

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

IF APPROVED: C.C.: 03/02/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions and adding the following condition:

- *The applicant shall submit a revised parking study that reflects the increase in square footage of the structure.*

– UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application and indicated a condition should be added that required the applicant to resubmit a revised parking study reflecting the floor plans being reviewed during the meeting.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 76 – SUP-5799

MINUTES – Continued:

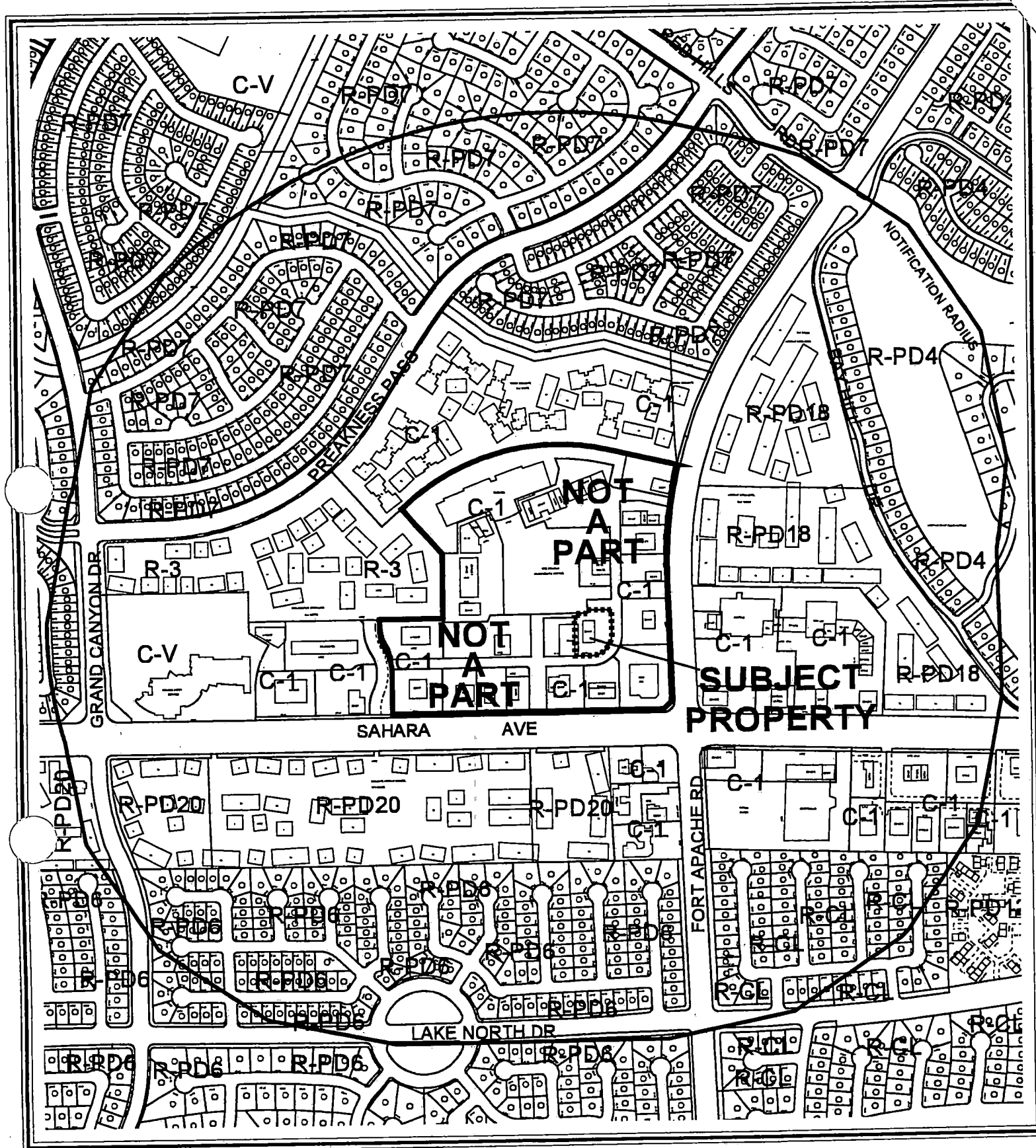
TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions including the resubmittal of the revised parking study.

CHAIRMAN NIGRO declared the Public Hearing closed.
(10:51 – 10:54)
4-180

CONDITIONS:

Planning and Development

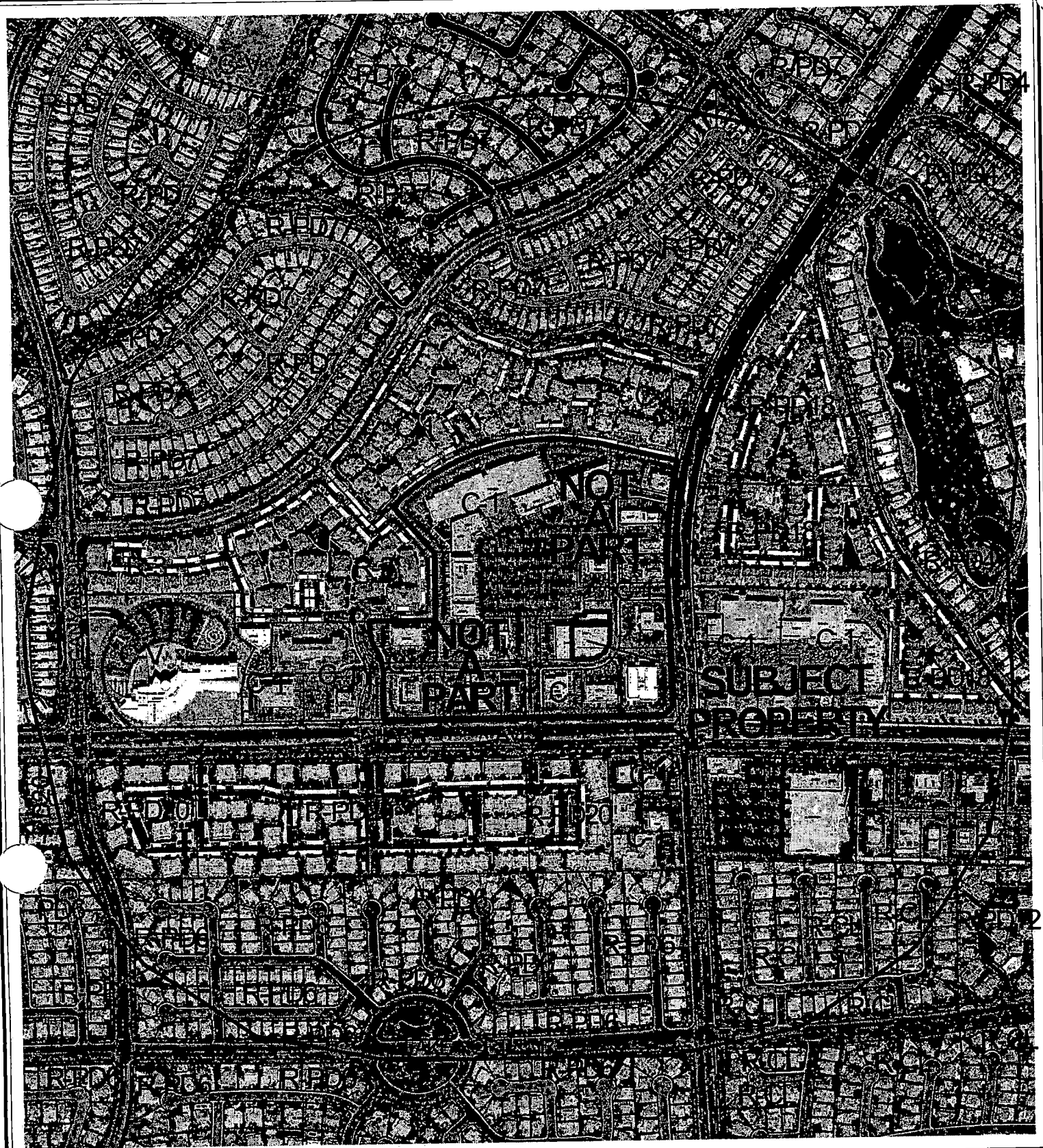
1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (On-sale) use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: SUP-5799

RADIUS: 1500 FT

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



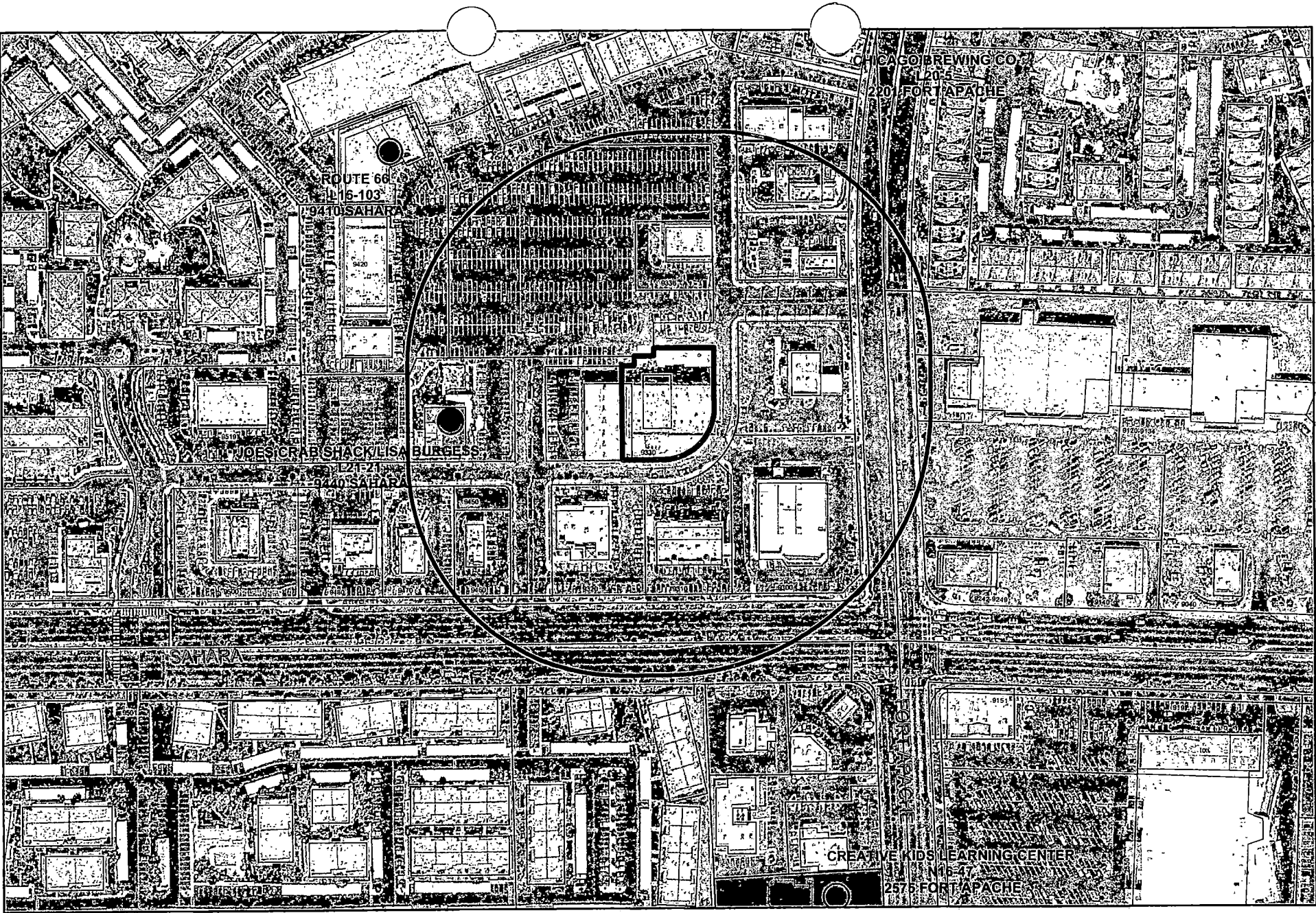
0 500 1000 Feet

CASE: SUP-5799

RADIUS: 1500 FT

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





SUP-5799

Protected Landuses

 Parks	 Taverns
 Schools	 Religious

Business Licenses

 Tavern	 Child Care/ Children Facility
 Supper Club/ Restaurant Service Bar	

- | |
|--|
|  Subject Property |
|  400 foot buffer |



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5799 - APPLICANT: CAFE DE TOUT - OWNER: TRIPLE
FIVE INTERCONTINENTAL, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (On-sale) use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed liquor establishment (on-premise consumption) at 9330 West Sahara Avenue, Suite #160.

B) Applicant's Justification

The applicant's representative justifies this application by stating the proposed "European style gourmet coffee lounge" will offer art exhibits and live entertainment, in addition to wireless internet access, while serving coffee, smoothies, beer and wine. The justification letter goes as far as to say that the establishment of such an enterprise is consistent and compatible with the original intent of the Village Square Shopping Center.

BACKGROUND INFORMATION

A) Previous Actions

02/15/89 The City Council approved a Rezoning (Z-0139-88) application for the reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, from N-U (Non Urban) under Resolution of Intent to R-PD4 (Residential Planned Development- 4 Units Per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-V (Civic), to R-PD7 (Residential Planned Development- 7 Units Per Acre), R-3 (Medium Density Residence), and C-1 (Limited Commercial) for the proposed use of Single Family Residential, Multifamily Residential, Commercial and Mixed Use Commercial, which consists of Retail/Service Commercial, Office and Multifamily (multi-story) Residential. The Planning Commission and staff both recommended approval.

10/24/02 The Planning Commission approved a Site Development Plan Review [Z-0139-88(42)] application for a two-story 30,000 square foot commercial building on 0.73 acres at 9330 West Sahara Avenue. Staff recommended approval.

SUP-5799 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

08/18/04 The City Council approved a Site Development Plan Review (SDR-4639) application on an adjacent site within the Village Square Commercial Center for a proposed 57,092 square foot retail/ commercial building and a waiver of required foundation landscaping on 1.61 acres approximately 260 feet north of Sahara Avenue and approximately 640 feet west of Fort Apache Road. The Planning Commission and Staff both recommended approval.

B) Pre-Application Meeting

11/24/04 A pre-application conference was held and resulted in the following comments:

1. The use will be located at 9330 West Sahara Avenue, Suite #160.
2. Photos of the existing building will suffice for elevations.
3. The restaurant/café is proposing to sell beer and wine only.
4. A liquor establishment (on-premise sales) needs 45 seats to meet the base condition of the Special Use Permit.
5. A master parking analysis of the Village Square Shopping Center must be submitted to evaluate if the site will be overburdened.
6. The lease area is 2,651 square feet.

The applicant's representative has submitted a parking analysis as requested. The applicant has also demonstrated a minimum of 45 seats within the establishment on the floor plan.

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: 0.73

B) Existing Land Use

Subject Property: Village Square Commercial Center
North: Apartment Complex
South: Apartment Complex; Restaurant & Gas Station / Car Wash
East: Commercial Center & Apartment Complex
West: Apartment Complex & Public Library

SUP-5799 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: M (Medium Density Residential)
SC (Service Commercial)
South: M (Medium Density Residential)
SC (Service Commercial)
East: M (Medium Density Residential)
SC (Service Commercial)
West: M (Medium Density Residential)
PF (Public Facilities)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: R-PD20 (Residential Planned Development – 20 Units Per Acre)
C-1 (Limited Commercial)
East: R-PD18 (Residential Planned Development – 18 Units Per Acre)
C-1 (Limited Commercial)
West: R-3 (Medium Density Residential)
C-V (Civic)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southwest Sector of the General Plan. The subject sites C-1 (Limited Commercial) zoning is in conformance with the SC (Service Commercial) General Plan Designation.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

PL

SUP-5799 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Restaurant, Café, Tavern, Bar and Other Eating and Drinking Establishments	2,651 SF.	1 Space / 50 SF of Public seating and waiting area + 1 Space / 200 SF of the total GFA remaining	39	2	39/46*	2

* The proposed use required a total of 39 regular parking spaces and 2 handicap parking spaces, one of which is to be a van accessible handicap parking space. The overall parking count for the Village Square Commercial Center is 2,436 parking spaces; of which 2,390 parking spaces are required for the various uses throughout the commercial subdivision. The parking requirements for the entire commercial subdivision, including the subject café, leave the site with 46 available parking spaces.

However, there are some discrepancies that must be noted in regards to the parking analysis for the entire commercial subdivision. First Pad P was approved by City Council as part of a Site Development Plan Review (SDR-4639), in which the square footage break down of retail to office is not reflected properly in the supplied parking analysis. Secondly, the applicant's representative states the square footage of the café as 2,651 square feet, meanwhile the parking analysis depicts it at a total square footage of 1,651 square feet. The floor plan submitted supports the former of the two numbers.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Liquor Establishment (On-Sale)	400 Feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park	Yes

The proposed use will be located within a proposed "European style gourmet coffee lounge" (Café De Tout). The proposed use is located at a greater distance than 400 feet from any protected use. Therefore, it meets the minimum distance separation requirement.

SUP-5799 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

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

Standards	Code Requirement	Provided
Trash Enclosure	Yes	Yes

A trash enclosure is located at the southern portion of the subject site and was previously approved as part of the original Site Development Plan Review [Z-0139-88(42)].

B) General Analysis and Discussion

• Zoning

The subject site is currently zoned C-1 (Limited Commercial). A Liquor Establishment (On-sale) use is permitted in C-1 with the approval of a Special Use Permit.

• Use

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this Liquor Establishment (On-sale) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius. The proposed sale of beer, wine will be an accessory use to a proposed café (Café De Tout). The café has been issued a permit for a Tentative Improvement for a Certificate of Occupancy on 08/23/04.

• Conditions

The following conditions are stipulated for the Liquor Establishment (On-sale/Off-sale/On-Off sale) use within a C-1 (Limited Commercial) zoning district. The conditions with asterisks are cannot be waived:

- *1. Except as otherwise provided in this Chapter, no liquor establishment (on-sale/off-sale/on-off-sale) use (hereinafter "liquor establishment") shall be located within four hundred feet of any church, synagogue, school, childcare facility licensed for more than twelve children, or City park.
- *2. Except as otherwise provided in Subsection (3) below, the distances referred to in Subsection 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment which is closest to the existing use to which the measurement pertains, and the other

being the property line of that existing use which is closest to the proposed liquor establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

- a. Any leasehold parcel; or
- b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection 1.

*3. In the case of a liquor establishment proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:

- a. From the nearest property line of the existing use to the nearest portion of the structure in which the liquor establishment will be located, without regard to intervening obstacles; or
- b. In the case of a proposed liquor establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the liquor establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for a liquor establishment which also requires a waiver of the distance limitation in Subsection 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Subsection (1) do not apply to:

- a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
- b. A proposed retail establishment having more than 50,000 square feet or retail floor space.

*6. All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

SUP-5799 - Staff Report Page Seven
January 27, 2005 - Planning Commission Meeting

7. The minimum distance requirements set forth in Subsection (1), which are otherwise non-waivable under the provisions of this subdivision, may be waived:
- a. In accordance with the provisions of Subsection 19.040.050(A)(4) for any liquor establishment, which is proposed to be located on a parcel within the Downtown Casino Overlay District;
 - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any liquor establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or
 - c. In connection with a proposed retail establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10% of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
 - d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right-of-way with a width of at least 100 feet.

The application appears to meet all the applicable conditions of Title 19.04.050.

FINDINGS

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

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

The proposed Liquor Establishment (On-sale) use will be an accessory use to a proposed café. It is located in a predominantly commercial area along a Primary Arterial. For these reasons, the use is compatible with existing land uses and appropriate for the area.

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

The subject site is physically suitable for the type and intensity of land use proposed. The addition of a Liquor Establishment (On-sale) use does not affect the parking requirement for the proposed café. The café does however reduce the total available parking within Village Square Commercial Center, therefore making future developments tenuous in regards to parking.

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

The subject location is accessible from Sahara Avenue and Fort Apache Road, both are 100-foot Primary Arterials as indicated on the Master Plan of Streets and Highways, which are of adequate in size and capacity to accommodate the proposed Liquor Establishment (On-Sale)/café.

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

The public health, safety, and welfare and the objectives of the General Plan would not be compromised as a result of the approval of a Special Use Permit, because the proposed Liquor Establishment (On-sale) would be subject to inspections for a Certificate of Occupancy and that of Business Services.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

NOTICES MAILED 906

APPROVALS 0

PROTESTS 1

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-5799** APN: 163-06-816-019

Name of Property Owner: Triple Five Intercontinental, LLC

Name of Applicant: Cafe De Tout

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: _____

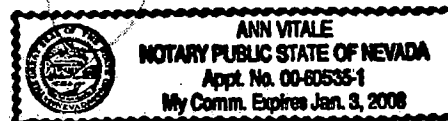
Signature of Property Owner/Authorized Agent: _____

Print Name:

County of Clark
Subscribed and sworn before me

This 4th day of December, 2004

Ann Vitale
Notary Public in and for said County and State



Perlman

Architects, Inc.

Parking Summary for Village Square

December 13, 2004

	Bldg Area	Parking Required	Parking Provided	Parking Available
Totals:				
Theater	60,000 sf	682 #	800	118
Pads	279,921 sf	1299 #	1293	-6
Retail/Office Bldgs (R1-5)	95,064 sf	412 #	348	-64
Overall Site	434,985 sf	2,392 #	2,441	49

Parking Calculations for Village Square

October 14, 2002

Parcel	Tenant	Lot Area	Bldg Area	Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
A	Bertolini's	46,385 sf 1.06 acres	7,000 sf	Rest/Public Kitchen, etc	4,087 2,913	1 per 50 1 per 200	82 15	98	2
B	IHOP	31,673 sf 0.73 acres	4,700 sf	Rest/Public Kitchen, etc	2,102 2,598	1 per 50 1 per 200	42 13	61	6
C	Money Tree	27,675 sf 0.64 acres	2,700 sf	Financial	2,700	1 per 200	14	35	22
D	KFC w/ Drive thru	16,800 sf 0.39 acres	2,400 sf	Rest/public Kitchen Etc	1,901 499	1 per 200 1 per 50	10 10	19	0
F	UMC	35,006 sf 0.80 acres	8,600 sf	Medical Clinic	2,000 6,600	1 per 200 1 per 250	10 26	38	2
G 1	Wolf Camera	34,765 sf 0.80 acres	2,081 sf	Retail	2,081	1 per 250	8	8	0
2	Rubio's		2,095 sf	Rest/Public Kitchen, etc	800 1,295	1 per 50 1 per 200	16 7	39	16
3	Sprint		2,081 sf	Retail	2,081	1 per 250	8	8	0
4	Cleaners		2,111 sf	Retail	2,081	1 per 250	8	8	0
H	Rite Aid		17,175 sf	Retail	17,175	1 per 250	69	79	10
I	Bank of America	44,330 sf 1.02 acres	4,571 sf	Financial	4,571	1 per 200	23	45	22
J	Taco Bell w/ Drive thru	25,818 sf 0.59 acres	2,500 sf	Kitchen etc Rest/ Public	1,153 1,347	1 per 200 1 per 50	6 27	36	30
K	Jack in the Box w/ Drive thru	26,670 sf 0.61 acres	2,700 sf	Kitchen etc Rest/ Public	1,327 1,373	1 per 200 1 per 50	7 28	29	22
L	Daniel's West	8,675 sf 0.20 acres	3,925 sf	Retail	3,925	1 per 250	16	29	13
	Empty		1,260 sf	Retail	1,260	1 per 250	5	5	0
	Optika		1,060 sf	Retail	1,060	1 per 250	4	4	0
	Quizno's		1,320 sf	Rest/Public Kitchen etc	510 810	1 per 50 1 per 200	11 5	11	0
	Chatter Box		1,110 sf	Retail	1,110	1 per 250	4	4	0
M	Brew Pub	34,840 sf 0.80 acres	6,400 sf	Rest/Public Kitchen, etc	2,370 4,030	1 per 50 1 per 200	47 20	67	-1
N	Auto Zone	18,210 sf 0.42 acres	5,400 sf	Retail	5,400	1 per 250	22	21	-1
O1	Mixed Use	31,795 sf 0.73 acres	29,301 sf Café De Tout Café De Toul	Retail Rest/Public Kitchen, etc Office	12,400 646 1,005 15,250	1 per 250 1 per 50 1 per 200 1 per 300	50 13 5 51	43 12 5 50	-7 -1 0 -1
O2	Retail	24,360 sf 0.56 acres	9,715 sf	Retail	9,715	1 per 250	39	70	31
P	Office / Retail	70,345 sf 1.61 acres	57,092 sf	Retail Office	21,266 35,826	1 per 250 1 per 300	85 120	100	-105
Q	Office Triple Five	49,415 sf 1.13 acres	19,500 sf	Office	19,500	1 per 300	65	70	5
R	Hawthorne Suites	81,290 sf 1.87 acres	41,340 sf	Hotel	77	1 per room	77	78	1
S	Young Israel	26,242 sf 0.60 acres	7,600 sf	House Worship	4,419	1 per 100 of Assembly Rm	44	21	-23
U	Office	55,010 sf 1.26 acres	27,984 sf	Office	27,984	1 per 300	93	93	0
V	Z'Tejas	55,697 sf 1.28 acres	6,200 sf	Rest/Public Patio Kitchen, etc	3,195 1,000 2,005	1 per 50 1 per 50 1 per 200	64 20 10	102	8

Totals for Pads

279,921 sf

1299

1293

-6

Th

Theater *

3,606 seats

60,000 sf

Gross area
per Employee

15

1 per 90
1 per 1

667
15

682

800

118

*

* Note:

The Theater was submitted and approved for parking calc's under the old ordinance at 1 per 90 sf plus employees.

Parking Calculations for Village Square

October 2, 2002

Building	Tenant	Suite Area		Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
Building R-1									
100	Country Hutch	2,458	sf	Retail	2,458	1 per 250	10	4	-6
102	Lady's Ware	1,600	sf	Retail	1,600	1 per 250	7	7	0
104	Maxter's Jewlery	1,520	sf	Retail	1,520	1 per 250	7	7	0
105	Casual Elegance	1,520	sf	Retail	1,520	1 per 250	7	7	0
106	Promenade footwear	1,520	sf	Retail	1,520	1 per 250	7	7	0
107	Alexis Shea	1,600	sf	Retail	1,600	1 per 250	7	7	0
108	Learning Express	2,665	sf	Retail	2,665	1 per 250	11	7	-4
Second Floor									
200	Century 21	6,720	sf	Office	6,720	1 per 300	23	18	-5
201	1st Am. Title	2,282	sf	Office	2,282	1 per 300	8	5	-3
204	Country Wide	2,421	sf	Office	2,421	1 per 300	9	6	-3
Common		3,920	sf	Gross area					n/a
Total Area R-1		28,226	sf				96	75	-21
Building R-2									
110	Stash Clothing	1,600	sf	Retail	1,600	1 per 250	7	7	0
120	Interiors Gallery	1,600	sf	Retail	1,600	1 per 250	7	7	0
130	Surfer Steve's	2,000	sf	Retail	2,000	1 per 250	8	8	0
140	Euphoria Spa	5,115	sf	Health Club	5,115	1 per 200	26	20	-6
150	Empty	5,110	sf	Retail	5,110	1 per 250	20	35	15
Common		81	sf	Gross area					n/a
Total Area R-2		15,506	sf				69	77	9
Building R-5									
100	Ancient Pearl	4,118	sf	Retail	4,118	1 per 250	17	10	-7
Common		95							
Total Area R-5		4,213	sf				17	10	-7
Total R-1, R-2 & R-5		47,945	sf				182	162	-19

Parking Calculations for Village Square

May 24, 2004

Building	Tenant	Suite Area	Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available

Building R-3

110	Pick-Up Stix	3,002	sf	Rest/Public Kitchen, etc	1,104 1,898	1 per 50 1 per 200	22 9	20 -12
120	Seven Rings Gallery	1,603	sf	Retail	1,603	1 per 250	6	6 0
130	Alligator Soup	1,400	sf	Retail	1,400	1 per 250	6	6 0
140	Cold Stone Creamery	1,400	sf	Rest/Public Kitchen, etc	800 600	1 per 50 1 per 200	16 3	10 -9
150	Manhattan Franks	2,200	sf	Rest/Public Kitchen, etc	800 1,400	1 per 50 1 per 200	16 7	16 -7
160	Ivy	800	sf	Retail	800	1 per 250	3	4 1
170	Round Table Pizza	3,184	sf	Rest/Public Kitchen, etc	1,704 1,480	1 per 50 1 per 200	34 7	20 -21
Common		148	sf	Gross area				n/a

Total R-3

13,737 sf

130

82

-48

Building R-4

100	Image Exhibit	1,140	sf	Retail	1,140	1 per 250	5	5 0
101	Available	1,565	sf	Retail	1,565	1 per 250	7	7 0
103	Tinder Box	1,600	sf	Retail	1,600	1 per 250	7	7 0
104	Pacific PCS	1,000	sf	Retail	1,000	1 per 250	4	4 0
105	Lakes Lady	3,640	sf	Health Club	3,640	1 per 200	15	15 0
108	Big Screen TV	6,382	sf	Display Warehouse	3,000 3,382	1 per 500 1 per 2500	6 1	9 2

Second Floor

202	Dr. LaMancusa	2,425	sf	Office	2,425	1 per 200	13	10 -3
203	Country Wide	1,979	sf	Medical	1,979	1 per 300	7	11 4
204	Mt View Chiropr.	1,320	sf	Medical	1,320 0	1 per 200 1 per 175	7 0	10 3
205	Internal Health	1,923	sf	Medical	1,923 0	1 per 200 1 per 175	10 0	11 1
206	Euphoria School	6,089	sf	Office	6,089	1 per 4 Students	17	15 -2
Common		4,319	sf	Gross area				n/a

Total R-4

33,382 sf

99

104

5

Total R-3 & R-4

47,119 sf

230

186

-44

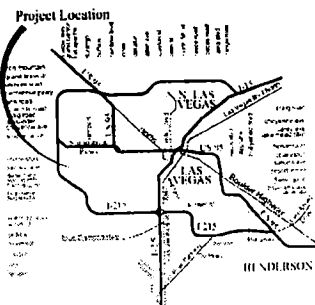
SITE INFORMATION

OVERALL PARKING REQUIREMENTS (City Requirements)

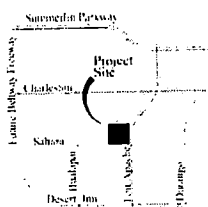
	Blgd. Area	Parking Required	Parking Provided
Totals			
Theater	60,000 sf	682 spaces	800 spaces
Pods	277,975 sf	1,319 spaces	1,342 spaces
Retail Office Bldg	95,127 sf	449 spaces	308 spaces
Overall Site	433,102 sf	2,450 spaces	2,450 spaces

Number of Hard-asphalt Spaces 83 Spaces

Number of Hard-asphalt Spaces 83 Spaces



Vicinity Map



Location Map

Sahara West Library & Art Museum

Existing Multi-Family Residential

Existing Multi-Family Residential

Existing Multi-Family Residential

Existing Retail

Existing Retail

Sahara Avenue

Multi-Family Residential

Existing Retail

Note: This plan has been prepared without benefit of a complete survey. It is a conceptual plan and no guarantee of its accuracy is implied.



Scale: 1" = 80'

Perlman

PERLMAN ARCHITECTS, INC.
2000 CYPRESS AVENUE, SUITE 200
LAS VEGAS, NEVADA 89114
(702) 735-1111

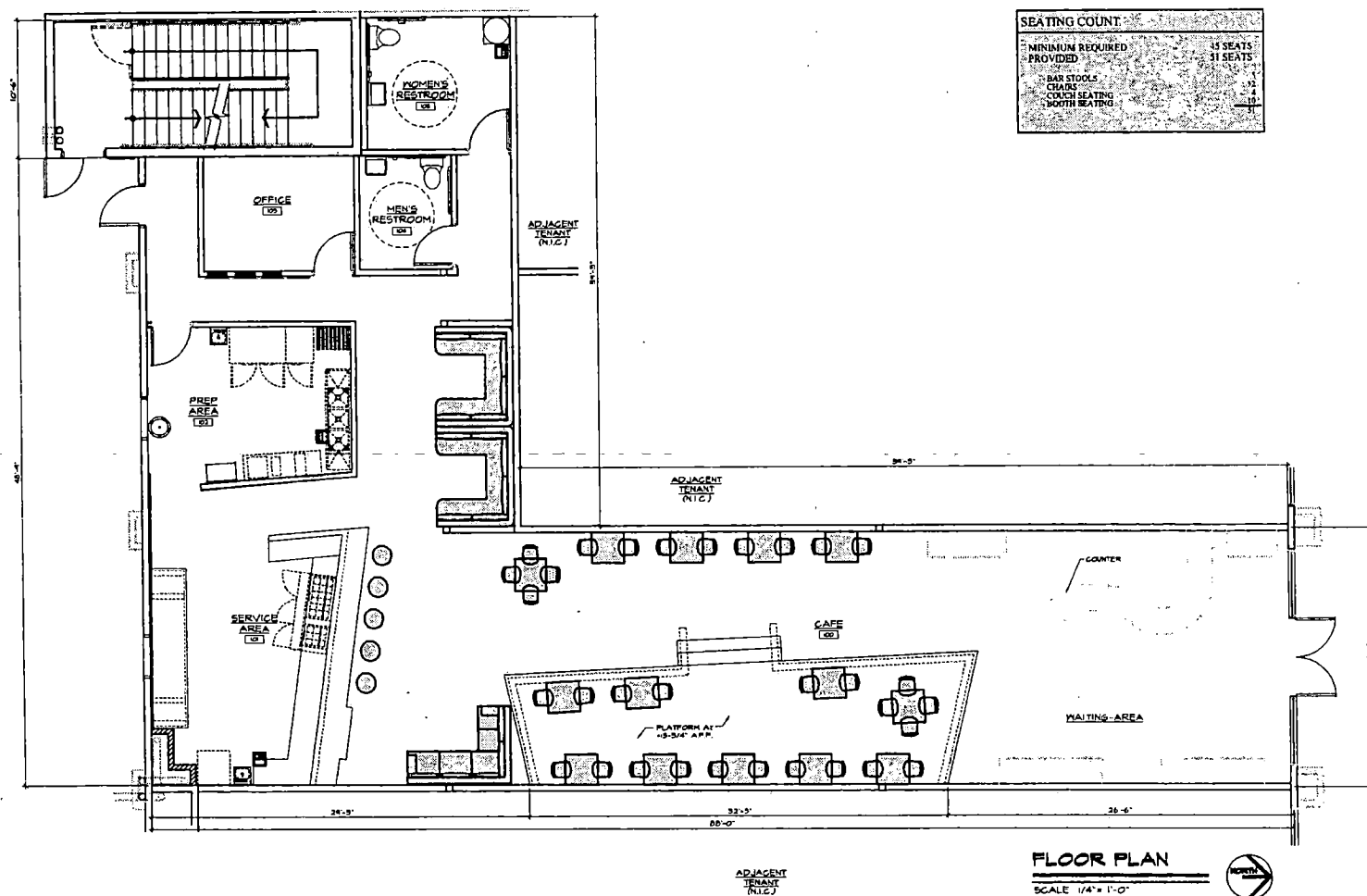
Date: December 09, 2004
Project Number: 104235

DEC 14 2004

Cafe De Tout Village Square Site Plan

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

SUP-5799
01/27/05 PC



Cafe De Tout Village Square- Pad 1- Suite 160

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Date: December 09, 2004
Project Number: 104235

SUP-5799
01/27/05 PC

Perlman
PERLMAN ARCHITECTS, INC.
2250 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89011
702.939.9900 702.939.5222 FAX

RECEIVED
DEC 14 2004



SUP-5799 - APPLICANT: CAFE DE TOUT - OWNER: TRIPLE FIVE INTERCONTINENTAL, LLC
9330 WEST SAHARA AVENUE, SUITE #160
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



SUP-5799 - APPLICANT: CAFE DE TOUT - OWNER: TRIPLE FIVE INTERCONTINENTAL, LLC
9330 WEST SAHARA AVENUE, SUITE #160
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

LAS VEGAS OFFICE

TABITHA F. KEETCH
tkeetch@kkbr.com

December 14, 2004

Via: Hand Delivery

To Whom it May Concern
CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

Dear Sir or Madam:

***Re: Justification Letter – Special Use Permit On-Premise Consumption
of Alcohol***

Please be advised this office represents the applicant in the above referenced matter. The proposed 2,651 square foot commercial pad is located within the Village Square Shopping Center on the northwest corner of Sahara Avenue and Fort Apache Road. This request is for a special use permit for the on-premise consumption of alcohol.

The applicant is proposing a European style gourmet coffee lounge that incorporates an eclectic blend of live entertainment (jazz, blues, etc.) and displayed artwork featuring local artists. The café will feature gourmet quality coffee, smoothies, specialty salads, sandwiches, pastries and gelato. In addition, the applicant proposes to serve beer and wine by the glass and/or retail these items by the bottle and in gift baskets. Other retail merchandise will include but is not limited to: café novelty items (mugs, bottle openers, etc.); gourmet food items (chocolate covered nuts, specialty olive oils and vinaigrettes, teas and coffee by the pound). Finally, the café will offer unlimited wireless internet connection, comfortable couch sitting areas and an intimate corner booth sitting area where informal business meetings may be conducted. Other amenities will include a plasma T.V., a book club and various other activities to involve individual customers and local organizations.

The proposed use is consistent and compatible with the Village Square Shopping Center. This location is ideal for such a use and will compliment the other existing uses in the area. Further, the proposed use is exactly what was contemplated when Village Square was originally approved.

Thank you for your kind consideration of this matter, please contact me should you have any questions or concerns.

Sincerely,

KUMMER KAEMPFER BONNER & RENSCHAW

Tabitha F. Keetch

Tabitha F. Keetch

TFK/lsm

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

16306713051
BROWNE-AINGE BRICKEN
1816 SCENIC SUNRISE DR
LAS VEGAS NV 89117-7207

Case: SUP-5799

MEETING: PLANNING COMMISSION
DATE: JANUARY 27, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA
your zipcode ??

SUP-5799

APPLICANT: CAFE DE TOUT - OWNER: TRIPLE FIVE INTERCONTINENTAL, LLC - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED LIQUOR ESTABLISHMENT (ON-PREMISE CONSUMPTION) AT 9330 WEST SAHARA AVENUE, SUITE #160 (APN 163-06-816-019), C-1 (LIMITED COMMERCIAL) ZONE, WARD 2 (WOLFSON).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



I object
Guillermo - Jif

GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

IF APPROVED: C.C.: 03/02/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application.

JAY BROWN, Attorney, Singer & Brown, 520 South 4th Street, appeared on behalf of the applicant and concurred with all conditions.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:54 – 10:56)

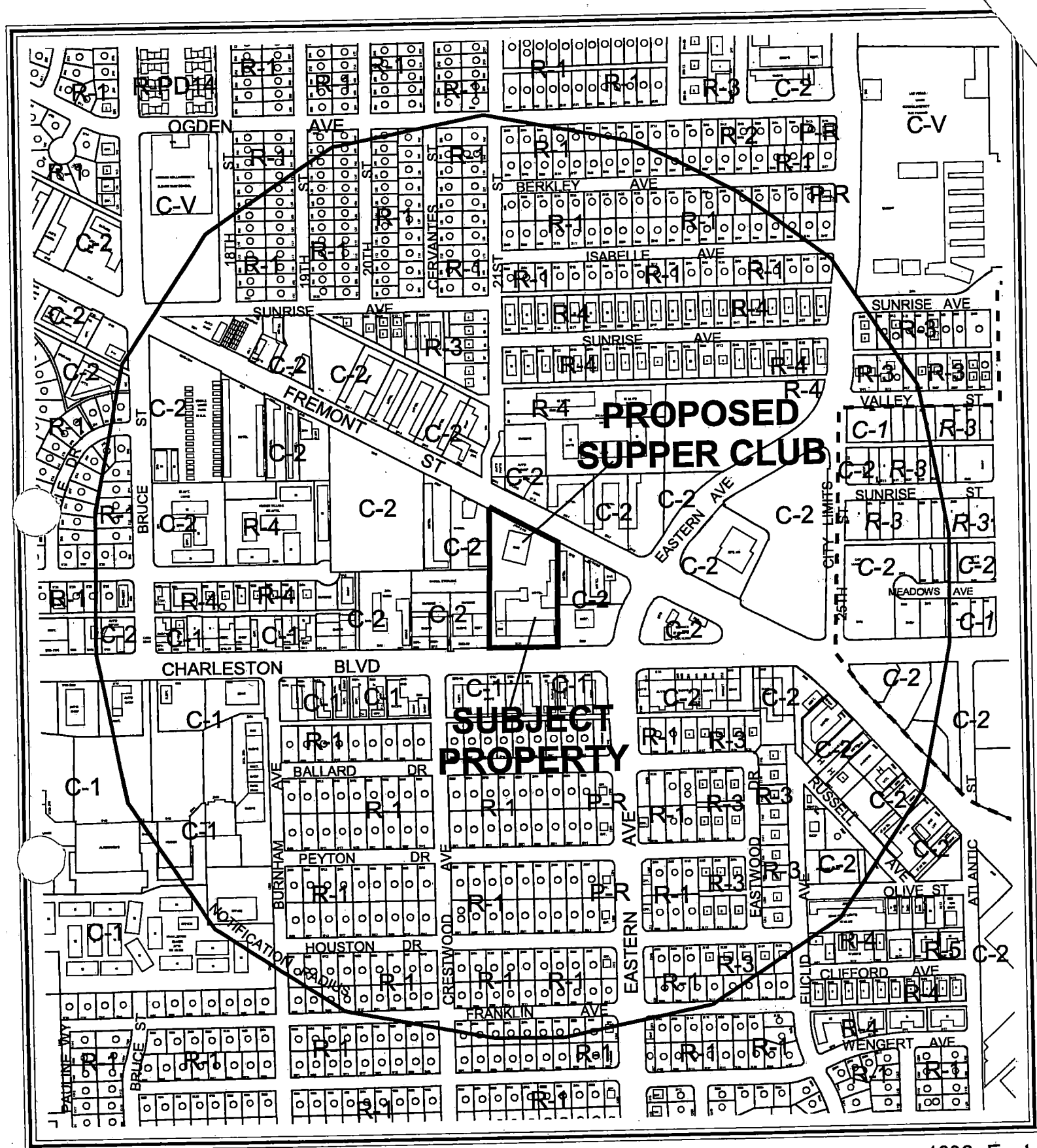
4-271

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 77 – SUP-5802

CONDITIONS:

Planning and Development

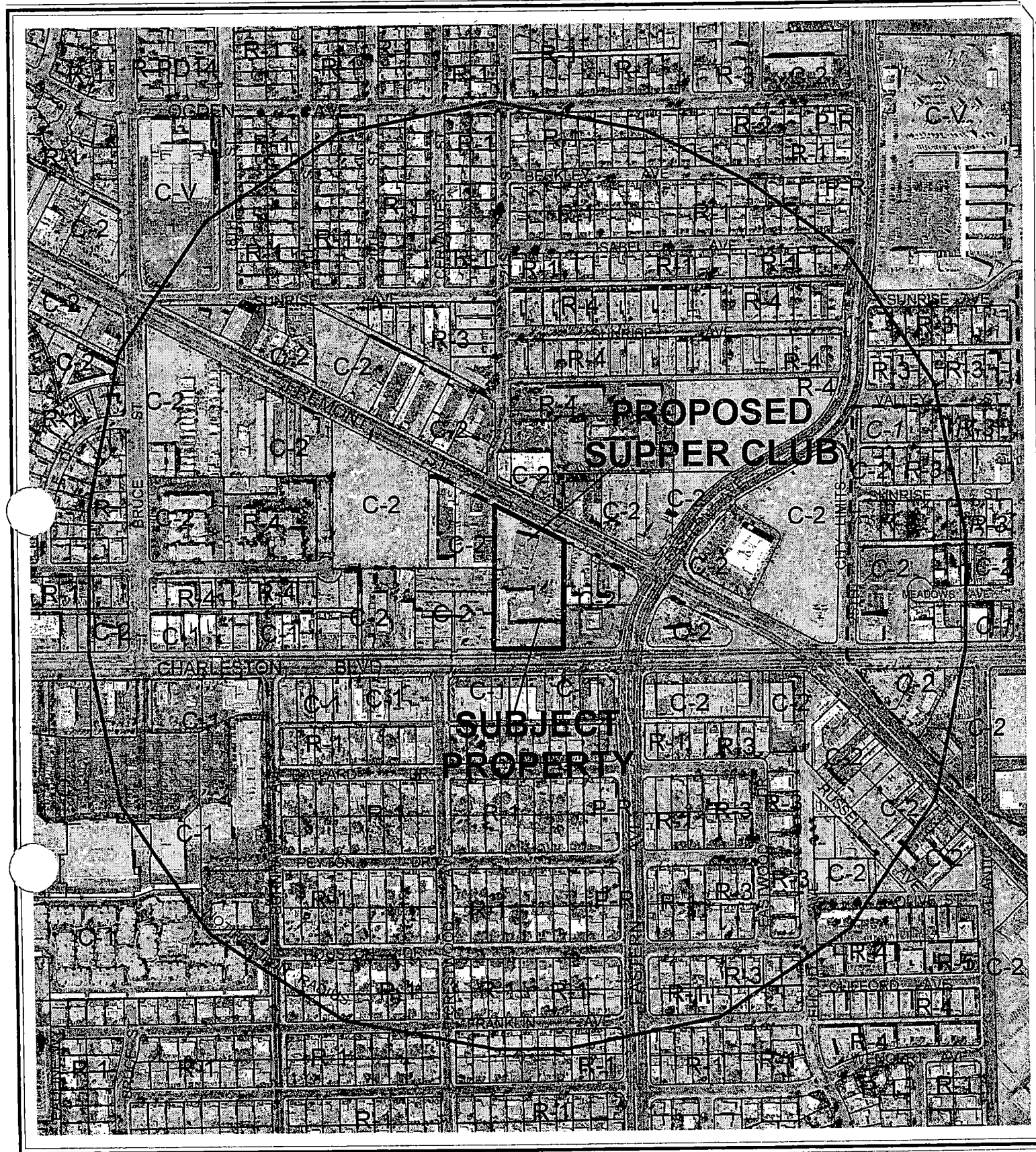
1. This Special Use Permit shall be subject to a one (1) year review.
2. Conformance to all minimum requirements under Title 19.04.050 for a Supper Club use.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.
4. Conformance to the Conditions of Approval of Required Review [U-0008-99(1)] and Special Use Permit (U-0008-98).
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. Approval of this Special Use Permit does not constitute approval for the expansion of the existing building. Any expansion shall be subject to the approval process described in Title 19.18.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. A landscape buffer and 42" parking lot screen fence shall be installed along the Fremont Street property frontage in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan; exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
9. Any trash enclosure on the site shall be walled and roofed in accordance with the requirements listed in Title 19.08.045.
10. All City Code requirements and design standards of all City departments must be satisfied. Public Works
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the issuance of a Certificate of Occupancy.



CASE: SUP-5802

RADIUS: 1500 FT

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



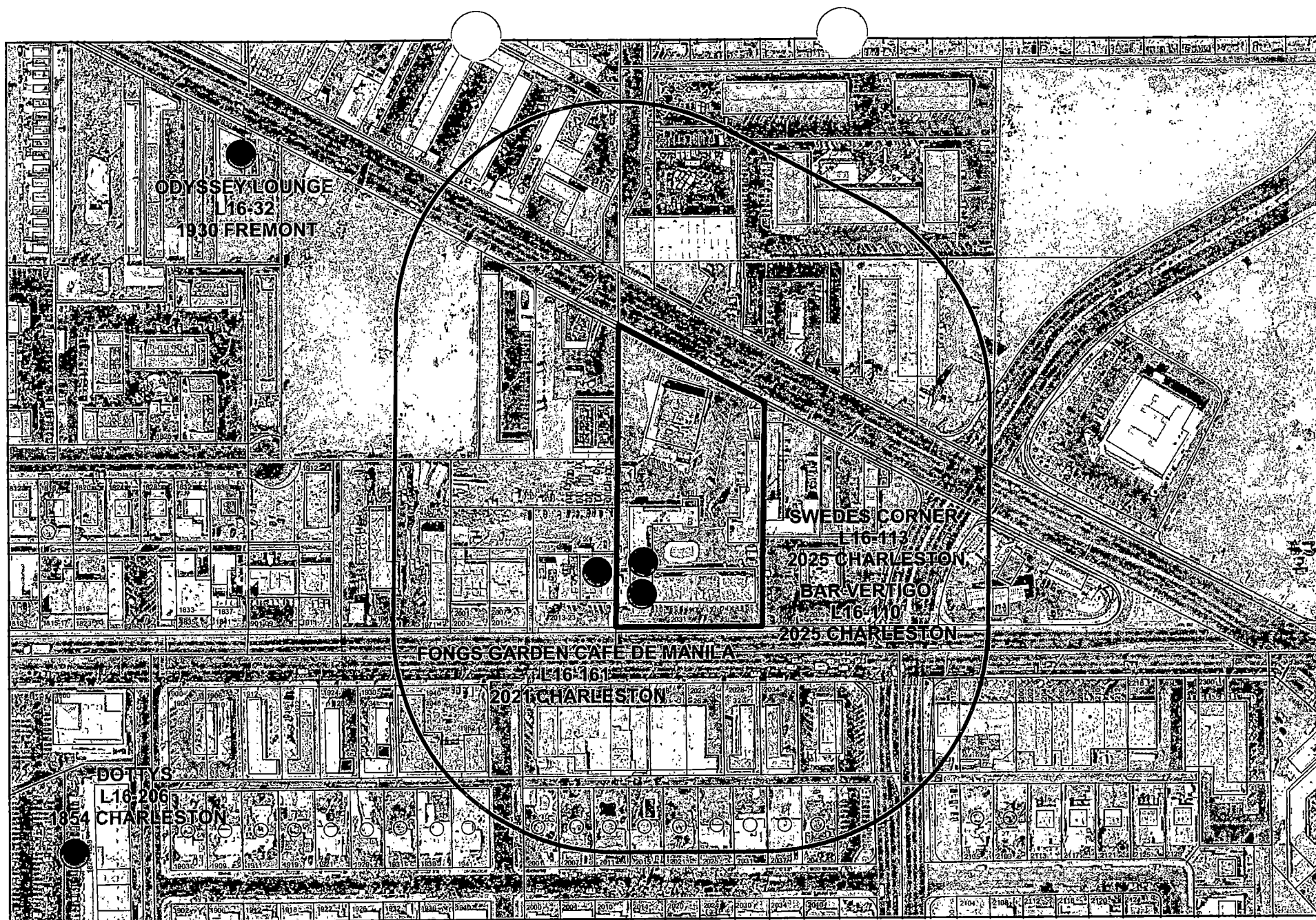
CASE: SUP-5802

RADIUS: 1500 FT

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

0 500 1000 Feet





SUP-5802

Protected Landuses

 Parks	 Taverns
 Schools	 Religious

Business Licenses

 Tavern	 Child Care/ Children Facility
 Supper Club/ Restaurant Service Bar	

 Subject Property

 400 foot buffer



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5802 - APPLICANT: MICHELLE GOMEZ - OWNER:
MARK H. MINTZ AND THE MINTZ FAMILY TRUST OF 1992**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be subject to a one (1) year review.
2. Conformance to all minimum requirements under Title 19.04.050 for a Supper Club use.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.
4. Conformance to the Conditions of Approval of Required Review [U-0008-99(1)] and Special Use Permit (U-0008-98).
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. Approval of this Special Use Permit does not constitute approval for the expansion of the existing building. Any expansion shall be subject to the approval process described in Title 19.18.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. A landscape buffer and 42" parking lot screen fence shall be installed along the Fremont Street property frontage in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan; exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
9. Any trash enclosure on the site shall be walled and roofed in accordance with the requirements listed in Title 19.08.045.
10. All City Code requirements and design standards of all City departments must be satisfied.

SUP-5802 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the issuance of a Certificate of Occupancy.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit for a proposed Supper Club at 2100 Fremont Street. The proposed Supper Club is located on a parcel with an existing motel and tavern.

B) Applicant's Justification

The applicant states that a Special Use Permit for a Supper Club was previously granted for the property. In addition, it is stated that the club will be a welcome addition to the neighborhood and that it will complement the surrounding area, and that it will provide a family-style Mexican and seafood restaurant that does not currently exist.

BACKGROUND INFORMATION

A) Previous Actions

- 03/02/99 The board of Adjustment approved a Variance (V-0005-99) from side-yard setback requirements for a wireless communications tower on the site.
- 04/12/99 The City Council approved a Special Use Permit (U-0008-99) for a 75-foot tall wireless communications tower on the site. The Planning Commission recommended approval of the request on 03/11/99. The Special Use Permit was subject to a one-year review.
- 06/07/00 The City Council approved a Required Review for [U-0008-99(1)] for the wireless communication tower. The Planning Commission recommended approval of the request on 04/27/00.
- 12/05/01 The City Council approved a Special Use Permit (U-0133-01) to allow a Supper Club on the subject site. The Planning Commission recommended approval of the request on 10/18/01. The Special Use Permit was subject to a one-year review.

SUP-5802 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

02/26/03 The Supper Club license at the subject location was put on non-operational status by the Business Services Division.

B) Pre-Application Meeting

11/29/04 At the pre-application conference, the applicant was notified of the need to provide a parking analysis for the site, and was informed that a separate Special Use Permit application would be required for any gaming on the site. In addition, it was noted that the applicant would be responsible for disclosing if any churches were within the 400-foot separation radius.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.8

B) Existing Land Use

Subject Property: Motel Use
Tavern Use
North: Retail Use
Motel Use
South: Retail Use
Restaurant Use
East: Motel Use
Restaurant Use
West: Truck Rental
Retail Use
Restaurant Use

C) Planned Land Use

Subject Property: MXU (Mixed-Use)
North: MXU (Mixed-Use)
C (Commercial)
South: C (Commercial)
East: C (Commercial)
West: MXU (Mixed-Use)

SUP-5802 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

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

E) General Plan Compliance

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

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

Redevelopment Plan Area

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

Downtown Centennial Plan Area

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the East Fremont District. New commercial development and the integration of mixed-income residential neighborhoods are encouraged for this area, along with the provision of open space to serve residents of the area.

SUP-5802 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Properties within the Downtown Centennial Plan Area are exempt from the automatic application of parking requirements. For comparison purposes, the following table details the parking figures for the development based on the standards contained in Title 19.10:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Motel	88 units	1 space/ guest room	88			
Tavern						
• Seating area	1,412	1/50	29			
• Remaining	604	1/200	4			
Supper Club						
• Seating area	4,009	1/50	81			
• Remaining	2,319	1/200	12			
Total			214	7	172	6

The square footage for the Tavern is based on information contained in City licensing records, as it was not provided by the applicant. A total of 214 parking spaces is required by Code; only 172 spaces are available on site. The applicant indicates that a remote parking lot with 45 spaces is available, but does not give the location or provide any documentation relative to the lot.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+ children), or city park	No protected uses within 400' of the subject property

SUP-5802 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

The following locations in the surrounding area have been licensed for alcohol-related uses:

Location	Name	License Type
2025 Charleston	Bar Vertigo	Tavern
2021 Charleston	Fong's Garden	Tavern
1854 Charleston	Dotty's	Tavern
1930 Fremont	Odyssey Lounge	Tavern

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

Standards	Code Requirement	Provided
Trash enclosure	Walled, gated, roofed	Not indicated
Landscape buffer/screen fence	8' buffer and 42" high screen fence	Not shown

A walled area is currently shown on the site plan at the back of the building; however, the one of the plans submitted with the application shows that the area is to be enclosed to become office and storage space. Any trash enclosure on the site shall be walled and roofed in accordance with Title 19.08.045.

The Downtown Centennial Plan requires an eight-foot wide landscape buffer and a 42-inch high screen fence where any parking lot abuts a public right-of-way. The existing buffer shown on the site plan is less than two feet in width; it is recommended that it be increased to at least five feet in width and that the standard Downtown Centennial Plan fence be installed across the front of the parking lot. Shade trees shall be installed in the buffer area at a minimum of 30-feet on center.

B) General Analysis and Discussion

- **Zoning**

The property is zoned C-2 (General Commercial), which allows Supper Clubs upon approval of a Special Use Permit.

- **Use**

The proposed Supper Club will occupy an existing building, where a Special Use Permit (U-0133-01) for a Supper Club was granted to a previous business. The parcel on which this use is located is more than 400 feet from any church synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed for a Supper Club use.

SUP-5802 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

The previous Supper Club that occupied the site was put on non-operational status by the Business Services Division of the City of Las Vegas in February 2003. A condition of approval of the previous Special Use Permit required a one-year review of the permit, due to concerns about the compatibility of the use with the other uses on the parcel and adjacent properties. A one-year review will also be a requirement of this application.

- **Conditions**

Title 19.04.050 provides for a number of conditions for the approval of a Special Use Permit for a Supper Club. These conditions include:

1. A minimum separation distance of 400 feet as described above;
2. The methodology for calculation of that measurement;
3. A different methodology for calculating separation distance when the use is on a large parcel (i.e. over 80 acres);
4. Direction to the Planning Commission for consideration if the distance requirement is requested to be waived;
5. Development as an accessory use only in an O (Office) district; and
6. * Compliance with Chapter 6.50 of the Las Vegas Municipal Code.

* Indicates that this is a non-waivable condition of Special Use Permit approval.

The proposed Supper Club complies with the applicable conditions listed above.

FINDINGS

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

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

The proposed Supper Club will be located on the same property as an existing motel and tavern. While these uses can generally be operated in such a fashion so as to prevent conflicts or negative impacts, it is important to monitor the uses. A one-year review will be required to verify that the use is compatible with surrounding uses.

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

The proposed use may be operated on the property without physical constraint. The property does not comply with the parking requirements listed in Title 19.10; however, because the property is located within the boundaries of the Downtown Centennial Plan, it is exempt from the automatic application of parking requirements. While shared parking is generally acceptable when there are multiple uses on parcel of land, the greatest parking demand for the three uses on the site generally occurs during the same period.

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

The subject parcel has access from Fremont Street, which has a 100-foot right-of-way and is designated as a Primary Arterial. The parcel also has frontage on Charleston Boulevard; however, the property owner has chained off an internal driveway so as to prevent cut-through traffic on the site.

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

The proposed Supper Club will be subject to regular inspections and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

NOTICES MAILED 555

APPROVALS 0

PROTESTS 0



Name of Applicant: Michelle Gomez

 No

Mark Mintz

Los Angeles County, State of California



IGNACIO GONZALEZ
// ARCHITECTS, INC.
ARCHITECTURE • INTERIOR DESIGN
SCENE DESIGN • LANDSCAPE PLANNING
3000 FREMONT BLVD., SUITE 100
LAS VEGAS, NV 89103
TEL: 702.954.0816 FAX: 702.954.0814
E-MAIL: IGA@2000BAM.COM

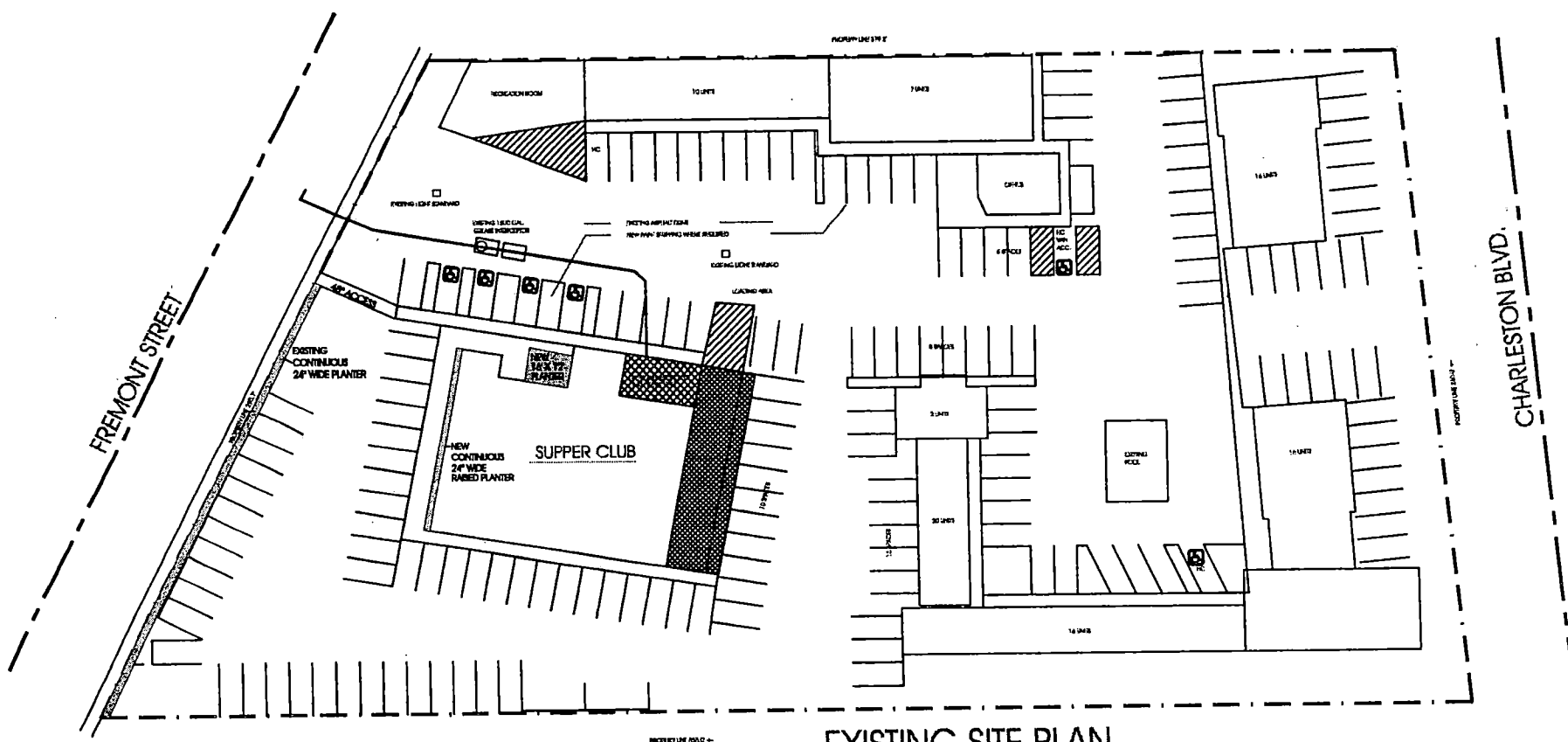
ON FREEMONT, INC.
2000 FREMONT BLVD.
LAS VEGAS, NV

ON FREMONT - KITCHEN & BAR REMODEL
TENANT IMPROVEMENT
LAS VEGAS, NEVADA
2000 FREMONT BLVD.
2000 FREMONT BLVD.

HANDICAP DETAILS
EXISTING SITE PLAN

A.03

05-05-2003 TWS-AC3
COPYRIGHT © 2003 AND 2004 BY IGNACIO GONZALEZ // ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF IGNACIO GONZALEZ // ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM IGNACIO GONZALEZ // ARCHITECTS, INC.



EXISTING SITE PLAN

CURRENT ZONING C-2

SCALE: 1" = 30'-0"

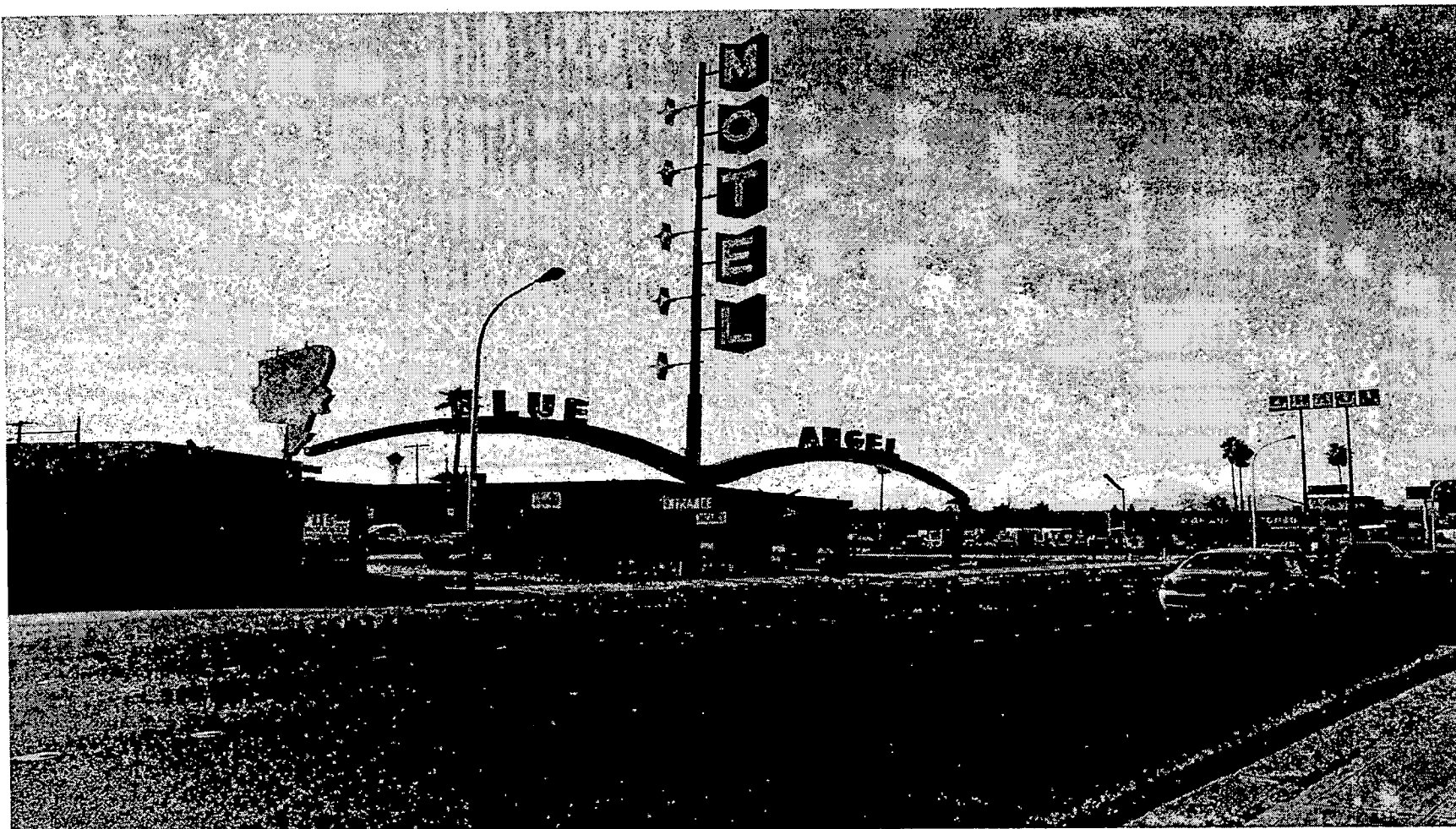
SUP-5802
01/27/05 PC

RECEIVED
DEC 14 2004



SUP-5802 - APPLICANT: MICHELLE GOMEZ - OWNER: MARK H. MINTZ AND THE MINTZ FAMILY
TRUST OF 1992
2100 FREMONT STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



SUP-5802 - APPLICANT: MICHELLE GOMEZ - OWNER: MARK H. MINTZ AND THE MINTZ FAMILY
TRUST OF 1992
2100 FREMONT STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

MICHAEL H. SINGER
JAY H. BROWN

LAW OFFICES
Singer & Brown
A NEVADA LLC

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6593

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
Brownltd@earthlink.net

November 29, 2004

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

Re: Cisco's Supper Club 2100 E Fremont Street

Dear Sir;

The proposed use for the subject property located at 2100 E Fremont Street is to obtain a special use permit to allow a supper club. This location was formerly known as the 2100 Club.

Previously, the owners of this property had applied for and were granted a special use permit to allow a supper club. This special use permit has since expired. Currently, our client is leasing this property and is requesting a special use permit to allow a similar supper club operation.

The supper club will be a welcome addition to this neighborhood. It will compliment the surrounding area and provide a family style mexican and seafood supper club that currently does not exist.

Very truly yours,


Jay H. Brown

JHB:ss

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

IF APPROVED: C.C.: 03/02/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

**McSWAIN – APPROVED subject to conditions – Motion carried with TRUESDELL and
EVANS voting NO**

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

**MARGO WHEELER, Planning and Development Department, stated that staff's
recommendation on the previous application in 2002 was for denial, and such is the same
recommendation on this application. She referred to DEPUTY CITY ATTORNEY BRYAN
SCOTT for further details.**

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 78 – SUP-5904

MINUTES – Continued:

DEPUTY CITY ATTORNEY SCOTT stated in April of 2000, a Special Use Permit for a tavern was granted on the site by the Las Vegas City Council. Prior to City Council granting the Special Use Permit, the City Attorney's Office recommended to the City Council that it count the two taverns within the County's jurisdiction as being within that proposed tavern's 1,500-foot distance separation requirement. The City Council rejected that interpretation of the Code and determined that the County tavern locations should not be considered in the 1,500-foot distance separation. In this instance, the City Attorney's Office recommendation is to remain consistent with the City Council's policy and not count the two County taverns as being within the 1,500-foot distance separation. There have been no changes in this area, and the same taverns that existed in 2000 exist in the same locations today.

KATHLEEN JANSSEN, Dominic P. Gentile, LTD., 3960 Howard Hughes Parkway, appeared on behalf of the applicant. She requested the Commission's approval on the application.

Responding to COMMISSIONER McSWAIN'S inquiry regarding complaints relative to the proximity between the subject parcel and other properties in the County, GARY LEOBOLD explained that he could only confirm that there were no complaints relative to this application. COMMISSIONER McSWAIN then stated she would support the application. If the subject site were in a different location with a greater impact on residential, she would have concerns.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:34 – 6:36)

1-1083

CONDITIONS:

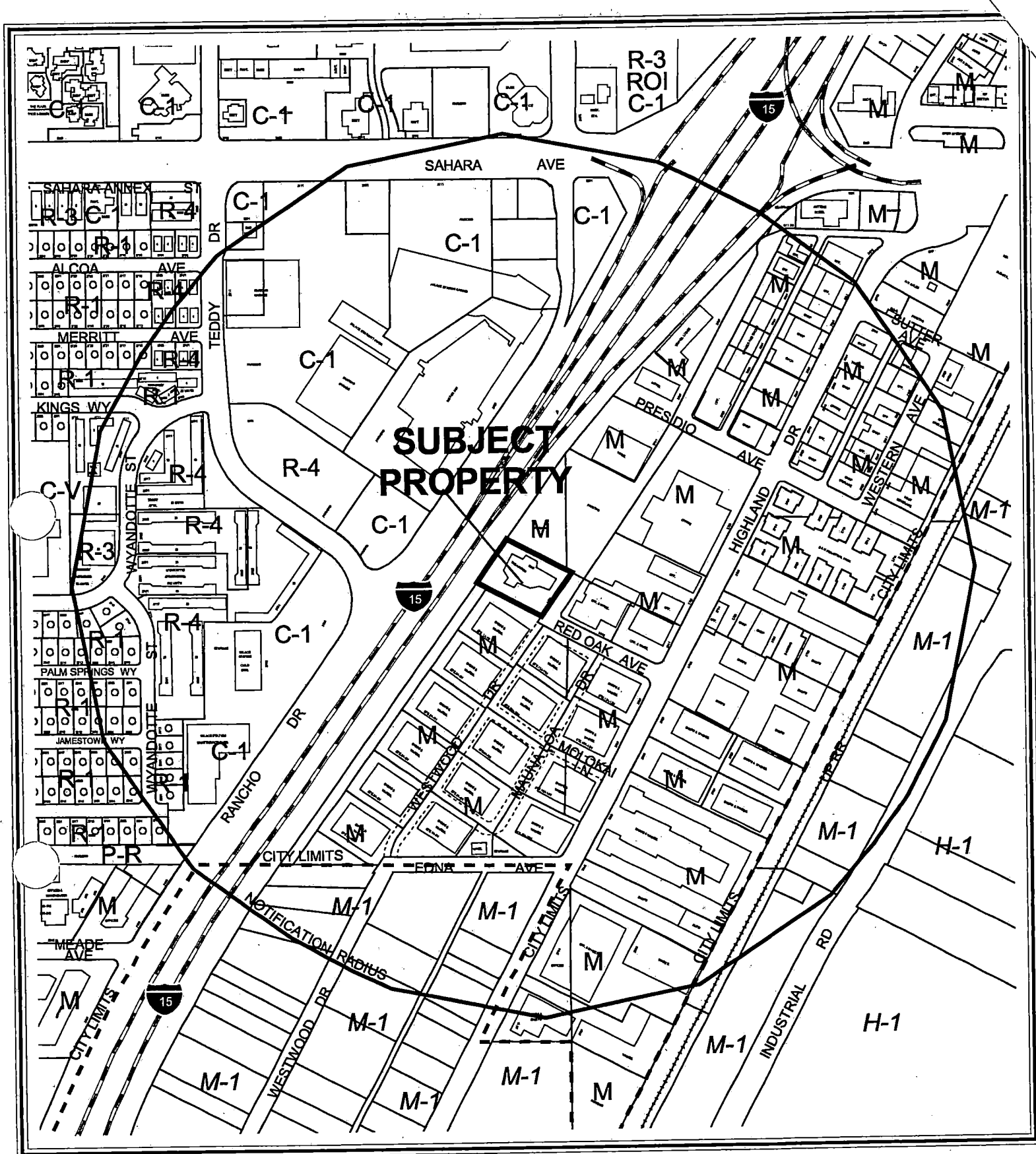
Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under Title 19.04.050.B for a Liquor Establishment (Tavern) use.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. Waiver of the 1,500-foot distance separation requirement from Palace Station and the Children's Choice Learning Center (childcare facility) located on the opposite side of Interstate 15 is hereby granted.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 78 – SUP-5904

CONDITIONS – Continued:

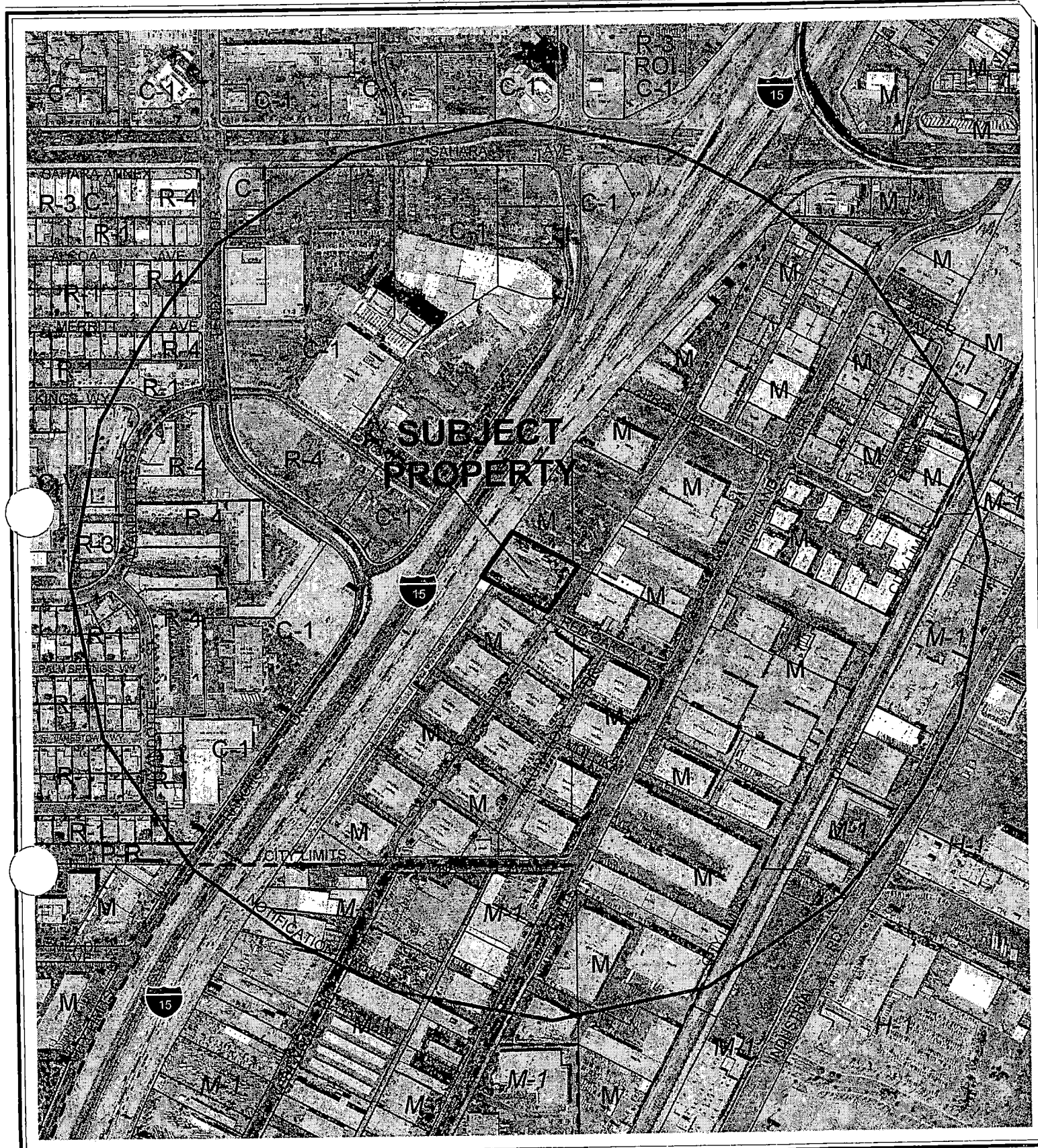
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. Conformance with all other City code requirements and design standards of all City departments.



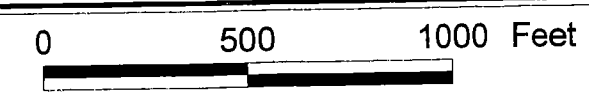
CASE: SUP-5904

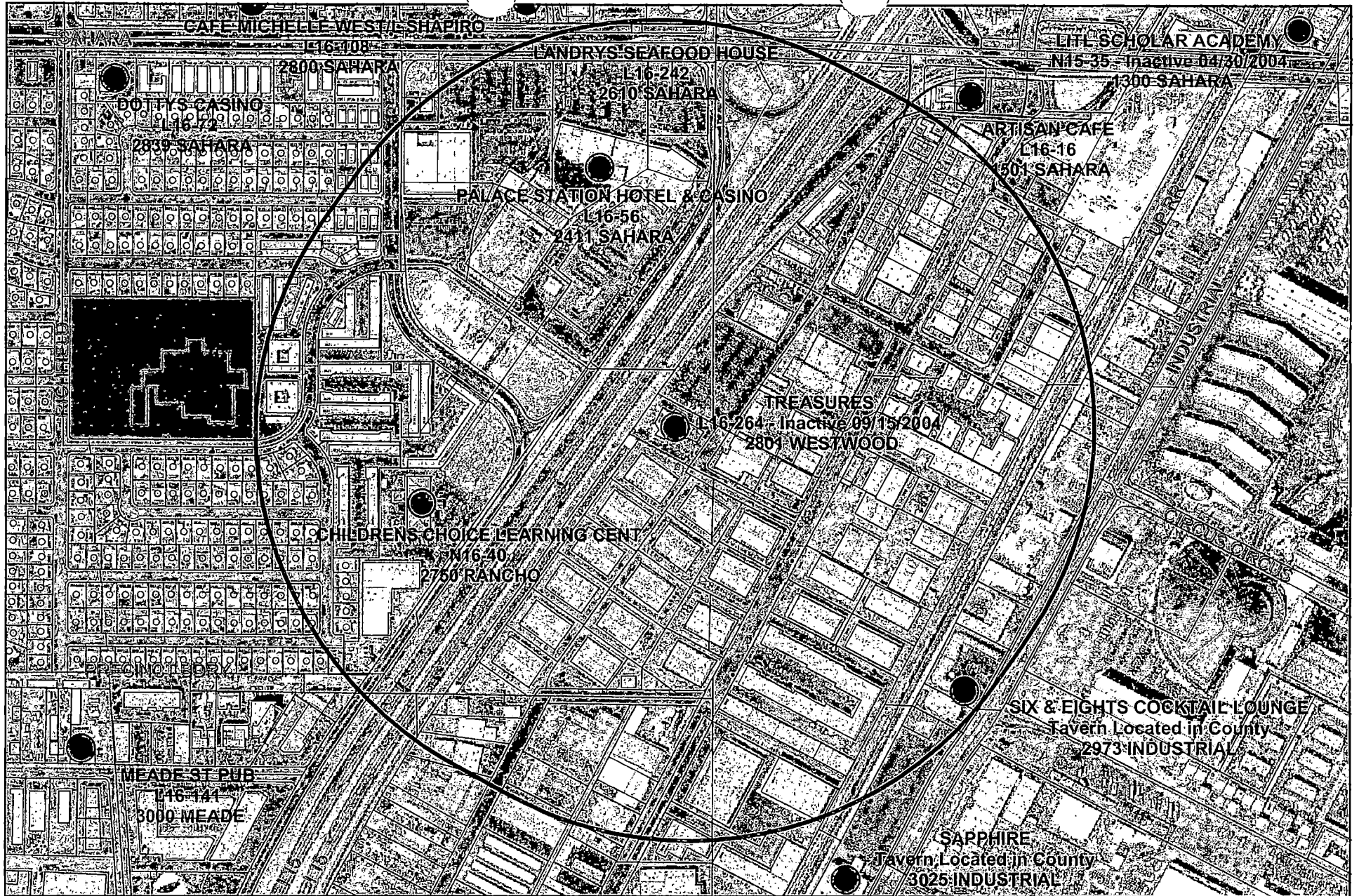
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SUP-5904**
RADIUS: 1500 FT
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





SUP-5904
Taverns

Business Licenses

- Child Care/
Children Facility
- Tavern

- RELIGIOUS
- PARKS
- SCHOOLS

- Subject Property
- 1500 foot buffer

0 425 850 1,700 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5904 - APPLICANT/OWNER: D.2801 WESTWOOD, INC.

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under Title 19.04.050.B for a Liquor Establishment (Tavern) use.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. Waiver of the 1,500-foot distance separation requirement from Palace Station and the Children's Choice Learning Center (childcare facility) located on the opposite side of Interstate 15 is hereby granted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. Conformance with all other City code requirements and design standards of all City departments.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a proposed Liquor Establishment (Tavern) use and a waiver of the minimum distance separation requirements on a 1.27-acre site at 2801 Westwood Drive.

B) Applicant's Justification

The letter indicates a use permit was previously approved for the proposed use on this parcel. They have requested a waiver from Palace Station and a child care facility that are located within 1,500 feet of the subject site but are separated by a street or highway with a minimum right-of-way width of 100 feet. The letter also states that there are two lounges (Taverns) located in Clark County and are separated from the applicant's property by railroad tracks. Additionally, these two properties were in existence at the time of the original application and were not deemed to be any issue. (Sapphire was under a different name at the time of the original use permit review).

BACKGROUND INFORMATION

A) Previous Actions

04/05/00	The City Council approved the Special Use Permit (U-0109-99) request for a proposed 20,198 square-foot Tavern on the subject site. The Planning Commission denied the application.
05/16/01	The City Council approved a one-year Extension of Time [U-0109-99(1)] of a Special Use Permit for a proposed 20,198 square-foot Tavern on the subject site. The Planning Commission recommended approval.
01/16/02	The City Council approved a Site Development Plan Review (SD-0063-01) for a 24,093 square-foot Sexually Oriented Business on this site. The Planning Commission recommended approval.
08/21/02	The City Council approved a one-year Extension of Time [U-0109-99(2)] of a Special Use Permit for a proposed Tavern on the subject site. The Planning Commission recommended approval.

SUP-5904 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

- 04/16/03 The City Council approved a Master Sign Plan (MSP-1409) for one freestanding ground sign (50 feet in height) on this site. The Planning Commission recommended approval.
- 08/06/03 The City Council approved a one-year Extension of Time (EOT-2333) of a Special Use Permit (U-0109-99) for a proposed Tavern on the subject site. The Planning Commission and staff recommended approval.
- 08/20/03 The City Council approved a Master Sign Plan (MSP-2565) for one freestanding ground sign and wall signs for an approved Sexually Oriented Business (Treasures Gentlemen's Club). The Planning Commission and staff recommended approval of the application on 07/24/03.
- 04/08/04 The Planning Commission tabled requests for a Special Use Permit (SUP-3907) and Variance (VAR-4032) for an Off-Premise (Billboard) Sign on the property. The City Attorney determined that the requests should be processed as an addition to the previously approved Master Sign Plan (MSP-2565)
- 08/04/04 The City Council approved a Master Sign Plan (MSP-4380) for an approved Sexually-Oriented Business (Treasures Gentlemen's Club) and office complex. This application is intended to replace the two existing Master Sign Plans (MSP-1409 and MSP-2565). The Planning Commission and staff recommended approval.
- 09/15/04 The City Council approved a Variance (VAR-4733) to allow an existing 34-foot tall Off-Premise Advertising (Billboard) Sign to be raised to 55 feet where 40 feet is the maximum height permitted on the subject site. The Planning Commission recommended denial.

Background on the Tavern License on the subject site:

- 09/15/03 The City Council granted a temporary Tavern license subject to a six-month review.
- 03/17/04 The City Council voted to hold the six-month Tavern license review in abeyance for 90 days.
- 06/16/04 The City Council did not make a determination on the permanent Tavern license and they clarified that the action taken on March 17, 2004 was to extend the temporary license to this date (June 16, 2004). The City Council voted to hold this item in abeyance and extend the temporary Tavern license until September 1, 2004.

SUP-5904 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

- 09/01/04 The City Council voted to hold the Tavern license review in abeyance until September 15, 2004.
- 09/15/04 The City Council denied the permanent Tavern license, on this site, effective at midnight.

B) Pre-Application Meeting

- 12/22/04 A pre-application meeting was completed. The applicant was informed to include in the justification letter a request for a distance separation waiver from Palace Station (Tavern) and a child care facility, both of which are located on the opposite side of Interstate 15 from the subject site. There was also discussion about the existing two taverns along Industrial Road, which are located outside the city jurisdiction but fall within 1,500 feet from the subject site. The applicant was informed to address this issue in the letter. Discussed the submittal requirements and that this would be processed as a public hearing.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.27 acres
Net Acres: 1.27 acres

B) Existing Land Use

Subject Property: Sexual Oriented Business (currently closed)
North: Parking Lot (shared parking area for the subject site)
South: Industrial/Warehouse
East: Industrial/Warehouse
West: Interstate 15

C) Planned Land Use

Subject Property: LI/R (Light Industry/Research)
North: LI/R (Light Industry/Research)
South: LI/R (Light Industry/Research)
East: LI/R (Light Industry/Research)
West: ROW (Interstate 15)

SUP-5904 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M (Industrial)
West: ROW (Right-of-Way)

E) General Plan Compliance

The LI/R (Light Industrial/Research) category of the Southeast Sector Map of the General Plan allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. The proposed Tavern use is consistent with the general plan designation and zoning designation.

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

Contacted the County Business License Department to verify that the two existing taverns located within 1,500 feet of the subject site and outside the city limits, still had valid Tavern business licenses.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The parking standards were addressed as part of the initial site development plan review for the building on this site.

SUP-5904 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	1,500 from any tavern, church, synagogue, school, child care facility licensed for more than 12 children, or City Park	In the City- Tavern and Child Care within 1,500 feet but separated by right-of-way over 100 feet Outside the City – two Taverns within 1,500 feet

The applicant has requested waivers from all four establishments. The waiver request will be discussed later in this report.

B) General Analysis and Discussion

- **Description**

The proposed Liquor Establishment (Tavern) use is proposed to be operated within an existing two-story 22,899 square foot building. A Special Use Permit shall be void without further action if the Special Use Permit was issued for alcoholic beverage use and such use ceases for 180 days or more. A temporary Tavern license was granted by the City Council and a Liquor Establishment (Tavern) use was active as part of the Sexually-Oriented Business (Treasures Gentlemen's Club) on this site. The Liquor Establishment (Tavern) use was required to cease on 9/15/04 when the City Council denied the permanent Tavern license. The current Special Use Permit (U-0109-99) becomes null and void unless the Liquor Establishment (Tavern) use is re-established within 180 days of when the use ceased.

- **Zoning**

A Liquor Establishment (Tavern) is a permitted use in the M (Industrial) zone with approval of a Special Use Permit.

SUP-5904 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

- Use

Title 19.20.020 defines a Liquor Establishment (Tavern) as a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

Title 19.04.050.B for a Liquor Establishment (Tavern) states:

- (1) Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within fifteen hundred feet of any other liquor establishment (tavern), church, synagogue, school, child care facility licensed for more than twelve children, or City park.

The applicant has requested a waiver from the distance separation from other taverns and a childcare facility and the request will be discussed below.

- Waiver

Title 19.04.050.B for a Liquor Establishment (Tavern) states:

- (5) The distance separation requirement set forth in Paragraph (1) may be waived in accordance with the provisions of Subsection 19.04.050(A) (4), but only in connection with a proposed liquor establishment (tavern) that:
 - (a) Will be located on a parcel within a C-V District or the Downtown Casino Overlay District;
 - (b) Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or land mark; or
 - (c) Will be separated from the existing use by a street or highway with a minimum right-of-way width of one hundred feet.

The following tavern and protected use are located within 1,500 feet of the proposed site and are separated from the proposed tavern by Interstate 15, a right-of-way over 100 feet in width. The two locations are located within the city limits:

Palace Station Casino	2411 West Sahara Avenue – in the City
Children's Choice Learning Center	2750 South Rancho Drive – in the City

SUP-5904 - Staff Report Page Seven
January 27, 2005 - Planning Commission Meeting

The waiver request of the distance separation from the above two listed uses is granted since a highway with a minimum right-of-way width of one hundred feet separates the uses; and Since Palace Station is an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms.

The following two establishments are located outside the city limits and have an approved Tavern license through Clark County:

Six & Eights Cocktail Lounge	2973 Industrial Road
Sapphire	3025 Industrial Road

The subject site will be separated from Six & Eights Cocktail Lounge and Sapphire, by a railroad right-of-way but Title 19.04.050.B does not provide a provision to grant a waiver of the distance separation from the two existing taverns. The parcel containing the Six & Eights Cocktail Lounge is almost entirely within the 1,500 radius. A portion of the parking lot for Sapphire's is located within the 1,500 radius. Title 1904.050.B for a Liquor Establishment (Tavern) indicates that the distance separation shall be measured with reference to the shortest distance between two property lines.

- **Conditions**

Listed below are the applicable conditions as listed in Title 19.04.050.B for a Liquor Establishment (Tavern):

- (1) Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between Liquor Establishments (Tavern), and a minimum separation between a Liquor Establishment (Tavern) and certain other uses that should be protected from the impacts associated with a Liquor Establishment (Tavern). Therefore, except as otherwise provided below, no Liquor Establishment (Tavern) may be located within fifteen hundred feet of any other Liquor Establishment (Tavern), church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- (2) The distance separation referred to in Paragraph (1) shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed Liquor Establishment (Tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed Liquor Establishment (Tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

SUP-5904 - Staff Report Page Eight
January 27, 2005 - Planning Commission Meeting

- (3) For the purpose of Paragraph (2), and for that purpose only:
 - (a) The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
 - (b) The "property line" of a Liquor Establishment (Tavern) refers to:
 - (i) The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or...
- (4) The distance separation requirement set forth in Paragraph (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.
- (5) The distance separation requirement set forth in Paragraph (1) may be waived in accordance with the provisions of Subsection 19.04.050(A)(4), but only in connection with a proposed Liquor Establishment (Tavern) that:
 - (a) Will be located on a parcel within the C-V District or the Downtown Casino Overlay District;
 - (b) Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as historic property, historic building, or landmark; or
 - (c) Will be separated from the existing use by a street or highway with a minimum right-of-way width of one hundred feet.
- (6) The use shall conform to the provisions of LVMC Chapter 6.50.

The applicant has requested a waiver from the distance separation requirements from a tavern and a childcare facility located within the City of Las Vegas and which are located on the opposite side of a highway with a minimum right-of-way width of one hundred feet.

The applicant has also requested a waiver from two taverns located within Clark County jurisdiction and they are located on the opposite side of a railroad right-of-way. The code does not provide a provision for a waiver from the two locations located on the opposite side of a railroad right-of-way.

FINDINGS

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

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

The proposed Liquor Establishment (Tavern) use will be located on a property less than 1,500 feet from two parcels containing a Tavern license, outside the city limits. Therefore, the location of the proposed use is in conflict with Title 19.04.050.B distance separation requirements for a Liquor Establishment (Tavern), and in that context is not an appropriate use at this site.

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

The subject site will be physically suitable for the type and intensity of land use as proposed by this proposed tavern.

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

The proposed tavern will be located in an area served by Westwood Road and Highland Drive, both existing fully developed streets.

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

Since, the proposed Liquor Establishment (Tavern) will be located less than 1,500 feet from two existing taverns, located outside the city limits and within the jurisdiction of Clark County, the proposed Liquor Establishment (Tavern) use will not be consistent with Title 19.04.050.B and could compromise the public health, safety and welfare.

SUP-5904 - Staff Report Page Ten
January 27, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 108

APPROVALS 0

PROTESTS 0



SUP-5904 - APPLICANT/OWNER: D.2801 WESTWOOD,INC.
2801 WESTWOOD DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



SUP-5904 - APPLICANT/OWNER: D.2801 WESTWOOD,INC.
2801 WESTWOOD DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

LAS VEGAS OFFICE

JONATHAN P. LELEU
jleleu@kkbr.com

December 28, 2004

Mr. Eddie Dichter
CITY OF LAS VEGAS PLANNING DEPARTMENT
731 S. Fourth St.
Las Vegas, NV 89101

Re: Justification Letter
Special Use Permit for Tavern

Dear Mr. Dichter:

This office represents the property owner and applicant, D. 2801 Westwood, Inc., with regard to the above-described application for a special use permit. We believe approval of the application is warranted for the following reasons:

1. A use permit (U-0109-99) was previously approved for the proposed use on this parcel, and in 2001, an extension of time was granted thereon.
2. The lounges "Sapphire" and "6 and 8" are located in Clark County, and are separated from applicant's property by railroad tracks. Additionally, these two properties were in existence at the time of the original application, were considered at that time, and were not deemed to be of any issue.
3. Both the Palace Station casino and a child care facility are located within 1,500 feet of the above-described applicant. However, a waiver may be obtained for this use under Paragraph 19.04.050(A)(5)(c), which permits the granting of a waiver when the proposed liquor establishment (tavern) "[w]ill be separated from the existing use by a street or highway with a minimum right-of-way width of one hundred feet." Here, the child care facility and applicant's property are separated by I-15, a highway easily exceeding one-hundred feet in width.

This letter is not intended to waive, infringe upon, or otherwise affect the rights the applicant has in either its original application, or the existing valid permit previously issued by the City of Las Vegas.

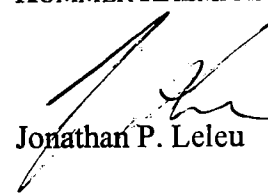


Eddie Dichter
December 28, 2004
Page 2

Thank you for your assistance. Should you have any questions or concerns, please do not hesitate to contact me at any time.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Jonathan P. Leleu

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

IF APPROVED: C.C.: 03/02/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for U-0136-90

MOTION:

McSWAIN – DENIED – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

STEVE SWANTON, Planning & Development Department, gave a brief overview of the application. He indicated the billboard is no longer compatible with the area because the site is being planned as a new retail development.

ROD CARTER, Clear Channel Outdoor, 2880-B Lake Mead Avenue, Suite 350, appeared on behalf of the applicant and requested approval. He said the applicant is aware of the proposed

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 79 – RQR-5682

MINUTES – Continued:

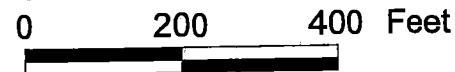
development and offered to keep the structure compatible with the surrounding area. It has been at this location since 1990 and received approval at every required review.

COMMISSIONER McSWAIN said that in her opinion, the billboard has never been compatible with the area because of the approximation to residential. She found it even more incompatible with the proposed redevelopment of the lot.

CHAIRMAN NIGRO declared the Public Hearing closed.

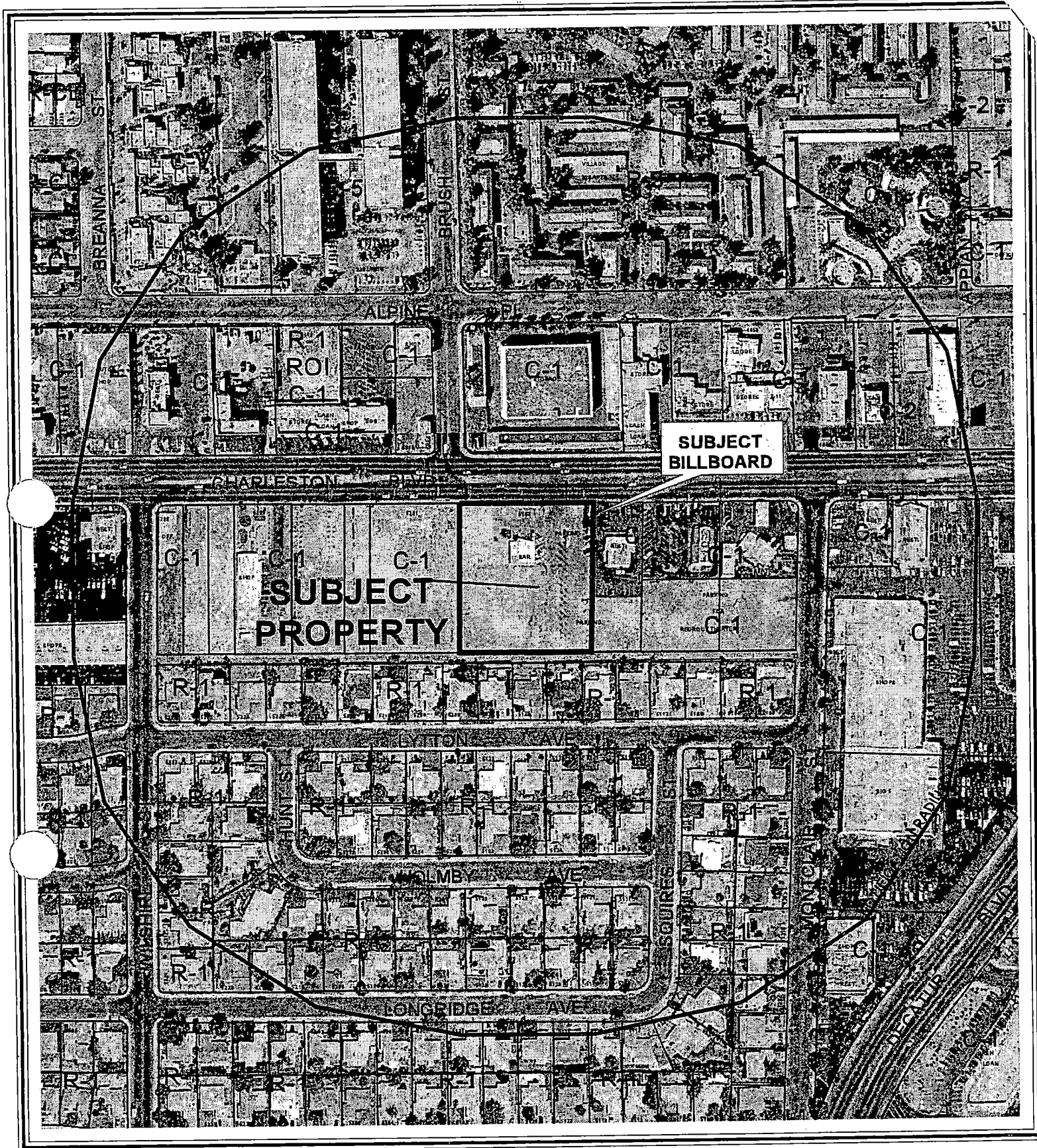
(10:56 – 10:58)

4-335



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





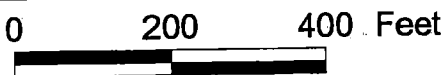
CASE: RQR-5682

RADIUS: 750 FT

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

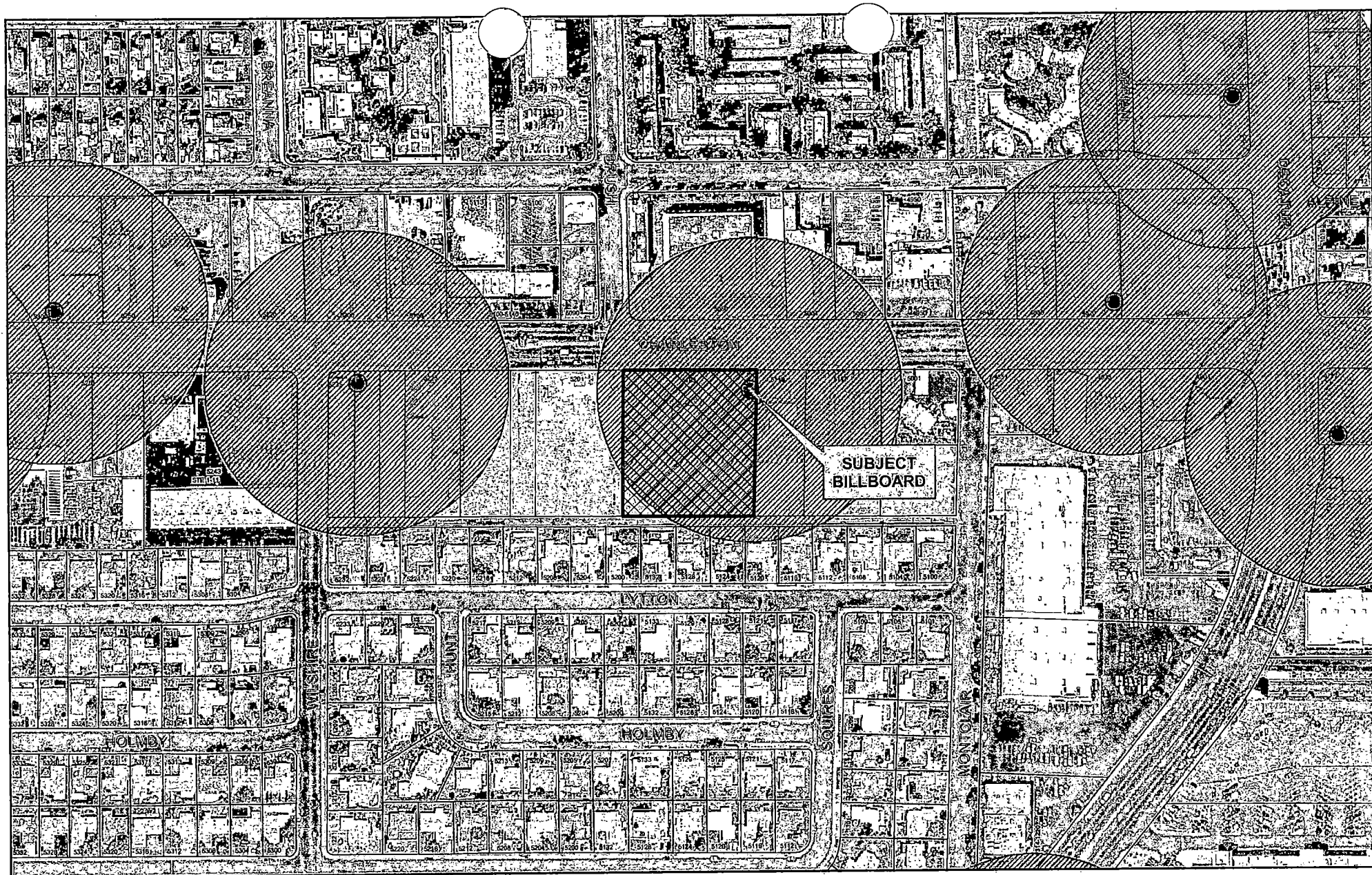
0 200 400 Feet





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





RQR-5682

City of Las Vegas Billboard Data

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-5682 - APPLICANT: CLEAR CHANNEL OUTDOOR -

OWNER: SYUFY ENTERPRISES

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Required Two-Year Review of an approved Special Use Permit which allowed a 40-foot tall, 14-foot x 48-foot off-premise advertising (billboard) sign at 5183 West Charleston Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

09/19/90	The City Council approved the Special Use Permit (U-136-90) for the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review.
10/18/95	The City Council approved a Required Five-Year Review [U-0136-90(1)] for the Special Use Permit, which allowed the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review. The Board of Zoning Adjustment recommended approval.
12/06/00	The City Council approved a Required Five-Year Review [U-0136-90(2)] for the Special Use Permit, which allowed the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a two-year review. The Planning commission recommended approval.
01/22/03	The City Council approved a Required Two-Year Review (RQR-1229) for the Special Use Permit (U-0136-90), which allowed the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a two-year review. The Planning Commission and staff recommended approval on December 19, 2002.

RQR-5862 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

01/13/05 The Planning Commission denied a Site Development Plan Review (SDR-5556) for a proposed 42,160 square-foot retail center, a waiver of the commercial development standards for a 15-foot front yard setback where 20 feet is required, and for a waiver of the required foundation landscaping and screen wall requirements and a Variance (VAR-5557) to allow 179 parking spaces where a minimum of 234 parking spaces is required on this site. This item will be considered by the City Council on February 16, 2005.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.65 acres

B) Existing Land Use

Subject Property: Commercial/Bar
North: Mini-Storage Facility
South: Single Family Residential
East: Restaurant
West: Commercial

C) Planned Land Use

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

RQR-5862 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

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

E) General Plan Compliance

This site is designated as SC (Service Commercial) on the Southwest Sector map of the General Plan. The existing C-1 (Limited Commercial) zoning is compatible with this land use 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

This site is not affected by an special plan areas or districts.

ANALYSIS

A) Zoning Code Compliance

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	YES 730 feet to closest Off Premise Sign
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	NO 260 feet to "R" zoned property.

RQR-5862 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

This billboard exceeds the minimum distance separation requirements from other billboards. however, the billboard is not a minimum of 300 feet from an "R" zoned property. The billboard was approved prior to the distance separation requirement for "R" zoned properties and is approximately 260 feet from the R-1 (Single Family Residential) properties to the south where 300 feet is required.

B) General Analysis and Discussion

• Zoning

The existing off-premises advertising (billboard) sign is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

• Use

Title 19.14.010 allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The continued off-premise advertising (billboard) sign use on the subject site is not appropriate, in that there is a Site Development Plan Review (SDR-5556) for a proposed 42,160 square-foot retail center was approved by the Planning Commission on January 13, 2005, and will be heard by the City Council on February 16, 2005. Due to the new development proposed for this site, the off-premises advertising (billboard) sign is no longer compatible at this location. Therefore, the recommendation for this request is denial and the sign should now be removed. If this request is approved a condition has been added requiring the Special Use Permit to be reviewed again in two years.

On January 6, 2005 a site inspection was conducted and photos were taken. The inspection revealed there is some graffiti on the base of the pole for sign structure. If this request is approved, a condition has been included that requires the sign to be maintained and kept free of graffiti at all times.

FINDINGS

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

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

RQR-5862 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

Title 19.14.010 allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The continued off-premise advertising (billboard) sign use on the subject site is not appropriate, in that there is a Site Development Plan Review (SDR-5556) for a proposed 42,160 square-foot retail center, denied by the Planning Commission on January 13, 2005, to be heard by the City Council on February 16, 2005. Due to the new development proposed for this site, the off-premises advertising (billboard) sign is no longer compatible at this location. Therefore, the recommendation for this request is denial and the sign should now be removed.

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

There are no physical constraints to the continuation of the off-premise advertising (billboard) sign use on this site.

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

The continuation of the off-premise advertising (billboard) sign use will not affect Charleston Boulevard, a fully developed street adjacent to this request.

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

The off-premise advertising (billboard) sign will be subject to regular City inspections and will not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

NOTICES MAILED

128

APPROVALS

0

PROTESTS

0

MP



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-5682** APN: _____

Name of Property Owner: Vynky Enterprises

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: 163 01 502 008

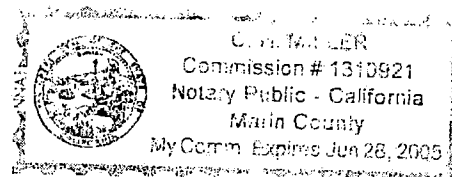
Signature of Property Owner/Authorized Agent: [Signature]

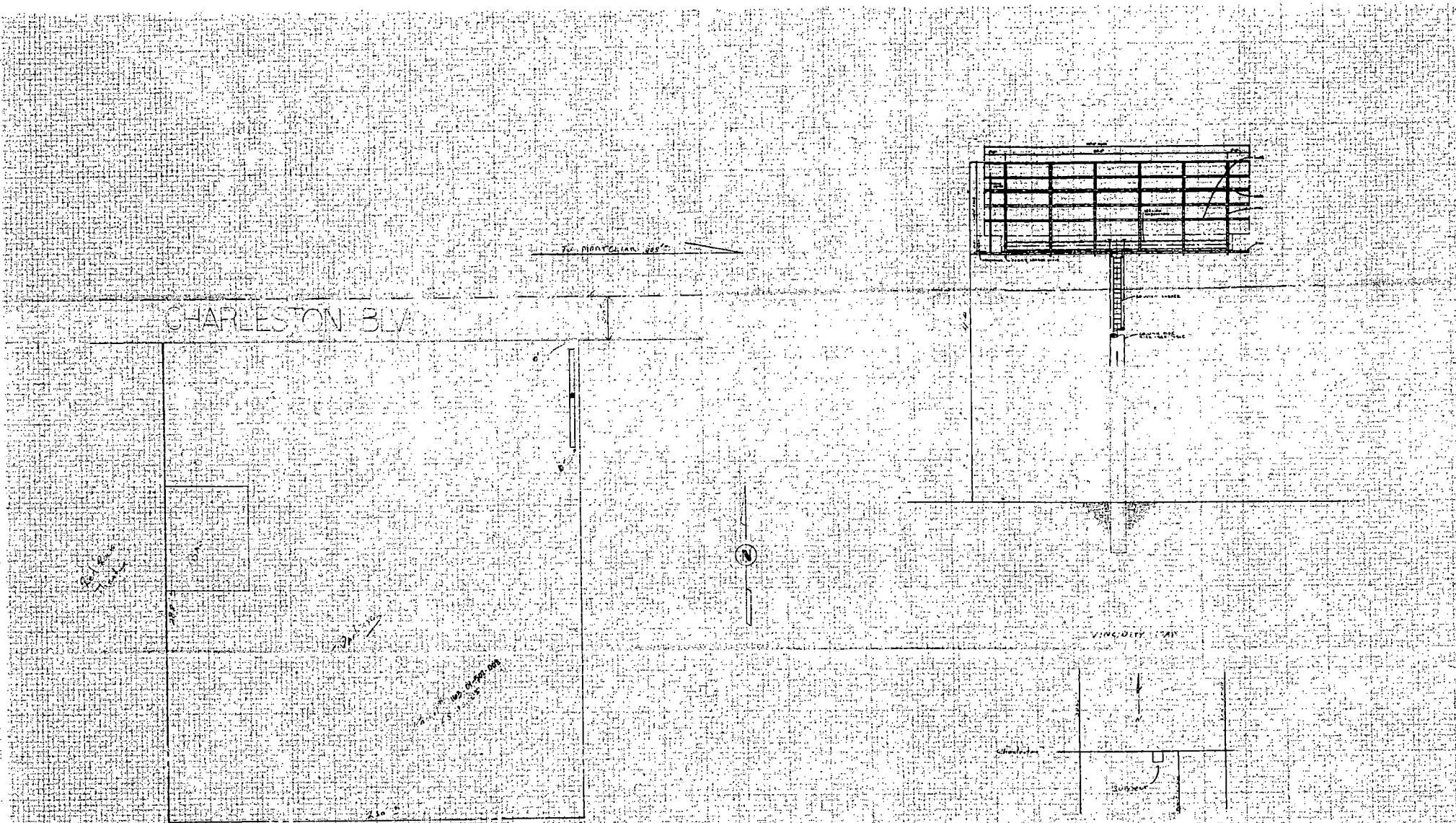
Print Name: William Vieira

Subscribed and sworn before me

This 18th day of November, 2004

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





DONREY

RQR-5682

01/27/05 PC

1211 West Bonanza Road, Ocean, NJ 08857-1020
 908-291-1970
 1
 SKUPY-ENT



RQR-5682 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SYUFY ENTERPRISES
5183 WEST CHARLESTON BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



RQR-5682 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SYUFY ENTERPRISES
5183 WEST CHARLESTON BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
ETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-8/02

January 23, 2003

Ms. Elaine Tufo
Syufy Enterprises
150 Pelican Way
San Rafael, California 94901

RE: RQR-1229 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF JANUARY 22, 2003

Dear Ms. Tufo:

The City Council at a regular meeting held January 22, 2003 APPROVED the Required Two Year Review on an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN: 163-01-502-008), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2003. This approval is subject to:

Planning and Development

1. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council.
2. All of the supporting structure shall be repainted by April 30, 2003 as required by the Planning and Development Department. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Ms. Elaine Tufo
RQR-1229 – Page Two
January 23, 2003

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. The applicant shall be responsible for installing bird deterrent devices by April 30, 2003.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Drive
Las Vegas, Nevada 89106

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

IF APPROVED: C.C.: 03/02/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for U-0080-96

MOTION:

TRUESDELL – APPROVED subject to conditions, amending the following condition:

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

and adding the following condition:

- *The billboards are to be removed at the time of issuance of a grading permit.*

– UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 80 – RQR-5741

MINUTES – Continued:

STEVE SWANTON, Planning & Development Department, gave a brief overview of the application. He indicated staff recommended denial because the billboard is located on vacant property and has no advertising copy.

TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and clarified that the site has two billboards, not four, as indicated in the subject line of the item. She explained that the applicant purchased the property in August; however, the previous owner, Boyd Gaming, retained ownership of the billboards for three months after that. The applicant is holding off on development plans but requested the opportunity to offset some of the costs of holding onto the vacant land by advertising on the two remaining billboards. The applicant is amenable to a condition requiring a one-year review.

LENI SKAAR, 1833 Crystal Chimes Circle, stated she lives in the neighborhood and was at the Planning Commission meeting when the original billboard items were heard. During that meeting, the owners agreed the billboards would only advertise Boyd properties. They also agreed that when development took place on the site, the billboards would be removed without question. She wanted to be sure those conditions were remembered when a site plan came before the board.

ATTORNEY KEETCH was unable to agree to the advertising restriction. She explained the current owner was interested in advertising for the nearby Texas Station Casino, which was not a Boyd Gaming property. She assured the Commission that the applicant is not interested in entering into a third party agreement with another ad agency. ATTORNEY KEETCH also committed that the billboards would be removed once development progresses on the property. DEPUTY CITY ATTORNEY BRYAN SCOTT indicated that he would be hesitant to restrict advertising copy due to content regulation.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:58 – 11:08)

4-411

CONDITIONS:

Planning and Development

1. This review shall only apply to the two remaining Off-premises Advertising (Billboard) Signs on this site.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 80 – RQR-5741

MINUTES – Continued:

STEVE SWANTON, Planning & Development Department, gave a brief overview of the application. He indicated staff recommended denial because the billboard is located on vacant property and has no advertising copy.

TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and clarified that the site has two billboards, not four, as indicated in the subject line of the item. She explained that the applicant purchased the property in August; however, the previous owner, Boyd Gaming, retained ownership of the billboards for three months after that. The applicant is holding off on development plans but requested the opportunity to offset some of the costs of holding onto the vacant land by advertising on the two remaining billboards. The applicant is amenable to a condition requiring a one-year review.

LENI SKAAR, 1833 Crystal Chimes Circle, stated she lives in the neighborhood and was at the Planning Commission meeting when the original billboard items were heard. During that meeting, the owners agreed the billboards would only advertise Boyd properties. They also agreed that when development took place on the site, the billboards would be removed without question. She wanted to be sure those conditions were remembered when a site plan came before the board.

ATTORNEY KEETCH was unable to agree to the advertising restriction. She explained the current owner was interested in advertising for the nearby Texas Station Casino, which was not a Boyd Gaming property. She assured the Commission that the applicant is not interested in entering into a third party agreement with another ad agency. ATTORNEY KEETCH also committed that the billboards would be removed once development progresses on the property. DEPUTY CITY ATTORNEY BRYAN SCOTT indicated that he would be hesitant to restrict advertising copy due to content regulation.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:58 – 11:08)

4-411

CONDITIONS:

Planning and Development

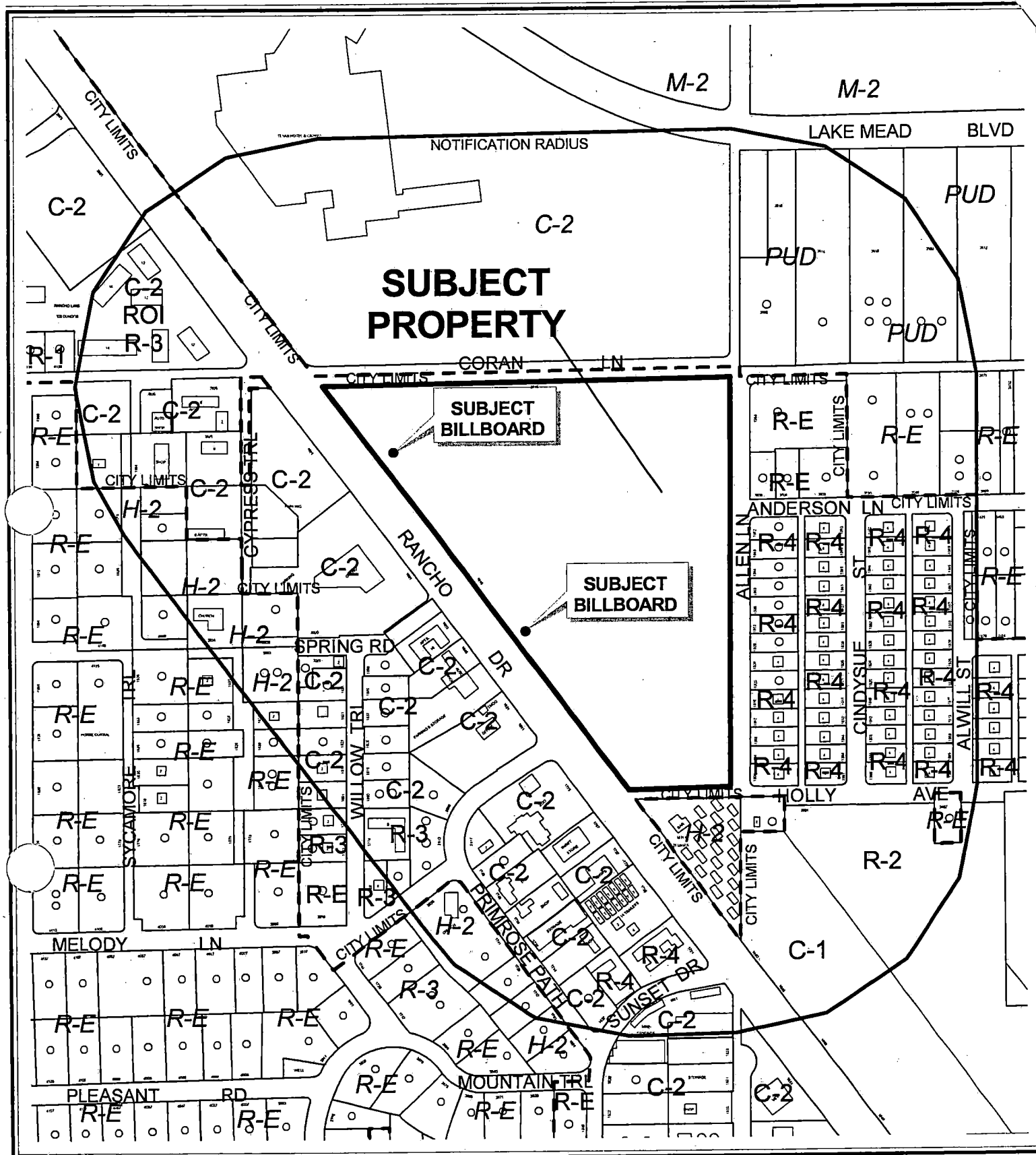
1. This review shall only apply to the two remaining Off-premises Advertising (Billboard) Signs on this site.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 80 – RQR-5741

CONDITIONS – Continued:

notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-premises Advertising (Billboard) Sign is removed.

3. If the existing Off-premises Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-premises Advertising (Billboard) Sign shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. The Off-premises Advertising (Billboard) Signs and supporting structures shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-premises Advertising (Billboard) Signs.
5. All City Code requirements and design standards of all City Departments shall be satisfied.



CASE: RQR-5741

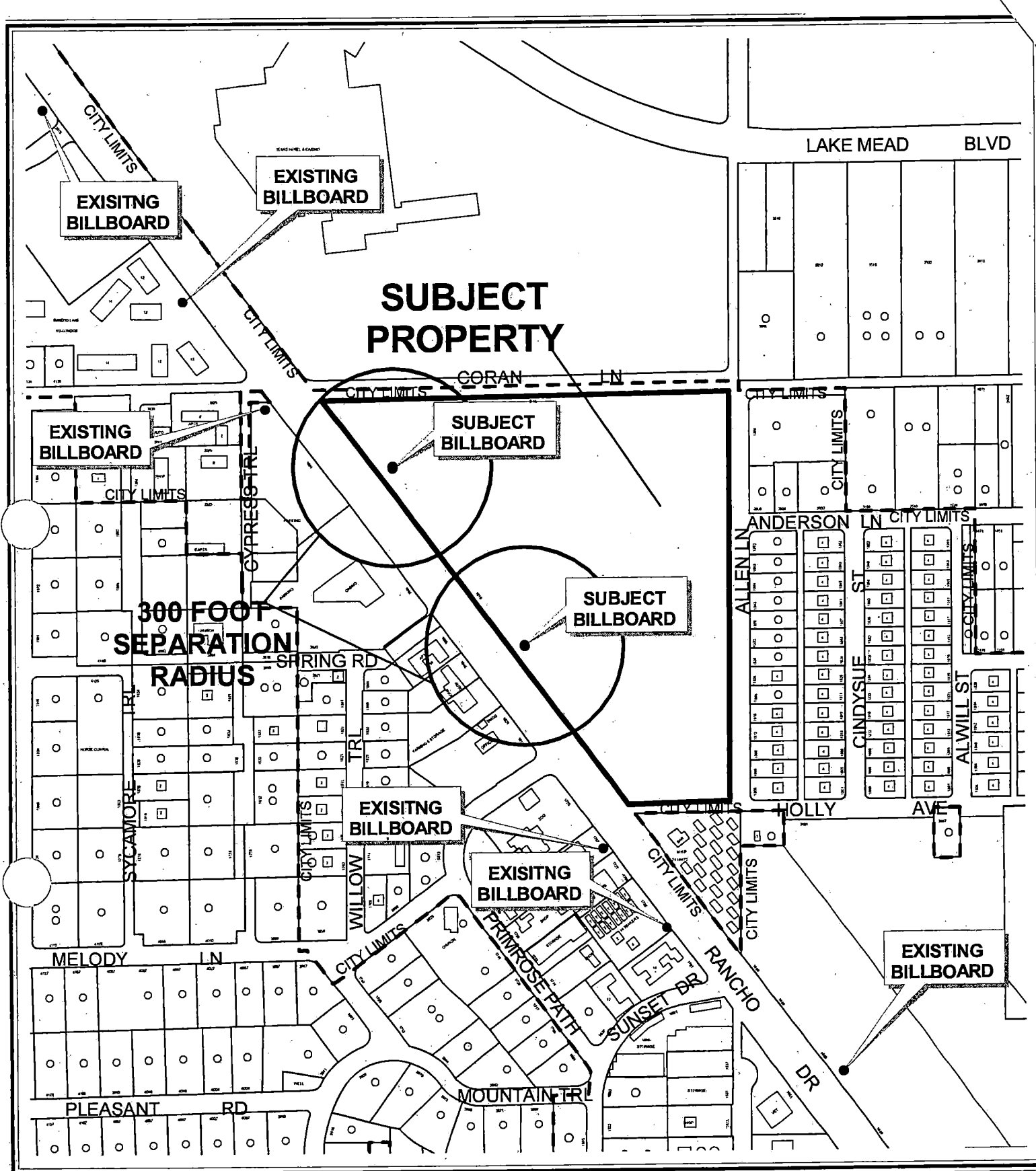
RADIUS: 750 FT

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

0 300 600 Feet







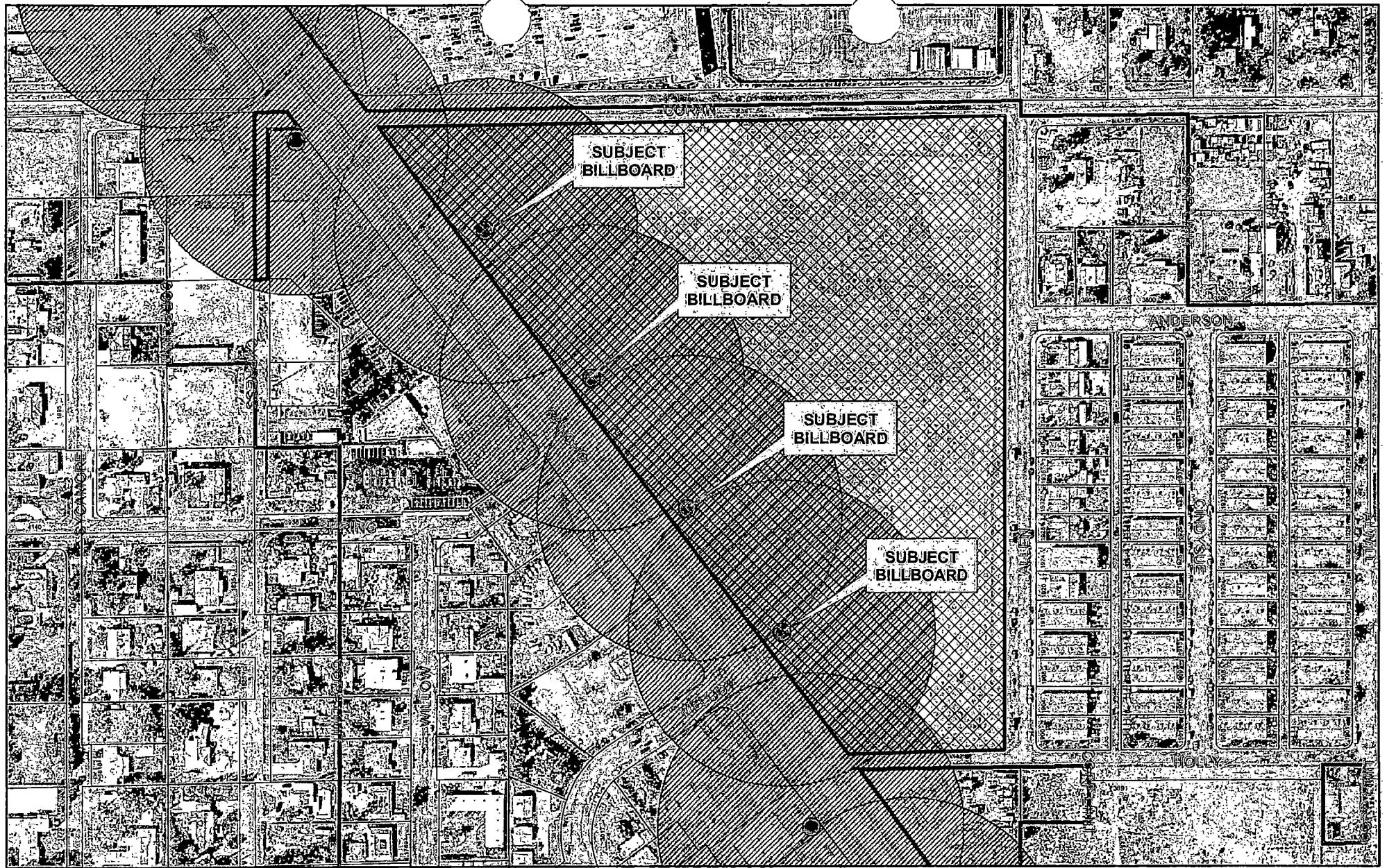
CASE: RQR-5741

SEPARATION RADIUS: 300 FT

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

0 300 600 Feet





RQR-5741

City of Las Vegas Billboard Data

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-5741 - APPLICANT/OWNER: RANCHO ALLEN, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This review shall only apply to the two remaining Off-premises Advertising (Billboard) Signs on this site.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-premises Advertising (Billboard) Sign is removed.
3. If the existing Off-premises Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-premises Advertising (Billboard) Sign shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. The Off-premises Advertising (Billboard) Signs and supporting structures shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-premises Advertising (Billboard) Signs.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Required Two-Year Review of an approved Special Use Permit (U-0080-96) which allowed four (4) 40-foot tall, 14-foot x 48-foot Off-premises Advertising (Billboard) Signs adjacent to the east side of Rancho Drive, south of Coran Lane.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 09/18/96 The City Council approved a Special Use Permit (U-0080-96) to allow four Off-premises Advertising (Billboard) Signs on this site subject to a five-year review. The Zoning Board of Adjustment and staff recommended approval on August 27, 1996.
- 11/07/01 The City Council approved a Required Five-Year Review [U-0080-96(1)] of the Special Use Permit (U-0080-96) which allowed the four Off-premises Advertising (Billboard) Signs on this site subject to a two-year review. The Planning Commission and staff recommended approval on September 20, 2001.
- 02/13/03 The Planning Commission accepted a Request to Withdraw Without Prejudice a Site Development Plan Review (SDR-1169) for a 360-unit residential motel on this site.
- 01/27/05 The Planning Commission will consider a related General Plan Amendment (GPA-5818) to M (Medium Density Residential) and a Rezoning to R-3 (Medium Density Residential) on the eastern portion of the subject site; and a Rezoning (ZON-5909) to C-1 (Limited Commercial) on the western portion of this site. Staff recommends approval.

B) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 21.98

B) Existing Land Use

Subject Property: Undeveloped
North: Texas Station Casino
South: Mobile Home Park/ Cocktail Lounge
East: Single Family Residential
West: Undeveloped

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: Resort Commercial - North Las Vegas
South: SC (Service Commercial - Clark County)
East: R (Rural Density Residential) and M (Medium Density Residential)
West: GC (General Commercial)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: General Commercial - North Las Vegas
South: H-2 (General Highway Frontage - Clark County)
East: R-E (Residence Estates) and R-4 (High Density Residential)
West: C-2 (General Commercial)

E) General Plan Compliance

The site is located in the Southeast Sector Plan Area of the General Plan and is designated as SC (Service Commercial). The proposed C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

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

This request is not affected by any special plan areas or districts.

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	YES 400 feet to another Off Premise Sign; 680 feet between subject signs
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES 670 feet from existing "R" zoned property.

This billboard exceeds the minimum distance separation requirements from other billboards and "R" zoned properties.

B) General Analysis and Discussion

- Zoning

The existing Off-premises Advertising (Billboard) Signs are allowed in the existing C-2 (General Commercial) and proposed C-1 (Limited Commercial) zoning districts with the approval of a Special Use Permit.

- Use

Title 19.14.010 allows the removal of an Off-premises Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The continued Off-premises Advertising (Billboard) Sign use on the subject site is not appropriate, in that there is a General Plan Amendment (GPA-5818) to M (Medium Density Residential) and a Rezoning (ZON-5824) to R-3 (Medium Density Residential) on the eastern portion of this site and; a (ZON-5709) to C-1 (Limited Commercial) on the western portion of this site to be heard by the Planning Commission on this agenda. Due to the new development proposed for this site, the Off-premises Advertising (Billboard) Signs are no longer compatible at this location. Therefore, the recommendation for this request is denial and the signs should now be removed. If this request is approved a condition has been added requiring the Special Use Permit to be reviewed again in two years.

RQR-5741 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

It should be noted two of the billboards approved by the original Special Use Permit have been reviewed. Therefore, this review only applies to the two remaining signs on this site.

On January 11, 2005 a site inspection was conducted and photos were taken. The inspection revealed there is graffiti on one of the signs. A condition has been included that requires the signs to be maintained and kept free of graffiti at all times. Additionally, the photos indicate there is no advertising on either of the signs, which is further justification to require their removal.

FINDINGS

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

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

Title 19.14.010 allows the removal of an Off-premises Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The continued Off-premises Advertising (Billboard) Sign use on the subject site is not appropriate, in that there is a General Plan Amendment (GPA-5818) to M (Medium Density Residential) and a Rezoning (ZON-5824) to R-3 (Medium Density Residential) on the eastern portion of this site and; a (ZON-5709) to C-1 (Limited Commercial) on the western portion of this site to be heard by the Planning Commission on this agenda. Due to the new development proposed for this site, the Off-premises Advertising (Billboard) Signs are no longer compatible at this location. Therefore, the recommendation for this request is denial and the signs should now be removed

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

There are no physical constraints to the continuation of the Off-premises Advertising (Billboard) Sign use on this site.

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

The continuation of the Off-premises Advertising (Billboard) Sign use will not affect Rancho Drive, a fully developed street adjacent to this request.

RQR-5741 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

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

The Off-premises Advertising (Billboard) Signs will be subject to regular City inspections and will not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 168

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Peyman Nasachi

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]

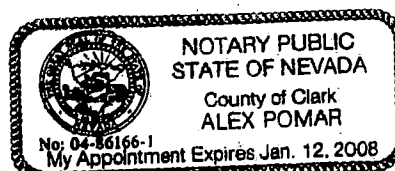
Print Name: PEYMAN MASACHI

Subscribed and sworn before me

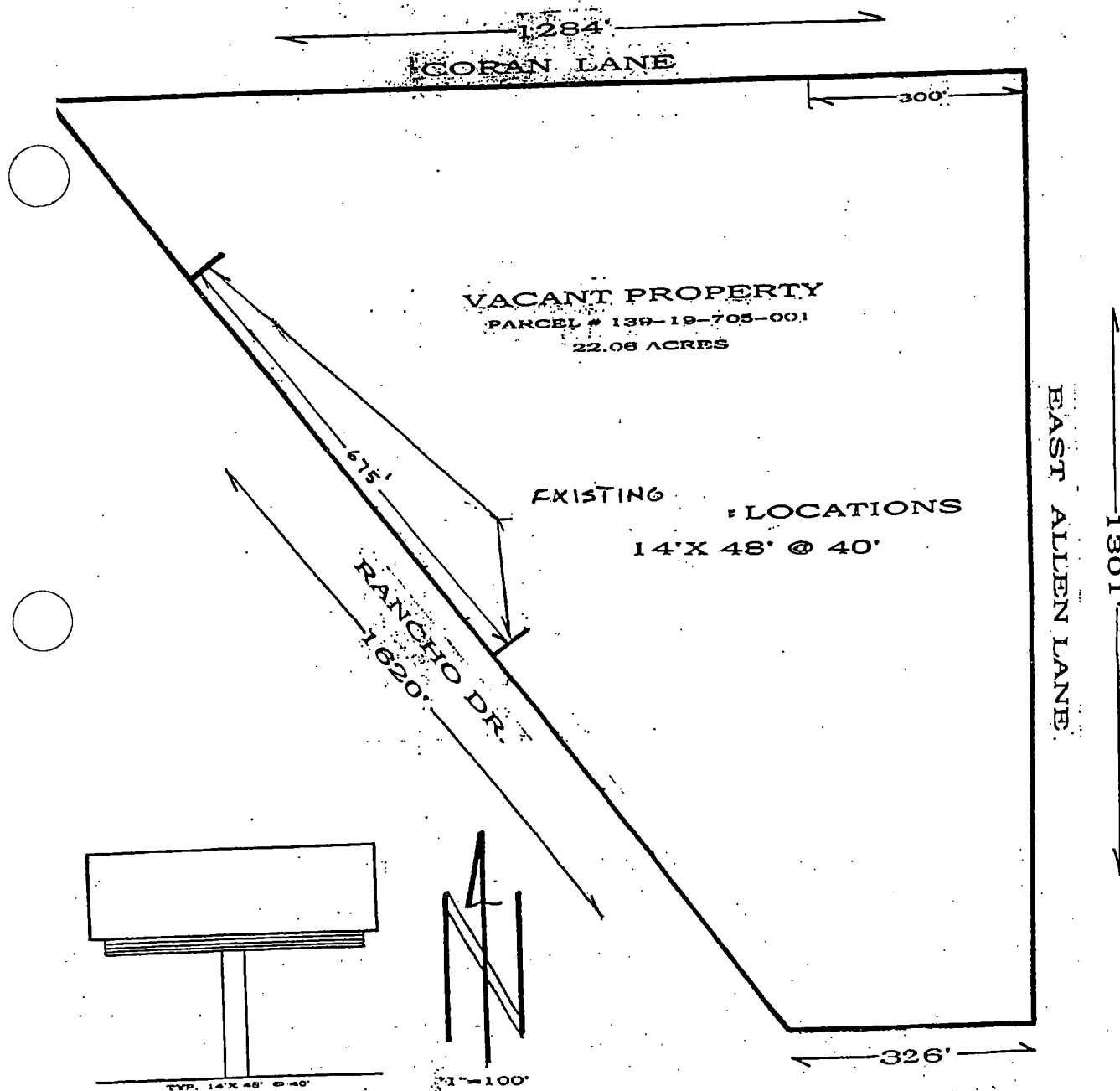
This 32nd day of DECEMBER, 2004

~~Notary Public in and for said County and State~~

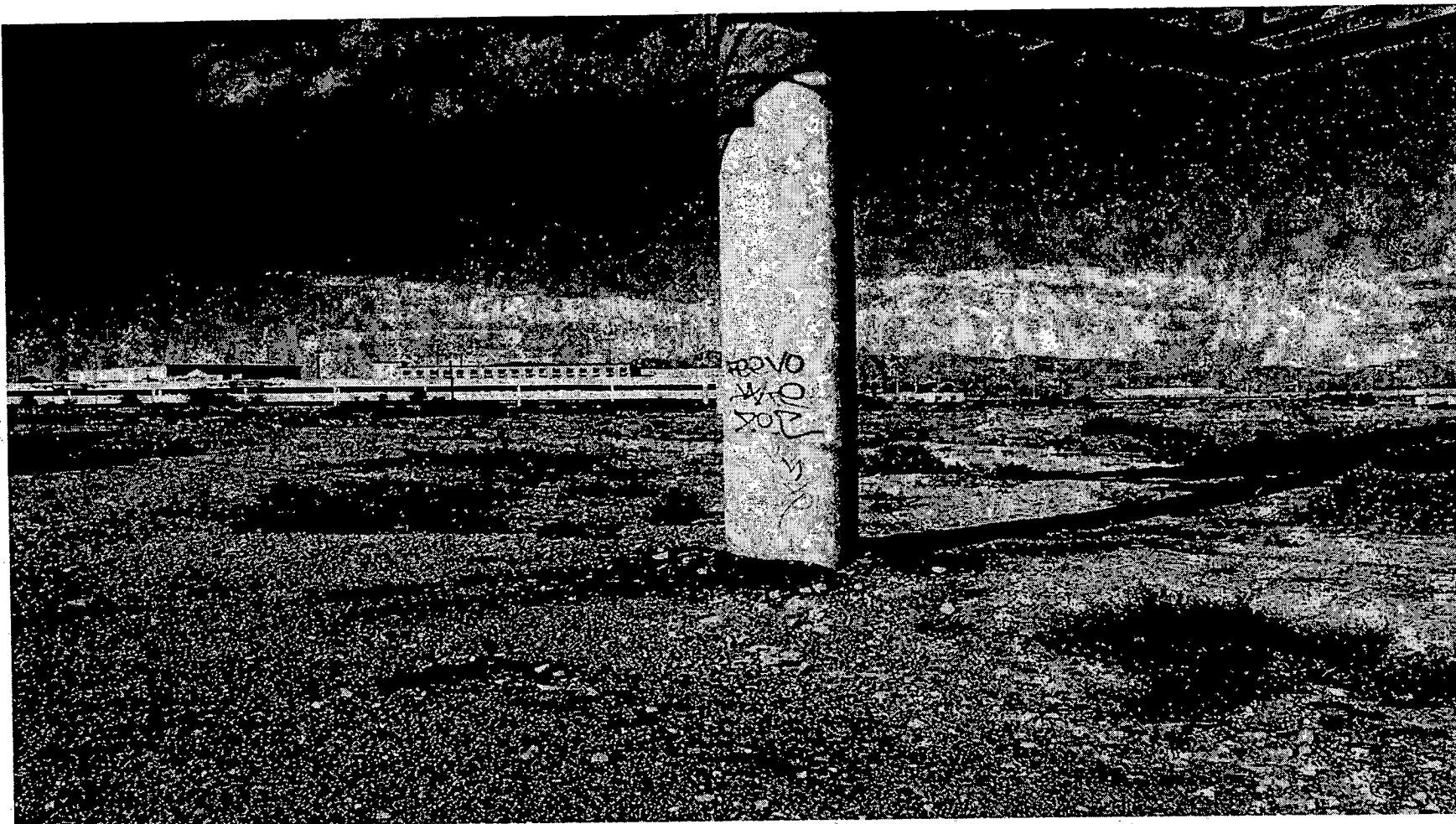
Revised 2/12/02



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

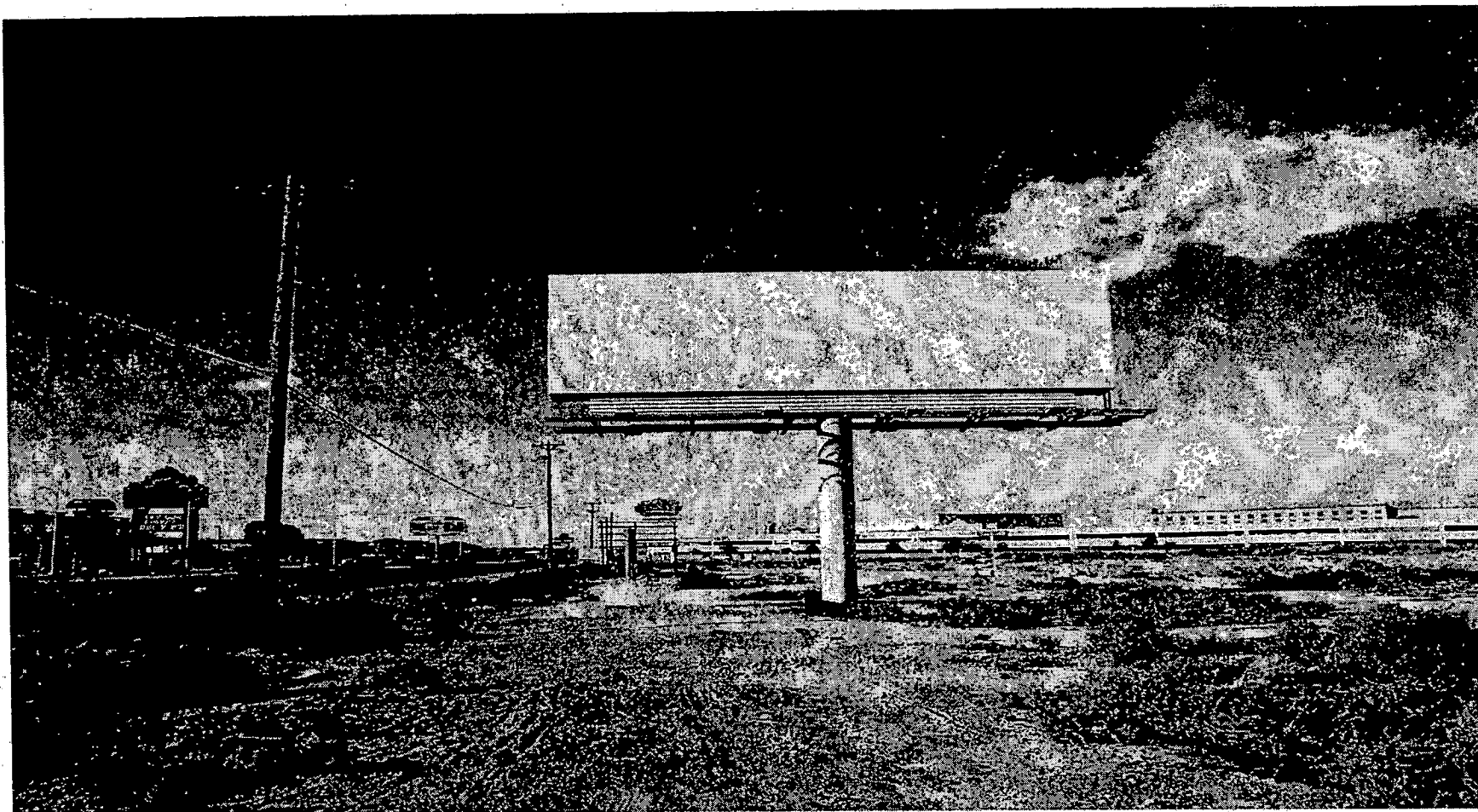


RQR-5741
01/27/05 PC



RQR-5741 - APPLICANT/OWNER: RANCHO ALLEN, LLC
EAST SIDE OF RANCHO DRIVE, SOUTH OF CORAN LANE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



RQR-5741 - APPLICANT/OWNER: RANCHO ALLEN, LLC
EAST SIDE OF RANCHO DRIVE, SOUTH OF CORAN LANE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
TTE B. McDONALD
VRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

68112-012-11/00

November 9, 2001

Mr. William S. Boyd
William Boyd Trust
2950 Industriad Road
Las Vegas, Nevada 89109

RE: U-0080-96(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF NOVEMBER 7, 2001

Dear Mr. Boyd:

The City Council at a regular meeting held November 7, 2001 APPROVED the Required Five Year Review on an approved Special Use Permit which allowed four (4) 14 foot x 48 foot off-premise advertising (billboard) signs on the east side of Rancho Drive, south of Coran Lane (APN: 139-19-705-001), C-2 (General Commercial) Zone and U (Undeveloped)[SC (Service Commercial) General Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2001. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years, or if a Site Development Plan Review application is filed for the subject site, at which time the Special Use Permit shall be reviewed by the Planning Commission and City Council, and the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structures are removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to; distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.



Mr. William S. Boyd
U-0080-96(1) – Page Two
November 9, 2001

3. The off-premise advertising (billboard) signs and their supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) signs.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Blake Cumbers
Boyd Gaming Corporation
2950 Industrial Road
Las Vegas, Nevada 89109

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

IF APPROVED: C.C.: 03/02/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for U-0052-95

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with EVANS voting NO

This is Final Action

NOTE: VICE CHAIRMAN TRUESDELL disclosed that he owned property in the downtown area. It was not within the notification area and did not conflict with this item, so he would be voting.

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

STEVE SWANTON, Planning & Development Department, gave a brief overview of the application.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 81 – RQR-5767

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of the applicant and disagreed with staff recommendation. The sign has been in this location for ten years has been maintained in accordance with its original conditions. There would be no adverse affects to the mixed-use condominiums nearby.

COMMISSIONER McSWAIN stated that the area is clearly in transition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:08 – 11:11)

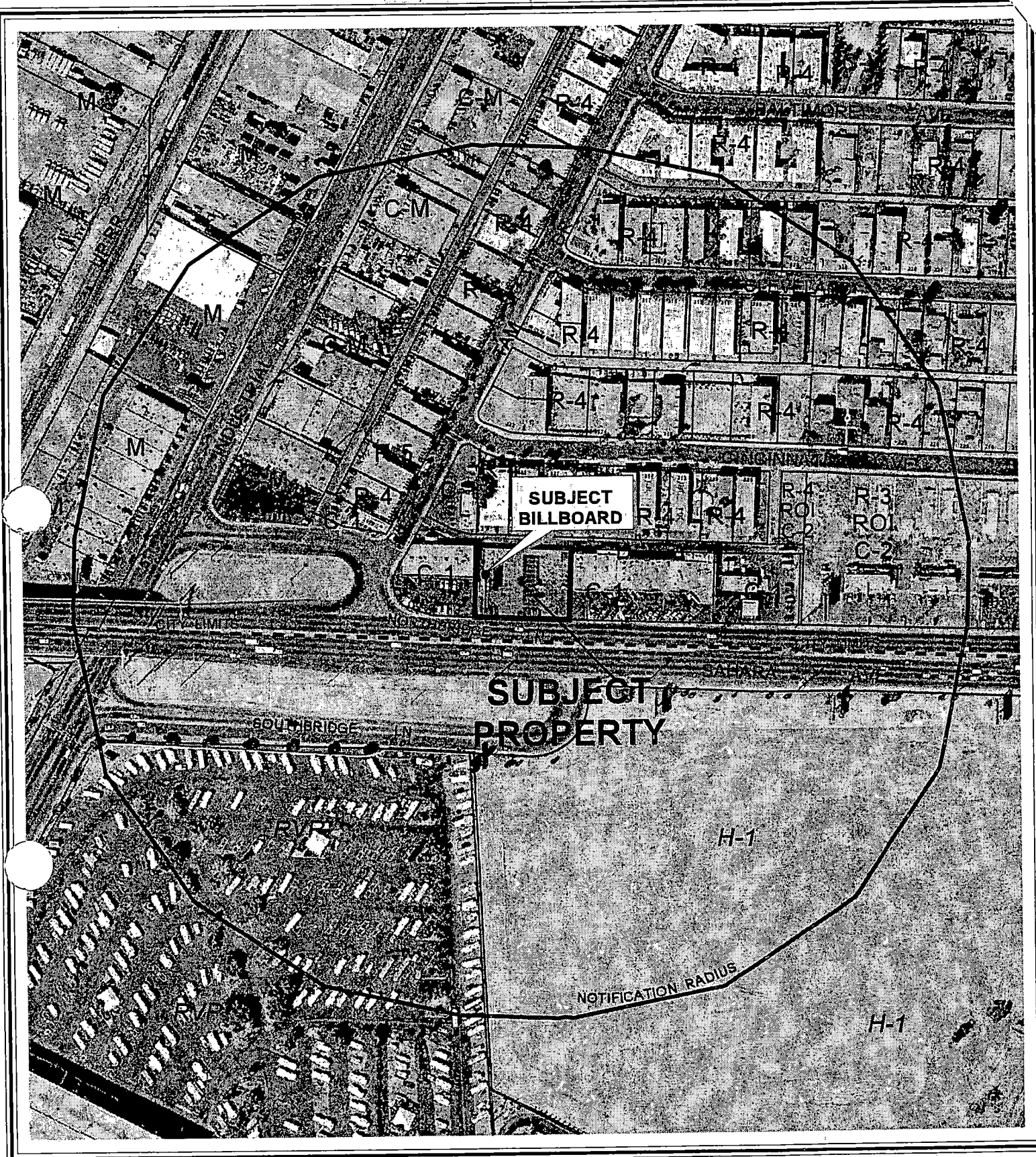
4-725

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

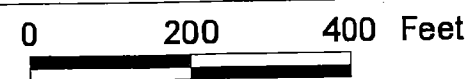


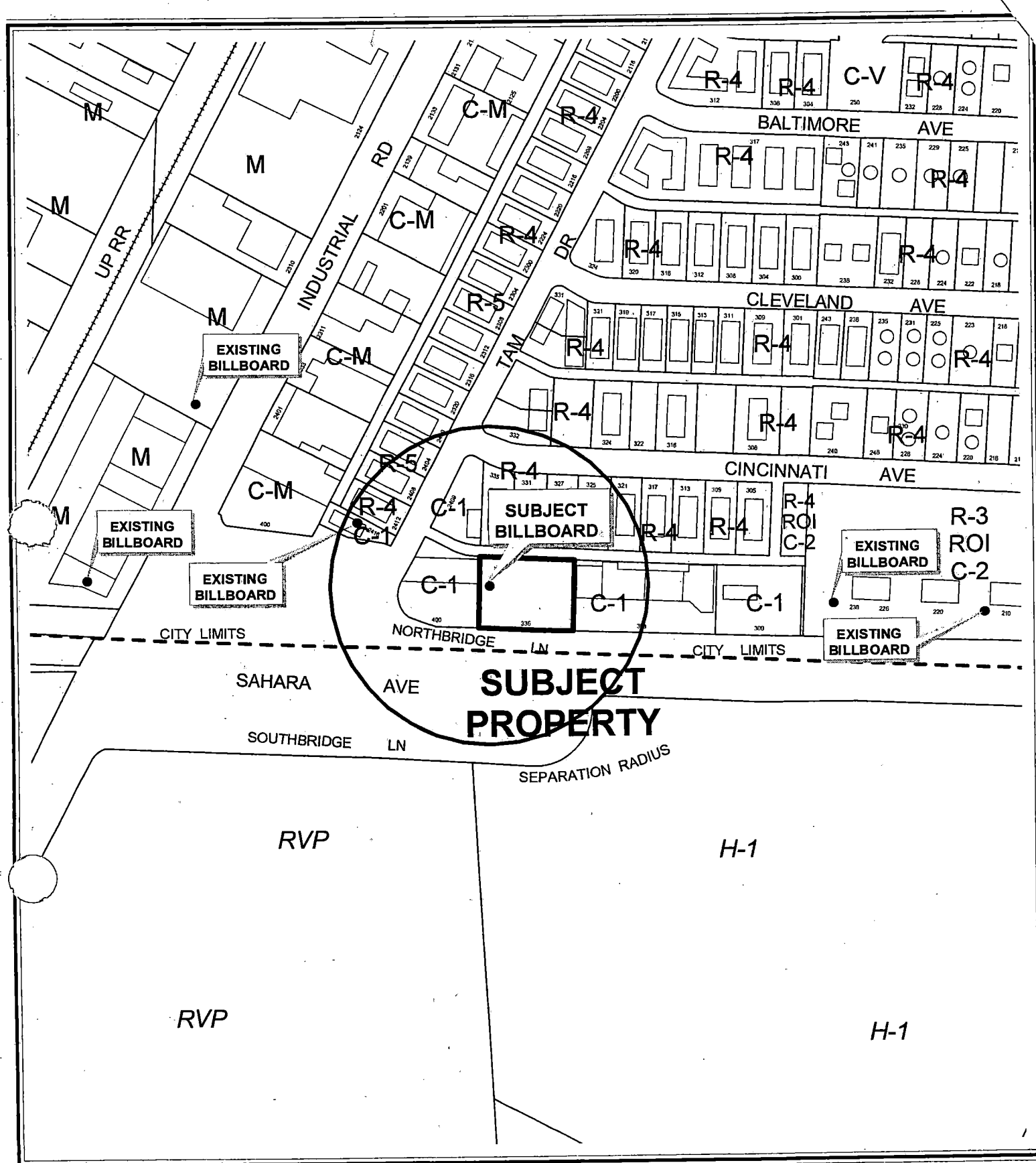


CASE: RQR-5767

RADIUS: 750 FT

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





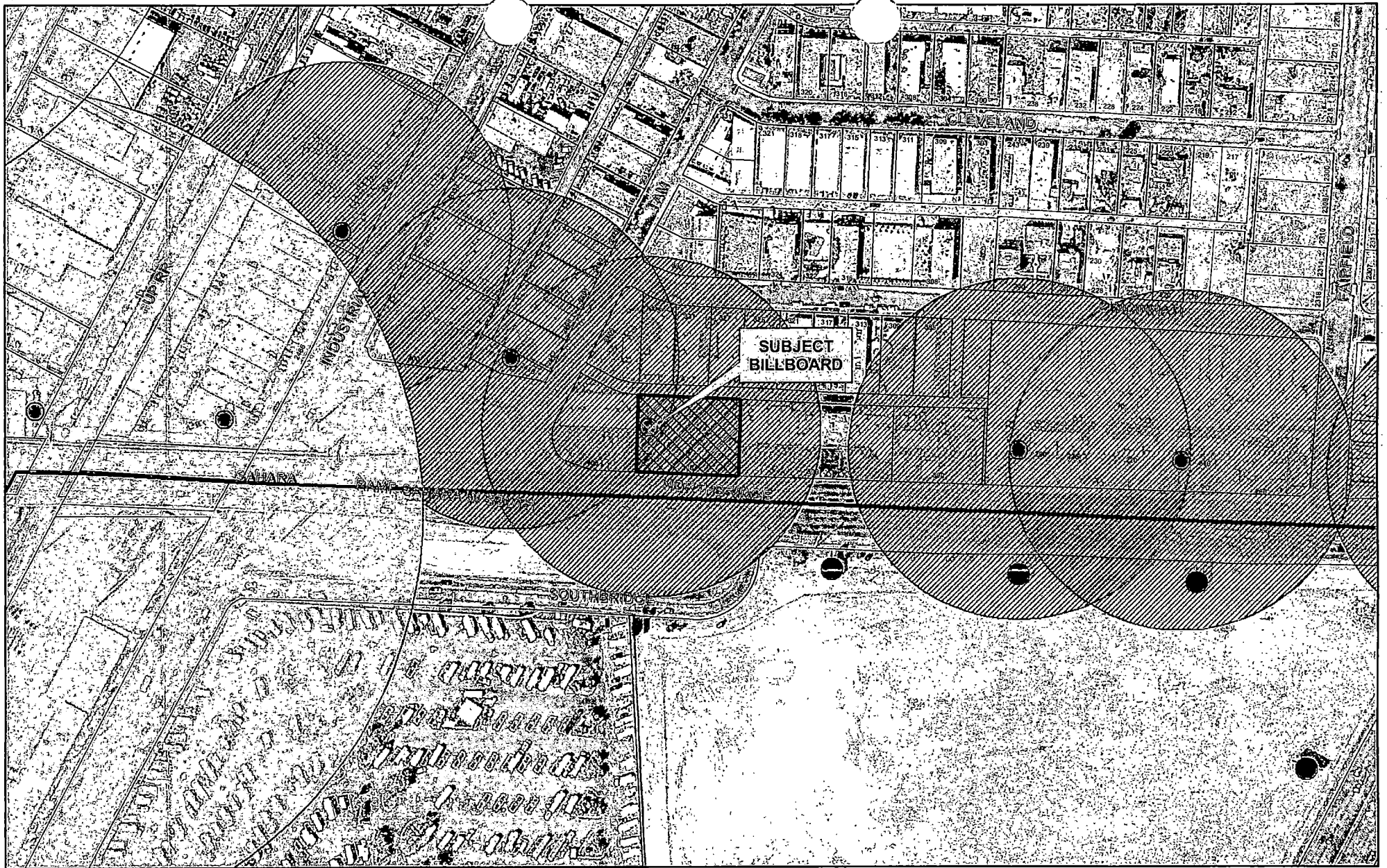
CASE: **RQR-5767**

SEPARATION RADIUS: 300 FT

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

0 200 400 Feet





RQR-5767

City of Las Vegas Billboard Data

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-5767 - APPLICANT: LAMAR ADVERTISING - OWNER:
AMBER INVESTMENT COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Required One Year Review of an approved Special Use Permit, which allowed a 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 336 West Sahara Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

03/05/86	The City Council approved the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (Ordinance #3218), of which the subject site is a part.
06/21/95	The City Council approved a Special Use Permit (U-0052-95) for a 14-foot by 48-foot, double-faced billboard on the subject property. The Board of Zoning Adjustment recommended denial on May, 23, 1995.
07/05/00	The City Council adopted the Las Vegas Downtown Centennial Plan (Ordinance #2000-49); the subject site is located within the Northern Strip district of the Centennial Plan.
08/16/00	The City Council approved a Required Five-Year Review [U-0052-95(1)] for the 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign subject to a one-year review. The Planning Commission recommended approval on June 22, 2000.
12/19/01	The City Council approved a Required One-Year Review [U-0052-95(2)] for the 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign subject to a one-year review. The Planning Commission recommended approval November 1, 2001.

RQR-5767 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

01/22/03 The City Council approved a Required One-Year Review (RQR-1222) for the 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign subject to a two-year review. The Planning Commission recommended approval December 19, 2002.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.55

B) Existing Land Use

Subject Property: Undeveloped
North: Apartments
South: Undeveloped
East: Retail Shops and Tavern
West: Retail Shops

C) Planned Land Use

Subject Property: Commercial
North: MXU (Mixed Use)
South: Clark County
East: Commercial
West: Commercial

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: R-4 (High Density Residential)
South: Clark County
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

RQR-5767 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

E) General Plan Compliance

The site is located in the Redevelopment Plan Area of the General Plan and is designated as C (Commercial). The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

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

This site is located in the Las Vegas Redevelopment Plan area. There are no requirements within this plan that would affect the Off-Premise Advertising (Billboard) Sign at this location.

This sign is located within the Northern Strip of the Downtown Centennial Plan. The standards set forth in this plan require off-premises advertising signs to be directly mounted to and flush with the wall of a structure and shall not be freestanding. Therefore, this sign is not in compliance with the standards of the Arts District.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	NO 290 feet to another Off Premise Sign
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	NO 85 feet from "R" zoned property to the north.

MP

RQR-5767 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

This billboard does not meet the minimum distance separation requirements from other billboards and "R" zoned properties. However, the sign was approved prior to the addition of these requirements of the code.

B) General Analysis and Discussion

- Zoning

The existing Off-Premise Advertising (Billboard) Sign is allowed in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.14.010 allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The continued Off-Premise Advertising (Billboard) Sign use on the subject site is not appropriate. On August 4, 2004 the City Council approved a Site Development Plan Review (SDR-4534) for the Allure Condominiums mixed use development on property approximately 580 feet to the east of this request. The recently approved mixed-use development represents a redevelopment effort in the immediate area. Therefore, the recommendation for this request is denial and the billboard should now be removed.

On January 11, 2005 a site inspection was conducted and photos were taken. The inspection revealed the sign is in good condition and free of graffiti. However, there are portions of the structure covered with bird droppings. A condition has been included that requires the sign to be maintained and kept free of graffiti and clean at all times.

FINDINGS

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

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

Section 19.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards established in Section 19.18.060(L). The continued Off-

RQR-5767 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

Premise Advertising (Billboard) Sign use on the subject site is not appropriate. On August 4, 2004 the City Council approved a Site Development Plan Review (SDR-4534) for the Allure Condominiums mixed use development on property approximately 580 feet to the east of this request. The recently approved mixed-use development represents a redevelopment effort in the immediate area. Therefore, the recommendation for this request is denial as the billboard is no longer appropriate at this location and should now be removed.

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

There are no physical constraints to the continuation of the Off-Premise Advertising (Billboard) Sign use on this site.

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

The continuation of the Off-Premise Advertising (Billboard) Sign use will not generate any traffic effect on Sahara Avenue, a fully developed street adjacent to this request

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

The Off-Premise Advertising (Billboard) Sign will be subject to regular City inspections and will not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

NOTICES MAILED 50

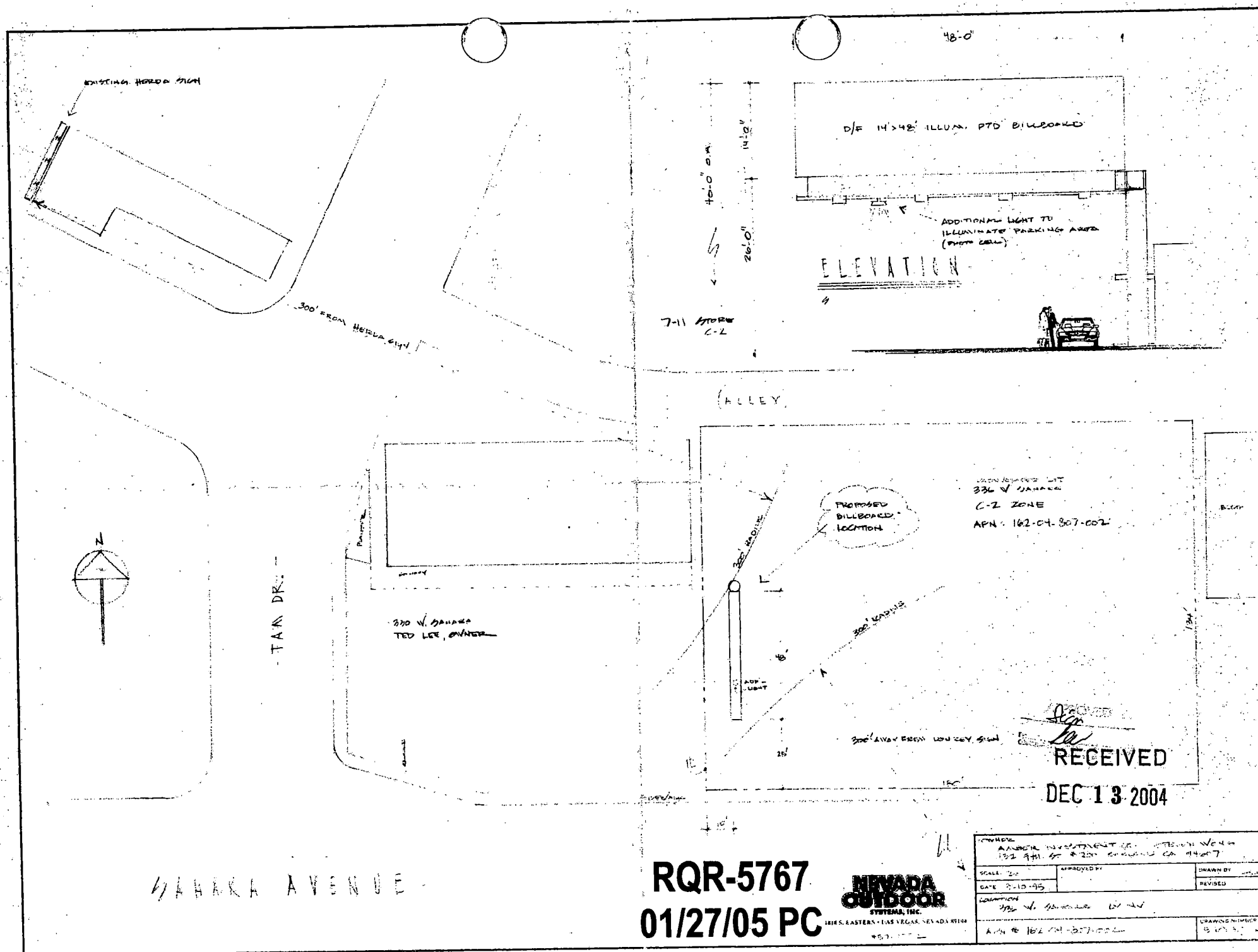
APPROVALS 0

PROTESTS 0

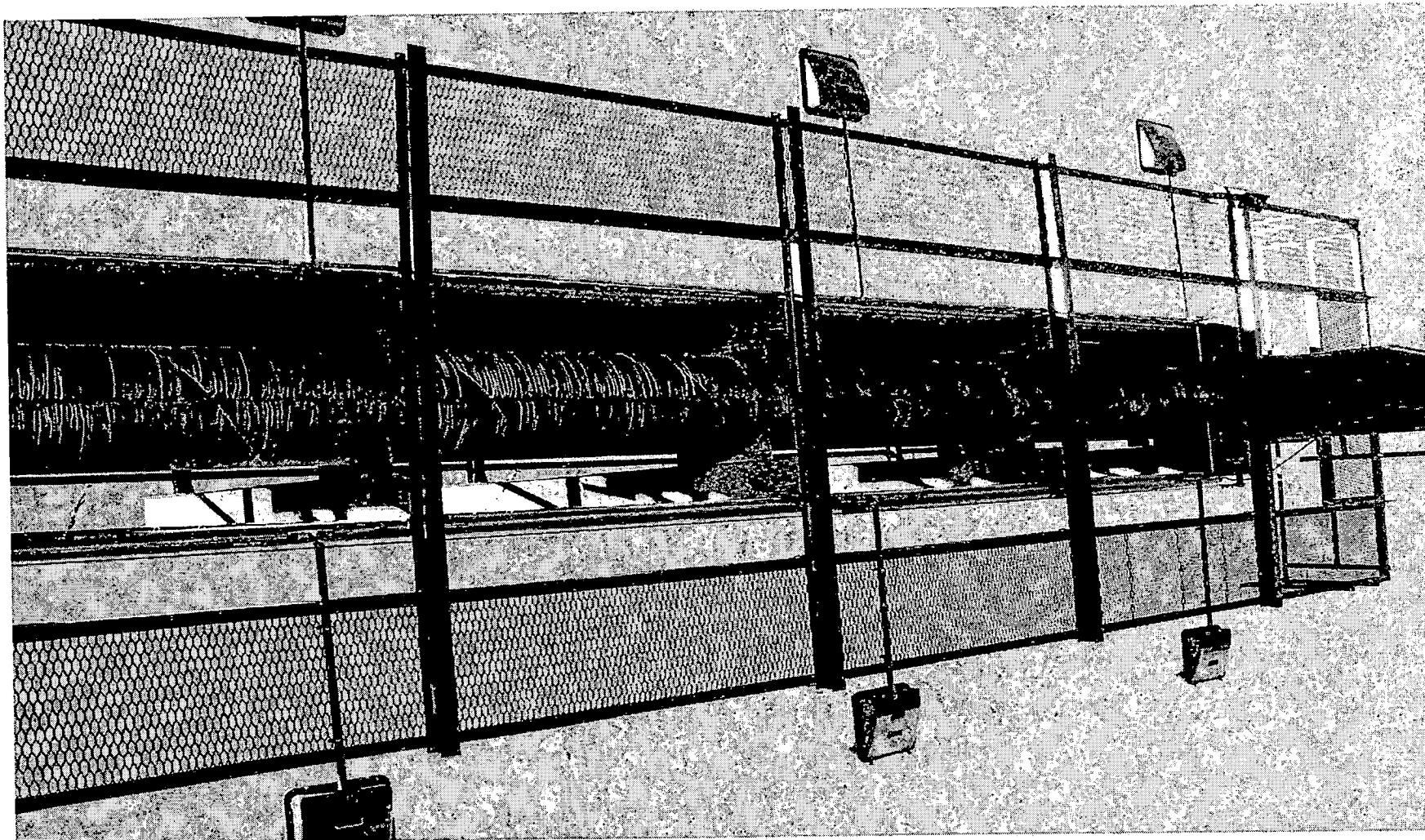


STATEMENT OF FINANCIAL INTEREST

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



OWNER AARON INVESTMENT CO. 1700 N. VERNON 152 9TH ST #201 KENNESAW WA 98147		
SCALE: 1"=20'	APPROVED BY:	DRAWN BY: <i>mc</i>
DATE: 2-10-95		REVISED:
LOCATION 330 W. SARAH C-2 ZONE		
APN: 162-04-307-002		DRAWING NUMBER 05 001 1



RQR-5767 - APPLICANT: LAMAR ADVERTISING - OWNER: AMBER INVESTMENT COMPANY
336 WEST SAHARA AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



RQR-5767 - APPLICANT: LAMAR ADVERTISING - OWNER: AMBER INVESTMENT COMPANY
336 WEST SAHARA AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
NETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-8/02

January 23, 2003

Mr. Steve Wong
Amber Investments
132 9th Street, Suite #200
Oakland, California 94607

RE: RQR-1222 - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF JANUARY 22, 2003

Dear Mr. Wong:

The City Council at a regular meeting held January 22, 2003 APPROVED the Required One Year Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN: 162-04-807-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2003. This approval is subject to:

Planning and Development

1. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

Mr. Steve Wong
RQR-1222 - Page Two
January 23, 2003

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

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Scott Naftzger
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89109

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

TMP-5798 - TENTATIVE MAP - FRANKLIN PARK AT PROVIDENCE - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LIMITED PARTNERSHIP -

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Providence Density Study Handout

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 82 – TMP-5798

MINUTES – Continued:

GARY LEOBOLD, Planning & Development Department, gave a detailed overview of the application, including staff concerns regarding the deviations from standards by this new type of development for which waivers would be required.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the master developer and concurred with all conditions. He stressed that the developer has done considerable work with staff regarding the new type of development, which involves two types of gated product. ATTORNEY ROWE reviewed various renderings for both large, high quality products. The development exceeds the City's open space requirement and includes enhanced streetscaping. He explained and demonstrated the justification for the exception to Title 18 setbacks. Concerns with traffic movement at the intersections have been addressed in the plan and are not opposed by Traffic Engineering or the Fire Department. All other possible deviations are actual design issues over which the developer has full discretion through the authority granted by the Master Plan Agreement approved by the City Council in March 2004. MR. LEOBOLD clarified the open space requirement of the City was not met but the Cliffs Edge standards are what apply to this project.

ATTORNEY ROWE disputed MR. LEOBOLD'S comments regarding density stating the planned density is clearly within the flexible density of 7.82 units provided for in the agreement. He summarized the handout demonstrating that the overall approved projects density totaling 5.77 and pending projects' densities which would bring the total to 6.43 units to the acre.

ATTORNEY ROWE gave a lengthy explanation of the lot and setback design where one property owner gives the adjacent owner an exclusive use easement to allow for important front porch and patio features. The applicant committed to making sure that buyers are notified of the easement by taking three steps. First, the buyers will execute a separate endorsement during escrow. Second, a notice will be posted in the garage. Finally, information regarding the easement would be included, in detail, in the CCNR's for the community. Additional comfort exists for the City when such projects are developed by established developers such as this one and the project provides for strong homeowner associations, such as similar projects in Queensridge and Summerlin.

COMMISSIONER McSWAIN confirmed with MR. ROWE that the use easement is preferable to a zero lot line which would prohibit windows or any similar architectural features and roof extensions. These amenities are important to the master builder in creating aesthetically pleasing streetscapes. The designs allow the developer to de-emphasize the garages and create porches and walk ability in the front of the homes. The Commissioner also confirmed with MR. ROWE that the person who receives the benefit of the easement must maintain and insure that easement.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 82 – TMP-5798

MINUTES – Continued:

MR. ROWE suggested that since the project was approaching the required one-year review, instead of having a written review, the applicant could submit a revised master plan to reflect what currently exists if the density had been changed. Doing so would keep the City informed about changes made that did not require City approval. MR. LEOBOLD indicated the product was very nice but did not currently meet what was in the Cliffs Edge Plan. That is why staff requested the applicant make updates to the plan for the required review, which is now due.

COMMISSIONER McSWAIN stated she could support the exclusive use agreement because it is permitted within the Code and the applicant is going to great lengths to make the buyer aware.

CHAIRMAN NIGRO and VICE CHAIRMAN TRUESDELL voiced concerns over having too many waivers to the master plan and then the final product being less than what the community and City originally anticipated. The purpose of the master plan was to result in a great product and each adjustment and waiver could diminish the final product. MR. ROWE assured them that the City's hands are not tied by the development agreement but that the deviations in question happened to fall into a category that is within the authority of the master plan developer.

ATTORNEY ROWE indicated CHRIS MYERS, Vice President of Operations for Toll Brothers, DAVE BROWNING, Assistant Project Manager for Providence, and WILLIAM NEIGHBORS, engineer with G.C. Wallace, were present with him.

CHAIRMAN NIGRO declared the Public Hearing closed.
(11:11 – 11:53)

4-811

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning applications (ZON-2184, ZON-1520 and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 12/14/04 date stamped plans.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 82 – TMP-5798

CONDITIONS – Continued:

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting the cross section of the entrance to the subdivision having a minimum 24 foot width (flow line to flow line) on both sides of the island shall be approved by the Planning and Development Department and Public Works Department staff.
 4. A lot fit analysis shall be submitted prior to the recordation of the Final Map.
 5. Street names must be provided in accord with the City's Street Naming Regulations.
 6. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to 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.
 7. 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.
 8. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
9. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way.
 10. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 82 – TMP-5798

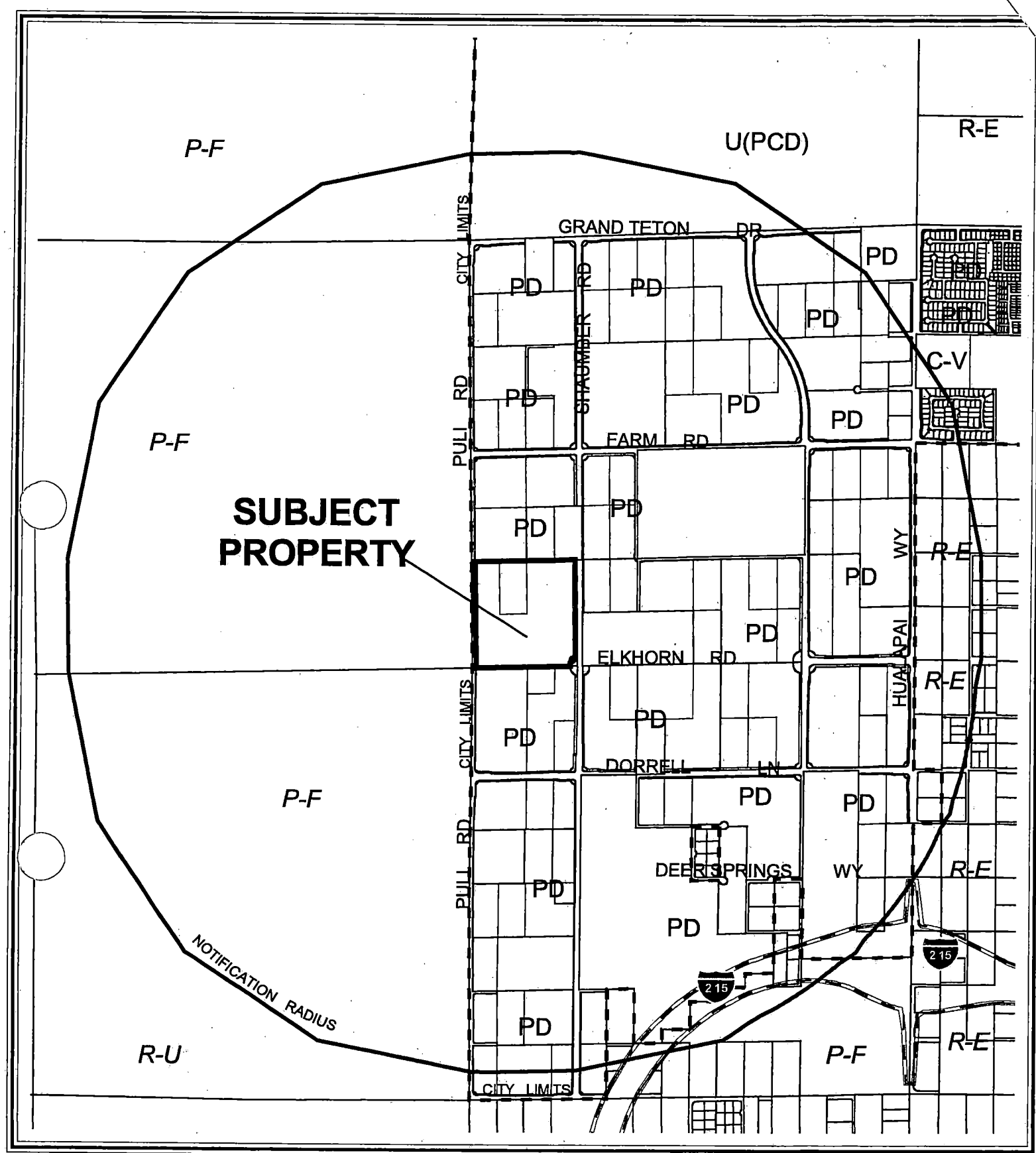
CONDITIONS – Continued:

11. If not already constructed by the Master Developer, construct the full width street improvements on Puli Road and half street improvements on Shaumber Road, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
12. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road and Shaumber Road adjacent to this site concurrent with development of this site.
13. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Puli Road and Shaumber Road public rights-of-way adjacent to this site.
14. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. 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.
16. Provide public sewer easements for all public sewers not located within existing public street right-of-way, and across common lots including east of lot 84, north of lot 1 and south of lot 17, 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.
17. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
18. Private drive aisles shall be labeled as "private drives". Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 82 – TMP-5798

CONDITIONS – Continued:

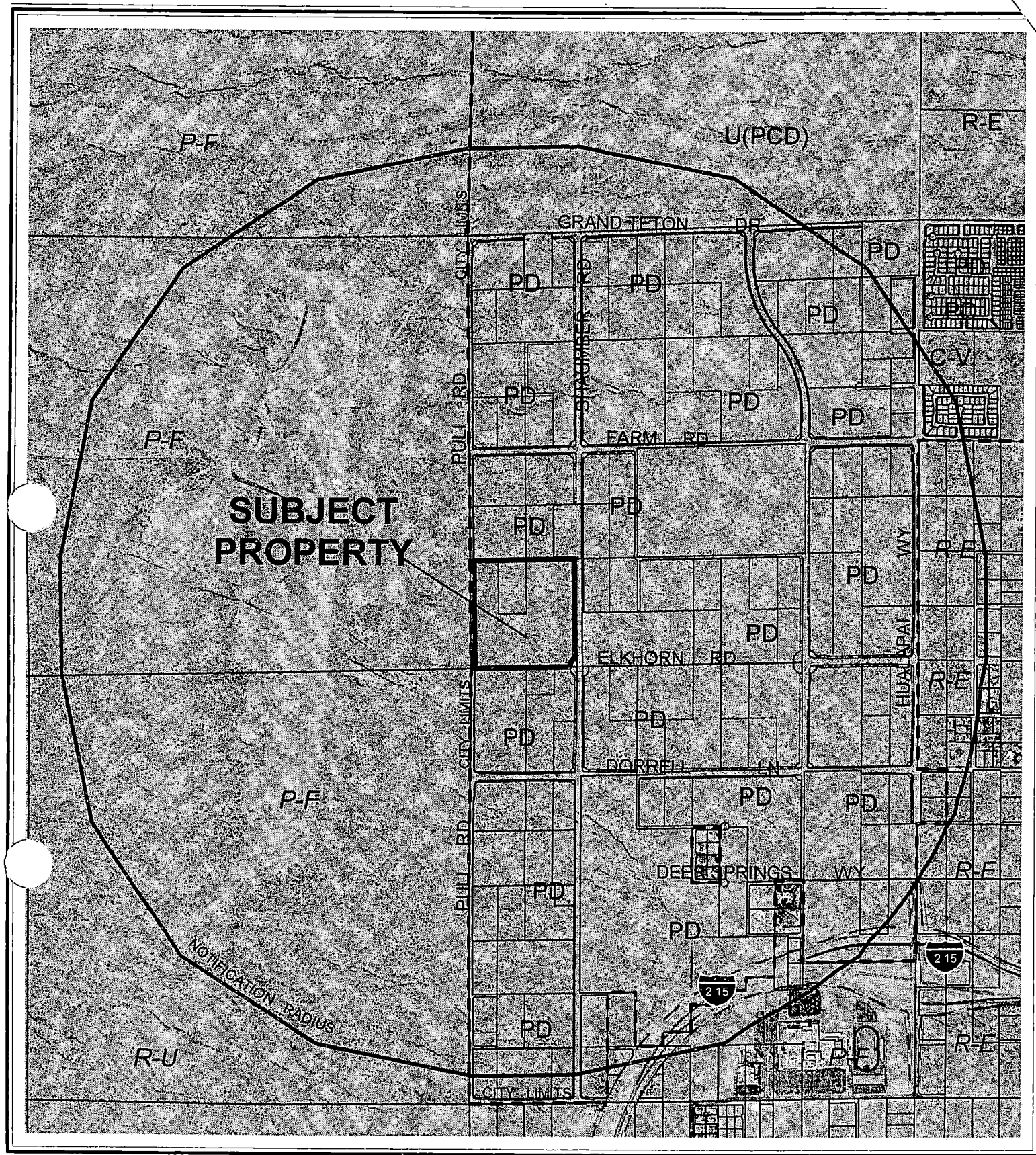
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
21. 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.
22. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.
23. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: **TMP-5798**

RADIUS: 5000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **TMP-5798**

RADIUS: 5000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 1000 2000 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-5798 - FRANKLIN PARK AT PROVIDENCE -

APPLICANT/OWNER: COLEMAN-TOLL, LIMITED PARTNERSHIP

**** CONDITIONS ****

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning applications (ZON-2184, ZON-1520 and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 12/14/04 date stamped plans.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting the cross section of the entrance to the subdivision having a minimum 24 foot width (flow line to flow line) on both sides of the island shall be approved by the Planning and Development Department and Public Works Department staff.
4. A lot fit analysis shall be submitted prior to the recordation of the Final Map.
5. Street names must be provided in accord with the City's Street Naming Regulations.
6. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to 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.

TMP-5798 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way.
10. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
11. If not already constructed by the Master Developer, construct the full width street improvements on Puli Road and half street improvements on Shaumber Road, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
12. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road and Shaumber Road adjacent to this site concurrent with development of this site.
13. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Puli Road and Shaumber Road public rights-of-way adjacent to this site.
14. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. 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.

TMP-5798 - Conditions Page Three
January 27, 2005 - Planning Commission Meeting

16. Provide public sewer easements for all public sewers not located within existing public street right-of-way, and across common lots including east of lot 84, north of lot 1 and south of lot 17, 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.
17. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
18. Private drive aisles shall be labeled as "private drives". Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name; book and page number).
21. 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.
22. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

TMP-5798 - Conditions Page Four
January 27, 2005 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for the a 234-lot single-family residential subdivision and waivers of Title 18.12.105 for a 350-foot private drive where a maximum of 200 feet is allowed and a waiver of Title 18.12.160 for internal intersection offsets of approximately 84 feet and 104 feet where a minimum of 125 feet is required on 40.3 acres adjacent to the northwest corner of Elkhorn Road and Shaumber Road.

B) Applicant's Justification

The representative on behalf of the applicant justifies this application and the associated waivers of Title 18 by stating, that the increased private drive aisle lengths is necessary for the access to the rear entry garages, which are an integral part of the product design. Furthermore, the drive aisles will have access from both directions and emergency services will have access to all lots via the subdivision's 37-foot wide private residential streets. Regarding the intersection offset requirements, the representative on behalf of the applicant states that this circumstance only occurs twice within the subdivision; one of the intersections has been modified with a median to deter improper traffic flow and the other is said to be located in a portion of the subdivision, which will not experience heavy traffic.

C) Master Developer's Justification

12/02/04 Providence approved a Design Guideline Certificate for Pod 209, to become known as "Franklin Park", with the following required revisions:

1. The application was not required to submit revisions to the DRC (Design Review Committee).

The Design Guideline Certificate included the following additional comments:

1. Applicant should provide DRC (Design Review Committee) with revised copies once submitted, and again once approved.

Providence (Cliff's Edge) gives the following justifications for deviations from the Cliff's Edge Master Development Plan and Design Guidelines identified during their internal Site Development Plan Review:

TMP-5798 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

- *A request for a deviation from the standard 3' side yard setback to a 0' setback for 50% of the garage depth.*
 - Providence justifies this deviation by stating that during the inception of the Design Guidelines the "attached 'Duet' product" had not been considered, plus they believe the product meets the intent of the Design Guidelines by "de-emphasizing the garages and creating a unique streetscape."
- *A request for a deviation from the required 28' setback from the side entry garage to the property line to a 23.5' setback from the side entry garage to the side property line.*
 - Providence justifies this deviation by stating that the developer has demonstrated previously that the reduced setback facilitates ingress and egress to the garages. Additionally Providence finds this deviation acceptable because of their "desire to de-emphasize garages."
- *A request for a deviation from the standard that architectural projections may project a maximum of 3' into required front, rear or side yard setback areas; however in no case shall such projection be closer than 3' feet to any property line. The encroachment maybe supported by a foundation, but may not enclose space within a building. The requested deviation is for an enclosed portion of the second floor to encroach into the setback area 1'.*
 - The DRC (Design Review Committee) reviewed the possible locations of the protrusions and determined that since the 'Balboa' model is proposing an "exclusive use easement between adjoining buildings," which resembles zero lot line development and therefore meets the intent of the Design Guidelines. Additionally Providence notes that the proposed separation between buildings is 10' where only 6' is required, hence they find the requested deviation acceptable.
- *A request for a deviation from the standard that courtyard walls exceeding 32" in height must maintain a 10' setback from the back of sidewalk or curb and a 5' setback on corner side, to a 3' setback from the back of sidewalk or curb for both front and side setbacks.*
 - Providence justifies this request by stating that since the garages are in the rear and additional architectural embellishments will be incorporated in the front, the request is acceptable.

TMP-5798 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

01/10/05 Providence supplied an additional justification letter detailing various other discrepancies pertaining to the proposed development of Pod 209. The following comments are from said letter:

- *A request for a deviation from the zone density of 5.5 dwelling units per acre to 8 dwelling units per acre. Proposed on this site plan = (5.81 gross acres) (6.3 net acres)*
 - Providence justifies this request by stating that per note 1 under section 2.3 of the introduction of the Design Guidelines, the densities shown on figure 2 may vary as long as the overall densities, goals and objectives of the Cliff's Edge Master Development Plan and the City of Las Vegas are met. Additionally, Providence states that Toll Brothers is proposing another subdivision (Pod 114) tentatively mapped at 1.5 dwellings per unit less than the 5.5 dwellings per unit zoning for that pod.
- *A request for a waiver from Title 18 section 18.12.105 for private drive to be greater in length than 200'.*
 - Providence justifies this by stating that the longer drive lengths are necessary to accommodate the large grouping of rear loading garages.
- *A request for a waiver of Title 18 section 18.12.160 for less than the required 125' of separation between internal subdivision streets where they do not intersect arterial or major streets.*
 - Providence justifies this application by stating that the proposed site plan meets the intent of the Design Guidelines and that the relationship of the intersections help to reduce excessive speed, plus the addition of a median island to prevent "cutting across" the intersection makes this request acceptable.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.

TMP-5798 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

- 03/19/03 The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
- 07/16/03 The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.
- 02/18/04 The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
- 06/16/04 The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on March 11, 2004.

B) Pre-Application Meeting

- 12/09/04 A pre-application conference was held and resulted in the following comments:
1. The subdivision is to be composed of 234 single-family residential lots.
 2. The subdivision was previously reviewed by the Cliff's Edge's DRC.
 3. The project exceeds the L (low Density Residential) density guidelines per the Cliff's Edge Master Development Plan and Guidelines.
 4. The project includes "exclusive use agreement" areas on private lots, which was never contemplated by Cliff's Edge.
 5. Needs approval from Fire & Safety as well as Traffic for private drives.
 6. Requires two waivers of Title 18 for internal intersection separation distance and private drive lengths.
 7. The intersection at Shaumber appears to be okay.
 8. Need to provide full Puli Road improvements not covered by the SID; subject to Public Works conditions.
 9. Checklist not signed; need cross sections to be submitted and reviewed by Public Works before that checklist will be signed.

TMP-5798 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

Fire engineering has the following comment: The main entrance on Franklin Park Ave. seems to be too tight. Minimum 24' width (flow line to flow line) required on both sides of the island. The application will be conditioned as such. Traffic had no comments.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 40.3
Net Acres: 37.0

B) Existing Land Use

Subject Property: Undeveloped [Proposed 234-Lot Single-Family Residential
Subdivision (TMP-5798)]
North: Undeveloped [Proposed 286-Lot Single-Family Residential
Subdivision (TMP-5710)]
South: Undeveloped [Proposed 286-Lot Single-Family Residential
Subdivision (TMP-4465)]
East: Undeveloped [Proposed Reservoir and Pumping Station (SDR-3900)]
West: Undeveloped [Clark County (BLM Land)]

C) Existing Zoning

Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: PD (Planned Development)
East: PD (Planned Development)
West: Clark County [Public Facility (P-F)]

D) Cliff's Edge Land Use

Subject Property: L (Low Density Residential)
North: ML (Medium Low Density Residential)
South: ML (Medium Low Density Residential)
East: ML (Medium Low Density Residential)
West: Not A Part Cliff's Edge

E) General Plan Compliance

The site is designated as PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The site is also within the Cliff's Edge Plan area with a land use designation of L (Low Density Residential). The existing PD (Planned Development) Zoning designation implements the goals, policies, objectives, and programs of the Cliff's Edge Plan and is in conformance with the General Plan.

TMP-5798 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

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

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD (Planned Community Development) areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003. This document will provide policy direction for future development within the overall plan area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to The Cliff's Edge Master Development Plan and Design Guidelines, the following Development Standards apply to the subject proposal:

Standards	Required	Provided
Front – Living Area or Porch		
• Single Story Element	10'	10'
• Two Story Element	15'	
Front-Entry Garage	20'	< 5' or > 18'
Turn-In Garage	10'	10'
Side		
• Interior Lots	5'	3'
• Perimeter Lots & Parcel Entry (Siding to any community level roadway or open space)	5' for single story element with no gable end, or 10' for two story element or single story element with a gable end	5'

TMP-5798 - Staff Report Page Seven
January 27, 2005 - Planning Commission Meeting

Corner Side • Single Story Element • Two Story Element	10' 15'	Not Provided
Rear • Interior Lots • Perimeter Lots (Backing to any community level roadway or open space)	20' except that 15' allowed for up to 50% of the product width Same as Interior Lots, except that no more than three adjacent dwellings may have the same rear setback; otherwise an additional offset of at least 5' is required	15' 10' for 50% of Product
Rear Patio Covers	10'	Not Provided
Accessory Structures • Less Than 14' Bldg. Ht. • Greater Than 14' Bldg. Ht.	Front: 10' ⁽⁵⁾ Side: 3' Rear: 3' Front: 15' ⁽⁵⁾ Side: 5' Rear: • 5' if no window opening facing rear PL • 20' if window openings face rear PL	Not Provided
Courtyard Walls * Greater than 32" in height	Front: 10' Interior Side: 0' Corner Side: 5'	Front: 3' Side: 3'

The proposed development has utilized the development standards that apply to the Cliff's Edge Medium Low Density Residential land use category. Not only has this application not been able to meet the majority of development standards set forth by Cliff's Edge for the Low Density land use category, but it does not conform to the Medium Low land use category without the approval of deviations. Additionally, no building elevations or floor plans are required for a Tentative Map submittal, therefore there can be no clear determination as to whether or not the product to be built will be single or two-story homes.

TMP-5798 - Staff Report Page Eight
January 27, 2005 - Planning Commission Meeting

Pursuant to The Cliff's Edge Master Development Plan and Design Guidelines, Low Density Residential neighborhoods are not required to have designated open space within the parcel. However, the applicant has provided open space as is illustrated below.

Total Acreage	Density	Provided	
		Percent	Area
40.3 acres	5.81 DUA	2.7%	47,300 SF

As the parcel is designated as a Low Density Residential land use within the Cliff's Edge Master Plan, the proposed development is not required to provide open space. However if it were designated as a Medium Low Density Residential land use it would be required to provide 5,850 square feet of open space.

A2) Public Streets Standards

Shaumber Road is to be, per the design guidelines of Tentative Map (TMP-3798) and the Cliff's Edge Master Development Plan And Design Guidelines, a 70-foot right-of-way with an additional 25-foot landscape buffer with a 5-foot sidewalk through it along the subject property's street frontage. Puli Road is to be an 85-foot right-of-way with an additional 5-foot landscape buffer to be located at the back of the 5-foot sidewalk along the subject property's street frontage.

B) General Analysis Discussion

- **General information**

The proposed 234-lot single-family subdivision is located adjacent to the west side of Shaumber Road, approximately on the northwest corner Elkhorn Road and Shaumber Road. The proposed subdivision will have only one access point from Shaumber Road. The proposed entry way is not in conformance with the design guidelines depicted in Section 6.1 Exhibit 15 of the Cliff's Edge Master Development Plan and Design Guidelines. Internal access to the residential lots will be provided via a 37-foot wide private residential street with "L" curbs as well as a 4-foot wide sidewalk located on one side of the street. The proposed private streets are in conformance with the Cliff's Edge standards, but are not in conformance with the standards described in Title 18.12.160 and Title 18.12.105 for private drive aisle lengths and intersection offset requirements. Additional pedestrian access points to the site have been provided via the coinciding with drainage and/or utility easements.

TMP-5798 - Staff Report Page Nine
January 27, 2005 - Planning Commission Meeting

Under the Low Density Residential land use category developers are held to a density of 5.5 Dwelling Units per Gross Acre. Currently the proposed residential subdivision exceeds the density requirements for a Low Density Residential development by approximately 0.31 Dwelling Units per Gross Acre. The subject parcel, under the Low Density Residential land use category, could have a maximum of 221 lots, based upon the gross acreage. The proposed 234-lot subdivision is therefore not in conformance with the Cliff's Edge Master Plan.

- **Cross Section**

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% and 2%, is allowed a maximum 4-foot retaining wall. The maximum exterior retaining wall height is shown to be 4' 8", however faces interior to the subdivision and is therefore in compliance with Title 18.

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. None of the proposed retaining walls are greater than 5-foot in height therefore complying with Title 18. In addition, the wall adjacent to Shaumber Road is stepped with a 7-foot landscaped separation. The total vertical wall height is 7-feet topped with view fence.

The proposed cross section for Shaumber Road and Puli Road is in conformance with the streetscape design set forth by the Cliff's Edge Parent Map. However the proposed cross section of the entrance to the subdivision has been commented on by the Fire Safety as being too narrow and will be conditioned to have a minimum 24' width (flow line to flow line) required on both sides of the island.

- **Trails**

There are no proposed trails aligned with the subject property.

- **Comments**

Las Vegas Valley Water District

The Las Vegas Valley Water District has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment. Additionally, the proposed map indicates water service for the subdivision from a single feed or single source. This does not meet the requirements of the City of Las Vegas Fire Department or the District, based on the size of the subdivision and the number of fire hydrants required for the subdivision.

TMP-5798 - Staff Report Page Ten
January 27, 2005 - Planning Commission Meeting

Las Vegas Metropolitan Police Department

The Las Vegas Metropolitan Police Department has reviewed the proposed subdivision and comments that it will have a negative impact on current police service levels in the following areas:

1. Response time to calls for service will be increased due to the increase in calls and the lack of officers to adequately handle them.
2. Quality of investigation will be affected by the increase in cases assigned to detectives that additional calls for service generate.
3. Officers will have reduced time for preventive patrol and to deal with quality of life issues which, if not addressed, most often escalate to criminal issues.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

NOTICES MAILED 66

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Coleman - Toll L.P.

Name of Applicant: -same-

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

Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

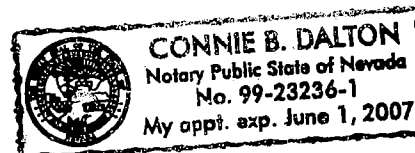
Signature of Property Owner: 

Print Name: Chris Myers

Subscribed and sworn before me

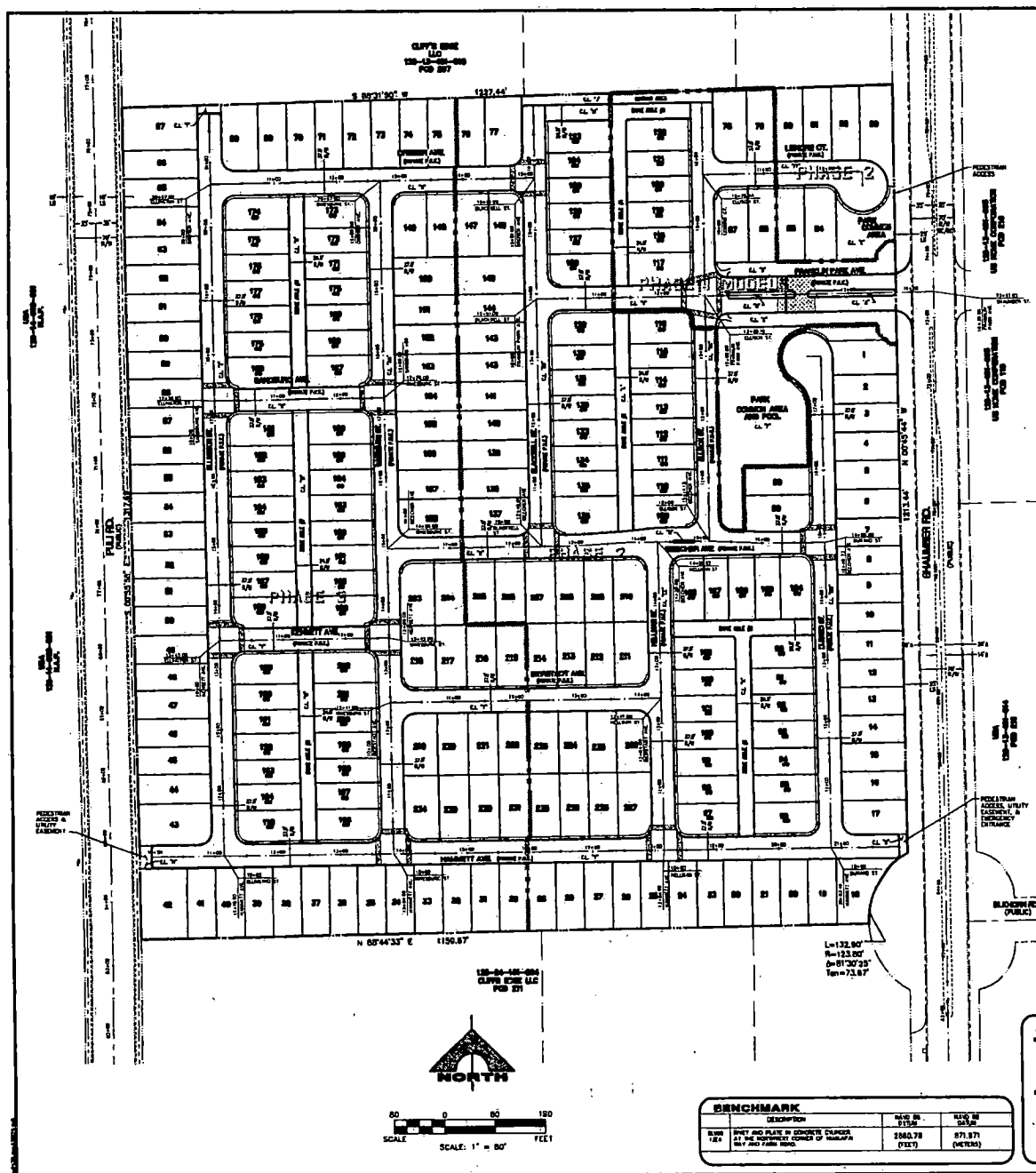
This 10th day of December, 2004

Connie B. Salto
Notary Public in and for said County and State



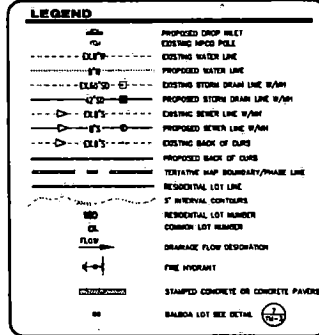
Interest.doc
RECEIVED

DEC 14 2004



LEGAL DESCRIPTION:
LOT 209 AND COMMON LOT 79 OF BLOCK 4 AS SHOWN BY MAP OF "CLIFFS EDGE PHASE 2" ON FILE IN BOOK 118 PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, N.M.S.

- NOTES**
1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE APPROVED FOR CLARK COUNTY AREA, LATEST EDITION UNDER DEVELOPMENT. SEE SHEET TM-4 FOR PRELIMINARY DESIGN, CONSTRUCTION, NOTES TO BE DETERMINED WITH FINAL DESIGN ANALYSIS.
 2. MAXIMUM RESIDENTIAL UNITS BASED ON 2008 ACRES PER ACRE DENSITY.
 3. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDY.
 4. ALL UTILITIES SHOWN ARE SCHEMATIC, EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN.
 5. ALL LOT RADI ARE 30 FEET UNLESS OTHERWISE NOTED.
 6. ALL PROPOSED WATER AND SEWER LINES ARE TO BE 6" PIPE UNLESS OTHERWISE NOTED.
 7. ALL INTERIOR RESIDENTIAL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY SUB-ASSOCIATION.
 8. PRIVATE STREETS WILL ALSO BE PUBLIC UTILITY EASEMENTS (P.U.E.) PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY LOCAL GOVERNMENT AGENCIES EASEMENTS AND WATER EASEMENTS.
 9. NO DRAINAGE CHANNEL OR REDUCTION RIGHTS-OF-WAY EXIST.
 10. NO EXISTING OR PROPOSED POTABLE WATER ARE SUPPLIED BY WELLS.



REVISIONS

ACTION	DATE
APPROVAL BY CLV. PLANNING COMMISSION	

REQUESTED WAIVERS:

1. TITLE 18 SECTION 18.12.105, RESIDENTIAL SUBDIVISION - PRIVATE DRIVES REQUIREMENTS. WE REQUEST TO EXCEED THE MAXIMUM LENGTH OF 200 FEET ALLOWING ACCESS TO REAR ENTRY GARAGE PRODUCTS. SEE SHEET TM-5 FOR LOCATIONS AND DISTANCES.
2. TITLE 18 SECTION 18.12.160, INTERSECTIONS - LENGTH, ON INTERSECTION STREETS WHERE THEY DO NOT INTERSECT AVEENAL OR MAJOR STREETS, WE REQUEST TO BE LESS THAN THE MINIMUM 125 FOOT OFFSET. SEE SHEET TM-5 FOR LOCATIONS AND DISTANCES.

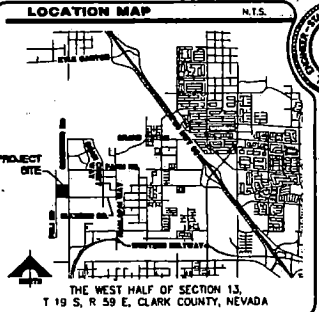
BASIS OF BEARINGS
SOUTH 00° 18' 04" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, N.M.S., CLARK COUNTY, NEVADA.

ENGINEER & SURVEYOR
G.C. WALLACE, INC.
10000 N. CHANDLER BLVD., SUITE 130
LAS VEGAS, NEVADA 89143
PHONE: (702) 804-2000

SUBDIVIDER
COLLINS/TOLL PARTNERSHIP
TOLL BROTHERS
1140 TOWN CENTER DRIVE, SUITE 300
LAS VEGAS, NV 89169
OFFICE PHONE NO. (702) 343-8800
OFFICE FAX NO. (702) 343-8810

UTILITY SERVICE BY
LAS VEGAS VALLEY WATER DISTRICT
CLARK COUNTY WATER REGULATION DISTRICT
REPUBLIC SERVICES OF SOUTHERN NEVADA
SOUTHWEST GAS CORPORATION
SOUTHWEST TELEPHONE COMPANY
CDS COMMUNICATIONS

RECORD OWNER
COLLINS/TOLL PARTNERSHIP
TOLL BROTHERS
1140 TOWN CENTER DRIVE, SUITE 300
LAS VEGAS, NV 89169
OFFICE PHONE NO. (702) 343-8800
OFFICE FAX NO. (702) 343-8810



SITE SUMMARY

TOTAL ACRES (GROSS):	40.34
TOTAL ACRES (NET):	37.02
TOTAL LOTS:	234
TOTAL DENSITY:	8.33 units/acre (net)
OPEN SPACE:	8.81 units/acre (gross)
STREET SECTION:	37' 1" CURB (PRIVATE) 4' WALK (ONE SIDE)
PHASE 1 TOTAL LOTS:	4
PHASE 2 TOTAL LOTS:	18
PHASE 3 TOTAL LOTS:	108
TOTAL LOTS:	130
TOTAL COMMON LOTS:	110

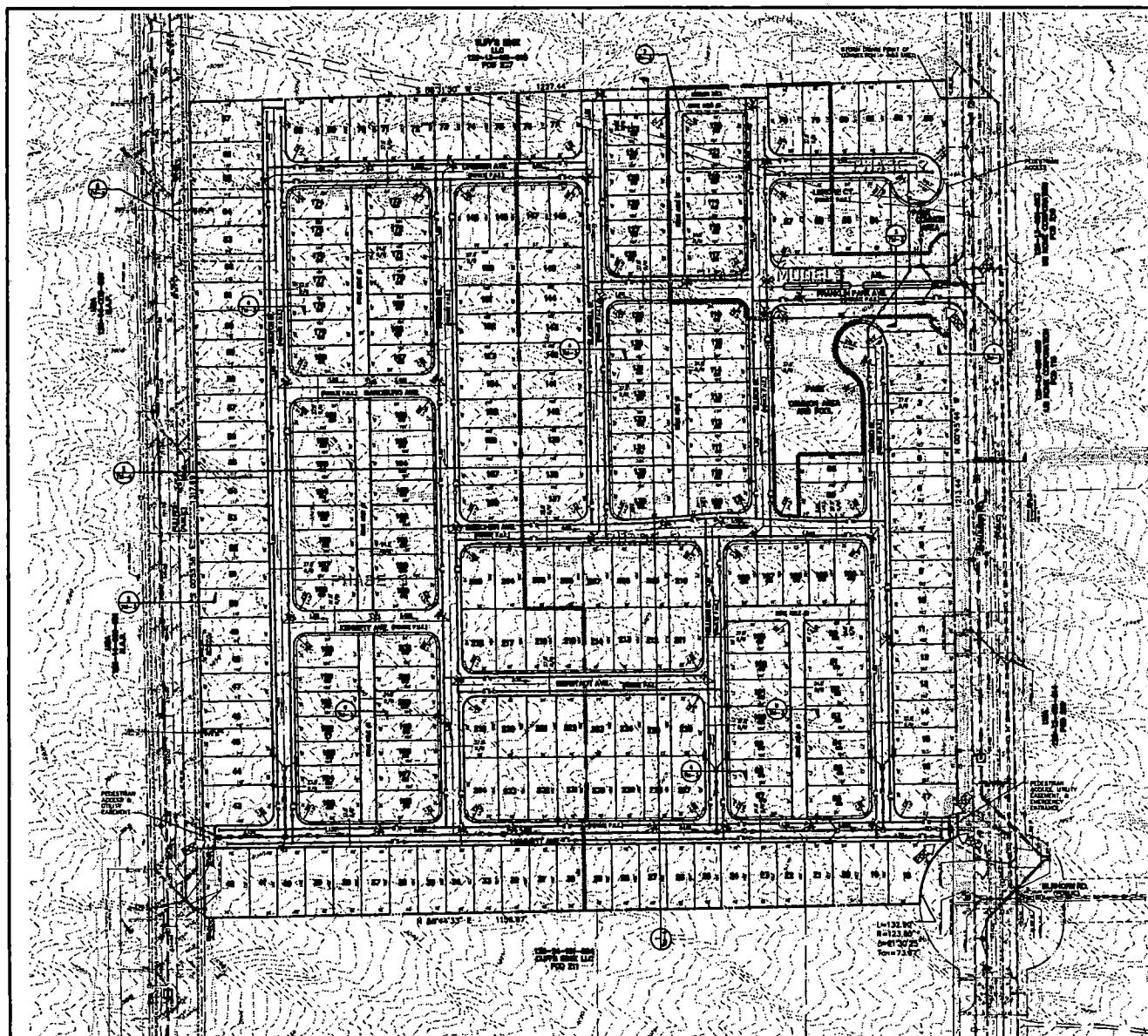
LAND USE:
APN NUMBERS: 128-13-401-001, 128-13-401-015
EXISTING / PROPOSED ZONING = (PD) PLANNED DEVELOPMENT
TOTAL GROSS ACRES = 40.34 AC. (70 CENTRELINE OF ADJACENT STREET)
TOTAL ACRES NET = 37.02
NUMBER OF RESIDENTIAL LOTS = 234
NUMBER OF COMMON LOTS = 110

SEWAGE CONTRIBUTION:
AVERAGE: 234 ERU'S @ 250 GPD/ERU = 58,500 GPD
PEAK FLOW: 58,500 GPD @ 3.4 (P) = 198,900 GPD

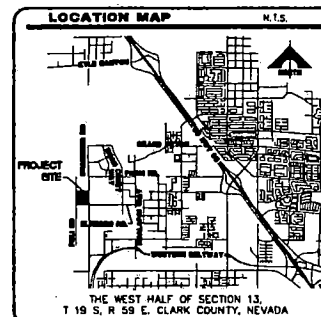
- SETBACKS:**
- SETBACKS BASED ON CLIFFS EDGE DESIGN GUIDELINES (FEB. 16, 04) SECTION 3.2.5 MEDIUM LOW DENSITY RESIDENTIAL
- FRONT: < 5' ON 24" FRONT ENTRY GARAGE
SIDE: 3' SIDE ENTRY GARAGE
SIDE: 3' INTERIOR LOTS
NEAR: 15' 10' FOR SIDE OF PRODUCT
COURT YARD WALLS 232" H.T. 10' FRONT
SIDE ENTRY GARAGE TO SIDE LOT LINE 10' 9' CORNER SIDE
- DEVIATIONS FROM CLIFFS EDGE GUIDELINES APPROVED BY DRC
1. SIDE 0' FOR SIDE OF GARAGE DEPTH
 2. SIDE ENTRY GARAGE TO SIDE LOT LINE: 23.5'
 3. COURT YARD WALLS 232" H.T. 3' FROM BACK OF SIDEWALK ON CURB FOR BOTH FRONT AND SIDE SETBACK
 4. ARCHITECTURAL PROJECTIONS: ENCLOSED PORTION OF SECOND FLOOR TO ENCRUSH INTO SETBACK AREA 1'

Toll Brothers
America's Luxury Home Builder
FRANKLIN PARK
AT
PROVIDENCE
A RESIDENTIAL
PLANNED DEVELOPMENT
TENTATIVE MAP

TMP-5798
01/27/05 PC
DEC 14 200



SCALE: 1" = 80'
FEET



NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE IMPROVEMENTS FOR CLARK COUNTY AREA, UNLESS NOTED UNDER OTHERWISE. SEE SHEET T-4 FOR PRELIMINARY ROADWAY DESIGN, LANDSCAPE DESIGN TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON CROSS ACRES THREE MAXIMUM DENSITY.
3. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
4. ALL UTILITIES SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN.
5. ALL SIDE RAILS ARE 20 FEET UNLESS OTHERWISE NOTED.
6. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" PIPE UNLESS OTHERWISE NOTED.
7. ALL UTILITY RESIDENTIAL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY HOME-ASSOCIATION.
8. PRIVATE STREETS WILL ALSO BE PUBLIC UTILITY EASEMENTS (P.U.E.). PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY HOA. ALL SANITARY SEWER EASEMENTS AND WATER EASEMENTS.
9. NO DRAINAGE CHANNEL OR IRRIGATION RIGHTS-OF-WAY EXIST.
10. NO EXISTING OR PROPOSED POTABLE WATER ARE SUPPLIED BY WELLS.

LEGEND

- PROPOSED DROP INLET
- EXISTING SPOT PILE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN LINE W/WH
- PROPOSED STORM DRAIN LINE W/WH
- EXISTING SEWER LINE W/WH
- PROPOSED SEWER LINE W/WH
- EXISTING BACK OF CURB
- PROPOSED BACK OF CURB
- TENTATIVE MAP BOUNDARY/PHASE LINE
- RESIDENTIAL LOT LINE
- 1/4 SECTION CONTIGUOUS
- RESIDENTIAL LOT NUMBER
- COMMON LOT NUMBER
- DRAINAGE FLOW DIRECTION
- THE HYDRAUNT
- STAMPED CONCRETE OR CONCRETE PAVEMENT
- SUBDIVISION LOT SEE DETAIL

BENCHMARK

DESCRIPTION	DATE AS SET	DATE AS SET
WELL AND PLATE TO CONCRETE CHANGES AT THE SOUTHWEST CORNER OF HARBORWAY AND FARM ROAD.	1980.78	271.87
	(FEET)	(METERS)

BASIS OF BEARINGS

SOUTH 00°18'04" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.M., CLARK COUNTY, NEVADA.



PROJECT SITE

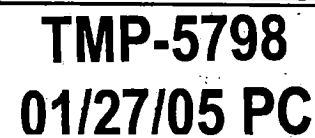
DATE: 01/27/05
BY: G.C. WALLACE, INC.
CHECKED: [Signature]
DATE: 01/27/05
PROJECT: [Signature]
DATE: 01/27/05

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1000 N. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89101
(702) 735-1000
FAX: (702) 735-1001

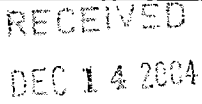
FRANKLIN PARK AT PROVIDENCE
A RESIDENTIAL PLANNED DEVELOPMENT
TOLL BROOKER
TENTATIVE MAP

DRAWING
TM-2
2 OF 5 SHEETS

TMP-5798
01/27/05 PC



DEC 14 2004





TMP-5798 - FRANKLIN PARK AT PROVIDENCE - APPLICANT/OWNER: COLEMAN-TOLL, LIMITED
PARTNERSHIP
NORTHWEST CORNER OF ELKHORN ROAD AND SHAUMBER ROAD
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



PROVIDENCE

Master Planned Community

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

RECEIVED

December 22, 2004

JAN 10 2005

Gary Leobold
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas Nevada 89101

Re: Toll Brothers Pod 209 @ Providence

Dear: Gary

This letter is in regards to Toll Brothers proposed development within the Providence Master Planned Community. The following requested deviations from the Cliff's Edge Design Guidelines have been reviewed and accepted by the Design Review Committee for the following reasons.

- A request for a deviation from the zoned density of 5.5 dwellings per acre to 8 dwellings per acre. Proposed on this site plan= (5.8 gross acres) (6.3 net acres)
- The Design Review Committee has reviewed the requested deviation and determined that per note 1 under section 2.3 of the introduction of the Design Guidelines, which reads: "Specific densities shown on figure 2 may vary in exact location, so long as the overall community meets the densities, goals and objectives of the Cliff's Edge Master Development Plan and the City of Las Vegas Plan." Combined with Toll Brothers other subdivision (pod 114) tentatively mapped at 1.5 dwellings per unit less than the 5.5 dwellings per unit zoning for that pod, this requested deviation is acceptable.
- A request for a waiver from Title 18 section 18.12.105 for private drives to be greater in length than 200'.
- The Design Review Committee has reviewed the requested waiver and determined that the site plan meets the intention of our Design Guidelines. The longer private drives are necessary to accommodate the larger grouping of the rear loaded garage style homes. Having the rear loaded garage style homes grouped into 200' blocks was not desirous to the Design Review Committee.

January 10, 2005
Page 2 of 2

- A request for a waiver from Title 18 section 18.12.160 for less than the required 125' of separation between internal subdivision streets where they do not intersect arterial or major streets.
- **The Design Review Committee has reviewed the requested deviation and determined that the site plan meets the intention of our Design Guidelines. The relationship of the intersections help to reduce excessive speed, plus the addition of a median island to prevent "cutting across" the intersection makes this requested waiver acceptable.**
- A request for a deviation from the standard 3' side yard setback to a 0' setback for 50% of the garage depth.
- **The Design Review Committee reviewed the location of the proposed deviation and determined that since the attached "Duer" product had not been considered when the Design Guidelines were written, this specific situation was not addressed. It is the opinion of the Design Review Committee that the design of this product meets the intention of the Design Guidelines by de-emphasizing the garages and creating a unique streetscape and is therefore acceptable.**
- A request for a deviation from the required 28' setback from the side entry garage to the side property line to a 23.5' setback from the side entry garage to the side property line.
- **The Design Review Committee reviewed the location of the proposed deviation and determined that since the requested 23.5' setback has been demonstrated by Toll Brothers, through existing developments, to facilitate ingress and egress to the garage, combined with our desire to de-emphasize garages, this deviation is acceptable.**
- A request for a deviation from the standard that architectural projections may project a maximum of 3' into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. The encroachment may be supported by a foundation, but may not enclose space within a building. The requested deviation is for an enclosed portion of the second floor to encroach into the setback area 1'.
- **The Design Review Committee reviewed the location of the proposed deviation and determined that since the Balboa model is proposing an exclusive use easement between the adjoining buildings, this situation is similar to a zero lot line subdivision and therefore meets the intention of the Design Guidelines. The proposed separation of the buildings is 10', the required separation is 6'. Therefore this requested deviation is acceptable.**



RECEIVED

JAN 10 2005

January 10, 2005
Page 3 of 2

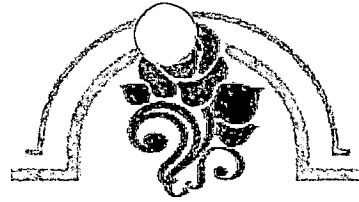
- A request for a deviation from the standard that courtyard walls exceeding 32" in height must maintain a 10' setback from the back of sidewalk or curb and 5' setback on corner side, to a 3' setback from the back of sidewalk or curb for both front and side setbacks.
- **The Design Review Committee reviewed the location of the proposed deviation and determined that since the garages will be located in the back of the buildings combined with the added architectural features on the front of the buildings this deviation is acceptable.**

Overall we feel this proposed development nicely matches the intentions put forth in the Design Guidelines. We also considered that fact that even though the Design Guidelines did not consider this type of product the intentions set forth in the Design Guidelines have been met.

Thank you,



Dave Browning
Assistant Project Manager
LANDTEK, LLC
3455 Cliff Shadows Parkway, Suite 290
Las Vegas, Nevada 89129
Phone (702)777-1221
Dbrowning@fcglv.com

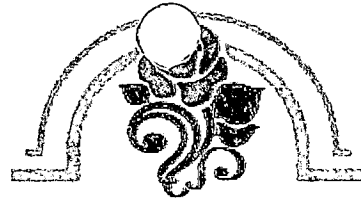


PROVIDENCE

Master Planned Community

BUILDER	POD NO.	DRC APPROVAL DATE	CITY APPROVAL DATE	MAXIMUM LOTS ALLOWED	APPROVED LOT COUNT	ZONED DENSITY (dwellings per acre)	PROPOSED/ APPROVED DENSITY (dwellings per acre)	GROSS ACREAGE	COMMENTS
School	127	N/A	N/A	N/A	N/A	0	0	11.28	N/A
KB HOME	201	8/2/2004	11/18/2004	305		15	6.6	20.31	Approved (TMP 5290)
Meritage	202	6/11/2004	9/23/2004	171		8	6.28	21.36	Approved (TMP 4706)
KB HOME	203	8/2/2004	11/18/2004	162	290	8	7.5	20.29	Approved (TMP 5290)
Meritage	204	6/11/2004	9/23/2004	171		8	6.28	21.33	Approved (TMP 4706)
Beazer Homes	205	4/16/2004	6/24/2004	324	313	8	7.75	40.53	Approved (TMP 4431)
Meritage	206	6/11/2004	9/23/2004	177	930	5.5	6.28	32.23	Approved (TMP 4706)
Trophy	207	11/15/2004		323	286	8	7.07	40.42	Approved (TMP 5710)
R/S Development	208			326		15	15	21.70	DRC expecting submittal in February
Toll Brothers	209	12/17/2004		222	234	5.5	5.8	40.31	Planning Commission 1/27/05 (TMP 5793)
LVVWD	210	N/A	N/A	0	N/A	0	0	21.65	N/A
Kimball Hill	211	4/19/2004	6/24/2004	327	286	8	7	40.84	Approved (TMP 4465)
Kimball Hill	212	4/19/2004	6/24/2004	216	153	8	6.19	27.02	Approved (TMP 4465)
Astoria	301			308		15	15	20.50	Nothing submitted to date
Park	302	N/A	N/A	0	N/A	0	0	16.46	N/A
Avante	303			151		8	8	18.86	Nothing submitted to date
Pulte	303			178		8	8	22.22	Approved by DRC 11/17/04, Planning Commission 2/10/05.
Elementary School	304	N/A	N/A	0	N/A	0	0	15.71	N/A
Ryland	305			112		5.5	5.5	20.45	Under review by DRC 1/10/05
Fire Training Park	306	N/A	N/A	0	N/A	0	0	64.58	N/A
Astoria	307			304		15	15	20.28	Nothing submitted to date
Craig & Sonia Brooksby	308	N/A	N/A	130	N/A	25	0	5.21	Not a part
Juliet	308			284		25	25	11.34	PPP submitted 12/13/04
Ryland	309			163		8	8	20.36	Under review by DRC 1/10/05
TOTALS :				8999	4332	7.82	6.43	1190.15	
APPROVED TO DATE:				4911	4332	7.82	5.77	750.52	

NOTE: 6.43 DU/AC WOULD BE THE ULTIMATE DENSITY OF THE PROVIDENCE MASTER PLAN IF ALL REMAINING SUBDIVISIONS WERE BUILT OUT AT MAXIMUM DENSITY ZONED.



PROVIDENCE

Master Planned Community

Submitted at Planning Commission

Date ⁰¹⁻²⁷⁻⁰⁵ Item # 82 ⁽¹²⁾

BUILDER	POD NO.	DRC APPROVAL DATE	CITY APPROVAL DATE	MAXIMUM LOTS ALLOWED	APPROVED LOT COUNT	ZONED DENSITY (dwellings per acre)	PROPOSED/ APPROVED DENSITY (dwellings per acre)	GROSS ACREAGE	COMMENTS
Meritage	102	6/11/2004	9/23/2004	186		8	6.28	23.26	Approved (TMP 4706)
KB HOME	103	8/30/2004	12/16/2004	525	224	25	10.67	20.98	Approved (SDR 5309, TMP 5577)
Fire Station	104		N/A	0	N/A	0	0	10.56	N/A
Woodside	105			281		15	15	18.75	Nothing submitted to date
Carina Homes	106	N/A	10/7/2004	N/A	N/A	8	0	10.48	Not a part
Woodside	106	7/14/2004	10/7/2004	280		8	6.13	23.75	Approved (TMP 4931)
Meritage	107	6/11/2004	9/23/2004	251		8	6.28	31.37	Approved (TMP 4706)
Meritage	108	6/11/2004	9/23/2004	148		8	6.28	18.46	Approved (TMP 4706)
Woodside	109	7/14/2004	10/7/2004	127	246	8	6.13	15.82	Approved (TMP 4931)
Middle School	110	N/A	N/A	N/A	N/A	0	0	31.18	N/A
Park	111	N/A	N/A	N/A	N/A	0	0	15.64	N/A
Elementary School	112	N/A	N/A	N/A	N/A	0	0	15.63	N/A
Warmington	113			523		25	25	20.91	DRC expecting submittal in February
Toll Brothers	114	9/28/2004	12/16/2004	172	124	5.5	4	31.34	Approved (TMP 5552)
Lennar	115			253	221	8	8	31.59	Submitted to DRC 9/2/04. Resubmitted 1/14/05
Lennar	116			468	292	15	15	31.21	Submitted to DRC 9/2/04. Resubmitted 1/14/05
Lennar	117			172	99	5.5	5.5	31.28	Submitted to DRC 9/2/04. Resubmitted 1/14/05
Pardee	118			251		8	8	31.34	DRC expecting submittal in February
Kimball Hill	119	4/19/2004	6/24/2004	144	127	5.5	4.9	26.12	Approved (TMP 4466)
Woodside	121	7/14/2004	9/23/2004	209	110	8	4.92	26.14	Approved (TMP 5140)
Focus	122	N/A	N/A	N/A	N/A	0	0	15.69	Village Commercial Site
Pardee	123			230		5.5	5.5	41.77	DRC expecting submittal in February
Pardee	123			86		5.5	5.5	15.63	DRC expecting submittal in February
L.V.V.D. Pump Station	124	N/A	N/A	N/A	N/A	0	0	20.92	N/A
Albert & Eileen Mass.	125	N/A	N/A	N/A	N/A	25	0	4.66	N/A
Piccola Day	125	6/25/2004		392	392	25	24.9	15.69	Approved (SDR 4730)
USA	125	N/A	N/A	N/A	N/A	0	0	4.58	N/A
Waimea Family	126	N/A	N/A	N/A	N/A	25	0	5.23	Not a part

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

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 APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions and adding the following condition:

- *The applicant shall submit a turn-around plan for approval by the City Traffic Engineer.*
- UNANIMOUS

To be heard by City Council 3/02/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

STEVE SWANTON, Planning & Development Department, gave a brief overview of the application.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 83 – SDR-5774

MINUTES – Continued:

CARBON AZARIA, 109 East Harvard Street, Glendale, California, appeared on behalf of the applicant and concurred with all conditions.

VICE CHAIRMAN TRUESDELL confirmed with MR. AZARIA that the site is 600 feet deep. He questioned whether there was enough turning radius for delivery trucks. GINA VENGLASS, Public Works Department, indicated the area did look very tight; however, staff does not generally review that far onto the site. CHAIRMAN TRUESDELL acknowledged that fact but felt because it is a dead end development, delivery trucks could get trapped back there. MARGO WHEELER, Director, Planning and Development, indicated a condition could be added stating the applicant must submit a specific turn-around plan for approval of the City Traffic Engineer. MR. AZARIA agreed to modify the plan if necessary to accommodate such a turn around area.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:53 – 11:57)

4-2533

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted.
2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 01/18/05, except as amended by conditions herein.
3. A Waiver of the foundation landscaping standard is hereby approved.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum six-foot solid wall along the north property line abutting the single-family residential development. The wall height shall be measured from the finished grade of the property enclosed by the wall.
5. Prior to the time application is made for a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 83 – SDR-5774

CONDITIONS – Continued:

addition of two 24-inch box trees in the end row planters on the west edge of the parking lot; replacement of deciduous trees abutting residential development with evergreen trees; a minimum of four (4) five-gallon shrubs for each 24-inch box tree within provided planters along the perimeters; and a minimum of five (5) five-gallon and five (5) one-gallon shrubs for each 24-inch box tree provided within parking lot planter fingers.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Turfed areas shall not exceed a maximum of 12.5% of the total landscapable area.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

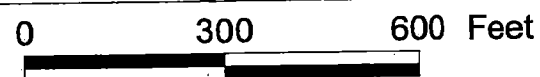
Public Works

12. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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). We note that sidewalks along Rancho Drive are not shown on this site plan but shall be shown on the improvement drawings and constructed as part of the half street improvement.
13. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. 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.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 83 – SDR-5774

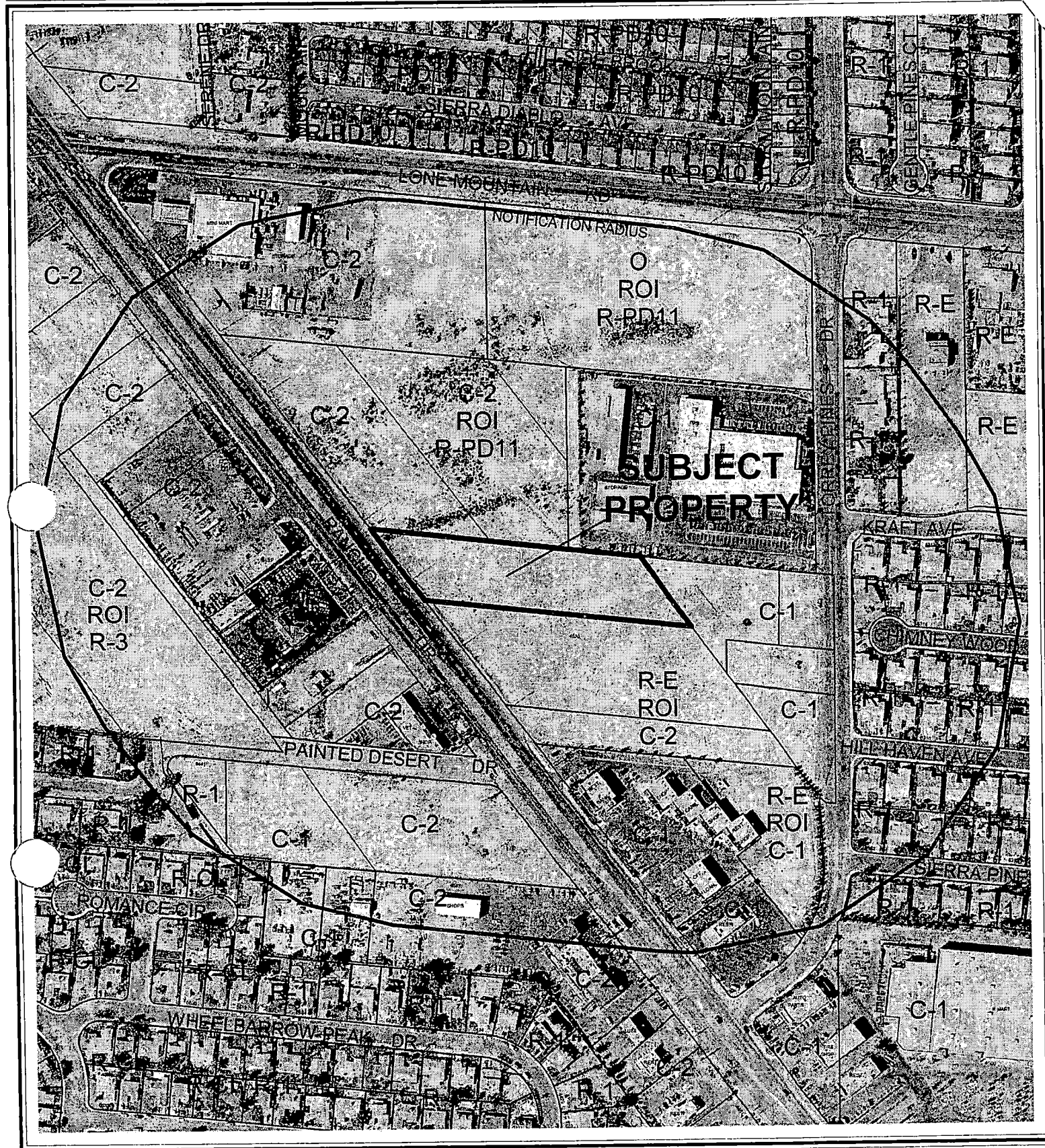
CONDITIONS – Continued:

14. Construct sidewalk on at least one side of the access drive connecting this site to the adjacent public street concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
15. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.
16. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine an appropriate connection to public sewer for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
17. Landscape and maintain all unimproved right(s)-of-way on Rancho Drive adjacent to this site.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



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





CASE: **SDR-5774**

RADIUS: 750 FT

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

0 300 600 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5774 - APPLICANT: MARCO BRAMBILLA - OWNER:
TOROS YERANOSIAN**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted.
2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 01/18/05, except as amended by conditions herein.
3. A Waiver of the foundation landscaping standard is hereby approved.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum six-foot solid wall along the north property line abutting the single-family residential development. The wall height shall be measured from the finished grade of the property enclosed by the wall.
5. Prior to the time application is made for a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the addition of two 24-inch box trees in the end row planters on the west edge of the parking lot; replacement of deciduous trees abutting residential development with evergreen trees; a minimum of four (4) five-gallon shrubs for each 24-inch box tree within provided planters along the perimeters; and a minimum of five (5) five-gallon and five (5) one-gallon shrubs for each 24-inch box tree provided within parking lot planter fingers.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

SDR-5774 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Turfed areas shall not exceed a maximum of 12.5% of the total landscapable area.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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). We note that sidewalks along Rancho Drive are not shown on this site plan but shall be shown on the improvement drawings and constructed as part of the half street improvement.
13. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. 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.
14. Construct sidewalk on at least one side of the access drive connecting this site to the adjacent public street concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
15. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.
16. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine an appropriate connection to public sewer for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way.

SDR-5774 - Conditions Page Three
January 27, 2005 - Planning Commission Meeting

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.

17. Landscape and maintain all unimproved right(s)-of-way on Rancho Drive adjacent to this site.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This is a request for a Site Development Plan Review for a proposed 28,905 square-foot commercial/retail building and a Waiver of the foundation landscaping requirement on 2.13 acres adjacent to the east side of Rancho Drive, approximately 1,160 feet north of Torrey Pines Drive.

B) *Applicant's Justification*

According to the applicant, the project is consistent with the General Plan designation and zoning for the property and will comply with all governing City codes and regulations, except for the elimination of the required six-foot landscape buffer between the building and the sidewalk. Because the lot is long and narrow, it is not feasible to fit this buffer in with both the required landscaping and parking. The design of the proposed building is compatible with adjacent developments.

BACKGROUND INFORMATION

A) *Previous Actions*

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) along or near Rancho Drive. The Planning Commission and staff recommended approval.

04/02/03 The City Council approved a Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single-Family Residential), and U (Undeveloped) along or near Rancho Drive. The Planning Commission and staff recommended approval.

SDR-5774 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

07/07/04 The City Council approved a General Plan Amendment (GPA-4072) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre) and a Site Development Plan Review (SDR-4204) for a proposed 116-unit single-family attached residential development on 10.95 acres to the north of the subject property. The Planning Commission recommended approval. Staff recommended denial.

B) Pre-Application Meeting

11/22/04 Commercial Development Standards were discussed as they applied to the proposed project. Staff suggested that parking calculations be adjusted to show the proposed uses and ratios required by the Zoning Code. A waiver of the foundation landscaping standard will need to be requested if the building is not redesigned. Driveway improvements must gain approval from NDOT, as Rancho is a state highway. Any unused right-of-way must be landscaped and an encroachment permit obtained for these improvements.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.13

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Heavy Machinery and Equipment (Rental, Sales and Service)

C) Planned Land Use

Subject Property: GC (General Commercial)
North: GC (General Commercial) and MLA (Medium-Low Attached Density Residential)
South: GC (General Commercial)
East: SC (Service Commercial)
West: GC (General Commercial)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial), C-1 (Limited Commercial) and C-2 (General Commercial) under Resolution of Intent to R-PD11 (Residential Planned Development – 11 Units per Acre)
South: R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial)
East: C-1 (Limited Commercial)
West: C-2 (General Commercial)

E) General Plan Compliance

The subject property is designated GC (General Commercial) in the Centennial Hills Sector Plan. This land use category allows intense retail, service, wholesale, office and other general business uses not generally considered compatible with adjoining residential areas without significant transition. The existing C-2 (General Commercial) zoning district and proposed office and retail uses are compatible with the GC (General Commercial) designation.

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

A 20-foot Multi-Use Non-Equestrian Trail as depicted in Exhibit 1 of the Transportation Trails Element of the Las Vegas 2020 Master Plan is required along the west side of the subject property adjacent to Rancho Drive. The site plan conforms to the Trails Element.

PROJECT DESCRIPTION

The site features one single-story multi-tenant building for retail and other commercial uses. Access to the property is from one driveway from Rancho Drive. Adequate parking is provided to the side and rear. The building features an arcade with round awnings over each suite entrance, and also includes a varied roofline with parapet screening of mechanical equipment. The exterior is finished with earth-toned stucco and stone pilaster bases. Decorative elements consist of colored tile and metal. The building will be split into 14 tenant spaces of varying sizes.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.13 acres	N/A
Min. Lot Width	100 Feet	206 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	20 Feet	56 Feet	Y
Max. Lot Coverage	50 %	31 %	Y
Max. Building Height	none	29 Feet	Y
Trash Enclosure	Walled, gated, roofed	Walled, gated, roofed	Y
Loading Zone	2 spaces	2 spaces	Y
Mech. Equipment	Screened	Parapet screened	Y

The project meets all applicable Commercial Development Standards for the C-2 (General Commercial) zoning district .

A2) Residential Adjacency Standards

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

- a) The proposed building is set back approximately 75 feet from property planned and zoned for single-family residential use. At this distance, the building is approximately 19 feet tall. The building therefore meets the 3:1 Proximity Slope requirement.
- b) Building setback. The single-family development to the north of the subject property requires five-foot rear yard setbacks. The proposed commercial building is set back 75 feet from this residential development and therefore meets the building setback component of the Residential Adjacency Standards.

SDR-5774 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
General Retail (>25,000 SF)	28,905 SF	1/250 SF GFA	111	5	111	5

The subject site will provide 116 parking spaces in compliance with Title 19 requirements. Approximately 29 percent of these spaces will be eight-foot compact spaces.

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 + half of all trees at end of rows	23 Trees	21 Trees
Buffer:			
• Min. Trees (Rancho Dr.)	1 – 24" Box Tree/20 Linear Feet	6 Trees	6 Trees
• Min. Trees (Sides/rear adj. to commercial)	1 – 24" Box Tree/30 Linear Feet	41 Trees	42 Trees
• Min. Trees (adj. to residential)	1 – 24" Box Tree/20 Linear Feet	8 Trees	9 Trees
• Min. Zone Width	15 Feet along Rancho; 8 Feet sides/rear		20 Feet along Rancho; 8 Feet sides/rear
• Wall height	6 Feet max adjacent to commercial; 6 Feet min. adjacent to residential		Not indicated

The parking area requires an additional two trees to be placed in planter areas at the end of rows of parking. Otherwise, the conceptual landscape plan complies with Title 19 and Landscape, Wall and Buffer Standards.

A5) Sign Standards

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

Freestanding Signs: [Rancho Drive at entrance]

Standards	Allowed	Provided
Maximum Number	1 / 200 feet street frontage 1 total	1 total
Maximum Area	2 SF/foot street frontage 412 SF total	120 SF
Maximum Height	40 Feet	20 Feet (maximum)
Minimum Setback	5 Feet	5 Feet
Illumination	Internal, external, animated, electronic message unit	Not provided

Monument Signs: [type in sign reference]

Standards	Allowed	Provided
Maximum Number	1 / 200 feet street frontage 1 total	None proposed
Maximum Area	75 SF /sign	--
Maximum Height	10 Feet	--
Minimum Setback	5 Feet	--
Illumination	Internal/external/animated/EMU	--

Wall Signs: [type in sign reference]

Standards	Allowed	Provided
Maximum Number	Varies with area	16 total
Maximum Area	20% of each building elevation	Less than 20% of elevation
Maximum Projection	4 Feet	Not provided
Illumination	Internal/external/animated/EMU, except on north elevation	Not provided

One freestanding sign and wall signs for individual tenants are proposed for the site. All signs are subject to the requirements for the C-2 (General Commercial) district found in Title 19.14.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-2 (General Commercial), which allows for the proposed retail and commercial uses as of right.

- Site Plan

The retail and commercial uses proposed for the site are appropriate, as commercial and office development is proposed for most of the surrounding area, and the building is appropriately sited away from planned single-family residential development to the north. The site is essentially code-compliant, with the exception of the waiver of foundation landscaping. The placement of the building allows for parking and external landscaping to be installed as required. More intense uses such as restaurants and hair salons may create a parking shortage in the future and may not be permitted if requirements are not met. Only internally illuminated wall signage is appropriate for the north elevation.

- Waivers

The applicant has requested a Waiver of the required six-foot foundation landscape buffer between the building and parking area. Staff supports this waiver, as all other landscaping on the site can be provided in accordance with the code and could not otherwise be provided without the waiver on this narrow lot. A five foot sidewalk is provided along the building for pedestrians.

- Landscape Plan

The revised landscape plan to be submitted with building plans must show the two missing trees in the parking lot, which are to be placed at the west end of the two parking rows. It must also indicate the required number of five-gallon and one-gallon shrubs to be provided within all planters. Jacaranda trees abutting the single-family residential development should be replaced with compatible evergreen trees. A condition of approval addresses these deficiencies.

SDR-5774 - Staff Report Page Eight
January 27, 2005 - Planning Commission Meeting

- **Elevation**

Visual interest is provided along the north façade in the form of decorative tower elements at each entrance as well as arched window design at the storefronts. Windows contrast with the building façade. The stone, stucco and colored metal materials are acceptable exterior materials for this area.

- **Floor Plan**

The floor plan shows speculative retail space for 14 tenants, although other commercial uses are possible. Each unit contains restroom facilities.

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 retail and commercial uses proposed for the site are appropriate, as commercial and office development is proposed for the majority of the surrounding area. The building meets Residential Adjacency Standards.

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 implementation of conditions of approval, the proposed retail/commercial development is consistent with Title 19, Landscape, Wall and Buffer Standards, the Las Vegas 2020 Master Plan Transportation Trail Element, and is in compliance with the General Plan.

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

The access to the site, which is from Rancho Drive, a 200-foot Primary Arterial as indicated by the Master Plan of Streets and Highways, should not have a negative impact on neighborhood traffic. Circulation around the site is adequate.

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

The stone, stucco and colored metal materials are acceptable exterior materials for this area. Ginkgo Biloba and California Pepper are acceptable screening trees from the abutting residential development, but the Jacaranda trees should be replaced with compatible evergreens.

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 submitted elevations show varied rooflines and contain aesthetically pleasing architectural features which should make this an attractive development overall. These features are appropriate for the area.

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

The project is subject to regular inspection by public agencies for permitting and licensing, thereby safeguarding the welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 63

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5774** APN: 138-02102-004

Name of Property Owner: TOROS YERANOSIAN

Name of Applicant: MARCO RAMBILLA

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

Yes No

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

City Official: _____

Partner(s): _____

APN: _____

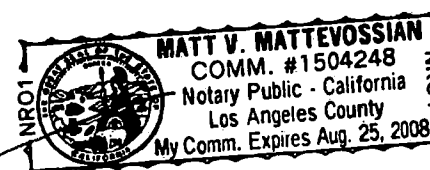
Signature of Property Owner/Authorized Agent:

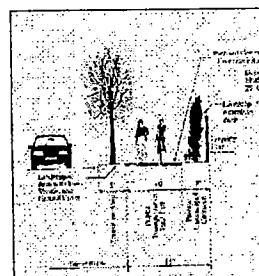
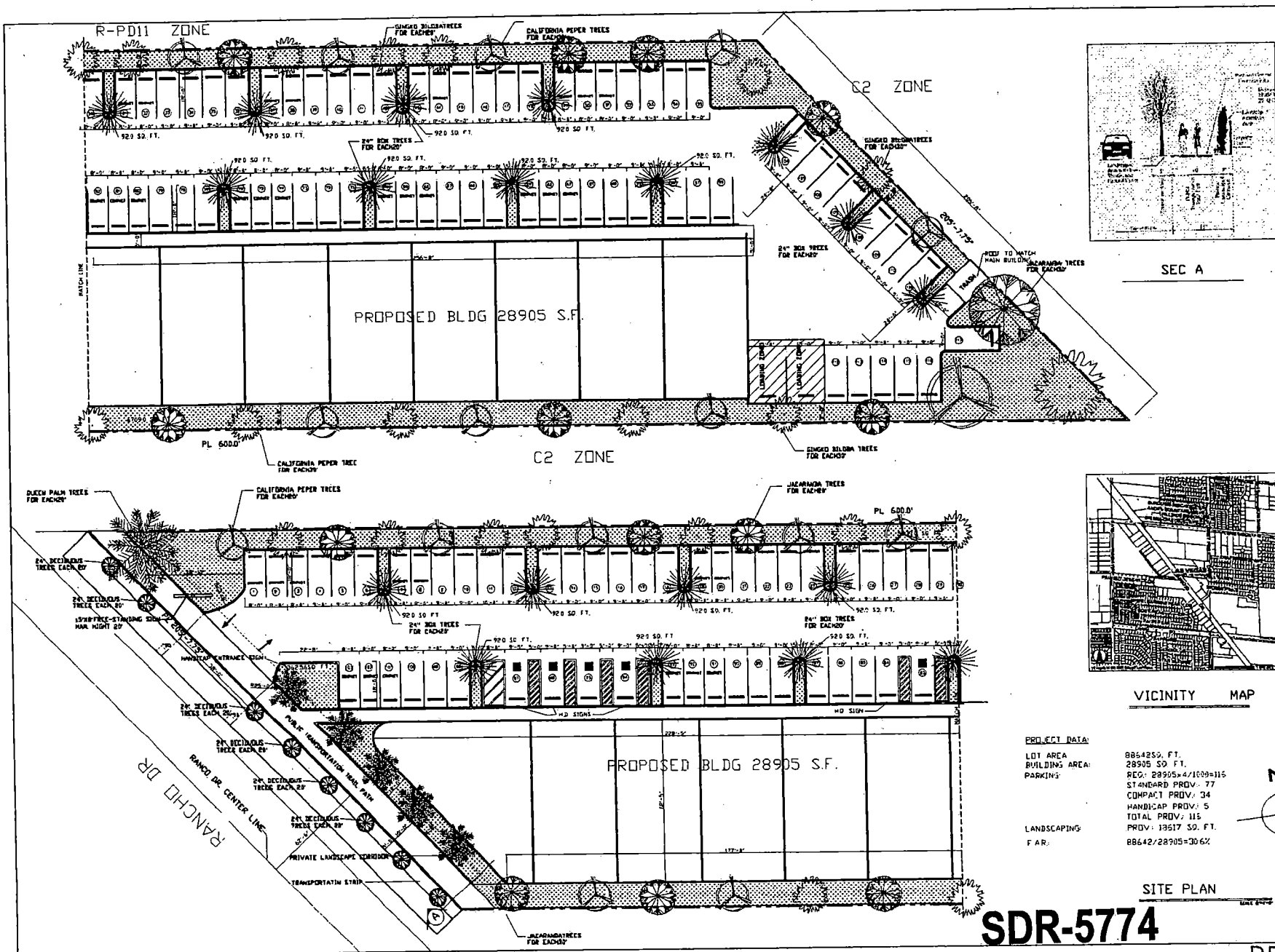
Subscribed and sworn before me

This 12 day of December, 2004

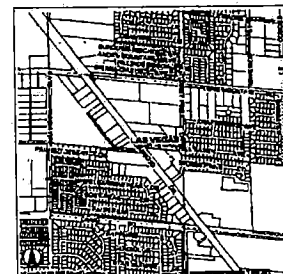
Los Angeles County, California

Notary Public in and for said County and State





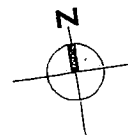
SEC A



VICINITY MAP

PROJECT DATA:
 LOT AREA: 8864250. FT.
 BUILDING AREA: 28905 SQ. FT.
 PARKING: REQ: 28905 x 4 / 1000 = 115
 STANDARD PROV: 77
 COMPACT PROV: 34
 HANDICAP PROV: 5
 TOTAL PROV: 115
 LANDSCAPING: PROV: 13517 SQ. FT.
 F.A.R.: 88642 / 28905 = 30.6%

SITE PLAN

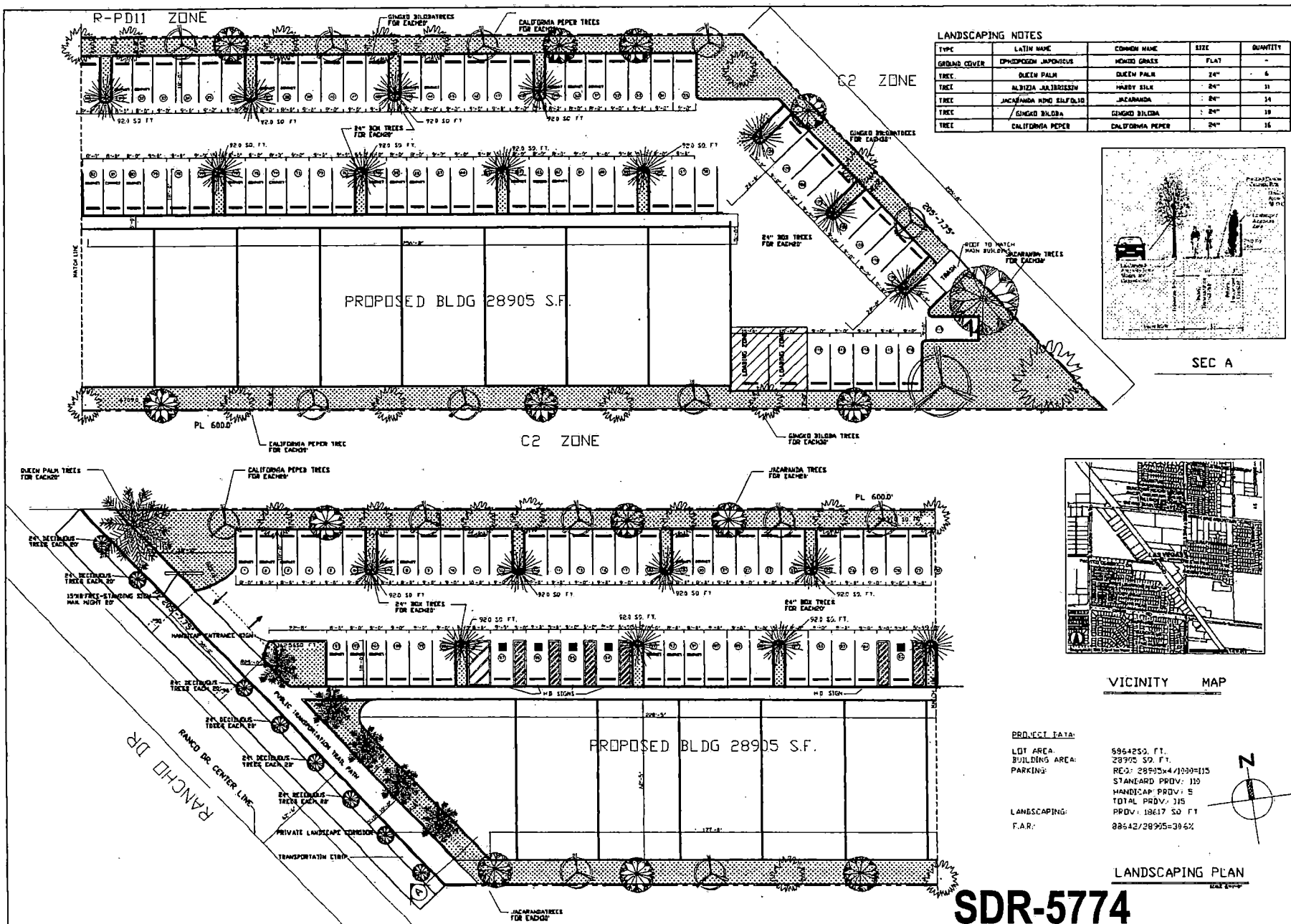


SDR-5774
01/27/05 PC

REVISED
 1.18.05

RECEIVED
 JAN 18 2005

Dornus Design 100 E. WILSON ST., # 200 LOS ANGELES, CALIFORNIA 90029 TEL: (213) 442-8888 FAX: (213) 442-8888	
OWNER	TOROS YERONISIAN 5170 SANTA MONICA #100 LOS ANGELES CA 90029
PROJECT	4600' RANCHO DRIVE LAS VEGAS, NV.
DRAWING TITLE	SITE PLAN
DATE	DEC. 2004
SCALE	1/8" = 1'-0"
DRAWN	AR
APPROVED	AR
DATE	JAN. 2005
BY	A-1



REVISED
1.18.05

01/27/05 PC

Domus Design

100 E. JEFFERSON ST., # 300
 LOS ANGELES, CALIFORNIA 90012
 TEL: (818) 542-8222
 FAX: (818) 542-8222

OWNER

TOROS YERONIAN
 5170 SANTA MONICA AVE
 LOS ANGELES CA 90029

PROJECT

4608 RANCHO DRIVE
 LAS VEGAS, NV.

DRAWING TITLE

LANDSCAPING PLAN

DATE

1-18-05

BY

AS

SCALE

1/8"=1'-0"

PROJECT

4608 RANCHO DRIVE
 LAS VEGAS, NV.

DRAWING TITLE

LANDSCAPING PLAN

DATE

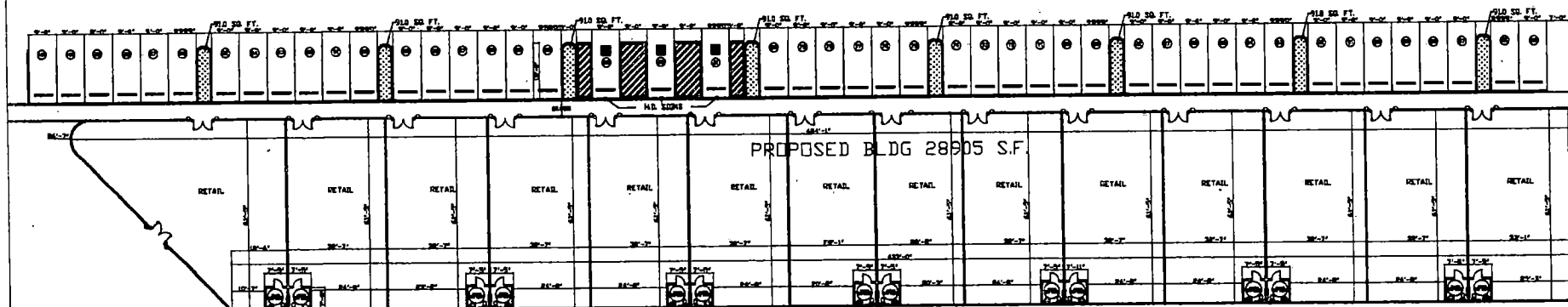
1-18-05

BY

AS

SCALE

1/8"=1'-0"

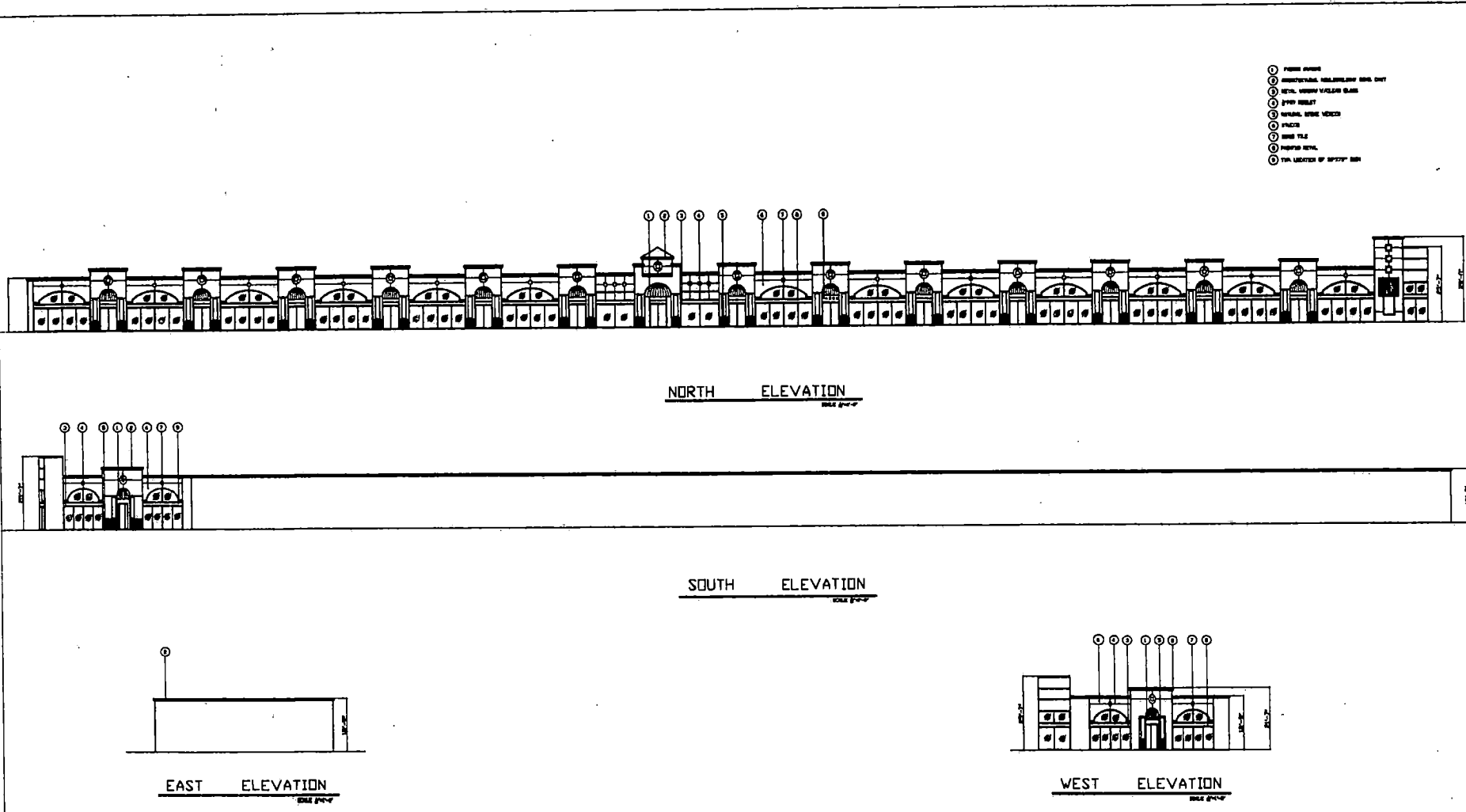


FLOOR PLAN

Domus Design 108 E. HARVARD ST. # 300 CLEVELAND, OHIO 44115 Tel: (216) 522-0272 Fax: (216) 546-8108	
DOMUS DESIGN	
PROJECT TOROS YERONISIAN 5170 SANTA MONICA #100 LOS ANGELES CA 90029	OWNER TOROS YERONISIAN 5170 SANTA MONICA #100 LOS ANGELES CA 90029
DRAWING TITLE FLOOR PLAN	PROJECT 4600N. RANCHO DRIVE LAS VEGAS, NV.
DATE: 01/27/05 SCALE: 1/8"=1'-0" SHEET: 10 APPROVED: [Signature] DESIGNED: [Signature]	
A-2	

12/13/2004 7:07:19 PM, Station 1

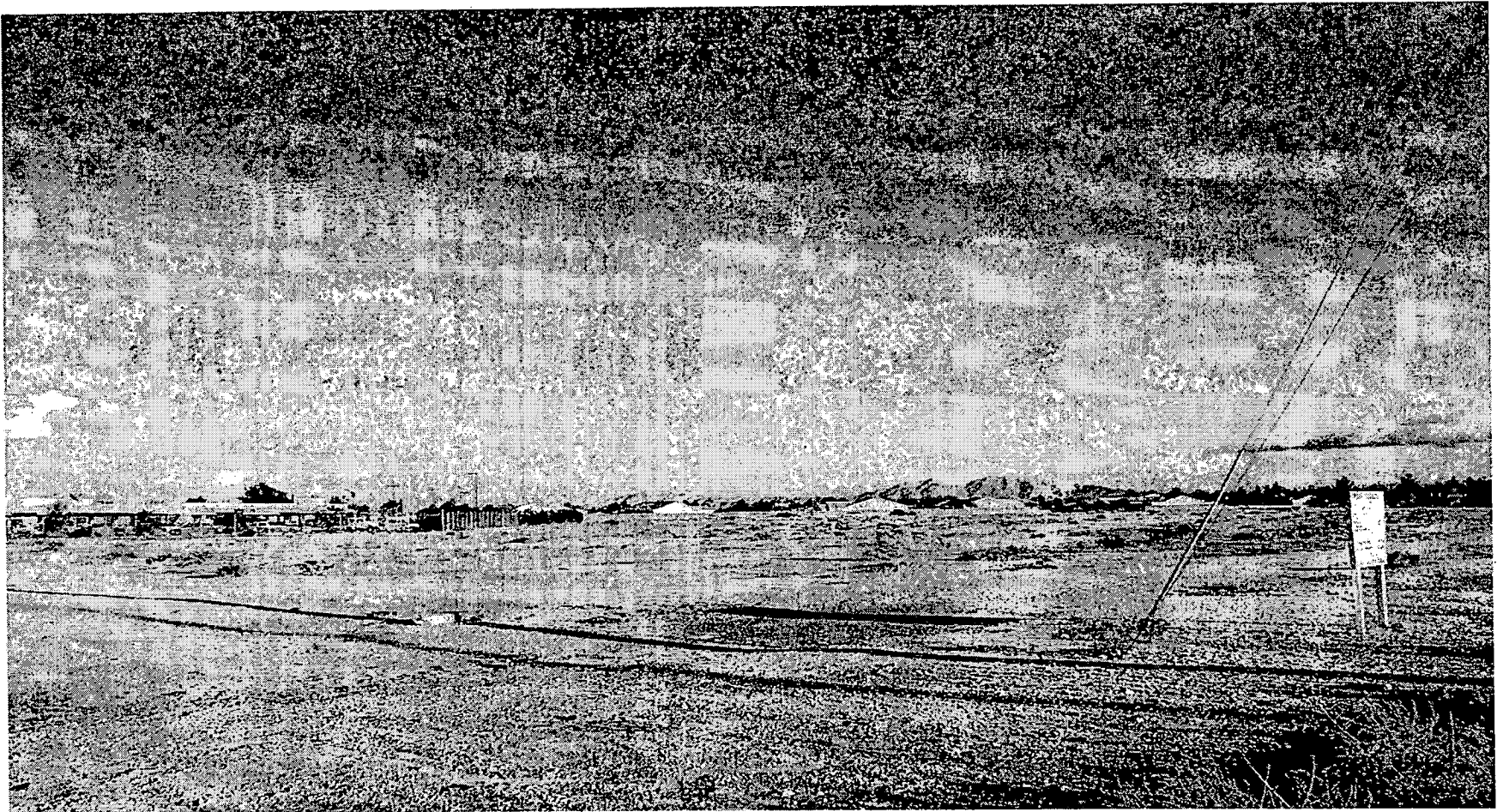
RECEIVED
 DEC 14 2004
 SDR-5774
 01/27/05 PC



Domus Design	
100 E. Wacker Drive, Suite 300 Chicago, Illinois 60601 Tel: (312) 555-0000 Fax: (312) 555-0001	
DOMUS DESIGN	
OWNER	TOROS YERONIAN 5170 SANTA MONICA #100 LOS ANGELES CA 90029
PROJECT	4800N RANCHO DRIVE LAS VEGAS, NV.
DRAWING TITLE	ELEVATIONS
DATE	12/13/04
BY	12/13/04
CHECKED	12/13/04
APPROVED	12/13/04
SCALE	A-3

12/13/2004 7:07:54 PM, Station 1

RECEIVED
DEC 14 2004
SDR-5774
01/27/05 PC



SDR-5774 - APPLICANT: MARCO BRAMBILLA - OWNER: TOROS YERANOSIAN
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,160 FEET NORTH OF TORREY PINES DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

**JUSTIFICATION LETTER
4600 RANCHO ROAD
LAS VEGAS NEVADA**

The proposed structure is a new project consisting of approximately 30000 sf of retail space in a one story building.

The project is consistent with the General Plan and the current zoning of the property and shall comply with all governing City codes and regulations.

The new building shall be approximately 30000 SF with 115 parking spaces provided. Landscaping and other amenities shall be constructed within the City guidelines. Separate loading areas as well as trash enclosures are provided in the rear of the property.

All around the boundary lines of the property there shall be a buffer zone of landscaping with trees and water resistant hedges.

Public Work improvements on Rancho Road shall comply with the current requirements and proper landscaping, lighting and hardscape shall be provided.

The design of the proposed building is compatible with the adjacent developments and shall be a quality Mediterranean structure. The conceptual façade program complies with the guidelines of the current zoning and is proposing variations in plain, color and texture.

Also a waiver is requested to eliminate a sidewalk of 6'-0" in addition to the pedestrian access path to the retail space, because the lot is narrow and long - and it is impossible to fit the landscaping, the parking & the sidewalk in a feasible manner.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

**GOYNES – APPROVED subject to conditions and deleting Condition 12 – UNANIMOUS
with TRUESDELL abstaining because he sits on the board of a competing private school**

To be heard by City Council 2/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 84 – SDR-5780

MINUTES – Continued:

MIKE DEL GATTO, 1919 South Jones Boulevard, appeared on behalf of the applicant with BRIAN THOMAS of the Andre Agassi School and concurred to all conditions except Condition 12, which the applicant asked to be removed. MR. DEL GATTO also asked that the item be scheduled for 2/16/2005 City Council instead of 3/02/2005. The school hopes to open in the fall and the extra two weeks would assist in that effort.

MARGO WHEELER, Director, Planning and Development Department, indicated it would be possible to accelerate the item to the 2/16/2005 City Council meeting. GARY LEOBOLD, Planning and Development Department, stated that staff would have no problem with the deletion of Condition 12 because the condition is more appropriate to a tentative map with common lots.

CHAIRMAN NIGRO declared the Public Hearing closed.
(11:57 – 12:00)
4-2696

CONDITIONS:

Planning and Development

1. Expiration of this Site Development Plan Review two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development being in conformance with the site plan, landscape plan, and building elevations date stamped 12/14/04, except as amended by conditions herein.
3. All development being in conformance with the site plan, landscape plan, and building elevations of previous Site Development Plan Reviews [Z-0072-00(1) and Z-0072-00(2)].
4. Landscaping and a permanent underground sprinkler system being installed and permanently maintained in a satisfactory manner.
5. All mechanical equipment, air conditioners and trash areas being fully screened in views from the abutting streets.
6. Parking lot lighting standards being no more than 20 feet in height and utilizing 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from and shall not create fugitive lighting on adjacent residential property.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 84 – SDR-5780

CONDITIONS – Continued:

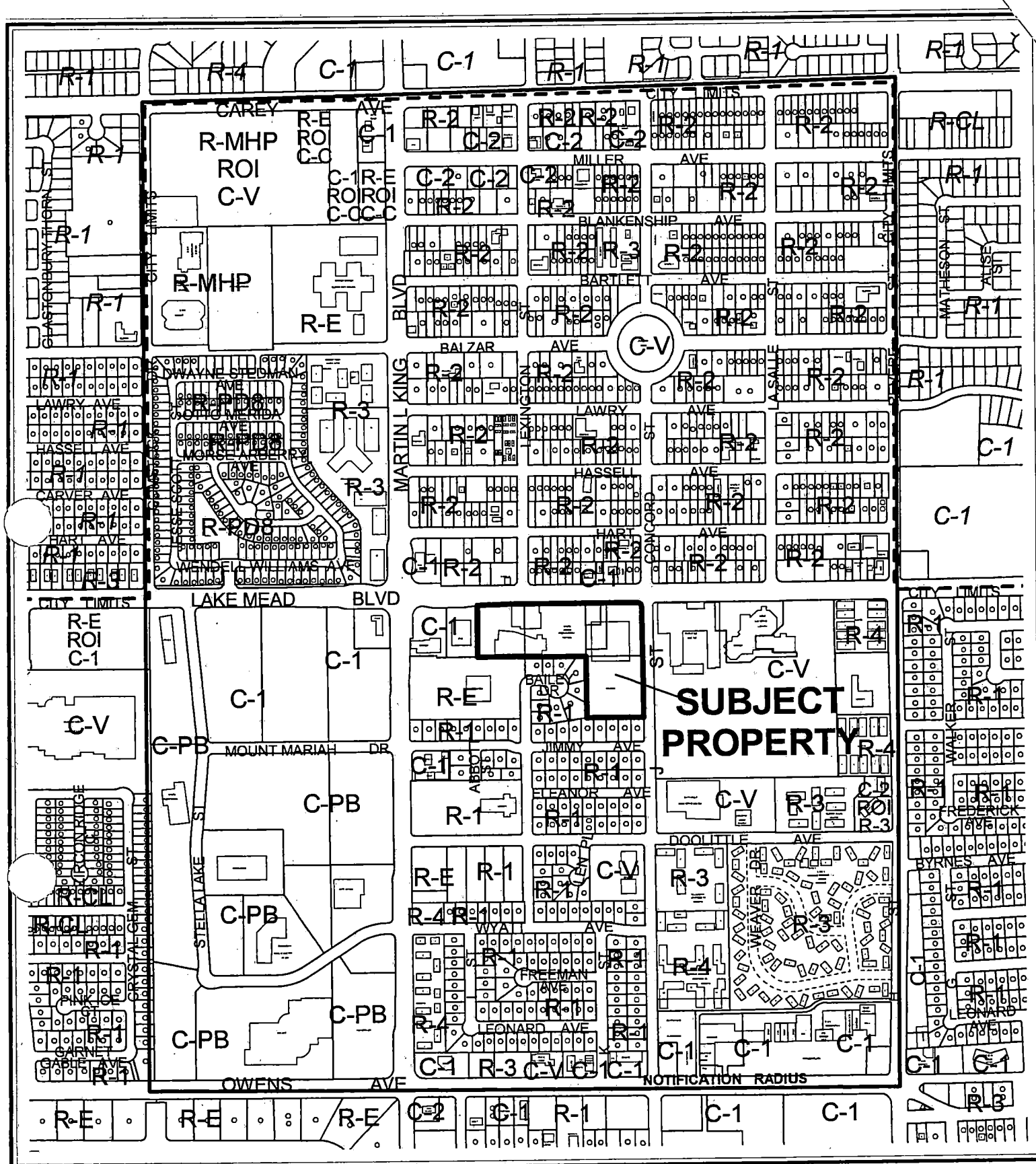
7. All utility boxes exceeding 27 cubic feet in size meeting the standards of Title 19.12.050.
8. Any property line wall being a decorative block wall, with at least 20 percent contrasting materials. The walls shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, being installed and functioning prior to construction of any combustible structures.
10. All City code requirements and design standards of all City departments being satisfied.
11. No turf being placed in the non-recreational common areas, such as medians and amenity zones in this development.
12. The developer adopting a plan for the maintenance of infrastructure improvements prior to the issuance of a building permit. 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.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 84 – SDR-5780

CONDITIONS – Continued:

Public Works

13. Removal of 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.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first, for the proposed high school portion of the project. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. An update to the previously approved Traffic Impact Analysis being submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for the proposed high school portion of this project. 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.
16. Site development compiling with all applicable conditions of approval for Z-0072-00 and all other applicable site-related actions.



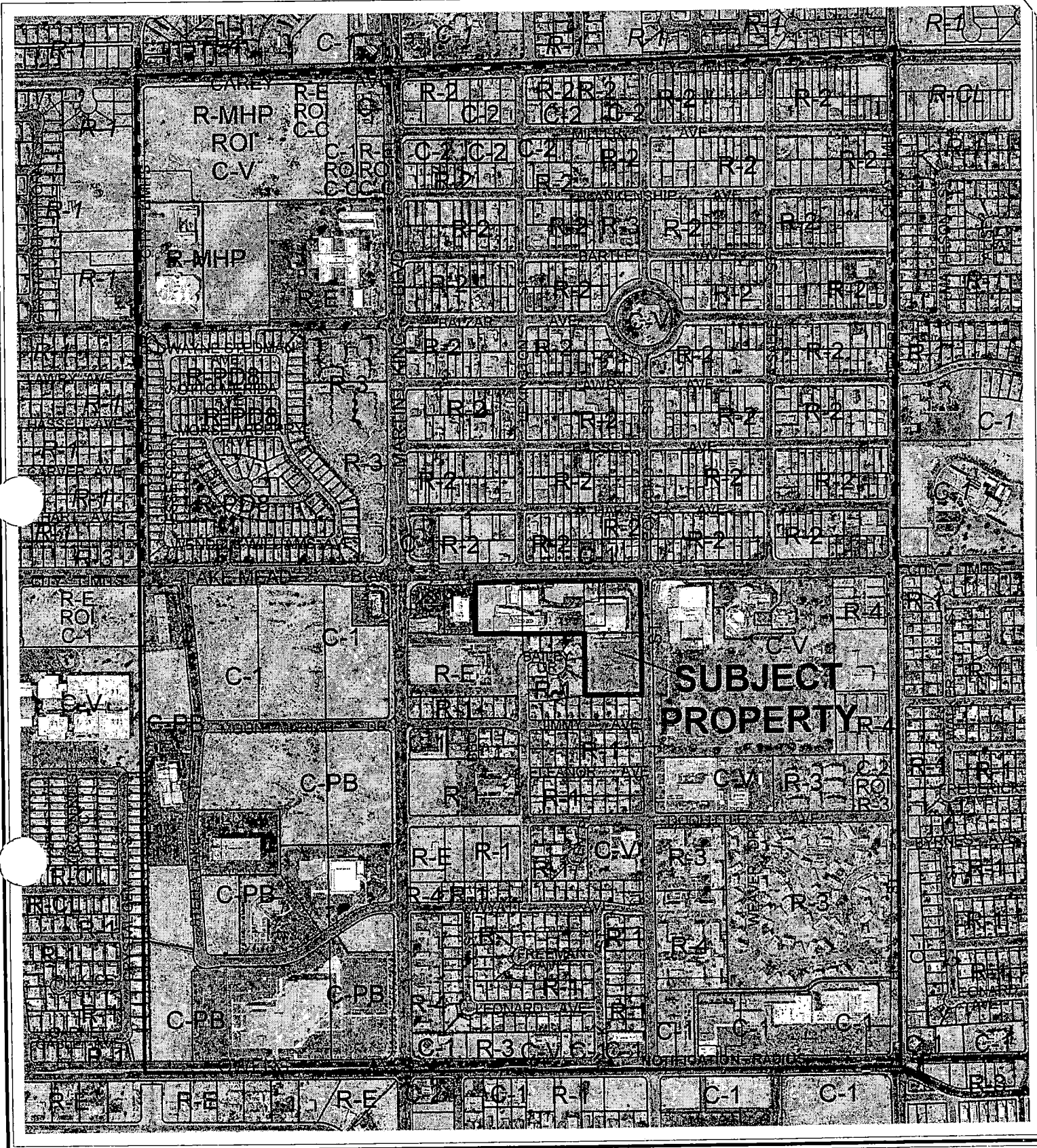
CASE: SDR-5780

RADIUS: SPECIAL

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 600 1200 Feet





CASE: **SDR-5780**

RADIUS: SPECIAL

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 600 1200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5780 - APPLICANT: CHARTER SCHOOL
DEVELOPMENT FOUNDATION - OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Expiration of this Site Development Plan Review two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development being in conformance with the site plan, landscape plan, and building elevations date stamped 12/14/04, except as amended by conditions herein.
3. All development being in conformance with the site plan, landscape plan, and building elevations of previous Site Development Plan Reviews [Z-0072-00(1) and Z-0072-00(2)].
4. Landscaping and a permanent underground sprinkler system being installed and permanently maintained in a satisfactory manner.
5. All mechanical equipment, air conditioners and trash areas being fully screened in views from the abutting streets.
6. Parking lot lighting standards being no more than 20 feet in height and utilizing 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from and shall not create fugitive lighting on adjacent residential property.
7. All utility boxes exceeding 27 cubic feet in size meeting the standards of Title 19.12.050.
8. Any property line wall being a decorative block wall, with at least 20 percent contrasting materials. The walls 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. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, being installed and functioning prior to construction of any combustible structures.

SDR-5780 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

10. All City code requirements and design standards of all City departments being satisfied.
11. No turf being placed in the non-recreational common areas, such as medians and amenity zones in this development.
12. The developer adopting a plan for the maintenance of infrastructure improvements prior to the issuance of a building permit. 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

13. Removal of 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.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first, for the proposed high school portion of the project. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. An update to the previously approved Traffic Impact Analysis being submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for the proposed high school portion of this project. Comply with the recommendations of the approved Traffic

SDR-5780 - Conditions Page Three
January 27, 2005 - Planning Commission Meeting

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.

16. Site development compiling with all applicable conditions of approval for Z-0072-00 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for proposed 78,181 square-foot additions to an existing school on 9.38 acres adjacent to the southwest corner of Lake Mead Boulevard and "J" Street.

B) Applicant's Justification

A letter of justification was submitted with the subject application. The project architect states that the Andre Agassi Foundation feels that this expansion is critical to fulfill the mission of the school and allow the students that they have been serving since the third grade to continue the matriculation process at the academy. The project architect states that there is no request for a zone change, and it is the applicant's understanding that the project fulfills all Title 19 requirements.

BACKGROUND INFORMATION

A) Previous Actions

- 09/22/59 The Las Vegas City Planning Commission adopted a Generalized Land Use Plan. On this plan, the subject property was designated for Low Density Residential land uses, with a maximum of five dwelling units per acre.
- 08/07/85 The Las Vegas City Council adopted Community Profiles of the General Plan. On this plan, the subject properties were designated for Service Commercial (SC) and Medium Low Density Residential land uses with a maximum density of twelve dwelling units per acre.
- 04/05/92 The Las Vegas City Council adopted the Downtown Development Plan. On this plan, the subject properties were designated for a combination of Resident Serving Service Commercial and Residential Infill land uses.
- 03/02/94 The Las Vegas City Council adopted the West Las Vegas Plan as an element of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Service Commercial (SC), Medium Low Density Residential (ML), and High Density Residential (H) land uses.

SDR-5780 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

- 09/04/96 The City Council denied a request for a General Plan Amendment (GPA-31-96) to amend a portion of the West Las Vegas Plan and the Southeast Sector of the General Plan from ML (Medium-Low Density Residential) and H (High Density Residential) to SC (Service Commercial) on a portion of the subject property but recommended O (Office) on another part. The Planning Commission recommended the same action on 08/08/96.
- 09/04/96 The City Council approved a request to Rezone (Z-0075-96) part of the subject property to a C-1 (Limited Commercial) Zone for a proposed 240-bed convalescent care facility and a 12,567 square-foot medical office building.
- 05/24/99 The Las Vegas City Council approved a General Plan Amendment (GPA-0007-99) to amended a portion of the subject property from Service Commercial (SC) and Medium Low Density Residential (ML) to Medium Density Residential (M).
- 05/24/99 The City Council approved a request to Rezone (Z-0012-99) a large tract that included part of the subject property from R-E (Residence Estates) to: RPD-18 (Residential Planned Development - 18 Units per Acre) for a 64-unit multi-family residential development for senior apartments. The Planning Commission and staff recommended approval on 04/15/99.
- 10/18/00 The City Council approved a request for a General Plan Amendment (GPA-0016-00) to amend the land use classification for the subject property to PF (Public Facilities). The Planning Commission and staff recommended approval on 09/14/00.
- 10/18/00 The City Council approved a request to Rezone (Z-0072-00) the subject property to C-V (Civic). The Planning Commission and staff recommended approval on 09/14/00.
- 12/06/00 The City Council approved a Site Development Plan Review [Z-0072-00(1)] for a multi-phase charter school on the subject site.
- 11/06/02 The City Council approved a Site Development Plan Review [Z-0072-00(2)] for a 57,838 square-foot addition to the Andre Agassi College Preparatory Academy on part of the subject property. The Planning Commission and staff recommended approval on 09/26/02.
- 09/18/02 The Administrative Staff approved a Site Development Plan Review [Z-0072-00(3)] for a Temporary Modular Trailer on part of the subject property.

SDR-5780 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

B) Pre-Application Meeting

12/2/04 The staff met with the prospective applicant to discuss the procedures for a Site Development Plan Review for a proposed addition to an existing school. It was indicated that the number of classrooms must be clearly indicated on the plan to determine the overall parking needs. It was also noted that the Planning and Development Department will request a neighborhood meeting be held in anticipation of traffic and parking concerns.

C) Neighborhood Meetings

At the request of the Planning and Development Department, a neighborhood meeting was held on January 12, 2005 to solicit input into the proposed project. Five representatives and 16 residents attended. There were preliminary concerns that private single-family homes were being purchased & demolished (which is not the case). Also, residents wanted to know what the construction time would be (approximately 13 months).

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 9.38

B) Existing Land Use

Subject Property: School
North: Service commercial
 single-family residences
South: Single-family residences
 church
East: Park and community center (Doolittle Center)
West: Service commercial (drug store)

C) Planned Land Use

Subject Property: C (Downtown Commercial)
 PF (Public Facilities)
North: MXU (Downtown Mixed Use)
 C (Downtown Commercial)
South: MXU (Downtown Mixed Use)
 L (Low Density Residential)
East: PF (Public Facility)
West: C (Downtown Commercial)

SDR-5780 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

Subject Property: C-V (Civic)
North: C-1 (Limited Commercial)
R-2 (Medium Low Density Residential)
South: R-1 (Single Family Residential)
R-E (Residence Estates)
East: C-V (Civic)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is located within the Southeast Sector of the General Plan and more particularly in the West Las Vegas Plan area. The north part of the property is designated C (Downtown Commercial) and the south part PF (Public Facility) on the Southeast Sector Land Use map and the West Las Vegas Plan Land Use Categories map. The property is also located within the Downtown Redevelopment Plan area and designated for O (Office), SC (Service Commercial), and GC (General Commercial) uses. The proposed school is permitted within these land use classifications.

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

The proposed new school is consistent with the goals and objectives of the West Las Vegas Plan. One primary goal of the Plan is to: "Provide a proper balance (number and location) of community facilities to serve the present and anticipated population (of West Las Vegas residents)." Objective 1 (p. 62) states the need to: "Provide neighborhood schools to serve West Las Vegas." The development of this school addition augments this objective.

PROJECT DESCRIPTION

The proposed project is the third phase of a multiphase project on the subject property. There presently exists a school campus that is designed to serve grades three through nine. This 78,181 square-foot building expansion will allow the school to expand to serve grades kindergarten through second grade and 10th grade through 12th grade. The new high school and a new science

SDR-5780 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

and art center addition are concentrated at the extreme western end of the property and are to contain 17 new classrooms. A new gymnasium is to be located near the center of the property along Lake Mead Boulevard. A kindergarten building addition is planned north of a large parking lot at the east end of the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The subject property is zoned C-V (Civic). In the C-V zone there are no adopted development standards; rather, they are to be established by the City Council to ensure compatibility of a development with existing and planned development in the surrounding area.

The subject property is located north and east of single-family residences and a church and east of property designated and established for commercial uses. Residences exist across Lake Mead Boulevard to the north, and other public facilities exist across "J" Street to the east. The greatest protection should be afforded to the single-family residences that abut the property to the south. However, very little of the new development will be located adjacent to the single-family dwellings. An elementary school, a middle school, gymnasium, and a parking area presently abut the single-family residential area. A new science art center addition and high school are to be located north of a church and east of an existing drug store; a new gymnasium is to be located along Lake Mead Boulevard; and a kindergarten addition is to be located north of the large parking area that abuts the single-family residences. Screening and a perimeter walls were part of previous Site Development Plan Reviews and will provide the greatest protection to the residences.

A2) Parking and Traffic Standards

The proposed school is not required to meet the parking standards of Title 19.10. However, a comparison is made to these standards to determine whether there may be a problem with parking impacting adjoining properties.

Uses	Classrooms	Required			Provided	
		Parking Ratio (spaces/ classroom)	Parking		Parking	
			Regular	Handicap	Regular	Handicap
High School	13	9/classroom	117	6		
Elementary/Jr. High	27	2/classroom + 20	74			
Total	36		185	6	184	8

One additional parking space and two more handicapped spaces are provided than required by the parking requirements of Title 19. Not factored into this requirement, however, is the parking needed for the new gymnasium. According to Title 19, a "private" sports arena, stadium or track is required to have one parking space for each four seats. This is a realistic ratio for the number of parking spaces needed for the gymnasium planned in this project. There is no indication on the plan as to how many seats will be provided in the new gymnasium; however, based upon this ratio and with the 192 parking spaces that are present to accommodate the school complex, there is sufficient parking for a 768-seat gymnasium. Other off-street parking is available at the Doolittle Center across "J" Street to the east, and on-street parking is available along local streets within the neighborhood.

A3) Landscape Standards

The existing development, including the large parking area, was approved in previous Site Development Plan Reviews [(Z-0072(1) and Z-0072(2)] with approved landscape plans. Additional landscaping is proposed along the west portion of the subject property where the building additions are proposed.

Along the 280-foot west property line that abuts commercial development, nine Mondale Pine and Evergreen Elm trees are proposed within an eleven-foot wide planting strip. Along the 90-foot section of the south property line that abuts a church, four Mondale Pine trees are proposed in an 11-foot wide planting bed. Along a 155-foot section of the front property line, a hedgerow of Carolina Cherry or Privet bushes are proposed in a 10-foot wide planting bed. Groundcover is to consist of decomposed granite.

Although the development is not subject to meeting the landscape requirements of Title 19 design standards, the abundance of proposed landscaping meets the intent of the landscape standards.

Installation of the landscaping for the entire development is addressed as a condition of approval in this report and requires compliance with the landscape plans for this development and for the previous Site Development Plan Reviews.

Whether new/additional perimeter walls are proposed is not indicated on the site plan; however, to the extent that new/additional walls are provided, it is recommended that they be constructed to comply with the conditions of Title 19 for perimeter walls and be composed of decorative materials.

B) General Analysis and Discussion

- **Zoning**

The subject property is located in a C-V (Civic) zoning district. The proposed high school and ancillary facilities are permitted in this zone. There are no design standards established for uses permitted in the C-V zone; specific requirements are to be established with the Site Development Plan Review.

- **Site Plan**

The site plan submitted for the proposed development depicts an orderly layout of access, parking, and school buildings. A large parking area is located in the south portion of the property and is accessed from "J" Street. The entire school is integrated into a building complex that consumes most of the 9.38 acres upon which it is situated.

- **Waivers**

No Waivers are proposed or needed for this development.

- **Landscape Plan**

As discussed above, the landscape plan submitted with this application depicts sufficient perimeter landscape planter areas and landscape materials to lessen the impact of the proposed school expansion on the neighboring properties and provide for an aesthetic streetscape.

- **Elevation**

The elevations submitted for the proposed school expansion match the architectural appearance of the existing buildings. As many as 26 color and material differences are noted on the drawings that illustrate an attractive building expansion project.

- **Floor Plan**

The floor plans submitted for the proposed school expansion are typical of a high school complex with ancillary facilities.

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;"**

This development is compatible with adjacent development, which includes a commercial development to the west and a church to the south. Single-family dwellings are located across Lake Mead Boulevard.

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 above, the proposed development is consistent with the West Las Vegas Plan and meets the intent of other standards of Title 19.

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

The existing street network, including Lake Mead Boulevard, a Primary Arterial (100-foot wide) street will have sufficient carrying capacity to support the proposed project.

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

As discussed above, the building and landscape materials are appropriate for this area.

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

As discussed above, the proposed site plan depicts an orderly and aesthetically pleasing project, which will be harmonious and compatible with existing and proposed developments.

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

SDR-5780 - Staff Report Page Nine
January 27, 2005 - Planning Commission Meeting

The proposed school will be subject to regular inspections that will ensure that the public health, safety, and welfare will not be jeopardized.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

NOTICES MAILED 207

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5780**

139.21.701.003

APN: 139-21-702-001, 002, 003, 004, 005

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CHARTER SCHOOL DEVELOPMENT FOUNDATION

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:

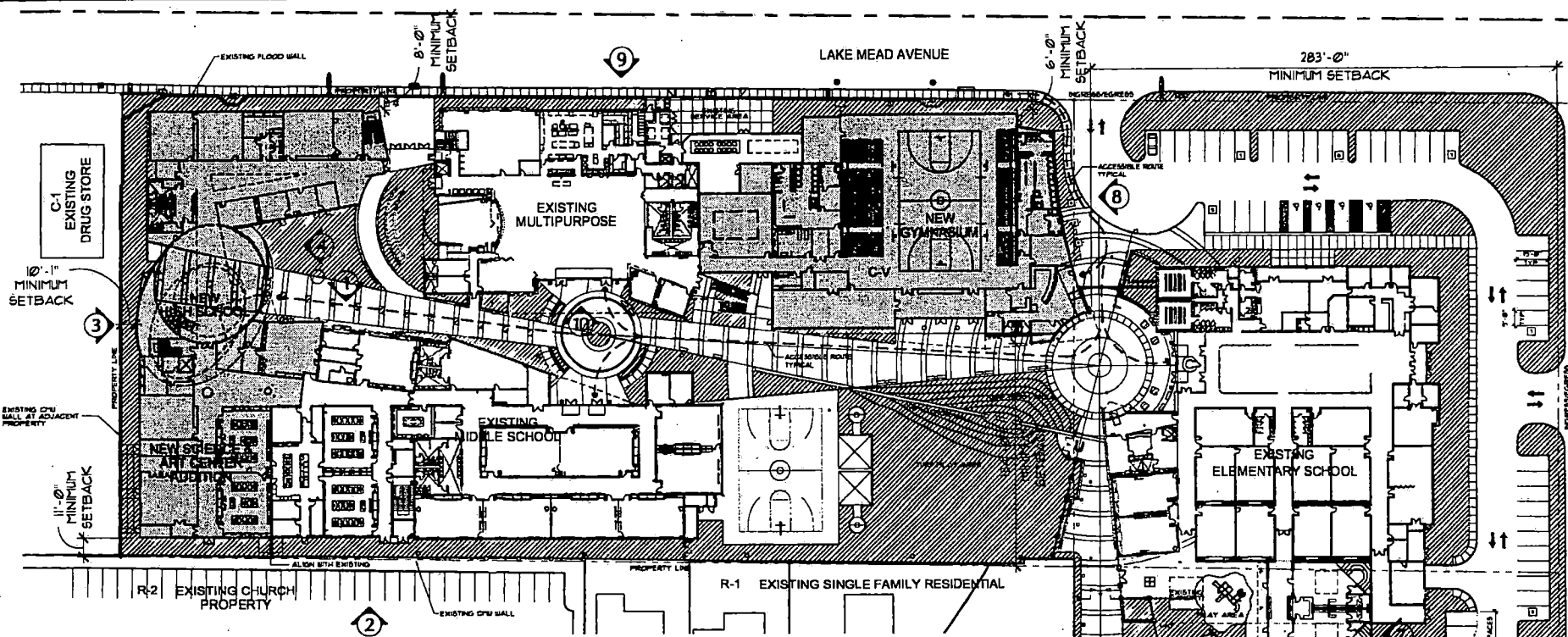
Print Name: David Roark

Subscribed and sworn before me

This 14th day of December, 2004

Jill Moore
Notary Public in and for said County and State





SITE INFORMATION

AS PER CITY OF LAS VEGAS ZONING CODE - TITLE 18A

JURISDICTION

CITY OF LAS VEGAS, NEVADA

CURRENT ZONING

APN #: 139-21-702-001 CV
 APN #: 139-21-702-002 CV
 APN #: 139-21-702-003 CV
 APN #: 139-21-702-004 CV
 APN #: 139-21-702-005 CV
 APN #: 139-21-702-006 CV

AREA

GROSS AREA: 408,309 SF, (7.30 AC.)
 NET AREA: 341,311 SF, (7.03 AC.)

SITE COVERAGE (FAIR)

TOTAL BUILDING / GROSS AREA: 163,771 SF, / 408,309 SF, 1: 40%

LANDSCAPE COVERAGE

TOTAL LANDSCAPE AREA / NET AREA: 78,861 SF, / 341,311 SF, 23%

BUILDINGS

NEW ELEMENTARY ADDITION: 36,715 SF.
 NEW GYMNASIUM ADDITION: 24,765 SF.
 NEW HIGH SCHOOL / MIDDLE SCHOOL ADDITION: 49,740 SF.
 TOTAL NEW CONSTRUCTION: 111,220 SF.

PARKING ANALYSIS

EXISTING FACILITIES

PER PREVIOUS SUBMITTAL 2-0072-0003

SITE DEVELOPMENT PLAN REVIEW

CITY COUNCIL MEETING OF NOVEMBER 8, 2003

REQUIREMENTS:

33 CLASSROOMS X 3 SPACES = 120 66 SPACES

PROPOSED FACILITIES

ELEMENTARY ADDITION - 2 CLASSROOMS X 3 4 SPACES

MIDDLE SCHOOL ADDITION - 3 CLASSROOMS X 3 4 SPACES

HIGH SCHOOL ADDITION - 18 CLASSROOMS X 3 111 SPACES

TOTAL REQUIREMENTS THIS PHASE 135 SPACES

EXISTING REQUIREMENTS

TOTAL COPIED PARKING REQUIREMENTS 79 SPACES

TOTAL H.C. PARKING REQUIRED 6 SPACES

(1 VAN ACCESSIBLE)

TOTAL PARKING PROVIDED 195 SPACES

TOTAL H.C. PARKING PROVIDED 8 SPACES

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

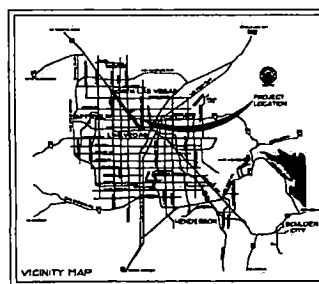
(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)

(1 VAN ACCESSIBLE)



SITE PLAN

ANDRE AGASSI COLLEGE PREPARATORY ACADEMY-Phase III

CHARTERED SELLERS ASSOCIATES

REPRESENTATIVE: SETH BROWN

1000 S. JEFFERSON - SUITE 200 - LAS VEGAS, NV 89102

PH: 702-735-1111 FAX: 702-735-1112

WEBSITE: WWW.CHARTEREDSELLERS.COM

CHARTERED SELLERS ASSOCIATES

REPRESENTATIVE: SETH BROWN

1000 S. JEFFERSON - SUITE 200 - LAS VEGAS, NV 89102

PH: 702-735-1111 FAX: 702-735-1112

WEBSITE: WWW.CHARTEREDSELLERS.COM

CHARTERED SELLERS ASSOCIATES

REPRESENTATIVE: SETH BROWN

1000 S. JEFFERSON - SUITE 200 - LAS VEGAS, NV 89102

PH: 702-735-1111 FAX: 702-735-1112

WEBSITE: WWW.CHARTEREDSELLERS.COM

CHARTERED SELLERS ASSOCIATES

REPRESENTATIVE: SETH BROWN

1000 S. JEFFERSON - SUITE 200 - LAS VEGAS, NV 89102

PH: 702-735-1111 FAX: 702-735-1112

WEBSITE: WWW.CHARTEREDSELLERS.COM

CHARTERED SELLERS ASSOCIATES

REPRESENTATIVE: SETH BROWN

1000 S. JEFFERSON - SUITE 200 - LAS VEGAS, NV 89102

SD-1

SCALE: 1"=30'-0"



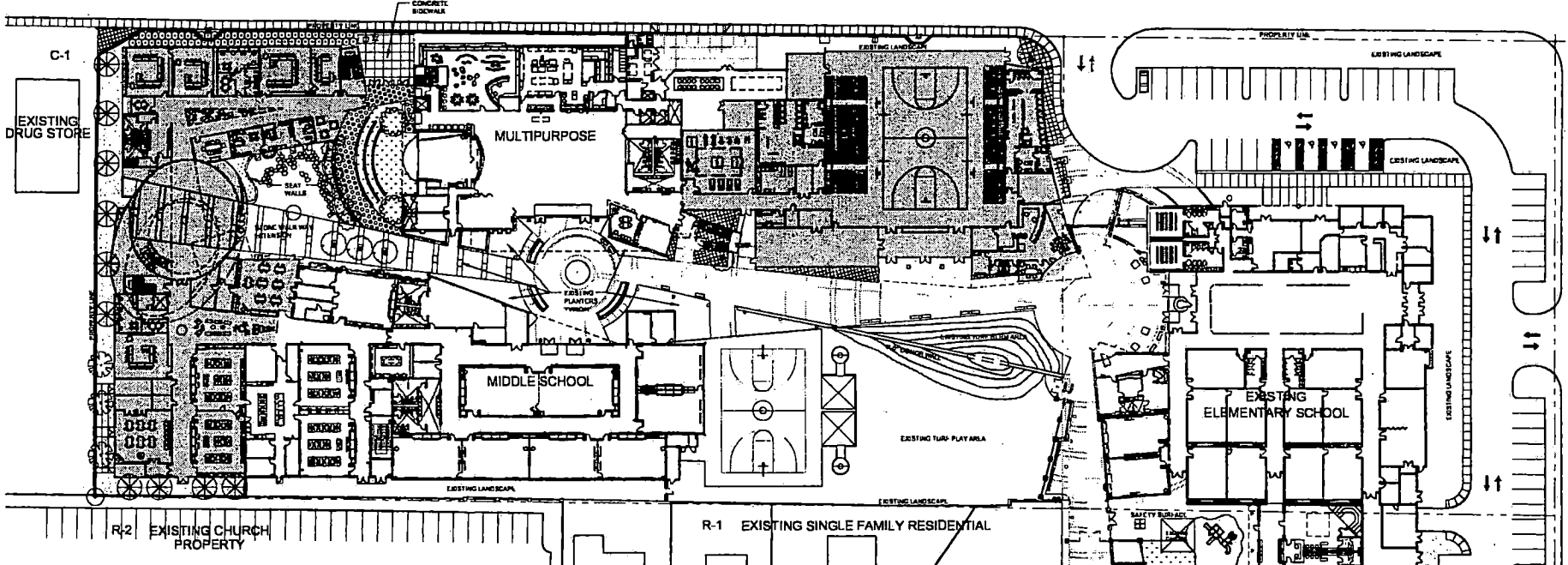
DATE: DECEMBER 14, 2004

PROJECT: R-404-03

R-1 SDR-5780

01/27/05 PC

LAKE MEAD AVENUE

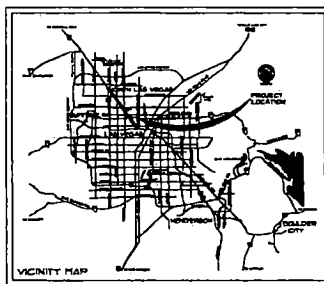


PLANT LEGEND

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		PINUS ELDARICA	MONDALE PINE	15 GALLON	STANDARD
		LIGUSTRUM LUCIDUM	GLOSSY PRIVET	15 GALLON	STANDARD
		EVERGREEN ELM	74" BOX	STANDARD	
		PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM	74" BOX	STANDARD
		VIRGINIA OAK	74" BOX	STANDARD	
		PRUNUS CAROLINIANA	CAROLINA CHERRY	15 GALLON	HEDGE FORM (14" O.C.)
		SYCAMORE	74" BOX	MULTI-TRUNK	
		ITALIAN CYPRESS	15 GALLON	STANDARD	
		PRIVET	15 GALLON	STANDARD	
		PRIVET	15 GALLON	HEDGE FORM (15" O.C.)	
		DWARF HAWTHORNE	1 GALLON	3" O.C.	
		ROSEMARY PROSTRATUS	ROSEMARY	1 GALLON	3" O.C.
		DECOMPOSED GRANITE	N.C.N.	1" DIA.	2" THICK
		TURF	N.C.N.	- B.P.	

GROUNDCOVERS

	COBBLESTONE PAVING
	FLAGSTONE PAVING



GROUNDCOVERS

	ROSEMARY PROSTRATUS	ROSEMARY	1 GALLON	3" O.C.
	DECOMPOSED GRANITE	N.C.N.	1" DIA.	2" THICK
	TURF	N.C.N.	- B.P.	

A LANDSCAPE PLAN
ANDRE AGASSI COLLEGE PREPARATORY ACADEMY-Phase III

CHAPPEL SELLERS ASSOCIATES
DESIGNER: SDRS 1110110
101 S. DOWS - SUITE C - LAS VEGAS, NV 89101
PH: 702-735-1100 - FAX: 702-735-1101 - WWW.CHAPPELSELLERS.COM

Slatten COMPANIES
LANDSCAPE ARCHITECTS - 1000 S. RAILROAD - SUITE 100 - LAS VEGAS, NV 89102
PH: 702-735-1100 - FAX: 702-735-1101 - WWW.SLATTEN.COM

SD-2

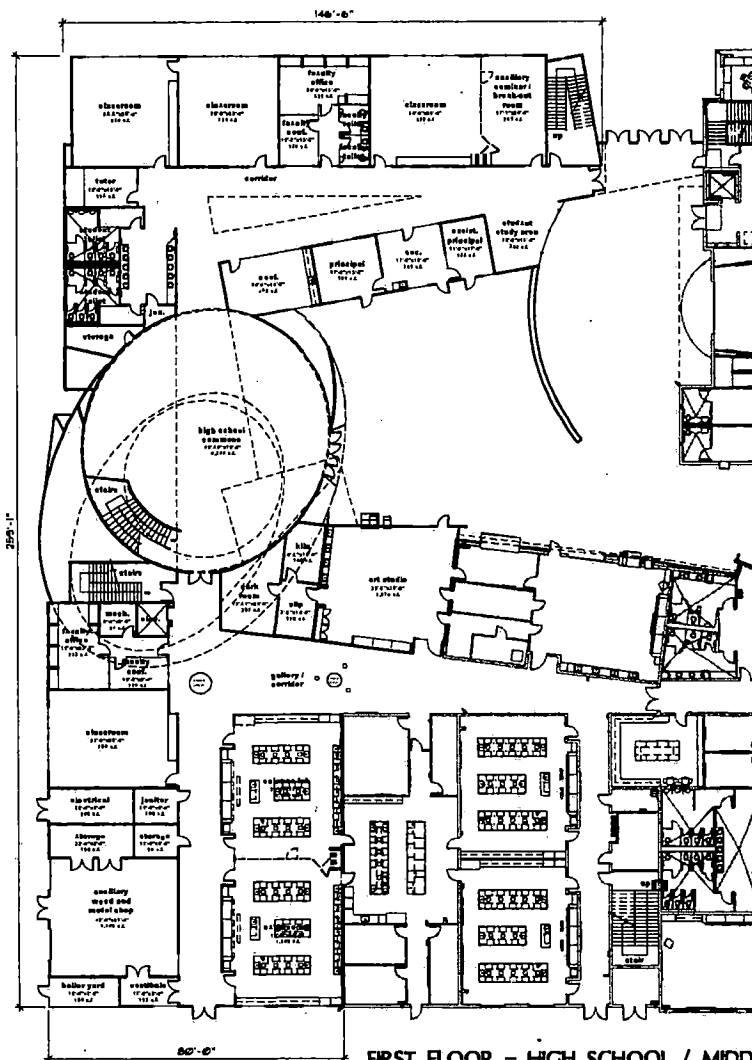
SCALE: 1" = 30'-0"



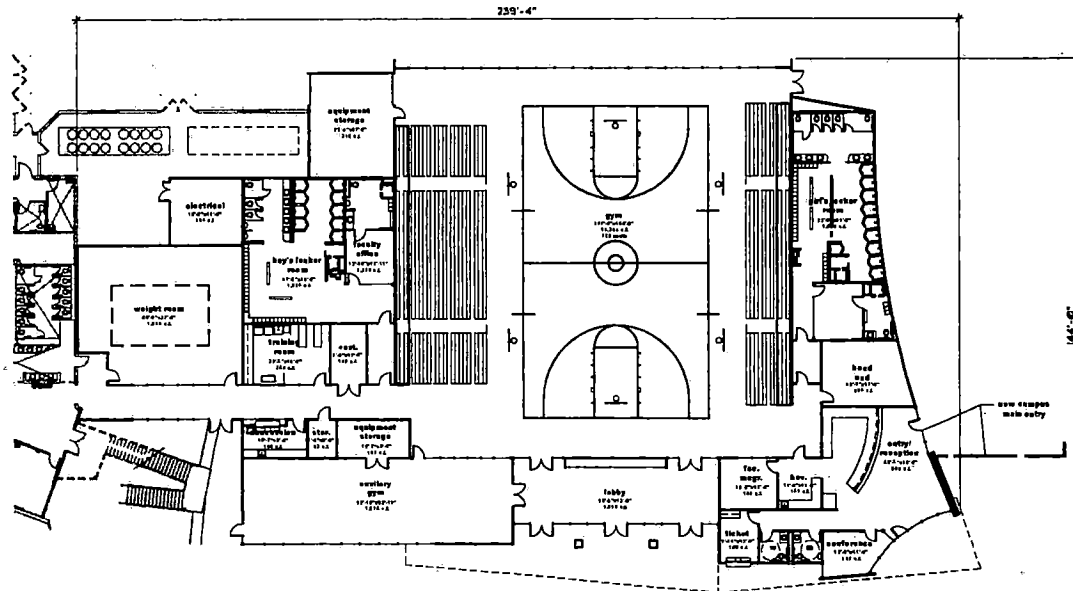
DATE: DECEMBER 14, 2004
PROJECT #: AD-03

R-1 **SDR-5780**

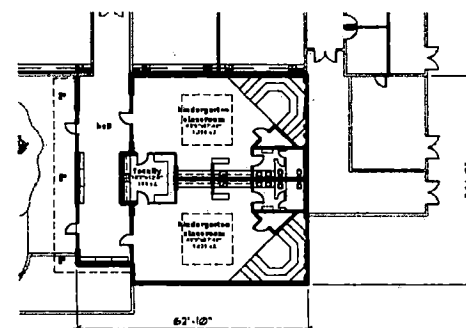
01/27/05 PC



FIRST FLOOR - HIGH SCHOOL / MIDDLE SCHOOL ADDITION



FIRST FLOOR - GYMNASIUM



FIRST FLOOR - ELEMENTARY



FIRST FLOOR PLAN

ANDRE AGASSI COLLEGE PREPARATORY ACADEMY-Phase III



DATE: DECEMBER 14, 2004
PROJECT: R. AGASSI

SDR-5780

01/27/05 PC



CARPENTER SELLERS ASSOCIATES

ARCHITECTS & ENGINEERS

100 S. 10TH AVE. SUITE 1000

MINNEAPOLIS, MN 55402

TEL: 612.338.1000 FAX: 612.338.1001

WWW.CSASOCIATES.COM

SHETTER COMPANIES

100 S. 10TH AVE. SUITE 1000

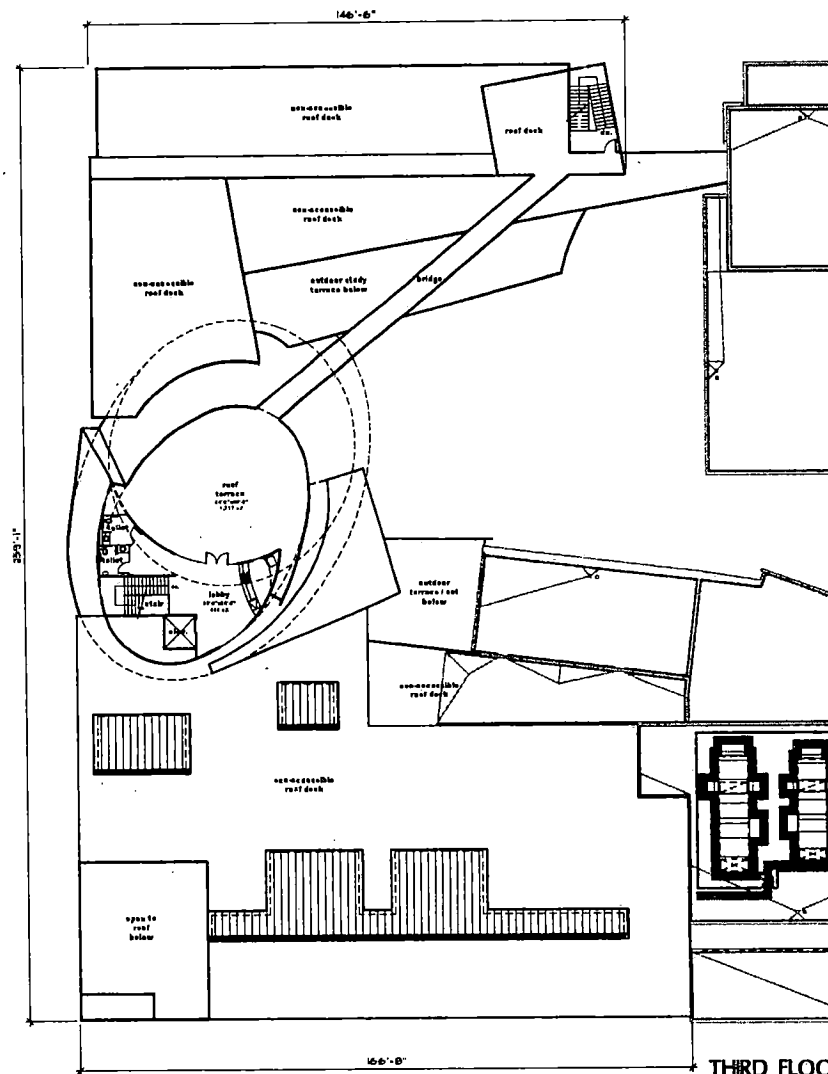
MINNEAPOLIS, MN 55402

TEL: 612.338.1000 FAX: 612.338.1001

WWW.SHETTERCOMPANIES.COM

SD-3

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



THIRD FLOOR - HIGH SCHOOL



THIRD FLOOR PLAN

ANDRE AGASSI COLLEGE PREPARATORY ACADEMY-Phase III



DATE: DECEMBER 14, 2004
PROJECT #: AD4-02

SDR-5780

01/27/05 PC



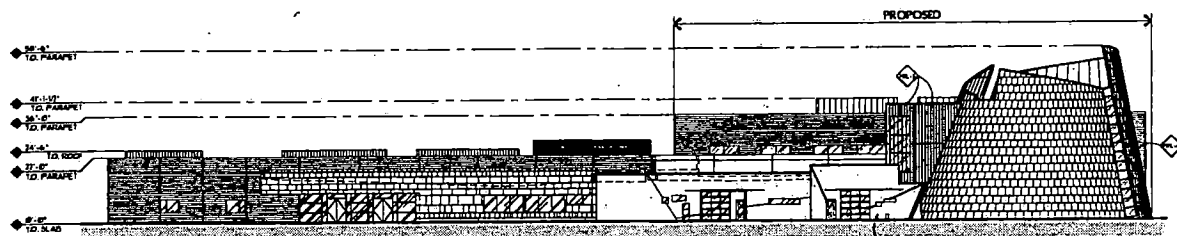
CARPENTER SELLERS ASSOCIATES
ARCHITECTS & ENGINEERS
100 N. 10TH - SUITE C - LAKE WILCOX, NE 68401
402-334-0000 - FAX 402-334-0001



CONSTRUCTION - DESIGN-BUILD
GENERAL BUILDING - LANDSCAPE - INTERIOR

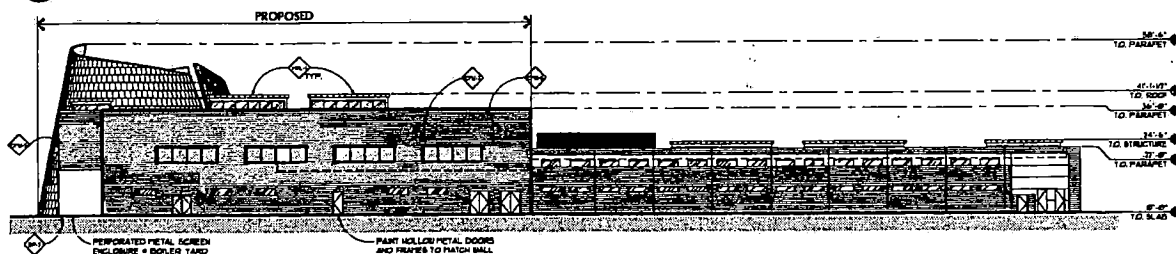
SD-5

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



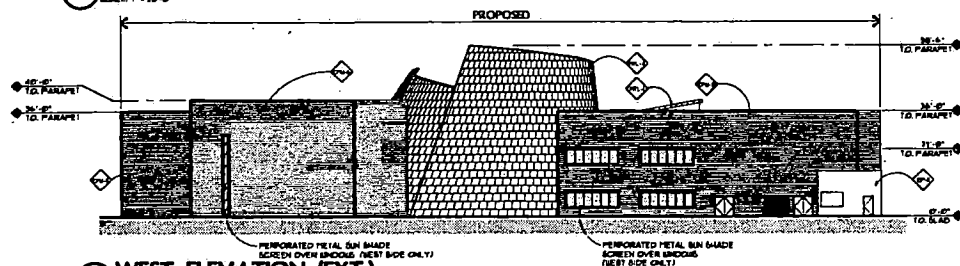
1 NORTH ELEVATION (INT.)

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



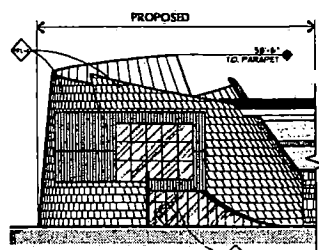
2 SOUTH ELEVATION (EXT.)

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



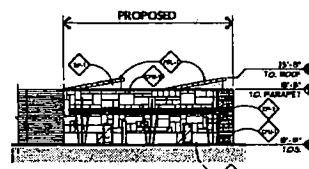
3 WEST ELEVATION (EXT.)

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



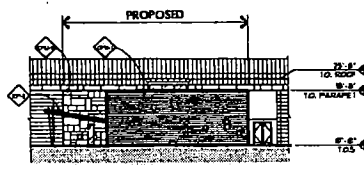
4 EAST ELEVATION (INT.)

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



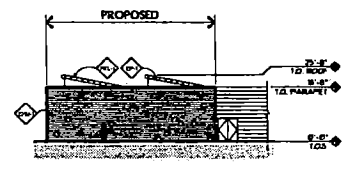
5 WEST ELEVATION

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



6 SOUTH ELEVATION

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



7 EAST ELEVATION

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

EXTERIOR FINISH LEGEND

FRATZEE PAINT - TRAVERTINE 20 - TO MATCH EXISTING FRATZEE PAINT - BLACKBERRY WINE 0435 - TO MATCH EXISTING FRATZEE PAINT - TUSCANY 531 - TO MATCH EXISTING FRATZEE PAINT - TANNERY - 11580 TO MATCH EXISTING FRATZEE PAINT - COCKATOO GOLD - 11584 FRATZEE PAINT - BLACKBERRY - 81164 INTEGRAL COLOR CEMENT PLASTER - BURNT TROUPEL - BLACKBERRY / WINE - TO MATCH EXISTING CON - BLUP - SPLIT FACE - TO MATCH EXISTING CON - CANNON - SPLIT FACE - TO MATCH EXISTING TRENUYTH - WALNUT CREEK - SMOOTH - TO MATCH EXISTING TRENUYTH - BLACK CANYON - MEGASTONE - TO MATCH EXISTING TRENUYTH - WALNUT CREEK - MEGASTONE - TO MATCH EXISTING TRENUYTH - SEASHELL WHITE - MEGASTONE - TO MATCH EXISTING	TRENUYTH - SEASHELL WHITE - TRENDSTONE - TO MATCH EXISTING TRENUYTH - BLACK CANYON - TRENDSTONE PLUS SPECTRAGLASS - RANDOM PATTERN OF RED, ORANGE, YELLOW GREEN BLUE + PURPLE TILE ARIZONA STONE - MONTAUK, BLACK, NAT, STONE QUARTZITE - VEGAS ROCK - TO MATCH EXISTING GRANITE - ARIZONA TILE - INDIAN PHEASANT BLACK STANDING BEAM METAL ROOF TO MATCH EXISTING CORRUGATED METAL TO MATCH EXISTING BLACK ZINC METAL STAINLESS STEEL PANELS - GOLD COLORED INTERFERENCE COATED WITH BEAD BLAST FINISH - BY ALUMINUM SMOOTH METAL PANEL TO MATCH EXISTING STANDING BEAM METAL TINTED GREEN GLASS - TO MATCH EXISTING STONE FRONT TO MATCH EXISTING



ELEVATIONS - HIGH SCHOOL / GYMNASIUM / ELEMENTARY
ANDRE AGASSI COLLEGE PREPARATORY ACADEMY-Phase III

DATE: DECEMBER 14, 2004
PROJECT: A-004-03

SDR-5780

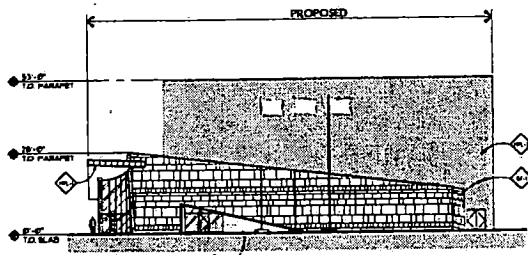
01/27/05 PC

CHIPPENHILL ASSOCIATES
ARCHITECTS
200 S. 10TH - SUITE C-100, DENVER, CO 80202
303.733.1000 - FAX 303.733.1001 - WWW.CHIPPENHILL.COM

Stetten COMPANIES
CONSTRUCTION - DESIGN-BUILD
GENERAL CONTRACTOR - LANDSCAPE - INTERIOR

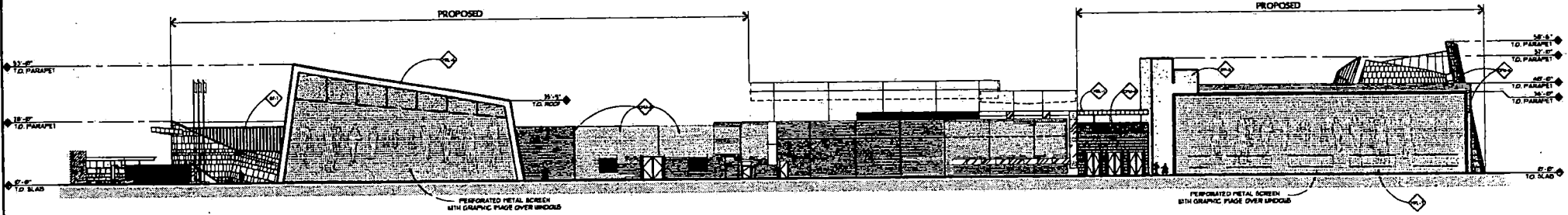
SD-6

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

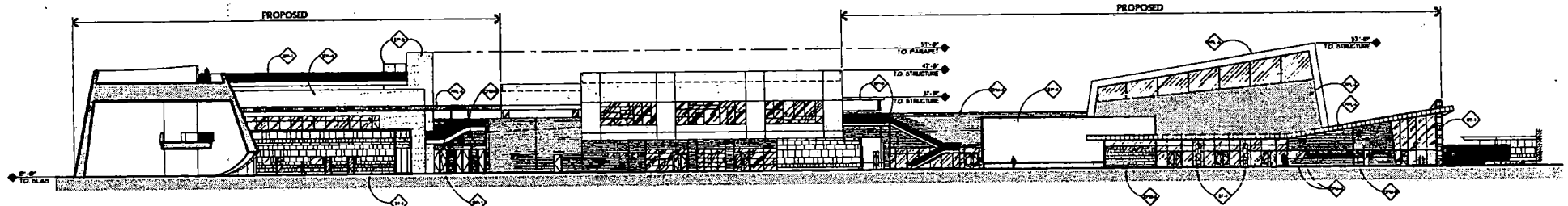


8 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
- FRATZ PAINT - TRAVERTINE 33 - TO MATCH EXISTING - FRATZ PAINT - BLACKBERRY GINE 8435 - TO MATCH EXISTING - FRATZ PAINT - TUSCANY 531 - TO MATCH EXISTING - FRATZ PAINT - TANNERY - TISSO TO MATCH EXISTING - FRATZ PAINT - COCKATOO GOLD - TISSO - FRATZ PAINT - BLACKSMITH - 8716H - INTEGRAL COLOR CEMENT PLASTER - BURNT TROSEL - BLACKBERRY / GINE - TO MATCH EXISTING - CSH - BLUP - SPLIT FACE - TO MATCH EXISTING - CSH - CANADIAN - SPLIT FACE - TO MATCH EXISTING - TRENUITH - WALNUT CREEK - SMOOTH - TO MATCH EXISTING - TRENUITH - BLACK CANYON - MESASTONE - TO MATCH EXISTING - TRENUITH - WALNUT CREEK - MESASTONE - TO MATCH EXISTING - TRENUITH - BEASHELL WHITE - MESASTONE - TO MATCH EXISTING	- TRENUITH - BEASHELL WHITE - MESASTONE - TO MATCH EXISTING - TRENUITH - BLACK CANYON - MESASTONE PLUS - SPECTRAGLASS - RANDOM PATTERN OF RED, ORANGE, YELLOW, GREEN, BLUE & PURPLE TILES - ARIZONA STONE - MONTAUK BLACK, NAT, STONE - QUARTZITE - VEGAS ROCK - TO MATCH EXISTING - GRANITE - ARIZONA TILE - INDIAN PREMIUM BLACK - STANDING SEAM METAL ROOF TO MATCH EXISTING - CORRUGATED METAL TO MATCH EXISTING - BLACK ZINC METAL - STAINLESS STEEL PANELS - GOLD COLORED INTERFERENCE COATED WITH BEAD BLAST FINISH - BY ALABAMA - SMOOTH METAL PANEL TO MATCH EXISTING STANDING SEAM METAL - TINTED GREEN GLASS - TO MATCH EXISTING - STORE FRONT TO MATCH EXISTING



9 NORTH ELEVATION (EXT.)
SCALE: 1/4" = 1'-0"



10 SOUTH ELEVATION (INT.)
SCALE: 1/4" = 1'-0"

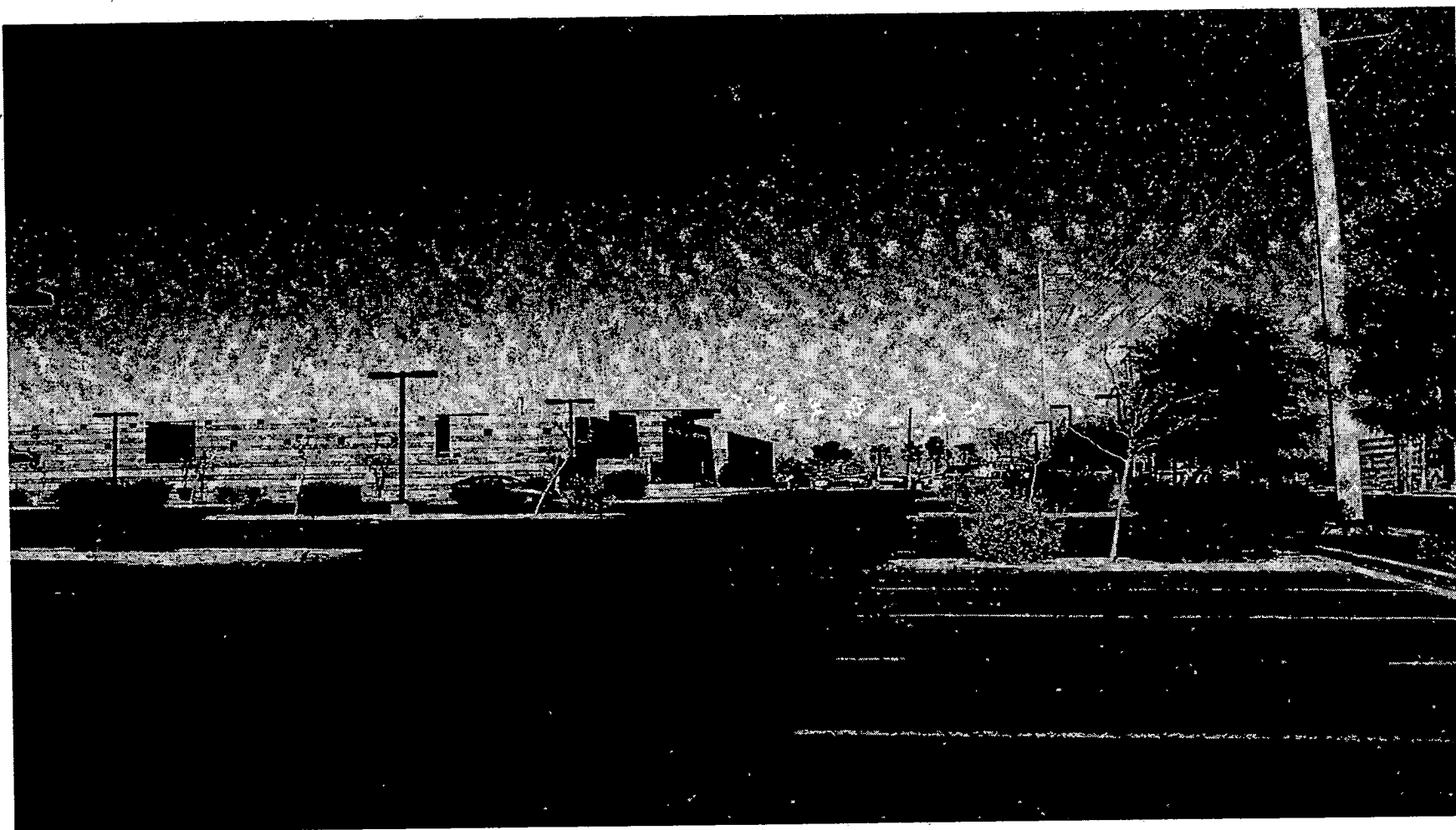
A ELEVATIONS - HIGH SCHOOL / GYMNASIUM / ELEMENTARY
ANDRE AGASSI COLLEGE PREPARATORY ACADEMY-Phase III

DATE: DECEMBER 14, 2004
PROJECT #: A04-03

SDR-5780
01/27/05 PC

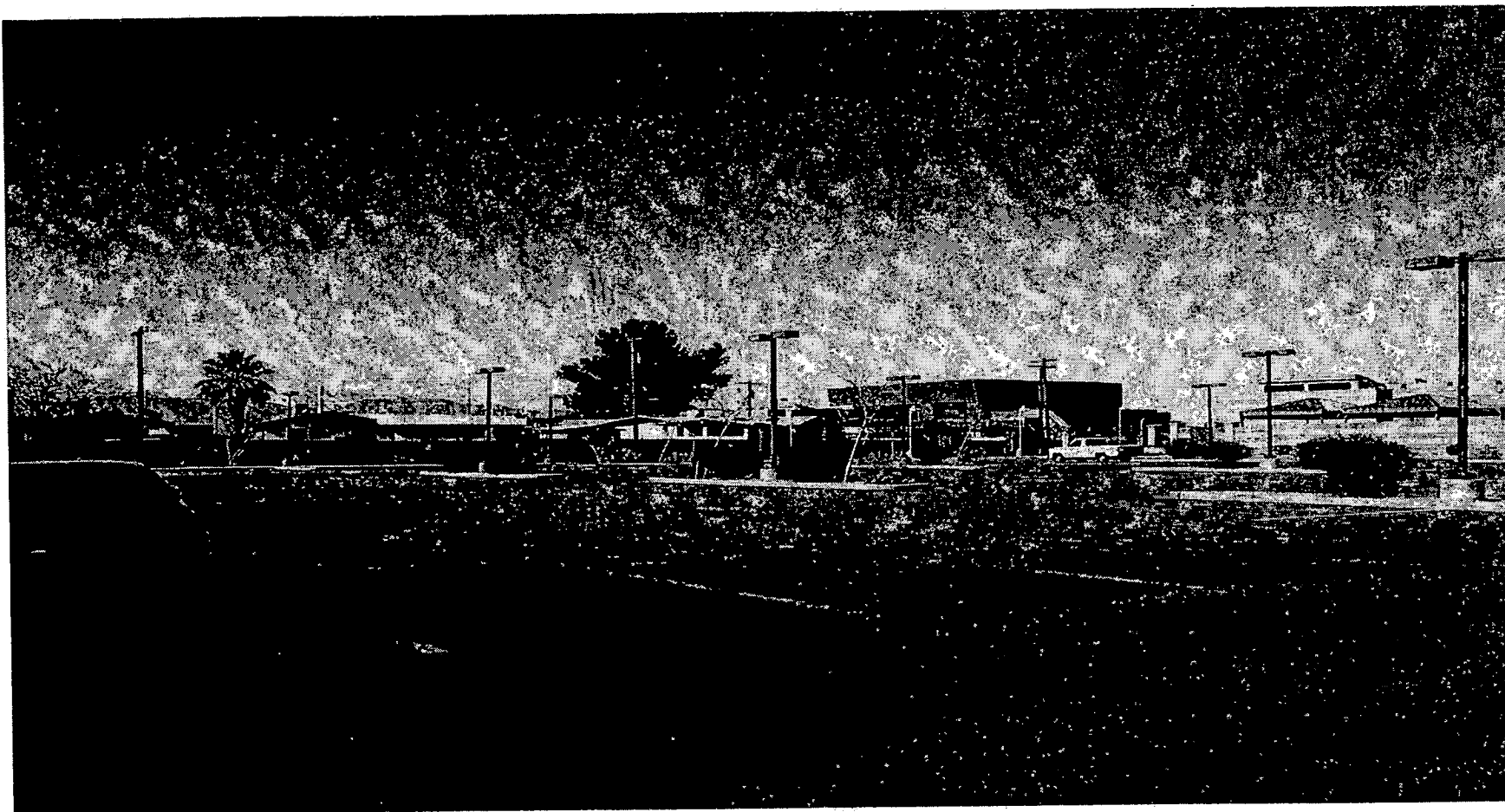
CHOPPER SELLERS ASSOCIATES
ARCHITECTURAL DESIGN STUDIO
1001 S. 10TH AVE. - 10TH FLOOR, SUITE 1000
PHOENIX, AZ 85026-1000
TEL: 602.254.1000
FAX: 602.254.1001
WWW.CHOPPERSELLERS.COM

SD-7
SCALE: 1/4" = 1'-0"



SDR-5780 - APPLICANT: CHARTER SCHOOL DEVELOPMENT FOUNDATION - OWNER: CITY OF LAS
VEGAS
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND "J" STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05



SDR-5780 - APPLICANT: CHARTER SCHOOL DEVELOPMENT FOUNDATION - OWNER: CITY OF LAS
VEGAS
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND "J" STREET
JANUARY 27, 2005 PLANNING COMMISSION

1/12/05



December 13, 2004

City of Las Vegas Planning and Development
Development Service Center
731 S. Fourth Street
Las Vegas, NV 89101
(702) 229-6301

Attn: Current Planner

RE: Andre Agassi College Preparatory Academy – Phase III

The proposed project is the third phase of a multiphase project. The existing school campus is currently designed to serve grades 3-9. This proposed project will allow the school to expand to serve grades K-2 and 10-12. The Andre Agassi Foundation feels that this expansion is critical to fulfill the mission of the school. This will also allow the students that they have been serving since the third grade to continue the matriculation process at the academy.

This phase consists of additions totaling 78,181 square feet to the existing facilities. The Andre Agassi Foundation via the City of Las Vegas is requesting approval of the attached Site Development Plan Review Application. There is no request for zone change on this project. The project based on our understanding fulfills all title 19.10 requirements.

Thank you in advance for your consideration of this application. If you have any questions, please do not hesitate to contact our office at 702-251-8896.

Sincerely,

Michael A. Del Gatto, A.I.A.
Project Architect

CC: File A0403 / 3301

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to HOLD IN ABEYANCE – UNANIMOUS

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

NOTE: VICE CHAIRMAN TRUESDELL indicated that he owns property in the downtown area. The property is not within the notification area and he was comfortable voting on the item.

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 85 – SDR-5782

MINUTES – Continued:

MELVIN GREEN, Melvin Green Architects Limited, 3305 West Spring Mountain Road, Suite 92, appeared on behalf of the applicant, his wife. He explained the intent is to move their businesses and home to the downtown area. To do this, a two-phase project is proposed. CHAIRMAN NIGRO advised MR. GREEN that the Commission could not consider Phase two because it was not included in the current application. MR. GREEN acknowledged that but explained the waivers are requested because the applicant does not want to install the improvements during Phase one and then be required to duplicate the work two years later when Phase two begins.

MARGO WHEELER, Director, Planning and Development Department, confirmed with MR. GREEN that the revised landscaping plan he was showing on the overhead had not been submitted to staff for review. MR. GREEN asked that the application be considered with the originally submitted landscaping plan because he did not want the item held in abeyance. MR. LEOBOLD explained that there were several deficiencies in the plan with respect to setbacks and without reviewing the new plan, he would not know if there were changes to the footprint of the building. MR. GREEN assured everyone that the only change on the plan related to additional landscaping.

VICE CHAIRMAN TRUESDELL thought that it might be in the applicant's best interest to hold the item to allow staff to review the new plan. He voiced concerns over the affects of the extensive waivers if Phase two never came to fruition. CHAIRMAN NIGRO concurred stating the application might find more support if some of the issues were resolved.

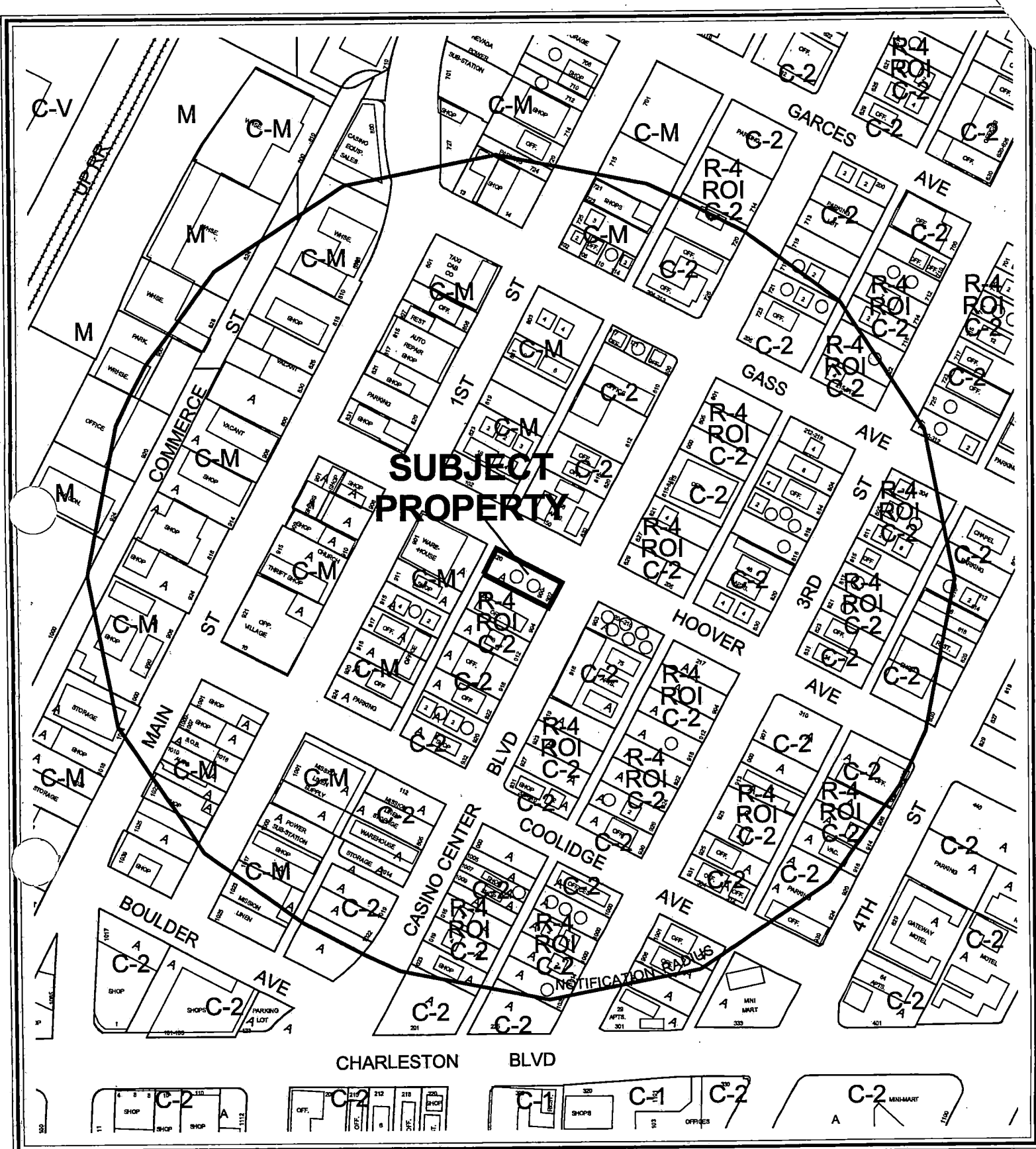
GINA VENGLASS, Public Works Department, indicated that the street improvements required by the Downtown Centennial Plan would be completed whether Phase two was initiated or not because of a condition requiring the applicant to sign a Covenant Running with the Land.

MS. WHEELER suggested allowing the applicant and staff two weeks to find some solutions that would allow the Commissioners a comfort level for their decision making on the application.

CHAIRMAN NIGRO declared the Public Hearing closed.

(12:00 – 12:14)

4-2850



CASE: SDR-5782

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)





0 200 400 Feet

CASE: SDR-5782

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5782 - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, floor plan and building elevations, and date stamped 12/1404, except as amended by conditions herein.
3. A waiver from the Downtown Centennial Plan requirement for an 11-foot wide sidewalk and five-foot deep amenity zone on Casino Center Boulevard and Hoover Street as is depicted by Graphic 7 and Graphic 8 of the Downtown Centennial Plan is hereby approved.
4. A waiver of the parking lot landscaping and screening, as well as the 8-foot landscape buffer required of parking lots facing public streets as described in Subsection DS3.1.g & h. and Graphic 5 of the Downtown Centennial Plan is hereby approved.
5. A waiver of the requirement to relocate utility and power service lines underground as described in Subsection DS2.1.f. of the Downtown Centennial Plan is hereby approved.
6. An exemption from the automatic application of the front, side and corner side yard setbacks, as well as the minimum lot width required for a C-2 (General Commercial) zoning district is hereby approved.
7. An exemption from the automatic application of the parking standards required for an Office, Other Than Listed use category and a Single Family, Detached use as described in Title 19.10.010 is hereby approved.
8. Palm trees shall be installed in the public right-of-way on Casino Center Boulevard and Third Street at a maximum spacing of 35 feet on center, in accordance with Subsection DS4.2.a of the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation. Shade trees, in single or double rows, may be provided alternately between the required palm trees. On Hoover Street, shade trees shall be installed at a maximum spacing of 30 feet on center in accordance with Subsection DS4.2.b of the Centennial Plan. Minimum tree size shall be a 24-inch box.

SDR-5782 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

9. The right-of-way landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
11. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate a 10-foot radius on the southwest corner of Hoover Avenue and Casino Center Boulevard prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

SDR-5782 - Conditions Page Three
January 27, 2005 - Planning Commission Meeting

18. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.
19. Landscape and maintain all unimproved rights-of-way adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor 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 drainage ways as recommended.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
23. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for proposed conversion of an 821 square-foot house to a professional office and waivers of the Downtown Centennial Plan requirements for underground utilities and parking lot and streetscape landscaping and treatments on 0.17 acres adjacent to the southwest corner of Casino Center Boulevard and Hoover Avenue.

B) Applicant's Justification

The applicant justifies this application by stating that the Site Development Plan Review will be the first phase of two, which will result in the eventual construction of high-rise development with an emphasis on creating a "viable residential downtown neighborhood for artists." The applicant's intent is to convert one of the existing residences into a professional office and to retain the other existing 400 square foot residential unit on the property. The second phase proposed project, will consist of the demolition of all structures on the property to make way for a future ten-story mixed-use project.

The applicant is requesting a waiver of design standards for a period of three years. Specifically, the applicant is requesting a waiver from the requirement to provide underground utilities from the alleyway to the building, as well as landscaping and streetscape requirements along Casino Center Boulevard and Hoover Street and decorative fencing required to screen parking. Additionally, the applicant is requesting a waiver from the on site parking requirements because the subject site will be completely redesigned within a three year period.

BACKGROUND INFORMATION

A) Previous Actions

07/21/65 The City Council adopted Ordinance No. 934-77 as part of the approval of a Rezoning (Z-0100-64) that amended the Land Use Plan Map adopted by Title XI, Chapter 1, Section 3, of the Municipal Code of the City of Las Vegas, Nevada 1960. The subject property was rezoned from R-4 (High Density Residential) to C-2 (General Commercial). The planning Commission and Staff both recommended approval.

SDR-5782 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

B) Pre-Application Meeting

- 11/22/04 A pre-application conference was held and resulted in the following comments:
1. The site's current zoning is R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial).
 2. Office use is permitted on the subject property.
 3. A Site Development Plan Review is required for the conversion of the house to an office.
 4. The applicant wishes to retain one unit located at the rear of the property.
 5. The project will require the following improvements: Streetscape treatments, parking lot screening and the utilities need to be placed underground.
 6. As a result of the site being parking deficient a waiver of this requirement is not automatically applied, therefore the applicant was told to discuss the issue within their justification letter.

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: 0.17

B) Existing Land Use

Subject Property: 2 Single-Family Residential Dwellings
North: 56-Unit Apartment Complex
South: 2 Vacant Structures
East: 6 Standalone 1-Unit Cottages
West: Commercial/Industrial Warehouse

C) Planned Land Use

Subject Property: MXU (Mixed Use)
North: MXU (Mixed Use)
South: MXU (Mixed Use)
East: MXU (Mixed Use)
West: MXU (Mixed Use)

SDR-5782 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

Subject Property: R-4 (High Density Residential) under Resolution of Intent to C-2
 (General Commercial)
 North: C-2 (General Commercial)
 South: R-4 (High Density Residential) under Resolution of Intent to C-2
 (General Commercial)
 East: R-4 (High Density Residential) under Resolution of Intent to C-2
 (General Commercial)
 West: C-M (Commercial/Industrial)

E) General Plan Compliance

The Las Vegas Redevelopment Plan designates the parcel MXU (Mixed Use), which permits low-density residential, medium-low density residential, medium-density residential, high density residential, office, service commercial, general commercial, and public facility uses. The proposed office conversion is consistent with the MXU (Mixed Use) designation.

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

Downtown Centennial Plan

The parcel is located within the Arts District, which encourages a mixture of arts-related businesses, single- and multifamily residences, and service commercial uses. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional landscape and architectural requirements are applicable. The proposed office conversion and the retaining of the 1-unit dwelling, constitutes a mixed-use development and would be allowed in the Arts District as a permitted use.

PROJECT DESCRIPTION

The proposed project entails the converting of an existing 821 square foot residential dwelling into a professional office. A handicap parking space will be provided along the western property line with direct access to Casino Center Boulevard South. No landscape buffer will be provided along any of the property lines of the subject parcel. The applicant proposes to landscape a portion of the northern property line, which fronts Hoover Street. All existing fencing (chain link) is to remain and no new fencing will be provided to screen the lot. Additionally, none of the existing structure's elevations are proposed as being improved, with the exception of a door, window and mechanical screening on the dwelling slated for office conversion.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The table below will illustrate to what extent the proposed office conversion will require such exemptions.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.17 Acres	N/A
Min. Lot Width	100 Feet	50 Feet	No
Min. Setbacks			
• Front	20 Feet	27 Feet	Yes
• Side	10 Feet	5 Feet	No
• Corner	15 Feet	3 Feet 11 Inches	No
• Rear	20 Feet	37 Feet	Yes
Max. Lot Coverage	50%	11%	Yes
Max. Building Height	N/A	16 Feet	N/A
Trash Enclosure	NO	None	Yes
Loading Zone	N/A	None	Yes
Mech. Equipment	Screened	Screened	Yes

The proposed project fails to meet the requirements set forth for the side and corner side yard setbacks, as well as the minimum lot width for a C-2 (General Commercial) zoning district and will have to granted an exemption from the automatic application of said standards. The justification for exemption rests in the fact that the previous zoning district required only a 5-foot side and corner side yard setback and the subject property has an additional undedicated right-of-

SDR-5782 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

way along Hoover Street. If the project were granted exemption from the development standards of the C-2 (General Commercial) zoning district it would then generally conform to all development standards listed in the Downtown Centennial Plan.

The table below will illustrate to what extent the existing residential dwelling will require exemptions from application of the C-2 (General Commercial) zoning district development standards.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.17 Acres	N/A
Min. Lot Width	100 Feet	140 Feet	Yes
Min. Setbacks			
• Front	20 Feet	10 Feet	No
• Side	10 Feet	6 Feet	No
• Corner	15 Feet	118 Feet	Yes
• Rear	20 Feet	20 Feet	Yes
Max. Lot Coverage	50%	5.4%	Yes
Max. Building Height	N/A	Not Provided	N/A
Trash Enclosure	NO	None	Yes
Loading Zone	N/A	None	Yes
Mech. Equipment	Screened	None	Yes

The residential dwelling to remain on the subject property fails to meet the required front and side yard setback requirements for a C-2 (General Commercial) zoning district and will have to be granted an exemption from the automatic application of said standards. Unlike the other structure on the site, the residential dwelling fronts on Hoover Street, and has no driveway access from the right-of-way. Instead it has access via the public alleyway located adjacent to the western property alignment.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area.

SDR-5782 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	821 SF.	1 / 300 GFA	2	1	Zero	1

The proposed redevelopment of the site fails to provide the required amount of on-site parking. The site plan depicts a van accessible handicap parking space onsite adjacent to Casino Center Boulevard South. The proposed van accessible handicap parking space is not in compliance with the ADA standards, therefore can only be counted as a regular handicap parking space. The plan also illustrates three on-street parking spaces located along the Hoover Street road frontage. However, on-street parking spaces do not count in meeting parking spaces required, as is described in DS3 Section of the Las Vegas Downtown Centennial Plan. The existing 400 square foot dwelling unit, also located on the subject site, requires 2 parking spaces as required by Title 19.10.010(F). The overall site is deficient by a total of 4 parking spaces, but as mentioned before the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	Required		Provided
	Ratio	Trees	
East/West Street Hoover Street	1 Shade Tree @ 30' o.c. max. (min. 24" box)	5 Trees	3 Palm Trees 2 Ever Greens
North/South Street Casino Center Boulevard	1 Palm Tree @ 35' o.c. max. (min. 25' height)	2 Trees	1 Palm Tree
Sidewalk	11' Sidewalk 5' Amenity Zone		Hoover: N Casino: N

The submitted landscape plan illustrates the alternating use of Date Palm trees and Mondel Pine trees along the northern property line, which sits approximately 14 feet from the existing curb. No landscaping has been provided along the eastern property line abutting Casino Center Boulevard South. A 5-foot sidewalk exists along Casino Center Boulevard South but does not continue around the corner to Hoover Street. No parking lot screening has been provided for the length of the parking lot's visual exposure, as well as no additional 8-foot landscape buffer along Casino Center Boulevard South has been provided. The proposed site development fails to meet the requirements set forth by the Las Vegas Downtown Centennial Plan.

A5) Sign Standards

The Downtown Centennial Plan exempts signage within the Arts District from the automatic application of size, type and area limitations. However, signage is required to reflect the arts-related nature of the district by incorporating artistic details, sculptural elements, three-dimensional features, ornate designs, or other similar expressive elements. In addition, the signage should coordinate with the architecture of the building. The submitted documentation does not illustrate any existing or proposed signage.

B) General Analysis and Discussion

- Zoning

The proposed uses are consistent with the uses permitted in the Arts District and the underlying zoning. As the project is located within the boundaries of the Arts District, a Special Use Permit for the mixed-use development is not required. The existing structures fail to meet the required development standards for a C-2 (General Commercial) zoning district and will require an exemption from said standards to be in compliance.

- Site Plan

The site plan depicts an 821 square foot residence, which will be converted into a professional office, and a 400 square foot residential dwelling. The proposed office fronts on Casino Center Boulevard South, while the residential dwelling fronts on Hoover Street. The residential dwelling to remain has additional access to Hoover Street via the public alleyway located adjacent to the western property alignment. The only onsite parking space will be located in front of the office and will be accessed from Casino Center Boulevard South. The proposed van accessible handicap parking space is not in compliance with the ADA standards, therefore can only be counted as a regular handicap parking space. All other parking is proposed as on-street parking.

- Waivers

The proposed conversion of an existing residential dwelling to a professional office will require the following waivers from the Las Vegas Downtown Centennial Plan standards:

SDR-5782 - Staff Report Page Eight
January 27, 2005 - Planning Commission Meeting

1. A waiver from the Downtown Centennial Plan requirement for an 11-foot wide sidewalk and five-foot deep amenity zone on Casino Center Boulevard and Hoover Street as is depicted by Graphic 7 and Graphic 8 of the Downtown Centennial Plan.
2. A waiver of the parking lot landscaping and screening, as well as the 8-foot landscape buffer required of parking lots facing public streets as described in Subsection DS3.1.g & h. and Graphic 5 of the Downtown Centennial Plan.
3. A waiver of the requirement to relocate utility and power service lines underground as described in Subsection DS2.1.f. of the Downtown Centennial Plan.
4. An exemption from the automatic application of the front, side and corner side yard setbacks, as well as the minimum lot width required for a C-2 (General Commercial) zoning district.
5. An exemption from the automatic application of the parking standards required for an Office, Other Than Listed use category and a Single Family, Detached use as described in Title 19.10.010.

- **Landscape Plan**

The submitted landscape plan depicts the existing condition of the site, as well as the proposed incorporation of 6 trees along Hoover Street. The landscape plan does not depict the required streetscape treatments, as well as the use of palm trees along the north-south street, so as to be in accordance with the Downtown Centennial Plan.

- **Elevation**

The submitted elevations depict an approximately 16-foot high building, which will remain exactly as it has, with the exception of a new hollow metal door, sliding glass window and mechanical equipment screening. The applicant has submitted color photographs of the existing structure onsite. The photographs depict both structures in ill repair. The residential dwelling to remain as is warrants a re-roofing, residing and the replacement of windows. The proposed dwelling to be converted into an office warrants a re-roofing and residing.

- **Floor Plan**

No floor plan has been submitted for the residential dwelling that is to remain. The floor plan submitted for the office conversion does not match that of the floor plan submitted for the remodeling permit issued on 08/13/04. Currently the remodel has not been completed. The proposed floor plan illustrates two offices, a drafting and printing room, restroom and a central reception area.

FINDINGS

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

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

The proposed development fails to improve the subject site therefore, creating no sense of change that would better the surrounding area. The proposed development is not compatible with adjacent development and development in the area.

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

The proposed development is consistent with the General Plan, but fails to be consistent with Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, as well as the Downtown Centennial Plan and the Arts District. This is made evident by the vast amount of waiver and exemptions requested by the applicant to bring the site into compliance.

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

The configuration of the parking lot will have little impact on neighborhood circulation, however the lack of parking provided onsite, will create additional on street parking that will impact the adjacent roadways and neighborhood traffic.

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

The project proposes to retain the existing elevations of both structures in the state of disrepair, therefore the building materials, or lack of, are not appropriate for the area and for the City. The proposed Landscape materials suffice but the quantity and location warrant revision.

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 and design characteristics are unsightly, undesirable and are obnoxious in appearance. The project is devoid of aesthetic improvements, therefore perpetuating an unpleasant environment, which is not harmonious with development in the 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 appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

20

NOTICES MAILED 117

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Tracie Green

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.

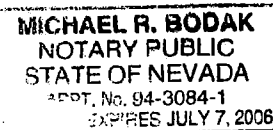
APN: _____

Print Name: Travis Green

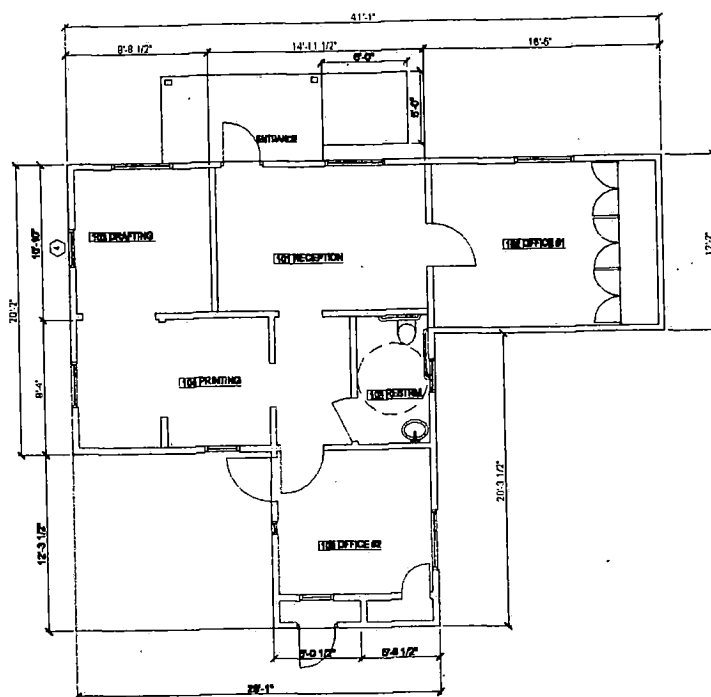
Subscribed and sworn before me

This 15th day of November, 2004

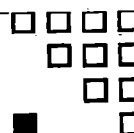
Notary Public in and for said County and State



RECEIVED
DEC 14 2004

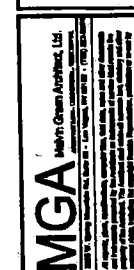


1 FLOOR PLAN - 821 S.F.
1/4" = 1'



© 2004 Miller Green Architects, Ltd. 2004

REVISION	BY



PROJECT: OFFICE REMODEL PROJECT
902 CASINO CENTER BLVD.
LAS VEGAS, NEVADA 89101

DATE: 11-09-04
SCALE: AS NOTED
JOB NO: 04-18

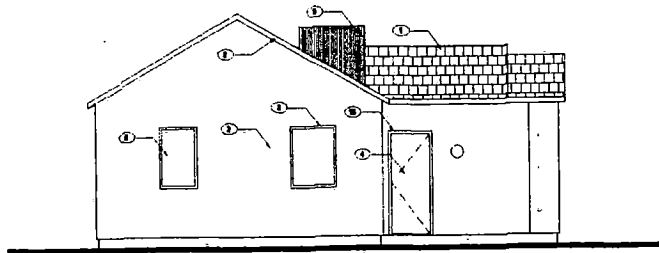
PROJECT: FLOOR PLAN

DATE: 11-09-04
SCALE: AS NOTED
JOB NO: 04-18

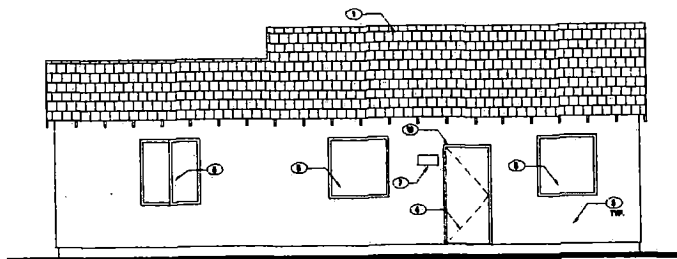
PROJECT: A1.01
OF 10 SHEETS

SDR-5782
01/27/05 PC

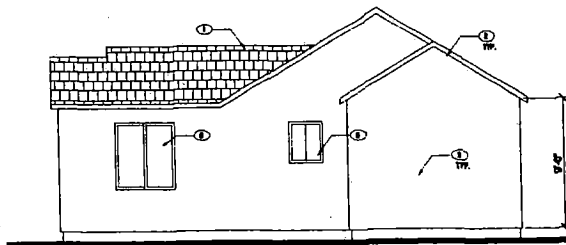
RECEIVED
DEC 14 2004



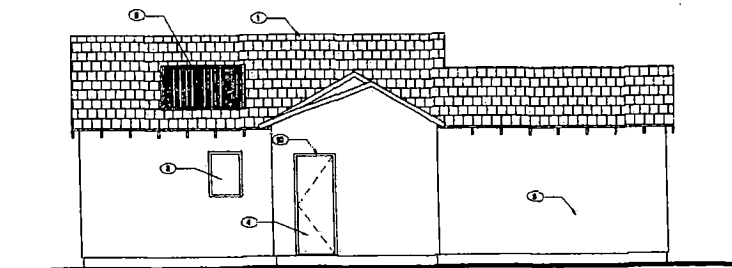
1 NORTH ELEVATION
1/8" = 1'-0"



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



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



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

KEY NOTES	
NO.	DESCRIPTION
1	EXISTING ROOF.
2	EXISTING 2x4 FLOOR.
3	EXISTING METAL SIDING - OFF WHITE.
4	NEW YELLOW METAL SIDING - 1/2" RIB.
5	EXISTING WINDOW OVERHEAD TO RECEIVE NEW REPLACEMENT WINDOW.
6	NEW ALUMINUM CLAM WINDOW.
7	EXISTING WINDOW TO REMAIN, REPAIR.
8	EXISTING WINDOW TO REMAIN, REPAIR.
9	MECHANICAL REPLENISHMENT SYSTEM.
10	DOOR FRAME CHANGING.

MGA Multi Green Architect, LLC
1111 S. 10th Street, Suite 100
Las Vegas, NV 89101
702.735.1111
www.mgaarchitect.com

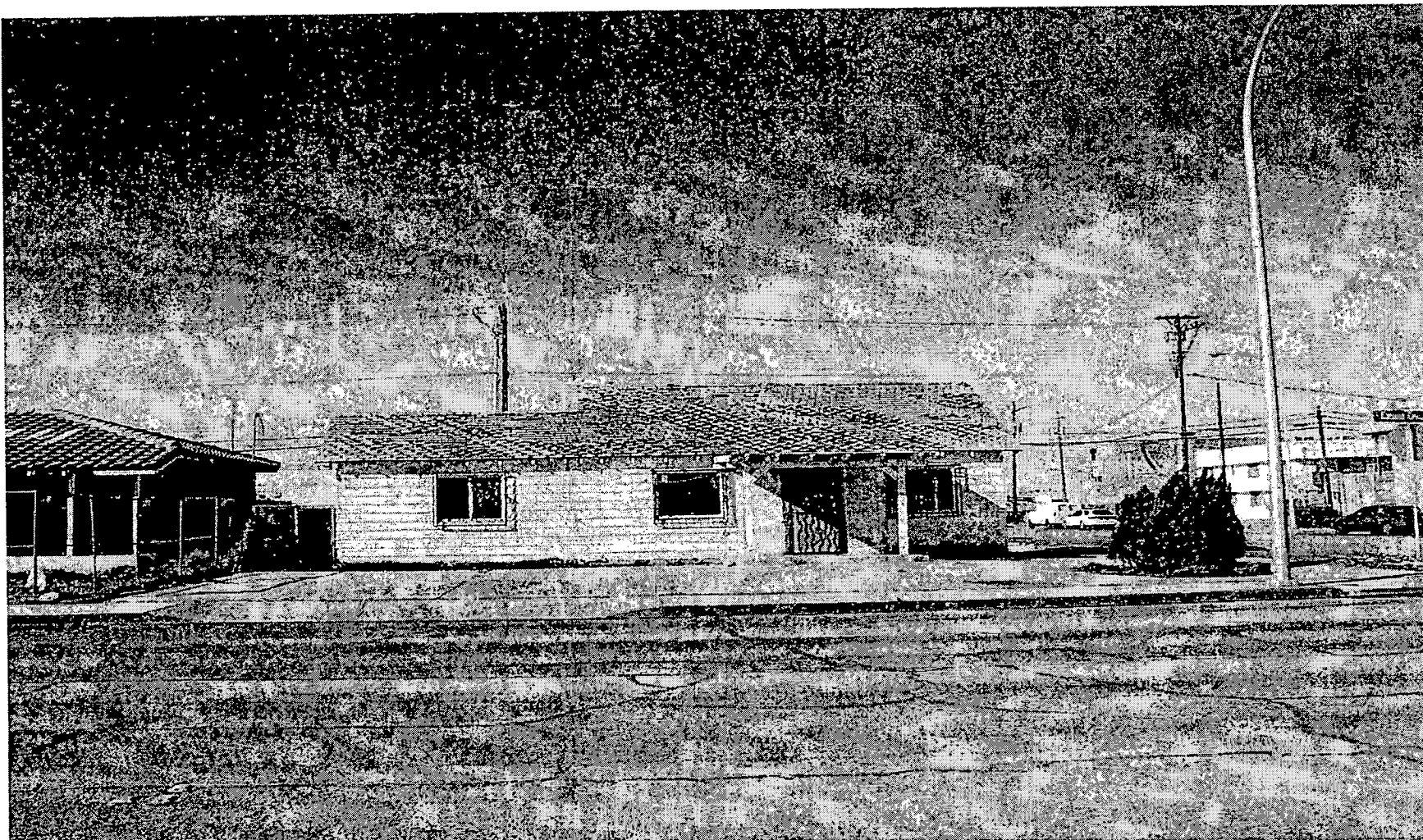
PROJECT: OFFICE REMODEL PROJECT
902 CASINO CENTER BLVD.
LAS VEGAS, NEVADA 89101

DATE: 11-09-04
SCALE: NO SCALE
DRAWN: JCB
CHECKED: SAE

SHEET
A6.01
OF 04/07

SDR-5782
01/27/05 PC

RECEIVED
DEC 14 2004



SDR-5782 - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN
SOUTHWEST CORNER OF CASINO CENTER BOULEVARD AND HOOVER AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



SDR-5782 - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN
SOUTHWEST CORNER OF CASINO CENTER BOULEVARD AND HOOVER AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



  **MELVIN GREEN ARCHITECT, LIMITED**

RECEIVED

JAN 14 2005

January 12, 2005

Planning and Development Department
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

RE: REVISED Justification Letter for Rezoning 902 Casino Center to C2
APN # 139-34-410-032

On behalf of the applicant, Tracie Lockett-Green, we are requesting a Rezoning of 902 Casino Center Blvd. and 120 Hoover Street from R-4 to C-2.

The project will consist of: Phase I converting an existing vacant 821 square foot house to a professional office while retaining existing 400 square residential unit on the back portion of the property.

Phase II will consist of demolishing both buildings to make way for a Ten-story Mixed-Use project that will include Ground Floor Retail Spaces, Offices, Apartments and a Penthouse that will conform to the Arts District Design Standards (see attachment). Applicant's goal is to provide a live-work situation for Artists in the designated Art District as well as providing a live-work environment for herself. Construction of Phase II will commence within three years of the approved Rezoning.

The applicant's commitment to live and work Downtown is consistent with the Mayor's vision to revitalize the Area. To build a community requires full-time residency. Unlike most of the luxury high-rise developments underway, this project will try to help make the area a viable residential downtown neighborhood for artists.

In order to make Phase II work financially, the applicant is requesting a wavier of Design Standard for a Three Year period. The wavier request includes requirements to provide underground Utilities from the alleyway to the building, Landscaping and Streetscape along Casino Center Blvd. and Hoover Street and decorative fencing to screen parking. The Art District Design Standards requirements mentioned above will be met if the project does not start within the three-year period. Additionally, we are requesting a waiver for the requirement to provide on-site parking for 2 office parking spaces and 2 residential spaces. Again, this request is only for the three-year period.

REVISED
1.14.05

5782

RECEIVED

JAN 14 2005

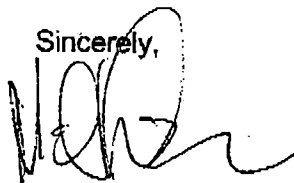
Zoning Change Request
Page 2 of 2

Some Landscaping will be provided along Hoover Street as depicted on the landscape drawings.

The building will not have an adverse affect on the surrounding neighborhood. The building footprint and exterior elevations will remain the same.

Please contact us at 702-362-8974 or 702-353-0988 with questions.

Sincerely,



Melvin Green, NCARB
President
Melvin Green Architect, Ltd.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

STEVE SWANTON, Planning & Development Department, gave a brief overview of the application.

LENDALL MAINS, 3930 East Patrick Lane, Suite 1, appeared on behalf of the applicant and discussed conditions the applicant was questioning. MR. SWANTON explained to the applicant that Condition 5 only required that the trail be shown on the Site plan because the applicant is dedicating 30 feet of land for the trail and it would not be on the subject property after that dedication.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 86 – SDR-5794

MINUTES – Continued:

MARGO WHEELER, Director, Planning & Development Department, clarified that the language in Condition 12 would not require the applicant to tear down existing walls to rebuild a decorative wall. The Condition would apply to new walls the applicant might construct.

The applicant was able to concur with all conditions after the clarification was made.

CHAIRMAN NIGRO declared the Public Hearing closed.

(12:14 – 12:21)

4-3664

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted.
2. A separate Site Development Plan Review is required for Phase 3 of the church expansion as indicated on the site plan.
3. All development shall be in conformance with the site plan and building elevations date stamped 01/07/05, except as amended by conditions herein.
4. The proposed modular building shall be reviewed in three years, at which time the Planning Commission or City Council may require its removal.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a 20-foot Multi-Use Transportation Trail designed to conform to the Las Vegas 2020 Master Plan Transportation Trails Element along the southern edge of the subject site adjacent to the Cedar Avenue Flood Channel.
6. 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 24-inch box trees spaced a maximum of 20 feet on center in the existing planter along Lamb Boulevard; an eight-foot wide planter along the north property line; an additional two 24-inch box trees in the parking area, and a minimum of four (4) five-gallon shrubs and four (4) one-gallon shrubs for each 24-inch box tree within provided planters along the perimeters and in the parking area.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 86 – SDR-5794

CONDITIONS – Continued:

7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Turfed areas, if included, shall not exceed a maximum of 25% of the total front yard area.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

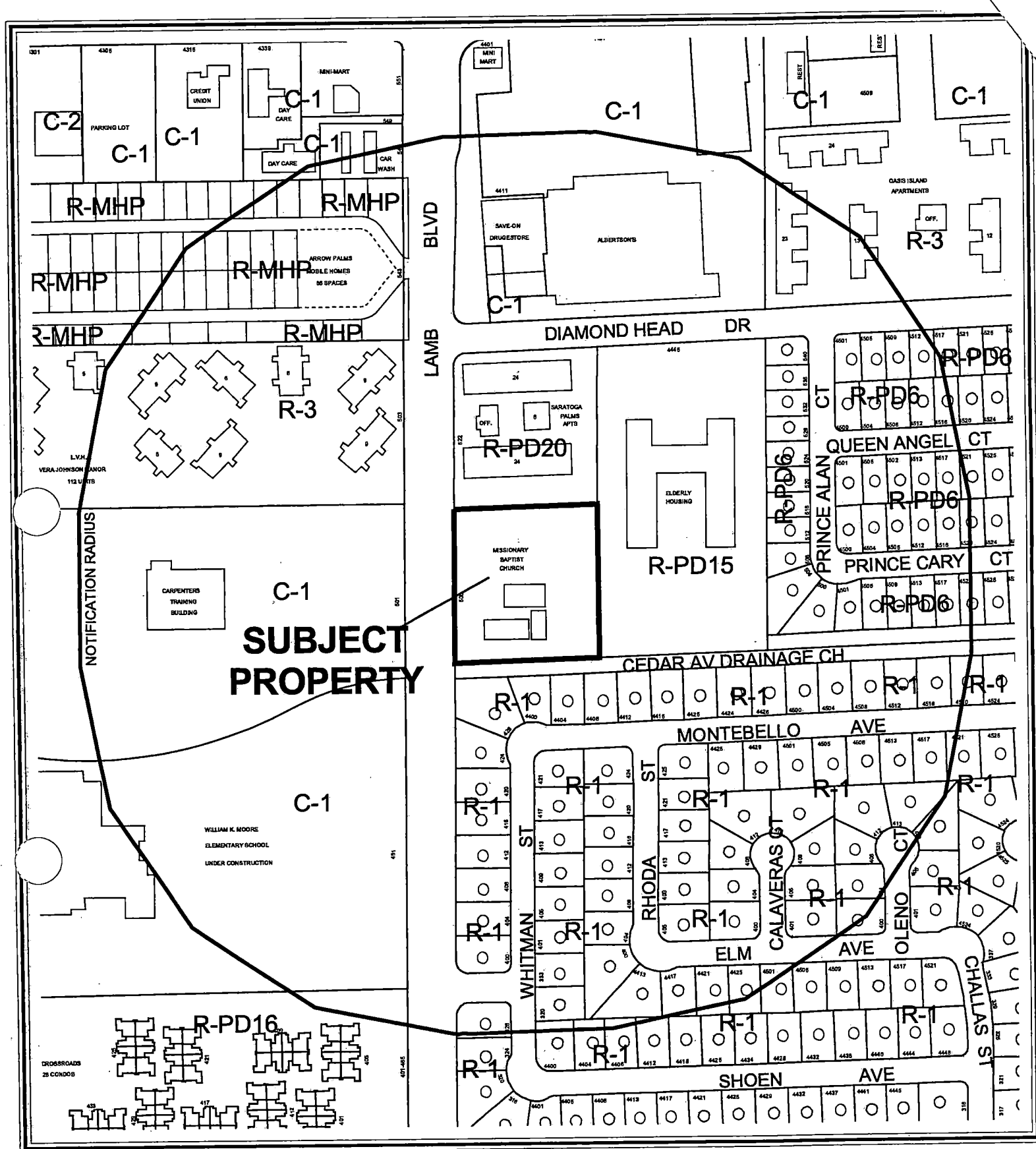
Public Works

14. Dedicate 30 feet of drainage right-of-way adjacent to this site for the Cedar Avenue Flood Channel prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in an approved Drainage Plan and Technical Drainage Study.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 86 – SDR-5794

CONDITIONS – Continued:

16. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
17. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
18. 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.
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.



CASE: **SDR-5794**

RADIUS: 750 FT

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



CASE: SDR-5794

RADIUS: 750 FT

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

0 200 400 Feet



STATEMENT OF FINANCIAL INTEREST

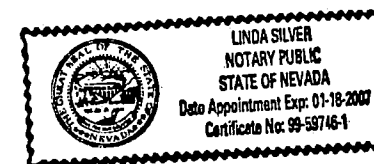
Name of Applicant: Lamb Missionary Baptist Church

 Yes ~~X~~ No

APN: _____

Print Name: Pastor Lavelle Smith

Jenida Silver, CLARK County, Nevada
Notary Public in and for said County and State



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5794 - APPLICANT: LAMB MISSIONARY BAPTIST CHURCH - OWNER: LAMB BOULEVARD BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted.
2. A separate Site Development Plan Review is required for Phase 3 of the church expansion as indicated on the site plan.
3. All development shall be in conformance with the site plan and building elevations date stamped 01/07/05, except as amended by conditions herein.
4. The proposed modular building shall be reviewed in three years, at which time the Planning Commission or City Council may require its removal.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a 20-foot Multi-Use Transportation Trail designed to conform to the Las Vegas 2020 Master Plan Transportation Trails Element along the southern edge of the subject site adjacent to the Cedar Avenue Flood Channel.
6. 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 24-inch box trees spaced a maximum of 20 feet on center in the existing planter along Lamb Boulevard; an eight-foot wide planter along the north property line; an additional two 24-inch box trees in the parking area, and a minimum of four (4) five-gallon shrubs and four (4) one-gallon shrubs for each 24-inch box tree within provided planters along the perimeters and in the parking area.
7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

SDR-5794 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Turfed areas, if included, shall not exceed a maximum of 25% of the total front yard area.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate 30 feet of drainage right-of-way adjacent to this site for the Cedar Avenue Flood Channel prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in an approved Drainage Plan and Technical Drainage Study.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
17. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
18. 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,

SDR-5794 - Conditions Page Three
January 27, 2005 - Planning Commission Meeting

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.

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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a proposed 6,800 square-foot expansion of an existing Church/House of Worship on 2.06 acres at 500 North Lamb Boulevard.

B) Applicant's Justification

The applicant justifies this request by stating that the expansion is needed to accommodate an expected increase of up to 400 church members. In addition to expansion of the sanctuary, classroom and office space is needed to meet this demand. The primary existing building on the site is at least 32 years old. Land elsewhere will be sought for expansion once the congregation exceeds 500 members. This site review is intended for Phases 1 and 2 only. A third Site Development Plan Review will be submitted when the applicant determines it is necessary.

A temporary modular building on the east side of the site is also requested during the construction of Phases 1 and 2 to provide additional meeting and office space. The building is expected to exist on the site for three years, and the applicant will submit for review of this structure at that time.

Parking has been added to the existing site to accommodate the expansion, including the modular building.

BACKGROUND INFORMATION

A) Previous Actions

12/16/71 The Board of Zoning Adjustment approved a Special Use Permit (U-0059-71) for the construction of a proposed 3,200 square-foot church on the subject R-E (Residence Estates) property. Staff recommended approval.

06/26/75 The Board of Zoning Adjustment approved the request for a Plot Plan Review [U-0059-71(1)] to the site plan to allow a proposed 1,600 square-foot addition to the rear of the existing church. Staff recommended approval.

SDR-5794 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

- 05/24/79 The Board of Zoning Adjustment approved the request for a revision to the site plan to allow for a parsonage at the northeast corner of the property [U-0059-71(2)]. Staff recommended approval.
- 10/24/91 The Board of Zoning Adjustment approved the request for a Plot Plan Review [U-0059-71(3)] to allow the expansion of the existing church by converting the sanctuary into Sunday school facilities and constructing a new 3,220 square-foot structure at the southwest corner of the site. Staff recommended approval.

B) Pre-Application Meeting

- 11/24/04 The applicant explained that this is an existing church that will be expanding in three phases for financial reasons. Staff discussed the possibility of rezoning the property from R-E (Residence Estates) to C-V (Civic) to allow the applicant to lessen the burden of code standards intended for residential development. The applicant indicated that this action was discussed among church personnel but was not proposed at this time. Because of the single-family development across the drainage channel, Residential Adjacency standards would apply, affecting the limits of expansion. A parking analysis should be broken down by phase to determine if a Variance will be necessary during latter stages of development. The development would be subject to current code standards, so upgrading of existing facilities may be necessary.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.06

B) Existing Land Use

Subject Property: Church/House of Worship
North: Multi-Family Residential (Apartments)
South: Single-Family Residential
East: Multi-Family Residential (Senior Apartments)
West: Carpenter Training Facility

C) Planned Land Use

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

SDR-5794 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-PD20 (Residential Planned Development – 20 Units per Acre)
South: R-1 (Single-Family Residential)
East: R-PD15 (Residential Planned Development – 15 Units per Acre)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The Southeast Sector Map of the General Plan designates this site as ML (Medium-Low Density Residential). This land use category allows churches in addition to residential development at up to eight dwelling units per gross acre. The existing R-E (Residence Estates) zoning for the property is not in strict conformance with the General Plan; however, the church is a permitted use on the property, and any residential structures that could be built on the site would be at a density of much lower than eight units per acre.

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

A 20-foot Multi-Use Non-Equestrian Trail as depicted in Exhibit 1 of the Transportation Trails Element of the Las Vegas 2020 Master Plan is required along the south side of the subject property adjacent to the Cedar Avenue Flood Channel. The trail corridor is located within a drainage easement that may be dedicated to the City; therefore, the developer may not be responsible for its construction.

PROJECT DESCRIPTION

Expansion of the church is proposed to occur in three phases. Only the first two phases will be reviewed as part of this request. Phase 1 entails the construction of a 2,800 square-foot addition to the east side of the main existing church building, for the creation of a larger sanctuary and several office spaces. The expanded portion of the sanctuary will be taller than the existing building, rising to 35 feet. Phase 1 will also include a 1,200 square-foot modular building to be temporarily placed in the area reserved for parking in future Phase 3. This building will be used for meetings and office space. Phase 2 entails the construction of a new 2,800 square-foot wing that will include two additional classrooms, an office, and restrooms. Parking for Phases 1 and 2 wraps around the west and north sides of the buildings and includes 87 spaces. Additional parking will be provided if a third phase is built. Landscaping is provided around the perimeter

SDR-5794 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

in planters of widths varying from five to eleven feet. The south 30 feet of the property is reserved for a drainage easement adjacent to the Cedar Avenue Flood Channel. The Department of Public Works may require that this area be dedicated to the City.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required R-E	Provided	Compliance
Min. Lot Size	20,000 SF	2.06 acres	Y
Min. Lot Width	100 Feet	310 Feet	Y
Min. Setbacks			
• Front	50 Feet	73 Feet	Y
• Side	10 Feet	42 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	35 Feet	35 Feet	Y
Max. Lot Coverage	N/A	15 %	N/A
Max. Building Height	2 Stories / 35 Feet	1 Story/35 Feet (steeple at 44 Feet)	Y
Trash Enclosure	Walled, gated, roofed	Walled, gated	N
Loading Zone	Not required	Not provided	Y
Mech. Equipment	Screened	Screened	Y

The proposed expansion of the existing church meets all development standards for the R-E zoning district.

A2) Residential Adjacency Standards

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

- a) Proximity slope. At a maximum height of 35 feet, the proposed expansion of the building requires a minimum setback of 105 feet from the protected single-family homes to the south, across the flood channel. The building will be setback approximately 145 feet from the property lines of these dwellings.

SDR-5794 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

- b) Building setback. The rear yard setback of the existing single-family homes to the south is 15 feet. Buildings on the subject site may not encroach to within 15 feet of the south property line. The site plan shows the limit of expansion to be at least 42 feet from this property line.

Phases 1 and 2 of the proposed expansion meet the Residential Adjacency Standards. Church steeples are not subject to maximum height standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Church/House of Worship	3,049 SF	1/100 SF non-fixed seating	31	--		
Office	3,839 SF	1/300 SF GFA	13	--		
School (classrooms)	N/A (4 classrooms)	2 spaces/classroom	8	--		
TOTAL	---	---	49	3	82	5

A total of 87 parking spaces will be provided for the first two phases of the proposed expansion. This number conforms to Title 19, with the allowance of two required spaces per classroom. This ratio is acceptable, given that the classrooms are primarily used on Sundays and only sparingly during the week. An additional parking analysis will be required for Phase 3 of the project.

A4) Landscape Standards

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

SDR-5794 - Staff Report Page Six
January 27, 2005 - Planning Commission Meeting

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces + half of all trees at end of rows	18 Trees	16 Trees
Buffer:			
• Min. Trees (Lamb Blvd.)	1- 24" Box Tree/20 Linear Feet	11 Trees	7 Trees
• Min. Trees (sides/rear)	1 - 24" Box Tree/20 Linear Feet	45 Trees	60 Trees
• Min. Zone Width (west)	15 Feet		7.6 Feet
• Min. Zone Width (sides/rear)	8 Feet		5 Feet
• Wall height	6 Feet min.		Not indicated

The existing west perimeter planter was built to the standards effective when the church was first approved in 1971 and is now non-conforming. The perimeter planter on the north property line is shown as five feet wide where eight feet is required. The parking lot and the west planter are deficient the required number of trees. Conditions of approval will address these deficiencies.

A5) Sign Standards

All signage for the site must comply with standards set forth in Title 19.14 for R-E (Residence Estates) zoning districts. In particular, it should be noted that, under these standards, no wall sign may exceed two square feet in area.

B) General Analysis and Discussion

• Zoning

The subject property is zoned R-E (Residence Estates). Church/House of Worship is a permitted use in this district with the approval of a Special Use Permit. U-0059-71, approved in December 1971, satisfied this condition.

SDR-5794 - Staff Report Page Seven
January 27, 2005 - Planning Commission Meeting

- Site Plan

With this plan review for the first two phases, the applicant will be required to comply to current codes wherever possible. The third phase of this project will require a separate Site Development Plan Review. The provided trash enclosure abuts an apartment complex to the north, but as this is not a protected property under Title 19.08.060, it may be placed in the location indicated on the site plan. The required multi-use transportation trail should be indicated on the site plan. The proposed modular building should be subject to review in three years, at which time the Planning Commission or City Council may require that it be removed from the property. All other development complies with applicable codes and plans.

- Waivers

No waivers were requested in conjunction with this Site Development Plan Review application.

- Landscape Plan

The non-conforming west planter abuts a 10-foot sidewalk along Lamb Boulevard. The planter need not be expanded, but the required number of trees should be included. The north planter should be expanded to eight feet to comply with Title 19 and Landscape, Wall and Buffer Standards. This is possible, since drive aisles may be a minimum of 24 feet wide. Trees proposed to be included are 24-inch box Modesto Ash and Southern Live Oak. Shrubs include Centennial Desert Broom, Red Yucca and Sea Green Juniper.

- Elevations

The roof and exterior of the proposed building will match the existing structures, although use of asphalt shingles is discouraged. The appearance of the newer section is generally boxy; however, decorative cross inserts add some visual interest to the structure. Materials consist of white stucco, asphalt roof shingles and decorative iron on the windows.

- Floor Plan

The classroom and office uses are acceptable under the Zoning Code. Including the modular building, a total of 6,800 square feet is proposed to be added under this review. Six additional exits are planned.

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 expansion of the existing church on this site will not affect the general compatibility of the church with multi-family development abutting on the north and east and with existing single-family development to the south of the Cedar Avenue Flood Channel.

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 implementation of the conditions of approval, the site will be consistent with Title 19, Landscape, Wall and Buffer Standards, and the Master Plan Transportation Trails Element. The land use of the property conforms to the General Plan.

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

The site has access from Lamb Boulevard, a Primary (100-foot) Arterial as indicated on the Master Plan of Streets and Highways. This roadway should be adequate to handle traffic departing or arriving at the site. Layout of parking and internal drives should not impede traffic flow within or outside the development.

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

Stucco and decorative iron are acceptable in this area of the City. Asphalt shingles proposed for a portion of the roof of the expanded area are discouraged, but they will match the materials used for the existing structures. Landscaping materials are appropriate for screening the property.

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;"**

SDR-5794 - Staff Report Page Nine
January 27, 2005 - Planning Commission Meeting

Building design and aesthetic features complement the existing development on the site. Although they are generally boxy, they are not unsightly and should be compatible with surrounding development.

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

The subject site will be subject to regular inspection by public agencies, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

NOTICES MAILED 128

APPROVALS 0

PROTESTS 1

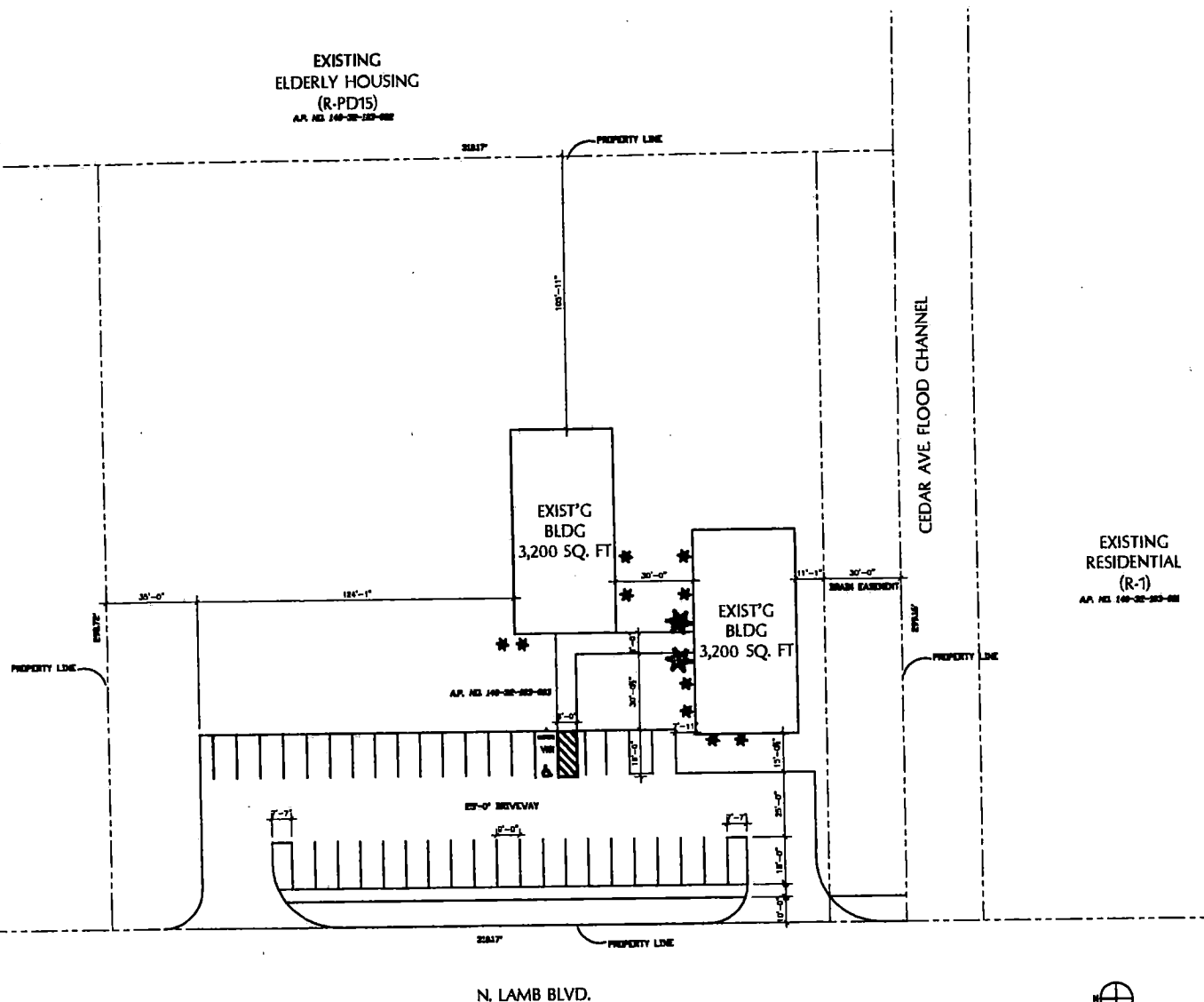
EXISTING
ELDERLY HOUSING
(R-PD15)
A.P. NO. 140-32-102-002

EXISTING
APARTMENTS
(R-PD20)
A.P. NO. 140-32-102-002

EXISTING
RESIDENTIAL
(R-1)
A.P. NO. 140-32-102-002

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
<u>TREES</u>			
		FALL BLOOM WASHINGTONIA ROBURATA	MEXICAN FAN PALM
		DAFFY PALM WASHINGTONIA ROBURATA	MEXICAN FAN PALM



LANDSCAPE PLAN- EXISTING

LAMB BAPTIST CHURCH

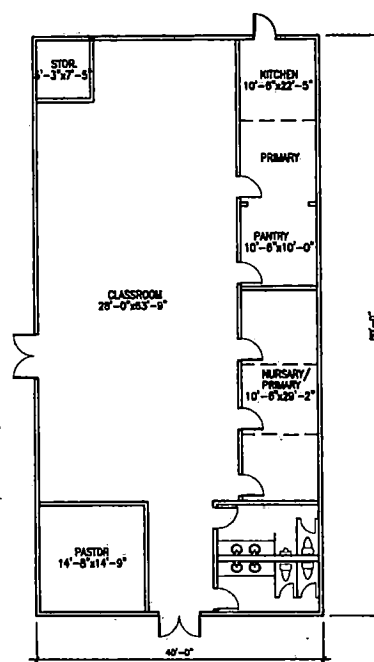
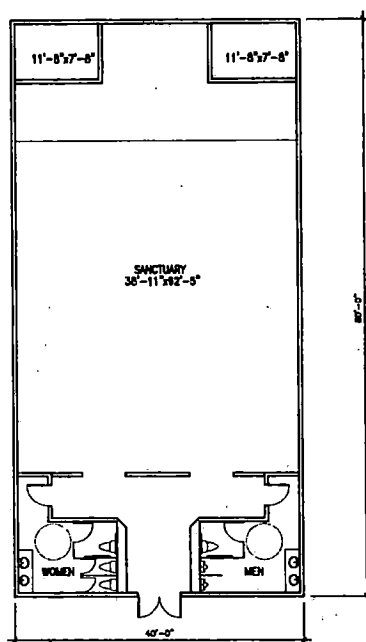
SDR-5794
01/27/05 PC

LENDALL MANS
ARCHITECT
1000 West Park Lane
Suite 101
Los Angeles, California 90024
Phone: (213) 444-1111
Fax: (213) 444-1112

SHEET No.

RECEIVED 1

DEC 14 2004



EXISTING FLOOR PLANS- 6,400 SF (3,200 SF EACH)

LAMB BAPTIST CHURCH



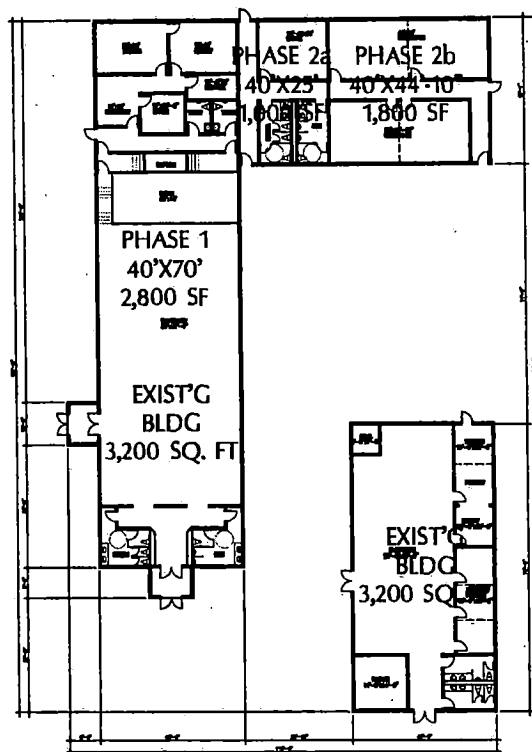
SDR-5794
01/27/05 PC

LENDALL MAINS
ARCHITECT
2000 West Fourth Lane
Suite 201
Las Vegas, Nevada 89109
Phone 702.437.8881
Fax 702.437.8882

SHEET No.

A-1

RECEIVED
DEC 14 2004



PHASE ONE & TWO FLOOR PLAN- 12,000 SF

LAMB BAPTIST CHURCH



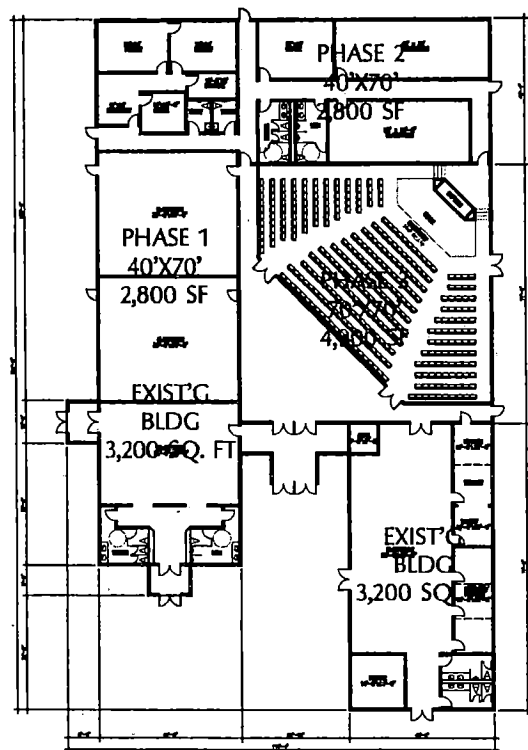
LENDALL MANS
ARCHITECT
 1000 West Pecos Lane
 Suite 101
 Las Vegas, Nevada 89106
 Phone 702.497.2000
 Fax 702.497.2001

SHEET No.

A-2

SDR-5794
01/27/05 PC

RECEIVED
 DEC 14 2004



FINAL FLOOR PLAN- 16,900 SF

LAMB BAPTIST CHURCH



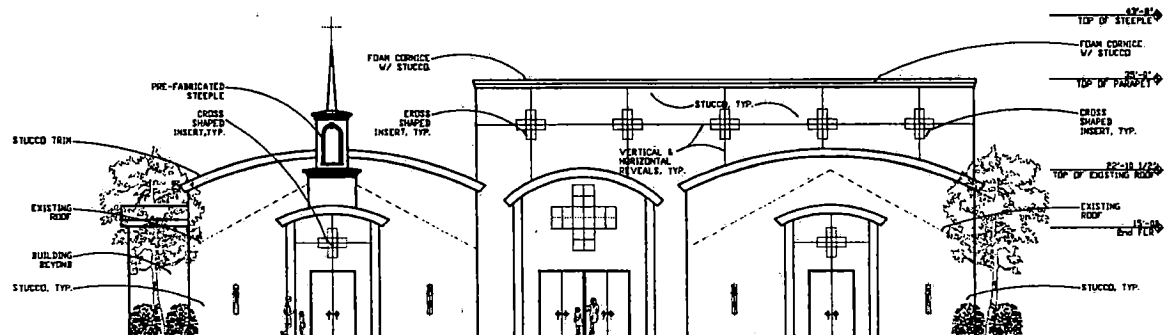
LENDALL MAINS
ARCHITECT
2000 East Main Street
Suite 101
Las Vegas, Nevada 89101
Phone: 702-735-1234
Fax: 702-735-1235

SHEET No.

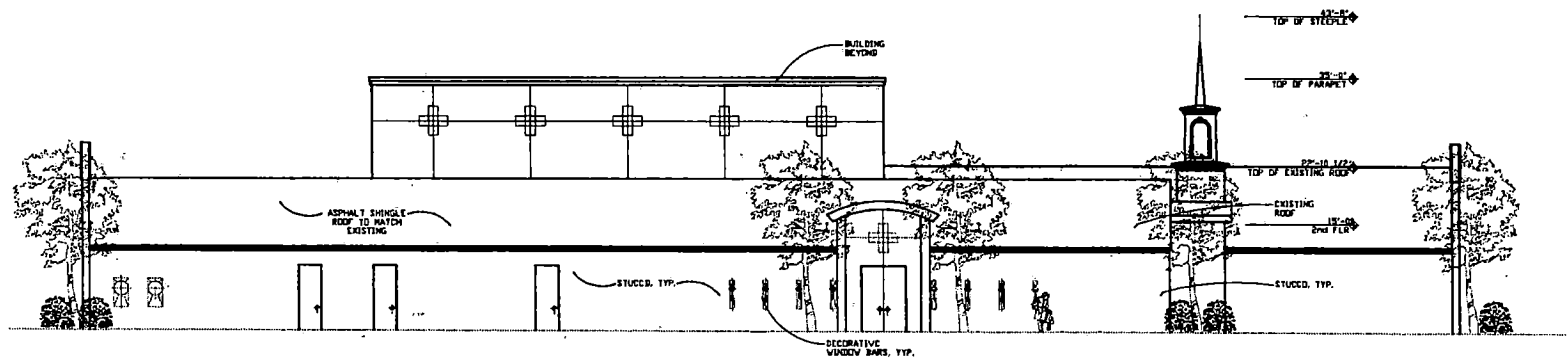
A-3

RECEIVED
DEC 14 2004

SDR-5794
01/27/05 PC



WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

LAMB BAPTIST CHURCH



LENDALL MAINS
ARCHITECT
2000 West Pecos Lane
Suite 101
Las Vegas, Nevada 89103
Phone 702.497.2001
Fax 702.497.2002

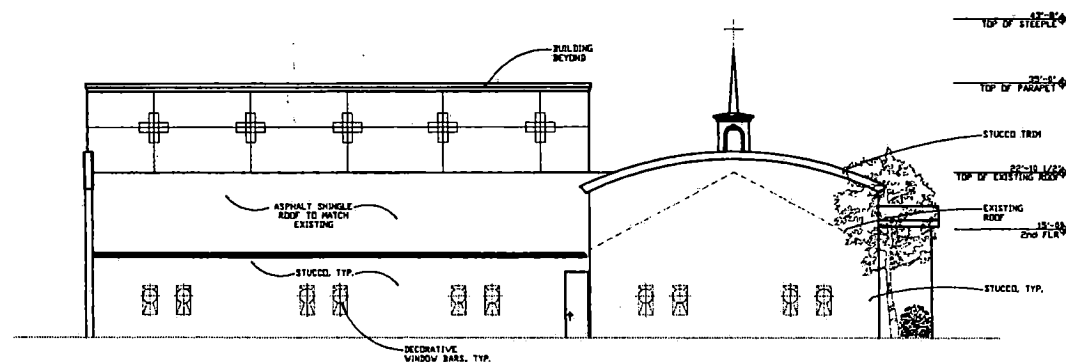
SHEET No.

A-4

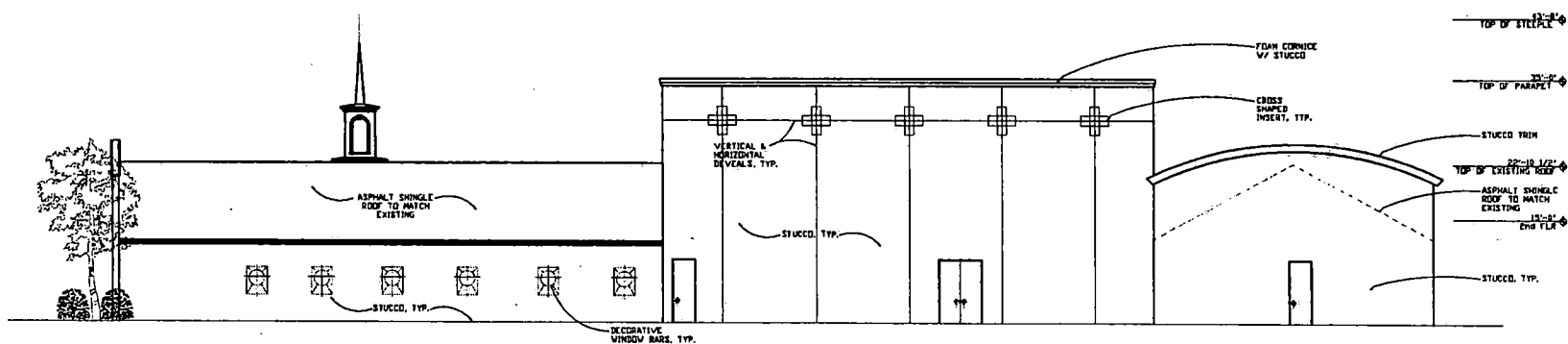
SDR-5794
01/27/05 PC

RECEIVED

DEC 14 2004



EAST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

LAMB BAPTIST CHURCH



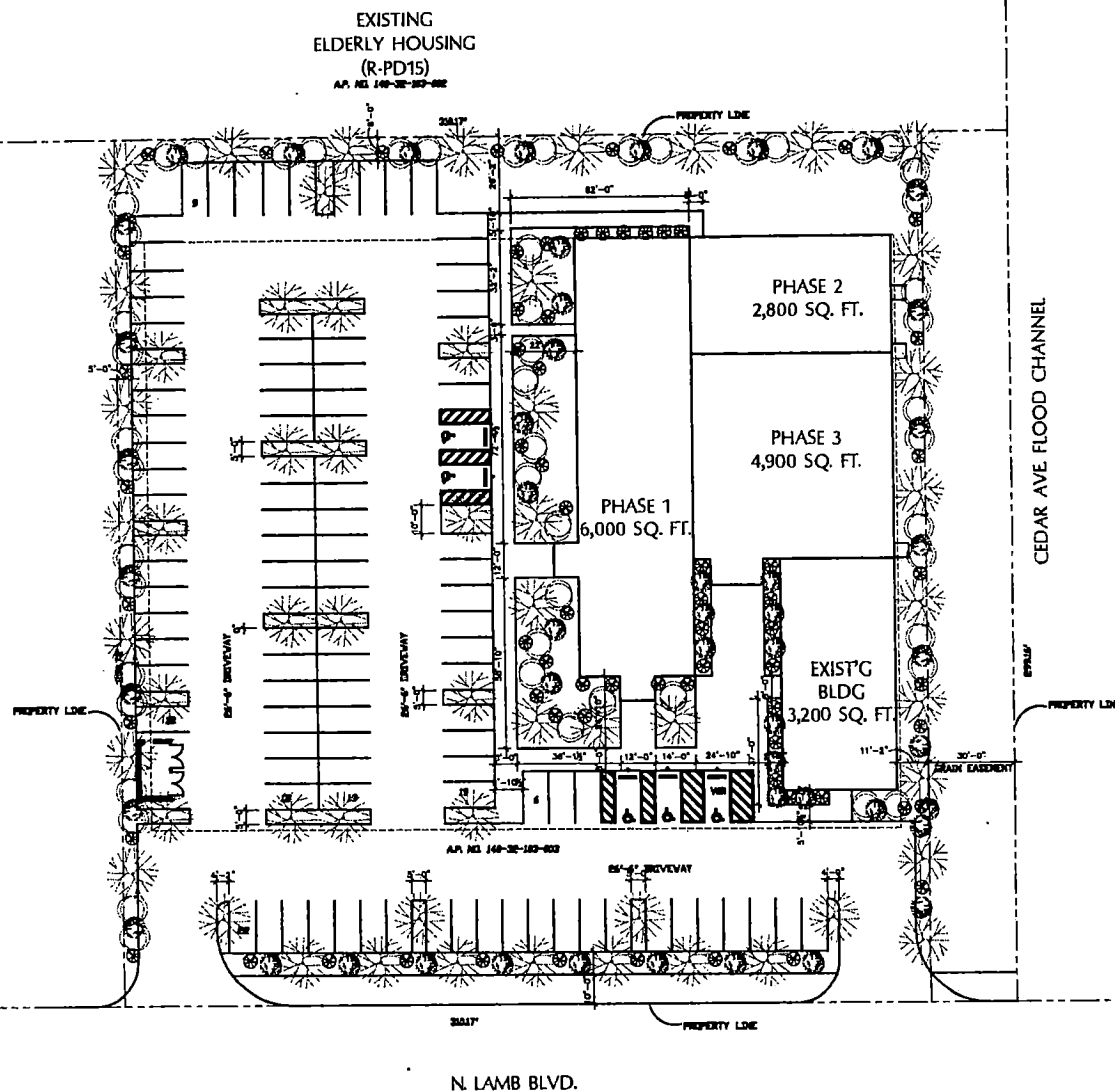
LENDALL MAINS
ARCHITECT
8000 East Park Lane
Suite 101
Las Vegas, Nevada 89115
Phone: (702) 735-1111
Fax: (702) 735-1112

SHEET No.

A-5

SDR-5794
01/27/05 DC

DEC 14 2004



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
	24" DIA.	FRAXINUS	MODERO AIN
	24" DIA.	QUERCUS VICTORIANA	SOUTHERN LIVE OAK
SHRUBS/ACCENTS			
	6 GAL.	BAEYANUS 'CONVENSAL'	CENTRAL DESERT
	6 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	6 GAL.	JANIPARUS CHINENSIS	SEA BREEZ AMPER

- NOTES:**
- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & IRRIGATION STANDARDS, LAS VEGAS SDR-5794, TITLE 16.
 - ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF CRUSHED ROCK.
 - ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC Drip IRRIGATION SYSTEM.
 - CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL ESPECIALLY ALONG DRIVEWAYS.

LANDSCAPE PLAN- FINAL

LAMB BAPTIST CHURCH

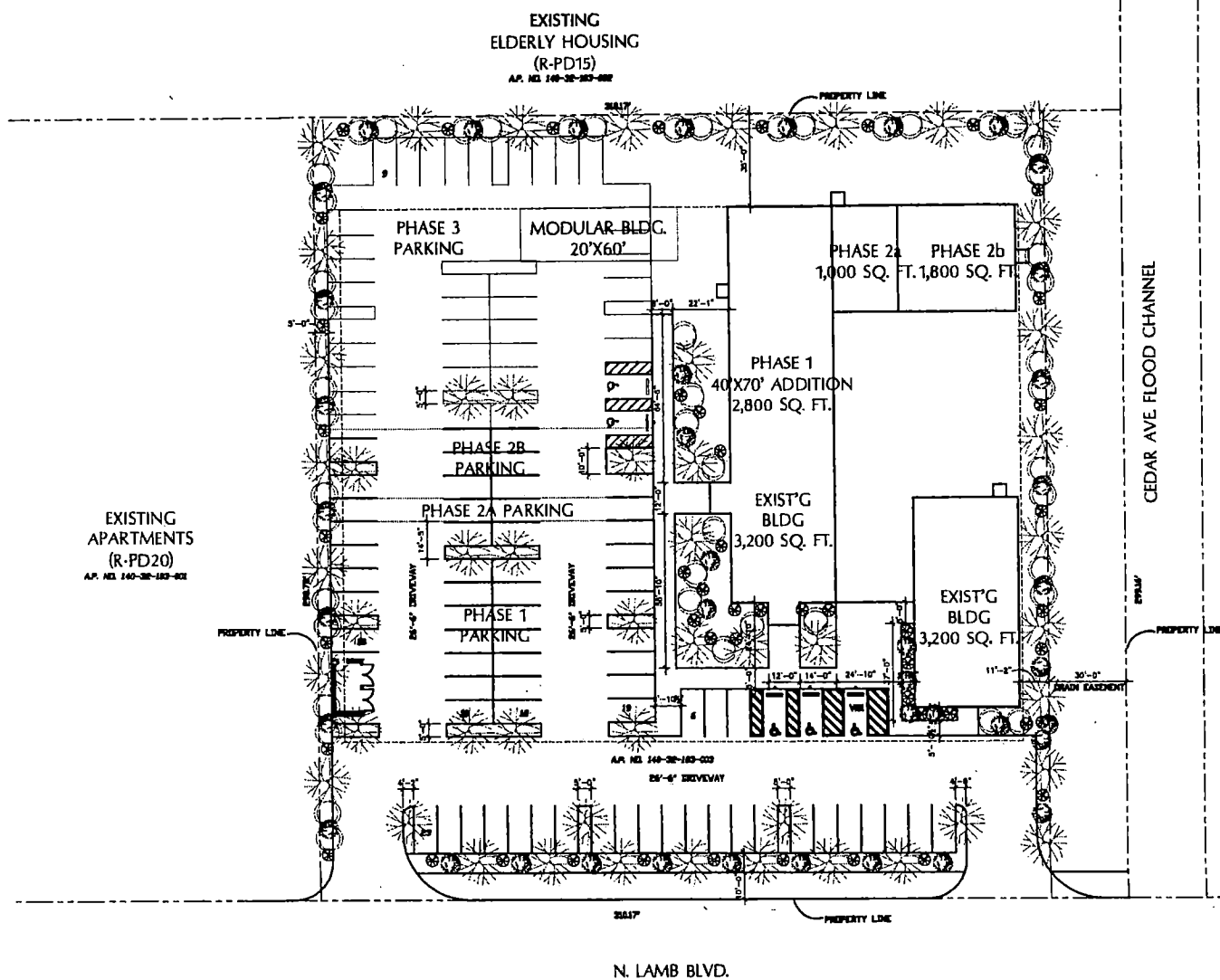
SDR-5794
01/27/05 PC

LENDALL MAINS
ARCHITECT
1000 South Frank Lane
Las Vegas, Nevada 89102
Phone 702.497.2000
Fax 702.497.2001

SHEET No.

RECEIVED **L-3**

DEC 14 2004



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
	34" DBH	FRAXINUS	REDWOOD ASH
	34" DBH	QUERCUS VARIANNA	SOUTHERN LIVE OAK
SHRUBS/ACCENTS			
	8 GAL.	BOENHARDTIA 'CONFIDENTIAL'	RED TIDAL DOGWOOD
	8 GAL.	NEOPOLARIS PAMPULORA	RED YUCCA
	8 GAL.	JANIPERUS OXYCEDES	SEA BREEZE JUMPER

NOTES:

- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SODDING STANDARDS, LAM VEGAS DESIGN CODE, TITLE 16.
- ALL PLANTING AREAS SHALL RECEIVE A 1" MINIMUM LAYER OF CRUSHED ROCK.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL, ESPECIALLY ALONG TRAILWAYS.

LANDSCAPE PLAN- PHASE 1 AND 2

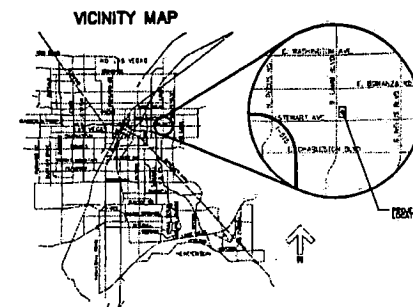
LAMB BAPTIST CHURCH

SDR-5794
01/27/05 PC

LENDALL MAINS
ARCHITECT
2000 East Pecos Lane
Suite 401
Las Vegas, Nevada 89119
Phone: 702.735.1234
Fax: 702.735.1235

SHEET No.

RECEIVED L-2
DEC 14 2004



PROJECT SUMMARY

SITE _____
 SITE AREA TOTAL 2.80 ACRES (24,734 SQ.FT.)
 PARCELS NUMBERED 140-28-143-103
 CURRENT OWNER UNIVERSITY STATE OF TEXAS
 1400 LAW TOWER DALLAS TEXAS 75201
 LOT COVERED BY DALLAS PORT HARBOR MAP
 ALUMINUM N/A
 REMARKS
 FRONT YARD 80 FEET
 SIDE YARD 10 FEET
 REAR YARD 10 FEET
 BUILDING HEIGHT 2 STORY OR 20' WHENEVER IS LESS
 ALLOWED

BUILDING OCCUPANCY

PLACE OF WORSHIP & ADDRESS/OFFICE	CHURCH	6,400 sq. ft.
MAXIMUM CAPACITY	CHURCH	200 PEOPLE

PARKING

TABLE 3.

TOTAL PARKING REQUIRED	
1 SPACE FOR EVERY 100 S.F. OF HIGH-RISE SEATS 1,845/100 =	18 SPACES
1 SPACE FOR EVERY 300 S.F.	2,478/300 = 8 SPACES
8 SPACE FOR EVERY CLASSROOM	1 CLASSROOM X 8 = 8 SPACES
TOTAL	26 SPACES
(MINIMUM SPACES)	(1 MIN)
TOTAL PARKING PROVIDED	
PARKING SPACES	26 SPACES
(MINIMUM SPACES)	(1 MIN)

0 4 16
0 8

GRAPHIC SCALE IN FEET

**LENDALL MAINS
ARCHITECT**
2000 East Poudre Lane
Suite #71
Las Vegas, Nevada 89119
Phone: 702.497.4001
Fax: 702.497.4000

SHEET No.

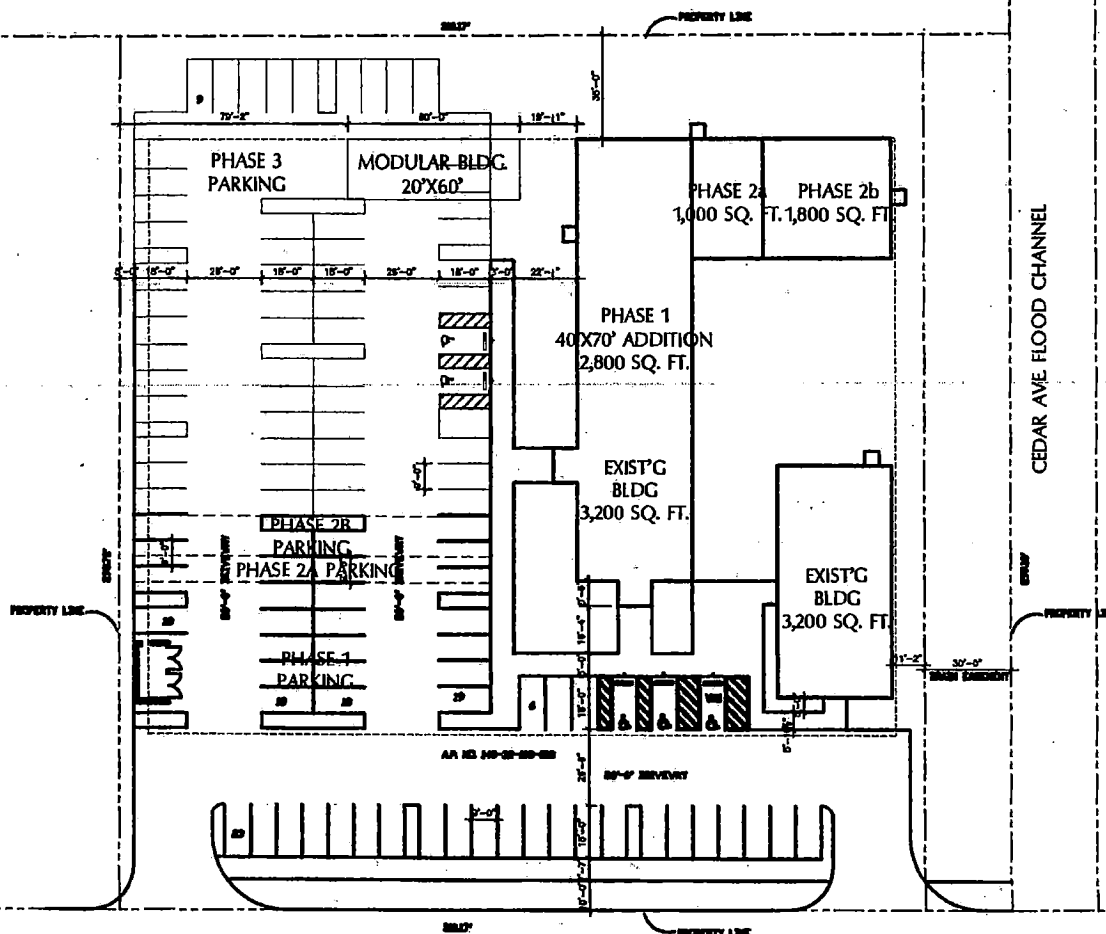
Radio Sales, Promotional
 Sales Dept.
 Las Vegas, Nevada 89108
 Phone: 702.497.2001
 Fax: 702.497.2000

RECEIVED
 DEC 14 2004

AS-1

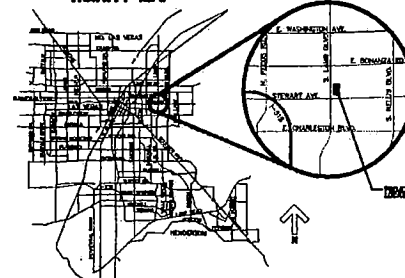
EXISTING
ELDERLY HOUSING
(R-PD15)
AP NO 10-02-000-000

EXISTING
APARTMENTS
(R-PD20)
AP NO 10-02-000-000



N. LAMB BLVD.

VICINITY MAP



PROJECT SUMMARY

ITEM	DESCRIPTION	AMOUNT	UNIT
PHASE 1	40'X70' ADDITION	2,800	SQ. FT.
PHASE 2a	1,000 SQ. FT.	1,000	SQ. FT.
PHASE 2b	1,800 SQ. FT.	1,800	SQ. FT.
EXIST'G BLDG	3,200 SQ. FT.	3,200	SQ. FT.
EXIST'G BLDG	3,200 SQ. FT.	3,200	SQ. FT.
MODULAR BLDG	20'X60'	1	UNIT
PARKING	PHASE 1	10	SPACES
PARKING	PHASE 2a	10	SPACES
PARKING	PHASE 2b	10	SPACES
PARKING	PHASE 3	10	SPACES

BUILDING OCCUPANCY

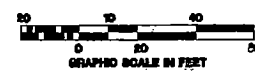
PHASE	TYPE	AMOUNT	UNIT
PHASE 1	ELDERLY HOUSING	2,800	SQ. FT.
PHASE 2a	ELDERLY HOUSING	1,000	SQ. FT.
PHASE 2b	ELDERLY HOUSING	1,800	SQ. FT.
EXIST'G BLDG	ELDERLY HOUSING	3,200	SQ. FT.
EXIST'G BLDG	ELDERLY HOUSING	3,200	SQ. FT.
MODULAR BLDG	ELDERLY HOUSING	1	UNIT

PARKING

PHASE	TYPE	AMOUNT	UNIT
PHASE 1	ELDERLY HOUSING	10	SPACES
PHASE 2a	ELDERLY HOUSING	10	SPACES
PHASE 2b	ELDERLY HOUSING	10	SPACES
PHASE 3	ELDERLY HOUSING	10	SPACES
EXIST'G BLDG	ELDERLY HOUSING	10	SPACES
EXIST'G BLDG	ELDERLY HOUSING	10	SPACES
MODULAR BLDG	ELDERLY HOUSING	1	UNIT

SITE PLAN- PHASE 1 AND 2 (REVISED 1-6-05)

LAMB BAPTIST CHURCH



LENDALL MAINS
ARCHITECT
2000 East Pecos Lane
Suite 101
Las Vegas, Nevada 89120
Phone: 702.457.0001
Fax: 702.457.0002

SHEET No.

AS-2

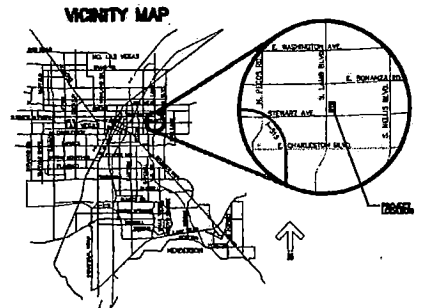
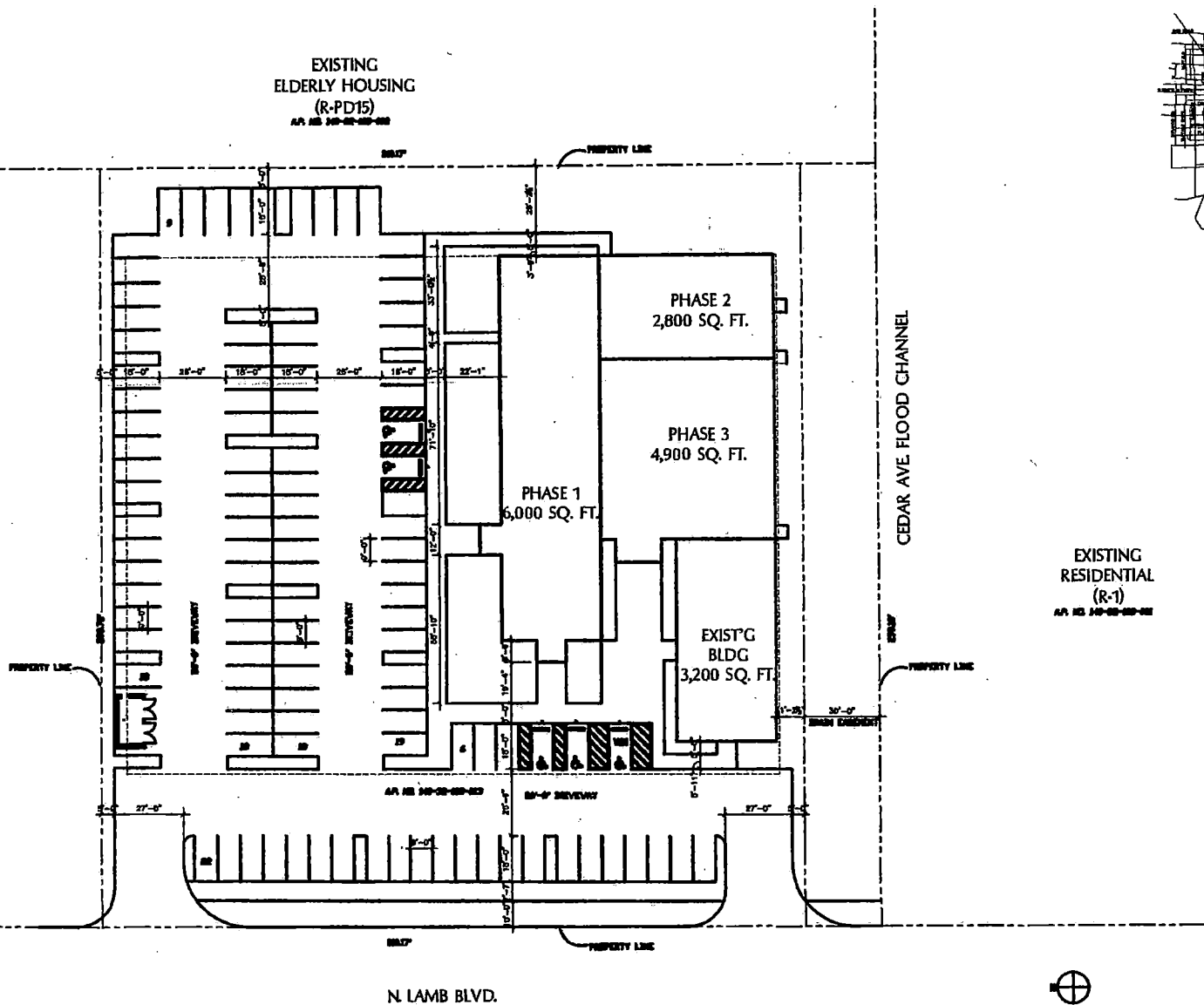
REVISED
1-7-05

SDR-5794
01/27/05 PC

RECEIVED
JAN 7 2005

EXISTING
ELDERLY HOUSING
(R-PD15)
A.P. NO. 140-02-000-000

EXISTING
APARTMENTS
(R-PD20)
A.P. NO. 140-02-000-000



PROJECT SUMMARY

USE: **RESIDENTIAL** A.P. NO. 140-02-000-000
DATE: 1-6-05

PROJECT NAME: **RENEWAL** P-0

LOT OR LOTS OF RECORD: **1** LOT

REMARKS: **1. SEE PLAN FOR SETBACKS AND LOT AREA. 2. SEE PLAN FOR SETBACKS AND LOT AREA. 3. SEE PLAN FOR SETBACKS AND LOT AREA.**

BUILDING OCCUPANCY

PLACE OF WORSHIP: **CHURCH** CLASS: **CHURCH**

REMARKS: **SEE PLAN FOR SETBACKS AND LOT AREA.**

PARKING

TOTAL PARKING SPACES: **10**
1 SPACE FOR EVERY 100 SQ. FT. OF NEW-PARK AREA REQUIRED = 10 SPACES
1 SPACE FOR EXIST'G USE = 0 SPACES
2 SPACES FOR GARAGES = 0 SPACES
TOTAL: **10**
REMARKS: **1. SEE PLAN FOR SETBACKS AND LOT AREA. 2. SEE PLAN FOR SETBACKS AND LOT AREA.**

SITE PLAN- FINAL (REVISED 1-6-05)

LAMB BAPTIST CHURCH

REVISED
1.7.05

SDR-5794
01/27/05 PC

RECEIVED
JAN 7 2005

SHEET No.

AS-3

LENDALL MAINS
ARCHITECT
2000 West Pecos Lane
Suite 101
Las Vegas, Nevada 89102
Phone 702.422.2000
Fax 702.422.2000

GRAPHIC SCALE IN FEET
0 20 40



SDR-5794 - APPLICANT: LAMB MISSIONARY BAPTIST CHURCH - OWNER: LAMB BOULEVARD BAPTIST
CHURCH
500 NORTH LAMB BOULEVARD
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

LENDALL MAINS ARCHITECT

January 6, 2005

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

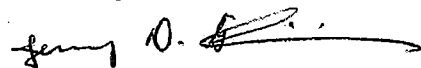
RE: Lamb Baptist Church
Expansion and Addition to Existing Facility
500 North Lamb Boulevard, Las Vegas, NV

Please accept this as a revised justification letter requesting a review of expanding Lamb Baptist Church existing facility in at least three phases; phase 1, 2a and 2b to be constructed within the next year to two years. The original building is approximately 32 years old and the second existing structure is over 10 years old. The church is growing and would like to upgrade and add facility. Presently the church has a congregation of 75 to 100 people and has been growing the last couple of years. The church is looking to grow up to 300-400 people in the next few years. The complete facility will accommodate of growth to a congregation of 500 people and once the church has gone over the limit. The church will look to open a new sister facility elsewhere for the congregation to attend services.

Parking will be added to facilitate the growth. For the classroom parking, the City has allowed us to use two parking spaces per classroom and no additional parking for administration due to the administration are made up of the Church members. The classroom are use mainly on Sunday and maybe occasionally use during some other days during the week for a few hours and not used on a daily basis. The church also provides van transportation to their congregation. There are several parishioners that live in the nearby apartments and elderly facility near the church that walk to church. Also, the church is on a bus route which parishioners use.

During Phase 1 and 2, the church is requesting to allow Lamb Baptist Church to put a modular building in the area of Phase 3 parking of the project. During the construction, the church would use the modular building as office and meeting place. The Church is growing significantly and during the construction of their existing facility, they will need additional space for office and meetings. The modular building meets the set back and height requirements and there is enough parking for the square footage added. The time frame requested for this use is three years until Phase 3 is constructed and open. At end of three years, the Church will come back for review of the modular building.

Sincerely,



Jenny Simpliciano, CSI

LMA Project No. 04-0802

REVISED
1705

RECEIVED
JAN 7 2005

3930 E. Patrick Lane, Ste. 1
Las Vegas NV 89120
(702) 437-5621 Phone
(702) 437-5623 Fax

LENDALL MAINS ARCHITECT

January 6, 2005

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

RE: Lamb Baptist Church
Expansion and Addition to Existing Facility
500 North Lamb Boulevard, Las Vegas, NV
(Case # SDR-5794)

Dear City of Las Vegas Planning & Development Department:

This letter is to clarify that the current review requested for the Lamb Baptist Church expansion and addition to existing facility is for phase 1 and 2 only. Phase 3 is only for reference only. The Church will submit another review when they are ready to start on Phase 3. Thank you.

Sincerely,



Jenny Simpliciano, CSI

LMA Project No. 04-0802

REVISED
1.7.05

RECEIVED

JAN 7 2005

3930 E. Patrick Lane, Ste 1
Las Vegas NV 89120
(702) 437-5621 Phone
(702) 437-5623 Fax

Telephone Protest/ Approval Log

Meeting Date: 01/27/05

Case Number: SDR-5794

Date: 01/19/05
Name: Antonio Martinez
Address: 405 Calaveras Ct.
L.V. NV.
Phone: (562) 777-0986
☒ 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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions and amending the following condition:

3. The site plan being revised and approved by staff of the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the design details of an approved landscape plan, conditions of the Town Center Development Standards and other Title 19 design standards, and the following corrections of deficiencies and discrepancies:
 - The location and design details of a required multi-use transportation trail along a portion of Tropical Parkway, meeting the requirements of the Master Plan Transportation Trails Element.
 - The parking areas fully dimensioned and illustrating the provision of 24 handicapped parking spaces.
 - No direct access shown or provided to Durango Drive.

– UNANIMOUS

This is Final Action

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 87 – SDR-5801

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application.

CAROL BAILEY, Clark County School District appeared with MARK McGINTY of Swisher Hall and requested that the third bullet in Condition 3 be deleted. MR. LEOBOLD indicated that staff would support that deletion.

CHAIRMAN NIGRO declared the Public Hearing closed.
(12:21 – 12:23)
5-242

CONDITIONS:

Planning and Development

1. Expiration of this Site Development Plan Review two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development being in conformance with the site plan, landscape plan, and building elevations, except as amended by conditions herein.
3. The site plan being revised and approved by staff of the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the design details of an approved landscape plan, conditions of the Town Center Development Standards and other Title 19 design standards, and the following corrections of deficiencies and discrepancies:
 - The location and design details of a required multi-use transportation trail along a portion of Tropical Parkway, meeting the requirements of the Master Plan Transportation Trails Element.
 - The parking areas fully dimensioned and illustrating the provision of 24 handicapped parking spaces.
 - The designation of parking spaces for the proposed park to be located west of the proposed school. Appropriate signage shall be erected to so indicate their location to the public.
 - No direct access shown or provided to Durango Drive.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 87 – SDR-5801

CONDITIONS:

4. The landscape plan being submitted and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, to comply with the landscape provisions of the Town Center Development Standards and Title 19 design standards.
5. The elevation drawings being submitted and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit.
6. Landscaping and a permanent underground sprinkler system being installed and permanently maintained in a satisfactory manner.
7. All mechanical equipment, air conditioners and trash areas being fully screened in views from the abutting streets.
8. Parking lot lighting standards being no more than 20 feet in height and utilizing 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from and shall not create fugitive lighting on adjacent residential property.
9. All utility boxes exceeding 27 cubic feet in size meeting the standards of Title 19.12.050.
10. Any property line wall being a decorative block wall, with at least 20 percent contrasting materials. The walls 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. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, being installed and functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments being satisfied.
13. No turf being placed in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 87 – SDR-5801

CONDITIONS – Continued:

14. The developer adopting a plan for the maintenance of infrastructure improvements prior to approval of any final map. 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 or 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

15. Dedicate 45 feet of right-of-way adjacent to this site for Tropical Parkway prior to the issuance of any permits.
16. Construct half-street improvements including appropriate overpaving (if legally able) on Tropical Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. 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.
18. Coordinate with the City Surveyor to determine whether a Parcel Map or other Mapping is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 87 – SDR-5801

CONDITIONS – Continued:

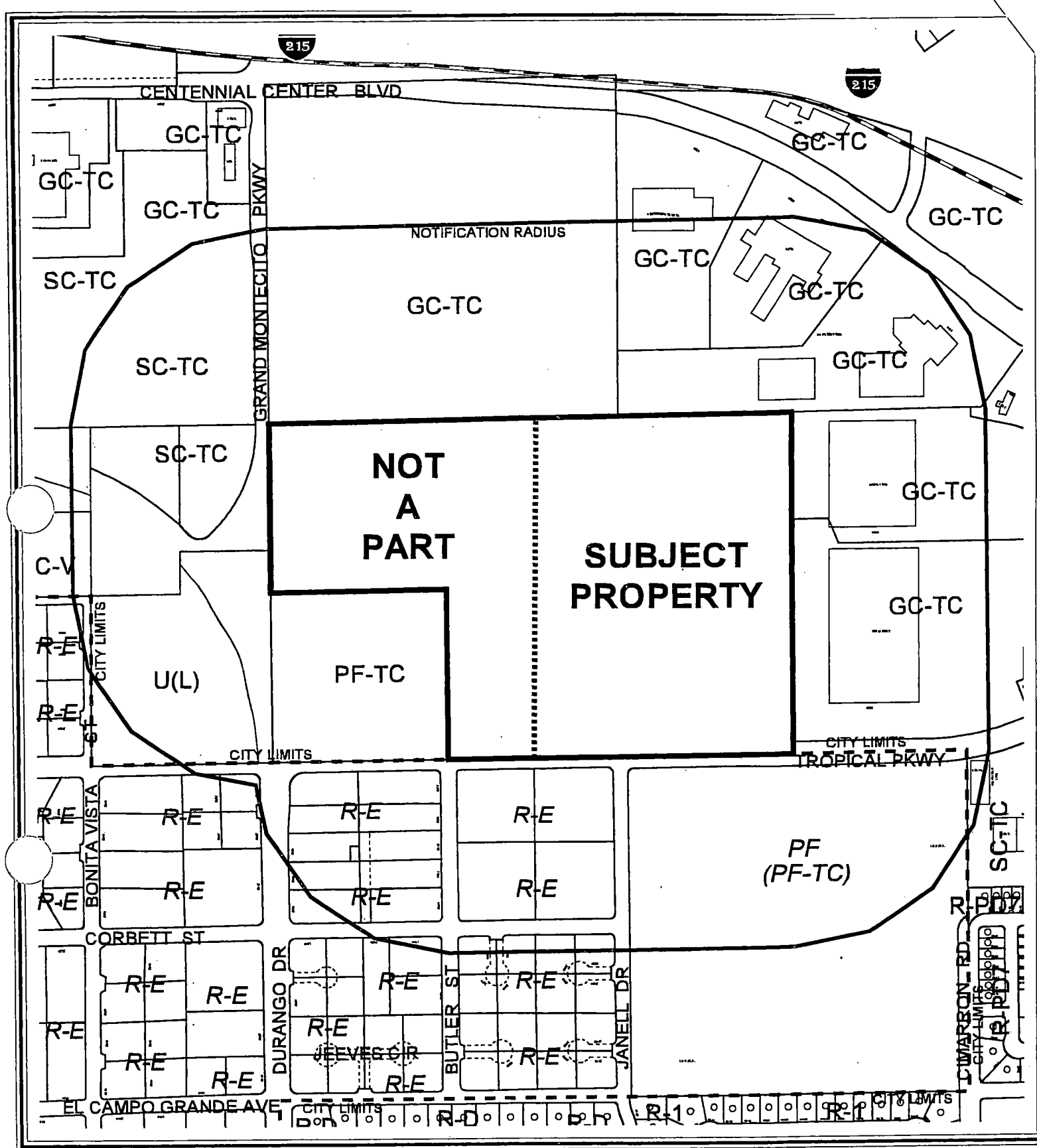
19. Extend public sewer to west edge of development in Tropical Parkway.
20. Landscape and maintain all unimproved rights-of-way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
22. Driveways shall being designed, located and constructed in accordance with Standard Drawing #222A.
23. A Drainage Plan and Technical Drainage Study being 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.
24. A Traffic Impact Analysis being 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

PLANNING COMMISSION MEETING OF JANUARY 27, 2005
Planning and Development Department
Item 87 – SDR-5801

CONDITIONS – Continued:

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.

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

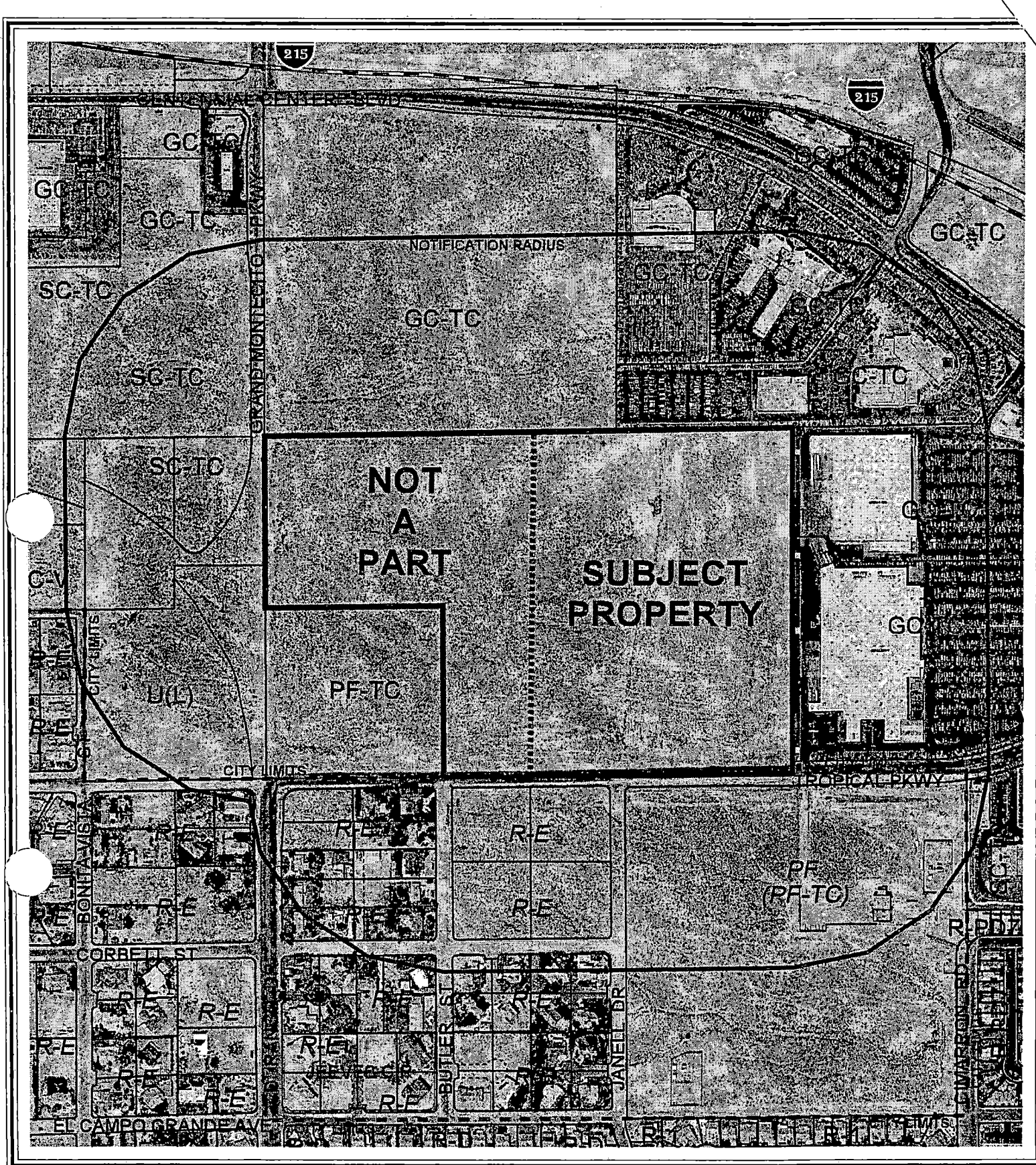


CASE: SDR-5801

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION DESIGNATION]



CASE: **SDR-5801**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION DESIGNATION]

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5801 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT AND CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Expiration of this Site Development Plan Review two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development being in conformance with the site plan, landscape plan, and building elevations, except as amended by conditions herein.
3. The site plan being revised and approved by staff of the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the design details of an approved landscape plan, conditions of the Town Center Development Standards and other Title 19 design standards, and the following corrections of deficiencies and discrepancies:
 - The location and design details of a required multi-use transportation trail along a portion of Tropical Parkway, meeting the requirements of the Master Plan Transportation Trails Element.
 - The parking areas fully dimensioned and illustrating the provision of 24 handicapped parking spaces.
 - The designation of parking spaces for the proposed park to be located west of the proposed school. Appropriate signage shall be erected to so indicate their location to the public.
 - No direct access shown or provided to Durango Drive.
4. The landscape plan being submitted and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, to comply with the landscape provisions of the Town Center Development Standards and Title 19 design standards.
5. The elevation drawings being submitted and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit.
6. Landscaping and a permanent underground sprinkler system being installed and permanently maintained in a satisfactory manner.

SDR-5801 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

7. All mechanical equipment, air conditioners and trash areas being fully screened in views from the abutting streets.
8. Parking lot lighting standards being no more than 20 feet in height and utilizing 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from and shall not create fugitive lighting on adjacent residential property.
9. All utility boxes exceeding 27 cubic feet in size meeting the standards of Title 19.12.050.
10. Any property line wall being a decorative block wall, with at least 20 percent contrasting materials. The walls 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. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, being installed and functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments being satisfied.
13. No turf being placed in the non-recreational common areas, such as medians and amenity zones in this development.
14. The developer adopting a plan for the maintenance of infrastructure improvements prior to approval of any final map. 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

SDR-5801 - Conditions Page Three
January 27, 2005 - Planning Commission Meeting

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

15. Dedicate 45 feet of right-of-way adjacent to this site for Tropical Parkway prior to the issuance of any permits.
16. Construct half-street improvements including appropriate overpaving (if legally able) on Tropical Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. 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.
18. Coordinate with the City Surveyor to determine whether a Parcel Map or other Mapping is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
19. Extend public sewer to west edge of development in Tropical Parkway.
20. Landscape and maintain all unimproved rights-of-way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
22. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
23. A Drainage Plan and Technical Drainage Study being 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

SDR-5801 - Conditions Page Four
January 27, 2005 - Planning Commission Meeting

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.

24. A Traffic Impact Analysis being 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.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review to be 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 high school adjacent to the north side of Tropical Parkway, approximately 1000 feet east of Durango Drive.

B) Applicant's Justification

A letter of justification has been submitted with the application to state that the site is currently zoned T-C (Town Center) and the land use designation is PF-TC (Public Facility). In this zone and land use category, schools are a permitted use. The letter also indicates that a traffic study is being conducted to determine potential traffic problems and that the recommendations of the study will be implemented by the School District.

BACKGROUND INFORMATION

A) Previous Actions

1964	The property was annexed (A-0003-64) into the city.
10/21/92	The City Council approved a request for Rezoning (Z-0069-92) the subject property from U (Undeveloped) to C-V (Civic) for a detention basin and city park. The Planning Commission and staff recommended approval on 09/24/92.
04/05/95	The City Council approved a Plot Plan Review [Z-0069-92(1)] for the construction of a detention basin on the subject property. The Planning Commission and staff recommended approval of the request on 03/23/95.
12/07/98	The City Council approved an application to Rezone (Z-0076-98) a larger area that included the subject property to a TC (Town Center) Zone. The Planning Commission and staff recommended approval on 11/05/98.

B) Pre-Application Meeting

No pre-application meeting was held on this item.

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: 30 acres (part of a larger 50 acre parcel)

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped and general commercial (car dealership)
South: Undeveloped
East: General commercial (retail stores)
West: Undeveloped

C) Planned Land Use

Subject Property: PF-TC (Public Facility)
North: GC-TC (General Commercial)
South: PF-TC (Public Facility) and Clark County PF (Public Facility) and
RNP (Residential Neighborhood Preservation)
East: GC-TC (General Commercial)
West: PF-TC (Public Facility)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: County R-E (Rural Estates Residential) and R-1 (Single-Family
Residential)
East: T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject property is located within the Centennial Hills Sector of the General Plan and more specifically in the Special Area Plan of Town Center. The property is designated PF-TC (Public Facility) on the Centennial Hills Town Center Land Use Map. The proposed school is permitted within this land use classification, subject to certain conditions.

SDR-5801 - Staff Report Page Three
January 27, 2005 - Planning Commission Meeting

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

A multi-use transportation trail is required along the south side of a portion of the subject property. Details of the proposed trail should be shown on the site plan, including a cross-section with the trail amenities that show compliance with the Master Plan Transportation Trails Element, particularly Exhibit 1.

PROJECT DESCRIPTION

The Clark County School District is proposing to develop a "Northwest Trade Technical Center High School" on the subject property. The 214,509 square-foot building with 79 classrooms or "teaching stations" is expected to be open for occupancy for the 2006-2007 school year. The 30 acres upon which the school is to be situated is next to a proposed 30-acre park. The school and park are located west and south of the commercial development that comprise part of the Town Center commercial area. The site is to have access to Tropical Parkway and indirectly to Durango Drive.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The subject property is zoned T-C (Town Center). The development standards for a T-C zone correlate with the other Title 19 zoning districts that are comparable to the land use classification to which the property is designated. The land use classification of the subject property is PF-TC (Public Facility), so the development standards that apply are those that are applicable to a C-V (Civic) zoning district. In the case of a C-V zone there are no adopted development standards; rather, they are to be established by the City Council to ensure compatibility of a development with existing and planned development in the surrounding area.

SDR-5801 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

A3) Parking and Traffic Standards

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

Use	Unit Measurement	Required			Provided	
		Parking Space Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
School	79 classrms.	9/classroom	711		843	
Park:						
Clubhouses	16,200 sq. ft.	1/200 sq. ft.	81			
Ball fields	1,572 Seats	1/4 seats	393			
Total			1,163	22	1,305	22

The proposed development is providing enough shared parking spaces for the school and for an adjoining park. For both the school and park, there is more than sufficient parking for each. However, the number of handicapped parking spaces is based on the total number of parking spaces provided which is 20 spaces for each 100 spaces over 1000 spaces or fraction thereof. For a total of 1,317 spaces, 20 parking spaces plus four parking spaces or 24 total handicapped parking spaces are needed but only 22 are provided. One for each eight handicapped spaces for a total of three is to be "van accessible." The parking space dimensions are not noted, but there appears to be adequate space to meet the parking space standards.

The proposed park will be located to the west of the high school complex. However, the parking area closest to the park is designated for faculty parking. If all or part of this parking area is to be used for public parking for the park, the parking area should be so designated on the plan and be provided with the appropriate signage.

These deficiencies are addressed as conditions of approval in this report.

A4) Landscape Standards

The development is required to comply with the Town Center Development Standards for landscaping and other amenities. However, no landscape plan was submitted. It is recommended that prior to the issuance of a building permit or any other activity on the property, that detailed landscape plans be submitted and that the development comply with the Town Center design standards and Title 19 design standards. This deficiency is addressed as a condition of approval in this report.

B) General Analysis and Discussion

- Zoning

The zoning of the subject tract is T-C (Town Center). A school is permitted in a T-C zone as a Conditional Use. According to the Town Center Development Standards Manual, the conditions applicable to a school, include the following:

- May not locate adjacent to nor have direct access/egress to Main Street, Parkway or Primary Arterial in the Town Center.
- Requires site plan review by the Planning Commission.

The school is shown to have direct access to Durango Drive at the north end of the site. Since Durango Drive is a Town Center Parkway Arterial Street, the school may not directly access it. However, according to the Town Center Street Classification map, if access were provided to the school at the north end of the site, it would connect with a Frontage Road and indirectly with the Parkway Arterial Street. Therefore, the development would appear to comply with the zoning conditions. As discussed above in the *Zoning Code Compliance* section, there are other deficiencies and discrepancies that need to be addressed.

- Site Plan

The site plan illustrates the location of a 214,509 square-foot school building located on 30 acres immediately north of West Tropical Parkway and west of a general commercial center that comprises part of the Town Center commercial development. The total area of the site on which the school is located consists of approximately 60 acres of which approximately 30 acres immediately west of the school is proposed for a large park. The parking areas for the school are being provided in part for the large park. Access to the school is proposed from two locations, one from Tropical Parkway and another to a proposed Frontage Road that in turn would connect to Durango Drive.

- Waivers

No Waivers are being sought for this development

- Landscape Plan

The development is required to comply with the Town Center Development Standards for landscaping and other amenities. However, no landscape plan was submitted. It is recommended that prior to the issuance of a building permit or any other activity on the property, that detailed landscape plans be submitted and that the development comply with the Town Center design standards and Title 19 design standards.

- Elevation

The buildings and ancillary features are required to comply with the Town Center Development Standards. However, no elevation drawings were submitted. It is recommended that prior to the issuance of a building permit or any other activity on the property, that detailed elevation drawings be submitted and that the development complies with the Town Center design standards and Title 19 design standards.

- Floor Plan

The floor plans show the location of classrooms (teaching stations), a major auditorium, and other spaces. The plans are typical for a high school of this magnitude.

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;"**

The proposed school is located immediately west and south of general commercial development that comprises part of the commercial development of Town Center. The school has no association to the commercial development, but the uses are not incompatible.

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

The proposed development is consistent with the General Plan. As discussed above, no landscape plans have been submitted to ascertain compliance with the Town Center landscape standards. This is addressed as a condition of approval with this report.

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

Access is proposed from Tropical Parkway, a Frontage Roads (90-foot width), according to the Town Center Street Classification Map. Access is also proposed from a Frontage Road that has direct access to Durango Drive, a Parkway Arterial Street. A Traffic Impact Analysis is to be submitted to address traffic issues to which the development will have to comply. This requirement is addressed as a condition of approval for this report.

SDR-5801 - Staff Report Page Seven
January 27, 2005 - Planning Commission Meeting

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

As discussed above, no elevation drawings or landscape plans have been submitted. This deficiency is addressed as a condition of approval for this report.

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;"

See #4 above.

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 13

NOTICES MAILED 36

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5801** APN: 125-28-201-004

Name of Property Owner: Clark County School District

Name of Applicant: Clark County School District

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

 Yes

XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

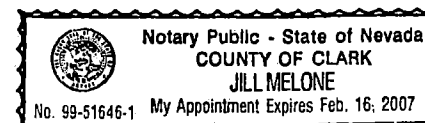
Signature of Property Owner/Authorized Agent: *David Roark*

David Roark, City of Las Vegas

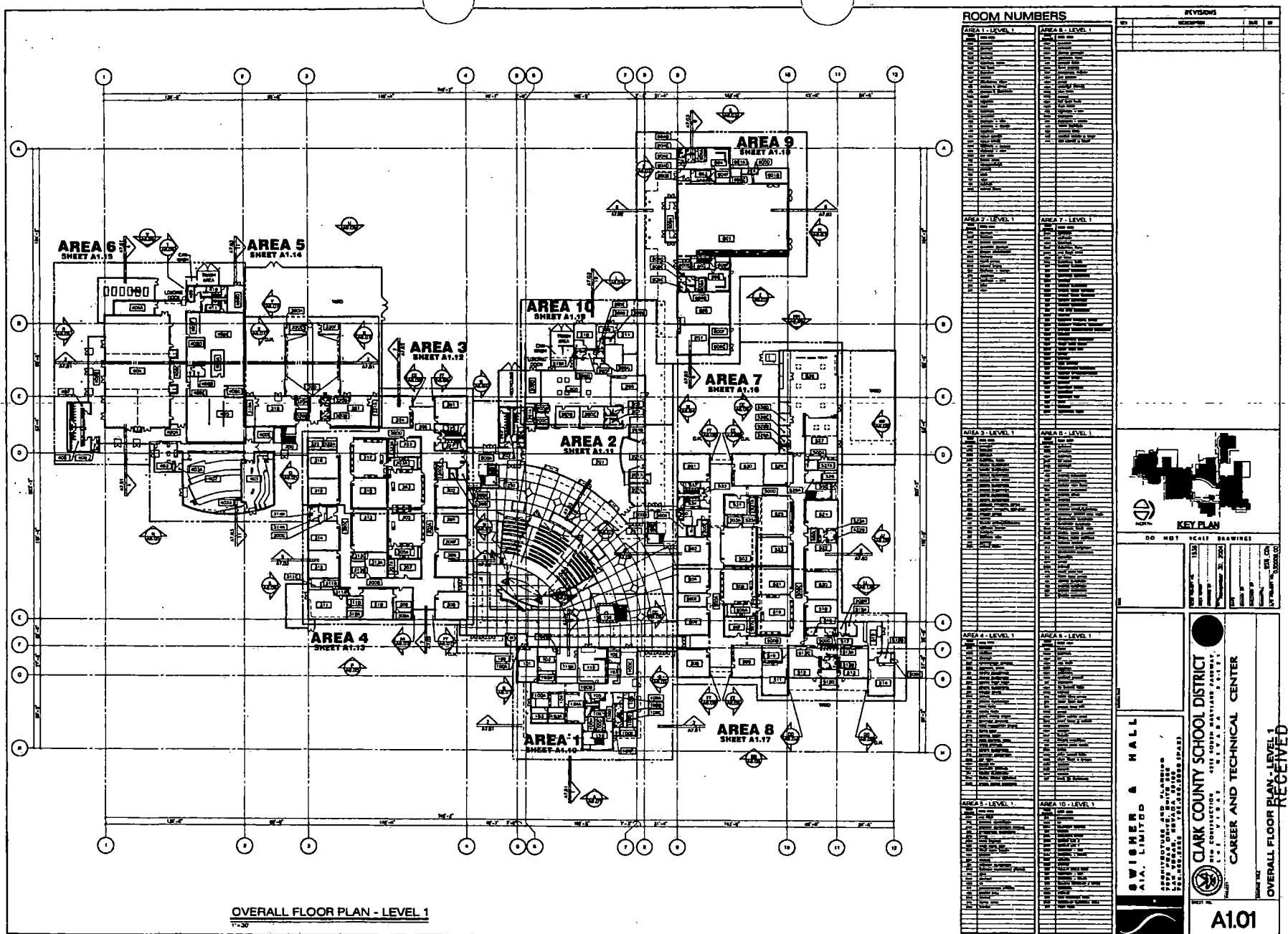
Subscribed and sworn before me

This 14th day of December, 2004

Jill Melone
Notary Public in and for said County and State

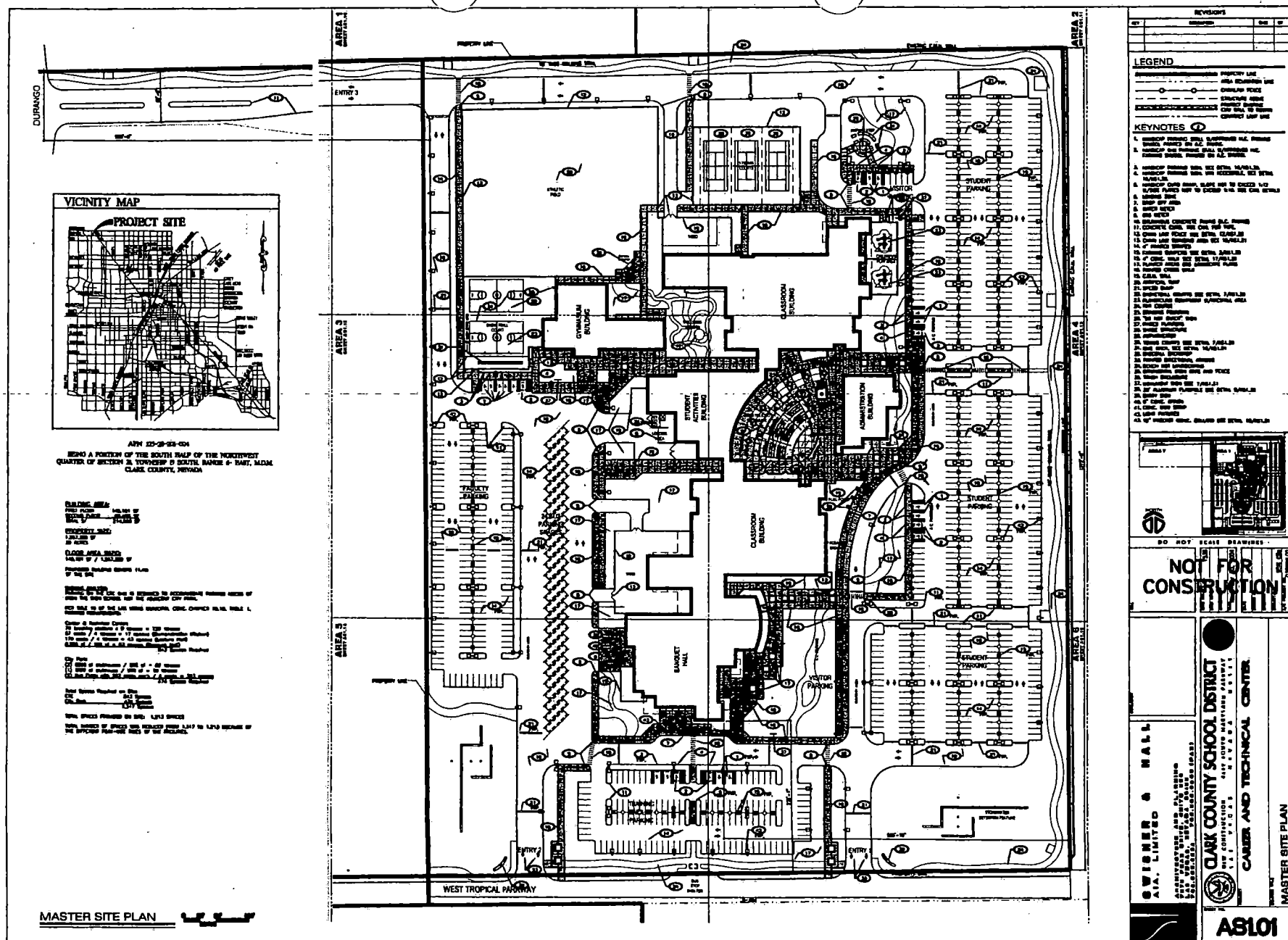


12/14/2004 1:24:33 PM Date



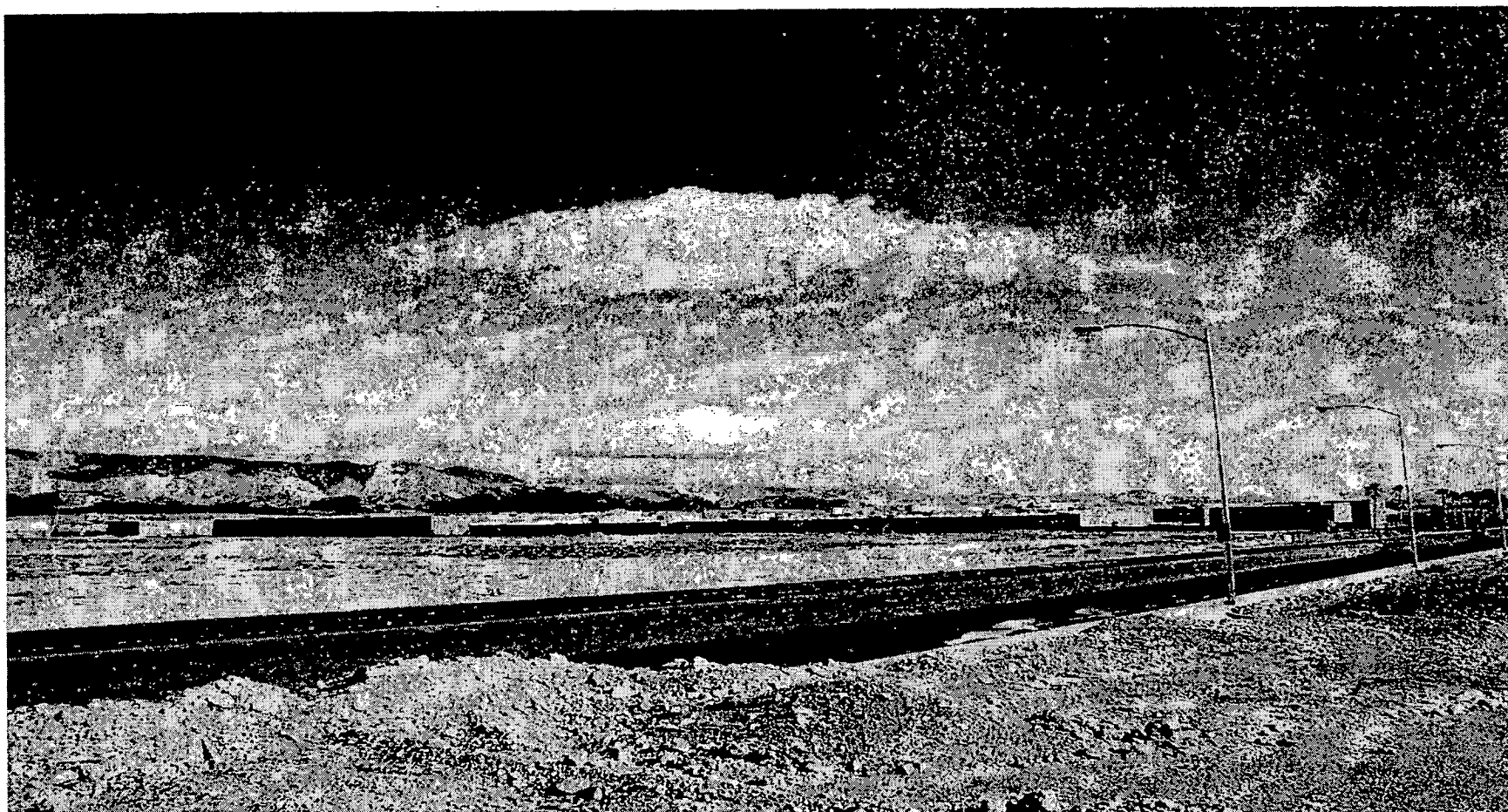
SDR-5801
01/27/05 PC

DEC 14 2004



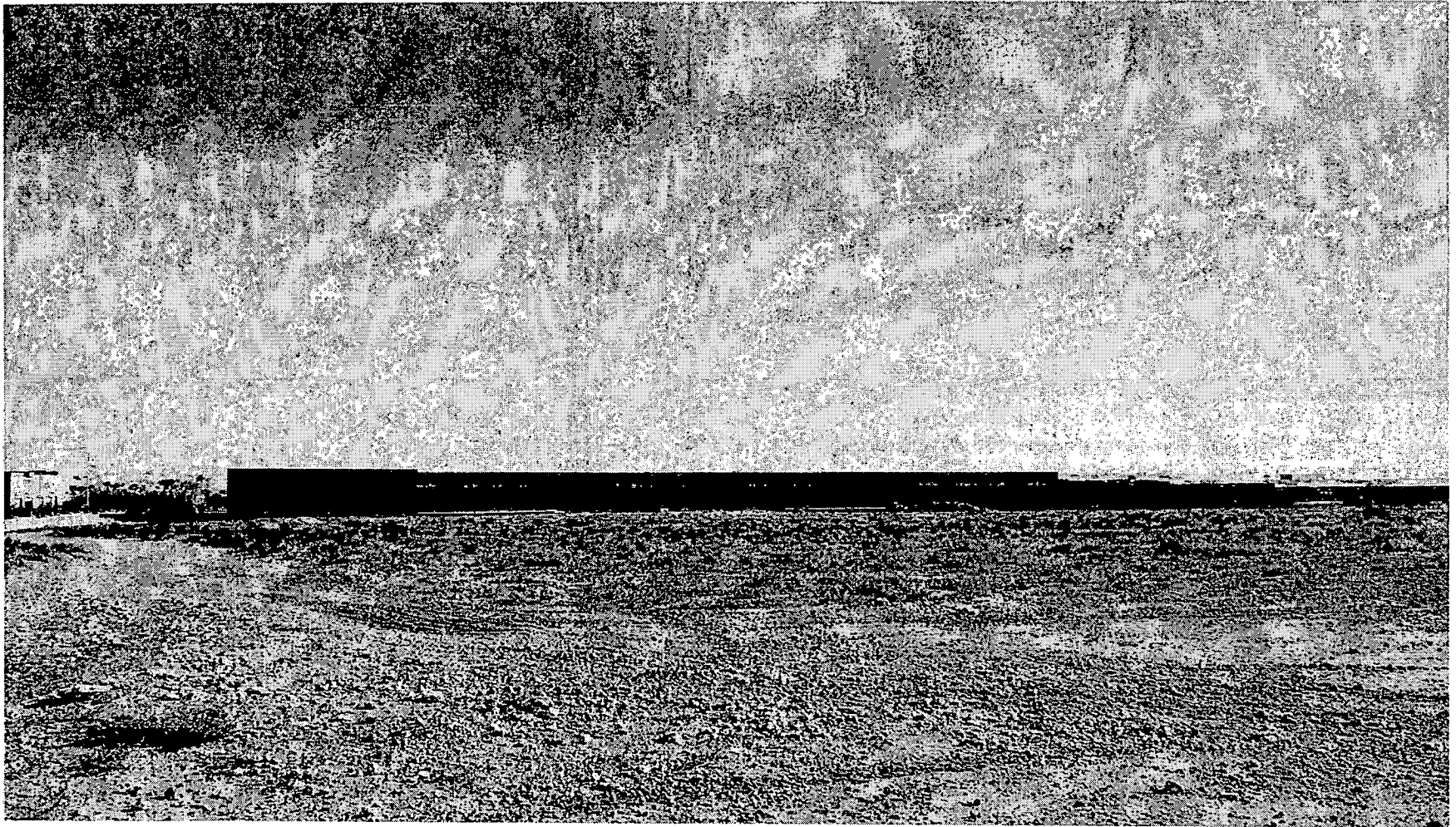
SDR-5801
01/27/05 PC

RECEIVED
DEC 14 2004



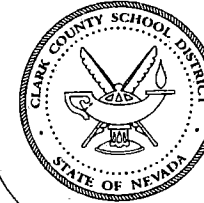
SDR-5801 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: BUREAU OF LAND
MANAGEMENT AND CITY OF LAS VEGAS
NORTH SIDE OF TROPICAL PARKWAY, APPROXIMATELY 1000 FEET EAST OF DURANGO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



SDR-5801 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: BUREAU OF LAND
MANAGEMENT AND CITY OF LAS VEGAS
NORTH SIDE OF TROPICAL PARKWAY, APPROXIMATELY 1000 FEET EAST OF DURANGO DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

12/30/04



CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION

"Yes, we can"

December 14, 2004

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

BOARD OF SCHOOL TRUSTEES

Mrs. Susan C. Brager-Wellman, President
Mr. Larry P. Mason, Vice President
Mrs. Mary Beth Scow, Clerk
Mrs. Shirley C. Barber, Member
Mrs. Ruth L. Johnson, Member
Mrs. Sheila R. Moulton, Member
Mrs. Denise M. Brodsky, Member
Mr. Carlos Arturo Garcia, Superintendent

RE: 1998 Bond fund Program, Project #1536
Unnamed Technical Center High School - APN 125-28-201-004

The Clark County School District is requesting a **Site Development Plan Review** to construct the new NW Trade Technical Center High School located east of Durango Drive and along the north side of W. Tropical Parkway.

Currently the site is zoned "^{T-C}~~EV~~". Schools are a permitted use in said zoning area. *The land use is "PF-TC".*

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

Occupancy is anticipated for the 2006-2007 school year. This school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

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

Sincerely,

A handwritten signature in cursive script that reads "Carol L. Bailey".

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

CLB/rh

Enclosure

cc: Dusty Dickens Matt La Croix
Rich Brown

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

C.C.: 03/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – STRICKEN – UNANIMOUS

MINUTES:

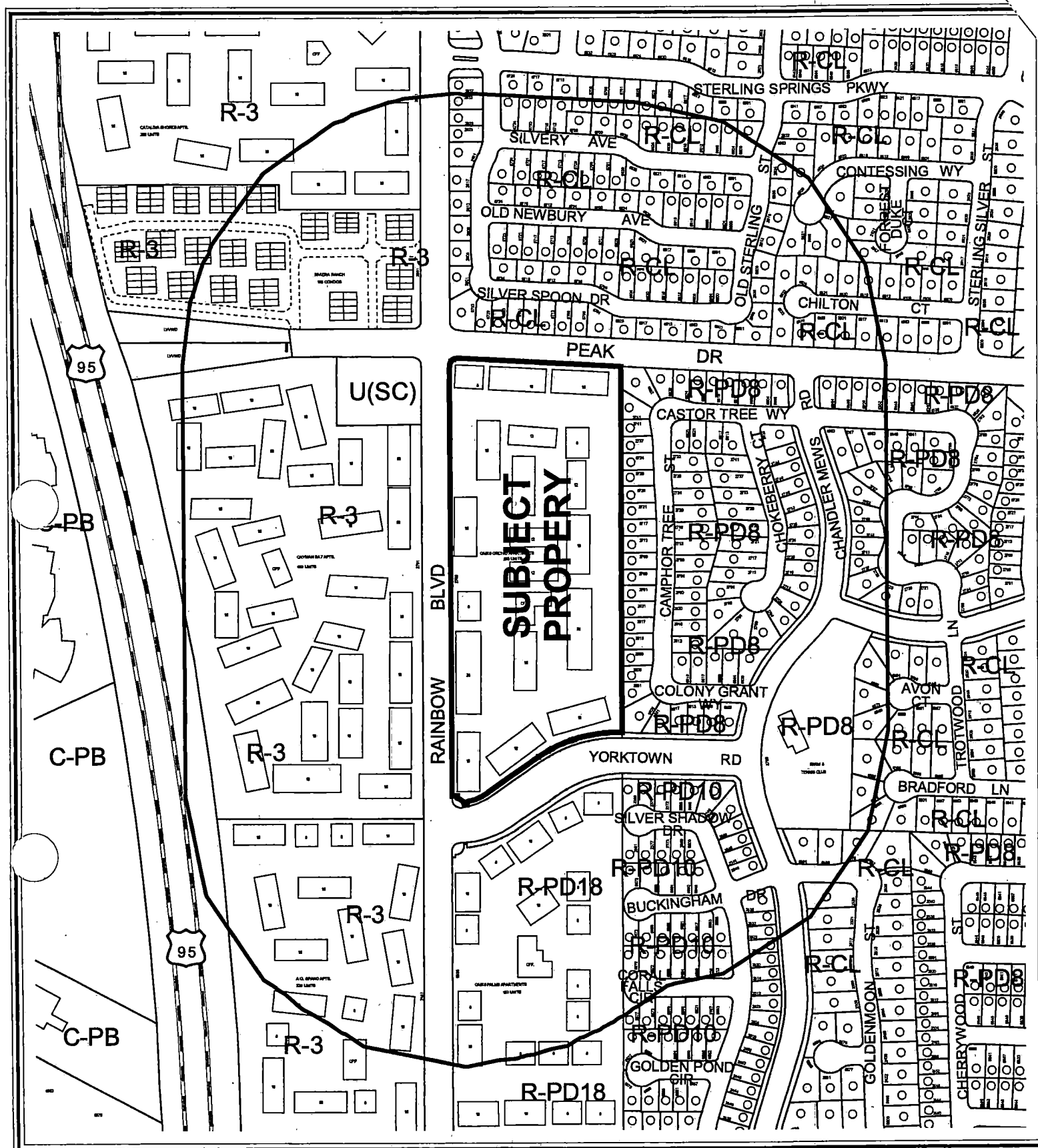
CHAIRMAN NIGRO declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that the applicant advised staff that the Site Plan was noticed in error. The application is for a larger project with 280 units, so staff will have to do a renotification. At this time, staff requested the item be stricken. BILL CHILDS, 2001 S. Rainbow Boulevard, Las Vegas, NV, concurred with staff's request to strike the item.

CHAIRMAN NIGRO declared the Public Hearing closed.

(8:48 – 8:50)

2-2122



CASE: **SDR-5828**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT - 18 UNITS PER ACRE)



Case Number: **SDR-5828** APN: 138-14-301-001

Name of Applicant: Commercial Ventures, Inc.

Yes _____ X No _____

City Official: _____

Partner(s): _____

APN: _____

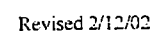
Signature of Property Owner/Authorized Agent: _____

Print Name: Richard J. Nathan

Subscribed and sworn before me

This 7th day of December, 2004

Notary Public in and for said County and State



RECEIVED

DEC 14 2004

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5828 - APPLICANT: COMMERCIAL VENTURES, INC. -

OWNER: ENCINO EXECUTIVE CENTER, LLC AND 16207 VENTURA BOULEVARD, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date stamped 01/11/05, and with all applicable conditions of approval of Rezoning (Z-0038-88) and subsequent site-related actions, except as amended by conditions herein.
3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map.
6. All City Code requirements and design standards of all City departments must be satisfied.

SDR-5828 - Conditions Page Two
January 27, 2005 - Planning Commission Meeting

Public Works

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
8. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.
11. 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.
12. Site development to comply with all applicable conditions of approval for Z-0038-88 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the proposed conversion of an existing 268-unit apartment project to a condominium development on 12.67 acres at 2700 North Rainbow Boulevard.

B) Applicant's Justification

The applicant feels that the condominium conversion project blends with the existing development in the area, despite the lack of full compliance with current zoning codes pertaining to landscaping. As many of the existing parking spaces are covered, installing planter fingers with trees would be difficult. The effect of having the planter fingers is virtually achieved by the existing overhanging mature trees planted in between existing fingers. An attempt has thus been made to meet the intent of the landscaping codes. No justification is offered for the lack of parking.

BACKGROUND INFORMATION

A) Previous Actions

- 08/03/88 The City Council approved a Rezoning (Z-0038-88) from N-U (Non-Urban) under Resolution of Intent to R-PD18 (Residential Planned Development – 18 Units Per Acre) to R-PD20 (Residential Planned Development – 20 Units Per Acre) on the subject property. The Planning Commission recommended approval. Staff recommended denial. The City Council amended the application to R-PD18 (Residential Planned Development – 18 Units Per Acre).
- 08/25/88 The Board of Zoning Adjustment approved a Variance (V-0102-88) to allow an eight-foot high block wall where six feet is the maximum height permitted on the property line between the proposed apartment development and single-family homes to the east, as part of a larger request. Staff recommended approval.
- 09/07/88 The City Council approved a Plot Plan and Aesthetic Review [Z-0038-88(1)] for a proposed 288-unit apartment development on the subject property. Staff recommended approval. The City Council conditioned the approval on the construction of a maximum of 280 units.

SDR-5828 - Staff Report Page Two
January 27, 2005 - Planning Commission Meeting

05/25/89 The Board of Zoning Adjustment approved a Variance (V-0033-89) to allow a proposed illuminated 51 square-foot, six-foot high property identification sign where a non-illuminated 32 square-foot sign with a maximum height of five feet is permitted on the subject property. Staff recommended approval.

B) Pre-Application Meeting

09/09/04 The need for a landscaping plan was discussed. Landscaping and parking may not comply with the current zoning ordinance. Application for waivers and a variance were initially discussed; however, the Department's policy for condominium conversions now is not to accept such deviation requests in order to urge compliance with current codes. Ultimately, only the standalone Site Development Plan Review was accepted for review by staff.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.19
Net Acres: 12.67

B) Existing Land Use

Subject Property: Multi-Family Residential (Apartments)
North: Single-Family Dwellings
South: Multi-Family Residential (Apartments)
East: Single-Family Dwellings
West: Multi-Family Residential (Apartments)

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: ML (Medium-Low Density Residential)
South: ML (Medium-Low Density Residential – along Yorktowne Road only)
 and M (Medium Density Residential)
East: ML (Medium-Low Density Residential)
West: M (Medium Density Residential) and SC (Service Commercial)

D) Existing Zoning

Subject Property: R-PD18 (Residential Planned Development – 18 Units Per Acre)
North: R-CL (Single-Family Compact-Lot)
South: R-PD18 (Residential Planned Development – 18 Units Per Acre)
East: R-PD8 (Residential Planned Development – 8 Units Per Acre)
West: R-3 (Medium Density Residential) and U (Undeveloped)

E) General Plan Compliance

The subject property is designated M (Medium Density Residential) on the Southwest Sector Map of the General Plan. This land use category allows residential development with a maximum density of 25 dwelling units per gross acre. The existing apartment complex has a density of 17.64 units per gross acre; therefore, the proposed conversion project conforms to the General Plan.

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

No special districts, zones, or plans are associated with the subject property.

PROJECT DESCRIPTION

The complex consists of 268 units in three two- and three-bedroom four-plexes, 33 two- and three-bedroom eight-plexes, and an office/clubhouse. All residential buildings are two stories in height. Recreational amenities include two swimming pools and a tot lot with benches, all centrally located. A landscaped meandering walk maintained by others abuts the north side of Yorktowne Road. Access is provided from Rainbow Boulevard and is protected by gates with a guard shack. A total of 462 parking spaces are provided, including 298 covered spaces. Landscaping is provided on the perimeter of the site and next to the buildings, but only sparingly in the parking areas.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD project are established by Site Development Plan Review. The following Development Standards are proposed for the subject property:

SDR-5828 - Staff Report Page Four
January 27, 2005 - Planning Commission Meeting

Standards	Proposed
Min. Lot Size	12.67 acres
Min. Lot Width	480 Feet
Min. Setbacks	
• Front	20 Feet
• Side	81 Feet
• Corner	20 Feet
• Rear	30 Feet
Max. Building Height	2 Stories / 30 Feet
Trash Enclosures	Walled, gated, roofed
Mech. Equipment	Screened

The existing development proposes development standards similar to other condominium developments in this area of the City. Parking and landscaping is deficient with regard to the current code; those issues are discussed in the appropriate sections below.

A2) Residential Adjacency Standards

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

- a) Proximity slope. Existing buildings along the eastern and northern portions of the property are approximately 30 feet tall at their highest point, requiring at least a 90-foot setback from the property lines of the single-family homes located to the east and north of the subject property. At their maximum height, these buildings are set back at least 120 feet from the protected properties; therefore, the Residential Adjacency Standards with respect to proximity slope have been met.
- b) Building setback. These same buildings along the eastern and northern portions of the property are also set back at least the minimum 10 feet required for the back yards of the protected single-family homes.

A3) Parking and Traffic Standards

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

SDR-5828 - Staff Report Page Five
January 27, 2005 - Planning Commission Meeting

Uses	Units	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Condominiums 2-bedroom	132	1.75 spaces/unit + 1 space per 6 units	253	N/A		
Condominiums 3-bedroom	136	2.00 spaces/unit + 1 space per 6 units	295	N/A		
TOTAL	268		548	N/A	462	0

The site met parking requirements when first approved, but is deficient 86 spaces according to current Zoning Code parking requirements. As a parking impaired development, changes can be made to the site as long as the redevelopment does not require additional parking spaces.

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 (164 uncovered spaces)	1 Tree/6 uncovered spaces + half of all trees at end of rows	42 Trees	22 Trees (14 at row ends)
Buffer:			
• Min. Trees (inside wall on north/east PL)	1 Tree/40 Linear Feet	38 Trees (1,500 Feet)	13 Trees 20 additional perimeter trees
• Min. Trees (insets)	Not specified	(19 insets)	35 Trees
• Min. Zone Width	15 Feet (Peak Dr.) 10 Feet (Rainbow Blvd./Yorktowne Rd.)		20 Feet 10 Feet 8 Feet
• Wall height	8 Feet (east PL) 6 Feet		not indicated

Instead of providing an open planter, the landscaped area along Rainbow Boulevard and Peak Drive consists of a property line wall with numerous insets, at which 24-inch box trees have been planted. A condition of approval of the Rezoning (Z-0038-88) associated with the original apartment project required trees to be placed at the insets with additional trees to be planted inside the walls on the north and east property lines at maximum spacing of 40 feet. Ten-foot wide planters are required by the current Landscape, Wall and Buffer Standards along Rainbow Boulevard and Yorktowne Road. A 15-foot wide planter is required along Peak Drive. An eight-foot wide planter is required along the eastern edge of the property. Spacing of trees is erratic. Parking lot landscaping consists of a tree at the end of most parking rows and sporadic planter fingers between parking canopies.

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
15.19 acres	17.64 du/ac	1.65	29.11 %	192,588 SF or 4.42 acres	25.82 %	170,872 SF or 3.92 acres

The site is deficient in open space from the Title 19 minimum by approximately one half-acre. The Zoning Code bases the minimum amount of open space to be provided on the gross acreage of the project.

A5) Sign Standards

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

All signage for the site is subject to the standards contained in Title 19.14 for multi-family developments in an R-PD zoning district, except where allowed by variance.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-PD18 (Residential Planned Development – 18 Units Per Acre), allowing residential development of up to 18.49 dwelling Units Per Acre. The current development (and proposed conversion) is a permitted use in an R-PD zone. The site plans may establish development standards for R-PD projects; however, the Zoning Code requires certain open space provisions to be met.

SDR-5828 - Staff Report Page Seven
January 27, 2005 - Planning Commission Meeting

- **Site Plan**

The site plan depicts an orderly arrangement of buildings and parking areas. Amenities such as pools and a clubhouse are provided for residents and guests. Trash facilities are sufficient and their design meets Code. However, the amount of perimeter and parking lot landscaping is deficient when judged against the current version of the Zoning Code. Staff does not encourage the conversion of non-conforming apartment complexes into condominium developments; rather, it recommends compliance with current codes where possible. As the subject development will be unable to provide adequate open space and landscaping, staff recommends denial. The parking deficiency is not considered to be non-conforming to the code, but certain restrictions are placed on parking-impaired developments.

- **Waivers**

No waivers are sought in conjunction with this project.

- **Landscape Plan**

The 1988 approval of the Rezoning (Z-0038-88) for this site did not specify how many trees were to be planted at the perimeter wall insets. A sufficient number of trees appear to be planted at these insets. However, another condition of approval required evergreen trees to be placed on the inside of the wall along Peak Drive, and these are not shown on the plan. Photos of existing landscaping in the development show a variety of deciduous and evergreen trees both on the perimeter and near the buildings. Palm trees have also been planted along Rainbow Boulevard, Yorktowne Road and along buildings facing Rainbow Boulevard.

- **Elevation**

The existing elevations are of adequate design and materials to be appropriate for and compatible with surrounding development in the area. The color scheme is changing to incorporate more earth tones into the design, which is preferable to the current turquoise accents.

- **Floor Plan**

Single-story units are contained primarily in eight-plexes and each contain two or three bedrooms with patios and balconies.

FINDINGS

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

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

Much of the surrounding area is currently developed with medium-low to medium density residential uses that are compatible with the proposed conversion.

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 development is in conformance with the M (Medium Density Residential) General Plan category. The project, however, fails to meet current Title 19 and Landscape, Wall and Buffer standards in regard to parking, perimeter and parking lot landscaping, and the provision of open space. The applicant is encouraged to bring the site into compliance with current codes, if possible, prior to the conversion of condominium units. If compliance is not possible, conversion of the units is not recommended.

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

The site has access to Rainbow Boulevard, an 80-foot Secondary Collector as designated on the Master Plan of Streets and Highways. This roadway will be adequate to meet the requirements of the proposed converted development.

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

The building materials are appropriate for this area, which will contain a blend of medium-low and medium density residential uses with a similar scale, appearance and design. Landscaping materials are inadequate under the current Landscape, Wall and Buffer Standards, and also appear not to comply with the conditions of approval for the original Aesthetic Review for the apartment complex. The applicant is encouraged to comply with current landscaping codes.

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 existing elevations are uniform in appearance and materials and create a pleasing environment for residents and guests.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED 281 [Mailed with VAR-5829]

APPROVALS 0

PROTESTS 0

BASIS OF BEARING

SOUTH 00° 10' 31" EAST - BEING THE CENTERLINE OF RAINBOW BOULEVARD (FORMERLY LORENZI BOULEVARD)
AS SHOWN PER FILE 07, PAGE 46 OF PARCEL MAPS, CLARK COUNTY RECORDS, NEVADA.

PARKING COUNT

EXISTING SPACES = 184
EXISTING COVERED SPACES = 286
TOTAL SPACES EXISTING = 462 - TOTAL REQUIRED = 848
132-2 BED @ 1.75 P.U. = 231 SPACES
135-3 BED @ 2 SPACES P.U. = 272 SPACES
VISITOR SPACES = 1 SPACE PER 6 UNITS = 286 UNITS = 48 SPACES

UNIT COUNT

EXISTING 2 BEDROOM UNITS = 132
EXISTING 3 BEDROOM UNITS = 135
TOTAL UNITS PROVIDED = 268
268 UNITS/15.10 ACRES = 17.64 D.U. PER ACRE

BASIS OF BEARING

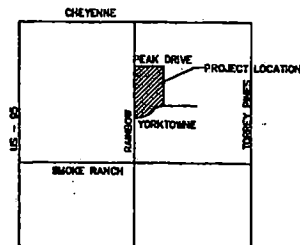
NORTH 00° 00' 48" WEST - BEING THE CENTERLINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST (NE 1/4) SECTION 20, TOWNSHIP 20 SOUTH, RANGE 02 EAST, N.D.M., CLARK COUNTY, NEVADA, PER FILE 11, PAGE 09 OF SURVEYS.

LEGAL DESCRIPTION

LOT 1 AS SHOWN PER FILE 07, PAGE 46 OF PARCEL MAPS ON FILE AT THE COUNTY RECORDERS OFFICE OF CLARK COUNTY, NEVADA.

AREA

GROSS AREA = 601,501 SQ. FT. OR 13.10 ACRES
NET AREA = 560,232 SQ. FT. OR 12.86 ACRES
PARKING AREA = 106,737 SQ. FT.
BUILDING AREA = 226,626.32 SQ. FT.
OPEN SPACE AREA = 170,671.68 SQ. FT. = 30.50 % OF NET AREA



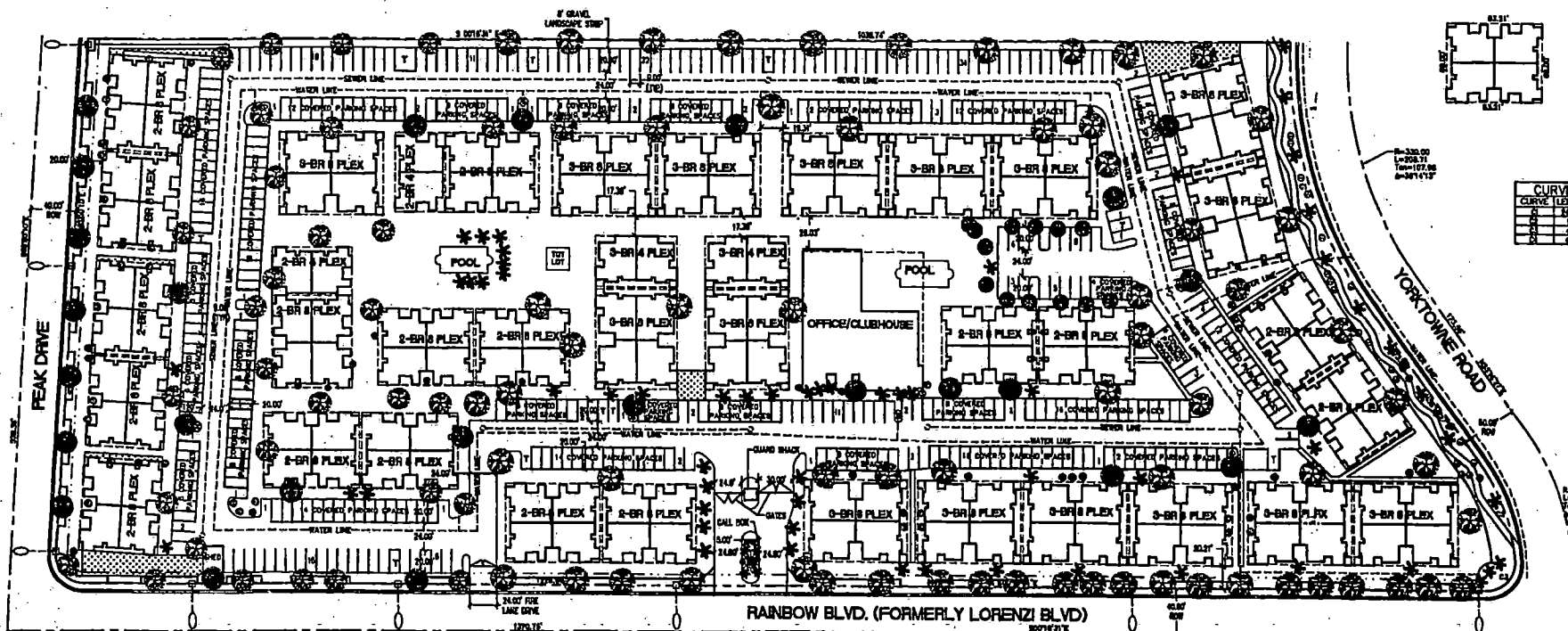
VICINITY MAP

N.T.S.

TYPICAL BUILDING DIMENSIONS



CURVE TABLE		
CHORD (LENGTH) RADIUS	CHORD BEARS	ARC BEARS
10	10.00	10.00
20	19.94	19.94
30	29.84	29.84
40	39.72	39.72
50	49.57	49.57
60	59.40	59.40
70	69.20	69.20
80	78.97	78.97
90	88.71	88.71
100	98.42	98.42

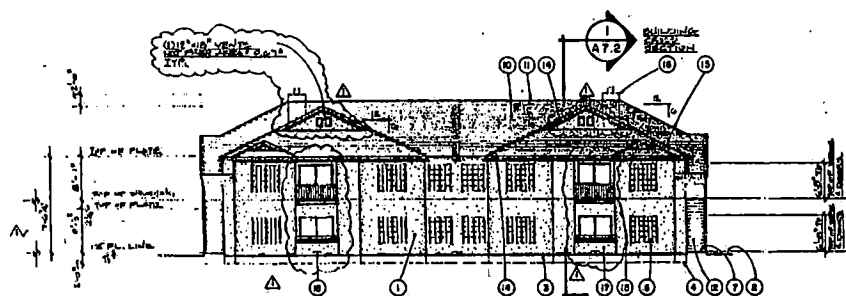


REVISED
1.11.05

SDR-5828
01/27/05 PC

RECEIVED
JAN 11 REC'D

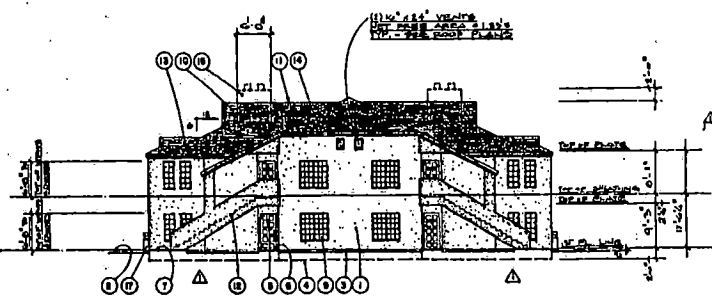
RECEIVED
DEC 14 2004



TYPICAL FRONT ELEVATION - 3 BR. 8- PLEX BUILDING

(OPPOSITE SIDE - OPPOSITE HAND)

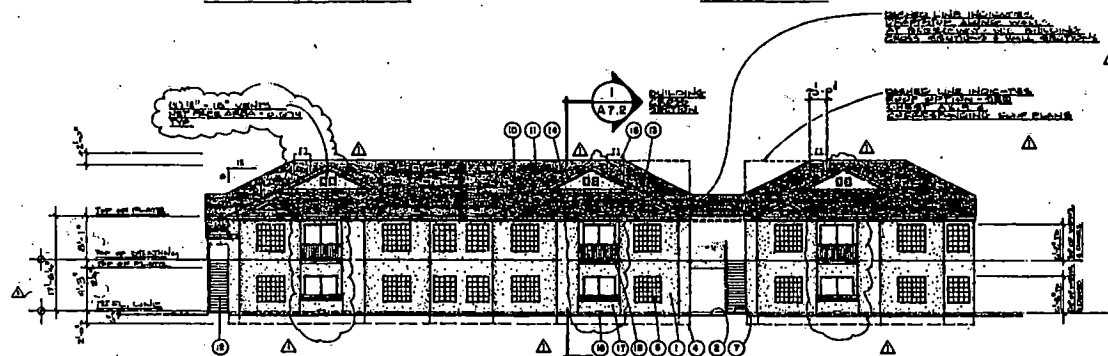
SCALE: 3/32" = 1'-0"



TYPICAL END ELEVATION - 3 BR. BUILDINGS

(OPPOSITE SIDE - OPPOSITE HAND)

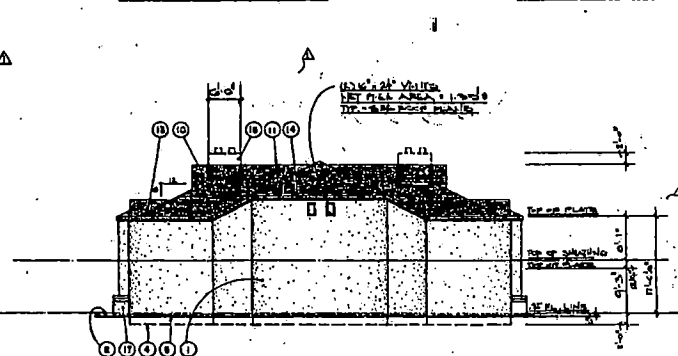
SCALE: 3/32" = 1' - 0"



TYPICAL FRONT ELEVATION - 3 BR. 12- PLEX BUILDING

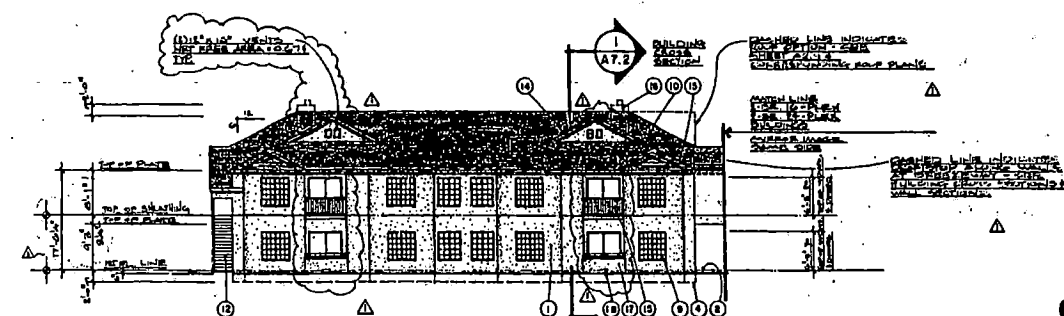
(OPPOSITE SIDE - OPPOSITE HAND)

SCALE: 3/32" = 1'-0"



END ELEVATION - 3 BR. 12-PLEX BUILDING

SCALE: 3/32" = 1' - 0"



TYPICAL PARTIAL FRONT ELEVATION - 3-BR. 16 & 24 PLEX BLDG'S

SCALE: 3/32" = 1' - 0"

NOTE:
3/4" T. & G. EXTERIOR GRADE PLYWOOD AT
ALL SECOND FLOOR BALCONY AND STAIR
LANDING FLOORS (IN LIEU OF WATERBOARD) --
SEE SECTIONS AND DETAILS.

SDR-5828
01/27/05 PC

[illegible]

CONSULTANTS:
CONTRACT
DRAWINGS

FEB 16 1989

Telephone: (702) 454-1227
 Fax: (702) 454-5071


 national association of
 broadcasters

set title:
EXTERIOR ELEVATIONS
3-BF. BUILDINGS
title:
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

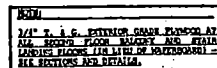
job number: 8834
cadd number:
date: NOVEMBER 28, 1980
drawn by:
checked by:

revision:
DEC. 6, 1988

chest no.:

AG.2

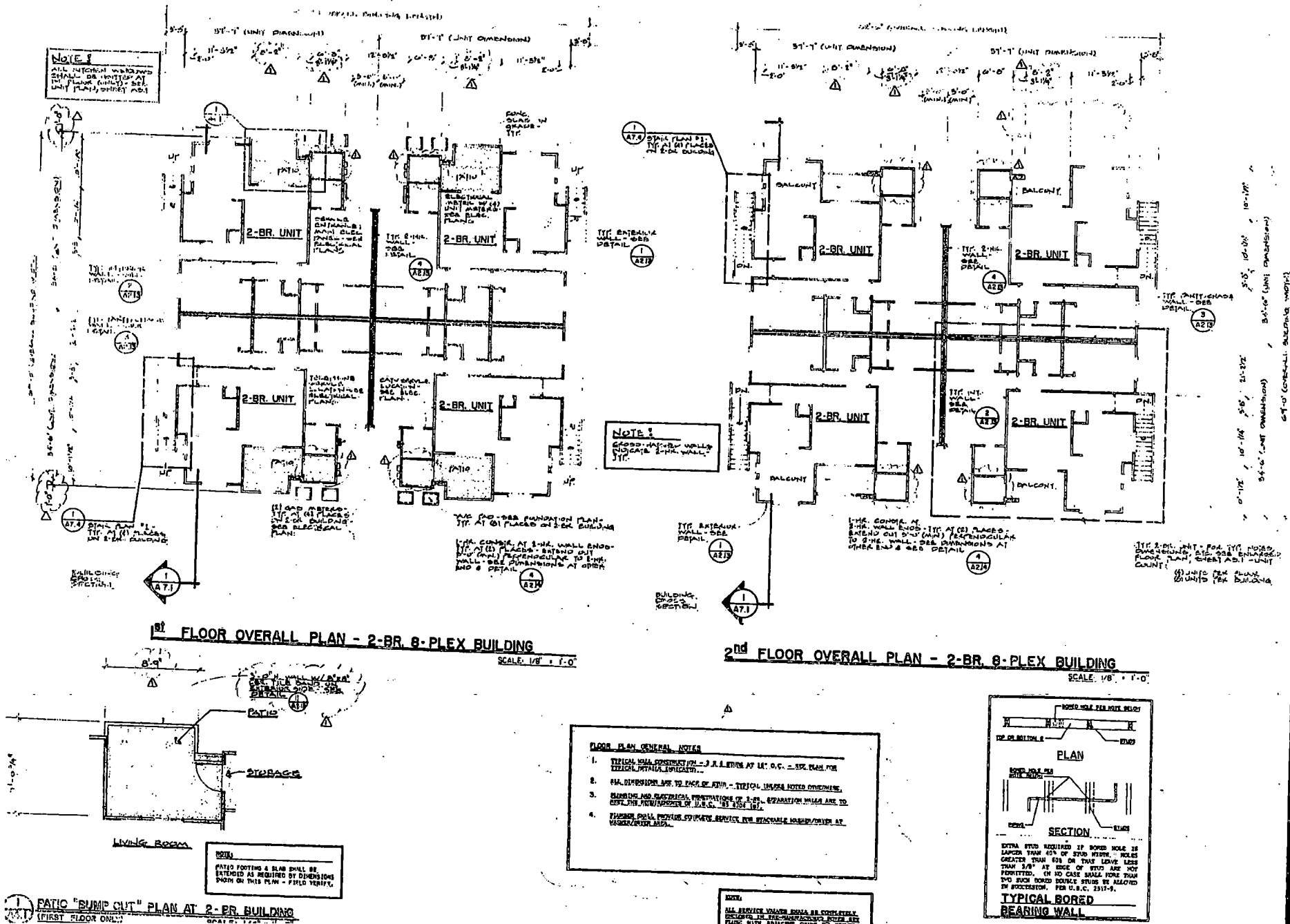
SDR-5828
01/27/05 PC



195.1

RECEIVED
DEC 14

SDR-5828
01/27/05 PC



CONSULTANTS
CONTR.
DRAW
FEE

TEALBIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

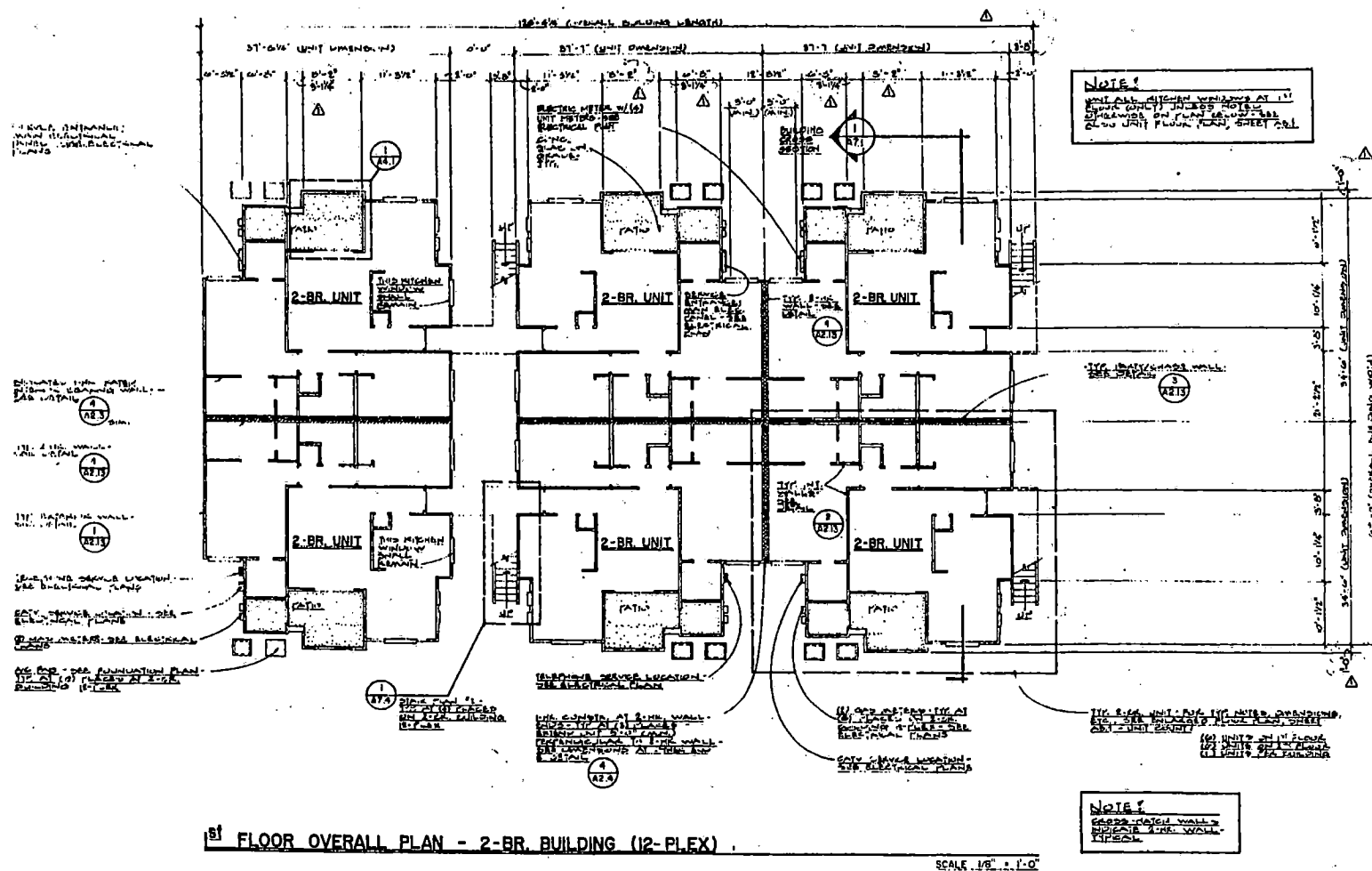
Job number: 0034
code number:
DATE: DECEMBER 28, 1999
drawn by:
checked by:

DATE: DEC. 8, 1999

sheet no.: 1278 11

RECEIVED
DEC 14 21

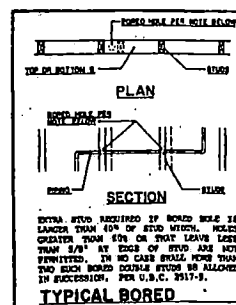
SDR-5828
01/27/05 PC



NOTE:
ALL SERVICE VALVES SHALL BE COMPLETELY
DESIGNED IN FOR-MANUFACTURED HOUSE SET
FLUSH WITH ADJACENT GRADE TO PREVENT
EXPOSURE FROM HEAVY AND THE
ELEMENTS. MAINLINE ENTRY ACCESS FOR
BOND-OFF AND/OR SERVICE.

FLOOR PLAN GENERAL NOTES

1. TYPICAL WALL CONSTRUCTION - 8" & 4" STUCCO AT 18" O.C. - SEE PLAN FOR TYPICAL DETAILS INDICATED.
2. ALL DIMENSIONS ARE TO FACE OF STUCCO - TYPICAL UNLESS NOTED OTHERWISE.
3. CLADDING AND ELECTRICAL PENETRATIONS OF THIS ELEVATION WALLS ARE TO BE THE RESPONSIBILITY OF U.O.C. '85 4104 TEL.
4. SLURRY WALL PROVIDES COMPLETE SERVICE FOR STRUCTURAL WATER/SEWER AT WATER/SEWER AREA.



CONSULTANTS
CONTRACT
DRAWINGS

1. **1970-1971** - 1970-1971
 2. **1971-1972** - 1971-1972
 3. **1972-1973** - 1972-1973
 4. **1973-1974** - 1973-1974
 5. **1974-1975** - 1974-1975
 6. **1975-1976** - 1975-1976
 7. **1976-1977** - 1976-1977
 8. **1977-1978** - 1977-1978
 9. **1978-1979** - 1978-1979
 10. **1979-1980** - 1979-1980
 11. **1980-1981** - 1980-1981
 12. **1981-1982** - 1981-1982
 13. **1982-1983** - 1982-1983
 14. **1983-1984** - 1983-1984
 15. **1984-1985** - 1984-1985
 16. **1985-1986** - 1985-1986
 17. **1986-1987** - 1986-1987
 18. **1987-1988** - 1987-1988
 19. **1988-1989** - 1988-1989
 20. **1989-1990** - 1989-1990
 21. **1990-1991** - 1990-1991
 22. **1991-1992** - 1991-1992
 23. **1992-1993** - 1992-1993
 24. **1993-1994** - 1993-1994
 25. **1994-1995** - 1994-1995
 26. **1995-1996** - 1995-1996
 27. **1996-1997** - 1996-1997
 28. **1997-1998** - 1997-1998
 29. **1998-1999** - 1998-1999
 30. **1999-2000** - 1999-2000
 31. **2000-2001** - 2000-2001
 32. **2001-2002** - 2001-2002
 33. **2002-2003** - 2002-2003
 34. **2003-2004** - 2003-2004
 35. **2004-2005** - 2004-2005
 36. **2005-2006** - 2005-2006
 37. **2006-2007** - 2006-2007
 38. **2007-2008** - 2007-2008
 39. **2008-2009** - 2008-2009
 40. **2009-2010** - 2009-2010
 41. **2010-2011** - 2010-2011
 42. **2011-2012** - 2011-2012
 43. **2012-2013** - 2012-2013
 44. **2013-2014** - 2013-2014
 45. **2014-2015** - 2014-2015
 46. **2015-2016** - 2015-2016
 47. **2016-2017** - 2016-2017
 48. **2017-2018** - 2017-2018
 49. **2018-2019** - 2018-2019
 50. **2019-2020** - 2019-2020
 51. **2020-2021** - 2020-2021
 52. **2021-2022** - 2021-2022
 53. **2022-2023** - 2022-2023
 54. **2023-2024** - 2023-2024
 55. **2024-2025** - 2024-2025
 56. **2025-2026** - 2025-2026
 57. **2026-2027** - 2026-2027
 58. **2027-2028** - 2027-2028
 59. **2028-2029** - 2028-2029
 60. **2029-2030** - 2029-2030
 61. **2030-2031** - 2030-2031
 62. **2031-2032** - 2031-2032
 63. **2032-2033** - 2032-2033
 64. **2033-2034** - 2033-2034
 65. **2034-2035** - 2034-2035
 66. **2035-2036** - 2035-2036
 67. **2036-2037** - 2036-2037
 68. **2037-2038** - 2037-2038
 69. **2038-2039** - 2038-2039
 70. **2039-2040** - 2039-2040
 71. **2040-2041** - 2040-2041
 72. **2041-2042** - 2041-2042
 73. **2042-2043** - 2042-2043
 74. **2043-2044** - 2043-2044
 75. **2044-2045** - 2044-2045
 76. **2045-2046** - 2045-2046
 77. **2046-2047** - 2046-2047
 78. **2047-2048** - 2047-2048
 79. **2048-2049** - 2048-2049
 80. **2049-2050** - 2049-2050
 81. **2050-2051** - 2050-2051
 82. **2051-2052** - 2051-2052
 83. **2052-2053** - 2052-2053
 84. **2053-2054** - 2053-2054
 85. **2054-2055** - 2054-2055
 86. **2055-2056** - 2055-2056
 87. **2056-2057** - 2056-2057
 88. **2057-2058** - 2057-2058
 89. **2058-2059** - 2058-2059
 90. **2059-2060** - 2059-2060
 91. **2060-2061** - 2060-2061
 92. **2061-2062** - 2061-2062
 93. **2062-2063** - 2062-2063
 94. **2063-2064** - 2063-2064
 95. **2064-2065** - 2064-2065
 96. **2065-2066** - 2065-2066
 97. **2066-2067** - 2066-2067
 98. **2067-2068** - 2067-2068
 99. **2068-2069** - 2068-2069
 100. **2069-2070** - 2069-2070
 101. **2070-2071** - 2070-2071
 102. **2071-2072** - 2071-2072
 103. **2072-2073** - 2072-2073
 104. **2073-2074** - 2073-2074
 105. **2074-2075** - 2074-2075
 106. **2075-2076** - 2075-2076
 107. **2076-2077** - 2076-2077
 108. **2077-2078** - 2077-2078
 109. **2078-2079** - 2078-2079
 110. **2079-2080** - 2079-2080
 111. **2080-2081** - 2080-2081
 112. **2081-2082** - 2081-2082
 113. **2082-2083** - 2082-2083
 114. **2083-2084** - 2083-2084
 115. **2084-2085** - 2084-2085
 116. **2085-2086** - 2085-2086
 117. **2086-2087** - 2086-2087
 118. **2087-2088** - 2087-2088
 119. **2088-2089** - 2088-2089
 120. **2089-2090** - 2089-2090

sheet title:
1ST FLOOR OVERALL FLOOR PLAN
2-BR. 12-PLEX BUILDING

app title:
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

job number: 8834
odd number:
date: NOVEMBER 28, 1968
drawn by:
checked by:

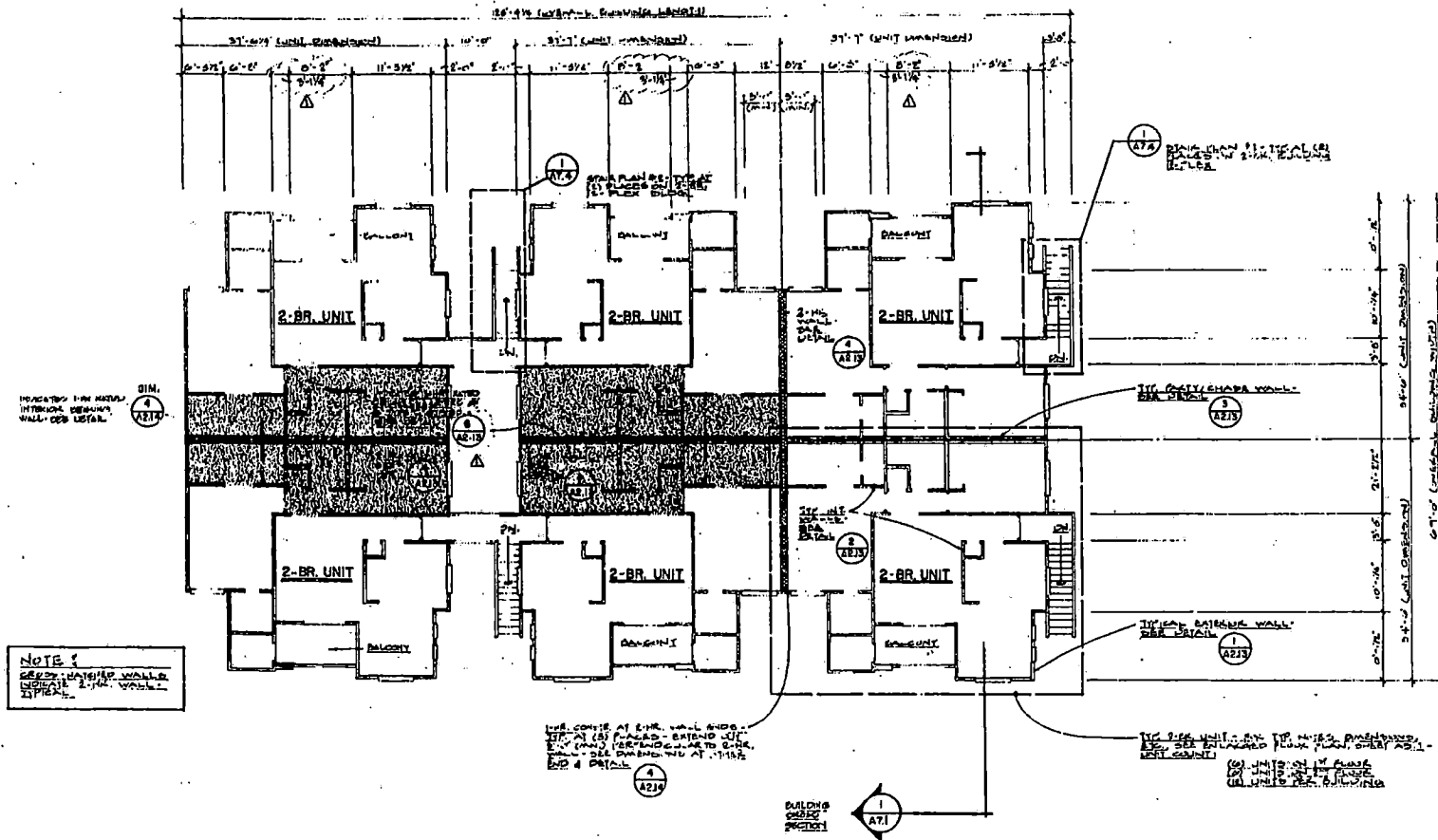
revision:
1 DEC. 6, 1958

sheet no.:

A4.2

RECEIVED
DEC 14 201

SDR-5828
01/27/05 PC



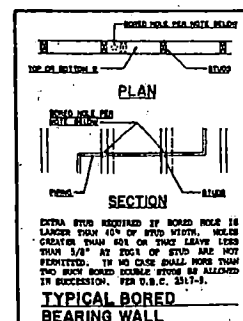
2nd FLOOR OVERALL PLAN - 2-BR. BUILDING (12-PLEX)

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

NOTE:
ALL SERVICE VALVES SHALL BE COMPLETELY
REMOVED IN THE MANHOLE ROOM BY
THE OWNER AFTER THE BUILDING IS
OCCUPIED. THE OWNER SHALL BE
RESPONSIBLE FOR THE REMOVAL OF
THESE VALVES.

FLOOR PLAN GENERAL NOTES

1. TYPICAL WALL CONSTRUCTION - 8" x 8" STUDS AT 16" O.C. - SEE PLAN FOR
TYPICAL WALL DETAIL.
2. WALL THICKNESS ARE TO FACE OF STUD - TYPICAL (UNLESS NOTED OTHERWISE).
3. MARKING AND ELECTRICAL NOTATIONS OF 1/2" - 1/4" SPACING MARKS ARE TO
NOT THE REQUIREMENTS OF U.S.C. 3117-1.
4. WALLS SHALL PROVIDE COMPLETE SERVICE FOR STANCHION WALLS/DRIVE AT
GARAGE/DRIVE AREA.



CONTRACT
DRAWINGS
FEB. 16, 1989

CONSULTANT
ARCHITECT
FEB. 16, 1989

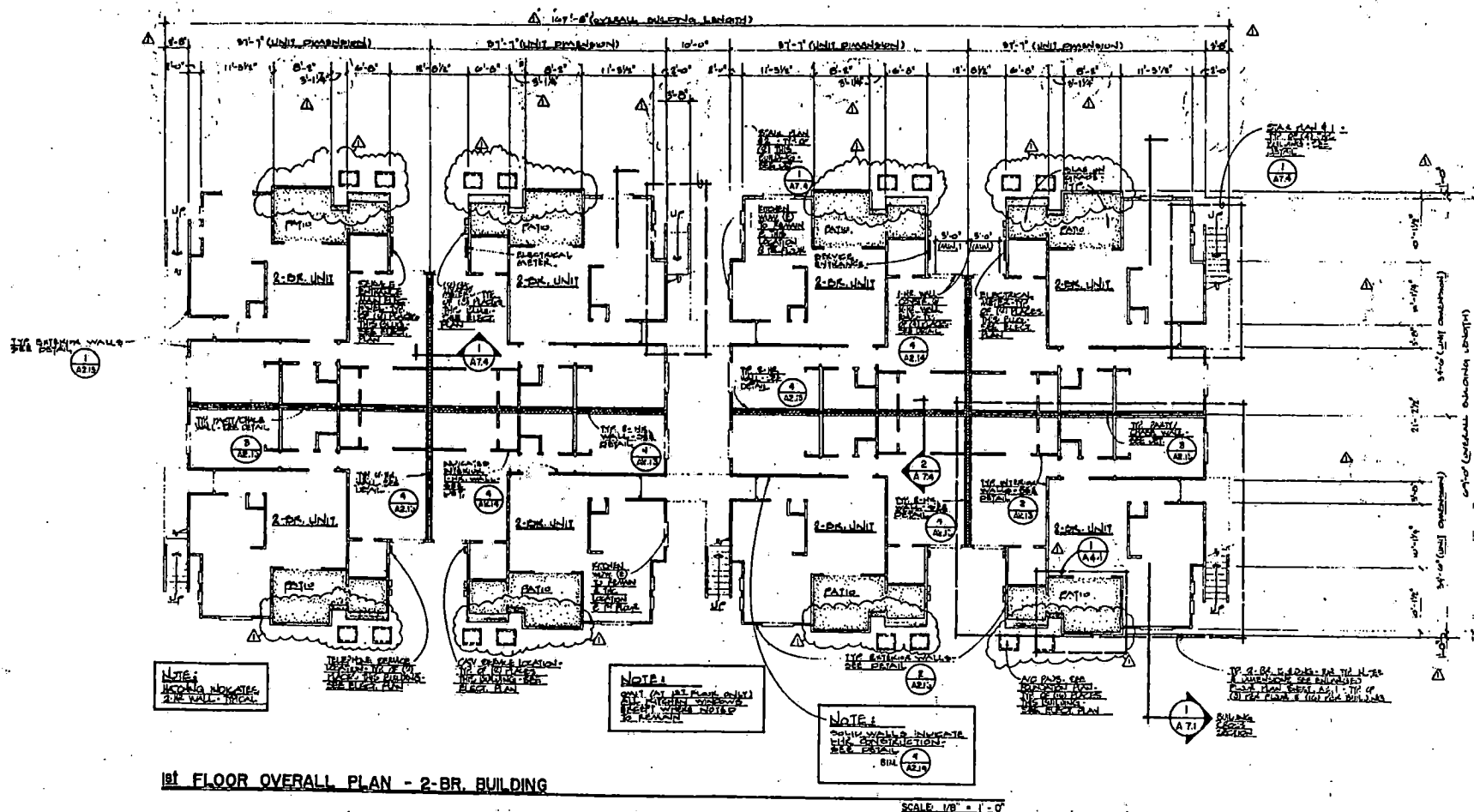
Sheet title:
2nd FLOOR OVERALL FLOOR PLAN
2-BR. 12-PLEX BUILDING
Job title:
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

Job number: 8824
Code number:
DATE/REVISION: 01/27/05

Drawn by:
Checked by:
Date: DEC. 8, 1988

Sheet no.:
A4.9

RECEIVED
DEC 14 200



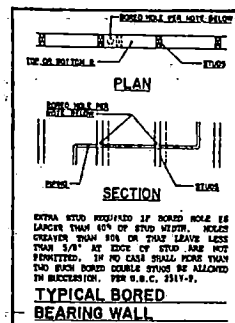
1st FLOOR OVERALL PLAN - 2-BR. BUILDING

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

NOTE:
ALL ROOMS SHALL BE
FINISHED WITH 1/2" PLASTER
ON ALL WALLS AND CEILING.

NOTE:
PAINTS, STAINING, AND FINISHES
SHALL BE AS SHOWN ON THE
FINISH SCHEDULE.

- FLOOR PLAN GENERAL NOTES
1. TYPICAL WALL CONSTRUCTION - 8" C.C. STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAILS INDICATING.
 2. ALL DIMENSIONS ARE TO FACE OF STUD - TYPICAL UNLESS NOTED OTHERWISE.
 3. PLUMBING AND ELECTRICAL PENETRATIONS OF 2" DIA. SEPARATION WALLS ARE TO BE MADE IN ACCORDANCE WITH U.B.C. 1973 SECTION 1901.
 4. PLUMBER SHALL PROVIDE COMPLETE SECTION FOR WASHERS/DRAIN AT EXTERIOR WALLS.
 5. ALL SERVICE VALVES SHALL BE COMPLETELY ENCLOSED IN P.C. CONCRETE. ROOF LIFT VALVE AND SERVICE COCK TO PROVIDE PROTECTION FROM ABUSE AND THE ELEMENTS. MAINTAIN EASY ACCESS FOR SHUT-OFF AND/OR SERVICE.



SDR-5828
01/27/05 PC

CONTRACT
DRAWINGS
FEB. 16, 1989

CONSULTANTS:
ARCHITECT: J. V. JONES
ENGINEER: J. V. JONES
LANDSCAPE ARCHITECT: J. V. JONES
INTERIOR DESIGNER: J. V. JONES
PAINTER: J. V. JONES
CARPENTER: J. V. JONES
ELECTRICIAN: J. V. JONES
PLUMBER: J. V. JONES
MECHANICAL: J. V. JONES
GENERAL CONTRACTOR: J. V. JONES

sheet title:
1st-FLOOR OVERALL FLOOR PLAN
2-BR. 16-PLEX BUILDING
job title:
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

job number: 8834
code number:
date: NOVEMBER 28, 1988
drawn by:
checked by:

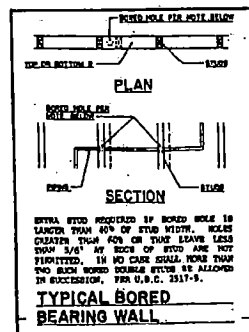
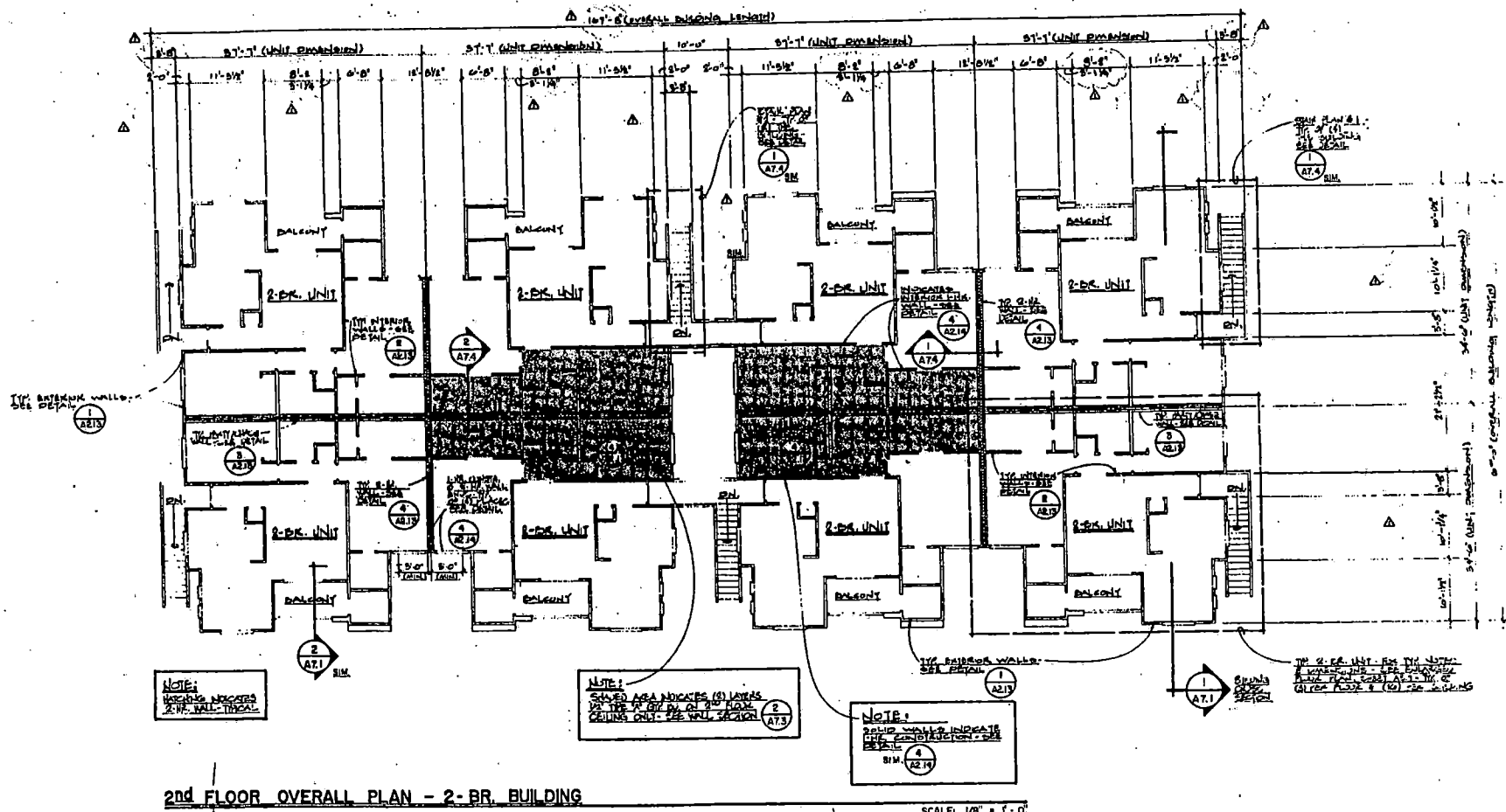
revision:

1 DEC. 6, 1988

sheet no.:

PL-4

RECEIVED
DEC 14 2004



- FLOOR PLAN GENERAL NOTES**
1. TYPICAL WALL CONSTRUCTION - 2" X 4" STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL WALL SECTION.
 2. ALL DIMENSIONS ARE TO FACE OF STUD - TYPICAL UNLESS NOTED OTHERWISE.
 3. FINISHING AND ELECTRICAL PENETRATIONS OF 2" OR MORE SEPARATION WALLS ARE TO BE MADE IN ACCORDANCE WITH S.D.C. 2317-5.
 4. PLASTER SHALL PROVIDE COMPLETE SERVICE FOR FINISHING/OUTLET AT BASEMENT AREA.
 5. ALL SERVICE VALVES SHALL BE COMPLETELY ENCLOSED IN PRE-CAST CONCRETE WITH 1/2" THICK DOWEL BARS TO PROVIDE PROTECTION FOR KICKS AND IMPACTS. PROVIDE EASY ACCESS FOR SERVICE MAINTENANCE.

SDR-5828
01/27/05 PC

CONTRACT
DRAWINGS
FEB. 18, 1989

CONSULTANTS
ARCHITECTS - 4000
ENGINEERS - 4000
PLUMBERS - 4000
ELECTRICIANS - 4000
MECHANICAL - 4000
STRUCTURAL - 4000
LANDSCAPE ARCHITECTS - 4000
INTERIOR DESIGNERS - 4000
PAINTERS - 4000
CARPENTERS - 4000
IRONWORKERS - 4000
ROOFERS - 4000
GLAZIERS - 4000
MASONRY - 4000
SMITHS - 4000
WELDERS - 4000
BLACKSMITHS - 4000
JEWELERS - 4000
WATCHMAKERS - 4000
CLOCKMAKERS - 4000
TOYMAKERS - 4000
LEATHERWORKERS - 4000
TEXTILE WORKERS - 4000
FABRICATORS - 4000
METALWORKERS - 4000
WOODWORKERS - 4000
CARPENTERS - 4000
JOINERS - 4000
CABINETMAKERS - 4000
FURNITUREMAKERS - 4000
GLASSWORKERS - 4000
STAINED GLASS - 4000
MOSAICISTS - 4000
TILESETTERS - 4000
PAINTERS - 4000
PAPERHANGERS - 4000
CARPENTERS - 4000
ROOFERS - 4000
GLAZIERS - 4000
MASONRY - 4000
SMITHS - 4000
WELDERS - 4000
BLACKSMITHS - 4000
JEWELERS - 4000
WATCHMAKERS - 4000
CLOCKMAKERS - 4000
TOYMAKERS - 4000
LEATHERWORKERS - 4000
TEXTILE WORKERS - 4000
FABRICATORS - 4000
METALWORKERS - 4000
WOODWORKERS - 4000
CARPENTERS - 4000
JOINERS - 4000
CABINETMAKERS - 4000
FURNITUREMAKERS - 4000
GLASSWORKERS - 4000
STAINED GLASS - 4000
MOSAICISTS - 4000
TILESETTERS - 4000
PAINTERS - 4000
PAPERHANGERS - 4000

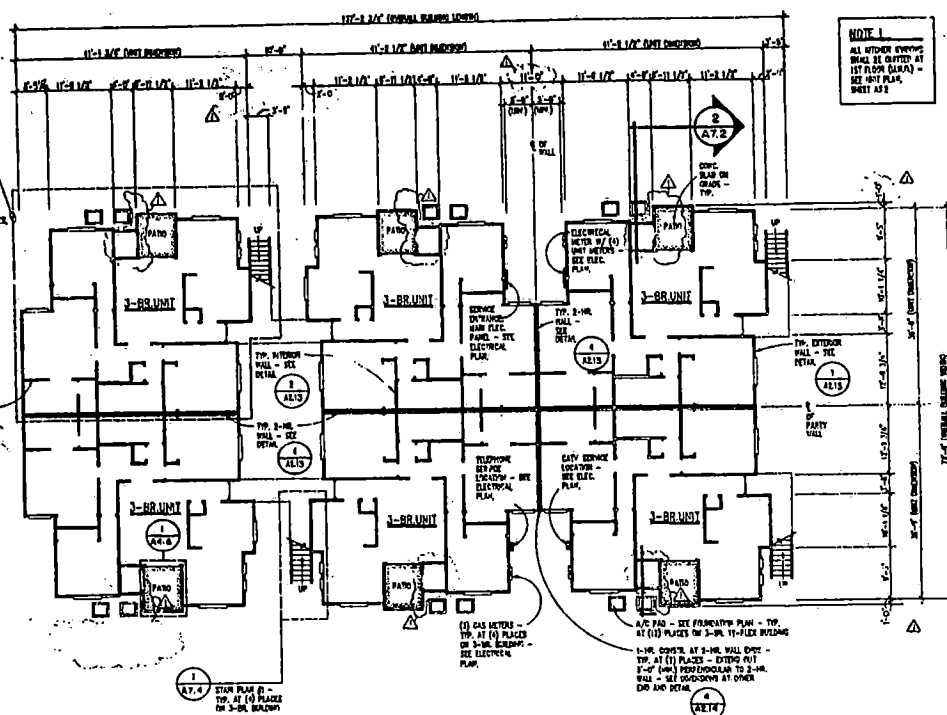
SHEET TITLE
2ND FLOOR OVERALL FLOOR PLAN
2-BR. 16-FLEX BUILDING
JOB TITLE
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

JOB NUMBER: 8834
CADD NUMBER:
DATE: NOVEMBER 22, 1988
DRAWN BY:
CHECKED BY:

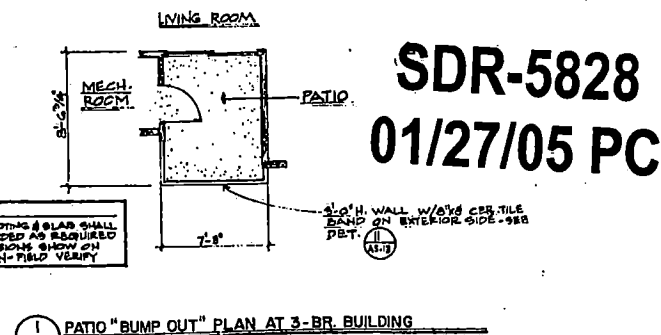
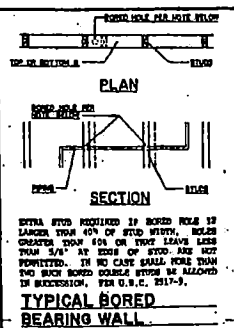
REVISION:
1. DEC. 8, 1988

SHEET NO.:

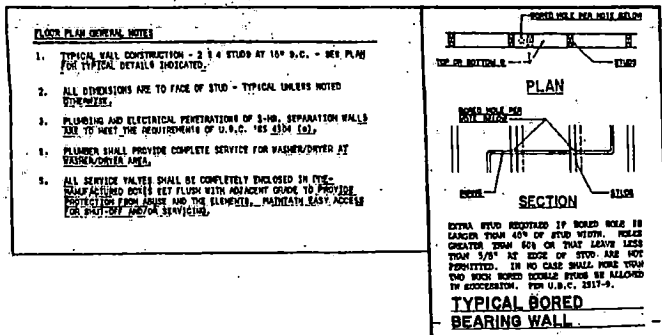
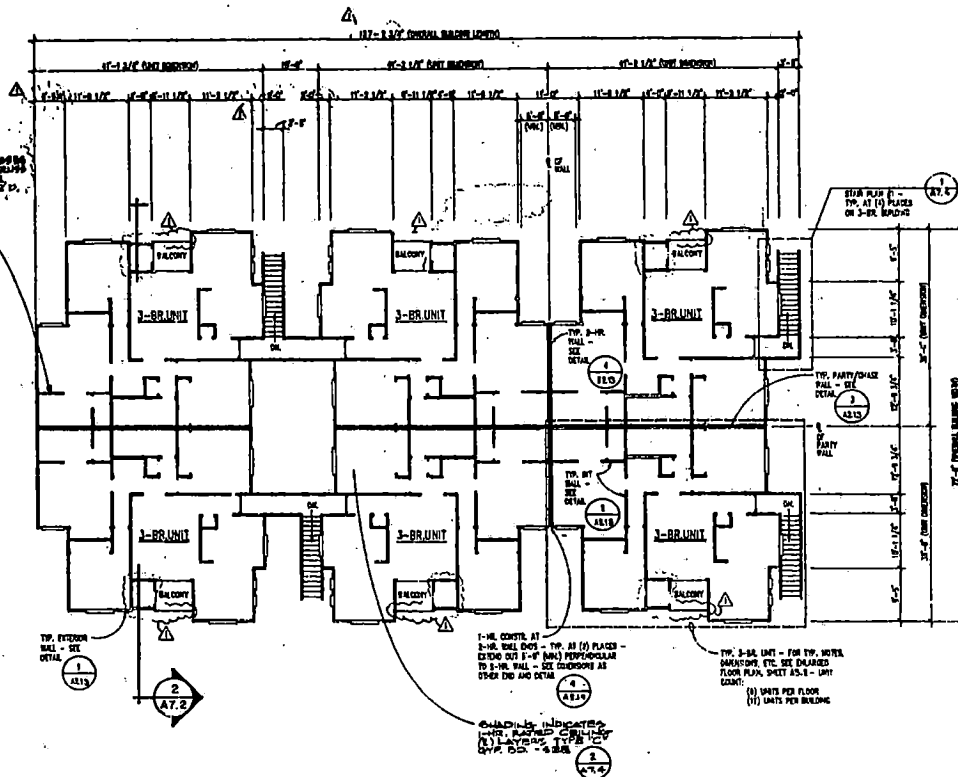
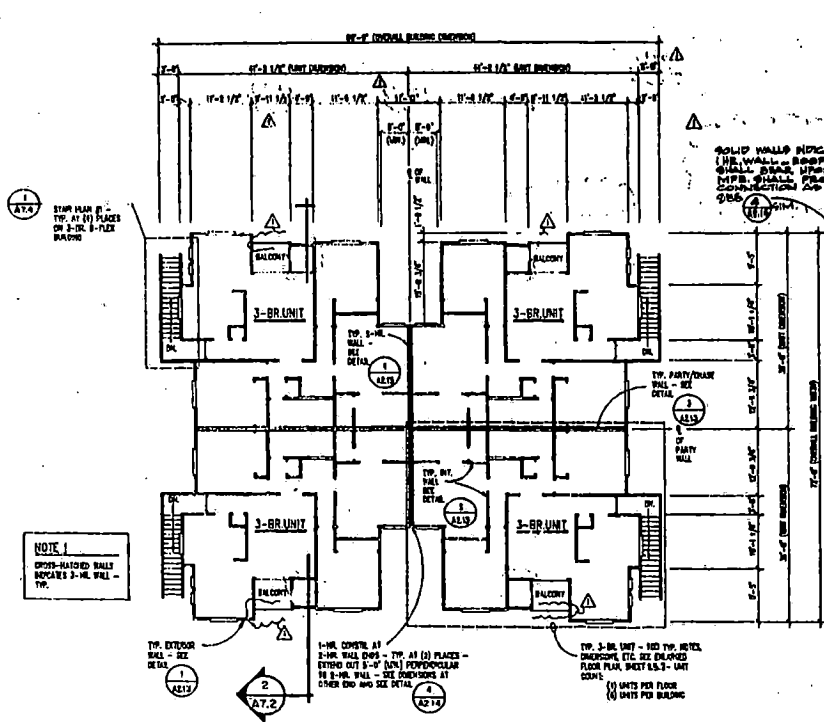
A4.5

[illegible]

- FLOOR PLAN GENERAL NOTES
1. TYPICAL WALL CONSTRUCTION = 2 X 4 STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAILING & JOINTING.
 2. ALL DIMENSIONS ARE TO FACE OF STUD - TYPICAL UNLESS NOTED OTHERWISE.
 3. PLUMBING AND ELECTRICAL PENETRATIONS OF 2-INCH SEPARATION WALLS ARE TO MEET THE REQUIREMENTS OF U.P.S. 15.03 (a).
 4. PLUMBER SHALL PROVIDE COMPLETE STRAPS FOR WASHIN/WATER AT VESSEL PENETRATIONS.
 5. ALL SERVICE VALVES SHALL BE COMPLETELY ENCLOSED IN FIRE-RESISTANT CABINETS LOCATED WITHIN ADJACENT ROOMS. PROVIDE KEYS TO ALL CABINETS AND THE ELEMENTS, MAINLINE FLOW ACCESS FOR EMERGENCY SHUT DOWN.



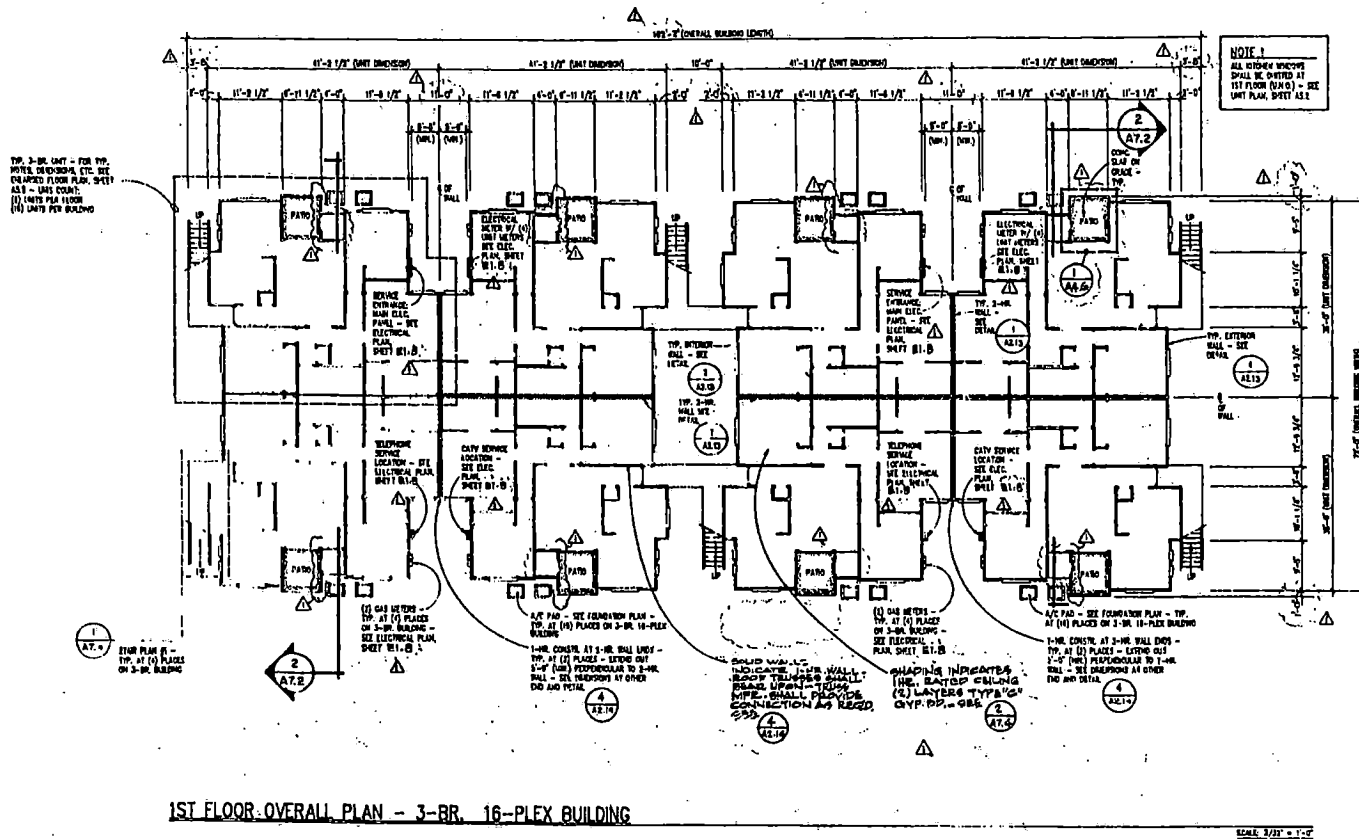
RECEIVED
DEC 14 2004



SDR-5828
01/27/05 PC

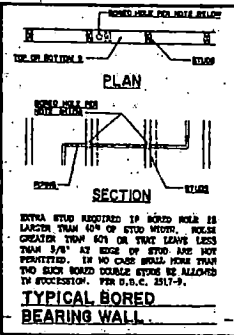
CONTRACT DRAWINGS FEB. 18, 1989	
CONSULTANT: 	PROJECT: 3-3R. 8-12-PLEX BUILDING TEALARIAR VILLAGE APARTMENT COMPLEX FOR: ROBERT V. JONES, COFF.
SHEET NO.: 11	JOB NO.: 0024
DATE: DEC. 8, 1989	CHECKED BY: [Signature]
SHEET NO.: 11.7	

RECEIVED
DEC 14 2004



1ST FLOOR OVERALL PLAN - 3-BR. 16-PLEX BUILDING

- PLUMBING GENERAL NOTES**
1. TYPICAL WALL CONSTRUCTION - 2 X 4 STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAILS INDICATED.
 2. ALL DIMENSIONS ARE TO FACE OF STUD - TYPICAL WALLS NOTED OTHERWISE.
 3. PLUMBING AND ELECTRICAL PENETRATIONS OF WALLS, REPAIRS, REINFORCEMENT SHALL BE TO MEET THE REQUIREMENTS OF U.S.C. (49 USC. 1611).
 4. PLASTER SHALL PROVIDE COMPLETE SERVICE FOR NAME/OWNER AT FINISHED INTERIOR AREA.
 5. ALL SERVICE VALVES SHALL BE COMPLETELY ENCLOSED IN PRE-CAST CONCRETE. SET FLUSH WITH ADJACENT GRADE TO PROVIDE PROTECTION FROM ABUSE AND THE ELEMENTS. MAINTAIN FAST ACCESS FOR REPAIR OF MAIN OR SERVICE LINES.



SDR-5828
01/27/05 PC

CONTRACT
DRAWINGS
FEB. 16, 1989

Archiv - d-809
Date 7/2 64 1277
Page 7/2 64 9911



may have been the commoner with
a single garden drive

1ST FLOOR OVERALL PLAN
3-BP., 16-PLEX BUILDING
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

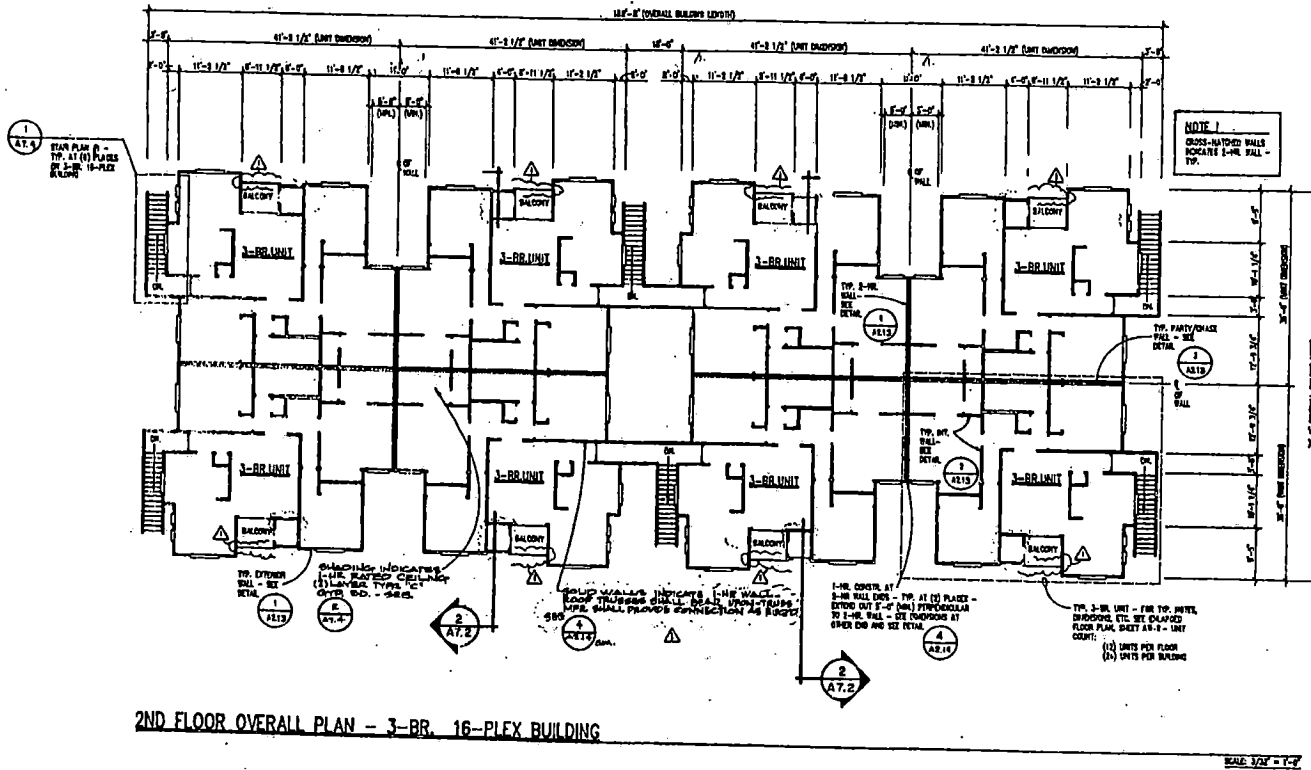
job number: 8834
odd number:
date: NOVEMBER 20, 1988
drawn by:
checked by:

revision:
DEC 8 1988

revision:	DEC. 8, 1988

sheet no.:
A4.88

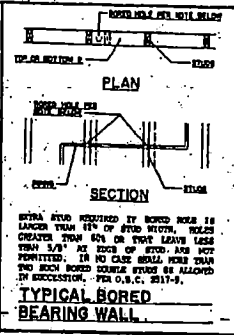
RECEIVED
DEC 14 2004



2ND FLOOR OVERALL PLAN - 3-BR. 16-PLEX BUILDING

SCALE 3/8\"/>

- FLOOR PLAN GENERAL NOTES**
1. TYPICAL WALL CONSTRUCTION - 2 # 4 STUDS AT 16\"/>



CONTRACT
DRAWINGS
FEB. 16, 1989

CONSULTANT:
ARCHITECT: J. JONES & ASSOCIATES
1000 10TH AVENUE, S.W.
ATLANTA, GEORGIA 30334
PHONE (404) 525-9000

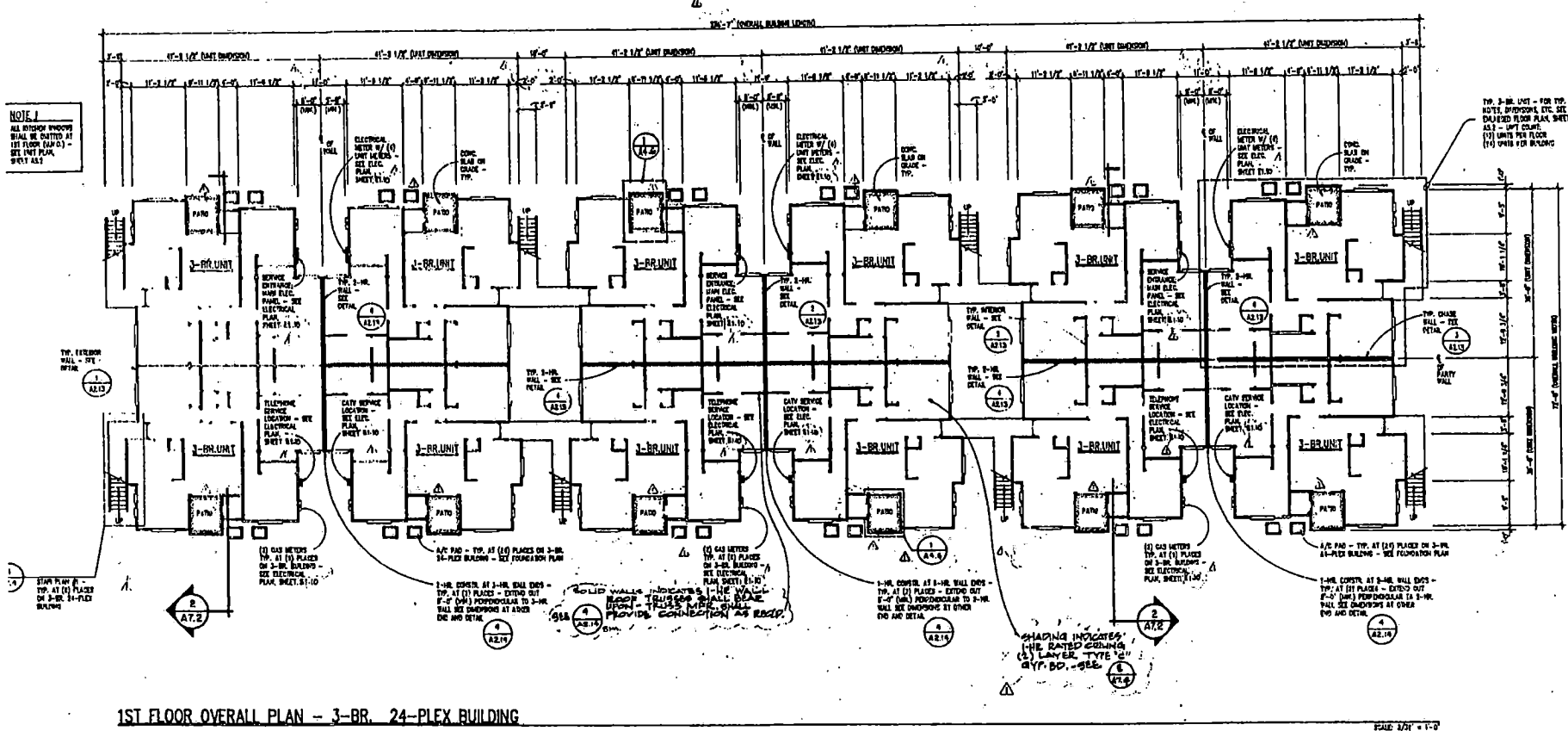
2ND FLOOR OVERALL PLAN
3-BR. 16-PLEX BUILDING
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

Job number: 8834
code number:
date: NOVEMBER 18, 1989
drawn by:
checked by:

revision:
A. DEC. 6, 1989

sheet no.:
A7.9

RECEIVED
DEC 14 2004

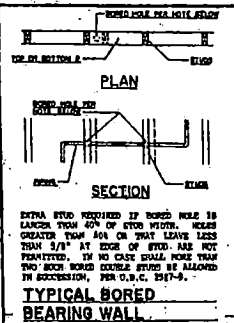


1ST FLOOR OVERALL PLAN - 3-BR. 24-PLEX BUILDING

SCALE: 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. TYPICAL WALL CONSTRUCTION - 8" R.C. STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAILS INDICATED.
2. ALL DIMENSIONS ARE TO FACE OF STUD - TYPICAL, UNLESS NOTED OTHERWISE.
3. PLUMBING AND ELECTRICAL PENETRATIONS OF 2-IN. SEPARATION WALLS ARE TO MEET THE REQUIREMENTS OF U.B.C. 1971 1901.10.
4. PLUMBER SHALL PROVIDE COMPLETE SERVICE FOR BASHER/OWNER AT BASHER/OWNER'S RISK.
5. ALL SERVICE VENTS SHALL BE COMPLETELY ENCLOSED IN PRE-INSULATED BOXES SET FLUSH WITH ADJACENT GROUND TO PROVIDE PROTECTION FROM DAMAGE BY ELEMENTS. MATERIALS MUST ACCORD TO MFG. OF JOINTS AND JOINTS.



consultants
**CONTRACT
DRAWINGS**
FEB. 18, 1989

189

architecte - designers
 (702) 454-1277
 (702) 454-2971

**coronavirus bureau associates
the coronavirus center
cactus garden drive**

street title:
1ST FLOOR OVERALL PLAN
3-BR. 24-PLEX BUILDING
job title:
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:

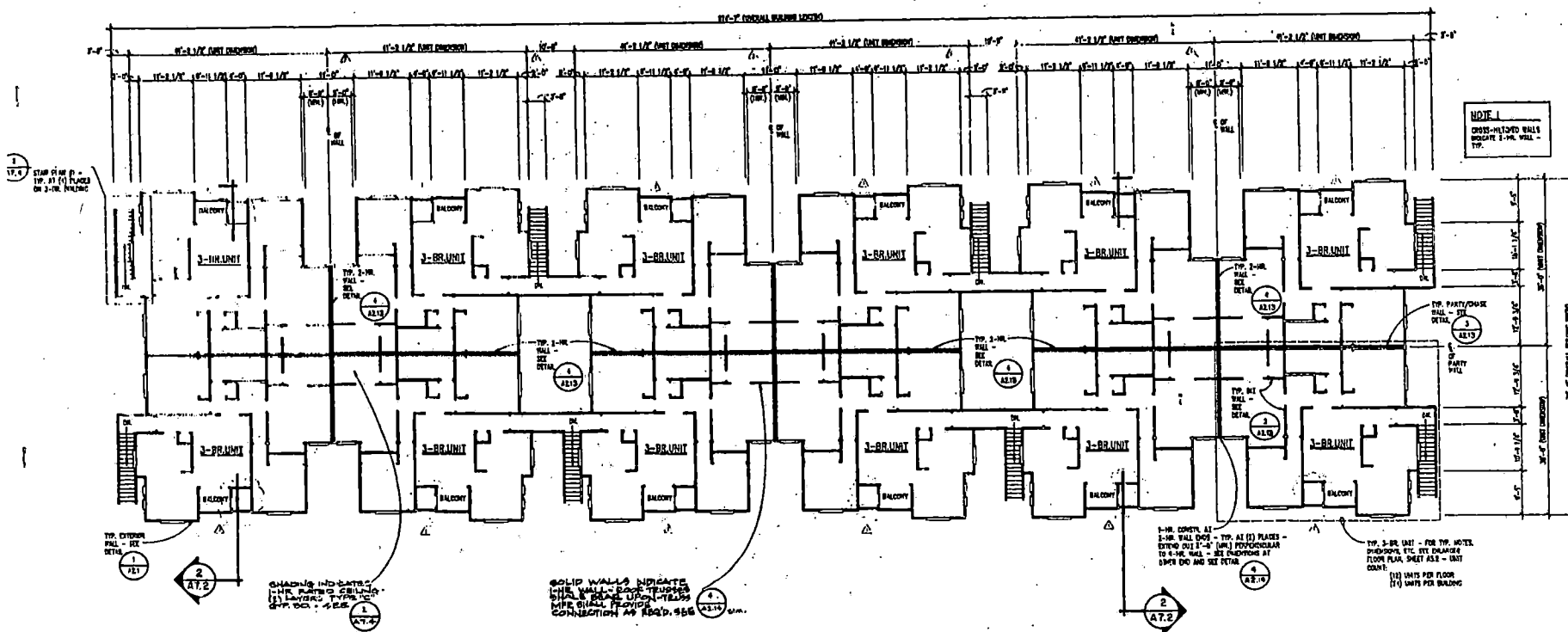
job number: 883
code number:
date: 11/11/88

DEC. 6, 1888

sheet no.:

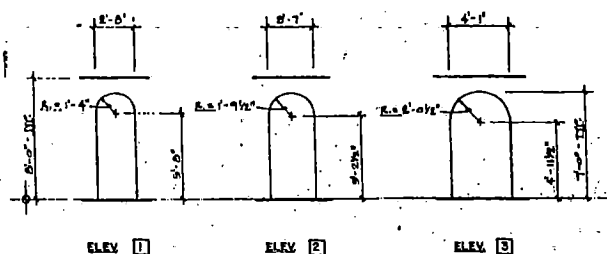
A4.10)

RECEIVED
DEC 14 2004



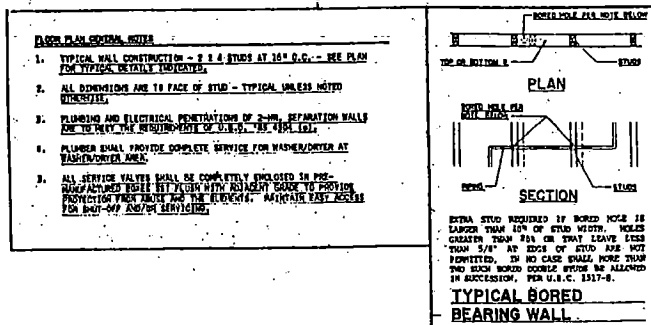
2ND FLOOR OVERALL PLAN - 3-BR. 24-PLEX BUILDING

SCALE: 3/32" = 1'-0"



INTERIOR ARCHWAY ELEVATIONS

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



consultant:
CONTRACT DRAWINGS
FEB. 16, 1989

PROJECT: design
DATE: 12/17/88
BY: J. J. JONES
CHECKED: J. J. JONES
DESIGNED: J. J. JONES

sheet title:
2ND FLOOR OVERALL PLAN
3-BR. 24-PLEX BUILDING
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

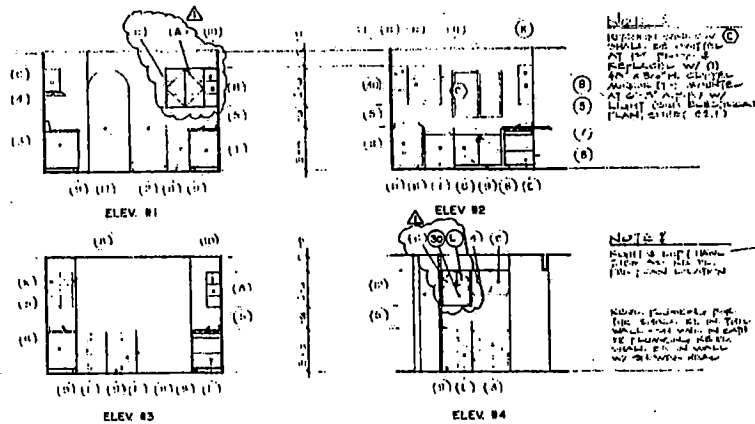
job number: 8834
date: NOVEMBER 29, 1988
drawn by:
checked by:

revision:
1. DEC. 8, 1988

sheet no.:

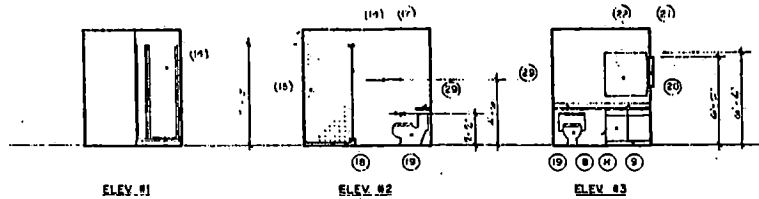
A4.11

RECEIVED
DEC 14 2004



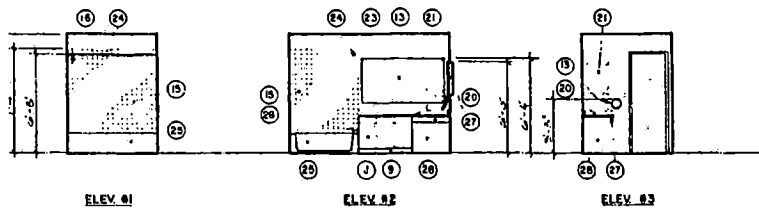
1. KITCHEN INTERIOR ELEVATIONS

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



2. BATH #2 INTERIOR ELEVATIONS

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



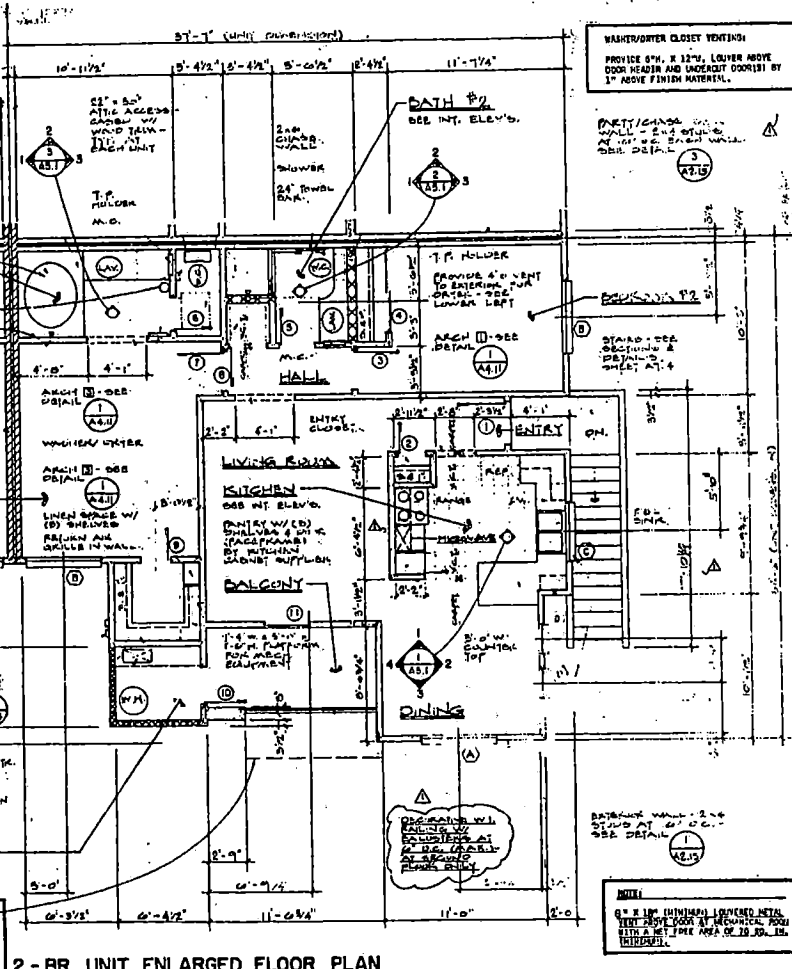
3. MASTER BATH INTERIOR ELEVATIONS

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

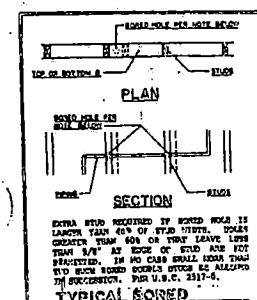
UNIT MATERIAL LEGEND

WALLPAPER EXTERIOR - "A.C.C." PAINT BRASS/STAINLESS STEEL PLASTIC LAMINATE COUNTER TOP AND "A" BASE GLASS PARTIAL BRASS EXTERIOR PLASTIC FACIATE COVER FOR 12" IN BRASS THERMOPLASTIC 4" x 8" TYP. BRASS CONTAINER BRASS/STAINLESS STEEL BRASS/STAINLESS STEEL	(1) TYPICAL (2) BRASS/STAINLESS STEEL (3) BRASS/STAINLESS STEEL (4) BRASS/STAINLESS STEEL (5) BRASS/STAINLESS STEEL (6) BRASS/STAINLESS STEEL (7) BRASS/STAINLESS STEEL (8) BRASS/STAINLESS STEEL (9) BRASS/STAINLESS STEEL (10) BRASS/STAINLESS STEEL (11) BRASS/STAINLESS STEEL (12) BRASS/STAINLESS STEEL (13) BRASS/STAINLESS STEEL (14) BRASS/STAINLESS STEEL (15) BRASS/STAINLESS STEEL (16) BRASS/STAINLESS STEEL (17) BRASS/STAINLESS STEEL (18) BRASS/STAINLESS STEEL (19) BRASS/STAINLESS STEEL (20) BRASS/STAINLESS STEEL (21) BRASS/STAINLESS STEEL (22) BRASS/STAINLESS STEEL (23) BRASS/STAINLESS STEEL (24) BRASS/STAINLESS STEEL (25) BRASS/STAINLESS STEEL (26) BRASS/STAINLESS STEEL (27) BRASS/STAINLESS STEEL (28) BRASS/STAINLESS STEEL (29) BRASS/STAINLESS STEEL (30) BRASS/STAINLESS STEEL (31) BRASS/STAINLESS STEEL (32) BRASS/STAINLESS STEEL (33) BRASS/STAINLESS STEEL (34) BRASS/STAINLESS STEEL (35) BRASS/STAINLESS STEEL (36) BRASS/STAINLESS STEEL (37) BRASS/STAINLESS STEEL (38) BRASS/STAINLESS STEEL (39) BRASS/STAINLESS STEEL (40) BRASS/STAINLESS STEEL (41) BRASS/STAINLESS STEEL (42) BRASS/STAINLESS STEEL (43) BRASS/STAINLESS STEEL (44) BRASS/STAINLESS STEEL (45) BRASS/STAINLESS STEEL (46) BRASS/STAINLESS STEEL (47) BRASS/STAINLESS STEEL (48) BRASS/STAINLESS STEEL (49) BRASS/STAINLESS STEEL (50) BRASS/STAINLESS STEEL (51) BRASS/STAINLESS STEEL (52) BRASS/STAINLESS STEEL (53) BRASS/STAINLESS STEEL (54) BRASS/STAINLESS STEEL (55) BRASS/STAINLESS STEEL (56) BRASS/STAINLESS STEEL (57) BRASS/STAINLESS STEEL (58) BRASS/STAINLESS STEEL (59) BRASS/STAINLESS STEEL (60) BRASS/STAINLESS STEEL (61) BRASS/STAINLESS STEEL (62) BRASS/STAINLESS STEEL (63) BRASS/STAINLESS STEEL (64) BRASS/STAINLESS STEEL (65) BRASS/STAINLESS STEEL (66) BRASS/STAINLESS STEEL (67) BRASS/STAINLESS STEEL (68) BRASS/STAINLESS STEEL (69) BRASS/STAINLESS STEEL (70) BRASS/STAINLESS STEEL (71) BRASS/STAINLESS STEEL (72) BRASS/STAINLESS STEEL (73) BRASS/STAINLESS STEEL (74) BRASS/STAINLESS STEEL (75) BRASS/STAINLESS STEEL (76) BRASS/STAINLESS STEEL (77) BRASS/STAINLESS STEEL (78) BRASS/STAINLESS STEEL (79) BRASS/STAINLESS STEEL (80) BRASS/STAINLESS STEEL (81) BRASS/STAINLESS STEEL (82) BRASS/STAINLESS STEEL (83) BRASS/STAINLESS STEEL (84) BRASS/STAINLESS STEEL (85) BRASS/STAINLESS STEEL (86) BRASS/STAINLESS STEEL (87) BRASS/STAINLESS STEEL (88) BRASS/STAINLESS STEEL (89) BRASS/STAINLESS STEEL (90) BRASS/STAINLESS STEEL (91) BRASS/STAINLESS STEEL (92) BRASS/STAINLESS STEEL (93) BRASS/STAINLESS STEEL (94) BRASS/STAINLESS STEEL (95) BRASS/STAINLESS STEEL (96) BRASS/STAINLESS STEEL (97) BRASS/STAINLESS STEEL (98) BRASS/STAINLESS STEEL (99) BRASS/STAINLESS STEEL (100) BRASS/STAINLESS STEEL	(1) TYPICAL (2) BRASS/STAINLESS STEEL (3) BRASS/STAINLESS STEEL (4) BRASS/STAINLESS STEEL (5) BRASS/STAINLESS STEEL (6) BRASS/STAINLESS STEEL (7) BRASS/STAINLESS STEEL (8) BRASS/STAINLESS STEEL (9) BRASS/STAINLESS STEEL (10) BRASS/STAINLESS STEEL (11) BRASS/STAINLESS STEEL (12) BRASS/STAINLESS STEEL (13) BRASS/STAINLESS STEEL (14) BRASS/STAINLESS STEEL (15) BRASS/STAINLESS STEEL (16) BRASS/STAINLESS STEEL (17) BRASS/STAINLESS STEEL (18) BRASS/STAINLESS STEEL (19) BRASS/STAINLESS STEEL (20) BRASS/STAINLESS STEEL (21) BRASS/STAINLESS STEEL (22) BRASS/STAINLESS STEEL (23) BRASS/STAINLESS STEEL (24) BRASS/STAINLESS STEEL (25) BRASS/STAINLESS STEEL (26) BRASS/STAINLESS STEEL (27) BRASS/STAINLESS STEEL (28) BRASS/STAINLESS STEEL (29) BRASS/STAINLESS STEEL (30) BRASS/STAINLESS STEEL (31) BRASS/STAINLESS STEEL (32) BRASS/STAINLESS STEEL (33) BRASS/STAINLESS STEEL (34) BRASS/STAINLESS STEEL (35) BRASS/STAINLESS STEEL (36) BRASS/STAINLESS STEEL (37) BRASS/STAINLESS STEEL (38) BRASS/STAINLESS STEEL (39) BRASS/STAINLESS STEEL (40) BRASS/STAINLESS STEEL (41) BRASS/STAINLESS STEEL (42) BRASS/STAINLESS STEEL (43) BRASS/STAINLESS STEEL (44) BRASS/STAINLESS STEEL (45) BRASS/STAINLESS STEEL (46) BRASS/STAINLESS STEEL (47) BRASS/STAINLESS STEEL (48) BRASS/STAINLESS STEEL (49) BRASS/STAINLESS STEEL (50) BRASS/STAINLESS STEEL (51) BRASS/STAINLESS STEEL (52) BRASS/STAINLESS STEEL (53) BRASS/STAINLESS STEEL (54) BRASS/STAINLESS STEEL (55) BRASS/STAINLESS STEEL (56) BRASS/STAINLESS STEEL (57) BRASS/STAINLESS STEEL (58) BRASS/STAINLESS STEEL (59) BRASS/STAINLESS STEEL (60) BRASS/STAINLESS STEEL (61) BRASS/STAINLESS STEEL (62) BRASS/STAINLESS STEEL (63) BRASS/STAINLESS STEEL (64) BRASS/STAINLESS STEEL (65) BRASS/STAINLESS STEEL (66) BRASS/STAINLESS STEEL (67) BRASS/STAINLESS STEEL (68) BRASS/STAINLESS STEEL (69) BRASS/STAINLESS STEEL (70) BRASS/STAINLESS STEEL (71) BRASS/STAINLESS STEEL (72) BRASS/STAINLESS STEEL (73) BRASS/STAINLESS STEEL (74) BRASS/STAINLESS STEEL (75) BRASS/STAINLESS STEEL (76) BRASS/STAINLESS STEEL (77) BRASS/STAINLESS STEEL (78) BRASS/STAINLESS STEEL (79) BRASS/STAINLESS STEEL (80) BRASS/STAINLESS STEEL (81) BRASS/STAINLESS STEEL (82) BRASS/STAINLESS STEEL (83) BRASS/STAINLESS STEEL (84) BRASS/STAINLESS STEEL (85) BRASS/STAINLESS STEEL (86) BRASS/STAINLESS STEEL (87) BRASS/STAINLESS STEEL (88) BRASS/STAINLESS STEEL (89) BRASS/STAINLESS STEEL (90) BRASS/STAINLESS STEEL (91) BRASS/STAINLESS STEEL (92) BRASS/STAINLESS STEEL (93) BRASS/STAINLESS STEEL (94) BRASS/STAINLESS STEEL (95) BRASS/STAINLESS STEEL (96) BRASS/STAINLESS STEEL (97) BRASS/STAINLESS STEEL (98) BRASS/STAINLESS STEEL (99) BRASS/STAINLESS STEEL (100) BRASS/STAINLESS STEEL

- CABINETS**
- (1) 30" x 30" x 30" CABINET
 - (2) 30" x 30" x 30" CABINET
 - (3) 30" x 30" x 30" CABINET
 - (4) 30" x 30" x 30" CABINET
 - (5) 30" x 30" x 30" CABINET
 - (6) 30" x 30" x 30" CABINET
 - (7) 30" x 30" x 30" CABINET
 - (8) 30" x 30" x 30" CABINET
 - (9) 30" x 30" x 30" CABINET
 - (10) 30" x 30" x 30" CABINET
 - (11) 30" x 30" x 30" CABINET
 - (12) 30" x 30" x 30" CABINET
 - (13) 30" x 30" x 30" CABINET
 - (14) 30" x 30" x 30" CABINET
 - (15) 30" x 30" x 30" CABINET
 - (16) 30" x 30" x 30" CABINET
 - (17) 30" x 30" x 30" CABINET
 - (18) 30" x 30" x 30" CABINET
 - (19) 30" x 30" x 30" CABINET
 - (20) 30" x 30" x 30" CABINET
 - (21) 30" x 30" x 30" CABINET
 - (22) 30" x 30" x 30" CABINET
 - (23) 30" x 30" x 30" CABINET
 - (24) 30" x 30" x 30" CABINET
 - (25) 30" x 30" x 30" CABINET
 - (26) 30" x 30" x 30" CABINET
 - (27) 30" x 30" x 30" CABINET
 - (28) 30" x 30" x 30" CABINET
 - (29) 30" x 30" x 30" CABINET
 - (30) 30" x 30" x 30" CABINET
 - (31) 30" x 30" x 30" CABINET
 - (32) 30" x 30" x 30" CABINET
 - (33) 30" x 30" x 30" CABINET
 - (34) 30" x 30" x 30" CABINET
 - (35) 30" x 30" x 30" CABINET
 - (36) 30" x 30" x 30" CABINET
 - (37) 30" x 30" x 30" CABINET
 - (38) 30" x 30" x 30" CABINET
 - (39) 30" x 30" x 30" CABINET
 - (40) 30" x 30" x 30" CABINET
 - (41) 30" x 30" x 30" CABINET
 - (42) 30" x 30" x 30" CABINET
 - (43) 30" x 30" x 30" CABINET
 - (44) 30" x 30" x 30" CABINET
 - (45) 30" x 30" x 30" CABINET
 - (46) 30" x 30" x 30" CABINET
 - (47) 30" x 30" x 30" CABINET
 - (48) 30" x 30" x 30" CABINET
 - (49) 30" x 30" x 30" CABINET
 - (50) 30" x 30" x 30" CABINET
 - (51) 30" x 30" x 30" CABINET
 - (52) 30" x 30" x 30" CABINET
 - (53) 30" x 30" x 30" CABINET
 - (54) 30" x 30" x 30" CABINET
 - (55) 30" x 30" x 30" CABINET
 - (56) 30" x 30" x 30" CABINET
 - (57) 30" x 30" x 30" CABINET
 - (58) 30" x 30" x 30" CABINET
 - (59) 30" x 30" x 30" CABINET
 - (60) 30" x 30" x 30" CABINET
 - (61) 30" x 30" x 30" CABINET
 - (62) 30" x 30" x 30" CABINET
 - (63) 30" x 30" x 30" CABINET
 - (64) 30" x 30" x 30" CABINET
 - (65) 30" x 30" x 30" CABINET
 - (66) 30" x 30" x 30" CABINET
 - (67) 30" x 30" x 30" CABINET
 - (68) 30" x 30" x 30" CABINET
 - (69) 30" x 30" x 30" CABINET
 - (70) 30" x 30" x 30" CABINET
 - (71) 30" x 30" x 30" CABINET
 - (72) 30" x 30" x 30" CABINET
 - (73) 30" x 30" x 30" CABINET
 - (74) 30" x 30" x 30" CABINET
 - (75) 30" x 30" x 30" CABINET
 - (76) 30" x 30" x 30" CABINET
 - (77) 30" x 30" x 30" CABINET
 - (78) 30" x 30" x 30" CABINET
 - (79) 30" x 30" x 30" CABINET
 - (80) 30" x 30" x 30" CABINET
 - (81) 30" x 30" x 30" CABINET
 - (82) 30" x 30" x 30" CABINET
 - (83) 30" x 30" x 30" CABINET
 - (84) 30" x 30" x 30" CABINET
 - (85) 30" x 30" x 30" CABINET
 - (86) 30" x 30" x 30" CABINET
 - (87) 30" x 30" x 30" CABINET
 - (88) 30" x 30" x 30" CABINET
 - (89) 30" x 30" x 30" CABINET
 - (90) 30" x 30" x 30" CABINET
 - (91) 30" x 30" x 30" CABINET
 - (92) 30" x 30" x 30" CABINET
 - (93) 30" x 30" x 30" CABINET
 - (94) 30" x 30" x 30" CABINET
 - (95) 30" x 30" x 30" CABINET
 - (96) 30" x 30" x 30" CABINET
 - (97) 30" x 30" x 30" CABINET
 - (98) 30" x 30" x 30" CABINET
 - (99) 30" x 30" x 30" CABINET
 - (100) 30" x 30" x 30" CABINET



- UNIT FLOOR PLAN GENERAL NOTES**
1. TYPICAL WALL CONSTRUCTION - 2" x 4" STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAILS INDICATED.
 2. ALL DIMENSIONS ARE TO FACE OF STUD - TYPICAL UNLESS NOTED OTHERWISE.
 3. PLUMBING AND ELECTRICAL PENETRATIONS OF 2" DIA. SEPARATION WALLS ARE TO BE NOTED AND INDICATED BY U.S.C. - SEE PLAN (D).
 4. NUMBER PANEL PROVIDE COMPLETE SPECIFIC FOR FINISHES AND MATERIALS AT VARIOUS/PAINT AREA.
 5. "X" - 20 WALLS INDICATE 2" x 4" STUDS AT 16" O.C.



CONTRACT DRAWINGS
FEB. 15, 1989

consultants
DESIGN
ARCHITECTS
INTERIOR DESIGNERS
LANDSCAPE ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
ENVIRONMENTAL SCIENTISTS
HISTORIC PRESERVATION
ARCHITECTURAL MODELERS
ARTISTS
PAINTERS
SCULPTORS
FURNITURE DESIGNERS
LIGHTING DESIGNERS
SOUND DESIGNERS
VIDEO DESIGNERS
THEATRE DESIGNERS
FILM DESIGNERS
TELEVISION DESIGNERS
RADIO DESIGNERS
MUSIC DESIGNERS
DANCE DESIGNERS
CIRCUIT DESIGNERS
MECHANICAL DESIGNERS
ELECTRICAL DESIGNERS
CHEMICAL DESIGNERS
METALLURGICAL DESIGNERS
CERAMIC DESIGNERS
TEXTILE DESIGNERS
PAPER DESIGNERS
GLASS DESIGNERS
LEATHER DESIGNERS
WOOD DESIGNERS
STONE DESIGNERS
MOSAIC DESIGNERS
TILE DESIGNERS
FABRIC DESIGNERS
HAIR DESIGNERS
SKIN DESIGNERS
EYE DESIGNERS
TOOTH DESIGNERS
HAIR DESIGNERS
SKIN DESIGNERS
EYE DESIGNERS
TOOTH DESIGNERS

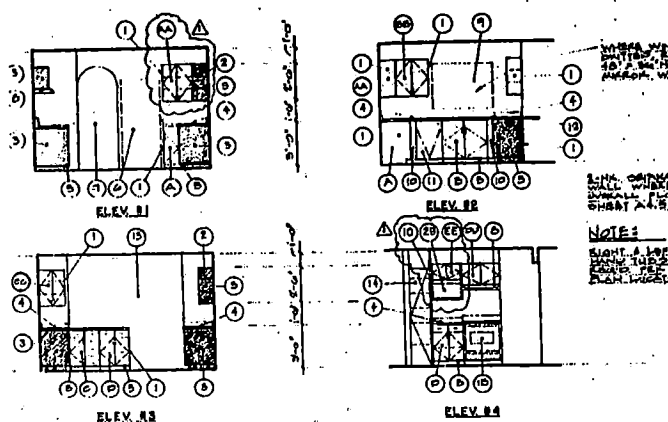
Sheet Title
2-BR. UNIT FLOOR PLAN
Job Title
TEALBRIAR VILLAGE
APARTMENT COMPLEX FOR:
ROBERT V. JONES CORP.

Job Number: 8834
Code Number:
Date: NOVEMBER 28, 1988
Drawn by:
Checked by:

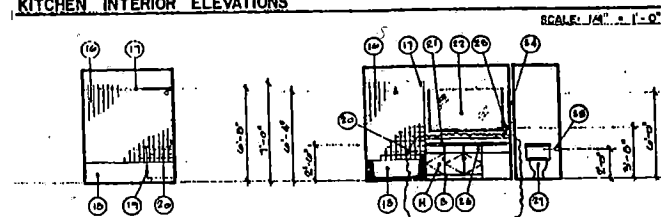
Revision:
A DEC. 6, 1989

Sheet No.:
A5.1

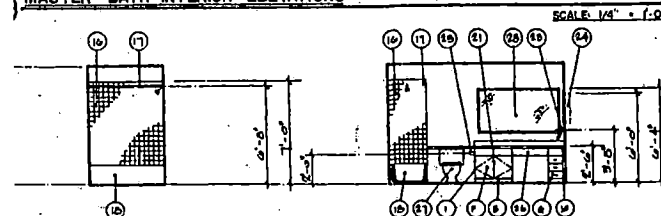
RECEIVED
DEC 14 2004



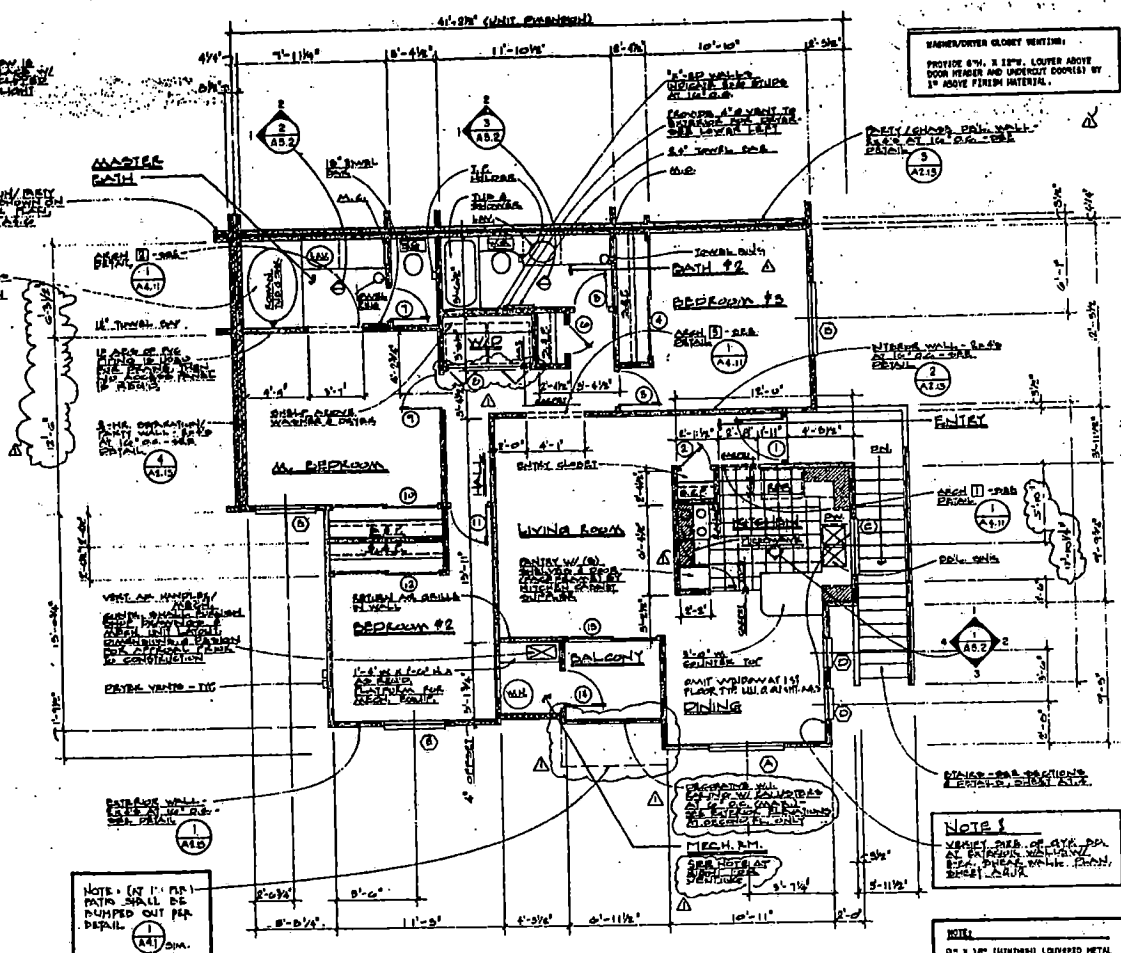
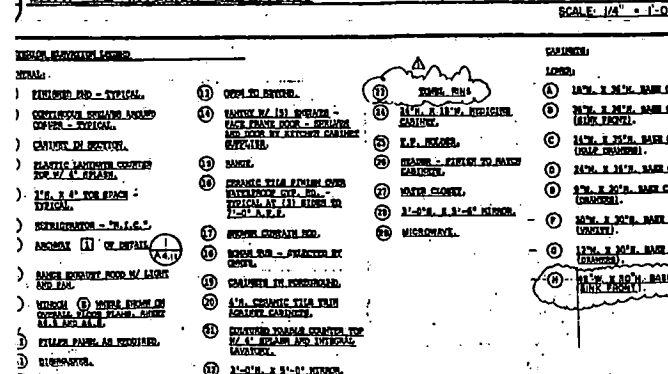
KITCHEN INTERIOR ELEVATIONS



MASTER BATH INTERIOR ELEVATIONS



BATH #2 INTERIOR ELEVATIONS

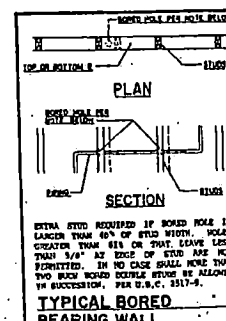


3-BR. UNIT ENLARGED FLOOR PLAN



UNIT FLOOR PLAN GENERAL NOTES

1. TYPICAL WALL CONSTRUCTION - 8" x 8 STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAILS (TYPICAL).
2. ALL DIMENSIONS ARE TO FACE OF STUD - TYPICAL UNLESS NOTED OTHERWISE.
3. PLAINLINE AND SURFACED REPRESENTATIONS OF REINFORCING WALLS ARE TO MEET THE REQUIREMENTS OF 9.0.0. (9.0.0.2.0.0.10).
4. PLASTER WALL PROVIDE COMPLETE SERVICE FOR STACKABLE GAMBOL/ROTES AT WATER/ROTES AREA.
5. "X" ON WALLS INDICATE 8" x 8 STUDS AT 16" O.C.



CONTRACT
DRAWINGS

rchitects - davis
 (722) 454 1277
 (722) 454 9978

commonest birds are clover
the commonest water
birds are garden others

R. UNIT FLOOR PLAN

Sheet title:

job number: 8634
cadd number:
date: NOVEMBER 20, 1964
drawn by:
checked by:

revision:
DEC. 6, 1968

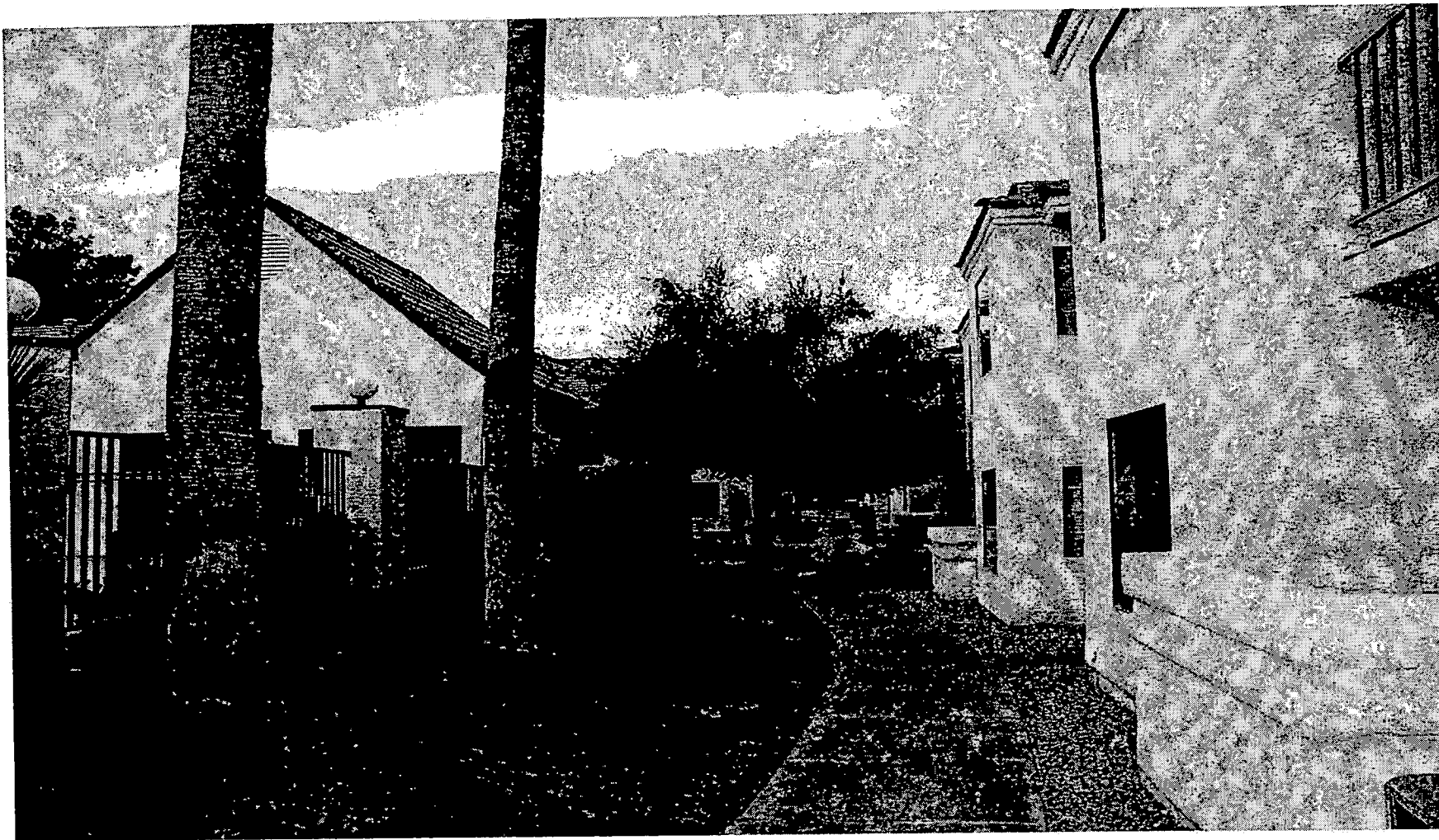
sheet no.:

25.25



SDR-5828 - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC
AND 16207 VENTURA BOULEVARD, LLC
SOUTHEAST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



SDR-5828 - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC
AND 16207 VENTURA BOULEVARD, LLC
SOUTHEAST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



SDR-5828 - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC
AND 16207 VENTURA BOULEVARD, LLC
SOUTHEAST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05



SDR-5828 - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC
AND 16207 VENTURA BOULEVARD, LLC
SOUTHEAST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE
JANUARY 27, 2005 PLANNING COMMISSION

1/6/05

RedRock Engineering & Surveying, Inc.

December 21, 2001

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

Re: Justification Letter for Waiver of Development Standards
Rainbow and Peak Drive
APN 138-14-301-001

The purpose of this letter is to request a waiver of development standards, specifically, screening and buffering requirements. The purpose of this letter is to request waiver of landscaping fingers every 6th parking space in the parking lot as required by ordinance.

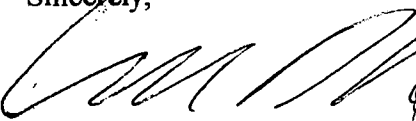
This is an existing apartment project with mature landscaping. As can be seen by the site plan many of the parking spaces are covered. This would make the installation of these landscape islands difficult.

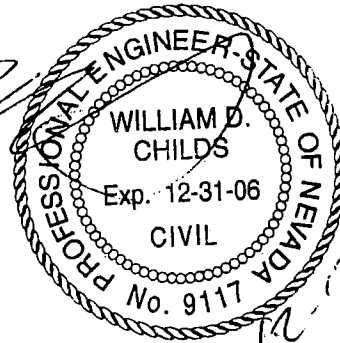
There are several fingers with mature trees in each those shown on the attached site plan. In between the fingers at least one mature tree was planted which overhangs the covered parking. This gives the effect of a landscape finger. Most landscaping in this development is full and mature and rather dense. Pictures of the site are attached with this application. It is the intent of this application and the accompanying design review package to convert this apartment project to a condominium.

We feel that this project will blends with the current development of this area without this landscaping in place, and that an attempt has been made to meet the intent of the ordinance. We therefore request your approval of this waiver..

If you require further information please feel free to contact me.

Sincerely,


William D. Childs, P.E.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 27, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be STRICKEN from the agenda.

BACKUP DOCUMENTATION:

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

MOTION:

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

MINUTES:

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

(6:03 – 6:11)

1-70

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 27, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-5833 - OWNER/APPLICANT: CITY OF LAS VEGAS

***STAFF REQUESTS THIS ITEM BE
STRICKEN FROM THE AGENDA***

City of Las Vegas

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

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None

MEETING ADJOURNED AT 12:24 P.M.

Respectfully submitted:



ARLENE COLEMAN, DEPUTY CITY CLERK



STACEY CAMPBELL, DEPUTY CITY CLERK