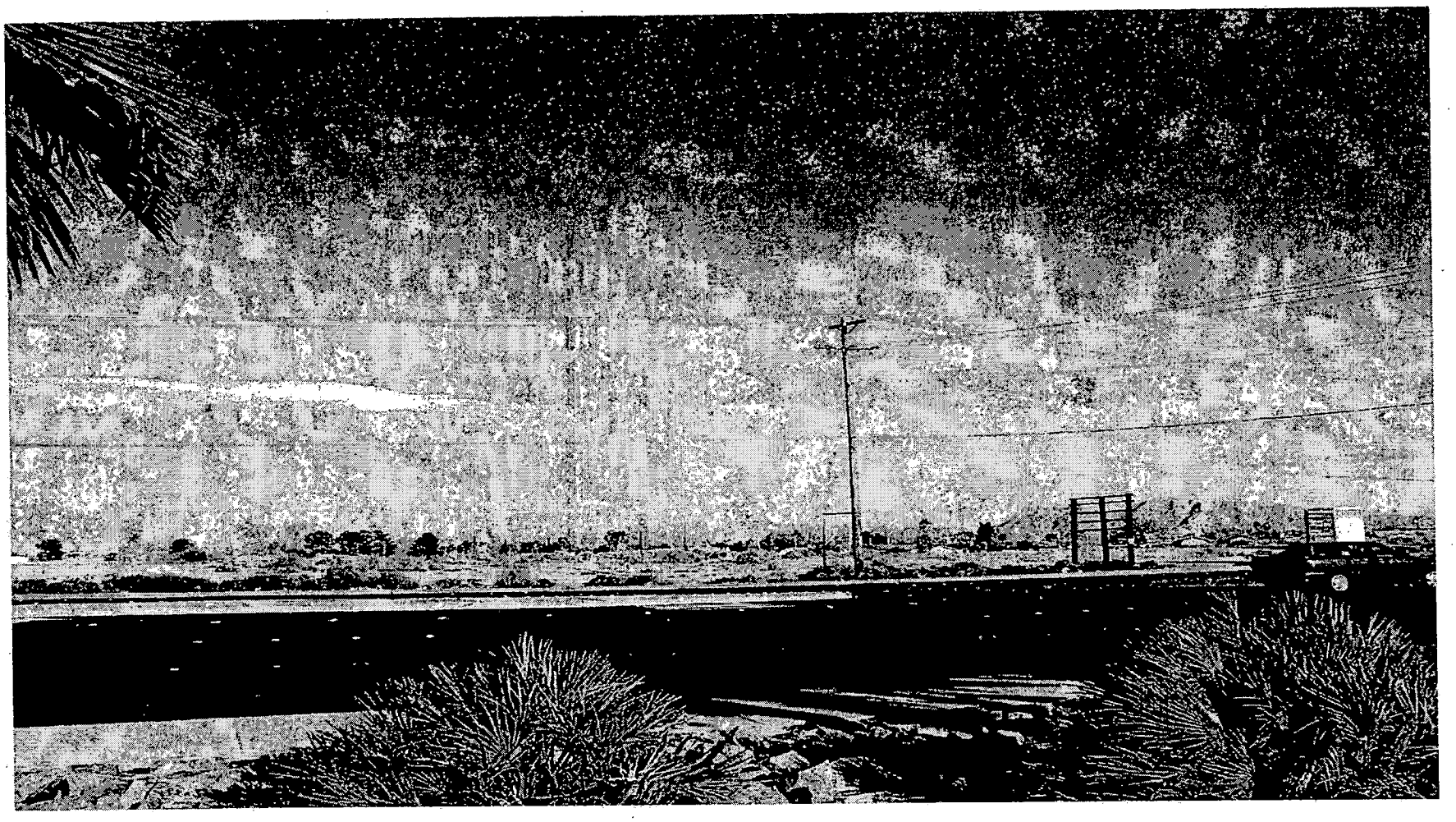
Conceptual Site Plan A

Date: December 6, 2004
Project Number: 04-0046

Scale: 1 : 60

Frontline

GPA-5818
01/27/05 PC



GPA-5818 - APPLICANT/OWNER: RANCHO ALLEN, LLC
SOUTHEAST CORNER OF CORAN LANE AND RANCHO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

GPA-5818 - APPLICANT/OWNER: RANCHO ALLEN, LLC
SOUTHEAST CORNER OF CORAN LANE AND RANCHO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

FRONTLINE GROUP
A DEVELOPMENT SERVICES COMPANY

December 14, 2004

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

Re: GPA and Zone Change on Rancho and Coran Multi-family and commercial

On behalf of the ownership, please accept our application for a General Plan Amendment from Service Commercial to ~~Service~~ General Commercial and medium residential to and Zone Change from C-2 to C-2 and R-2 in order to construct a retail commercial center and a multi-family development.

This parcel is generally located at the southeast corner of rancho Drive and Coran Lane, on approximately 22.06 gross acres. This parcel was purchased at the most recent Bureau of Land Management (BLM) auction. Currently, this parcel is zoned C-2 and we want to split the parcel into a C-2 and R-3. Based on preliminary trip generation numbers this commercial development will generate 2,699 ADT.

Based on the existing zoning surrounding this parcel we feel that this GPA is appropriate and will further the goals and policies as set forth by the City Council and Staff. Further, our project will be designed in a manner that does not adversely impact the residents or public services in the area.

We are not submitting for or design review at this, however, we recognize that further applications including, at a minimum, and design Review as a public hearing will be required.

Thank you for your time in reviewing of application.

Sincerely,

FRONTLINE GROUP

James Grindstaff

RECEIVED
DEC 14 2004

3800 Howard Hughes Parkway • Seventh Floor • Las Vegas • Nevada 89109 • Tel: 702.693.4280 • Fax: 702.796.7181

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Lake Mead-Torrey Pines General Plan Amendment, Rezoning and Site Development Plan Review and Variance**
APN #138-23-720-004

On behalf of Richmond American Homes we respectfully request your consideration of the attached General Plan Amendment, Rezoning and Site Development Plan Review applications.

Location: The proposed 5.3 acre± site is located directly behind the existing CVS on the southeast corner of Lake Mead Boulevard and Rainbow Boulevard.

Request: At this time, Richmond American Homes is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD9 for a 47 unit single family detached residential development on 5.3 acres± (138-23-720-004) with a proposed density of 8.9 ± dwelling units per acre (DUA).

Background/Justification: The parcel in question is currently zoned C-1 and master planned for service commercial. This parcel was zoned and planned as a commercial corner but has never developed as such due in part because of the Best of the West power center located less than a mile to the west that offers the commercial needs of the surrounding community. Our plan is to leave enough area for the remaining portions along Lake Mead to develop as a much more viable strip commercial property. This parcel now becomes an *in-fill* parcel and should be considered for much needed affordable single family housing. The property is currently vacant (portions have existing commercial uses) and zoned C-1 with a land use designation of Service Commercial. The adjacent properties are zoned and the current land uses are; north and across Lake Mead Blvd (100' arterial) are zoned C-1 and master planned Service Commercial (SC) and Medium Residential (M), to the west is zoned Undeveloped (U) and master planned Public Facility (PF), to the east the property is zoned R-3 and master planned Medium Residential (M), to the south the property is currently zoned R-PD12 and master planned Medium Residential (M). In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on *in-fill* parcels that has not developed for commercial which allows less burdens on getting infrastructure to these properties but due to the nature of the *in-fill* property, we find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 37' privately maintained rights of way. The product intended for this proposed site will be single family detached residences, and range in size from 1,357 s.f. to 1,645 s.f.

The following minimum setbacks are being requested:	See Typical Court Detail
Open Space requirements are as follows:	OS Required: .78 acres± (33,781 s.f.±) OS Provided: .38 acres± (16,559 s.f.±)

At this time we are requesting a variance of the required open space. Our current plan provides for 48% of the required open space, and so our request is for a 52% reduction in open space requirements. The open space amenity area within the proposed residential subdivision is located to take advantage of the trail/trail connection along Lake Mead that will allow pedestrian access through our proposed subdivision. Additionally, we are providing private usable for each individual homeowner. It is our concern with the recent developments within the Las Vegas Valley and our current water situation that we become proactive, and it is with our best intentions to continue to provide open space amenities for our residents but also be concerned with the future of Southern Nevada and review the quality of open space we are providing for our residents.

We believe that this product on this parcel is compatible with the existing residential community and the existing commercial development planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc

Russell L. Skuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

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 WITHDRAWN WITHOUT PREJUDICE.

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

City of Las Vegas

Agenda Item No.: 47

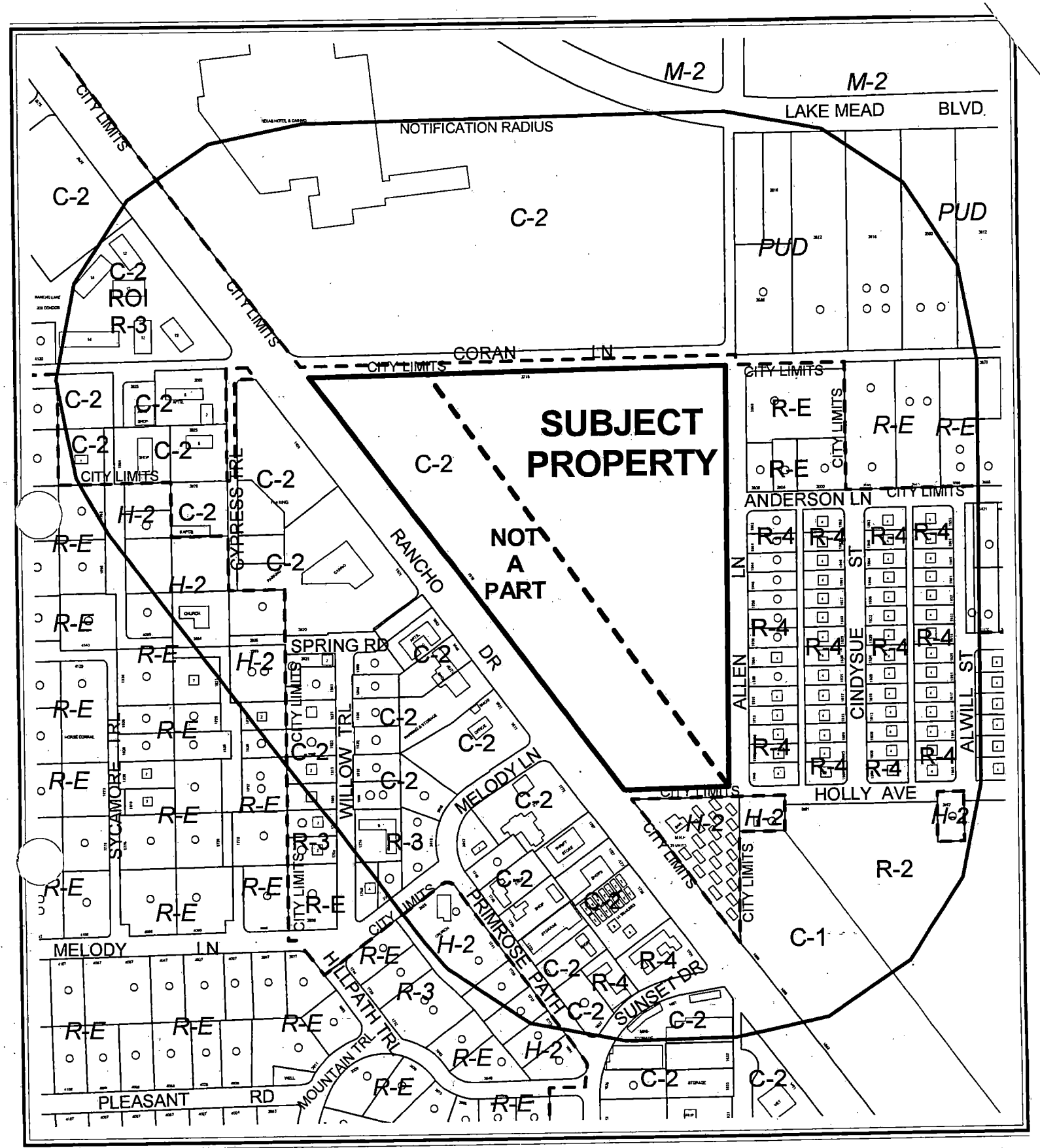
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 47 – ZON-5824

MINUTES:

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

(6:03 – 6:06)

1-104



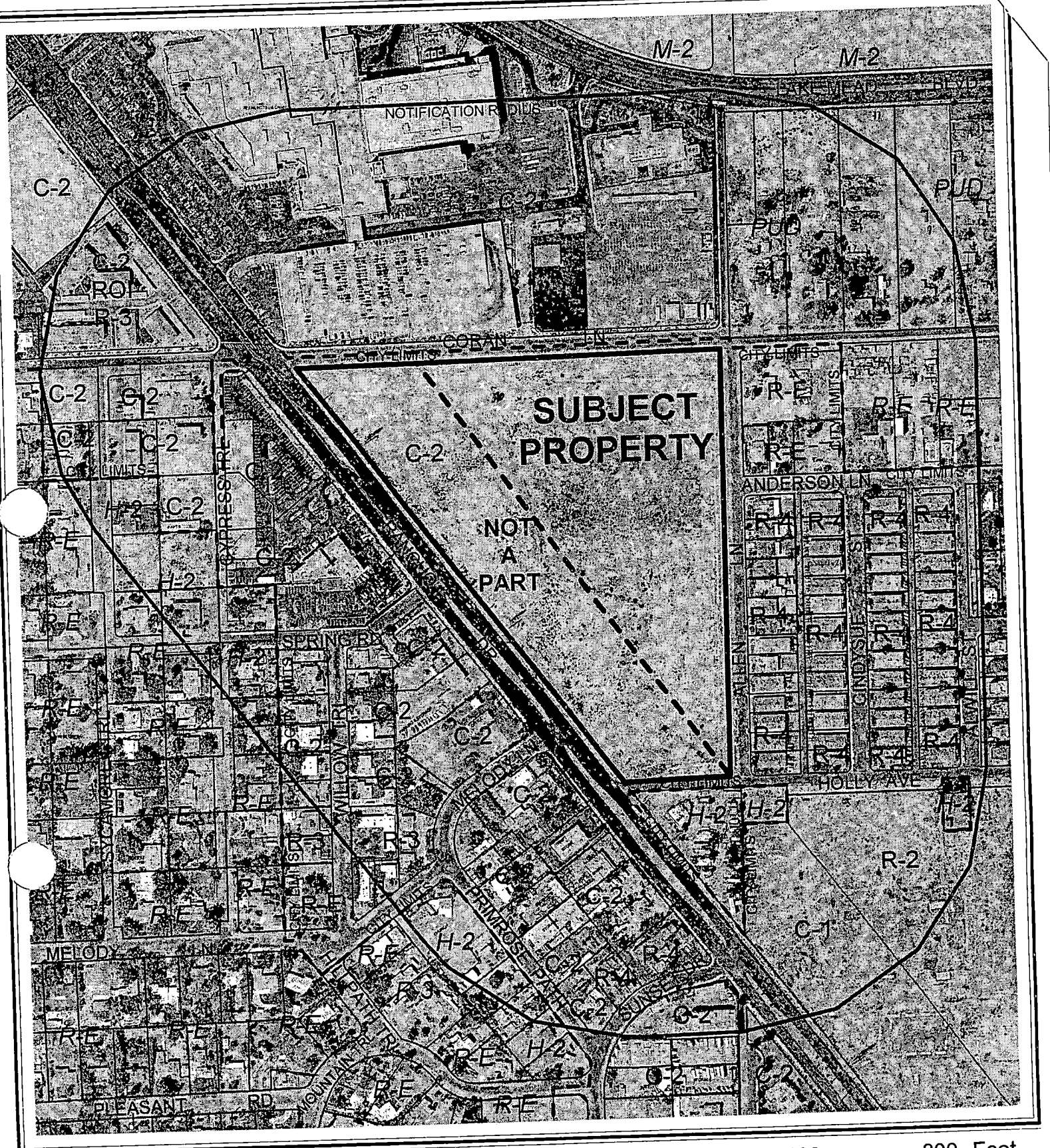
CASE: **ZON-5824**

RADIUS: 750 FT

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

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

N



0 400 800 Feet

CASE: **ZON-5824**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5824 - APPLICANT/OWNER: RANCHO ALLEN, LLC

ON JANUARY 20, 2005 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

GENERAL REALTY GROUP
PATRICK MASACHI
CELL: (702) 461-9711
OFFICE: (702) 734-2211
FAX: (702) 734-7711
EMAIL: PMasachi@aol.com

Date: 1/20/05

Pages: 1

To: City Of Las Vegas
Mr. Fred Solis
Phone: 702-229-5409
Fax: 702-385-7268
702-474-7463

RE: APN#139-19-705-001
GPA 5818
ZON 5824
ZON 5909

Dear Mr. Solis,

In connection with the above referenced Property, please use this letter as our request to withdraw all of the above applications at this time. Feel free to contact me with any questions regarding this matter.

Sincerely;

Peyman Masachi
Managing Member for
Rancho Allen L.L.C

1/20/05
Date

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5824 APN: 139-19-705-001

Name of Property Owner: Rancho Allen LLC

Name of Applicant: Rancho Allen LLC

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Peyman Masachi

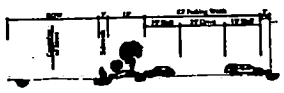
Subscribed and sworn before me

This 14 day of December, 2004

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

BRENDA L. WOHLMAN
Notary Public, State of Nevada
Appointment No. 02744001
My Appt. Expires March 6, 2006

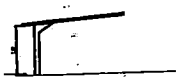
RECEIVED
DEC 14 2004



Typical Street/Landscape Section A-A

CMU Wall C-C

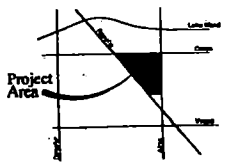
Fire Turning Radius



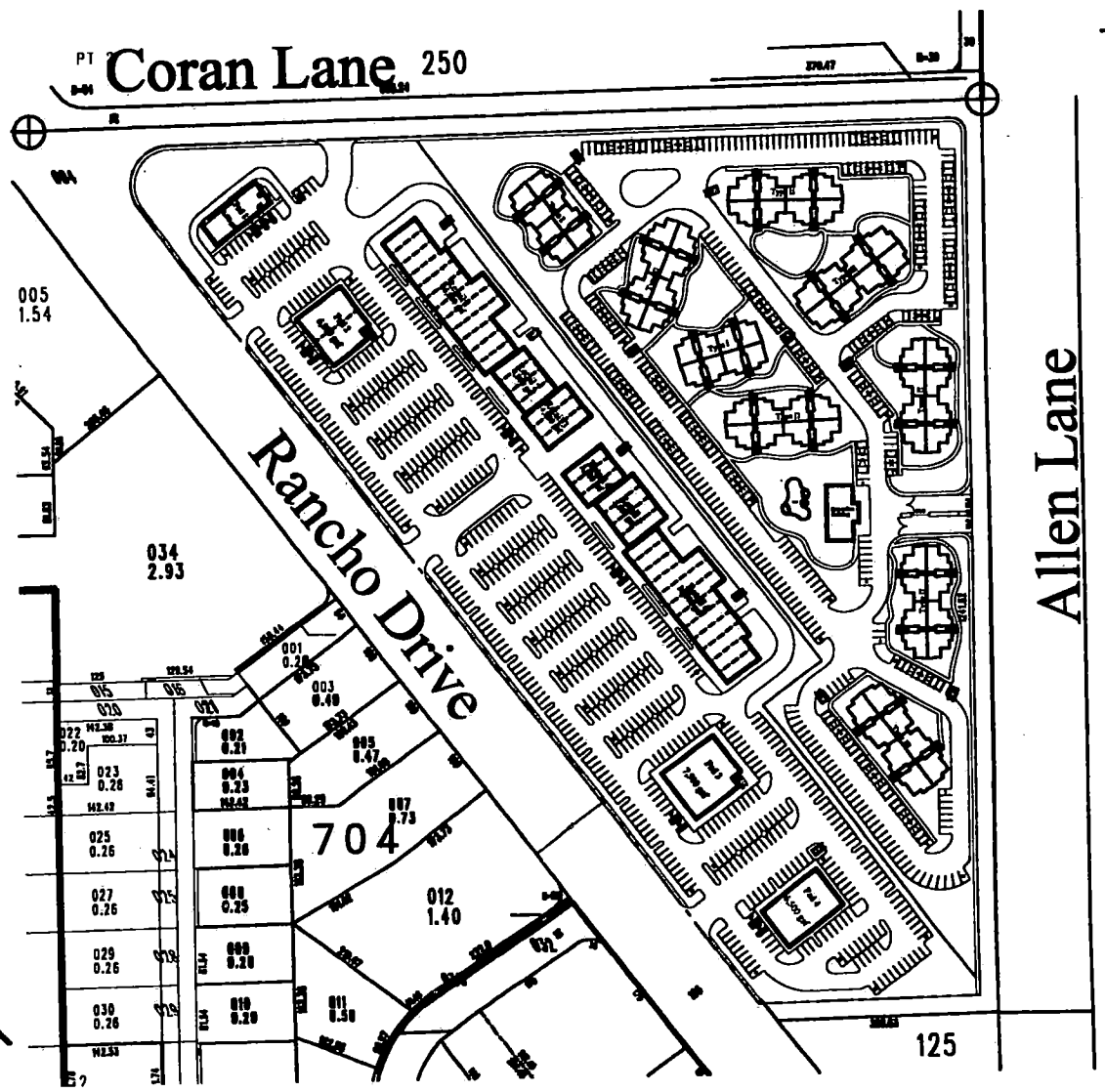
Typical Carport Elevation

Typical Parking Spaces

Vicinity Map



Location Map



SITE INFORMATION

ZONING - Las Vegas
APN: 139-19-705-001
C2- General Commercial District

AREA (Approximate, to be Verified)

Total:	(net area)	960,934 sf	22.06 acres

BUILDING AREA

Pad 1		3,800 gsf
Pad 2		6,800 gsf
Pad 3		7,500 gsf
Pad 4		6,500 gsf
	Pad Totals	24,600 gsf
Retail 1		16,800 gsf
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Retail 4		3,500 gsf
Retail 5		5,600 gsf
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	Retail Totals	52,300 gsf
Total Building Area		76,900 gsf
FAR		0.16

PARKING REQUIREMENTS

(Preliminary Estimate)		Required	Provided
Commercial	1 : 250 sf=	308	693

RESIDENTIAL

Buildings	9 total	Bldgs	%	Units
Type I	One Bedroom - 24-plex	2	22	48
Type II	Two Bedroom - 24-plex	5	56	120
Type III	Three Bedroom - 24-plex	2	22	48
TOTALS		17	100	216

DENSITY: 20.9 units / acre

PARKING REQUIREMENTS

Parking Required:		
1 - Bedrooms	48 * 1.25 =	60
2 - Bedrooms	120 * 1.75 =	210
3 - Bedrooms	48 * 2.00 =	96
Guest	136 / 6.0 =	36
TOTAL		402
Parking Provided		
Covered Spaces		216
Open Spaces		198
TOTAL		414
Parking Ratio - Overall		2.3 / unit
H.C. Parking Required		8
H.C. Parking Provided		13

Rancho and Allen

Rancho Drive and Allen Lane

Conceptual Site Plan A

Date: December 6, 2004
Project Number: 04-0046

Scale: 1 : 60

Frontline

ZON-5824
01/27/05 PC

RECEIVED
DEC 14 2004

ZON-5824 - APPLICANT/OWNER: RANCHO ALLEN, LLC
SOUTHEAST CORNER OF CORAN LANE AND RANCHO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

ZON-5824 - APPLICANT/OWNER: RANCHO ALLEN, LLC
SOUTHEAST CORNER OF CORAN LANE AND RANCHO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

FRONTLINE GROUP
A DEVELOPMENT SERVICES COMPANY

December 14, 2004

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

Re: GPA and Zone Change on Rancho and Coran Multi-family and commercial

On behalf of the ownership, please accept our application for a General Plan Amendment from Service Commercial to ~~Service~~ GENERAL Commercial and medium residential to and Zone Change from C-2 to C-2 and R-2 in order to construct a retail commercial center and a multi-family development.

This parcel is generally located at the southeast corner of rancho Drive and Coran Lane, on approximately 22.06 gross acres. This parcel was purchased at the most recent Bureau of Land Management (BLM) auction. Currently, this parcel is zoned C-2 and we want to split the parcel into a C-2 and R-3. Based on preliminary trip generation numbers this commercial development will generate 2,699 ADT.

Based on the existing zoning surrounding this parcel we feel that this GPA is appropriate and will further the goals and policies as set forth by the City Council and Staff. Further, our project will be designed in a manner that does not adversely impact the residents or public services in the area.

We are not submitting for or design review at this, however, we recognize that further applications including, at a minimum, and design Review as a public hearing will be required.

Thank you for your time in reviewing of application.

Sincerely,

FRONTLINE GROUP

James Grindstaff

RECEIVED
DEC 14 2004

3800 Howard Hughes Parkway • Seventh Floor • Las Vegas • Nevada 89109 • Tel: 702.693.4280 • Fax: 702.796.7181

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

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 WITHDRAWN WITHOUT PREJUDICE.

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

City of Las Vegas

Agenda Item No.: 48

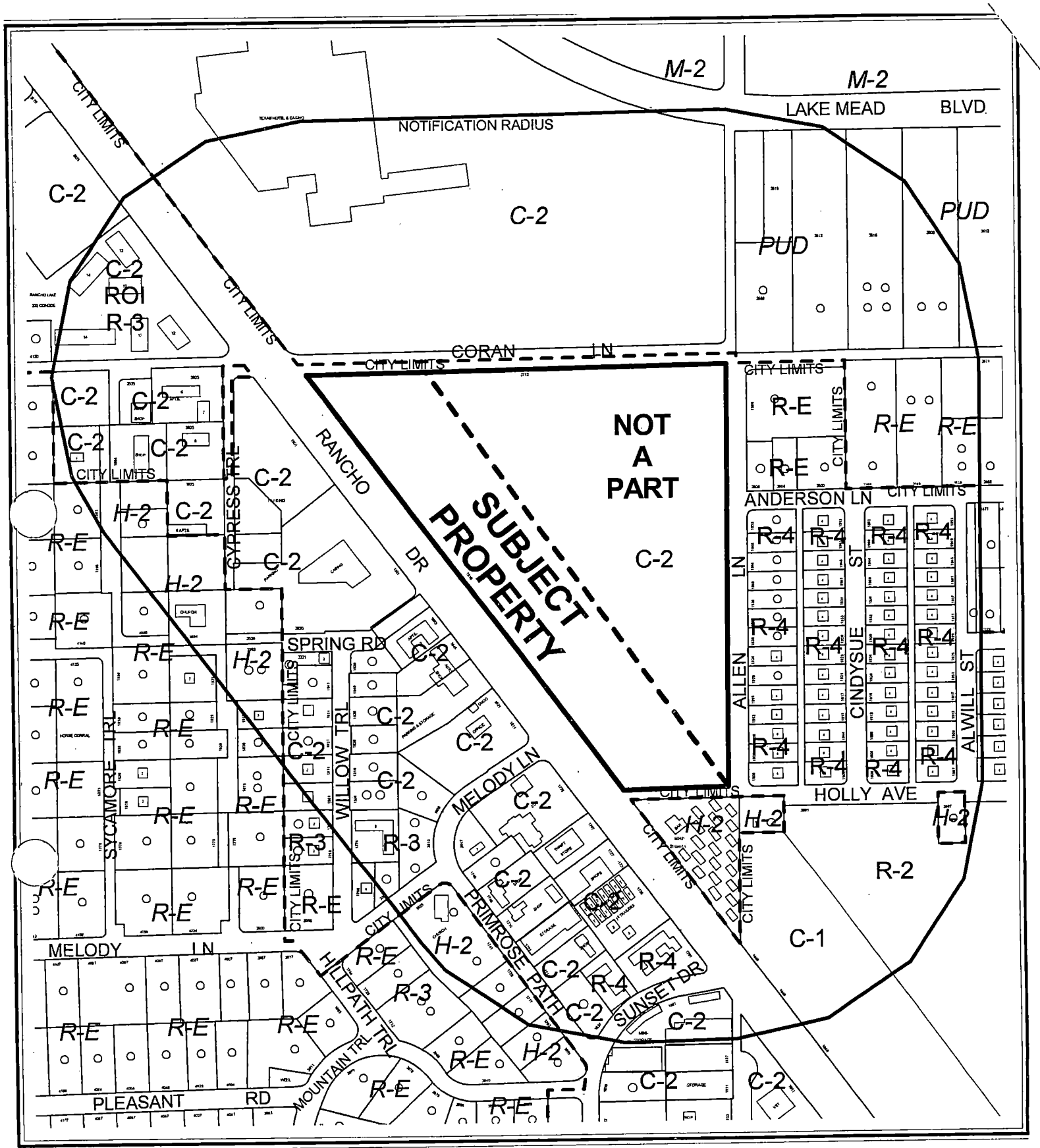
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 48 – ZON-5909

MINUTES:

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

(6:03 – 6:06)

1-104



0 400 800 Feet

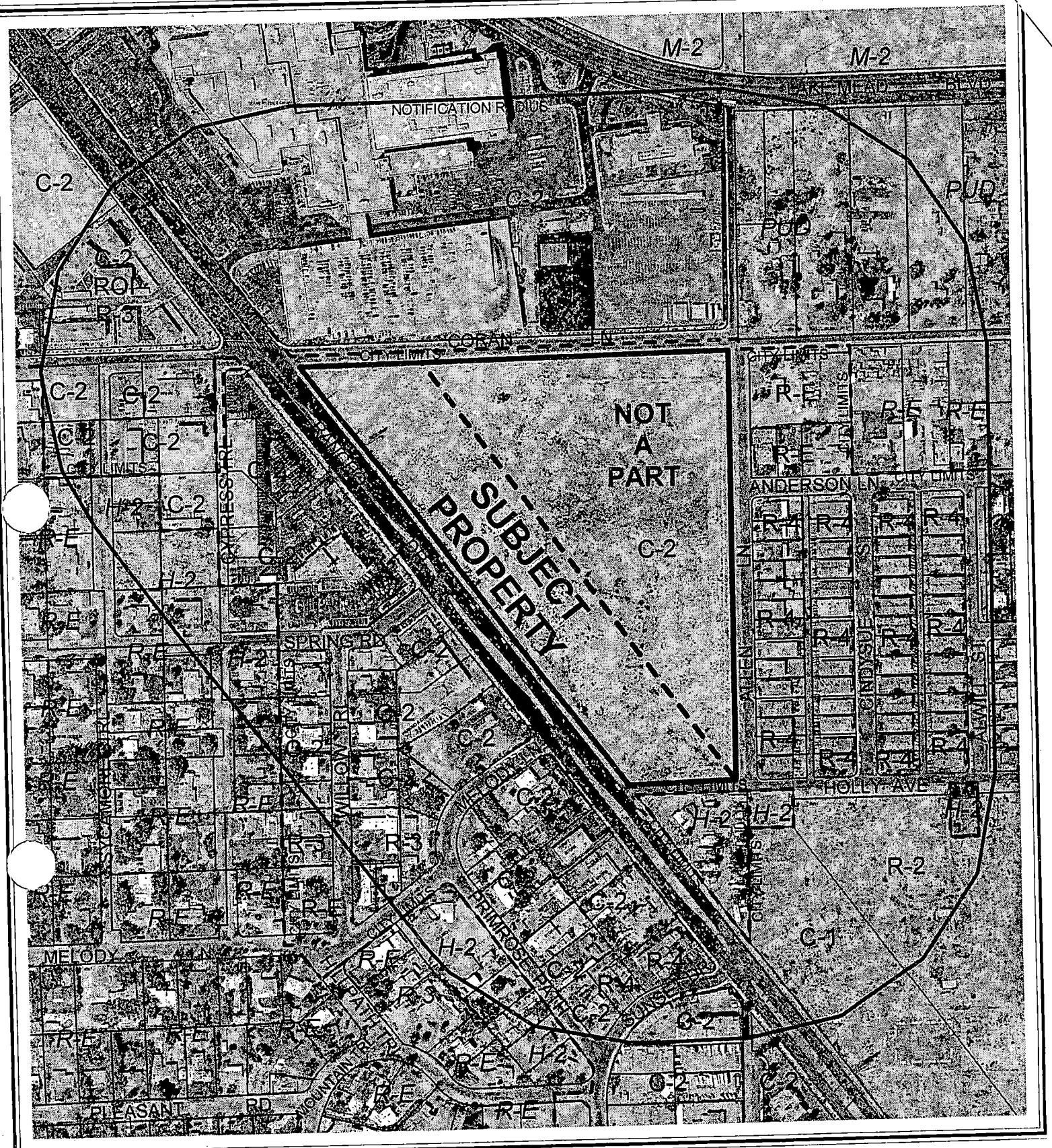
CASE: **ZON-5909**

RADIUS: 750 FT

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

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

N



CASE: **ZON-5909**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5909 - APPLICANT/OWNER: RANCHO ALLEN, LLC

ON JANUARY 20, 2005 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

GENERAL REALTY GROUP
PATRICK MASACHI
CELL: (702) 461-9711
OFFICE: (702) 734-2211
FAX: (702) 734-7711
EMAIL: PMasachi@aol.com

Date: 1/20/05

Pages: 1

To: City Of Las Vegas
Mr. Fred Solis
Phone: 702-229-5409
Fax: 702-385-7268
702-474-7463

RE: APN#139-19-705-001
GPA 5818
ZON 5824
ZON 5909

Dear Mr. Solis,

In connection with the above referenced Property, please use this letter as our request to withdraw all of the above applications at this time. Feel free to contact me with any questions regarding this matter.

Sincerely;

Peyman Masachi
Managing Member for
Rancho Allen L.L.C

1/20/05
Date

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5909 APN: 139-19-705-001

Name of Property Owner: Rancho Allen, LLC

Name of Applicant: Rancho Allen, 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: _____

Print Name: Peyman Masachi

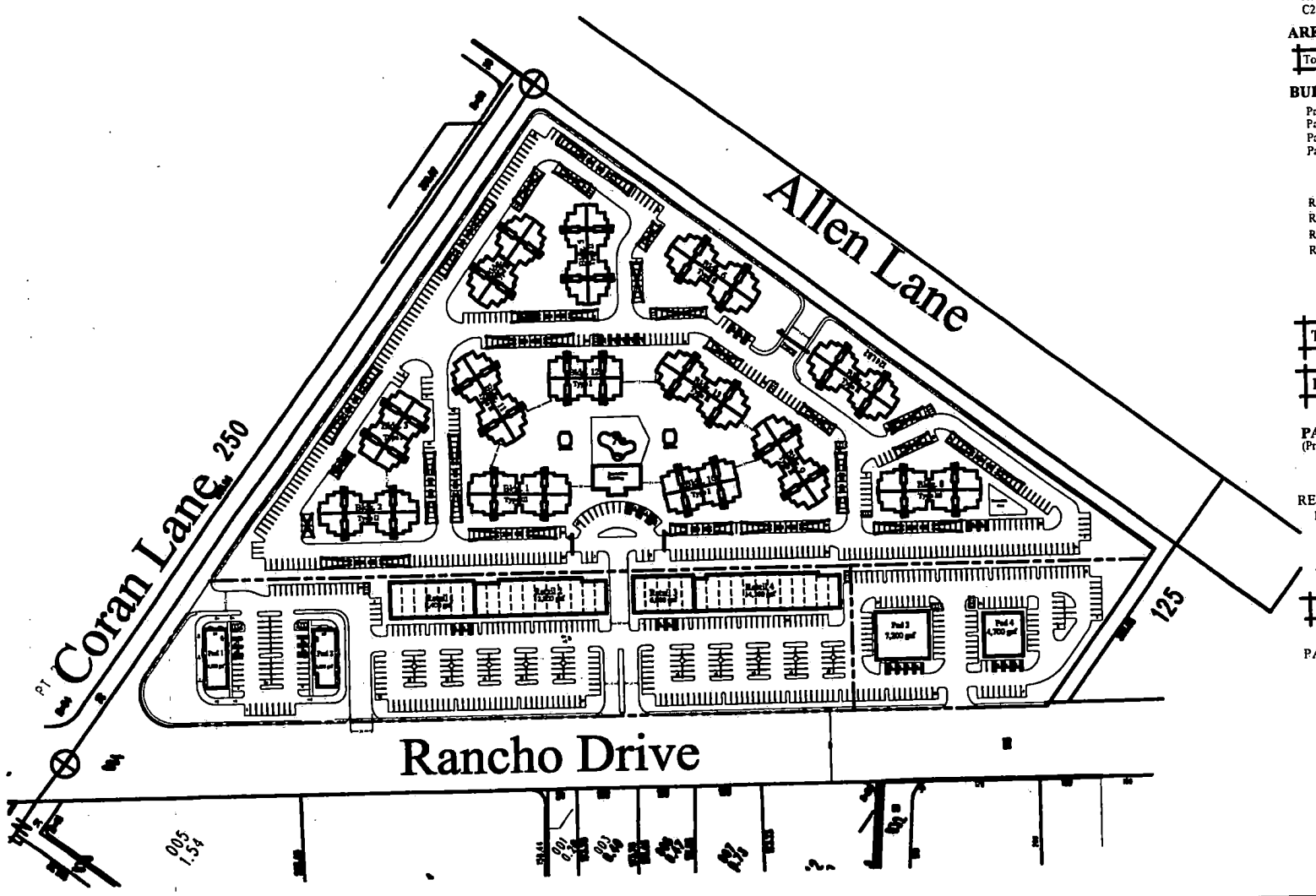
Subscribed and sworn before me

This 4th day of Jan., 2005

Malana L. Tice

Notary Public in and for said County and State

MALANA L. TICE
Notary Public State of Nevada
No. 99-20201-1
My appt. exp. May 26, 2007



SITE INFORMATION

ZONING - Las Vegas
APN: 139-19-705-001
C2- General Commercial District

AREA (Approximate, to be Verified)

Total:	(net area)	960,934 sf	22.06 acres

BUILDING AREA

Pad 1		3,800 gsf
Pad 2		3,650 gsf
Pad 3		7,200 gsf
Pad 4		4,700 gsf
	Pad Totals	19,350 gsf
Retail 1		8,400 gsf
Retail 2		16,200 gsf
Retail 3		7,200 gsf
Retail 4		16,200 gsf
	Retail Totals	48,000 gsf

Total Building Area		67,350 gsf
FAR	67,350 / 364,494	0.18

PARKING REQUIREMENTS
(Preliminary Estimate)

		Required	Provided
Commercial	1 : 250 sf=	252	448

RESIDENTIAL

		Bldgs	%	Units
Buildings	9 total			
Type I	One Bedroom - 24-plex	3	23	72
Type II	Two Bedroom - 24-plex	8	62	192
Type III	Three Bedroom - 24-plex	2	15	48
TOTALS		13	100	312

DENSITY: 22.3 units / acre

PARKING REQUIREMENTS

Parking Required:		
1 - Bedrooms	72 * 1.25 =	90
2 - Bedrooms	192 * 1.75 =	336
3 - Bedrooms	48 * 2.00 =	96
Guest	312 /6.0 =	52
TOTAL		574
Parking Provided		
Covered Spaces		374
Open Spaces		207
TOTAL		581
Parking Ratio - Overall		1.9 / unit
H.C. Parking Required		8
H.C. Parking Provided		8

Rancho and Allen

Rancho Drive and Allen Lane

Conceptual Site Plan C

Date: October 7,2004
Project Number: 04-0046

Scale: 1 : 60
0 60' 120'

Frontline

S:\Projects\2004\Commercial Projects\Patrick\Site Scheme D2 12 29 04.dwg, 1/4/2005 10:28:54 AM, Frontline Group - James, Frontline Group - James

ZON-5909
01/27/05 PC

ZON-5909 - APPLICANT/OWNER: RANCHO ALLEN, LLC
SOUTHEAST CORNER OF CORAN LANE AND RANCHO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

ZON-5909 - APPLICANT/OWNER: RANCHO ALLEN, LLC
SOUTHEAST CORNER OF CORAN LANE AND RANCHO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

FRONTLINE GROUP℠
A DEVELOPMENT SERVICES COMPANY

January 4, 2005

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

Re: GPA and Zone Change on Rancho and Coran Multi-family and commercial

On behalf of the ownership, please accept our application for a General Plan Amendment from Service Commercial to medium residential and the accompanying Zone Change from C-2 to C-1 and R-3 in order to construct a retail commercial center and a multi-family development. ``

This parcel is generally located at the southeast corner of rancho Drive and Coran Lane, on approximately 22.06 gross acres. Currently, this parcel is zoned C-2 and we want to split the parcel into a C-1 and R-3. This parcel was included within the Rancho Corridor Study and has an underlying land use of Service Commercial. At the request of staff we are requesting that the C-2 zoning be down zoned to C-1 in order to match the existing Service Commercial land use. Based on preliminary trip generation numbers this commercial development will generate 2,699 ADT.

Based on the existing zoning surrounding this parcel we feel that this GPA is appropriate and will further the goals and policies as set forth by the City Council and Staff. Further, our project will be designed in a manner that does not adversely impact the residents or public services in the area.

We are not submitting for or design review at this, however, we recognize that further applications including, at a minimum, and design Review as a public hearing will be required.

Thank you for your time in reviewing of application.

Sincerely,

FRONTLINE GROUP

James Grindstaff

3800 Howard Hughes Parkway • Seventh Floor • Las Vegas • Nevada 89109 • Tel: 702.693.4280 • Fax: 702.796.7181

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

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 – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letters of Support – Myra P. Coolican, Raymond P. Lanyon and (Illegible)

MOTION:
GOYNES – DENIED – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting is presently working for another company that the applicant owns and TRUESDELL abstaining as his partner owns property within the Notification area

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

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 49 [GPA-5823], Item 50 [ZON-5827] and Item 51 [SDR-5826].

MINUTES – Continued:

STEVE SWANTON, Planning and Development, gave a brief overview of the application. Staff recommended denial, as the proposed General Plan Amendment would allow zoning districts that would not be compatible with the existing adjacent zoning districts.

RUSSELL SKUSE, R.S. Consulting, 7525 Hickam Avenue, appeared on behalf of the applicant. MR. SKUSE used the overhead to present the proposed project. He pointed out that the character of the neighborhood has changed, as the area at Lone Mountain to Craig Road and U.S. 95 to Rainbow Boulevard is master planned for Office use. He felt that the proposed project would be compatible with the surrounding neighborhood and create less traffic than Office use.

ROBERT EAGLE, 4686 Balsam Street; PAT TREICHEL, 6991 Red Coach Avenue; KEN ROGERS, 4668 Balsam Street; DAVE LEWIS, 4615 Balsam Street; BERNARD COMEAU, 4650 Balsam Street; GERALD TREICHEL, 6971 Red Coach Avenue; BEN GALLEGOS, 4661 Balsam Street; SHIRLEY COMPARONI, 4614 Balsam Street; ROGER KEHL, 4597 Balsam Street; VERLA WILSON, 4742 Balsam Street; RAY POTTER, 4595 Balsam Street and RALPH REELEY, 4722 Balsam Street, all expressed opposition to having apartments within their rural neighborhood, traffic congestion, having a two-story structure amid their one-story rural homes and egress/ingress issues for the nearby fire station when emergency situations arise. In addition, some residents did not appreciate the developer's approach regarding annexation, which they felt was a form of intimidation.

MR. SKUSE emphasized that the proposed project is not apartments rather single-story homes. Not to minimize the residents' concerns, he pointed out that the entrance point would only have an impact on one resident, PAT TREICHEL. There are no other homes along Red Coach Avenue and U.S. 95 Freeway. He submitted three letters of support from residents who reside on Balsam Street. Although not reflected on the Site Plan, MR. SKUSE also pointed out that the applicant's goal is to alleviate the traffic on Balsam Street and Red Coach Avenue by moving the traffic onto Lone Mountain Road.

In response, COMMISSIONER GOYNES pointed out some residents would probably accept Office use due to less traffic after normal business hours. He opposed the application, as to the east of the subject site is an upcoming condominium development, which would increase traffic on Rainbow Boulevard. In addition, the existing residents have invested in their homes and should be able to enjoy their lifestyle and not feel threatened by developers. Having the proposed ten units per acre adjacent to the residents' one and two-acre parcels would be inappropriate and incompatible.

MR. SKUSE responded that the applicant has tried to address the residents' concerns by orienting the building where the residents' privacy would not be invaded, as well as, working on keeping the traffic on Lone Mountain Road.

MINUTES – Continued:

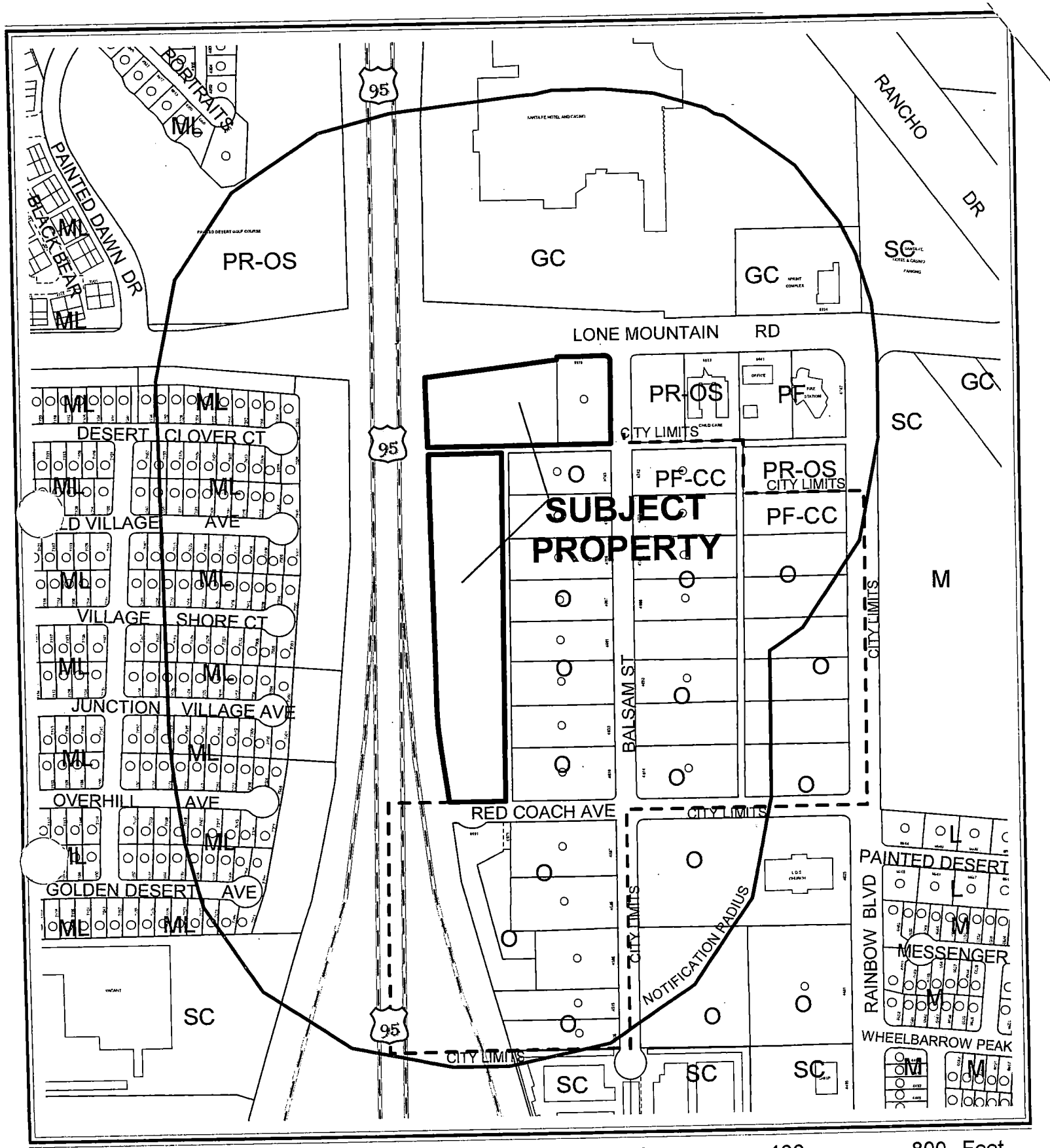
COMMISSIONER EVANS felt that the Office land use designation was an appropriate buffer, and he would not support the application.

Although he understood the residents' concerns, COMMISSIONER STEINMAN pointed out that they would still have traffic issues with an office complex. However, he could support the residents in having the land use designation remain as Office.

CHAIRMAN NIGRO also expressed concern with traffic and believed that access onto Balsam Street with an immediate left onto Lone Mountain Road would be more appropriate.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 49 [GPA-5823], Item 50 [ZON-5827] and Item 51 [SDR-5826].

(8:50 – 9:19)



0 400 800 Feet

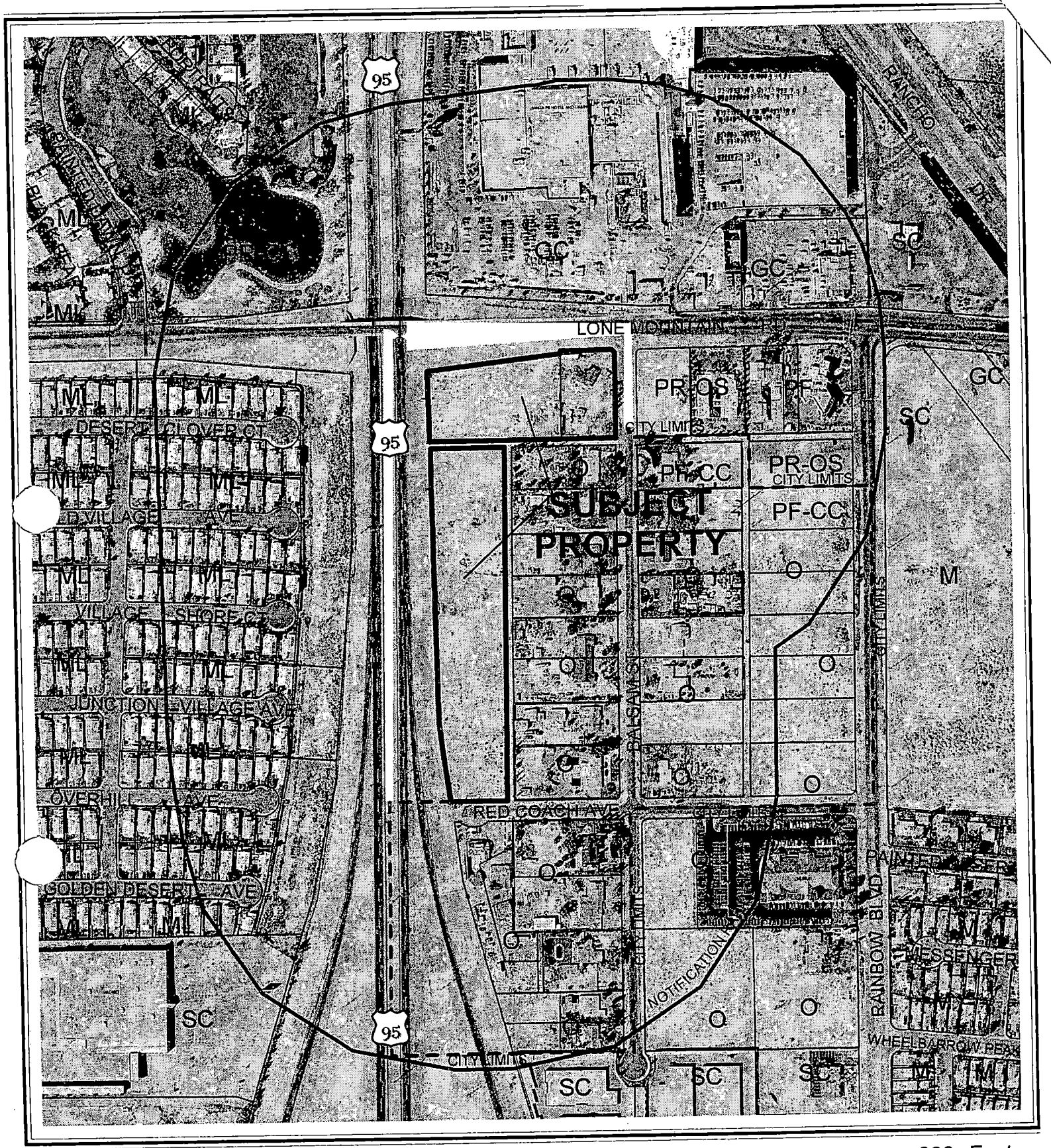
CASE: **GPA-5823**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

N



CASE: **GPA-5823**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5823 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road from O (Office) to MLA (Medium-Low Attached Density Residential). A related rezoning to R-PD10 (Residential Planned Development - 10 Units Per Acre) (ZON-5827) and a related Site Development Plan Review for a proposed 78-lot single-family attached residential development (SDR-5826) will also be considered on this agenda.

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium Low Density Residential land uses with a maximum density of 12 dwelling Units Per Acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject property was designated for O (Office) uses at that time.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling Units Per Acre, Medium Low Density Residential to allow up to 8 dwelling Units Per Acre, and Medium Density Residential up to 25 dwelling Units Per Acre.

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

02/16/05 The City Council will consider a petition to Annex (ANX-5100) the subject parcels in to the City of Las Vegas. The effective date of this annexation will be 2/25/05. Staff and the Planning Commission recommended approval on 12/16/04.

01/27/05 The Planning Commission will consider a related Rezoning (ZON-5827) from R-E (Residence Estates) and U (Undeveloped) Zone [O (Office) General Plan Designation] to R-PD10 (Residential Planned Development – 10 Units Per Acre), and a Site Development Plan Review for a proposed 78-unit residential development. Staff recommends denial.

AR

DETAILS OF APPLICATION REQUEST

Site Area: 7.80 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Hotel/Casino
South	Single Family Dwellings
East	Single Family Dwellings
West	Single Family Dwellings

PLANNED LAND USE

Subject Property	O (Office)
North	GC (General Commercial)
South	O (Office)
East	O (Office)
West	ML (Medium Low Density Residential)

EXISTING ZONING

Subject Property	Clark County R-E (Rural Estates Residential)
North	C-2 (General Commercial)
South	Clark County R-E (Rural Estates Residential)
East	Clark County R-E (Rural Estates Residential)
West	R-CL (Residential Compact Lot)

DEFINITIONS

ML (Medium Low Density Residential) (5.6 to 8 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

AR

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

ANALYSIS

The applicant plans to construct a 78-unit single-family attached residential development on this 7.80-acre lot. The development will be accessed from Red Coach Avenue. Single-family dwellings with a typical lot size of 34,000 square feet are adjacent to the east. The Centennial Hills Sector Plan of the General Plan designates the site as O (Office). This application proposes to change the land use designation of the subject property to MLA (Medium-Low Attached Density Residential) to accommodate 78 residential units. The proposed density of up to 12.0 dwelling Units Per Acre is not compatible with the adjacent R-E (Residence Estates) zoned parcels.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The proposed MLA (Medium-Low Attached Density Residential) allows a proposed density of up to 12.0 dwelling Units Per Acre gross acre and is not compatible with the adjacent R-E (Residence Estates) zoned parcels

AR

In regard to "2": The proposed General Plan Amendment would allow zoning districts that would not be compatible with the existing adjacent zoning districts. Parcels adjacent to the site are zoned R-E (Rural Estates Residential – Clark County Designation), which allows a maximum density of up to two Units Per Acre, as well as minimum lot sizes of 20,000 square feet. If the proposed General Plan Amendment were approved, it would allow for zoning districts with densities up to 12.0 Units Per Acre. In addition, development under these parameters would be in conflict with the rural nature of the adjacent R-E (Rural Estates Residential –Clark County Designation) parcels and is therefore not appropriate for the area.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 W. Cheyenne, located at the northwest corner of Cheyenne and Metro Academy Way, (west of Grand Canyon). A fire station is located at Lone Mountain Road and Rainbow Boulevard is the closest city facility to the site.

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 28, 2004 a neighborhood meeting sponsored by the applicant was held at the Durango Hills Community Center at 3521 North Durango Drive. Fourteen people attended and had the following comments:

- Drainage will flow across Rainbow and into other residential properties
- The houses facing Balsam will put too much traffic onto that street, where it is already difficult to get onto Ann Rd.
- The 2-story houses would be able to look into the school property behind the project
- There are too many houses (7) that back up to the school
- The project is too dense and out of character for the area too much traffic will be added to Rainbow which is only 2 lanes there
- There will be cut through traffic into the adjacent neighborhood
- The neighbors would prefer commercial or residential at Rural density houses at this density will become rentals

AR

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 135 [Mailed ZON-5827 and SDR-5826]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5823 APN: 138-03-510-001,031

Name of Property Owner: R PARAMAHAMSA TRUST & VA RAMM& GIRIJAMMA TRS

Name of Applicant: ROYAL CONSTRUCTION

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

_____ Yes ✓ 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: DR. V. A. RAM.

Subscribed and sworn before me

This 6th day of Dec, 2004

_____

Notary Public in and for said County and State

SALLY RAMIREZ
Notary Public State of Nevada
No. 01-[illegible]
My Appt. Exp. [illegible]

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5823 APN: 138-03-510-002

Name of Property Owner: SF INVESTMENTS

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

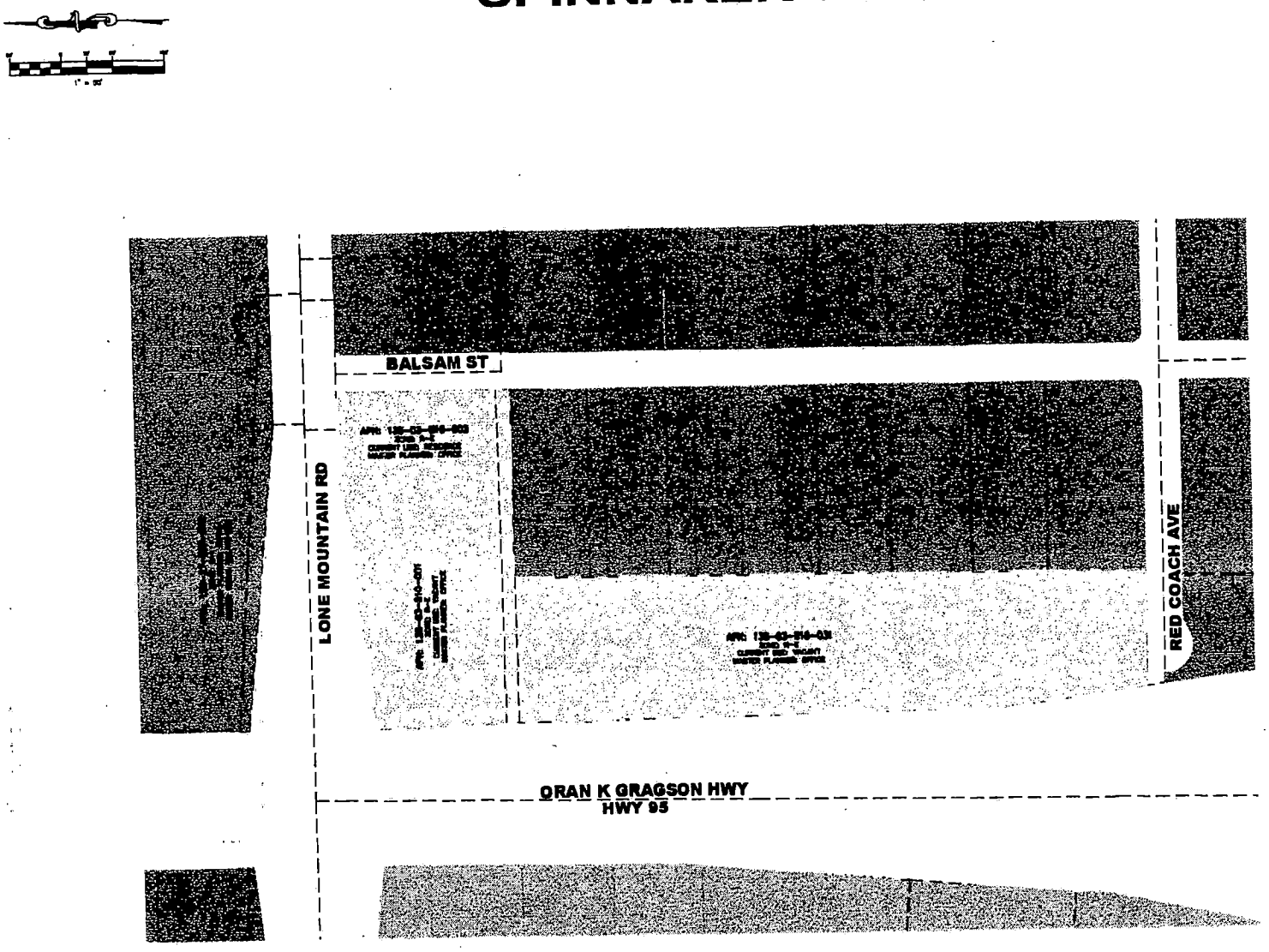
This 3rd day of December, 2004

J. Rosanna Estrada

Notary Public in and for said County and State

J. ROSANNA ESTRADA
NOTARY PUBLIC
STATE OF NEVADA
Appt. Expires Aug. 4, 2007
Certificate No. 03-82667-1

SPINNAKER VILLAGE II



VICINITY MAP
NOT TO SCALE

OWNER
PANNAMANSA R. TRUST & RAN V A
3480 CALLE DEL YORRE
LAS VEGAS, NV 89102

EP INVESTMENTS LLC
4311 E. CHEYENNE AVE #105
NORTH LAS VEGAS, NEVADA 89032

DEVELOPER
ROYAL CONSTRUCTION
4311 E. CHEYENNE AVE. SUITE #105
LAS VEGAS, NEVADA
(702) 872-7773

ASSESSORS PARCEL NUMBER:
138-03-301-001, 002 & 031

OVERALL TABULATIONS

EXISTING ZONING —— R-E
PROPOSED ZONING —— R-PD11

EXISTING LAND USE —— OFFICE
PROPOSED LAND USE —— MLA

LEGEND
- ML - MEDIUM LOW
- O - OFFICE
- GC - GENERAL COMMERCIAL
- P/R/OS - PARKS / RECREATION / OPEN SPACE

EXPLORER
ROYAL CONSTRUCTION
4311 E. CHEYENNE AVE., SUITE #105
LAS VEGAS, NEVADA
(702) 872-7773

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Richard Arrington Las Vegas, NV 89139 Office 702.244.7701 Fax 702.254.7700

SHEET: EXHIBIT TO ACCOMPANY GENERAL PLAN AMENDMENT

TITLE: SPINNAKER VILLAGE II
CITY OF LAS VEGAS, NEVADA

DATE: NOVEMBER 22, 2004
DRAWN BY: B. TAYLOR
DESIGNED BY: B. TAYLOR
CHECKED BY: R. TAYLOR
SCALE: 1" = 400'
PROJECT NO: RC-0004
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO.

GPA-5823
01/27/05 PC

RECEIVED
DEC 14 REC'D

GPA-5823 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL
SOUTHWEST CORNER OF BALSAM STREET AND LONE MOUNTAIN ROAD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Spinnaker Village II General Plan Amendment, Rezoning and Site Development Plan Review.**
APN # 138-03-510-001,002, 031

On behalf of Royal Construction we respectfully request your consideration of the attached General Plan Amendment, Rezoning and Site Development Plan Review applications.

Location: The proposed 7.8 acre± site is located east of U.S. 95 (Oran K Gragson Highway) and south of Lone Mountain Road.

Request: At this time, Royal Construction is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD10 for a 78 unit single family attached residential development on 7.8 acres± (138-03-510-001,002,031) with a proposed density of 10.0 ± dwelling units per acre (DUA). Additionally, we are currently in the process of an annexation (ANX-5100-04) for the above referenced property into the City of Las Vegas from Clark County that is scheduled to be heard by the Planning Commission on December 16, 2004.

Background/Justification: The parcels in question are currently zoned R-E and master planned for Office (O). We can only assume that during the planning stages of the master plan that the location for office was appropriate at the time. This area although adjacent to the freeway has very poor access and the likelihood for long-term sustainability for office due to the already existing Tech Center just a few miles south along the freeway; the potential to develop an area of Office this size is highly unlikely. Additionally, we are currently in escrow with a number of the adjacent property owners to the east and our plans are to include them into a future phase along with annexing them into the City of Las Vegas. The adjacent properties are zoned and the current land uses are; north (existing Santa Fe Hotel Casino) is currently zoned C-2 and master planned General Commercial (GC) to the west is the existing U.S. 95 Highway although beyond the freeway is zoned R-CL and master planned Medium (M), to the east (existing single family residential) the properties are zoned R-E and master planned Office (O), to the south the property is currently zoned R-E and master planned Office (O). In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on parcels that have not developed for there intended uses and will be more compatible and harmonious with the surrounding community, while addressing the needs of the community. We also find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 39.0' privately maintained rights of way. Typical private drive isles are being shown as 24.0' not to exceed 150' in length. Also please note that we have discussed the proposed courts and attached units with the City of Las Vegas Fire engineer and it was determined that we will be required to sprinkle these units. The product intended for this proposed site will be 2-story single family attached 4-plex residences, and range in size from 1,700 s.f. to 1,821 s.f.

The following minimum setbacks are being requested: (See Typical Lot detail on plans)

Front – 5' with a 1.5' allowable encroachment both architectural/livable (faces open space)
Rear – 6' with a 2.5' allowable encroachment both architectural/livable (garage/private drive)
Side/Corner side 3.5

Open Space requirements have been met by utilizing a trail system along the boundaries of the site with a open space amenity area for a pool/cabana and spa.

Open Space Required: 1.28 acres± (56,062 s.f.±)
Open Space Provided: 2.38 acres± (103,849 s.f.±)

We believe that the single family attached product on this parcel is compatible with the existing residential community planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc

Russell Askuse
President

Cc: Royal Construction Co, Steve Aizenberg

January 11, 2005

To whom it may concern:

I am a homeowner resident of Balsam Street and have been made aware of the proposed condo project to be built directly behind our property. I have no issues with the approval of this project and believe it will enhance the value of the surrounding properties.

Sincerely,

Myra P. Coolican

Submitted at Planning Commission

Date 01-27-05 Item #49

1/19/05

To the Las Vegas Planning Commission and City Council,

I Raymond P. Lanyon of 4723 Balsam St. have met with and reviewed the developers town home plans for the property abutting mine and I herby support said development.

Raymond P Lanyon.
RAYMOND P. LANYON

DATE: 1-19-05

January 11, 2005

To whom it may concern:

I am a homeowner resident of Balsam Street and have been made aware of the proposed condo project to be built directly behind our property. I have no issues with the approval of this project and believe it will enhance the value of the surrounding properties.

Sincerely,

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

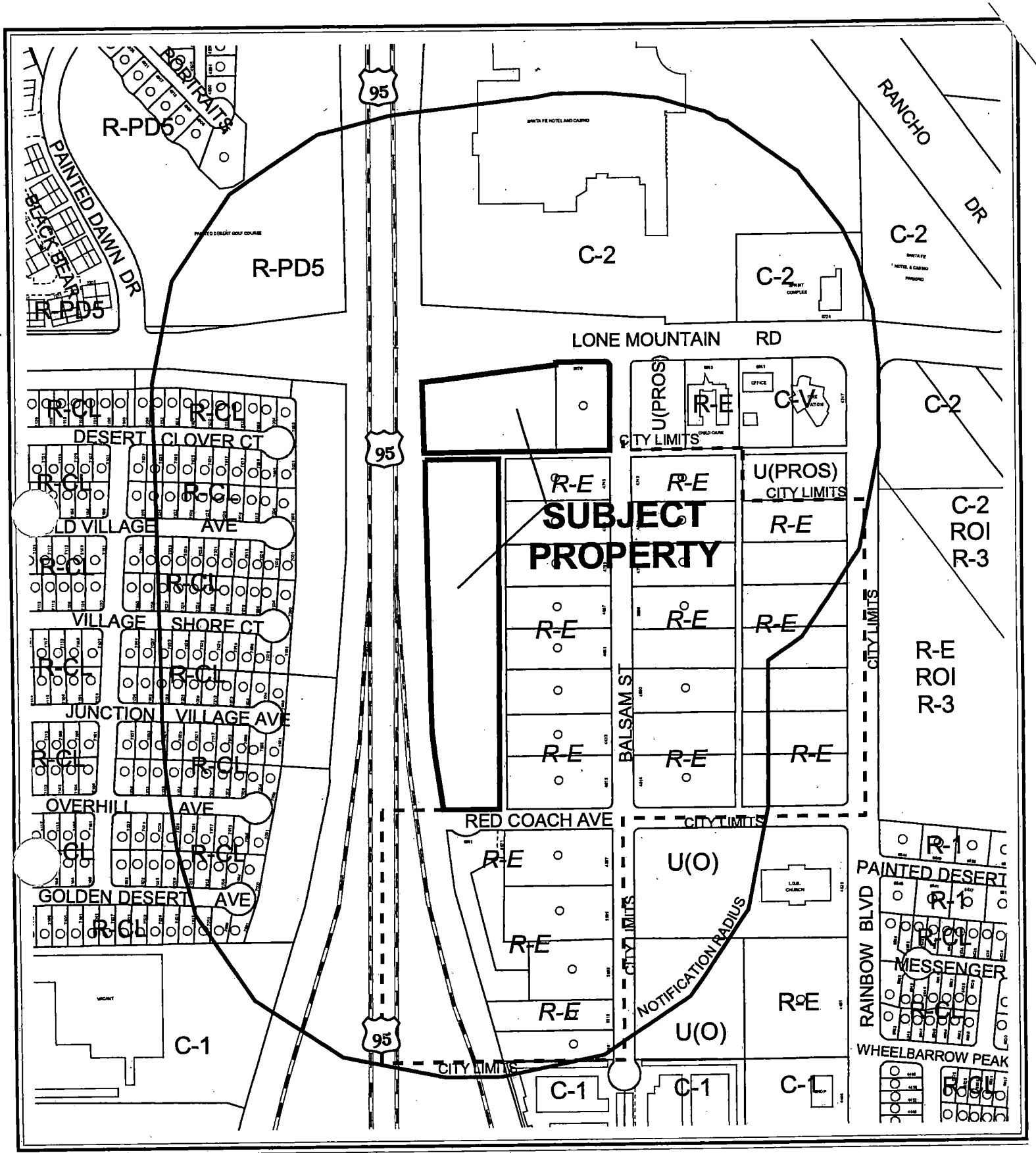
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letters of Support – Myra P. Coolican, Raymond P. Lanyon and (Illegible)

MOTION:
GOYNES – DENIED – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting is presently working for another company that the applicant owns and TRUESDELL abstaining as his partner owns property within the Notification area

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

MINUTES:
See Item 49 [GPA-5823] for all related discussion on Item 49 [GPA-5823], Item 50 [ZON-5827] and Item 51 [SDR-5826].

(8:50 – 9:19)
2-2212



0 400 800 Feet

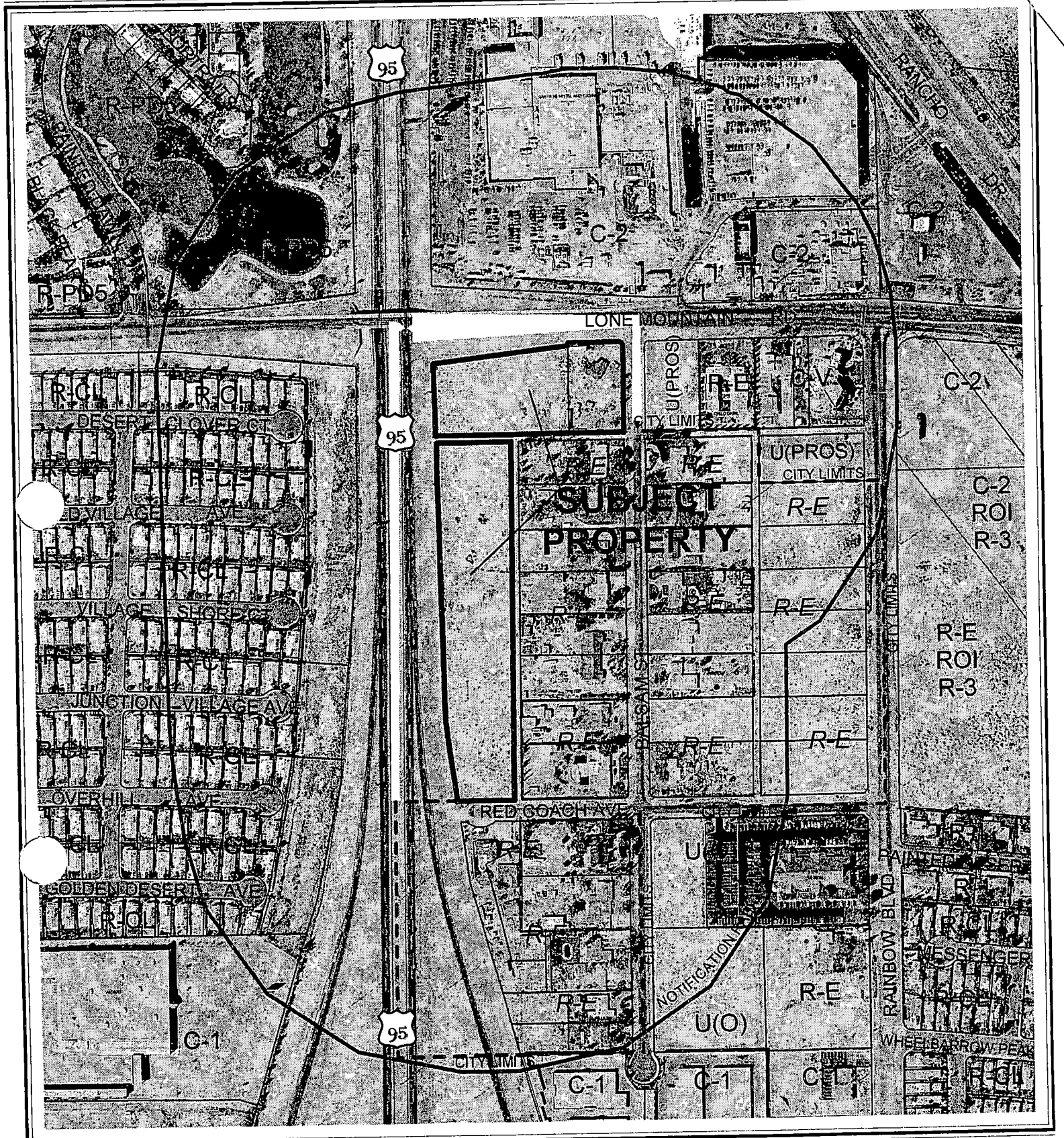
CASE: **ZON-5827**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)

N



CASE: **ZON-5827**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5827 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5823) to an MLA (Medium Low Attached Density Residential) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-5826) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. Provide a multi-use trail to be constructed along the south right-of-way line of Lone Mountain Road, to meet the requirements of the Master Plan Transportation Trails Element, particularly with the specifications shown in Exhibit 1. Accordingly, a lighted trail with landscaping shall be provided along its entire length. Detailed construction drawings of the trail shall be submitted to and approved by the Planning and Development Department prior to the submittal of any development permits for this site.

4. A Resolution of Intent with a two-year time limit.

Public Works

5. Dedicate appropriate right of way for a cul-de-sac at the terminus of Red Coach Avenue and an additional 15 feet of right-of-way for a total radius of 25 feet on the southwest corner of Balsam Street and Lone Mountain Road.

6. Submit a Petition of Vacation for the 20-foot alley in both the City and Clark County jurisdictions for all rights-of-way in conflict with the proposed site plan. Orders of Vacation for both the City and County properties shall record concurrently and must be recorded prior to recordation of a Final Map for this site, and the Final Map must show the Recorder's numbers of the Vacations.

7. Construct half-street improvements, including appropriate overpaving, on Lone Mountain Road, Balsam Avenue and Red Coach Avenue (including the cul-de-sac termination) adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed

by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) 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. A related General Plan Amendment to MLA (Medium-Low Attached Density Residential) (GPA-5823) and a related Site Development Plan Review for a proposed 78-unit single-family attached residential development (SDR-5826) will also be considered on this agenda.

B) Applicant's Justification

The applicant indicates this request is justified because the property is unlikely to be developed as an O (Office) use due to the poor accessibility of the site and the existing Tech Center to the south.

BACKGROUND INFORMATION

A) Previous Actions

02/16/05	The City Council will consider a petition to annex (ANX-5100) the subject parcels into the City of Las Vegas. The effective date of this annexation will be 2/25/05. Staff and the Planning Commission recommended approval on 12/16/04.
01/27/05	The Planning Commission will consider a related General Plan Amendment (GPA-5823) from O (Office) to MLA (Medium-Low Attached Density Residential), and Site Development Plan Review (SDR-5826) a proposed 78-unit single-family attached residential development. Staff recommends denial.

B) Pre-Application Meeting

12/01/04	Issues discussed included the need for open space and parking calculations. It was also acknowledged that a signal impact fee and drainage study would be required.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

AR

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.80

B) Existing Land Use

Subject Property	Undeveloped
North	Hotel/Casino
South	Single Family Dwellings
East	Single Family Dwellings
West	Single Family Dwellings

C) Planned Land Use

Subject Property	O (Office)
North	GC (General Commercial)
South	O (Office)
East	O (Office)
West	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property	Clark County R-E (Rural Estates Residential)
North	C-2 (General Commercial)
South	Clark County R-E (Rural Estates Residential)
East	Clark County R-E (Rural Estates Residential)
West	R-CL (Residential Compact Lot)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an O (Office) land use designation. The proposed zoning for this site is R-PD10 (Residential Planned Development - 10 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5823) to the MLA (Medium-Low Attached Density Residential) designation.

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

AR

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

ANALYSIS

A) General Analysis and Discussion

The subject site is currently located within Clark County and zoned R-E (Rural Estates Residential–Clark County) with an O (Office) General Plan Designation. Upon the effective date of the pending Annexation (ANX-5100), the subject parcel will be designated as R-E (Residence Estates) and U (Undeveloped) [O (Office) General Plan Designation]. This rezoning request proposes the R-PD10 (Residential Planned Development – 10 Units Per Acre) district, which is intended to permit imaginative and innovative residential communities with appropriate amenities to establish a clear sense of community.

The proposed R-PD10 (Residential Planned Development - 10 Units Per Acre) zoning district is intended for residential developments with up to 10.49 Units Per Acre, and is not appropriate for the area.

The proposed site plan depicts 78 single family attached units which are part of a development with a density of 10 units per acre. This density is significantly greater than the adjacent R-E (Rural Estates Residential - Clark County Designation and Residence Estates) zoned parcels, which have minimum lot sizes of over 34,000 square-feet and are rural in nature. Given the established development pattern of the area, a Rezoning request to R-PD10 (Residential Planned Development - 10 Units Per Acre) zoning would be inappropriate for this location.

FINDINGS

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

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

   With the approval of the proposed General Plan Amendment (GPA-5823) to an MLA (Medium Low Attached Density Residential) land use designation, the proposed R-PD10 (Residential Planned Development – 10 Units Per Acre) zoning district will conform to the General Plan.

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

   The R-PD10 (Residential Planned Development - 10 Units Per Acre) zoning district allows for residential development with up to 10.49 Units Per Acre. The proposed site plan depicts 78 single family attached units which are part of a development with a density of 10 units per acre. This density is significantly greater than the adjacent R-E (Rural Estates Residential - Clark County Designation and Residence Estates) zoned parcels which have minimum lot sizes of over 34,000 square feet and are rural in nature. Given the established development pattern of the area, a Rezoning request to R-PD10 (Residential Planned Development - 10 Units Per Acre) zoning would be inappropriate for this location.

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

   Given the established development pattern in the area, the proposed R-PD10 (Residential Planned Development) zoning district is not appropriate as the majority of the parcels in the area are zoned R-E (Residence Estates and Rural Estates Residential), which allow for larger lot sizes and lower densities than the proposed development.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 135 [Mailed GPA-5823 and SDR-5826]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5827 APN: 138-03-510-002

Name of Property Owner: SF INVESTMENTS

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes _____No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

This 3rd day of DECEMBER, 2004

J. Rozanne Eitnier

Notary Public in and for said County and State

J. ROZANNE EITNIER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-0365-1
Appt. Expires Aug. 6, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5827 APN: 138-03-510-001,031

Name of Property Owner: R PARAMAHAMSA TRUST & VA RAMM& GIRIJAMMA TRS

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes __✓__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: _____

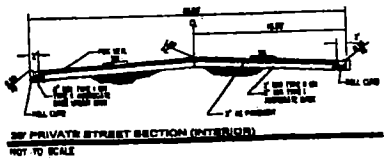
Print Name: DR·V·A· RAM·

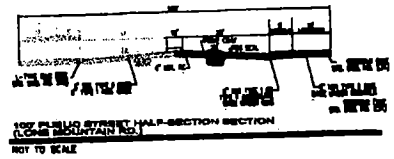
Subscribed and sworn before me

This 6 day of Dec 2004

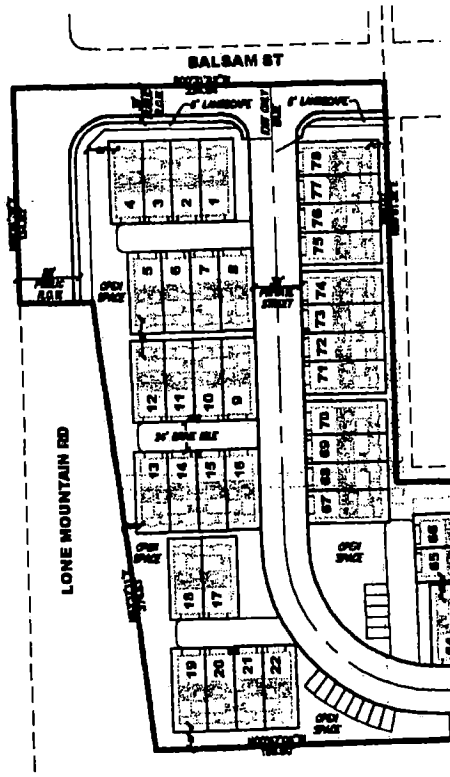
Notary Public in and for said County and State

SPINNAKER VILLAGE II

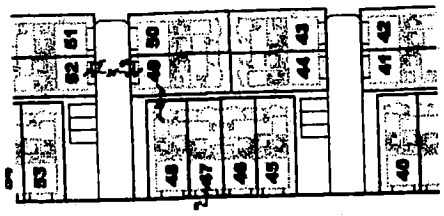




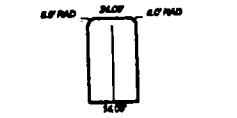
VICINITY MAP
NOT TO SCALE



NOTES
TYPICAL DEVELOPMENT STANDARDS ARE AS SHOWN
GRADING DEPARTMENTAL PERMITTED CRITERIA AND DESIGN CRITERIA
LOWERS ARE ADDITIONALLY LISTED IN JUSTIFICATION LETTER



TYPICAL DEVELOPMENT STANDARDS DETAIL
SCALE: NONE



TYPICAL 24' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)

OWNER
PALMANNAMA A. TRUST & PAM T. A
3438 CALLE DEL SONRE
LAS VEGAS, NV 89102

ST RICHARD'S LLC
6311 S CHEYENNE AVE #103
NORTH LAS VEGAS, NEVADA 89032

DEVELOPER
ROYAL CONSTRUCTION
6311 S CHEYENNE AVE, SUITE #103
LAS VEGAS, NEVADA
(702) 873-7773

ASSESSORS PARCEL NUMBER:
139-43-501-001, 002 & 671

OVERALL TABULATIONS

EXISTING ZONING ——— R-E
PROPOSED ZONING ——— R-3(Q)

EXISTING LAND USE ——— O
PROPOSED LAND USE ——— SLA

OF UNITS ——— 78
GROSS ACREAGE ——— 2.8 ACRES +/-
DENSITY ——— 10.0 D.U.A

OPEN SPACE REQUIRED — 1.26 AC (54,000 SF)
OPEN SPACE PROVIDED — 2.39 AC (103,849 SF)

DEVELOPER
ROYAL CONSTRUCTION
6311 S. CHEYENNE AVE. SUITE #103
LAS VEGAS, NEVADA
(702) 873-7773

PLANNER
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7135 Rafael Avenue, Las Vegas, NV 89139 (702) 384-7000 Fax (702) 384-7100

SITE PLAN TO ACCOMPANY GPA / ZC / SDR

SPINNAKER VILLAGE II
CITY OF LAS VEGAS, NEVADA

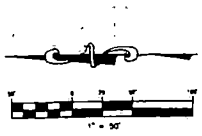
DATE: DECEMBER 13, 2004
DRAWN BY: B. BAUER
DESIGNED BY: B. BAUER
CHECKED BY: R. RAMIE
SCALE: 1" = 40'
PROJECT NO: RC-0004
ENGINEERING SEAL

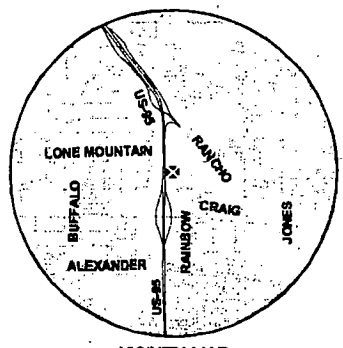
SHEET 1 OF 1
DRAWING NO.

RECEIVED
DEC 14 REC'D

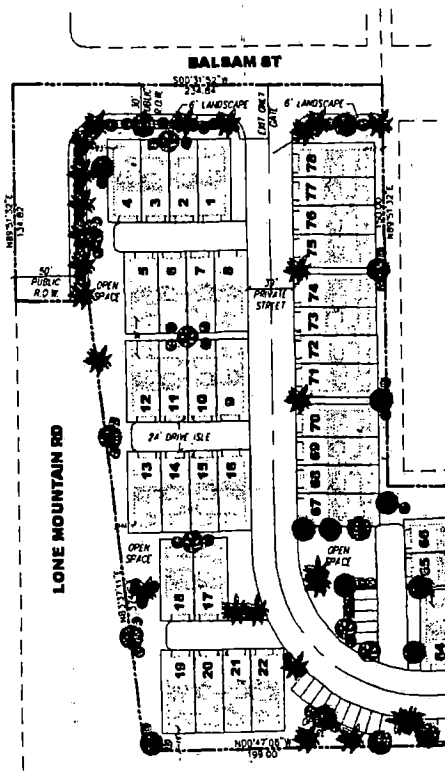
SDR-5826 ZON-5827
GPA-5823
01/27/05 PC

SPINNAKER VILLAGE II





VICINITY MAP
NOT TO SCALE



SUGGESTED SHRUB LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE
●	ACACIA REDDENS - CREEPING ACACIA	1 GALLON
	CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
	CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
	CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
	DALEA GREGGII - INDIGO BUSH	5 GALLON
	ENCELIA FARINOSA - BRITTLEBUSH	5 GALLON
	HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
	LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	5 GALLON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
	ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
	SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
	SALVIA GREGGII - AUTUMN SAGE	5 GALLON
	TECOMA CHAMAEDRYS	5 GALLON
	VERBENA RIGIDA - RIGID VERBENA	1 GALLON

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
●	CHITALPA TASHKENTENSIS CHITALPA	24" BOX
●	PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX
⊛	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX
✸	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25 HIGH

OWNER
PARAMAHAMSA P. TRUST & RAM V A
3480 CALLE DEL TOMPE
LAS VEGAS, NV 89102

SF INVESTMENTS LLC
4311 W. CHEYENNE AVE #105
NORTH LAS VEGAS, NEVADA 89032

DEVELOPER
ROYAL CONSTRUCTION
4311 W. CHEYENNE AVE, SUITE #105
LAS VEGAS, NEVADA
(703) 873-7773

ASSESSORS PARCEL NUMBER:
138-03-501-001, 002 & 031

OVERALL TABULATIONS

EXISTING ZONING ——— R-E
PROPOSED ZONING ——— R-PD10

EXISTING LAND USE ——— O
PROPOSED LAND USE ——— ML

OF UNITS ——— 78
GROSS ACREAGE ——— 7.8 ACRES +/-
DENSITY ——— 10.0 D.U.A

OPEN SPACE REQUIRED — 1.20 AC (52,082 SF)
OPEN SPACE PROVIDED — 2.38 AC (103,846 SF)

DEVELOPER
ROYAL CONSTRUCTION
4311 W. CHEYENNE AVE., SUITE #105
NORTH LAS VEGAS, NEVADA
(703) 873-7773

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Pacific Horizon Las Vegas, NV 89128 (702) 341-7701 Fax (702) 341-7702

LANDSCAPE PLAN TO ACCOMPANY GPA / ZC / SDR

SPINNAKER VILLAGE II
CITY OF LAS VEGAS, NEVADA

DATE: DECEMBER 12, 2004
DRAWN BY: R. SAYLOR
DESIGNED BY: R. SAYLOR
CHECKED BY: P. RUSE
SCALE: 1" = 30'
PROJECT NO: RC-0004
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO

RECEIVED
DEC 14 RECD

SDR-5826 ZON-5827
GPA-5823
01/27/05 PC

ZON-5827 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL
SOUTHWEST CORNER OF BALSAM STREET AND LONE MOUNTAIN ROAD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Spinnaker Village II General Plan Amendment, Rezoning and Site Development Plan Review.**
APN # 138-03-510-001,002, 031

On behalf of Royal Construction we respectfully request your consideration of the attached General Plan Amendment, Rezoning and Site Development Plan Review applications.

Location: The proposed 7.8 acre± site is located east of U.S. 95 (Oran K Gragson Highway) and south of Lone Mountain Road.

Request: At this time, Royal Construction is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD10 for a 78 unit single family attached residential development on 7.8 acres± (138-03-510-001,002,031) with a proposed density of 10.0 ± dwelling units per acre (DUA). Additionally, we are currently in the process of an annexation (ANX-5100-04) for the above referenced property into the City of Las Vegas from Clark County that is scheduled to be heard by the Planning Commission on December 16, 2004.

Background/Justification: The parcels in question are currently zoned R-E and master planned for Office (O). We can only assume that during the planning stages of the master plan that the location for office was appropriate at the time. This area although adjacent to the freeway has very poor access and the likelihood for long-term sustainability for office due to the already existing Tech Center just a few miles south along the freeway; the potential to develop an area of Office this size is highly unlikely. Additionally, we are currently in escrow with a number of the adjacent property owners to the east and our plans are to include them into a future phase along with annexing them into the City of Las Vegas. The adjacent properties are zoned and the current land uses are; north (existing Santa Fe Hotel Casino) is currently zoned C-2 and master planned General Commercial (GC) to the west is the existing U.S. 95 Highway although beyond the freeway is zoned R-CL and master planned Medium (M), to the east (existing single family residential) the properties are zoned R-E and master planned Office (O), to the south the property is currently zoned R-E and master planned Office (O). In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on parcels that have not developed for there intended uses and will be more compatible and harmonious with the surrounding community, while addressing the needs of the community. We also find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 39.0' privately maintained rights of way. Typical private drive isles are being shown as 24.0' not to exceed 150' in length. Also please note that we have discussed the proposed courts and attached units with the City of Las Vegas Fire engineer and it was determined that we will be required to sprinkle these units. The product intended for this proposed site will be 2-story single family attached 4-plex residences, and range in size from 1,700 s.f. to 1,821 s.f.

The following minimum setbacks are being requested: (See Typical Lot detail on plans)

Front – 5' with a 1.5' allowable encroachment both architectural/livable (faces open space)
Rear – 6' with a 2.5' allowable encroachment both architectural/livable (garage/private drive)
Side/Corner side 3.5

Open Space requirements have been met by utilizing a trail system along the boundaries of the site with a open space amenity area for a pool/cabana and spa.

Open Space Required: 1.28 acres± (56,062 s.f.±)
Open Space Provided: 2.38 acres± (103,849 s.f.±)

We believe that the single family attached product on this parcel is compatible with the existing residential community planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Co[illegible]lting, Inc

[illegible]ussell [illegible]kuse
President

Cc: Royal Construction Co, Steve Aizenberg

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

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.

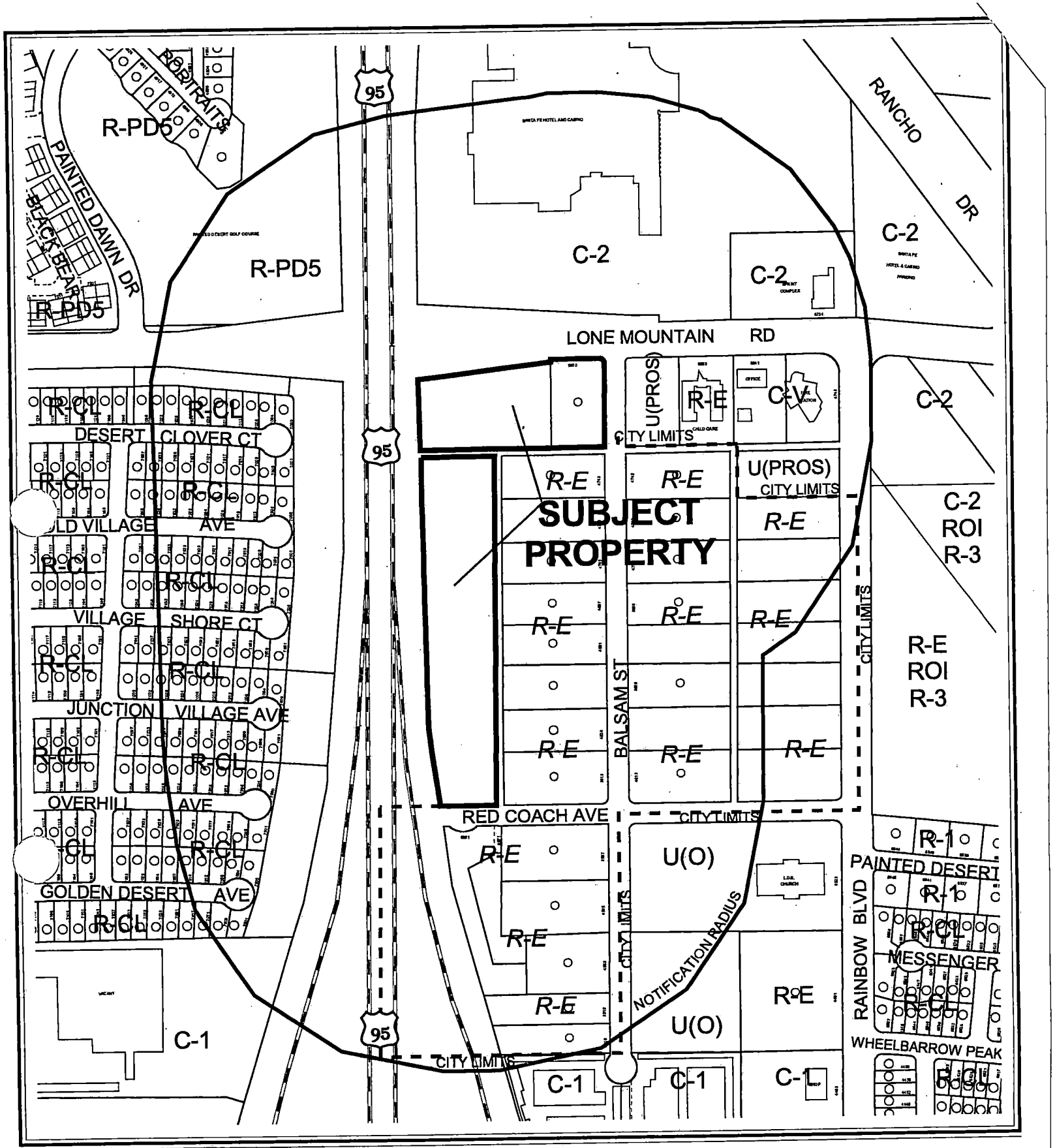
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letters of Support – Myra P. Coolican, Raymond P. Lanyon and (Illegible)

MOTION:
GOYNES – DENIED – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting is presently working for another company that the applicant owns and TRUESDELL abstaining as his partner owns property within the Notification area

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

MINUTES:
See Item 49 [GPA-5823] for all related discussion on Item 49 [GPA-5823], Item 50 [ZON-5827] and Item 51 [SDR-5826].

(8:50 – 9:19)



CASE: **SDR-5826**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5826 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL

** CONDITIONS **

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

Planning and Development

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

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

3. A General Plan Amendment (GPA-5823) and Rezoning (ZON-5827) approved by the City Council.

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

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

6. A revised site plan must be submitted prior to or at the same time application is made for a tentative map to reflect the correct building setbacks. The site plan depicts zero-lot lines along the side-yards where a 3.5-foot set back was requested, and front setbacks of six feet where five feet was requested.

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

8. Air conditioning units shall not be mounted on rooftops.

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

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

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

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

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

Public Works

14. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. The 24-foot drive isles shall be labeled as private drives on the Tentative Map and shall be defined as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

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

18. Site development to comply with all applicable conditions of approval for ZON-5827 and all other applicable site-related actions.

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan has been designed without a knuckle where a knuckle is required.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is 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.

B) Applicant's Justification

The applicant indicates this request is justified because the property is unlikely to be developed as an O (Office) use due to the poor accessibility of the site and the existing Tech Center to the south.

BACKGROUND INFORMATION

A) Previous Actions

02/16/05	The City Council will consider a petition to Annex (ANX-5100) the subject parcels in to the City of Las Vegas. The effective date of this annexation will be 2/25/05. Staff and the Planning Commission recommended approval on 12/16/04.
01/27/05	The Planning Commission will consider a related General Plan Amendment (GPA-5823) from O (Office) to MLA (Medium-Low Attached Density Residential), and a Rezoning (ZON-5827) from R-E (Residence Estates) and U (Undeveloped) Zone [O (Office) General Plan Designation] to R-PD10 (Residential Planned Development – 10 Units Per Acre)

B) Pre-Application Meeting

12/01/04	Issues discussed included the need for the applicant to provide parking and open space calculations, and depict requested setbacks on the site plan. It was also acknowledged that a traffic signal impact fee and drainage study would be required.

BACKGROUND INFORMATION

A) Previous Actions

02/16/05 The City Council will consider a petition to annex (ANX-5100) the subject parcels into the City of Las Vegas. The effective date of this annexation will be 2/25/05. Staff and the Planning Commission recommended approval on 12/16/04.

01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5823) from O (Office) to MLA (Medium-Low Attached Density Residential), and Site Development Plan Review (SDR-5826) a proposed 78-unit single-family attached residential development. Staff recommends denial.

B) Pre-Application Meeting

12/01/04 Issues discussed included the need for open space and parking calculations. It was also acknowledged that a signal impact fee and drainage study would be required.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.80

B) Existing Land Use

Subject Property	Undeveloped
North	Hotel/Casino
South	Single Family Dwellings
East	Single Family Dwellings
West	Single Family Dwellings

C) Planned Land Use

Subject Property	O (Office)
North	GC (General Commercial)
South	O (Office)
East	O (Office)
West	ML (Medium-Low Density Residential)

FS

D) Existing Zoning

Subject Property	Clark County R-E (Rural Estates Residential)
North	C-2 (General Commercial)
South	Clark County R-E (Rural Estates Residential)
East	Clark County R-E (Rural Estates Residential)
West	R-CL (Residential Compact Lot)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an O (Office) land use designation. The proposed zoning for this site is R-PD10 (Residential Planned Development - 10 Units Per Acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-5823) to the MLA (Medium-Low Attached Density Residential) designation.

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

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

PROJECT DESCRIPTION

The proposed site plan depicts 78 single family attached units which are part of a development with a density of 10 Units Per Acre. This 7.80-acre parcel is located adjacent to the southwest corner of Balsam Street and Lone Mountain Road. All lots front on either a 39-foot wide private street or 24 foot wide private driveways. Landscape buffers are provided along Lone Mountain Road, Balsam Street and U.S. 95 and within amenity areas within the development. A total of 2.38 acres of open space is provided.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Setbacks • Front	Five feet with a 1.5-foot allowable encroachment both architectural/livable.	Five feet with a 1.5-foot allowable encroachment both architectural/livable	Y
• Side	3.5 feet.	3.5 feet.	Y
• Corner	3.5 feet.	3.5 feet.	Y
• Rear	Six feet with a 2.5 feet allowable encroachment both architectural/livable	Six feet with a 2.5 feet allowable encroachment both architectural/livable	Y

While the R-PD District allows the Site Development Plan to establish building setbacks, the requested setbacks as listed in the above table do not correspond with the those provided on the site plan. A Condition of Approval has been included which will require the submission of a revised site plan, to be approved by staff, which depicts the correct building setbacks.

A2) Open Space Requirements

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
7.8 acres	10.d.u.a.	1.65	16.5 %	56062 SF	30.5%	103,629 SF

The proposal meets the requirement of Title 19.06.

B) General Analysis and Discussion

- Zoning

The proposed zoning for the subject site is R-PD10 (Residential Planned Development - 10 Units Per Acre). The purpose of the R-PD (Residential Planned Development) District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities, which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns.

Portions of an R-PD (Residential Planned Development) development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD (Residential Planned Development) will be a function of the location and land use designation of a particular R-PD (Residential Planned Development) District and a determination of compatibility with surrounding development.

- Site Plan

This request is 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. The adjacent parcels have minimum lot sizes of over one half acre, are rural in nature, and have densities that are incompatible with the four Units Per Acre proposed by this application.

While the R-PD District allows the Site Development Plan to establish building setbacks, the requested setbacks as listed in the development standards table and applicant justification letter do not correspond with the those provided on the site plan. The site plan depicts zero-lot lines along the side-yards where a 3.5-foot set back was requested. The site plan also depicts six-foot front setbacks where five feet was requested. A Condition of Approval has been included which will require the submission of a revised site plan, to be approved by staff, which depicts the correct building setbacks.

- Waivers

There are no waivers associated with this request.

- Landscape Plan

The proposal provides 2.38 acres of open space where 2.38 acres is required and thus meets the requirement of Title 19.06

- Elevation

The building elevations depict typical two story attached single-family dwellings.

- Floor Plan

The floor plans depict layouts typical of attached single-family dwellings.

FINDINGS

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

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

   The proposed site plan depicts 78 single family attached units which are part of a development with a density of 10 Units Per Acre. This density is significantly greater than the adjacent R-E (Rural Estates Residential - Clark County Designation and Residence Estates) zoned parcels which have minimum lot sizes of over 34,000 square feet and are rural in nature. Given the established development pattern of the area, the proposed development is inappropriate for this location.

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 approval of the companion General Plan Amendment (GPA-5823) and Rezoning (ZON-5827), the development will be consistent with the General Plan, Title 19, the Design Standards Manual, and the Landscape, Wall and Buffer Standards.

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

   The site will receive access via a private street which connects to Balsam Street. Site access will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are appropriate for the area and the City.

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

   The building elevations depicts structures that are not unsightly, undesirable, or obnoxious in appearance.

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

   The proposed use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 135 [Mailed GPA-5823 and ZON-5827]

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5826 APN: 138-03-510-002

Name of Property Owner: SF INVESTMENTS

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes _____No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

This 3rd day of December, 2004

_____

Notary Public in and for said County and State

STATE OF NEVADA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5826 APN: 138-03-510-001,031

Name of Property Owner: R PARAMAHAMSA TRUST & VA RAMM& GIRIJAMMA TRS

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes __✓__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: DR. V. A. RAM.

Subscribed and sworn before me

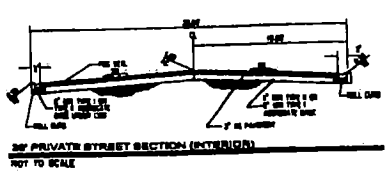
This 6 day of Dec 2004

_____

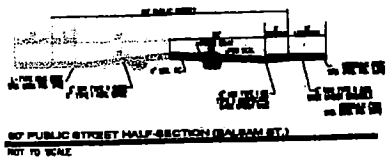
Notary Public in and for said County and State

SPINNAKER VILLAGE II

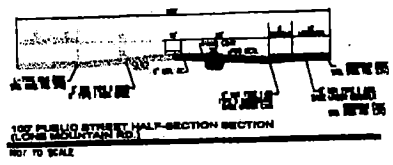
1" = 60'



36' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

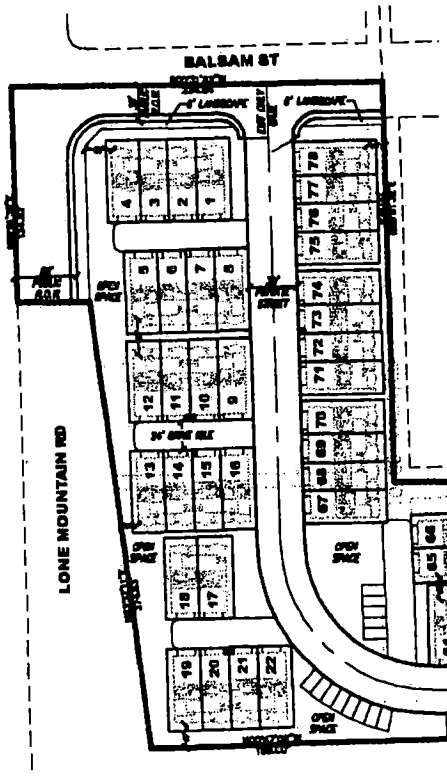


60' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE

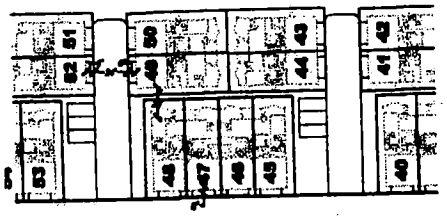


100' PUBLIC STREET HALF-SECTION SECTION
(LONE MOUNTAIN RD.)
NOT TO SCALE

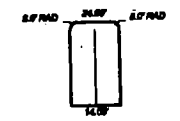
VICINITY MAP
NOT TO SCALE



NOTES
TYPICAL DEVELOPMENT STANDARDS ARE AS SHOWN
BUILDING SEPARATIONS, SETBACKS, OPEN SPACE CRITERIA AND MINIMUM DRIVEWAY LENGTHS ARE ADDITIONALLY LISTED IN JUSTIFICATION LETTER



TYPICAL DEVELOPMENT STANDARDS DETAIL
SCALE: NONE



TYPICAL 24' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)

OWNER
[illegible]
[illegible]

SF INVESTMENTS LLC
4311 E. CHEYENNE AVE. #103
NORTH LAS VEGAS, NEVADA 89032

DEVELOPER
ROYAL CONSTRUCTION
4311 E. CHEYENNE AVE. SUITE #103
LAS VEGAS, NEVADA
(702) 873-7772

ASSESSORS PARCEL NUMBER:
139-33-801-001, 002 & 031

OVERALL TABULATIONS

EXISTING ZONING	R-E
PROPOSED ZONING	R-3(H)
EXISTING LAND USE	O
PROPOSED LAND USE	SFA
# OF UNITS	70
GROSS ACREAGE	7.0 ACRES +/-
DENSITY	10.0 DU/A
OPEN SPACE REQUIRED	1.05 AC (15,000 SF)
OPEN SPACE PROVIDED	2.39 AC (104,048 SF)

DEVELOPER
ROYAL CONSTRUCTION
4311 E. CHEYENNE AVE., SUITE #103
LAS VEGAS, NEVADA
(702) 873-7772

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7251 Amigo Street, Las Vegas, NV 89119 Office 702.361.1741 Fax 702.361.7707

SHEET: SITE PLAN TO ACCOMPANY GPA / ZC / SDR

TITLE: SPINNAKER VILLAGE II
CITY OF LAS VEGAS, NEVADA

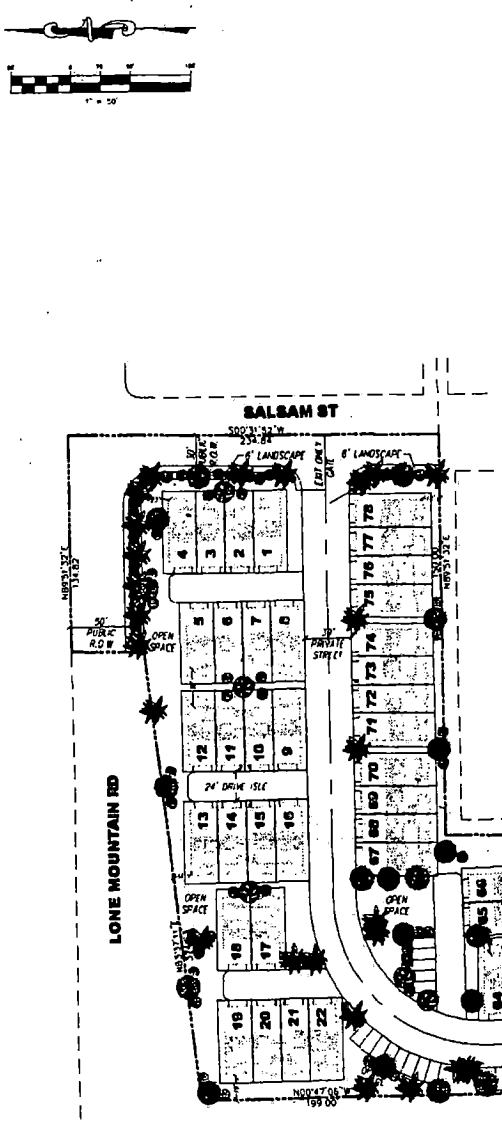
DATE
DRAWN BY
DESIGNED BY
CHECKED BY
SCALE
PROJECT NO: RC-0004
ENGINEERING SEAL

SHEET 1 OF 1

RECEIVED
DEC 14 RECD

SDR-5826
01/27/05 PC

SPINNAKER VILLAGE II

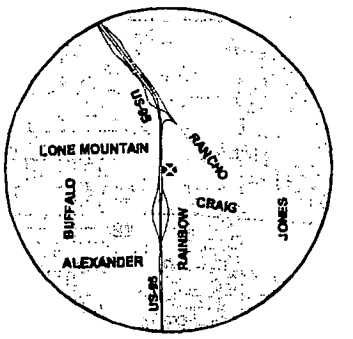


SUGGESTED SHRUB LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE
●	ACACIA REDDENS - CHEYENNE ACACIA	1 GALLON
	CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
	CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
	CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
	DALEA GREGGII - INDIGO BUSH	5 GALLON
	ENCELIA FARINOSA - BRITTLEBUSH	5 GALLON
	HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
	LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	5 GALLON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
	ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
	SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
	SALVIA GREGGII - AUTUMN SAGE	5 GALLON
	TECOMA CHAMAEDRYS	5 GALLON
	VERBENA RIGIDA - RIGID VERBENA	1 GALLON

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
●	CHITALPA TASHKENTENSIS CHITALPA	24" BOX
●	PROSOPIS GLANDULOSA 'MAYPICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX
●	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX
✱	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25 INCH



VICINITY MAP
NOT TO SCALE

OWNER
PARAMAHAMSA P TRUST & RAM V A
3420 CALLE DEL TOPPE
LAS VEGAS, NV 89102

SF INVESTMENTS LLC
4311 W. CHEYENNE AVE #105
NORTH LAS VEGAS, NEVADA 89032

DEVELOPER
ROYAL CONSTRUCTION
4311 W CHEYENNE AVE, SUITE #105
LAS VEGAS, NEVADA
(702) 873-7773

ASSESSORS PARCEL NUMBER:
138-03-301-001, 002 & 031

OVERALL TABULATIONS

EXISTING ZONING ——— R-E
PROPOSED ZONING ——— R-PD10

EXISTING LAND USE ——— O
PROPOSED LAND USE ——— MLA

OF UNITS ——— 79
GROSS ACREAGE ——— 7.8 ACRES +/-
DENSITY ——— 10.0 D.U.A

OPEN SPACE REQUIRED — 1.38 AC (59,983 SF)
OPEN SPACE PROVIDED — 2.38 AC (103,849 SF)

DEVELOPER
ROYAL CONSTRUCTION
4311 W. CHEYENNE AVE., SUITE #105
NORTH LAS VEGAS, NEVADA
(702) 873-7773

PREPARED BY
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7135 Rafael Avenue, Las Vegas, NV 89129 Office 702.364.7701 Fax 702.364.1702

SHEET TITLE
LANDSCAPE PLAN TO ACCOMPANY
GPA / ZC / SDR
SPINNAKER VILLAGE II
CITY OF LAS VEGAS, NEVADA

DATE
DECEMBER 13, 2004
DRAWN BY
B. SAYLOR
DESIGNED BY
B. SAYLOR
CHECKED BY
R. BRUE
SCALE
1" = 50'
PROJECT NO
RC-0004
ENGINEERING SEAL

SHEET
1
OF
1
DRAWING NO

RECEIVED
DEC 14 RECD

SDR-5826
01/27/05 PC

SDR-5826 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL
SOUTHWEST CORNER OF BALSAM STREET AND LONE MOUNTAIN ROAD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

Reference: **Spinnaker Village II General Plan Amendment, Rezoning and Site Development Plan Review.**
APN # 138-03-510-001,002, 031

On behalf of Royal Construction we respectfully request your consideration of the attached General Plan Amendment, Rezoning and Site Development Plan Review applications.

Location: The proposed 7.8 acre± site is located east of U.S. 95 (Oran K Gragson Highway) and south of Lone Mountain Road.

Request: At this time, Royal Construction is requesting the consideration of a General Plan Amendment, Site Development Plan Review and Rezoning to R-PD10 for a 78 unit single family attached residential development on 7.8 acres± (138-03-510-001,002,031) with a proposed density of 10.0 ± dwelling units per acre (DUA). Additionally, we are currently in the process of an annexation (ANX-5100-04) for the above referenced property into the City of Las Vegas from Clark County that is scheduled to be heard by the Planning Commission on December 16, 2004.

Background/Justification: The parcels in question are currently zoned R-E and master planned for Office (O). We can only assume that during the planning stages of the master plan that the location for office was appropriate at the time. This area although adjacent to the freeway has very poor access and the likelihood for long-term sustainability for office due to the already existing Tech Center just a few miles south along the freeway; the potential to develop an area of Office this size is highly unlikely. Additionally, we are currently in escrow with a number of the adjacent property owners to the east and our plans are to include them into a future phase along with annexing them into the City of Las Vegas. The adjacent properties are zoned and the current land uses are; north (existing Santa Fe Hotel Casino) is currently zoned C-2 and master planned General Commercial (GC) to the west is the existing U.S. 95 Highway although beyond the freeway is zoned R-CL and master planned Medium (M), to the east (existing single family residential) the properties are zoned R-E and master planned Office (O), to the south the property is currently zoned R-E and master planned Office (O). In the past 5 + years, there has been a significant change in population in the Las Vegas Valley. As the population in the Las Vegas-area has increased, it has become necessary to address market conditions and expand into areas of land uses intended for lower-density housing, commercial areas and even some Industrial properties. We especially believe that there is a need to develop affordable housing on parcels that have not developed for there intended uses and will be more compatible and harmonious with the surrounding community, while addressing the needs of the community. We also find it necessary to request minor deviations to the cities code requirements in order to develop the property making it a positive for the developer, the City of Las Vegas and the surrounding community.

Development Standards: All interior streets will be 39.0' privately maintained rights of way. Typical private drive isles are being shown as 24.0' not to exceed 150' in length. Also please note that we have discussed the proposed courts and attached units with the City of Las Vegas Fire engineer and it was determined that we will be required to sprinkle these units. The product intended for this proposed site will be 2-story single family attached 4-plex residences, and range in size from 1,700 s.f. to 1,821 s.f.

The following minimum setbacks are being requested: (See Typical Lot detail on plans)

Front – 5' with a 1.5' allowable encroachment both architectural/livable (faces open space)
Rear – 6' with a 2.5' allowable encroachment both architectural/livable (garage/private drive)
Side/Corner side 3.5

Open Space requirements have been met by utilizing a trail system along the boundaries of the site with a open space amenity area for a pool/cabana and spa.

Open Space Required: 1.28 acres± (56,062 s.f.±)
Open Space Provided: 2.38 acres± (103,849 s.f.±)

We believe that the single family attached product on this parcel is compatible with the existing residential community planned for this area and will be an enhancement to the community. Please place this request on the January 27, 2005 Planning Commission agenda. If you have any questions, please feel free to contact me at (702) 384-7701 (office) or (702) 580-1146 (cellular).

Sincerely,
RS Consulting, Inc

Russell Askuse
President

Cc: Royal Construction Co, Steve Aizenberg

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	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:
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

City of Las Vegas

Agenda Item No.: 52

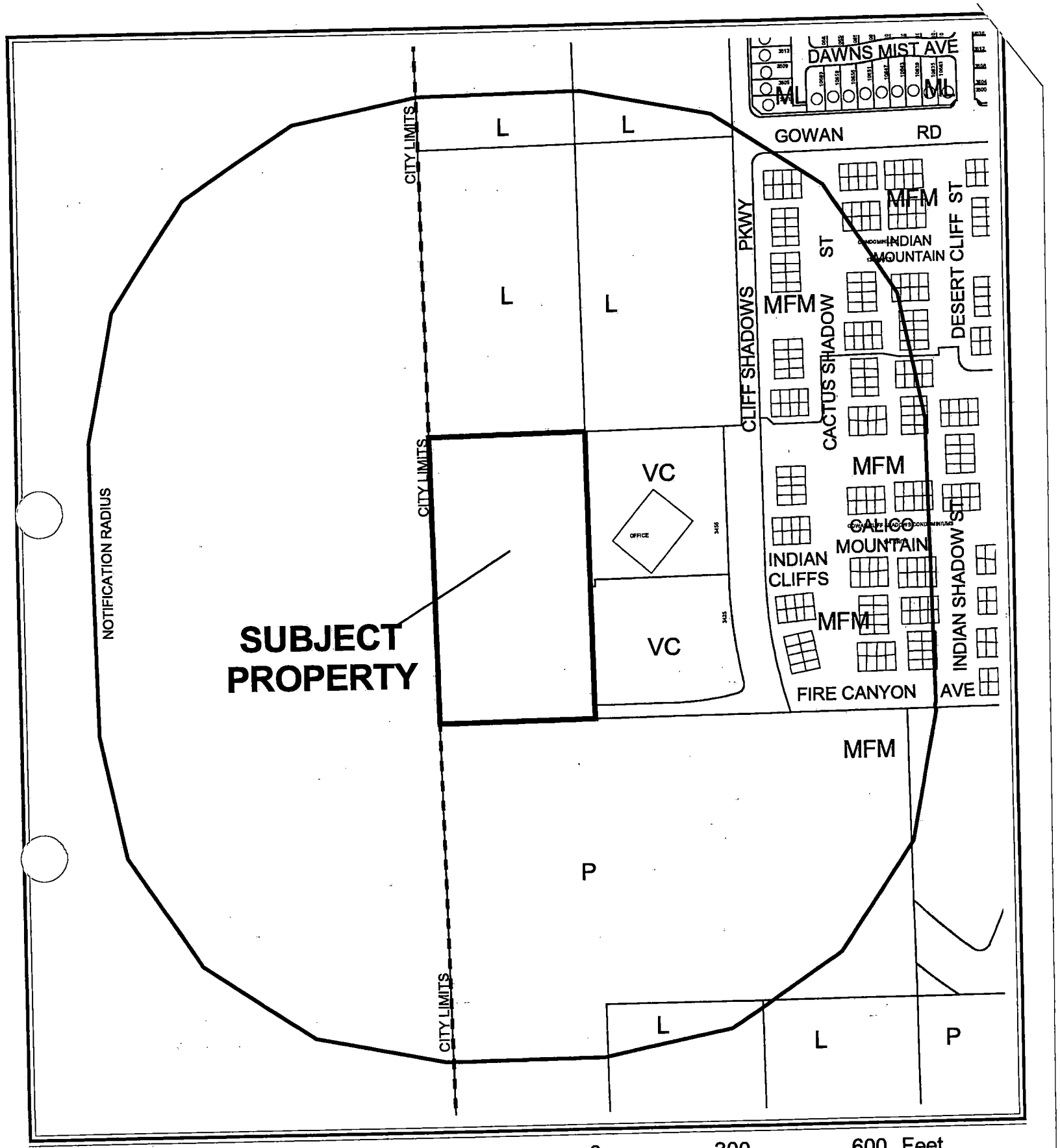
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 52 – MOD-5784

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: **MOD-5784**

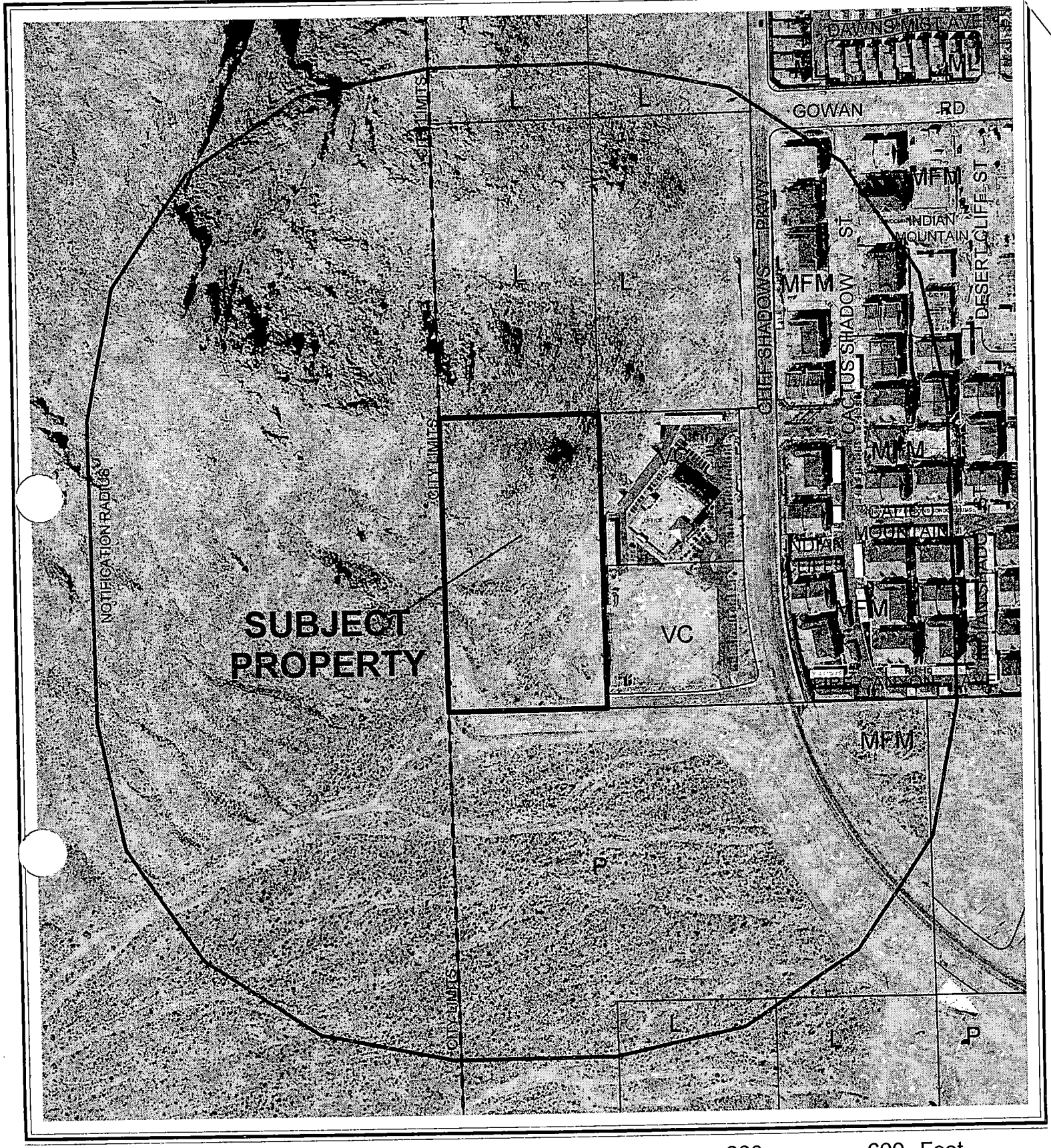
RADIUS: 750 FT

LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY

MFM (MULTI-FAMILY MEDIUM RESIDENTIAL)



CASE: **MOD-5784**

RADIUS: 750 FT

LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY
MFM (MULTI-FAMILY MEDIUM RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-5784 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

1 Approval of Rezoning ZON-5785, Variances VAR-5786 and VAR-5792, and Site Development Plan Review SDR-5781, by the City Council.

2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

3. The attached Tables 2, 3 and 4 shall be inserted in Section 2.2 of the Lone Mountain West Master Development Plan as replacements to those tables currently in the Plan.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Major Modification to the Lone Mountain West Master Development Plan to change the land use designations from Low Density Residential to Multi-Family Medium on 5.0 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway, and to amend Tables 2, 3 and 4 of Section 2.2 of the Lone Mountain West Master Development Plan to reflect changes to the land use categories and the number of residential units.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Major Modification will facilitate the development of a proposed high-rise residential condominium project which will serve a market niche not currently addressed in this area, and by stating that the text changes to the plan will facilitate the project while preserving the eight unit per acre density cap in the area.

BACKGROUND INFORMATION

A) Previous Actions

02/16/00 The City Council approved a petition to annex property (A-0046-99) located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.0 acres of land. The Planning Commission and staff had recommended approval on 11/04/99. The effective date was 02/25/00.

10/26/00 The Planning Commission recommended denial of a request for a Site Development Plan Review [Z-0094-00(1)] for a proposed 72,000 square-foot office development on 5.0 acres located on the northeast corner of the intersection of the Puli Road and Buckskin Avenue alignments. This application was subsequently withdrawn without prejudice before the City Council on 12/06/00. Staff had recommended denial.

12/06/00 The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres located on the northeast corner of the intersection of Puli Road and Buckskin Avenue alignments, subject to a Resolution of Intent with a two-year time limit. The Planning Commission and staff had recommended approval on 10/26/00. This approval expired on 12/06/02.

GL

01/27/05 The Planning Commission will concurrently review companion requests for a Rezoning (ZON-5785) to rezone the site to PD (Planned Development), a Variance (VAR-5786) to allow a 15-story building where a maximum height of three stories are permitted, a Variance (VAR-5792) to allow 168 parking spaces where 222 spaces are required, and a Site Development Plan Review (SDR-5781) to allow a 15-story, 125-unit condominium development on the subject site.

B) Pre-Application Meeting

12/01/04 At the meeting, the applicant was advised of the submittal requirements, and in particular the needs to address unit caps and other provisions contained in the Master Development Plan. The Department of Public Works provided input as to traffic and drainage information and other requirements to be addressed by the applicant.

C) Neighborhood Meetings

12/27/04 The applicant held a neighborhood meeting to explain the Major Modification request and the overall project. The meeting was held at the Durango Hills Community Center at 3521 N. Durango Drive. Approximately approximately eight area residents attended the meeting; these residents had no serious objections to the proposal, according to the applicant. There was no one from the Planning and Development Department in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped (park under design and development)
East:	Office Building
West:	Red Rock Canyon National Conservation Area

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation
North:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation

GL

South:	PCD (Planned Community Development) - P (Parks, Schools, Recreation, Open Space) Lone Mountain West Special Land Use Designation
East:	PCD (Planned Community Development) – VC (Village Commercial) Lone Mountain West Special Land Use Designation
West:	(RC) Resource Conservation

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development)
North:	U (Undeveloped) [PCD (Planned Community Development)
South:	C-V (Civic)
East:	PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) under a Resolution of Intent to PD (Planned Development)
West:	Clark County

E) General Plan Compliance

This property is designated for PCD (Planned Community Development) land uses in the Centennial Hills Sector Plan of the General Plan. The site is included within the Lone Mountain West Master Development Plan area and is designated for Low Density Residential land uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain Master Development 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 Major Modification request, in part, is to change this special land use designation on the subject parcel to Multi-Family Medium. This will substantially increase the allowable maximum density on the site from five units per acre to 25 units per acre. This is allowable on an individual site under the PCD policies of the General Plan as long as the gross residential density within the overall master development plan area remains below eight units per acre.

GL

ANALYSIS

A) Zoning Code Compliance

The subject property is being zoned PD (Planned Development) through companion request ZON-5785. The PD zone is intended to permit and encourage comprehensively planned developments. This zoning district provides the flexibility for the subject property to be developed according to the permitted land uses and development standards of the Lone Mountain West Master Development Plan, including the requested project and the requested special land use change to Multi-Family Medium.

B) General Analysis and Discussion

This application has two parts:

- The requested land use change from Low Density Residential to Multi-Family Medium under the Lone Mountain West Master Development Plan; and
- The revisions to Tables 2, 3 and 4 of the Lone Mountain West Master Development Plan.

Regarding the first part, the request is not appropriate in that it will put fives times the currently approved density on to the five-acre subject site. Also, this will enable the development of a 15-story residential tower directly against mountain lands that are federally designated for environmental protection as the Red Rock Canyon National Conservation Area. This is viewed as an undesirable precedent and a development that could potentially seriously impact the appearance of this significant natural resource from the Las Vegas Valley.

Regarding the second part, the applicant at the city's request, is providing adjustments to several tables in the Lone Mountain West MDP that reflect the changes being requested to the special land use designations in the Plan. These tables are appended to this report.

In the Plan, Table 1 reflects the residential development scenario on parcels within the initial area of the Plan, some 178 acres. As this request is outside of this initial area, no changes are required to this table.

Table 2 includes all land uses within the original Plan area, not just residential land. This total area is 222.11 acres. Although the subject site is outside this initial area and no changes are necessary with regard to the subject site, the total acreage of the Plan needs to be adjusted slightly and this is reflected on the revised Table 2.

Table 3 references land that was added to the Plan area after the initial area controlled by the master developer was approved. As the subject site is in this area and the change in land use affects the land use calculations on the table and the total unit count, this table is adjusted accordingly, should the application be approved.

Finally, Table 4 summarizes total land use for all parcels across the Plan area. As the proposed land use designation changes affects the figures on this table, the adjustments have been listed accordingly. The net effect is that the increase for the proposed land use change on this parcel increases the gross residential density in the "added area" of the Plan from 5.26 u.p.a. to 5.68 u.p.a., and in the overall Plan area from 6.2 u.p.a. to 6.44 u.p.a. The PCD General Plan designation requires that this number remain below 8 u.p.a.

It should be noted that Tables 2 through 4 list unit caps for both the original Plan area and the "added" area. In the original Plan area, a maximum of 1,657 units were allowed. This areas is now built out, and contains 1,664 units, seven units over the cap. In the "added" area, however, when the built and approved units are combined, the total is 2,143 units, not including this project. This is 577 units over the cap of 1,566 units, and will be 672 units over the cap if this project is approved.

There are certain mitigating factors; one is that a seniors' housing project at the southwest corner of Alexander Road and the Beltway is coming in with significantly fewer units that approved for that site. Another is that several parcels designated for residential use are mountainside locations that are unbuildable in a practical sense. This keeps the overall density below the eight u.p.a. level.

Essentially, this project if approved will bleed off potential residential units from other undeveloped but residentially designated lands in the area. Other undeveloped sites designated as Low Density Residential will be able to develop at the approved density but there will be little latitude to consider any further density increases in the Plan area, This may be important for sites that have flatter terrain and are therefore more easily developable without significant impact than the subject site.

For these reasons, the requested Major Modification is deemed inappropriate and denial is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 313 [Mailed with ZON-5785, VAR-5786, VAR-5792 and SDR-5781]

APPROVALS 0

PROTESTS 5

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-5784 APN: 137 12 301 009

Name of Property Owner: UNIPRO HOLDINGS, LLC

Name of Applicant: UNIPRO HOLDINGS, LLC

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: FRANK HAMADANI, Manager

Subscribed and sworn before me

This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA
Notary Public in and for said County and State

PATTI ZEIS
COMM. #1480899
Notary Public California
ORANGE COUNTY
My Comm. Expires April 6, 2008

Table 2 - LONE MOUNTAIN WEST LAND USE DESIGNATIONS - SUMMERY

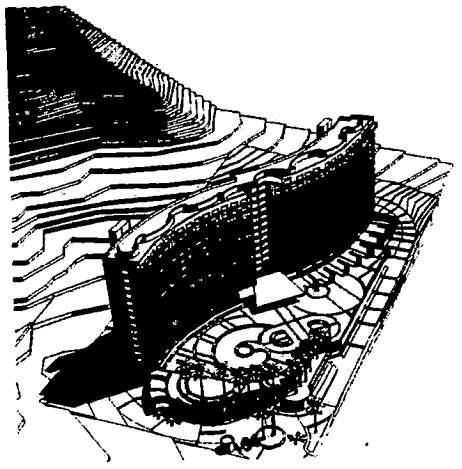
LAND USE		
PUBLIC FACILITIES/ OPEN SPACE	**APPROX GROSS ACRES**	
PARK 1	5.5	
PARK 2	20	
PARK 3	10	
TRAIL SYSYTEM (within existing power easement)	10.5	
POCKET PARKS / OPEN SPACE (within LMW Plan)	6.14	
SCHOOL	22.25	
OTHER PUBLIC FACILITY	24.5	
TOTAL PUBLIC FACILITY / OPEN SPACE	98.84	
PUBLIC LANDS		
BUREAU OF LAND MANAGEMENT (Excludes parcels planned for schools, parks and other public facilities shown above.)	90.35	
COMMERCIAL	**APPROX GROSS ACRES**	
NEIGHBORHOOD COMM	10.6	
VILLAGE COMMERCIAL	12.8	
TOTAL GROSS COMMERCIAL	23.4	
RESIDENTIAL	**APPROX GROSS ACRES**	**MAX TOTAL UNITS**
LOW DENSITY RESIDENTIAL	76.62	421.4
MEDIUM-LOW DENSITY RESIDENTIAL	20.5	205
MULTI-FAMILY MEDIUM RESIDENTIAL	57.2	1030
TOTAL GROSS ACRES RESIDENTIAL	154.32	
TOTAL DWELLING UNITS		
TOTAL PROJECT AREA (Includes 44.39 acres for schools, trail system, park 1 and 6.14 acres for open space & pocket parks)	222.11	
TOTAL ACRES IN PCD (Outside of project area, includes BLM parcels planned for PCD)	296.86	
TOTAL PLANNING AREA ACRES	518.97	
GROSS RESIDENTIAL DENSITY (Project Only)		7.46

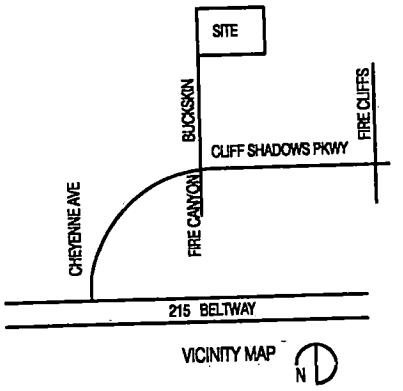
Table 3 - GENERAL LAND USE DESIGNATIONS FOR PARCELS SURROUNDING THE PROJECT AREA (IN PCD)

LAND USE		
COMMERCIAL	**APPROX GROSS ACRES**	
NEIGHBORHOOD COMM	15	
VILLAGE COMMERCIAL	2.5	
TOTAL GROSS COMMERCIAL	17	
RESIDENTIAL	**APPROX GROSS ACRES**	**MAX TOTAL UNITS**
LOW DENSITY RESIDENTIAL	201	1231
MEDIUM-LOW DENSITY RESIDENTIAL	20	240
MULTI-FAMILY MEDIUM RESIDENTIAL	10	215
TOTAL GROSS ACRES RESIDENTIAL	231	
TOTAL DWELLING UNITS		1686
TOTAL LONE MOUNTAIN WEST PROJECT AREA (Includes 44.39 acres for schools, trail system, park 1 and 6.14 acres for open space & pocket parks)	222.11	
TOTAL ACRES IN PCD (Outside of project area, includes BLM parcels planned for PCD)	296.86	
TOTAL PLANNING AREA ACRES	518.97	
GROSS RESIDENTIAL DENSITY (Project Only)		5.68

Table 4 - LAND USE DESIGNATIONS TOTALS FOR ALL PARCELS

LAND USE		
COMMERCIAL	**APPROX GROSS ACRES**	
NEIGHBORHOOD COMM	35.8	
VILLAGE COMMERCIAL	5.1	
TOTAL GROSS COMMERCIAL	40.9	
RESIDENTIAL	**APPROX GROSS ACRES**	**MAX TOTAL UNITS**
LOW DENSITY RESIDENTIAL	277.62	1653
MEDIUM-LOW DENSITY RESIDENTIAL	40.5	445
MULTI-FAMILY MEDIUM RESIDENTIAL	67.2	1245
TOTAL GROSS ACRES RESIDENTIAL	385.8	
TOTAL DWELLING UNITS		3343
PUBLIC FACILITIES/OPEN SPACE	**APPROX GROSS ACRES**	
TOTAL PUBLIC FACILITIES / OPEN SPACE	92.75	
TOTAL LONE MOUNTAIN WEST PROJECT AREA (Includes 44.39 acres for schools, trail system, park 1 and 6.14 acres for open space & pocket parks)	222.11	
TOTAL ACRES IN PCD (Outside of project area, includes BLM parcels planned for PCD)	296.86	
TOTAL PLANNING AREA ACRES	518.97	
GROSS RESIDENTIAL DENSITY (Project Only)		6.44





VICINITY MAP

PROJECT DATA

SITE AREA	5 ACRES (217,800 sf)
NO. OF UNITS:	125
BUILDING AREA:	298,000 SF
DENSITY:	25 UNITS/ ACRE
F.A.R.	1.36 TO 1

NO. OF STORIES
(ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING:	L
PROPOSED:	MFM

ZONING

EXISTING:	U(PCD)
PROPOSED:	PD

NUMBER OF BEDROOMS	1st LEVEL	TYP. LEVEL (2 THROUGH 12)	13th & 14th (2 PENTHOUSE LEVEL)	TOTAL
1 BDRM.	0	2 (X11) = 22	0	22
2 BDRM.	3	6 (X11) = 66	0	69
3 BDRM.	1	2 (X11) = 22	11	34
				125

PARKING REQUIRED

@ 1.5	/UNIT=	33
@ 1.75	/UNIT=	121
@ 2	/UNIT=	68
TOTAL		222 SPACES

@ 2% = 5 HANDICAPED REQUIRED AND PROVIDED

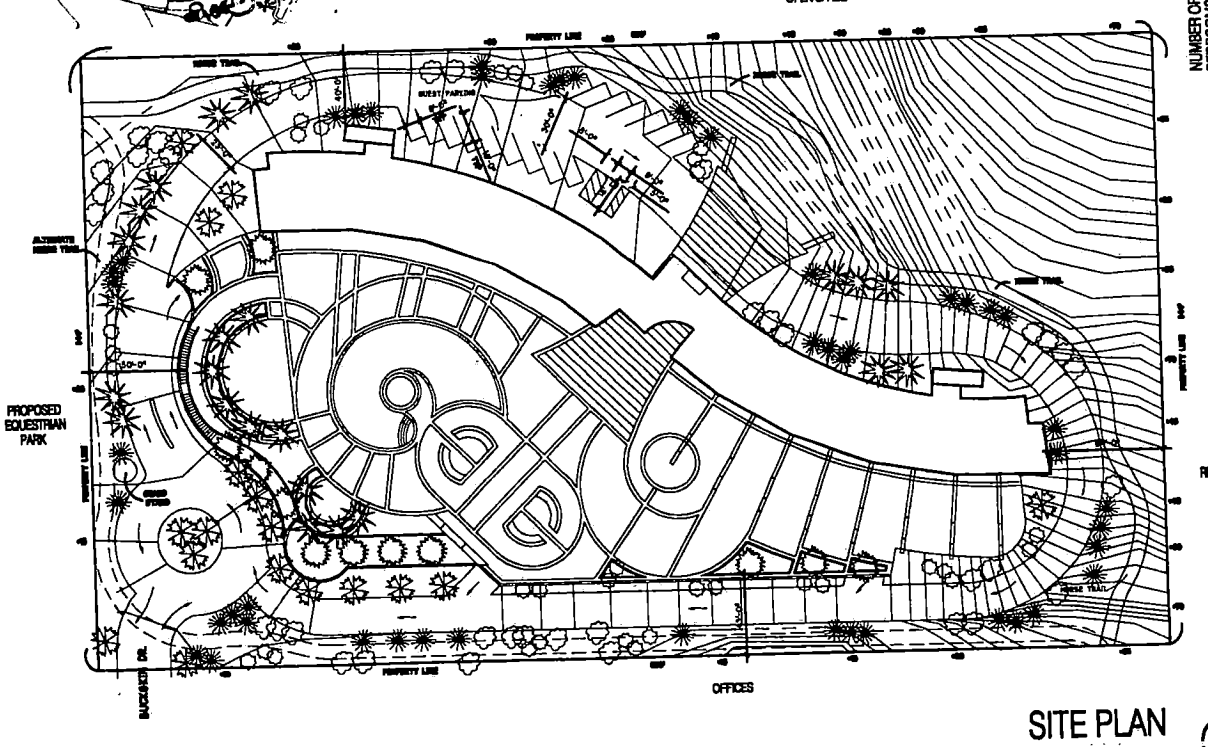
NON-TANDEM CARS:	168
25 % REQUESTED TANDEM:	54
TOTAL	222 SPACES

PARKING PROVIDED

NON-TANDEM CARS:	168
TANDEM:	75
TOTAL:	243 SPACES
GUEST PARKING	17 SPACES

LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
	WINDMILL PALM	TRACHYCARPUS FORTUNEI	14
	SPINY FIBER PALM	TRITHRINAX ACANTHOCOMA	13
	CACTUS PEA	SOPHORA WALKERI	40
	SOTOL	DASYLIRION ACROTRICHUM	60
	INDIAN GRASS	SORGHASTRUM NUTANS	80
	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	80



SITE PLAN
1"=30'

RECEIVED
DEC 14 RECD

MOD-5784
01/27/05 PC

The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO. 1

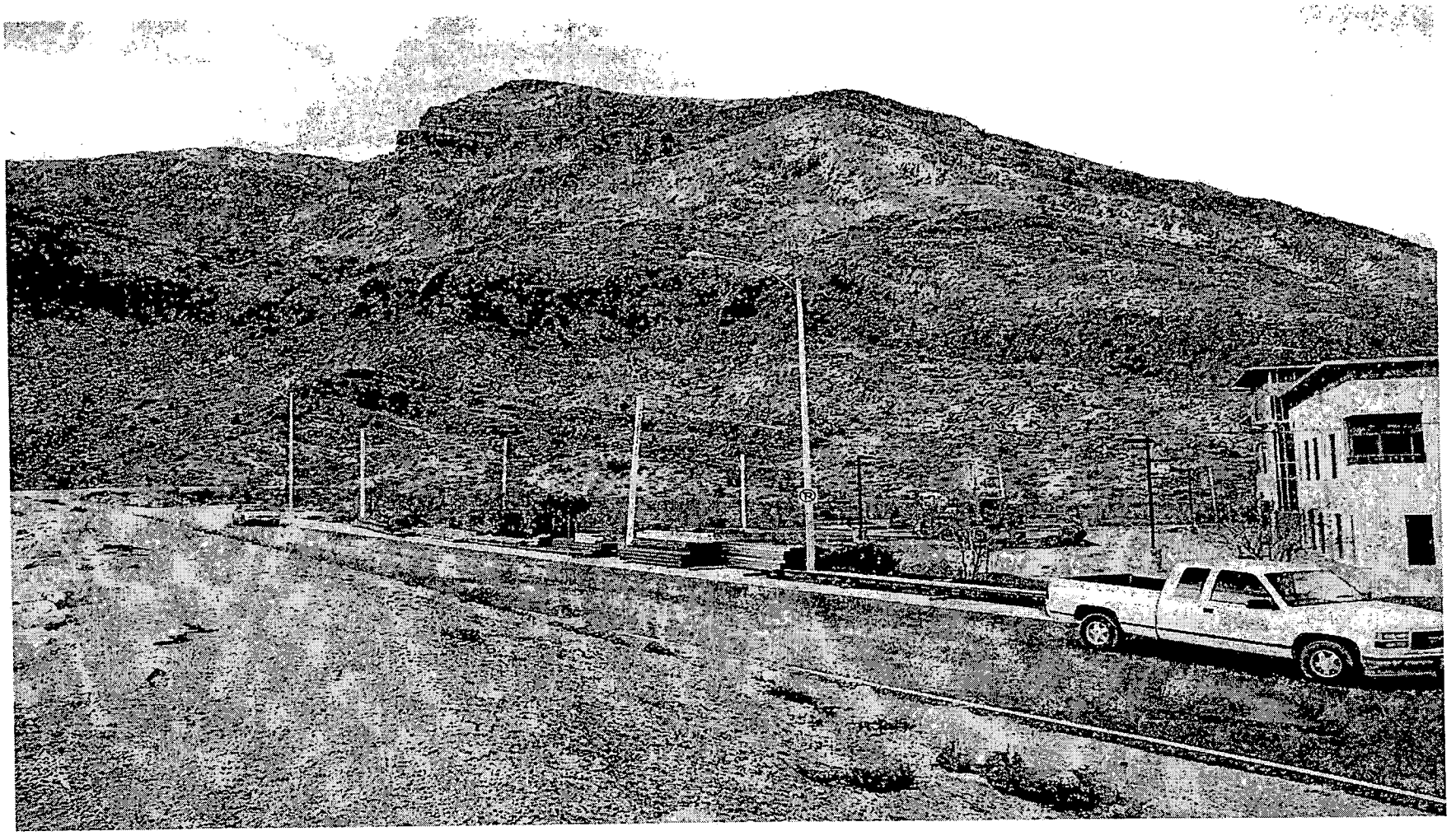
BUCKSKIN AND CLIFFSHADOWS
APN 13712301009

LONE MOUNTAIN WEST
WARD # 4

LAS VEGAS, NV

761 terminal street
los angeles, california, 90021
213 624 1884 f 213 624 1886
mfunes@lasalamedagroup.com
funesarchitecture

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100



MOD-5784 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

MOD-5784 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

Justification Letter

The "Marquise" at Lone Mountain
APN 13712301009

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05. **Case Number:** VAR 5792

NAV 5784 ZON 5785 VAR 5786 SDR 5787

Date: 01/18/05
Name: Fretz, Lois.
Address: 3411 Cactus Mountain St
#203 L.V. NV. 89129
Phone: (702) 243-6407
[X] PROTEST [ ] APPROVE

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

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

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----
From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----
From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and
SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: James C [mailto:jclcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – 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

City of Las Vegas

Agenda Item No.: 53

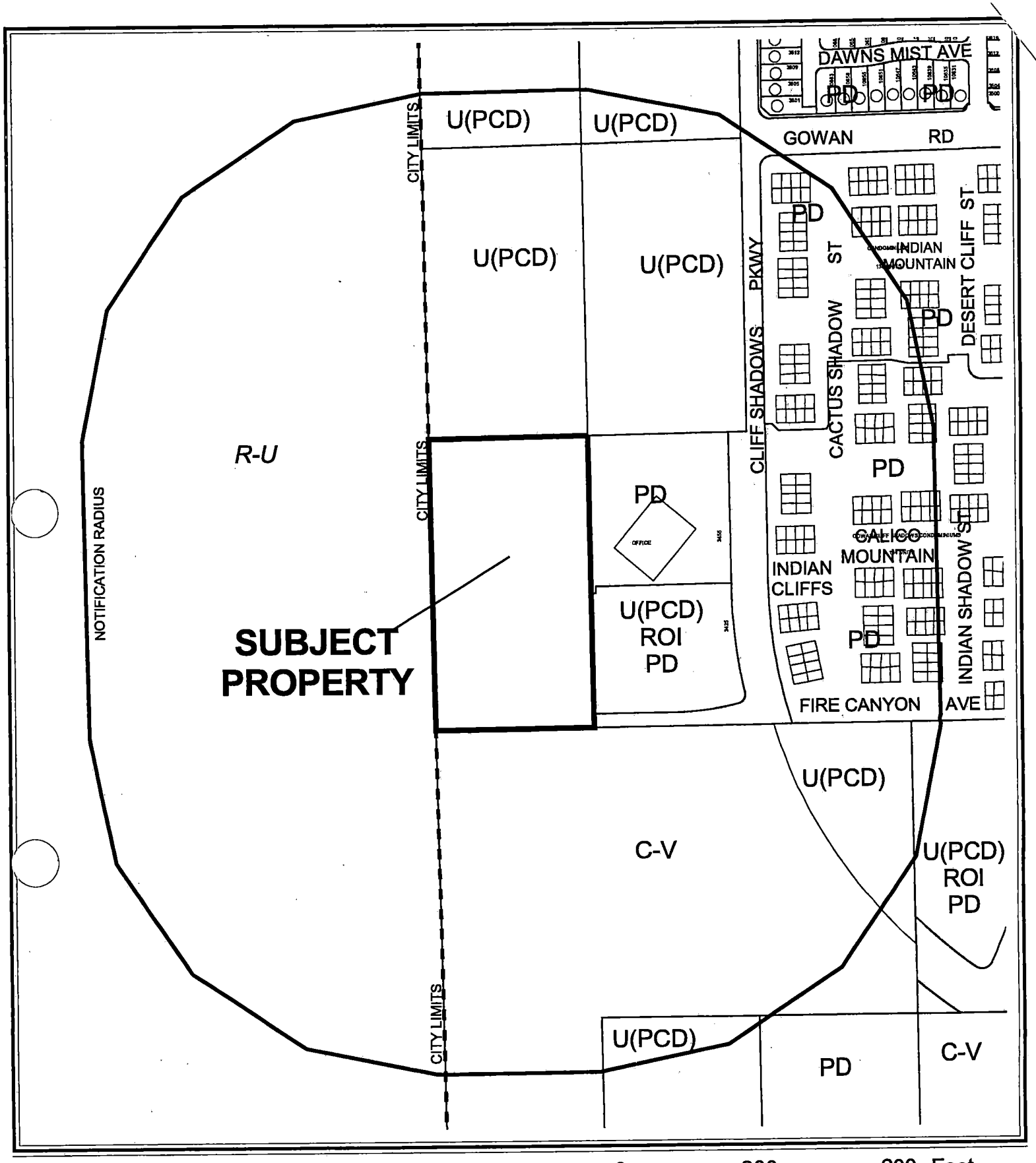
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 53 – ZON-5785

MINUTES:

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

(6:03 – 6:06)

1-104



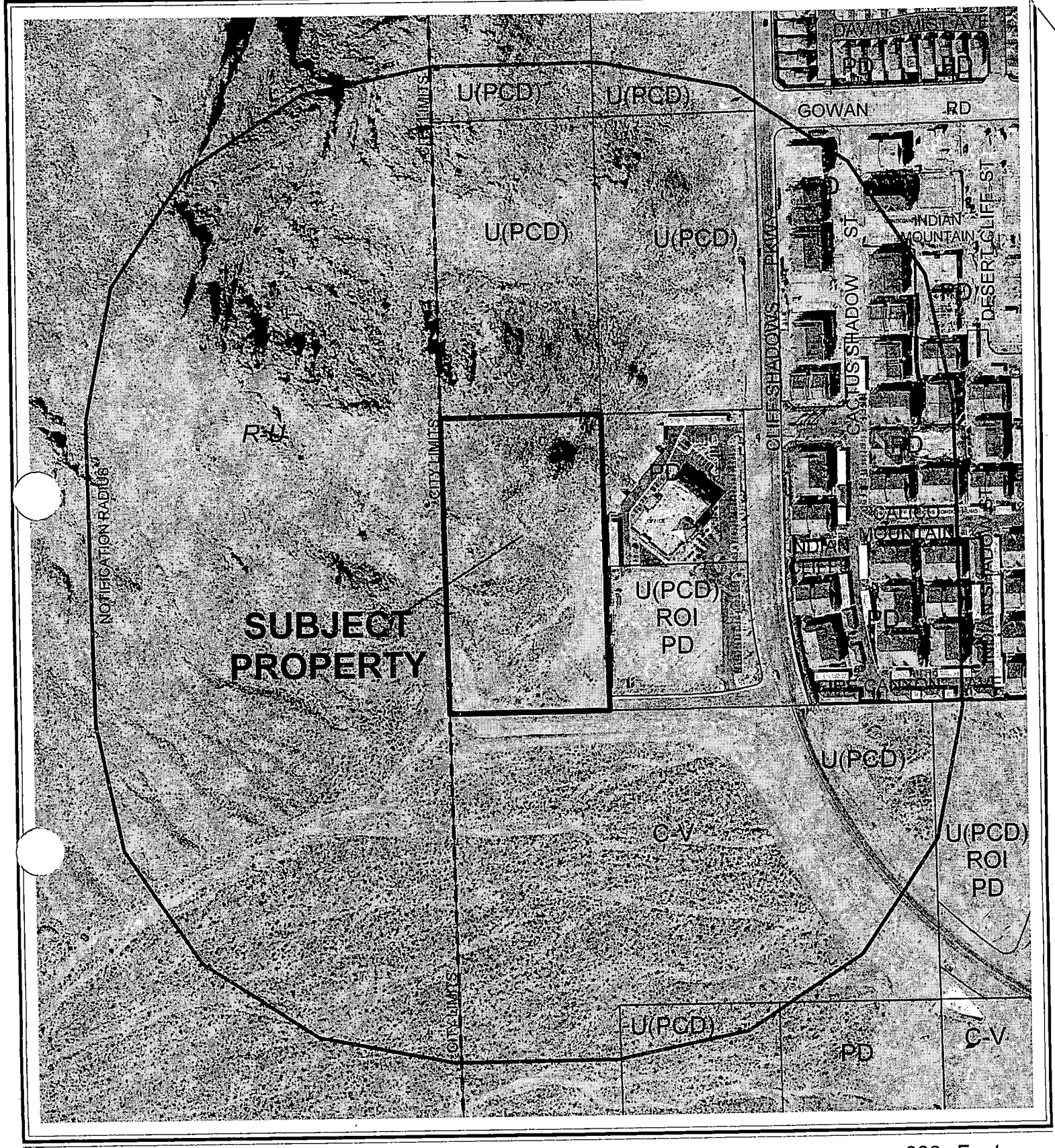
CASE: **ZON-5785**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

N



CASE: **ZON-5785**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5785 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. Major Modification (MOD-5784), Variances (VAR-5786 and VAR-5792) and a Site Development Plan Review (SDR-5781) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Buckskin Avenue and the area for a cul-de-sac acceptable to the City Engineer.

4. Construct half-street improvements acceptable to the City Engineer for the termination of Buckskin Avenue at the eastern edge of this site, including the complete cul-de-sac bulb concurrent with development of this site. Landscape the area dedicated, but not constructed, for Buckskin Avenue concurrent with development. Comply with the Lone Mountain West development plan landscape requirements; Planning and Development shall approve said landscaping.

5. An update to the Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning to PD (Planned Development) zone on 5.0 acres located adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Rezoning will facilitate the development of a proposed high-rise residential condominium project, which will serve a market niche not currently addressed in this area.

BACKGROUND INFORMATION

A) Previous Actions

02/16/00 The City Council approved a petition to annex property (A-0046-99) located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.0 acres of land. The Planning Commission and staff had recommended approval on 11/04/99. The effective date was 02/25/00.

10/26/00 The Planning Commission recommended denial of a request for a Site Development Plan Review [Z-0094-00(1)] for a proposed 72,000 square-foot office development on 5.0 acres located on the northeast corner of the intersection of the Puli Road and Buckskin Avenue alignments. This application was subsequently withdrawn without prejudice before the City Council on 12/06/00. Staff had recommended denial.

12/06/00 The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres located on the northeast corner of the intersection of Puli Road and Buckskin Avenue alignments, subject to a Resolution of Intent with a two-year time limit. The Planning Commission and staff had recommended approval on 10/26/00. This approval expired on 12/06/02.

GL

01/27/05 The Planning Commission will concurrently review companion requests for a Major Modification (MOD-5784) to change the land use designations from Low Density Residential to Multi-Family Medium on 5.0 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway, and to amend Tables 2, 3 and 4 of Section 2.2 of the Lone Mountain West Master Development Plan to reflect changes to the land use categories and the number of residential units, a Variance (VAR-5786) to allow a 15-story building where a maximum of three stories is permitted pursuant to the Lone Mountain West Master Development Plan, a Variance (VAR-5792) to allow 168 parking spaces where 222 spaces are required, and a Site Development Plan Review (SDR-5781) to allow a 15-story, 125-unit condominium development on the subject site.

B) Pre-Application Meeting

12/01/04 At the meeting, the applicant was advised of the submittal requirements, and in particular the needs to address unit caps and other provisions contained in the Master Development Plan. The Department of Public Works provided input as to traffic and drainage information and other requirements to be addressed by the applicant.

C) Neighborhood Meetings

12/27/04 The applicant held a neighborhood meeting to explain the Major Modification request and the overall project. The meeting was held at the Durango Hills Community Center at 3521 N. Durango Drive. The meeting was attended by approximately eight area residents; these residents had no serious objections to the proposal, according to the applicant. There was no one from the Planning and Development Department in

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped (park under design and development)
East:	Office Building
West:	Red Rock Canyon National Conservation Area

GL

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation
North:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation
South:	PCD (Planned Community Development) - P (Parks, Schools, Recreation, Open Space) Lone Mountain West Special Land Use Designation
East:	PCD (Planned Community Development) – VC (Village Commercial) Lone Mountain West Special Land Use Designation
West:	(RC) Resource Conservation

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development)
North:	U (Undeveloped) [PCD (Planned Community Development)
South:	C-V (Civic)
East:	PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) under a Resolution of Intent to PD (Planned Development)
West:	Clark County

E) General Plan Compliance

This property is designated for PCD (Planned Community Development) land uses in the Centennial Hills Sector Plan of the General Plan. The site is included within the Lone Mountain West Master Development Plan area and is designated for Low Density Residential land uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain Master Development 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 requested Rezoning conforms with the PCD land use designation of the General Plan, the current Low Density Residential special land use designation, and the proposed Multi-Family Medium special land use designation of the site under the of the Lone Mountain West Master Development Plan.

GL

FINDINGS

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

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

   The proposed PD (Planned Development) zoning is consistent with the existing PCD (Planned Community Development) General Plan designation. This district supports large-scale master planned communities. The PD (Planned Development) zoning will signify the property's formal inclusion in the Lone Mountain West Master Plan area.

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

   A wide range of uses is allowable through the PD zoning district. Although the companion site plan to this request (SDR-5781) is being recommended for denial as it is a high-rise residential project deemed inappropriate for this location, the PD zoning district will allow other more appropriate and compatible forms of urban development on the site; accordingly, the request for this Rezoning is recommended for approval.

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

   The PD (Planned Development) Zoning District is the intended zoning district for all of Lone Mountain West. The development pattern in this area is set through the special land use designation of the Lone Mountain West Master Development Plan, and not through this zoning district. This request is appropriate, as it will facilitate urban development within the area, pursuant to Plan policies for the area.

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

   The subject site will have direct access to Buckskin Avenue, a 60-foot public right-of-way, with access via Buckskin Avenue to Cliff Shadows Parkway, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 313 [Mailed with MOD-5784, VAR-5786, VAR-5792 and SDR-5781]

APPROVALS 0

PROTESTS 5

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5785 APN: 137 12 301 009

Name of Property Owner: UNIPRO HOLDINGS, LLC

Name of Applicant: UNIPRO HOLDINGS, LLC

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: FRANK HAMADANI, Manager

Subscribed and sworn before me

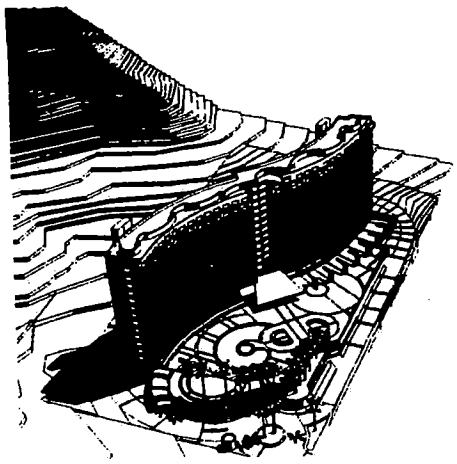
This 10th day of DECEMBER, 2004

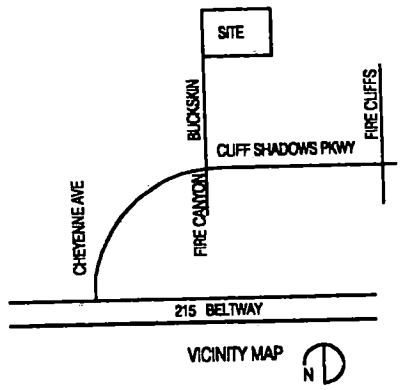
ORANGE, CALIFORNIA

Notary Public in and for said County and State

PATTI ZEIS
COMM. #1480899
Notary Public California
ORANGE COUNTY
My Comm. Expires April 6, 2008

ARS1 ARS1





VICINITY MAP

PROJECT DATA

SITE AREA	5 ACRES (217,800 sf)
NO. OF UNITS:	125
BUILDING AREA:	298,000 SF
DENSITY:	25 UNITS/ ACRE
F.A.R.	1.36 TO 1.

NO. OF STORIES
(ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING:	L
PROPOSED:	MFM

ZONING

EXISTING:	U(PCD)
PROPOSED:	PD

NUMBER OF BEDROOMS	1ST LEVEL	TYP. LEVEL (2 THROUGH 12)	13th & 14th (2 PENTHOUSE LEVEL)	TOTAL
1 BDRM.	0	2 (X11) = 22	0	22
2 BDRM.	3	6 (X11) = 66	0	69
3 BDRM.	1	2 (X11) = 22	11	34
				125

PARKING REQUIRED		
@ 1.5	/UNIT=	33
@ 1.75	/UNIT=	121
@ 2	/UNIT=	68
TOTAL		222 SPACES

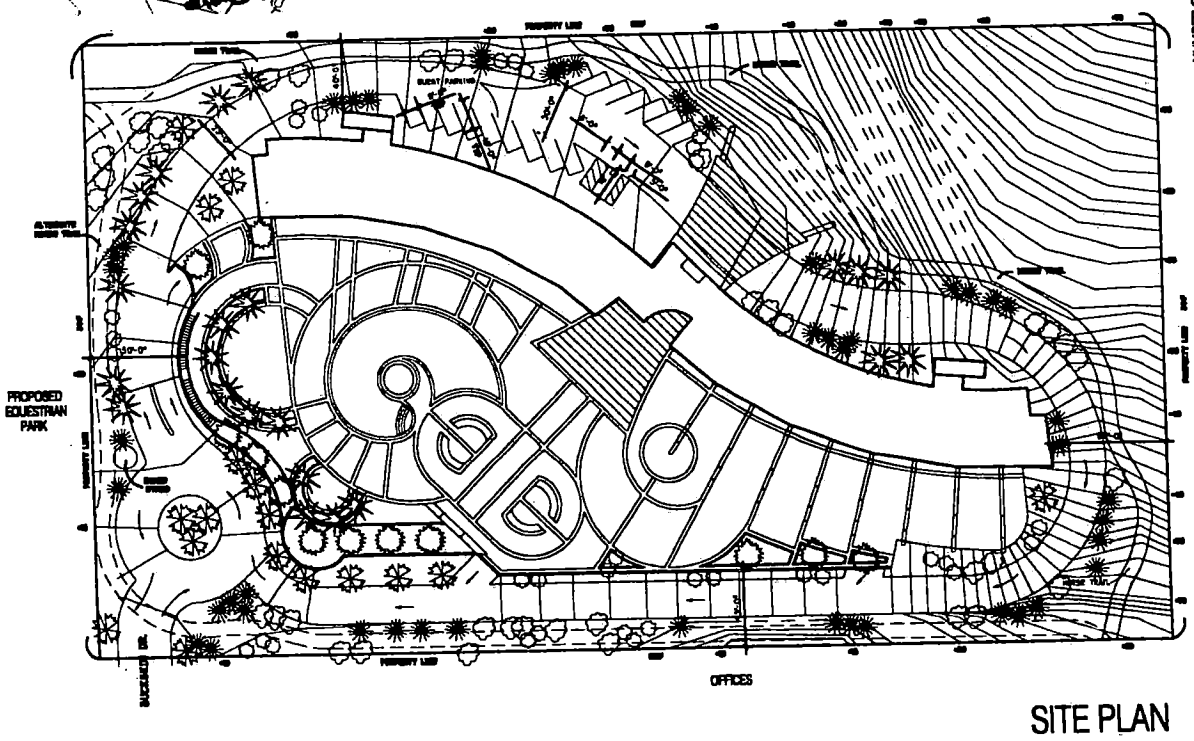
@ 2% = 5 HANDICAPED REQUIRED AND PROVIDED

NON-TANDEM CARS:	168
25 % REQUESTED TANDEM:	54
TOTAL	222 SPACES

PARKING PROVIDED	
NON-TANDEM CARS:	168
TANDEM:	75
TOTAL:	243 SPACES
GUEST PARKING	17 SPACES

LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	WHEN PALM	WITCHES WIRE	15
	SPIDY FIBER PALM	TRITHRINAX ACANTHOCOMA	13
	CACTUS PEA	BANKSIA WALKERI	45
	SOTOL	BAPTISIEN ACERTOCIAN	60
	INDIAN GRASS	SORGHASTRUM NUTANS	60
	BLUE GRAMA GRASS	BOUTEKUA GRACILIS	60



SITE PLAN
1"=30'

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

761 terminal street
los angeles, california, 90021
213 624 1864 f 213 624 1866
mfunes@fatlamedesigngroup.com funeserchitecture

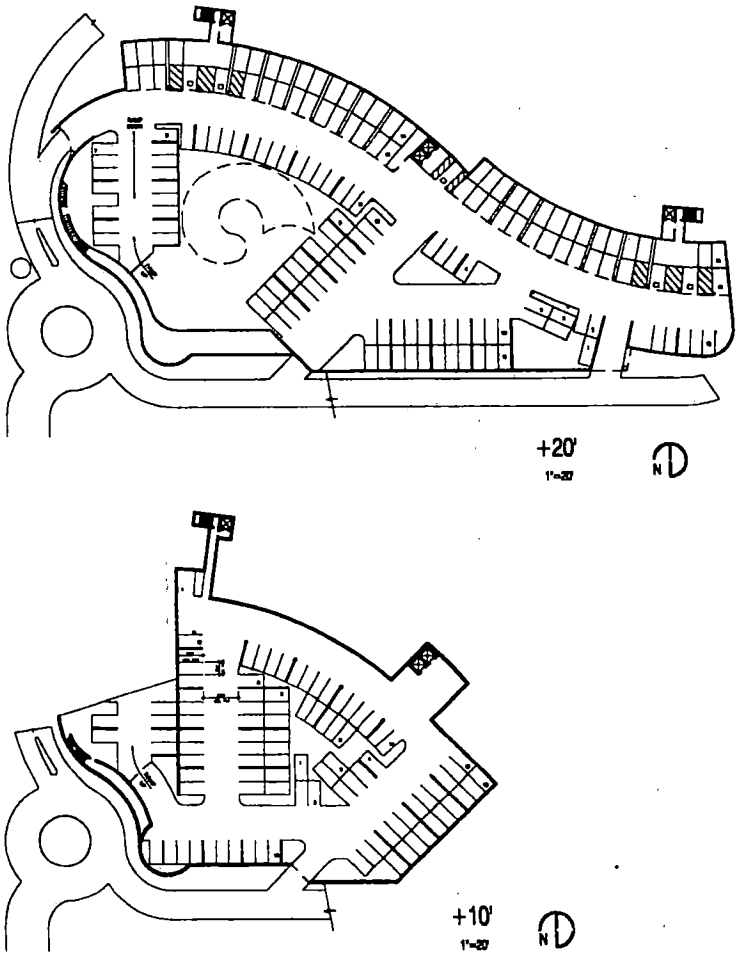
UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
APN 13712301009 WARD # 4

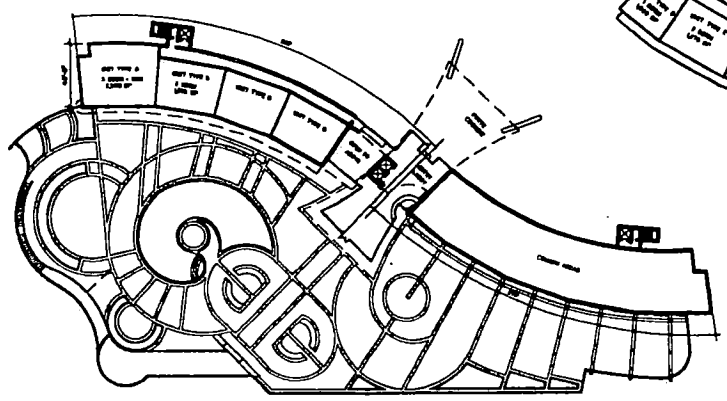
LAS VEGAS, NV

SHEET NO. 1

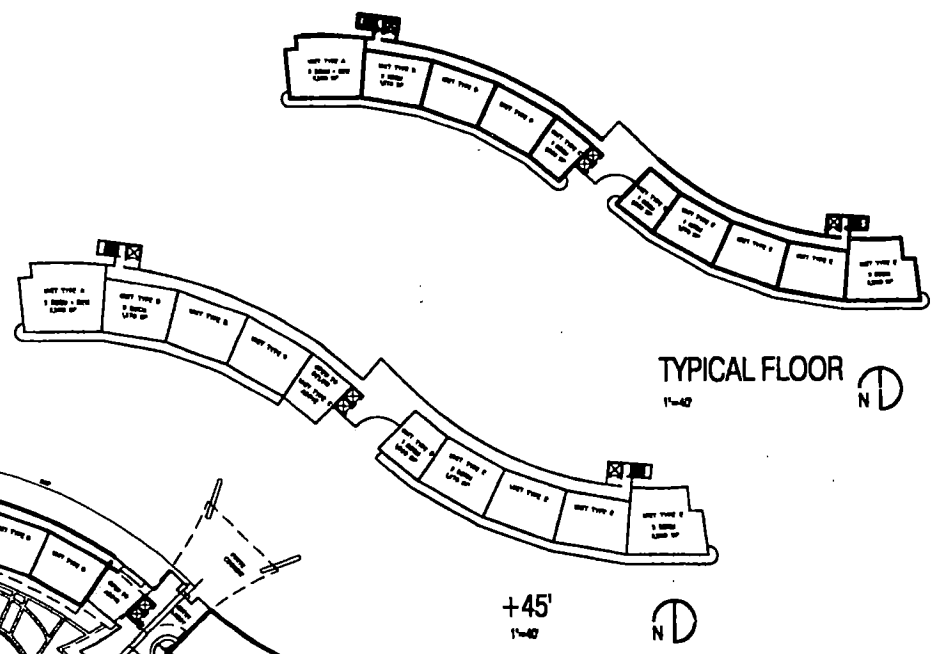


+20'
1"=20'

+10'
1"=20'



+30'
1"=20'



TYPICAL FLOOR
1"=40'

+45'
1"=40'

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

RECEIVED
DEC 14 2004

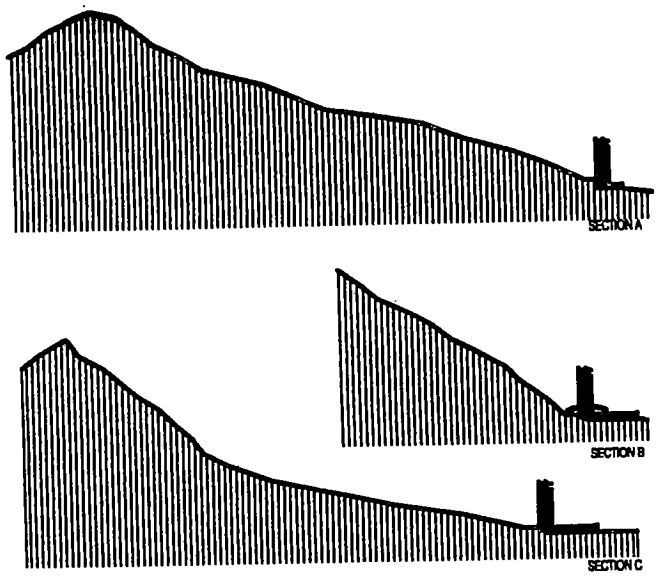
761 terminal street
los angeles, california, 90021
213 624 1884 1213 624 1998
mfunes@lasalmedagroup.com funesarchitecture

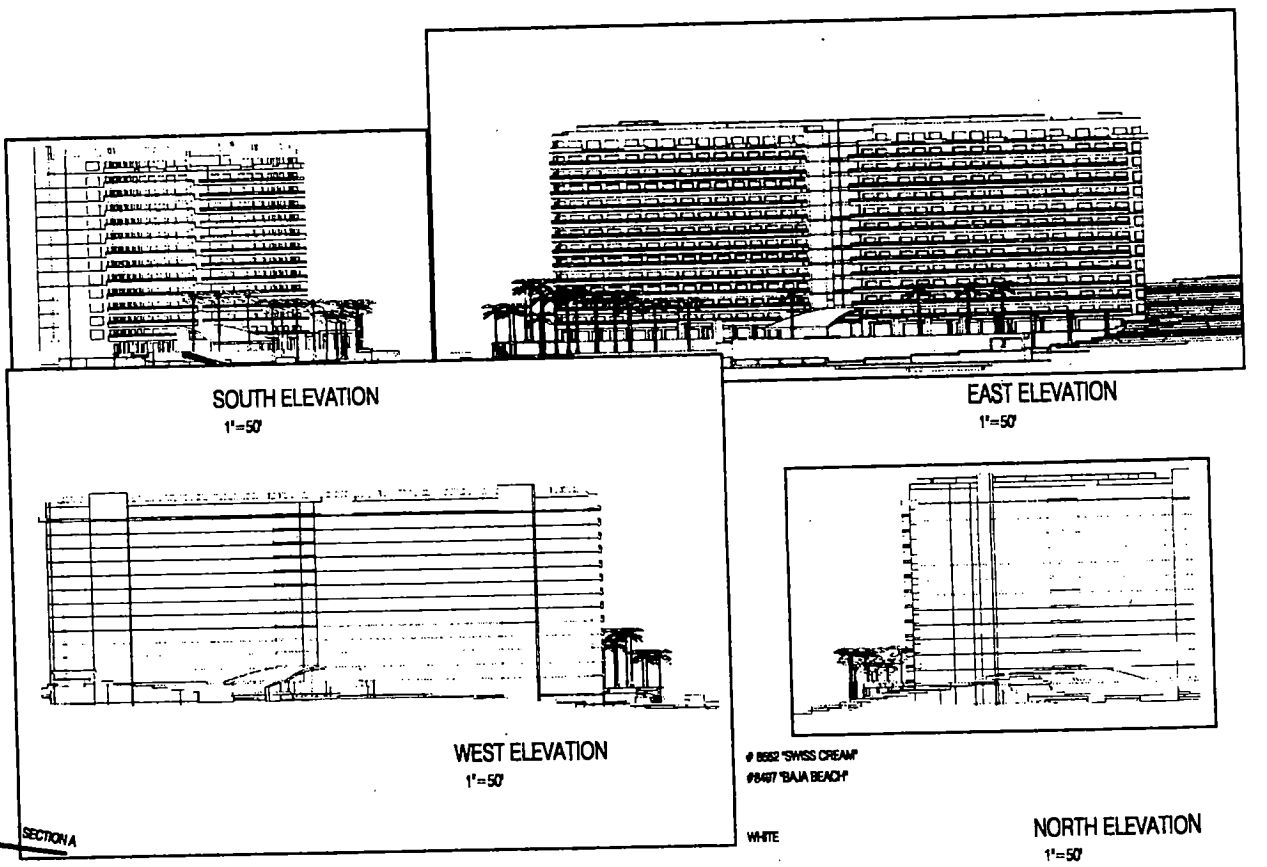
UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

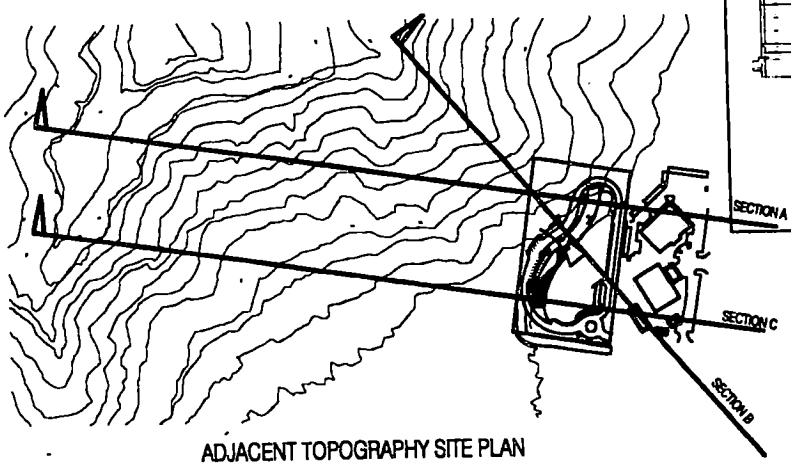
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
APN 13712301009 WARD # 4
LAS VEGAS, NV

SHEET NO.
2
12-1004







ADJACENT TOPOGRAPHY SITE PLAN
1"=200'

EXTERIOR MATERIALS			
EXT. WALLS:	LIGHT-TEXTURED EXT. PLASTER	GARAGE / PODIUM TOWERS	COLOR (VISTA PAINT) # 8552 "SWISS CREAM" #8497 "BAJA BEACH"
GLAZING:	BRONZED GLASS		
BALCONIES:	TOP RAILING: PAINT GUARDWALL: BRONZED GLASS		WHITE
ENTRY CANOPY AND LOBBY ROOF:	PATINAED COPPER STANDING SEAM ROOFING		

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

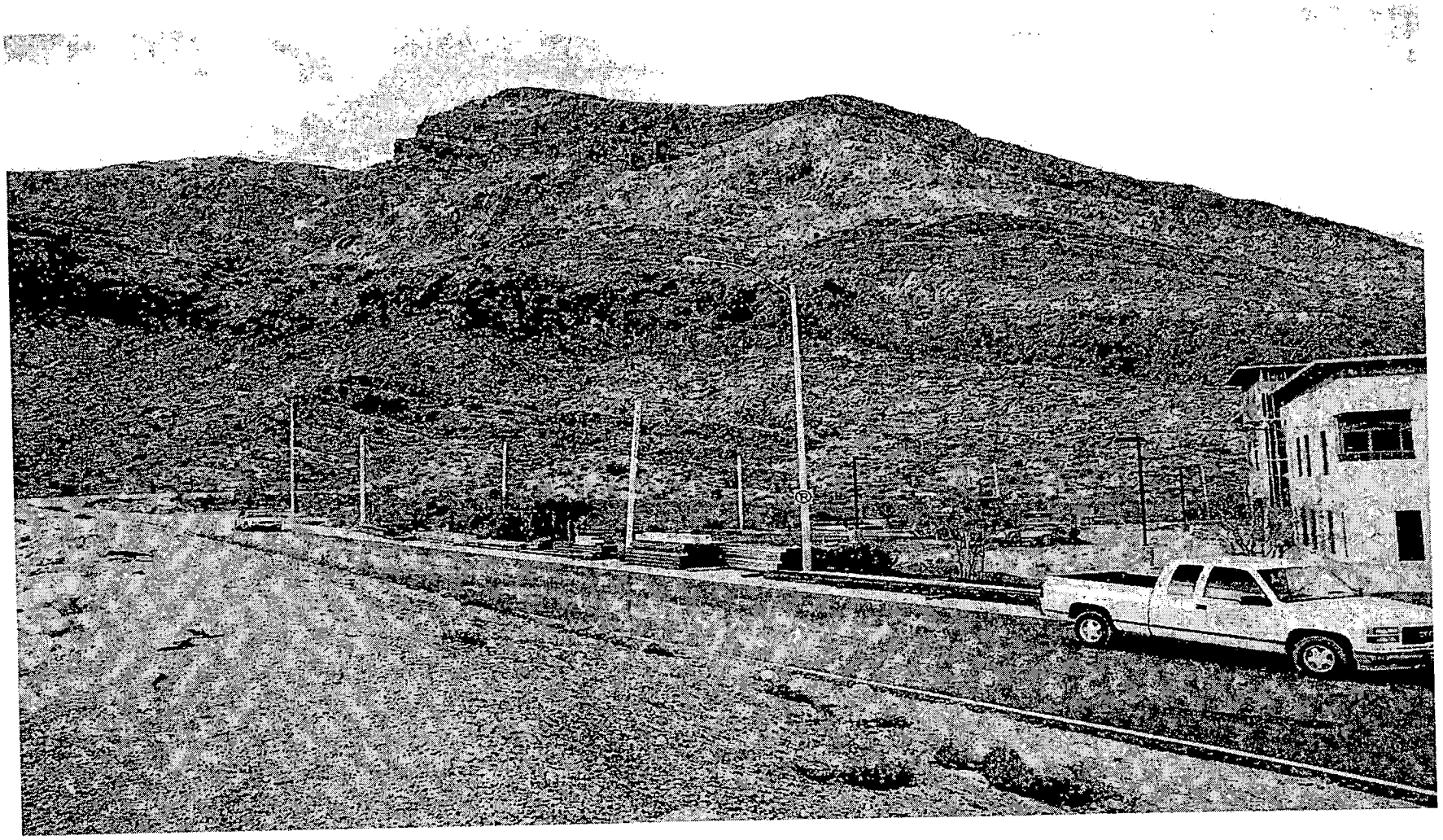
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO. 3

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 12-10-04
APN 13712301009 WARD # 4
LAS VEGAS, NV

761 terminal street
los angeles, california, 90021
213 624 1984 f 213 624 1686
mfunes@lasalsmediagroup.com
funesarchitecture

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612



ZON-5785 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

ZON-5785 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

Justification Letter

The "Marquise" at Lone Mountain
APN 13712301009

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05. **Case Number:** VAR 5792

MOD 5784 ZON 5785 VAR 5786 SDR 5787

Date: 01/18/05

Name: Fretz, Lois.

Address: 3411 Cactus Mountain St #203 L.V. NV. 89129

Phone: (702) 243-6407

[X] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----
From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----
From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and
SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: James C [mailto:jclcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	6	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:

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

City of Las Vegas

Agenda Item No.: 54

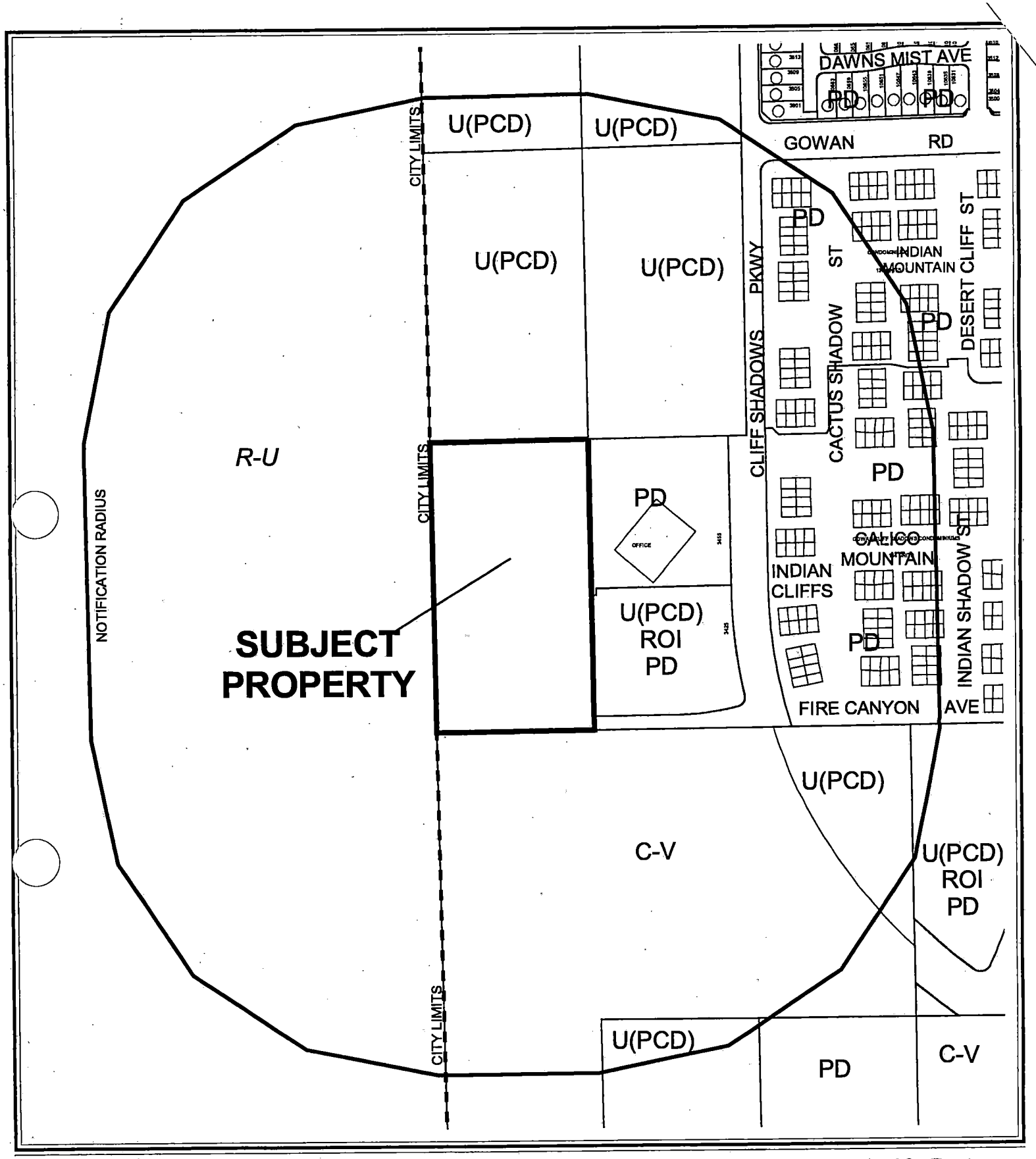
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 54 – VAR-5786

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: **VAR-5786**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED 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: VAR-5786 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification MOD-5784, Rezoning ZON-5785, Variance VAR-5792, and Site Development Plan Review SDR-5781 as approved by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Variance to allow a 15-story building where a maximum of three stories is permitted pursuant to the Lone Mountain West Master Development Plan, on 5.0 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Variance will facilitate the development of a proposed high-rise residential condominium project, which will serve a market niche not currently addressed in this area.

BACKGROUND INFORMATION

A) Previous Actions

02/16/00 The City Council approved a petition to annex property (A-0046-99) located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.0 acres of land. The Planning Commission and staff had recommended approval on 11/04/99. The effective date was 02/25/00.

10/26/00 The Planning Commission recommended denial of a request for a Site Development Plan Review (Z-0094-00(1)) for a proposed 72,000 square-foot office development on 5.0 acres located on the northeast corner of the intersection of the Puli Road and Buckskin Avenue alignments. This application was subsequently withdrawn without prejudice before the City Council on 12/06/00. Staff had recommended denial.

12/06/00 The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres located on the northeast corner of the intersection of Puli Road and Buckskin Avenue alignments, subject to a Resolution of Intent with a two-year time limit. The Planning Commission and staff had recommended approval on 10/26/00. This approval expired on 12/06/02.

GL

01/27/05 The Planning Commission will concurrently review companion requests for a Major Modification (MOD-5784) to change the land use designations from Low Density Residential to Multi-Family Medium on 5.0 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway, and to amend Tables 2, 3 and 4 of Section 2.2 of the Lone Mountain West Master Development Plan to reflect changes to the land use categories and the number of residential units, a Rezoning (ZON-5785) to rezone the site to PD (Planned Development), a Variance (VAR-5792) to allow 168 parking spaces where 222 spaces are required, and a Site Development Plan Review (SDR-5781) to allow a 15-story, 125-unit condominium development on the subject site.

B) Pre-Application Meeting

12/01/04 At the meeting, the applicant was advised of the submittal requirements, and in particular the needs to address unit caps and other provisions contained in the Master Development Plan. The Department of Public Works provided input as to traffic and drainage information and other requirements to be addressed by the applicant.

C) Neighborhood Meetings

12/27/04 The applicant held a neighborhood meeting to explain the Major Modification request and the overall project. The meeting was held at the Durango Hills Community Center at 3521 N. Durango Drive. The meeting was attended by approximately eight area residents; these residents had no serious objections to the proposal, according to the applicant. There was no one from the Planning and Development Department in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped (park under design and development)
East:	Office Building
West:	Red Rock Canyon National Conservation Area

GL

C) Planned Land Use

Subject Property: PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation

North: PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation

South: PCD (Planned Community Development) - P (Parks, Schools, Recreation, Open Space) Lone Mountain West Special Land Use Designation

East: PCD (Planned Community Development) – VC (Village Commercial) Lone Mountain West Special Land Use Designation

West: (RC) Resource Conservation

D) Existing Zoning

Subject Property: U (Undeveloped) [PCD (Planned Community Development)

North: U (Undeveloped) [PCD (Planned Community Development)

South: C-V (Civic)

East: PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) under a Resolution of Intent to PD (Planned Development)

West: Clark County

E) General Plan Compliance

This property is designated for PCD (Planned Community Development) land uses in the Centennial Hills Sector Plan of the General Plan. The site is included within the Lone Mountain West Master Development Plan area and is designated for Low Density Residential land uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain Master Development 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 requested Variance is referenced in Section 2.3.5 of the Lone Mountain West Master Development Plan, where residential buildings are limited to a maximum height of three stories within the Multi-Family Medium special land use designation. This proposed designation is being sought through companion request MOD-5784.

GL

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Section 2.3.5. of the Lone Mountain West Master Development Plan, the following Development Standards apply to the subject proposal:

Maximum Building Height	Proposed
Three stories	15 stories

The proposal exceeds the limitations of the Plan. The requested deviation is 500%.

B) General Analysis and Discussion

The request is for a Variance to allow a 15-story residential condominium development on a five-acre site within the Lone Mountain West Master Development Plan. This equates to a request for a structure five times higher than allowed in the Plan area. Currently, there are no other developments in the Plan area which exceed this height limitation. The applicant has presented no evidence of a unique or extraordinary circumstance to justify the request.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and

> undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a high-rise development in this area. Alternative design of the structure to one with a lower elevation would allow conformance to the Title 19 requirements, or at least to require a lesser degree of variance from Code standards. While the site does have significant topographical constraints, these are not directly relevant to the desire of the applicant to place a residential tower on the site; this is created by the location of the site at the edge of the Valley, where a tower would have the maximum potential for Valley views. Accordingly, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 313 [Mailed with MOD-5784, ZON-5785, VAR-5792 and SDR-5781]

APPROVALS 0

PROTESTS 6

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5786 APN: 137 12 301 009

Name of Property Owner: UNIPRO HOLDINGS, LLC

Name of Applicant: UNIPRO HOLDINGS, LLC

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: FRANK HAMADANI, Manager

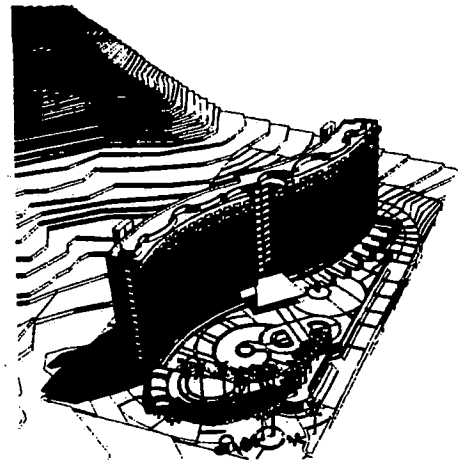
Subscribed and sworn before me

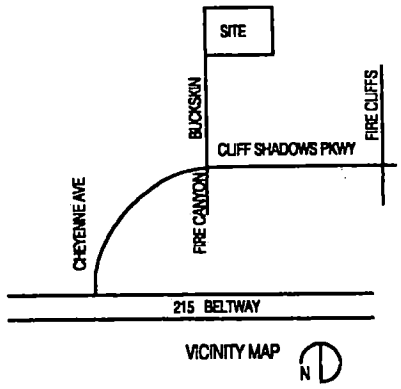
This 10th day of DECEMBER, 2004.

ORANGE, CALIFORNIA

Notary Public in and for said County and State

ARS1 PATTI ZEIS COMM. #1480899 Notary Public California ORANGE COUNTY My Comm. Expires April 6, 2008 ARS1





VICINITY MAP

PROJECT DATA

SITE AREA	5 ACRES (217,800 sf)
NO. OF UNITS:	125
BUILDING AREA:	298,000 SF
DENSITY:	25 UNITS/ ACRE
F.A.R.	1.38 TO 1

NO. OF STORIES
(ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING:	L
PROPOSED:	MFM

ZONING

EXISTING:	U(PCD)
PROPOSED:	PD

NUMBER OF BEDROOMS	1ST LEVEL	TYP. LEVEL (2 THROUGH 12)	13th & 14th (2 PENTHOUSE LEVEL)	TOTAL
1 BDRM.	0	2 (X11) = 22	0	22
2 BDRM.	3	6 (X11) = 66	0	69
3 BDRM.	1	2 (X11) = 22	11	34
				125

PARKING REQUIRED

@ 1.5	/UNIT=	33
@ 1.75	/UNIT=	121
@ 2	/UNIT=	68
TOTAL		222 SPACES

@ 2% = 5 HANDICAPED REQUIRED AND PROVIDED

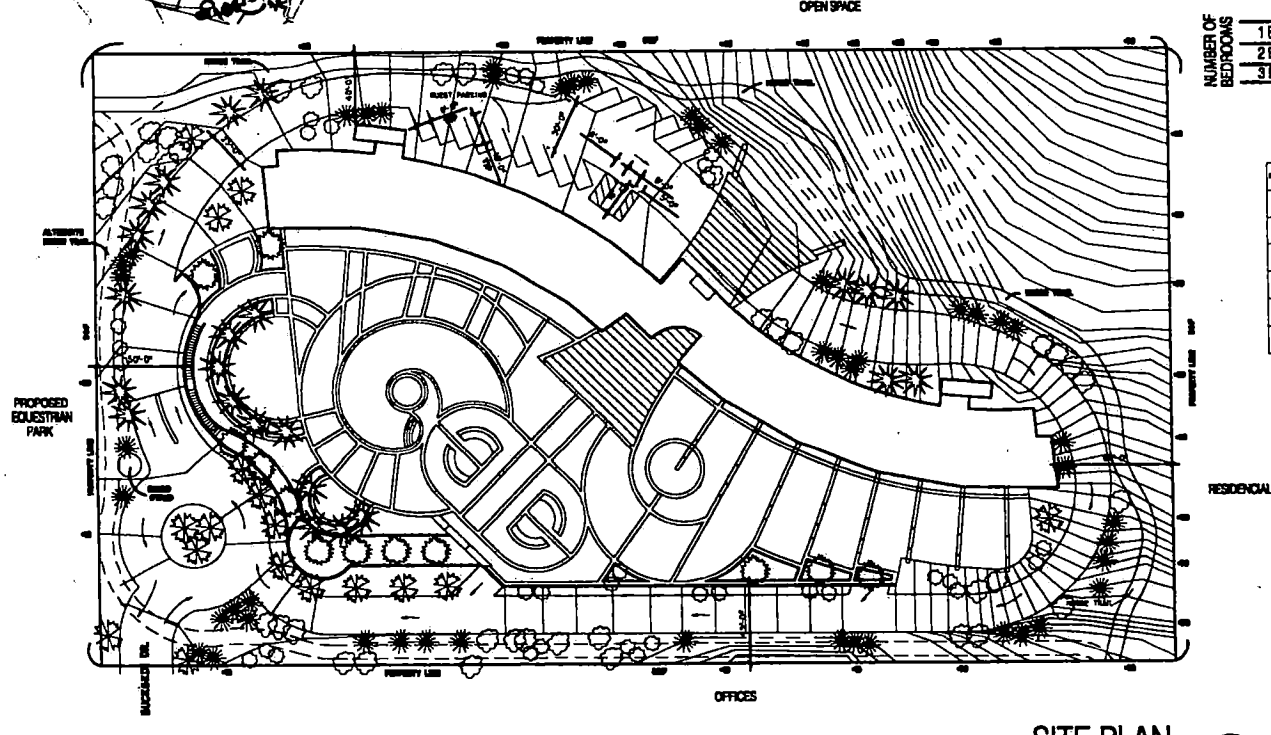
NON-TANDEM CARS:	168
25 % REQUESTED TANDEM:	54
TOTAL	222 SPACES

PARKING PROVIDED

NON-TANDEM CARS:	168
TANDEM:	75
TOTAL:	243 SPACES
GUEST PARKING	17 SPACES

LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	WHITE PALM	WASHINGTONIA FILIFERA	10
	SPINY FISH'S PALM	TRITHRINAX ACANTHOCOMA	13
	CACTUS PEA	OPUNTIA X VILLETII	45
	DATIL	YUCCA BACCATA	55
	BOARD GRASS	MISCANTHUS SINENSIS	50
	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	55



SITE PLAN
1"=30'

N

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

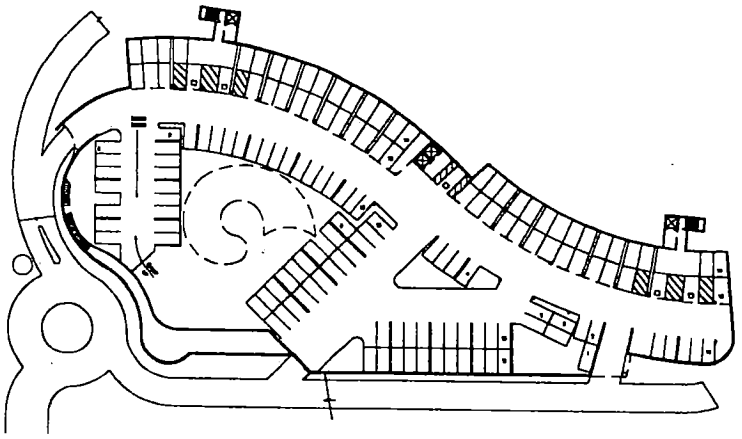
761 terminal street
los angeles, california, 90021
213 624 1894 f 213 624 1898
mfunes@kalamedagroup.com **funeserchitecture**

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO. 1

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
APN 13712301009 WARD # 4
LAS VEGAS, NV



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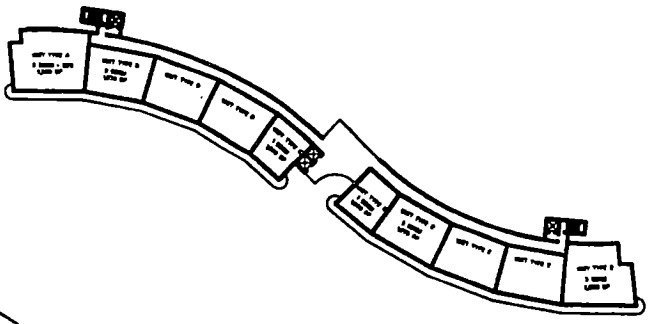

TYPICAL FLOOR
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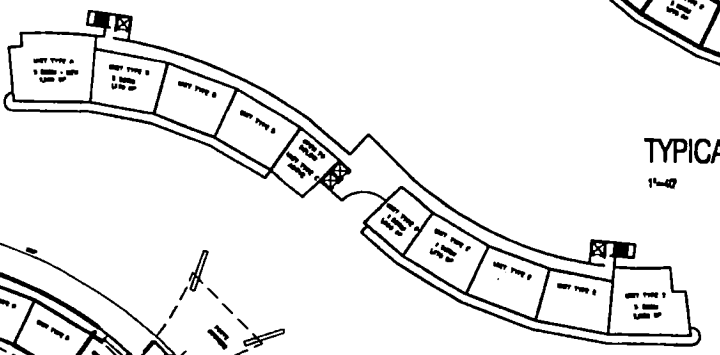

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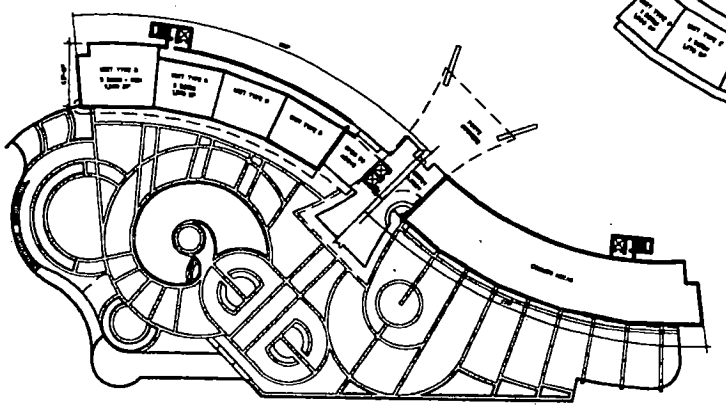

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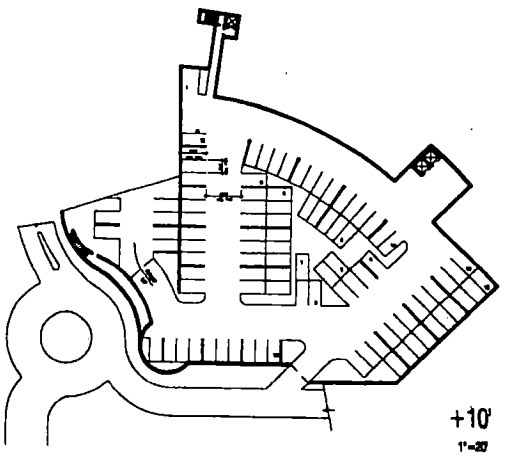

+10'
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SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

RECEIVED
DEC 14 2004

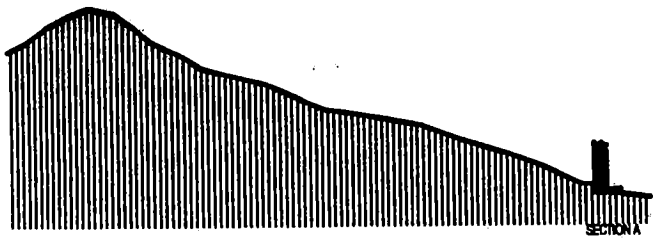
781 terminal street
los angeles, california, 90021
213 624 1684 1213 624 1686
rmfunes@lasalmedagroup.com
funesarchitecture

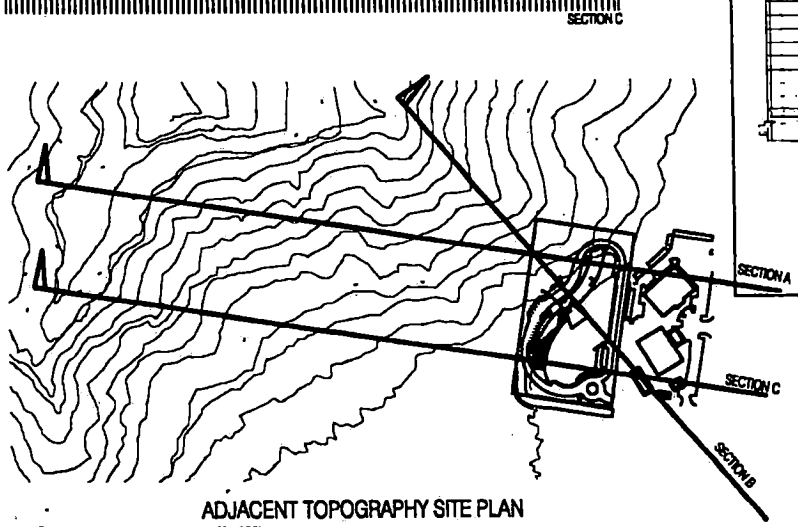
UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
APN 13712301009 WARD # 4
LAS VEGAS, NV

SHEET NO.
2





ADJACENT TOPOGRAPHY SITE PLAN
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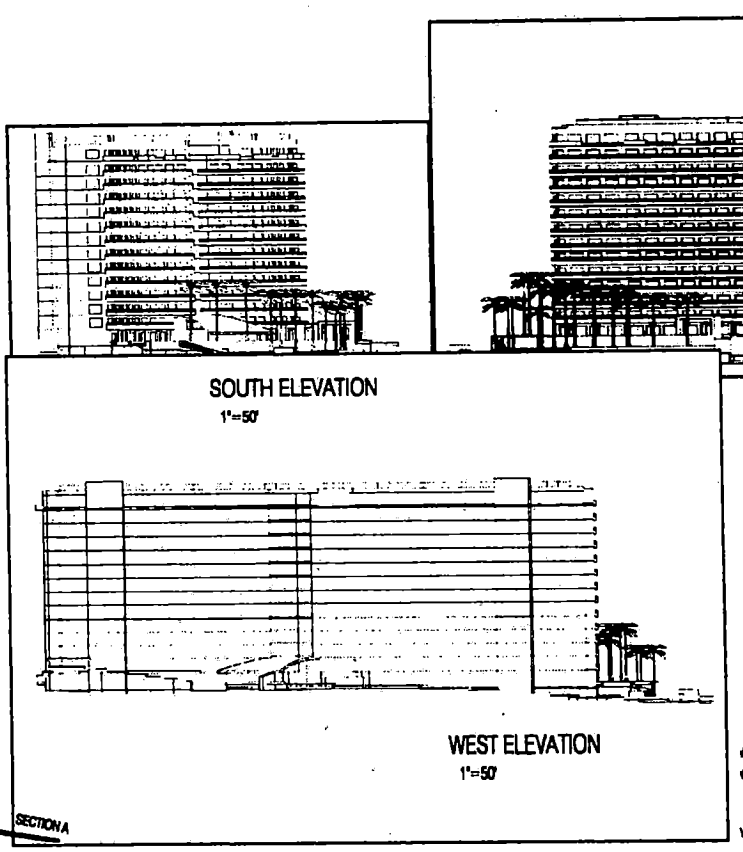

SOUTH ELEVATION
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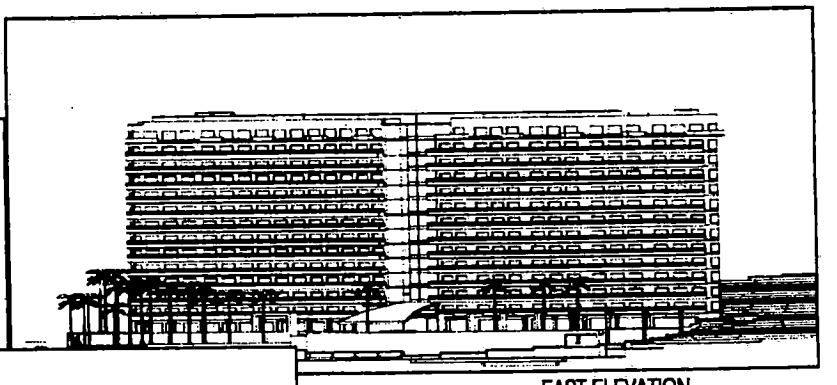
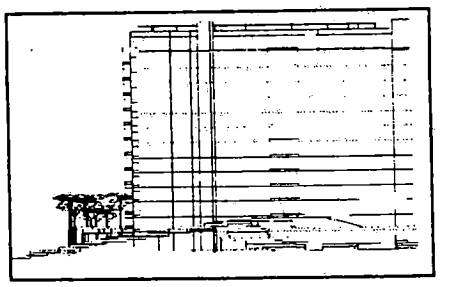
WEST ELEVATION
1"=50'



EAST ELEVATION
1"=50'



NORTH ELEVATION
1"=50'

EXTERIOR MATERIALS			
EXT. WALLS:	LIGHT-TEXTURED EXT. PLASTER	GARAGE / PODIUM	# 8552 "SWISS CREAM"
		TOWERS	#9407 "BAJA BEACH"
GLAZING:	BRONZED GLASS		
BALCONIES:	TOP RAILING: PAINT		WHITE
	GUARDWALL: BRONZED GLASS		
ENTRY CANOPY AND LOBBY ROOF:	PATINAED COPPER STANDING SEAM ROOFING		

COLOR (VISTA PAINT)
8552 "SWISS CREAM"
#9407 "BAJA BEACH"
WHITE

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

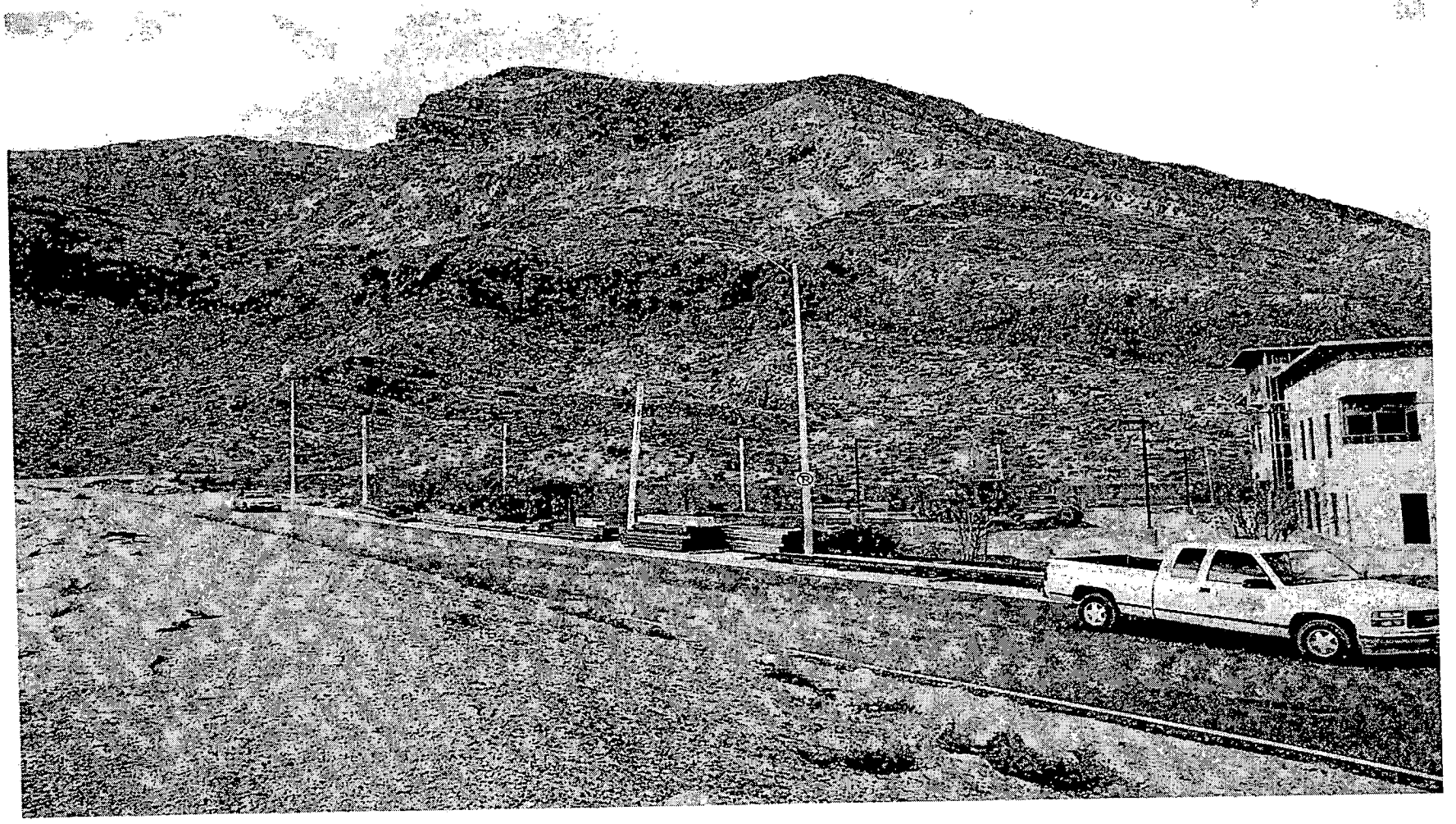
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO. 3

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 12-15-04
APN 13712301009 WARD # 4
LAS VEGAS, NV

761 terminal street
los angeles, california, 90021
213 624 1684 1213 624 1686
rmfuness@lauslemedgroup.com funesarchitecture

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100



VAR-5786 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

VAR-5786 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

Justification Letter

The "Marquise" at Lone Mountain
APN 13712301009

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05. **Case Number:** VAR 5792

MOU-5784 ZON-5785 VAR-5786 SUB-5787

Date: 01/18/05

Name: Fretz, Lois.

Address: 3411 Cactus Mountain St #203 L.V. NV. 89129

Phone: (702) 243-6407

[X] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Jan 13, 2005

Mr. Gary Leobold, Planning Supervisor
Planning & Development Dept.
Current Planning Division
731 S. Fourth St.
Las Vegas, NV 89101

Dear Sir,

Please note that I vehemently object to the proposed development (attached).

I purchased a condominium (Cliff Shadows) across from the proposed project about a year ago.
I paid an additional $5,000 for a unit facing the mountains with a view.

At the time of purchase the proposed project was on Low-Density Land and my decision to purchase was based on such.

This proposed project will undeniably block that view, increase congestion and disturb the animal inhabitants, such as big horn sheep, who are regularly seen grazing near the bottom of the mountains.

I respectfully urge you to disapprove the proposal.

Yours truly,

Joseph Garramone
3455 Cactus Shadow St. #203
Las Vegas, NV 89129

VAR-5786

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----
From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----
From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

1/25/2005

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and
SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: James C [mailto:jclcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	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:
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

City of Las Vegas

Agenda Item No.: 55

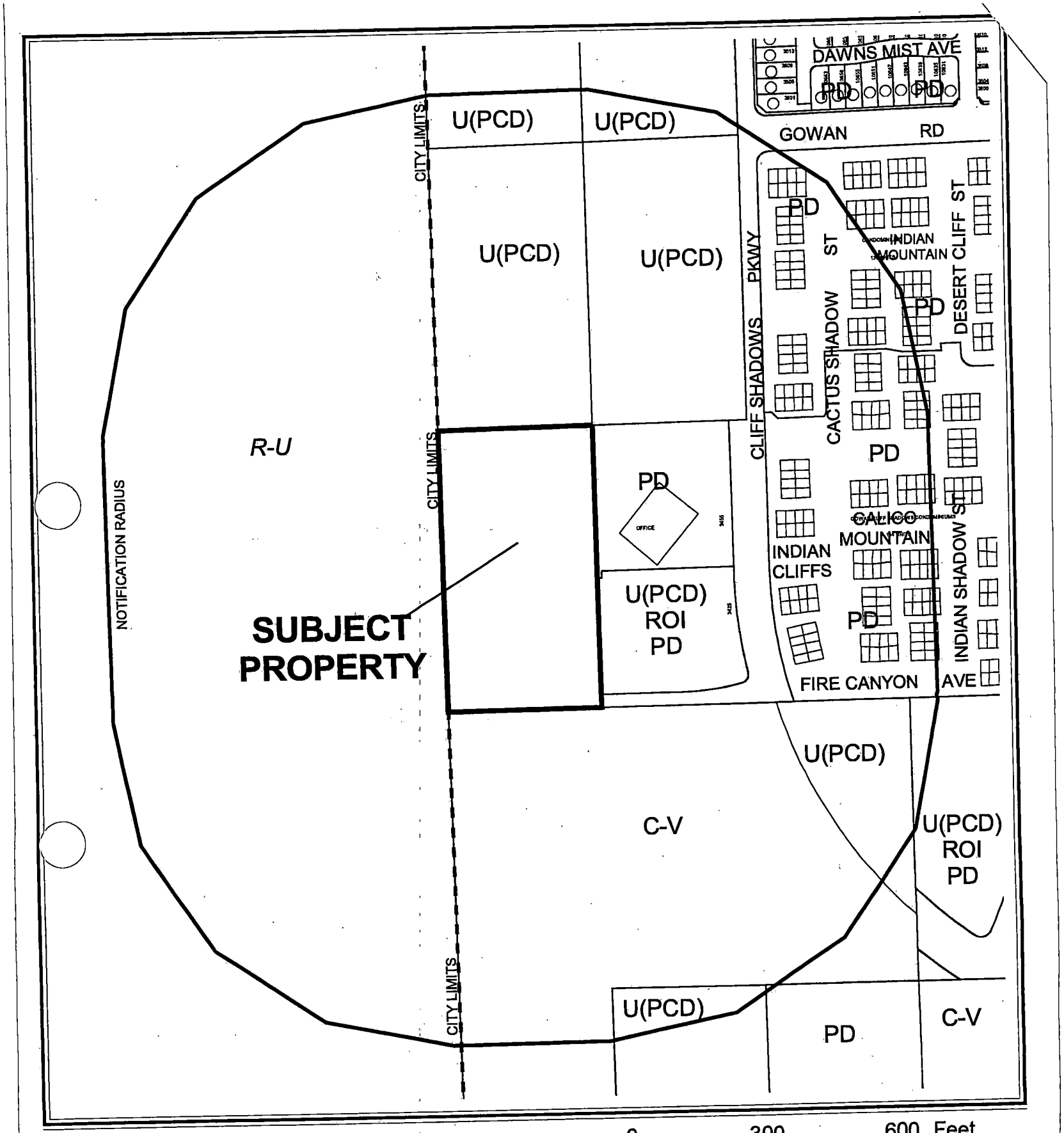
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 55 – VAR-5792

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: **VAR-5792**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5792 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification MOD-5784, Rezoning ZON-5785, Variance VAR-5786, and Site Development Plan Review SDR-5781 as approved by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Variance to allow 168 parking spaces where 222 spaces are the minimum allowed as part of a 15-story, 125-unit residential condominium located on 5.0 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Variance will facilitate the development of a proposed high-rise residential condominium project which will serve a market niche not currently addressed in this area.

BACKGROUND INFORMATION

A) Previous Actions

02/16/00 The City Council approved a petition to annex property (A-0046-99) located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.0 acres of land. The Planning Commission and staff had recommended approval on 11/04/99. The effective date was 02/25/00.

10/26/00 The Planning Commission recommended denial of a request for a Site Development Plan Review [Z-0094-00(1)] for a proposed 72,000 square-foot office development on 5.0 acres located on the northeast corner of the intersection of the Puli Road and Buckskin Avenue alignments. This application was subsequently withdrawn without prejudice before the City Council on 12/06/00. Staff had recommended denial.

12/06/00 The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres located on the northeast corner of the intersection of Puli Road and Buckskin Avenue alignments, subject to a Resolution of Intent with a two-year time limit. The Planning Commission and staff had recommended approval on 10/26/00. This approval expired on 12/06/02.

GL

01/27/05 The Planning Commission will concurrently review companion requests for a Major Modification (MOD-5784) to change the land use designations from Low Density Residential to Multi-Family Medium on 5.0 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway, and to amend Tables 2, 3 and 4 of Section 2.2 of the Lone Mountain West Master Development Plan to reflect changes to the land use categories and the number of residential units, a Rezoning (ZON-5785) to rezone the site to PD (Planned Development), a Variance (VAR-5786) to allow a 15-story building where three stories is the maximum allowed, and a Site Development Plan Review (SDR-5781) to allow a 15-story, 125-unit condominium development on the subject site.

B) Pre-Application Meeting

12/01/04 At the meeting, the applicant was advised of the submittal requirements, and in particular the needs to address unit caps and other provisions contained in the Master Development Plan. The Department of Public Works provided input as to traffic and drainage information and other requirements to be addressed by the applicant.

C) Neighborhood Meetings

12/27/04 The applicant held a neighborhood meeting to explain the Major Modification request and the overall project. The meeting was held at the Durango Hills Community Center at 3521 N. Durango Drive. The meeting was attended by approximately eight area residents; these residents had no serious objections to the proposal, according to the applicant. There was no one from the Planning and Development Department in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped (park under design and development)
East:	Office Building
West:	Red Rock Canyon National Conservation Area

GL

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation
North:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation
South:	PCD (Planned Community Development) - P (Parks, Schools, Recreation, Open Space) Lone Mountain West Special Land Use Designation
East:	PCD (Planned Community Development) – VC (Village Commercial) Lone Mountain West Special Land Use Designation
West:	(RC) Resource Conservation

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development)
North:	U (Undeveloped) [PCD (Planned Community Development)
South:	C-V (Civic)
East:	PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) under a Resolution of Intent to PD (Planned Development)
West:	Clark County

E) General Plan Compliance

This property is designated for PCD (Planned Community Development) land uses in the Centennial Hills Sector Plan of the General Plan. The site is included within the Lone Mountain West Master Development Plan area and is designated for Low Density Residential land uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain Master Development 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 requested Variance is to the development standards for parking referenced in Title 19.10 of the Zoning Code. The request is not directly affected by any specific General Plan policy.

GL

ANALYSIS

A) Zoning Code Compliance

A3) Parking and Traffic Standards

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

Uses	**Units**	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
One-bdrm apt.	22 units	1.5 spaces/unit	33 spaces			
Two-bdrm apt.	69 units	1.75 spaces/unit	121 spaces			
Three-bdrm apt	34 units	2.0 units/acre	68 spaces			
Totals	125 units		222 spaces	5 spaces	243 spaces	5 spaces

The number of spaces appears to exceed that required by Code; however, 75 of the spaces provided are tandem spaces. Title 19.10.010.E.8, "Unimpeded Parking", requires that all parking spaces be designed so that no vehicle need be moved to access the space. Such spaces, referred to as tandem spaces, can be provided but cannot count towards the total parking calculation. This leaves 168 unimpeded spaces in the project that meet Code requirements. The subject deviation is 24.3%.

The Department of Public Works has indicated that, as it supports present City Code parking requirements; therefore it cannot support the requested Variance.

B) General Analysis and Discussion

The applicant is proposing 75 tandem spaces for the project. Presumably, these would be assigned to units with more than one bedroom, as it is likely these would be the units with more than one driver, and therefore more than one car, with certain units getting a tandem set of two spaces. There are 69 two-bedroom units and 34 three-bedroom units proposed, for a total of 103 multi-bedroom units. The applicant has not indicated how the tandem spaces will be assigned, nor what will happen if there is a demand to store additional vehicles on the site. The site layout and topography do not lend themselves to other on-site parking solutions.

The applicant has also not provided information as to how tandem spaces will operate; if a car is extracted to remove the second car, and only one driver is available to do this, it is likely that these cars will block the drive aisle for the duration of the maneuver. The applicant has not addressed this issue from an access and safety standpoint.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a parking garage with insufficient parking stalls that meet Code requirements. Alternative design to incorporate an additional level of parking would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 313 [Mailed with MOD-5784, ZON-5785, VAR-5786 and SDR-5781]

APPROVALS 0

PROTESTS 5

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5792 APN: 137 12 301 009

Name of Property Owner: UNIPRO HOLDINGS, LLC

Name of Applicant: UNIPRO HOLDINGS, LLC

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: FRANK HAMADANI, Manager

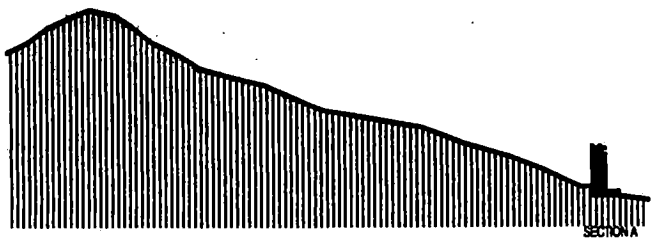
Subscribed and sworn before me

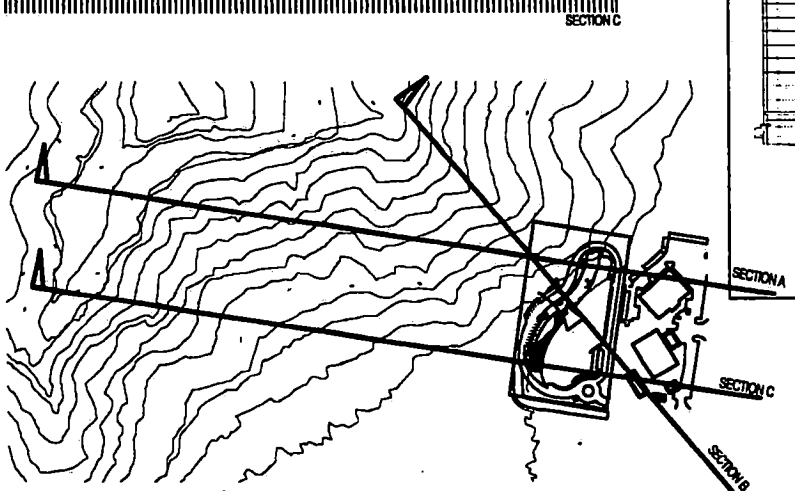
This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA

Notary Public in and for said County and State

PATTI ZEIS
COMM. #1480899
Notary Public California
ORANGE COUNTY
My Comm. Expires April 6, 2008





ADJACENT TOPOGRAPHY SITE PLAN
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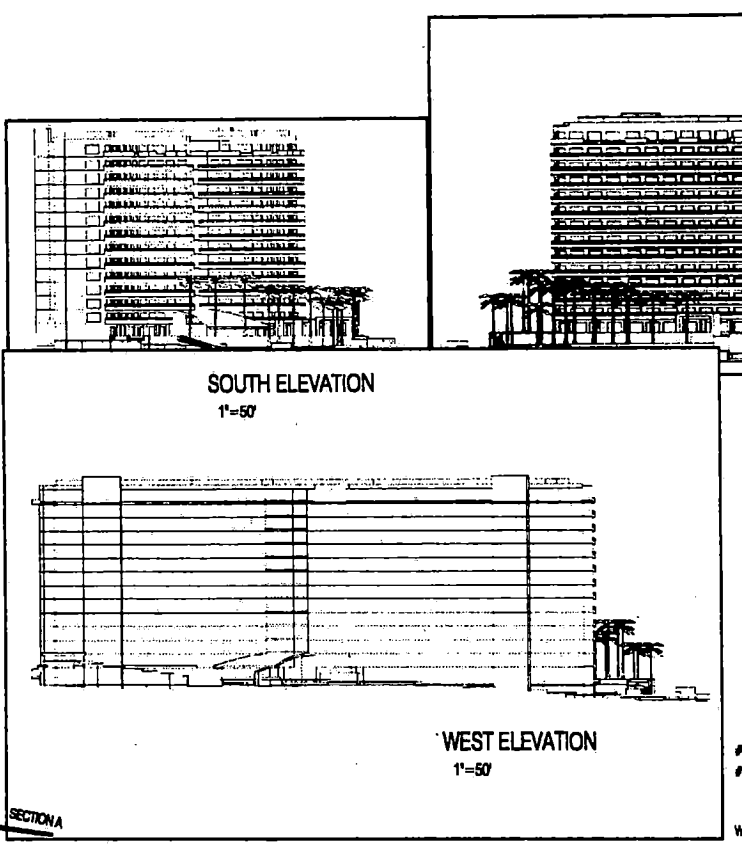
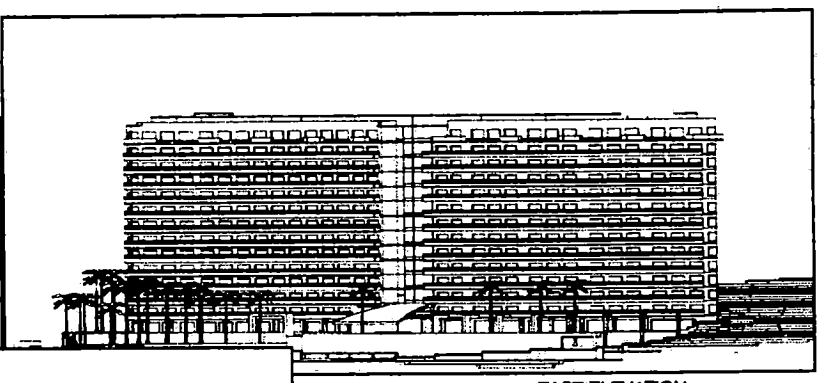


SOUTH ELEVATION
1"=50'

WEST ELEVATION
1"=50'



EAST ELEVATION
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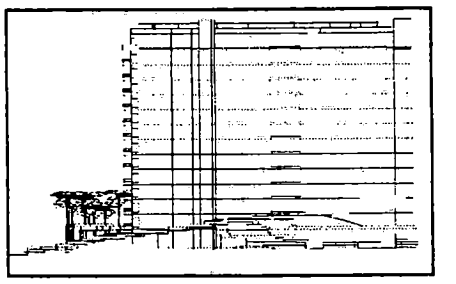


NORTH ELEVATION
1"=50'

EXTERIOR MATERIALS

EXT. WALLS:	LIGHT-TEXTURED EXT. PLASTER	GARAGE / PODIUM TOWERS	# 8552 "SWISS CREAM" #8497 "BAJA BEACH"
GLAZING:	BRONZED GLASS		
BALCONIES:	TOP RAILING: PAINT GUARDWALL: BRONZED GLASS		WHITE
ENTRY CANOPY AND LOBBY ROOF:	PATINAED COPPER STANDING SEAM ROOFING		

COLOR (VISTA PAINT)

8552 "SWISS CREAM"
#8497 "BAJA BEACH"

WHITE

RECEIVED
DEC 14 '04

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

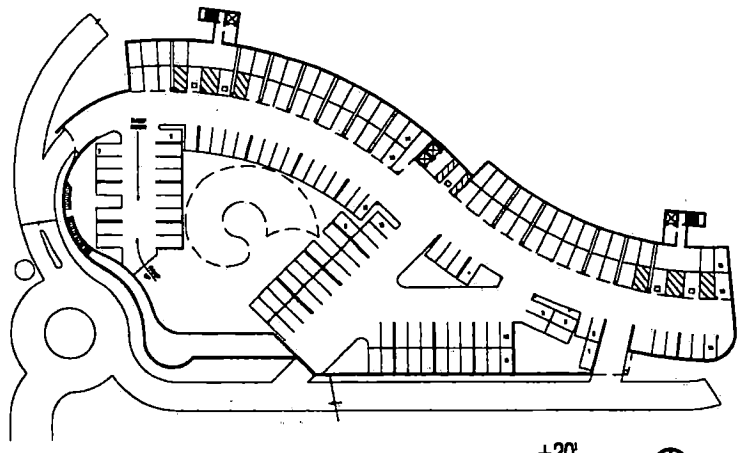
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 19-10-04
APN 13712301009 WARD # 4
LAS VEGAS, NV

SHEET NO.
3

781 terminal street
los angeles, california, 90021
213 624 1884 f 213 624 1886
mfunes@laalamedagroup.com funesarchitecture

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100



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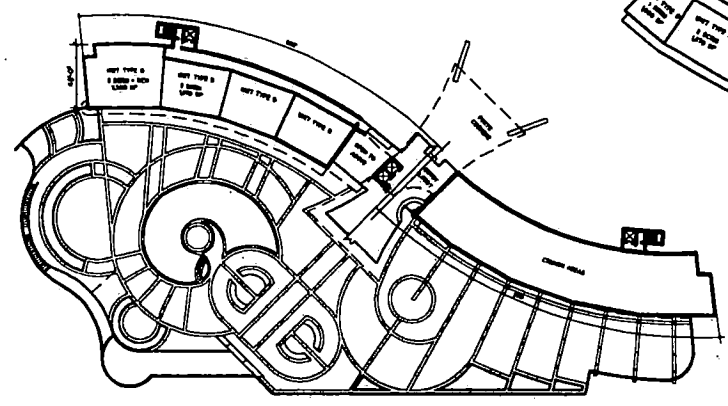

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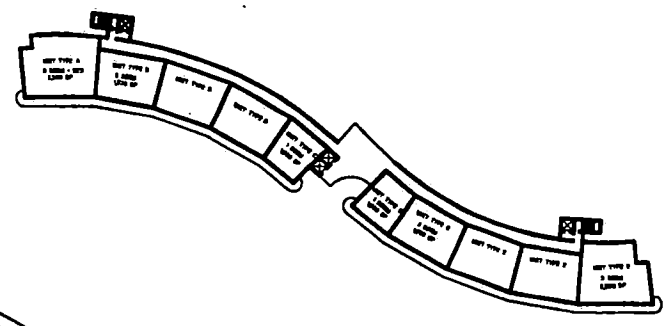

TYPICAL FLOOR
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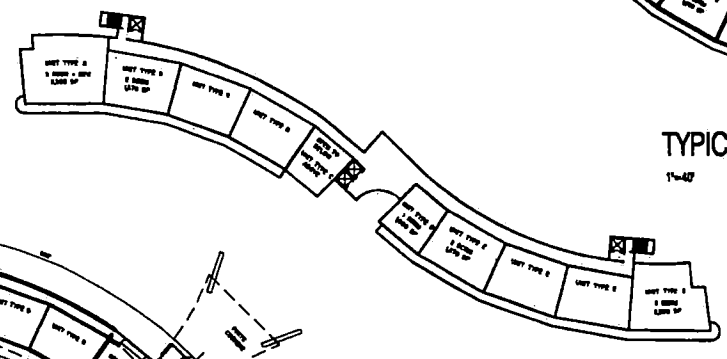

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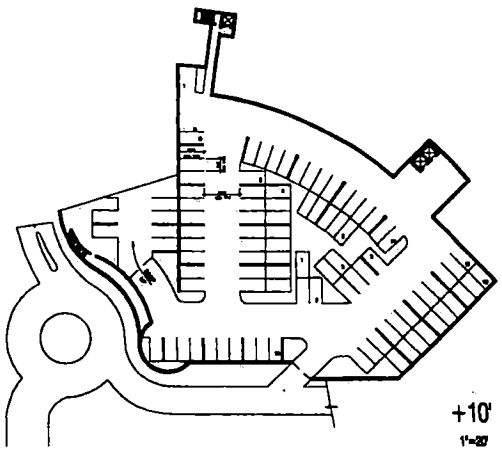
1"=40'



+10'
1"=20'

RECEIVED
DEC 14 RECT

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

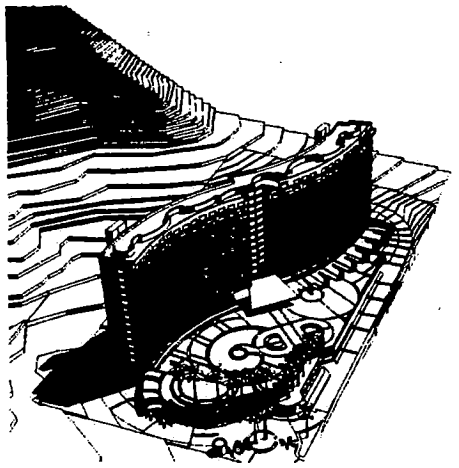
761 terminal street
los angeles, california, 90021
213 624 1884 f 213 624 1886
rmunes@lasalmedagroup.com funeserchitecture

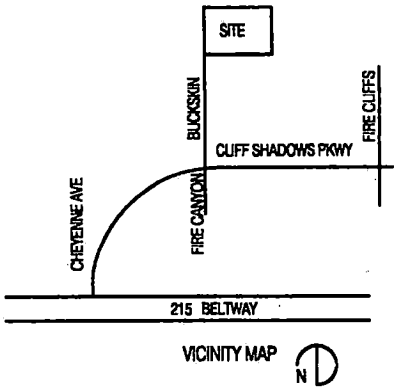
UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
APN 13712301009 WARD # 4
LAS VEGAS, NV

SHEET NO.
2
13-1001





VICINITY MAP

N

OPEN SPACE

SITE PLAN
1"=30'

N

PROJECT DATA

SITE AREA	5 ACRES (217,800 sf)
NO. OF UNITS:	125
BUILDING AREA:	298,000 SF
DENSITY:	25 UNITS/ ACRE
F.A.R.	1.36 TO 1

NO. OF STORIES
(ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING:	L
PROPOSED:	MFM

ZONING

EXISTING:	U(PCD)
PROPOSED:	PD

NUMBER OF BEDROOMS	1st LEVEL	TYP. LEVEL (2 THROUGH 12)	13th & 14th (2 PENTHOUSE LEVEL)	TOTAL
1 BDRM.	0	2 (X11) = 22	0	22
2 BDRM.	3	6 (X11) = 66	0	69
3 BDRM.	1	2 (X11) = 22	11	34
				125

PARKING REQUIRED			
@ 1.5	/UNIT=	33	
@ 1.75	/UNIT=	121	
@ 2	/UNIT=	68	
	TOTAL	222 SPACES	

@ 2% = 5 HANDICAPED REQUIRED AND PROVIDED

LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
	MINER PALM	WITCHIA WINTI	14
	SPINY FIBER PALM	TRITHRINAX ACANTHOCOMA	13
	CACTUS PEA	SOBRANZA WALKERI	40
	BOTIL	BABYLIRION ACANTHODIUM	80
	INDIAN GRASS	SORGHASTRUM NUTANS	88
	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	80

NON-TANDEM CARS: 168
25 % REQUESTED TANDEM: 54
TOTAL 222 SPACES

PARKING PROVIDED

NON-TANDEM CARS:	168
TANDEM:	75
TOTAL:	243 SPACES
GUEST PARKING	17 SPACES

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

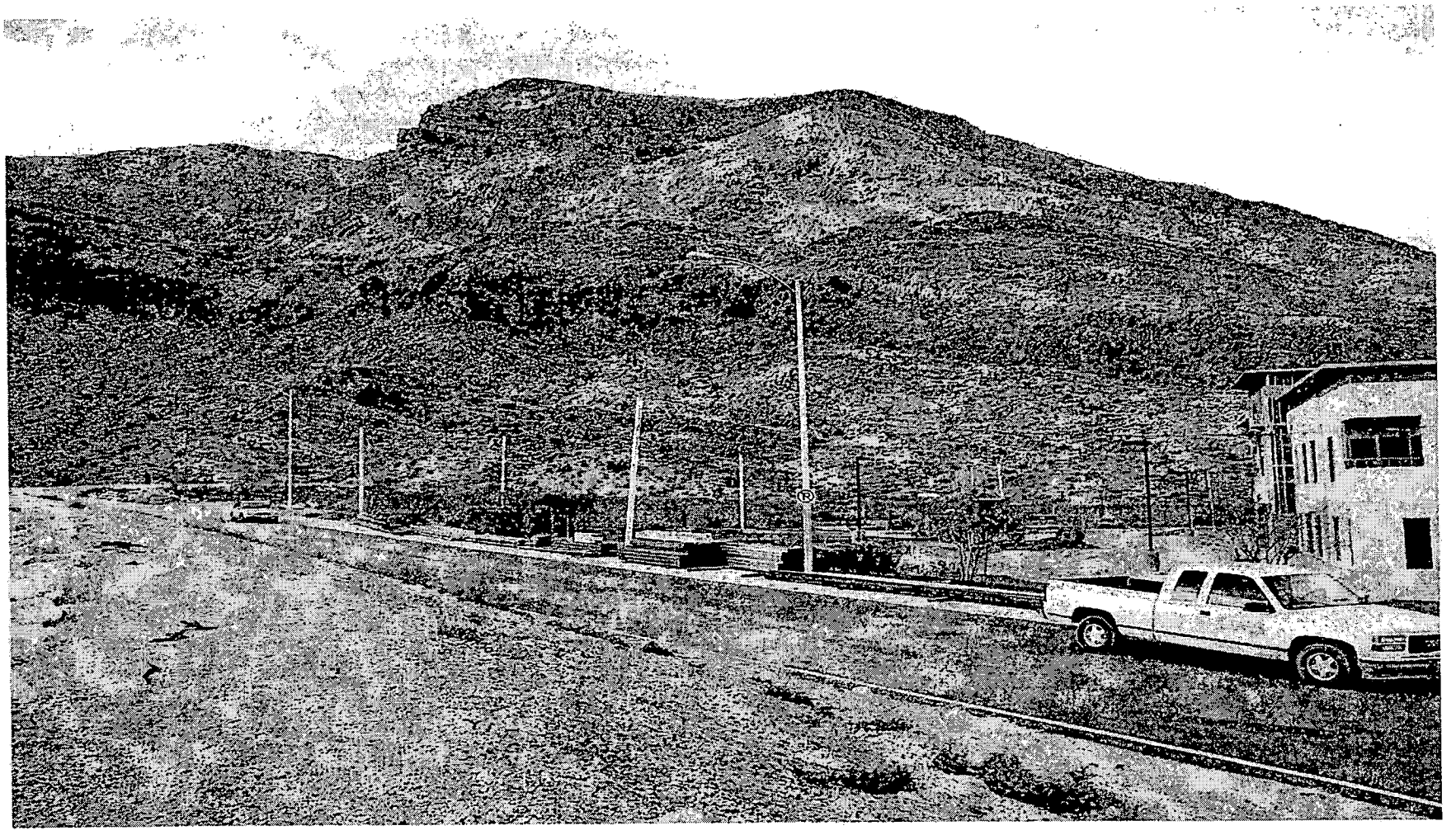
761 terminal street
los angeles, california, 90021
213 624 1864 f 213 624 1866
mfunes@leakernedegroup.com **funesarchitecture**

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO. 1

BUCKSKIN AND CUFFSHADOWS LONE MOUNTAIN WEST 12-19-05
APN 13712301009 WARD # 4
LAS VEGAS, NV



VAR-5792 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

VAR-5792 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

Justification Letter

The "Marquise" at Lone Mountain
APN 13712301009

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05. **Case Number:** VAR 5792

MOD-5784 ZON-5785 VAR-5786 SDR-5787

Date: 01/18/05

Name: Fretz, Lois.

Address: 3411 Cactus Mountain St #203 L.V. NV. 89129

Phone: (702) 243-6407

[X] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----
From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----
From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and
SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: James C [mailto:jclcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	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:
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

City of Las Vegas

Agenda Item No.: 56

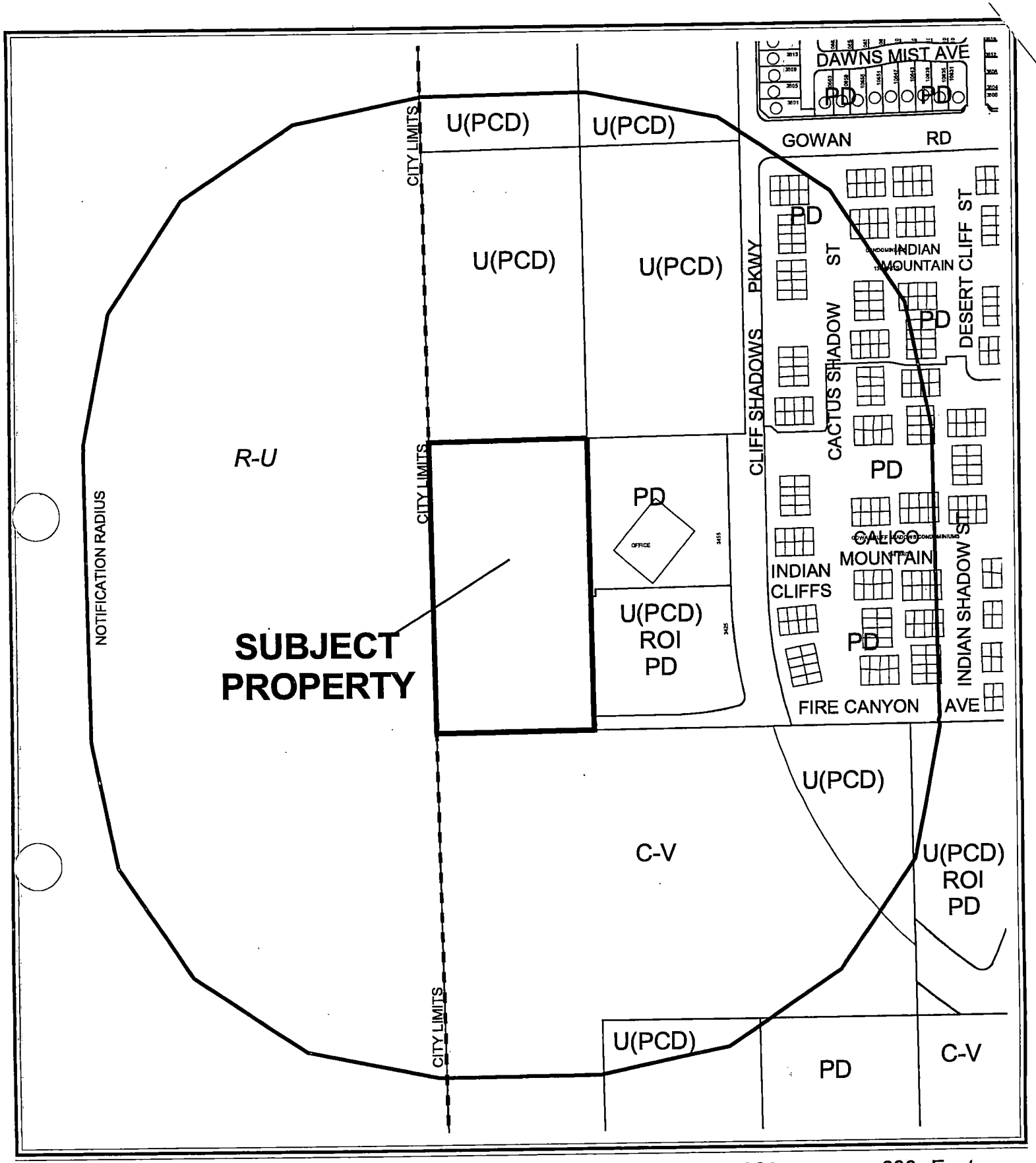
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 56 – SDR-5781

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: **SDR-5781**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED 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: SDR-5781 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification MOD-5784, Rezoning ZON-5785, Variance VAR-5786, and Variance VAR 5792.

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, dated stamped 12/14/04, except as amended by conditions herein.

4. All landscape areas shall comply with Section 4 of the Lone Mountain West Open Space Standards. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

5. Trees shall be provided in the surface parking lot area in accordance with Title 19.12.

6. 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.

7. The proposed development shall comply with the Lone Mountain West Open Space Standards.

8. The applicant shall be required to contribute $38,700.00 to park development in accordance with the Section 2.3.7 of the Lone Mountain West Master Development Plan.

9. Perimeter walls, if any, shall conform to the requirements of Section 3.6 of the Lone Mountain West Master Development Plan and Title 19.12.

10. An accessible route shall be provided from the public access point at Buckskin Avenue to the principal entrance of the building.

11. Mechanical equipment shall be screened in accordance with Section 3.15 of the Lone Mountain West Master Development Plan. Any exterior trash enclosures shall be walled and roofed in accordance with Title 19.08.045.

12. Exterior lighting shall comply with the requirements of the Lone Mountain West Master Development Plan.

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

Public Works

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

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

16. Site development to comply with all applicable conditions of approval for ZON-5785, the Lone Mountain West Master Plan and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 15-story, 298,000 square foot residential condominium development on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway. An associated Major Modification (MOD-5784), Rezoning (ZON-5785), Variance (VAR-5786) from height requirements, and Variance (VAR-5792) from parking requirements have been submitted in conjunction with this application.

B) Applicant's Justification

The applicant states that the proposed high-rise residential condominium development will serve a market niche not currently addressed in the area.

BACKGROUND INFORMATION

A) Previous Actions

02/16/00 The City Council approved a petition to annex property (A-0046-99) located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.0 acres of land. The Planning Commission and staff had recommended approval on 11/04/99. The effective date was 02/25/00.

10/26/00 The Planning Commission recommended denial of a request for a Site Development Plan Review [Z-0094-00(1)] for a proposed 72,000 square-foot office development on 5.0 acres located on the northeast corner of the intersection of the Puli Road and Buckskin Avenue alignments. This application was subsequently withdrawn without prejudice before the City Council on 12/06/00. Staff had recommended denial.

12/06/00 The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres located on the northeast corner of the intersection of Puli Road and Buckskin Avenue alignments, subject to a Resolution of Intent with a two-year time limit. The Planning Commission and staff had recommended approval on 10/26/00. This approval expired on 12/06/02.

FF

01/27/05 The Planning Commission will concurrently review companion requests for a Rezoning (ZON-5785) to rezone the site to PD (Planned Development), a Variance (VAR-5786) to allow a 15-story building where a maximum height of three stories are permitted, a Variance (VAR-5792) to allow 168 parking spaces where 222 spaces are required, and a Site Development Plan Review (SDR-5781) to allow a 15-story, 125-unit condominium development on the subject site.

B) Pre-Application Meeting

12/01/04 At the meeting, the applicant was advised of the submittal requirements, and in particular the needs to address unit caps and other provisions contained in the Master Development Plan. The Department of Public Works provided input as to traffic and drainage information and other requirements to be addressed by the applicant.

C) Neighborhood Meetings

12/27/04 The applicant held a neighborhood meeting to explain the Major Modification request and the overall project. The meeting was held at the Durango Hills Community Center at 3521 N. Durango Drive. The meeting was attended by approximately eight area residents; these residents had no serious objections to the proposal, according to the applicant. There was no one from the Planning and Development Department in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped (park under design and development)
East:	Office Building
West:	Red Rock Canyon National Conservation Area

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation
North:	PCD (Planned Community Development) - L (Low Density Residential) Lone Mountain West Special Land Use Designation

FF

South:	PCD (Planned Community Development) - P (Parks, Schools, Recreation, Open Space) Lone Mountain West Special Land Use Designation
East:	PCD (Planned Community Development) – VC (Village Commercial) Lone Mountain West Special Land Use Designation
West:	(RC) Resource Conservation

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development)
North:	U (Undeveloped) [PCD (Planned Community Development)
South:	C-V (Civic)
East:	PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) under a Resolution of Intent to PD (Planned Development)
West:	Clark County

E) General Plan Compliance

This property is designated for PCD (Planned Community Development) land uses in the Centennial Hills Sector Plan of the General Plan. The site is included within the Lone Mountain West Master Development Plan area and is designated for Low Density Residential land uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain Master Development 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 proposed development is not in compliance with the Master Development Plan; the appropriate land use designation is being sought through companion request MOD-5784.

PROJECT DESCRIPTION

The proposed development will consist of a 13-story residential tower built over two levels of underground parking. Due to the topography of the site, entry will be at the southeast corner of the site, which is its low point. The two parking levels will be built into the site contours as the site rises to the northwest, which is the high point of the property. The tower portion of the project will be slightly "s"-shaped in plan, and will contain approximately 10 residential units

per floor, with the upper two floors containing penthouses with a different configuration. Each floor will be accessed by a single-loaded corridor. The west side of the enclosed corridor will have windows with a view to the west. All units will only have windows facing east to take advantage of city skyline views. The project is designed to flow with the topography of the site and will be designed with colors and materials that will allow the building to blend with the hills to the west by day.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Density	25 du/ac	25 du/ac	Y
Max. Building Height	3 stories	15 stories	N
Mech. Equipment	Screened	Not indicated	N/A

The proposed development will comply with the residential density limitation, but does not comply with the applicable height limit. A Variance (VAR-5786) application has been filed to address the height issue.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposed project appears to conform to the required 3:1 proximity slope.

b) Building setback. The proposed project complies with the minimum required building setback.

A3) Parking and Traffic Standards

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

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
One-bdrm apt.	22 units	1.5 spaces/unit	33 spaces			
Two-bdrm apt.	69 units	1.75 spaces/unit	121 spaces			
Three-bdrm apt	34 units	2.0 units/acre	68 spaces			
Totals	125 units		222 spaces	5 spaces	243 spaces	5 spaces

The number of spaces appears to exceed that required by Code; however, 75 of the spaces provided are tandem spaces. Title 19.10.010.E.8, "Unimpeded Parking", requires that all parking spaces be designed so that no vehicle need be moved to access the space. Such spaces, referred to as tandem spaces, can be provided but cannot count towards the total parking calculation. This leaves 168 unimpeded spaces in the project that meet Code requirements. The companion Variance (VAR-5792) application has been filed to address this issue.

The Public Works Department has noted that the right-of-way dedications required along Buckskin Avenue will impact the proposed site plan.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	3 Trees	0 Trees

The Master Plan does not require perimeter buffers for multifamily properties, but does encourage plantings to define parcel edges and soften building masses. The Winin Palm, Spiny Fiber Palm, Cactus Pea, Indian Grass and Blue Grama Grass are not specifically listed in the Lone Mountain West Plant Palette listed in the Development Standards. Other plant types that are not specifically prohibited by the Development Standards are allowed, subject to the approval of the City of Las Vegas. Due to the location of the site, variation in the plant materials will not result in a discontinuous palette in the Lone Mountain West community.

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

Total Acreage	Required		Provided
	Ratio	Area	Area
5 acres	0.0769	0.3845 acres	Not indicated

The applicant has not provided a calculation demonstrating compliance with the Open Space Standards. A total of 0.3845 acres (16,749 square feet) of usable open space is required. In addition to the provision of on-site open space, the applicant is also required to contribute $38,700.00 to park development in accordance with Section 2.3.7 of the Lone Mountain West Master Development Plan.

A5) Sign Standards

No information has been provided relative to signage for the proposed project. All signage will subject to the requirements of the Lone Mountain West Master Development Plan and the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed use will be consistent with the Multi-Family Medium Residential land use designation that is requested for the property (MOD-5784). The proposed development is inconsistent with the height limit established for the Multi-Family Medium Residential requirements; Variance application VAR-5786 has been filed to address the issue of height. In addition, the use of tandem parking spaces also requires a Variance application (VAR-5792). The Lone Mountain West Master Development Plan does not specify minimum setback requirements.

- Site Plan

The site plan depicts an entrance driveway from Buckskin Avenue, which accesses a two-story parking structure on the east side of the side, and provides access to a small surface parking lot on the west side of the site. The curvilinear building extends south to north on the site, and is located in the approximate center of the property. A pool deck and amenity area is located over the parking structure. No development features are located on the northwest corner of the site, due to the extreme topography in that location. It should be noted that the site plan as submitted indicates use of the entire parcel to the south property line. The city has indicated to the applicant that it will require dedication of the full width of Buckskin Avenue to the western

boundary of the site. This is to provide future access to the federal lands to the west if required in the future. The applicant will be allowed to landscape the northern 30 feet of this right-of-way, but at such time as required, this land may be used for roadway purposes. An application for the vacation of patent easements (VAC-5793), which is scheduled for the 02/10/05 meeting of the Planning Commission, will reflect this requirement.

- Waivers

No Waivers have been requested in conjunction with this application.

- Landscape Plan

Most of the proposed landscape materials are not listed on the permitted plant list; however, the Master Plan allows alternate plant materials on approval of the City of Las Vegas. Trees will be required in the surface parking lot area at the west side of the site; additional plantings should be provided along the south and east sides of the property in accordance with the Lone Mountain West Master Development Standards.

- Elevation

The Lone Mountain West Master Development Plan requires adherence to one of three architectural themes; the design of the structure is generally consistent with the Southwest Contemporary theme established by the Master Plan. The building will feature plaster on the exterior walls with bronze glazing and glazed balcony railings; the color palette is intended to help the building blend with the hills behind the site. A copper entry canopy will be provided at the front of the building.

FINDINGS

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

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

   The proposed scale of the development is inconsistent with the adjacent development, as there are no other high-rise multifamily developments in the immediate area. The site is located behind an existing office complex; little conflict should arise between the two uses.

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

   The proposed development is inconsistent with the existing General Plan designation for the site; the application has submitted a Major Modification (MOD-5784) to allow the proposed use. Minor elements of the development plan need to be revised to conform to the Lone Mountain West Master Development Plan.

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

   The site is located at the end of Buckskin Avenue; the street segment is currently shared only with the abutting property to the east, but will be required to provide access to the park site to the south and federal lands to the west. Access and circulation will have a minor impact on adjacent roadways.

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

   The building and landscape materials are generally appropriate for the area.

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

   The building materials and colors are intended to blend with the adjacent hillside; however, the size of the building will be out of scale with adjacent development, and will block western views from other lands in the Lone Mountain West Plan area.

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

   The development will be subject to inspections, and adequate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 313 [Mailed with MOD-5784, ZON-5785, VAR-5786 and VAR-5792]

APPROVALS 0

PROTESTS 5

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5781 APN: 137 12 301 009

Name of Property Owner: UNIPRO HOLDINGS, LLC

Name of Applicant: UNIPRO HOLDINGS, LLC

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: FRANK HAMADANI, Manager

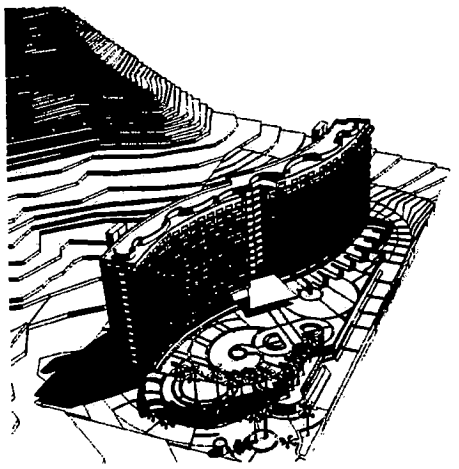
Subscribed and sworn before me

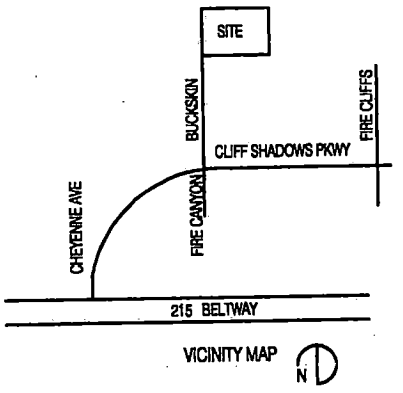
This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA

Notary Public in and for said County and State

ARS1 PATTI ZEIS COMM. #1480899 Notary Public California ORANGE COUNTY My Comm. Expires April 6, 2008 ARS1





PROJECT DATA

SITE AREA	5 ACRES (217,800 sf)
NO. OF UNITS:	125
BUILDING AREA:	298,000 SF
DENSITY:	25 UNITS/ ACRE
F.A.R.	1.36 TO 1

NO. OF STORIES
(ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING:	L
PROPOSED:	MFM

ZONING

EXISTING:	U(PCD)
PROPOSED:	PD

NUMBER OF BEDROOMS	1st LEVEL	TYP. LEVEL (2 THROUGH 12)	13th & 14th (2 PENTHOUSE LEVEL)	TOTAL
1 BDRM.	0	2 (X11) = 22	0	22
2 BDRM.	3	6 (X11) = 66	0	69
3 BDRM.	1	2 (X11) = 22	11	34
				125

PARKING REQUIRED		
@ 1.5	/UNIT=	33
@ 1.75	/UNIT=	121
@ 2	/UNIT=	88
TOTAL		222 SPACES

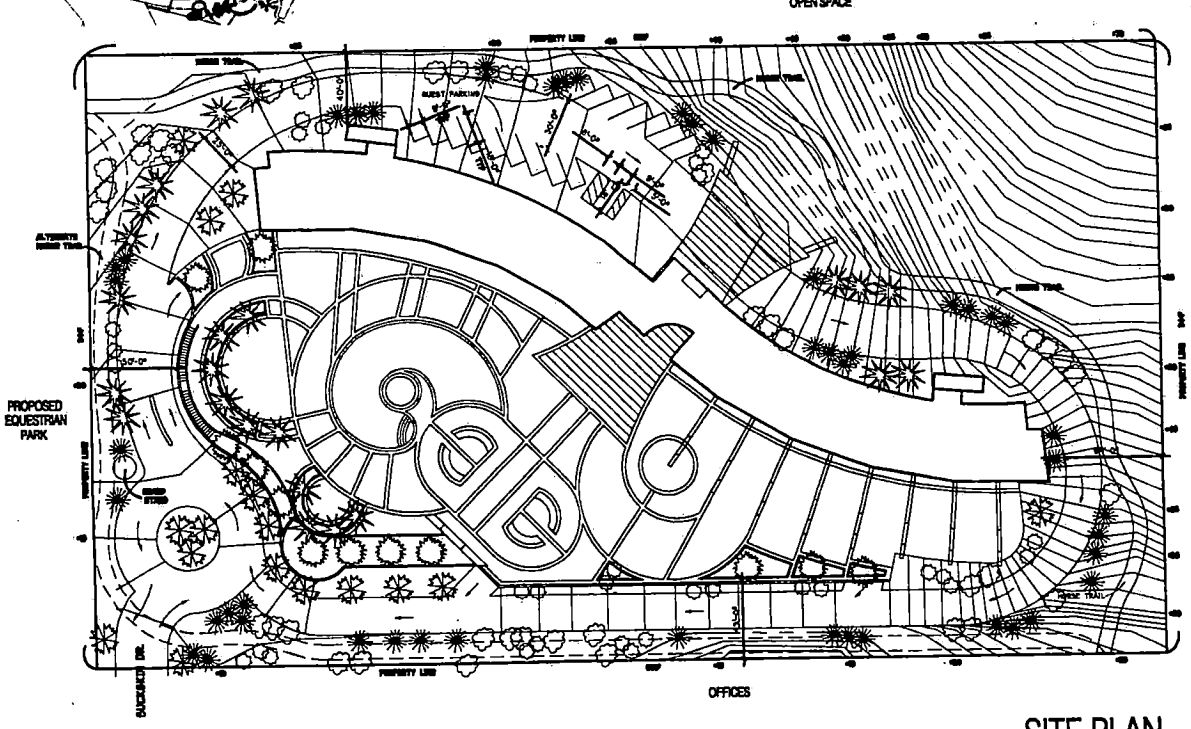
@ 2% = 5 HANDICAPED REQUIRED AND PROVIDED

NON-TANDEM CARS:	168
25 % REQUESTED TANDEM:	54
TOTAL	222 SPACES

PARKING PROVIDED	
NON-TANDEM CARS:	168
TANDEM:	75
TOTAL:	243 SPACES
GUEST PARKING	17 SPACES

LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	WINE PALM	VETITCHIA WILIN	14
	SPINY FIBER PALM	TRITHRINAX ACANTHOCOMA	12
	CACTUS PEA	BOSSIAEA WALKERI	40
	SOTOL	DASYLIRION ACROTRICHUM	60
	INDIAN GRASS	SORGHASTRUM NUTANS	60
	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	60



SITE PLAN
1"=30'

N

SDR-5781
01/27/05 PC

RECEIVED
DEC 14 RECD

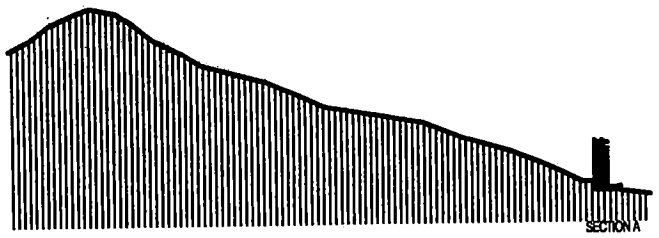
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

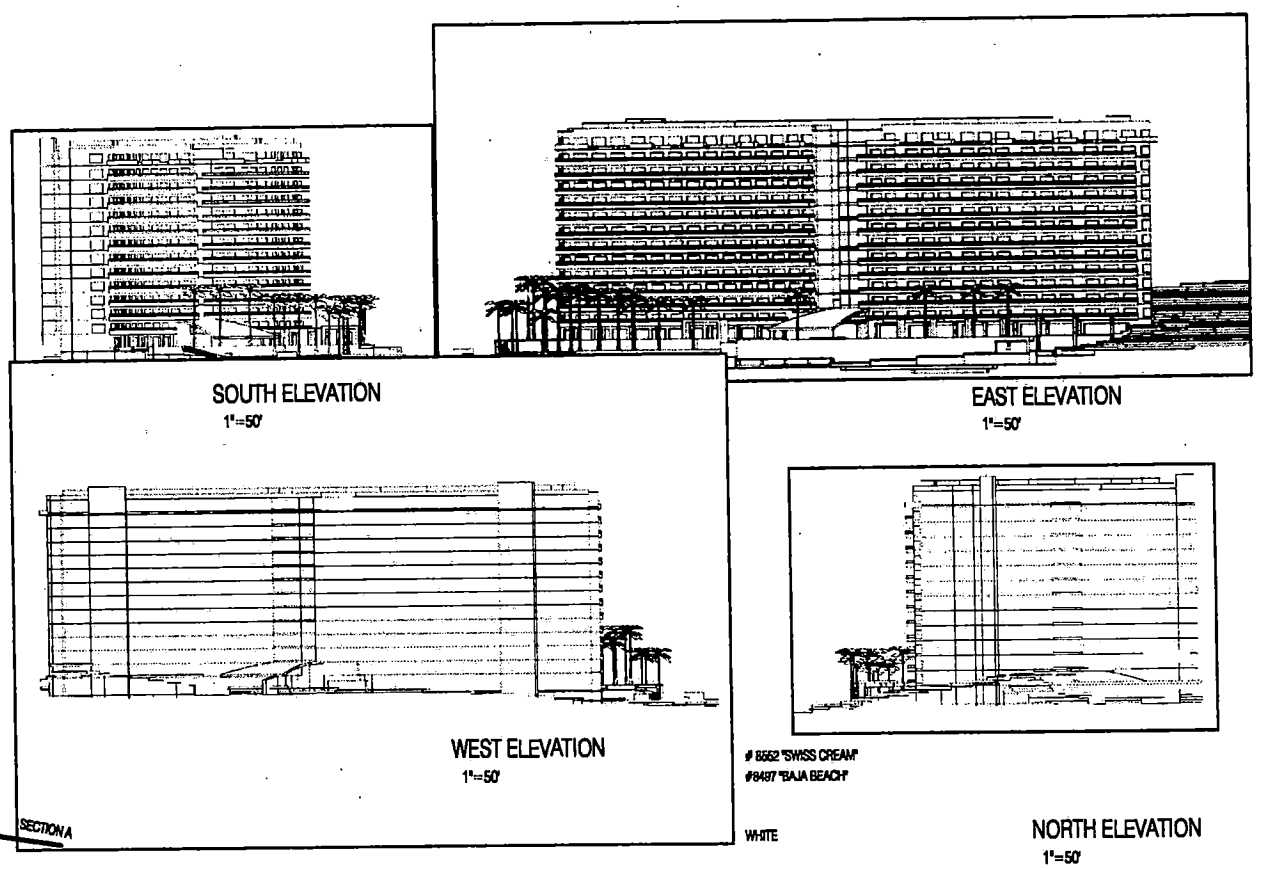
SHEET NO. 1

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 13-1-0-01
APN 13712301009 WARD # 4
LAS VEGAS, NV

761 terminal street
los angeles, california, 90021
213 624 1684 f 213 624 1698
rfunes@lasalamedagroup.com
funesarchitecture

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100



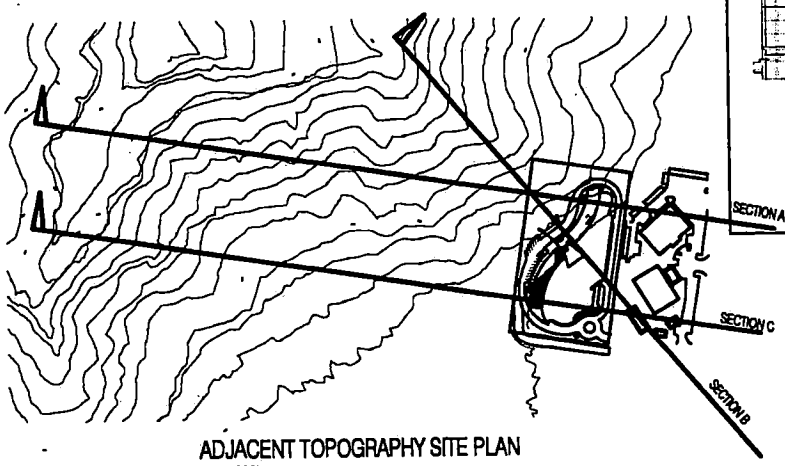


SOUTH ELEVATION
1"=50'

EAST ELEVATION
1"=50'

WEST ELEVATION
1"=50'

NORTH ELEVATION
1"=50'



ADJACENT TOPOGRAPHY SITE PLAN
1"=200'

EXTERIOR MATERIALS

EXT. WALLS:	LIGHT-TEXTURED EXT. PLASTER	GARAGE / PODIUM	# 8552 "SWISS CREAM" #8497 "BAJA BEACH"
		TOWERS	WHITE
GLAZING:	BRONZED GLASS		
BALCONIES:	TOP RAILING: PAINT GUARDWALL: BRONZED GLASS		WHITE
ENTRY CANOPY AND LOBBY ROOF:	PATINAED COPPER STANDING SEAM ROOFING		

COLOR (VISTA PAINT)
8552 "SWISS CREAM"
#8497 "BAJA BEACH"

RECEIVED
DEC 14 RECD

761 terminal street
los angeles, california, 90021
213 624 1884 f 213 624 1888
mfunes@laalamedagroup.com
funeserchitecture

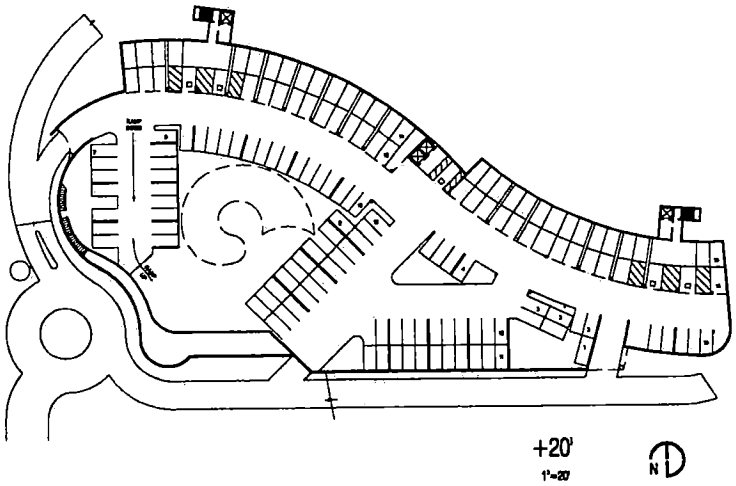
UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

SDR-5781 ZON-5785
VAR-5792
01/27/05 PC

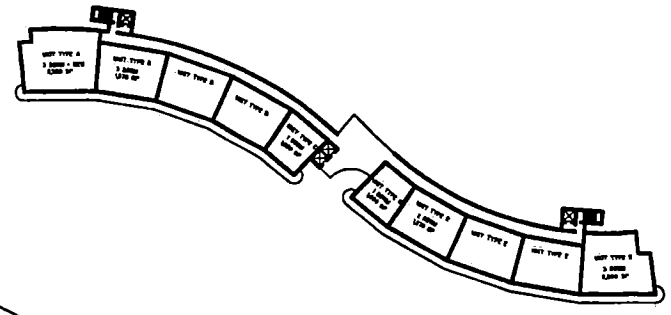
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO. 3

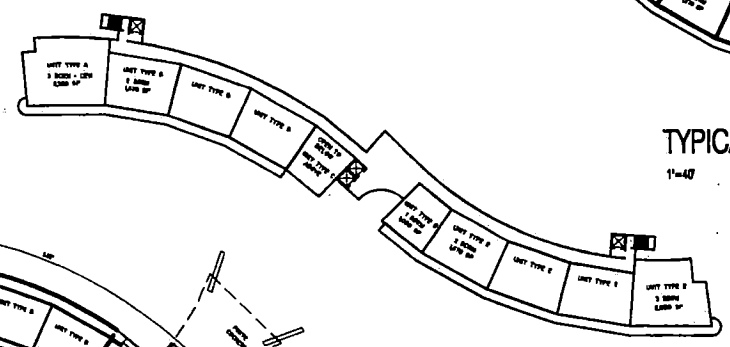
BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 18-1004
APN 13712301009 WARD # 4
LAS VEGAS, NV



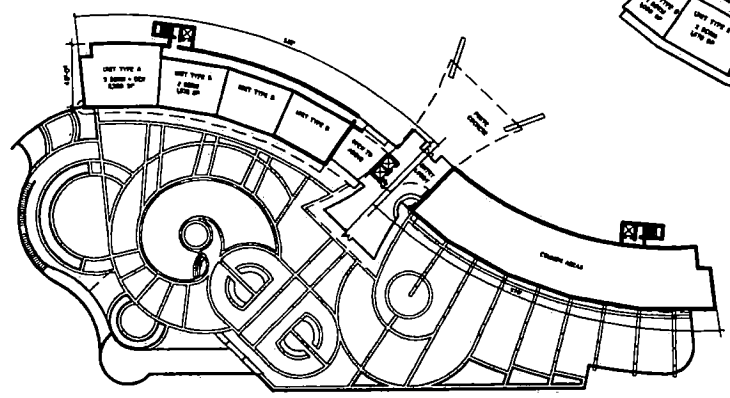
+20'
1"=20'



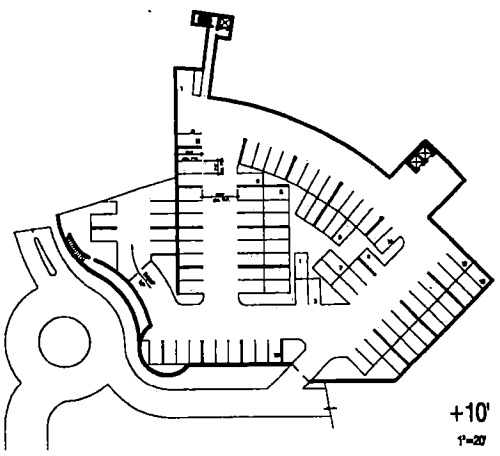
TYPICAL FLOOR
1"=40'



+45'
1"=40'



+30'
1"=20'



+10'
1"=20'

RECEIVED
DEC 14 REC'D

761 terminal street
los angeles, california, 90021
213 624 1884 f 213 624 1886
rmunes@laalamedagroup.com **munesarchitecture**

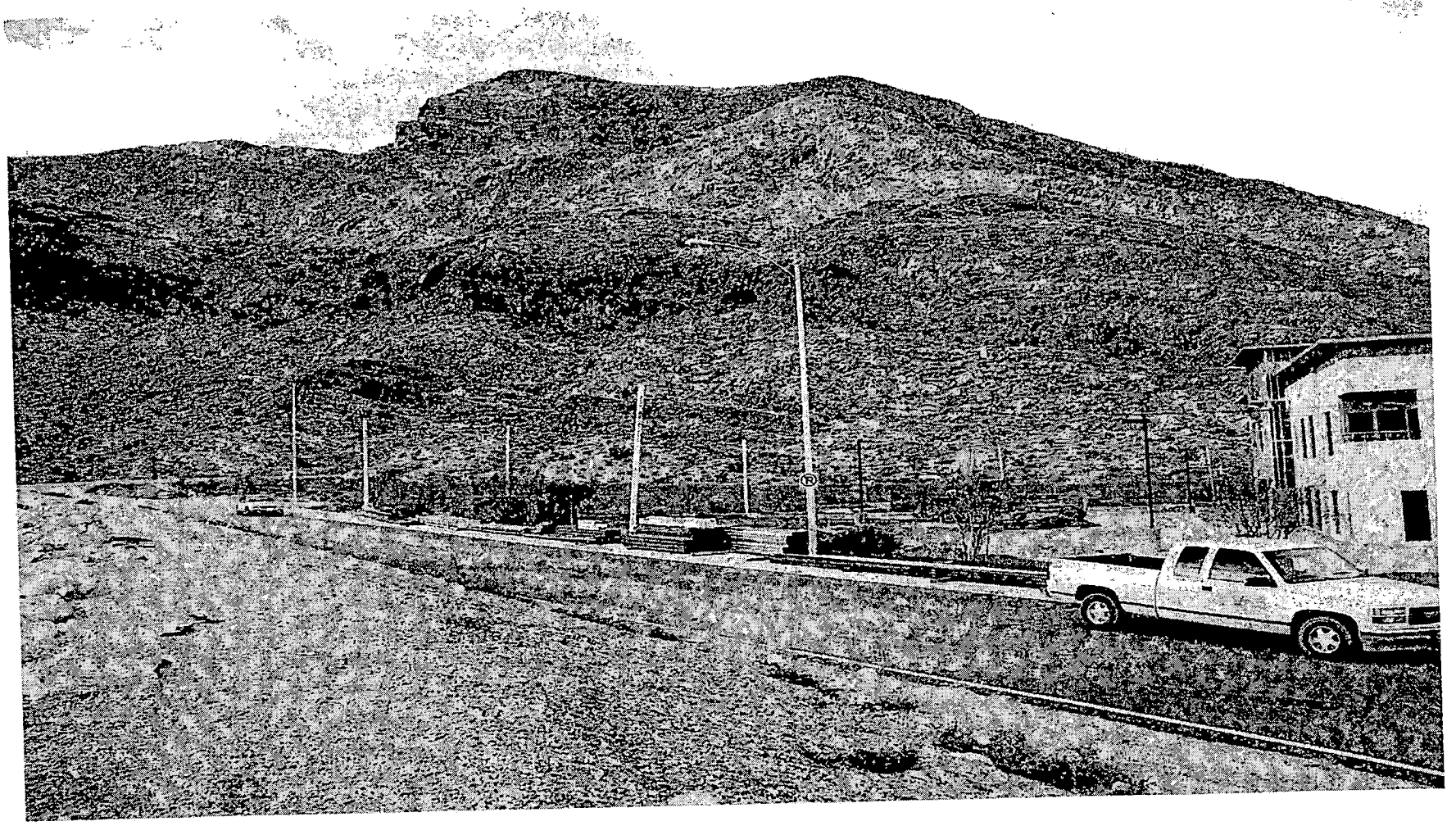
UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

SDR-5781
01/27/05 PC

The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
APN 13712301009 WARD # 4
LAS VEGAS, NV

SHEET NO.
2
12-10-04



SDR-5781 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

SDR-5781 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

Justification Letter

The "Marquise" at Lone Mountain
APN 13712301009

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05. **Case Number:** VAR 5792

MOD 5784 ZON 5785 VAR 5786 SUR 5787

Date: 01/18/05

Name: Fretz, Lois.

Address: 3411 Cactus Mountain St #203 L.V. NV. 89129

Phone: (702) 243-0407

[X] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:

Name:

Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----
From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----
From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

1/25/2005

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and
SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----
From: James C [mailto:jclcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

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:
GOYNES – DENIED – UNANIMOUS

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

MINUTES:
CHAIRMAN NIGRO declared the public hearing open.

GARY LEOBOLD, Planning and Development, gave an overview of the application.

JAMEY STARCHER, 610 Biltmore Drive, Las Vegas, stated that they have a single-family residence that was divided into three separate fully functional units under the same roof. He requested that their home be zoned Medium-Low Density Residential (R-2) and would like to install two additional electric meters. Their intent is to create a three-unit family rental, as two of the units would be rented and the applicant would occupy the remaining one. MR. STARCHER emphasized that their main request was to be able to have separate meters. MR. LEOBOLD responded that because the applicant has more than one dwelling, the appropriate process is to start with the request for rezoning to R-2.

MINUTES – Continued:

RUSS UP, applicant's realtor, 4240 W. Flamingo Road, Ste. 200, Las Vegas, pointed out that most of the homes in the subject area are rentals. It was his opinion that the applicant's goal is to upgrade the neighborhood but do it in a legal manner. When the applicant researched the permit process, they could not receive permits, plans, etc. on the subject property. They were advised that the plans are kept up to a year. CHAIRMAN NIGRO clarified for the applicant that the issue is the zoning and not whether or not the unit was built to Code. He explained that with the current R-1 zoning, a renter could not reside in the home, as well as, the applicant. In addition, he also clarified that close proximity deals with what is happening on the applicant's street.

TODD FARLOW, 240 N. 19th Street, commented that two wrongs do not make a right, as the same issue existed within his neighborhood. He supported staff's recommendation for denial and preferred that the Code be enforced so that these older homes could be brought up to standard, which would enhance the older neighborhoods. DEPUTY CITY ATTORNEY BRYAN SCOTT informed MR. FARLOW that a property on Main Street, referred to as Gardens of Babylon, was in litigation.

COMMISSIONER GOYNES disagreed with having these homes in the subject area as rentals. He referenced that there will be future development in this area that would not include rentals, and he would not support this application.

If the alleged existing properties were being rented out in a legal manner, COMMISSIONER McSWAIN wondered if the area could remain as rentals if done as an overlay, which could possibly upgrade the quality of the neighborhood.

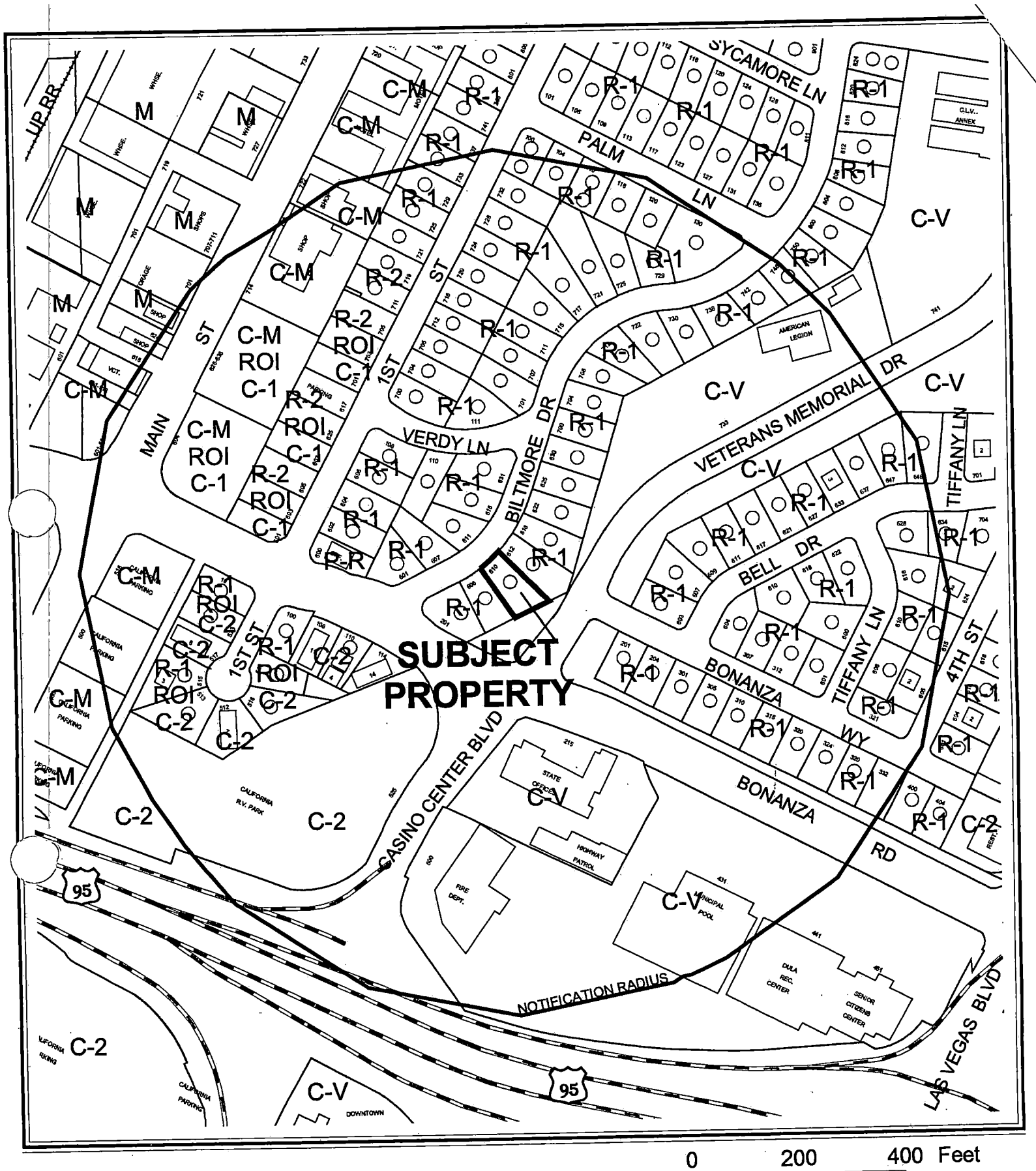
COMMISSIONER EVANS stated that although there may be other long-term plans for this area, but he knows property owners in the area who have invested in their properties and the homes are quite nice. The area is mature and has challenges but it is far from blighted. The requested spot zoning would conflict with the adjacent properties. ALPHA STARCHER, 610 Biltmore Drive, replied that when the property was purchased, the applicants thought it was R-2 becauseof multiple unit numbering on adjacent properties.

VICE CHAIRMAN TRUESDELL stated that research would have represented the area as R-1. This is the oldest residential area in the downtown. The neighborhood has great potential although several units do not conform to Code. If the integrity of the R-1 zoning is not maintained, it would be giving up on the neighborhood. He would not support the item.

COMMISSIONER GOYNES confirmed with MARGO WHEELER, Director, Planning & Development, that Code Enforcement will receive notice of possible violations in this area.

CHAIRMAN NIGRO declared the public hearing closed.

(9:19 - 9:32)



0 200 400 Feet

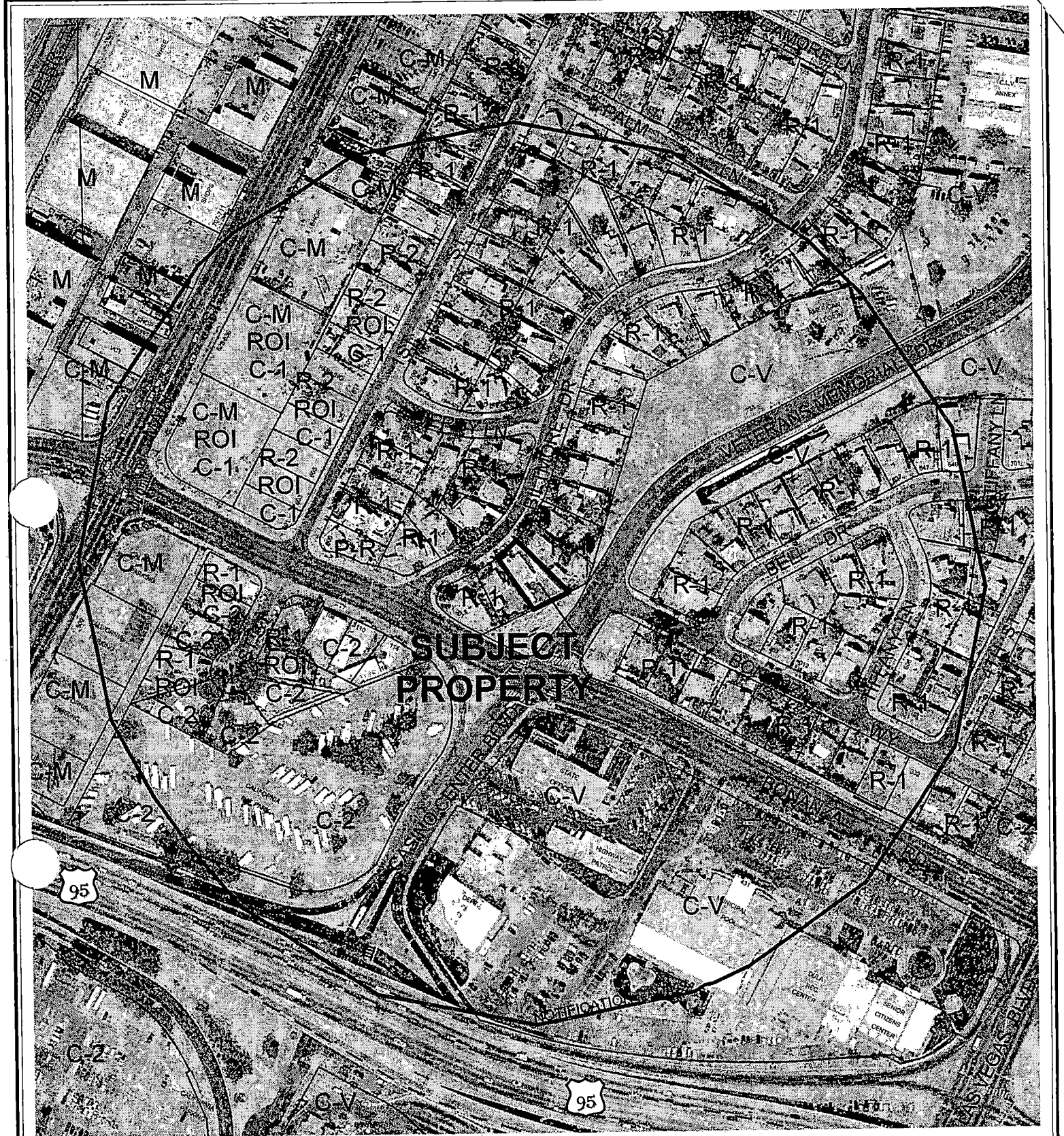
CASE: **ZON-5742**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N



CASE: **ZON-5742**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5742 - APPLICANT/OWNER: JAMEY L. STARCHER AND ALPHA C. STARCHER

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a cohesive parking layout to accommodate four parking spaces.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

4. Landscape and maintain all unimproved right-of-way on Biltmore Avenue adjacent to this site concurrent with development.

5. Submit an Encroachment Agreement for all landscaping and private improvements located in the Biltmore Avenue public right-of-way adjacent to this site prior to the issuance of any permits.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

10/26/04 The applicant justifies the proposed rezoning by stating that the subject area has in the past been zoned for multi-family use and that they would like the opportunity to revert back to it. The applicant further states that the subject dwelling has already been divided into three separate units. With the approval of this application the applicant states that they will reside in one of the three dwelling units and install two additional electrical meters.

01/24/05 The applicant has modified their rezoning request so as to change the existing residential dwelling from a triplex to a duplex.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous case history associated with the subject parcel.

B) Pre-Application Meeting

11/12/04 A pre-application conference was held and resulted in the minimum requirements for a R-2 zoning district and the rezoning application submittal requirements being discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

PL

B) Existing Land Use

Subject Property:	Single-Family Dwelling [Illegally split into 3 separate dwelling units]
North:	Single-Family Dwelling
South:	Single-Family Dwelling
East:	Veterans Memorial Boulevard
West:	Single-Family Dwelling

C) Planned Land Use

Subject Property:	MXU (Mixed Use)
North:	MXU (Mixed Use)
South:	MXU (Mixed Use)
East:	ROW (Right-Of-Way)
West:	MXU (Mixed Use)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	Right-Of-Way has no zoning designation
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Use) on the Redevelopment Plan Area Map of the General Plan. The sites current zoning designation of R-1 (Single Family Residential) is in conformance with General Plan. The proposed rezoning of the subject property to R-2 (Medium-Low Density Residential) would also be in conformance with the MXU (Mixed Use) General Plan designation.

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

Redevelopment Plan Area

One objective of the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area is the elimination of environmental deficiencies and blight in the Redevelopment Area, which constitutes either social or economic liabilities or both and require redevelopment in the interest of the health, safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete and aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities, and inadequate utilization of land and public facilities.

Airport Overlay District

The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. All development within the airspace above the height of thirty five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The existing structure stands well below the 200-foot height restriction imposed by the Airport Overlay District map.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 SF	6,970 SF	Yes
Min. Lot Width	N/A Feet	45 Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 5 Feet 20 Feet	 20 Feet 5 Feet N/A 28+ Feet	 Yes* Yes** Yes Yes
Max. Lot Coverage	N/A	24%	N/A
Max. Building Height	2 Stories / 35 Feet	1 Story / <35 Feet	Yes

PL

* Biltmore Drive is currently constructed at approximately 25 feet in width, but is planned to be a 50-foot wide right-of-way. As a result, approximately 12 and a half feet of the subject property is located within the right-of-way. Therefore, of the ± 23 feet being claimed as the front yard setback the applicant possesses approximately 12 feet, which does not conform to the R-2 (Medium-Low Density Residential) development standards.

** The building footprint illustrated on the submitted site plan depicts an encroachment into the side yard setback, which has been confirmed via an onsite inspection of the property. A chain link gate of no more than 3 feet in length acts as a return wall from the southern property line to the dwelling.

A2) Parking and Traffic Standards

Pursuant to Title 19.04, the following Parking Standards apply to the subject proposal:

Uses	**Units**	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Studio and One Bedroom	1	1.25 Spaces / Unit + 1 Guest Space	1	Zero		
Two Bedrooms	1	1.75 Spaces / Unit + 1 Guest Space	2	Zero		
Total	2		4	Zero	4*	Zero

* The proposed parking is to be located at the rear of the building. Access to the parking will be via a 12-foot driveway off of Biltmore Drive. The proposed drive fails to meet the required drive aisle width for a two-way traffic flow. Furthermore, one of the four parking spaces is problematic in that it do not allow for the coherent movement of vehicles in or out of the space.

B) General Analysis and Discussion

The subject site consists of an existing single-family dwelling, which, by the owner's own admission, has been split into three separate dwelling units. Upon site inspection of the property the subject dwelling was visibly addresses as if it were three units, i.e. 910A, 910B and 910C. No permits have been located for such a conversion. The Department of Building and Safety has commented that the building must comply the 2003 International Building Code, hence sprinklers are required and all accessibility requirements must be met. In addition to the building not being in compliance with City Code requirements, there exists little to no landscaping on the subject property. It should also be noted that upon inspection a commercial vehicle was being serviced at the rear of the subject property, which is not permitted within a residential zoning district.

The requested zone change from R-1 (Single Family Residential) to R-2 (Medium-Low Density Residential), if approved would constitute a spot zoning in which there is no justification for. The Biltmore Addition has never in the past been zoned for multi-family use and since 1941 has been zoned R-1 (Single Family Residential). The site itself cannot feasibly support three dwelling units without having issues with access to the site, parking and addressing.

FINDINGS

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

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

   The General Plan designation of MXU (Mixed Use) allows for a range of General Plan designations [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 Facility)] to be utilized for the purposed of redevelopment of the downtown area. The proposed rezoning is in conformance with the General Plan in the strictest of term, but fails to meet the goals and objectives by which the MXU (Mixed Use) designation was created.

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

   The proposed duplex would be an anomaly within an established single-family residential neighborhood (1941), therefore being incompatible with the surrounding land uses and zoning district.

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

   The subject area has remained almost entirely residential since 1941 therefore the requested rezoning is inappropriate.

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

PL

Biltmore Drive is planned for a width of approximately 50 feet, but has been constructed at a width of approximately 25 feet. As a result, the right-of-way barely meets the required width for two-way traffic. The subject property is proposing poor parking facilities, which may lead to overflow parking into the street, therefore further constricting the flow of traffic on Biltmore Drive. Biltmore Drive cannot adequately service the proposed land use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 114

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5742** APN: 139-27-810-021

Name of Property Owner: Jamey STARcher

Name of Applicant: Jamey STARcher

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: Jamey L Starcher

Print Name: Jamey STARcher

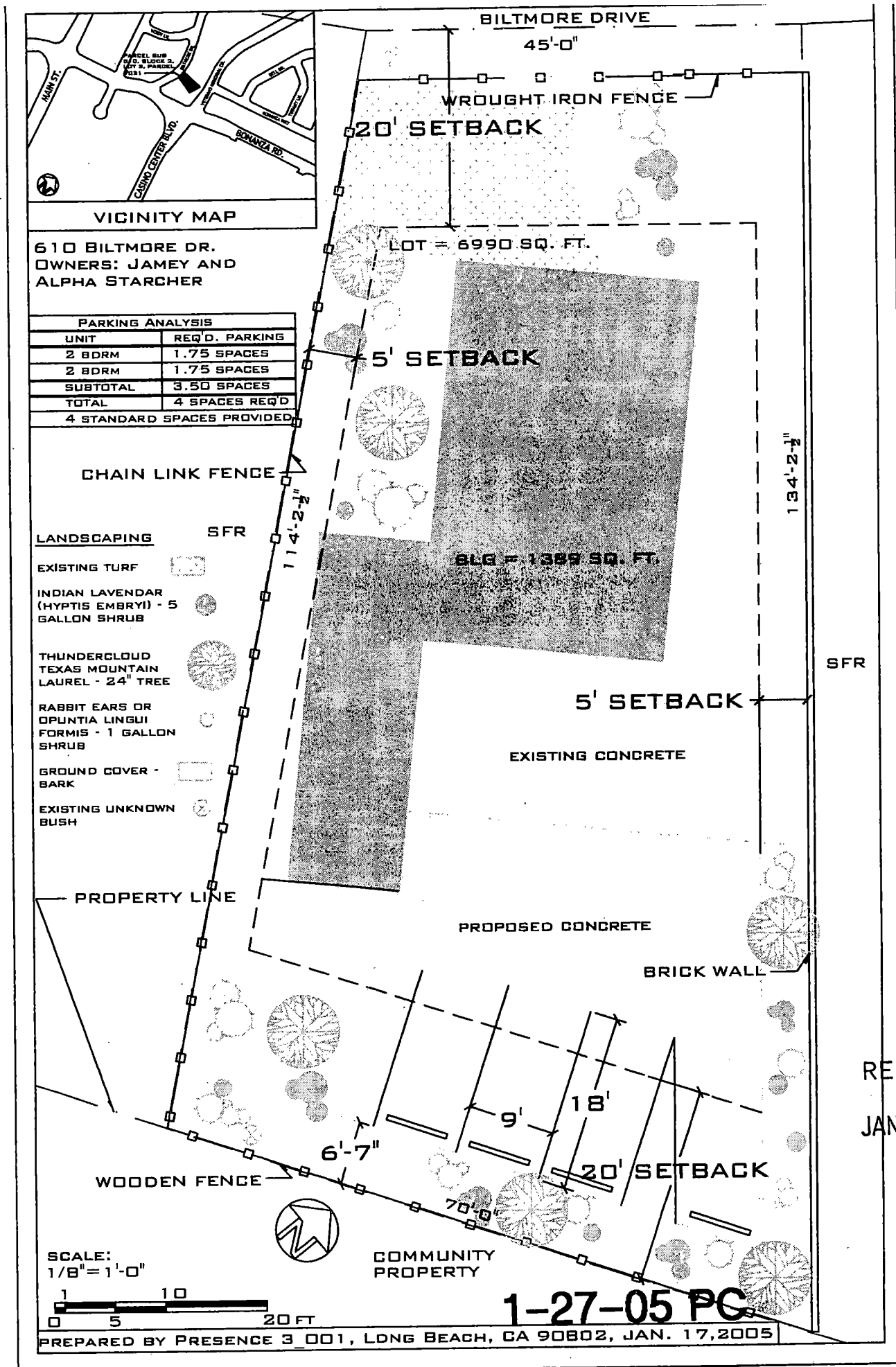
Subscribed and sworn before me

This 29 day of November, 2005

D. Siano G. Vallejo

Notary Public in and for said County and State

DASIANO G. VALLEJO
Commission # 1504249
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2006



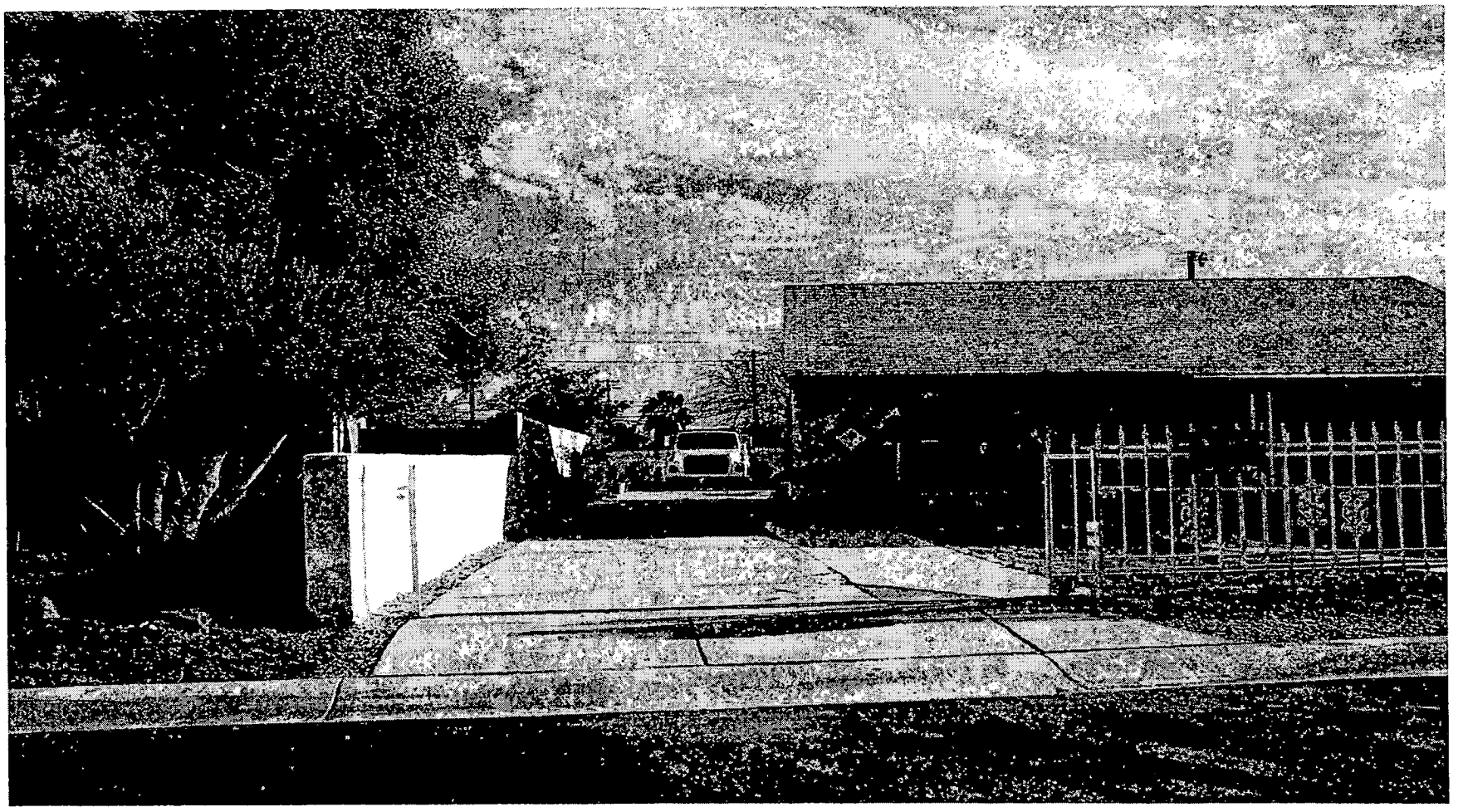
RECEIVED

JAN 24 2005

1-27-05 PC

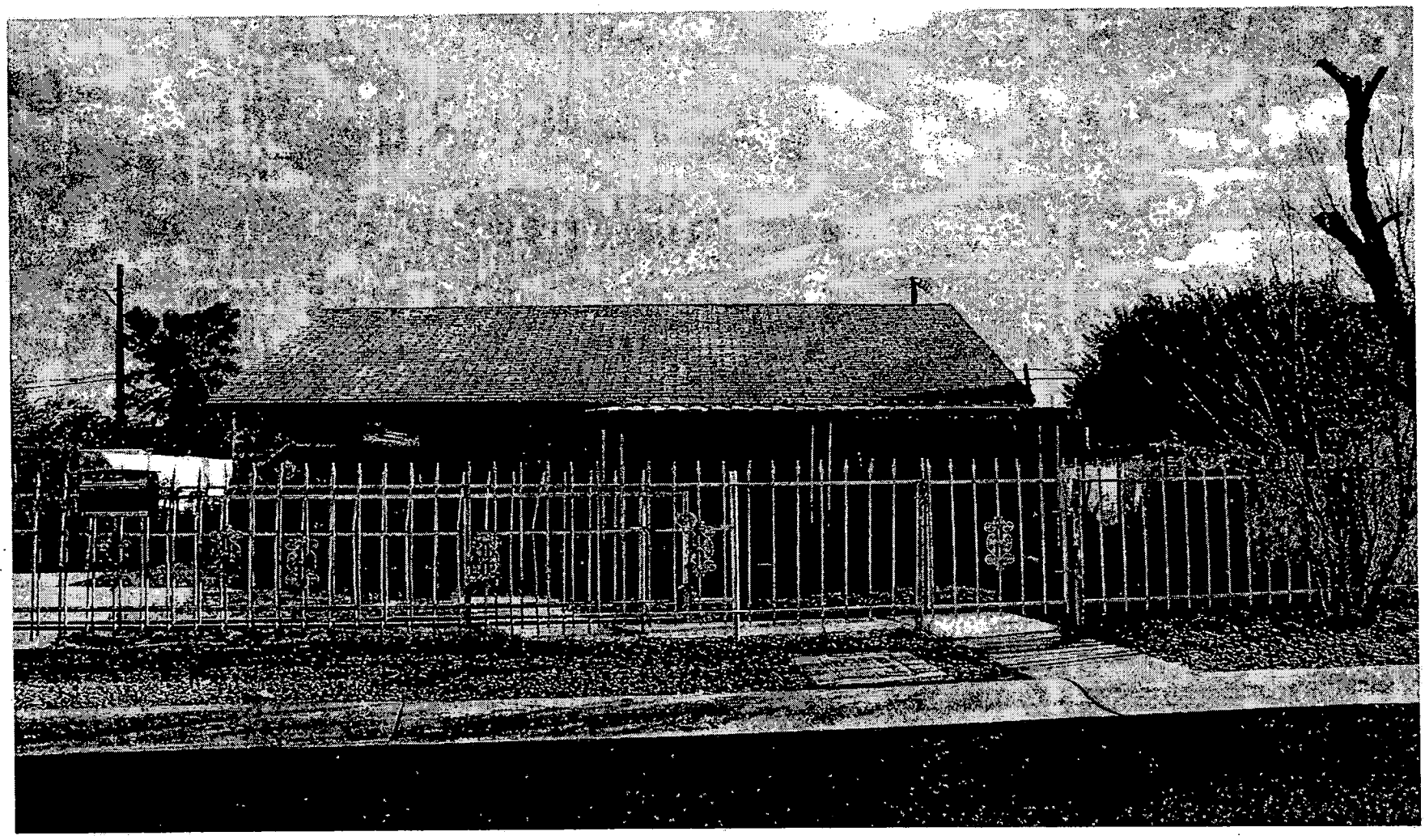
REVISED ZON-5742

1.24.05



ZON-5742 - APPLICANT/OWNER: JAMEY L. STARCHER AND ALPHA C. STARCHER
610 BILTMORE DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



ZON-5742 - APPLICANT/OWNER: JAMEY L. STARCHER AND ALPHA C. STARCHER
610 BILTMORE DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

October 26, 2004
65 Pine Ave. #176
Long Beach, Ca 90802
(562)233-2145

Dear Sir/Madam,

We currently own a single family residence that has been divided into three separate fully functional units under the same roof. The area has been zoned as multi-family residence by the city in the past. We are requesting for our home to be zoned as multi-family and install two additional electric meters. Our intent is to create a 3-unit family rental and renting two of the three. We will occupy one of the studios ourselves. Based on our conversation with Mr. Murphy, the area is pre-zoned for multi-family use and we would like the opportunity to convert our status accordingly.

Sincerely,

Jamey and Alpha Starcher

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

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	

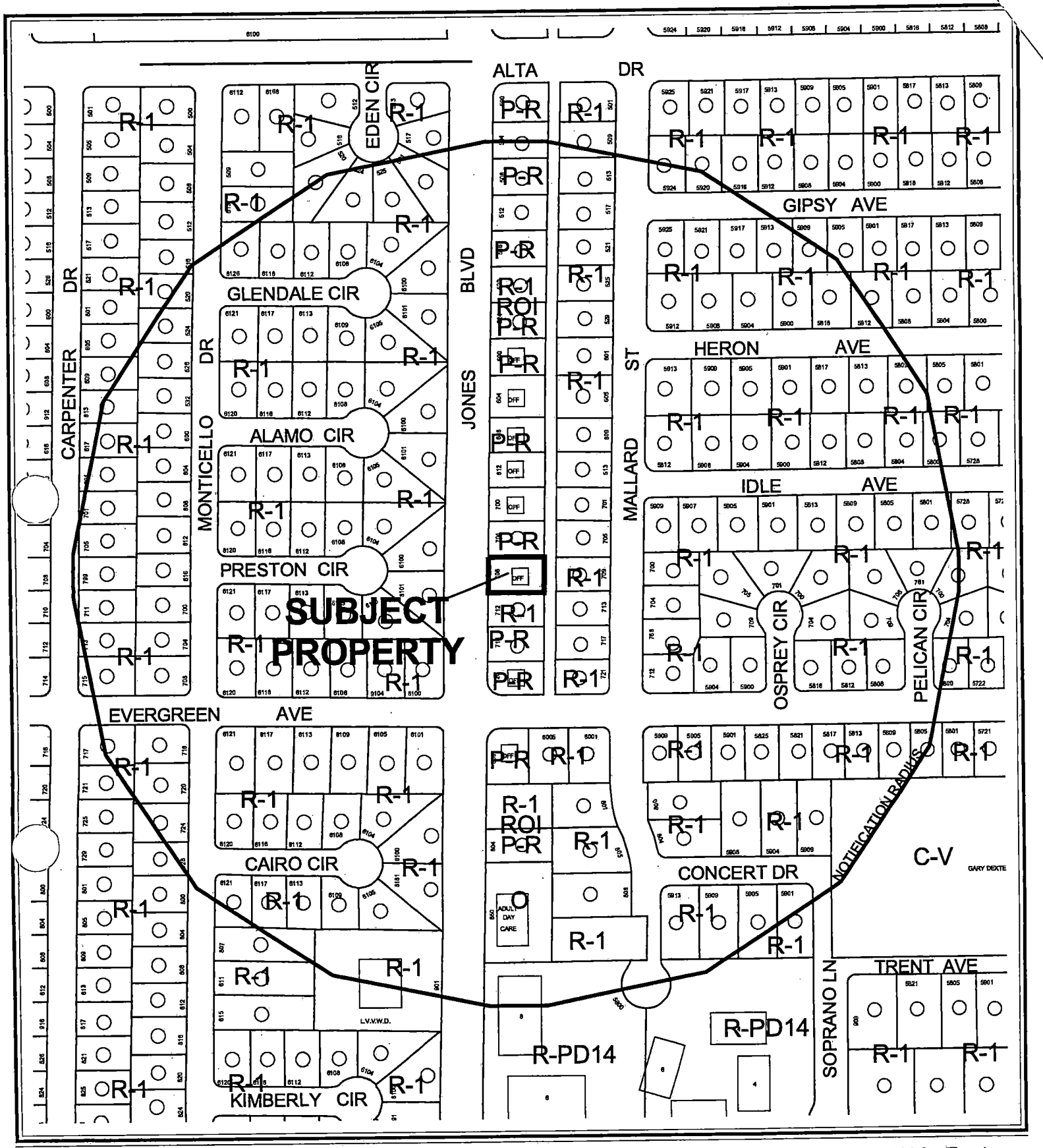
RECOMMENDATION:
Staff recommends DENIAL.

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

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

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

(6:03 – 6:06)

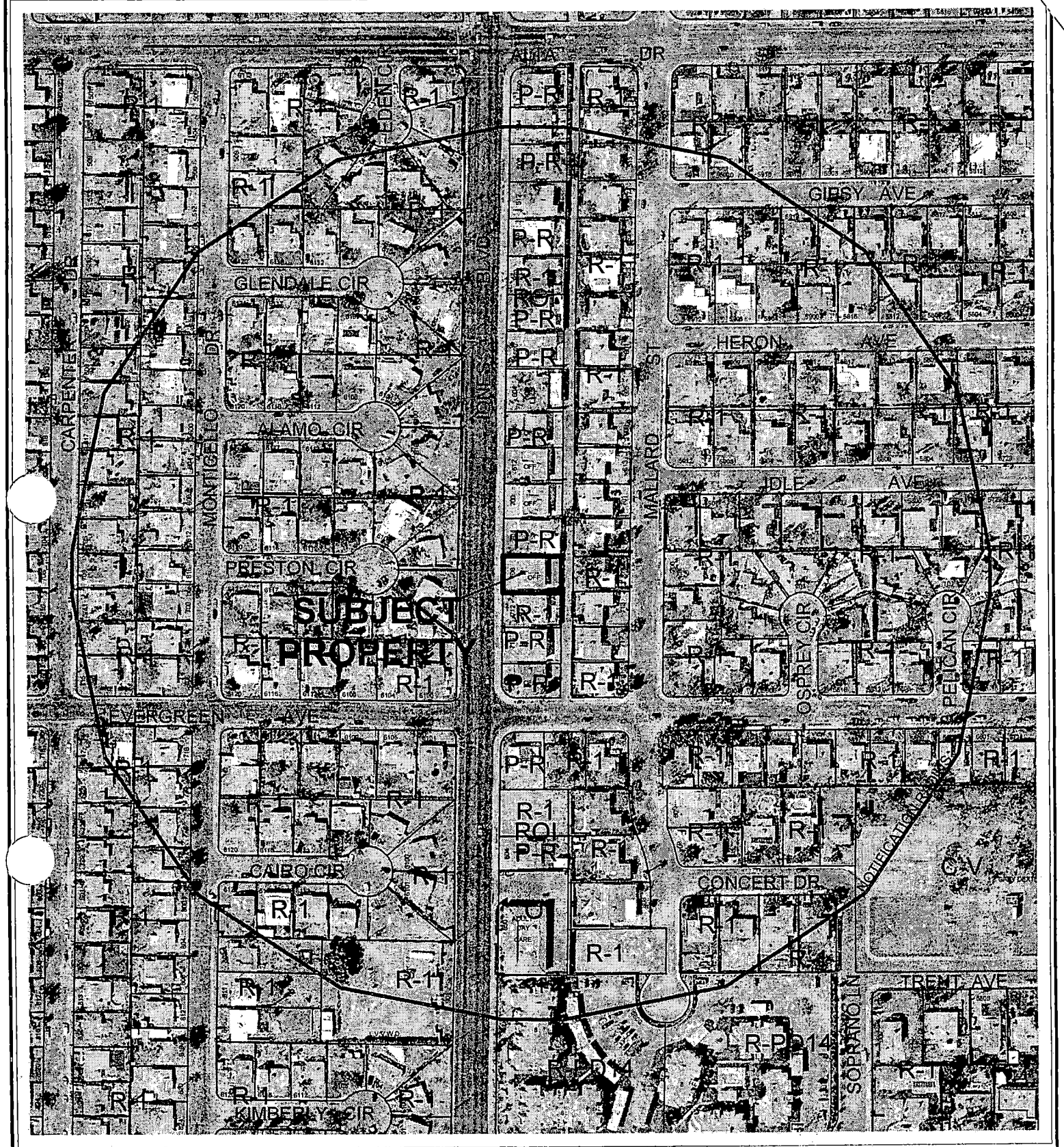


CASE: **ZON-5769**

RADIUS: 750 FT

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

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



0 200 400 Feet

CASE: **ZON-5769**

RADIUS: 750 FT

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

PROPOSED 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: ZON-5769 - APPLICANT/OWNER: GARETH J. SPICER

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review (SDR-5770) approved by the City Council prior to issuance of any permits, site grading, or development activity for the site.

2. A Resolution of Intent with a two-year time limit.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning (ZON-5769) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on 0.15 acres at 708 South Jones Boulevard.

B) Applicant's Justification

The applicant has submitted a letter of justification with the subject application, which states the following:

> "Consistent with Neighborhood Development, numerous residences in the surrounding area and along Jones Boulevard have already been converted into a commercial/ professional zoning or other and are currently being operated as businesses. The existing building will remain as is with site improvements, floor plan and exterior elevations as per the submitted plans and per the two discussions with staff in the pre-application planning conferences."

BACKGROUND INFORMATION

A) Actions

01/27/05 The Planning Commission is scheduled to consider an application in conjunction with this application for a Site Development Plan Review (SDR-5770) 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 14-foot front setback where 20 feet is required; and a Waiver to allow a 64.2-foot lot width where 100 feet is required for a commercial use on the subject property.

B) Pre-Application Meeting

12/02/04 The staff discussed various elements of the prospective development, including the following:

- A Waiver in landscape standards with a letter justifying the reasons for their omission.

DDS

- Seven parking spaces required at one space per 250 square feet of floor area.
- Need encroachment agreement with the City for landscaping along the curb.
- Approval by Nevada Department of Transportation for a 24-foot wide driveway entrance.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.15 acres

B) Existing Land Use

Subject Property	Office
North	Single-family residence
South	Single-family residence
East	Single-family residence
West	Single-family residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property	R-1 (Single-Family Residential)
North	P-R (Professional Office and Parking)
South	R-1 (Single-Family Residential)
East	R-1 (Single-Family Residential)
West	R-1 (Single-Family Residential)

E) General Plan Compliance

The subject property is located in the Southwest Sector of the General Plan. The property is presently classified in the SC (Service Commercial) land use category. The C-1 (Limited Commercial) Zone proposed by this application is a zoning district that is permitted within the SC land use classification.

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 subject property is also located in the Neighborhood Revitalization Area of "The City of Las Vegas Master Plan 2020." The Neighborhood Revitalization Area consists of those neighborhoods that are to be stabilized and improved by protecting them from the intrusion of non-residential land uses or to integrate such uses into the neighborhoods in a sensitive manner. In particular, Policy 2.2.1 (page 43) states: "That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition (emphasis added), or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts."

The SC (Service Commercial) land use designation established over the lots along the east side of Jones Boulevard, extends from U.S. Highway 95 south to Evergreen Avenue (north of Charleston Boulevard). In this same distance, none of the lots has been rezoned to a lower zoning district than the P-R (Professional Office and Parking) Zone. The P-R zone is intended for professional and business offices, the deleterious effects of which can be ameliorated by appropriate buffering elements upon the single-family residences that rear upon these lots or are across Jones Boulevard. The higher intensity commercial uses permitted in the C-1 zoning district are less capable of being made compatible, as there simply is not enough separation between the lots to provide for a good transition of incompatible land uses. Consequently, in this location, the C-1 zoning district is not in keeping with the objectives of "The City of Las Vegas Master Plan 2020." For this reason and the same reason that none of the lots along Jones Boulevard has been rezoned to a C-1 (Limited Commercial) zoning district, it is recommended that the subject request be denied.

DDS

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The existing property does not meet several of the development standards of Title 19.08 for a lot zoned C-1, as it does not meet minimum lot width or the side yard setback requirements. Requests for Waivers of these standards have been made with an accompanying application for Site Development Plan Review (SDR-5770).

Not surprisingly, the property would comply with the lesser development standards of the more restrictive P-R (Professional Office and Parking) zoning district to which many of the other lots along Jones Boulevard are zoned. Because the lot cannot meet the development standards for a lower or less restrictive C-1 (Limited Commercial) zone, it is recommended that the subject application be denied.

A complete analysis of other development standards for the accompanying Site Development Plan Review is presented in a report that addresses that application.

B) General Analysis and Discussion

The applicant has an interest in converting an existing 1,688 square-foot house to a computer repair business. The property is designated for SC (Service Commercial) uses on the Southwest Sector Map of the General Plan, and the applicant has submitted a request to Rezone the property to a C-1 (Limited Commercial) Zone, a zone which is permitted within the SC (Service Commercial) land use category. The C-1 (Limited Commercial) zone is the highest or most restrictive commercial zone that would permit this business.

The SC land use category includes all the lots along the east side of Jones Boulevard, extending from U.S. Highway 95 south to Evergreen Avenue (north of Charleston Boulevard). Because single-family dwellings are located adjacent to these lots to the east and across Jones Boulevard to the west, none of the SC lots has been rezoned to a lower or less restrictive zoning district than P-R (Professional Office and Parking), which permits professional and business offices. The C-1 (Limited Commercial) zone permits commercial uses that are incompatible with single-family residences. For this reason, it is recommended that the subject application be denied.

FINDINGS

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

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

   As discussed in the *General Plan Compliance* section, the proposed Rezoning application is not consistent with the policies of the "The City of Las Vegas Master Plan 2020." For this reason it is recommended that the subject application be denied.

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

   As discussed in the *General Plan Compliance* and *General Analysis and Discussion* sections, the C-1 (Limited Commercial) Zone permits uses that cannot be made compatible with single-family residences. For this reason, it is recommended that the subject application be denied.

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

   There is no indication by the applicant or otherwise that there are insufficient areas within the community that are properly zoned for a computer repair business. Without such justification, it is recommended that the application be denied.

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

   According to the Master Plan of Streets and Highways, the subject site is located on Jones Boulevard, a Secondary Collector (80-foot wide) street. Provided appropriate access is provided to the site, the street is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 222 [Mailed with SDR-5770]

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5769** APN: 138-36-316-007

Name of Property Owner: GARETH SPICER

Name of Applicant: GARY GOT WILSON ARCHITECT STUDIOS

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: Gareth SPICER

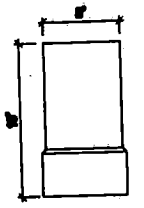
Subscribed and sworn before me

This 7th day of December, 2004

Cathleen M Malone

Notary Public in and for said County and State

CATHLEEN M. MALONE
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-17-2007
Certificate No: 99-55790-1



SIGN | SC: NONE | 8

KEYNOTES: THIS SHEET ONLY

2200 EXISTING CONC. SIDEWALK TO REMAIN

2201 NEW LANDSCAPING AREA

2202 NEW MONUMENT SIGN, SEE ELEVATION THIS SHEET

2203 HDCP. ACCESS ISLES. VAN ACCESSIBLE STALL AND ACCESS TO THE PUBLIC WAY, PAINTED ON EXISTING A/C PAVING.

2204 EXISTING STONE WALKING PATH TO REMAIN

2205 NEW 3'-0" WIDE CONCRETE SIDEWALK

2206 SETBACK LINE (C-1 ZONE; FRONT 20', SIDE 10' AND REAR 20').

PROJECT DATA:

APN: 136-36-316-007

ZONING
CURRENT ZONING R-1
PROPOSED ZONING C-1

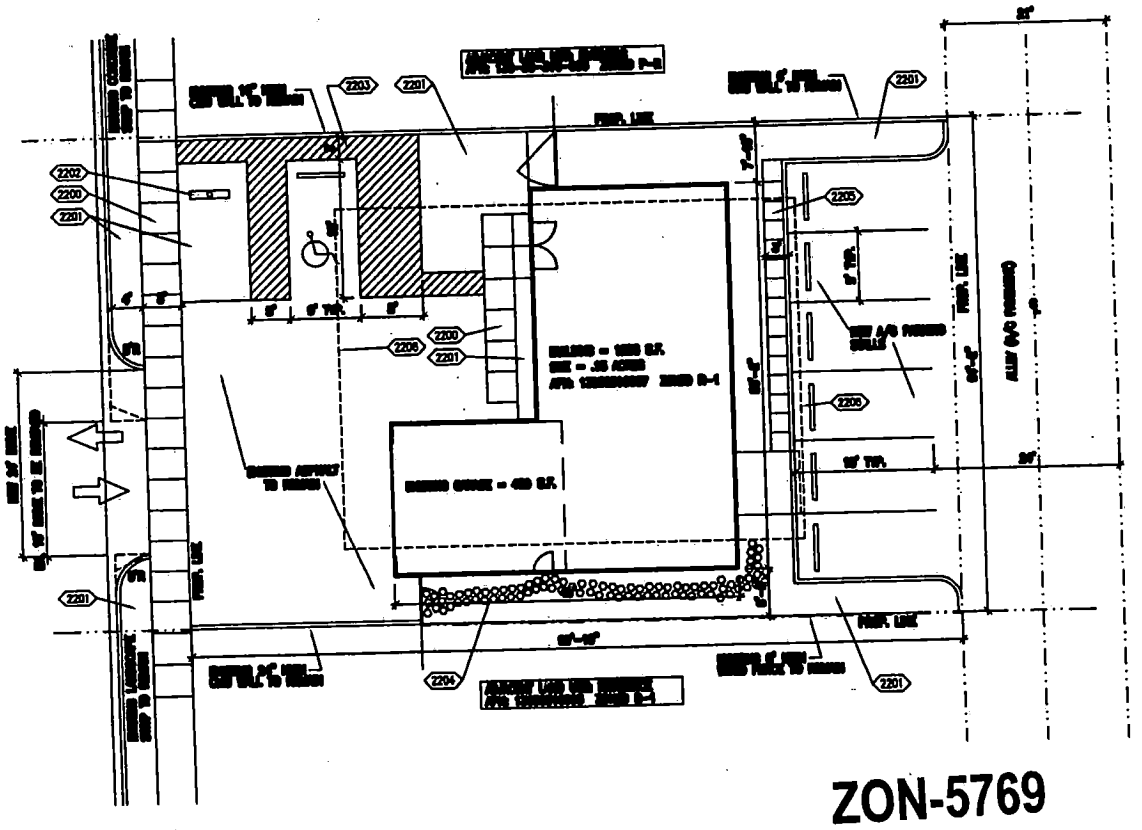
CURRENT GENERAL PLAN S-C
PROPOSED GENERAL PLAN S-C

SIZE
BUILDING = 1238 S.F.
GARAGE = 450 S.F.
TOTAL = 1688 S.F.

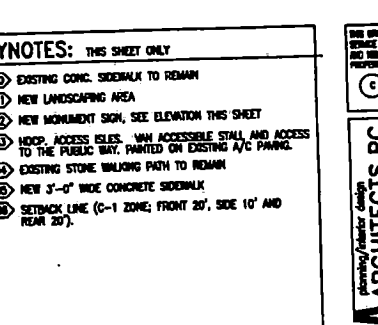
SITE = .15 ACRES

PARKING
REQUIRED 7 (1 SPACE PER 250 S.F.)
PROVIDED 7 SPACES INCLUDING 1 HANDICAP

DENSITY
EXISTING 28.4 % OF SITE



SITE PLAN | SC: 1/8"=1'-0" | 5



VICINITY MAP | SC: N.T.S. | 1

SITE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE DESIGNED THE PROPERTY AND THE CLIENT, ALL RIGHTS RESERVED. THE PROPERTY OF THE ARCHITECT.
© ALL RIGHTS RESERVED 2004

architecture/engineering/site planning/interior design
GARY GUY WILSON ARCHITECTS, PC
7425 Stella Lakeland Blvd, Suite 100 Las Vegas, Nevada 89128 (702)871-0656

CONSULTANTS:
CIVIL: N/A
STRUCTURAL: N/A

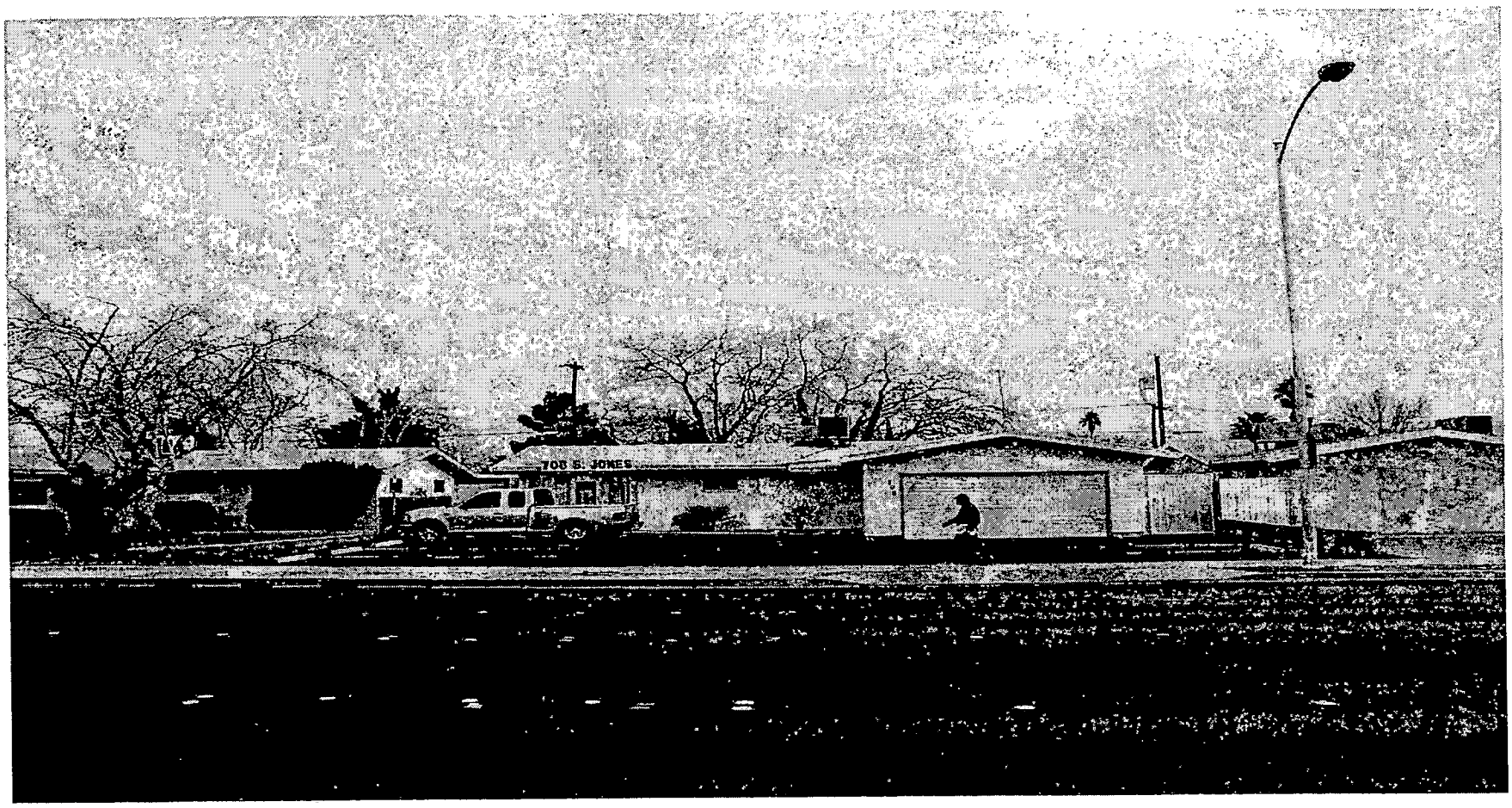
SPICER ZONE CHANGE & SITE DEVELOPMENT REVIEW
@ 708 SOUTH JONES
FOR: MR. GARETH SPICER
CITY OF LAS VEGAS REVIEW

PROJ.NO.	12680427.01
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR	MVM
JOB CAPT	SSM
TECH'N	SSM
ARCH.CHK	GGW
RE-2/3	18NOV04
RE-4	N/A
RE-5	N/A

REVISIONS
1

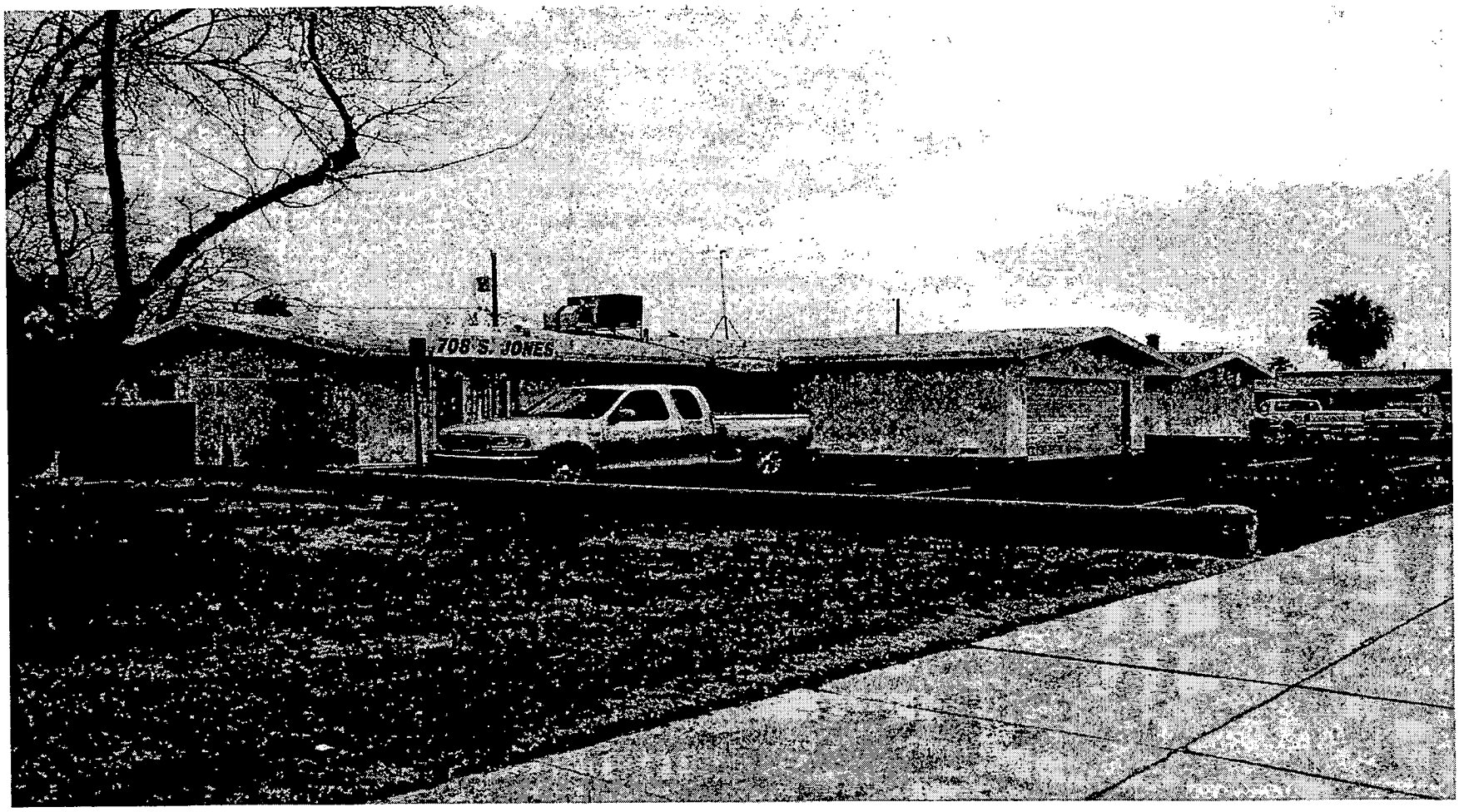
SHT.NO. D1.2

\\2004 Projects\12680427.01 - Site Planning\Phase 2 - SPICER ZONE CHANGE @ 708 SOUTH JONES\Review



ZON-5769 - APPLICANT/OWNER: GARETH J. SPICER
708 SOUTH JONES BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



ZON-5769 - APPLICANT/OWNER: GARETH J. SPICER
708 SOUTH JONES BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

MEMO 01:

Project Name: SPICER ZONE CHANGE & SDPR	*Date:* 08DEC04	*Project #:* 12680427.01
Location: @ 708 South Jones Blvd., Las Vegas, NV. 89015	*Page:* 1 of 1	*Architect Phase #:* 02

Type: ☐ Conference ☐ Teleconference ☐ Research Report ■ Other:

Justification Letter:

Mr. Gareth Spicer requests a Re-Zoning from R-1 to C-1 and a Site Development Plan Review of the property at 708 South Jones for the following reasons:

1. Mr. Spicer wishes to maintain and operate a computer repair business at the aforementioned site.

2. Consistent with Neighborhood Development, numerous residences in the surrounding area and along Jones Blvd. have already been converted into a commercial/professional zoning or other, and are currently being operated as businesses. The existing building will remain as-is with site improvements, floor plan and exterior elevations as per the submitted plans and per the two discussions with staff in the pre-application planning conferences.

3. Due to the existing site conditions, a waiver for the required landscaping is being requested for the following areas: Parking areas due to the minimal lot size, Perimeter landscaping due to the minimal lot size as well as the possibility of causing structural damage to the existing building footings and Foundation landscape planting due to the watering that will be required with plant root systems that can and will damage the existing building footings. Water should be kept from footings and stucco finishes due to the damage it will cause over time. Improved landscaping will be provided as per the submitted landscape plan. All existing and/or new landscape areas shown on the plans will receive a rock ground cover with most areas also receiving new plants and trees. Also, side yard setbacks due to the building already being existing and all other businesses/structures in the neighborhood are similar.

Distribution:	Fax:	Date:	Initial:
City of Las Vegas			

☐ Mail
☐ Fax
■ Deliver

☐ Please reply
■ No Reply Necessary Unless Exception Taken

Signed by: _____
Name: Mark V. Martino
Title: Project Manager
Last printed: 8-Dec-04 4:15 PM
Reviewed By:
■ Project Files ☐ H.R.M. Files
☐ Account Files ☐ Other:

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architecture / engineering / site
GARY GUY WILSON AIA
7625 S. Industrial Rd., #100, Las Vegas, NV 89139
professional corp./certified n.c.a.r.b.
planning / interior design
STUDIOS...
(702) 876-0668

City of Las Vegas

Agenda Item No.: 59

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:

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).

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:
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

City of Las Vegas

Agenda Item No.: 59

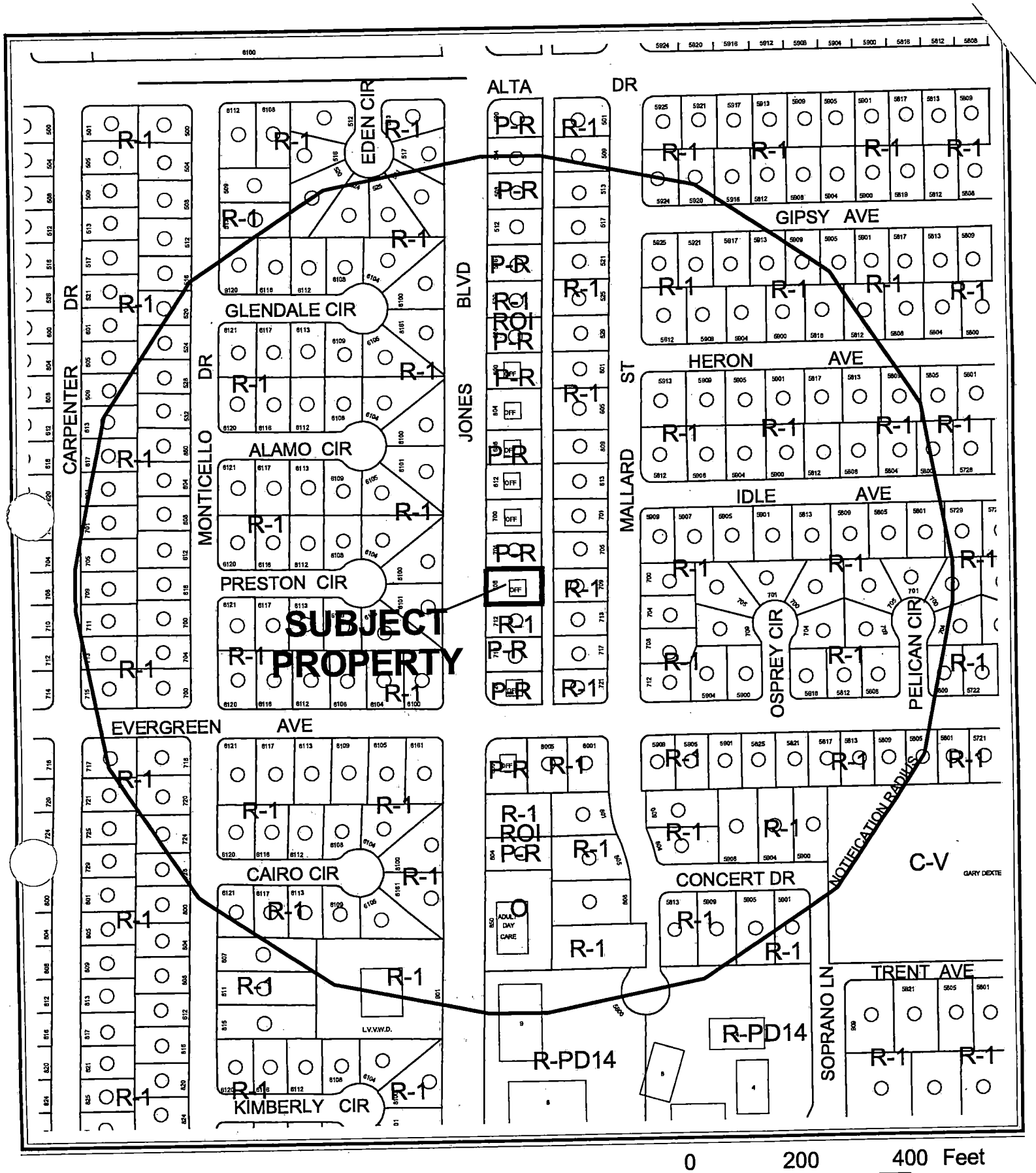
PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 59 – SDR-5770

MINUTES:

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

(6:03 – 6:06)

1-104



CASE: **SDR-5770**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5770 – APPLICANT/OWNER: GARETH J. SPICER

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-5769) to a C-1 (Limited Commercial) Zone approved by the City Council.

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

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

4. Waivers shall be granted in the front yard setback; side yard setback; minimum lot width; and the perimeter, parking and foundation landscape standards, provided that additional landscaping is provided within the following areas as addressed in this report:
   - The landscape islands at the ends of the parking row.
   - Side yards.
   - A minimum 6.2-foot wide landscape planter in front.
   - Front yard island.

5. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the additional landscape provisions in Item #4 above.

6. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)

7. The façade of the existing residence shall be retained or improved to appear as a single-family dwelling with minor changes made to comply with building and safety codes.

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

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-

box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

11. Any new property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and it shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade. The existing walls shall be painted or improved to have an attractive appearance and continuously maintained.

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

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

Public Works

14. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.

15. Hard surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

17. Site development to comply with all applicable conditions of approval for ZON-5769 and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is 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 64.2-foot lot width where 100 feet is required for a commercial use on 0.15 acres at 708 South Jones Boulevard.

B) Applicant's Justification

The applicant has submitted a letter of justification with the subject application, which states the following:

> "Due to the existing site conditions, a waiver for the required landscaping is being request for the following areas: Parking areas due to the minimal lot size, perimeter landscaping due to the minimal lot size as well as the possibility of causing structural damage to the existing building footings and foundation landscape planting due to the watering that will be required with plan root systems that can well damage the existing building footings. Water should be kept from footings and stucco finishes due to the damage it will cause over time. Improved landscaping will be provided as per the submitted landscape plan. All existing and/or new landscape areas shown on the plans will receive a rock ground cover with most areas also receiving new plants and trees. Also, side yard setbacks due to the building already being existing and all other businesses/structures in the neighborhood are similar."

BACKGROUND INFORMATION

A) Actions

01/27/05	The Planning Commission is scheduled to consider a request for Rezoning (ZON-5769) the subject property from R-1 (Single-Family Residential) to C-1 (Limited Commercial).

B) Pre-Application Meeting

12/02/04 The staff discussed various elements of the prospective development, including the following:

- A Waiver in landscape standards with a letter justifying the reasons for their omission.
- Seven parking spaces required at one space per 250 square feet of floor area.
- Need encroachment agreement with the City for landscaping along the curb.
- Approval by Nevada Department of Transportation for a 24-foot wide driveway entrance.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review, and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	0.15 acres

B) Existing Land Use

Subject Property	Office
North	Single-family residence
South	Single-family residence
East	Single-family residence
West	Single-family residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property	R-1 (Single-Family Residential)
North	P-R (Professional Office and Parking)
South	R-1 (Single-Family Residential)
East	R-1 (Single-Family Residential)
West	R-1 (Single-Family Residential)

E) General Plan Compliance

The subject property is located in the Southwest Sector of the General Plan. The property is presently classified in the SC (Service Commercial) land use category.

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

An accompanying application has been submitted for Rezoning (ZON-5769) the subject property to a C-1 (Limited Commercial) Zone. The C-1 (Limited Commercial) Zone proposed by that application is a zoning district that is permitted within the SC land use classification. However, as discussed in a report addressing that application, zoned C-1 there are concerns with the property's conformance to "The City of Las Vegas Master Plan 2020." Because of these issues, it is recommended that the application for Rezoning be denied. As the subject application is subject to the action taken on the Rezoning application, it is also recommended that the subject application be denied.

PROJECT DESCRIPTION

The applicant has an interest in converting an existing 1,688 square-foot house to a computer repair business. The applicant has submitted an accompanying request to this application to Rezone the property to a C-1 (Limited Commercial) Zone, which is the highest or most restrictive zone that will permit a computer repair business.

The lot is 6,406 square feet in size, but it is deficient in the required lot width. Also, the building is not situated in conformance with the front yard or side yard setback standards, so the applicant is requesting Waivers in these standards. Because of these area constraints, the applicant is seeking Waivers in standards for the parking area, foundation, and perimeter landscaping. These requests for Waivers are addressed below.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

DDS

Standards	Required	Provided	Compliance
Min. Lot Size	NA	6,406 sq. ft.	NA
Min. Lot Width	100 feet	64.2 feet	N
Setback • Front	20 feet	27 feet	N
Min. Setbacks • Side • Corner • Rear	10 feet NA 20 feet	10 feet; 6.2 feet NA 28.6 feet	Y/N NA Y
Max. Lot Coverage	50 %	26 %	Y
Max. Building Height	None	11.7 feet	NA

The existing property does not meet several of the Development Standards of Title 19.08 for a lot zoned C-1, as it does not meet minimum lot width or the side yard setback standards. The minimum lot width is required to be 100 feet where 64.2 feet is the present lot width and the minimum side yard is required to be 10 feet where 6.2 feet is the existing side yard setback. It is in part because of these deficiencies that it is recommended that the accompanying request for Rezoning (ZON-5769) the property to a C-1 (Limited Commercial) Zone be denied. Requests for Waivers in these requirements have been made; however, because of the proximity of this property to single-family residences, it is recommended that these requests for Waivers be denied.

According to the Development Standards of Title 19.08, the building also is to be placed as far forward on the lot as the front yard setback allows, which is 20 feet. The existing building is located 26.3 feet from the front lot line. A Waiver in this requirement also is requested; it does not appear that the location of the building in its present location will have any diminutive affect on adjoining property. If the subject application is approved, these Waivers will necessarily have to be granted.

A2) Residential Adjacency Standards

Buildings higher than 15 feet are subject to the Residential Adjacency Standards. Since the building is 11.7 feet high, these standards are not applicable.

A3) Parking and Traffic Standards

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

Uses	Gross Floor Area (Sq. ft.)	Required			Provided	
		Parking space/ sq. ft.	Parking Spaces		Parking Spaces	
			Regular	Handicap	Regular	Handicap
Computer Repair Business	1688	1/250	6	1	6	1

The proposed use complies with the parking space requirements.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	2 trees/ 6 space	2 trees	0
Buffer: • Min. Trees	1 trees/ 20 linear Ft.	9 trees	0
Min. Zone Width: • At front • At Wall	15 Feet 8 Feet		9 feet 6.2 and 10 feet

Although the site plan indicates that three Aleppo Pine trees are provided for the property, only one tree is shown. A total of 11 trees are required for the property. The applicant has submitted requests for Waivers in the perimeter, parking and foundation landscape standards. Although space on the property is severely limited, trees could be provided in some locations. These locations include the following:

- The landscape islands at the ends of the parking row. Although these islands are only four feet wide and five feet is the required width, there are several small varieties of trees that would subsist in this restricted space, including Shoestring Acacia, Chaste, and Mesquite trees.
- Side yards. The side yards have a width of 10 feet along the north property line and 6.2 feet along the south side. Stone walking paths are proposed within both side yards. However, there is sufficient space within the north side yard for small variety trees and some shrubs with the walk placed to one side or meandered around the trees. On the south side, where no wall exists, shrubs could be planted along the building foundation.
- A minimum 6.2-foot wide landscape planter in front. There is sufficient space in front of the garage to provide a minimum 6.2-foot wide landscape planter along the south property line that flares out to the edge of the access drive. A large variety tree in the front corner, small variety trees at 20 feet on center, and four shrubs for each tree could be planted within this landscape planter.

- Front yard island. While it would appear that a tree has purposefully been left out of this area because of a sign to be located in front, a low profile sign could be located to one side of a tree planted in the island area.

It is recommended that Waivers be granted in the landscape standards, subject to the provision of trees and shrubs as suggested above. If the application is approved, these deficiencies and Waivers are addressed as conditions of approval.

B) General Analysis and Discussion

- Zoning

As mentioned above in the *General Plan Compliance* section and as discussed in a report on an accompanying request for Rezoning the subject property to a C-1 (Limited Commercial) Zone, there are concerns with the compatibility of C-1 zoning with adjoining single-family dwellings to the east and across Jones Boulevard to the west. It is recommended that the request for C-1 zoning be denied. Because the subject request requires that the property be Rezoned to a C-1 zone, it is recommended that the subject request be denied.

- Site Plan

As discussed above in the *Zoning Code Compliance* section, there are major problems with the setbacks and compliance with the landscape standards of Title 19. The restricted space on the lot preempts the provision of adequate landscaping.

- Waivers

Waivers in the front yard setback; side yard setback; minimum lot width; and the perimeter, parking and foundation landscape standards have been requested. It is recommended that Waivers in the minimum lot width and side yard setbacks be denied, as these dimensional standards would comply with a higher or less restrictive commercial zone. However, if the subject request is approved, it is recommended that the Waivers be granted, provided additional landscaping is provided as discussed in the *Zoning Code Compliance* section above.

- Landscape Plan

As discussed in the *Zoning Code Compliance* section above, there are numerous deficiencies in the landscape standards of Title 19. If the subject application is approved, it is recommended that the landscape plan be amended to provide additional

landscaping as discussed. These deficiencies are addressed as conditions of approval for this report.

- Elevation

  The subject request is to convert the existing home on the property to a business. Since the business is located in an area with single-family dwellings located to the east and across Jones Boulevard to the west, it is recommended that the building retain a residential profile to the extent possible.

- Floor Plan

  The floor plan of the proposed business illustrates three offices, a large "storage and work area" in the garage, a kitchen, a restroom, lobby and storage areas. The house remodeling will have to comply with building and safety codes.

FINDINGS

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;"**

   As discussed in the *General Plan Compliance* and *General Analysis and Discussion* sections above and in an accompanying report to Rezone the subject property to a C-1 (Limited Commercial) Zone, there are concerns with the location of the proposed use on this property. It is recommended that the application to Rezone the property and the subject application be denied.

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;"**

   As discussed in the *General Plan Compliance, Zoning Code Compliance,* and *General Analysis and Discussion* sections above, the proposed development is not consistent with the policies of the General Plan and there are numerous deficiencies in several development standards of Title 19. For this reason, it is recommended that the subject application be denied.

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

   According to the Master Plan of Streets and Highways, the subject site is located on Jones Boulevard, a Secondary Collector (80-foot wide) street. Provided appropriate access is provided to the site, the street is adequate in size to meet the requirements of the proposed use.

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

   As discussed in the *Zoning Code Compliance* and *General Analysis and Discussion* sections above, the proposed development has numerous deficiencies in the landscape standards of Title 19. For this reason, it is recommended that the subject application be denied.

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;"**

   As discussed in the *General Analysis and Discussion* section above, the proposed project is to convert an existing dwelling to a business where there are adjacent single-family dwellings located to the east and across Jones Boulevard to the west. The conversion appears to maintain a residential profile. It is recommended to the extent possible that the building retain a residential profile.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 222 [Mailed with ZON-5769]

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5770** APN: 138363160007

Name of Property Owner: Gareth Spicer

Name of Applicant: Gary Guy Wilson Architecture Studios

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]

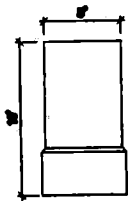
Print Name: Gareth SPICER

Subscribed and sworn before me

This 1st day of October, 2004

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

CATHLEEN M. MALONE
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-17-2007
Certificate No: 99-55790-1



SIGN | SC: NONE | (8)

KEYNOTES: THIS SHEET ONLY

- (2200) EXISTING CONC. SIDEWALK TO REMAIN
- (2201) NEW LANDSCAPING AREA
- (2202) NEW MONUMENT SIGN, SEE ELEVATION THIS SHEET
- (2203) HDCP. ACCESS ISLES. VAN ACCESSIBLE STALL AND ACCESS TO THE PUBLIC WAY, PAINTED ON EXISTING A/C PAVING.
- (2204) EXISTING STONE WALKING PATH TO REMAIN
- (2205) NEW 3'-0" WIDE CONCRETE SIDEWALK
- (2206) SETBACK LINE (C-1 ZONE; FRONT 20', SIDE 10' AND REAR 20').

PROJECT DATA:

APN: 138-38-316-007

ZONING
CURRENT ZONING R-1
PROPOSED ZONING C-1

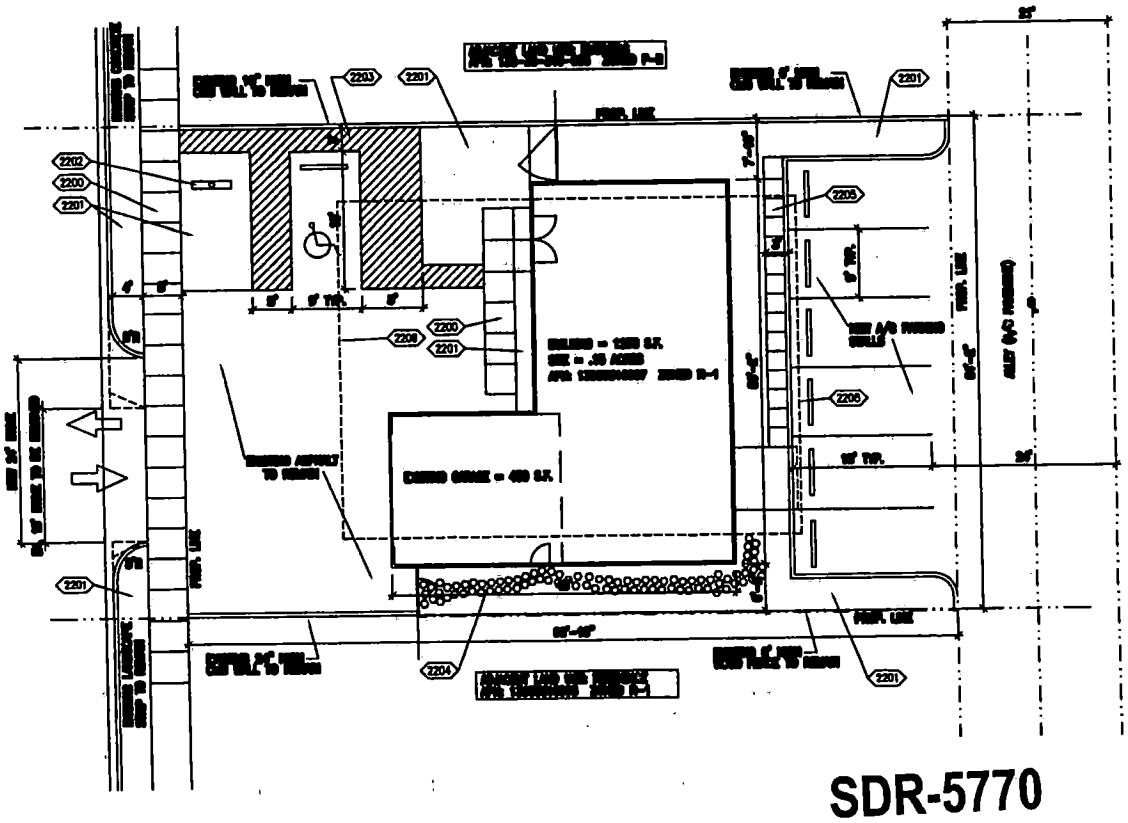
CURRENT GENERAL PLAN S-C
PROPOSED GENERAL PLAN S-C

SIZE
BUILDING = 1238 S.F.
GARAGE = 450 S.F.
TOTAL = 1688 S.F.

SITE = .15 ACRES

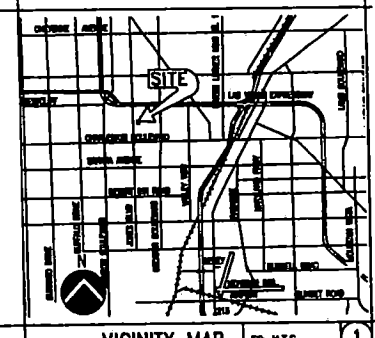
PARKING
REQUIRED 7 (1 SPACE PER 250 S.F.)
PROVIDED 7 SPACES INCLUDING 1 HANDICAP

DENSITY
EXISTING 26.4 % OF SITE



SDR-5770
01/27/05 PC

SITE PLAN | SC: 1/8"=1'-0" | (5)



VICINITY MAP | SC: N.T.S. | (1)

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planning/interior design
architecture/engineering/site
7625 South Industrial Road, Suite 110
Las Vegas, Nevada 89139
(702) 875-0555

CONSULTANTS:
CIVIL: N/A
STRUCT: N/A
ELEC: N/A
MECH/PLUM: N/A

SPICER ZONE CHANGE & SITE DEVELOPMENT REVIEW
@ 708 SOUTH JONES
FOR: MR. GARETH SPICER

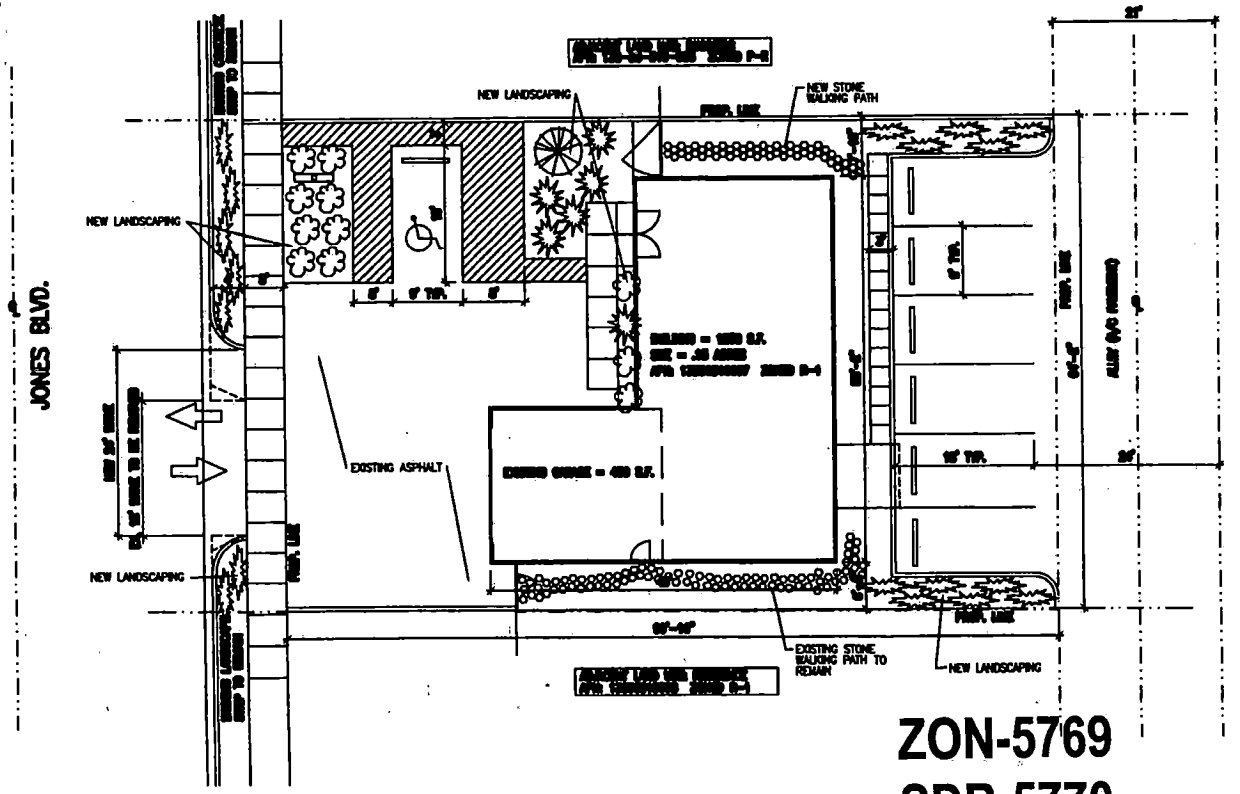
PROJ.NO.	12680427.01
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR	MVM
JOB CAPT	SSM
TECH'N	SSM
ARCH.CHK	GGW
PH-2/3	18NOV04
PH-4	N/A
PH-5	N/A

REVISIONS

SHT.NO. D1.2

SITE PLAN

2004 Projects\12680427.01 - SPICER ZONE CHANGE Phase 2 - Site Planning\Drawings\Review



LANDSCAPE PLAN SC: 1/8"=1'-0" (5)

KEYNOTES: THIS SHEET ONLY

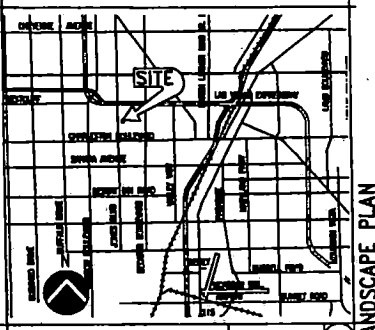
(0000) ---

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	#/NOTES
1		FLOWERING PLUM	PRUNUS CERASIFERA	24" BOX	0
2		PHOTINIA	PHOTINIA FRASER	5 GAL.	6
3		VAR. JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	5 GAL.	12
4	ALL AREAS	CRUSHED GRANITE	SEE GENERAL LANDSCAPE NOTES.	SEE NOTES	SEE PLAN
5		INDIA HAWTHORN	RAPHIOLEPIS INDICA "SPRINGTIME"	5 GAL.	8
6		ALEPPO PINE	PINUS HALEPENSIS	24" BOX	3

GENERAL LANDSCAPE NOTES

1. ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE 3" DECOMPOSED GRANITE(MAUVE IN COLOR "PURPLE MIST") O/ BLACK LANDSCAPE FABRIC AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 3/4" - 1" dia.)
2. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
3. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMERS, WIRING, ECT. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH AND GROWTH. IRRIGATION SUB-CONTRACTOR TO PROVIDE DETAILED IRRIGATION PLAN TO ARCHITECT FOR REVIEW AND APPROVAL.
4. PROVIDE ROOT SHIELDS WHERE TREES ARE WITHIN 5' OF A WALL OR SIDEWALK.
5. PROVIDE GRASS FREE WELL FOR ALL TREES WITH EXTRUDED CONCRETE LANDSCAPE CURBING AND CRUSHED GRANITE GROUND COVER.



VICINITY MAP SC: N.T.S. (1)

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architecture/engineering/site planning/interior design
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7425 South Industrial Road, Suite 110
Las Vegas, Nevada 89139
(702) 878-0568
CONSULTANTS:
CIVIL: N/A
STRUCTURAL: N/A
MECH: N/A
ELEC: N/A

SPICER ZONE CHANGE & SITE DEVELOPMENT REVIEW
@ 708 SOUTH JONES
FOR: MR. GARETH SPICER
CITY OF LAS VEGAS NEVADA

PROJ.NO.	12680427.01
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR	MVM
JOB CAPT	SSM
TECH'N	SSM
ARCH.CHK	GGW
PH-2/3	18NOV04
PH-4	N/A
PH-5	N/A

REVISIONS
1.
2.
3.
4.
5.

SHT.NO. D1.3

LANDSCAPE PLAN

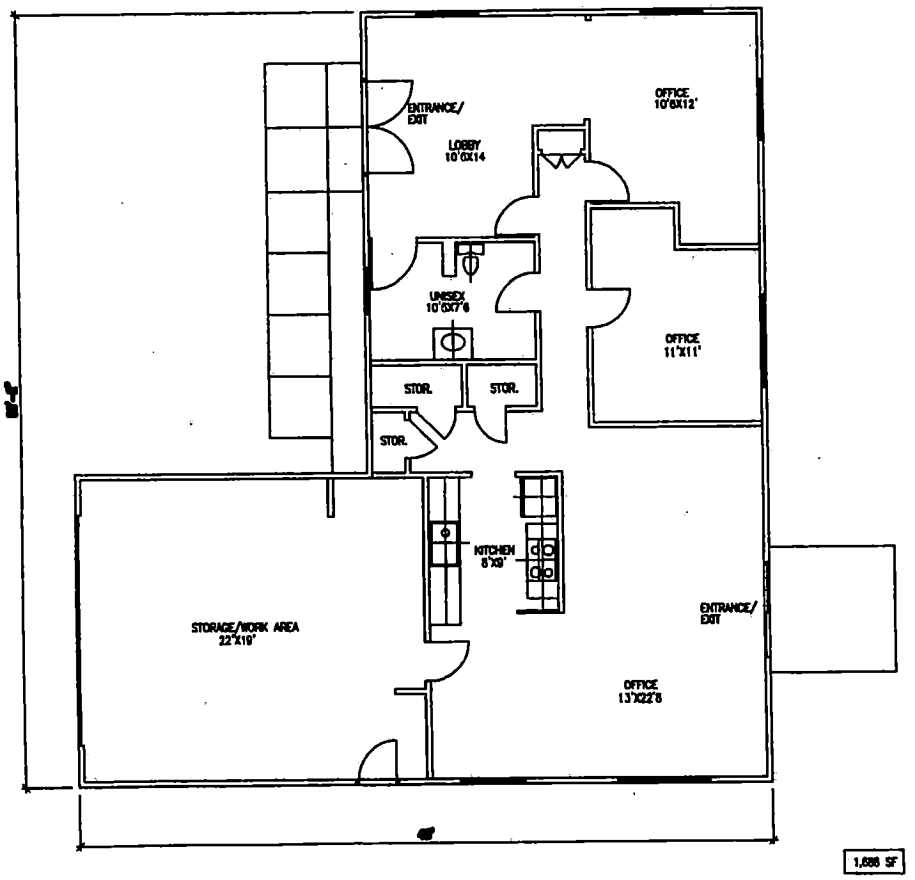
2004 Projects\12680427.01 SPICER ZONE CHANGE Case 2 - Site Plan\Landscape Review @ SPICER.dwg

LEGEND:

EXISTING INTERIOR AND EXTERIOR 2X4 STUD WALLS TO REMAIN.

KEYNOTES: THIS SHEET ONLY

1 –



1,686 SF

FLOOR PLAN SC: 1/4"=1'0 (5)

ZON-5769
SDR-5770
01/27/05 PC

architecture/engineering/site planning/interior design
GARY GUY WILSON AIA ARCHITECTS, PC
2620 South Maryland Pkwy, Suite #103
Las Vegas, Nevada 89109
(702)876-0668

CONSULTANTS:
CIVIL: ACE ENGINEERING, LLC
STRUCTURAL: GARY GUY WILSON AIA ARCHITECTS, PC
ELEC./DESIGN BUILD

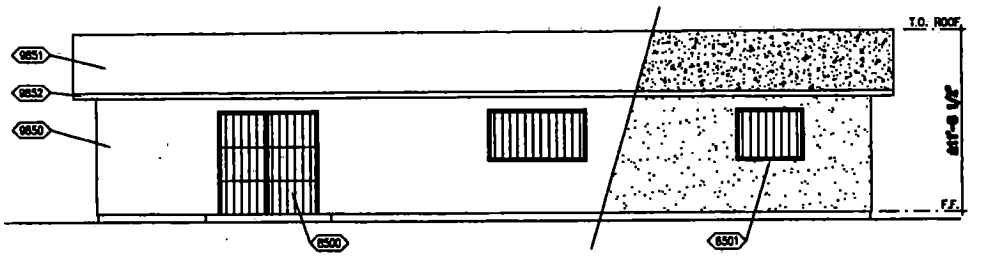
INTERIOR-EXTERIOR REMODEL
PERLITER FAMILY CARE
@: 2500 PERLITER AVE.
FOR: DR. RAM K. SINGH
(Off of North Decatur between Washington & Owens)

PROJ.NO.	12420401.01
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR.	MWI
JOB CAPT.	SSM
TECH'N	SSM
ARCH.CHK	GGW
PH-2/3	22JUL04
PH-4	080CT04
PH-5	150CT04

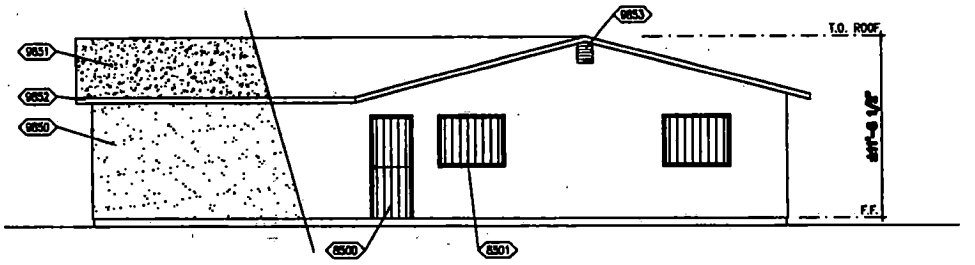
REVISIONS

FLOOR PLAN
SHT.NO. D2.1

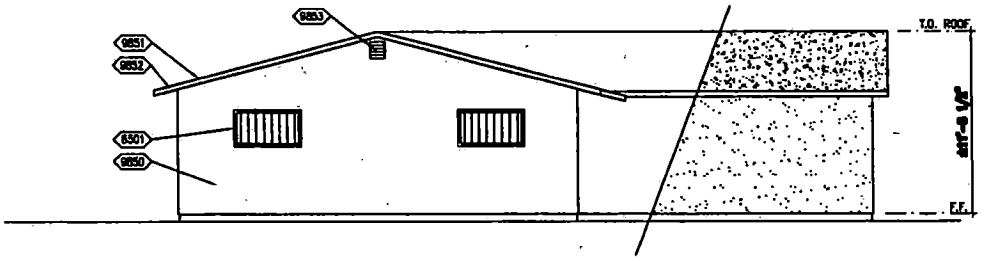
V:\2004 Projects\12680427.01 Site Plan



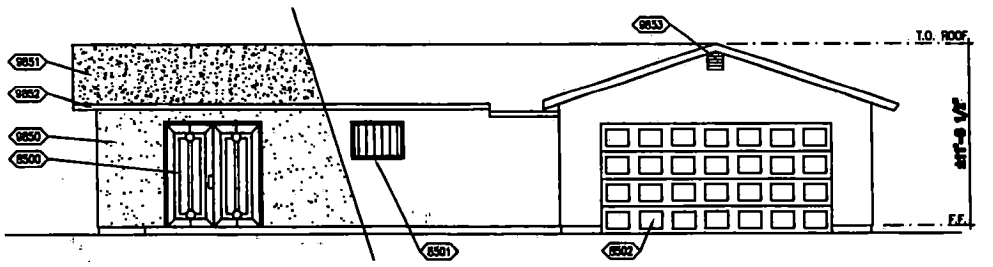
EAST (REAR) ELEVATION SC: 1/4"=1'-0" (8)



SOUTH (RIGHT SIDE) ELEVATION SC: 1/4"=1'-0" (7)



NORTH (LEFT SIDE) ELEVATION SC: 1/4"=1'-0" (6)



WEST (FRONT) ELEVATION SC: 1/4"=1'-0" (5)

KEYNOTES: THIS SHEET ONLY

- 8500 EXISTING DOOR WITH DECORATIVE W.I. SECURITY BARS (BLUE)
- 8501 EXISTING WINDOW WITH W.I. SECURITY BARS (BLUE)
- 8502 EXISTING GARAGE DOOR TO REMAIN (WHITE)
- 9850 EXISTING STUCCO (WHITE) TO REMAIN.
- 9851 EXISTING CRUSHED ROCK (WHITE) FINISH ROOFING TO REMAIN
- 9852 EXISTING WOOD EAVE TRIM (BLUE) TO REMAIN
- 9853 EXISTING ATTIC VENT (WHITE) TO REMAIN

ZON-5769
SDR-5770
01/27/05 PC

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planning/interior design
(702)870-0660
CONSULTANTS:
CIVIL: N/A
STRUCTURAL: N/A
ELEC: N/A
MECH: N/A

SPICER ZONE CHANGE & SITE DEVELOPMENT REVIEW
● 708 SOUTH JONES
FOR: MR. GAREN SPICER

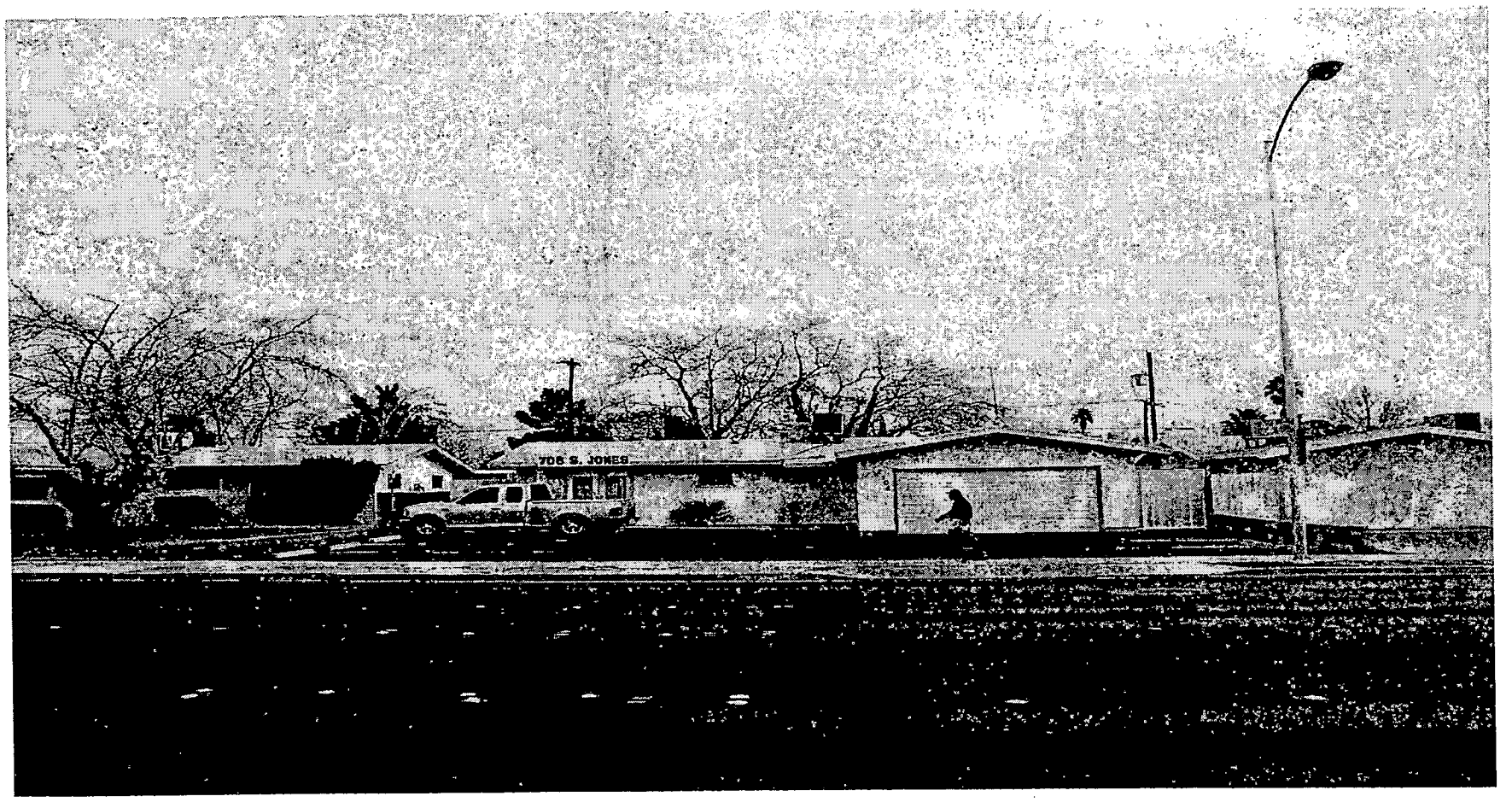
PROJ.NO.	126804.27.01
DRAWN BY	G.G.WILSON AIA
PROJ.MGR.	BVM
SUB CAP'L	SSM
TECH'N	SSM
ARCH.CHK	GGW
PH. 2/3	18NOV04
	N/A
	N/A

REVISIONS

EXTERIOR ELEVATIONS

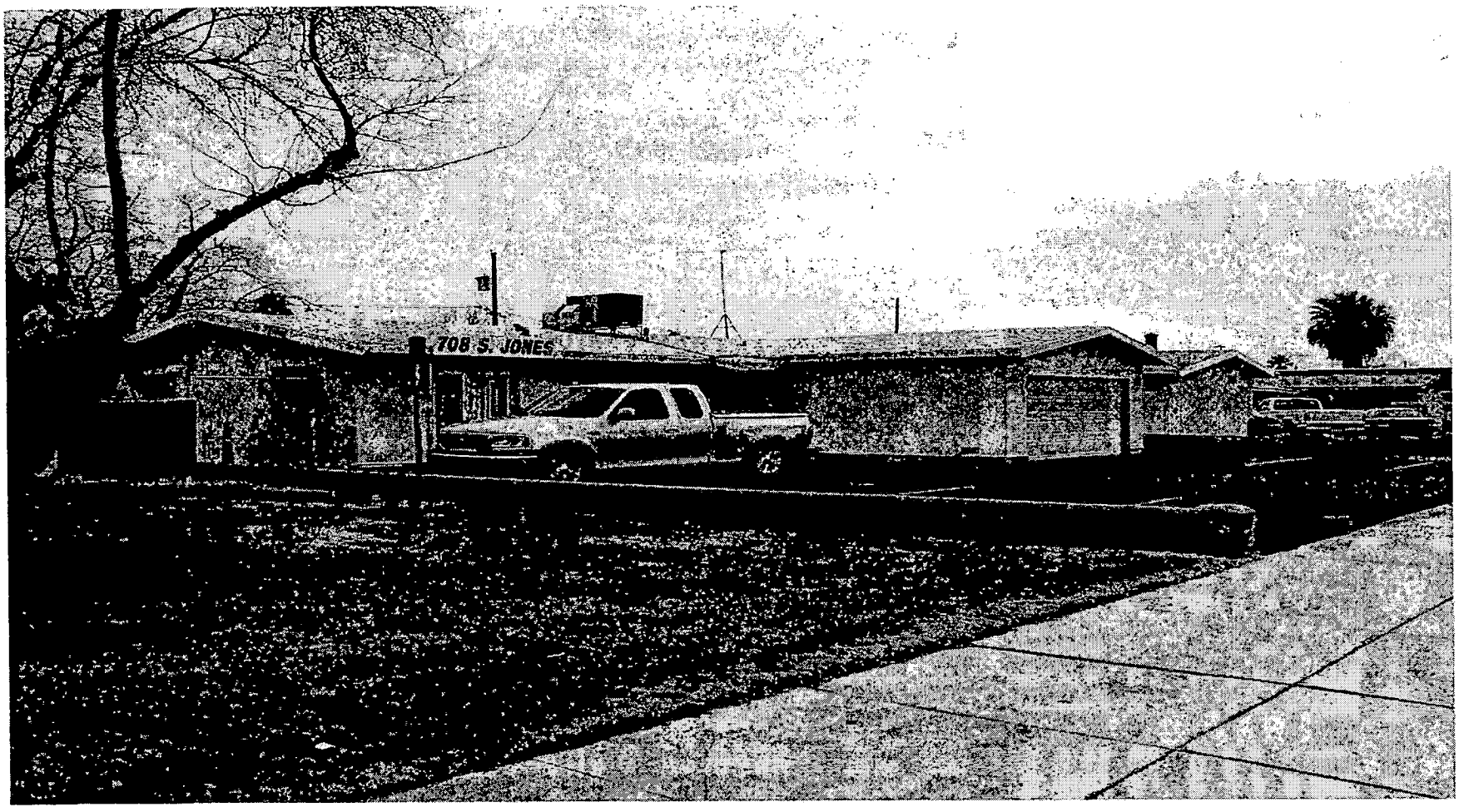
SHT.NO. D3.1

V:\2004 Projects\126804.27.01 Phase 2 - ZONE CHANGE\DWG\Spicer Review @ SPIC



SDR-5770 - APPLICANT/OWNER: GARETH J. SPICER
708 SOUTH JONES BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



SDR-5770 - APPLICANT/OWNER: GARETH J. SPICER
708 SOUTH JONES BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

MEMO 01:

Project Name: SPICER ZONE CHANGE & SDPR	*Date:* 08DEC04	*Project #:* 12680427.01
Location: @ 708 South Jones Blvd. Las Vegas, NV 89015	*Page:* 1 of 1	*Architect Phase #:* 02

Type: ☐ Conference ☐ Teleconference ☐ Research Report ■ Other:

Justification Letter:

Mr. Gareth Spicer requests a Re-Zoning from R-1 to C-1 and a Site Development Plan Review of the property at 708 South Jones for the following reasons:

1. Mr. Spicer wishes to maintain and operate a computer repair business at the aforementioned site.

2. Consistent with Neighborhood Development, numerous residences in the surrounding area and along Jones Blvd. have already been converted into a commercial/professional zoning or other, and are currently being operated as businesses. The existing building will remain as-is with site improvements, floor plan and exterior elevations as per the submitted plans and per the two discussions with staff in the pre-application planning conferences.

3. Due to the existing site conditions, a waiver for the required landscaping is being requested for the following areas: Parking areas due to the minimal lot size, Perimeter landscaping due to the minimal lot size as well as the possibility of causing structural damage to the existing building footings and Foundation landscape planting due to the watering that will be required with plant root systems that can and will damage the existing building footings. Water should be kept from footings and stucco finishes due to the damage it will cause over time. Improved landscaping will be provided as per the submitted landscape plan. All existing and/or new landscape areas shown on the plans will receive a rock ground cover with most areas also receiving new plants and trees. Also, side yard setbacks due to the building already being existing and all other businesses/structures in the neighborhood are similar.

Distribution:	Fax:	Date:	Initial:	Signed by:
City of Las Vegas				
				Name: Mark V. Martino
				Title: Project Manager
				Last printed: 8-Dec-04 4:15 PM
☐ Mail	☐ Please reply			Reviewed By:
☐ Fax	■ No Repiy Necessary Unless Exception Taken			■ Project Files ☐ H.K.M. Files
■ Deliver				☐ Account Files ☐ Other:

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architecture / engineering / site
GARY GUY WILSON
7625 S. Industrial Rd., #100, Las Vegas, NV 89139
professional corp./certified n.c.a.r.b.
AIA
planning / interior design
STUDIOS...
(702) 876-0668

City of Las Vegas

Agenda Item No.: 60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

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

SUBJECT:
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).

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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 60 [ZON-5796] and Item 61 [SDR-5797].

STEVE SWANTON, Planning & Development Department, gave a brief overview of the applications.

JIM THOMAS, 3343 Meade Avenue, appeared on behalf of the applicant and concurred with all conditions.

MINUTES – Continued:
CHAIRMAN NIGRO declared the Public Hearing closed on Item 60 [ZON-5796] and Item 61 [SDR-5797].

(9:33 – 9:34)
3-500

CONDITIONS:
Planning and Development

1. A Resolution of Intent with a two (2) year time limit.

2. A Site Development Plan Review application (SDR-5797) for a nine lot single-family residential subdivision approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 40 feet for Grand Canyon Drive and a 54-foot radius corner at the northwest corner of Alexander Road and Grand Canyon Drive.

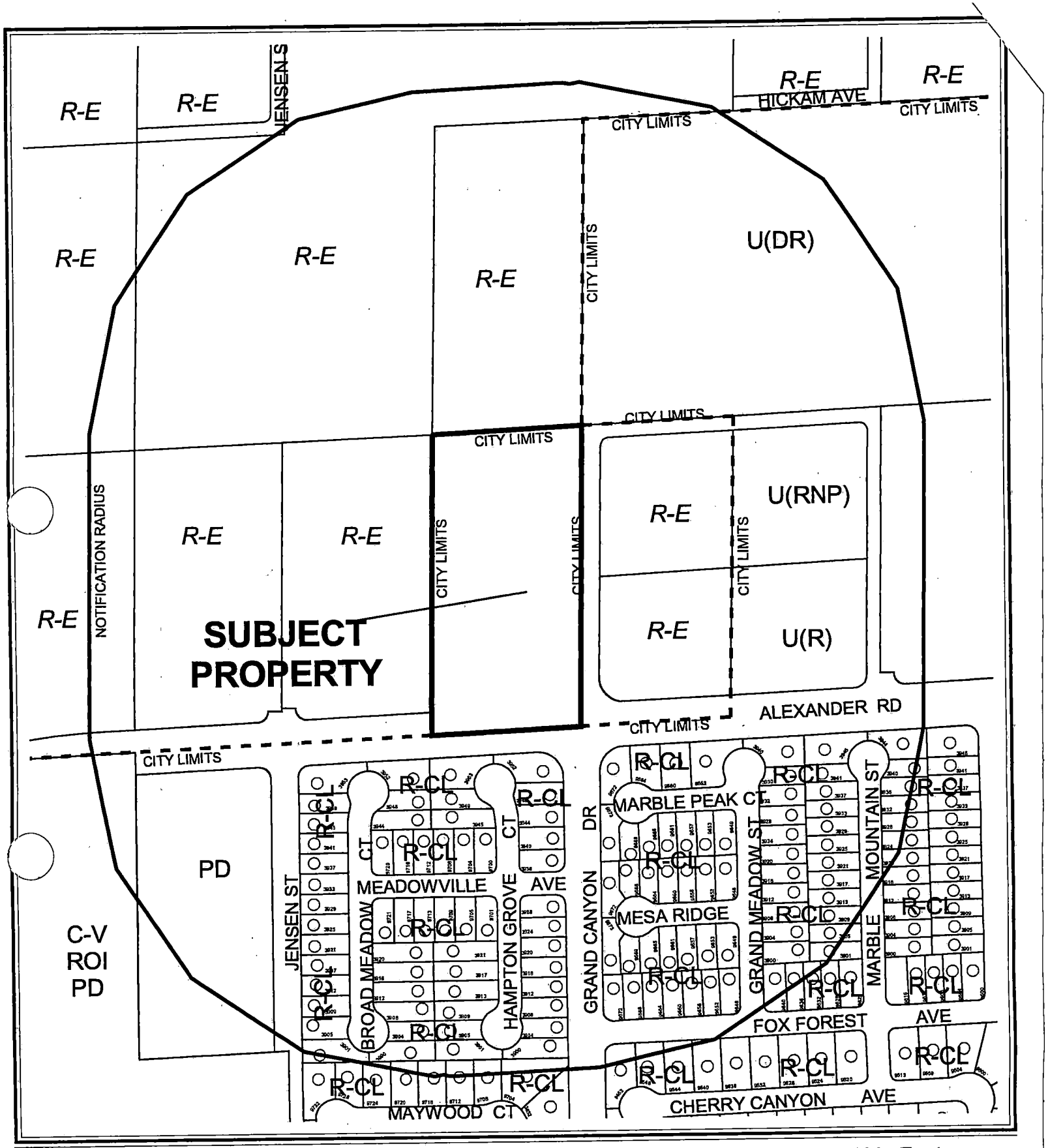
4. Construct half-street improvements on Grand Canyon Drive, including appropriate overpaving, and all incomplete half street improvements on Alexander Road adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the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

5. Coordinate with the City Engineer's office regarding possible impacts from the proposed Alexander Road/Hualapai Way Road Improvement Project, Cheyenne Avenue to Durango Drive.

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine offsite sewer requirements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

CONDITIONS – Continued:

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



0 200 400 Feet

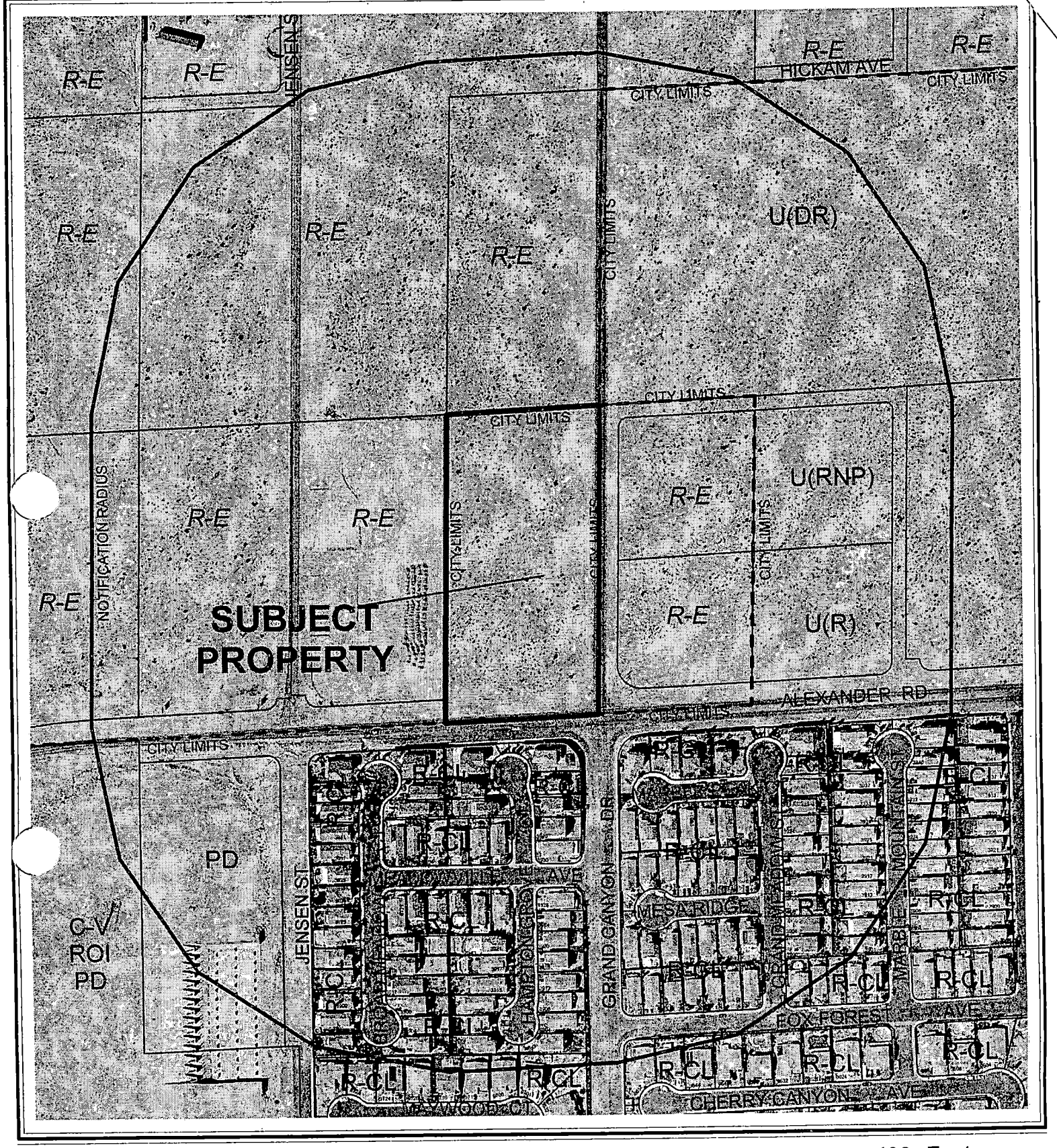
CASE: **ZON-5796**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N


R-E
R-E
JENSEN ST
R-E
HICKAM AVE
R-E
CITY LIMITS
CITY LIMITS
R-E
R-E
R-E
U(DR)
CITY LIMITS
CITY LIMITS
CITY LIMITS
R-E
U(RNP)
NOTIFICATION RADIUS
R-E
R-E
CITY LIMITS
CITY LIMITS
CITY LIMITS
R-E
U(R)
SUBJECT PROPERTY
ALEXANDER RD
CITY LIMITS
CITY LIMITS
PD
C-V
ROI
PD
JENSEN ST
R-CL
R-CL
R-CL

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5796 - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two (2) year time limit.

2. A Site Development Plan Review application (SDR-5797) for a nine lot single-family residential subdivision approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 40 feet for Grand Canyon Drive and a 54-foot radius corner at the northwest corner of Alexander Road and Grand Canyon Drive.

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

5. Coordinate with the City Engineer's office regarding possible impacts from the proposed Alexander Road/Hualapai Way Road Improvement Project, Cheyenne Avenue to Durango Drive.

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine offsite sewer requirements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from 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. An associated Site Development Plan Review (SDR-5797) for a proposed nine-lot single-family residential subdivision will be considered in conjuncture with this application.

B) Applicant's Justification

The applicant justifies this application by stating the existing Clark County zoning districts adjacent to the subject parcel allow nine lots per acre and will be developed as such, therefore to be competitive with developers in the surrounding area and to justify the development's expense they are requesting the zone change.

BACKGROUND INFORMATION

A) Previous Actions

11/21/01 The City Council approved an Annexation [A-0006-99(A)] application, which petitioned to annex property generally located at the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission recommended approval. The annexation became effective on 11/30/01.

B) Pre-Application Meeting

11/23/04 A pre-application conference was held and resulted in the following comments:

1. Dedicate and improve half streets adjacent to the site.
2. A drainage study and traffic impact fees are required.
3. A Home Owners Association is required with private streets.
4. A residential planned development of less than 12 proposed residential units is not required to provide open space.
5. A six-foot wide landscape buffer will be required for the frontage along Grand Canyon Drive.

PL

6. A Multi-Use Transportation Trail is required along the street frontage of Alexander Road.
7. Suggested R-D (Single Family Residential-Restricted) setbacks for the development.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property:	Undeveloped [Proposed nine-lot Residential Subdivision]
North:	Undeveloped [Clark County]
South:	Single-Family Residential Dwellings
East:	Undeveloped [Clark County]
West:	Undeveloped [Clark County]

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	Clark County
South:	L (Low Density Residential)
East:	Clark County
West:	Clark County

D) Existing Zoning

Subject Property:	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation]
North:	Clark County - Rural Estates Residential [2 Units Per Acre] (R-E)
South:	R-CL (Single Family Compact-Lot)
East:	Clark County - Rural Estates Residential [2 Units Per Acre] (R-E)
West:	Clark County - Rural Estates Residential [2 Units Per Acre] (R-E)

E) General Plan Compliance

The subject site is designated DR (Desert Rural Density Residential) within the Centennial Hills Sector Land Use Plan Map of the General Plan. The DR (Desert Rural Density Residential) General Plan designation allows for a maximum of 2 dwelling units per gross acre. The current

zoning designation of U (Undeveloped) on the site is in conformance with the general plan as it permits a density of 2 Units Per Acre. The proposed rezoning of the property to R-PD2 (Residential Planned Development – 2 Units Per Acre) is also in conformance with the DR (Desert Rural Density Residential) General Plan Designation.

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

Multi-Use Transportation Trail

A Multi-use Transportation Trail is required along the southern boundary alignment of the subject property, as shown on Map 2 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. The applicant has illustrated a 20-foot wide trail along the southern portion of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-5797), a related item.

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

PL

B) General Analysis and Discussion

The proposed rezoning is to allow a proposed nine-lot single-family residential subdivision adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. The proposed overall density of 1.8 dwelling Units Per Acre falls within the density range of the DR (Desert Rural Density Residential) General Plan designation. The average size of lots within the development is approximately 15,883 square feet. Access to the site will be made from Grand Canyon Drive, designated as an 80-foot Secondary Collector on the Master Plan of Streets and Highways; via a 40-foot wide private drive with "L" curbing.

The development located to the south is of a higher density than what is proposed for the subject site and future development to the east, west and north will consist of an equal or greater density than what has been proposed. Therefore, the requested rezoning from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development – 2 Units Per Acre) is appropriate and compatible with the surrounding area.

FINDINGS

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

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

   The proposed Rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) is compatible with the DR (Desert Rural Density Residential) land use category of the General Plan, which allows residential densities up to two dwelling units per gross acre. The proposal would develop at a density of 1.8 units per gross acre.

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

   The proposed development of a nine-lot single-family residential subdivision on a 5.0 acre parcel will be compatible with surrounding zoning districts, which call for development of a residential character at a density of at least 2 Units Per Acre.

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

The R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning on the subject site is an appropriate transition from the R-CL (Single Family Compact-Lot) to the south of the site and the R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) land use designations to the south, east and west.

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

Access to the site will be made from Grand Canyon Drive, designated as an 80-foot Secondary Collector on the Master Plan of Streets and Highways. Such street facilities will be adequate in size for the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 148 [Mailed with SDR-5797]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5796 APN: 138-06-401-006

Name of Property Owner: SHELDON PAUL / MARK TURNER

Name of Applicant: Same

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: x Sheldon W Paul

Print Name: _____

Subscribed and sworn before me

This 14th day of December, 2004

Donna Rayl

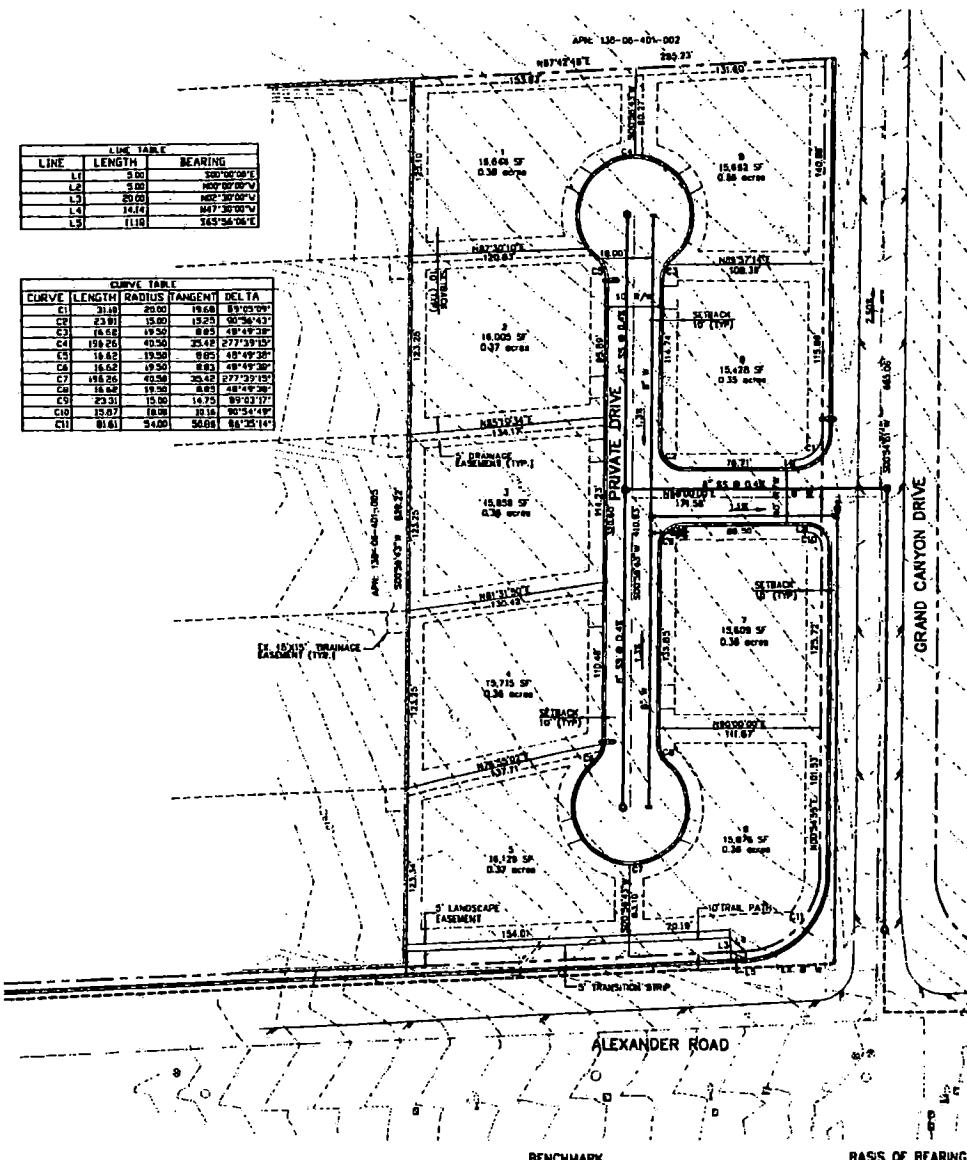
Notary Public in and for said County and State

DONNA RAYL
Notary Public State of Nevada
No. 94-4799-1
My appt. exp. June 18, 2006

SITE PLAN FOR "GRAND CANYON ESTATES"

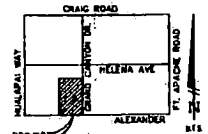
A RESIDENTIAL SUBDIVISION

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S00°00'08"E
L2	5.00	N00°00'00"W
L3	20.00	N02°30'00"W
L4	14.14	N47°30'00"W
L5	[.18]	S65°56'06"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.68	20.00	19.68	89°05'09"
C2	23.91	15.00	15.25	90°36'43"
C3	[8.58]	19.50	8.85	48°49'38"
C4	158.26	40.50	25.48	277°39'15"
C5	16.62	19.50	8.85	48°49'38"
C6	16.62	19.50	8.85	48°49'38"
C7	158.26	40.50	25.48	277°39'15"
C8	15.40	18.50	8.85	48°49'38"
C9	29.31	15.00	14.75	99°03'17"
C10	13.87	8.08	10.16	90°54'49"
C11	81.61	54.00	56.08	86°35'14"

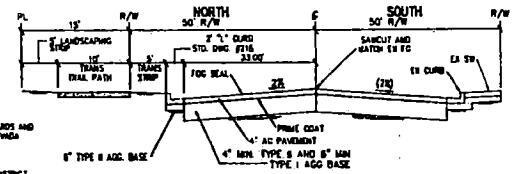


VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE

- MINIMUM LOT SIZE = 14,372 SF
- AVERAGE LOT SIZE = 14,786 SF
- GROSS AREA = 5.000 ACRES MORE OR LESS
- 1.800 LOTS PER ACRE



ALEXANDER ROAD
NO SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTH LAS VEGAS, NEVADA
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

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

3. UTILITY EASEMENTS TO BE DEDICATED TO THE RESPECTIVE AGENCIES.
4. STORM WATER TO SURFACE DRAIN ON STREETS
5. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA
6. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.

SEWAGE CONTRIBUTION

AVERAGE = (250 GPD) X (11 LOTS) = 2,750 GPD
PEAK = 0.825 GPD

SETBACKS

FRONT	15'
REAR	10'
SIDE	10'
CORNER	15'

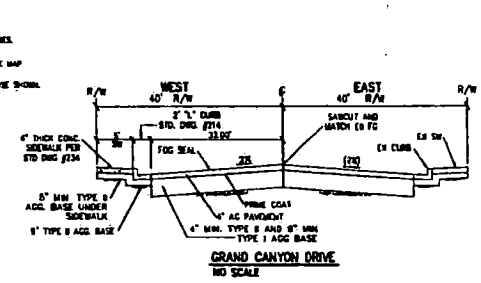
REFERENCE INFORMATION

ZONING: PUD

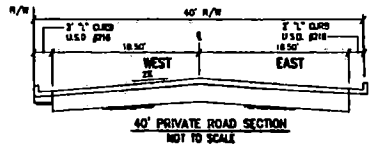
NOTE

BERMING OVER 24" ALLOWED IN SIZ EXCEPT TRAFFIC CONTROL DEVICES

NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS ARE PLANNED.

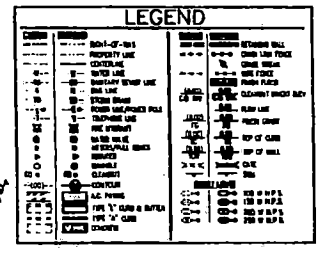


GRAND CANYON DRIVE
NO SCALE



40' PRIVATE ROAD SECTION
NOT TO SCALE

LEGEND



BENCHMARK

CLARK COUNTY BENCHMARK (BLVOO-7H4
CITY OF LAS VEGAS RIVET AND ALUMINUM PLATE IN TOP OF CURB, SOUTHEAST CORNER OF ALEXANDER RD. AND GRAND CANYON DR. NEAR PC OF GRAND CANYON DR.
ELEVATION= 792.856 METERS. 2601.23 FEET (NAVD 88)

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

BASIS OF BEARINGS

BEARING S87°39'00"E EAST BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA AS SHOWN ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE AS FILE 101, PAGE 98 OF SURVEYS.

OWNER/DEVELOPER

SHELDON W PAUL
6988 STONE MEADOWS AVE
LAS VEGAS NEVADA, 89142

Call before you Dig— 1-800-227-2600

Call before you OVERHEAD 1-702-593-6111

DELTA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

ZON-5796
01/27/05 PC

RECEIVED
DEC 14 2004

DELTA ENGINEERING
3131 W. CHEYENNE AVENUE, SUITE B
N. LAS VEGAS, NEVADA 89032
TEL: (702) 396-0777
FAX: (702) 396-0333
E-MAIL: DELTAENG@AOL.COM

GRAND CANYON ESTATES
APN: 138-06-401-006

SITE PLAN

DATE: 11/19/04
JOB NO: 04078
DESIGN BY: WSC
DRAWN BY: ACADD

SITE

SHEET 1 OF 1

PLANTING LEGEND

SYM	SIZE	AREA Ⓐ	COMMON NAME	BOTANICAL NAME
◯	24" BOX TREE		MESQUITE	PROSOPIS SPECIES
⊗	24" BOX TREE		BLUE PALO VERDE	CERCIDIUM FLORIDUM
○	5-GAL	5-EACH SECTION BETWEEN TREES 20'-0" O.C. MIXED	TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS
⊛	5-GAL			
	1-GAL GROUND COVER		LANTANA	LANTANA SPECIES
◯	24" BOX TREE	AREA Ⓐ1	MESQUITE	PROSOPIS SPECIES
⊗	24" BOX TREE		BLUE PALO VERDE	CERCIDIUM FLORIDIUM
○	5-GAL	5-EACH SECTION BETWEEN TREES 20'-0" O.C. MIXED	TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS
⊛	5-GAL			
	1-GAL GROUND COVER		DWARF COYOTE BRUSH	BACCHARIS CENTENNIAL

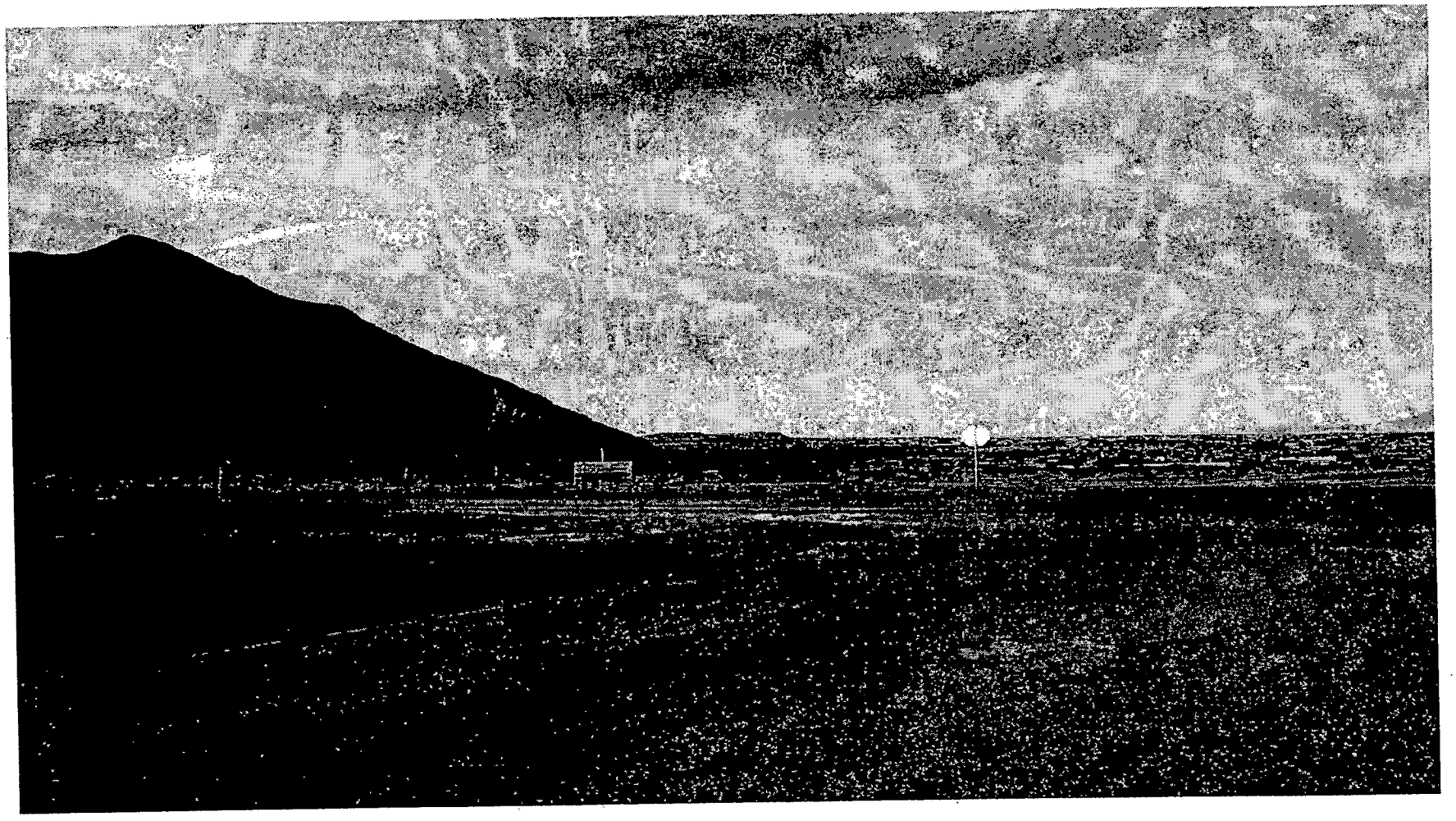
ZON-5796
01/27/05 PC

RECEIVED
DEC 14 2004

STM	SIZE	ARE (C)	COMMON NAME	BOTANICAL NAME
	16'-0" TALL	DATE PALM SELECT	DATE PALM	PHOENIX SPECIES
	16'-0" TALL		MEXICAN FAN PALM	WASINGTONIA ROBUSTA
	5-GAL		INDIA HAWTHORNE	RAPHIOLEPIS INDICA
	5-GAL		BIRD OF PARADISE	CEASALPINIA SPECIES
	1-GAL GROUND COVER		TRAILING DWARF ROSEMARY	ROSMARINUS OFFICINALIS PROSTRATUS
	18" BOULDER		NATIVE.	

ZON-5796
01/27/05 PC

RECEIVED
DEC 14 2004



ZON-5796 - APPLICANT/OWNER: SHELDON W. PAUL AND RAYMOND MARK TURNER
NORTHWEST CORNER OF GRAND CANYON DRIVE AND ALEXANDER ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04

JUSTIFICATION ZONE CHANGE
APN 138-06-401-006
December 12, 2004

THIS ZONE CHANGE IS BEING REQUESTED TO CHANGE THE EXISTING ZONING FROM U(DR) R-PD2.
THE EXISTING ZONING WILL NOT ALLOW 9 LOTS PER 5 ACRES (1.8 PER ACKER) IN THE CITY OF LAS VEGAS.

THE ADJACENT PROPERTY TO THE WEST AND THE EAST ARE IN THE COUNTY. THE COUNTY ALLOWS 9 LOTS PER ACRE IN THEIR EXISTING ZONING. THE WESTERN PROPERTY IS UNDER DEVELOPMENT; THE EASTERN PROPERTY WILL TENTIVELY HAVE 9 LOTS PER ACRE.

IN ORDER TO BE COMPETITIVE WITH OTHER DEVELOPERS IN THE IMMEDIATE AREA, IN THE COUNTY, AND JUSTIFY THE DEVELOPMENT EXPENSE WE ARE REQESTING THE ZONE CHANGE.

WE APPRICIEATE YOUR ASSISTANCE
THANKS

SHELDON PAUL