Agenda City of Las Vegas

PLANNING COMMISSION MEETING

FEBRUARY 10, 2005

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the January 13, 2005 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-5879 - TENTATIVE MAP - ONE QUEENSRIDGE PLACE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map FOR A 219-UNIT CONDOMINIUM COMPLEX AND CLUBHOUSE on 14.52 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001), PD (Planned Development) Zone, Ward 2 (Wolfson).

ONE MOTION – ONE VOTE:

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

2. **VAC-5793 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Cliff Shadows Parkway, north of the Buckskin Avenue alignment, Ward 4 (Brown).

3. **VAC-5834 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: BEAZER HOMES** - Petition to Vacate U.S. Government Patent Easements generally located at the southeast corner of Elkhorn Road and Fort Apache Road, Ward 6 (Mack).

4. **SDR-5869 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PUBLIC PARK on 10 acres adjacent to the southwest corner of Iron Mountain Road and Fort Apache Road (A portion of APN 125-07-501-002), C-V (Civic) Zone, Ward 6 (Mack).

5. **SDR-5898 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A TEMPORARY MODULAR HOUSE OF WORSHIP on 4.24 acres adjacent to the southwest corner of Vegas Drive and Durango Drive (APN a portion of 138-29-501-007), C-V (Civic) Zone, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

6. **RESCIND PREVIOUS ACTION OF APPROVAL - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES at 2121 South Decatur Boulevard, Suite #2 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

7. **SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES, THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES AND THE 1,500 SQUARE-FOOT MINIMUM FLOOR AREA REQUIREMENT at 4750 West Sahara Avenue, Suite V29 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

8. **ABEYANCE - GPA-5612 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

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

10. **ABEYANCE - SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-561 AND ZON-5613 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

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

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

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

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

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

16. **ZON-5880 - REZONING RELATED TO GPA-5820- PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014), Ward 6 (Mack).

17. **SDR-5881 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5820 AND ZON-5880 - PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL** - Request for a Site Development Plan Review FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) Zone under Resolution of Intent to O (Office) Zone, [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) Zone], Ward 6 (Mack).

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

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

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

21. **ABEYANCE - VAC-5569 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Petition to Vacate U.S. Government Patent Easements located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

22. **ABEYANCE - VAR-5567 RELATED TO VAC-5569 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Variance TO ALLOW 9,285 SQUARE FEET OF OPEN SPACE WHERE 9,900 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

23. **ABEYANCE - SDR-5565 RELATED TO VAC-5569 AND VAR-5567 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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

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

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

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

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

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

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

31. **WVR-5933 - WAIVER RELATED TO SDR-5700 - PUBLIC HEARING - APPLICANT/OWNER: LAND INVESTMENTS, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 195 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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

33. **ABEYANCE - 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 (Tarkanian).

34. **MOD-5854 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREEN WORLD CLEANERS - OWNER: LONE MOUNTAIN PLAZA, LLC** - Request for a Major Modification to the Lone Mountain Master Development Plan Use Table TO ADD "DRY CLEANERS" AS A PERMITTED USE IN NEIGHBORHOOD COMMERCIAL AND VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATIONS, Ward 4(Brown).

35. **ZON-5669 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH, LLC** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 5.33 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).

36. **VAR-5952 - VARIANCE - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Variance to ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT on 4.87 ACRES WHERE 5.00 ACRES IS THE MINIMUM AREA REQUIRED adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

37. **ZON-5788 - REZONING RELATED TO VAR-5952 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

38. **WVR-5790 - WAIVER RELATED TO VAR-5952 AND ZON-5788 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 190 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

39. **SDR-5789 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5952, ZON-5788 AND WVR-5788 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack).

40. **ZON-5849 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: BRADLEY VILLAS, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) on 4.77 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), Ward 6 (Mack).

41. **WVR-5850 - WAIVER RELATED TO ZON-5849 - PUBLIC HEARING - APPLICANT/ OWNER: BRADLEY VILLAS, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 175 FEET BETWEEN INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED for property adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Mack).

42. **VAR-5878 – VARIANCE – APPLICANT: PARKWAY CENTER LLC – OWNER: CITY PARKWAY IV A INC.** – Request for a Variance FROM THE 750-FOOT SEPARATION REQUIREMENT AND THE 10-FOOT FREEWAY RIGHT-OF-WAY SETBACK REQUIREMENT FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

43. **SUP-5877 – SPECIAL USE PERMIT RELATED TO VAR-5878 – PUBLIC HEARING – APPLICANT: PARKWAY CENTER LLC – OWNER: CITY PARKWAY IV A INC.** – Request for a Special Use Permit FOR A PROPOSED 50-FOOT HIGH, 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

44. **SDR-5876 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5878 AND SUP-5877 - PUBLIC HEARING - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC.** - Request for a Site Development Plan Review FOR A 15-STORY, 250,000 SQUARE FOOT OFFICE AND COMMERCIAL DEVELOPMENT AND WAIVERS FROM THE PARKWAY CENTER STREETSCAPE REQUIREMENTS, BUILD-TO LINE, AND EXTERIOR MATERIALS REQUIREMENTS on 2.55 acres at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

45. **VAR-5888 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

46. **VAR-5889 - VARIANCE RELATED TO VAR-5888 - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW A 154-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 165 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

47. **SDR-5891 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5888 AND VAR-5889 - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A 62-UNIT, FIVE-STORY SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

48. **VAR-5886 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERICH F. FELTON AND SARAH JAMES FELTON** - Request for a Variance TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR AN EXISTING ATTACHED STORAGE SHED on 0.18 acres at 5320 Backwoodsman Avenue (APN 125-25-810-024), R-1 (Single Family Residential) Zone, Ward 6 (Mack).

49. **SUP-5894 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC.** - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS adjacent to the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

50. **SDR-5893 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5894 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH INC.** - Request for a Site Development Plan Review FOR A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND WAIVERS OF THE 70% GLAZING AND THE 330-FOOT SEPARATION REQUIREMENTS on 1.43 acres adjacent to the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

51. **SUP-5868 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIENGSAMAI MONSAY - OWNER: ZELZAH SHRINE TEMPLE** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400-FOOT MINIMUM SEPARATION DISTANCE REQUIREMENT FROM AN EXISTING PARK at 2327 South Eastern Avenue (APN 162-01-401-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

52. **SUP-5871 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM P. MIGUEL, ET AL** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT SEPARATION FROM ANY RESIDENTIAL USE, A WAIVER OF THE 1000 SEPARATION FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT MINIMUM FLOOR AREA REQUIREMENT at 765 North Nellis Boulevard #9 (APN 140-29-802-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

53. **SUP-5895 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAGUNA RESTAURANTS, LLC. - OWNER: SEA BREEZE VILLAGE, LLC.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 1750 N. Buffalo Drive (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

54. **SDR-5835 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KAREN M. BAILEY AND THOMAS PRATO** - Request for a Site Development Plan Review FOR 1,710 SQUARE FEET OF PROPOSED PAINT BOOTHS ASSOCIATED WITH AN EXISTING MANUFACTURING/WAREHOUSE FACILITY AND WAIVERS OF PERIMETER, FOUNDATION, AND PARKING LOT LANDSCAPING REQUIREMENTS on 1.47 acres adjacent to the southwest corner of Charleston Boulevard and Commerce Street (APN 162-04-506-008), M (Industrial) Zone, Ward 1 (Tarkanian).

55. **SDR-5883 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 440-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.07 acres at 2150 North Tenaya Way (APN 138-22-601-001, 002, and 003), R-3 (Medium Density Residential) Zone, Ward 4 (Brown).

56. **SDR-5890 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT SHORES HOLDINGS, LLC - OWNER: DESERT SHORES L.L.C** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 424-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 19.23 acres adjacent to the southeast corner of Rampart Boulevard and Cheyenne Avenue (APN 138-16-110-001), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).

57. **SDR-5896 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 12,360 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF FOUNDATION LANDSCAPING AND THE 20-FOOT PERIMETER LANDSCAPING REQUIREMENT on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN a portion of 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

58. **SDR-5899 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COLIN AND JENNIFER FRANK** - Request for a Site Development Plan Review FOR A CHILD CARE FACILITY AND WAIVERS OF THE BUILD-TO STANDARD, FOUNDATION LANDSCAPING, AND PERIMETER LANDSCAPING on 0.65 acres adjacent to the southeast corner of Martin Luther King Boulevard and Miller Avenue (APN 139-21-510-078, 079), C-2 (General Commercial) Zone, Ward 5 (Weekly).

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **4th** day of **February, 2005**, a copy of the **February 10, 2005** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this
4th day of February, 2005

Kathryn M. McDonald
NOTARY PUBLIC in and for said County and State

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 4th day of February, 2005, at the hour of 4:05, there were posted copies of the February 10, 2005 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

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

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

Jon Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 4th day of February, 2005.

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

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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

FEBRUARY 10, 2005

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the January 13, 2005 Planning Commission Meeting minutes by reference (___vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-5879 - TENTATIVE MAP - ONE QUEENSRIDGE PLACE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map FOR A 219-UNIT CONDOMINIUM COMPLEX AND CLUBHOUSE on 14.52 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001), PD (Planned Development) Zone, Ward 2 (Wolfson).

ONE MOTION – ONE VOTE:

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

2. **VAC-5793 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Cliff Shadows Parkway, north of the Buckskin Avenue alignment, Ward 4 (Brown).

3. **VAC-5834 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: BEAZER HOMES** - Petition to Vacate U.S. Government Patent Easements generally located at the southeast corner of Elkhorn Road and Fort Apache Road, Ward 6 (Mack).

4. **SDR-5869 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PUBLIC PARK on 10 acres adjacent to the southwest corner of Iron Mountain Road and Fort Apache Road (A portion of APN 125-07-501-002), C-V (Civic) Zone, Ward 6 (Mack).

5. **SDR-5898 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A TEMPORARY MODULAR HOUSE OF WORSHIP on 4.24 acres adjacent to the southwest corner of Vegas Drive and Durango Drive (APN a portion of 138-29-501-007), C-V (Civic) Zone, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

6. **RESCIND PREVIOUS ACTION OF APPROVAL - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES at 2121 South Decatur Boulevard, Suite #2 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

7. **SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES, THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES AND THE 1,500 SQUARE-FOOT MINIMUM FLOOR AREA REQUIREMENT at 4750 West Sahara Avenue, Suite V29 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

8. **ABEYANCE - GPA-5612 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

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

10. **ABEYANCE - SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-561 AND ZON-5613 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

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

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

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

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

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

16. **ZON-5880 - REZONING RELATED TO GPA-5820- PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014), Ward 6 (Mack).

17. **SDR-5881 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5820 AND ZON-5880 - PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL** - Request for a Site Development Plan Review FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) Zone under Resolution of Intent to O (Office) Zone, [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) Zone], Ward 6 (Mack).

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

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

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

21. **ABEYANCE - VAC-5569 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Petition to Vacate U.S. Government Patent Easements located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

22. **ABEYANCE - VAR-5567 RELATED TO VAC-5569 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Variance TO ALLOW 9,285 SQUARE FEET OF OPEN SPACE WHERE 9,900 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

23. **ABEYANCE - SDR-5565 RELATED TO VAC-5569 AND VAR-5567 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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

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

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

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

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

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

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

31. **WVR-5933 - WAIVER RELATED TO SDR-5700 - PUBLIC HEARING - APPLICANT/OWNER: LAND INVESTMENTS, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 195 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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

33. **ABEYANCE - 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 (Tarkanian).

34. **MOD-5854 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREEN WORLD CLEANERS - OWNER: LONE MOUNTAIN PLAZA, LLC** - Request for a Major Modification to the Lone Mountain Master Development Plan Use Table TO ADD "DRY CLEANERS" AS A PERMITTED USE IN NEIGHBORHOOD COMMERCIAL AND VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATIONS, Ward 4(Brown).

35. **ZON-5669 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH, LLC** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 5.33 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).

36. **VAR-5952 - VARIANCE - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Variance to ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT on 4.87 ACRES WHERE 5.00 ACRES IS THE MINIMUM AREA REQUIRED adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

37. **ZON-5788 - REZONING RELATED TO VAR-5952 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

38. **WVR-5790 - WAIVER RELATED TO VAR-5952 AND ZON-5788 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 190 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

39. **SDR-5789 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5952, ZON-5788 AND WVR-5788 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack).

40. **ZON-5849 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: BRADLEY VILLAS, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) on 4.77 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), Ward 6 (Mack).

41. **WVR-5850 - WAIVER RELATED TO ZON-5849 - PUBLIC HEARING - APPLICANT/ OWNER: BRADLEY VILLAS, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 175 FEET BETWEEN INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED for property adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Mack).

42. **VAR-5878 – VARIANCE – APPLICANT: PARKWAY CENTER LLC – OWNER: CITY PARKWAY IV A INC.** – Request for a Variance FROM THE 750-FOOT SEPARATION REQUIREMENT AND THE 10-FOOT FREEWAY RIGHT-OF-WAY SETBACK REQUIREMENT FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

43. **SUP-5877 – SPECIAL USE PERMIT RELATED TO VAR-5878 – PUBLIC HEARING – APPLICANT: PARKWAY CENTER LLC – OWNER: CITY PARKWAY IV A INC.** – Request for a Special Use Permit FOR A PROPOSED 50-FOOT HIGH, 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

44. **SDR-5876 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5878 AND SUP-5877 - PUBLIC HEARING - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC.** - Request for a Site Development Plan Review FOR A 15-STORY, 250,000 SQUARE FOOT OFFICE AND COMMERCIAL DEVELOPMENT AND WAIVERS FROM THE PARKWAY CENTER STREETSCAPE REQUIREMENTS, BUILD-TO LINE, AND EXTERIOR MATERIALS REQUIREMENTS on 2.55 acres at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

45. **VAR-5888 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

46. **VAR-5889 - VARIANCE RELATED TO VAR-5888 - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW A 154-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 165 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

47. **SDR-5891 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5888 AND VAR-5889 - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A 62-UNIT, FIVE-STORY SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

48. **VAR-5886 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERICH F. FELTON AND SARAH JAMES FELTON** - Request for a Variance TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR AN EXISTING ATTACHED STORAGE SHED on 0.18 acres at 5320 Backwoodsman Avenue (APN 125-25-810-024), R-1 (Single Family Residential) Zone, Ward 6 (Mack).

49. **SUP-5894 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC.** - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS adjacent to the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

50. **SDR-5893 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5894 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH INC.** - Request for a Site Development Plan Review FOR A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND WAIVERS OF THE 70% GLAZING AND THE 330-FOOT SEPARATION REQUIREMENTS on 1.43 acres adjacent to the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

51. **SUP-5868 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIENGSAMAI MONSAY - OWNER: ZELZAH SHRINE TEMPLE** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400-FOOT MINIMUM SEPARATION DISTANCE REQUIREMENT FROM AN EXISTING PARK at 2327 South Eastern Avenue (APN 162-01-401-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

52. **SUP-5871 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM P. MIGUEL, ET AL** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT SEPARATION FROM ANY RESIDENTIAL USE, A WAIVER OF THE 1000 SEPARATION FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT MINIMUM FLOOR AREA REQUIREMENT at 765 North Nellis Boulevard #9 (APN 140-29-802-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

53. **SUP-5895 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAGUNA RESTAURANTS, LLC. - OWNER: SEA BREEZE VILLAGE, LLC.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 1750 N. Buffalo Drive (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

54. **SDR-5835 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KAREN M. BAILEY AND THOMAS PRATO** - Request for a Site Development Plan Review FOR 1,710 SQUARE FEET OF PROPOSED PAINT BOOTHS ASSOCIATED WITH AN EXISTING MANUFACTURING/WAREHOUSE FACILITY AND WAIVERS OF PERIMETER, FOUNDATION, AND PARKING LOT LANDSCAPING REQUIREMENTS on 1.47 acres adjacent to the southwest corner of Charleston Boulevard and Commerce Street (APN 162-04-506-008), M (Industrial) Zone, Ward 1 (Tarkanian).

55. **SDR-5883 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 440-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.07 acres at 2150 North Tenaya Way (APN 138-22-601-001, 002, and 003), R-3 (Medium Density Residential) Zone, Ward 4 (Brown).

56. **SDR-5890 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT SHORES HOLDINGS, LLC - OWNER: DESERT SHORES L.L.C** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 424-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 19.23 acres adjacent to the southeast corner of Rampart Boulevard and Cheyenne Avenue (APN 138-16-110-001), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).

57. **SDR-5896 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 12,360 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF FOUNDATION LANDSCAPING AND THE 20-FOOT PERIMETER LANDSCAPING REQUIREMENT on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN a portion of 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

58. **SDR-5899 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COLIN AND JENNIFER FRANK** - Request for a Site Development Plan Review FOR A CHILD CARE FACILITY AND WAIVERS OF THE BUILD-TO STANDARD, FOUNDATION LANDSCAPING, AND PERIMETER LANDSCAPING on 0.65 acres adjacent to the southeast corner of Martin Luther King Boulevard and Miller Avenue (APN 139-21-510-078, 079), C-2 (General Commercial) Zone, Ward 5 (Weekly).

CITIZENS PARTICIPATION:

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

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:46 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

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

EXCUSED: BYRON GOYNES

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 21 [VAC-5569]	TABLED
Item 22 [VAR-5567]	TABLED
Item 23 [SDR-5565]	TABLED
Item 24 [VAR-5693]	STRICKEN
Item 25 [VAR-5694]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 26 [SUP-5691]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 27 [SDR-5689]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 28 [VAR-5701]	Withdrawn Without Prejudice
Item 29 [VAR-5713]	Withdrawn Without Prejudice
Item 30 [SDR-5700]	TABLED
Item 31 [WVR-5933]	TABLED
Item 35 [ZON-5669]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 36 [VAR-5952]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 37 [ZON-5788]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 38 [WVR-5790]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 39 [SDR-5789]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 42 [VAR-5878]	Abeyance to 3/10/2005 Planning Commission Meeting

Item 43 [SUP-5877]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 44 [SDR-5876]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 49 [SUP-5894]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 50 [SDR-5893]	Abeyance to 3/24/2005 Planning Commission Meeting

Regarding Item 24 [VAR-5693], MR. RANKIN explained the applicant had redesigned the site and the application was no longer needed.

MR. RANKIN told the Commission that a late request was submitted for the abeyance of Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to the 3/24/2005 Planning Commission meeting; however, he understood the applicant would request the abeyance be moved forward and heard at the 3/10/2005 meeting.

Regarding Item 49 [SUP-5894] and Item 50 [SDR-5893], MR. RANKIN explained that the items must be heard by City Council for a Review of Condition before moving forward. They are scheduled for the 3/16/2005 City Council meeting.

MR. RANKIN indicated that Item 5 [SDR-5898] needed to be pulled from the One Motion One Vote agenda. He also noted that the header on that page was incorrect and that if approved, the item would move forward to the 3/16/2005 City Council meeting, not the 4/06/2005 meeting.

He stated that there would be condition changes to Item 5 [SDR-5898], Item 10 [SDR-5614], Item 17 [SDR-5887] and Item 57 [SDR-5896].

MR. RANKIN concluded by indicating the Commissioners were given some text amendments to review at their leisure.

VICE CHAIRMAN TRUESDELL requested that Item 2 [VAC-5793] be pulled off the One Motion One Vote agenda.

MEETING ADJOURNED AT 5:51 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN NIGRO.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items have requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 21 [VAC-5569]	TABLED
Item 22 [VAR-5567]	TABLED
Item 23 [SDR-5565]	TABLED
Item 24 [VAR-5693]	STRICKEN
Item 25 [VAR-5694]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 26 [SUP-5691]	Abeyance to 3/10/2005 Planning Commission Meeting

Item 27 [SDR-5689]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 28 [VAR-5701]	Withdrawn Without Prejudice
Item 29 [VAR-5713]	Withdrawn Without Prejudice
Item 30 [SDR-5700]	TABLED
Item 31 [WVR-5933]	TABLED
Item 35 [ZON-5669]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 36 [VAR-5952]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 37 [ZON-5788]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 38 [WVR-5790]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 39 [SDR-5789]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 42 [VAR-5878]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 43 [SUP-5877]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 44 [SDR-5876]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 49 [SUP-5894]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 50 [SDR-5893]	Abeyance to 3/24/2005 Planning Commission Meeting

Regarding Item 24 [VAR-5693], MR. RANKIN explained the applicant had redesigned the site and the application was no longer needed.

MR. RANKIN told the Commission that a late request was submitted for the abeyance of Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to the 3/24/2005 Planning Commission meeting; however, he understood the applicant would request the abeyance be moved forward and heard at the 3/10/2005 meeting. MARGO WHEELER, Deputy Director, Planning & Development Department, stated that she could speak on behalf of the applicant and confirmed the request is for abeyance to 3/10/2005.

Regarding Item 49 [SUP-5894] and Item 50 [SDR-5893], MR. RANKIN explained that the items must be heard by City Council for a Review of Condition before moving forward. They are scheduled for the 3/16/2005 City Council meeting.

MR. RANKIN indicated that Item 5 [SDR-5898] needed to be pulled from the One Motion One Vote agenda. He also noted that the header on that page was incorrect and that if approved, the item would move forward to the 3/16/2005 City Council meeting, not the 4/06/2005 meeting.

He stated that there would be condition changes to Item 5 [SDR-5898], Item 10 [SDR-5614], Item 17 [SDR-5887] and Item 57 [SDR-5896].

MR. RANKIN concluded by indicating the Commissioners were given some text amendments to review at their leisure.

VICE CHAIRMAN TRUESDELL requested that Item 2 [VAC-5793] be pulled off the One Motion One Vote agenda.

COMMISSIONER McSWAIN indicated that she would vote on the abeyance requests for Item 21 [VAC-5569], Item 22 [VAR-5567] and Item 23 [SDR-5565]; however, when the items were brought back before the Commission, she would abstain because her company, Terra Contracting, is doing work for KB Homes. The same situation applies to Item 49 [SUP-5894] and Item 50 [SDR-5893] because her company is doing work for Montecito.

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

SUBJECT:
Approval of the minutes of the January 13, 2005 Planning Commission Meeting

MOTION:
None.

MINUTES:
The initial motion for approval by TRUESDELL of the Planning Commission minutes, which carried unanimously, was rescinded upon a subsequent motion by TRUESDELL, which also carried unanimously.

COMMISSIONER TRUESDELL indicated that he had been mistaken about which set of minutes the Planning Commission had reviewed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

CHAIRMAN NIGRO noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:
TMP-5879 - TENTATIVE MAP - ONE QUEENSRIDGE PLACE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 219-UNIT CONDOMINIUM COMPLEX AND CLUBHOUSE on 14.52 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001), PD (Planned Development) Zone, Ward 2 (Wolfson).

P.C. FINAL ACTION

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 Consent Item 1 [TMP-5879] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this was a consent item.

(6:07 – 6:08)

1-213

CONDITIONS:
Planning and Development

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

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Rezoning ZON-4205, Site Development Plan Review SDR-4206, and Variance VAR-4207.

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

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

   (a) The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components.

   (b) The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan.

   (c) The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is then required to provide for said maintenance.

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

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

Public Works

6. Include the following note on the Final Map: Any area not occupied by building shall be a public drainage easement to be privately maintained by the Homeowners' Association.

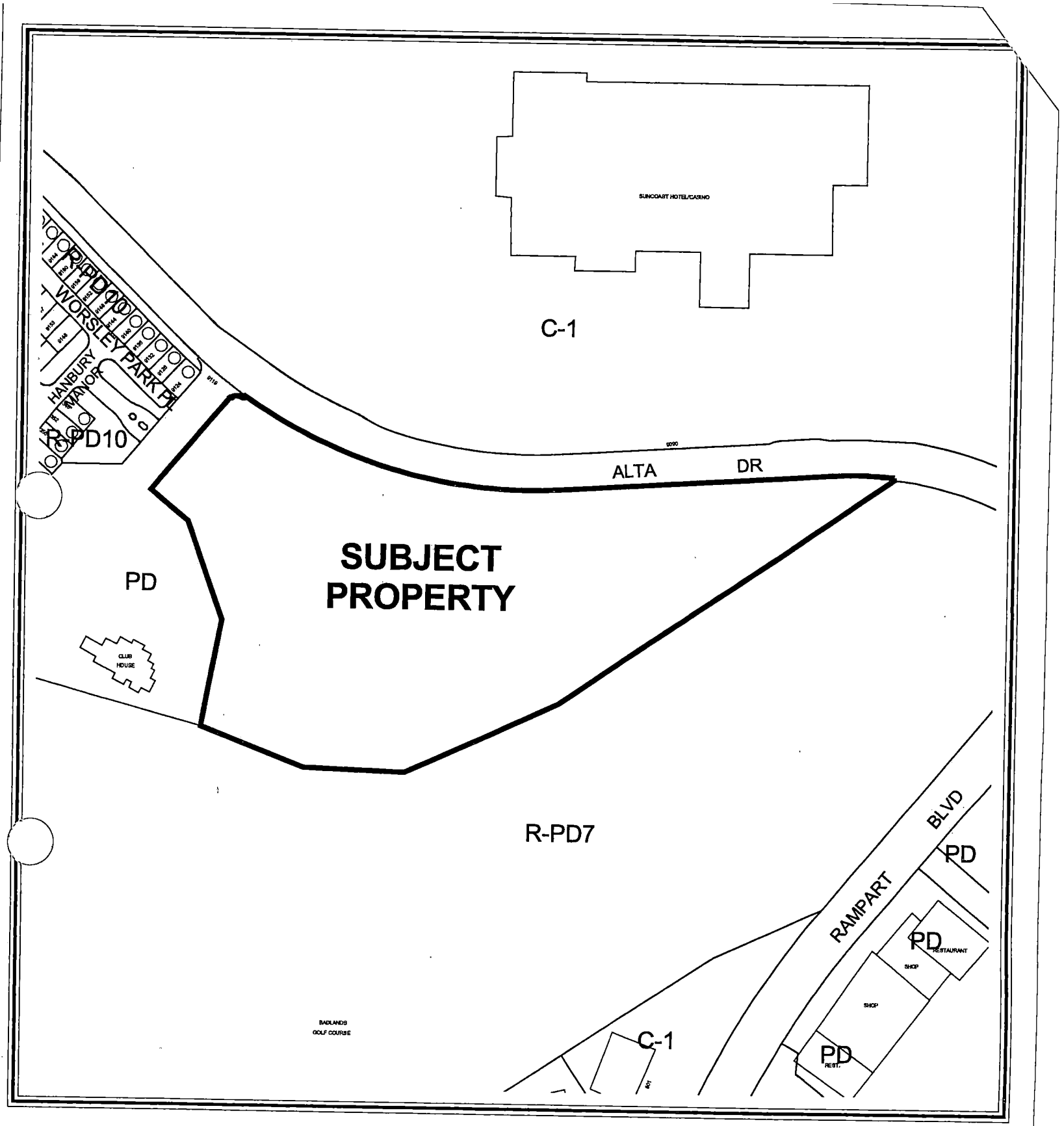
7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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

CONDITIONS – Continued:

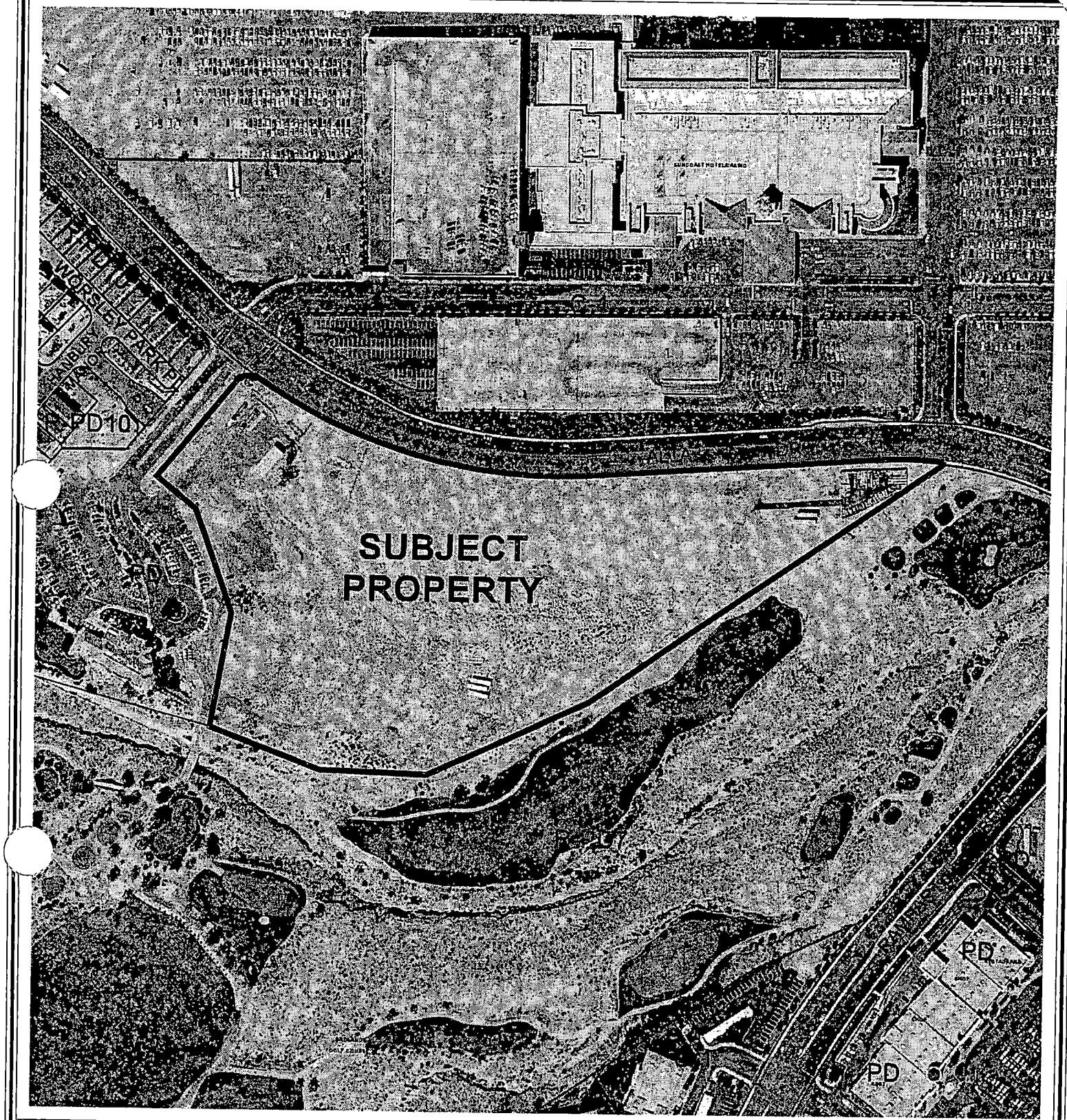
9. Site development to comply with all applicable conditions of approval for ZON-4205 and all other applicable site-related actions.

10. 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-5879

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: TMP-5879

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5879 - ONE QUEENSRIDGE PLACE - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning ZON-4205, Site Development Plan Review SDR-4206, and Variance VAR-4207.

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

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   (b) The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan.

   (c) The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is then required to provide for said maintenance.

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

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

SRS

Public Works

6. Include the following note on the Final Map: Any area not occupied by building shall be a public drainage easement to be privately maintained by the Homeowners' Association.

7. 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.

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

9. Site development to comply with all applicable conditions of approval for ZON-4205 and all other applicable site-related actions.

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

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 219-unit condominium complex, and a clubhouse on 14.52 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/17/80	The City Council approved the petition for Annexation (A-0018-80) of 2,247 acres of property to the City. The effective date was 12/27/80. The Planning Commission and staff both recommended approval.
04/04/90	The City Council approved a request for Rezoning (Z-0017-90) of this site from N-U (Non-Urban) to C-1 (Limited Commercial) as part of a larger request. The Planning Commission and staff both recommended approval.
01/04/95	The City Council approved a request for Rezoning (Z-0146-94) of this site from C-1 (Limited Commercial) to R-3 (Medium Density Residential) as part of a larger request. The Planning Commission and staff both recommended approval.
10/13/97	The City Council approved a request for Rezoning (Z-0078-97) of this site from (R-3) (Medium Density Residential) to PD (Planned Development) for the proposed use of three 12-story condominium buildings with office and retail uses. The Planning Commission and staff both recommended approval.
07/07/04	City Council approved a requests for related Rezoning (ZON-4205), Site Development Plan Review (SDR-4206) and Variance (VAR-4207). The Planning Commission recommended approval, staff recommended denial.

B) Pre-Application Meeting

12/17/04 Submission requirements for a Tentative Map Request were discussed at the meeting. The applicant was asked to provide notes for drainage, sewer, utilities, and easements. These notes were included in the submittal.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 14.52

B) Existing Land Use

Subject Property:	Undeveloped and Golf Course
North:	Parking Lot and Hotel and Casino
South:	Golf Course
East:	Golf Course
West:	Golf Course and Club House

C) Planned Land Use

Subject Property:	GTC and PROS (General Tourist Commercial and Parks, Recreation, Open Space)
North:	SC (Service Commercial)
South:	PROS (Parks, Recreation, Open Space)
East:	PROS (Parks, Recreation, Open Space)
West:	PROS and MLA (Parks, Recreation, Open Space and Medium Low Attached Density Residential)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	C-1 (Limited Commercial)
South:	R-PD7 (Residential Planned Development - 7 Units Per Acre)
East:	R-PD7 (Residential Planned Development - 7 Units Per Acre)
West:	R-PD7 (Residential Planned Development - 7 Units Per Acre)

E) General Plan Compliance

The subject site is currently designated GTC (General Tourist Commercial) on the Southwest Sector Plan of the General Plan. The current PD (Planned Development) zoning is consistent with the GTC (General Tourist Commercial) General Plan designation.

The site plan was approved on 07/07/04. The TMP is in substantial conformance with site plan.

SRS

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

There are no special area plans or overlay districts that affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards apply to properties that are rezoned to P-D (Planned Development):

Standards	Required	Provided	Compliance
Min. Lot Size	5 acres	14.52 Acres	Y

The project complies with the minimum site area required for a PD (Planned Development) rezoning; no other specific development standards are required by Title 19. Based on the approved Queensridge Development Standards document, the maximum permitted height for the condominium towers will be 233 feet, the condominium club and golf clubhouse will be limited to 45 feet, and the office building will be limited to 28 feet. Setbacks and lot coverage are dictated by the approved site plan.

B) General Analysis Discussion

- General information (Residential/Commercial)

This is a proposed Tentative Map of Phases I and Ia of the overall One Queensridge Place site. Tentative Maps for Phases II and IIa will be submitted at a later date. This Tentative Map depicts the footprints of the easternmost two of the four condominium towers to be built. On the west side of the site is the footprint of the new Badlands Golf Course Clubhouse.

The principal entrance to the property is depicted at the northwest corner of the site, and will serve the condominium development, office building, golf clubhouse, and the single-family residential neighborhood to the west. Two additional driveways are depicted along Alta Drive; with a gated driveway for resident access to the condominiums, and an emergency gated driveway at the northeast corner of the site.

SRS

- Cross Section

  The cross section along the western edge of this site, adjacent to developed residential property, depicts an existing rockery wall topped with an existing 8-foot screen wall. No changes are proposed to this wall configuration. The cross section along the south edge of this site, adjacent to Badlands Golf Course, also depicts the existing rockery wall. The applicant is proposing to construct an eight-foot high screen wall above the existing rockery wall. No walls are shown along Alta Drive and none are proposed. In addition, no retaining walls are anticipated.

- Trails

  No trails are associated with this proposal.

- Special Conditions of Approval from SDR-4206

  3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, and the Queensridge Towers Development Standards document, except as amended by conditions herein.

  4. The westernmost residential tower shall be limited to 12 stories in height, and the Queensridge Towers Development Standards document and submitted plans shall be modified to reflect this condition.

  5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area. The number of trees in the perimeter buffers shall be increased as required by City standards.

  6. Construct all incomplete half-street improvements on Alta Drive adjacent to this site concurrent with development of this site. 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.

  13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the northwest prior to the issuance of any permits.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5879 APN: 138-32-210-001

Name of Property Owner: Executive Homes, Inc.

Name of Applicant: Yohan Lowie

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

_____ Yes _____ x No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Yohan Lowie

Subscribed and sworn before me

This 22nd day of December, 2004

Rebecca D. Byrd

Notary Public in and for said County and State

8670 SPRING MOUNTAIN RD. #107
LAS VEGAS, NV 89117

REBECCA D. BYRD
Notary Public State of Nevada
No.97-2737
My appt. exp. [illegible] 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5879 APN: 138-32-210-001

Name of Property Owner: Fore Stars Ltd.

Name of Applicant: Larry Miller

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: Larry A Miller

Print Name: Larry Miller

Subscribed and sworn before me

This 22nd day of December, 2004

Joanne Baldassare

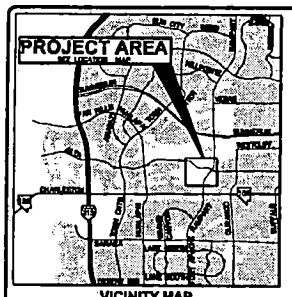
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
June 2, 2006

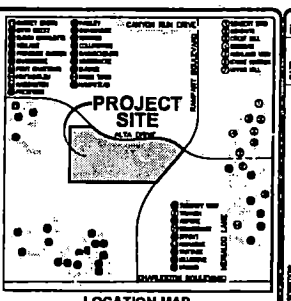
TENTATIVE MAP
FOR
ONE QUEENSRIDGE PLACE
PHASE I & PHASE IA

SOUTHEAST CORNER OF CLUBHOUSE DRIVE & ALTA DRIVE

2 - 15 STORY CONDOMINIUMS
1 CLUBHOUSE



VICINITY MAP
N.T.S.



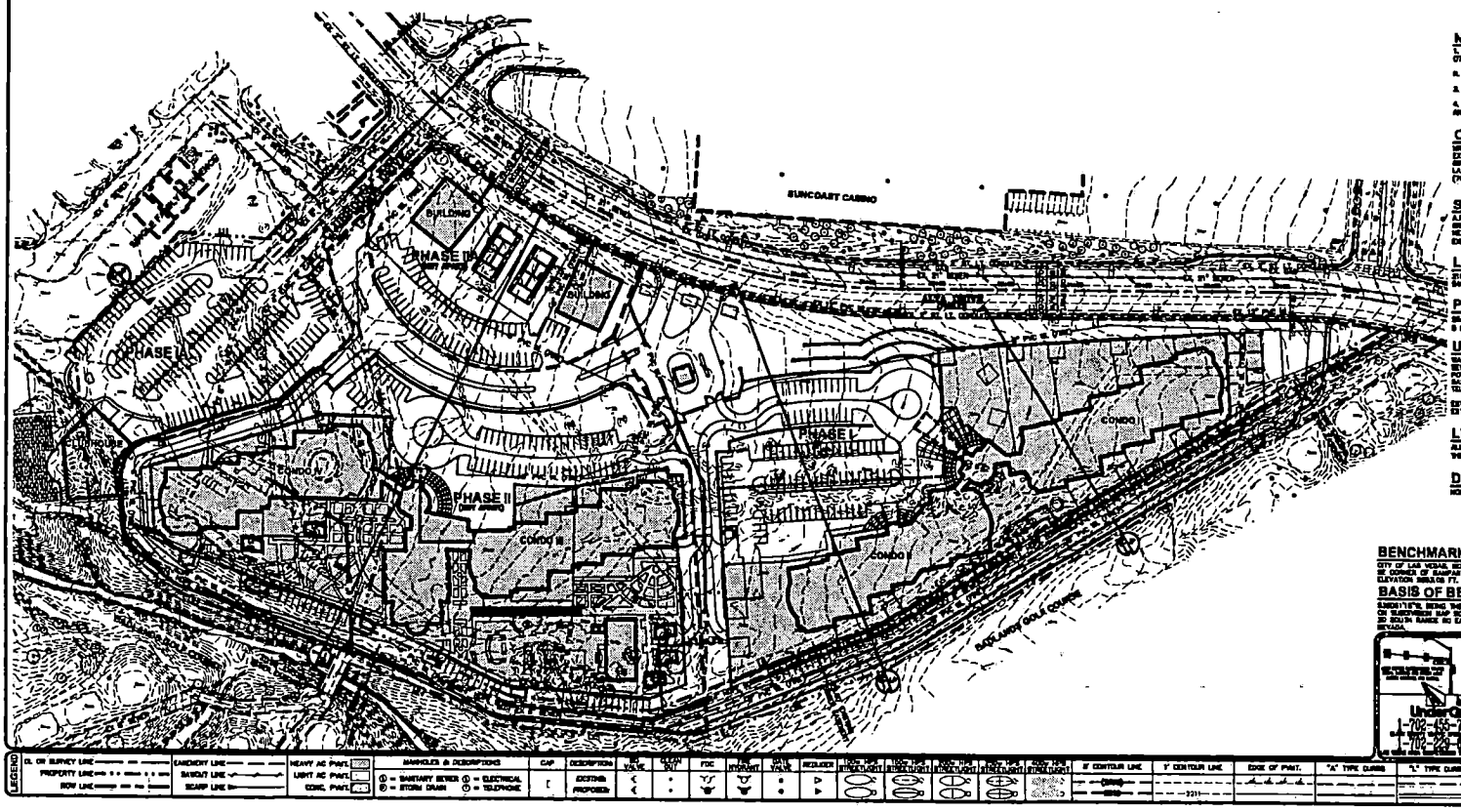
LOCATION MAP
N.T.S.

LINE TABLE

LINE	LENGTH	BEARING	COMMENTS
L1	104.11	N89°04'40"W	RECORD
L2	247.64	N89°04'40"W	RECORD
L3	120.70	S89°04'40"E	RECORD
L4	250.00	S01°04'40"E	RECORD
L5	237.70	N89°04'40"W	RECORD
L6	333.31	N89°04'40"W	RECORD
L7	333.31	S89°04'40"E	RECORD
L8	311.76	S89°04'40"E	RECORD
L9	84.00	S89°04'40"E	RECORD
L10	84.00	S89°04'40"E	RECORD
L11	84.00	S89°04'40"E	RECORD
L12	137.71	S89°04'40"E	RECORD
L13	274.31	S89°04'40"E	RECORD
L14	273.86	S89°04'40"E	RECORD
L15	65.00	S00°55'20"W	PROPOSED R/W
L16	5.01	S89°04'40"E	PROPOSED R/W
L17	116.11	N89°04'40"W	PROPOSED R/W
L18	109.33	N89°04'40"W	PROPOSED R/W
L19	116.71	N89°04'40"W	PROPOSED R/W
L20	59.99	S00°55'20"W	PROPOSED R/W
L21	23.90	N89°04'40"W	PROPOSED R/W
L22	93.30	S00°55'20"W	PROPOSED R/W
L23	36.27	S89°04'40"E	PROPOSED R/W
L24	236.80	S74°04'40"E	PROPOSED R/W
L25	43.90	S89°04'40"E	PROPOSED R/W
L26	5.01	S89°04'40"E	PROPOSED R/W
L27	5.01	S89°04'40"E	PROPOSED R/W
L28	73.31	S89°04'40"E	PROPOSED R/W
L29	116.89	S89°04'40"E	PROPOSED R/W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	COMMENTS
C1	133.77	300.00	25°32'50"	68.00	EXISTING R/W
C2	109.11	1200.00	5°12'40"	54.58	EXISTING R/W
C3	97.38	25.00	89°29'36"	61.19	EXISTING R/W
C4	34.01	25.00	77°54'58"	19.96	EXISTING R/W
C5	13.95	57.00	14°01'40"	7.01	PROPOSED R/W
C6	8.73	7.00	71°31'45"	5.07	PROPOSED R/W
C7	87.11	57.00	87°32'40"	55.04	PROPOSED R/W
C8	43.42	57.00	43°38'06"	22.84	PROPOSED R/W
C9	87.81	57.00	88°15'00"	55.51	PROPOSED R/W



NOTES
1. THERE ARE NO KNOWN PROPOSED RESERVATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
2. BUILDING SETBACKS ALL MEET PER ZONING REQUIREMENTS.
3. THERE ARE NO KNOWN UTILITY RIGHT-OF-WAY AND/OR EASEMENTS.
4. THERE ARE NO KNOWN IRRIGATION OR DRAINAGE CHANNEL RIGHT-OF-WAY AND/OR EASEMENTS.

OWNER/DEVELOPER
MR. ERIC HOWE
EXECUTIVE HOME BUILDERS, INC.
8870 SPANISH MOUNTAIN ROAD, SUITE #100
LAS VEGAS, NEVADA 89117
(702) 486-8888

SITE DATA
A.P.N. # 138-36-710-001
GROSS AREA: 11.66 ACRE
NET AREA: 14.62 ACRE
EXISTING ZONING: GENERAL COMMERCIAL DISTRICT (C-2)

LOT DATA
215 CONDOMINIUM UNITS
540 CONDOS LOT

PARKING COUNT AND DIMENSIONS
386 REGULAR (9'x18')
8 HANDICAP (9'x18')

UTILITIES AND SERVICES
WATER SERVICED LVVWD
SEWER SERVICED CITY OF LAS VEGAS
ELECTRIC NEVADA POWER
GAS SOUTHWEST GAS
TELEPHONE SPRINT

ESTIMATED AVERAGE DAILY SEWAGE FLOW: 0.055 MGD
ESTIMATED PEAK DAILY SEWAGE FLOW: 0.152 MGD

LEGAL DESCRIPTION
ALL OF LOT 4 AS SHOWN ON PARCEL MAPS PAGE 77, BOOK 33 IN THE OFFICE OF THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

DEVIATIONS FROM STANDARDS
NONE

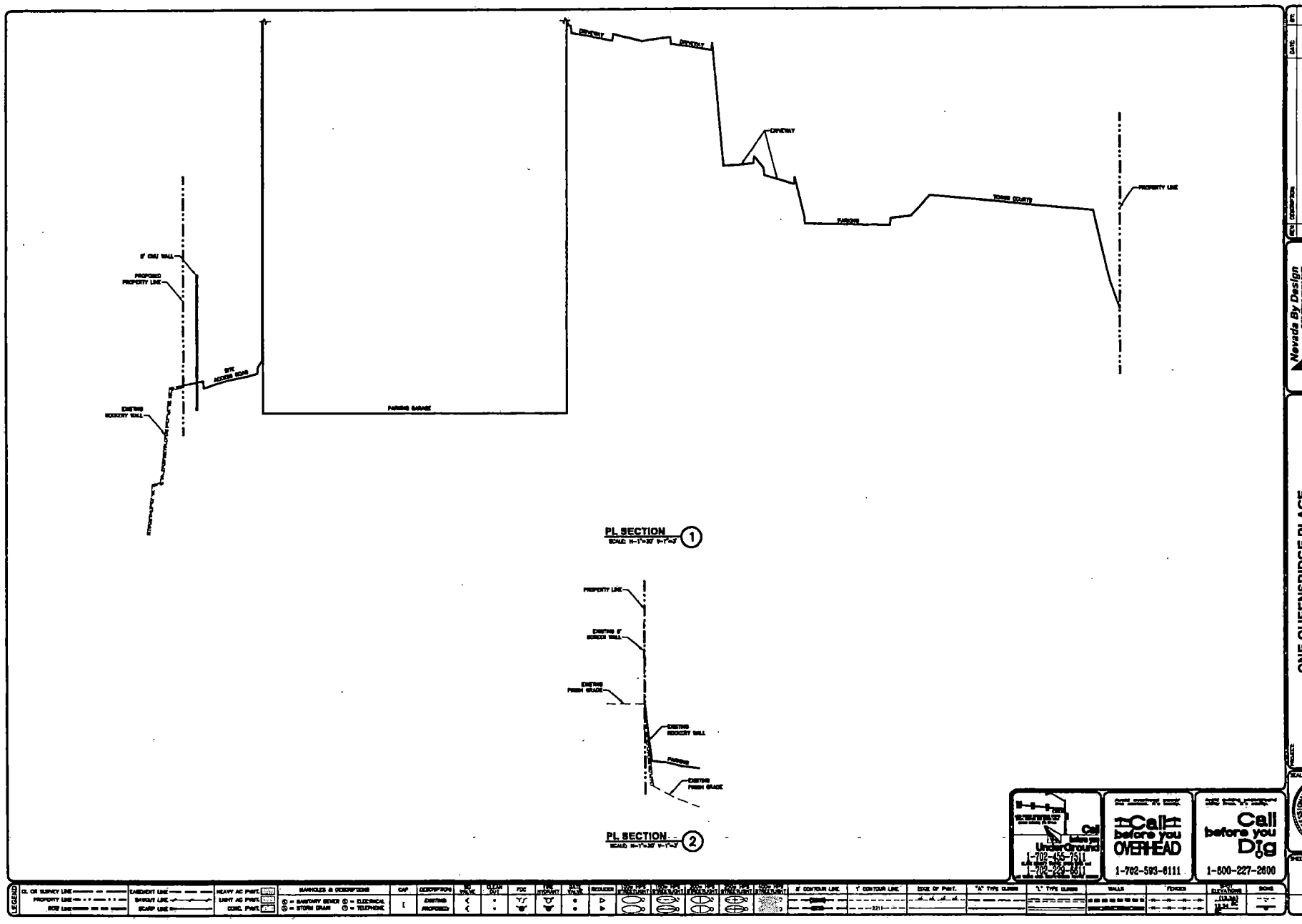
BENCHMARK:
CITY OF LAS VEGAS, BENCH# 2004, SHEET 6 PLATE 19 TOP OF CURB @ SE CORNER OF RAMPART & ALTA.
ELEVATION: 3000.00 FT. DATUM: M.S.L.

BASIS OF BEARINGS:
S.89°03'11"E., BEING THE CENTERLINE OF RAMPART BLVD. AS SHOWN ON SUBDIVISION MAP BOOK 77 PAGE 33 OF PLATS, SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

Call before you UnderGround 1-702-455-7511 (Southern Nevada) 1-702-784-7411 (Northern Nevada)
Call before you OVERHEAD 1-702-593-8111
Call before you Dig 1-800-227-2600

LEGEND

| | | |



Nevada By Design
DRAWN BY: DMZ | SCALE: 1" = 30'
CHECKED BY: CLR | JOB NUMBER: 04128
CHECK BY: CLR | DATE: 12/27/04

NO. DESCRIPTION DATE BY

ONE QUEENSRIDGE PLACE

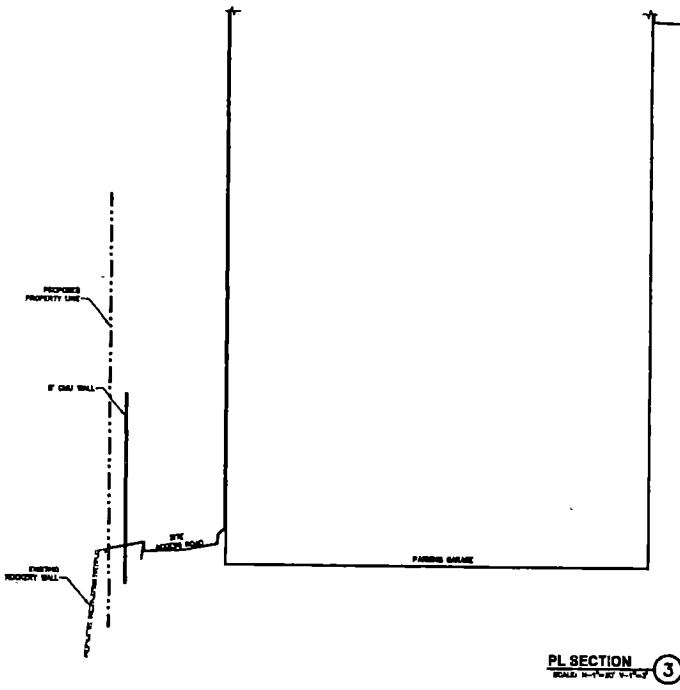
PROPERTY LINE SECTIONS

KENT B. ANDERSON EXP. 12/31/06 CIVIL No. 6991 STATE OF NEVADA PROFESSIONAL ENGINEER

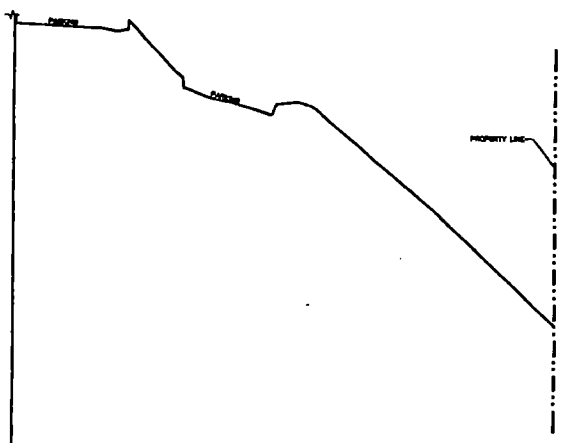
SHEET NO.
TM-2
SHEET 2 OF 14
DRAWING NUMBER

TMP-5879
02-10-05 PC

RECEIVED
DEC 28 RECD



PL SECTION (3)



LEGEND

Call before you OVERHEAD 1-702-593-8111

Call before you Dig 1-800-227-2600

Nevada By Design

ONE QUEENSRIDGE PLACE

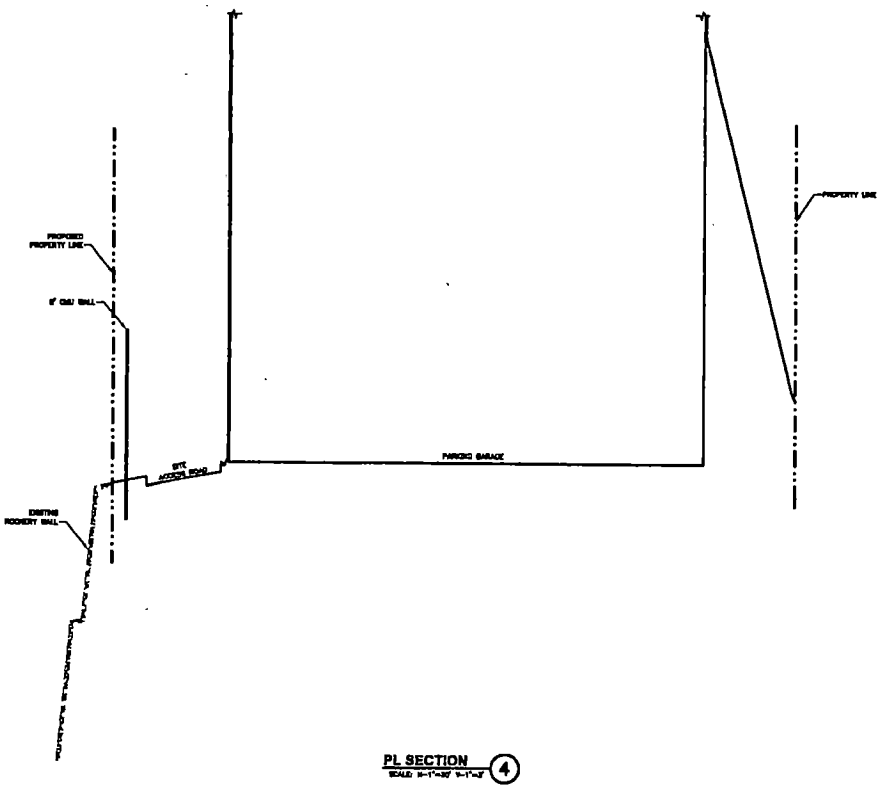
PROPERTY LINE SECTIONS

KENT B. ANDERSON EXP: 12/31/04 CIVIL

TM-3

TMP-5879
02-10-05 PC

RECEIVED
DEC 9 2004



Call before you Underground 1-702-455-7511 1-702-228-7511

Call before you OVERHEAD 1-702-593-6111

Call before you Dig 1-800-227-2600

NO.	DESCRIPTION	DATE	BY

Nevada By Design

DRAWN BY: DMZ | SCALE: 1" = 30'
DESIGNED BY: CLH | JOB NUMBER: 04-036
CHECKED BY: CLH | DATE: 12/21/04

PROJECT: ONE QUEENSRIDGE PLACE

DRAWING TITLE: PROPERTY LINE SECTIONS

SEAL: PROFESSIONAL ENGINEER STATE OF NEVADA KENT B. ANDERSON EXP. 12/31/06 CIVIL No. 6901

SHEET NO.: TM-4

SHEET 4 OF 14

DRAWING NUMBER

TMP-5879
02-10-05 PC

RECEIVED
DEC 23 2004



TMP-5879 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL
SOUTH SIDE OF ALTA DRIVE, APPROXIMATELY 450 FEET WEST OF RAMPART BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:
VAC-5793 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Petition to Vacate U.S. Government Patent Easements generally located west of Cliff Shadows Parkway, north of the Buckskin Avenue alignment, Ward 4 (Brown).

SET DATE: 03/02/04 C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – Motion to HOLD IN ABEYANCE – UNANIMOUS

Held in Abeyance to 2/24/2005 Planning Commission meeting

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application, which pertained to the vacation of a 33-foot patent easement that surrounds the property. He noted that only three feet on the south side of the property could be vacated because of the extension of Buckskin Avenue west to the U.S. Government land to the west and the Red Rock Conservation area. The subject site is one of the few connection points to that area.

FRANK HAMADANI, 2101 Business Center Drive, Irvine, California, appeared on behalf of the applicant and concurred with conditions.

VICE CHAIRMAN TRUESDELL stated he was concerned about how the patent easements would affect a multi-use trail planned in this area. In other areas, patent easements have caused

MINUTES – Continued:

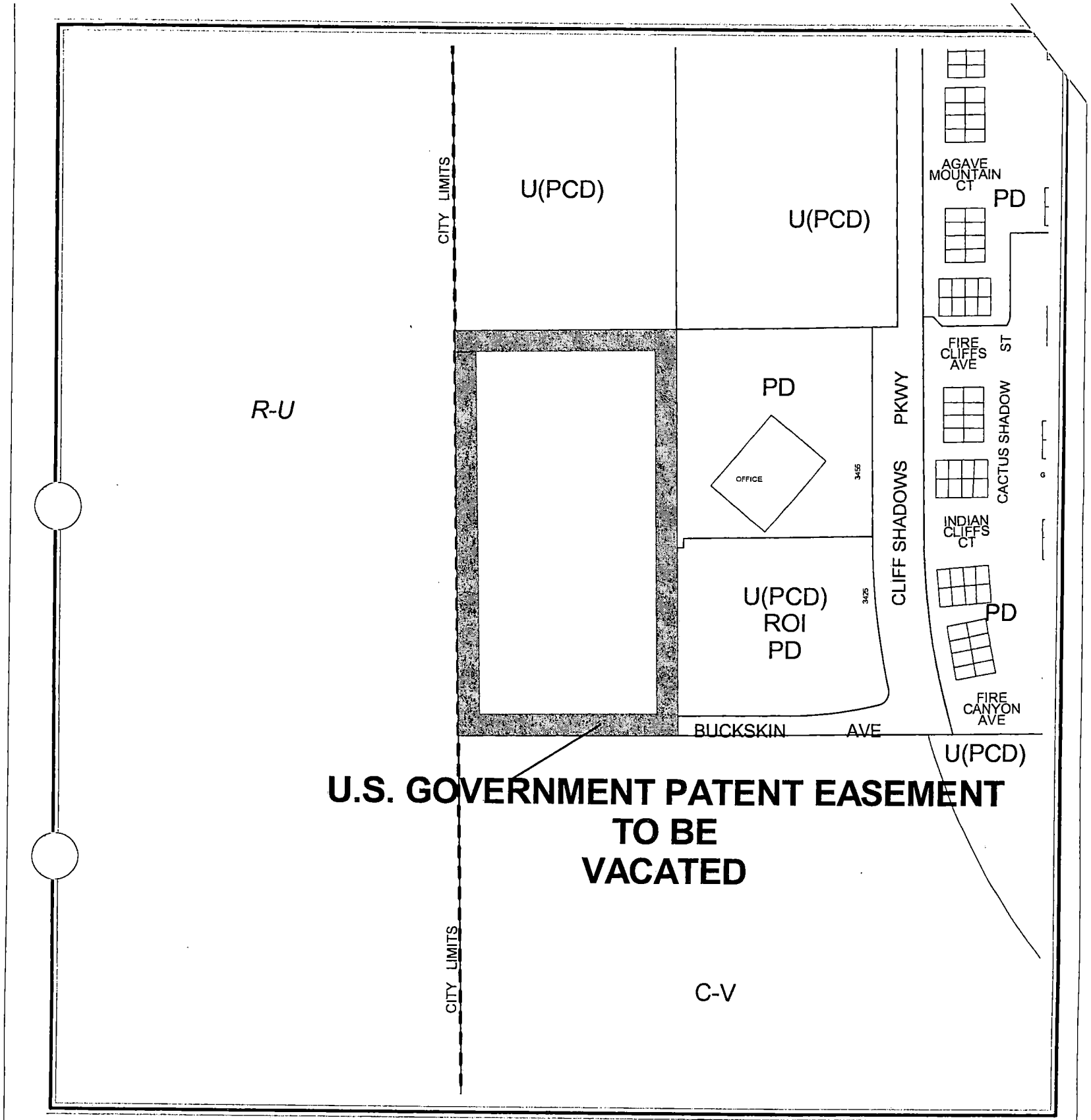
problems with the trail alignments. He found this site to be very sensitive and felt it would be safer to see the Vacation application come before the Commission with the Site Plan and any other necessary companion items.

MR. HAMADANI stated that it was his understanding from staff that no trails would go through the property. The applicant had voluntarily offered to work with the City on installing a horse trail through the project as an extension of the LaMadre Trailhead Project. The current application was only for the removal of the patent. MR. LEOBOLD clarified that there was an existing horse trail that meanders through the site; however, it is not designated as a City trail in this alignment. He confirmed that there are plans to have an equestrian park to the south of Buckskin Avenue, directly across from the subject site. Although he objected to having the item held, MR. HAMADANI informed the Commission that the companion items would be on the 2/24/2005 Planning Commission agenda and he would leave it to the Commission on whether the item should be held.

VICE CHAIRMAN TRUESDELL appreciated the applicant's comments and reiterated that it would be best, in his opinion, to hear all the items together.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:10 – 6:19)



CASE: **VAC-5793**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5793 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

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

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

3. All development shall be in conformance with code requirements and design standards of all City departments.

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

Public Works

5. The Petition of Relinquishment of Interest shall be modified to exclude the northern 30 feet of the U.S. Government Patent Easement located in the Buckskin Avenue alignment.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-5785 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

SRS

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

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a petition to Vacate U.S. Government Patent Easements (Patent # 1158532) generally located west of Cliff Shadows Parkway, north of the Buckskin Avenue alignment.

B) Applicant's Justification

The applicant has justified the request by stating that the Vacation would enable the utilization of the entire site for a proposed condominium project. This Vacation will not adversely impact any of the adjacent properties. The patent is dated March 1956.

BACKGROUND INFORMATION

A) Previous Actions

02/16/00 The City Council approved a petition for Annexation [A-0046-99(A)] of 4.985 acres of property to the City. The effective date was 02/26/00. The Planning Commission and staff both recommended approval.

12/06/00 The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff both recommended approval.

The City Council Withdrew a request for a Site Development Plan Review [Z-0094-00(1)] for a proposed 72,000 square-foot office development. The Planning Commission and staff both recommended denial.

06/19/02 The City Council struck a request to Amend (GPA-0001-02) Map #2 of the Master Plan Recreation Trails Element to delete an equestrian trail that extends south from Puli Drive at Alexander Road to Cheyenne Avenue. The Planning Commission and staff both recommended denial.

01/27/05 The Planning Commission was to concurrently review related requests for a Major Modification (MOD-5784), a Rezoning (ZON-5785) to rezone the site to PD (Planned Development), a Variance (VAR-5786) to allow a 15-story building where a maximum height of three stories are permitted, a Variance (VAR-5792) to allow 168 parking spaces where 222 spaces are required, and a Site Development Plan Review (SDR-5781) to allow a 15-story, 125-unit condominium development on the subject site. At this meeting, the Commission held these items to its 02/24/05 meeting at the request of the applicant to give the applicant additional time to consult with nearby owners.

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

The West, East and North thirty-three feet (33'), and the North three feet (3') of the South thirty-three feet (33'), of the West Half (W½) of the Southwest Quarter (SW¼) of Section 12, Township 20 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Easement because it is no longer needed in its current configuration. This will allow the unencumbered development of the subject site and the abutting site to the north and east. This request is appropriate, as the subject grant is not needed and will not result in reduced access traffic handling capability for the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 6

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-5793** APN: 137 12 301 009

Name of Property Owner: UNIPRO HOLDINGS, LLC

Name of Applicant: UNIPRO HOLDINGS, LLC

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: FRANK HAMADANI, Manager

Subscribed and sworn before me

This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA

Notary Public in and for said County and State

ARS1 PATTI ZEIS COMM. #1480899 Notary Public California ORANGE COUNTY My Comm. Expires April 6, 2008 ARS1

Revised 2/12/02

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



VAC-5793 - APPLICANT/OWNER: UNIPRO HOLDINGS
WEST OF CLIFF SHADOWS PARKWAY, NORTH OF THE BUCKSKIN AVENUE ALIGNMENT
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



VAC-5793 - APPLICANT/OWNER: UNIPRO HOLDINGS
WEST OF CLIFF SHADOWS PARKWAY, NORTH OF THE BUCKSKIN AVENUE ALIGNMENT
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:
VAC-5834 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: BEAZER HOMES - Petition to Vacate U.S. Government Patent Easements generally located at the southeast corner of Elkhorn Road and Fort Apache Road, Ward 6 (Mack).

SET DATE: 03/02/04 C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions– UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Beazer Homes

To be heard by City Council 3/16/2005

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or with condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN NIGRO declared the Public Hearing open on Item 3 [VAC-5834] and Item 4 [SDR-5869].

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL asked that Item 2 [VAC-5793] be pulled from the One Motion One Vote portion of the agenda.

CHAIRMAN NIGRO confirmed with DOUG RANKIN, Planning and Development, that Item 5 [SDR-5898] had some late protests filed against it and would have to be pulled from the One Motion One Vote portion of the agenda. He added that there would be a proposed condition change for that item as well.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 3 [VAC-5834] and Item 4 [SDR-5869].

(6:08 – 6:10)

1-230

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-4695 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

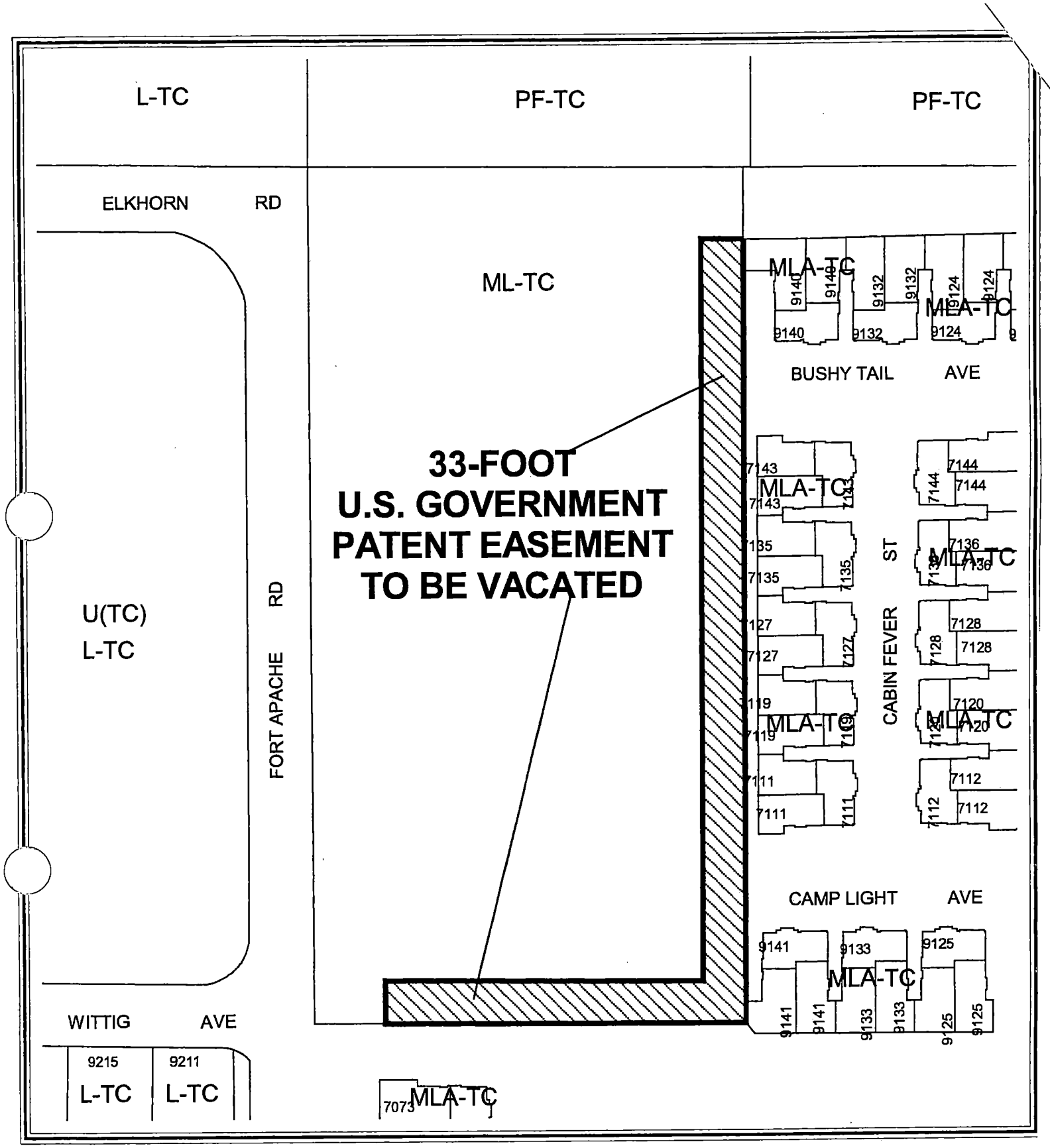
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

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

CONDITIONS – Continued:

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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



CASE: VAC-5834

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5834 - OWNER/APPLICANT: BEAZER HOMES

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-4695 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

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

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a petition to Vacate U.S. Government Patent Easements generally located at the southeast corner of Elkhorn Road and Fort Apache Road.

B) Applicant's Justification

The applicant states that granting of these Patent Easements are not needed for road or drainage purposes and will not create a hardship for the surrounding property owners.

BACKGROUND INFORMATION

A) Previous Actions

08/18/04 The City Council approved a Rezoning (ZON-4695) to T-C (Town Center) on this site. The Planning Commission and staff recommended approval on July 22, 2004.

08/18/04 The City Council approved a Special Use Permit (SUP-4614) for private streets within the development. The Planning Commission and staff recommended approval on July 22, 2004.

08/18/04 The City Council approved a Site Development Review (SDR-4613) to allow a 30-lot single-family subdivision development. The Planning Commission and staff had recommended approval.

09/23/04 The Planning Commission approved a Tentative Map (TMP-5005) for a 30-lot single-family subdivision. Staff had recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Easements described as the East 33.0 Feet, except the North 55.0 Feet, and the South 33.0 Feet, except the West 55.0 Feet, of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 20, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Easements because they are no longer needed in its current configuration. This will allow the development of a 30-lot single family residential subdivision on the subject parcel. The request is appropriate, as the subject easement is not needed and will not result in reduced access or traffic handling capability for the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5834 APN: 125-20-101-001

Name of Property Owner: Beazer Homes

Name of Applicant: Southwest Engineering

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Kirk Brynjulson

Subscribed and sworn before me

This 6 day of Dec, 2004

Notary Public in and for said County and State



VAC-5834 - OWNER/APPLICANT: BEAZER HOMES
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



VAC-5834 - OWNER/APPLICANT: BEAZER HOMES
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

SDR-5869 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: THE CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PUBLIC PARK on 10 acres adjacent to the southwest corner of Iron Mountain Road and Fort Apache Road (A portion of APN 125-07-501-002), C-V (Civic) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL -- APPROVED subject to conditions– UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or with condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

VICE CHAIRMAN TRUESDELL asked that Item 2 [VAC-5793] be pulled from the One Motion One Vote portion of the agenda.

MINUTES – Continued:

CHAIRMAN NIGRO confirmed with DOUG RANKIN, Planning and Development, that Item 5 [SDR-5898] had some late protests filed against it and would have to be pulled from the One Motion One Vote portion of the agenda. He added that there would be a proposed condition change for that item as well.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 3 [VAC-5834] and Item 4 [SDR-5869].

(6:08 – 6:10)

1-230

CONDITIONS:

Planning and Development

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

2. All exterior lighting shall meet the standards of Title 19.08.060(C).

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

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

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-

CONDITIONS – Continued:

box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

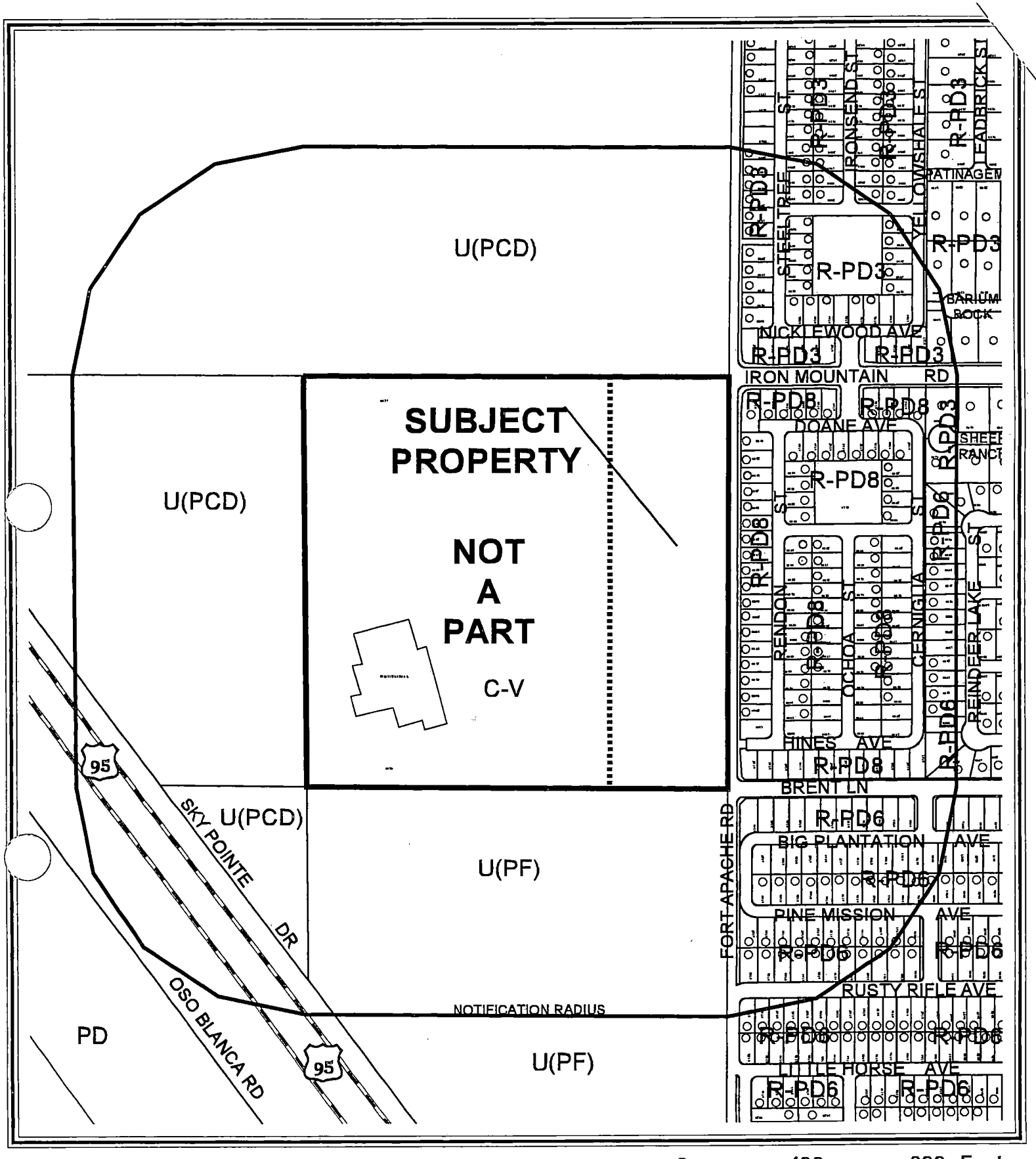
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

12. Construct all incomplete half-street improvements on Iron Mountain Road, Fort Apache Road and Brent Lane adjacent to this site 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).

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

14. Site development to comply with all applicable conditions of approval for Zoning Action Z-0078-01 and all other site-related actions.



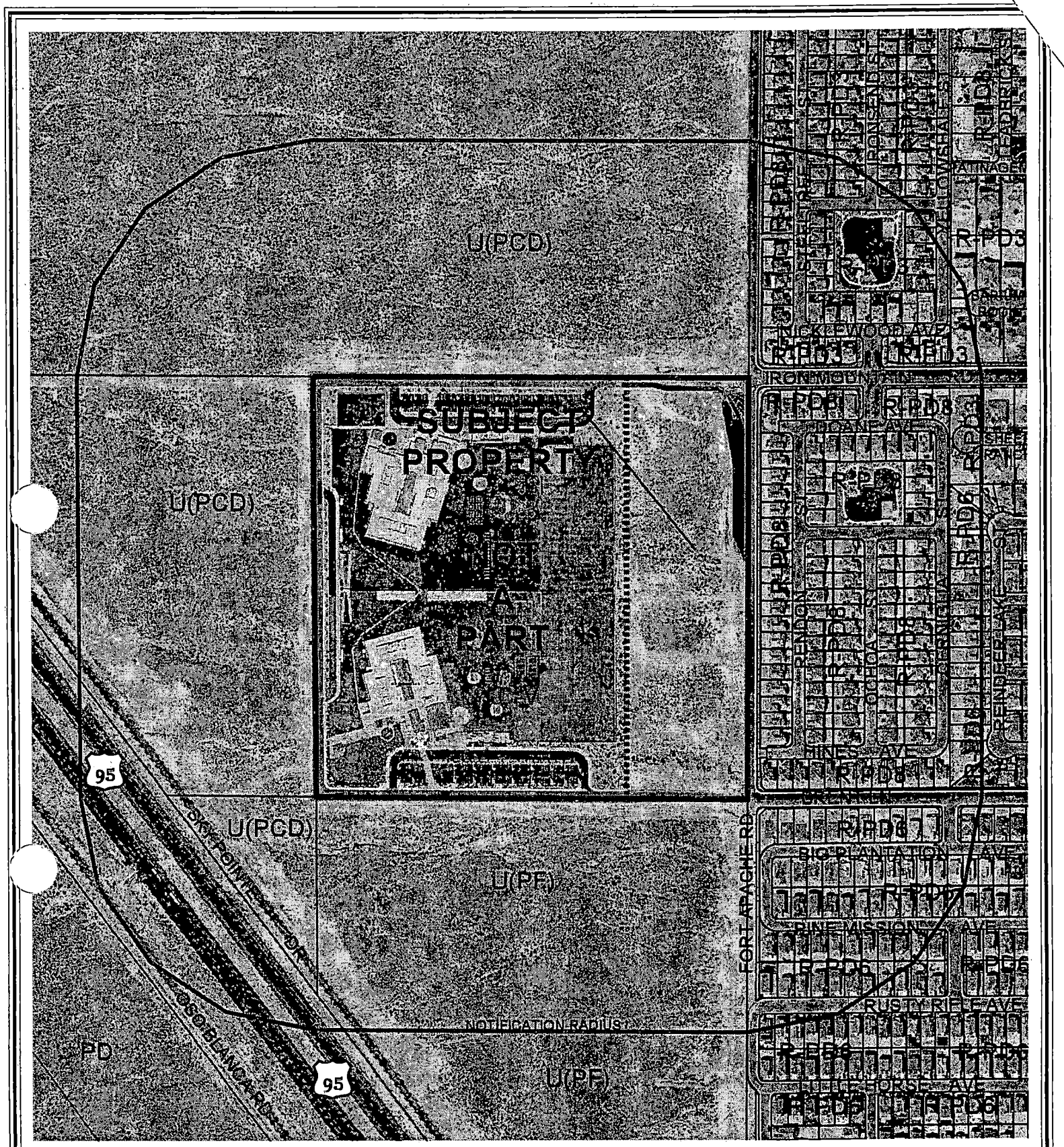
0 400 800 Feet

CASE: **SDR-5869**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 400 800 Feet

CASE: **SDR-5869**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5869 - APPLICANT/ OWNER: THE CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

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

2. All exterior lighting shall meet the standards of Title 19.08.060(C).

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

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

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

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

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

Public Works

12. Construct all incomplete half-street improvements on Iron Mountain Road, Fort Apache Road and Brent Lane adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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14. Site development to comply with all applicable conditions of approval for Zoning Action Z-0078-01 and all other site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 10-acre public park adjacent to the southwest corner of Iron Mountain Road and Fort Apache Road.

B) Applicant's Justification

The applicant states that the park will further enhance the quality of life for the rapidly growing community.

BACKGROUND INFORMATION

A) Previous Actions

01/02/02 The City Council approved a Rezoning (Z-0078-01) from R-E (Residence Estates) Zone to C-V (Civic) Zone on approximately 30-acres and a Site Development Plan Review [Z-0078-01(1)] for two Elementary Schools northeast corner of Brent Lane and Tee Pee Lane. The Planning Commission and staff recommended approval.

12/05/02 The Planning Commission approved a Site Development Plan Review (SDR-1135) for an Elementary School on 15.26 acres adjacent to the southwest corner of Fort Apache Road and the Iron Mountain Road. Staff recommended approval of the subject site plan.

B) Pre-Application Meeting

12/08/04 The following items were discussed at the pre-application meeting:

- Park will include lacrosse and soccer fields
- Artificial turf will be used at the site.
- Lighting will be required to be shielded from residential properties to the east.
- An updated flood study will be required.
- Provide an updated flood study
- Construct incomplete off-site improvements
- BLM right-of-way easement
- Provide fence and wall detail

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.0

B) Existing Land Use

Subject Property:	Elementary School/Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Single Family Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PF (Public Facilities)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	C-V (Civic)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South:	U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation]
East:	RPD-8 (Residential Planned Development – 8 Dwelling Unis Per Acre)
West:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities and office projects may be used as buffers within the PCD. The existing C-V (Civic) district zoning and the proposed park and existing schools are consistent with the General Plan land use designation.

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

The subject site is not located within any special districts or zones.

PROJECT DESCRIPTION

The proposed Iron Mountain Fort Apache Park is 10.0 acres in size. The park is located between two schools on the west and Fort Apache Road on the east. A neighborhood exists directly east of Fort Apache Road. The park is accessed from Fort Apache Road. The park provides 96 parking spaces with four designated as handicapped. The park includes; two lighted soccer/lacrosse fields, plaza area, tot lots, restrooms and ramadas. The applicant proposes future additions, which will include, a small restroom facility and a water feature called a splash pad. A condition of approval has been added which mitigates the proposed lighting.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.02, Special Purpose Districts, the C-V (Civic) district (Section 19.02.040.D) states the minimum development standards for property in a C-V (Civic) district shall be established. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) district is appropriate for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the Northwest General Plan Amendment.

A2) Residential Adjacency Standards

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

This proposal has been conditioned to comply with the City's Residential Adjacency Standards regarding all park lighting.

A3) Parking and Traffic Standards

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

Specific parking standards for park and recreational uses are not provided in Section 19.10, Parking, Loading and Traffic standards for C-V (Civic) district uses such as parks. These standards are reviewed and established in the site development plan review.

Provided Parking	
Regular	Handicap
96	4

The amount of parking provided onsite appears to be adequate.

A4) Landscape and Open Space Standards

Specific landscape standards for park and recreational uses are not provided in Section 19.12, Landscape and Buffer Standards or in the Las Vegas Urban Design Guidelines and Standards for C-V (Civic) district uses such as parks. These standards are reviewed and established in the site development plan. Listed below are the provided trees with type, size and quantity indicated.

Standards	Type	Size	**Provided**
Trees	Mulga Tree	24" Box	9
	Desert Museum Palo Verde	24" Box	42
	Desert Willow	24" Box	33
	Raywood Ash	24" Box	14
	Phoenix Mesquite	24" Box	30
	Live Oak	24" Box	4
	Texas Mountain Laurel	24" Box	12
	Chaste Tree	24" Box	36
	Rio Grand Ash	24" Box	56
Total			**236**

The landscape plan depicts 24" box trees to be place 30 feet on center along Fort Apache Road, Iron Mountain Road and Brent Lane. The provided landscaping meets the expectations of the C-V (Civic) district category.

B) General Analysis and Discussion

- Zoning

  Pursuant to Las Vegas Zoning Code Section 19.02, Special Purpose Districts, the C-V (Civic) district (Section 19.02.040.D) states the minimum development standards for property in a C-V (Civic) district shall be established in the site development plan.

- Site Plan

  The site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access points within the project site. The proposed parking areas are depicted in a manner to provide access to the facilities in the park, and appear to provide adequate accessibility for park users without interfering with the contiguous arrangement of the proposed lacrosse and soccer fields.

- Waivers

  No waivers have been identified nor requested.

- Landscape Plan

  The proposed landscaping, which includes approximately 236 trees along the public right-of-way, parking areas and congregated around recreational facilities, appears to be appropriate for the site.

- Elevation

  The submitted building elevations provide interest and variety as well as a sense of continuity.

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 public park will be an appropriate use adjacent to single-family residential uses, with sufficient visual buffering and outside lighting measures incorporated. Conditions are recommended on outside lighting to enhance compatibility between this project and adjacent residential uses.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed project will be consistent with Title 19 and applicable City plans, policies and standards.

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

   The proposed site access will not negatively impact adjacent residential neighborhood roadways, as proposed vehicle access to the park will utilize Fort Apache Road.

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

   The proposed development will be appropriate for the City, in terms of the facility layout, buildings, and vehicular and pedestrian circulation. The proposed site layout demonstrates an effective arrangement of attractions and amenities that will create a harmonious facility. The project is separated from the residential neighborhood to the east by Fort Apache Road a Primary (100-foot) Arterial on the Master Plan of Streets and Highways.

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 provide interest and variety as well as a sense of continuity. In order to prevent obtrusive lighting of adjacent residential neighborhoods, a condition is listed requiring all lighting to conform to residential adjacency standards.

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

   The proposed park development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 195

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5869 APN: 125-07-501-002

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Roark

Print Name: DAVID ROARK

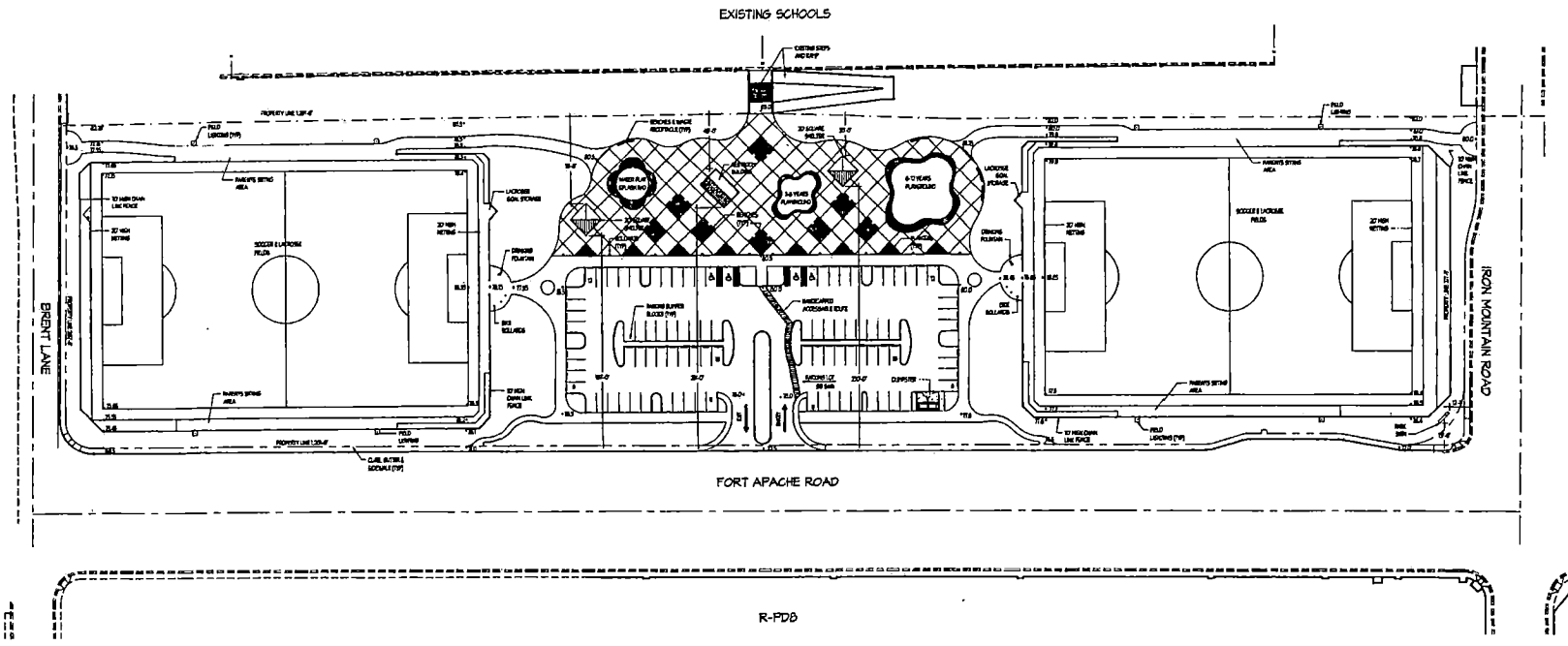
Subscribed and sworn before me

This 7th day of December, 2004

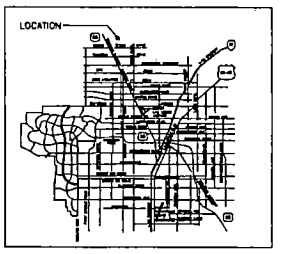
Jill Malone

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007



PARKING REQUIREMENTS		
ITEM	PARKING REQUIREMENTS	PARKING PROVIDED
PARKING LOT	NO MIN. REQUIRED	96
HANDICAPPED SPACES	4	4
PARKING STALL SIZE	9' X 18'	10' X 18'



VICINITY MAP

Schematic Site Development Plan
SCALE 1" = 50'

STAFF
SDR-5869
02-10-05 PC

NORTH

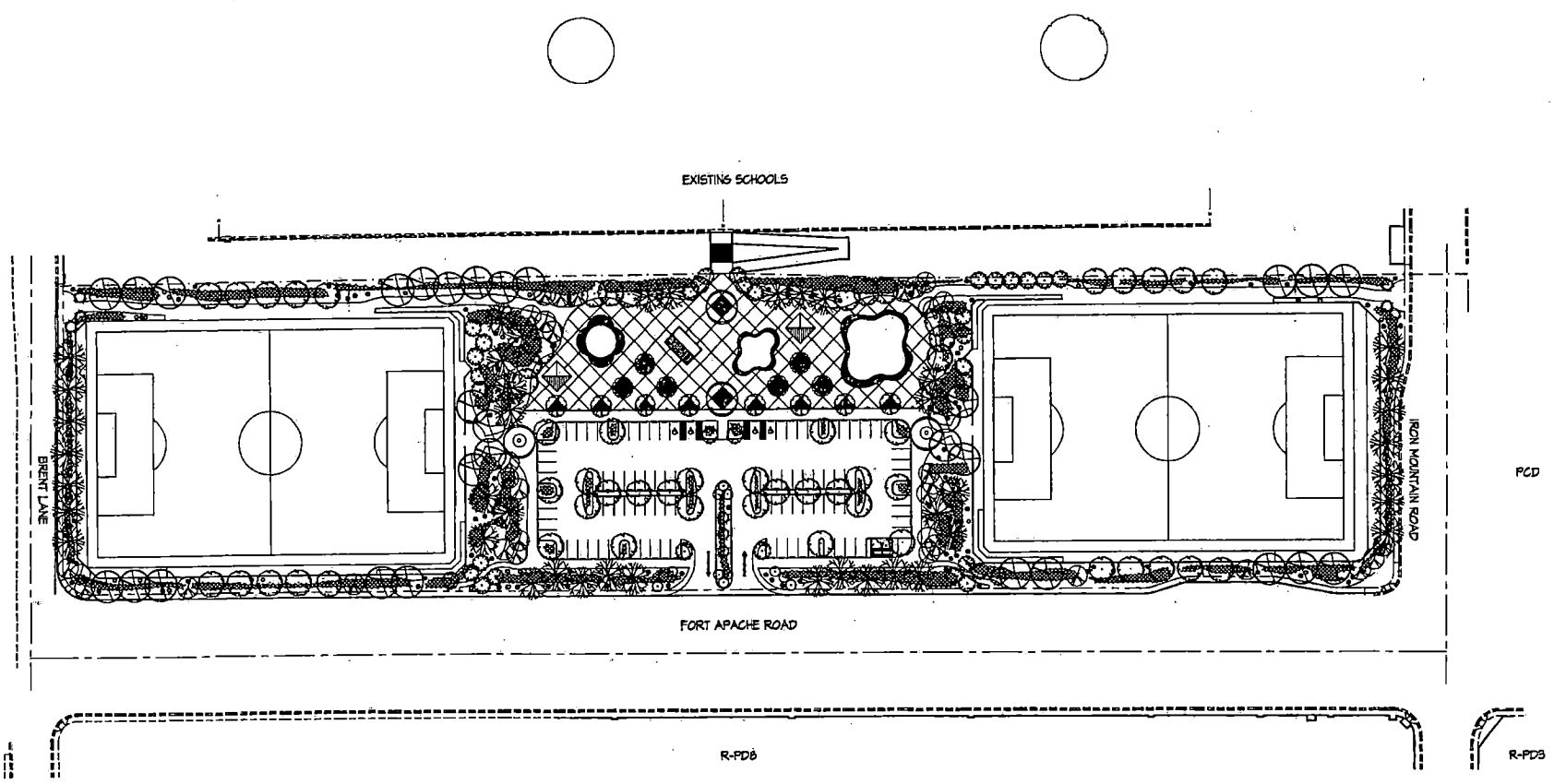
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FORT APACHE IRON MOUNTAIN PARK
Fort Apache Road and Iron Mountain
Schematic Site Development Plan

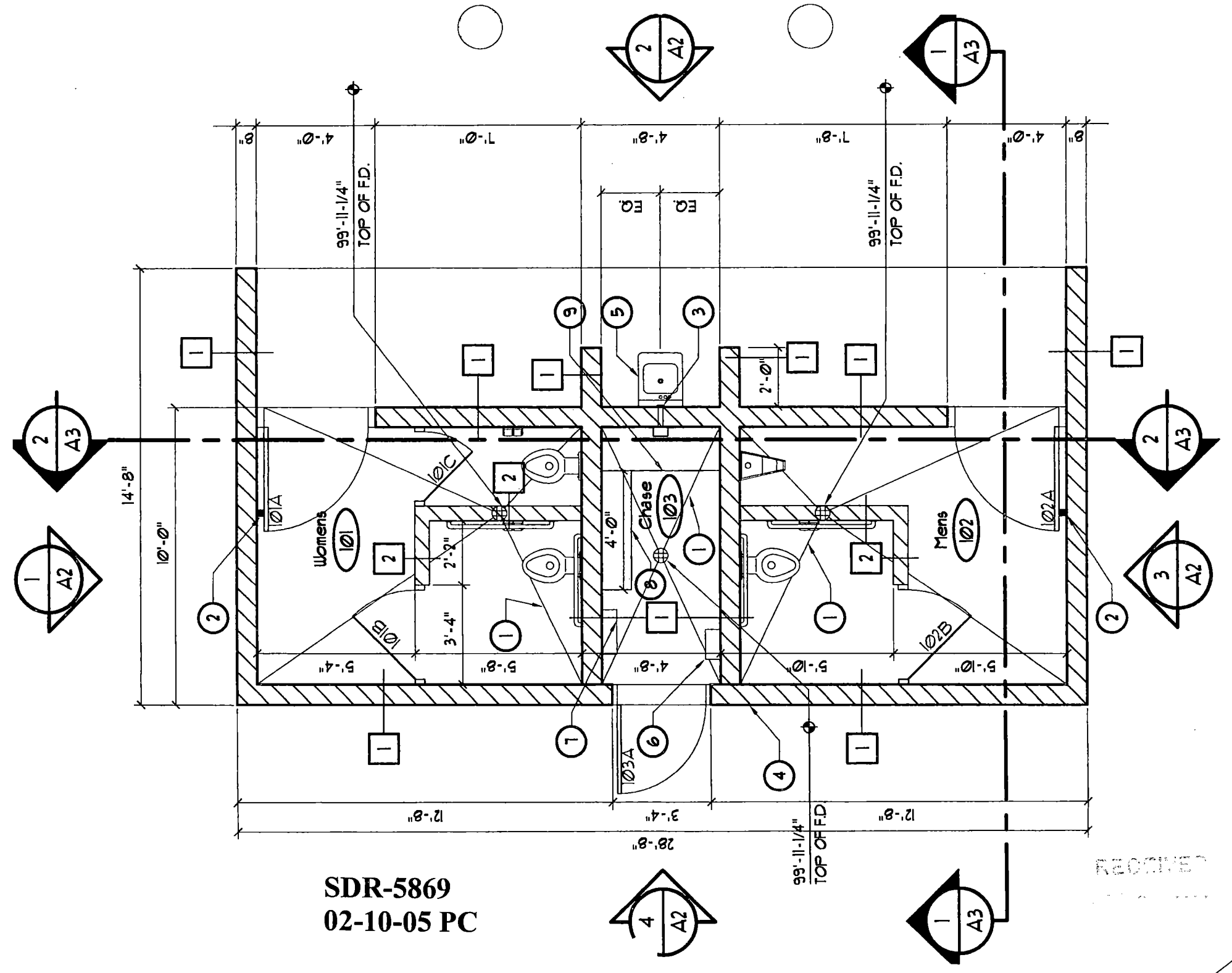
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

2/08/04
1" = 50'

1 of 1

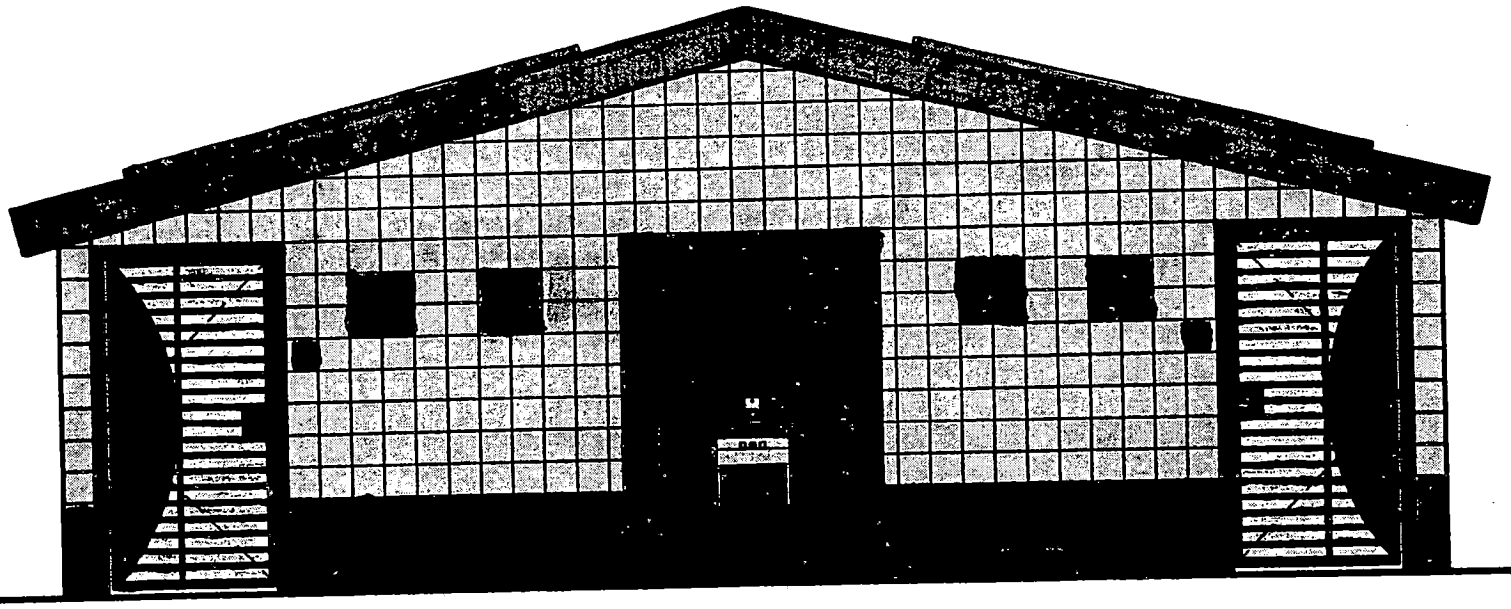


BOTANICAL NAME	COMMON NAME	QTY	SIZE (Gal)	COND	DTL	REMARKS
TREES						
CHILOPSIS LINEARIS 'TIMEVILLE'	DESERT WILLOW	13	24" BOX			
CHITALPA TASHKENTENSIS 'PINK DOMES'	PINK DOMES CHITALPA	10	24" BOX			
CHITALPA TASHKENTENSIS 'SUNSET'	SUNSET CHITALPA	10	24" BOX			
CHITALPA TASHKENTENSIS 'MORNING GLORY'	MORNING GLORY CHITALPA	10



SDR-5869
02-10-05 PC

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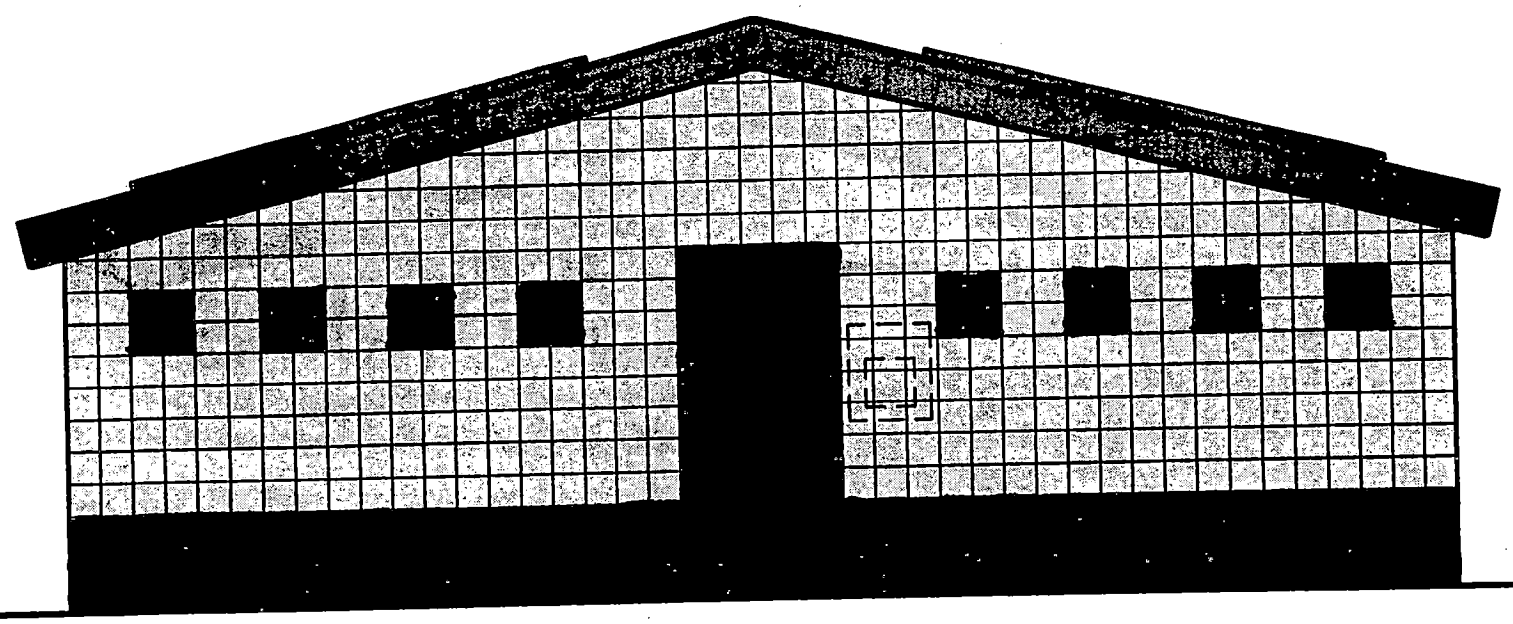


2 Front Elevation

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

SDR-5869
02-10-05 PC

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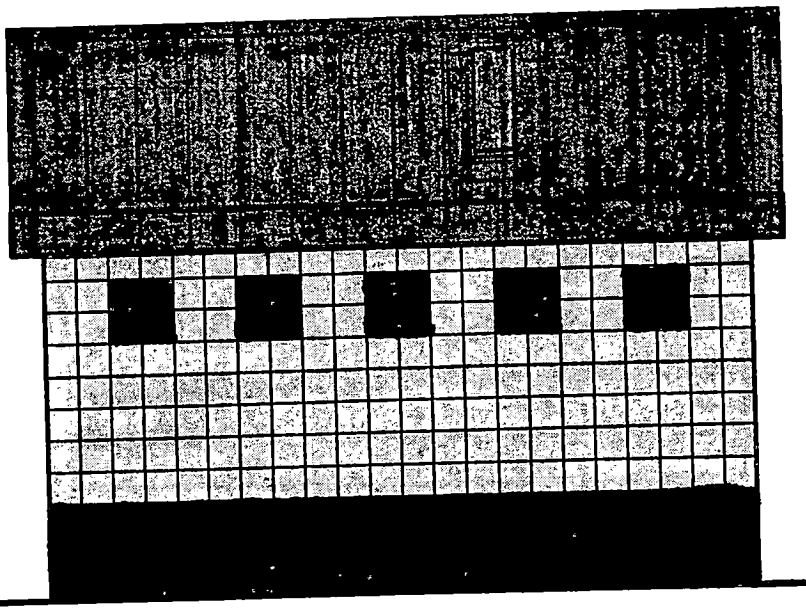


4 Rear Elevation

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

SDR-5869
02-10-05 PC

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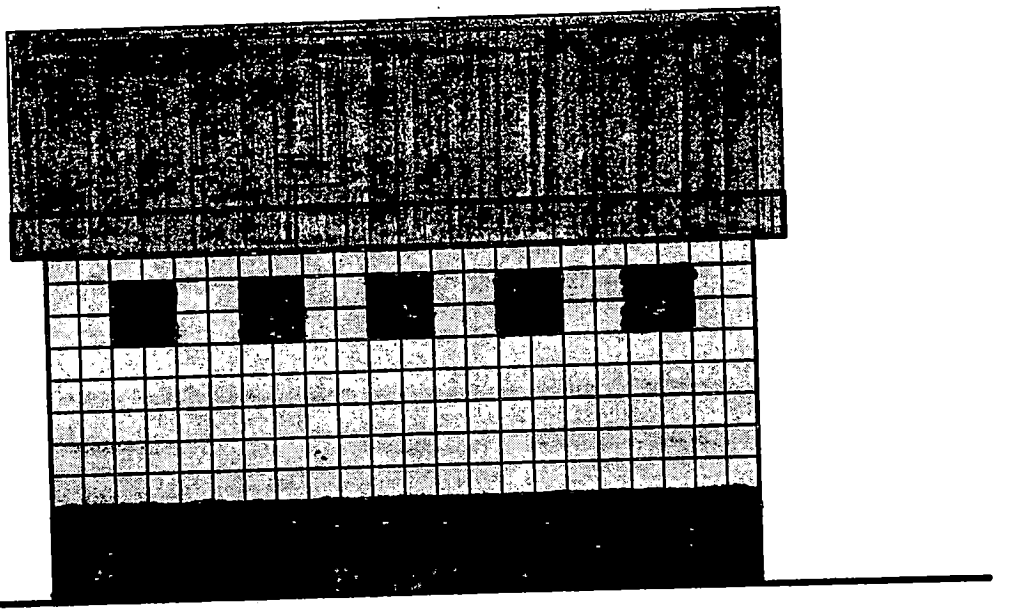


1 Side Elevation

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

SDR-5869
02-10-05 PC

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DEC 2 9 2004

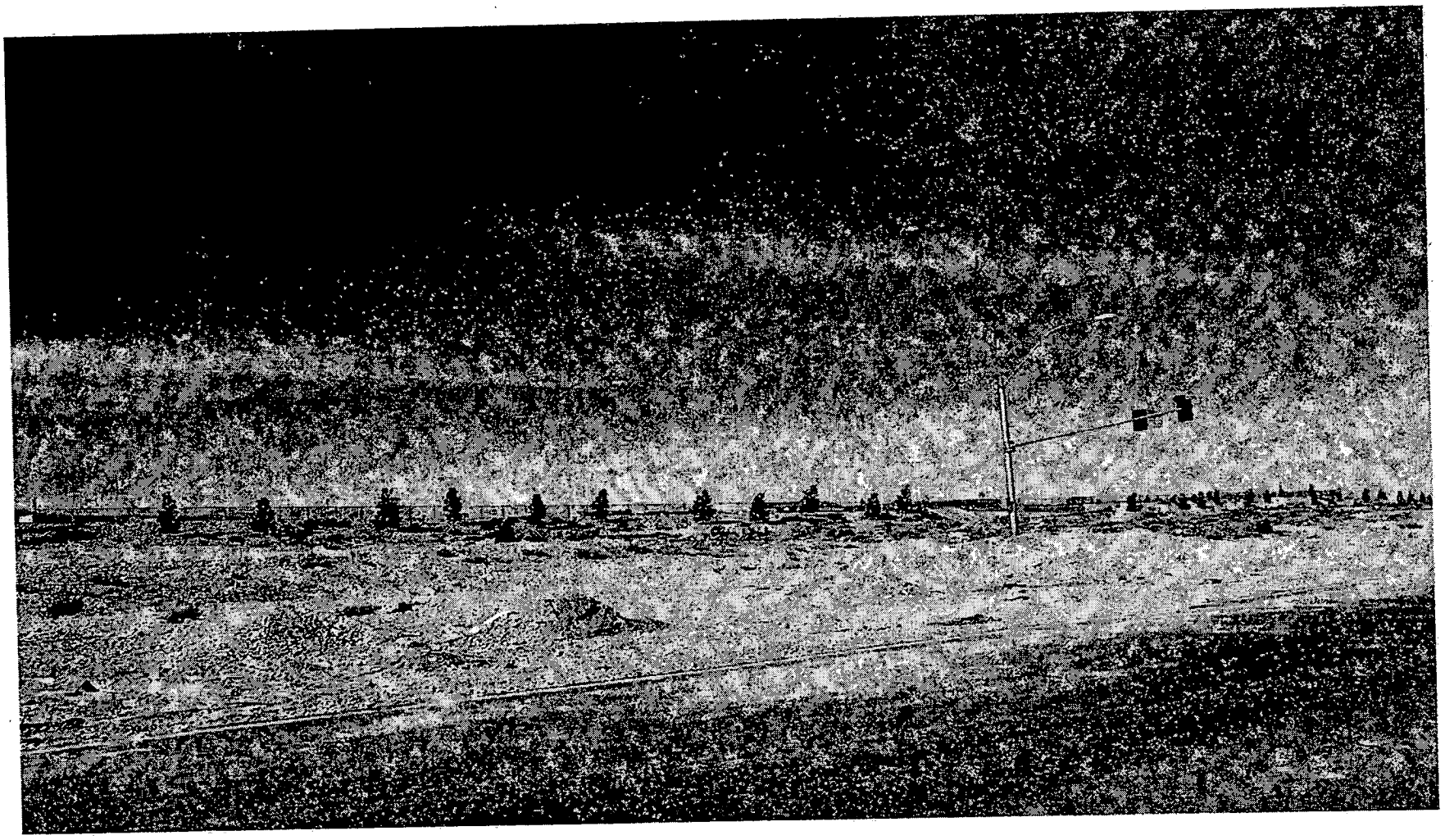


3 Side Elevation

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

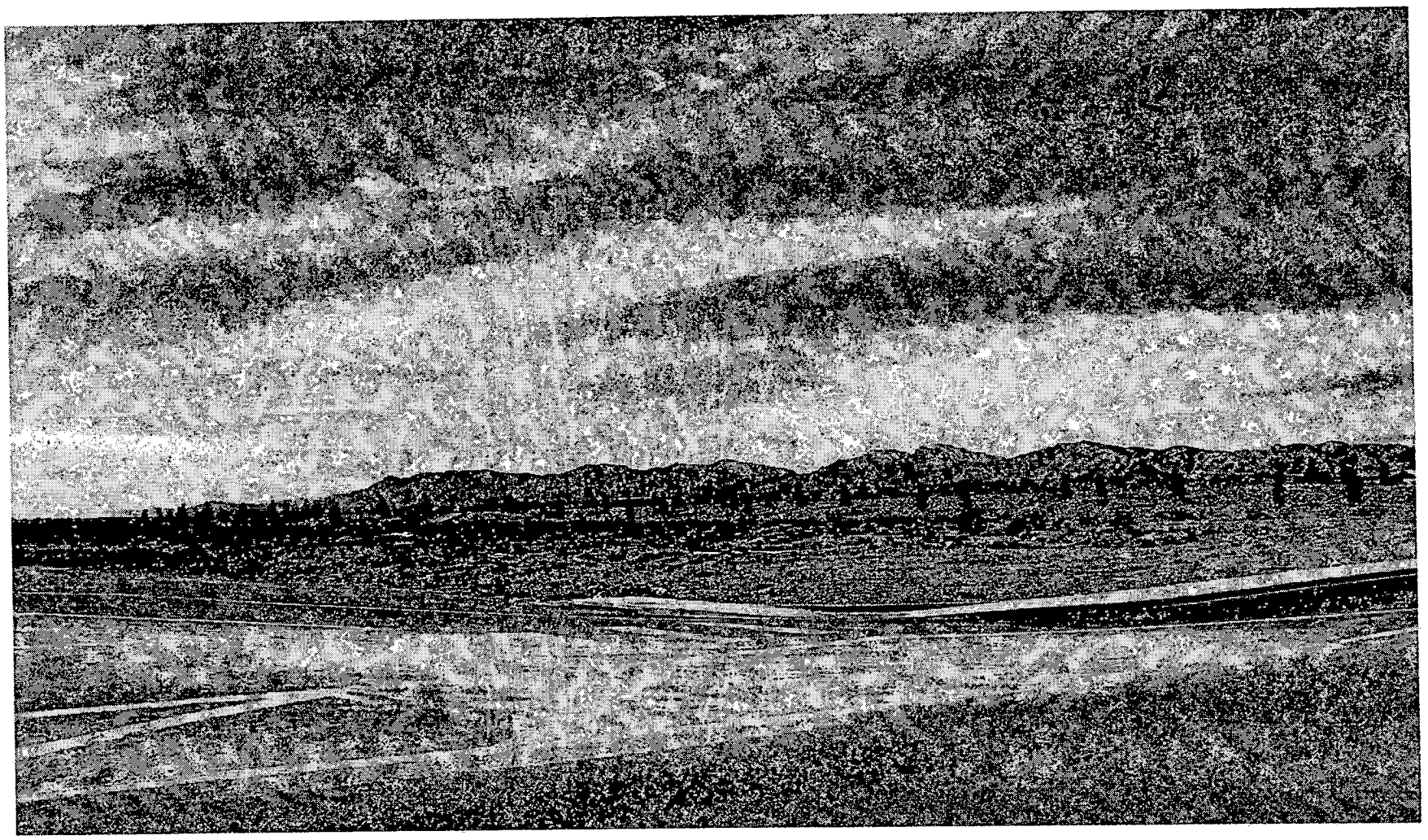
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DEC 2 3 REC'D

SDR-5869
02-10-05 PC



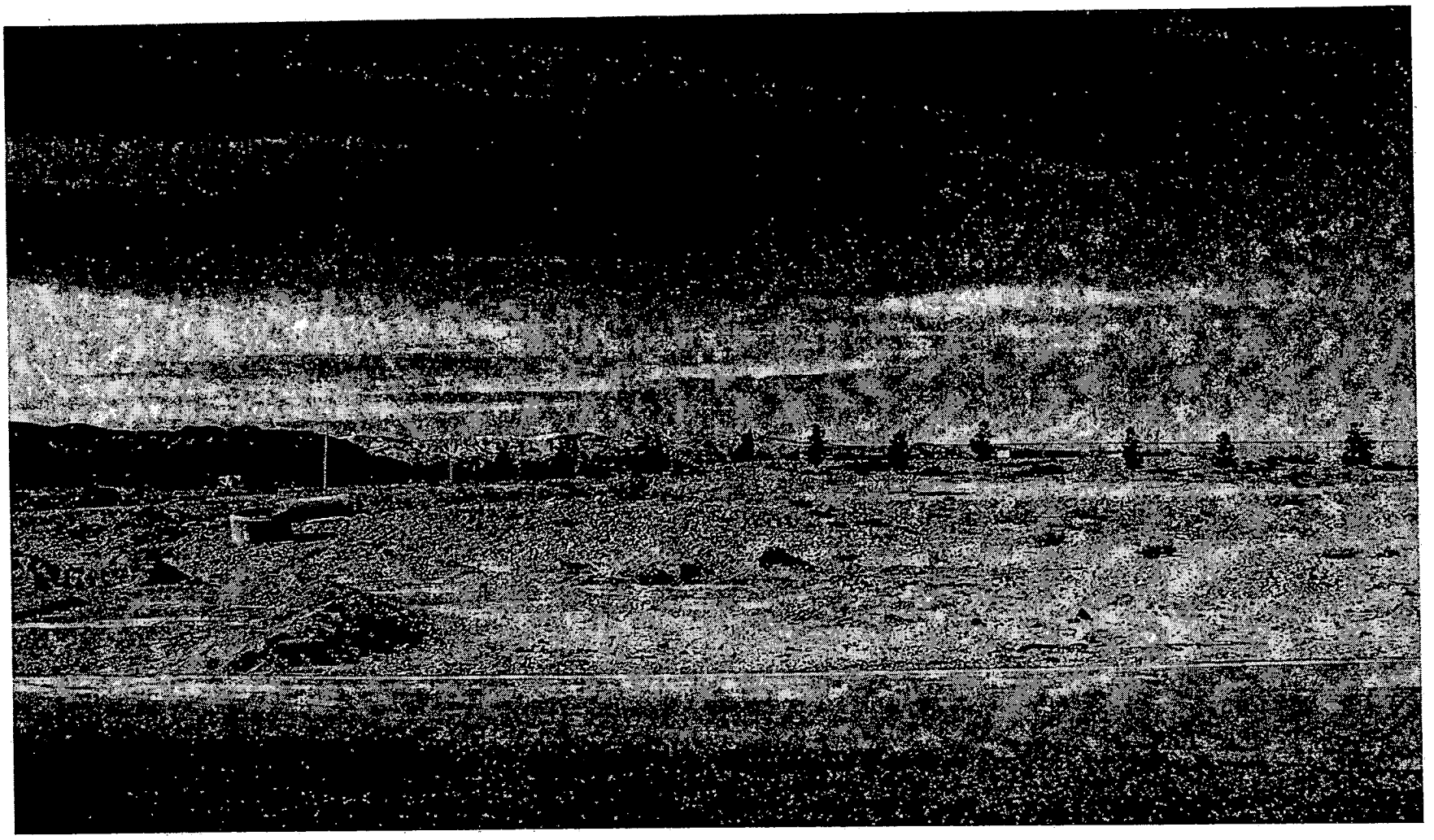
SDR-5869 - APPLICANT/ OWNER: THE CITY OF LAS VEGAS
SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND FORT APACHE ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5869 - APPLICANT/ OWNER: THE CITY OF LAS VEGAS
SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND FORT APACHE ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5869 - APPLICANT/ OWNER: THE CITY OF LAS VEGAS
SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND FORT APACHE ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO-TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

DEPARTMENT OF
PUBLIC WORKS

OAS

OFFICE OF
ARCHITECTURAL
SERVICES

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

www.lasvegasnevada.gov

December 9, 2004

Bob Genzer
City of Las Vegas Planning Commission
731 So. 4th Street
Las Vegas, NV 89101

Subject: Justification letter for the Site Development Plan Review-Iron Mountain Ft. Apache Park

Dear Bob:

To further enhance the quality of life for the rapidly growing community in Ward 6 (Michael Mack), the City is proposing to construct a 10 acre Park at the S.W. corner of Iron Mountain Road and Ft. Apache Road. The Iron Mountain Ft. Apache Park will provide additional recreational open space for the local residents with an emphasis on the sport of Lacrosse.

93 on site stalls are currently proposed for the park. Park amenities include a large plaza area, shaded tot lots, Restroom, Ramadas, and 2 lighted Lacrosse fields that can also be used for soccer. Sporting fields will be protected along Ft. Apache with a 6'-0" high fence. 12'-0" high screens will occur behind the goal area. Planned future additions include an additional small toilet building and water feature splash pad.

Planting will be entirely of drought resistant specimens supported by drip system irrigation.Synthetic Turf will be used on the sport fields. Surrounding areas are covered with decomposed granite with planted screened berms along Ft. Apache Road.

Should you have any further questions, please contact me at 229-1046.

Sincerely,

Patrick Batte'
Project Manager- City of Las Vegas Office of Architectural Services.

SDR-5869

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:
SDR-5898 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A TEMPORARY MODULAR HOUSE OF WORSHIP on 4.24 acres adjacent to the southwest corner of Vegas Drive and Durango Drive (APN a portion of 138-29-501-007), C-V (Civic) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions and adding the following condition:
- ***Upon the issuance of building permits for the modular structure, a three-year review of the temporary modular house of worship shall be conducted by the City of Las Vegas Planning Commission.***

– Motion carried with STEINMAN voting NO

To be heard by City Council 3/16/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning & Development Department, gave a brief overview of the application. He explained the proposed structure would serve temporarily while fundraising is

MINUTES – Continued:

underway for the permanent structure. Staff suggested a three-year review of the temporary structure with a two-year extension.

SAMUAL ATTAL, 8605 Sierra Cima Lane and MORDECHAI YERUSHALMI, 8912 Greensboro Lane, appeared on behalf of the applicant and concurred with all conditions.

BOB HASEGAWA and JANN SHEVIN 8624 Sierra Cima Lane, explained that COUNCILMAN BROWN had spoken with the neighborhood several times about this particular piece of property becoming a park. They were shocked to find out the park idea had been exchanged for a temporary modular house of worship. The residents have not seen the project and were concerned about the landscaping and compatibility with the neighborhood. JEWEL WHITE, 8620 Sierra Cima Lane agreed that the main objection was to the temporary structure being approved for five years, not the nature of the use. CAROL LEDUC, 7575 Rome Boulevard, asked how the item was noticed and if the applicant was required to have a neighborhood meeting.

MR. RANKIN stated the application did not require a neighborhood meeting. Regarding the transition from a park to the house of worship, MR. RANKIN explained there had been two projects proposed of a park nature prior to this application.

MR. YERUSHALMI stated that any concerned residents were invited to meet with the project architect. MR. ATTAL confirmed for CHAIRMAN NIGRO that the timetable for a permanent structure was at less than three years.

COMMISSIONER McSWAIN confirmed with MR. RANKIN that the City must bring back a new Site Plan if this project moves forward. She clarified with MARGO WHEELER, Director, Planning & Development, that this site is being landscaped and would have parking as if it were a permanent structure.

COMMISSIONER GOYNES advised the applicant that a neighborhood meeting would have been a considerate thing to do for the neighbors.

COMMISSIONER EVANS asked MR. RANKIN what was proposed for the balance of the property. MR. RANKIN stated it was a Bureau of Land Management parcel leased by the City, which included a Nevada Power plant.

COMMISSIONER STEINMAN was concerned about how the church would park a large congregation. MR. YERUSHALMI stated that members of the Orthodox faith would not normally drive on prayer days. Members would be walking to the services.

MINUTES – Continued:

COMMISSIONER STEINMAN voiced concerns about allowing a temporary structure within the neighborhood. MR. YERUSHALMI guaranteed they would keep their promise to the City to work within the established timeframe.

CHAIRMAN NIGRO said he would support the initial three-year approval but would want to see definite progress and could not voice support of a two-year extension at this time. COMMISSIONER EVANS concurred and confirmed with the applicants that there would be some degree of aesthetically pleasing landscaping during the temporary phase of the project.

VICE CHAIRMAN TRUESDELL asked if the applicant would be willing to meet with the neighbors with concerns before the items were heard by City Council. The applicant agreed.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:19 – 6:40)

CONDITIONS:

Planning and Development

1. Any childcare operation that is part of the proposed use shall be limited to children of the members of the Church/ House of Worship.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 12/28/04, except as amended by conditions herein.

4. 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.

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-

CONDITIONS – Continued:

box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

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

CONDITIONS – Continued:

12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

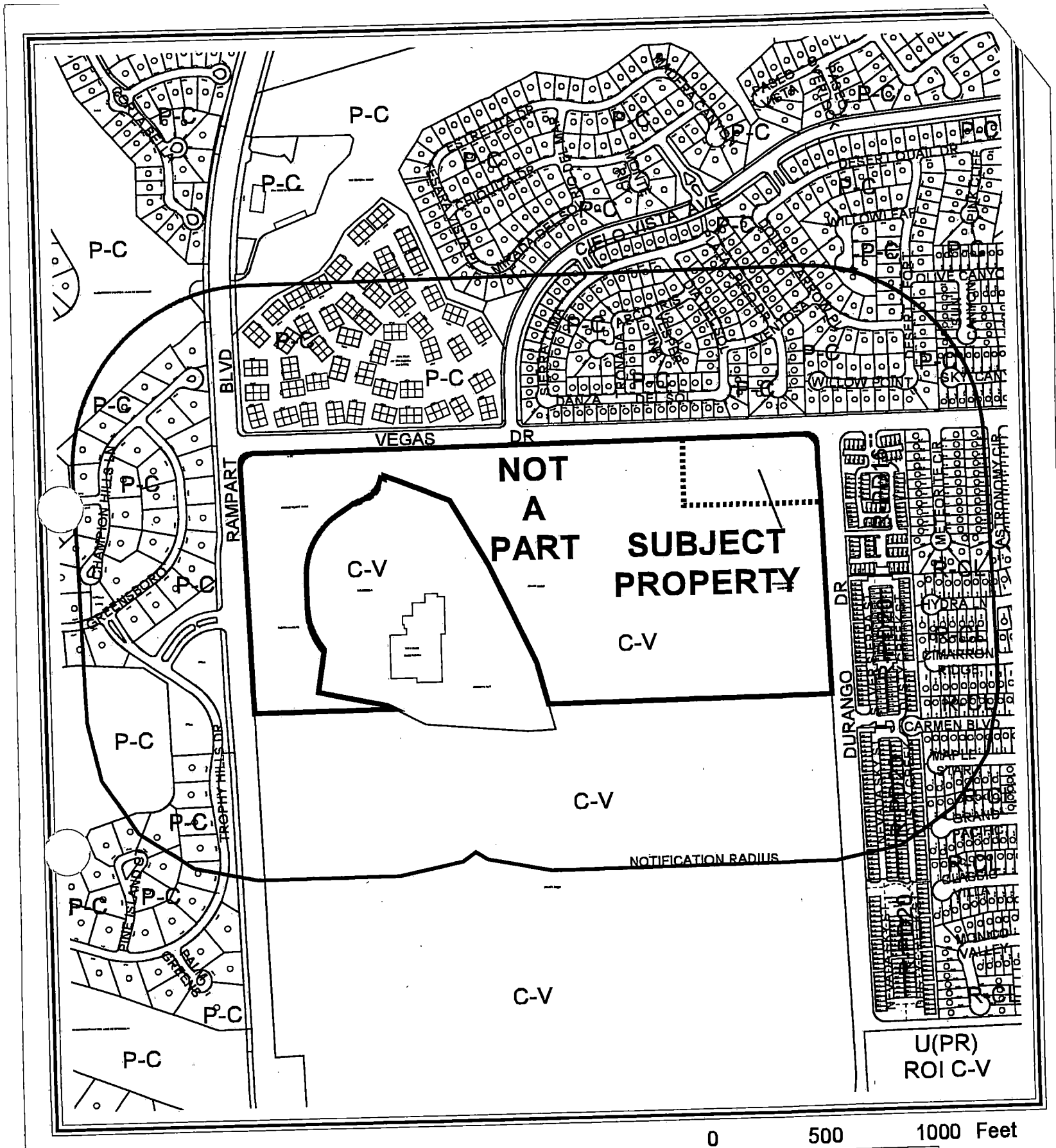
Public Works

13. Construct all incomplete half-street improvements adjacent to this site 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).

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

15. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

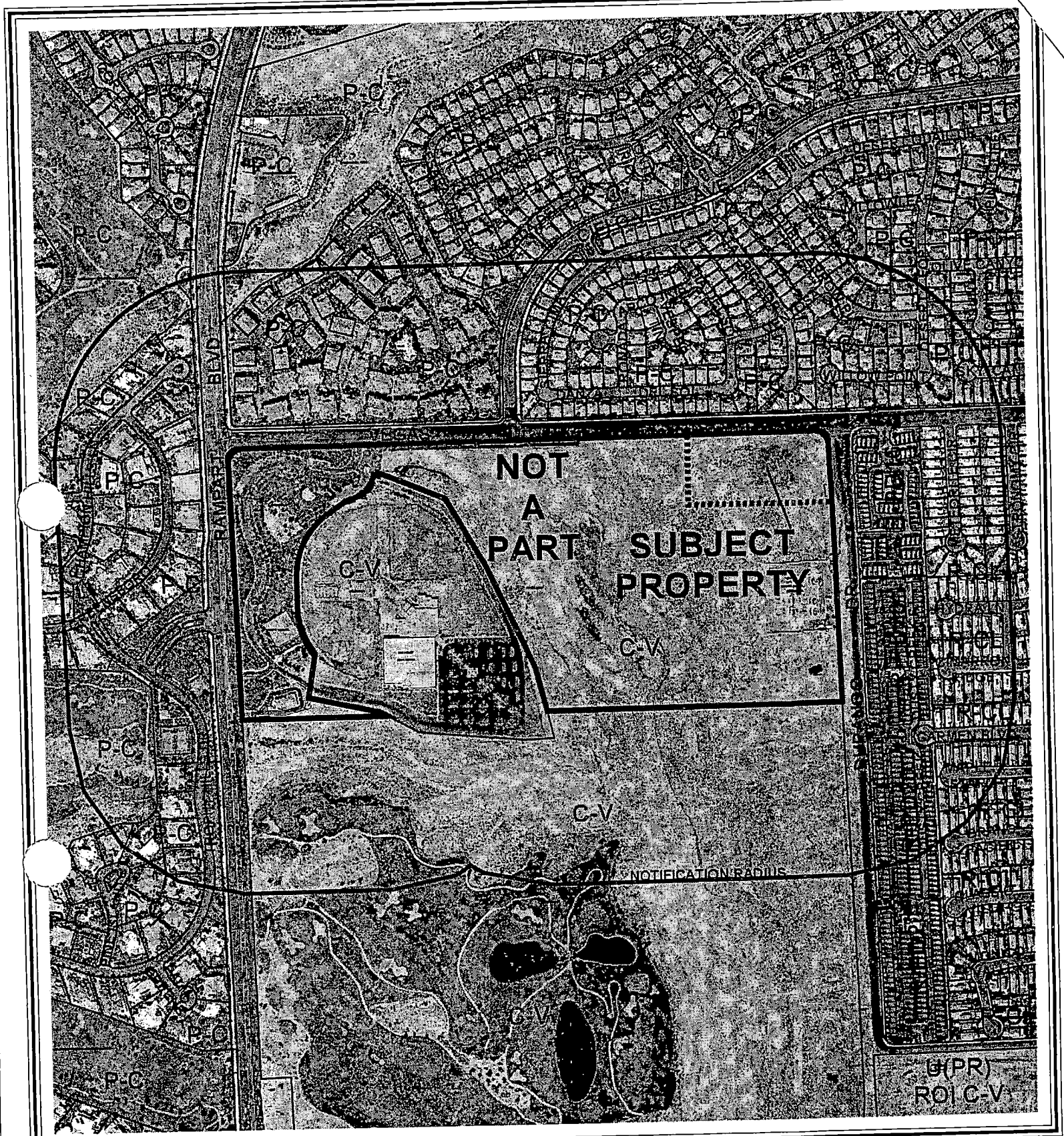
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-17-02 and all other subsequent site-related actions.



CASE: **SDR-5898**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 500 1000 Feet

CASE: **SDR-5898**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5898 - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Any child care operation that is part of the proposed use shall be limited to children of the members of the Church/ House of Worship.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 12/28/04, except as amended by conditions herein.

4. 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.

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

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

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

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

KCW

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

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

12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

13. Construct all incomplete half-street improvements adjacent to this site 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).

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

KCW

15. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-17-02 and all other subsequent site-related actions.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 4,985 square-foot Church / House of Worship on 4.25 acres at the southwest corner of Vegas Drive and Durango Drive.

B) Applicant's Justification

The proposed development is the initial phase of a 4.24-acre project for a permanent synagogue and child care project. The submittal depicts a landscaped parking lot and a modular building at the eastern end of the entire site. The parking lot and associated landscaping will be developed to the standards of the final overall project.

BACKGROUND INFORMATION

A) Previous Actions

05/15/02 The City Council approved a request (GPA-0030-02) to amend a portion of the Southwest Sector of the General Plan on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive. The Planning Commission and staff recommended approval.

05/15/02 The City Council approved a Rezoning (Z-0017-02) on 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive. The Planning Commission and staff recommended approval.

10/16/02 The City Council approved a Site Development Plan Review [Z-0017-02 (1)] on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive. The Planning Commission recommended approval; staff had no recommendation.

KCW

B) Pre-Application Meeting

12/16/04 In a pre-application conference with the applicant the following was discussed.

- Parking will be based on the requirement for House of Worship in Title 19.
- A flood study may be needed.
- A flood channel goes through the site.

C) Neighborhood Meetings

A neighborhood meeting is not required for Site Development Review applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	50.68
Net Acres:	4.24

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single family development
South:	Electric substation
East:	Multi-family development
West:	Recreation facility

C) Planned Land Use

Subject Property:	PROS (Park, Recreation, Open Space)
North:	ML (Medium-Low Density Residential)
South:	PROS (Park, Recreation, Open Space)
East:	ML (Medium Low Density Residential)
West:	PROS (Park, Recreation, Open Space)

D) Existing Zoning

Subject Property:	C-V (Civic)
North:	P-C (Planned Community)
South:	C-V (Civic)
East:	R-PD16 (Residential Planned Development- 16 units per acre)
West:	C-V (Civic)

E) General Plan Compliance

The PROS (Park, Recreation, Open Space) land use of the Southwest Sector Plan of the General Plan provides for civic uses such as the proposed Church/ House of Worship. The C-V zoning is consistent with the PROS land use. There are no specific General Plan policies that pertain to the subject proposal. The site plan conforms to the current General Plan designations.

KCW

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

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

PROJECT DESCRIPTION

A new 4,985 square foot temporary structure will house the proposed Church/ House of Worship and will be located at the southwest corner of Vegas Drive and Durango Drive. The single story structure will occupy a portion of the undeveloped public land south of Vegas Drive, between Rampart Boulevard and Durango Drive. The proposed development is the first phase of a permanent Church/ House of Worship and child care facility.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for the C-V (Civic) zone shall be established by the City Council in connection with the approval of a rezoning application in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with the existing and planned development in the surrounding area.

Standards	**Proposed**
Min. Setbacks • Front • Side • Corner • Rear	 140 Feet (min.) 40 Feet (min.) 157 Feet (min.) N/A
Max. Lot Coverage	18.4 %
Max. Building Height	12 Feet (max.)

The proposed development standards are acceptable and will create a harmonious and aesthetically pleasing development.

KCW

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

Because of the C-V (Civic) zoning of the site, the proposal is not required to meet Title 19 parking standards. The proposed 60 spaces are deemed sufficient to meet the parking demands generated by this facility. For comparison the typical parking calculation for a community recreational facility is detailed below.

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
House of Worship	1,900 SF	1 Space per 100 SF of non-fixed seating area	20	See below	60	See below
Totals			19	1	57	3

A4) Landscape and Open Space Standards

Because of the C-V (Civic) zoning of the site, the proposal is not required to meet Title 19 landscaping standards. The proposed landscaping is appropriate and will enhance the existing site. The perimeter landscaping of the parking area will buffer the community center from US-95. A comparison of Title 19 landscaping standards to that which is proposed is detailed below:

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Trees/ 6 Spaces	10 Trees	6
Buffer:			
• Min. Trees	1 Trees/ 20 Linear Feet along the streets	46 Trees	22
	1 Trees/ 30 Lin. Feet along perimeter	31 trees	4
• Min. Zone Width	15 Feet		15 Feet
- Along Street	8 Feet		19 Feet
- Perimeter	6 Feet		Not Shown
• Wall height			

KCW

A5) Sign Standards

Insufficient information was provided to be able to review onsite signage pursuant to Title 19.14. Signage for the development will be reviewed under a separate application.

B) General Analysis and Discussion

- Zoning

A Church/ House of Worship is within the range of uses permitted in the C-V (Civic) Zone.

- Site Plan

The site is a rectangular piece of property that is situated at the northeast corner of a evolving multi-use public facility. There are established residential neighborhoods to the north and east, separated by Vegas Drive and Durango Drive respectively. The proposed building will serve as a temporary facility while fundraising for the permanent building is taking place. A parking area with associated landscaping will be between the temporary building and the streets.

- Waivers

There are no waiver requests associated with this application.

- Landscape Plan

The landscaping standard in a project with C-V zoning is established with the approval of the Site Development Plan Review. The landscaping plan for the subject site shows a 10 foot landscaped buffer along the perimeter at the south end of the site. A 15-foot minimum buffer is shown along the Durango and Vegas street frontages that separates the parking lot from the streets. Landscaping is shown around the base of the building.

- Elevation

The Elevations show an exterior that is typical for temporary buildings with wood and masonite exteriors.

- Floor Plan

The floor plan shows a typical interior for a house of worship.

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 applicant has taken measures to ensure compatibility with the surrounding area by separating the temporary building with a landscaped buffer and parking lot between the building and the streets.

2. **"The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The C-V (Civic) zone allows for flexibility in development standards. The proposed setbacks, landscaping and parking standards are in accord with the General Plan and Title 19.

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

   Access to the site will be via Durango Drive. Civic uses have existed harmoniously with the surrounding neighborhood for over 20 years.

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

   The proposed materials are typical of development in the city of Las Vegas and are considered appropriate for the area.

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

   The development of the site will create an aesthetically pleasing development as the plans depict an attractive facility with a logical overall site design to accommodate the needs of the area's residents.

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

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

KCW

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 759

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5898 APN: 138-29-501-007

Name of Property Owner: City of Las Vegas

Name of Applicant: Chabad Hebrew Center

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: David Roark

Print Name: David Roark

Subscribed and sworn before me

This 27th day of December, 2004

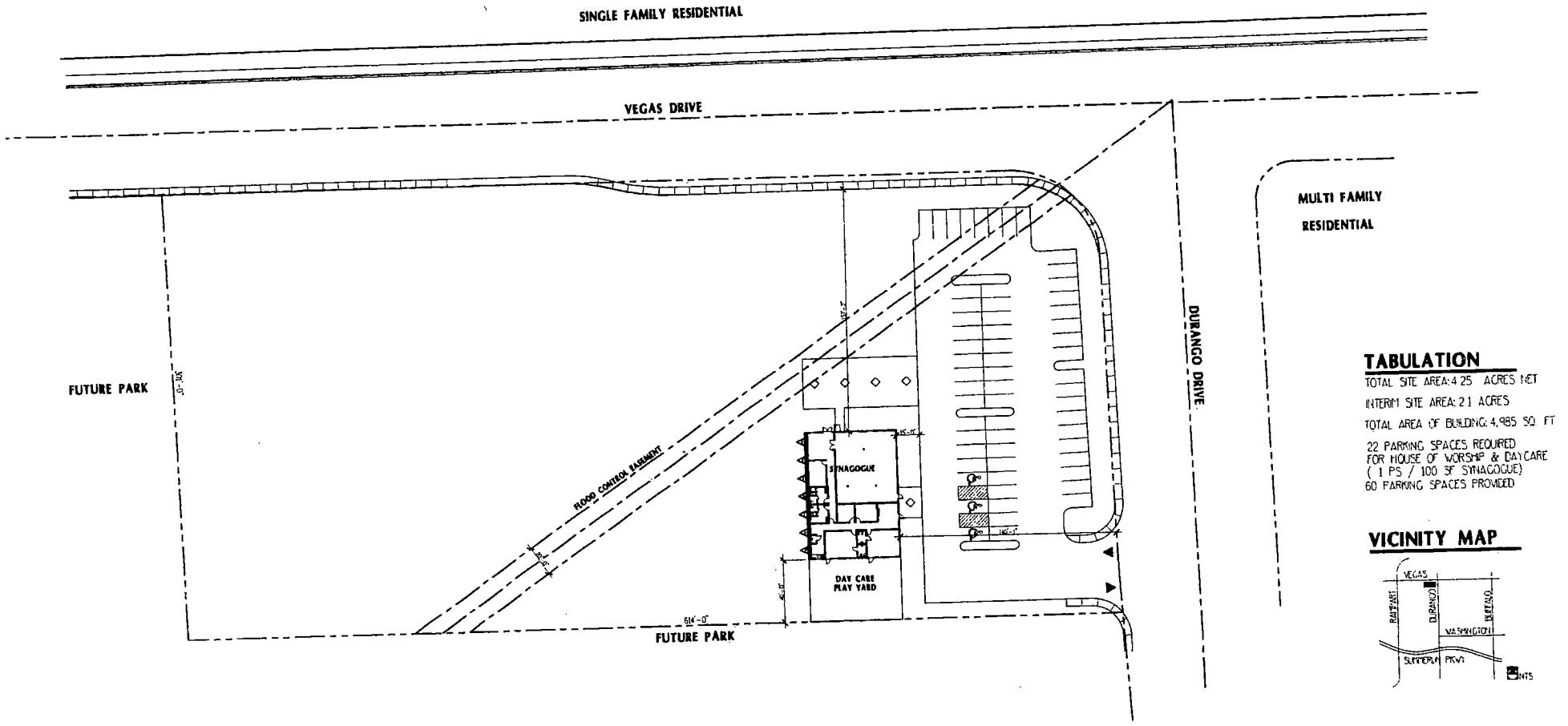
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51648-1 My Appointment Expires Feb. 16, 2007

Revised 12-03-04

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

12/20/2004 13:42 FAX 001



TABULATION

TOTAL SITE AREA: 4.25 ACRES NET
INTERIM SITE AREA: 2.1 ACRES
TOTAL AREA OF BUILDING: 4,985 SQ. FT
22 PARKING SPACES REQUIRED FOR HOUSE OF WORSHIP & DAYCARE (1 PS / 100 SF SYNAGOGUE)
60 PARKING SPACES PROVIDED

VICINITY MAP

ARCHITECTURAL SITE PLAN

SUMMERLIN HEBREW CENTER INTERIM FACILITIES

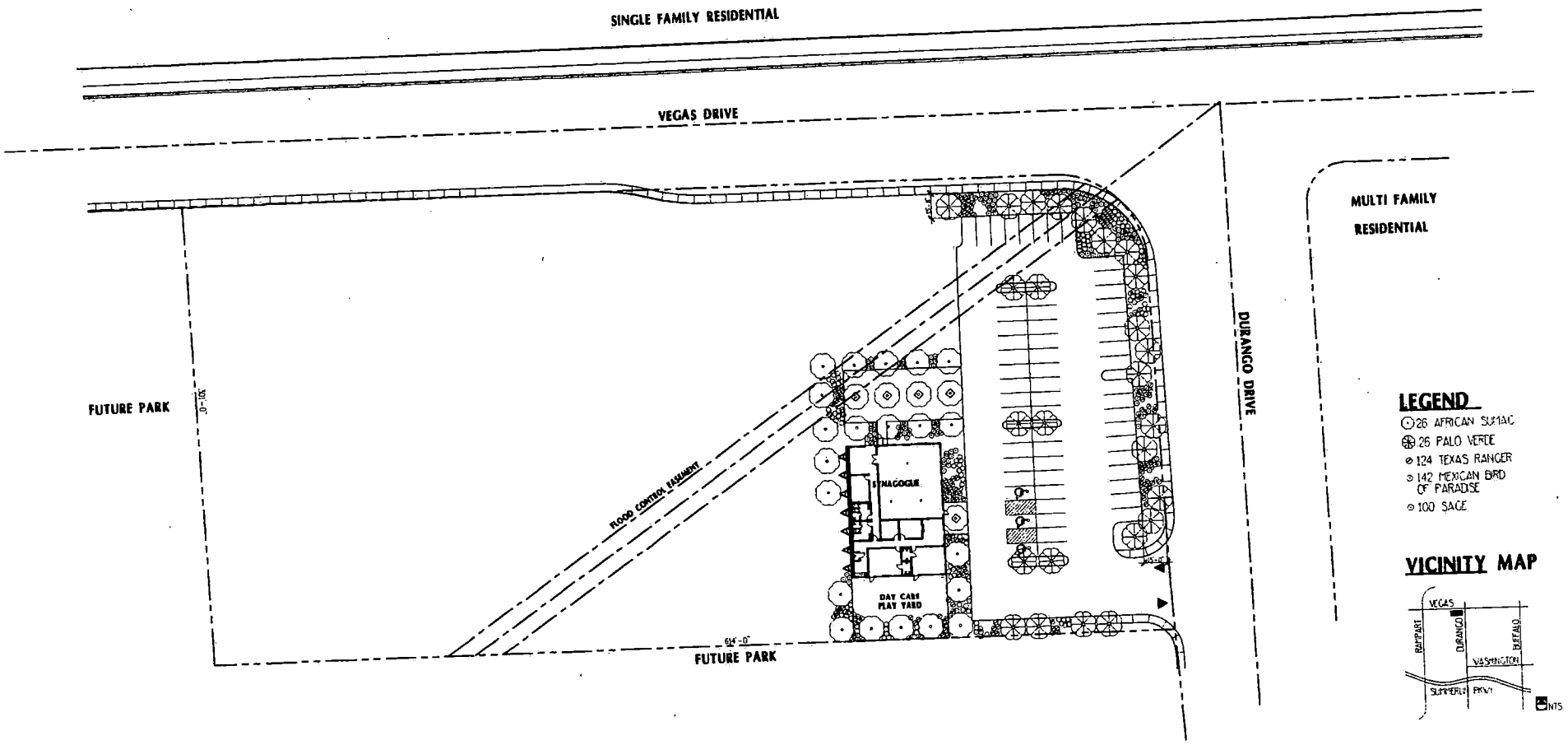
SCALE 1"=30'-0"

NORTH

MARC LEMOINE ARCHITECTURE, LLC

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DEC 2 8 2004

SDR-5898
02-10-05 PC



LANDSCAPE PLAN

SUMMERLIN HEBREW CENTER INTERIM FACILITIES

SCALE 1"=30'-0"

NORTH

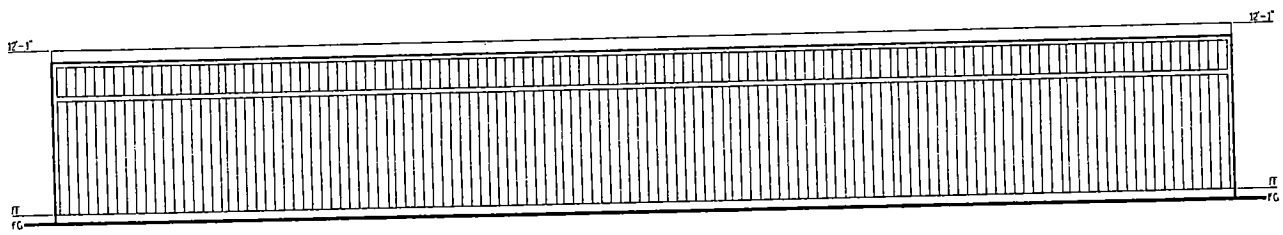
MARC LEMOINE ARCHITECTURE, LLC

RECEIVED

DEC 28 2004

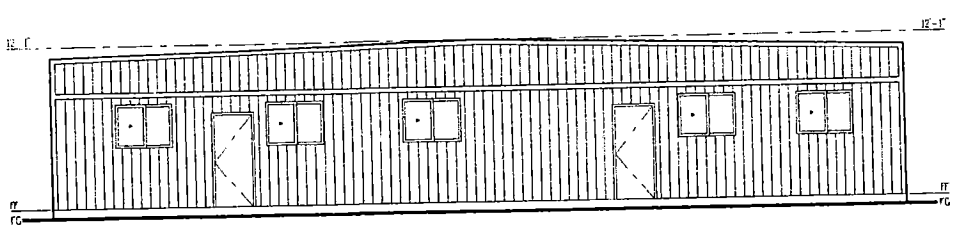
SDR-5898

02-10-05 PC



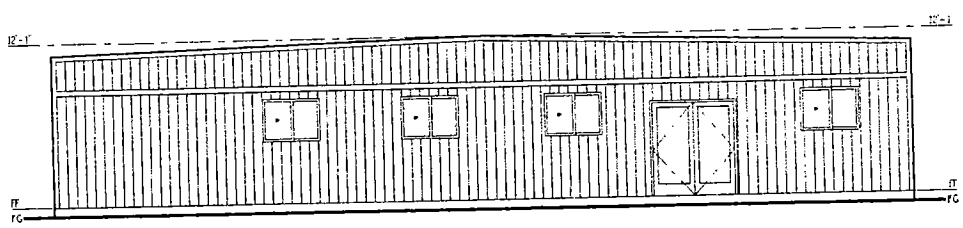
WEST EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



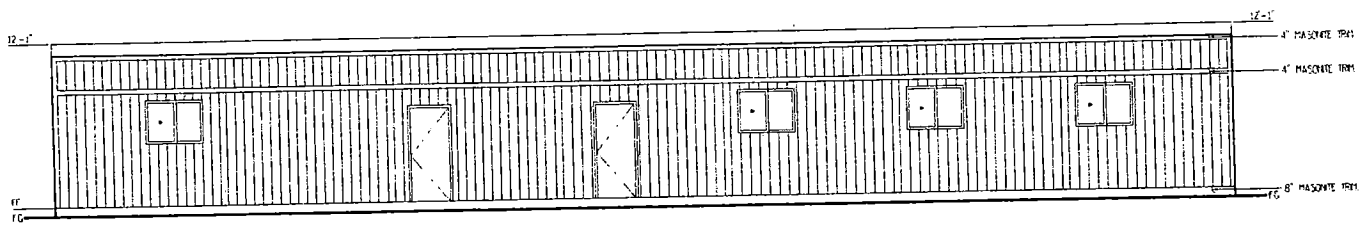
SOUTH EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



NORTH EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



EAST EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

BUILDING ELEVATIONS

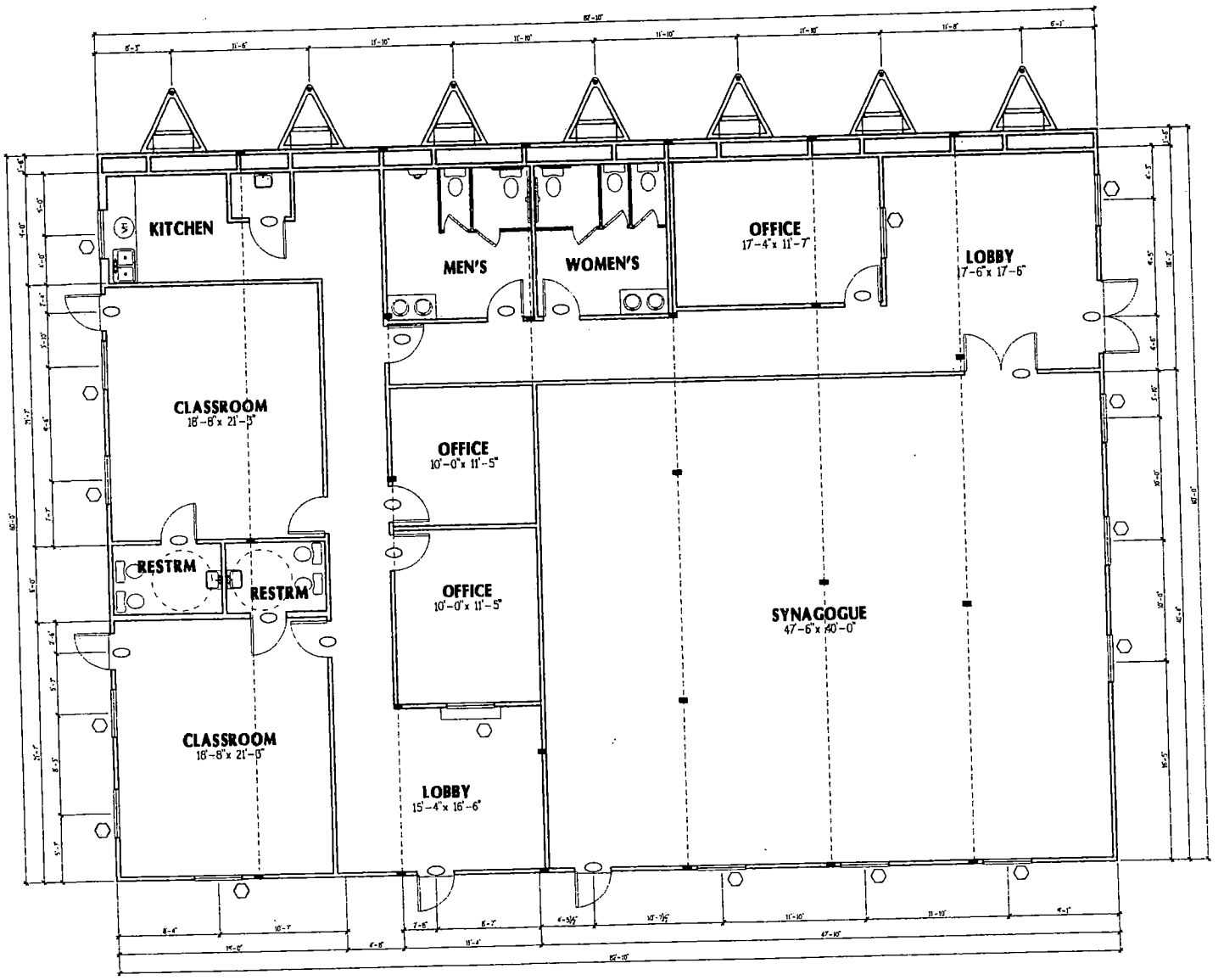
SUMMERLIN HEBREW CENTER INTERIM FACILITIES

SCALE 1/4"=1'-0"

MARC LEMOINE ARCHITECTURE, LLC

RECEIVED
DEC 28 2004

SDR-5898
02-10-05 PC



FLOOR PLAN - 4,985 SQ. FT.

SUMMERLIN HEBREW CENTER INTERIM FACILITIES

SCALE 1/4"=1'-0"

MARC LEMOINE ARCHITECTURE, LLC

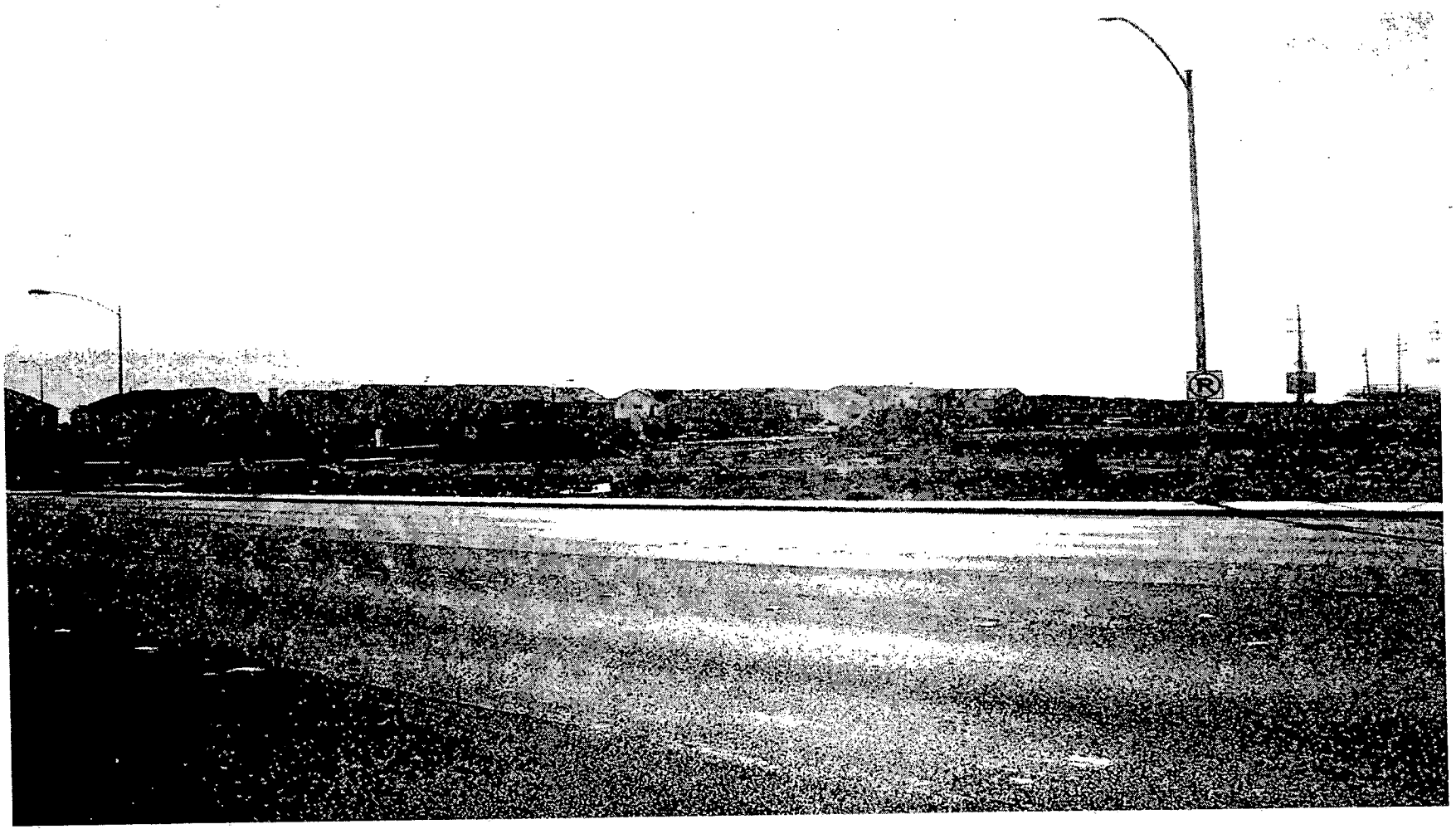
SDR-5898
02-10-05 PC

RECEIVED
DEC 28 2004



SDR-5898 - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF VEGAS DRIVE AND DURANGO DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5898 - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF VEGAS DRIVE AND DURANGO DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

03043

December 28, 2004

MARC LEMOINE
ARCHITECTURE, LLC

9081 WEST SAHARA AVENUE
SUITE 210
LAS VEGAS, NEVADA 89117
702-646-0123
FAX 702-646-0083
MLA@LVCM.COM

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

Re: Summerlin Hebrew Center Interim Facility
Administrative Site Development Review
APN #: 138-29-501-007

To Whom It May Concern:

Marc Lemoine Architecture, LLC (MLA) on behalf of its client has prepared this letter of justification.

The submittal is the initial phase of a 4.24 acre project for a permanent synagogue and childcare project. The submitted project depicts a landscaped parking lot and a modular building at the eastern end of the entire site. The parking lot and associated landscaping will be developed to the standards of the final overall project. The modular building will be in use during fund raising and construction of the permanent facility. The modular building is a low one story structure painted in earth tones with landscaping.

Traffic impacts are limited considering services are weekly and the small size of the daily use child care facility. Access to the interim facility is at the south east corner from Durango. Currently Durango is under construction to connect to the south with a partial interchange at Summerlin parkway. The childcare playground is fenced and located on the south side of the modular building.

SDR-5898

The permanent facility is intended to be constructed at the west end of the property with access from both Durango and Vegas.

The clients are ready to begin the process of opening this facility.

In conclusion, the Summerlin Hebrew Center interim facility is intended to have a low impact on the neighborhood.

If you have any questions please call me at 702-646-0123.

MARC LEMOINE
ARCHITECTURE, LLC

9081 WEST SAHARA AVENUE
SUITE 210
LAS VEGAS, NEVADA 89117
702-646-0123
FAX 702-646-0083
MLA@LVCM.COM

Sincerely,
MARC LEMOINE ARCHITECTURE, LLC

Marc Lemoine, A.I.A
Principal
ML/ns

SDR-5898

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

RESCIND PREVIOUS ACTION OF APPROVAL - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS of the 1,000-foot distance separation requirement between similar uses and the 200-foot distance separation requirement from residential uses at 2121 South Decatur Boulevard, Suite #2 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED the rescission – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4930-RESCIND] and Item 7 [SUP-4930].

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the applications explaining the first action would rescind a previous action of approval for a Special Use Permit. Several problems with the original application included relocation of the store within the shopping center, which affected the notification area. Also, the incorrect suite number had been listed on the agenda summary page and the new location was less that the required 1,500 square-foot minimum so a waiver had to be added to the application.

MINUTES – Continued:

BILL CURRAN, Attorney, Curran and Perry, 300 South 4th Street, concurred with MR. LEOBOLD'S assessment of the situation and asked for re-approval of the permit.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4930-RESCIND] and Item 7 [SUP-4930].

(6:40 - 6:45)

1-1320

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RESCIND - SUP-4930 - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a Financial Institution, Specified and Waivers of the required 1,000-foot distance separation between similar uses and the 200-foot distance separation requirement from residential uses at 2121 South Decatur Boulevard, Suite #29. The application was held in abeyance at the 11/18/04 Planning Commission meeting so that the application could be renotified to correct the suite number.

B) Applicant's Justification

The applicant states that local management of the 4347 West Charleston Las Vegas Finance location recently determined that it was appropriate to relocate in order to better serve the needs of its patrons. Because the Sahara Pavilion Center is located on such a large parcel, the distance from the proposed financial institution to residential uses is much greater than 200 feet, and could not possibly have a negative impact on those residents. According to the applicant, this location is also over 2,000 feet from the nearest similar use. Therefore, the Waiver requests are justified.

BACKGROUND INFORMATION

A) Previous Actions

08/05/87	The City Council approved a Rezoning (Z-0057-87) to C-1 (Limited Commercial) on 38.5 acres, including this property, as part of a larger request. The Planning Commission and staff recommended approval.
05/12/88	The Planning Commission approved a Plot Plan Review [Z-0057-87(1)] for a proposed shopping center on this site.
10/01/03	The City Council denied a request for a Special Use Permit (SUP-2655) for a proposed Financial Institution, Specified (Cashback Payday Loans) at this location (2121 South Decatur Boulevard, Suite 2). The Planning Commission and staff recommended approval.
04/21/04	The City Council adopted an ordinance (proposed as Bill No. 2003-78) establishing locational restrictions and additional development standards for the uses "Auto Pawn," "Auto Title Loan," and "Specified Financial Institution."

10/21/04 The Planning Commission voted to hold this item in abeyance to allow the applicant time to prepare the request.

11/18/04 The Planning Commission voted to hold this item in abeyance to publish notice of public hearing for location of the proposed use in Suite #29 instead of Suite #2.

B) Pre-Application Meeting

06/22/04 A pre-application meeting was held and the submittal requirements and application timetable for a Special Use Permit application were discussed. A number of waivers from distance separation requirements for Financial Institutions, Specified would be required in connection with this application. In addition, it was noted that this project would be deemed a "Project of Regional Significance."

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 29.40 (overall commercial subdivision)

B) Existing Land Use

Subject Property:	Financial Institution, Specified
North:	Commercial Shopping Center
South:	Commercial Shopping Center
East:	Commercial Shopping Center
West:	Commercial Shopping Center

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	Unincorporated Clark County
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	Unincorporated Clark County
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

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

Clark County Notification – The notification radius for this request includes properties under Clark County jurisdiction. The owners of these properties were notified of a public hearing for this item.

Project of Regional Significance – The parcel location of the proposed financial institution is within 500 feet of the City's boundary with Clark County, and therefore this Special Use Permit request is deemed to be a Project of Regional Significance. In accordance with City Ordinance No. 5477, an environmental impact assessment questionnaire was submitted with other materials for this application, and a summary of the comments received from various agencies is detailed below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reason:

- Any Special Use Permit within 500' of the City's border with Clark County or North Las Vegas.

The Special Use Permit concerns property that is located within 75 feet of the City of Las Vegas boundary with Clark County. An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) The City of Las Vegas Department of Public Works (Sanitary Sewers Division) indicated that the proposed development would have minimal impact on the existing sewer system.

2) The City of Las Vegas Department of Public Works (Flood Control Division) will not require a drainage study for this project.

3) The Las Vegas Metropolitan Police Department did not find a significant law enforcement impact on the surrounding area.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution, Specified	1,640 SF.	1/200 GFA	8	1	1,340	Not Shown

Parking facilities within the existing shopping center meet the requirements of the Zoning Code and are adequate to accommodate the proposed specified financial institution use. No new parking spaces are required or proposed as a result of this project.

A2) Minimum Distance Separation Requirements

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

Standards	**Code Requirement**	**Provided**
Financial Institution, Specified	1,000 feet from any other Specified Financial Institution, Auto Title Loan or Auto Pawn use	Two other similar uses within the 1,000 foot distance separation radius
	200 feet from any parcel used or zoned for residential use	The parcel line abuts the residential use to the east and is 60 feet from residential uses to the north

The proposed Financial Institution, Specified use does not meet the minimum distance separation requirements from three residential developments and two similar uses.

A3) Financial Institution, Specified Building Size

Standards	Code Requirement	Provided
Financial Institution, Specified	The building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet.	1,640 square feet

At 1,640 square feet, the proposed Financial Institution, Specified meets the minimum 1,500 square foot space size requirement.

B) General Analysis and Discussion

- Zoning

The Financial Institution, Specified use is permitted in a C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit, subject to meeting certain requirements listed below.

- Use

The proposed Financial Institution, Specified offers consumer cash loans to its customers. The business will be located within a 1,640 square-foot tenant space within an existing, approved building; therefore, no exterior work will be performed other than replacement of wall signage, ensuring compatibility with the shopping center and surrounding development. There are two Financial Institution, Specified uses within 1,000 feet of the subject parcel and two multi-family developments adjacent to the subject parcel. This particular use and waivers are recommended for denial for the following reasons:

1) The distance separation standards were adopted in April of 2004. Requests for waivers to these standards are premature, as not enough time has elapsed to evaluate their effects on neighborhoods.

2) A major reason for these standards were preventing over- saturation, but to ensure that the building elevations are harmonious and compatible with the surrounding area. Allowing a third such use within a 1,000 foot radius of this site clearly constitutes over-saturation.

- Conditions

Title 19.04.050 lists the following conditions for a Financial Institution, Specified use, adopted by the City Council on 04/21/04:

1. The use shall comply with all applicable requirements of Las Vegas Municipal Code Title 6. (Non-waivable)

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area. (Non-waivable)

3. No temporary signs (as described in Las Vegas Municipal Code 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
   a. Cover more than twenty percent (20%) of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

The proposed check-cashing center fails to comply with Paragraph Number 7 of the ordinance. The subject site is adjacent to condominium and apartment developments and lies within the 1,000-foot minimum distance separation from two similar uses.

FINDINGS

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

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

   Although this use falls within the parameters of the SC (Service Commercial) category, its specific location makes it incompatible with surrounding land uses. The parcels to the north and east are designated M (Medium Density Residential). The residential parcel east of the subject site shares a common property line. The Zoning Code requires a 200-foot buffer between Specified Financial Institutions and residential uses. Additionally, the use is proposed to be located within 1,000 feet of two similar uses, therefore creating a higher probability of saturation in the area. The proposed land use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. This is exemplified through the number of waivers requested by the applicant in order to gain approval.

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

   The subject shopping center site can easily accommodate the proposed Financial Institution use, as there is adequate parking available and easy access to the storefront.

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."**

   Access to the site is from Decatur Boulevard, classified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Alternative access is available on Sahara Avenue, a 150-foot Primary Arterial. These roadways are adequate in capacity to accommodate the demand of the proposed development.

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

The 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 Financial Institution, Specified would be subject to inspections for a Certificate of Occupancy.

NOTICES MAILED 196 [12/16/04 PC]

APPROVALS 0

PROTESTS 0

BTS/SS

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:
SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES, THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES AND THE 1,500 SQUARE-FOOT MINIMUM FLOOR AREA REQUIREMENT at 4750 West Sahara Avenue, Suite V29 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions– Motion carried with EVANS voting NO

To be heard by City Council 3/16/2005

MINUTES:
See Item 6 [SUP-4930 – RESCIND] for all related discussion.
(6:40 - 6:45)
1-1320

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 7 – SUP-4930

CONDITIONS:

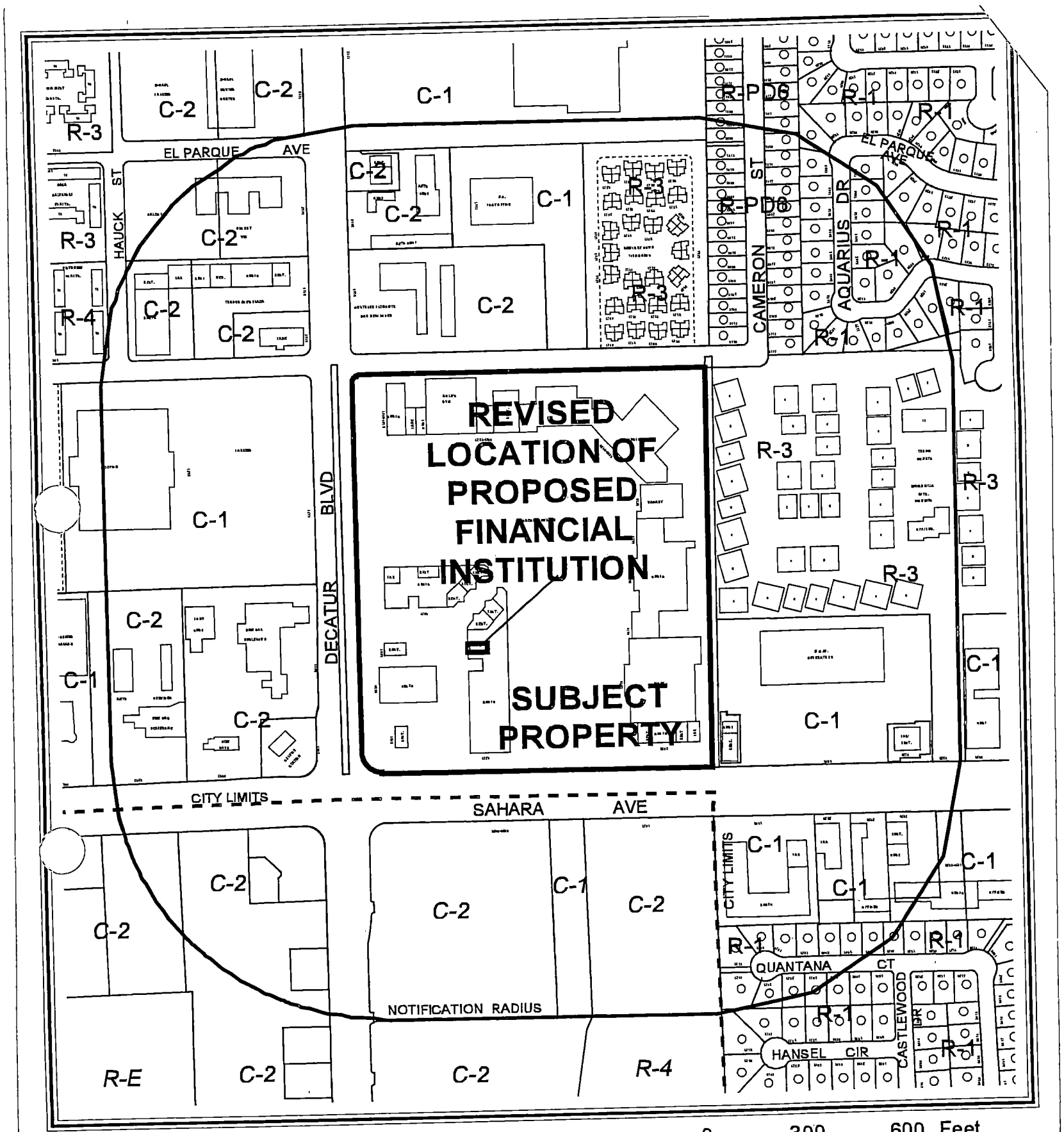
Planning and Development

1. Approval of this Special Use Permit shall constitute approval of waivers of the minimum 1,500 square foot size requirement, thereby allowing the use to occur in a 1,293 square-foot tenant space and of the required 1,000-foot distance separation between similar uses and the 200-foot distance separation requirement from residential uses.

2. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified 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 the City Council.

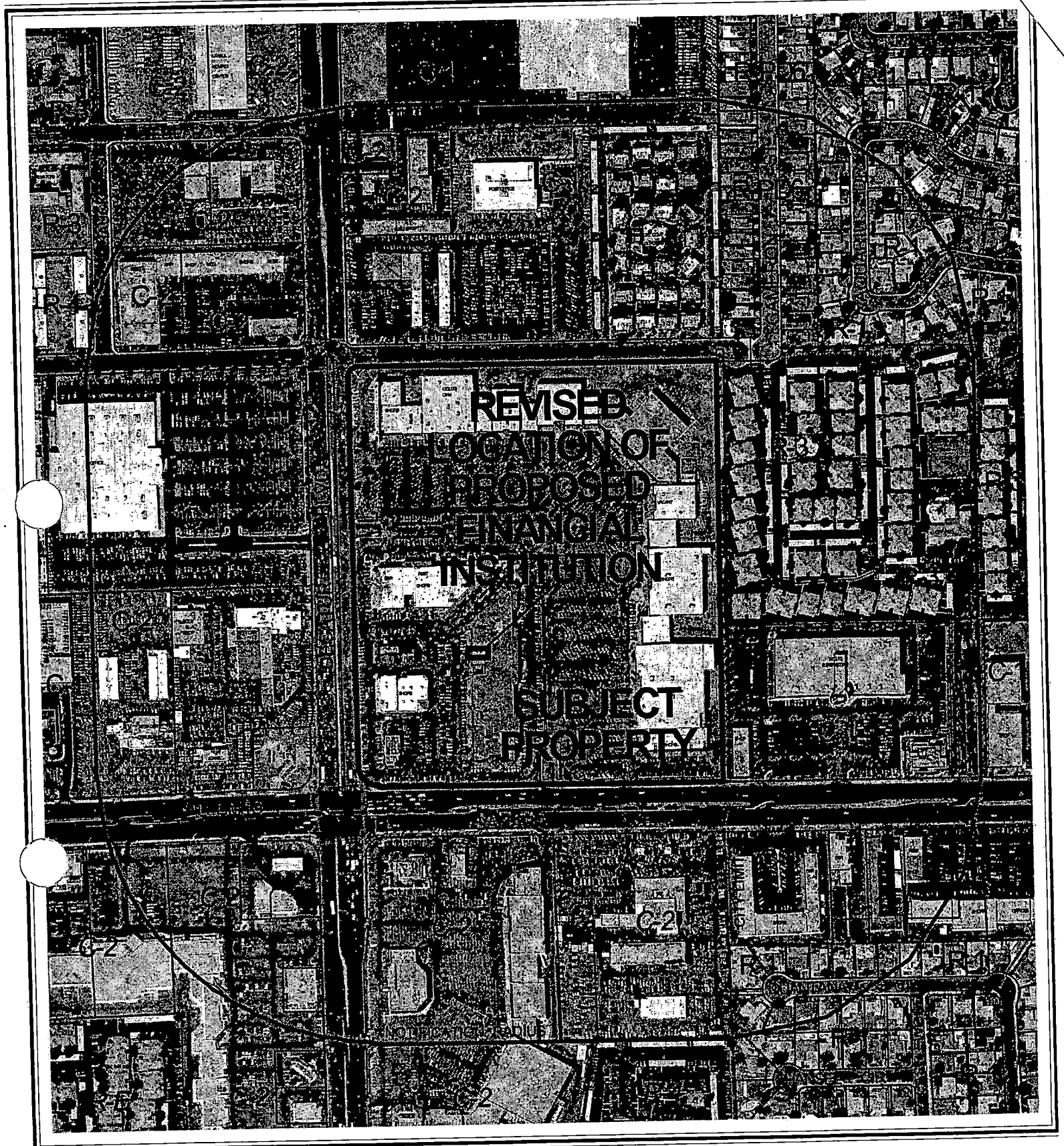
4. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-4930**

RADIUS: 750 FT

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

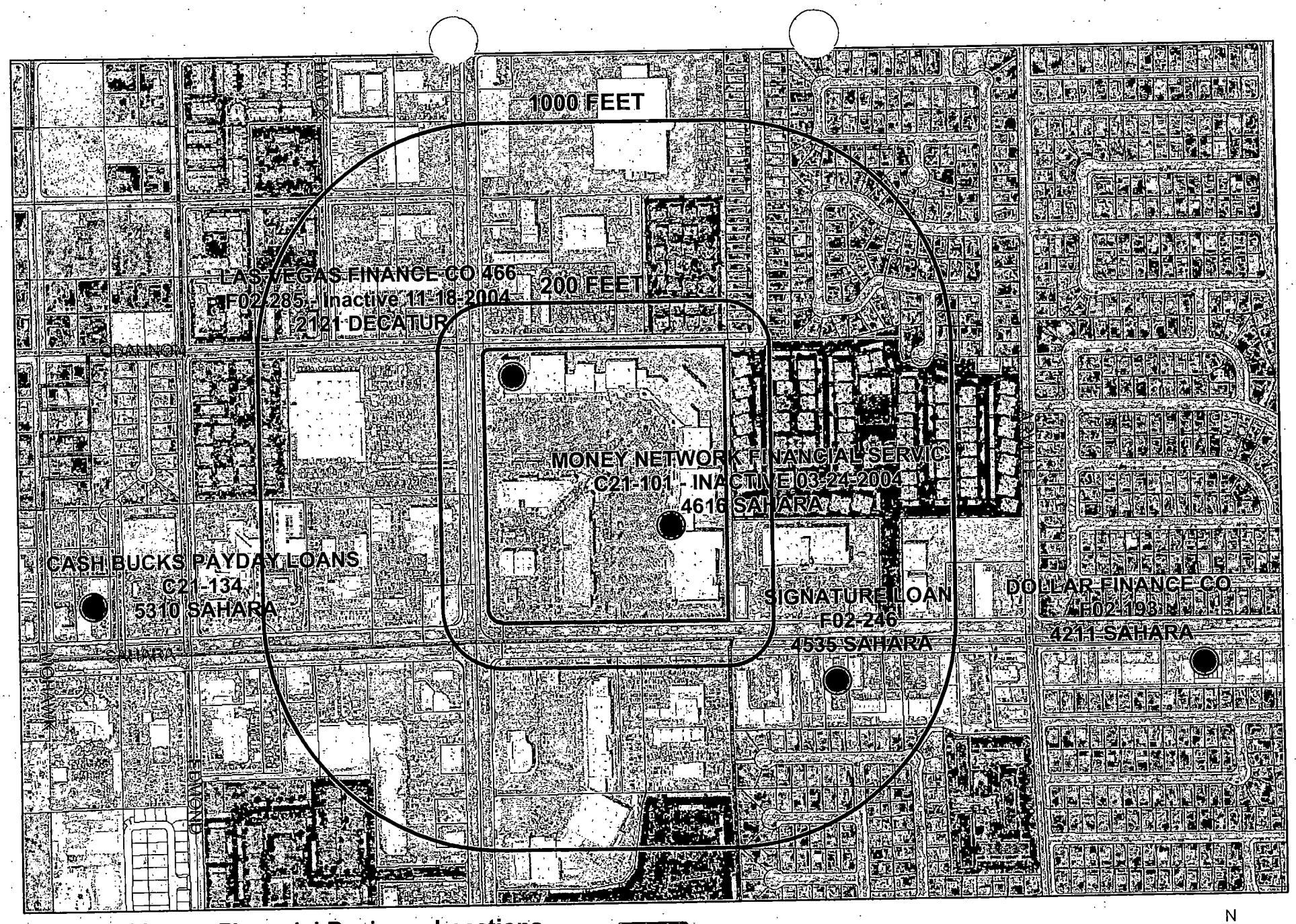


CASE: **SUP-4930**

RADIUS: 750 FT

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

N


1000 FEET
200 FEET
LAS VEGAS FINANCE CO 466
F02285 - Inactive 11-18-2004
2121 DECATUR
MONEY NETWORK FINANCIAL SERVIC
C21-101 - INACTIVE 03-24-2004
4616 SAHARA
CASH BUCKS PAYDAY LOANS
C21-134
5310 SAHARA
SIGNATURE LOAN
F02-246
4535 SAHARA
DOLLAR FINANCE CO
F02-193
4211 SAHARA
DECATUR
SAHARA
EDNA WAY
SUP-4930
Financial Business Locations
Financial Institution, Specified
(Check Cashing Service)
Financial Institution, Specified
(Check Cashing Service with Gross)
Finance Company
Automobile Title Loan
Subject Property
Residential Property
Buffer
N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4930 - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.

** CONDITIONS **

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

Planning and Development

1. Approval of this Special Use Permit shall constitute approval of waivers of the minimum 1,500 square foot size requirement, thereby allowing the use to occur in a 1,293 square-foot tenant space and of the required 1,000-foot distance separation between similar uses and the 200-foot distance separation requirement from residential uses.

2. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified 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 the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a Financial Institution, Specified and Waivers of the required 1,000-foot distance separation between similar uses and the 200-foot distance separation requirement from residential uses at 4750 W. Sahara Avenue, Suite V29. This application is being renoticed to correct the address and suite number, and to add an additional waiver request.

B) Applicant's Justification

The applicant states that local management of the 4347 West Charleston Las Vegas Finance location recently determined that it was appropriate to relocate in order to better serve the needs of its patrons. Because the Sahara Pavilion Center is located on such a large parcel, the distance from the proposed financial institution to residential uses is much greater than 200 feet, and could not possibly have a negative impact on those residents. According to the applicant, this location is also over 2,000 feet from the nearest similar use. Therefore, the Waiver requests are justified.

BACKGROUND INFORMATION

A) Previous Actions

08/05/87	The City Council approved a Rezoning (Z-0057-87) to C-1 (Limited Commercial) on 38.5 acres, including this property, as part of a larger request. The Planning Commission and staff recommended approval.
05/12/88	The Planning Commission approved a Plot Plan Review [Z-0057-87(1)] for a proposed shopping center on this site.
10/01/03	The City Council denied a request for a Special Use Permit (SUP-2655) for a proposed Financial Institution, Specified (Cashback Payday Loans) at this location (2121 South Decatur Boulevard, Suite 2). The Planning Commission and staff recommended approval.
04/21/04	The City Council adopted an ordinance (proposed as Bill No. 2003-78) establishing locational restrictions and additional development standards for the uses "Auto Pawn," "Auto Title Loan," and "Specified Financial Institution."

10/21/04 The Planning Commission voted to hold this item in abeyance to allow the applicant time to prepare the request.

11/18/04 The Planning Commission voted to hold this item in abeyance to publish notice of public hearing for location of the proposed use in Suite #29 instead of Suite #2.

12/16/04 The Planning Commission voted 4-1 to recommend APPROVAL (PC Agenda Item #26/bts/ss).

12/22/04 The applicant submitted revised plans depicting a relocation of the proposed Financial Institution, Specified to another tenant space within the same shopping center.

01/19/05 The City Council voted to strike this item from the agenda. The action of City Council will allow the application, which was previously recommended for approval by the Planning Commission, to be rescinded and reheard to correct errors in the addressing of the request and to ensure all relevant waivers are included in the request.

B) Pre-Application Meeting

06/22/04 A pre-application meeting was held and the submittal requirements and application timetable for a Special Use Permit application were discussed. A number of waivers from distance separation requirements for Financial Institutions, Specified would be required in connection with this application. In addition, it was noted that this project would be deemed a "Project of Regional Significance."

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 29.40 (overall commercial subdivision)

B) Existing Land Use

Subject Property:	Financial Institution, Specified
North:	Commercial Shopping Center
South:	Commercial Shopping Center
East:	Commercial Shopping Center
West:	Commercial Shopping Center

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	Unincorporated Clark County
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	Unincorporated Clark County
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated on the Southwest Sector Plan map of the General Plan as SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. The site is zoned C-1 (Limited Commercial), a conforming zoning district to the SC land use designation. The proposed use is allowed within the C-1 zoning district with the issuance of a Special Use Permit, which is the subject of this application.

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

Clark County Notification – The notification radius for this request includes properties under Clark County jurisdiction. The owners of these properties were notified of a public hearing for this item.

Project of Regional Significance – The parcel location of the proposed financial institution is within 500 feet of the City's boundary with Clark County, and therefore this Special Use Permit request is deemed to be a Project of Regional Significance. In accordance with City Ordinance No. 5477, an environmental impact assessment questionnaire was submitted with other materials for this application, and a summary of the comments received from various agencies is detailed below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reason:

- Any Special Use Permit within 500 feet of the City's border with Clark County or North Las Vegas.

The Special Use Permit concerns property that is located within 75 feet of the City of Las Vegas boundary with Clark County. An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) The City of Las Vegas Department of Public Works (Sanitary Sewers Division) indicated that the proposed development would have minimal impact on the existing sewer system.

2) The City of Las Vegas Department of Public Works (Flood Control Division) will not require a drainage study for this project.

3) The Las Vegas Metropolitan Police Department did not find a significant law enforcement impact on the surrounding area.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution, Specified	1,2930 SF.	1/200 GFA	8	1	1,340	Not Shown

Parking facilities within the existing shopping center meet the requirements of the Zoning Code and are adequate to accommodate the proposed specified financial institution use. No new parking spaces are required or proposed as a result of this project.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Financial Institution, Specified	1,000 feet from any other Specified Financial Institution, Auto Title Loan or Auto Pawn use	Two other similar uses within the 1,000 foot distance separation radius
	200 feet from any parcel used or zoned for residential use	The parcel line abuts the residential use to the east and is 60 feet from residential uses to the north

The proposed Financial Institution, Specified use does not meet the minimum distance separation requirements from three residential developments and two similar uses.

A3) Financial Institution, Specified Building Size

Standards	Code Requirement	Provided
Financial Institution, Specified	The building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet.	1,293 square feet

At 1,293 square feet, the proposed Financial Institution, Specified does not meet the minimum 1,500 square foot space size requirement. Approval of this Special Use Permit would constitute approval of a waiver of the minimum 1,500 square-foot size requirement.

B) General Analysis and Discussion

- Zoning

The Financial Institution, Specified use is permitted in a C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit, subject to meeting certain requirements listed below.

- Use

The proposed Financial Institution, Specified offers consumer cash loans to its customers. The business will be located within a 1,293 square-foot tenant space within an existing,

approved building; therefore, no exterior work will be performed other than replacement of wall signage, ensuring compatibility with the shopping center and surrounding development. There are two Financial Institution, Specified uses within 1,000 feet of the subject parcel and two multi-family developments adjacent to the subject parcel. This particular use and waivers are recommended for denial for the following reasons:

1) The distance separation standards were adopted in April of 2004. Requests for waivers to these standards are premature, as not enough time has elapsed to evaluate their effects on neighborhoods.

2) A major reason for these standards were preventing over-saturation, but to ensure that the building elevations are harmonious and compatible with the surrounding area. Allowing a third such use within a 1,000-foot radius of this site clearly constitutes over-saturation.

- Conditions

Title 19.04.050 lists the following conditions for a Financial Institution, Specified use, adopted by the City Council on 04/21/04:

1. The use shall comply with all applicable requirements of Las Vegas Municipal Code Title 6. (Non-waivable)

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area. (Non-waivable)

3. No temporary signs (as described in Las Vegas Municipal Code 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
   a. Cover more than twenty percent (20%) of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have

7. sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

8. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

The proposed check-cashing center fails to comply with Paragraph Number 7 of the ordinance. The subject site is adjacent to condominium and apartment developments and lies within the 1,000-foot minimum distance separation from two similar uses.

FINDINGS

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

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

   Although this use falls within the parameters of the SC (Service Commercial) category, its specific location makes it incompatible with surrounding land uses. The parcels to the north and east are designated M (Medium Density Residential). The residential parcel east of the subject site shares a common property line. The Zoning Code requires a 200-foot buffer between Specified Financial Institutions and residential uses. Additionally, the use is proposed to be located within 1,000 feet of two similar uses, therefore creating a higher probability of saturation in the area. The proposed land use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. This is exemplified through the number of waivers requested by the applicant in order to gain approval.

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

   The subject shopping center site can easily accommodate the proposed Financial Institution use, as there is adequate parking available and easy access to the storefront.

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."**

Access to the site is from Decatur Boulevard, classified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Alternative access is available on Sahara Avenue, a 150-foot Primary Arterial. These roadways are adequate in capacity to accommodate the demand of the proposed development.

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

The 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 Financial Institution, Specified would be subject to inspections for a Certificate of Occupancy.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 196

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4930 APN: 162-06-402-001

Name of Property Owner: Pan Pacific Retail Properties

Name of Applicant: Your Credit Inc. dba Las Vegas Finance

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: _____

Parties(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____ Stuart A. Tanz, President and Chief Executive Officer

Print Name: _____ Jeffrey S. Stauffer, Executive Vice President Chief Operating Officer

Subscribed and sworn before me

This 26th day of July 2004

Michael W Murray

Notary Public in and for said County and State

State of California/County of San Diego

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4930 APN: _____

Name of Property Owner: Sahara Pavillion North U.S., Inc.

Name of Applicant: Your Creit Inc. dba Las Vegas Finance

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____ _____

Print Name: Stuart A. Tanz, President and Chief Executive Officer; Jeffrey S Stauffer, Executive Vice President Chief Operating Officer

Subscribed and sworn before me

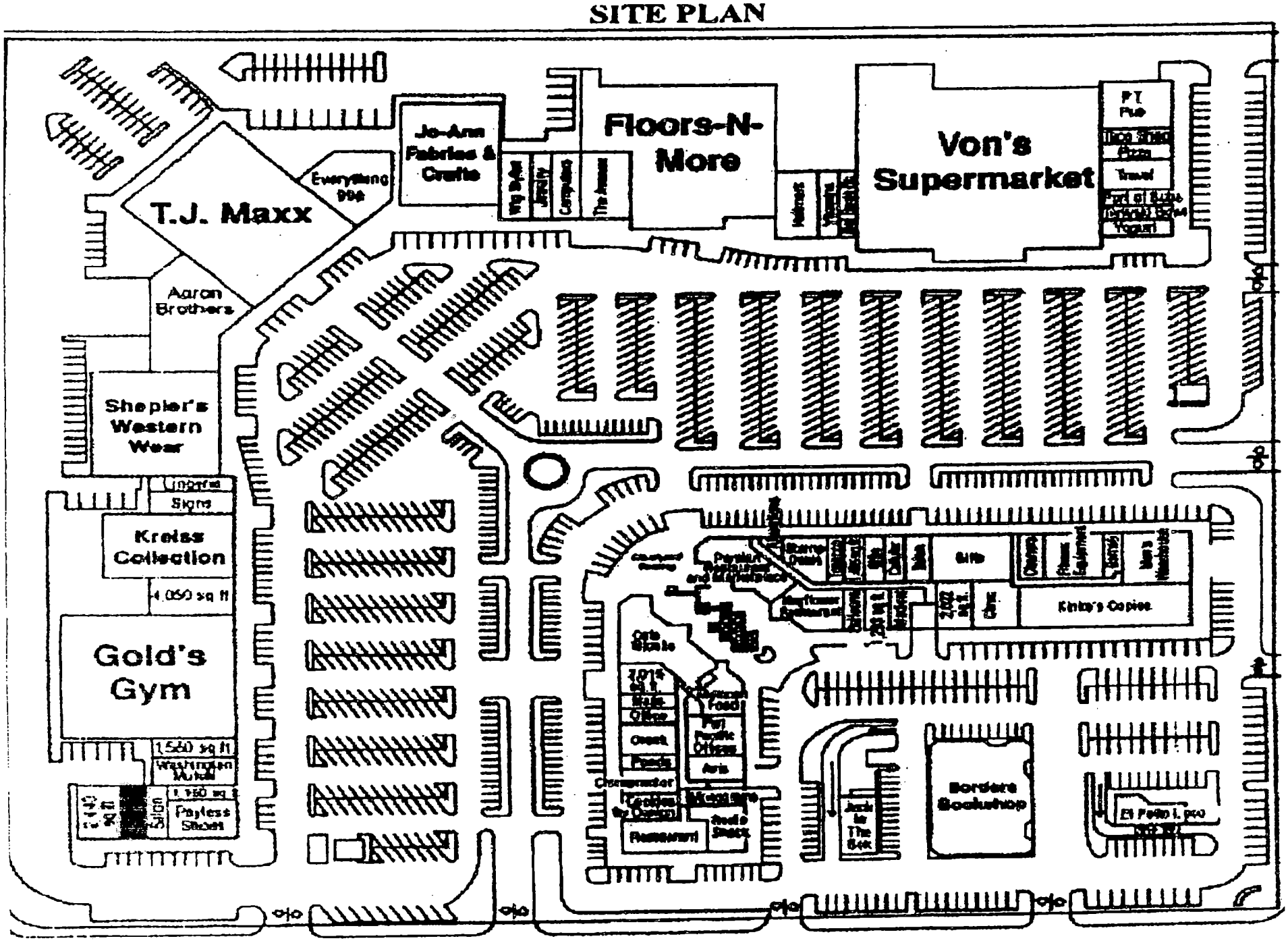
This 29th day of July, 2004

Michael W. Murray State of Calif / County of San Diego

Notary Public in and for said County and State

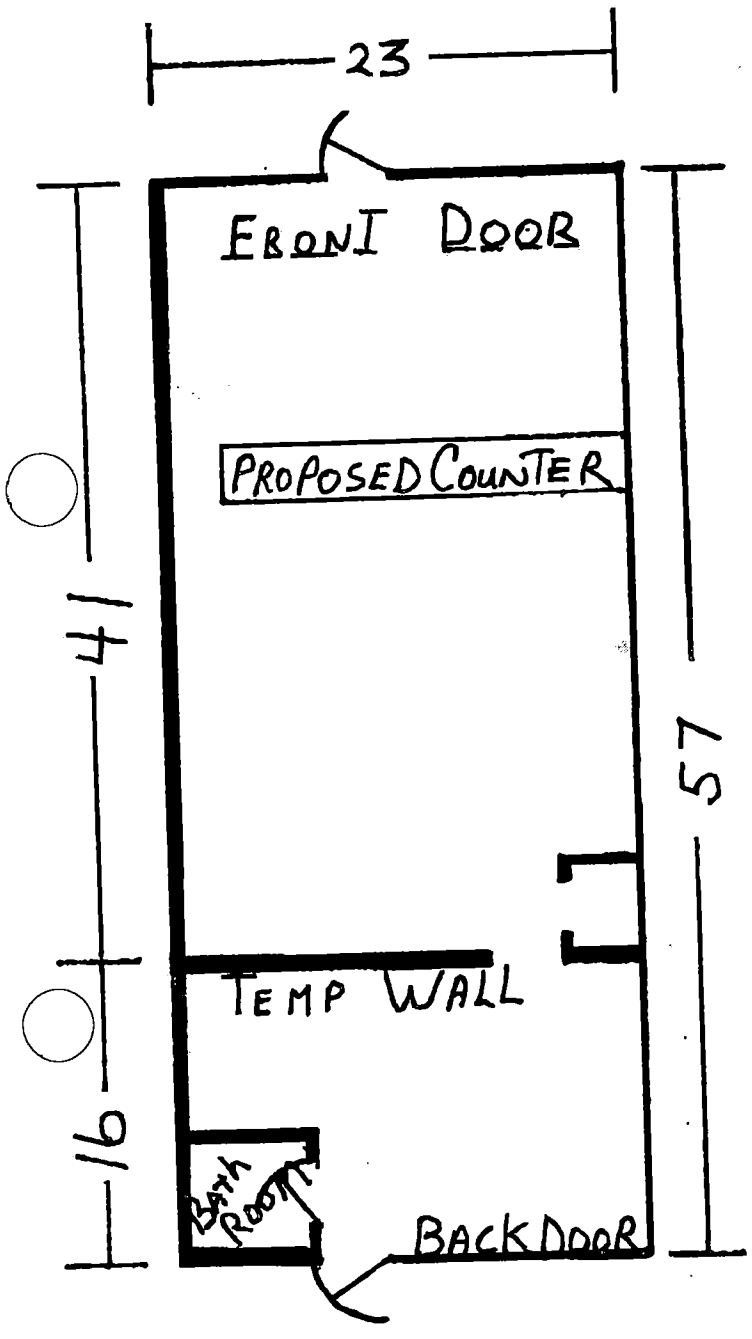
SAHARA PAVILION NORTH SHOPPING CENTER

SITE PLAN



SUP-4930
02-10-05 PC

SCALE 1/10 to 1



Address
4750 W. Sahara AVE.
Suit V-29
LAS VEGAS NV 89102

NORTH

TOTAL □ = 1293

SUP-4930
02-10-05 PC



SUP-4930 - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.
4750 WEST SAHARA AVENUE, SUITE V29
FEBRUARY 10, 2005 PLANNING COMMISSION

10/12/04



SUP-4930 - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.
2121 SOUTH DECATUR BOULEVARD, SUITE #29
DECEMBER 16, 2004 PLANNING COMMISSION

10/12/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:
ABEYANCE - GPA-5612 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

DOUG RANKIN, Planning & Development Department, gave a brief overview of the applications. The items were held from the 1/27/2005 meeting to address the neighbors concerns with the location of a service road.

MINUTES – Continued:

CAROLE BAILEY, Clark County School District, 4212 Eucalyptus Avenue, appeared on behalf of the applicant with the project architects JOHN LOPEMAN and ROBIN CAULFIELD. She accepted staff's conditions except for Condition 2 on Item 10 [SDR-5614]. The condition pertained to future portables and the applicant requested the condition be deleted.

STAN KOPAC, 8228 Fulton Ranch Street, TINA SNYDER and DAVID DUNN, 8308 Fulton Ranch Road, JEFF ROTH, 8304 Fulton Ranch Street, stated the residents have no problem with the school but did not agree with the necessity of the access road. The street is against the wall on the back property line of the homes and would encourage loitering and theft. MR. ROTH stated that the school district is offering to make the street wider and the boulders larger but that just gives the criminal element more room to work in and something to climb over the walls on. The residents suggested flipping the design of the project so the road was on the opposite side of the property where it would not border residential property. The residents felt that without the road, there would be school related congestion on Horse Avenue twice a day for approximately 15 minutes during loading and pick up hours and then the remainder of the day, the traffic would return to normal. They preferred that sporadic congestion to having the road behind their homes.

CHAIRMAN NIGRO asked Planning and Public Works staff to comment on the current plan under consideration compared to the amended plans the school district brought forward for review. BART ANDERSON, Public Works Department, confirmed that the applicant and staff did discuss various options for this situation. He explained that Horse Drive is a master-planned street and as such, it is possible that parking there could be eliminated in the future. Elimination of the parking would require the school to provide a way for parents to park adjacent to the school to drop off and pick up children. Staff felt access is needed because of this. Moving the private road to the other side of the school would result in three conflict points between the parents' vehicles and the bus access. The road, as being considered, would result in only one conflict point so staff would be supportive of the plan with minimal conflict.

COMMISSIONER GOYNES asked MS. BAILEY why the school district did not take into consideration the residents before the plans were drafted. MS. BAILEY responded that the school district does not just move into an area without regard for the neighbors. The architects have faced several scenarios and are creative when trying to appease the neighbors. To help alleviate the neighbor's concerns, MS. BAILEY explained that the road has been moved approximately 20 feet to the east. It will be 40-feet wide and will have an L-curb on the west side of the road and the sidewalk would be adjacent to the school on the east. In doing so, the pedestrian traffic would be 60 feet away from the residents' wall. The school has also agreed to

MINUTES – Continued:

install low lights to keep the street illuminated as suggested by the neighbors and has offered to place gates on each end of the road that would be locked by school staff when the school was closed. MS. BAILEY concluded by stating there is a one-sided school called Heckethorn which experiences very bad traffic issues daily. The school district is trying to not duplicate those errors.

COMMISSIONER STEINMAN confirmed with MS. BAILEY that it would be probable that parents might park along the street when there are large school events. MR. ANDERSON explained that the street was widened to 40-feet to accommodate both parked cars and drivers. MR. ANDERSON explained, in detail, the three points of conflict that would be created by moving the road to the east side of the property. The commissioner indicated he did not think the gates would be locked as suggested. He hoped for another solution.

There was discussion regarding the possibility of the City giving the school a piece of the adjacent park so the school could be shifted to Bradley Road. It was agreed that there must have been some action that required the school to go where it is situated.

COMMISSIONER McSWAIN said it is hard to find a plan that pleases everyone involved and affected by a project; however, in her opinion, the school district does not seem to offer more than landscaping when neighbors indicate distress over a new school. In this situation, common courtesy and responsibility when dropping off or picking up children and diligence by bus drivers when navigating the turn arounds would help to avoid accidents at the conflict points.

VICE CHAIRMAN TRUESDELL stated the neighbors were open and fair in their concerns. He commented that MR. LOPEMAN is an excellent architect and the school district has come up with excellent solutions to other problems in the past but in this case, they are hung up on technicalities. He said the access road they are proposing is the same width as Alta Drive west of Rancho Drive. He agreed with COMMISSIONER STEINMAN that after a time, the gates would not be closed. VICE CHAIRMAN TRUESDELL agreed with the residents that the expansion of the road and addition of more landscaping would create an area that welcomes mischief. He appreciated all the work on the plan but could not support it.

COMMISSIONER EVANS acknowledged the challenges faced by the school district. He encouraged creative design and working indigenously with the site. He was convinced that there was a solution to the problems associated with the site and felt a solution was not approached with open minds that would meet the needs of the school district while maintaining the integrity of the neighborhood. He would not support the item.

MINUTES – Continued:

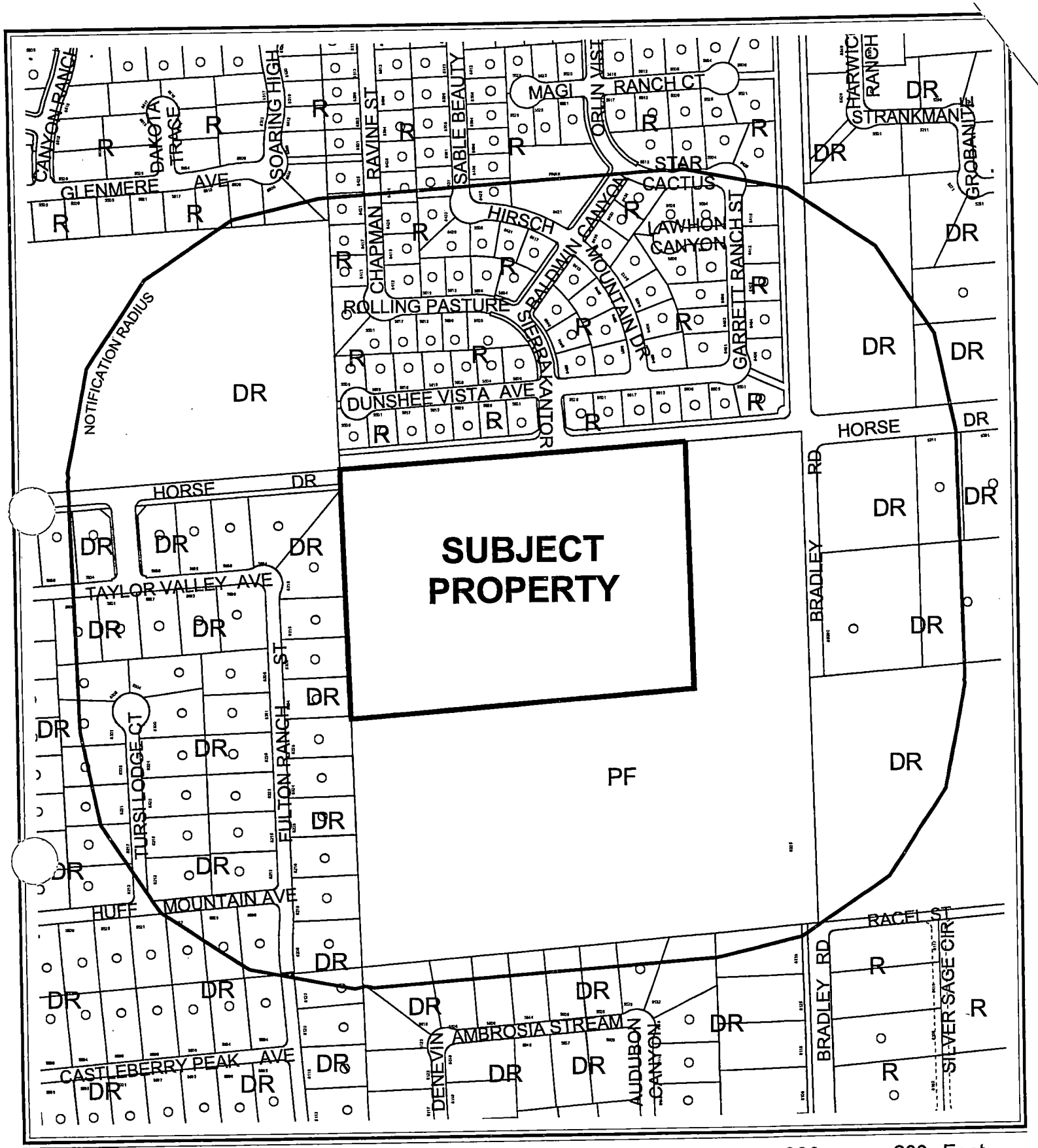
COMMISSIONER DAVNEPORT shared the sentiment of the other Commissioners in questioning why the road could not be redesigned on the east side of the property. The entire site could be shifted 60-feet over and room would be left for a cut out on the Bradley Road side. He would not support the item.

CHAIRMAN NIGRO stated the school district had worked with staff and the neighbors and although everyone is not satisfied, the school district is in a difficult position. He did not agree that the private road on the east side of the property would be a good thing. It would be away from the neighbors at that point but would create more traffic conflict. The Chairman thought the gates were a great idea.

MS. BAILEY thanked the members for their time. She indicated that although it may look like the school district is indifferent to the neighbors, they are not. The school district is convinced that if the road were shifted to the east side of the site, there would be a greater traffic burden on the entire neighborhood.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

(6:45 – 7:21)



CASE: **GPA-5612**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)



CASE: **GPA-5612**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5612 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the south side of Horse Drive, approximately 290 feet west of Bradley Road from DR (Desert Rural Density Residential) to PF (Public Facilities).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land uses with a maximum density of three dwelling Units Per Acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
10/12/98	The City Council approved the Iron Mountain Ranch Master Plan. The plan acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling Units Per Acre, Medium Low Density Residential to allow up to 8 dwelling Units Per Acre, and Medium Density Residential up to 25 dwelling Units Per Acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the "Newly Developing Area" as described in the Plan.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2 dwelling Units Per Acre).
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting in an effort to allow the applicant the opportunity to reconsider the design of the companion site plan to move the private drive away from the homes to the west of the site, and bring the set of applications back to the Commission after review by staff and by area residents.

ALJ

02/10/05	The Planning Commission will hear a companion rezoning (ZON-5613) and a Site Development Plan Review (SDR-5614) for a proposed Public School, Primary.
05/09/03	The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.
01/27/05	The Planning Commission will hear related items ZON-5613 and SDR-5614.

DETAILS OF APPLICATION REQUEST

Site Area: 15 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

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

ALJ

DEFINITIONS

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

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

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

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

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

INTERAGENCY ISSUES

None

SPECIAL PLAN AREA

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

ANALYSIS

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

ALJ

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

ALJ

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 [Mailed with ZON-5613 and SDR-5614] 1/27/05 PC

APPROVALS 0

PROTESTS 0

ALJ

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
Bureau of Land Management

SEP 17 2004

LAS VEGAS
FIELD OFFICE
Las Vegas, Nevada

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon DiPinto

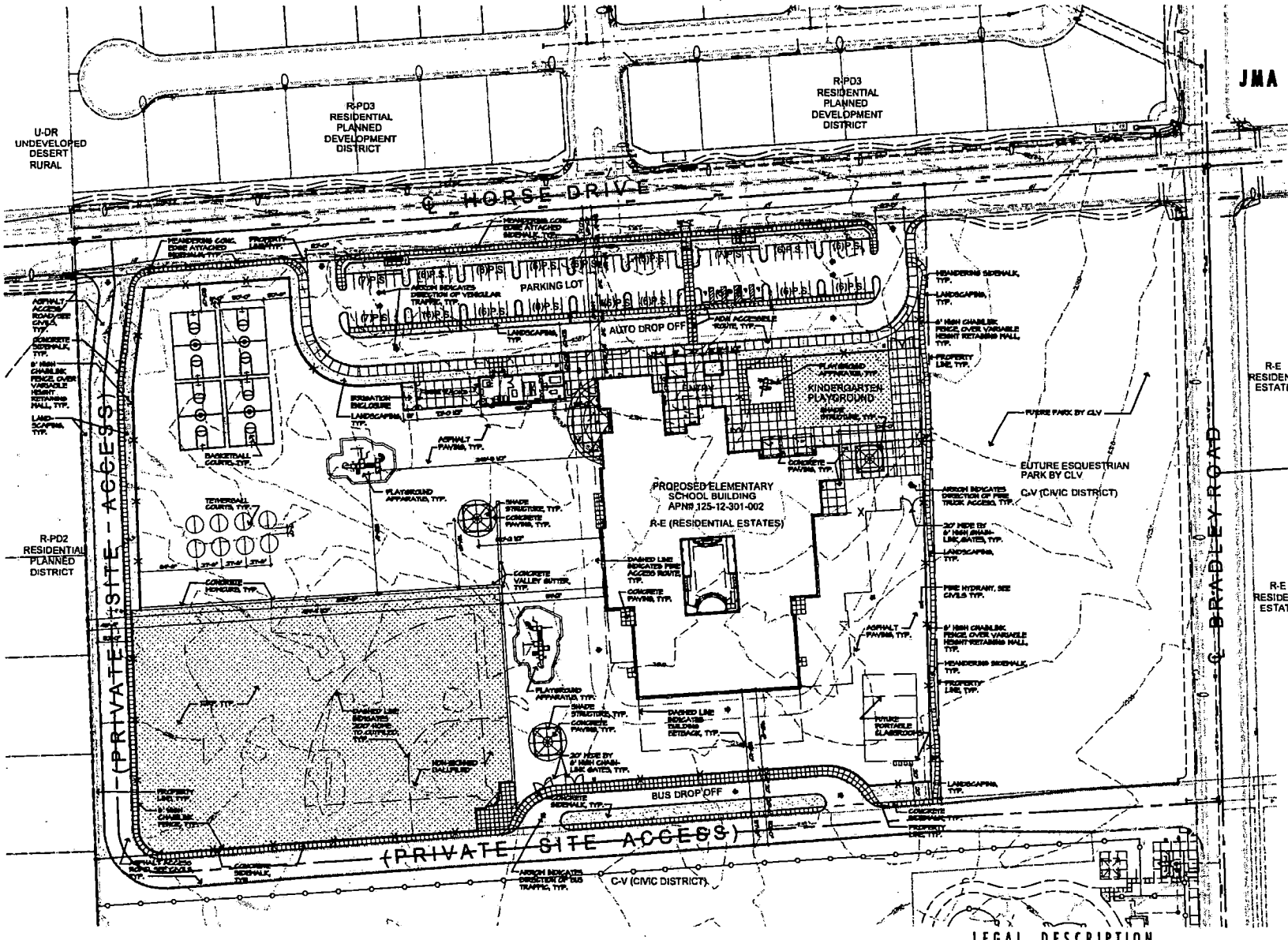
Sharon DiPinto, AFM
Division of Lands, BLM

Subscribed and sworn before me

This 27th day of October, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 93-4995-1
My Appointment Expires Sept. 8, 2006

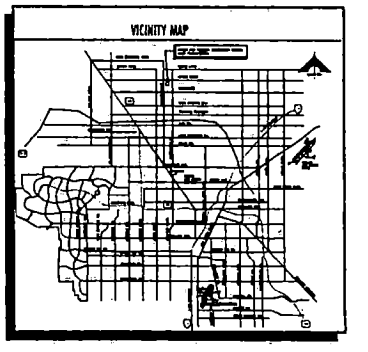


JMA ARCHITECTURE [redacted]S

SITE AREA	
GROSS AREA -	15.0 Acres
NET AREA -	14.08 Acres
BUILDING AREA -	65,564 S.F.
BUILDING/SITE RATIO -	10.0 %
KINDERGARTEN	
TURF -	8,715 S.F.
ASPHALT/CONCRETE -	14,055 S.F.
PLAY SURFACE -	1,600 S.F.
TOTAL AREA	24,370 S.F.
PRIMARY/INTERMEDIATE	
TURF -	115,250 S.F.
ASPHALT/CONCRETE -	140,040 S.F.
PRIMARY PLAY SURFACE -	5,500 S.F.
INTERMEDIATE PLAY SURFACE -	4,500 S.F.
TOTAL AREA	267,970 S.F.
PARKING	
STANDARD	101 SPACES
ACCESSIBLE	5 SPACES
TOTAL	106 SPACES
PARKING ANALYSIS	
TOTAL PARKING REQUIRED	87 SPACES
42 CLASSROOMS	87 SPACES (1.5 SPACES/CLASSROOM AND 1,500 S.F. OF OFFICE
7,000 SQ. FT. OFFICE	
ASSESSIBLE PARKING REQ'D	4 SPACES (1% of 100 SPACES)
OCCUPANCY:	MIXED USE
E-1 OCCUPANCY	53,488 S.F.
B OCCUPANCY	4,934 S.F.
A-2.1 OCCUPANCY	6,862 S.F.
CONSTRUCTION:	MIXED USE TYPE II-N
	AUTOMATIC FIRE SPRINKLER SYSTEM REQ:
A-2.1 OCCUPANCY	TYPE II-1 HOUR
MAX HEIGHT: TABLE 5-B	E-1 OCCUPANCY 55'-0"
	B OCCUPANCY 55'-0"
	A-2.1 OCCUPANCY 65'-0"
BASIC ALLOWABLE AREA: TABLE 5-B	E-1 OCCUPANCY 13,500 S.F.
	B OCCUPANCY 12,000 S.F.
	A-2.1 OCCUPANCY 13,500 S.F.
ALLOWABLE AREA INCREASES: SEC. 505	1. SEPARATION ON TWO SIDES W 102'-0" -20'-0" = 82'-0" 82'-0" X 1.25 = 50% INCREASE
	2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT = 300% INCREASE
	TOTAL ALLOWABLE INCREASE =
	BASIC ALLOWABLE X 1.5 X 3
	BASIC ALLOWABLE X 4.5
EXISTING ZONING	R-E (RESIDENTIAL ESTATES)
MAXIMUM BUILDING HEIGHT	27'-10"

R-E RESIDENTIAL ESTATES

VICINITY MAP



LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST OF THE M.D.M. CLARK COUNTY, NEVADA CONTAINING 15.04 ACRES, MORE OR LESS.

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2039 WWW.JMAARCH.COM

PROJECT NO: 200401155
DATE: 12/28/04
SCALE: 1" = 50'-0"

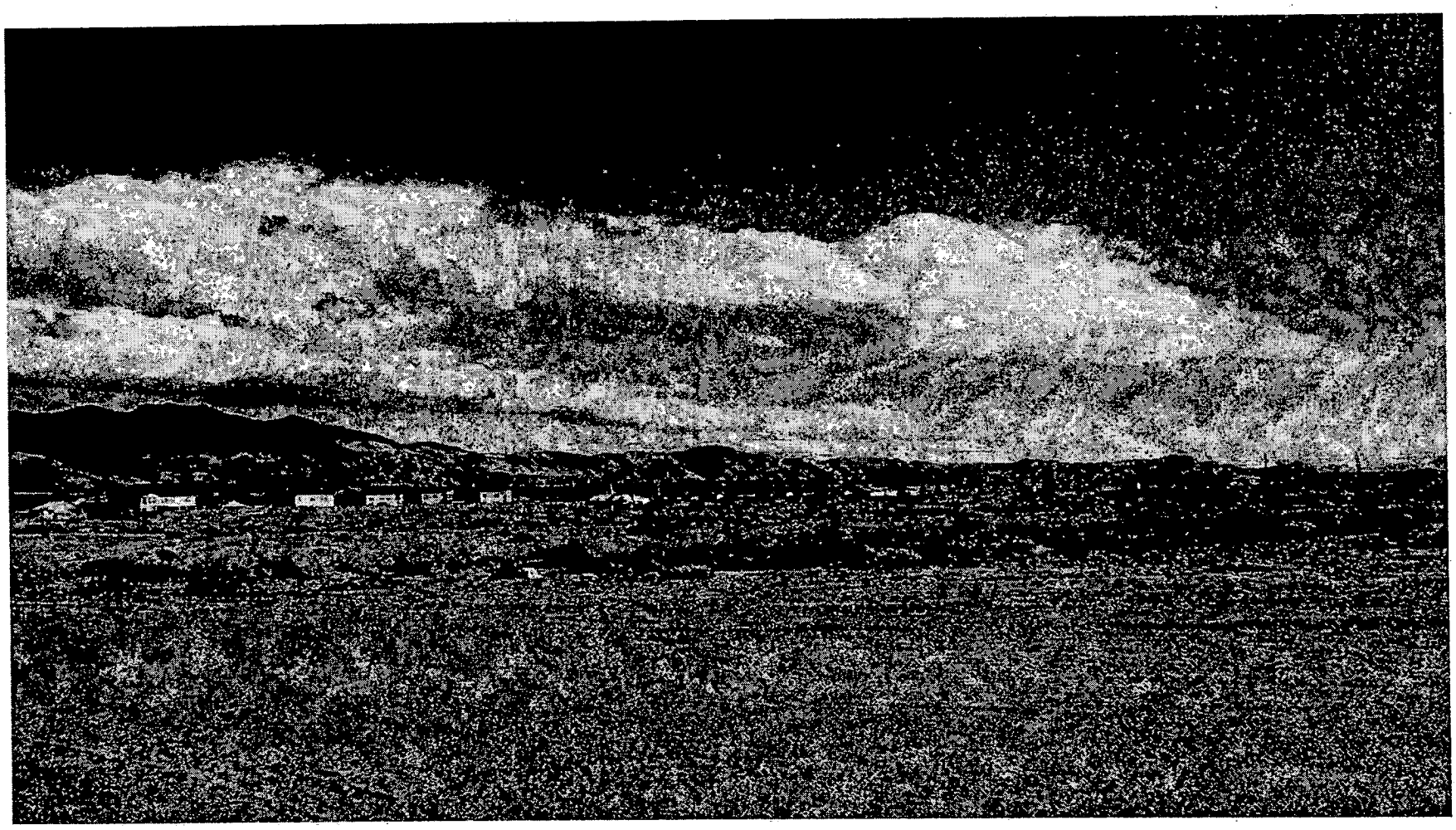
Kitty McDonough Ward Elementary School - SITE PLAN

CCSD Project #1492

RECEIVED
DEC 28 2004

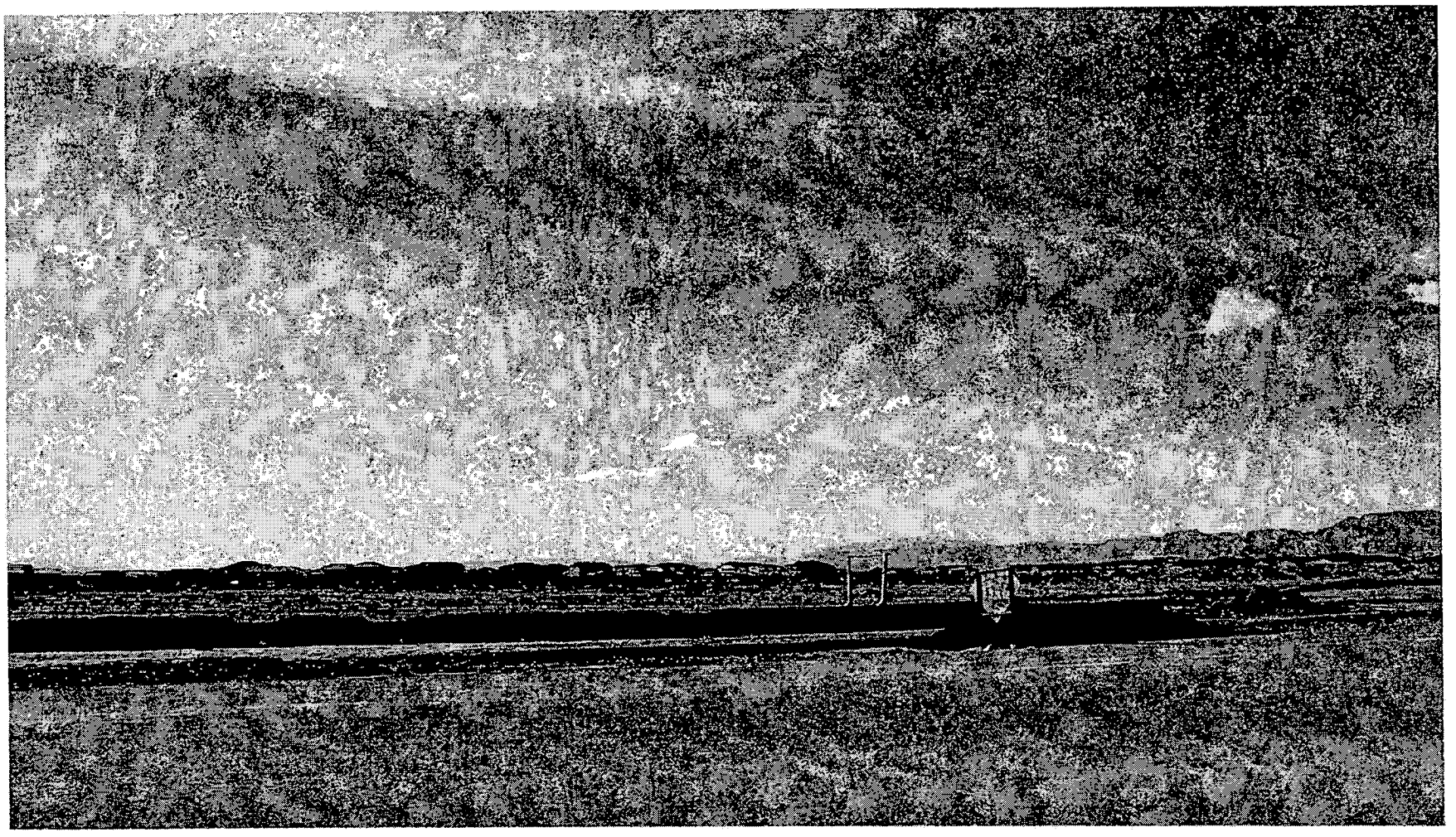
REVISED
12.28.04

ZON-5613 GPA-5612
SDR-5615
01/27/05 PC



GPA-5612 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04



GPA-5612 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

Mrs. Susan C. Brager-Wellman, President
Mr. Larry P. Mason, Vice President
Mrs. Mary Beth Scow, Clerk
Mrs. Shirley C. Barber, Member
Mrs. Ruth L. Johnson, Member
Mrs. Sheila R. Moulton, Member
Mrs. Denise M. Brodsky, Member

Mr. Carlos Arturo Garcia, Superintendent

November 3, 2004

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

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

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

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

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

Occupancy is anticipated for the 2006-2007 school year. This school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

4212 EUCALYPTUS ANNEX LAS VEGAS, NEVADA 89121 TELEPHONE (702) 799-6435 / FAX 799-5436

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

Sincerely,

Carol L. Bailey

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

CLB/rh
Enclosure
cc: Dusty Dickens
Matt La Croix
Rich Brown
Richard Horton

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions– UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:
See Item 8 [GPA-5612] for related discussion on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

(6:45 – 7:21)
1-1491

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-2559) to a PF (Public Facilities) land use designation approved by the City Council.

CONDITIONS – Continued:

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

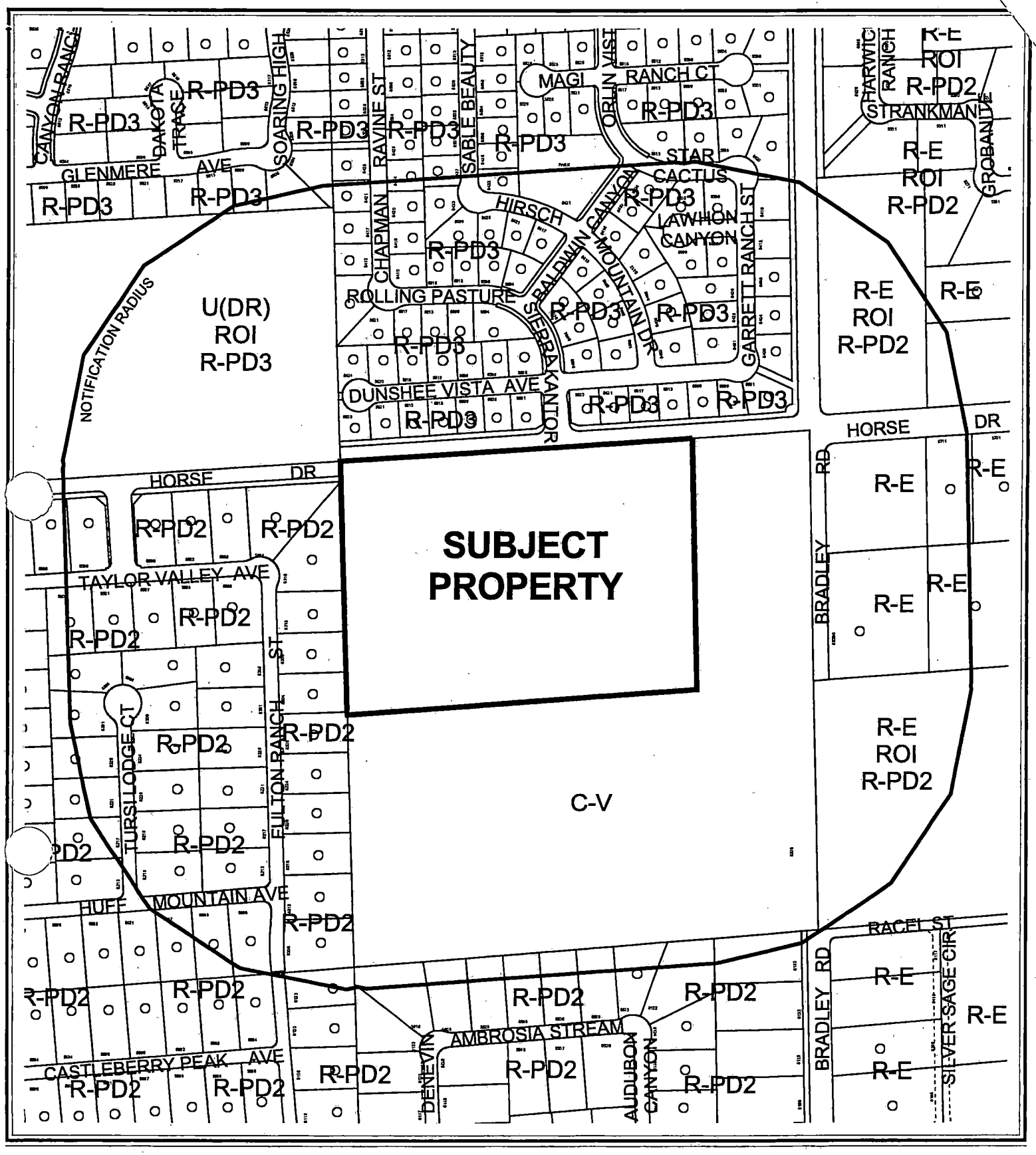
3. Dedicate 40 feet of right-of-way adjacent to this site for Horse Drive prior to the issuance of any permits.

4. Construct half-street improvements on Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the east boundary of this site prior to construction of hard surfacing (asphalt or concrete).

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the 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.

CONDITIONS – Continued:

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



0 300 600 Feet

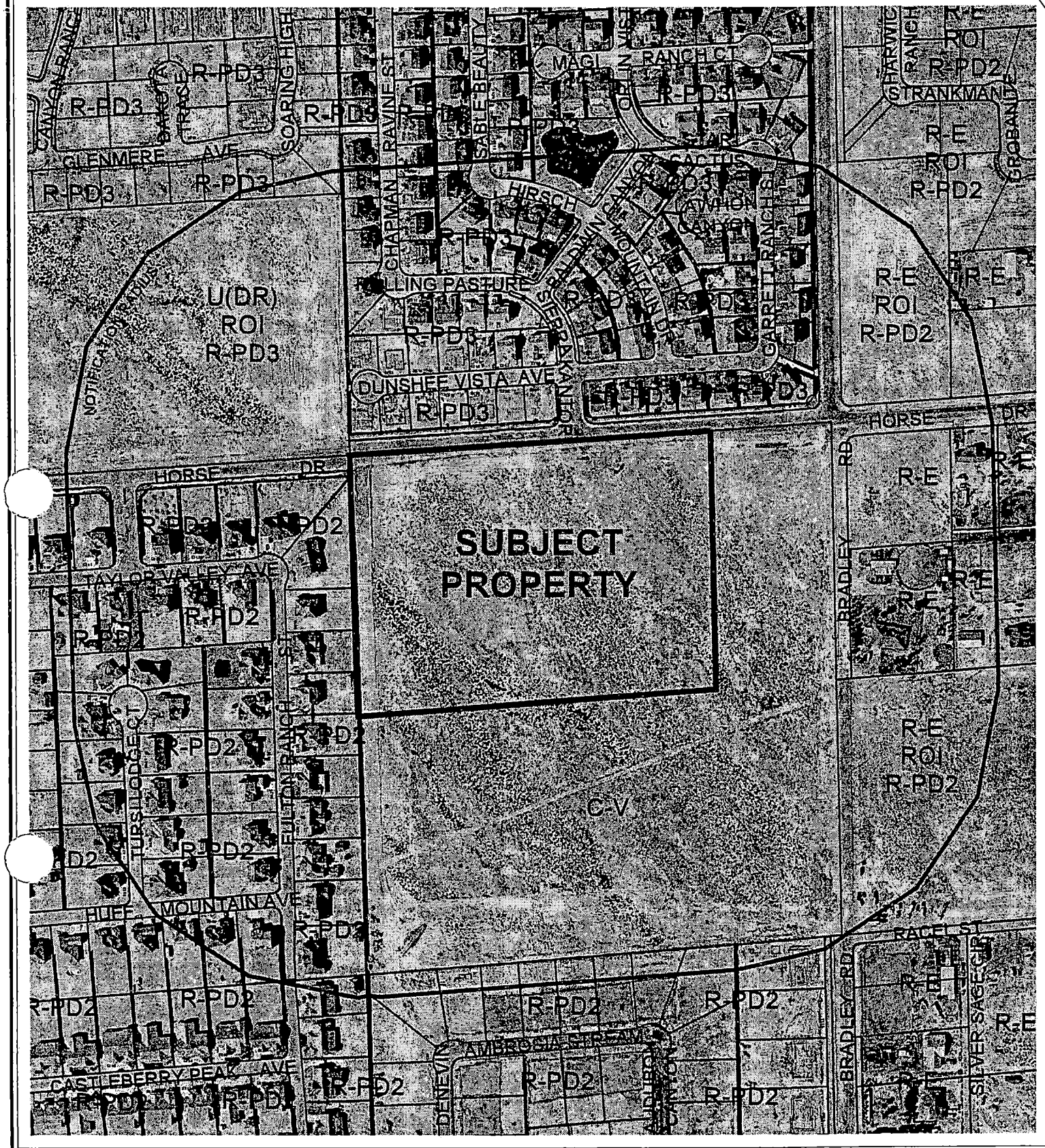
CASE: **ZON-5613**

RADIUS: 750 FT

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

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

N



CASE: **ZON-5613**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5613 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-2559) to a PF (Public Facilities) land use designation approved by the City Council.

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Horse Drive prior to the issuance of any permits.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

10/12/98	The City Council approved the Iron Mountain Ranch Master Plan. The plan estimated that the proposed project would generate 527 Kindergarten through Fifth grade students. The plan also acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.
05/09/03	The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission Meeting to allow the applicant the opportunity to reconsider the design of the companion site plan to move the private drive away from the homes to the west of the site, and bring the set of applications back to the Commission after review by staff and by area residents
02/10/05	The Planning Commission will consider a companion General Plan Amendment (GPA-5612) and Rezoning (ZON-5613).

B) Pre-Application Meeting

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

ALJ

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15
Net Acres:	14.08

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

ALJ

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis and Discussion

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 [Mailed with GPA-5612 and SDR-5614] 1/27/05 PC

APPROVALS 0

PROTESTS 0

ALJ

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon A. DiPinto

Sharon DiPinto, ASM
Division of Lands, BLM

Subscribed and sworn before me

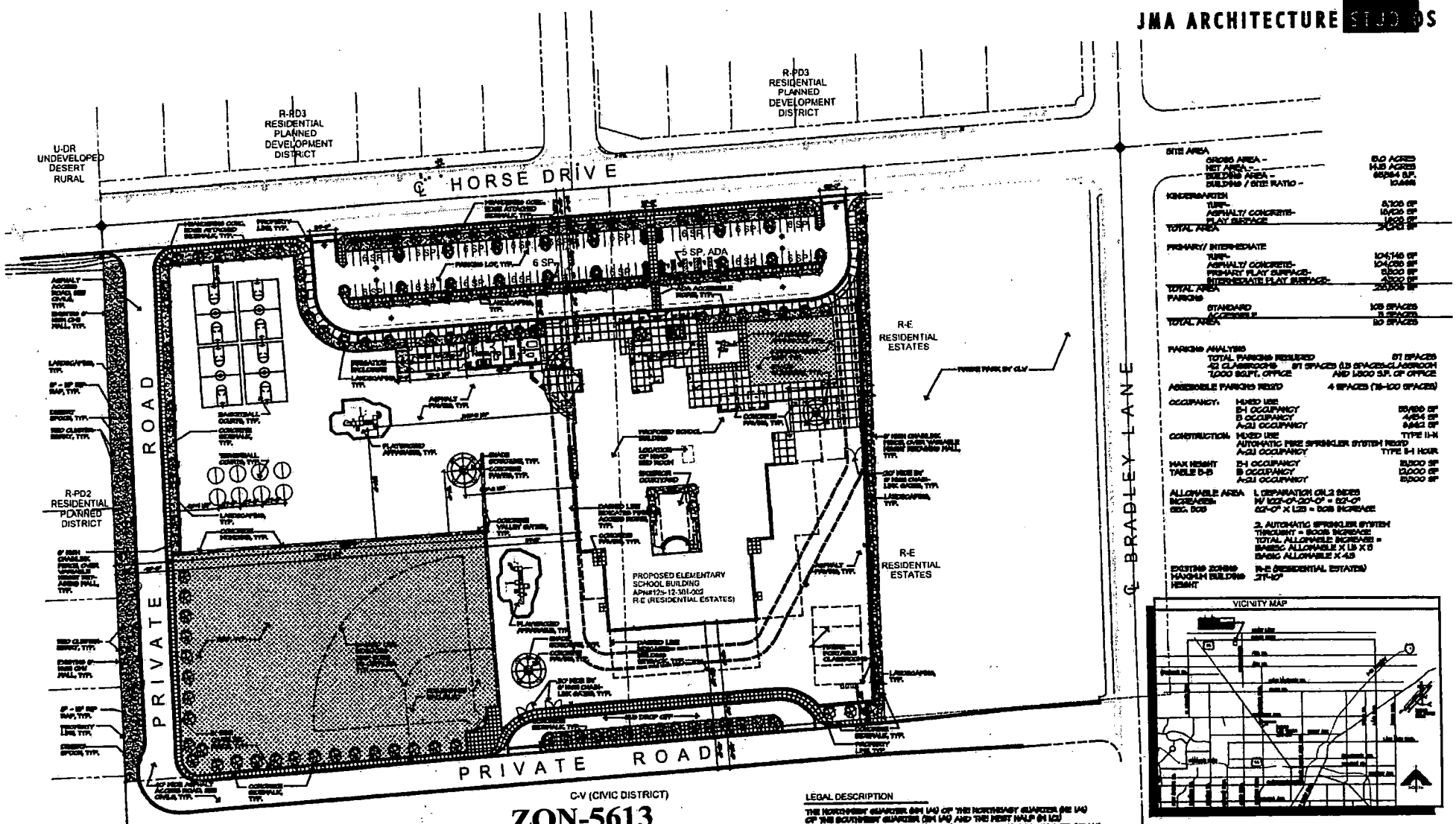
This 17th day of Aug., 2004

Carol A. McDermott

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006

JMA ARCHITECTURE STUDIOS



SITE AREA
GROSS AREA – 9.0 ACRES
NET AREA – 7.5 ACRES
BUILDING AREA – 65,264 S.F.
BUILDING / SITE RATIO – 10.44%

KINDERGARTEN
TURF- 5,100 SF
ASPHALT/ CONCRETE- 10,420 SF
FLAT SURFACE 1,400 SF
TOTAL AREA 26,920 SF

PRIMARY/ INTERMEDIATE
TURF- 104,140 SF
ASPHALT/ CONCRETE- 104,000 SF
PRIMARY FLAT SURFACE- 23,500 SF
INTERMEDIATE FLAT SURFACE- 4,600 SF
TOTAL AREA 236,240 SF

PARKING
STANDARD 105 SPACES
ACCESSIBLE 5 SPACES
TOTAL AREA 110 SPACES

PARKING ANALYSIS
TOTAL PARKING REQUIRED 97 SPACES
42 CLASSROOMS 97 SPACES (2.3 SPACES/CLASSROOM AND 1,500 S.F. OF OFFICE
1,000 SQ.FT. OFFICE
ACCESSIBLE PARKING REQ'D 4 SPACES (76-100 SPACES)

OCCUPANCY: MIXED USE
E-1 OCCUPANCY 59,680 SF
B OCCUPANCY 4,454 SF
A-2.1 OCCUPANCY 9,842 SF

CONSTRUCTION: MIXED USE TYPE II-N
AUTOMATIC FIRE SPRINKLER SYSTEM REQ'D
A-2.1 OCCUPANCY TYPE 1-1 HOUR

MAX HEIGHT E-1 OCCUPANCY 50,000 SF
TABLE 5-B B OCCUPANCY 13,000 SF
A-2.1 OCCUPANCY 50,000 SF

ALLOWABLE AREA INCREASES: SEC. 506
L (SEPARATION ON 2 SIDES)
W (222'-0"+224'-0" = 221'-0"
221'-0" X 1.25 = 506 INCREASE

2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT = 506% INCREASE
TOTAL ALLOWABLE INCREASE = 506%
BASIC ALLOWABLE X 1.0 X 5
BASIC ALLOWABLE X 4.0

EXISTING ZONING: R-E (RESIDENTIAL ESTATES)
MAXIMUM BUILDING HEIGHT: 35'-0"

VICINITY MAP

C-V (CIVIC DISTRICT)

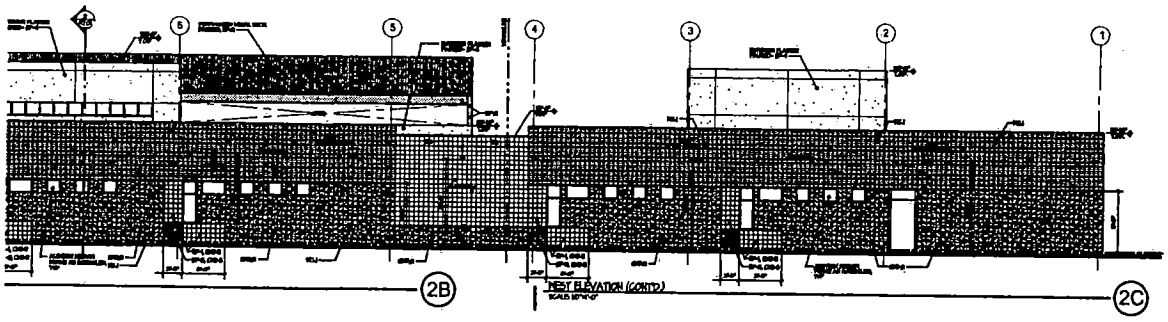
LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST OF THE M.D.M., CLARK COUNTY, NEVADA CONTAINED 5.00 ACRES, MORE OR LESS.

Kitty Ward Elementary School -Site Plan
Clark County School District Project #1492

ZON-5613
SDR-5614
02-10-05 PC
REVISED

1" = 50'-0"
February 3, 2005



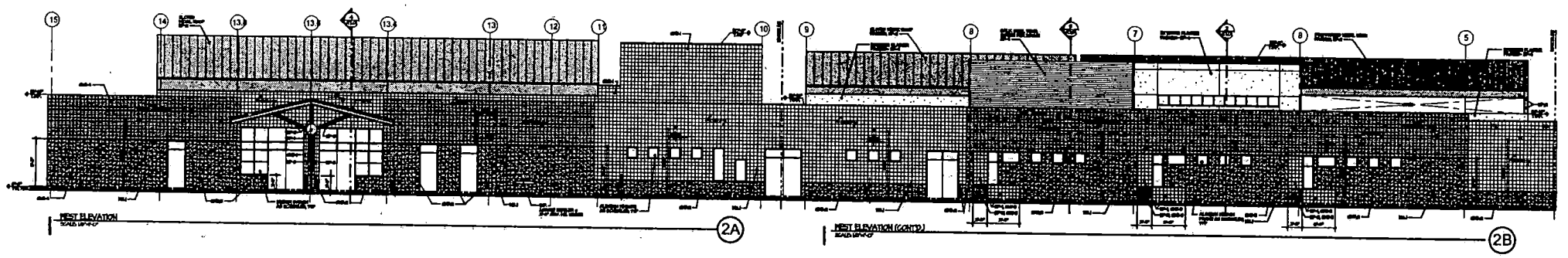
JMA ARCHITECTURE [redacted]S

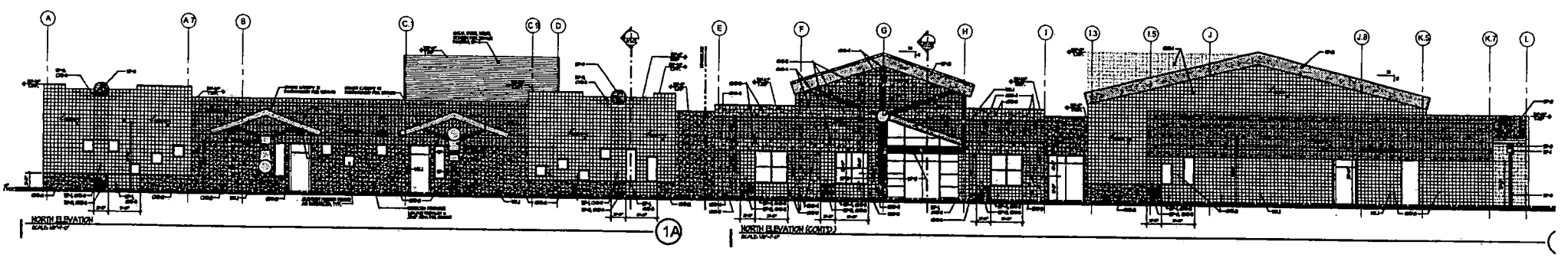
GENERAL NOTES

1. CONCRETE BLOCK:
   - CMU-1: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: RED / BROWN
   - CMU-2: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: REDYERDIN
   - CMU-3: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: TAN
   - CMU-4: SIZE: 8x8x16 TYPE: SPLIT FACE, SMALL SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: TAN
   - CMU-5: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
   - CMU-6: SIZE: 8x8x16 TYPE: PRECISION, SMALL SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE 911491 SEPTEMBER LEAF
   - EP-2: COLOR: FRAZEE 924000 NAPOLEON
   - EP-3: COLOR: FRAZEE 924044 - LIGHT ANTIQUE
   - EP-4: COLOR: FRAZEE 48288 GRISP KHAKI
   - EP-5: COLOR: FRAZEE 925660 - TERRAWOOD

EXTERIOR PLASTER SHALL BE EP-4 AS NOTED.
EXTERIOR METALS (INCLUDING SHEET METAL) AND ALUMINUM LETTER SHALL BE EP-4, UNLESS NOTED OTHERWISE.

3. INDICATES LIGHT FIXTURE, SURFACE MOUNT AT 21'-0" TO BOTTOM OF LIGHT FIXTURE A.F.F. (MAX.) REFER TO ELECTRICAL DRAWINGS FOR HEIGHT OF LIGHT FIXTURES AT SERVICE YARD. FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
4. INDICATES MASONRY CONTROL JOINT, - REFER TO STRUCTURAL DWG.S.
5. ALL 2" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM HANDRAILS - EP-2.
7. INDICATES EXTERIOR SPRINKER, SURFACE MOUNT AT 23'-4" A.F.F. TO BOTTOM OF SPRINKER HEAD. SPRINKERS ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
8. ALL PRE-FINISHED METAL FACED FASCIA BOARDS TO MATCH COLOR OF SLOPED METAL ROOF.
9. EXTERIOR INSULATING SHEATHING SHALL BE VERACON GREEN VEF-2-PRO OR EQUAL AS APPROVED BY THE ARCHITECT.





Kitty McDonough Ward Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1492

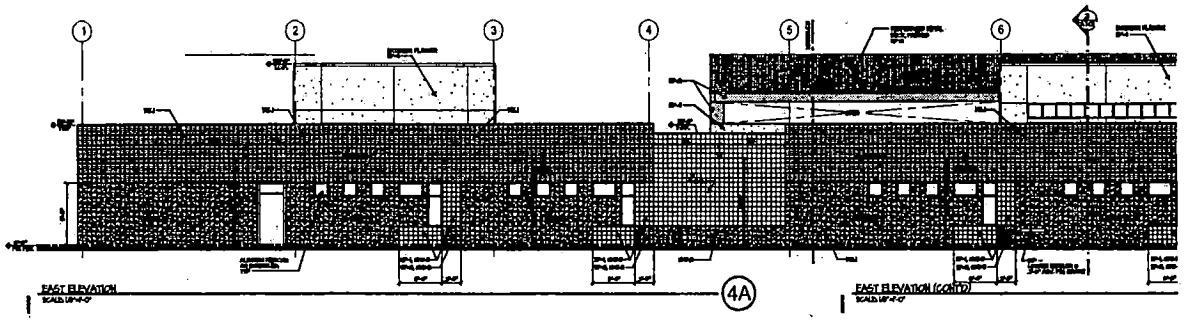
10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE (702) 731-2033 FAX: (702) 731-2029 WWW.JMAARCH.COM

PROJECT NO. 200401155
DATE: 11/10/04

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

NORTH

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



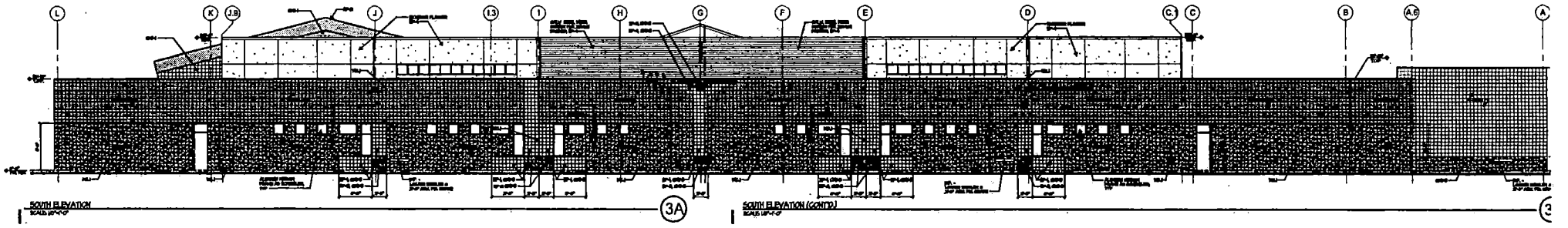
JMA ARCHITECTURE [redacted]S

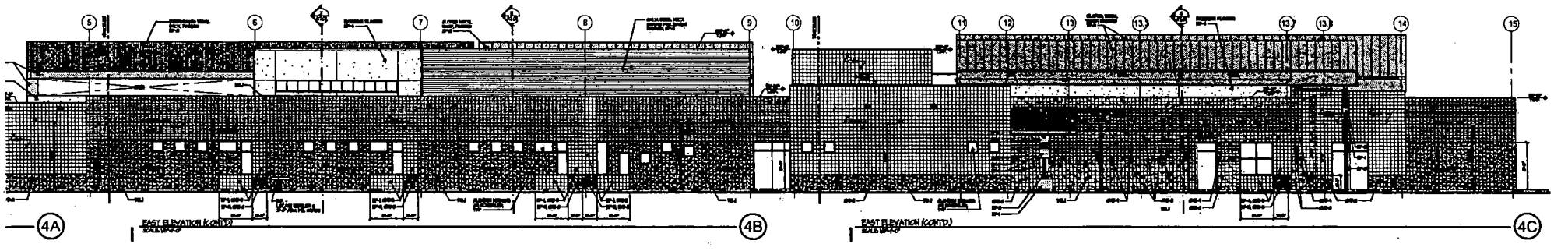
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   - CMU-3: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CANDELITE SAMPLE. COLOR: TAN
   - CMU-4: SIZE: 8x8x16 TYPE: SPLIT FACE, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CANDELITE SAMPLE. COLOR: TAN
   - CMU-5: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
   - CMU-6: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE PT1484 CEPTEMBER LEAF
   - EP-2: COLOR: FRAZEE PT4000 NAPOLEON
   - EP-3: COLOR: FRAZEE PT4004 - LIGHT ANTIQUE
   - EP-4: COLOR: FRAZEE PT1251 CRISP KHAKI
   - EP-5: COLOR: FRAZEE PT6950 - TERRAWOOD

EXTERIOR PLASTER SHALL BE EP-1 AS NOTED.
EXTERIOR METALS (INCLUDING SHEET METAL), AND ALUMINUM LETTER SHALL BE EP-4, UNLESS NOTED OTHERWISE.

3. ■ INDICATES LIGHT FIXTURE, SURFACE MOUNT AT 12'-0" TO BOTTOM OF LIGHT FIXTURE A.F.F. U.N.O. REFER TO ELECTRICAL DRAWINGS FOR HEIGHT OF LIGHT FIXTURES AT SERVICE YARD. FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
4. INDICATES MASONRY CONTROL JOINT.- REFER TO STRUCTURAL DWGS.
5. ALL 2" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM HANRAILS - EP-2.
7. ⊠ INDICATES EXTERIOR SPEAKER, SURFACE MOUNT AT 12'-0" A.F.F. TO BOTTOM OF SPEAKER, U.N.O. SPEAKERS ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
8. ALL PRE-FINISHED METAL FACED FASCIA BOARDS TO MATCH COLOR OF SLOPED METAL ROOF.
9. EXTERIOR INSULATION & FINISH SHALL BE 'DRYVIT' OR EQUAL AS APPROVED BY THE ARCHITECT.





10150 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2036 WWW.JMAARCH.COM

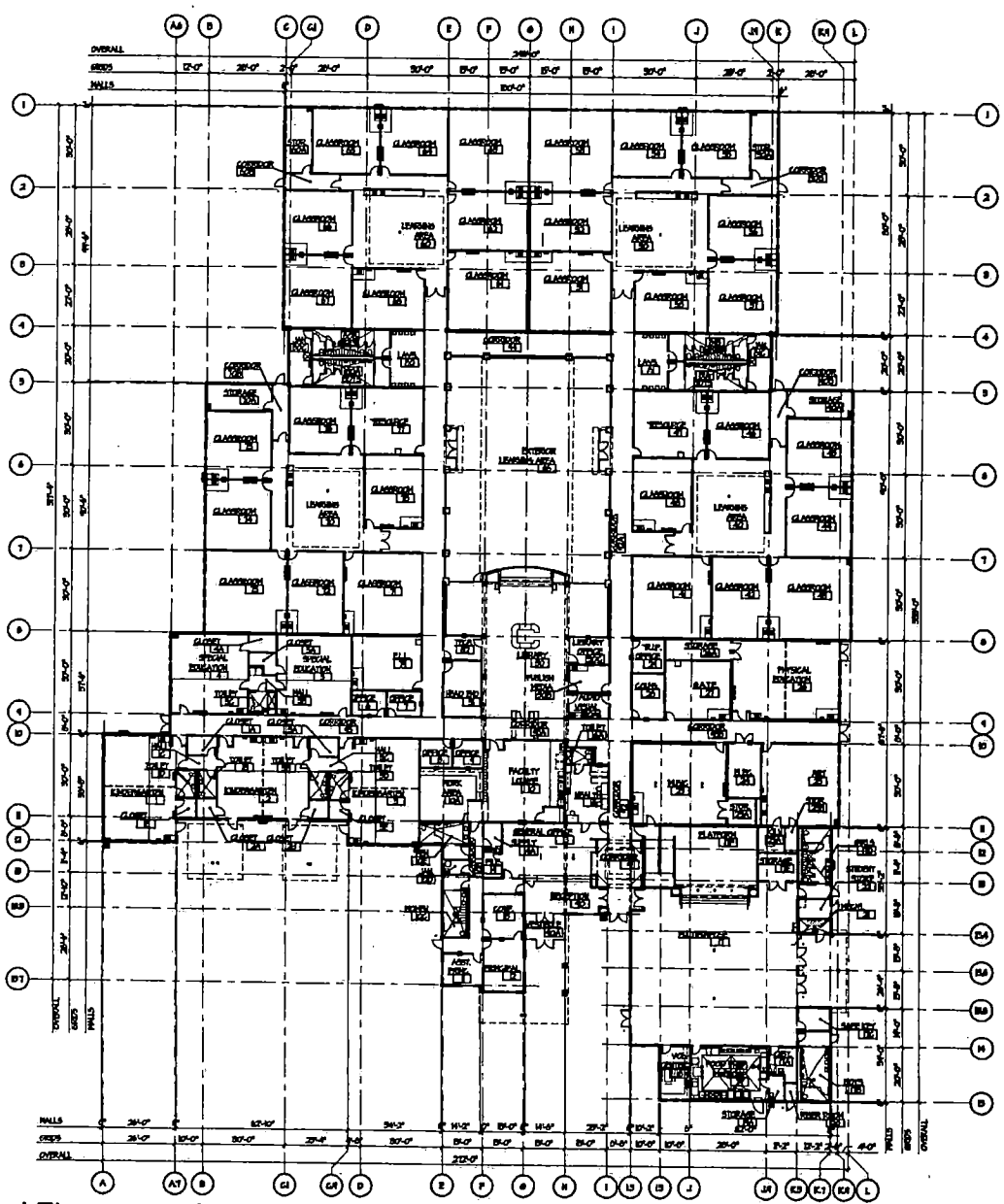
PROJECT NO: 200481155
DATE: 11/10/04

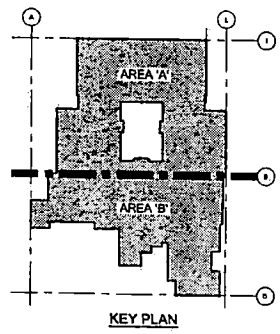
0 20 40 80
SCALE: 1/8" = 1'-0"
NORTH

Kitty McDonough Ward Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1492

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





KEY PLAN

JMA ARCHITECTURE [redacted]S

Kitty McDonough Ward Elementary School - Overall Floor Plan

CCSD Project #1492

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

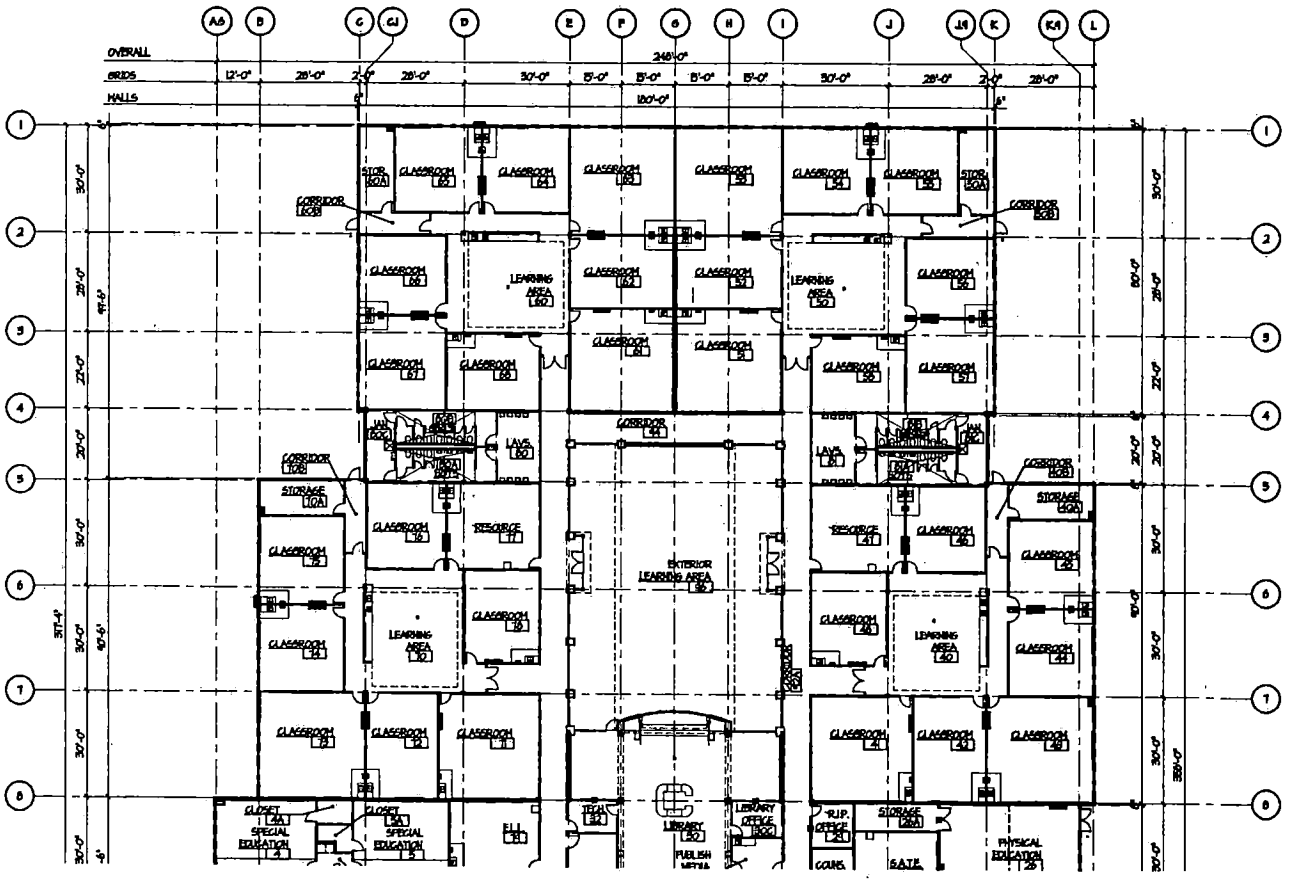
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PHONE (702) 731-2033 FAX: (702) 731-7534 WWW.JMAARCH.COM

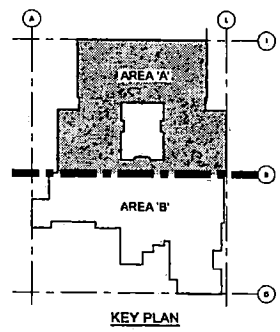
PROJECT NO: 200401155
DATE: 10/27/04

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

NORTH

JMA ARCHITECTURE [redacted]S





KEY PLAN

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

CCSD Project #1492

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

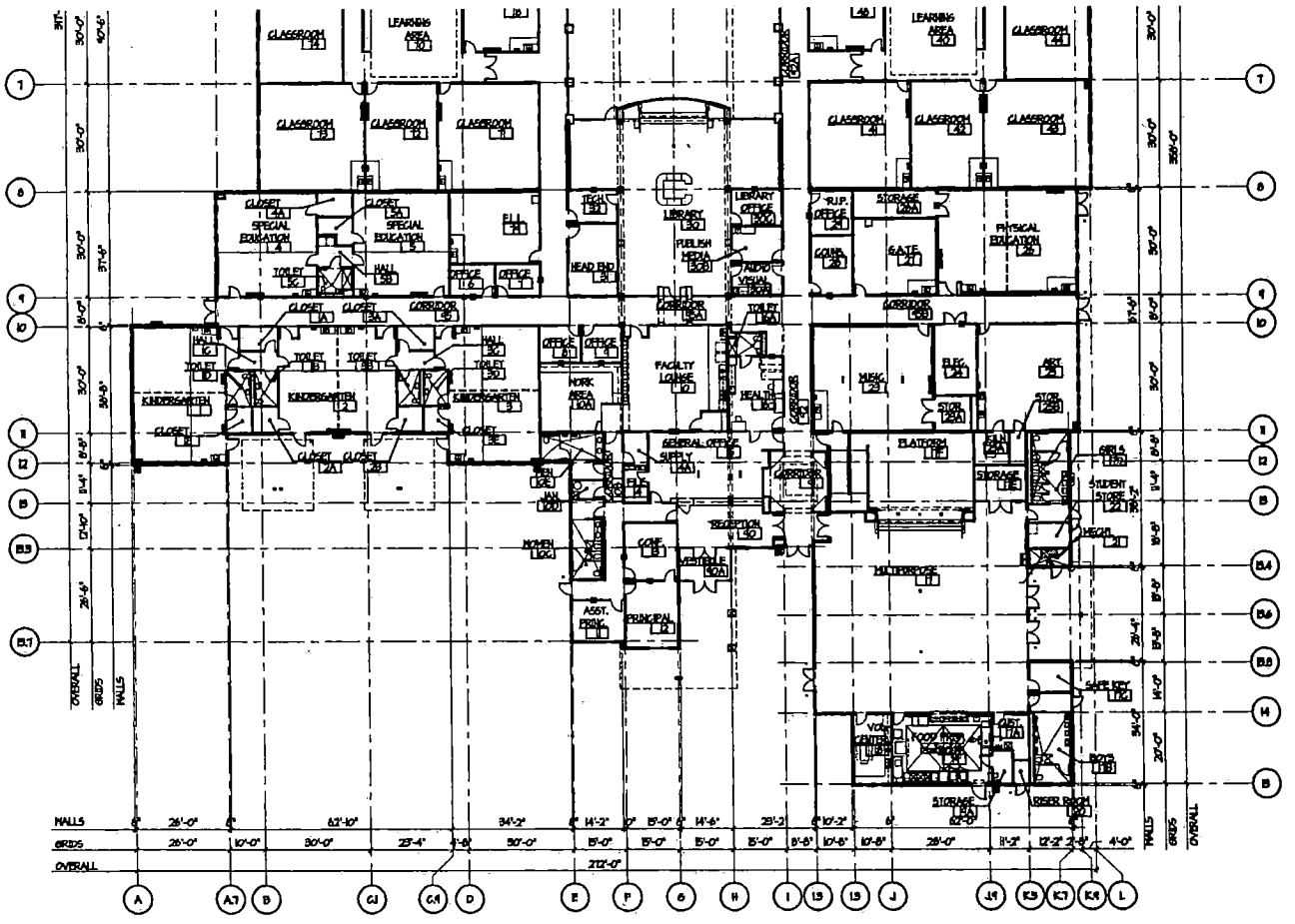
10150 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2039 WWW.JMAARCH.COM

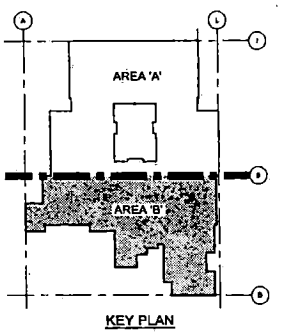
PROJECT NO: 20040155
DATE: 10/27/04

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

NORTH

JMA ARCHITECTURE [redacted]S





KEY PLAN

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

CCSD Project #1492

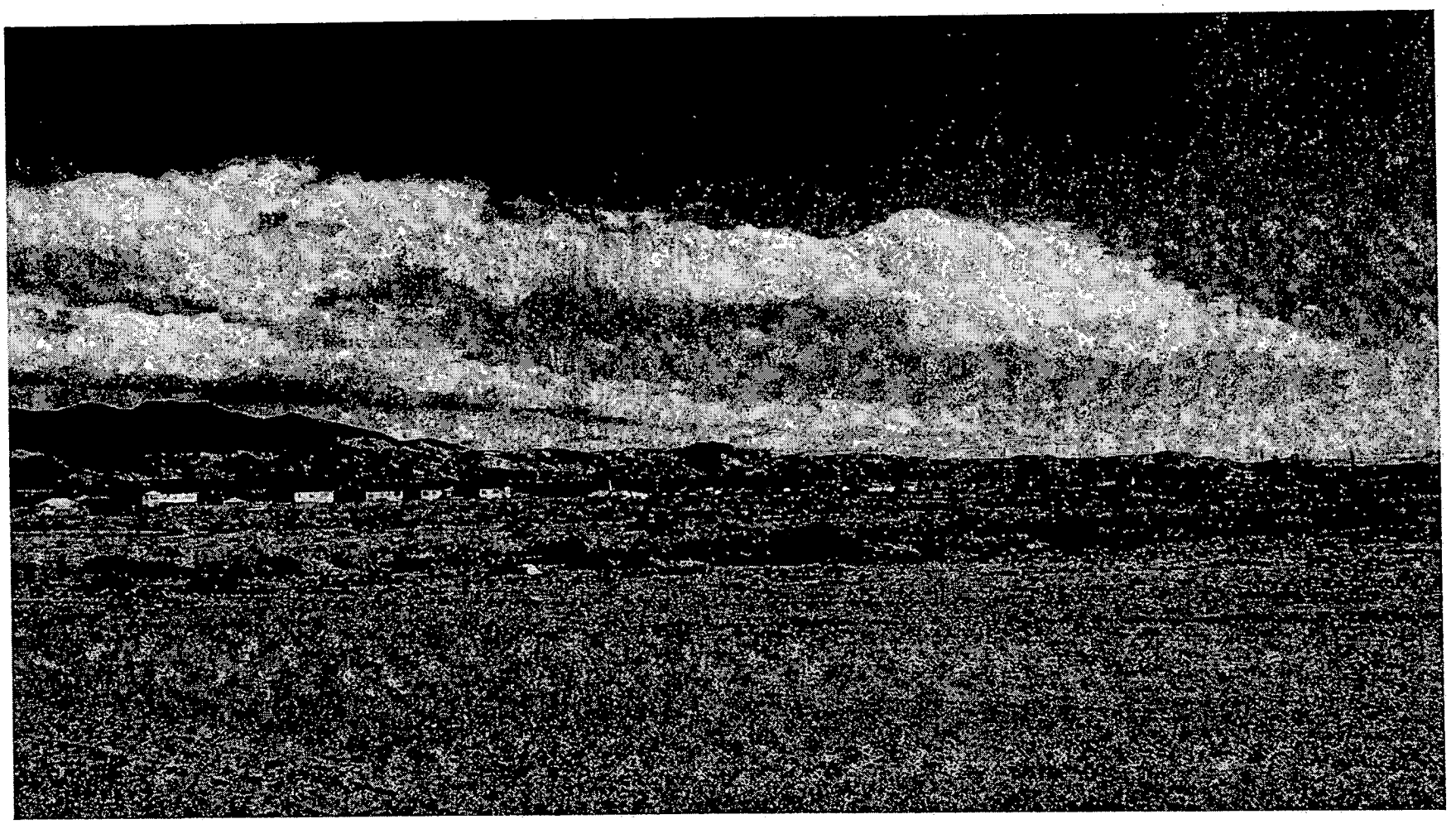
10150 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE (702) 731-2333 FAX: (702) 731-2039 WWW.JMAARCH.COM

PROJECT NO: 200401155
DATE: 10/27/04

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

NORTH

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



ZON-5613 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

Mrs. Susan C. Brager-Wellman, President
Mr. Larry P. Mason, Vice President
Mrs. Mary Beth Scow, Clerk
Mrs. Shirley C. Barber, Member
Mrs. Ruth L. Johnson, Member
Mrs. Sheila R. Moulton, Member
Mrs. Denise M. Brodsky, Member

Mr. Carlos Arturo Garcia, Superintendent

November 3, 2004

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

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

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

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

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

Occupancy is anticipated for the 2006-2007 school year. This school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

4212 EUCALYPTUS ANNEX LAS VEGAS, NEVADA 89121 TELEPHONE (702) 799-6435 / FAX 799-5436

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

Sincerely,

Carol L. Bailey

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

CLB/rh
Enclosure
cc: Dusty Dickens
Matt La Croix
Rich Brown
Richard Horton

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

ABEYANCE - SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-561 AND ZON-5613 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends APPROVAL

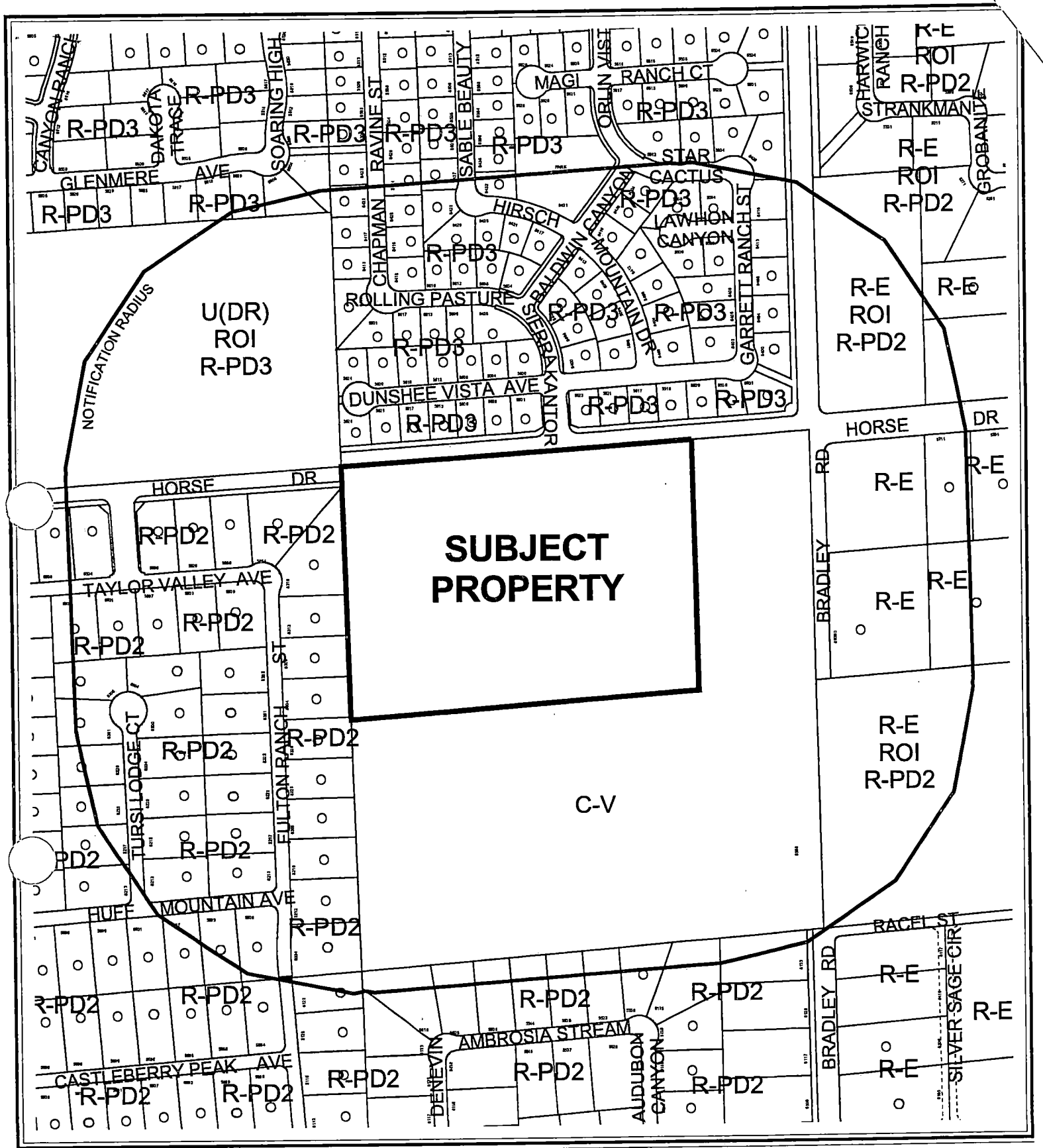
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
McSWAIN – DENIED – Motion carried with NIGRO voting NO

To be heard by City Council 3/16/2005

MINUTES:
See Item 8 [GPA-5612] for related discussion on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

(6:45 – 7:21)



CASE: **SDR-5614**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-5613) to a C-V (Civic) Zoning District approved by the City Council.

2. The "future portable classrooms" depicted on the site plan shall require an administrative site development plan review prior to construction.

3. Handicapped parking spaces shall be provided in the parking area in accordance with code requirements.

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

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

7. All development shall be in conformance with the site plan, except as amended by conditions herein.

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

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

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

11. The landscape buffer between the service road and the residential dwelling units shall have 36' box trees planted 20 feet on center with shrubs planted in between the trees.

Public Works

12. Coordinate with the City of Las Vegas Parks Development Team prior to submittal of any construction drawings for this site to ensure this site plan is compatible with the Iron Mountain Ranch Park located east and south of the proposed school.

13. Coordinate with the City Engineer's office to determine appropriate turning radius requirements for bus traffic prior to submittal of any construction drawings for this site.

14. Site development to comply with all applicable conditions of approval for ZON-5613 and all other site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is for a Site Development Plan Review for a proposed Public School, Primary on 15 acres located on the south side of Horse Drive, approximately 290 feet west of Bradley Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/12/98	The City Council approved the Iron Mountain Ranch Master Plan. The plan estimated that the proposed project would generate 527 Kindergarten through Fifth grade students. The plan also acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.
05/09/03	The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to allow the applicant the opportunity to move the private drive away from the homes to the west of the site, and bring the set of applications back to the Commission after review by staff and by area residents.
01/27/05	The Planning Commission will consider a companion General Plan Amendment (GPA-5612) and Rezoning (ZON-5613).
02/10/05	At the Planning Commission meeting 01/27/05, this item was held in abeyance until the 02/10/05 Planning Commission meeting due to the neighbor's concerns over the service drive located internally to the site. As a result of this abeyance, staff meet with the applicant on 02/01/05 to discuss possible solutions. A number of solutions were discuss, with the outcome resulting in the applicant agreeing to

provide a significant landscape buffer between the service road and the residential dwelling units. The applicant indicates that the service road needs to be wider in order to reduce the impact of traffic on Horse and Bradley generated by the purposed School and will be making that change to the site plan along with the landscape buffer. The applicant will be meeting with the neighbors prior to the Planning Commission meeting of 02/10/05.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15
Net Acres:	14.08

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

ALJ

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

A2) Residential Adjacency Standards

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

a) Proximity slope. All proposed structures will exceed the required Proximity Slope.
b) Building setback. All proposed structures will exceed the minimum setback from protected properties.

A3) Parking and Traffic Standards

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

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

The amount of parking proposed exceeds the standard.

A4) Landscape and Open Space Standards

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

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

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

ALJ

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Waivers

  No waivers have been requested in conjunction with this application.

- Landscape Plan

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

- Elevation

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

- Floor Plan

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

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The school is compatible with adjacent development and will serve the needs of the growing area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed development is in conformance with the General Plan; the provision of adequate handicapped parking spaces will bring the project into conformance with the parking of Title 19.

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

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

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

   The proposed materials are appropriate and widely used throughout the City.

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

   The site design shows consideration for adjacent land uses thus creating a development that will be compatible with the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 [Mailed with GPA-5612 and ZON-5613] 1/27/05 PC

APPROVALS 0

PROTESTS 0

ALJ

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
Bureau of Land Management

STATEMENT OF FINANCIAL INTEREST

SEP 17 2004

LAS VEGAS
FIELD OFFICE
Las Vegas, Nevada

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

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon DiPinto

Sharon DiPinto, AFM
Division of Lands, BLM

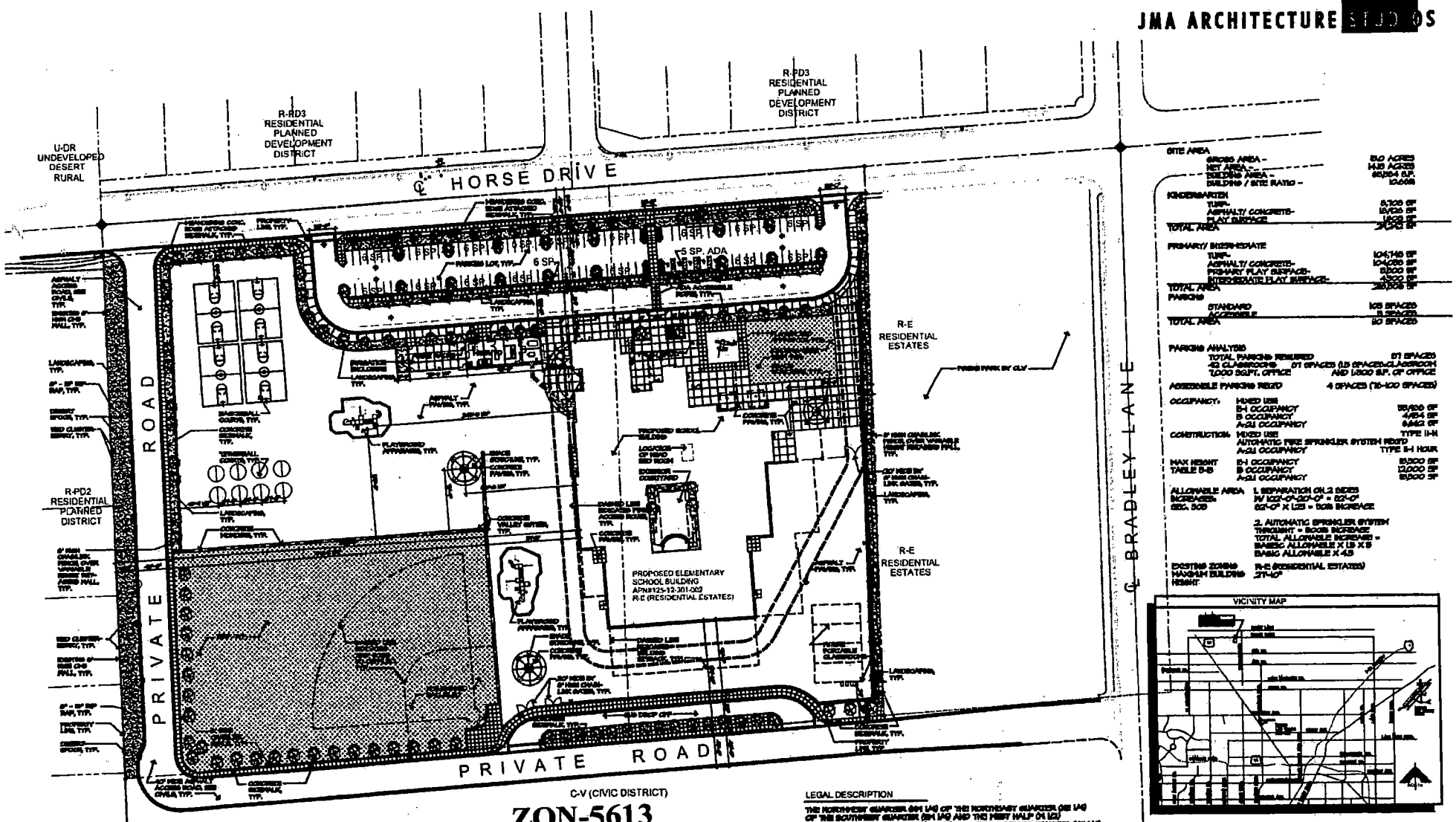
Subscribed and sworn before me

This 27th day of October, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006

JMA ARCHITECTURE STUDIOS



SITE AREA
- GROSS AREA – 8.0 ACRES
- NET AREA – 4.83 ACRES
- BUILDING AREA – 95,504 S.F.
- BUILDING / SITE RATIO – 0.0458

KINDERGARTEN
- TURF- 8,100 SF
- ASPHALT/ CONCRETE- 10,400 SF
- PLAY SURFACE- 1,400 SF
- TOTAL AREA 20,000 SF

PRIMARY/ INTERMEDIATE
- TURF- 104,140 SF
- ASPHALT/ CONCRETE- 104,000 SF
- PRIMARY PLAY SURFACE- 23,000 SF
- INTERMEDIATE PLAY SURFACE- 4,000 SF
- TOTAL AREA 283,000 SF

PARKING
- STANDARD 105 SPACES
- ACCESSIBLE 5 SPACES
- TOTAL AREA 80 SPACES

PARKING ANALYSIS
- TOTAL PARKING REQUIRED 81 SPACES
- 42 CLASSROOMS 81 SPACES (1.5 SPACES/CLASSROOM AND 1,000 S.F. OF OFFICE
- 1,000 SQ.FT. OFFICE
- ASSESSIBLE PARKING REQ'D 4 SPACES (76-100 SPACES)

OCCUPANCY:
- MIXED USE
- B-1 OCCUPANCY 39,600 SF
- B OCCUPANCY 4,954 SF
- A-2.1 OCCUPANCY 9,442 SF

CONSTRUCTION:
- MIXED USE TYPE II-N
- AUTOMATIC FIRE SPRINKLER SYSTEM REQ'D
- A-2.1 OCCUPANCY TYPE II-1 HOUR

MAX HEIGHT TABLE 5-B:
- B-1 OCCUPANCY 55,500 SF
- B OCCUPANCY 12,000 SF
- A-2.1 OCCUPANCY 55,500 SF

ALLOWABLE AREA INCREASES SEC. 506
1. SEPARATION ON 2 SIDES
W 122'-0"+220'-0" = 342'-0"
342'-0" X 125 = 50% INCREASE
2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT = 200% INCREASE
TOTAL ALLOWABLE INCREASE = 250%
BASE'C' ALLOWABLE X 1.5 X 2.5
BASIC ALLOWABLE X 4.5

EXISTING ZONING R-E (RESIDENTIAL ESTATES)
MAXIMUM BUILDING HEIGHT 21'-0"

VICINITY MAP

C-V (CIVIC DISTRICT)

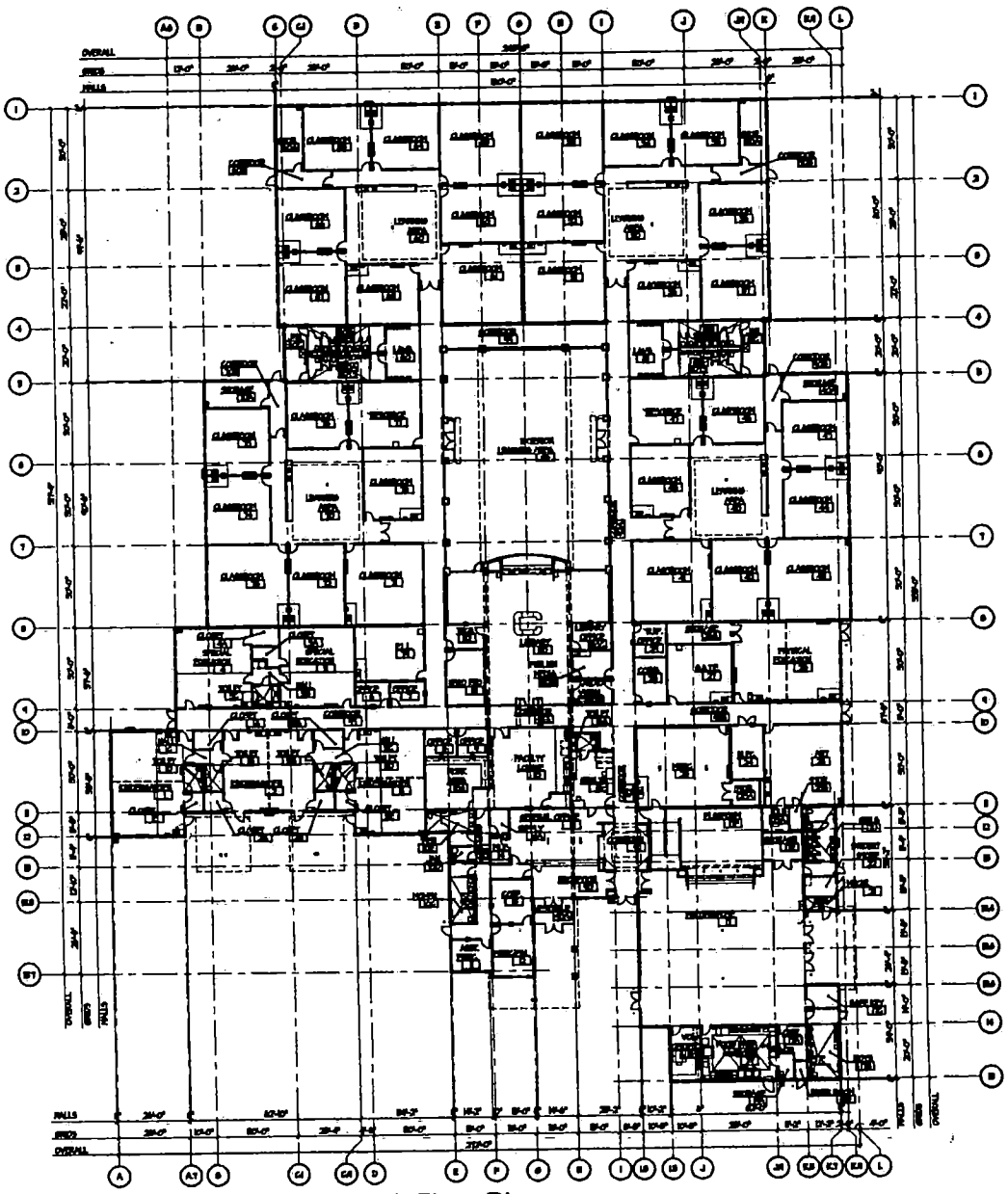
LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST OF THE M.D.M. CLARK COUNTY, NEVADA CONTAINING 9.004 ACRES, MORE OR LESS.

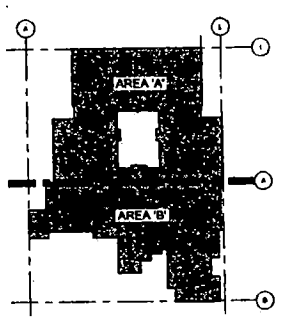
Kitty Ward Elementary School -Site Plan
Clark County School District Project #1492

ZON-5613
SDR-5614
02-10-05 PC
REVISED

1" = 50'-0"
February 3, 2005



JMA ARCHITECTURE [redacted]S



KEY PLAN

10150 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE (702) 731-3533 FAX (702) 731-3039 WWW.JMAARCH.COM

PROJECT NO: 200401155
DATE: 10/27/04

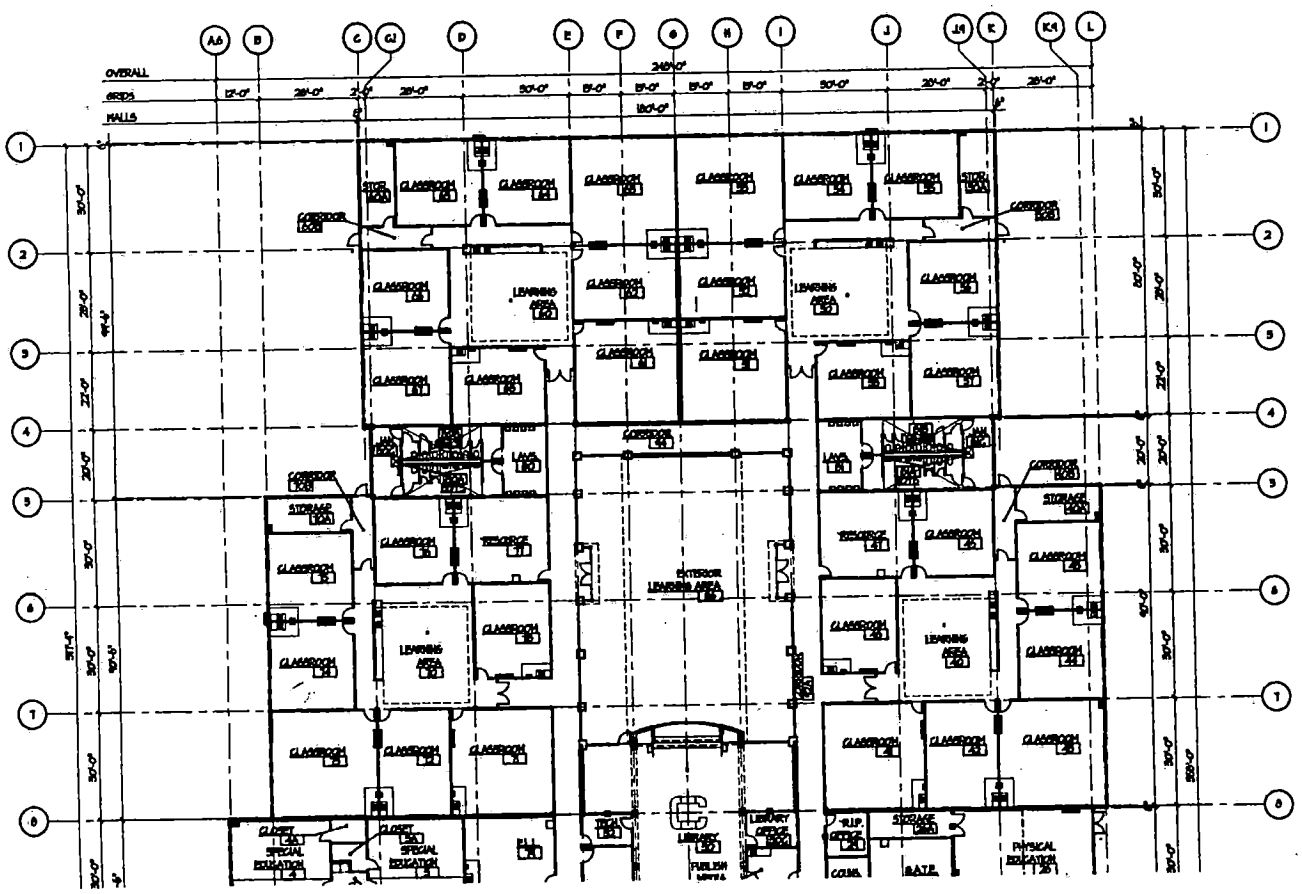
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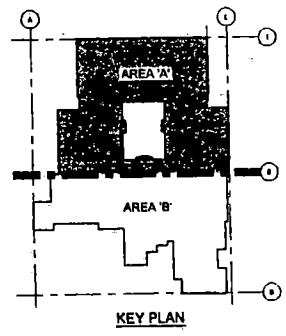
Kitty McDonough Ward Elementary School - Overall Floor Plan

CCSD Project #1492

SDR-5614
01/27/05 PC

JMA ARCHITECTURE [redacted]S





KEY PLAN

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

CCSD Project #1492

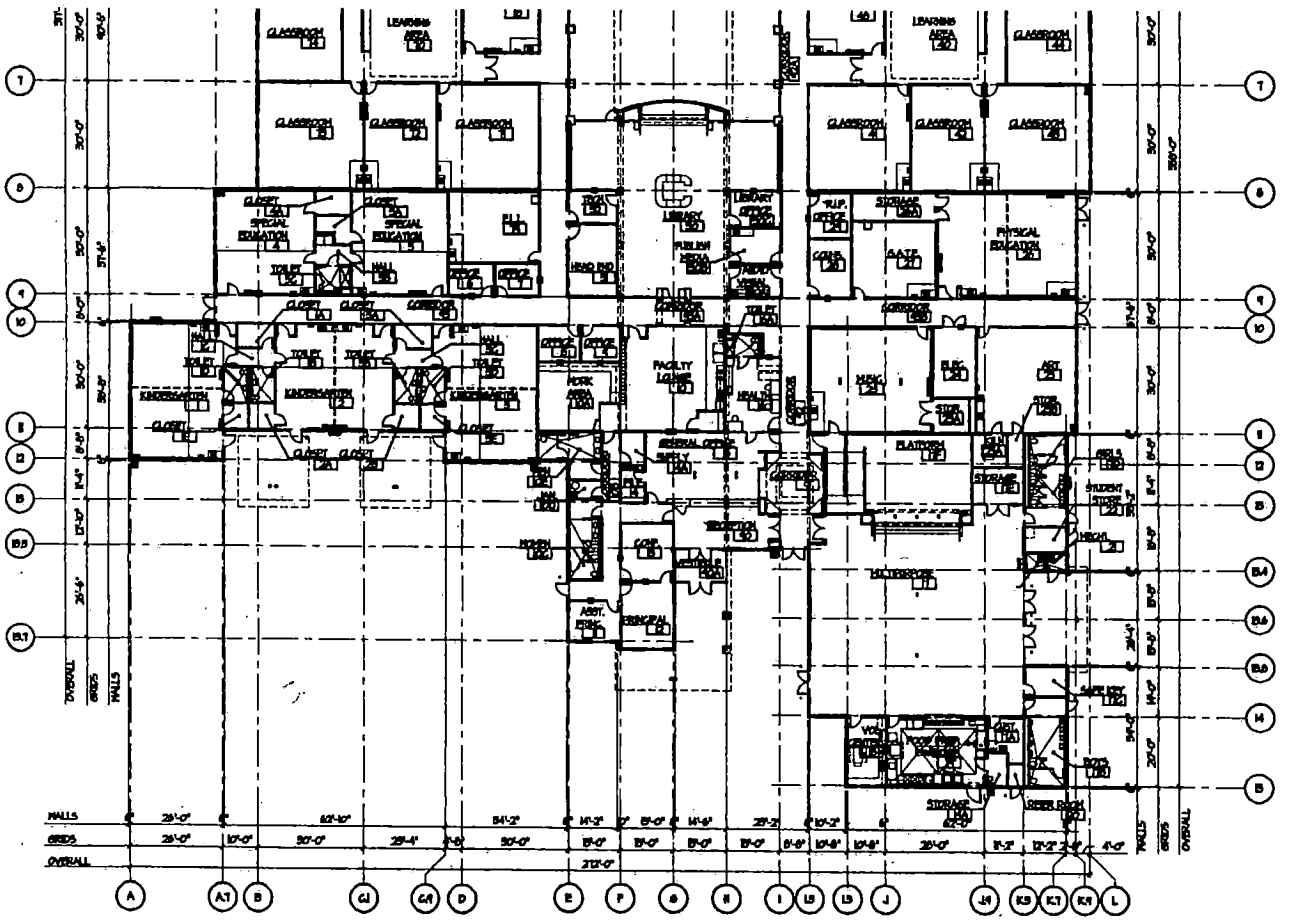
SDR-5614
01/27/05 PC

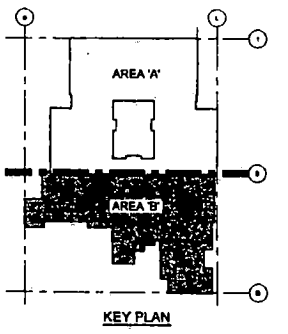
10150 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE (702) 731-2333 FAX (702) 731-3039 WWW.JMAARCH.COM

PROJECT NO. 200401155
DATE: 10/27/04

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

JMA ARCHITECTURE [redacted]S





KEY PLAN

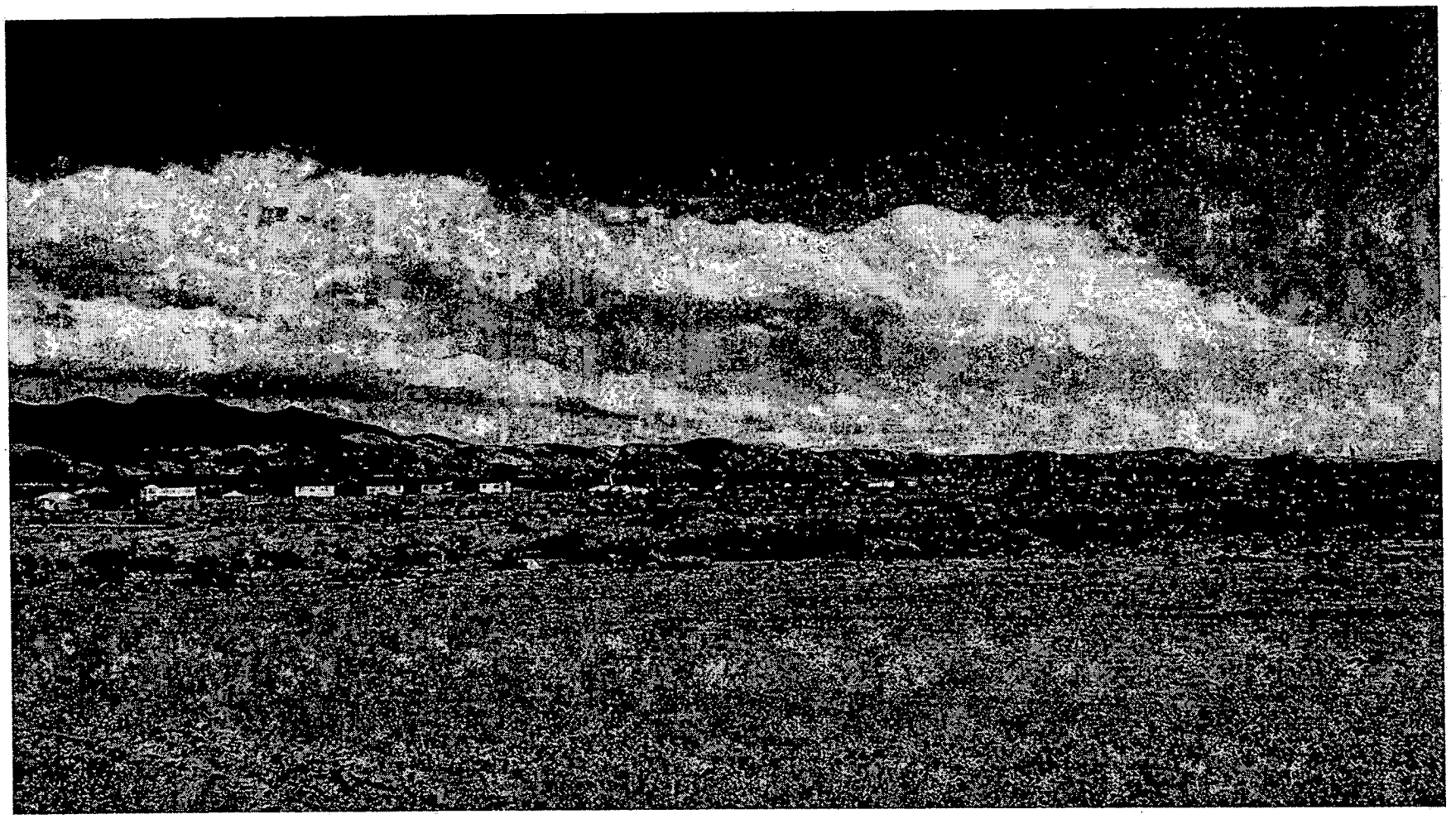
Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "B"

CCSD Project #1492

10155 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3933 FAX: (702) 731-7026 WWW.JMAARCH.COM

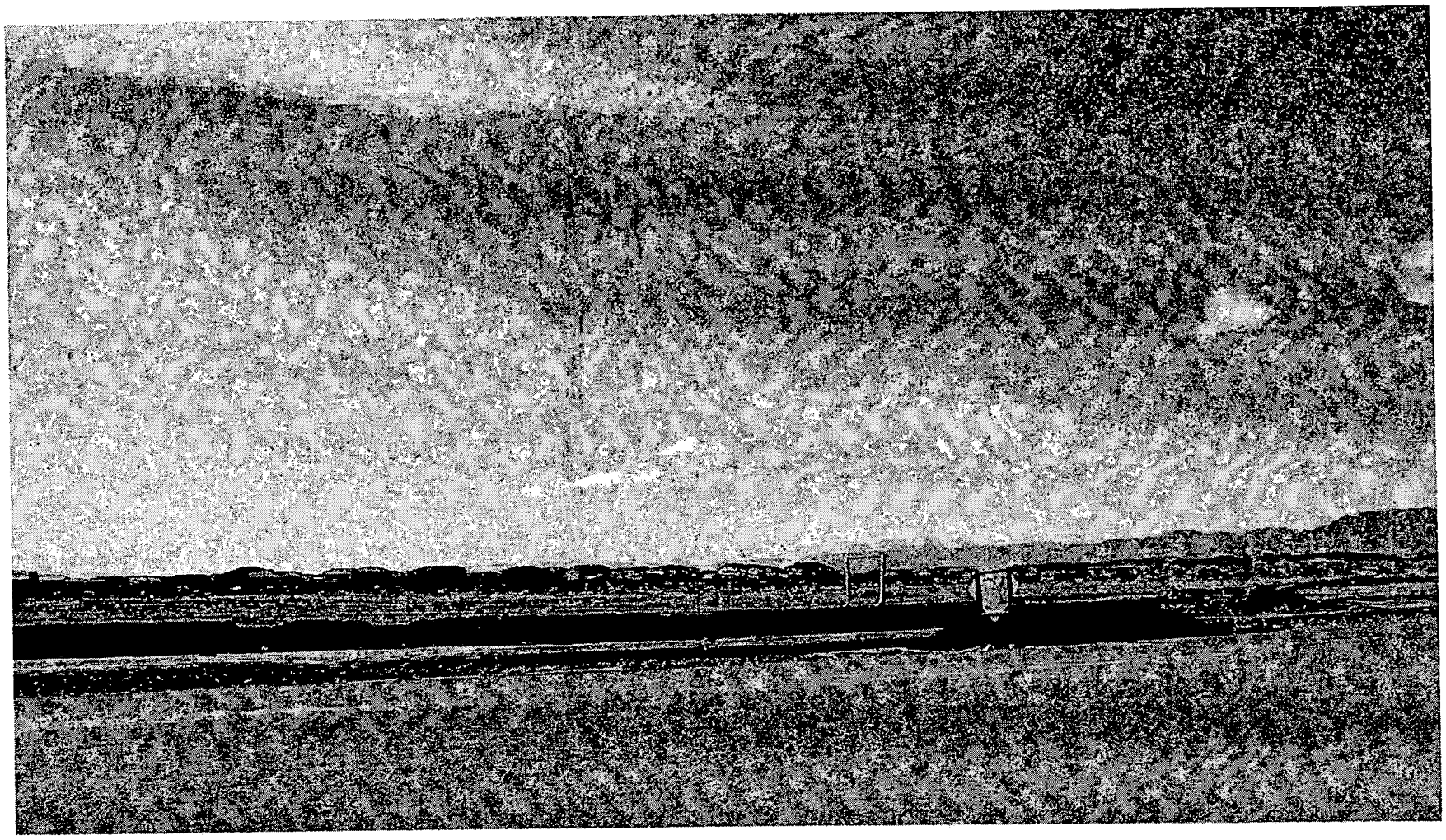
PROJECT NO: 200401155
DATE: 10/27/04
SCALE: 1/8" = 1'-0"
NORTH

SDR-5614
01/27/05 PC



SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04



SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

Mrs. Susan C. Brager-Wellman, President
Mr. Larry P. Mason, Vice President
Mrs. Mary Beth Scow, Clerk
Mrs. Shirley C. Barber, Member
Mrs. Ruth L. Johnson, Member
Mrs. Sheila R. Moulton, Member
Mrs. Denise M. Brodsky, Member

Mr. Carlos Arturo Garcia, Superintendent

November 3, 2004

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

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

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

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

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

Occupancy is anticipated for the 2006-2007 school year. This school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

4212 EUCALYPTUS ANNEX LAS VEGAS, NEVADA 89121 TELEPHONE (702) 799-6435 / FAX 799-5436

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

Sincerely,

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

CLB/rh
Enclosure
cc: Dusty Dickens
Matt La Croix
Rich Brown
Richard Horton

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

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

C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
DAVENPORT – APPROVED – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

DOUG RANKIN, Planning and Development Department, gave a brief overview of the applications. Some of staff's concerns included the project not meeting the open space requirement of Title 19 and that an open drainage channel and an easement exist in an area the applicant has designated as open space.

MINUTES – Continued:

BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, concurred with all conditions and gave a summary of the site. The infill nature of the property makes it difficult to meet every aspect of the Code. The variance is for open space of half an acre. Public Works included a condition stating that the developer, in lieu of compliance with the open space requirement, would make a cash contribution to the Capitol Improvement Project Fund.

COMMISISONER GOYNES stated the project is appropriate for the area and supported it. The property going commercial would create more conflict in the neighborhood.

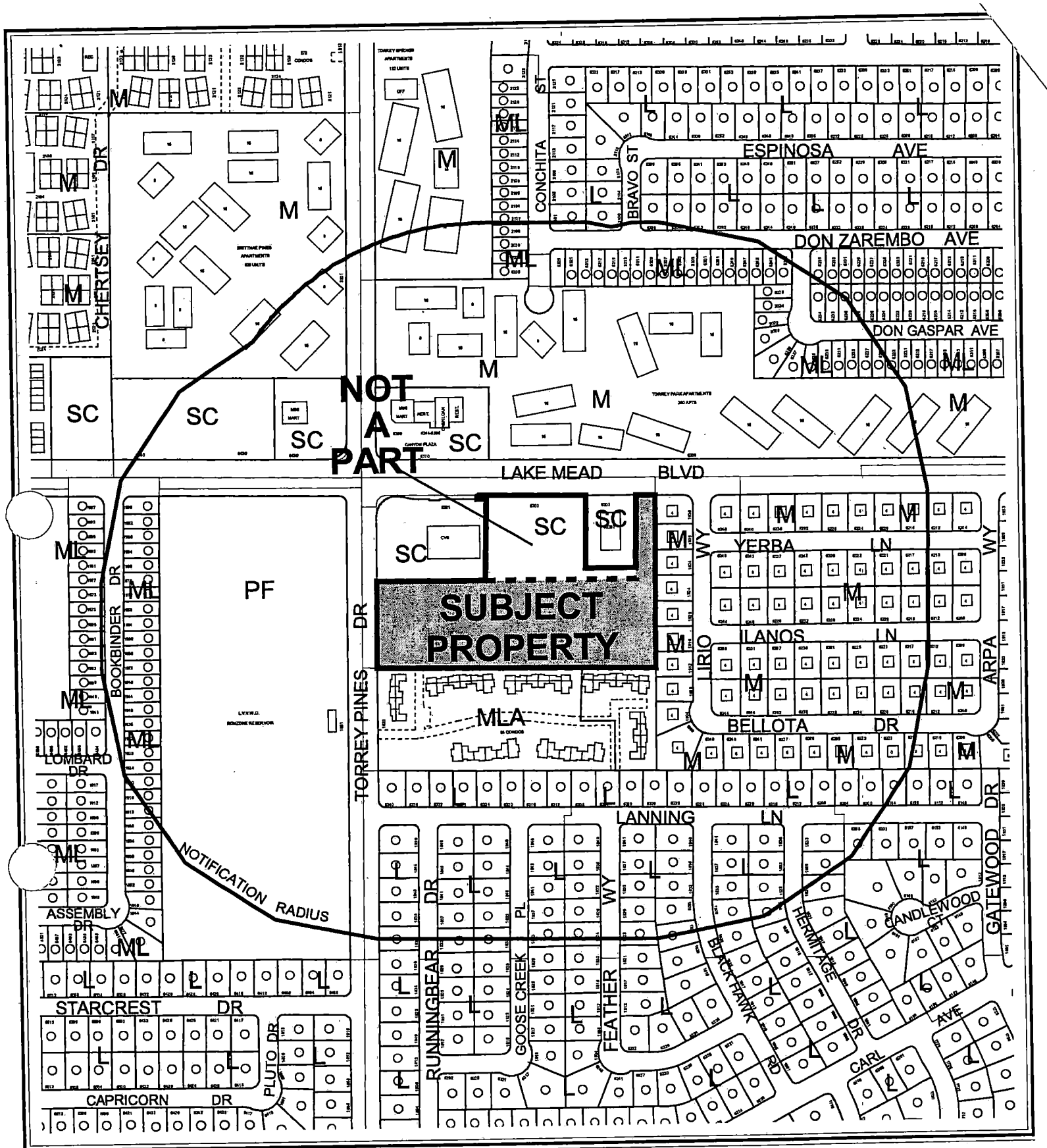
COMMISSIONER DAVENPORT discussed with MR. GRONAUER and GARY LEOBOLD, Planning & Development, whether a secondary access required by the Fire Department could double as a drainage easement. MR. LEOBOLD stated staff was concerned about how a flow would be prevented from coming into the cul-de-sac where the homes were. The applicant had indicated that a stem wall might be used, which would preclude the secondary fire access. He did not know how the space could be used for fire access and a drainage point without conflict. Also, to make the road meet public street standards, the applicant would lose at least one lot.

MR. GRONAUER indicated a drainage study was going to be submitted and that would determine how the flow would be handled and if more open space would be lost.

VICE CHAIRMAN TRUESDELL confirmed with BART ANDERSON, Public Works, as a general rule, the City would want to minimize the number of accesses to Lake Mead Boulevard because it has more traffic than Torrey Pines Drive. He added that not having access there would also eliminate the use of the drive as a cut through drivers could use to avoid the intersection.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)



0 400 800 Feet

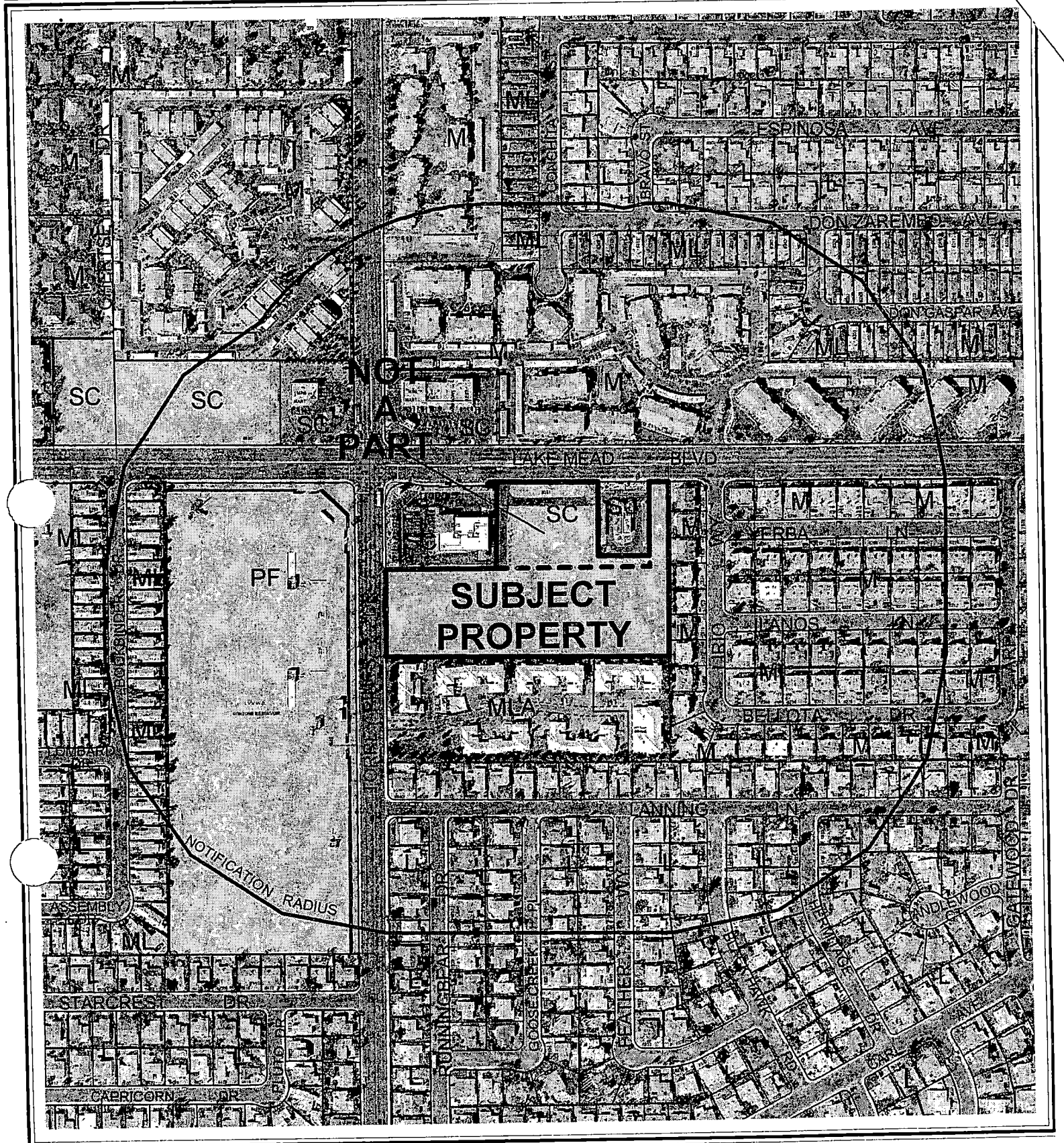
CASE: **GPA-5814**

RADIUS: 750 FT

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

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

N



CASE: **GPA-5814**

RADIUS: 750 FT

0 400 800 Feet

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5814 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential). A companion Rezoning (ZON-5816), Variance (VAR-5819) and Site Development Plan Review (SDR-5815) will be heard concurrently.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for ML (Medium Low Density) Residential land uses with a maximum density of 12 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
06/08/98	The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium-Low Density Residential) to SC (Service Commercial) on the subject site.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Southwest Sector Plan Area as described in the Plan.
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to address easement and access concerns.

DETAILS OF APPLICATION REQUEST

Site Area: 5.3 Acres

EXISTING LAND USE

Subject Property	Vacant, fast food restaurant and pharmacy
North	Vacant
South	Multi-family residences
East	Multi-family residences
West	Water District site

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	SC (Service Commercial)
South	MLA (Medium-Low Attached Density Residential)
East	M (Medium Density Residential)
West	PF (Public Facilities)

EXISTING ZONING

Subject Property	R-E (Residence Estates) under Resolution of Intent to C-1 (Service Commercial)
North	C-1 (Service Commercial)
South	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East	R-3 (Medium Density Residential)
West	U (Undeveloped)

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

DEFINITIONS

MLA (Medium Low Attached Density Residential) (8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

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

INTERAGENCY ISSUES

None

ANALYSIS

In 1998, Planning and Development Department staff supported and the City Council approved a General Plan Amendment (GPA-0013-98) on the subject site that changed the designation from ML (Medium Low Density Residential) to SC (Service Commercial). The assessment at the time was that the infill parcel situated at the intersection of Lake Mead Boulevard, a Primary (100-foot) Arterial, and Torrey Pines Drive, a Secondary (80-foot) Collector, was more suited for commercial development. Commercial land use in this location was determined to be compatible with the surrounding land uses, which are public facility, multi-family and commercial. That assessment is still valid, as conditions in the area have remained relatively the same. Furthermore, trends in the area seem to support that commercial land use is still viable along Lake Mead Boulevard. In November of 2003, the City Council approved a General Plan Amendment on property located less than 300 feet to the west of the subject site, on the north side of Lake Mead Boulevard that changed the designation on that site from residential to commercial, the opposite of what this application proposes.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1", the proposed density is considerably lower than the surrounding residential development. A multi-family project south of the subject site is zoned R-PD12, which allows up to 12.49 units per acre. Land to the east also is developed at a higher density, the zoning district and general plan designation allows up to 25 units per acre. Additionally, commercial development exists to the north of the proposed project.

In regard to "2, the requested R-PD9 zoning district is not compatible with the adjacent residential zoning districts, which allow for high density or with the commercial zoning districts to the north of the subject site. An orderly transition of land uses, typically goes from commercial, near the high-traffic corridors, to high-density residential projects to lower density single-family residential developments. This proposal will impair that transition as it seeks to place single-family homes between existing commercial and a multi-family development.

In regard to "3 all public infrastructures necessary to support full development of the subject property are either located near or adjacent to the site or are proposed for construction. A proposed police station is to be located at Lake Mead Boulevard and Tenaya Way, approximately one mile from the site, and a proposed fire station is to be located at Torrey Pines Drive and Smoke Ranch Road, approximately one-half mile from the site.

In regard to "4", *The City of Las Vegas Master Plan 2020* specifies as Policy 2.1.2 (page 42): "That development on vacant and underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." Development on the subject tract, which consists of single-family dwellings, is out of context with the surrounding commercial and multi-family development, does not meet this objective.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 28, 2004 a neighborhood meeting sponsored by the applicant was held. The two persons that attended commented on the timing of construction, but did not appear to be opposed to the project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 267 [Mailed with ZON-5816, VAR-5819 and SDR-5815]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: BASKD#2 Nevada LLC Simon Saberi

Subscribed and sworn before me

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

Christy Calvin

Notary Public in and for said County and State

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

Revised 2/12/02

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

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_____ **Yes**

__X__ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

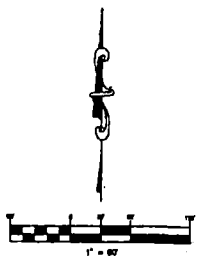
This 6th **day of** October, **20** 04

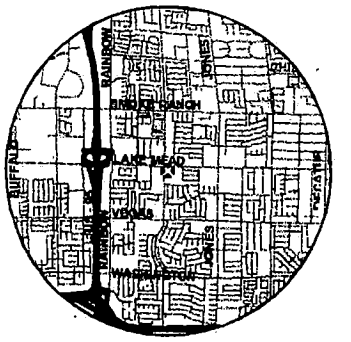
_____
Notary Public in and for said County and State

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

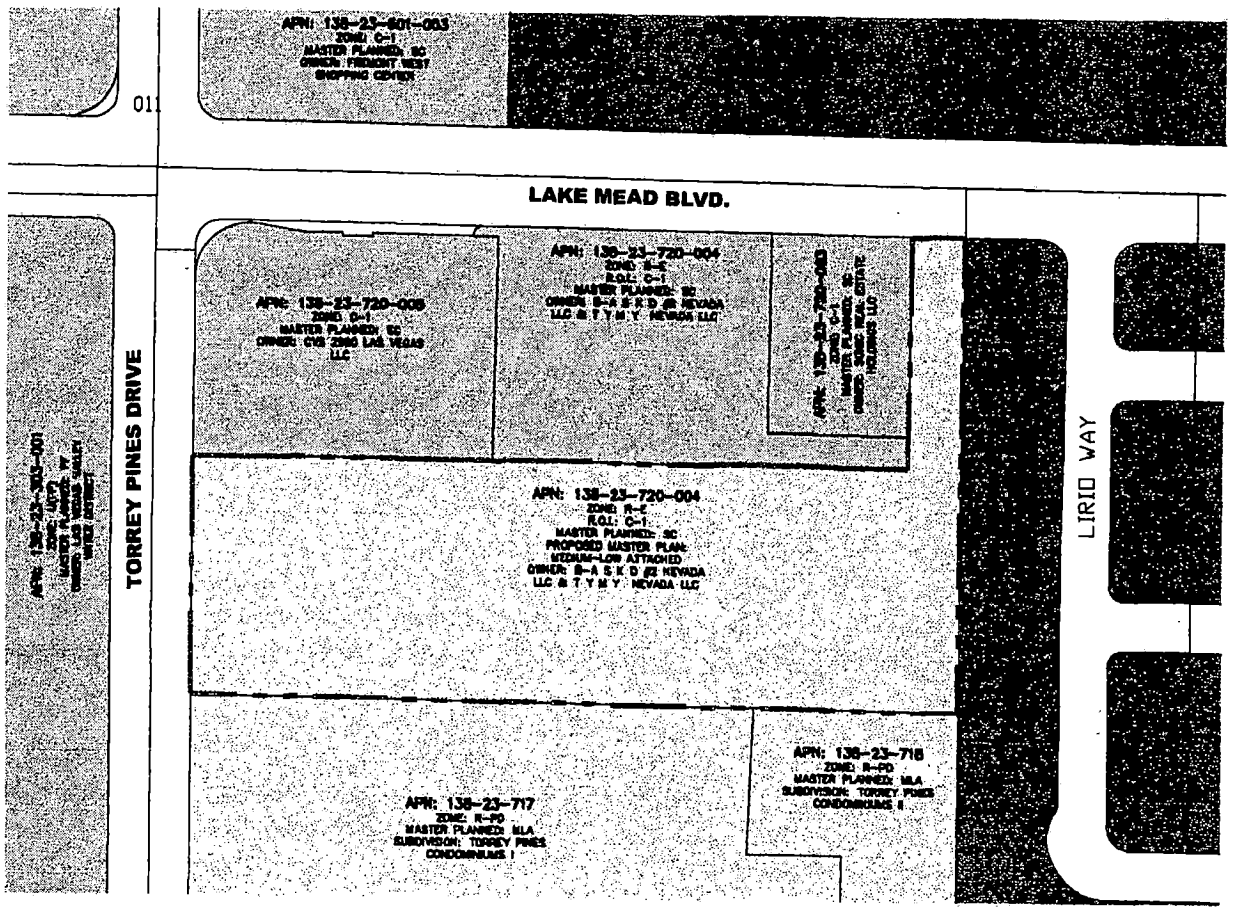
Revised 2/12/02

LAKE MEAD / TORREY PINES





VICINITY MAP
NOT TO SCALE



LEGEND

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

DEVELOPER

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

OWNERS

S-A SKD#2 NEVADA LLC SD
T Y M Y NEVADA LLC SD
20841 VENTURA BLVD #310
WOODLAND HILLS CA 91364

ASSESSORS PARCEL NUMBER:

138-23-720-004

OVERALL TABULATIONS

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

DEVELOPER
RICHMOND AMERICAN HOMES
2320 WEST PEAK DRIVE, SUITE 210
LAS VEGAS, NEVADA
(702) 240-7600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7125 Rickenbacker Las Vegas, NV 89128 Office 702.304.7701 Fax 702.304.7702

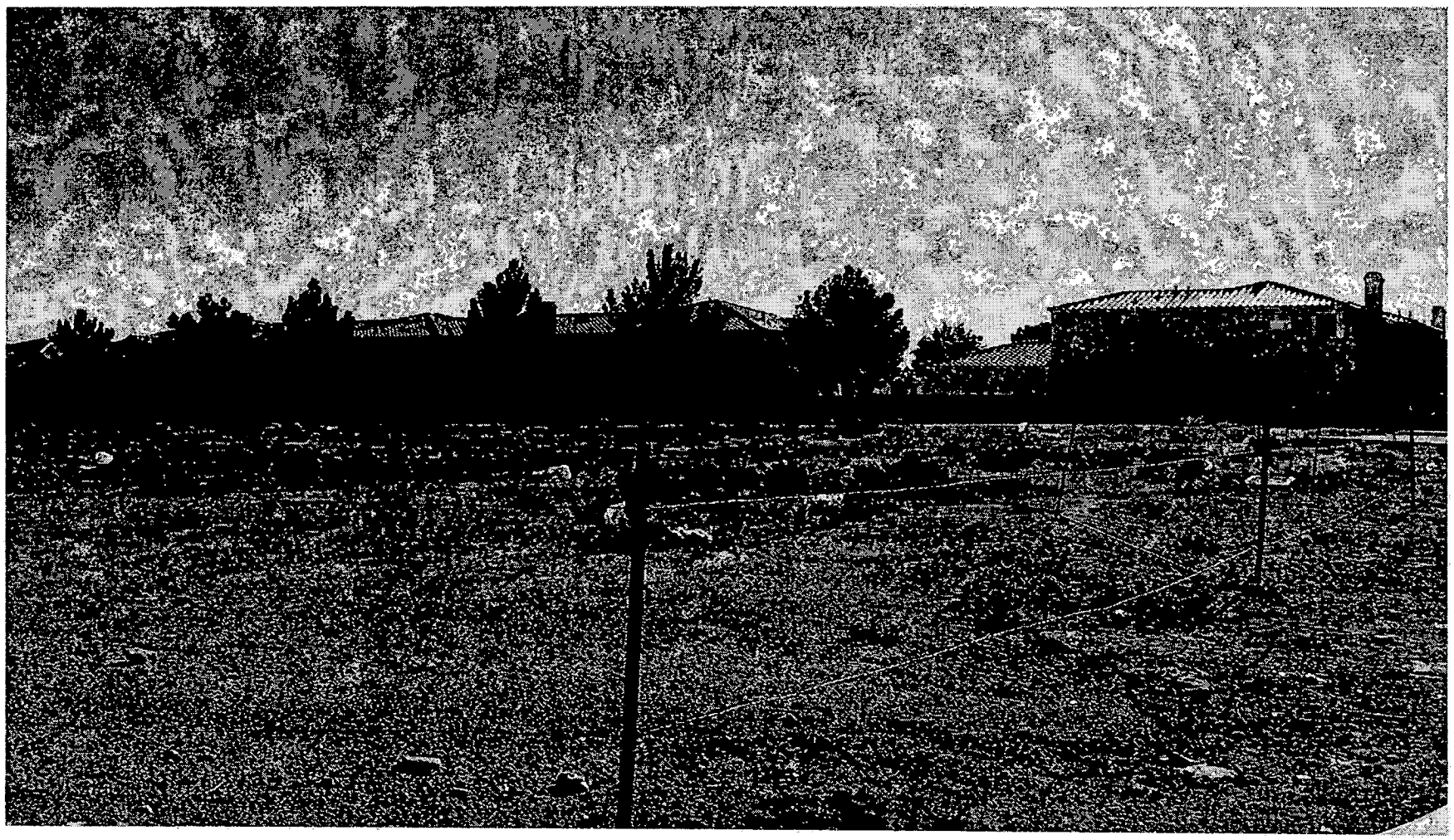
SHEET: EXHIBIT TO ACCOMPANY GENERAL PLAN ADMENDMENT

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

DATE: NOVEMBER 15, 2004
DRAWN BY:
S. SAYLER
DESIGNED BY:
R. SMITH
CHECKED BY:
R. SMITH
SCALE:
1" = 40'
PROJECT NO.
RA-0068
ENGINEERING SEAL

SHEET 1 OF 1

GPA-5814
01/27/05 PC



GPA-5814 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

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

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

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

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

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

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

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

Open Space requirements are as follows:

OS Required: .78 acres± (33,781 s.f.±)
OS Provided: .38 acres± (16,559 s.f.±)

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

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

Sincerely,
RS Consulting, Inc

Russell J. Skuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

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

C.C. 03/16/05

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

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:

See Item 11 [GPA-5814] for related discussion on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)

1-3123

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 12 – ZON-5816

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5814) to a Service Commercial land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

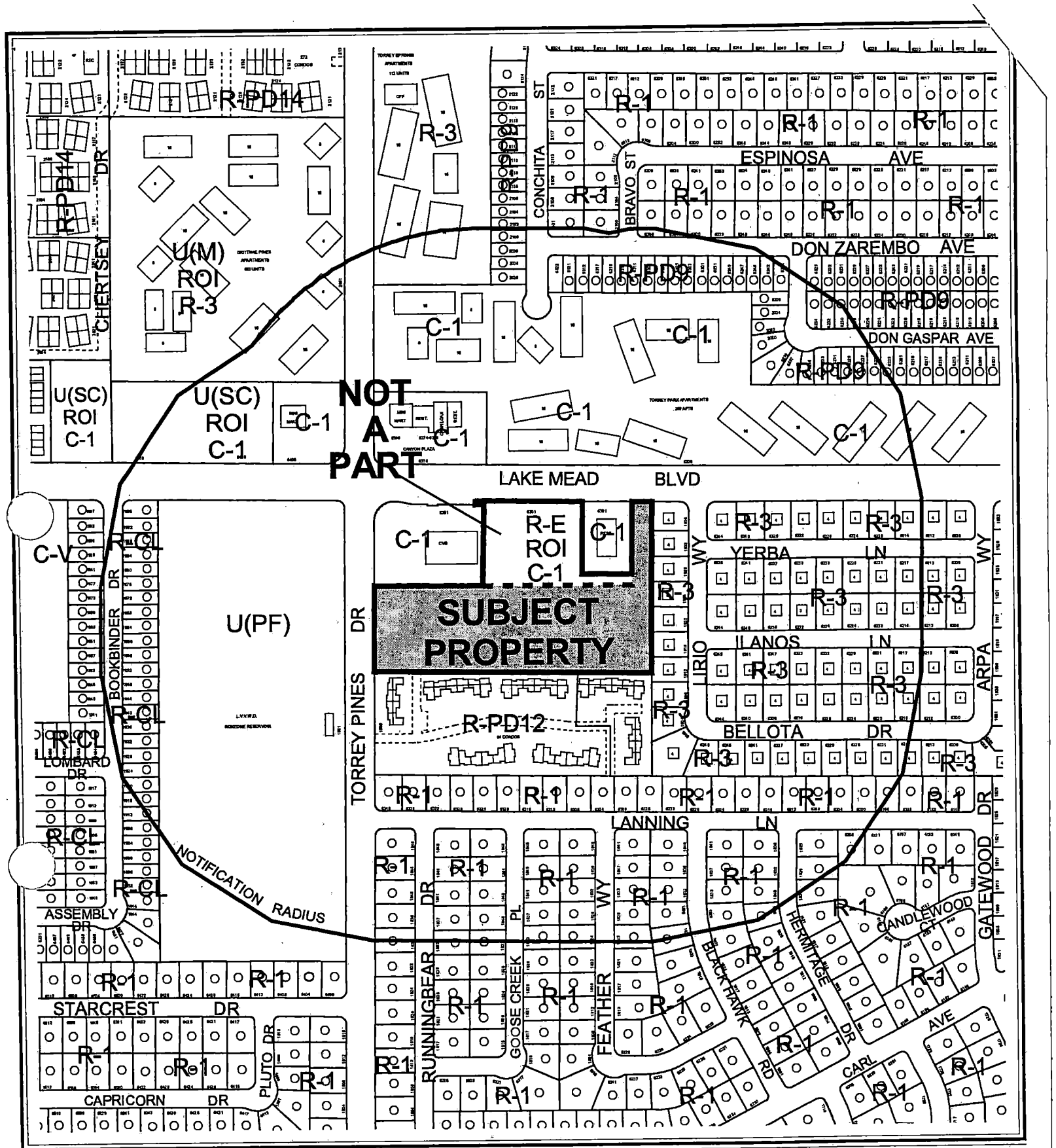
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine the proper mapping procedure for this site and comply with recommendations.

5. 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.

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



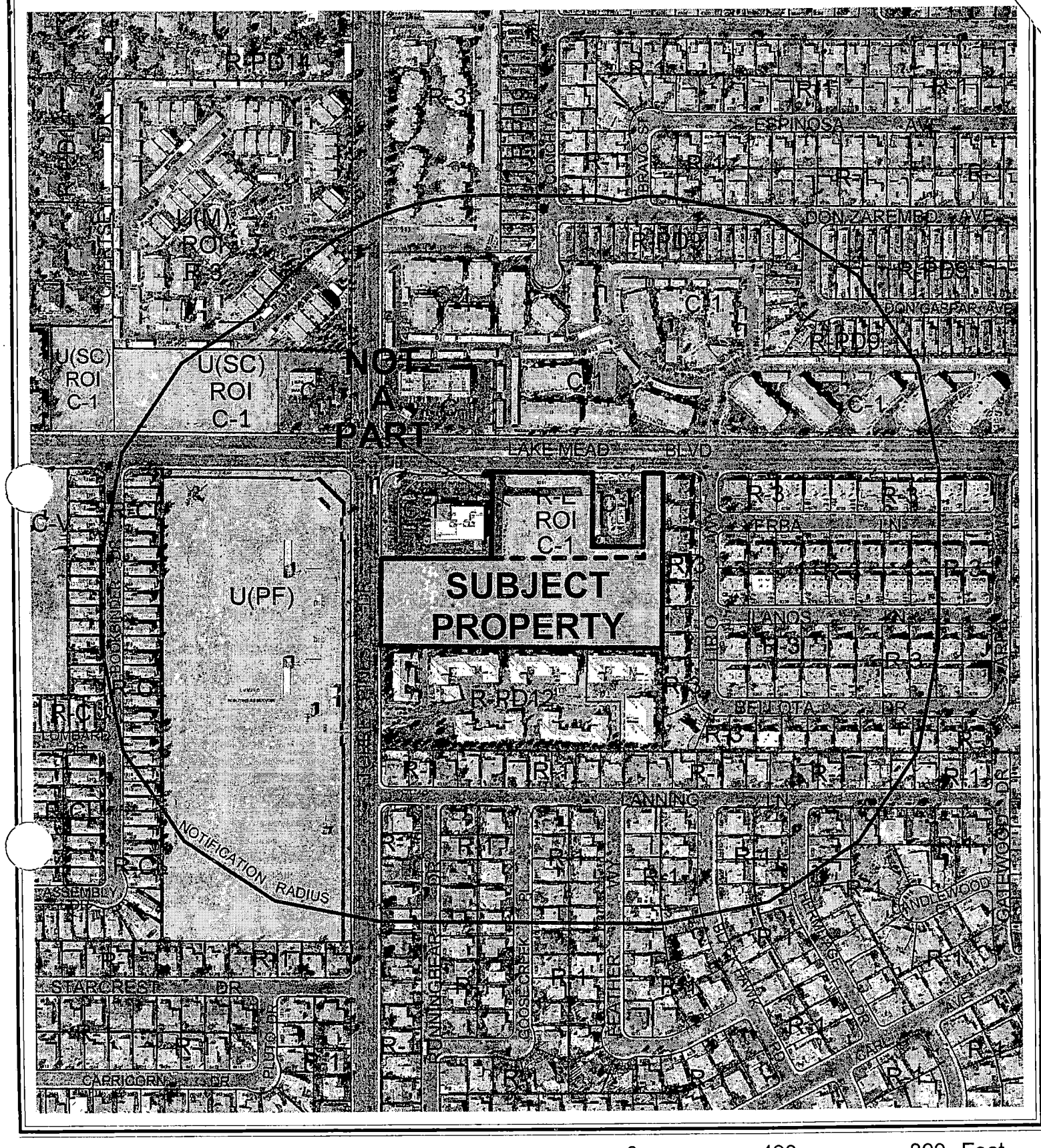
CASE: **ZON-5816**

RADIUS: 750 FT

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

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

N



0 400 800 Feet

CASE: **ZON-5816**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5816 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5814) to a Service Commercial land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine the proper mapping procedure for this site and comply with recommendations.

5. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from C-1 (Limited Commercial) to R-PD9 (Residential Planned Development – 9 Units per Acre) on 5.3 acres located adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard. A companion General Plan Amendment (GPA-5814), Variance (VAR-5819) and Site Development Plan Review (SDR-5815) will be heard concurrently.

B) Applicant's Justification

The applicant justifies the request by stating that the infill parcel will provide much needed affordable single-family housing for the community.

BACKGROUND INFORMATION

A) Related Actions

06/08/98 The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.

06/14/99 The City Council approved three Special Use Permits; (U-0040-99) for a Minor Auto Repair facility, (U-0041-99) for Off-Premise Consumption and (U-0042-99) for Gas Sales in conjunction with a convenience store on the subject site, which is currently part of a larger commercial subdivision. The Planning Commission recommended approval.

06/14/99 The City Council approved a Site Development Plan Review [Z-0025-98(1)] for a 66,195 square foot commercial center, a

04/13/00 The Planning Commission voted to withdraw without prejudice three Special Use Permits; (U-0033-00) for Gas Sales, (U-0035-00) for Off-Premise Consumption and (U-0036-00) for a Full Service Car Wash and a Site Development Plan Review [Z-0025-98(2)] for a 21,505 square foot Car Wash/Minor Auto Repair Facility on the subject site, which is currently part of a larger commercial subdivision.

06/08/00 The Planning Commission approved a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square foot fast food restaurant on land within the same commercial subdivision as the subject site.

04/09/01 Staff administratively approved a Site Development Plan Review [Z-0025-98(4)] for a proposed 13,903 square foot drug store on within the same commercial subdivision as the subject site.

01/27/05 The Planning Commission Meeting held this item in abeyance to the 02/10/05 Planning Commission Meeting at the request of the applicant, in an effort to address easement and access concerns.

02/10/05 The Planning Commission will hear companion items General Plan Amendment (GPA-5814), Variance (VAR-5819) and Site Development Plan Review (SDR-5815).

B) Pre-Application Meeting

12/01/04 Issues including the amount of commercial land in the surrounding area and the lack of open space provided on the plan were discussed.

C) Neighborhood Meetings

12/28/04 Two neighbors attended a meeting on the related General Plan Amendment (GPA-5814). Questions about lot and home size, traffic impact on Torrey Pines and the dedication of right-of-way were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.3

B) Existing Land Use

Subject Property:	Vacant
North:	Fast Food Restaurant, Drugstore and Vacant
South:	Multi-family dwellings
East:	Multi-family dwellings
West:	LVVWD site

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	MLA (Medium-Low Attached Density Residential)
East:	ML (Medium-Low Density Residential)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East:	R-3 (Medium Density Residential)
West:	U (Undeveloped)

E) General Plan Compliance

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-5815), a related item.

Pursuant to Title 19.06, the following Open Space Standards for R-PD development apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.3 acres	8.7	1.65	14.4%	33,245 SF	7.2%	17,391 SF

The proposed development needs a variance from the open space requirement as site plan is deficient in the amount of open space provided. The Planning and Development Department requested a revised site plan; this revised plan was submitted on 02/01/05. On this revised plan, one lot has been removed, slightly reducing the open space requirement, although the variance requirement remains.

The Department of Public Works believes that an open concrete drainage channel and an easement exist in the location the applicant designates as open space. Drainage areas cannot be counted towards the open space requirement. The applicant has not included the actual 12-foot wide drainage swale in the open space calculation, but has included the remaining westernmost eight feet of the overall 20-foot drainage/sewer easement, where the landscaped area will be over the top of the underground sewer.

The applicant has applied for a Variance (VAR-5819) to allow for a reduction in open space.

B) General Analysis and Discussion

This rezoning application is consistent with the proposed MLA (Medium-Low Attached Residential) General Plan designation for the site. The proposed development will result in the construction of 46 lots on 5.3 acres, for a density of 8.7 dwelling units per acre. A 37-foot wide, private street will be provided with access off Torrey Pines Drive.

Some open space, although less than R-PD (Residential Planned Development) requirements, is provided in conjunction with a drainage easement area along the east boundary of the site. A revised site plan date stamped 02/01/05 dropped one lot from the initial submission and includes a revised design to retain the current access point to the adjacent drug store at the west end of the site.

The basic site design focuses on clusters of four lots around a central 24-foot private drive. This infill parcel on the periphery of two major roadways is better suited for commercial uses, such as a neighborhood shopping center that would provide for the sale of convenience goods (food, drugs, and sundries) and personal services that meet the daily needs of an immediate neighborhood trade area. The nearby Best of the West Shopping Center draws from the regional population and does not provide services specifically for the surrounding neighborhoods.

FINDINGS

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

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

   A companion General Plan Amendment (GPA-5814) proposed to change the designation to SC (Service Commercial), which is consistent with the proposed C-1 (Limited Commercial) zoning district.

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

   Single-family homes are not compatible with the surrounding area that consists of multi-family and commercial developments. The proposed project will not create an orderly transition of land uses as the single-family homes will be located between existing commercial and a multi-family development. The applicant has redesigned the western end of the site to retain the existing access point to the existing drug store to the north of this parcel.

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

   Trends in the area seem to support that commercial land use is still viable along Lake Mead Boulevard. In November of 2003, the City Council approved a General Plan Amendment on property located less than 300 feet to the west of the subject site, on the north side of Lake Mead Boulevard that changed the designation on that site from residential to commercial, the opposite of what this application proposes. Furthermore, the subject site was rezoned to commercial in 1998 from a residential zoning district to allow for commercial uses.

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

   Lake Mead Boulevard, a Primary (100-foot) Arterial and Torrey Pines Drive, a Secondary (80-foot) Collector are fully developed and are adequate for the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 267 [Mailed with GPA-5814, VAR-5819 and SDR-5815] 1/27/05 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

_____ **Yes** __x__ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

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

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Simon Saberi

Print Name: BASKD#2 Nevada LLC Simon Saberi

Subscribed and sworn before me

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

Christy Calvin

Notary Public in and for said County and State

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

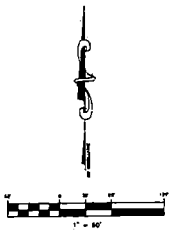
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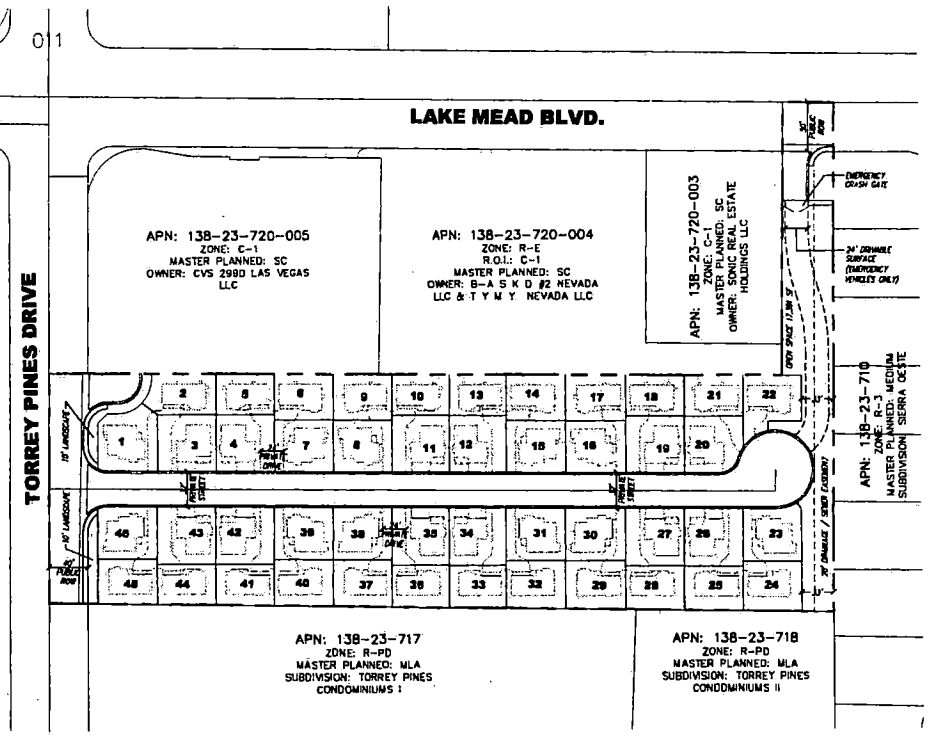
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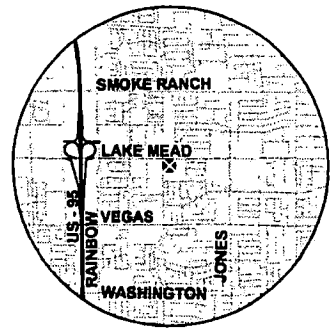
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LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES







VICINITY MAP
NOT TO SCALE

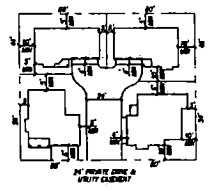
DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE.
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K O #2 NEVADA LLC 50
T Y M Y NEVADA LLC
20841 VENTURA BLVD #310
WOODLAND HILLS, CA. 91364-2319

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	46
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A
OPEN SPACE REQUIRED	0.57 AC (24,633 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF) - 29% REDUCTION OF O.S



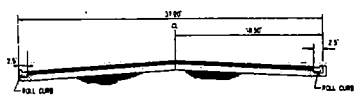
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



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



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



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

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

RECEIVED
FEB 01 2005

DEVELOPER
RICHMOND AMERICAN HOMES
2250 W PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 562-3600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7335 Hickam Avenue Las Vegas, NV 89129 (office: 702.364.7001 fax: 702.364.7002)

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

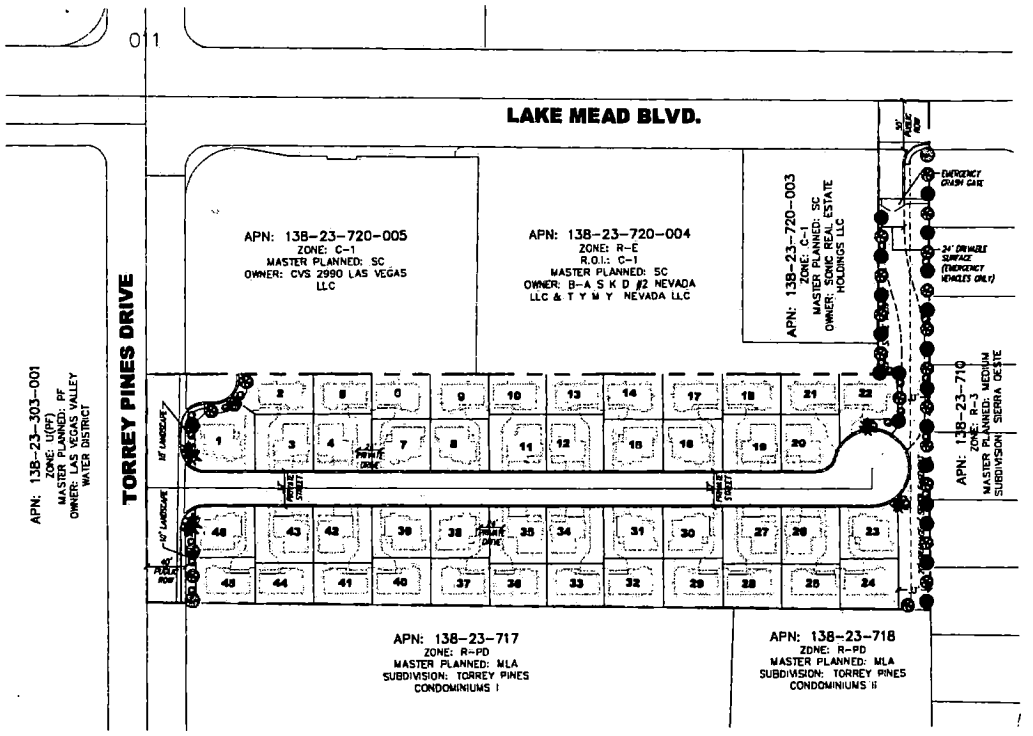
TITLE: LAKE MEAD / TORREY PINES
CITY OF LAS VEGAS, NEVADA

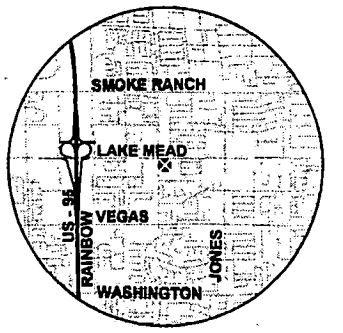
DATE: DECEMBER 13, 2004
DRAWN BY: B SAYLOR
DESIGNED BY: B SAYLOR
CHECKED BY: R SPYKE
SCALE: 1" = 50'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1 SHEETS
0068-RA-SITE (1-31-05).DWG

LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y NEVADA LLC
20841 VENTURA BLVD #310
WOODLAND HILLS, CA. 91354-2310

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

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PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	46
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A.
OPEN SPACE REQUIRED	0.37 AC (24,633 SF)
OPEN SPACE PROVIDED – 39% REDUCTION OF OS	0.40 AC (17,397 SF)

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

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

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

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

RECEIVED
FEB 0 1 2005

DEVELOPER: RICHMOND AMERICAN HOMES
2250 W. PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 240-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7339 Hickam Avenue Las Vegas, NV 89139 Office: 702.364.7001 Fax: 702.364.7702

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

DATE: DECEMBER 12, 2004
DRAWN BY: B TAYLOR
DESIGNED BY: B TAYLOR
CHECKED BY: A STUSE
SCALE: 1" = 80'
PROJECT NO: RA-0068
ENGINEERING SEAL
SHEET: 1 OF 1
DRAWING NO: 0068 P-A SITE 11-30-04.DWG

C:\Documents and Settings\RS Consulting Inc\My Documents\RS Consulting\Projects\Richmond American\RA-0068\Planning\0068 LAYOUT I 1-10-05.dwg, 2/1/2005 12:52:09 PM, hp psc 2200 series, 1:1



ZON-5816 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

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

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

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

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

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

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

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

Open Space requirements are as follows:

OS Required: .78 acres± (33,781 s.f.±)
OS Provided: .38 acres± (16,559 s.f.±)

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

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

Sincerely,
RS Consulting, Inc

Russell L. Skuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:
See Item 11 [GPA-5814] for related discussion on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)

1-3123

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 13 – VAR-5819

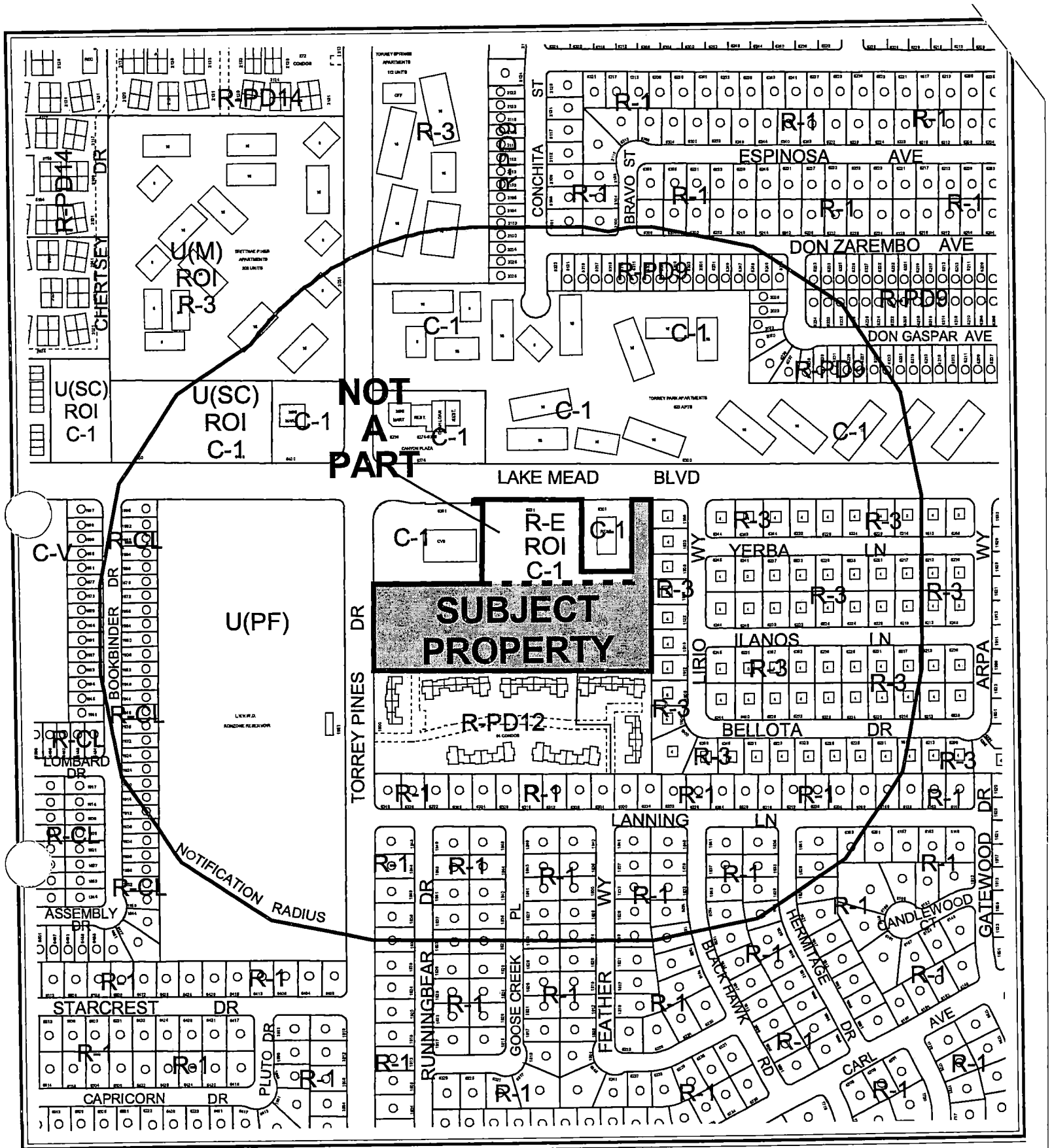
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5816), and Site Development Plan Review (SDR-5815).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution the City of Las Vegas Parks CIP Fund in the amount of $63,416 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: **VAR-5819**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5819 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5816), and Site Development Plan Review (SDR-5815).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution the City of Las Vegas Parks CIP Fund in the amount of **$63,416** to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 0.38 acres of open space where 0.78 acres is required in conjunction with a proposed residential subdivision located on the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard.

B) Applicant's Justification

The applicant justifies the request by stating that private useable space will be provided for individual homeowners and the developer is concerned with the current water situation within the Las Vegas Valley.

BACKGROUND INFORMATION

A) Related Actions

06/08/98 The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.

06/14/99 The City Council approved three Special Use Permits; (U-0040-99) for a Minor Auto Repair facility, (U-0041-99) for Off-Premise Consumption and (U-0042-99) for Gas Sales in conjunction with a convenience store on the subject site, which is currently part of a larger commercial subdivision. The Planning Commission recommended approval.

06/14/99 The City Council approved a Site Development Plan Review [Z-0025-98(1)] for a 66,195 square foot commercial center, a

04/13/00 The Planning Commission voted to withdraw without prejudice three Special Use Permits; (U-0033-00) for Gas Sales, (U-0035-00) for Off-Premise Consumption and (U-0036-00) for a Full Service Car Wash and a Site Development Plan Review [Z-0025-98(2)] for a 21,505 square foot Car Wash/Minor Auto Repair Facility on the subject site, which is currently part of a larger commercial subdivision.

06/08/00 The Planning Commission approved a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square foot fast food restaurant on land within the same commercial subdivision as the subject site.

04/09/01 Staff administratively approved a Site Development Plan Review [Z-0025-98(4)] for a proposed 13,903 square foot drug store on within the same commercial subdivision as the subject site.

01/27/05 The Planning Commission held this item in abeyance at the request of the applicant, in an effort to address easement and access concerns.

02/10/05 The Planning Commission will hear companion items General Plan Amendment (GPA-5814), Rezoning (ZON-5816) and Site Development Plan Review (SDR-5815).

B) Pre-Application Meeting

12/01/04 Issues including the amount of commercial land in the surrounding area and the lack of open space provided on the plan were discussed.

C) Neighborhood Meetings

12/28/04 Two neighbors attended. Questions about lot and home size, traffic impact on Torrey Pines and the dedication of right-of-way were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.3

B) Existing Land Use

Subject Property:	Vacant
North:	Fast Food Restaurant, Drugstore and Vacant
South:	Multi-family dwellings
East:	Multi-family dwellings
West:	LVVWD site

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	MLA (Medium Low Attached Density Residential)
East:	ML (Medium Low Density Residential)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East:	R-3 (Medium Density Residential)
West:	U (Undeveloped)

E) General Plan Compliance

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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

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

ANALYSIS

A) Zoning Code Compliance

Pursuant to Title 19.06, the following Open Space Standards for R-PD development apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
5.3 acres	8.7	1.65	14.4%	33,245 SF	7.2%	17,391 SF

The proposed development needs a variance from the open space requirement as the site plan is deficient in the amount of open space provided. The Planning and Development Department requested a revised site plan; this revised plan was submitted on 02/01/05. On this revised plan, one lot has been removed, slightly reducing the open space requirement, although the variance requirement remains.

The Department of Public Works believes that an open concrete drainage channel and an easement exist in the location the applicant designates as open space. Drainage areas cannot be counted towards the open space requirement. The applicant has not included the actual 12-foot wide drainage swale in the open space calculation, but has included the remaining westernmost eight feet of the overall 20-foot drainage/sewer easement, where landscaped area will be over the top of the underground sewer.

B) General Analysis and Discussion

The proposed project will be consistent with portions of Title 19 and the Landscape, Wall and Buffer Standards. The development does not comply, however, with the open space requirements in Title 19 for the R-PD (Residential Planned Development) zoning district. Open space is an integral part of the R-PD zone, as the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided, in effect the project does not meet the standards for the zoning district in which it is located. Essentially, the developer receives the bonuses inherent to the R-PD zone without providing the amenities. Conditions of approval are recommended that would require either a variance, a contribution to the CIP fund or a revised site plan that depicts the required amount of open space.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship in an attempt to maximize profits by overbuilding the site. Alternative site plans would allow conformance to the Title 19 requirements.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 267 [Mailed with GPA-5814, ZON-5816 and SDR-5815] 1/27/05 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

_____ **Yes**

__X__ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

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

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN D. DeCOVIC
Appt. No. 99-64035-1
My Appt. Expires Sept. 1, 2007

Revised 2/12/02

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S. Sh

Print Name: BASKD#2 Nevada LLC
Simon Saberi

Subscribed and sworn before me

This 19th day of October, 2004

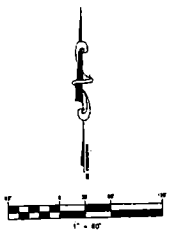
Christy Calvin

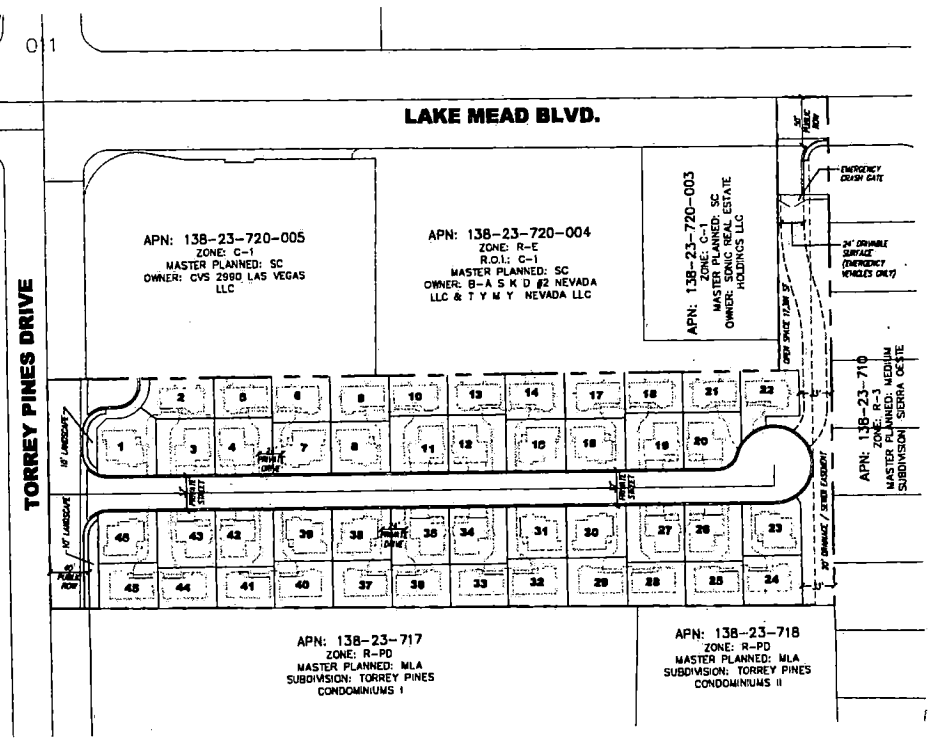
Notary Public in and for said County and State

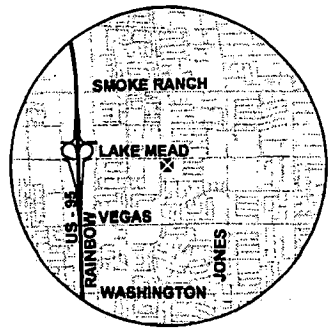
CHRISTY CALVIN
Notary Public State of Nevada
No. 03-83417-1
My appt. exp. Feb. 21, 2007

LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES







VICINITY MAP
NOT TO SCALE

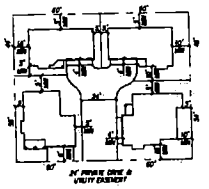
DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B.A.S.K.D. #2 NEVADA LLC 50
T.Y.M.Y. NEVADA LLC
20841 VENTURA BLVD #310
WOODLAND HILLS, CA. 91364-2319

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	46
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A
OPEN SPACE REQUIRED	0.57 AC (24,633 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 29% REDUCTION OF 0.5	



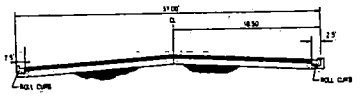
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



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



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



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

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

RECEIVED
FEB 01 2005

DEVELOPER:
RICHMOND AMERICAN HOMES
2250 W. PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 240-5077

ENGINEER:
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hickam Avenue Las Vegas, NV 89129 Office: 702.384-7001 Fax: 702.384-7702

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

DATE: DECEMBER 13, 2004
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: R. SPUSE
SCALE: 1" = 40'
PROJECT NO: RA-0068
ENGINEERING SEAL:

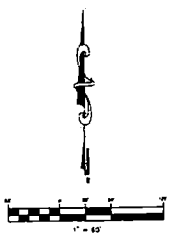
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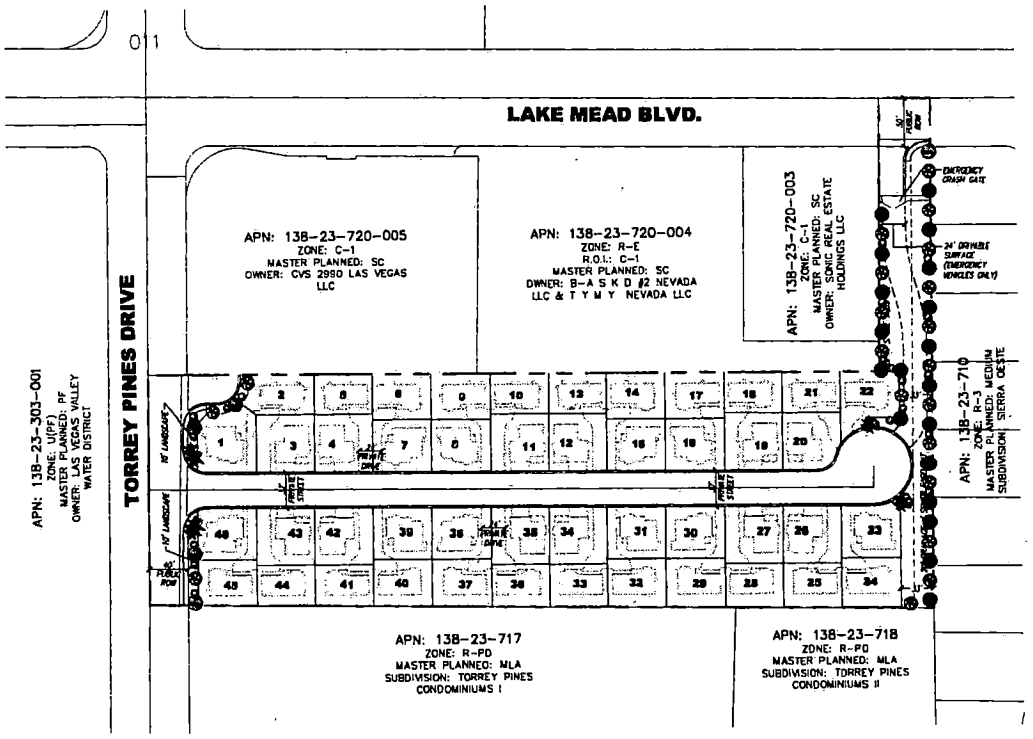
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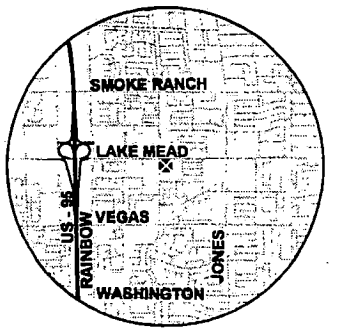
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LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES







VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y NEVADA LLC
20641 VENTURA BLVD #310
WOODLAND HILLS, CA 91364-2319

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OPEN SPACE PROVIDED - 29% REDUCTION OF OS	0.40 AC (17,391 SF)

TREE LEGEND

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

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
CALEA OREGO - MIDGO BUSH	5 GALLON
ENCELIA FARINOSA - BRITLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM -CHAMUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS	1 GALLON
VERBENA RIGIDA - RIGID VERBENA	1 GALLON

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

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

RECEIVED
FEB 0 1 2005

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

DEVELOPER
RICHMOND AMERICAN HOMES
2250 W. PEAK AVENUE, STE. 212
LAS VEGAS, NEVADA 89128
(702) 240-7600

ENGINEER
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7455 Hickam Avenue Las Vegas, NV 89129 Office: 702.256.7701 Fax: 702.364.7702

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

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

DATE: DECEMBER 12, 2004
DRAWN BY: B SAYLOR
DESIGNED BY: B SAYLOR
CHECKED BY: B SAYLOR
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO: 0068 RA SITE 11-21-04.DWG



VAR-5819 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

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

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

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

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

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

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

The following minimum setbacks are being requested:	See Typical Court Detail
Open Space requirements are as follows:	OS Required: .78 acres± (33,781 s.f.±) OS Provided: .38 acres± (16,559 s.f.±)

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

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

Sincerely,
RS Consulting, Inc

Russell Laskuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

C.C. 03/16/05

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions and amending the following condition:

3. All development shall be in conformance with the site plan and building elevations *date stamped 2/01/2005 for a maximum of 46 units*, except as amended by conditions herein.

– UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:
See Item 11 [GPA-5814] for related discussion on Item 11 [GPA-5814], Item 12 [ZON-5816],

MINUTES – Continued:
Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)
1-3123

CONDITIONS:
Planning and Development

1. A Rezoning (ZON-5816) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

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

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

4. For this application setbacks are measured as follows:

   Front - is measured from the property line to the face of the garage.
   Back - the property line opposite the front
   Side – the property lines that runs perpendicular to the front and back

   Lot to the lower left of the private drive:
   Front (driveway): 6 feet minimum
   Back: 5 feet minimum
   Side: 5 feet minimum

   Lot to the upper left of the private drive:
   Front (driveway): 4 feet minimum
   Back: 5 feet minimum
   Side: 5 feet minimum for one side, 10 feet minimum for opposite side

   Lot to the lower right of the private drive:
   Front (driveway): 4 feet minimum
   Back: 5 feet minimum
   Side: 5 feet minimum for one side, 10 feet minimum for opposite side
   Lot to the upper right of the private drive:

CONDITIONS – Continued:

Front (driveway): 4 feet minimum
Back: 5 feet minimum
Side: 5 feet minimum for one side, 10 feet minimum for opposite side

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

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

7. Air conditioning units shall not be mounted on rooftops

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

9. 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.

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.

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

13. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the

CONDITIONS – Continued:

maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

14. Access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of six feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

16. Submit a vacation application for the existing ingress/egress easements, in conflict with this site plan, granted by the Business Center at Lake Mead and Torrey Pines commercial subdivision, Book 96, Page 60.

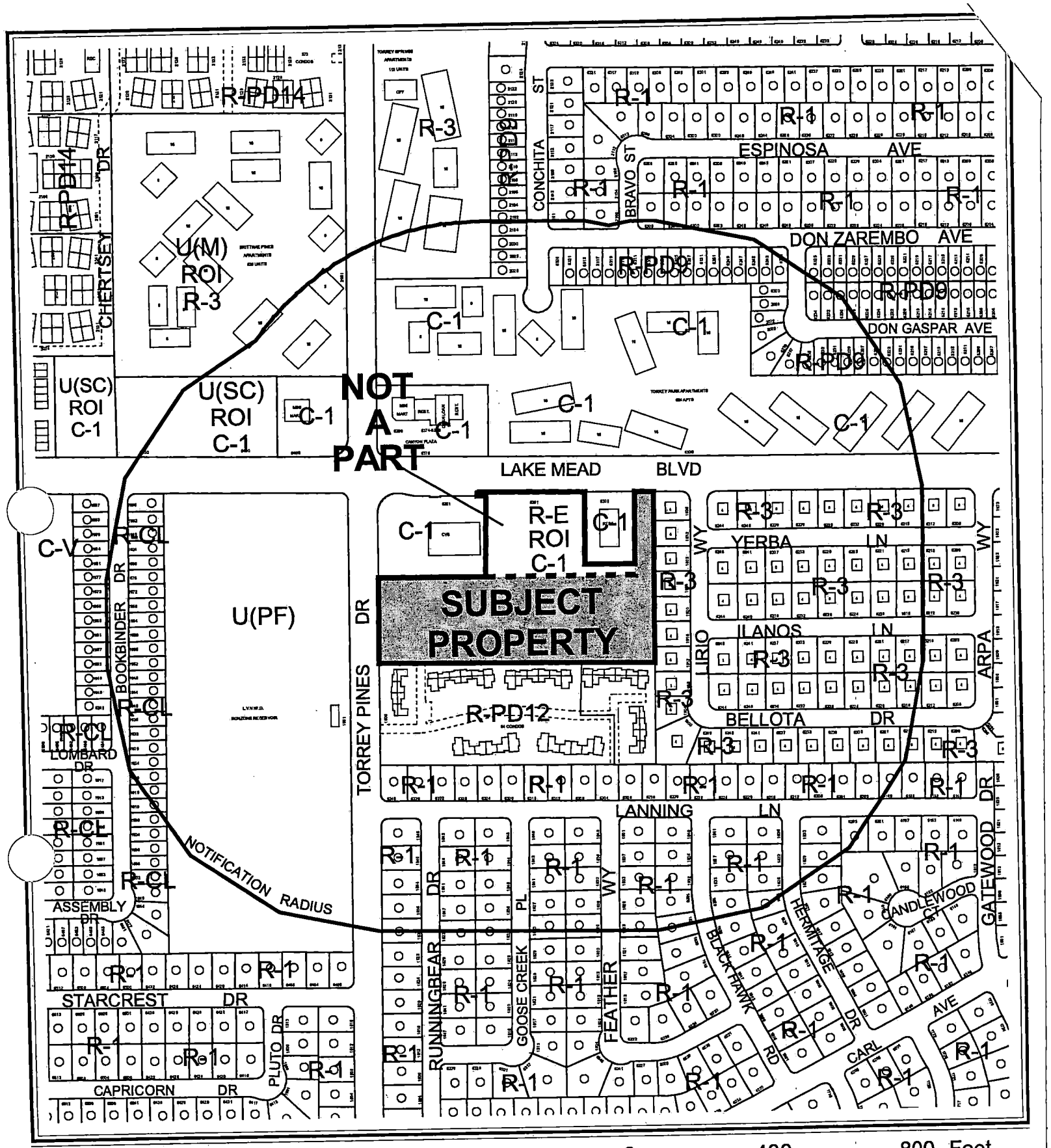
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

19. Site development to comply with all applicable conditions of approval for ZON-5816 and all other applicable site-related actions.

CONDITIONS – Continued:

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the private street exceeds 500-feet in length and is classified as a deviation from standards.



CASE: **SDR-5815**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5815 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-5816) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

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

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

4. For this application setbacks are measured as follows:

   Front - is measured from the property line to the face of the garage.
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5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

7. Air conditioning units shall not be mounted on rooftops

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

9. 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.

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.

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

13. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas

shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

14. Access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of six feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

16. Submit a vacation application for the existing ingress/egress easements, in conflict with this site plan, granted by the Business Center at Lake Mead and Torrey Pines commercial subdivision, Book 96, Page 60.

17. 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.

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

19. Site development to comply with all applicable conditions of approval for ZON-5816 and all other applicable site-related actions.

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the private street exceeds 500-feet in length and is classified as a deviation from standards.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 47-lot single family subdivision on 5.3 acres located adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard. A companion General Plan Amendment (GPA-5814), Variance (VAR-5819) and Rezoning (ZON-5816) will be heard concurrently.

B) Applicant's Justification

The applicant justifies the request by stating that the infill parcel will provide much needed affordable single-family housing for the community.

BACKGROUND INFORMATION

A) Related Actions

06/08/98 The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.

06/14/99 The City Council approved three Special Use Permits; (U-0040-99) for a Minor Auto Repair facility, (U-0041-99) for Off-Premise Consumption and (U-0042-99) for Gas Sales in conjunction with a convenience store on the subject site, which is currently part of a larger commercial subdivision. The Planning Commission recommended approval.

06/14/99 The City Council approved a Site Development Plan Review [Z-0025-98(1)] for a 66,195 square foot commercial center, a

04/13/00 The Planning Commission voted to withdraw without prejudice three Special Use Permits; (U-0033-00) for Gas Sales, (U-0035-00) for Off-Premise Consumption and (U-0036-00) for a Full Service Car Wash and a Site Development Plan Review [Z-0025-98(2)] for a 21,505 square foot Car Wash/Minor Auto Repair Facility on the subject site, which is currently part of a larger commercial subdivision.

ALJ

06/08/00 The Planning Commission approved a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square-foot fast food restaurant on land within the same commercial subdivision as the subject site.

04/09/01 Staff administratively approved a Site Development Plan Review [Z-0025-98(4)] for a proposed 13,903 square-foot drug store on within the same commercial subdivision as the subject site.

01/27/05 The Planning Commission held this item in abeyance at the request of the applicant in an effort to address easement and access concerns.

02/10/05 The Planning Commission will hear a companion General Plan Amendment (GPA-5814), Variance (VAR-5819) and Rezoning (ZON-5816).

B) Pre-Application Meeting

12/01/04 Issues including the amount of commercial land in the surrounding area and the lack of open space provided on the plan were discussed.

C) Neighborhood Meetings

12/28/04 Two neighbors attended a meeting on the related General Plan Amendment (GPA-5814). Questions about lot and home size, traffic impact on Torrey Pines and the dedication of right-of-way were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.3

B) Existing Land Use

Vacant

North:	Fast Food Restaurant, Drugstore and Vacant
South:	Multi-family dwellings
East:	Multi-family dwellings
West:	LVVWD site

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	MLA (Medium-Low Attached Density Residential)
East:	ML (Medium-Low Density Residential)
West:	PF (Public Facilities)

ALJ

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East:	R-3 (Medium Density Residential)
West:	U (Undeveloped)

E) General Plan Compliance

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The site plan will conform to the MLA land use designation and R-PD9 zoning district requested through the companion General Plan Amendment and Rezoning requests, if approved.

PROJECT DESCRIPTION

The companion rezoning application is consistent with the proposed MLA (Medium-Low Attached Residential) General Plan designation for the site. The proposed development will result in the construction of 46 lots on 5.3 acres, for a density of 8.7 dwelling units per acre. A 37-foot wide, private street will be provided with access off Torrey Pines Drive.

Some open space, although less than R-PD (Residential Planned Development) requirements, is provided in conjunction with a drainage easement area along the east boundary of the site. A revised site plan date stamped 02/01/05 dropped one lot from the initial submission and includes a revised design to retain the current access point to the adjacent drug store at the west end of the site.

The basic site design focuses on clusters of four lots around a central 24-foot private drive. This infill parcel on the periphery of two major roadways is better suited for commercial uses, such as a neighborhood shopping center that would provide for the sale of convenience goods (food, drugs, and sundries) and personal services that meet the daily needs of an immediate neighborhood trade area. The nearby Best of the West Shopping Center draws from the regional population and does not provide services specifically for the surrounding neighborhoods.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Cluster developments contain unique challenges with setbacks. The typical front, side and back definitions typically do not apply because of the nature of the lots.

ALJ

The setbacks should be measured from the edge of the private drive, as the drive will be mapped as a separate common lot. The applicant is proposing setbacks based upon a typical cluster (four homes around a single 24-foot private drive). For descriptive purposes, each lot and its corresponding setbacks will be referred to in its relation to the central private drive. For this application setbacks are measured as follows:

Front - is measured from the property line to the face of the garage.
Back - the property line opposite the front
Side – the property lines that runs perpendicular to the front and back

Lot to the lower left of the private drive:
Front (driveway): 6 feet minimum
Back: 5 feet minimum
Side: 5 feet minimum

Lot to the upper left of the private drive:
Front (driveway): 4 feet minimum
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Side: 5 feet minimum for one side, 10 feet minimum for opposite side

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Lot to the upper right of the private drive:
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Back: 5 feet minimum
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A3) Parking and Traffic Standards

The submitted floor plans all contain two car garages, in compliance with the parking standards for single-family developments.

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	
Buffer:			
• Min. Trees (24" box)	1 Trees/30 Linear Feet	7 Trees	4 Feet
• Min. Zone Width	6 Feet		10 Feet

ALJ

The landscape plan meets the required width for the planter along Torrey Pines Drive, however the spacing between the 24-inch box trees must be decreased to meet the standard of one 24-inch box tree for every 30 linear feet. A condition of approval will be included requiring a revised landscape plan.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
5.3 acres	8.7	1.65	14.4%	33,245 SF	7.2%	17,391 SF

The proposed development needs a variance from the open space requirement as site plan is deficient in the amount of open space provided. The Planning and Development Department requested a revised site plan; this revised plan was submitted on 02/01/05. On this revised plan, one lot has been removed, slightly reducing the open space requirement, although the variance requirement remains.

The Department of Public Works believes that an open concrete drainage channel and an easement exist in the location the applicant designates as open space. Drainage areas cannot be counted towards the open space requirement. The applicant has not included the actual 12-foot wide drainage swale in the open space calculation, but has included the remaining westernmost eight feet of the overall 20-foot drainage/sewer easement, where a landscaped area will be over the top of the underground sewer.

The applicant has applied for a Variance (VAR-5819) to allow for a reduction in open space.

B) General Analysis and Discussion

- Zoning

  The proposed R-PD9 (Residential Planned Development - 9 Units Per Acre) is consistent with the requested SC (Service Commercial) General Plan designation.

- Site Plan

  The proposed project clusters groups of four single-family homes around a central, 24-foot private drive that takes access from a single 37-foot private street that spans the entire length of the overall 5.3-acre parcel. A 17,391 square-foot area connects the subject site to Lake Mead Boulevard.

- Waivers

  No waiver requests are associated with this application.

- Landscape Plan

  A ten-foot landscape planter is shown along Torrey Pines Drive, which exceeds the required width of six feet. The planter is required to have 24-inch box trees spaced 30 feet on center. The plan is deficient by three trees. A condition has been added to bring the plan into compliance with the Landscape, Wall and Buffer Standards.

- Elevation

  The elevations reveal stucco exteriors with tile roofs. Details, such as shutters, wrought-iron railings and variation of the planar wall elements add interest.

- Floor Plan

  All models show two-car garages and a typical arrangement of rooms.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposal does not fit within the context of the surrounding area. Development on either side of the subject site consists of commercial uses and multi-family residences. To include single-family dwellings between existing development will disrupt the orderly transition of land uses planned for the area. The applicant has redesigned the western end of the site to retain the existing access point to the existing drug store to the north of this parcel.

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 reduction in the amount of open space is not consistent with Title 19 requirements for a R-PD (Residential Planned Development) zoning district. Open space is an integral part of the R-PD zone, as the developer receives flexibility in design and density for the

provision of amenities, such as open space. When open space is not provided, in effect the project does not meet the standards for the zoning district in which it is located. Essentially, the developer receives the bonuses inherent to the R-PD zone without providing the amenities.

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

   Lake Mead Boulevard, a Primary (100-foot) Arterial and Torrey Pines Drive, a Secondary (80-foot) Collector are fully developed and are adequate for the proposed development.

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

   The proposed materials are commonly used throughout the Valley and are appropriate for area.

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

   The proposed development does not include exceptional design characteristics or imaginative site design. The deficiency of open space will give the site an aesthetically congested appearance that is not compatible with development in the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 267 [Mailed with GPA-5814, ZON-5816 and VAR-5819] 1/27/05 PC

APPROVALS 0

PROTESTS 0

ALJ

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

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

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: BASKD#2 Nevada LLC Simon Saberi

Subscribed and sworn before me

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

Christy Calvin

Notary Public in and for said County and State

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

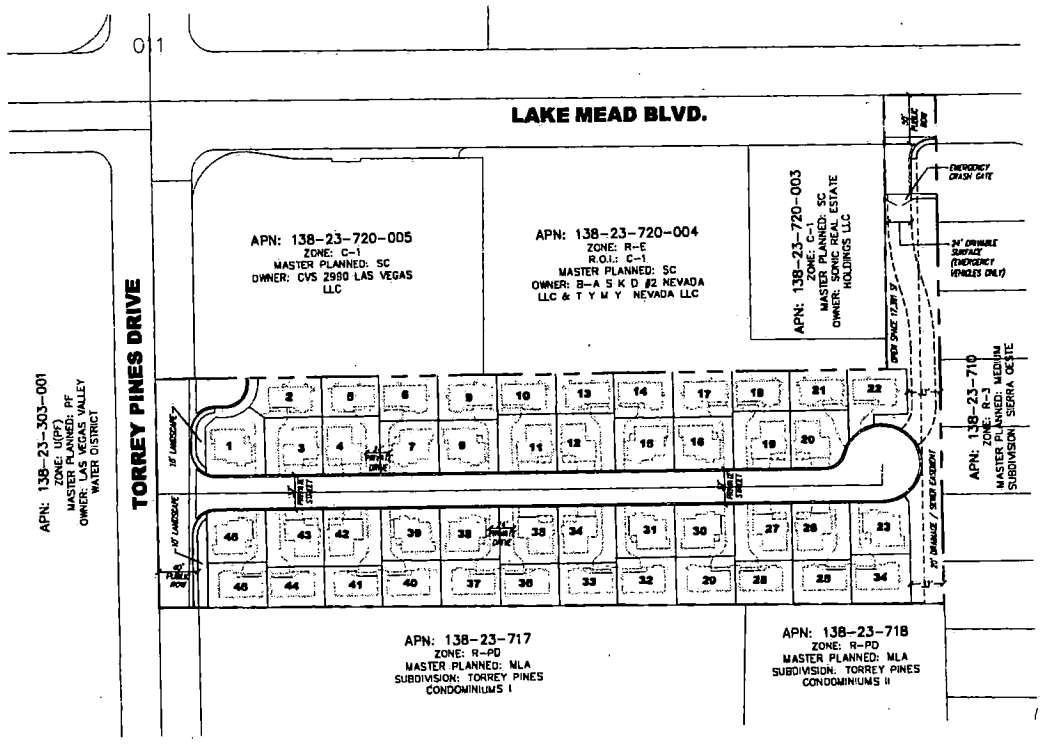
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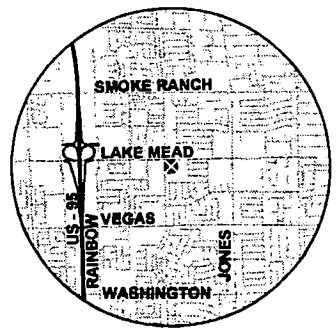
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LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

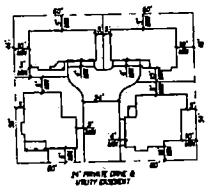
DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC SD
T Y M Y NEVADA LLC
20941 VENTURA BLVD #310
WOODLAND HILLS, CA. 91354-2319

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	46
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A
OPEN SPACE REQUIRED	0.57 AC (24,633 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 28% REDUCTION OF OS	



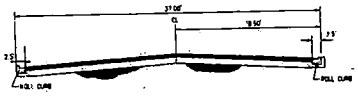
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



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



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



57' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

RECEIVED
FEB 01 2005

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

DEVELOPER:
RICHMOND AMERICAN HOMES
2250 W. PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 562-3600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7335 Hidden Avenue Las Vegas, NV 89129 Office: 702.304.7701 Fax: 702.304.7703

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

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

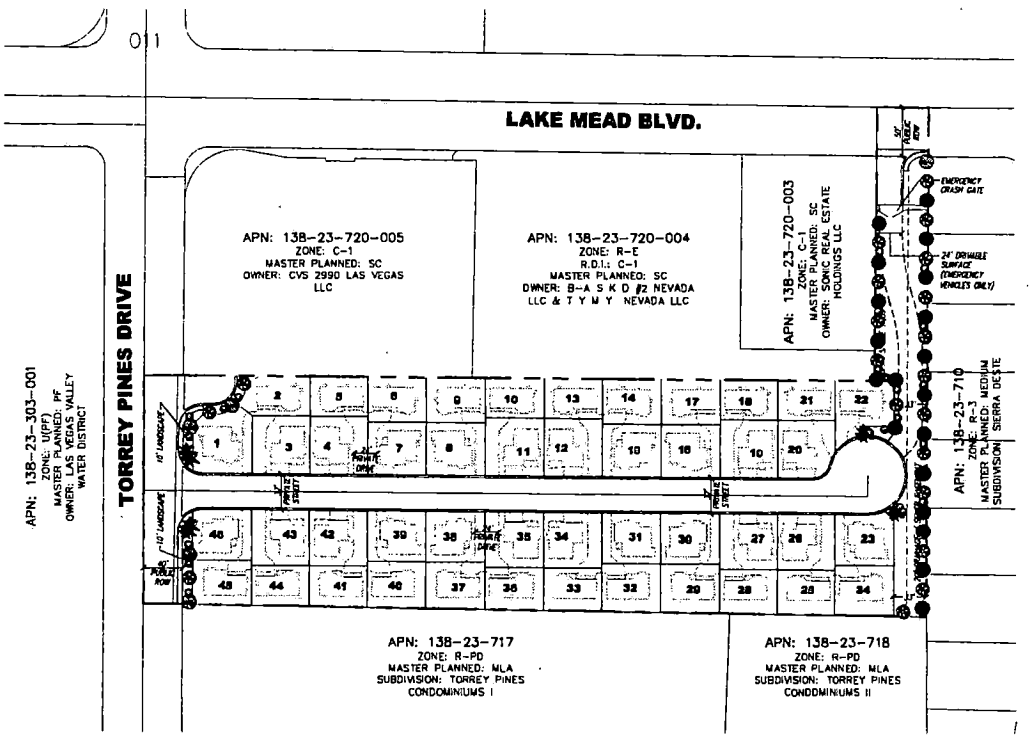
DATE: DECEMBER 12 2004
DRAWN BY: B TAYLOR
DESIGNED BY: B TAYLOR
CHECKED BY: A BRUSE
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

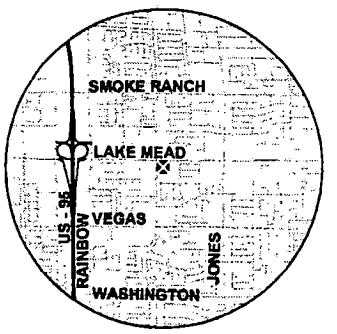
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DRAWING NO: 0068 P-A SITE 11-21-04.DWG

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LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y, NEVADA LEE
20841 VENTURA BLVD #318
WOODLAND HILLS, CA 91364-2319

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	PPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	49
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	9.7 D.U.A
OPEN SPACE REQUIRED	0.5* AC (24,633 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 20% REDUCTION OF O.S	

TREE LEGEND

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

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
CALEA OREGGII - INCIGO BUSH	5 GALLON
EXCELIA FARINOSA - BATTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
TECHRIUM CHAMAEDRYS	5 GALLON
VERBENA RIGIDA - RIGID VERBENA	1 GALLON

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

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

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

RECEIVED
FEB 0 1 2005

DEVELOPER: RICHMOND AMERICAN HOMES
2250 W. PEAK AVE. #212
LAS VEGAS, NEVADA
(702) 740-7900

ENGINEER: RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7335 Sticker Avenue Las Vegas, NV 89129 (Office) 702.304.7701 Fax: 702.304.7702

SITE PLAN TO ACCOMPANY ZC / SDR / VC

LAKE MEAD / TORREY PINES
CITY OF LAS VEGAS, NEVADA

SHEET

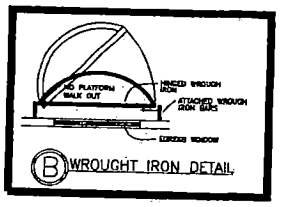
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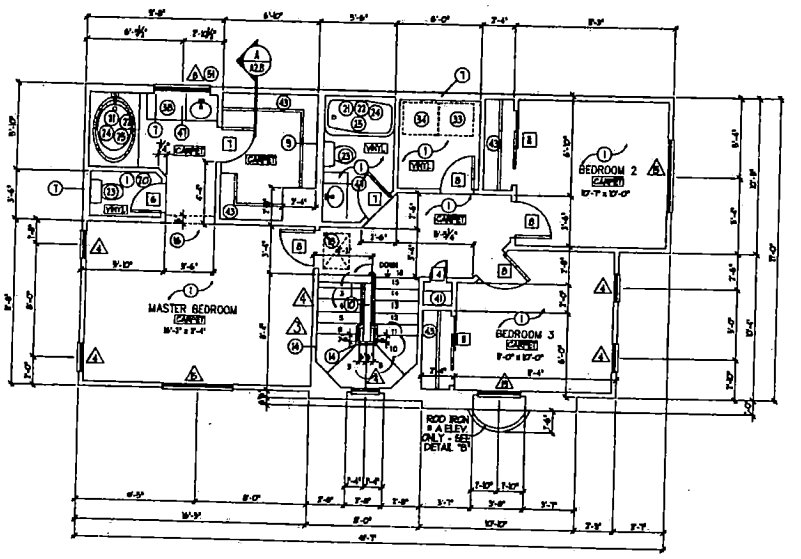
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CHECKED BY: B WUSE
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1

DRAWING NO: 0068 R-A-SITE 11-1-04 DWG

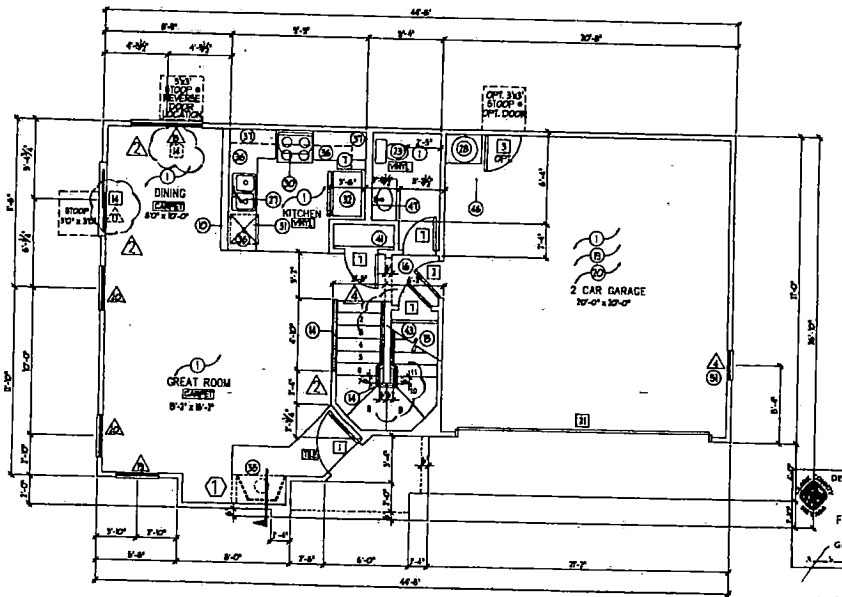
SDR-5815
01/27/05 PC





Second Floor

SCALE: ¼" = 1'-0"



First Floor

SCALE: ¼" = 1'-0"

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

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
EXECUTIVE VICE PRESIDENT

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMEN SMALL BEAR APPROVED STAIR AND MEET ALL FHA H.U.D. STANDARDS.

Framing - Drywall

Plumbing Fixtures

Appliances

Cabinets - Shelves

Foundations - Finishes - Misc.

DOOR SCHED.

GENERAL DOOR TYPES

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

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

△ WOW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

NO.	TYPE	SIZE	MATERIAL	NOTE
1	A	1'-0" x 3'-0"	FIXED	45°
2	A	1'-0" x 5'-0"	FIXED	45°
3	A	2'-0" x 3'-0"	FIXED	45°
4	A	2'-0" x 5'-0"	FIXED	45°
5	A	2'-0" x 6'-0"	FIXED	45°
6	A	3'-0" x 4'-0"	FIXED	45°
7	A	3'-0" x 5'-0"	FIXED	45°
8	A	4'-0" x 3'-0"	FIXED	45°
9	A	4'-0" x 5'-0"	FIXED	45°
10	A	5'-0" x 3'-0"	FIXED	45°
11	A	5'-0" x 5'-0"	FIXED	45°
12	A	6'-0" x 3'-0"	FIXED	45°
13	A	6'-0" x 5'-0"	FIXED	45°
14	A	7'-0" x 3'-0"	FIXED	45°
15	A	7'-0" x 5'-0"	FIXED	45°
16	A	8'-0" x 3'-0"	FIXED	45°
17	A	8'-0" x 5'-0"	FIXED	45°
18	A	9'-0" x 3'-0"	FIXED	45°
19	A	9'-0" x 5'-0"	FIXED	45°
20	A	10'-0" x 3'-0"	FIXED	45°
21	A	10'-0" x 5'-0"	FIXED	45°
22				
23				
24				
25				

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

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

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

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

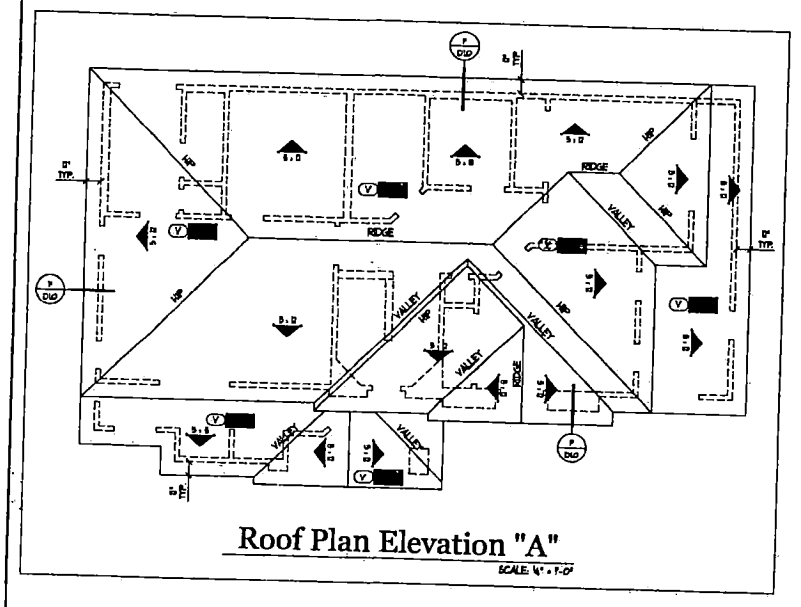
REV No.	DATE
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2	12/15/03
3	01/8/04
4	01/14/04
5	
6	

PLAN # 1357

SUBDIVISION: RIDGE COURT II

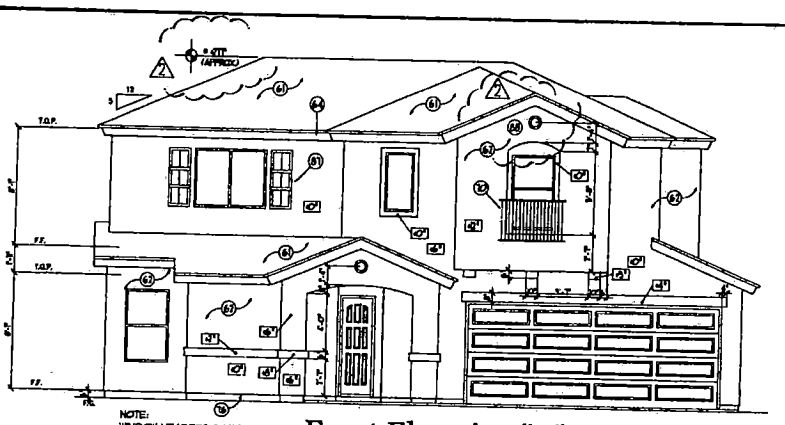
SHEET No.:

SDR-5815
01/27/05 PC



Roof Plan Elevation "A"

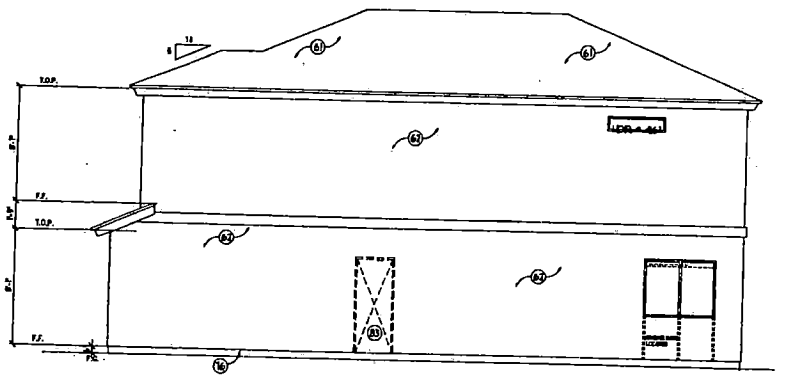
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NOTE:
WINDOW HEADERS SHALL BE 6'-8"
(UNLESS NOTED OTHERWISE)

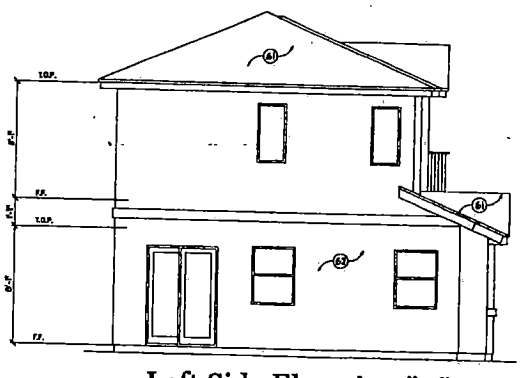
Front Elevation "A"

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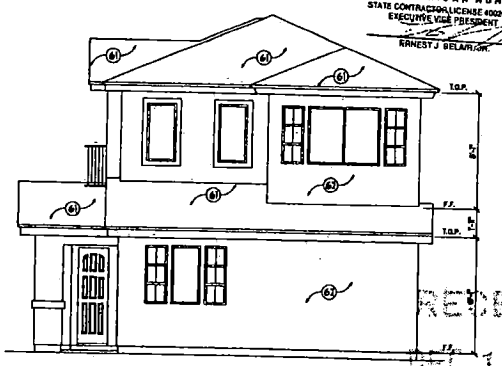


Typical Rear Elevation

SCALE: ¼" = 1'-0"



Left Side Elevation "A"



Right Side Elevation "A"

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE 40026417
EXECUTIVE VICE PRESIDENT
RANEST J BELAIR JR.

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 1 8 2004
Georgia Olson

RECEIVED
DEC 14 2

KEYNOTES

GENERAL ELEVATION NOTES

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

(61) FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (76mm) + END LAPPED 6" (152mm) ONTO THK. ORS (TYP.)
(62) STUCCO on FOAM BOARD (CBU, 4x304 on RIVERSIDE SUBWEB) WITH INDEX OF 5 (IN ACCORDANCE w/ IRC SEC. R316.5)
(63) STONE VENEER + APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.3 REQUIREMENTS (ICBO ER5644)
(64) 2x8 ROUGH SAWN FASCIA
(65) TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
(66) PROVIDE CORROSION RESISTANT METAL SCREEN w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMETER.
(67) ADDRESS PLATE @ 60" w/ OPT. COACH LIGHT @ +84"
(68) FIREBLOCKING @ +84" - TYPICAL
(69)
(70) DECORATIVE CROWN REQUIRED SIGN BAND / MINIMUM IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING. (SEE DETAIL 1/A24 & 1/A25 FOR DECK RAILING SUPPORT)
(71) BALLOON FRAME TO BOTTOM OF TRUSS
(72) LINE OF CEILING
(73) CONTINUE STUCCO TO SLAB
(74) DECORATIVE 6" ROUND CLAY PIPES
(75) OPT. PATIO COVER WITH 5" BOX COLUMNS + ROOF SLOPED 1 1/4" EVERY 1'
(76) PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED 4" ABOVE EARTH, 1" ABOVE PAVED)
(77) R-30 INSULATION (SEE DETAIL 7/A1 FOR INSULATION BAFFLE @ EAVE)
(78) 2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-13 BATT AND FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
(79) PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCERNS INFORMATION
(80) 1/2" GYPSUM BOARD
(81) 7"-12"x8" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UPC
(82) DYNAMIC CLOAKED VENT TILE @ UNIVERSAL ROOFS-G's - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFG. SPECS.
(83) OPT. SERVICE DOOR
(84) DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
(85) FIRE MANUFACTURED DECORATIVE IRON SPINE
(86) FIRE MANUFACTURED METAL ROOF WITH IRON SPINE
(87) SHUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
(88) PROVIDE CORROSION-RESISTANT SHEET METAL THAT PAINT PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R806.3)
(89) IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NOT FREE, AREA PROVIDE REVEDED ACCEPTABLE MEANS
(90) ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.019" CORROSION-RESISTANT METAL (SECT. R905.10.3)

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	8"x12"	B	12"x18"	C	14"x18"	D	14"x24"
E	14"x20"	F	18"x22"	G	18"x28"	H	18"x24"
I	22"x22"	J	20"x28"	K	24"x30"	L	30"x30"
M	30"x36"	N	36"x36"	O	6" TYP.	P	8" TYP.
Q	6" ROUND	R	8" ROUND	S	8" HALF ROUND	T	10" HALF ROUND
U	LOUVER VENT	V	CLOAKED TILE	W	2-3/4 BIRD BLK.	X	3-3/4 BIRD BLK.
Y	4-3/4	Z	5"x22"				

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

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

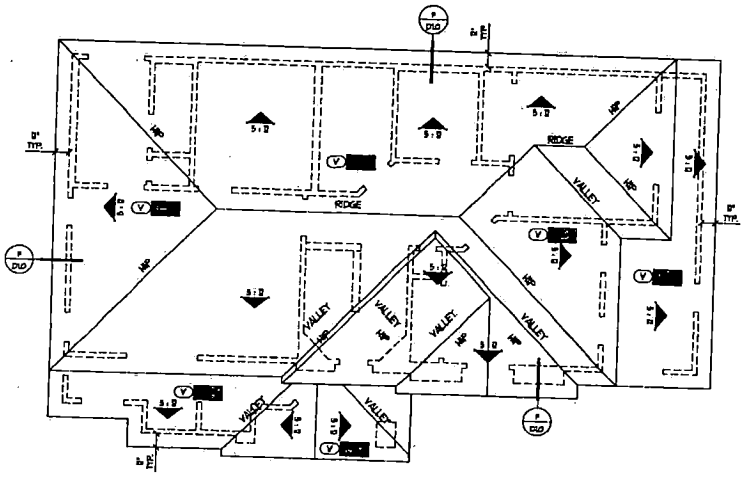
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DATE: 8-27-03

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3	01/8/04
4	02/14/04
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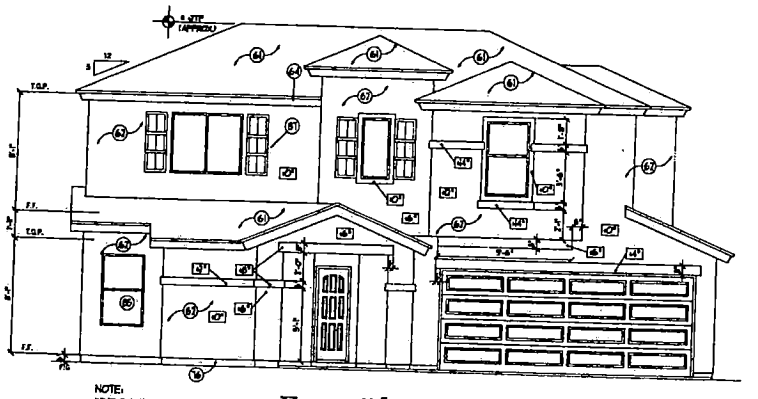
PLAN # 1357

SUBDIVISION: RIDGE COURT II 13577

SDR-5815
01/27/05 PC

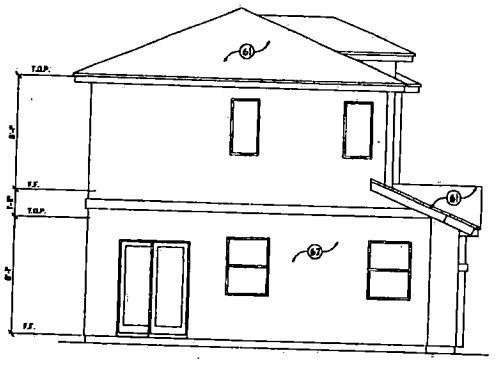


Roof Plan Elevation "A"
SCALE: 1/4" = 1'-0"

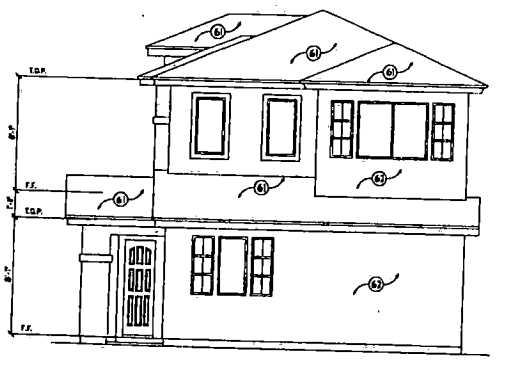


NOTE:
WINDOW HEADERS SHALL BE 84" (UNLESS NOTED OTHERWISE)

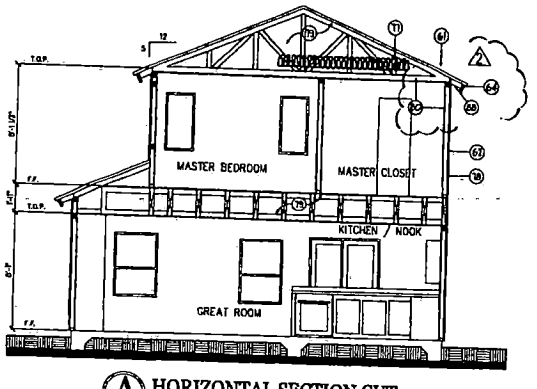
Front Elevation "B"
SCALE: 1/4" = 1'-0"



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



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



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

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STATE CONTRACTOR LICENSE #0028777
EXECUTIVE VICE PRESIDENT
ERNEST J. SEMAN, JR.

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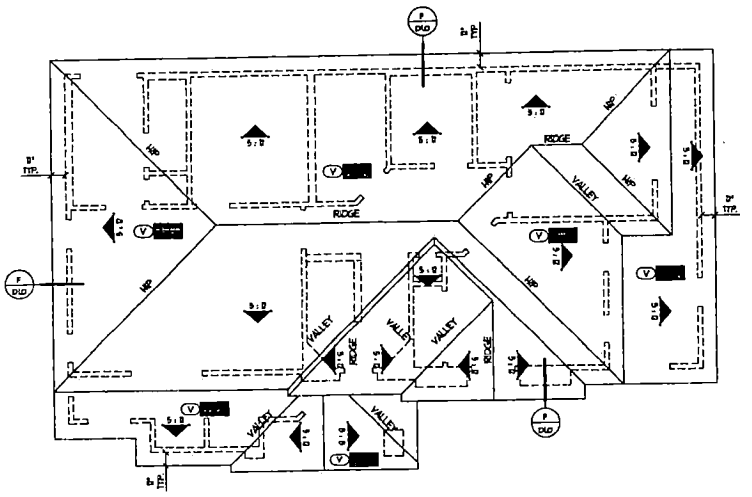
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DRAWN BY: E.O.H./R.M.O.
DATE: 8-27-03

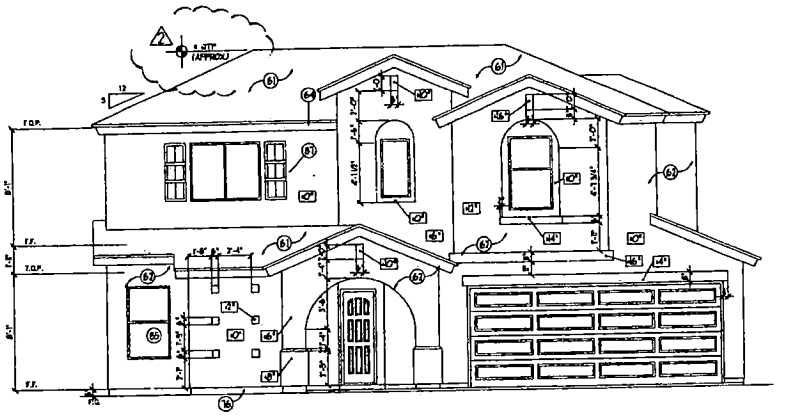
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PLAN # 1357
SUBDIVISION: RIDGE COURT II 1357A2B

SDR-5815
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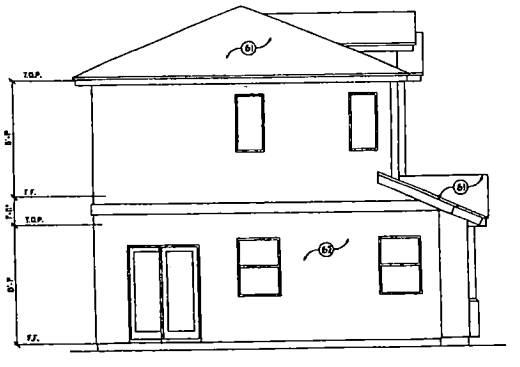


Roof Plan Elevation "A"
SCALE: ¼" = 1'-0"

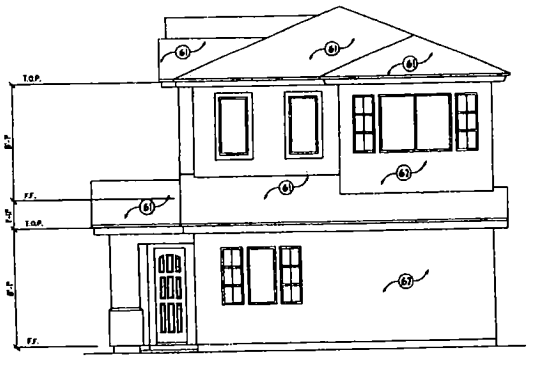


NOTE:
WINDOW HEADERS SHALL BE 84" (UNLESS NOTED OTHERWISE)

Front Elevation "C"
SCALE: ¼" = 1'-0"



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



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

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

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FEB 11 2004
Georgia Dixon

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

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

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

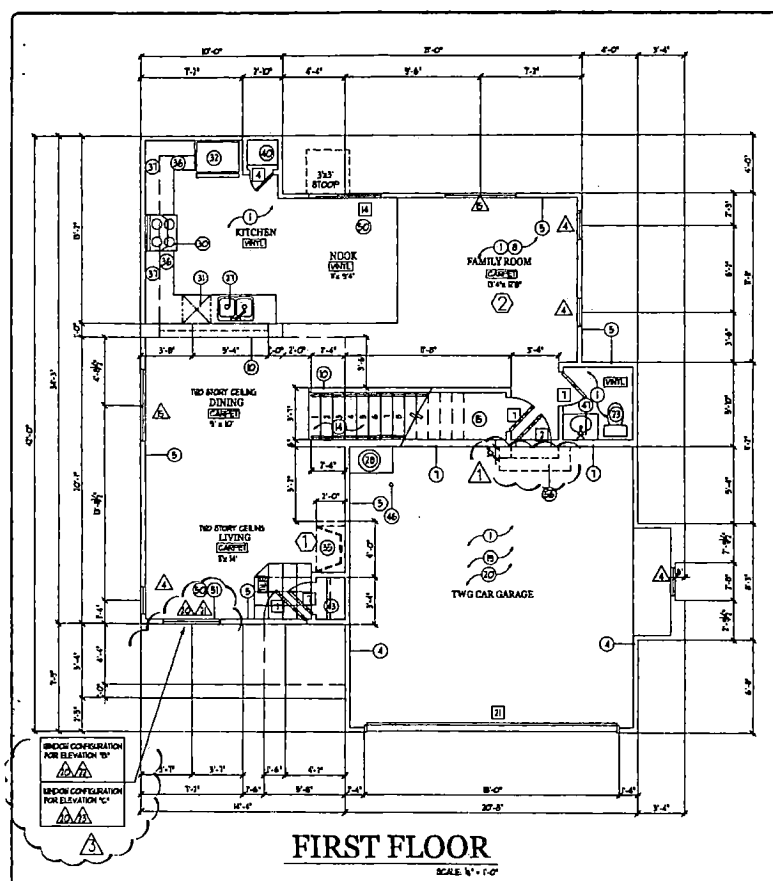
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PLAN # 1357

SUBDIVISION: RIDGE COURT II 1357A2C

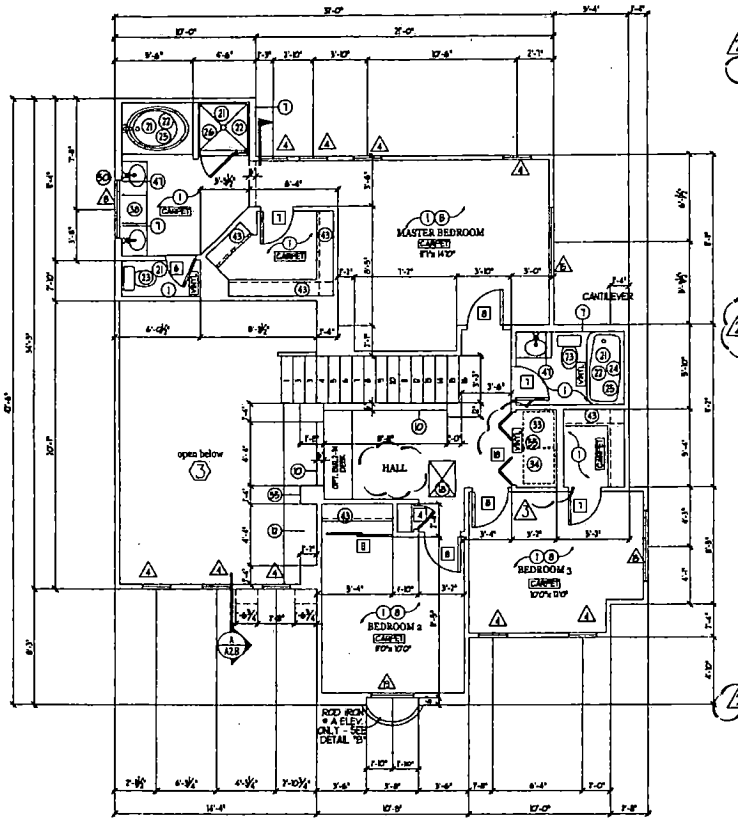
SHEET No.:

SDR-5815
01/27/05 PC



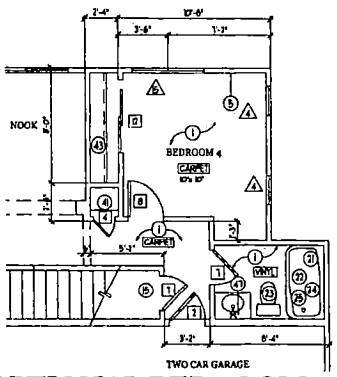
FIRST FLOOR

SCALE: ¼" = 1'-0"

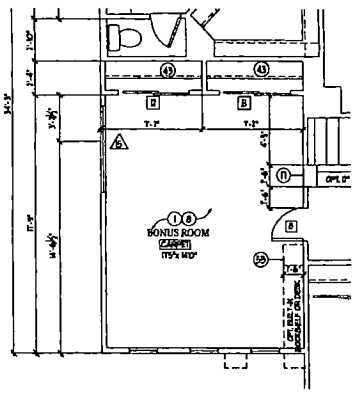


SECOND FLOOR

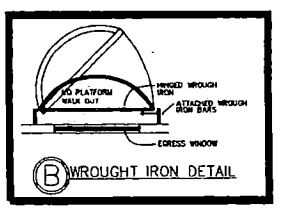
SCALE: ¼" = 1'-0"



OPTIONAL BEDROOM 4



OPTIONAL BONUS ROOM



B WROUGHT IRON DETAIL

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE NO. 0068417
EXECUTIVE VICE PRESIDENT
ERNEST E. CUEVAS, JR.

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1998 NO.R. STANDARDS.

Framing - Drywall

1. 9" FLAT CEILING (1ST FLOOR)
2. 9" FLAT CEILING (2ND FLOOR)
3. OPTIONAL VAULTED CEILING
4. LINE OF CEILING CHANGE
5. 6'-0" O.C. - TYP. + EXTERIOR LAYABLE WALL - R-13 BATT with FOAM - PROVIDE FIRERLOCKING WHERE REQUIRED
6. 2-2x6's @ 16" O.C. - TYP. + EXTERIOR LAYABLE WALL - R-19 BATT with FOAM - PROVIDE FIRERLOCKING WHERE REQUIRED
7. 2x6's @ 16" O.C. - TYP. + INTERIOR WALLS - w/ 5/8" GYPSUM BD. SEE DETAIL 6/A5 FOR DRYWALL BACKING
8. 2x6 @ 16" O.C. - TYP. + PLUMBING WALLS w/ 5/8" GYPSUM BD. SEE DETAIL 6/A5 FOR DRYWALL BACKING
9. 42" HIGH PONY WALL (OPT. 8" POMPICA TOP + FURRING OR OPT. 4x8" WOOD WRAP) WALL (O) OVER 4" POST SEE DETAIL 6/A5 + SIDE FOR RAILING (OPT.)
10. 54" LONG WALL w/ TOP + 24" ADOVE TOP OF ADJACENT TUB - PROVIDE RUBBLE CAP
11. 12" DEEP PLANT SHELF + 4x12" - RUSH CEILING CEILING TO 9'-0"
12. 24" DEEP SOFFIT w/ BOTTOM + 42" ABOVE FF + TOP + SIDE - SEE 6/A21 ELECTRICAL FOR LIGHTING SPEC.
13. WOOD HAND RAILING + 42" ABOVE THE NOSING OF TREADS AND LANDINGS STAIRS - HAVE 1 1/4" BALUSTERS + 9" RAIL SEE DETAIL 4/A5 AND 6/A5
14. PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS. (SEE DETAIL 1/A5)
15. (ELLIPTICAL AREA) - 9" DEEP SOFT ARCH
16. PROVIDE 3/4" WOOD STRUCTURAL PANELS + FLOOR TRUSS FOR CRAWL SPACE NOTE: AREA DOESN'T EXCEED 1000 SQ. FT.
17. 42" + 30" DOUBLE - PROVIDE A PERFUN 3/4" CLEAR HEAD ROOM ABOVE. (SEE DETAIL 14/D1)
18. TAPE, TEXTURE, PAINT AND BASEBOARD
19. 5/8" TYPE 'X' GYPSUM BD. + GARAGE CEILING, WALLS + SUPPORTING STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL 8/D1)
20. WATER RESISTANT GYPSUM BOARD + BACKER 7x12 + BLANK CLOSET DUTY MATERIAL WALLS

Plumbing Fixtures

21. 1/2" ø SHOWER HEAD LOCATED + 48" ABOVE FINISH FLOOR
22. BATHTUB CLOSET - PROVIDE 5'-0"MM OR EACH SIDE AND 36" (MIN) CLEAR IN FRONT - 30X30 SHC 60X72
23. SHOWER ROD LOCATED ABOVE TUB ADD ADD FOR SHOWER CURTAIN
24. 60" x 42" TUB + PAINTED DAM w/ TILE
25. 30" X 36" SLIDER w/ TEMPERED GLASS SURROUNDS
26. DOUBLE SINK w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
27. CAST METER HEATED APPLIANCE RELIEF VALVE - 3/4" BRONZE STAND DELUXE - SEE PLUMBING PLAN SHEET P1

Appliances

28. 30" GAS COOKTOP
29. 30" GAS RANGE w/ HOOD ABOVE
30. REFRIGERATOR - PIPE PLUMB FOR ICEMAKER
31. GAS DRYER - VENT TO EXTERIOR - COMPLY w/ 2000 UPC 504.3.1
32. OPT. GAS APPLIANCE FIREPLACE w/ HEARTH (4" TYPE "D" VENT OR DIRECT VENT TO EXTERIOR) SEE NOTE FOR DETAILS + INSPECTION CLEARANCES

Cabinets - Shelves

33. 24" DEEP x 36" HIGH COUNTER TOP W/4" GR SPLASH @ BACKSPLASH (SEE CABINET SPECIFICATION)
34. 12" DEEP WALL CABINETS ABOVE FURRED IN HEIGHT - SEE CABINET SPECIFICATION
35. OPEN BELOW
36. OPTIONAL BASE ANDIOR WALL CABINETS
37. 3' - 12" DEEP PANTRY WIRE SHELVES
38. 3' - 24" DEEP LINEN WIRE SHELVES
39. 3' - 18" DEEP LAUNDRY WIRE SHELF
40. 3' - 12" DEEP CLOSET WIRE SHELF
41. 3' - 24" DEEP CLOSET WIRE SHELVES

Foundations - Finishes - Misc.

42. TRUSS SHOP - SEE "FT" SHEETS FOR DETAILED INFORMATION
43. PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED - SEE PIPE BOLLARD) SEE DETAIL 4/D1
44. 12" HEAT FIREBOX
45. 36" NICHE, DIM 4x8"
46. MEDICINE CABINET
47. TEMPERED GLASS
48. SEE ELEVATIONS FOR WINDOW SIZES AND/OR LOCATIONS
49. OPT. WOOD OR ALUM. RAIL SEE ELEVATIONS
50. STRUCTURAL POST TO SUPPORT CLG-LAY BEAM ABOVE
51. SEE MECHANICAL SHEETS FOR INFORMATION
52. BRICK SILL (SEE DETAIL 1/ + 11/ ON SHEET D4)
53. SEE STRUCTURAL SHEETS FOR INFORMATION
54. PROVIDE A PERFUN OPENING TO 100 SQ. IN. FOR PURPOSES (SEE 2000 UPC SECTION 504.3)
55. CONCRETE STEPS AT GARAGE, REFER TO STRUCT. FOR SPECIFICS. (ONLY 8x24 SLAB IN GARAGE IS REQ'D.)

DOOR SCHED.

GENERAL DOOR TYPES

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

No.	TYPE	SIZE	FUNCTION	
1	B	2'-0"x6'-8"	SWING	3
2	A	2'-6"x6'-8"	SWING	
3	B	2'-8"x6'-8"	SWING	
4	C	1'-6"x6'-8"	SWING	
5	C	1'-10"x6'-8"	SWING	
6	C	2'-0"x6'-8"	SWING	
7	C	2'-4"x6'-8"	SWING	
8	C	2'-6"x6'-8"	SWING	
9	C	PAIR 2'-0"x6'-8"	SWING	
10	C	PAIR 2'-4"x6'-8"	SWING	
11	C	4'-0"x6'-8"	BI-PASS	
12	C	5'-0"x6'-8"	BI-PASS	
13	C	6'-0"x6'-8"	BI-PASS	
14	D	3'-0"x6'-8"	SLIDING	
15	D	4'-0"x6'-8"	SLIDING	
16	E	2'-6"x6'-8"	SWING-FRENCH	
17	E	3'-0"x6'-8"	SWING-FRENCH	
18	G	3'-0"x6'-8"	BI-FOLD	
19	G	4'-0"x6'-8"	BI-FOLD	
20	F	3'-0"x7'-0"	ROLL - UP	
21	F	8'-0"x7'-0"	ROLL - UP	
22	G	3'-0"x6'-8"	POCKET	
23				
24				
25				
26				

WDW. SCHED.

GENERAL WINDOW NOTES

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

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

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

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

NO.	TYPE	SIZE	FUNCTION	MARK
1	A	1'-0"x 1'-0"	FIXED	40"
2	A	1'-0"x 1'-0"	FIXED	40"
3	A	1'-0"x 1'-0"	FIXED	84"
4	A	1'-0"x 4'-0"	FIXED	84"
5	A	1'-0"x 5'-0"	FIXED	40"
6	A	1'-0"x 6'-0"	FIXED	84"
7	A	2'-0"x 2'-0"	FIXED	84"
8	A	2'-0"x 3'-0"	FIXED	40"
9	A	2'-0"x 4'-0"	FIXED	84"
10	A	2'-0"x 5'-0"	FIXED	84"
11	A	3'-0"x 1'-0"	FIXED	84"
12	A	3'-0"x 2'-0"	FIXED	84"
13	A	3'-0"x 3'-0"	FIXED	84"
14	A	3'-0"x 4'-0"	FIXED	84"
15	A	3'-0"x 5'-0"	FIXED	84"
16	A	3'-0"x 6'-0"	FIXED	84"
17	A	4'-0"x 1'-0"	FIXED	40"
18	A	4'-0"x 2'-0"	FIXED	84"
19	A	4'-0"x 3'-0"	FIXED	84"
20	A	4'-0"x 4'-0"	FIXED	84"
21	A	4'-0"x 5'-0"	FIXED	84"
22	A	4'-0"x 6'-0"	FIXED	84"
23	A	5'-0"x 2'-0"	FIXED	84"
24	A	5'-0"x 3'-0"	FIXED	84"
25	A	5'-0"x 4'-0"	FIXED	84"
26	A	5'-0"x 5'-0"	FIXED	84"
27	A	5'-0"x 6'-0"	FIXED	84"
28	A	6'-0"x 2'-0"	FIXED	84"
29	A	6'-0"x 3'-0"	FIXED	84"
30	A	6'-0"x 4'-0"	FIXED	84"
31	A	6'-0"x 5'-0"	FIXED	84"
32	A	6'-0"x 6'-0"	FIXED	84"
33	A	8'-0"x 2'-0"	FIXED	84"
34	A	8'-0"x 3'-0"	FIXED	84"
35	A	8'-0"x 4'-0"	FIXED	84"
36	A	8'-0"x 5'-0"	FIXED	84"
37	A	8'-0"x 6'-0"	FIXED	84"
38	A	10'-0"x 2'-0"	FIXED	84"
39	A	10'-0"x 3'-0"	FIXED	84"
40	A	10'-0"x 4'-0"	FIXED	84"
41	A	10'-0"x 5'-0"	FIXED	84"
42	A	10'-0"x 6'-0"	FIXED	84"

DEVELOPMENT SERVICES DEPARTMENT
Approved By:
43-119
DEC 16 2004

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

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

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TITLE: FLOOR PLAN (1st FLOOR) WITH OPTIONS

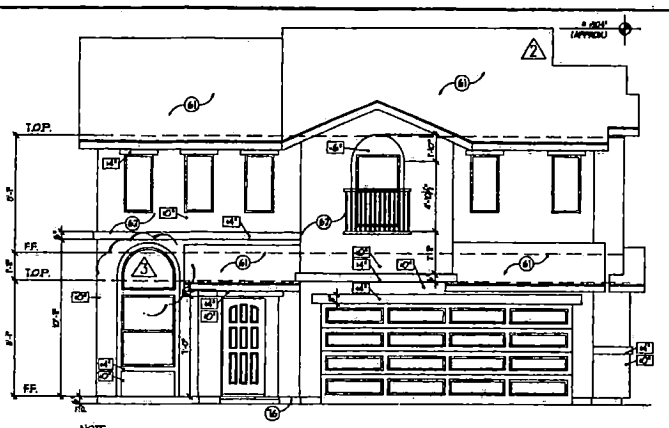
DRAWN BY: E.D.H.
DATE: 8-27-03

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PLAN # 1645

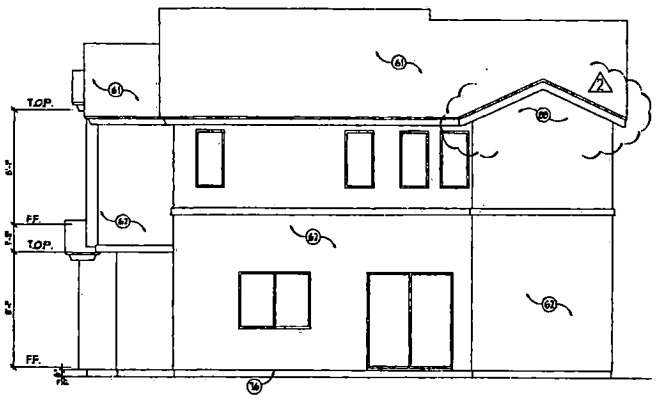
SUBDIVISION: RIDGE COURT II FOUR-7

SDR-5815
01/27/05 PC

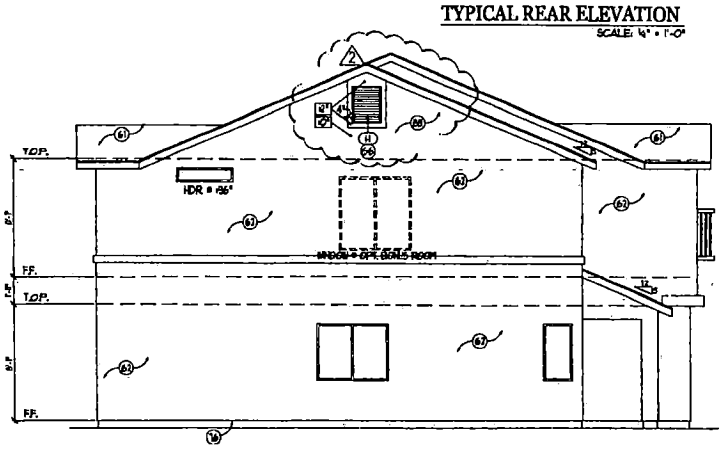


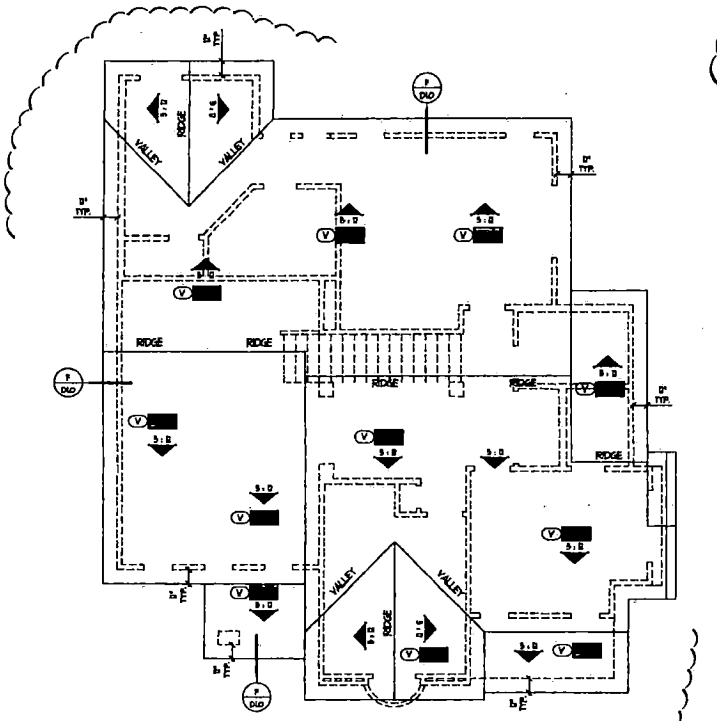
NOTE:
WINDOW HEADERS SHALL BE ⌀84"
(UNLESS NOTED OTHERWISE)

FRONT ELEVATION "A"
SCALE: ¼" = 1'-0"



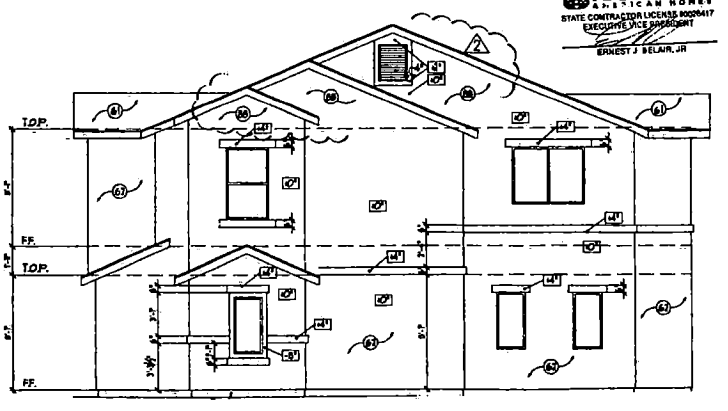
TYPICAL REAR ELEVATION
SCALE: ¼" = 1'-0"





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

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0077417
EXECUTIVE VICE PRESIDENT
ERNEST J BELAIR, JR



KEYNOTES

GENERAL ELEVATION NOTES

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

61 FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (76mm) x END LAPPED 6" (152mm) o/#21 TAR, CRS (TYP)
62 STUCCO o/FOAM BOARD I.C.B.O. #4004 o/#15 FELT BARRIER WITH INDEX OF 5 OR ACCORDANCE w/ IRC SEC. R703.7(3)
63 STONE VENEER ? APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.3 REQUIREMENTS (CERTIFICATIONS)
64 2x6 ROUGH SAWN FASCIA
65 TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66 PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
67 ADDRESS PLATE @ 60" w/ OPT. COACH LIGHT @ 66"
68 FIRESTOPPING @ 10'-0" - TYPICAL
69
70 DECORATIVE WROUGHT IRON RAIL / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING. (SEE DETAIL 1/A24 & 1/A24 FOR DECK RAILING SUPPORT)
71 BALLOON FRAME TO BOTTOM OF TRUSS
72 LINE OF CEILING
73 CONTINUE STUCCO TO SLAB
74 DECORATIVE 6" ROUND CLAY PIPES
75 OPT. PATIO COVER WITH 8" BOX COLUMNS @ ROOF SLOPED 1 1/4" EVERY 8"
76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT MESH SCREEN (4" ABOVE EARTH, 3" ABOVE PAVED)
77 R-30 INSULATION (SEE DETAIL 6/A24 FOR INSULATION BAFFLE @ EAVE)
78 2x4 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-13 BATT INS. FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCURRING INFORMATION
80 1/2" GYPSUM BOARD
81 2 - 12"x8" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UPC
82 O'HAGIN'S CLOAKED VENT TILE REMOVERAL 800-543-6135 - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFGRS SPECS.
83
84 DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85 PRE MANUFACTURED DECORATIVE IRON WORK
86 PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87 SHUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
88 PROVIDE CORROSION-RESISTANT SHEET METAL THAT POINT PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SEC. R308.3.3)
89 IN THE EVENT THAT TRUSSES PREVENT A GABLE AREA BLOCK NET FREE AREA PROVIDE REVISED ACCEPTABLE MEANS
90 ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SEC. R703.2.1)

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 18 2004
Georgia Olsen

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A	8"x8"	B	8"x16"	C	16"x16"	D	16"x24"
E	16"x[illegible]"	F	16"x32"	G	16"x48"	H	16"x64"
I	32"x32"	J	32"x48"	K	32"x64"	L	32"x80"
M	32"x96"	N	96"x96"	O	8" TRI	P	16" TRI
Q	8" ROUND	R	16" ROUND	S	12" HALF ROUND	T	16" HALF ROUND
U	CORNER VENT	V	O'HAGIN'S CLOAKED TILE	W	2-3/8" SIDE BLK	X	3-3/4" SIDE BLK
Y	4-7/8"	Z	3"x12"				

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

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

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

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

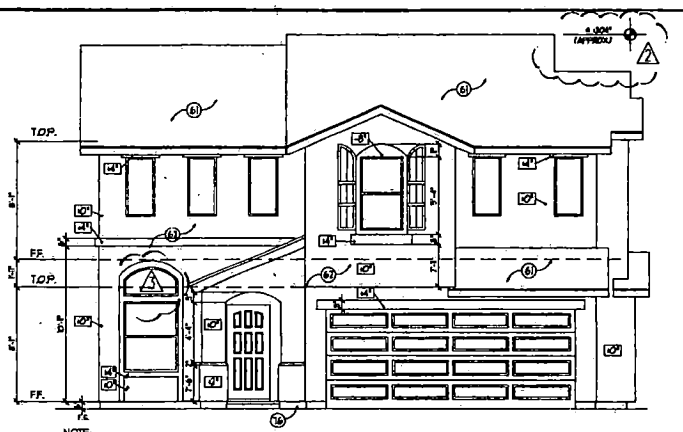
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4	01/14/04
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PLAN # 1645

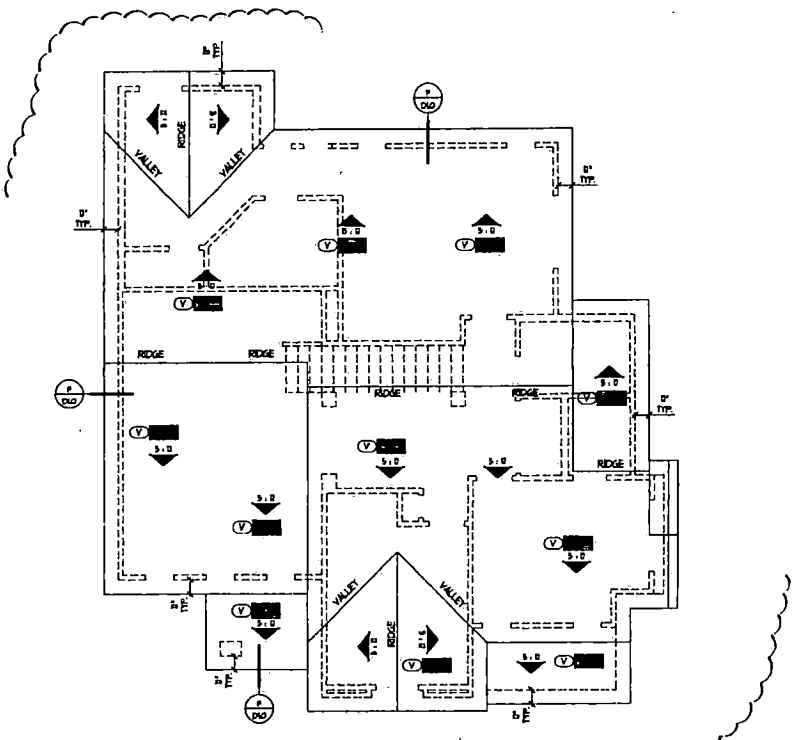
SUBDIVISION: RIDGE COURT II
1645

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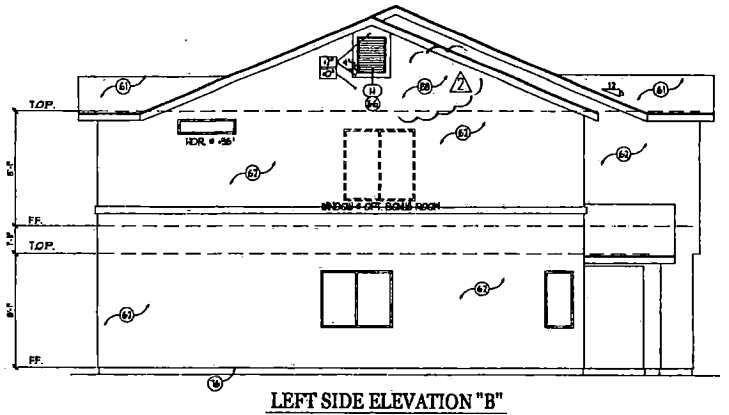
SDR-5815
01/27/05 PC



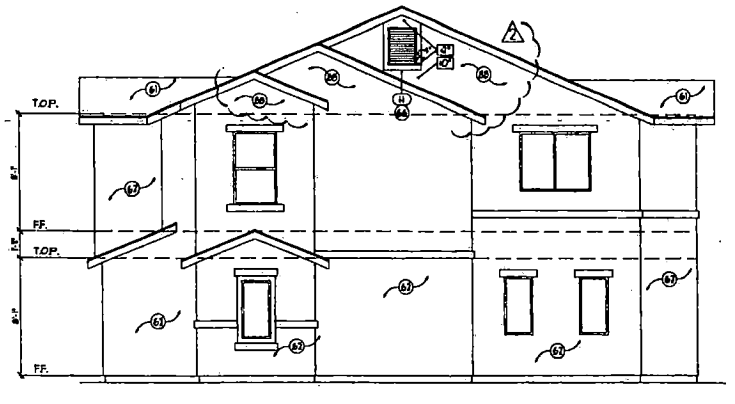
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SCALE: 1/4" = 1'-0"

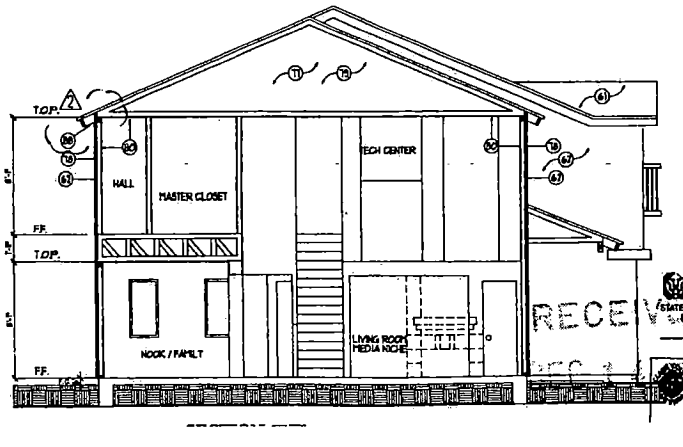


ROOF PLAN ELEVATION "B"
SCALE: 1/4" = 1'-0"



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





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

DEVELOPMENT SERVICES DEPARTMENT
Approved By
43-04
FEB 18 2004

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

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

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

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

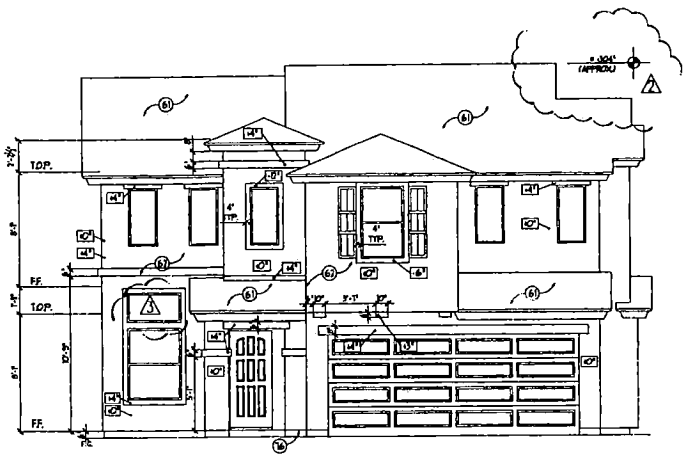
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PLAN # 1645

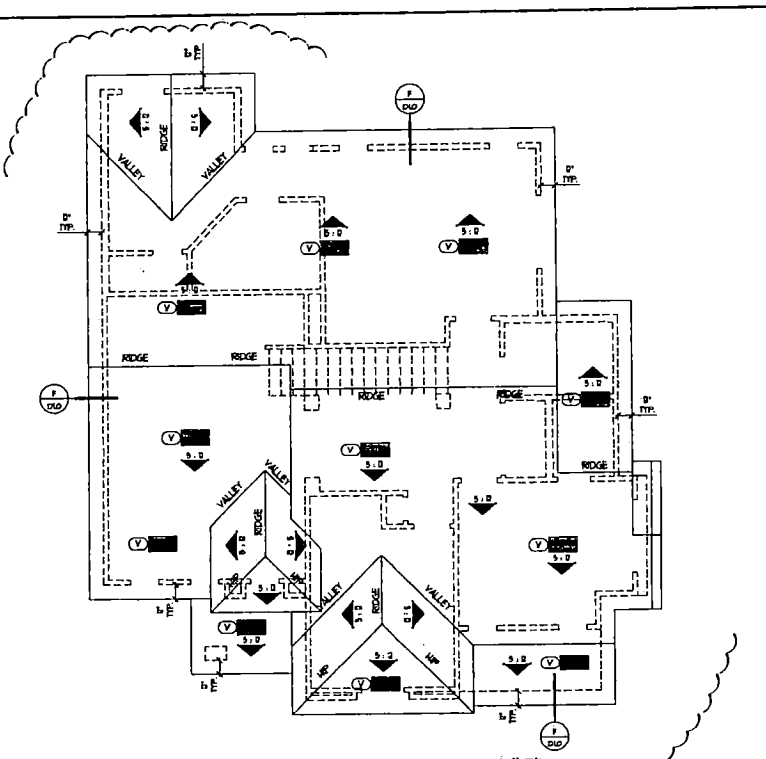
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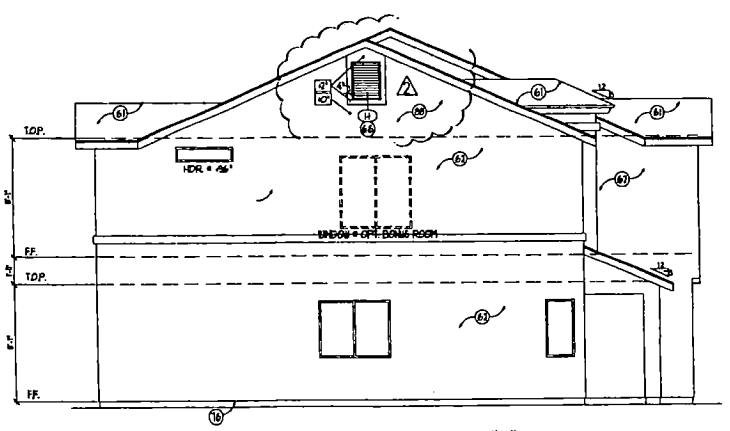
SDR-5815
01/27/05 PC



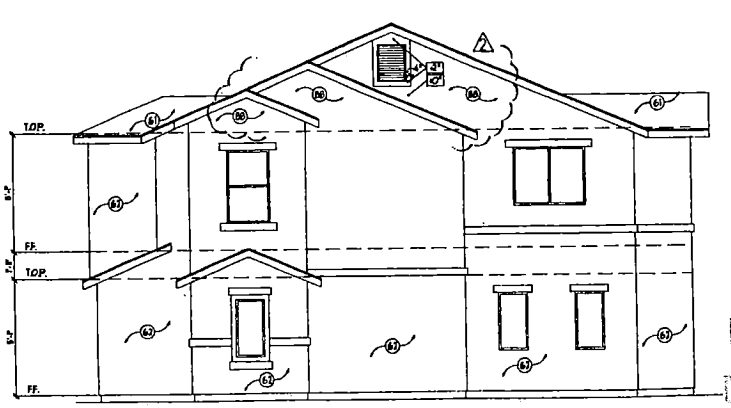
FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



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



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



RIGHT SIDE ELEVATION "C"
SCALE: 1/4" = 1'-0"

DEVELOPMENT SERVICES DEPARTMENT
Approved by
FEB 14 2005
Georgia Olson

RECORDED
DEC

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0068417
EXECUTIVE LICENSE #0068417

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

CLARK COUNTY - HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

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

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

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

SUBDIVISION: RIDGE COURT
1645

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SDR-5815 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	Planning Commission Mtg.	4
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

GARY LEOBOLD, Planning and Development Department, gave an overview of the application. Staff was concerned that the proposed lots on Balsam Street facing a sidewalk and block wall and the applicant has redesigned the site plan to address those concerns. The redesign also addressed another concern staff had about drivers cutting through the neighborhood. The redesign has reduced the project by two lots.

MINUTES – Continued:

RICHARD MORENO, 300 South 4th Street, appeared on behalf of the applicant and thanked staff for their hard work. After meeting with the neighbors and discussing their concerns, the applicant was submitting the best plan possible. He accepted all conditions.

SHERRI and HOWARD HUGHES, 5853 Rebecca Road, appeared in opposition to this application. Eight units is too much density for this area. MS. HUGHES referenced petitions that had already been submitted with over 200 signatures. The area residents would accept approximately 5 units per acre to be consistent with the neighborhood. MR. HUGHES felt the residents should be heard over the developers. CAROL LEDUC, 7575 Rome Boulevard, was disappointed that the property owner disregarded the negative impact this project has on the neighborhood. HELENE PROSSER, 6913 Glen Landing Drive, strongly opposed the items. MR. MORENO indicated the setback from MS. PROSSER'S wall to the first home of the subject site was increased to 70 feet to help alleviate her concerns.

CECILIA LAUB, 6781 Haven Hollow Avenue, spoke as a representative of the Rio Vista subdivision located directly to the north of this parcel. The subdivision residents could not support these applications without strict density restrictions not to exceed six units per acre. Two years ago the owners were collecting signatures in support of a rezoning the subject site to Office (O). The residents strongly object to any two-story product or houses facing or accessing Balsam Street. She spoke on behalf of 11 individuals who were in attendance.

KRISHNA SHRIVASTAVA, 6908 Glen Landing Drive, opposed the ingress/egress on Balsam Street. He stated that the owner of the subject property opposed a project just like this two years ago. He suggested tabling the items to look at all projects proposed in the area at one time.

COMMISSIONER McSWAIN confirmed with MR. MORENO that the eastern development has homes facing Balsam Street staff and staff recommended that this subject site be designed the same way to provide continuity. The plans were revised to reflect that suggestion. COMMISSIONER McSWAIN felt that the transition was appropriate and that the impact of two-story products would be minimized by the design and setback. She confirmed with MR. MORENO that at this time, there are no plans for open space amenities.

COMMISSIONER STEINMAN questioned how the traffic would function with 40 homes accessing Balsam Street. MR. LEOBOLD explained that if the road heading north were the only way out of the project, it would substantially increase traffic there. Balsam Street is a 60-foot wide local street and staff felt this was a more satisfactory use of the area from an urban design standpoint.

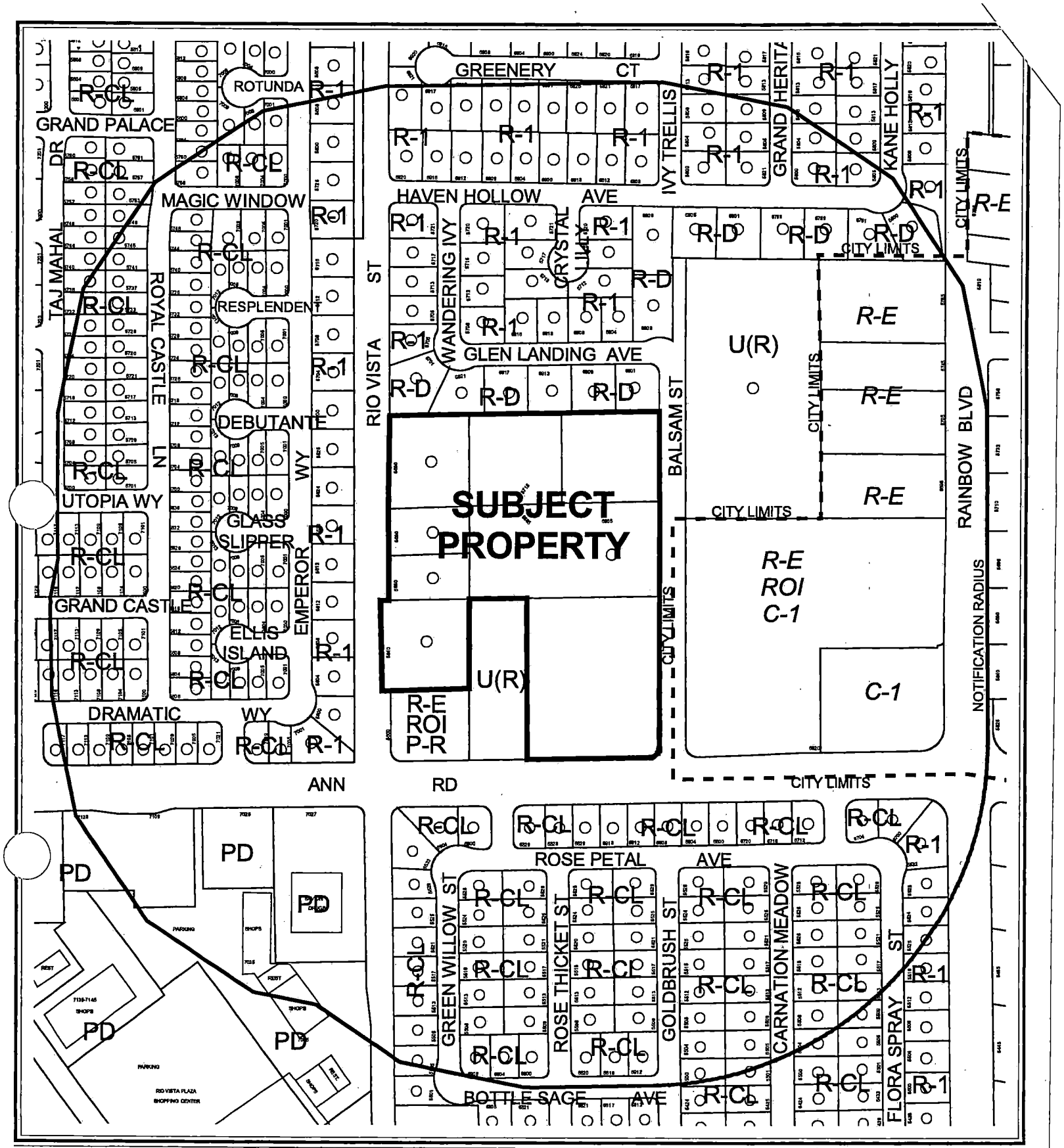
MINUTES – Continued:

VICE CHAIRMAN TRUESDELL preferred this plan to a previous proposal for an office on the site. He confirmed with BART ANDERSON, Public Works Department, that the original proposal for office had traffic exiting to Rio Vista Street and there were no opposing driveways on that street at this location. Public Works was comfortable with the proposal.

VICE CHAIRMAN TRUESDELL questioned MR. MORENO about the setback for a lot numbered as 48 on the plan. MR. MORENO indicated the applicant spoke with the adjacent property owners and there was no objection. VICE CHAIRMAN TRUESDELL said he would prefer to eliminate that lot and include that area in the open space. MR. MORENO offered to move the home from lot 48 to another area currently designated as open space. The Vice Chairman said he would prefer not moving the home but eliminating it. The applicant agreed.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

(7:37 – 8:04)



0 300 600 Feet

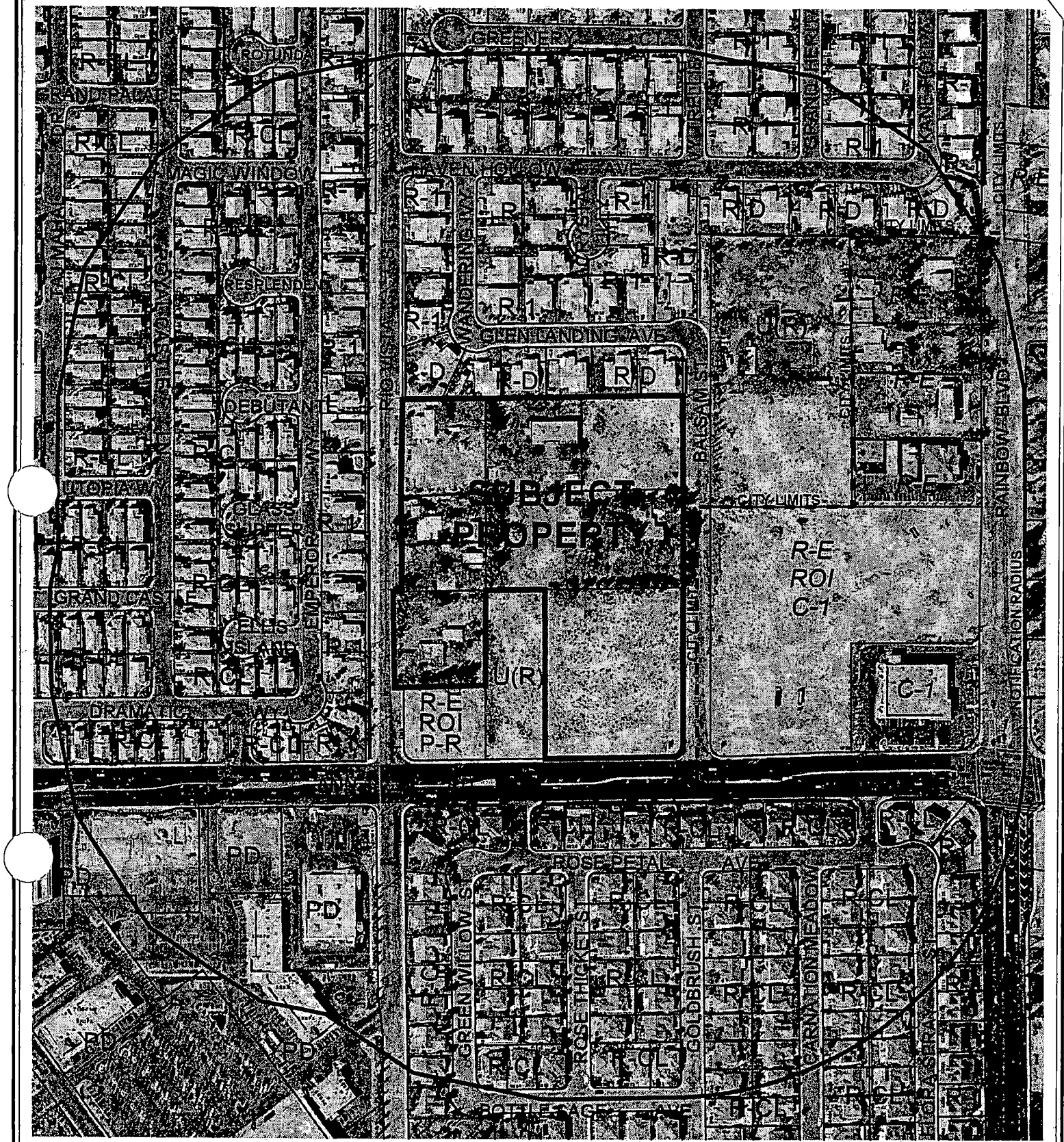
CASE: **GPA-5820**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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

N



CASE: **GPA-5820**

RADIUS: 750 FT

0 300 600 Feet

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL

** CONDITIONS **

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

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of 10.76 acres adjacent to the northwest corner of Ann Road and Balsam Street from O (Office) to ML (Medium-Low Density Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential land uses (if residential) with a maximum density of 3 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject property was designated for DR (Desert Rural Density) uses at that time.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses, (if residential - with a maximum density of 2 dwelling units per acre).
04/24/03	ZON-1987 Request is for rezoning from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. Staff recommended denial.
05/22/03	Planning Commission recommended denial for rezoning: ZON-1987.
06/18/03	City Council approved request for rezoning: ZON-1987.
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to be considered with companion items.

SR

02/10/05 The Planning Commission will hear a companion Rezoning (ZON-5880) and Site Development Plan Review (SDR-5881).

DETAILS OF APPLICATION REQUEST

Site Area: 10.76 Acres

EXISTING LAND USE

Subject Property	Office
North	Single Family Dwellings
South	Single Family Dwellings
Southwest	Drug Store, Shops
East	Rural Single Family, Undeveloped, Clark County Commercial
West	Single Family Dwellings

PLANNED LAND USE

Subject Property	O (Office)
North	R (Rural Density Residential)
South	ML (Medium Low Density Residential)
Southwest	SC (Service Commercial)
East	R (Rural Density Residential)
West	L (Low Density Residential)
	ML (Medium Low Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates), O (Office)
North	R-D (Single-Family Residential-Restricted)
South	R-CL (Residential Compact-Lot)
Southwest	PD (Planned Development)
East	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
West	R-1 (Single-Family Residential)
	R-CL (Residential Compact-Lot)

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

DEFINITIONS

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

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

ML (Medium Low Density Residential) (5.6 to 8 units/gross acre.) The Medium Low Density Residential category permits a maximum of 8 units per gross acre. This density range permits: single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as infill.

PCD (Planned Community Development) (2 to 8 units/gross acre.) The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from 2 to 8 units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of 2 units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD (Planned Community Development).

Projects in undeveloped areas that are greater than 80 acres in size require a master plan PD (Planned Development) zoning. Projects less than 80 acres in size are not allowed within the PCD (Planned Community Development); however, infill projects may receive a waiver from this requirement.

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

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

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

INTERAGENCY ISSUES

No interagency issues.

ANALYSIS

The proposed development is located near Ann Road, Rio Vista Street, and Balsam Road. Currently, the property is adjacent to single-family residential to the north, south, and west. A similar project is proposed east of the subject site across Balsam Road. The proposed change to the General Plan Land Use designation to Medium-Low Density Residential, which would allow for 5.6 – 8 units per acre is an appropriate and compatible addition to the surrounding area.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The proposed ML (Medium-Low Density Residential) allows a proposed density of up to 8.0 dwelling Units Per Acre and is compatible with the adjacent R (Rural) at 2.1-3.5 dua, L (Low Density Residential) at 3.5-5.5 dua, and ML (Medium-Low Density Residential) zoned parcels.

SR

In regard to "2": The proposed General Plan Amendment would allow zoning districts that would be compatible with the existing adjacent zoning districts. Parcels adjacent to the site are zoned R-D (Single-Family Residential) and U (R) (Undeveloped Rural), which allow a maximum density of up to 3.5 units per acre, R-CL (Residential Compact-Lot), which allows a maximum density of 8 units per acre, and R-1 (Single-Family Residential), which allows a maximum of 5.5 units per acre. If the proposed General Plan Amendment were approved, it would allow for zoning districts with densities up to 8.0 Units Per Acre.

In regard to "3": The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 W. Cheyenne, located at the northwest corner of Cheyenne and Metro Academy Way, (west of Grand Canyon). A fire station is located at Lone Mountain Road and Rainbow Boulevard is the closest city facility to the site.

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

*The applicant has revised the request from MLA (Medium-Low Attached Density Residential) to ML (Medium-Low Density Residential) from the meeting on January 27, 2005. This may have affected the comments and concerns mentioned at the neighborhood meeting of January 5, 2005.

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on January 5, 2005 a neighborhood meeting sponsored by the applicant was held. Fourteen persons attended and had the following comments:

- Too much density
- Traffic concerns
- Do not close Balsam
- Home sizes are smaller than surrounding neighborhoods
- School capacity may not be sufficient
- They like the landscape buffer along the northern boundary of the property

Of the 14, all agree they would like residential, roughly one-half were opposed to the density.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 310 (1/27/05 PC)

APPROVALS 1

PROTESTS 1

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5820** APN: 125-27-802-014

Name of Property Owner: _____

Name of Applicant: RCD HOLDINGS, LLC

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

_____Yes _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: 125-27-802-014

Signature of Property Owner/Authorized Agent: _____

Print Name: Donald O. Burnett

Subscribed and sworn before me

This 9 day of DECEMBER, 20 04

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
AUDREY J. CARRIZZO
No. 88-3468-1 My Appointment Expires July 17, 2008

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802 005 & 008

Name of Property Owner: Creative Dream Catchers LLC

Name of Applicant: Judie Collins

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

_____ Yes NO No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Jil Windsor

Print Name: JIL WINDSOR

Subscribed and sworn before me

This 10TH day of DECEMBER 2004

Notary Public in and for said County and State

DAVID J. GARSKE
Commission # 1390747
Notary Public - California
Santa Cruz County
My Comm. Expires Dec 17, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Les & Joan LLC

Name of Applicant: RCD HOLDINGS, LLC

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Lawrence Powers

Subscribed and sworn before me

This 7TH day of DEC., 2004

Marie C. Borkowski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARIE E. BORKOWSKI
My Appointment Expires
February 17, 2005
No: 97-0442-1

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: JAIME GONZALEZ

Name of Applicant: RCD HOLDINGS, LLC

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

_____ Yes __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: JAIME GONZALEZ

Subscribed and sworn before me

This 13 day of December 2004

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

LYNDA SALADINO
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Sept. 06, 2008
92-3293-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Judie K Collins Trust

Name of Applicant: RCD HOLDINGS, LLC

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

_____ Yes __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: Judie K Collins

Print Name: JUDIE K Collins

Subscribed and sworn before me

This 8th day of December, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-81581
My Appt. Expires April 22, 2007

Revised 2/12/02

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802-009

Name of Property Owner: Prince Family [redacted] LP

Name of Applicant: RCD HOLDINGS, LLC

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

____ Yes X No

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

City Official: N/A

Partner(s): _____

APN: _____

PRINCE FAMILY LP, by Mary Susan Steele, Managing Member of CANDY CANE LLC, General Partner

Signature of Property Owner/Authorized Agent: Mary Susan Steele

Print Name: Mary Susan Steele

Subscribed and sworn before me

This 7th day of December, 2004.

Walter N. Prince

Notary Public in and for said County and State

WALTER N. PRINCE, Notary Public Los Angeles County, CA

WALTER N. PRINCE
Comm. # 1332558
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Nov. 30, 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Susan Shellenbarger

Name of Applicant: RCD HOLDINGS, LLC

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Susan Apathy Shellenbarger

Print Name: Susan Apathy Shellenbarger

Subscribed and sworn before me

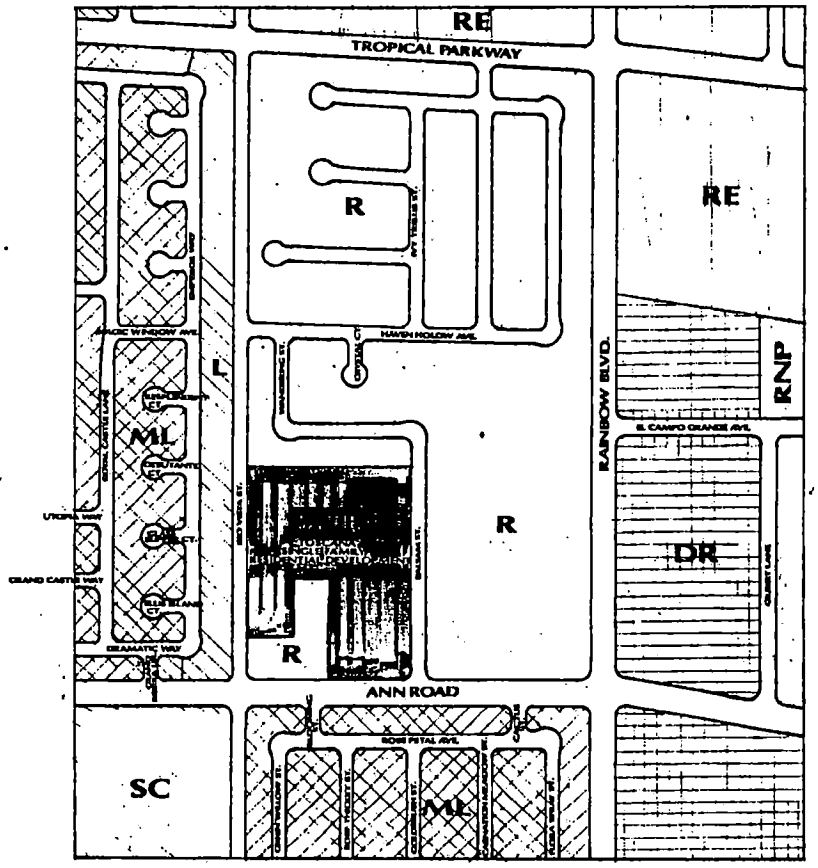
This 8th day of December, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-61581
My Appt. Expires April 22, 2007

Revised 2/12/02



"TOSCANA" SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATION MAP

NO SCALE

GENERAL PLAN
DESIGNATIONS LEGEND

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

PROJECT SITE

RECEIVED

JAN 18 2005

GPA-5820

1-27-05 PC

1/14/05

REVISED
1-18-05



GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL
NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05



GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL
NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05

Toscana

Justification Letter

It is the intention of RCD Holdings, LLC to take the 8 subject properties, that have newer housing all around, and create an attractive, mid level, 2 story detached, single-family housing community of 86 homes. We feel certain this new housing community will support, and more than likely enhance, the values of the surrounding neighborhoods by eliminating the outdated homes that currently exist, as well as build upon the vacant land that exists. The two abandoned and boarded up structures currently standing on Rio Vista will be replaced with new homes. The vacant land that serves those who wish to dump unwanted items will be replaced with new homes. We will be providing a community park that will allow the resident children to play. The appearance of the Ann Road corridor will be greatly enhanced by creating a Transportation Trail along our southern perimeter. In addition, by designing this housing community's main entrance on Ann Rd., we feel that traffic flow for the existing neighbors will not be hindered. Likewise, a 30' greenbelt running the full width of the Northern perimeter wall is being constructed in an attempt to ensure that the neighbors, contiguous on the north, will continue to enjoy a feeling of privacy.

With the elimination of the current general plan of Commercial 'O', and the replacement of residential ML, this location will be built upon more consistently with the original master plan and intentions of the city. Additionally, this change will be in keeping with the existing residential zoning around the subject property.

RECEIVED

JAN 18 2005

REVISED
1.18.05

GPA-5820

11/16/05

Dear Sirs:

We approve of all of the enclosed plans.

Joan Konya
Cynthia O'Brien
6824 Rosa Petaluma
JU, Inc 89130

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

January 18, 2005

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

Dear Gary Leobold, Planning Supervisor,

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

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

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

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

Sincerely,

Walter Nieczkowski

5509 GOLDBRUSH STREET
LAS VEGAS, NEVADA 89130

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Resident

Resident

6912 Glen Landing Ave. LV.
Address

GPA-5820
ZON-5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I support these changes.

Sincerely,

Darlene J. Bolka
Resident

Brian K. Wolfe
Resident

5717 Wandering Ivy St,
Address L.V. NV., 89130

(702) 363-8737

GPA-5280
ZON-5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Michael A. Cornell

Resident

Patricia M. Cornell

Resident

6900 Haven Hollow Ave

Address

GPA. 5820
ZON. 5880 A

RECEIVED

JAN 18 2005

Jan. 10, 2005

To: Las Vegas City Planning Dept.
Re: GPA & Zone Change Application #5820 for the 10.76 Acres located at Ann Rd/ Balsam St/ Rio Vista from Commercial "O" to Residential "MLA" with a zoning of RPD9.

I/We hereby submit that I/we have no objections and/or support the above request for changes.

Name	Address
Steve & Ann CRAIG	5716 WANDERING Ivy St.
Tom & Rose Gallagher	6921 Glen Landing Ave

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

HELENE PROSSER
Name

Helene Prosser
Name

6913 Glen Landing Ave
Address 89130

GPA-5820
ZON-5880
STR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Donald F. Sutton
Name

LeRae Sutton
Name

5701 Wandering Bay St.
Address

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Name

Anita M. Gallegos
Name

6912 Glen Landing Ave
Address

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Tom Gallagher
Name

Name

821 Glen Landing
Address

GPA- 5820
ZON - 5880
SDR- 5881

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

ZON-5880 - REZONING RELATED TO GPA-5820- PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	50	Planning Commission Mtg.	4
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – Motion carried with GOYNES voting NO

To be heard by City Council 3/16/2005

MINUTES:
See Item 15 [GPA-5820] for related discussion on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

(7:37 – 8:04)

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 16 – ZON-5880

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).

Public Works

5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.

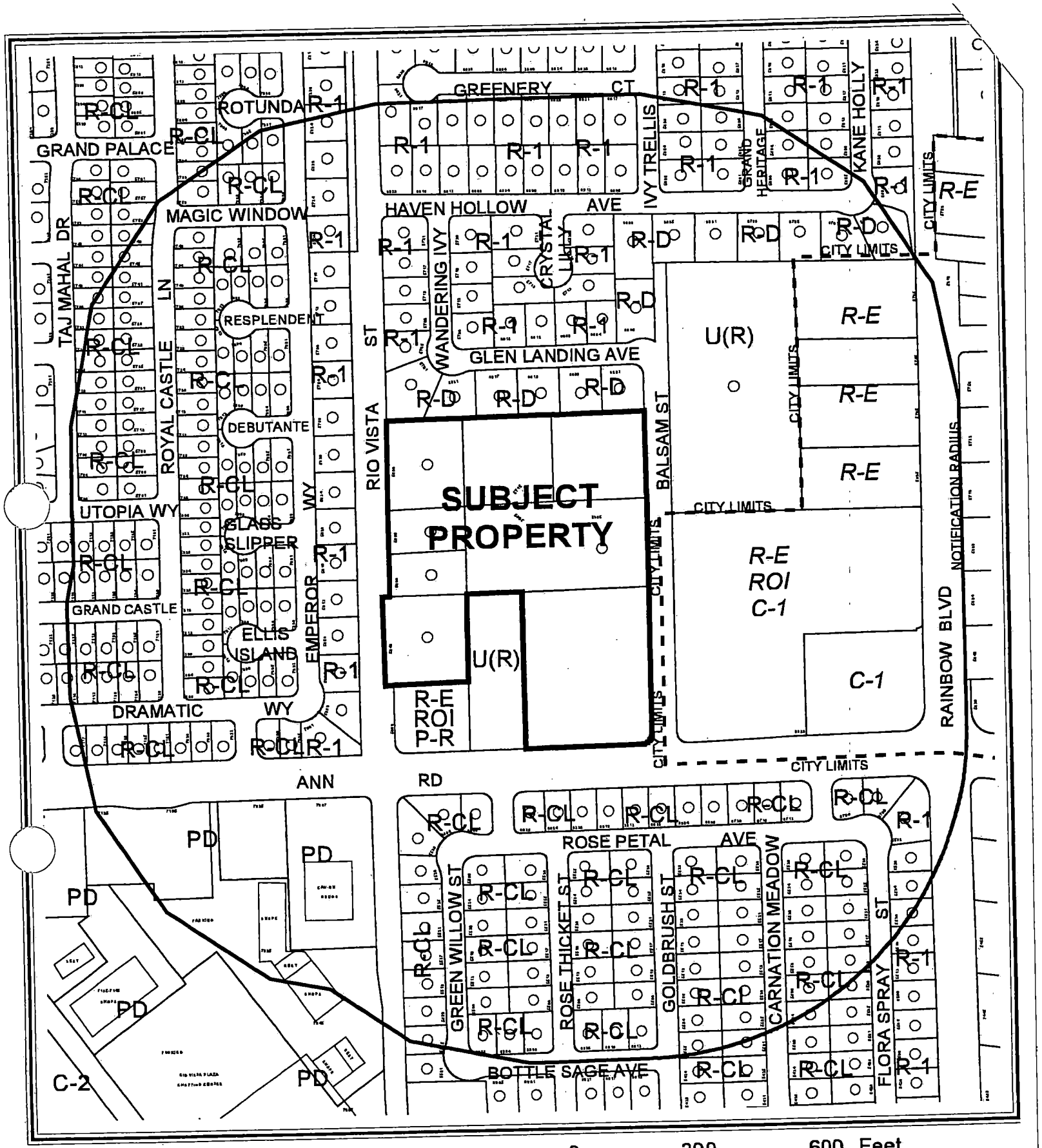
6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. 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).

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. 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

CONDITIONS – Continued:

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: **ZON-5880**

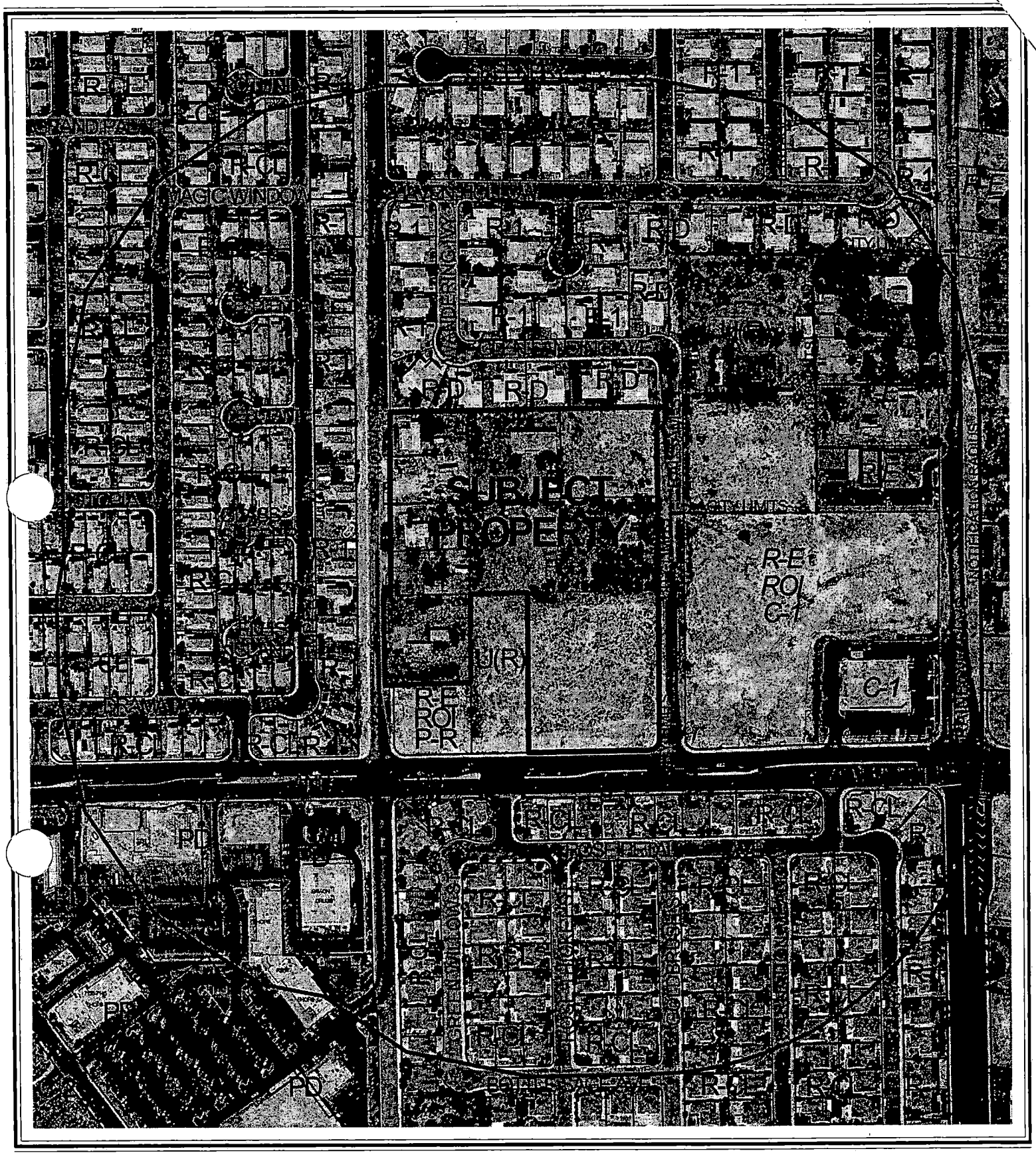
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE)

ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)



0 300 600 Feet

N

CASE: **ZON-5880**
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE)

ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5880 - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).

Public Works

5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.

6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. 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).

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.

BTS

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

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [O (Office) General Plan Designation] Under Resolution of Intent to O (Office), R-E (Residence Estates) Zone Under Resolution Of Intent To O (Office) To: R-PD8 (Residential Planned Development - 8 Units per acre) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

B) Applicant's Justification

The applicant states that the new housing community will enhance the value of the surrounding neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

02/19/03 The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.

06/18/03 The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.

01/27/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to be considered with companion items.

02/10/05 The Planning Commission will here a companion Rezoning (ZON-5880) and Site Development Plan Review (SDR-5881).

BTS

B) Pre-Application Meeting

12/03/04 The following items were discussed at the pre-application meeting.

- Multi-use transportation trail required along Ann Road
- Site needs a flood study and off-site improvements
- (MLA) Medium Low Attached General Plan Amendment required.
- R-PD9 which permits 9.49 dwelling units per acre

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.76

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	O (Office)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential) and ML (Medium Low Density Residential
East:	R (Rural Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office)
North:	R-D (Single Family Residential-Restricted)
South:	R-CL (Single Family Compact-Lot)
East:	U (Undeveloped) Zone R [(Rural Density Residential) General Plan Designation]
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified O (Office) land use category. The property is zoned U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office). The proposed development of 86 single-family lots on 10.76 acres, which generates a density of development of 8.0 dwelling units per acre, is permitted within the ML land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 units per acre.

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

A Multi-Use Transportation Trail is identified along the north side of Ann Road, on the southern edge of the subject site. The developer will be required to include this trail as part of the companion Site Development Plan review (SDR-5881) and to develop that segment of the trail as part of this development.

FINDINGS

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

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

   This subsequent General Plan Amendment (GPA-5820) is proposed to ML (Medium-Low Density Residential) on the Centennial Hills Sector of the General Plan. If the proposed amendment is approved, the proposed R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning will be compatible with this land use designation.

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

   The proposed single-family detached dwellings on this site will be similar in style with other development in the area and therefore will be compatible with the surrounding land uses and zoning districts.

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

   The R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning on the subject site is appropriate as it allows for the continuation of the existing single-family development to the around the development. The project in terms of design will be most compatible with the development along Balsam Street.

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

   The site is accessed from Rio Vista Street, a Secondary (80-foot) Collector, Balsam Street, a Local Collector (60-foot) Street and Ann Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. These streets are adequate to serve the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 310 – Mailed with SDR-5881

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-002

Name of Property Owner: SUSAN SHELLENBARGER

Name of Applicant: RCD Holdings LLC

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

_____ Yes 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: Susan Shellenbarger

Print Name: Susan Shellenbarger

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815581
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-003

Name of Property Owner: Gonzalez Family Trust

Name of Applicant: RCD Holdings LLC

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jaime Gonzalez

Subscribed and sworn before me

This 27 day of Dec, 2004

_____
Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03615561
My Appt. Expires April 22, 2007

Revised 12-03-04

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-004

Name of Property Owner: Les & Joan LLC

Name of Applicant: RCD Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: LAWRENCE POWELS

Subscribed and sworn before me

This 27 day of Dec., 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815081
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-005 & 008

Name of Property Owner: Creature Dream Catchers LLC

Name of Applicant: RCD Holdings LLC

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jil Windsor

Print Name: Jil Windsor

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 02-61581
My Appt. Expires: April 22, 2007

Revised 12-03-04

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-009

Name of Property Owner: Prince Family LLP

Name of Applicant: RCD Holdings LLC

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mary Susan Steele

Print Name: Mary Susan Steele

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815981
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-012

Name of Property Owner: JUDIE KOLLINS

Name of Applicant: RCD HOLDING LLC

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JUDIE KOLLINS

Subscribed and sworn before me

This 27 day of Dec, 2004

_____
Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03615[illegible]
My Appt. Expires April 22, 2007

Revised 12-03-04

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-014

Name of Property Owner: Borsack Group Inc

Name of Applicant: RCD Holdings LLC

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Donald D. Borsack

Subscribed and sworn before me

This 12 day of Dec, 2004

_____
Notary Public in and for said County and State

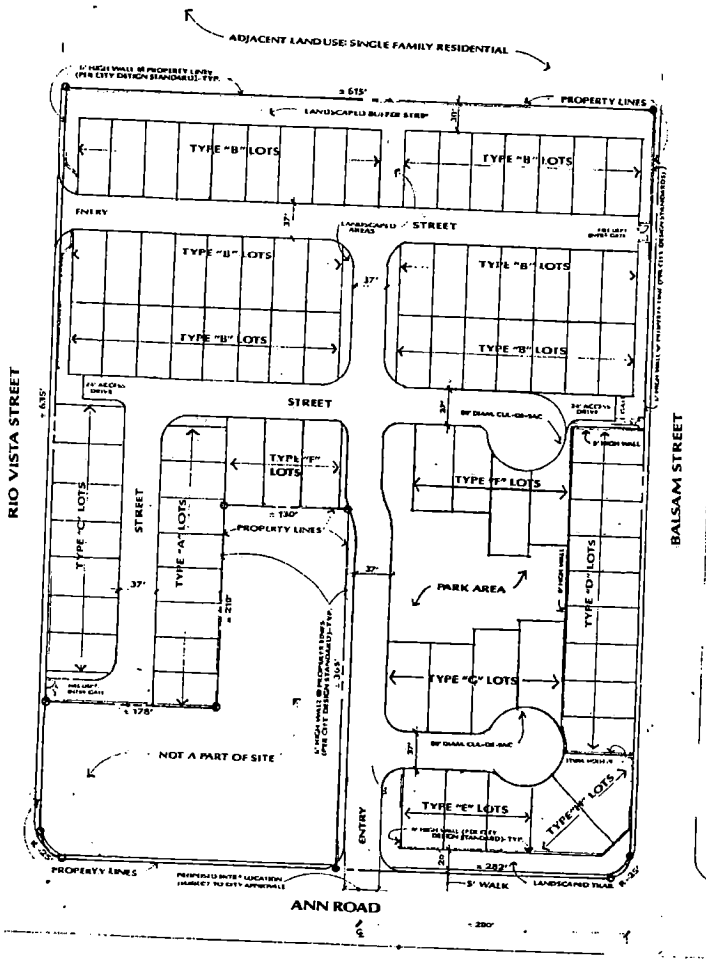
LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 04-85221
My Appt. Expires April 22, 2007

Revised 12-03-04

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"TOSCANA"
SINGLE FAMILY RESIDENTIAL DEVELOPMENT

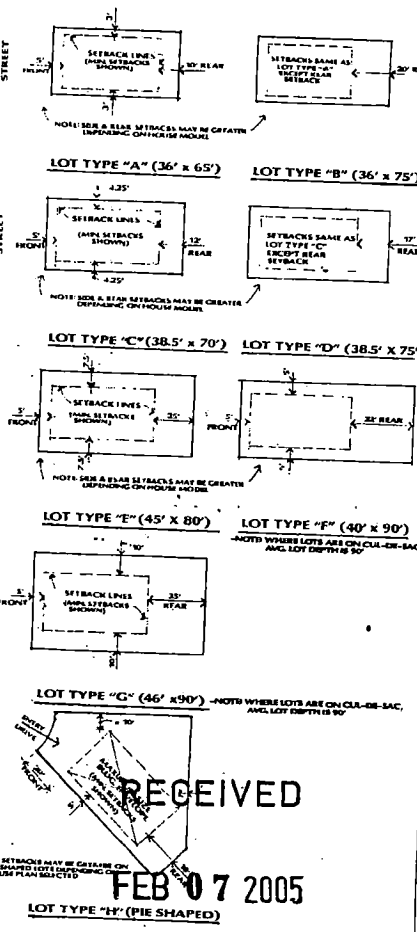
VICINITY MAP



SITE PLAN 1"=60'-0"

SITE TABULATION

TOTAL ACREAGE= 19.49 (NET)
:10.76 (GROSS)
LOTS PER GROSS ACRE= 8
TOTAL NUMBER OF LOTS= 86
LOT SIZES:
TYPE "A"=2340 SQ. FT. (8 LOTS)
TYPE "B"=2700 " " (46 LOTS)
TYPE "C"=2695 " " (7 LOTS)
TYPE "D"=3080 " " (9 LOTS)
TYPE "E"=3600 SQ. FT. (3 LOTS)
TYPE "F"=3600 " " (7 LOTS)
TYPE "G"=4500 " " (4 LOTS)
TYPE "H"=4100 " " (2 LOTS)
TOTAL OPEN SPACE (LANDSCAPED) =± 3.6 ACRES (TOTAL REQUIRED OPEN SPACE= 1.42 ACRES)
(INCLUDES 20' LANDSCAPED TRAIL ALONG ANN RD.)
PARKING: 2 CARS PER RESIDENCE (WITHIN 2-CAR GARAGES) 184 CARS



REVISIONS	BY

Architecture Design and Development

SITE PLAN

Date
Scale
Drawn
Job
Sheet
Of Sheets

RECEIVED
FEB 07 2005

ZON-5880
SDR-5881
02-10-05 PC
REVISED 02-07-05



ZON-5880 - APPLICANT: RCD HOLDINGS, LLC - OWNER: JUDIE K. COLLINS, ET AL
NORTHEAST CORNER F RIO VISTA STREET AND ANN ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05

Toscana

Justification Letter

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

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

ZON-5880

CICELIA KAY & E. BRYAN LAUB
6781 HAVEN HOLLOW DRIVE
LAS VEGAS, NEVADA 89130
PHONE: (702)870-6742
FAX: (702)870-5992

31 January 2005

Planning and Development Dept.
Current Planning Division
Development Services Center
731 So. Fourth Street
Las Vegas, NV 89101

Re: SDR-5881
ZON-5880

To Whom It May Concern:

This is to object to the zoning change and land use application as referenced above. The development as proposed is not consistent with the surrounding neighborhood and because of the high density (and 8 units to an acre is high density) the impact by the vehicular traffic would be unacceptable. We are already inundated with traffic on Ann Road and it is only going to get worse with the completion of the developments on Azure and Rio Vista as well as the developments on Tropical and Allen. Add to this what they want to build on the corner of Rainbow and Ann (ZON-5809, GPA-5804, VAR-5810).

If Ms. Collins was truly concerned with the area, she could build something like the Promenade at Meadows Lane i.e. single-story, attached garages and adults 60 and over only. This would eliminate some of the traffic and there would be no impact on the schools.

Respectfully,

Cicelia K. Laub E. Bryan Laub Raymond Pendergrass Robbin Buscher

ZON-5880 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

HELENE PROSSER
Name

Helene Prosser
Name

6913 Glen Landing Ave
89130
Address

GPA-5820
ZON-5880
STR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Donald F. Sutton
Name

LeRae Sutton
Name

5701 Wandering Bay St.
Address

GPA-5820
ZON-5880
SDR-5881
P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Name

Anita M. Gallegos
Name

6912 Glen Landing Ave
Address

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Tom Gallagher
Name

Name

Address

GPA- 5820
ZON - 5880
SDR - 5881

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Resident

Resident

6912 Glen Landing Ave. LV.
Address

GPA - 5820
ZON - 5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I support these changes.

Sincerely,

Darlene J. Bolka
Resident

Brian K. Wolfe
Resident

5717 Wandering Ivy St,
Address L.V. NV., 89130

(702) 363-8737

GPA-5820
ZON-5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Michael A. Cornell

Resident

Patricia M. Cornell

Resident

6900 Haven Hollow Ave

Address

GPA. 5820
ZON. 5880 A

RECEIVED

JAN 18 2005

Jan. 10, 2005

To: Las Vegas City Planning Dept.
Re: GPA & Zone Change Application #5820 for the 10.76 Acres located at Ann Rd/ Balsam St/ Rio Vista from Commercial "O" to Residential "MLA" with a zoning of RPD9.

I/We hereby submit that I/we have no objections and/or support the above request for changes.

Name	Address
Steve & Ann CRAIG	5716 WANDERING Ivy St.
Tom & Rae Gallagher	6921 Glen Landing Ave

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

SDR-5881 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5820 AND ZON-5880 - PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL - Request for a Site Development Plan Review FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) Zone under Resolution of Intent to O (Office) Zone, [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) Zone], Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions and adding the following condition:
- ***The approval shall be for a maximum of 90 single-family lots pursuant to the plans submitted at the 2/10/2005 Planning Commission hearing, removing the northern most lot identified as Lot 48.***

– Motion carried with GOYNES voting NO

To be heard by City Council 3/16/2005

MINUTES:
See Item 15 [GPA-5820] for related discussion on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

MINUTES – Continued:

(7:37 – 8:04)
2-241

CONDITIONS:
Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 02/07/2005 except as amended by conditions herein.

2. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.

3. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.

4. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.

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

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

7. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

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

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

CONDITIONS – Continued:

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

12. 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.

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

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

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

Public Works

16. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

17. 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.

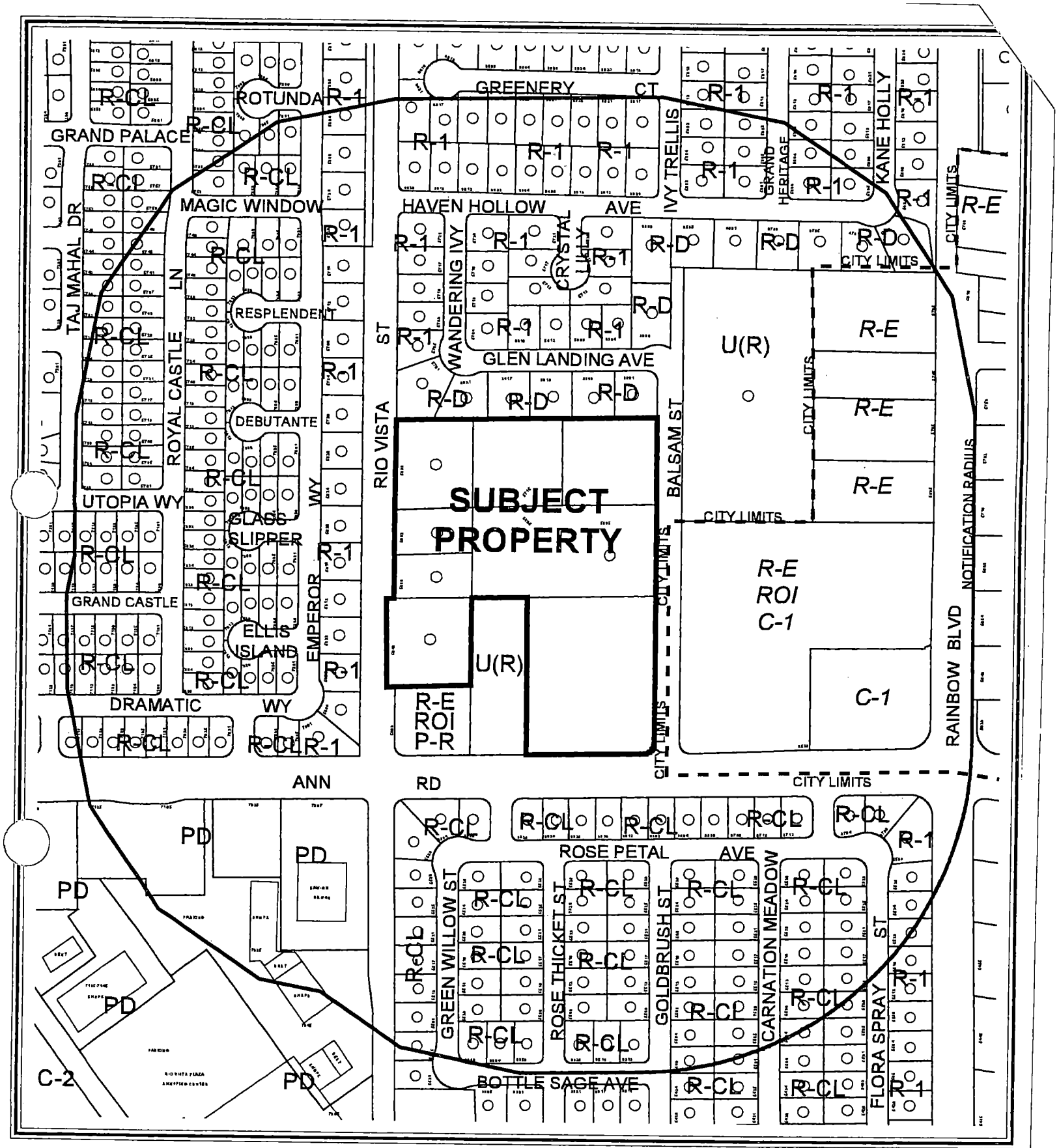
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.

20. 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

CONDITIONS – Continued:

Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.



CASE: **SDR-5881**

RADIUS: 750 FT

0 300 600 Feet

N

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE)

ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5881 - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL

** CONDITIONS **

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

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 02/07/2005 except as amended by conditions herein.

2. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.

3. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.

4. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.

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

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

7. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

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

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

12. 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.

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

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

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

Public Works

16. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

17. 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.

18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for an 86-lot single-family development on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

B) Applicant's Justification

The applicant states that the new housing community will enhance the value of the surrounding neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

02/19/03 The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.

06/18/03 The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.

01/27/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to be considered with companion items.

02/10/05 The Planning Commission will here a companion Rezoning (ZON-5880) and Site Development Plan Review (SDR-5881).

B) Pre-Application Meeting

12/03/04 The following items were discussed at the pre-application meeting.

- Multi-use transportation trail required along Ann Road
- Site needs a flood study and off-site improvements
- (MLA) Medium Low Attached General Plan Amendment required
- R-PD9 which permits 9.49 dwelling units per acre

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.76

B) Existing Land Use

Subject Property:	Single Family Dwellings and Undeveloped
North:	Single Family Dwellings
South:	Single Family Dwellings and Undeveloped
East:	Undeveloped
West:	Single Family Dwellings

C) Planned Land Use

Subject Property:	O (Office)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential) and ML (Medium Low Density Residential
East:	R (Rural Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office)
North:	R-D (Single Family Residential-Restricted)
South:	R-CL (Single Family Compact-Lot)
East:	U (Undeveloped) Zone R [(Rural Density Residential) General Plan Designation]
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified O (Office) land use category. The property is zoned U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office). The proposed development of 86 single-family lots on 10.76 acres, which generates a density of development of 8.0 units per acre, is permitted within the MLA land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 units per acre.

PROJECT DESCRIPTION

This Site Development Plan Review is for a proposed 86-lot residential subdivision on 10.75 acres. The site is accessed from Rio Vista Street, a Secondary (80-foot) Collector, Balsam Street, a Local Collector (60-foot), and Ann Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The internal streets are 37 feet wide. The average lots size is 3,327 square feet. The homes are all two-story with a maximum height of the 31 feet. The applicant exceeds Title 19 Open Space Standards by 1.2% or 5,624 square feet of open space. The total open space provided is 67,518 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	**Proposed**
Average Lot Size	3,327 s.f.
Min. Lot Width	36 Feet
Min. Setbacks	
• Front - to house	5 Feet
• Side	3 Feet
• Corner	Not indicated
• Rear	10 Feet
Max. Lot Coverage	Not indicated
Max. Building Height	2 Story / 31 Feet

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject site.

A3) Parking and Traffic Standards

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

Uses	Units	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	86-Units	2 spaces/unit	172 spaces	N/A	172 spaces	N/A

The proposed site plan meets the required number of parking spaces pursuant to Title 19.10.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer: • Min. Trees required-Ann Road	*1 Trees/ 30 Linear	11 Trees	11 Trees
• Min. Zone Width-north property line	15 Feet		30 Feet
• south property line (multi-use trail)	20 Feet		20 Feet
• Wall height	8 Feet		6 Feet

* The Las Vegas Urban Design Guidelines and Standards indicate that all single-family development adjacent to all primary and/or secondary thoroughfare shall conform to the Urban Design Guidelines. Rio Vista Street and Balsam Street are not designated as primary or secondary streets, therefore they are not subject to perimeter landscaping standards.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
10.76 acres	8	1.65	14.9 %	69,696 SF	14.4 %	67,518

The applicant exceeds Title 19 Open Space Standards by 1.2% or 5,624 square feet of open space.

B) General Analysis and Discussion

- Zoning

The R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning allows densities up to 8.49 units per acre. The proposed site plan depicts an overall density of 8.00 units per acre, which is consistent with the proposed R-PD8 (Residential Planned Development – 8 Units Per Acre) Zoning.

- Site Plan

The project consists of 86 single-family residential homes on 10.76 acres. The original site plan was inconsistent with the adjacent development to the east. The revised site plan indicates lots located along Balsam, which is consistent with the proposed neighborhood to the east. The majority of the homes within the development are accessed via Ann Road and Rio Vista Street. The homes, which front Balsam Street are accessed directly from Balsam. The organization of these lots is harmonious with the overall character of the area.

- Waivers

There are no Waivers proposed as part of this application.

- Landscape Plan

The landscape plan indicates 24-inch box Canary Island Palms, Blue Palo Verde Tree, and Native Mesquite. These trees are utilized throughout the site with an arrangement of shrubs such as; Red Yucca, Autumn Sage, and Silvercloud Texas Ranger. A (20-foot) Multi-Use Trail as identified in the Las Vegas 2020 Master Plan, is also required along the south side of the project.

- Elevation

  The submitted elevations will be appropriate for the depicted lots within this development. The homes are proposed at two stories and 31 feet in height. There are five different floor plans for the homes, which depict an earth tone palette, tile roofs, and a stucco finish.

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 86-lot single-family development is located adjacent to residential uses on all sides. The project will compliment the surrounding community as well as the project to the east. Both projects will have similar streetscapes with homes that front onto Balsam Road.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The subject site is designated O (Office). The companion General Plan amendment (GPA-5820) will amend the subject site to ML (Medium-Low Density Residential). The companion Rezoning (ZON-5880) will rezone the subject site to RPD-8 (Residential Planned Development - 8 Units Per Acre). The proposed site plan conforms to all city policies and standards as conditioned.

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

   A portion of the site will be accessed from Balsam Street a (60-foot) Local Collector street not listed in the Master Plan of Streets and Highways. The majority of the homes will be accessed from Ann Road and Rio Vista Street. These streets will be adequate for allowable development under the proposed RPD-8 (Residential Planned Development - 8 Units Per Acre) zoning district.

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

   The proposed street and landscaping design as well as the proposed residences will provide an aesthetically appropriate environment throughout the site. The proposed open space is internal to the site and provides compliance with Code requirements.

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

   The proposed street and landscaping design as well as the proposed residences will provide an aesthetically appropriate site. The site is designed to provide internal circulation except along Balsam Street. The homes located along the eastern side of the development will front onto Balsam Street. This design is both harmonious and compatible with the proposed development across Balsam Street.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 310 – Mailed with ZON-5880

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-012

Name of Property Owner: JUDIEK COLLINS

Name of Applicant: RCD HOLDINGS LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: JUDIEK COLLINS

Subscribed and sworn before me

This 27 day of Dec, 2004

[signature]

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815081
My Appt Expires April 22, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-004

Name of Property Owner: Les & Joan LLC

Name of Applicant: RCD Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Lawrence Powers

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03816601
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-009

Name of Property Owner: Prince Family LLP

Name of Applicant: RCD Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mary Susan Steele

Print Name: Mary Susan Steele

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815981
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-005 & 008

Name of Property Owner: Creature Dream Catchers Llc

Name of Applicant: RCD Holdings LLC

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

_____Yes _____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: Jil Windsor

Print Name: JIL WINDSOR

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 02-61561
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-003

Name of Property Owner: Gonzalez Family Trust

Name of Applicant: RCO Holdings LLC

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Jaime Gonzalez

Subscribed and sworn before me

This 27 day of Dec, 2004

[signature]

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 02-81581-1
My Appt. Expires April 28, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-002

Name of Property Owner: Susan Shellenbarger

Name of Applicant: RCD Holdings LLC

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

_____Yes __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: Susan Shellenbarger

Print Name: Susan Shellenbarger

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815381
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-803-014

Name of Property Owner: Borsack Group Inc

Name of Applicant: RCD Holdings LLC

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Donald R Borsack

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

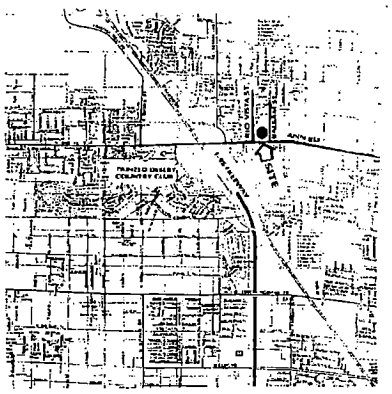
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Notary Public, State of Nevada
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Revised 12-03-04

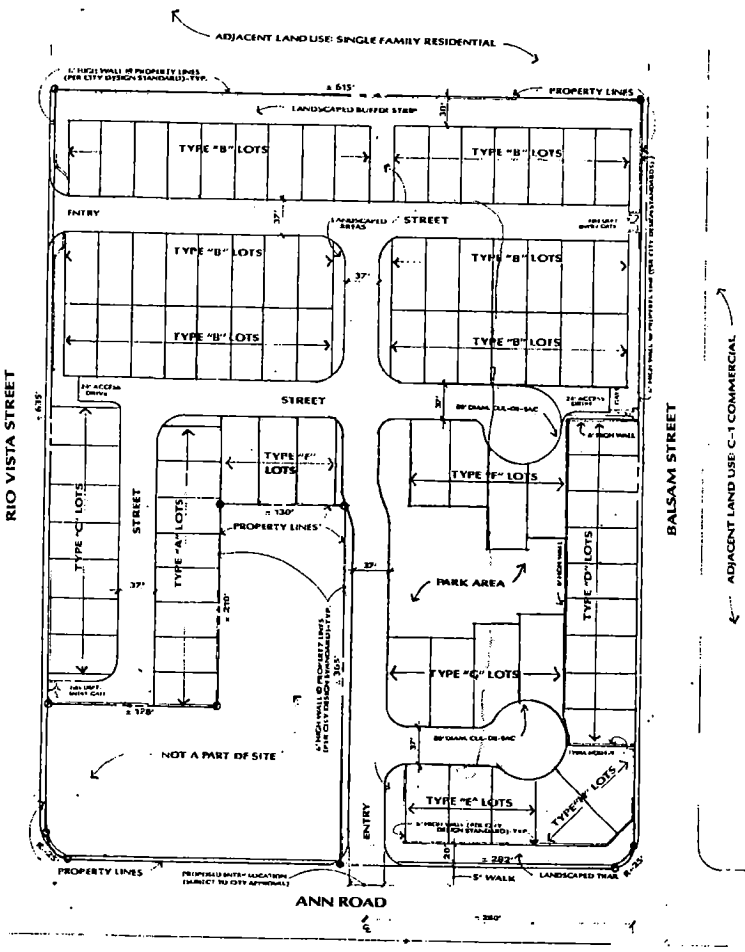
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"TOSCANA"

SINGLE FAMILY RESIDENTIAL DEVELOPMENT



VICINITY MAP



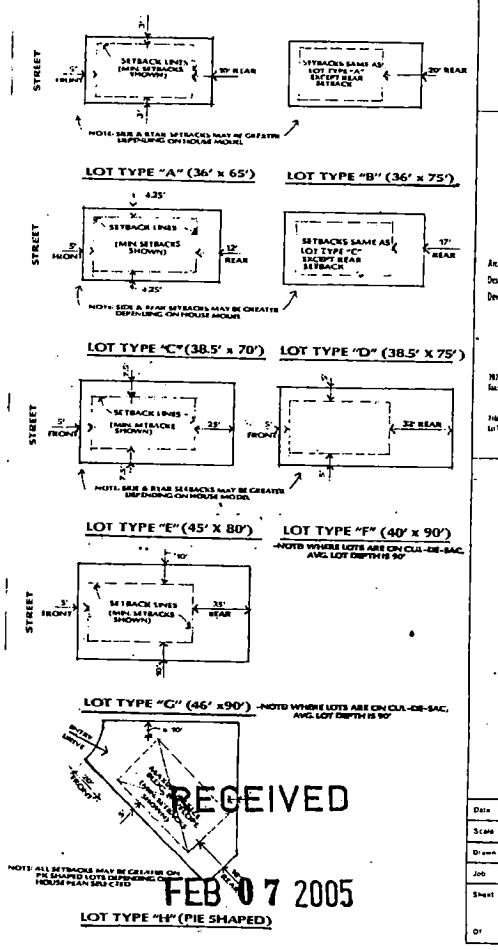
SITE PLAN

SITE TABULATION

TOTAL ACREAGE= ±9.49 (NET)
±10.76 (GROSS)
LOTS PER GROSS ACRE= 8

TOTAL NUMBER OF LOTS= 86
LOT SIZES:
TYPE "A"=3340 SQ. FT. (9 LOTS) TYPE "E"=3600 SQ. FT. (13 LOTS)
TYPE "B"=2700 " " (46 LOTS) TYPE "F"=3600 " " (7 LOTS)
TYPE "C"=2695 " " (7 LOTS) TYPE "G"=4500 " " (4 LOTS)
TYPE "D"=3888 " " (9 LOTS) TYPE "H"=4100 " " (2 LOTS)

TOTAL OPEN SPACE (LANDSCAPED) = ± 3.6 ACRES (TOTAL REQUIRED OPEN SPACE= 1.42 ACRES)
(INCLUDES 20' LANDSCAPED TRAIL ALONG ANN RD.)
PARKING: 2 CARS PER RESIDENCE (WITHIN 2-CAR GARAGES) 164 CARS



REVISIONS	BY

Architecture Design and Development

SITE PLAN

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

RECEIVED
FEB 07 2005

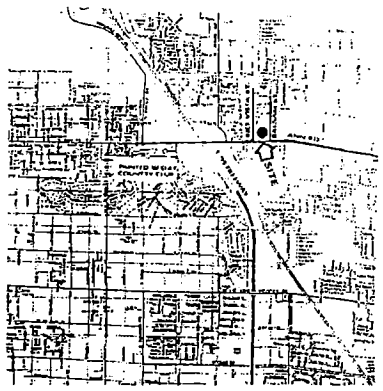
ZON-5880
SDR-5881
02-10-05 PC
REVISED 02-07-05

"TOSCANA"

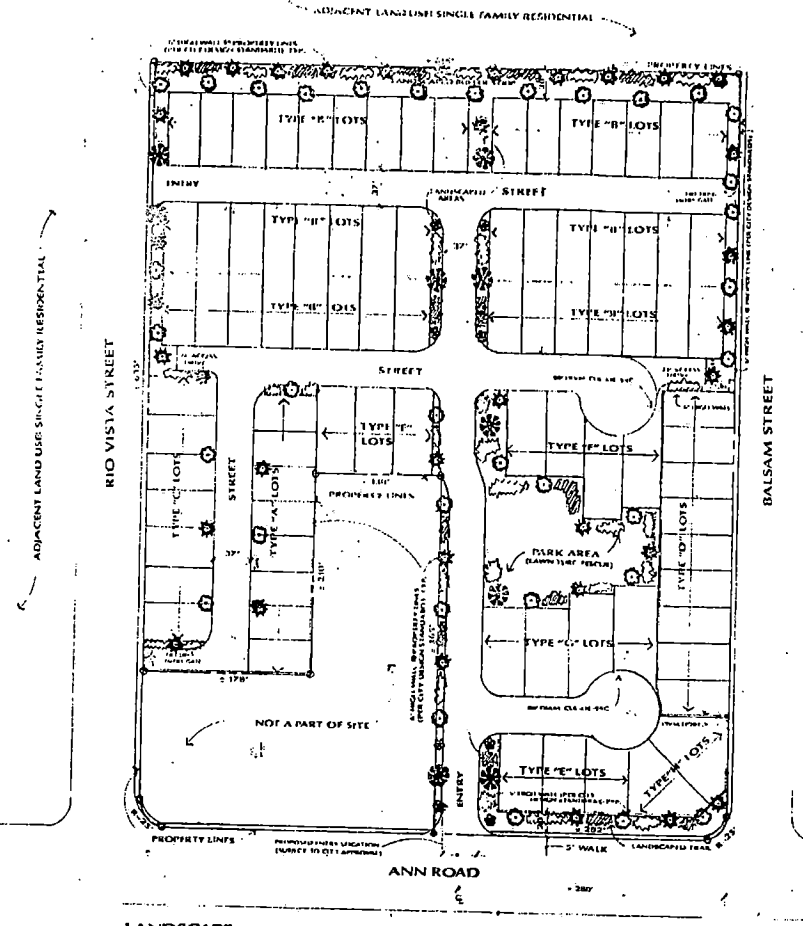
SINGLE FAMILY RESIDENTIAL DEVELOPMENT

LANDSCAPE LEGEND

- CAESAL PALM TREE (24" BOX SIZE)
- MAYEVE MESQUITE TREE (24" BOX SIZE) (PROSOPIS GLANDULOSA TORREYANA)
- BLUE PALO VERDE TREE (24" BOX SIZE) (CERCIDIUM FLORIDUM)
- RED YUCCA (5 GAL. SIZE) (HESPERALOE PARVIFOLIA)
- AUTUMN SAGE SHRUB (5 GAL. SIZE) (SALVIA GREGGII)
- SILVERCLOUD TEXAS RANGER SHRUB (5 GAL. SIZE) (LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD')
- LAWN TURF (TO BE USED AT CENTRAL PARK AREA ONLY)



VICINITY MAP



LANDSCAPE
SITE PLAN

SITE TABULATION

TOTAL ACREAGE ±16.13 (NET)
±16.76 (GROSS)
LOTS PER GROSS ACRE= 8

TOTAL NUMBER OF LOTS: 86
LOT SIZES:

TYPE "A" = 3240 SQ. FT.	(8 LOTS)	TYPE "E" = 3600 SQ. FT.	(3 LOTS)
TYPE "B" = 2700 " "	(14 LOTS)	TYPE "F" = 3825 " "	(7 LOTS)
TYPE "C" = 2625 " "	(7 LOTS)	TYPE "G" = 3909 " "	(4 LOTS)
TYPE "D" = 2888 " "	(9 LOTS)	TYPE "H" = 4100 " "	(2 LOTS)

TOTAL OPEN SPACE (LANDSCAPED) = ± 3.6 ACRES (TOTAL REQUIRED OPEN SPACE = 1.42 ACRES)
(INCLUDES 701 LANDSCAPED TRAIL
ALONG ANN RD.)
PARKING = 2 CARS PER RESIDENCE (WITH 2 CAR GARAGES) 196 CARS

LOT TYPE "A" (80' x 65')

LOT TYPE "B" (36' x 75')

LOT TYPE "C" (38.5' x 70')

LOT TYPE "D" (38.5' X 75')

LOT TYPE "E" (45' X 80')

LOT TYPE "F" (40' x 100')

LOT TYPE "G" (46' x90')

LOT TYPE "H" (PIE SHAPED)

REVISIONS	BY

Date
Scale
Drawn
Job
Sheet
of Sheets

SITE PLAN

RECEIVED
FEB 07 2005

ZON-5880
SDR-5881
02-10-05 PC
REVISED 02-07-05

Toscana

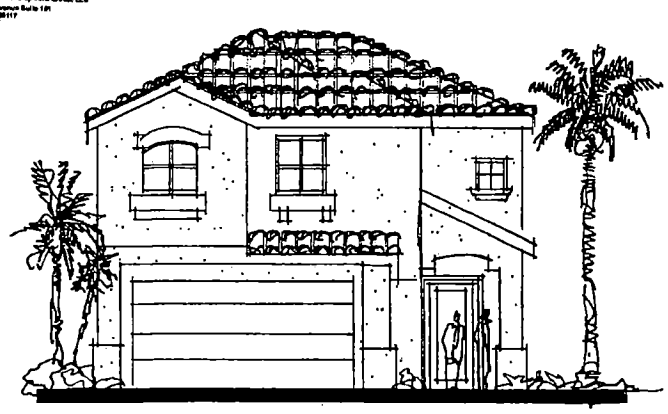
Las Vegas, Nevada

A master planned single family residential development.

Toscana is 85 single family residences.

- Ample open space in a park like setting
- Private entrance throughout
- Landscaped parkways
- Landscaped buffers
- Private parks
- Swimming pool and spa in each resort
- Full sized three bedrooms minimum throughout
- Italian villa exterior designs
- Fully landscaped front yards throughout
- All models include rear yards

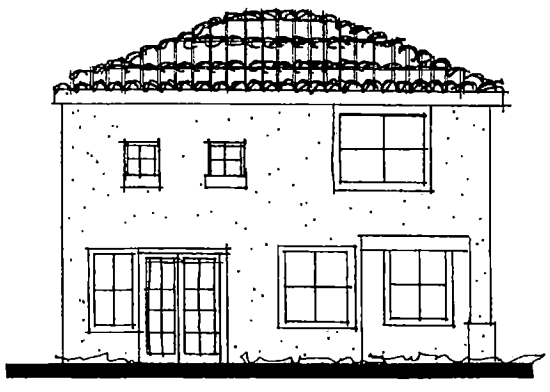
METRO Development Group, LLC
7433 West Sahara Avenue Suite 101
Las Vegas, Nevada 89117



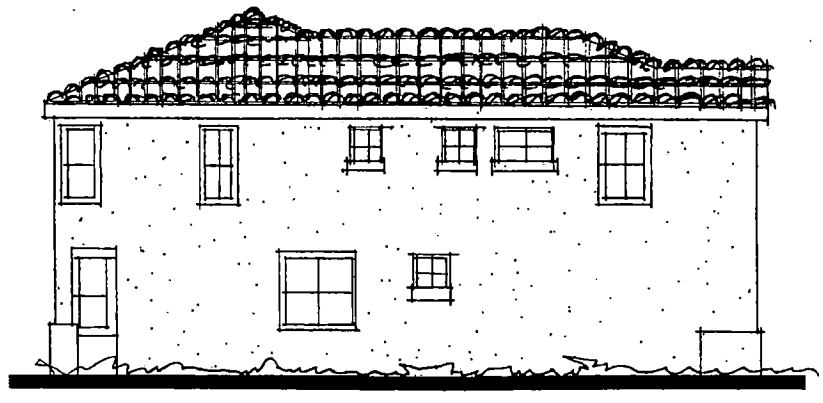
Toscana Villa Verde
Model 'A'
Front elevation



Right elevation



Rear Elevation



Left elevation

METRO

REVISIONS	BY

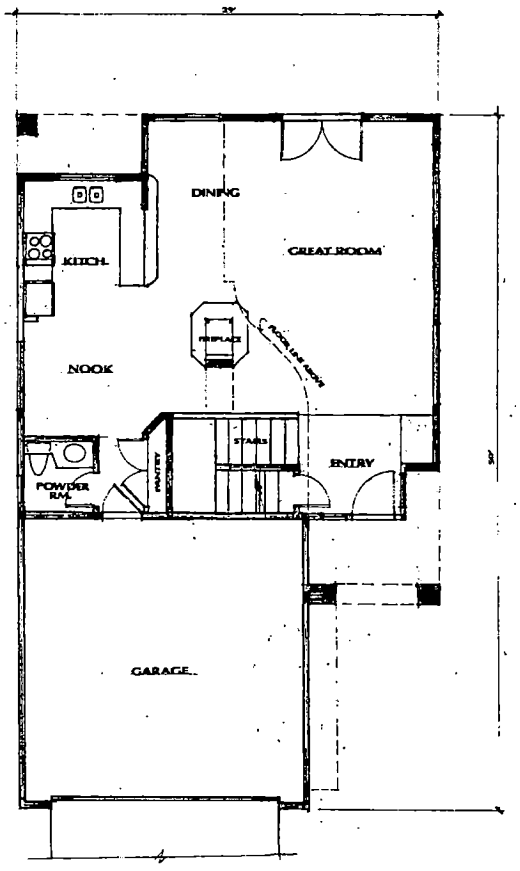
TOSCANA MODEL 'A'

DATE 12/24/04
SCALE NTS
DRAWN
JOB Toscana
SHEET A-1
OF SHEETS

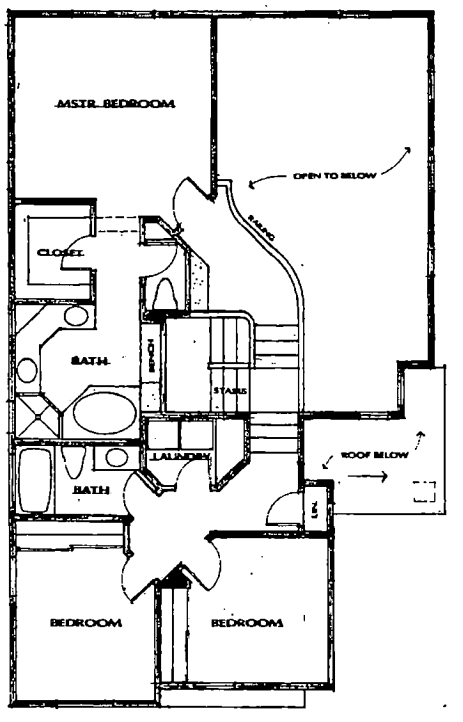
ZON-5880
SDR-5881
02-10-05 PC

Toscana **A-1**

TOSCANA
MODEL "A"
1730 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ZON-5880
SDR-5881
02-10-05 PC

Toscana

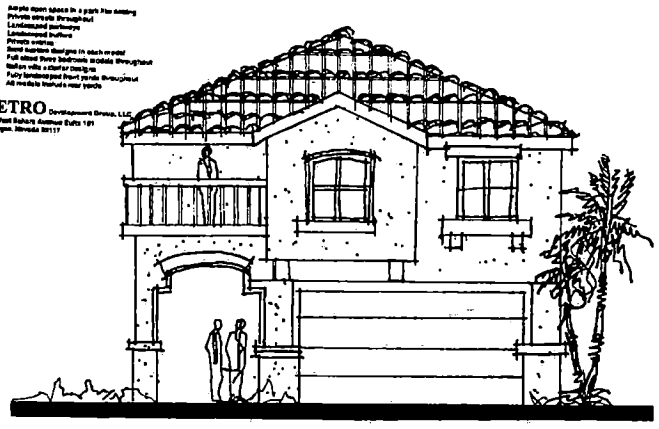
Las Vegas, Nevada

A master planned single family residential development.

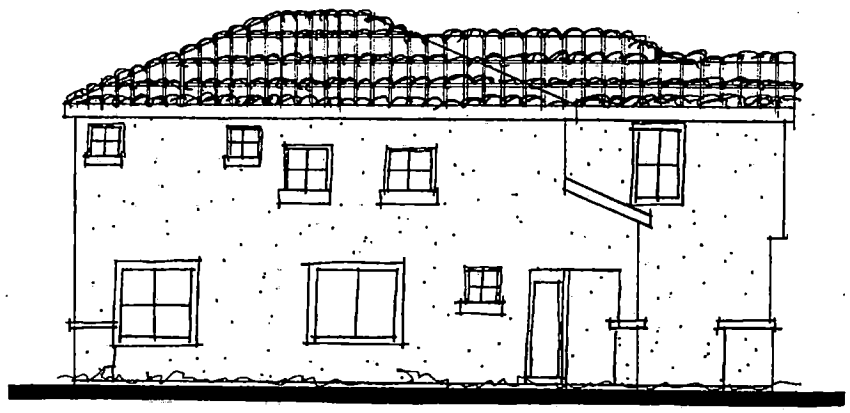
Toscana is 95 single family residences.

- Ample open space in a park like setting
- Private streets throughout
- Landscaped parkway
- Landscaped buffers
- Private events
- Solid superior dual pane in each unit
- Full sized Zero bedrooms models throughout
- Italian villa exterior designs
- Fully landscaped front yards throughout
- All models have view yards

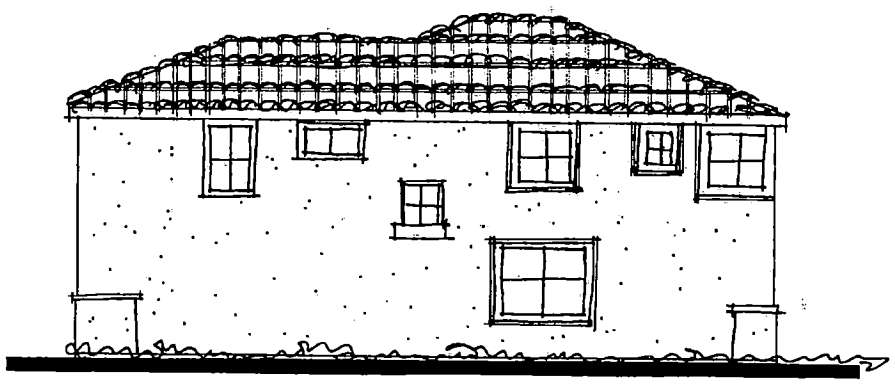
METRO Development Group, LLC
7130 West Sahara Avenue Suite 101
Las Vegas, Nevada 89117



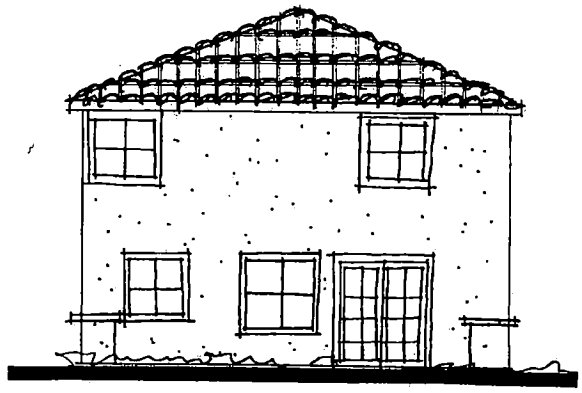
Toscana Villa Roma
Model 'B'
Front elevation



Left elevation



Right elevation



Rear elevation

METRO

REVISIONS	BY

TOSCANA MODEL 'B'

DATE 12/29/04
SCALE 1/4"=1'
DRAWN
JOB TOSCANA
SHEET A-2
OF SHEETS

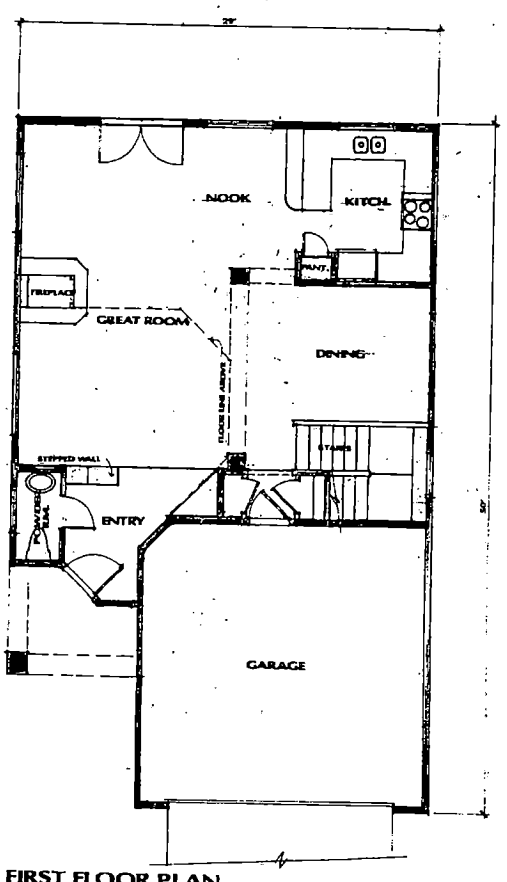
Toscana A-2

ZON-5880
SDR-5881
02-10-05 PC

TOSCANA

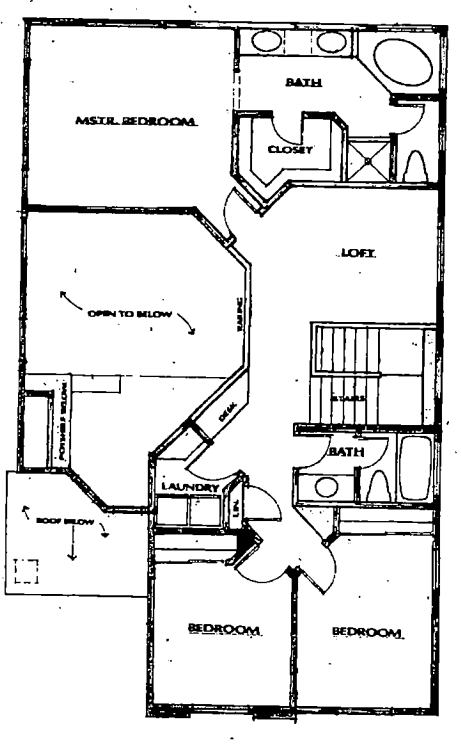
MODEL "B"

1915 SQ. FT.



FIRST FLOOR PLAN

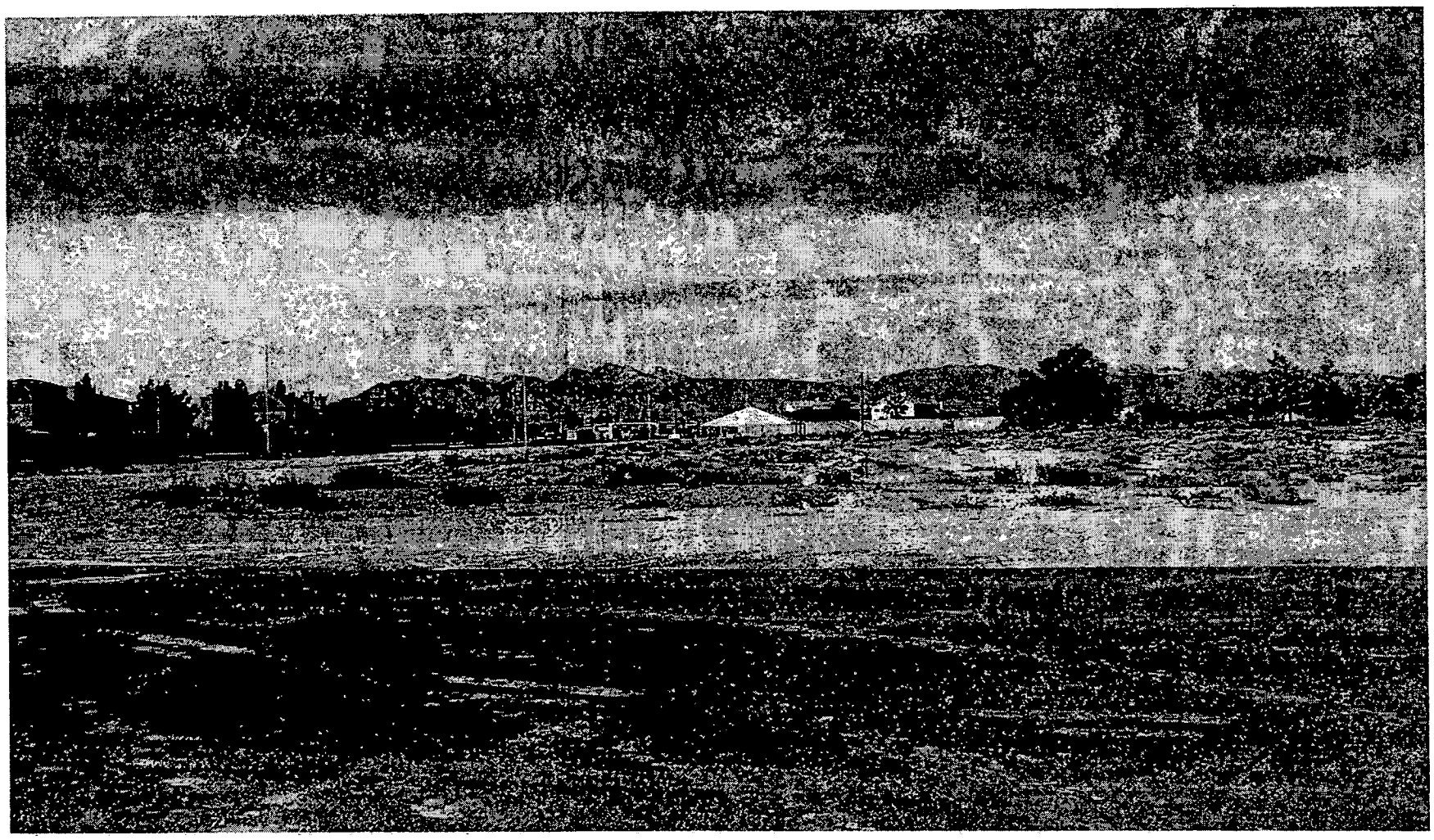
1/4"=1'-0"



SECOND FLOOR PLAN

1/4"=1'-0"

ZON-5880
SDR-5881
02-10-05 PC



SDR-5881 - APPLICANT: RCD HOLDINGS, LLC - OWNER: JUDIE K. COLLINS, ET AL
NORTHEAST CORNER F RIO VISTA STREET AND ANN ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05

Toscana

Justification Letter

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

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

SDR-5881

CICELIA KAY & E. BRYAN LAUB
6781 HAVEN HOLLOW DRIVE
LAS VEGAS, NEVADA 89130
PHONE: (702)870-6742
FAX: (702)870-5992

31 January 2005

Planning and Development Dept.
Current Planning Division
Development Services Center
731 So. Fourth Street
Las Vegas, NV 89101

Re: SDR-5881
ZON-5880

To Whom It May Concern:

This is to object to the zoning change and land use application as referenced above. The development as proposed is not consistent with the surrounding neighborhood and because of the high density (and 8 units to an acre is high density) the impact by the vehicular traffic would be unacceptable. We are already inundated with traffic on Ann Road and it is only going to get worse with the completion of the developments on Azure and Rio Vista as well as the developments on Tropical and Allen. Add to this what they want to build on the corner of Rainbow and Ann (ZON-5809, GPA-5804, VAR-5810).

If Ms. Collins was truly concerned with the area, she could build something like the Promenade at Meadows Lane i.e. single-story, attached garages and adults 60 and over only. This would eliminate some of the traffic and there would be no impact on the schools.

Respectfully,

Cicelia K. Laub E. Bryan Laub Raymond Pendergrass Robbin Buscher

SDR-5881P

Gary Leobold

From: Irma and Paul Kebisek [irmandpaul@earthlink.net]
Sent: Thursday, February 03, 2005 8:07 AM
To: gleobold@lasvegasnevada.gov
Subject: FW: SDR-5881

February 3, 2005
Dear Mr. Gary Leobold,

RE: SDR-5881

My husband and I are aghast that the planning commission is asking Judie Collins to change the site plan development to where there would be houses facing Balsam. The consequences would be dramatic. Safety of the families and children living on Balsam, Glen Landing and Wandering Ivy would be at risk. Furthermore the increase in traffic would be hazardous for families on Glen Landing and Wandering Ivy. The safety issue cannot and should not be ignored. When you add the distinct probability that there will be vehicles parked on Balsam, you are courting disaster.

Judie Collins has worked diligently with the neighbors, taking their concerns into consideration.
This has resulted in a plan (the original one with no homes facing Balsam, which everyone can accept.

Balsam is not a very long or wide street and should not be expected to handle increased traffic. Rio Vista and Ann are both readily able to handle the traffic load.

We are opposed to any plan that would allow houses facing.

Paul Kebisek

Irma Kebisek

5708 Wandering Ivy
Las Vegas, Nv. 89130

SDR-5881 P

msn® Hotmail®

judiecollins@msn.com Printed: Tuesday, February 1, 2005 3:19 AM

From : Irma and Paul Kebisek <irmandpaul@earthlink.net>
Sent : Monday, January 31, 2005 8:41 PM
To : <judiecollins@msn.com>
Subject : SITE DEVELOPMENT PLAN

January 31. 2005

Las Vegas Planning Commission,

My husband and I are opposed to the proposed change to the development site plan (SDR-5881). To permit an entrance/exit from this residential tract on Balsam would increase the cars traveling on Glen Landing and Wandering Ivy streets. The safety issue would be a major concern for Paul & I as well as, I am certain, the other families living on these streets. Children play and walk to and from school daily. The safety factor alone is reason enough to not have entrance/exit on Balsam. Judie Collins and the neighbors have worked together to come to agreement that gives everyone something. Please DO NOT change the development site plans, keep them with entrances/exits only on Rio Vista and Ann.

Thank you.

Paul Kebisek

Irma Kebisek

SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Helene Prosser
Name

Helene Prosser
Name

6913 Glen Landing Ave
Address
89130

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Donald F. Sutton
Name

LeRae Sutton
Name

5701 Wandering Bay St.
Address

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Name

Anita M. Gallegos
Name

6912 Glen Landing Ave
Address

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Tom Gallagher
Name

Name

Address

GPA-5820
ZON-5880
SDR-5881

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

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

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	20	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Letter of support from Suncoast Hotel by Greg Borgel
6. Submitted at meeting – Neighborhood Meeting Summary by Greg Borgel

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/2/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

GARY LEOBOLD, Planning and Development Department, gave a brief overview of the applications. The mixed-use project would consist of 699,000 square feet of commercial activity and 340 residential units, not 375 as was advertised. The commercial buildings would range

MINUTES – Continued:
from one to three stories in height and there will be two five-story buildings and one 10-story building that would be residential.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant and described the site as somewhat difficult because of its odd shape and an existing wash. The site was previously approved as RPD-16, which would have resulted in an apartment complex. The proposal's new urban style provides a residential and commercial opportunity in one development so that people who live there could have many of their daily needs met on site. There are no intrusions on residential adjacency standards and no variances. Knowing the Commission stresses communication between project developers and neighbors, MR. BORGEL submitted a neighborhood meeting summary documenting the communication processes surrounding the project. He also submitted a letter of support from the Suncoast Hotel/Casino. MR. BORGEL concluded by stating the project is well received by most of the surrounding neighbors and called the project a credit to the community.

TOM SHUMAN, JMA Architecture Studios, 10150 Covington Cross Drive, noted that the natural wash would be contained in a box culvert and realigned so the natural grade of the site could be used for two levels of parking below the office/retail development. He showed a rendering of the project and described the surrounding properties and uses. The design combines a European and American concept into one center. The main street is driveable and there is a pedestrian mall and a central plaza. Two five-story and one 10-story condominium development would face Angel Park Golf Course. The neighbors in Angel Park would not see the 10-story building because the five-story building will screen the sight line. The buildings have been pulled as far away from the residential edge as feasible. There is 36-feet of landscaping in the 98 foot area between the development and the residential edge.

MR. SHUMAN noted that traffic was a large concern for the neighborhood and to address that, a large portion of the traffic is moved onto Rampart Boulevard to minimize traffic on Alta Drive. The Alta Drive access is aligned with the future alignment of a Boca Park development. These actions combined with the City's improvements of Durango Drive will result in an easier traffic flow than what currently exists.

ADELAIDE ALTER, 8625 Trianon Lane, objected to the density of the project and the traffic it would generate. TODD DAVIS, 8616 Highland View Avenue and CHRIS ESCOBAR, 308 Torrey Point Court, said they were originally concerned about density, traffic and noise associated with this project but after meeting with Peccole Nevada representatives and touring some of their completed projects, they were in support of the project. MR. ESCOBAR indicated

MINUTES – Continued:

he was also asked to convey the support of a neighbor, MR. PACO ZAHRA, the president of the Angel Park Homeowners Association. MR. ESCOBAR explained why a traffic signal at Venetian Strada was imperative. MR. ESCOBAR also suggested the 5-story buildings be reduced and perhaps making the 10-story structure higher.

CAROLE AYRES, 8628 Desert Bird Drive, stated she supported the project and one of the reasons was because the developers offered the perimeter homeowners an additional 20 feet on their property. Her backyard is currently 17-feet deep and without the 20-foot addition, the proposed eight-foot tall wall would cage her in. MS. AYRES was concerned that one of the homeowners might not agree to the additional property and then nobody would get it.

MR. BORGEL felt the questions were fair and he would address them. Regarding density, the project would have 340 residential units. The prior approval of RPD-16 would have allowed more units. Regarding traffic, the study was done in advance and it shows that with the developers improvements and those of the City, the intersection of Rampart Boulevard and Alta Drive would be at approximately 80 percent of capacity, a number better than that which exists now. Also, the developer has agreed to pay for a traffic signal, which is not located near the property but a condition to do so was imposed and agreed to. Regarding the easement, MR. BORGEL stated that the developer would grant the 20-foot easement to whichever homeowners would like it and that offer included construction of the wall. Currently, all but two homeowners have consented to the easement. Staff felt it would be better to have everyone participate in the offer but the easement is available to anyone in the designated area that wants it. All height standards are met and there are no residential adjacency violations. The 10-story building could not be redesigned higher because it would then violate Code pertaining to height.

LARRY MILLER, Peccole Nevada Corporation, 851 South Rampart Boulevard, concurred with the statements of MR. BORGEL and pointed out that the residents would exit onto Rampart Boulevard. The residents could get to Alta Drive but it would be the long way to exit the development. MR. MILLER thanked the neighborhood for their time and cooperation.

CHAIRMAN NIGRO said the backup made it clear that the developer worked extensively with the neighbors and he commended them for doing so. It would not be uncommon for a project of this magnitude to have multiple speakers with concerns and there were only a few who spoke on this item. He also thanked the developer for meeting the Commissioners prior to the meeting to brief them on the project, which is fairly complex.

COMMISSIONER McSWAIN clarified with MARGO WHEELER, Director, Planning & Development, that the developer's generous offer of the 20-foot easement was not conditioned by staff because it was a private arrangement between the developer and the homeowners.

MINUTES – Continued:
Staff would like to look at the situation to make sure maintenance is addressed. COMMISSIONER McSWAIN said the project was beautiful and well organized and she was happy that there were no height variance requests.

COMMISSIONER STEINMAN thanked the developer for doing the traffic study. He was satisfied with the study except he was concerned with the acceleration lane when exiting the property heading north on Rampart Boulevard. He also felt there should be a deceleration lane turning right into the project and a double left turn lane going southbound on Rampart Boulevard into the two entrances. He asked if left turn lanes would be permitted out of the Suncoast Casino across from this property. MR. BORGEL said the acceleration and deceleration lanes would conform with the City Engineer's requirements. BART ANDERSON, Public Works, stated the plan does show a raised median cutting off left turns out of the Suncoast Hotel. Technically, the single left turn lane into the project would suffice for this project.

VICE CHAIRMAN TRUESDELL also thanked the applicant for having so many neighborhood meetings and working with the neighbors so well. The project is complex and as they become more familiar in the Valley, staff and the Commission will know more about them. Living near the site, he is very familiar with the traffic issues in the area. He supported the applications but wanted to be sure the driveways along Alta Drive were aligned properly. Having traffic driving through the neighborhoods because of missing turns into commercial sites was not what he wanted.

CHAIRMAN NIGRO said that modifying the Code to allow the 10-story building to exceed the height requirement would set a precedent in the neighborhood the residents would not be happy with. The current proposed height is in compliance with all Codes.

COMMISSIONER GOYNES suggested the addition of a water element to compliment the ambiance of the center. He acknowledged the drought but knew there are ways to use recycled water for fountains.

MS. WHEELER indicated that changes needed to be made to Condition 3 of Item 20 [SDR-5657] and that she wanted to add a condition requiring the review and approval the maintenance agreements pertaining to the property line adjustment on the eastern portion of the site. MR. BORGELL clarified that the developer would not be maintaining the 20 feet given to each homeowner. The developer would grant that easement to the homeowners and move the wall, but the 20-foot easement would be on the homeowners side of the wall. He suggested new language; however, MS. WHEELER stated she understood the situation when wording the condition and clarified it only applied to the applicant's property, not the individual properties.

MINUTES – Continued:
CHAIRMAN NIGRO declared the Public Hearing closed on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

(8:04 – 8:49)

CONDITIONS:
Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Special Use Permit (SUP-5853) and a Site Development Plan Review (SDR-5657) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.

4. Construct all incomplete half-street improvements on Alta Drive and Rampart Boulevard adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. 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.

7. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior

CONDITIONS – Continued:

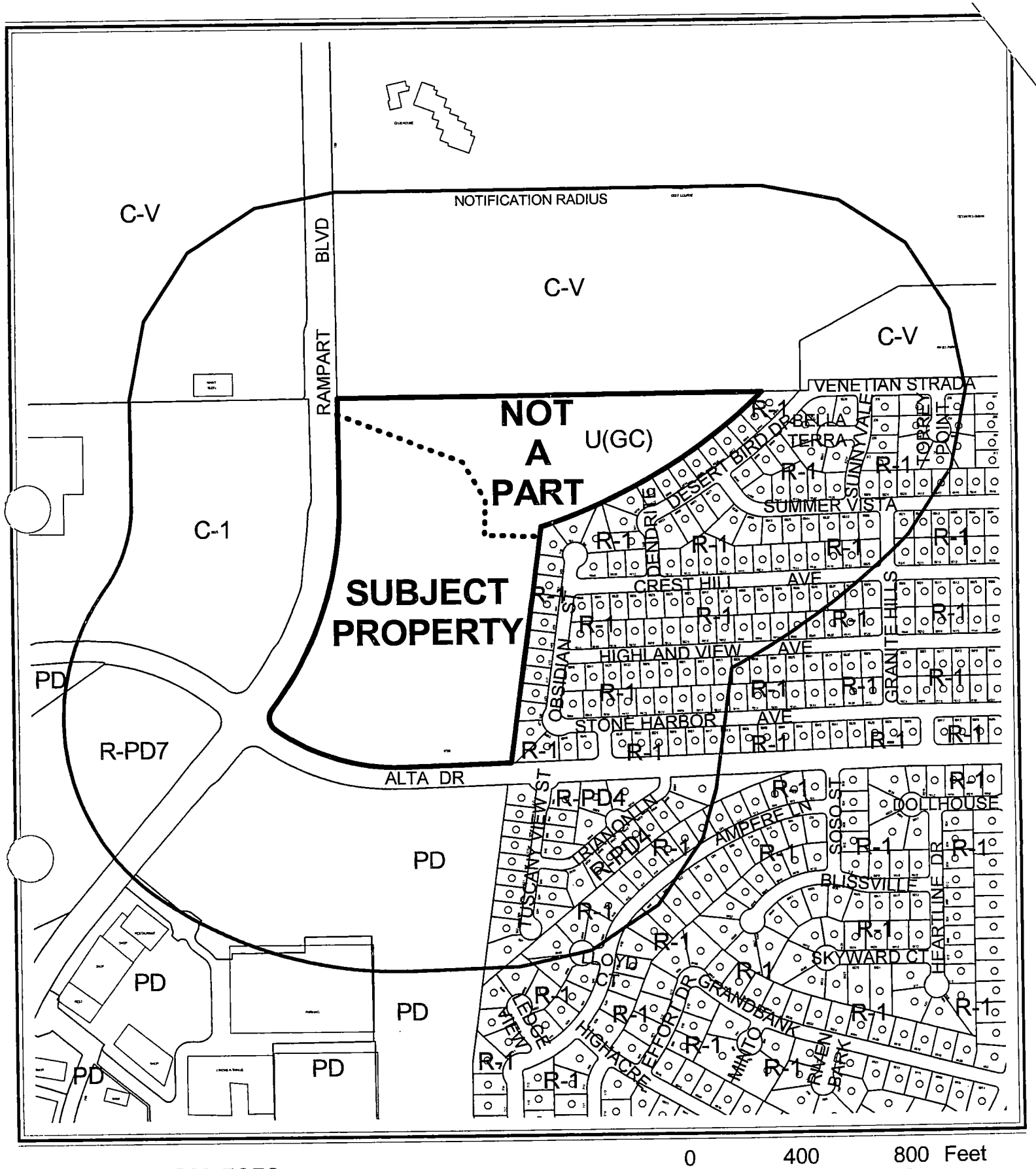
to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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

CONDITIONS – Continued:

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.



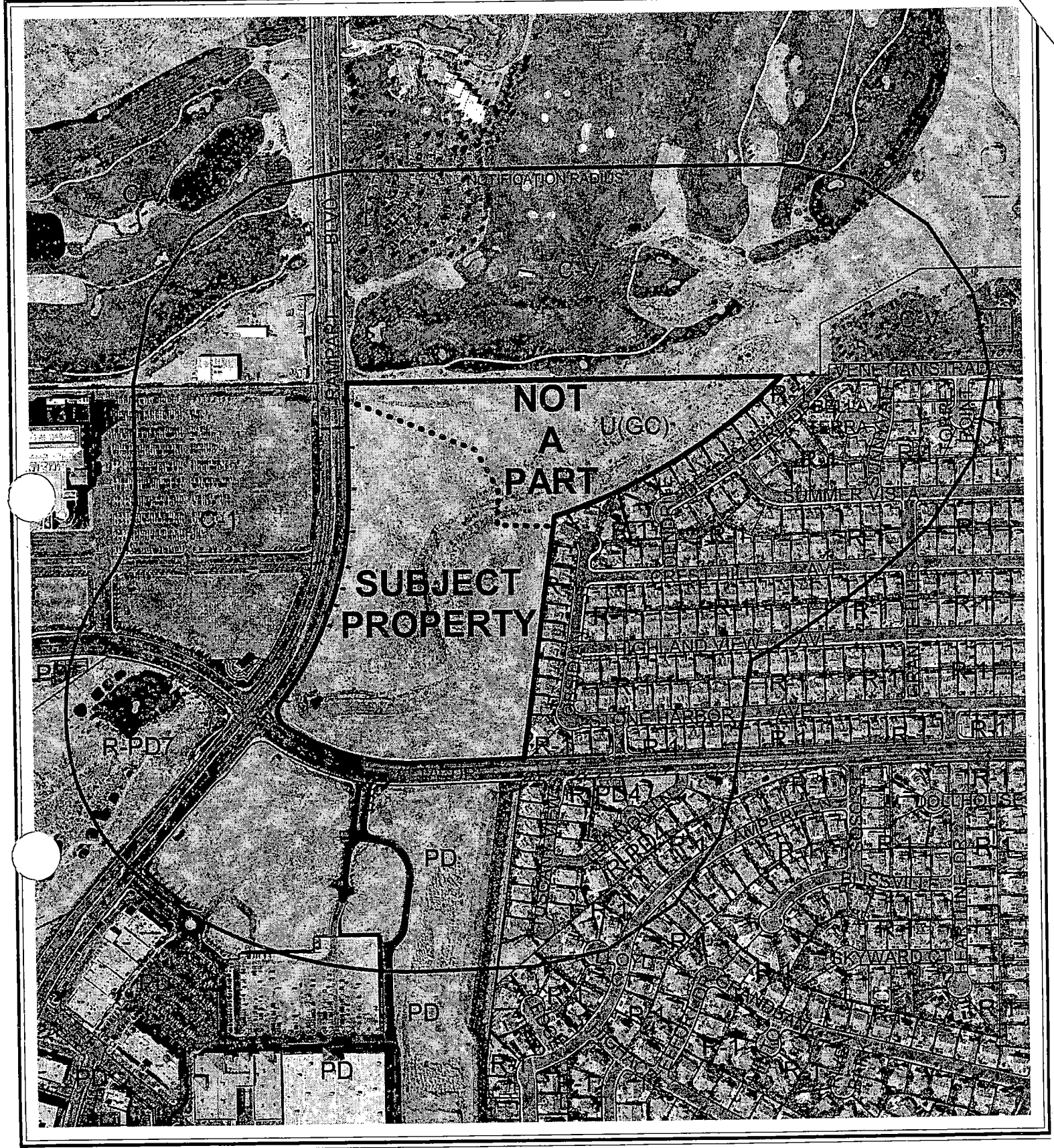
CASE: **ZON-5653**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N



0 400 800 Feet

CASE: **ZON-5653**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5653 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Special Use Permit (SUP-5853) and a Site Development Plan Review (SDR-5657) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.

4. Construct all incomplete half-street improvements on Alta Drive and Rampart Boulevard adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. 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.

7. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Rezoning from U(Undeveloped) [GC (General Commercial) General Plan Designation] to C-2 on 30.21 acres. An associated Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-5657) will be heard concurrently.

B) Applicant's Justification

The applicant states that zoning is in conformance with the General Plan and that the proposed development is appropriate for the area.

BACKGROUND INFORMATION

A) Previous Actions

01/26/98 The City Council approved a General Plan Amendment (GPA-0067-97) from M (Medium Density Residential) and SC (Service Commercial) to GC (General Commercial) on the subject property. An associated Rezoning (Z-0127-97) to allow a 40,000 square-foot three-story non-gaming resort with 576 guest rooms was also approved at that time. The Planning Commission recommended approval of the requests on 12/18/97.

04/04/01 The City Council approved a Rezoning (Z-0003-01) from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). An associated request for a Special Use Permit (U-0017-01) for a restaurant service bar in conjunction with a proposed athletic club and tennis club was also approved. The Planning Commission recommended approval of both requests on 02/22/01.

04/12/01 The Planning Commission approved a Site Development Plan Review [Z-0003-01(1)] to allow a 65,000 square-foot athletic club and tennis club on the subject property.

05/23/02 The Planning Commission tabled a request for approval of a Site Development Plan Review [Z-0003-01(2)] for a 6,500 square-foot Tavern on a portion of the subject property.

01/13/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting at the request of the applicant.

02/10/05 The Planning Commission will consider related requests for a Rezoning (ZON-5653) and a Special Use Permit (SUP-5853) to allow the mixed-use development.

B) Pre-Application Meeting

10/18/04 At the pre-application conference, issues were discussed relative to the appropriate General Plan designation for the proposed mixed-use development, the appropriate zoning district for both components of the project, and issues relative to Residential Adjacency Standards. In addition, issues were discussed relative to drainage, traffic and access to the site.

C) Neighborhood Meetings

12/21/04 A neighborhood meeting was held by the applicant; a total of 14 residents were in attendance, and 11 representatives were present on behalf of the applicant. The following concerns were raised by residents:

- The residential buildings will be too tall and will block views
- Privacy of the single-family homes will be diminished
- Issues with grading and pad elevation of the proposed buildings
- Impact on Angel Park by new residents
- Issues with dust and noise during construction
- Loading and trash areas will impact residential neighborhood
- Rerouting the flow of stormwater may cause flooding in the neighborhood

01/05/05 An additional neighborhood meeting was held in order to discuss traffic improvements at the intersection of Rampart Boulevard and Alta Drive, and the impact of traffic generated by the proposed development.

01/11/05 Another neighborhood meeting was held by the applicant with residents located immediately east of the project to address perimeter landscaping and the design of the perimeter wall. A total of 16 residents were in attendance at the meeting, and discussed the design of the wall, the need for dense landscaping, and the possibility of providing a landscape easement for residents. A general meeting was held afterwards, open to all residents of the area, to discuss traffic issues. A total of 21 residents were in attendance. The following issues were discussed:

- The location of traffic lights on Alta Drive and Rampart Boulevard
- The need for a traffic light at Venetian Strada and Durango Drive
- The location of bus turnouts and conflicts with the flow of traffic
- The provision of a continuous bike lane on Alta Drive
- Possible relocation of entrances into the Angel Park Ranch neighborhood

01/26/05 The applicant held a final series of neighborhood meetings to address the final design of the perimeter wall and landscaping and to discuss general issues related to the project. A total of 62 residents were in attendance, with 12 representatives in attendance on behalf of the applicant. Members of the Angel Park Ranch Architectural Committee distributed a memo to the audience, with a list of conditions for approval of the project. Applicable conditions have been incorporated into the Conditions of Approval for this project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 30.21

B) Existing Land Use

Subject Property:	Undeveloped
North:	Golf Course
South:	Undeveloped
	Shopping Center Use
East:	Single-Family Residential Use
West:	Gaming Use
	Hotel Use

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	PR (Parks/Recreation/Open Space)
South:	SC (Service Commercial)
East:	L (Low Density Residential)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (GC) [Undeveloped (General Commercial) General Plan Designation]
North:	C-V (Civic)
South:	PD (Planned Development)
East:	R-1 (Single-Family Residential)
West:	C-1 (Service Commercial)

E) General Plan Compliance

The subject site is currently designated GC (General Commercial) on the Southwest Sector Plan of the General Plan. The requested C-2 (General Commercial) zoning is consistent with the GC (General Commercial) General Plan designation. Mixed-use development is permitted in the C-2 (General Commercial) zoning district upon approval of a Special Use Permit, and is consistent with applicable standards of the City of Las Vegas General Plan.

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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5227, the proposed project is deemed to be a "Project of Significant Impact" for the following reasons:

1) A commercial or industrial facility generating more than 6,250 ADT;

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) The Regional Transportation Commission (RTC) has determined that the project's proximity to major arterial streets and transit services obviates any potentially negative regional impacts.

2) The Las Vegas Metropolitan Police Department has noted that existing staffing levels are currently below national averages, and that additional residential units in the area will further burden the department in providing adequate police services and protection. No mitigation measures are proposed.

3) The Clark County School District has determined that the project will not have any impact to School District facilities.

4) The Las Vegas Valley Water District has reviewed the project and determined that it will not have a significant impact on the capacity of the District's water supply system.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

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	30.21 Acres	N/A
Min. Lot Width	100 Feet	720 Feet	Y

The proposed Rezoning will comply with the minimum requirements related to lot size for the C-2 (General Commercial) zoning district.

B) General Analysis and Discussion

The proposed Rezoning will change the designation of the property from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-2 (General Commercial) in accordance with the General Plan designation for the site. The rezoning is intended to support a proposed mixed-use development, that will include a retail and office complex, and a separate multifamily residential component.

FINDINGS

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

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

   The proposed C-2 (General Commercial) zoning is consistent with the existing GC (General Commercial) General Plan designation.

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

   The C-2 (General Commercial) zoning allows a full spectrum of commercial uses, including retail and personal services, commercial and business services, and auto-related uses. While this has little impact on properties to the west and south, the more intense commercial uses are inappropriate adjacent to a single-family neighborhood.

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

   The development site is located on the corner of a principal intersection, and is adjacent to other commercial uses. As previously indicated, the commercial rezoning is consistent with the General Plan designation for the property.

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

The site has direct access to Rampart Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, and also has access to Alta Drive, a Secondary (80-foot) Collector. The site is located approximately 2,500 feet south Summerlin Parkway, which provides highway access for the development. Improvements are currently underway at the intersection of Rampart Boulevard and Alta Drive to improve the capacity of the intersection.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 200

APPROVALS 1

PROTESTS 19

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON 5653 APN: 138 32 601 003

Name of Property Owner: Great Wash Park L.L.C. c/o Peccole NV

Name of Applicant: JMA Architecture Studios

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

_____Yes _____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: Larry A. Miller

Print Name: Larry A. Miller

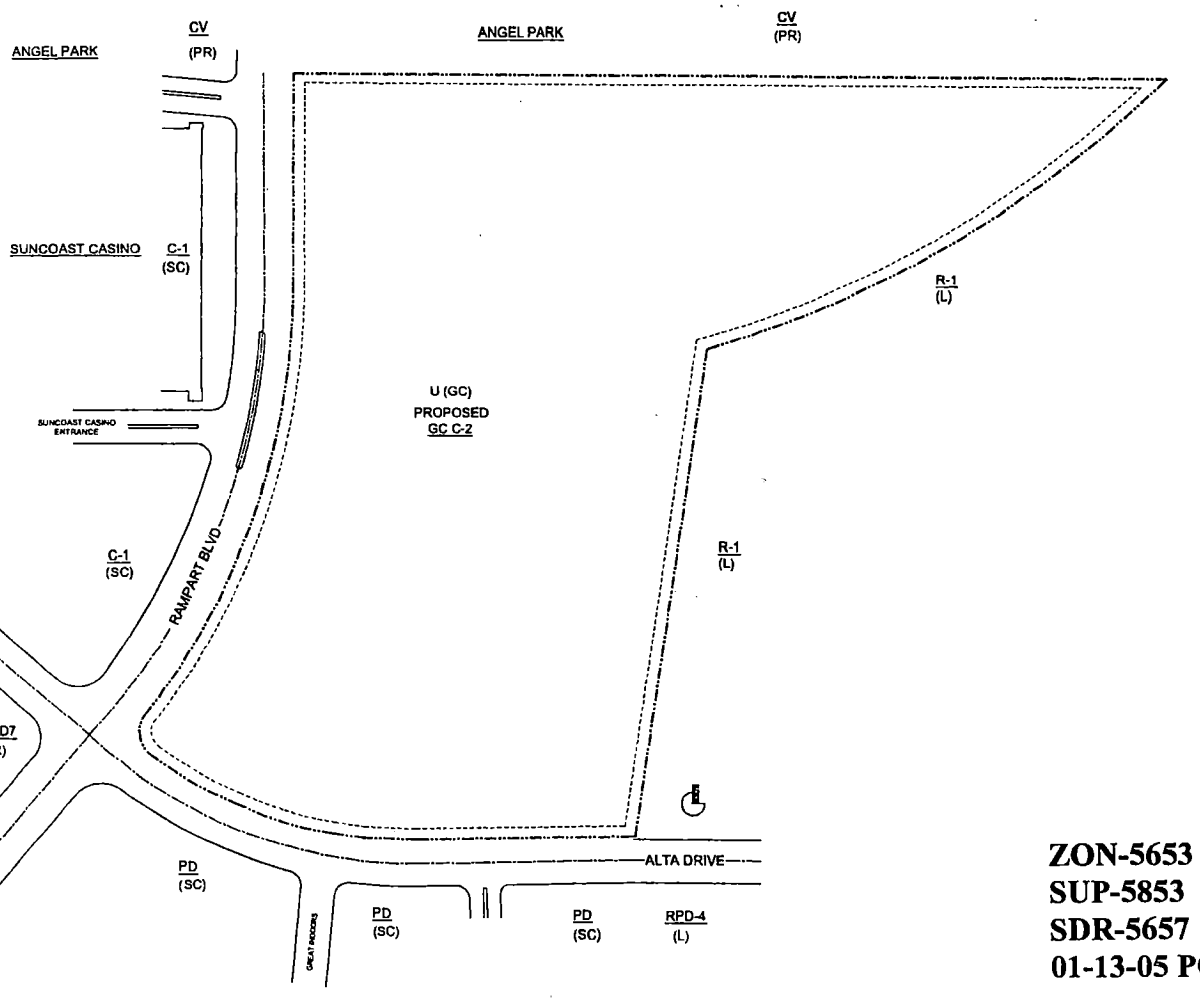
Subscribed and sworn before me

This 18th day of November 2004

Joanne Baldassare

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
June 2, 2006
No: 93-3510-1



ZON-5653
SUP-5853
SDR-5657
01-13-05 PC

Queensborough

Summerlin
LAS VEGAS, NEVADA

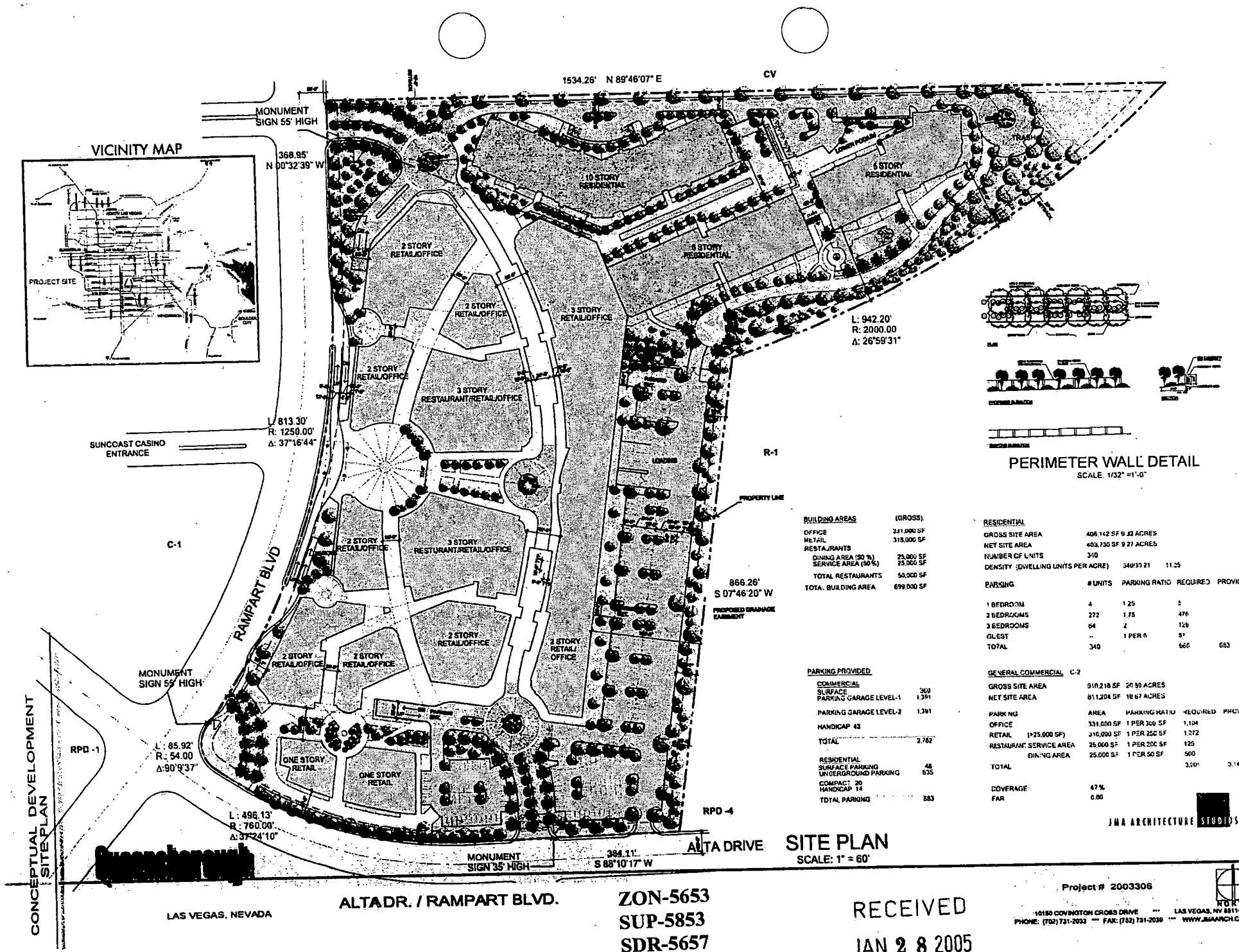
LOCATION PLAN

ALTA DR. / RAMPART BLVD.

JMA ARCHITECTURE STUDIOS
Project # 2003306
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89114
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

NORTH

Date: NOVEMBER 22, 2004



PERIMETER WALL DETAIL
SCALE: 1/32" =1'-0"

SITE PLAN
SCALE: 1" = 60'

BUILDING AREAS	(GROSS)
OFFICE	341,000 SF
RETAIL	318,000 SF
RESTAURANTS	
DINING AREA (50 %)	25,000 SF
SERVICE AREA (50 %)	25,000 SF
TOTAL RESTAURANTS	50,000 SF
TOTAL BUILDING AREA	699,000 SF

PARKING PROVIDED	
COMMERCIAL	
SURFACE	360
PARKING GARAGE LEVEL-1	1,391
PARKING GARAGE LEVEL-2	1,391
HANDICAP 43	
TOTAL	2,782
RESIDENTIAL	
SURFACE PARKING	48
UNDERGROUND PARKING	635
COMPACT 20	
HANDICAP 14	
TOTAL PARKING	683

RESIDENTIAL				
GROSS SITE AREA	406,142 SF 9.32 ACRES			
NET SITE AREA	403,730 SF 9.27 ACRES			
NUMBER OF UNITS	340			
DENSITY (DWELLING UNITS PER ACRE)	340/30.21	11.25		
PARKING	# UNITS	PARKING RATIO	REQUIRED	PROVIDED
1 BEDROOM	4	1.25	5	
2 BEDROOMS	272	1.75	476	
3 BEDROOMS	64	2	128	
GUEST	--	1 PER 6	57	
TOTAL	340		666	683

GENERAL COMMERCIAL C-2				
GROSS SITE AREA	910,218 SF 20.89 ACRES			
NET SITE AREA	811,204 SF 18.67 ACRES			
PARKING	AREA	PARKING RATIO	REQUIRED	PROVIDED
OFFICE	331,000 SF	1 PER 300 SF	1,104	
RETAIL (>25,000 SF)	310,000 SF	1 PER 250 SF	1,272	
RESTAURANT SERVICE AREA	25,000 SF	1 PER 200 SF	125	
DINING AREA	25,000 SF	1 PER 50 SF	500	
TOTAL			3,001	3,142
COVERAGE	47 %			
FAR	0.86			

JMA ARCHITECTURE STUDIOS

Project # 2003306

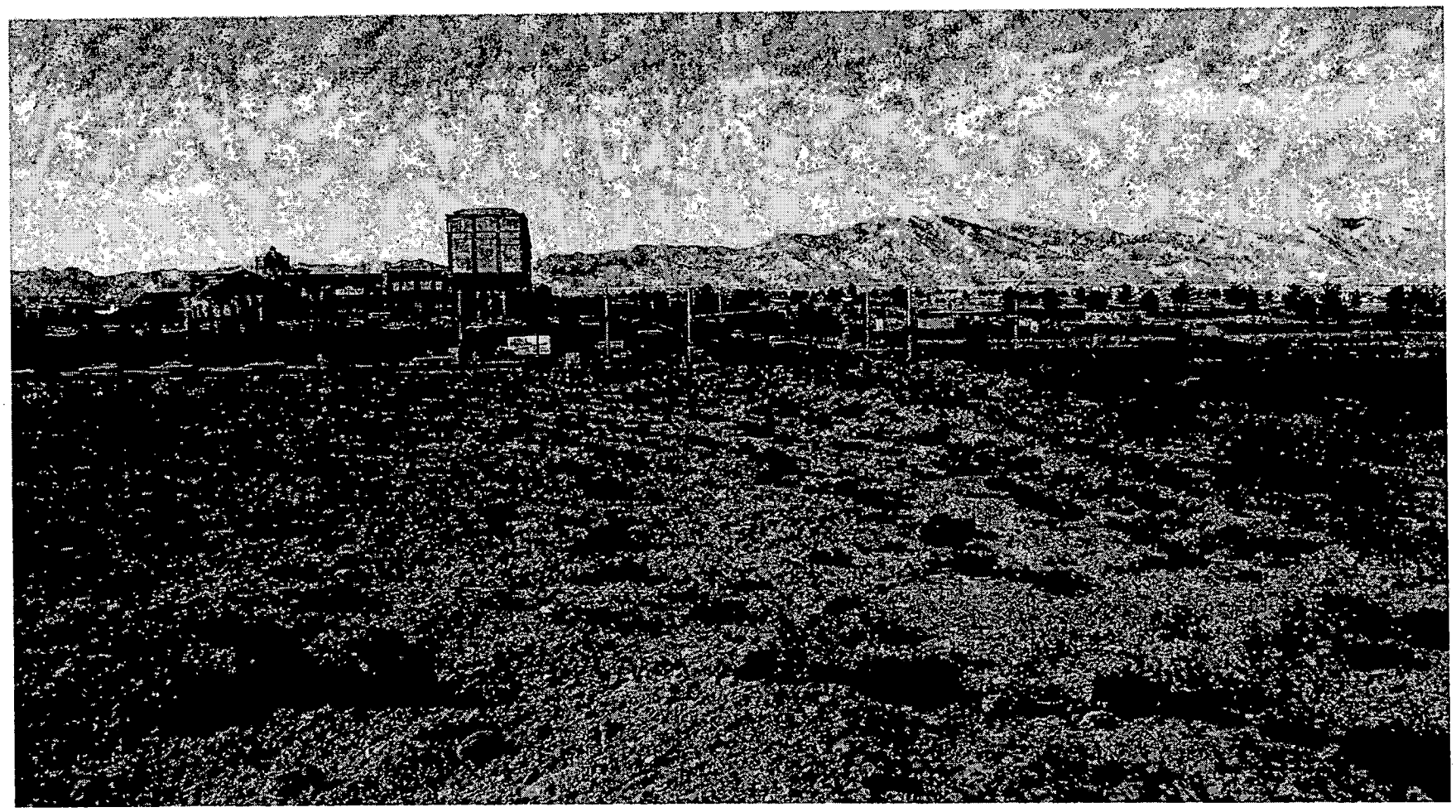
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

Date: NOVEMBER 29, 2004

NORTH

ZON-5653
SUP-5853
SDR-5657
02-10-05 PC
REVISED 01-28-05

RECEIVED
JAN 28 2005



ZON-5653 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC
NORTHEAST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/23/04

Main Identity

From: "Anna Bowers" <abowers9@cox.net>
To: <swolfson@lasvegasnevada.gov>; <greese@lasvegasnevada.gov>; <lbrown@lasvegasnevada.gov>; <lweekly@lasvegasnevada.com>; <mmack@lasvegasnevada.gov>; <jmoncrief@lasvegasnevada.gov>; <ogoodman@lasvegasnevada.gov>
Sent: Tuesday, January 04, 2005 2:30 PM
Subject: REF: ZON 5653, SUP 5853, SDR 5657

Ref: ZON 5653, SUP 5853, SDR 5657

This is to formally register our complaint regarding the Northeast corner of Alta and Rampart development plan. We who live in Angel Park Ranch always knew there would be commercial development on those sites. We absolutely do not want 375 residential condos built in our backyards at Rampart and Angel Park. It would totally obstruct our view of the mountains, create traffic hazards, pollute us with noise, and impact property values.

The already approved 4 18-story towers on the southwest corner of Rampart and Alta at Badlands, continued commercial development of Boca Park, and the likelihood of Suncoast Casino expansion creates the same problems for our neighborhood. To add 375 condos seems excessive and overcrowded.

Please consider this our formal protest vote. Thank you.

Anna M. Bowers Anna M. Bowers
Frank R. Bowers Frank R. Bowers
8557 Summer Vista Avenue
Las Vegas, Nevada 89145
702-304-9855

RECEIVED
CITY CLERK
2005 JAN -4 P 2:35

LasV

ZON-5653
SUP-5853
SDR-5657 1/4/05

http

Joan Marcotte

From: "Joan Marcotte" <jamarco@cox.net>
To: "Joan Marcotte" <jamarco@cox.net>
Sent: Tuesday, January 04, 2005 9:13 AM
Subject: ZON 5653, SUP 5853, SDR 5657

Dear Planning Commission,

My name is Joan Marcotte and I live in Angel Park Ranch.

I would like to voice my concerns about the pending development on the corner of Alta and Rampart called the "Queensborough Project". GPA-5652 which now is being referred to as: ZON 5653, SUP 3, SDR 5657.

While it is inevitable that this corner will be developed sooner or later I am very concerned about the traffic this project will bring to this area. It is very difficult to make a left turn onto Alta from Angel Park Ranch now and with the building of the offices, restaurants and shopping as well as the Condo's with approximately 380 units, the left turn out of our development will be very dangerous and next to impossible. Also with the opening of the new Summerlin Parkway exit onto Durango it will be difficult to make a left turn from our development at the North entrance onto Durango. The traffic that this new project will bring to our development is going to be unimaginable.

I am also concerned that the "wash" on this corner (Alta and Rampart) is going to be filled in and now I am worried about flooding.

Other concerns I have are:

With the increased traffic on Alta, Rampart and Durango there will be added air pollution from the traffic as cars and trucks sit at traffic lights. This air pollution will spill directly over our development.

With deliveries to the Queensborough Project there will be increased truck traffic.

With the proposed condominiums being 10 and 5 stories this will block the view of the mountains for those living on the perimeter who paid a lot premium for the view.

All of this is being planned in addition to the four 18 story condominiums that will be built on the South West corner of Rampart and Alta at the Badlands golf course. With the probability of 600 to 800 living units at this site there could be as many as 1400 to 1500 automobiles generating traffic from this development alone. This alone will create a traffic nightmare in the area surrounding Angel Park Ranch.

My personal preference would be not to develop the "Queensborough Project" at all but if something must be developed on the corner of Rampart and Alta please do not permit the condominiums which could add as many as 400 to 600 more vehicles moving in and out of that area a day.

Another concern is with all of these living quarters being built at one major intersection where will all the kids go to school? Will there have to be new schools built and where will they build these schools?

Thank you for your kind consideration.

Sincerely,

Joan A. Marcotte

Joan A. Marcotte
8528 Crest Hill Ave.
Las Vegas, NV 89145
jamarco@cox.net

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CITY CLERK
2005 JAN -4 P 3:50

ZON-5653
SUP-5853
SDR-5657

1/4/2005

attn: Vicky Darling

ANGEL PARK RANCH
ARCHITECTURAL COMMITTEE

PAUL "PACO" ZAHRA – PRESIDENT 233-5258
FRED GARIBALDI – VICE PRES. **SANDY WHITEHOUSE – SEC'Y./TREAS.**

JANUARY 4, 2005

THE ANGEL PARK RANCH COMMITTEE DOES NOT APPROVE QUEENSBOROUGH PROJECT ZONE 5653, SUP 5853, AND SDR 5657 FOR REASONS LISTED BELOW.

1. **WITH THE OPENING OF THE NEW SUMMERLIN PARKWAY EXIT ONTO DURANGO WILL CAUSE MORE TRAFFIC AND MAKE IT MORE DIFFICULY TO MAKE LEFT TURNS FROM VENETIAN STRADA.**
2. **THE SOUTHWEST CORNER OF ALTA AND RAMPART FOUR 18 STORY HIGH RIZE CONDOMINIUMS ARE BEIGN CONSTRUCTED. PROBABILITIES OF 1,600 UNITS WHICH MEANS ABOUT 2,000 MORE VEHICLES IN THAT CORNER.**
3. **"QUEENSBOROUGH PROJECT" ON NORTH EAST CORNER OF ALTA AND RAMPART WOULD ADD AN ADDITIONAL 500 VEHICLES.**
4. **THE COMMITTEE DOES NOT THINK THAT THE CORNER OF ALTA AND RAMPART CAN SERVICE 2,500 TO 2,700 MORE VEHICLES. THAT CORNER IS ALREADY TOO BUSY WITH THE SUNCOAST HOTEL AND CASINO AND BOCA PARK SHOPPING MALL.**
5. **FINALLY WE ARE ASKING THAT YOU USE GOOD JUDGEMENT, AND FOR THE BENEFIT OF SAVING LIVES, DECLINE THE ABOVE MENTIONED PROJECT.**

THE COMMITTEE

RECEIVED
CITY CLERK
2005 JAN -4 P 3:50

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -4 P 3:50

January 4, 2005

Vicky Darlling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta & Rampart Queensbourgh Project

We live in the Bailey & Mcgah development at 508 Soso. We are writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The traffic now on Alta presents a problem getting on to Alta. We understand that Boca Park still has more to build, the Suncoast has approval to expand, the Badlands corner has approval to build four, eighteen story condos, all which will add to the density and traffic, not counting what Peccole proposes. The only way to help with the traffic is to lessen the density of the Peccole project.

We hope you will consider our problem with this project.

Ralph & Mary Carlson

Ralph R Carlson
Mary D. Carlson

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -4 A 10: 22

January 4, 2005

Vicky Darling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta and Rampart Queensbourgh project

I live in the Anget Park Raanch developoment at 8628 Desert Bird Drive. I am an original owner and have lived here ten years and have lived in Clark County since 1968. I am writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The project will have a very negative effect on all the surrounding neighborhoods, with the increased density, which will add to the traffic problem we are already experiencing, as trying to turn onto Alta from the Angel Park Ranck, Mesa 2, and the Tuscany developments.

The intersection at Rampart and Altla is one of the busyest, and the four corners are not completed with the projects that have already been approved.

1. Boca Park is far from completed
2. The Badlands corner have been approved to build 4 eighteen story highrise condos (Approx 400)
3. The Suncoase has been approved to expand

Now Peccole plans Commerical with 2 levels of underground parking, office buildings, a 10 story highrise condos, plus 2 four story condos. All this on 31 acres. I feel we are being crushed and they said the project would take two years & encludes blasting. We have alot of retired people adjacent to the project, who are home most of the time and I can not imaging two years of this. The commercial will be two & three stories, which will flow nicely with our one & two story homes, but the condos, besides being too dense would invade our privacy. The only way to help with the traffice from projects that have already been approved is to lessen the density on the Peccole project. Two additiional turn lanes and an additional light is not going to fix the problem when you are considering 750 more families in an area that has not completed projects that have already been approved.

Thank you for your consideration

Carol S. Ayres
702 243 2760

Carol S. Ayres

ZON 5653
SUP 5853
SDR 5657

Submitted after final agenda

Date 1/4/05 Item

RECEIVED
CITY CLERK

2005 JAN -5 P 4:17

01/05/05
Fax: 382-4803
Issue: ZON5653,SUP5853SDR5657

Dear Ms. Combs,Agender Tech,

I have been a resident of Angel Park Ranch since August 1994. I want to strongly protest the proposed Peccole Development at the NE corner of Alta & Rampart. The major effect will be TRAFFIC as well as pollution, increased accidents, noise level and density of the condos. The impact of this development will negatively effect the quality of life for the residents in the area. The proposed traffic lights will be of no help to those of us who live in Angel Park. We will need a light at the corner of Venetian Strada & Durango just to enter our community because of the Durango extension. I sincerely hope you will listen to the my concerns as well as my neighbors.

Sincerely, Elizabeth McCaffrey,
8508 Summer Vista Ave, LV 89145

ZON-5653
SUP-5853
SDR-5657

James and Cynthia Willbanks
8504 Stone Harbor Ave.
Las Vegas, NV 89145
702-240-0133
fax-240-0125

01-05-05

Ref: ZON 5653, SUP 5853, SDR 5657

I feel a ten and 2 five story condo buildings are going to cause traffic and privacy problems for the Angel Park Neighborhood.

Thank you,

Cynthia A. Willbanks

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CITY CLERK
2005 JAN -5 P 4:58

ZON-5653
SUP-5853
SDR-5657

January 5, 2005

Vicky Darlling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta & Rampart Queensbourgh Project

I live in the Bailey & Mcgah development at 505 Anpere, my back fence backs up to Alta. I am writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The traffic now on Alta presents a problem exiting our development. I know Boca Park still has more commercial to build, the Suncoast has approval to expand, the Badlands corner has approval to build four, eighteen story condos, all which will add to the density and traffic, not counting what Peccole proposes. Alta is a 30 mph street with many school zones and is becomming a freeway with the increase traffic and few cars travel less that 45 mph. The only way to help with the traffic is to lessen the density of the Peccole project, since all the other corner projects already have approval.

I hope you will consider this problem when considering the Peccole project.

Charles J. Dunn

Charles J Dunn

RECEIVED
CITY CLERK
2005 JAN -5 P 4:58

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -6 A 7:58

To: Ms. Vicky Darling
City Clerk

From: Gary Echols
8612 Crest Hill Ave.
Las Vegas, NV 89145

Re: ZON 5653, SUP 5853, SDR 5657

I live in the Angel Park Ranch neighborhood that lies east of the above referenced project coming before the City Council for approval. I am opposed to this project. The increased traffic generated by this project will make an already congested area unbearable to residents who live in this neighborhood. Further, these towers will obstruct our view of the Red Rock Mountains to the West. It would also seem that homes on the western end of our neighborhood will lose some of their privacy with these tall buildings looming over their backyards. I urge the City Council to deny passage of this project when it comes before you for a vote.

Respectfully,

Gary Echols

ZON-5653
SUP-5853
SDR-5657

December 27, 2004

City of Las Vegas Planning Commission
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: General Plan Amendment (SDR-5657); Site Development Plan (Zone-5653)
Pecole Nevada Corporation (Rampart at Alta)

Dear Planning Commission Members:

I am a 70-year-old female who resides at 8624 Desert Bird Drive as indicated by the attached map. The wash is directly in the back of my home.

I am oppose to People Nevada Corporation (Great Wash Park LLC) from developing their property over the present height limit of 55 feet to 110 feet to build their 10-story condominium. All of the neighborhood would lose their privacy and view.

I am also very much oppose to the developer covering and filling the wash for two very important reasons:

First, it would greatly endanger and threaten the lives and properties of the owners living near this huge ravine. The wash is at least a 100 feet wide at the bottom, 200 feet wide at the top, and at least 75 feet deep. During heavy rains, I have seen with my own eyes, the rapid moving floodwaters rise to 10 to 20 feet high. If you allow the developer to cover and fill the wash, even if he installs a drainage system, where will all the floodwaters flow to during a very heavy storm that will last for days? Keeping this wide and natural wash the way it is for now is the only way to insure that our lives and properties will be safe from the potential of flooding.

The second reason is personal. When I purchased this home in 1995, the developer Pulte Homes, assured me nothing would ever be built on the wash in the back of my property. I believed them and paid a premium of $40,000 for this right. All the other original property owners along the perimeter of the wash along Desert Bird also paid a similar premium to Pulte. Who will be responsible and liable for our lost? Pulte Homes? The City of Las Vegas, or the new developer?

Please deny Great Wash Park LLC from filling and covering the wash and building over it.

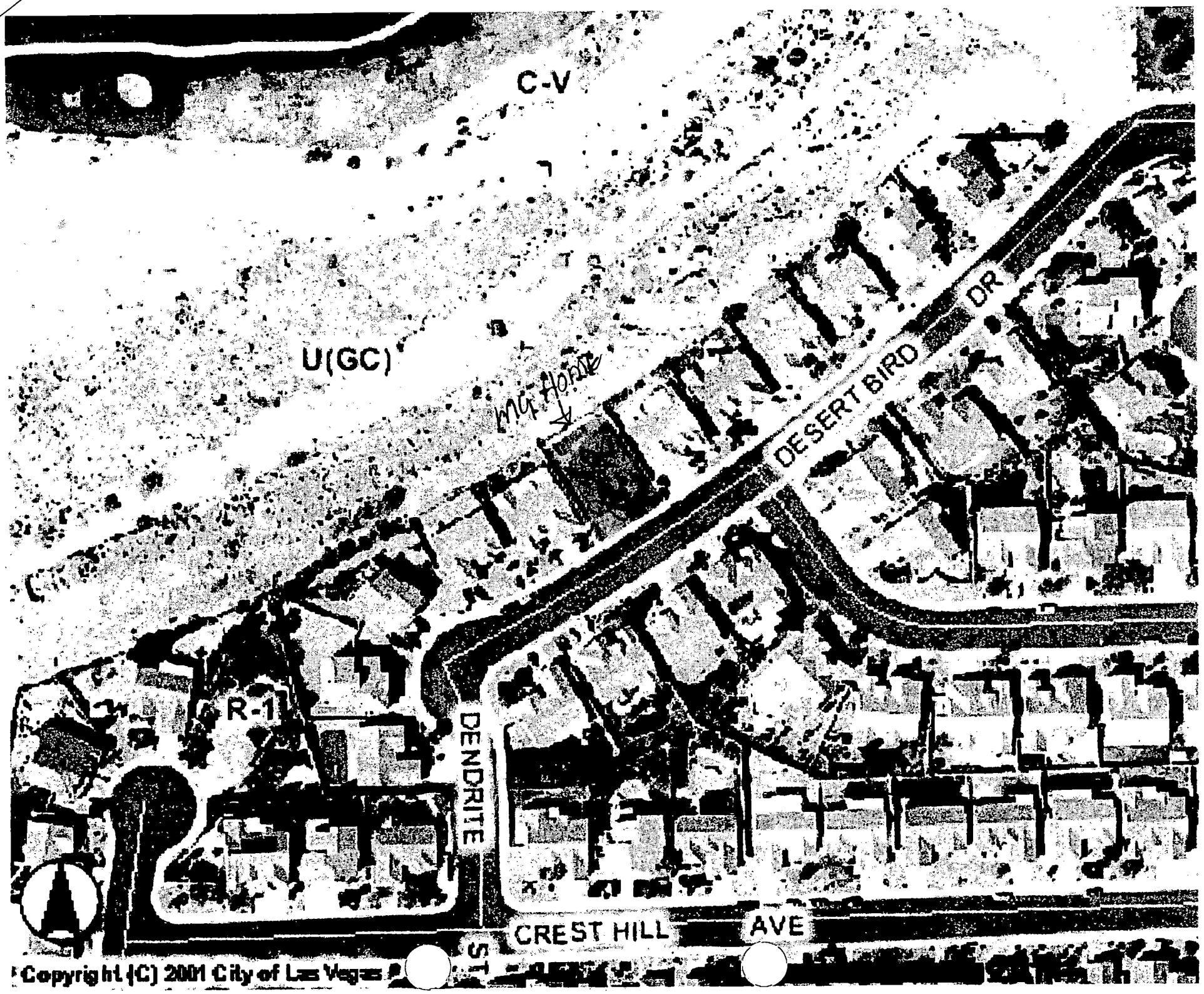
Thank you very much.

Sincerely,

Ann Sokabe (808) 551-0707
1120 Bishop Street
Honolulu, Hawaii 96813

Certified Mail; Return Receipt Requested

ZON-5653
SDR-5657
SUP-5853


C-V
U(GC)
My Home
DESERT BIRD
DR
R-1
DENDRITE
ST
CREST HILL
AVE
Copyright (C) 2001 City of Las Vegas

Jan 4, 05

Re:ZON 5653, SUP 5853, SDR 5657

This is a letter to register a complaint regarding the newest plans at Alta and Rampart...Our concerns were to lighten up the traffic at one time and open Durango to help out Rampart. Now it is sad that they want to built so many condo's to make traffic just as bad and to polute our air even more. We do feel like we are trapped between 2 freeways.....thats way we left LA.....polutions burns your eyes and makes you sick.....Commercial is one thing, but changing all the natural beauty is a big shame to damage nature and make it unhealthy and more dangeous for folks to even leave their homes to drive across the street to SunCoast. Please look at this plans again and remember why we are opening up Durango (to help the traffic on Rampart) Just look at all the accidents we have had on that street where everyone drives too fast anyway....More cars and too many condo's is not the answer....Do not overcrowd the areas we have a BIG problem in already.....Please listen to us also....

Patti & Ty Kille
8560 Summer Vista Ave.
Las Vegas, NV. 89145
(702) 255-5205

RECEIVED
CITY CLERK
2005 JAN -5 A 7:35

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK
2005 JAN -4 P 4:45

To: Vicky Darling
Las Vegas City Clerk

January 4, 2005

We oppose the proposed Peccole project at Alta/Rampart -
(ZON 5653, SUP 5853 and SDR 5657) for the following reasons:

The increased traffic caused not only by the proposed commercial and residential project, along with the prior approvals for development on properties also bordering on the Rampart/Alta intersection will significantly impact the traffic on an already dangerously over-traveled area of the Boca Park/Summerlin/Suncoast Casino area.

Entrance/exit drives into the area should be studied as to appropriate turn lanes, bus stop areas, signal lights, right turn only signage, etc. The effects of the Alta bridge to the west, the Durango bridge to the north, the approved high-rise development on the southwest corner of Rampart/Alta, the future development of Boca Park and the proposed additions to the Suncoast Casino should also be included in the traffic studies. The impact of the compounded increase in traffic flow of these modifications should be a major consideration.

The residential portion of the project will continue the trend of allowing and even encouraging high rise apartment/condo encroachment on established single-family one and two-story neighborhoods, thereby causing unwarranted high density population centers and the inherent increase in traffic and potential
crime areas.

Traffic and crime are only a couple of significant factors. It is strongly suggested that the high-rise portion of this development be rejected, or at least reduced to no more than three (3) buildings consisting of no more than two (2) stories each, and limit the number of residences to no more than one hundred (100) units. As this area is adjacent to single-family one- and two-story homes, the impact on our neighborhood would be detrimental. There are no other high-rise developments on the east side of the Rampart/Alta area and none should be introduced.

Al & Carole Pontius
8612 Desert Bird Dr.

ZON-5653
SUP-5853
SDR-5657

January 4, 2005
City Council
Las Vegas, NV 89101

RECEIVED
CITY CLERK

2005 JAN -4 P 4:16

RE: ZON 5653, SUP 5853, SDR 5657
Peccole development at Alta and Rampart

Dear Members of the City Council,

We are opposed to and protest the proposed development at the northeast corner of Alta and Rampart for the following reasons:

1. Density. In our small area in the Angel Park Ranch there are 200 single family homes. This project proposes to build 375 units in a smaller area that will place a significant burden on our adjacent intersections, schools, park and other amenities.

2. Access to Venetian Strada.. It is vital that a "covenant running with the land" be required of the developers so that at no time in the future will their project have an opening to Venetian Strada. At one time there was a small road that allowed golfers access to the Angel Park Golf course from Venetian Strada. Cars raced through our neighborhood to get to the golf course making it unsafe for our children to get to the park. For the safety of pedestrians, especially our children crossing Venetian Strada to the park, Venetian Strada should never be open again.

3. Traffic. The City Council has approved another Peccole project, four 18-story condominium towers across from the Suncoast in the Badlands Golf Course (of which we had no notice or input in spite of the impact on our neighborhood). Another project in progress is the creation of an entrance from Durango onto Summerlin Parkway. Coupled with these projects and the built out at Boca Park, Alta and Durango will be even more heavily used. This will make a left turn out of Angel Park Ranch at Venetian Strada and left turns out of our two exits on to Alta unsafe if not impossible. At a minimum you will need to provide a signal at Venetian Strada and Durango and remove the yellow pedestrian light just north of Venetian Strada at Durango.

4) Parking waiver. Our understanding is that as presently designed, the Peccole Corporation is seeking a waiver for not having sufficient parking spots. Where will the parking go at the peak shopping periods? Down Alta? Into our neighborhood streets?

We anticipate Peccole to do a tasteful job with their development. Nevertheless what they are proposing is overuse of their available space. We are already congested. We respectfully request that the Peccole Corporation either withdraws its request for 375 condominiums or reduces the number and height of the structures significantly, so that proposed solutions to the traffic issue will actually have some effect when all four corners are built out.

Sincerely,

Corinne Escobar

Chris and Corinne Escobar
308 Torrey Point Court
Las Vegas, NV 89145 255-3912
ladybug1@mstar2.net

ZON-5653
SUP-5853
SDR-5657

Joseph W. McLaughlin
8613 Crest Hill Avenue
Las Vegas, NV 89128

(702) 254-5549 Residence *(702)-254-7159 Fax* *(702) 595-6541 Business*

TO: Carol Combs, Agenda Tech: ccombs@lasvegasnevada.gov, via E-mail.

This is my letter of protest to ZON 5653, SUP 5853 SDR 5657, particularly, the proposed Peccole Development at the NEC of Alta and Rampart, Las Vegas, NV

I am strenuously opposed to the above referenced development.

The intersection of Alta and Rampart is severely over-burdened with traffic now. The Metropolitan Police Department has described it as most dangerous from a traffic safety standpoint. And certainly, the nearby residents can provide testimony to the number of accidents, serious accidents, frequently occurring at and near that location.

The proposed development will result in a significant increase in the amount of traffic, and therefore traffic accidents generated by on-site residents and employees of the offices and retail establishments, plus the increased traffic to the site for business purposes and visitors to any of the proposed buildings.

Additionally, more traffic will be generated by the overpass at Summerlin Parkway and Durango, which traffic will in many instances logically and for convenience use Alta to reach their destination. And it is important to note the increased traffic by the development of the four eighteen story towers at the Badlands, AND the increased traffic generated by the office and retail facilities to be completed at Boca Park will negatively impact the intersection. The towers and the Boca Park expansion will result in a HUGE increase in motorized traffic, with the attendant increase in traffic safety concerns; just count the number of automobiles per units built for the residential towers alone, the number is in the thousands!

Increased traffic at this intersection must be avoided in the interest of general public safety, and the safety of the

nearby residents, including but not limited to the community known as Angel Park Ranch, where I reside. Again, additionally, the expansion of the parking and gaming and gaming related space at the Suncoast Hotel and Casino will dramatically increase traffic in the immediate area; further contributing to substantially increased public safety concerns. The ingress and egress for the Suncoast already is inadequate and represents excessive risk to the public, not to mention extremely poor traffic safety planning.

Additionally, the proposed development will have a very negative impact on the quiet enjoyment rights of a significant number of Angel Park Ranch residents, and particularly those residents bordering the project; they will be subject to a substantial increase in noise, and light emanating from the multi-use development. Moreover, the impact on Angel Park Ranch property values will be significantly adverse. And the views presently available to many Angel Park Residents will disappear, further aggravating the negative impact on property values.

For the life of me, I cannot understand why this project should even be considered by the city-planning department, or for that matter, the city council. It makes no sense whatsoever.

I respectfully request you submit my concerns as stated in this letter to all parties having jurisdiction over this project. I have sent this letter, prepared in Word, as an attachment, for your convenience. Please distribute as you see fit.

Should you or anyone wish to contact me to discuss my position on this project, I will be pleased to take your call.

Thank you.

Cc: each city council member

mccarp@cox.net

Telephone Protest/ Approval Log

Meeting Date: 01/13/05 **Case Number:** SUP 5853

Date: 01/04/05
Name: Helen McKay
Address: 8524 Highland View Ave 89145
Phone: (702) 233-1628
[X] **PROTEST** [ ] **APPROVE**

Date: 01/04/05
Name: Katherine & David Nicolai
Address: 8604 Highland View Ave. 89145
Phone: (702) 869-8638
[X] **PROTEST** [ ] **APPROVE**

Date: 01/05/05
Name: Corinne Escobar
Address: 308 Torrey Point Ct 89145
Phone: (702) 255-3912
[X] **PROTEST** [ ] **APPROVE**

Date: 01/05/05
Name: Ralph Carlson
Address: 508 Soso St 89145
Phone: 567-0468
[X] **PROTEST** [ ] **APPROVE**

Date: 01/06/05
Name: Kennedy, Franco
Address: 8528 Highland View Ave 89145
Phone: (702) 869-0242
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

January 27, 2005

Mr. Richard Truesdell, Chairman
City of Las Vegas Planning Commission
201 Las Vegas Boulevard, Suite 150
Las Vegas, Nevada 89101

Re: Queensborough Urban Mixed Use Project
Alta and Rampart Boulevard

Dear Mr. Truesdell:

On February 10, 2005, The City of Las Vegas Planning and Zoning Commission will consider approval of the urban mixed use project known as Queensborough.

As General Manager of the Angel Park Golf Course located immediately north of and adjacent to the project site, this letter is to advise of our ardent support of this development and strongly recommend your approval.

This development, consisting of professional office, life-style retail, various levels of upscale dining and sophisticated vertical residential facilities is compatible with the neighborhood and will enhance the area and our community. The facilities will generate a "live, work, play and dine" environment of the "best of breed" class.

I understand the traffic study for the project was recently approved and shows adequate entry and egress to the project from Rampart without adversely affecting the operation of the Angel Park Golf Course.

We have discussed with the developer several mutually beneficial programs such as providing a shuttle bus to bring Queensborough residents, tenants and visitors to and from the golf course. Also we may consider offering golf discounts to the residents to promote additional business at our facility, which directly benefits the City of Las Vegas.

Your favorable consideration and approval of this outstanding development is enthusiastically requested and very much appreciated.

Sincerely yours,

David Bogue
General Manager

cc: Ms. Margo Wheeler, Director Planning and Development Department, CLV

ZON-5653
SUP-5853
SDR-5657 A

Angel Park
las vegas

100 South Rampart Blvd. LasVegas, Nevada 89145 • T. 702.254.GOLF F. 702.254.0566
Toll Free.1.888.4GOLFLV • www.angelpark.com • OB Sports Golf Management ▪ www.obsports.com

2/1/05

To: Planning Commission
City Council Chambers
400 Stewart Street
Las Vegas, NV

From: Christian Diamandis
520 Tuscany View Street
Las Vegas, NV

Re: SUP-5853, ZON-5653, SDR-5657

Dear Commissioners,

I am writing to express my opposition to the proposed development of this parcel as it is being presented now. I want to say up front that I will respect the wishes of my neighborhood and those around us should their majority favor this project. This seems unlikely because I know my neighborhood has a petition circulating against it.

I want to express why I have a problem with this project. I walked today to Boca Park and then on to Whole Foods across Charleston: I do not think I have ever walked in a more unfriendly environment to a pedestrian. I do not want my street to become another Charleston.

The proposed Queensborough project is a mixed development with both a high concentration of commercial and residential buildings. It is designed to be a pedestrian mall. That is fine, but getting to this pedestrian mall should also be pedestrian friendly. I propose that pedestrian overpasses and/or underpasses be required between Boca Park, the Queensborough project, and the Suncoast Casino. This would promote foot traffic from the hotels to the shops and vise-versa. Without them, people will be driving a block at a time and our neighborhood will be surrounded by hostile traffic. The proposed development is as large as any downtown project and the environment it will create will resemble downtown. People will make it a destination; let them walk around freely when they reach that destination. Planning for foot traffic now will ensure pedestrian safety both for tourists and locals in the future.

As a side note, a city engineer at one of the neighborhood meetings told me that the city would allow the developer to build and maintain this type of pedestrian structure. Coincidentally, one of the developers told me that their original plan called for such pedestrian bridges but the city would not allow it.... I think that the developer should be required to build pedestrian bridges or tunnels if this project is approved. They are spending half a billion on it now, what is a few million spent on public and neighborhood interests to them? Realistically, these bridges should be a boon to the developer; why else would they be building them downtown?

Other objections I have to building this project include:

1. There is no, nor can there be any real time study done on the increased traffic flows through the area which will follow the completion of several previously approved building projects. Tudor Park, the Badland Towers, Boca Park, the Durango interchange, and the Alta overpass have all yet to be completed, some have not even begun. How can a deviation from the general plan, which would allow for such a high concentration of buildings and people, be permitted without real data to draw from? At the very least the project should be delayed until such time more accurate studies can be done.
2. The project itself will take four or more years to build. This is two to five times as long as a normal commercial construction project. They need to put up a high concentration of residences to afford the infrastructure of the commercial enterprise; covering the arroyo. As a resident of the area, the prospect of dealing with the noise and pollution for so long a period does not appeal to me.
3. I have heard many and varying objections from my neighbors as well, but I will leave it to them to express them.

In closing I will say for myself that there is some good that could come from building this project, but, not without the foresight to make it work for everyone, both now and for the future. To reiterate, as the project is being proposed now, I oppose it.

Thank you for your attention in this matter,

Sincerely,

Christian Diamandis

February 8, 2005

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

Attention City Planning:

On behalf of the Suncoast Hotel and Casino, which is one of the largest adjacent properties to the proposed Queensborough project, I would like to take this opportunity to express our full support for this project. It will represent a very positive addition to the neighborhood, adding quality, value, tremendous services, and needed condominium housing and significant synergies with existing developments in the area.

Peccole Nevada has historically incorporated quality and prominent attributes within their master planned communities. They have demonstrated this by way of distinct landscaping setbacks, defined architectural features and intense covenants, codes, and restrictions (C, C, & R's). Peccole Nevada has demonstrated both a talent and skillful expertise in the neighborhood's developmental procedures and truly has the community's best interest at heart.

Thank you in advance for your consideration of this project.

Yours truly,

David D. Ross
Vice President/General Manager

DDR/jlv

Submitted at Planning Commission

Date 2/10/05 Item 18-19-20

9090 Alta Drive • Las Vegas, NV 89145 • Telephone (702) 636-7111

Date 2/10/05 Item 18-19-20

Angel Park Ranch Architectural Committee

Paul "Paco" Zahra – President Fred Garibaldi – Vice President
Sandy Whitehouse – Sec'y./Treasurer (the "Committee")

Please call the APRAC phone number, 233-5258, for Committee related business.
Please respect our personal time and privacy by not calling any member's personal line
angelparkranch@aol.com

The following letter, prepared by Chris Escobar and Todd Davis and reviewed by Paco Zahra, is an update on the current status of all our recent meetings about the Queensborough Project to be constructed at Alta and Rampart. From this letter, it is clear that in coming together as a community to express our concerns and see if we could make a difference in what the end result might be for all of us, we have made progress, and hopefully the end result will be something we can all live with. For your information, the developers for Peccole Nevada have volunteered to copy and mail this letter to all residents of Angel Park, Tuscany and West Mesa, so it won't be our homeowners' contributions paying for the distribution of this information.

On Monday, January 17th, 2005, Paco Zahra (Angel Park Ranch Architectural Committee President), Todd Davis (attorney) and Chris Escobar (attorney) met with the Queensborough developers, Larry Miller (Peccole Nevada), Bruce Bain (Peccole Nevada) and Johan Lowe (Executive Home Builders) as a follow-up to the many recent community meetings addressing the concerns of Angel Park Ranch, Tuscany and West Mesa relating to the Queensborough project.

We are pleased to report that there was a genuine interchange of ideas, candid questions and answers, and most importantly compromises which took place. Below is a summary of the discussions. For further information Todd Davis has put up a website for our homeowners at **www.angelparkhomeowners.com**. It has a calendar and additional information that you may be interested in reading. Please review it at your leisure after you have read this letter.

After reading, if you have comments or questions, please address them to Angel Park Ranch Association by emailing your comments to **angelparkranch@aol.com** or by calling the APRAC phone line, **233-5258**.

Note: This is the actual list that was given to Peccole Nevada with comments and proposed resolutions/compromises noted in bold bullet points printed below each item. The exception is item 14 which was proposed by Peccole Nevada and supported by the three of us that attended the meeting.

A. ITEMS AGREED UPON

1. Venetian Strada. No exit or entrance from Queensborough to Venetian Strada. It is to remain permanently closed by making a covenant running with the land.

- **AGREED**

2. Payment of and support for placing a traffic light on Venetian Strada at Durango. Peccole Nevada should provide a bond and place their support and agreement to pay in writing with City Hall.

- **AGREED. This traffic light will be very difficult to obtain approval from the City as it does not presently meet the "warrant" requirements. We believe that if a traffic study is done during the spring when the park is heavily used and we gain the support of the neighborhoods to the East (they need a traffic light to cross Durango to play at the park), there is a good potential that the City will allow the light with Peccole Nevada paying for it. We have requested Peccole Nevada do a supplemental traffic study in the spring to facilitate this, if the City will not approve it at the current time. Peccole Nevada will support us in this matter but it will require a concerted effort from our neighborhood to even come close to having this granted.**

3. Bus turn outs where needed on Alta and Rampart near their project.

- **AGREED**

4. Continue to work with the perimeter neighbors on Obsidian and Desert Bird to meet their needs as to fencing and landscaping. Work with the four person landscaping committee for ideas but be sure all perimeter neighbors who live here have input. (For example, one resident on Obsidian would like the wall moved back 10 feet to enhance each yard on Obsidian)

- **AGREED: Peccole Nevada indicated they will continue to work with the landscape committee but also stated that City Planning has issues with the curved wall on the Desert Bird side. The City wants to be sure that the landscaping is maintained, and appears to either want ALL homeowners to accept the additional land and maintain it, or have the development be responsible for the landscaping. They did indicate that those on Obsidian that want an additional 10 feet would be easier to accommodate because Obsidian homeowners want a solid wall so their isn't the view issue between neighbors and the ongoing maintenance of landscaping. They will work with the individual homeowners. There will be additional discussions with the perimeter homeowners.**
- **A "Landscape Committee" of perimeter homeowners has been established to work with the landscape architect to ensure that the landscape buffer includes plants that the perimeter homeowners want. Additionally, they will solicit input on the position of perimeter homeowners regarding Peccole Nevada's offer to provide a permanent easement of up to 20 feet to most perimeter homes' yards. The landscape committee members are:**

  Susan Haase
  Anna Bowers
  Carol Ayres
  GC & Peggy Burkett

5. Prevent Traffic through Angel Park Ranch

a. signs that say No Thru Traffic.

b. possibly speed bumps

- **Peccole has no control over this. They are willing to assist and support any paper work that needs to be filed. Most homeowners in Angel Park appear to be against speed bumps. They should be considered ONLY if people start cutting through the neighborhood.**

6. Stripping on exit from Upper Hill and Tuscany indicating that there is no stopping in the intersections and no thru traffic (thereby enhancing ability to exit both housing projects).

- **Peccole Nevada is willing to do this. They discussed this with the City and it is believed that the City WILL NOT ALLOW IT because of ongoing maintenance issues. The City will allow signs to be posted and Peccole Nevada has agreed to do that.**

7. No night, weekends or holiday deliveries to businesses at new project.

- **They have agreed that there will be no deliveries to businesses from the back of the buildings (in the parking lot adjacent to houses on Obsidian) from 10:00 p.m. to 7:00 a.m. Their intention is to have night delivery on the "podium streets" after stores and restaurants close. The podium streets are the two streets that run between the retail buildings (on the inside corridors of their project), and are closer to Rampart, more than 200 feet from Angel Park Residents with at least one and sometimes two buildings between the podium streets and Angel Park Residents.**

8. No trash, storage or parking next to our Angel Park Ranch.

- **Trash Pickup: Peccole Nevada has agreed to no late night trash pickup. They do have a locked gate for trash approximately 180 feet from our subdivision. They will place a sound wall approximately 100 feet from our subdivision directly in front of the trash entrance to minimize noise. As noted trash pickup will not be late at night.**
- **Parking: They also agree that parking will be at least 36 ½ feet away from the current property line on the east side of their project.**
- **Storage: There will be no exterior storage.**

9. Drainage from the new development needs to not impact the Angel Park Ranch Neighborhood. (Originally, it

was suggested this water go into the 12 foot by 24 foot culvert under the project. I was told that City requires no access to that as it is simply to allow the flow of water through the wash. The project is being designed so that surface water flows off their project into the retainage basin. We need to make sure this will happen.)

- **AGREED. Peccole Nevada noted that this is required by code. The drainage from the new development will be diverted away from Angel Park Ranch and will be discharged into a proposed culvert. This will be enforced by the City of Las Vegas. Additionally, the parking lot will be graded so that water flow is at least six feet below the Angel Park Ranch lots. It will only carry the surface water from their project as water from the wash will be contained in the 12 foot by 24 foot culvert under their project.**

10. Require air scrubbers on restaurants.

- **AGREED.**

11. No light from new project leaking into our community.

- **AGREED. Peccole Nevada believes the landscape buffer will be of such density as to prevent the majority of light from the property leaking in. Additionally, they will use soft, up-lighting on the buildings and the utilization of new lighting technology which keeps the foot-candle escape to a minimum, yet remains in compliance with city code for security. They did suggest that the landscaping will need some light in it for security purposes.**

12. No use of fire road by Residents to enter or exit the condominium units (road behind Obsidian and Desert Bird)

- **AGREED.**

13. A guarantee in writing they will build what they are telling us they are going to build. If fail to do so, automatic liquidated damage clause enforceable by Angel Park Ranch Association

- **They agreed to build it per their final design. If they are unable to build for any reason (such as financing), before building anything else on the site, they will meet with the neighborhood prior to going back in for public approval.**

14. Additionally, Peccole Nevada has agreed to build a median on Rampart Boulevard between the Suncoast entrance and the Queensborough entrance to prohibit any traffic from crossing Rampart Boulevard.

B. ITEMS REQUESTED WHICH PECCOLE NEVADA MAY SUPPORT BUT ARE <u>NOT LIKELY TO HAPPEN</u>.

1. Traffic light at Upper Hill and Tuscany rather than at the entrance to Boca Park and Queensborough.

- **Peccole Nevada contacts with City suggest that there are no traffic warrants that would allow this type of light. They pointed out other communities on Alta with greater density do not have lights. They realize that there isn't the same commercial project nearby. However, on Charleston across from Boca Park next to Sport's Chalet, a neighborhood with many more homes than ours did not warrant a light. *(We [Paco, Todd and Chris] believe this and numerous other items such as the Venetian Strada traffic light are beyond Peccole's control and must be discussed with the City and our councilman, Steve Wolfson.)***

2. School speed zones on Alta and Durango to protect children walking to Jacobson Elementary.

- **They agree to support us in the request to the school district.**

ITEMS TO NEGOTIATE WITH PECCOLE NEVADA

1. Lower height and density of condo's.

- **<u>This is the area that we emphasized</u>. Peccole Nevada stated (and the record confirms) that as originally planned they had <u>390 condo units</u> on the project. After our first meeting, *based on our***

expressed concerns over density, **they redesigned the condo units to limit the number to 375 units. After our second meeting, *due to the continued concerns over density*, they reduced the unit count for a second time, this time to 340. This is a reduction of approximately 13%. <u>This twice reduced result is directly attributable to the efforts expended by our community</u>.**

We spent a significant amount of time talking about the steel and concrete structure they are building that limits the heights of their floors (but costs more) than typical steel and concrete construction. This allows the same number of stories to be built at a lower height in steel construction, but at a greater cost. It costs so much, that for all buildings under six stories, this type of construction is simply not cost effective. In order to meet the bank loan requirements they have to have a high rise that will make up for the five story condos being built at a loss. We discussed reducing the project to one 8 story and two 3 story condo buildings and we were told that the project simply would not meet financing criteria and then could not be built. We discussed other alternatives, including reducing the density and height.

We started with the recommendation that they build two 3 story and one 12 story condo buildings but it was not feasible due to the height of the 12 story not meeting the City ordinance of 1 foot in height for every 3 feet from the adjacent neighborhood. <u>We tendered the compromised option that Peccole Nevada build two 4 story and one 11 story condominium buildings</u>. We were told that the financials, to the extent the 11 story condominium meets with the City ordinance, would support that option. We were also advised that the actual density of the project may very well be reduced as sales occur and some of the adjacent condo units are bought by individuals who decide to combine two units.

<u>IMPORTANT QUESTION TO HOMEOWNERS:</u> Please send either a letter, email, or call the Angel Park Ranch Homeowner's Association to advise us whether you prefer:

a. two 5 story condo buildings and one 10 story building; or

b. two 4 story condo buildings and one 11 story building

2. Noise abatement for homes bordering Alta and Durango. Two feet added to fences. In addition to Peccole support, this requires City approval, all neighbors on the perimeter of Angel Park Ranch to agree and a foundation that will support the height.

- **AGREED, subject to conditions. This will require City approval and a study by an engineer certifying that the present foundation will support the added weight. It also requires complete agreement by all homeowners. If all of that is agreed to, then Peccole Nevada will provide the additional block (note - they will not tear down and redo existing walls). They will require a waiver signed by every homeowner affected by the work. They believe that with the added weight there will be cracking in the future and they will not be liable for such cracking.**

3. Close off the two streets that enter/exit Angel Park Ranch on Alta and create a new entrance by Peccole purchasing home(s) in the middle of that stretch and put the traffic light there. (This, of course, assumes that the City would allow a light to go there.)

- **Peccole believes the City will not approve a light on Alta because it does not warrant a light. (See the discussions above regarding the proposed lights at Tuscany and Upper Hill and Durango and Venetian Strada.)**

4. Create double right and left turn lanes at Rampart & Alta and Durango & Alta.

- **They will have double left turn lanes at Rampart and Alta and a dedicated right turn at the same intersection. They correctly point out that, at Alta and Durango to put dedicated right turns and double lefts would require purchasing property from the neighbors on the corner rather than donating unimproved land as is occurring on all corners at Alta and Rampart.**

5. Right turn only restrictions from new project on to Rampart and Alta at all exits except at light.

- **AGREED**

6. No construction trucks using Alta East of Queensborough

- **This is subject to a City Traffic & Barricade Plan. At present Peccole Nevada anticipates obtaining their concrete from the plant north and west of 215 and**

Cheyenne. It is anticipated the trucks will use 215 to Summerlin Parkway necessitating an exit at Rampart and an entrance into the project. It will ultimately be determined by the City but Peccole Nevada understands our concerns.

C. **ITEMS TO ONLY MENTION BUT <u>WILL NOT HAPPEN</u>**

1. Possible gated Community for Angel Park Ranch.

- **There have been negative responses by members of the Angel Park Ranch area. Approval from the neighbors simply will not be achieved.**

2. A bike lane on Alta that is maintained.

- **After driving east on Alta across Buffalo it appears that a bike lane doesn't make sense. Below Buffalo you have houses whose driveways face the street requiring them to exit on to the street (unlike the block wall in the back yards that face Alta in our area). Additionally, below Buffalo, Alta is a one lane street in each direction to make room for the bike lane. It appears to not be functional in our area as we must maintain the center turn lane as well as two lanes in each direction if we have any hope of moving traffic on Alta without significant stacking.**

We look forward to your continued input into this project. Any questions can be addressed to the Angel Park Ranch Architectural Committee for Angel Park Ranch homeowners and to the individual representatives of West Mesa and Tuscany. Joe Gelman, who can be reached by email at gelman@cox.net, has agreed to be the West Mesa representative. We presently don't have a contact in Tuscany that will communicate with the neighborhood. Their property manager can be reached at PhilipCrapo@ebmc.com. Either he or someone Tuscany agrees to can be their contact. You may continue to email Chris and Corinne Escobar at ladybug1@mstar2.net as well.

Sincerely yours,

Paco Zahra	Chris Escobar	Todd Davis

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	20	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Letter of support from Suncoast Hotel by Greg Borgel
6. Submitted at meeting – Neighborhood Meeting Summary by Greg Borgel

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/2/2005

MINUTES:
See Item 18 [ZON-5653] for related discussion on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

(8:04 – 8:49)

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 19 – SUP-5853

CONDITIONS:

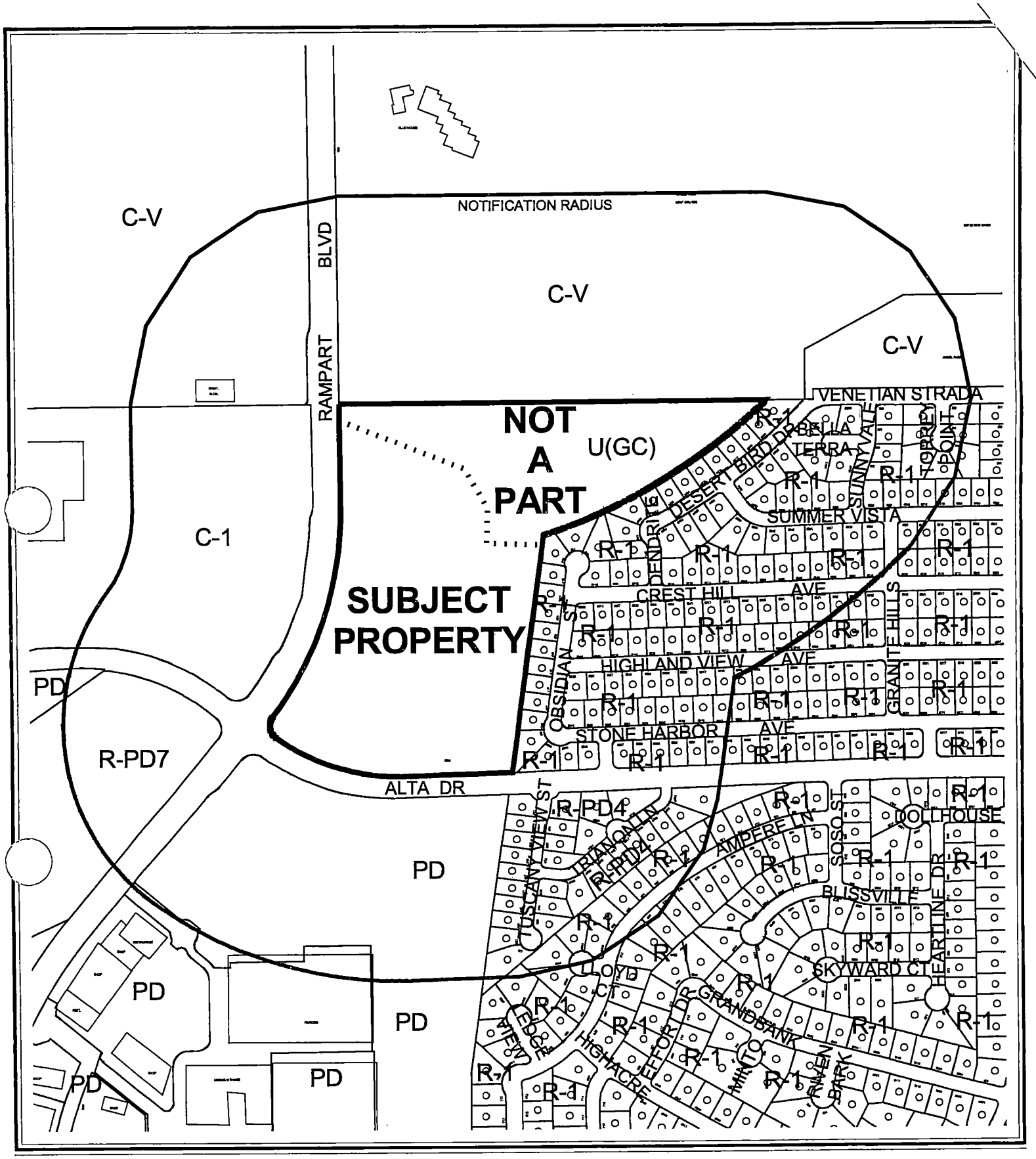
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed-Use development.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5653) and Site Development Plan Review (SDR-5657).

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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



CASE: **SUP-5853**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5853 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed-Use development.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5653) and Site Development Plan Review (SDR-5657).

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit to allow a mixed-use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. An associated Rezoning (ZON-5653) and Site Development Plan Review (SDR-5853).

B) Applicant's Justification

The applicant states that the proposed development is appropriate for the area and that the residential component will buffer the commercial uses from the abutting residential neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

01/26/98 The City Council approved a General Plan Amendment (GPA-0067-97) from M (Medium Density Residential) and SC (Service Commercial) to GC (General Commercial) on the subject property. An associated Rezoning (Z-0127-97) to allow a 40,000 square-foot three-story non-gaming resort with 576 guest rooms was also approved at that time. The Planning Commission recommended approval of the requests on 12/18/97.

04/04/01 The City Council approved a Rezoning (Z-0003-01) from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). An associated request for a Special Use Permit (U-0017-01) for a restaurant service bar in conjunction with a proposed athletic club and tennis club was also approved. The Planning Commission recommended approval of both requests on 02/22/01.

04/12/01 The Planning Commission approved a Site Development Plan Review [Z-0003-01(1)] to allow a 65,000 square-foot athletic club and tennis club on the subject property.

05/23/02 The Planning Commission tabled a request for approval of a Site Development Plan Review [Z-0003-01(2)] for a 6,500 square-foot Tavern on a portion of the subject property.

11/30/04 The applicant filed a General Plan Amendment (GPA-5652) and a second Rezoning application (ZON-5655) in order to permit the mixed-use development as currently proposed. With the adoption of the amendment to the City's Mixed-Use Ordinance (Ordinance #5738, adopted 12/15/04) the applicant withdrew the General Plan Amendment and Rezone applications, as they were no longer necessary.

01/13/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission Meeting at the request of the applicant.

02/10/05 The Planning Commission will consider related requests for a Rezoning (ZON-5653) and a Special Use Permit (SUP-5853) to allow the mixed-use development.

B) Pre-Application Meeting

10/18/04 At the pre-application conference, issues were discussed relative to the appropriate General Plan designation for the proposed mixed-use development, the appropriate zoning district for both components of the project, and issues relative to Residential Adjacency Standards. In addition, issues were discussed relative to drainage, traffic and access to the site.

C) Neighborhood Meetings

12/21/04 A neighborhood meeting was held by the applicant; a total of 14 residents were in attendance, and 11 representatives were present on behalf of the applicant. The following concerns were raised by residents:

- The residential buildings will be too tall and will block views
- Privacy of the single-family homes will be diminished
- Issues with grading and pad elevation of the proposed buildings
- Impact on Angel Park by new residents
- Issues with dust and noise during construction
- Loading and trash areas will impact residential neighborhood
- Rerouting the flow of stormwater may cause flooding in the neighborhood

01/05/05 An additional neighborhood meeting was held in order to discuss traffic improvements at the intersection of Rampart Boulevard and Alta Drive, and the impact of traffic generated by the proposed development.

01/11/05 Another neighborhood meeting was held by the applicant with residents located immediately east of the project to address perimeter landscaping and the design of the perimeter wall. A total of 16 residents were in attendance at the meeting, and discussed the design of the wall, the need for dense landscaping, and the possibility of providing a landscape easement for residents. A general meeting

was held afterwards, open to all residents of the area, to discuss traffic issues. A total of 21 residents were in attendance. The following issues were discussed:

- The location of traffic lights on Alta Drive and Rampart Boulevard
- The need for a traffic light at Venetian Strada and Durango Drive
- The location of bus turnouts and conflicts with the flow of traffic
- The provision of a continuous bike lane on Alta Drive
- Possible relocation of entrances into the Angel Park Ranch neighborhood

01/26/05 The applicant held a final series of neighborhood meetings to address the final design of the perimeter wall and landscaping and to discuss general issues related to the project. A total of 62 residents were in attendance, with 12 representatives in attendance on behalf of the applicant. Members of the Angel Park Ranch Architectural Committee distributed a memo to the audience, with a list of conditions for approval of the project. Applicable conditions have been incorporated into the Conditions of Approval for this project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 30.21

B) Existing Land Use

Subject Property:	Undeveloped
North:	Golf Course
South:	Undeveloped
	Shopping Center Use
East:	Single-Family Residential Use
West:	Gaming Use
	Hotel Use

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	PR (Parks/Recreation/Open Space)
South:	SC (Service Commercial)
East:	L (Low Density Residential)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (GC) [Undeveloped (General Commercial) General Plan Designation]
North:	C-V (Civic)
South:	PD (Planned Development)
East:	R-1 (Single-Family Residential)
West:	C-1 (Service Commercial)

E) General Plan Compliance

The subject site is currently designated GC (General Commercial) on the Southwest Sector Plan of the General Plan. The requested C-2 (General Commercial) zoning is consistent with the GC (General Commercial) General Plan designation. Mixed-use development is permitted in the C-2 (General Commercial) zoning district upon approval of a Special Use Permit, and is consistent with applicable standards of the City of Las Vegas General Plan.

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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5227, the proposed project is deemed to be a "Project of Significant Impact" for the following reasons:

1) A commercial or industrial facility generating more than 6,250 ADT;

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) The Regional Transportation Commission (RTC) has determined that the project's proximity to major arterial streets and transit services obviates any potentially negative regional impacts.

2) The Las Vegas Metropolitan Police Department has noted that existing staffing levels are currently below national averages, and that additional residential units in the area will further burden the department in providing adequate police services and protection. No mitigation measures are proposed.

3) The Clark County School District has determined that the project will not have any impact to School District facilities.

4) The Las Vegas Valley Water District has reviewed the project and determined that it will not have a significant impact on the capacity of the District's water supply system.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA/ Units	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Retail	318,000 SF	1/250 GFA	1,272			
Office	331,000 SF	1/300 GFA	1,104			
Restaurant						
• Dining	25,000 SF	1/50 GFA	500			
• Service	25,000 SF	1/200 GFA	125			
Residential						
• 1 Bedrm.	4 Units	1.25/Unit	5			
• 2 Bedrms.	272 Units	1.75/Unit	476			
• 3 Bedrms.	64 Units	2/Unit	128			
• Guest		1/6 Units	57			
Total			3,667	42	3,825	57

The proposed development will comply with minimum parking requirements.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Mixed-Use development.

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

Standards	Code Requirement	Provided
Mixed-Use	Residential uses may be permitted in commercial districts by means of a Special Use Permit	Y
	Non-residential use shall be located at the ground level fronting the primary public right-of-way	Y
	The architecture shall highlight the difference in uses	Y

The design of the project conforms with the minimum requirements listed in Title 19.04 for Mixed-Use developments.

B) General Analysis and Discussion

- Zoning

The property is currently zoned U [Undeveloped, General Plan]; the applicant has submitted a Rezone application (ZON-5653) to rezone the property to C-2 (General Commercial) in conformance to the General Plan. The proposed commercial uses are permitted by right in the C-2 (General Commercial) district; the residential use is permitted upon approval of a Special Use Permit.

The development will conform to the setback and lot coverage requirements of the C-2 (General Commercial) district. No height limit is specified for the zoning district, although Title 19.08.030(C) limits the height of buildings along arterial roadways; the buildings will conform to the specified height limit. In addition, the buildings will conform to the height limit specified by the Residential Adjacency Standards.

- Use

Ordinance #5738, adopted by City Council on December 15, 2004, allows Mixed-Use development in all commercial zoning districts throughout the city upon approval of a Special Use Permit; the commercial uses are allowed in the C-2 (General Commercial) zoning district by right. The development will include a total of 699,000 square feet of commercial space and 340 residential units.

- Conditions

  The design of the development conforms to the minimum Mixed-Use development requirements listed in Title 19.04, and no additional Conditions of Approval are necessary.

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 design of the project successfully combines the residential and commercial components, and each component can function without impacts to the other. The commercial element is consistent with development to the west and the south; the multifamily residential element is generally consistent with the single-family residential development to the east.

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

   While the 30-acre site is generally appropriate for the intensity of land use proposed, the desire to provide additional area for buffering and separation from the adjacent single-family residential properties has resulted in a development plan with several mid-rise towers.

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 site has direct access to Rampart Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, and also has access to Alta Drive, a Secondary (80 foot) Collector. The site is located approximately 2,500 feet south Summerlin Parkway, which provides highway access for the development. Improvements are currently underway at the intersection of Rampart Boulevard and Alta Drive to improve the capacity of the intersection.

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."**

Approval of the Special Use Permit is consistent with the General Plan, and will not compromise public health, safety, or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 200

APPROVALS 1

PROTESTS 20

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5853 APN: 138 32 601 003

Name of Property Owner: Great Wash Park LLC c/o Peccole NV

Name of Applicant: JMA Architecture Studios

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

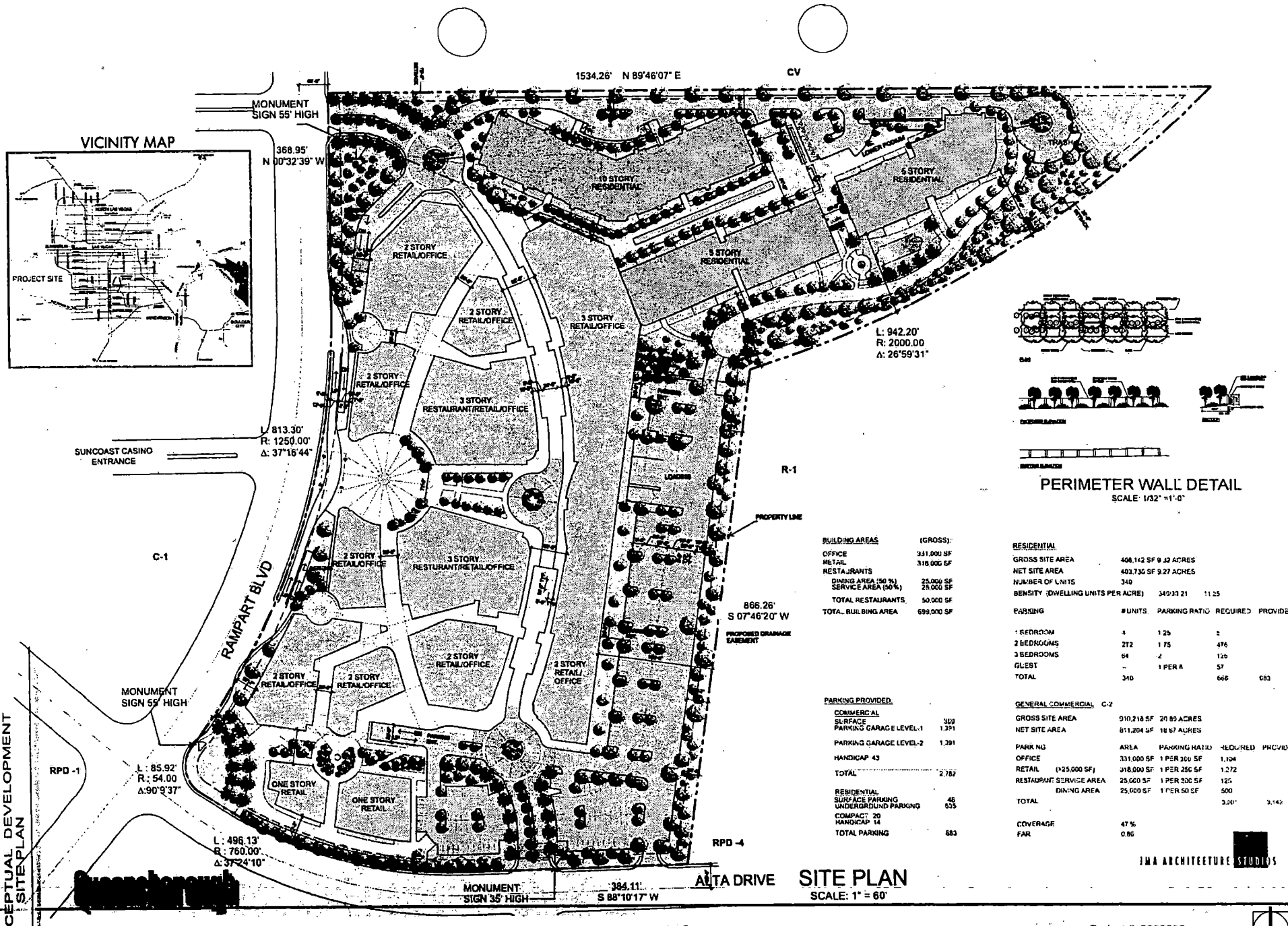
Print Name: Larry A. Miller

Subscribed and sworn before me

This 21st day of December 2004

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

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
June 2, 2006
No: 98-3510-1



BUILDING AREAS	(GROSS)
OFFICE	331,000 SF
RETAIL	318,000 SF
RESTAURANTS	
DINING AREA (50 %)	25,000 SF
SERVICE AREA (50 %)	25,000 SF
TOTAL RESTAURANTS	50,000 SF
TOTAL BUILDING AREA	699,000 SF

PARKING PROVIDED	
COMMERCIAL	
SURFACE	359
PARKING GARAGE LEVEL-1	1,391
PARKING GARAGE LEVEL-2	1,391
HANDICAP 43	
TOTAL	2,787
RESIDENTIAL	
SURFACE PARKING	46
UNDERGROUND PARKING	635
COMPACT 20	
HANDICAP 14	
TOTAL PARKING	683

RESIDENTIAL				
GROSS SITE AREA	406,142 SF 9.32 ACRES			
NET SITE AREA	403,730 SF 9.27 ACRES			
NUMBER OF UNITS	340			
DENSITY (DWELLING UNITS PER ACRE)	340/30.21	11.25		
PARKING	# UNITS	PARKING RATIO	REQUIRED	PROVIDED
1 BEDROOM	4	1.25	5	
2 BEDROOMS	272	1.75	476	
3 BEDROOMS	64	2	128	
GUEST	--	1 PER 6	57	
TOTAL	340		666	683

GENERAL COMMERCIAL C-2				
GROSS SITE AREA	910,218 SF	20.89 ACRES		
NET SITE AREA	811,204 SF	18.97 ACRES		
PARKING	AREA	PARKING RATIO	REQUIRED	PROVIDED
OFFICE	331,000 SF	1 PER 300 SF	1,104	
RETAIL (<25,000 SF)	318,000 SF	1 PER 250 SF	1,272	
RESTAURANT SERVICE AREA	25,000 SF	1 PER 200 SF	125	
DINING AREA	25,000 SF	1 PER 50 SF	500	
TOTAL			3,001	3,143
COVERAGE	47 %			
FAR	0.86			

PERIMETER WALL DETAIL
SCALE: 1/32" = 1'-0"

SITE PLAN
SCALE: 1" = 60'

JMA ARCHITECTURE STUDIOS

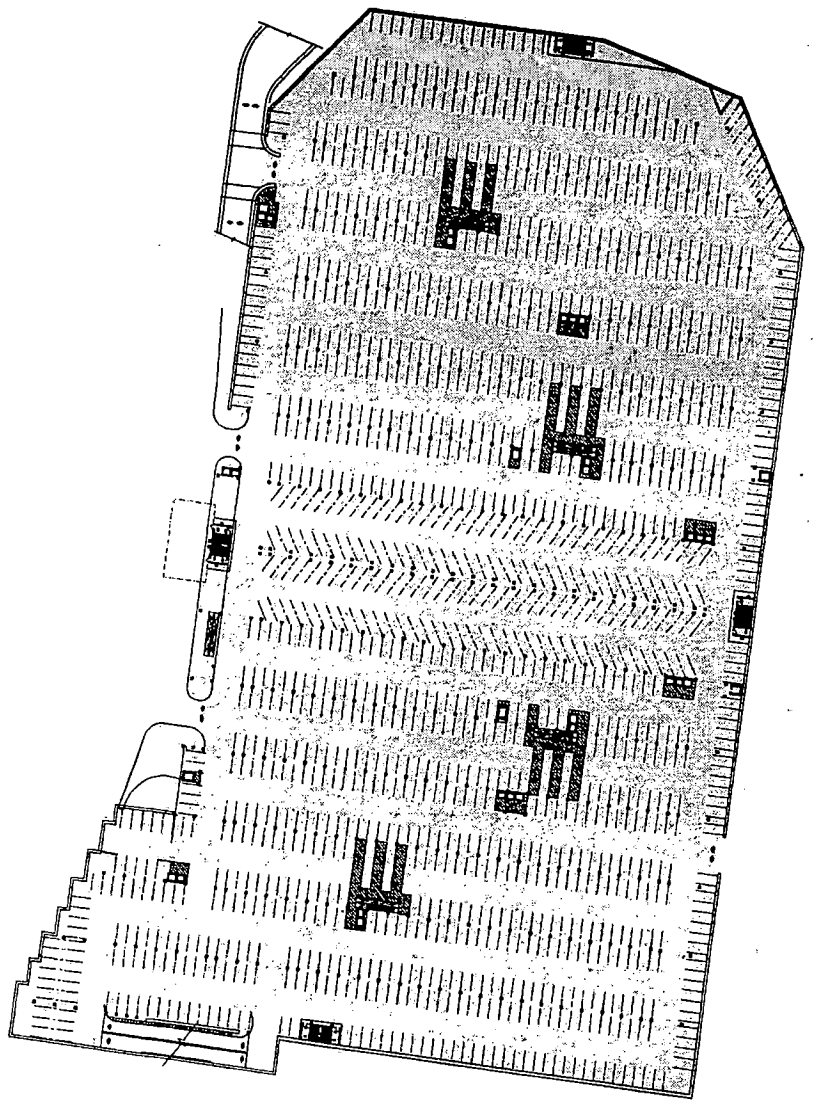
Project # 2003306

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

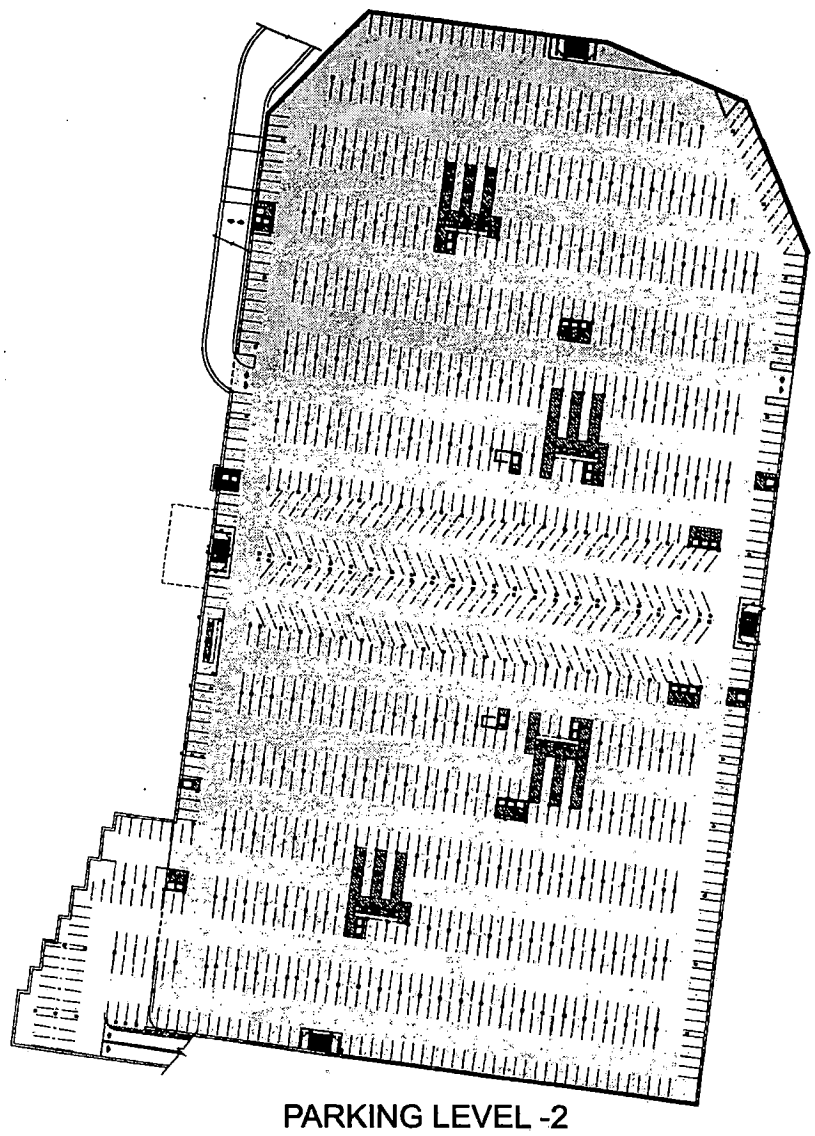
Date: NOVEMBER 29, 2004

ZON-5653
SUP-5853
SDR-5657
02-10-05 PC
REVISED 01-28-05

RECEIVED
JAN 28 2005



PARKING LEVEL -1



PARKING LEVEL -2

CONCEPTUAL DEVELOPMENT
SITE PLAN

Queensborough

Summerlin
LAS VEGAS, NEVADA

ALTA DR. / RAMPART BLVD.

RETAIL/REST./OFFICE PARKING LEVELS
SCALE: 1"= 50'

SUP-5853
01-13-05 PC

JMA ARCHITECTURE STUDIOS

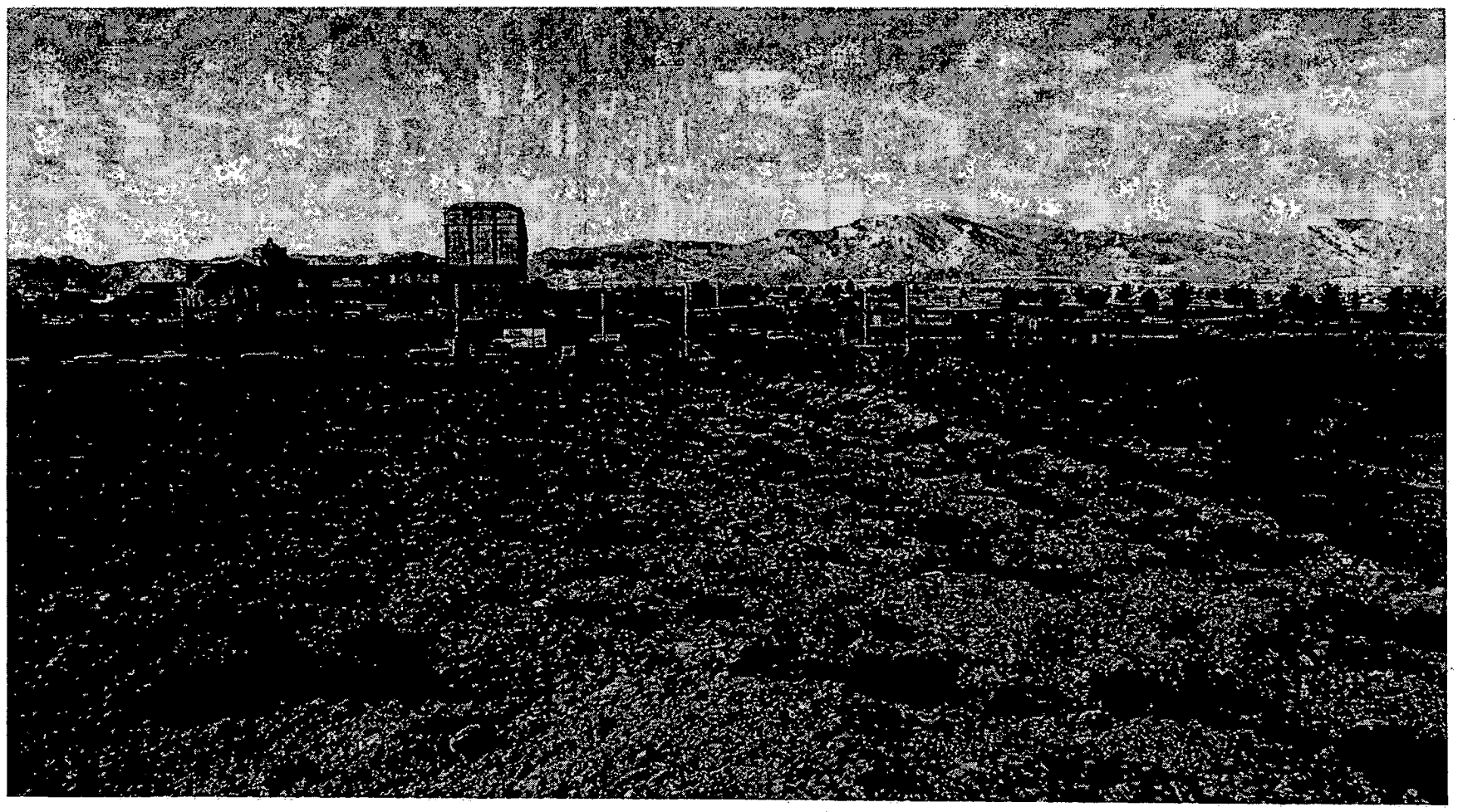
Project # 2003306

NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

Date: DECEMBER 7, 2004

NM-14



SUP-5853 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC
NORTHEAST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/23/04

Main Identity

From: "Anna Bowers" <abowers9@cox.net>
To: <swolfson@lasvegasnevada.gov>; <greese@lasvegasnevada.gov>; <lbrown@lasvegasnevada.gov>; <lweekly@lasvegasnevada.com>; <mmack@lasvegasnevada.gov>; <jmoncrief@lasvegasnevada.gov>; <ogoodman@lasvegasnevada.gov>
Sent: Tuesday, January 04, 2005 2:30 PM
Subject: REF: ZON 5653, SUP 5853, SDR 5657

Ref: ZON 5653, SUP 5853, SDR 5657

This is to formally register our complaint regarding the Northeast corner of Alta and Rampart development plan. We who live in Angel Park Ranch always knew there would be commercial development on those sites. We absolutely do not want 375 residential condos built in our backyards at Rampart and Angel Park. It would totally obstruct our view of the mountains, create traffic hazards, pollute us with noise, and impact property values.

The already approved 4 18-story towers on the southwest corner of Rampart and Alta at Badlands, continued commercial development of Boca Park, and the likelihood of Suncoast Casino expansion creates the same problems for our neighborhood. To add 375 condos seems excessive and overcrowded.

Please consider this our formal protest vote. Thank you.

Anna M. Bowers Anna M. Bowers
Frank R. Bowers F Bowers
8557 Summer Vista Avenue
Las Vegas, Nevada 89145
702-304-9855

RECEIVED
CITY CLERK
2005 JAN -4 P 2:35

LasV

ZON-5653
SUP-5853
SDR-5657 1/4/05

http

Joan Marcotte

From: "Joan Marcotte" <jamarco@cox.net>
To: "Joan Marcotte" <jamarco@cox.net>
Sent: Tuesday, January 04, 2005 9:13 AM
Subject: ZON 5653, SUP 5853, SDR 5657

Dear Planning Commission,

My name is Joan Marcotte and I live in Angel Park Ranch.

I would like to voice my concerns about the pending development on the corner of Alta and Rampart called the "Queensborough Project". GPA-5652 which now is being referred to as: ZON 5653, SUP 3, SDR 5657.

While it is inevitable that this corner will be developed sooner or later I am very concerned about the traffic this project will bring to this area. It is very difficult to make a left turn onto Alta from Angel Park Ranch now and with the building of the offices, restaurants and shopping as well as the Condo's with approximately 380 units, the left turn out of our development will be very dangerous and next to impossible. Also with the opening of the new Summerlin Parkway exit onto Durango it will be difficult to make a left turn from our development at the North entrance onto Durango. The traffic that this new project will bring to our development is going to be unimaginable.

I am also concerned that the "wash" on this corner (Alta and Rampart) is going to be filled in and now I am worried about flooding.

Other concerns I have are:

With the increased traffic on Alta, Rampart and Durango there will be added air pollution from the traffic as cars and trucks sit at traffic lights. This air pollution will spill directly over our development.

With deliveries to the Queensborough Project there will be increased truck traffic.

With the proposed condominiums being 10 and 5 stories this will block the view of the mountains for those living on the perimeter who paid a lot premium for the view.

All of this is being planned in addition to the four 18 story condominiums that will be built on the South West corner of Rampart and Alta at the Badlands golf course. With the probability of 600 to 800 living units at this site there could be as many as 1400 to 1500 automobiles generating traffic from this development alone. This alone will create a traffic nightmare in the area surrounding Angel Park Ranch.

My personal preference would be not to develop the "Queensborough Project" at all but if something must be developed on the corner of Rampart and Alta please do not permit the condominiums which could add as many as 400 to 600 more vehicles moving in and out of that area a day.

Another concern is with all of these living quarters being built at one major intersection where will all the kids go to school? Will there have to be new schools built and where will they build these schools?

Thank you for your kind consideration.

Sincerely,

Joan A. Marcotte

Joan A. Marcotte
8528 Crest Hill Ave.
Las Vegas, NV 89145
jamarco@cox.net

RECEIVED
CITY CLERK
2005 JAN -4 P 3:50

ZON-5653
SUP-5853
SDR-5657

1/4/2005

attn: Vicky Darling

ANGEL PARK RANCH
ARCHITECTURAL COMMITTEE

PAUL "PACO" ZAHRA – PRESIDENT 233-5258
FRED GARIBALDI – VICE PRES. **SANDY WHITEHOUSE – SEC'Y./TREAS.**

JANUARY 4, 2005

THE ANGEL PARK RANCH COMMITTEE DOES NOT APPROVE QUEENSBOROUGH PROJECT ZONE 5653, SUP 5853, AND SDR 5657 FOR REASONS LISTED BELOW.

1. **WITH THE OPENING OF THE NEW SUMMERLIN PARKWAY EXIT ONTO DURANGO WILL CAUSE MORE TRAFFIC AND MAKE IT MORE DIFFICULY TO MAKE LEFT TURNS FROM VENETIAN STRADA.**
2. **THE SOUTHWEST CORNER OF ALTA AND RAMPART FOUR 18 STORY HIGH RIZE CONDOMINIUMS ARE BEIGN CONSTRUCTED. PROBABILITIES OF 1,600 UNITS WHICH MEANS ABOUT 2,000 MORE VEHICLES IN THAT CORNER.**
3. **"QUEENSBOROUGH PROJECT" ON NORTH EAST CORNER OF ALTA AND RAMPART WOULD ADD AN ADDITIONAL 500 VEHICLES.**
4. **THE COMMITTEE DOES NOT THINK THAT THE CORNER OF ALTA AND RAMPART CAN SERVICE 2,500 TO 2,700 MORE VEHICLES. THAT CORNER IS ALREADY TOO BUSY WITH THE SUNCOAST HOTEL AND CASINO AND BOCA PARK SHOPPING MALL.**
5. **FINALLY WE ARE ASKING THAT YOU USE GOOD JUDGEMENT, AND FOR THE BENEFIT OF SAVING LIVES, DECLINE THE ABOVE MENTIONED PROJECT.**

THE COMMITTEE

RECEIVED
CITY CLERK
2005 JAN -4 P 3:50

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -4 P 3:50

January 4, 2005

Vicky Darlling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta & Rampart Queensbourgh Project

We live in the Bailey & Megah development at 508 Soso. We are writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The traffic now on Alta presents a problem getting on to Alta. We understand that Boca Park still has more to build, the Suncoast has approval to expand, the Badlands corner has approval to build four, eighteen story condos, all which will add to the density and traffic, not counting what Peccole proposes. The only way to help with the traffic is to lessen the density of the Peccole project.

We hope you will consider our problem with this project.

Ralph & Mary Carlson

Ralph R Carlson
Mary D. Carlson

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -4 A 10: 22

January 4, 2005

Vicky Darling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta and Rampart Queensbourgh project

I live in the Anget Park Raanch developoment at 8628 Desert Bird Drive. I am an original owner and have lived here ten years and have lived in Clark County since 1968. I am writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The project will have a very negative effect on all the surrounding neighborhoods, with the increased density, which will add to the traffic problem we are already experiencing, as trying to turn onto Alta from the Angel Park Ranck, Mesa 2, and the Tuscany developments.

The intersection at Rampart and Altla is one of the busyest, and the four corners are not completed with the projects that have already been approved.

1. Boca Park is far from completed
2. The Badlands corner have been approved to build 4 eighteen story highrise condos (Approx 400)
3. The Suncoase has been approved to expand

Now Peccole plans Commerical with 2 levels of underground parking, office buildings, a 10 story highrise condos, plus 2 four story condos. All this on 31 acres. I feel we are being crushed and they said the project would take two years & enoludes blasting. We have alot of retired people adjacent to the project, who are home most of the time and I can not imaging two years of this. The commercial will be two & three stories, which will flow nicely with our one & two story homes, but the condos, besides being too dense would invade our privacy. The only way to help with the traffice from projects that have already been approved is to lessen the density on the Peccole project. Two additiional turn lanes and an additional light is not going to fix the problem when you are considering 750 more families in an area that has not completed projects that have already been approved.

Thank you for your consideration

Carol S. Ayres
702 243 2760

Carol S. Ayres

ZON 5653
SUP 5853
SDR 5657

Submitted after final agenda

Date 1/4/05 Item

RECEIVED
CITY CLERK

2005 JAN -5 P 4:17

01/05/05
Fax: 382-4803
Issue: ZON5653,SUP5853SDR5657

Dear Ms. Combs,Agender Tech,

I have been a resident of Angel Park Ranch since August 1994. I want to strongly protest the proposed Peccole Development at the NE corner of Alta & Rampart. The major effect will be TRAFFIC as well as pollution, increased accidents, noise level and density of the condos. The impact of this development will negatively effect the quality of life for the residents in the area. The proposed traffic lights will be of no help to those of us who live in Angel Park. We will need a light at the corner of Venetian Strada & Durango just to enter our community because of the Durango extension. I sincerely hope you will listen to the my concerns as well as my neighbors.

Sincerely, Elizabeth McCaffrey,
8508 Summer Vista Ave, LV 89145

ZON-5453
SUP-5853
SDR-5457

James and Cynthia Willbanks
8504 Stone Harbor Ave.
Las Vegas, NV 89145
702-240-0133
fax-240-0125

01-05-05

Ref: ZON 5653, SUP 5853, SDR 5657

I feel a ten and 2 five story condo buildings are going to cause traffic and privacy problems for the Angel Park Neighborhood.

Thank you,

Cynthia A. Willbanks

RECEIVED
CITY CLERK
2005 JAN -5 P 4:58

ZON-5653
SUP-5853
SDR-5657

January 5, 2005

Vicky Darilling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta & Rampart Queensbourgh Project

I live in the Bailey & Mcgah development at 505 Anpere, my back fence backs up to Alta. I am writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The traffic now on Alta presents a problem exiting our development. I know Boca Park still has more commercial to build, the Suncoast has approval to expand, the Badlands corner has approval to build four, eighteen story condos, all which will add to the density and traffic, not counting what Peccole proposes. Alta is a 30 mph street with many school zones and is becomming a freeway with the increase traffic and few cars travel less that 45 mph. The only way to help with the traffic is to lessen the density of the Peccole project, since all the other corner projects already have approval.

I hope you will consider this problem when considering the Peccole project.

Charles J. Dunn

Chas J Dunn

RECEIVED
CITY CLERK
2005 JAN -5 P 4:58

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -6 A 7:58

To: Ms. Vicky Darling
City Clerk

From: Gary Echols
8612 Crest Hill Ave.
Las Vegas, NV 89145

Re: ZON 5653, SUP 5853, SDR 5657

I live in the Angel Park Ranch neighborhood that lies east of the above referenced project coming before the City Council for approval. I am opposed to this project. The increased traffic generated by this project will make an already congested area unbearable to residents who live in this neighborhood. Further, these towers will obstruct our view of the Red Rock Mountains to the West. It would also seem that homes on the western end of our neighborhood will lose some of their privacy with these tall buildings looming over their backyards. I urge the City Council to deny passage of this project when it comes before you for a vote.

Respectfully,

Gary Echols

ZON-5653
SUP-5853
SDR-5657

December 27, 2004

City of Las Vegas Planning Commission
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: General Plan Amendment (SDR-5657); Site Development Plan (Zone-5653)
Pecole Nevada Corporation (Rampart at Alta)

Dear Planning Commission Members:

I am a 70-year-old female who resides at 8624 Desert Bird Drive as indicated by the attached map. The wash is directly in the back of my home.

I am oppose to People Nevada Corporation (Great Wash Park LLC) from developing their property over the present height limit of 55 feet to 110 feet to build their 10-story condominium. All of the neighborhood would lose their privacy and view.

I am also very much oppose to the developer covering and filling the wash for two very important reasons:

First, it would greatly endanger and threaten the lives and properties of the owners living near this huge ravine. The wash is at least a 100 feet wide at the bottom, 200 feet wide at the top, and at least 75 feet deep. During heavy rains, I have seen with my own eyes, the rapid moving floodwaters rise to 10 to 20 feet high. If you allow the developer to cover and fill the wash, even if he installs a drainage system, where will all the floodwaters flow to during a very heavy storm that will last for days? Keeping this wide and natural wash the way it is for now is the only way to insure that our lives and properties will be safe from the potential of flooding.

The second reason is personal. When I purchased this home in 1995, the developer Pulte Homes, assured me nothing would ever be built on the wash in the back of my property. I believed them and paid a premium of $40,000 for this right. All the other original property owners along the perimeter of the wash along Desert Bird also paid a similar premium to Pulte. Who will be responsible and liable for our lost? Pulte Homes? The City of Las Vegas, or the new developer?

Please deny Great Wash Park LLC from filling and covering the wash and building over it.

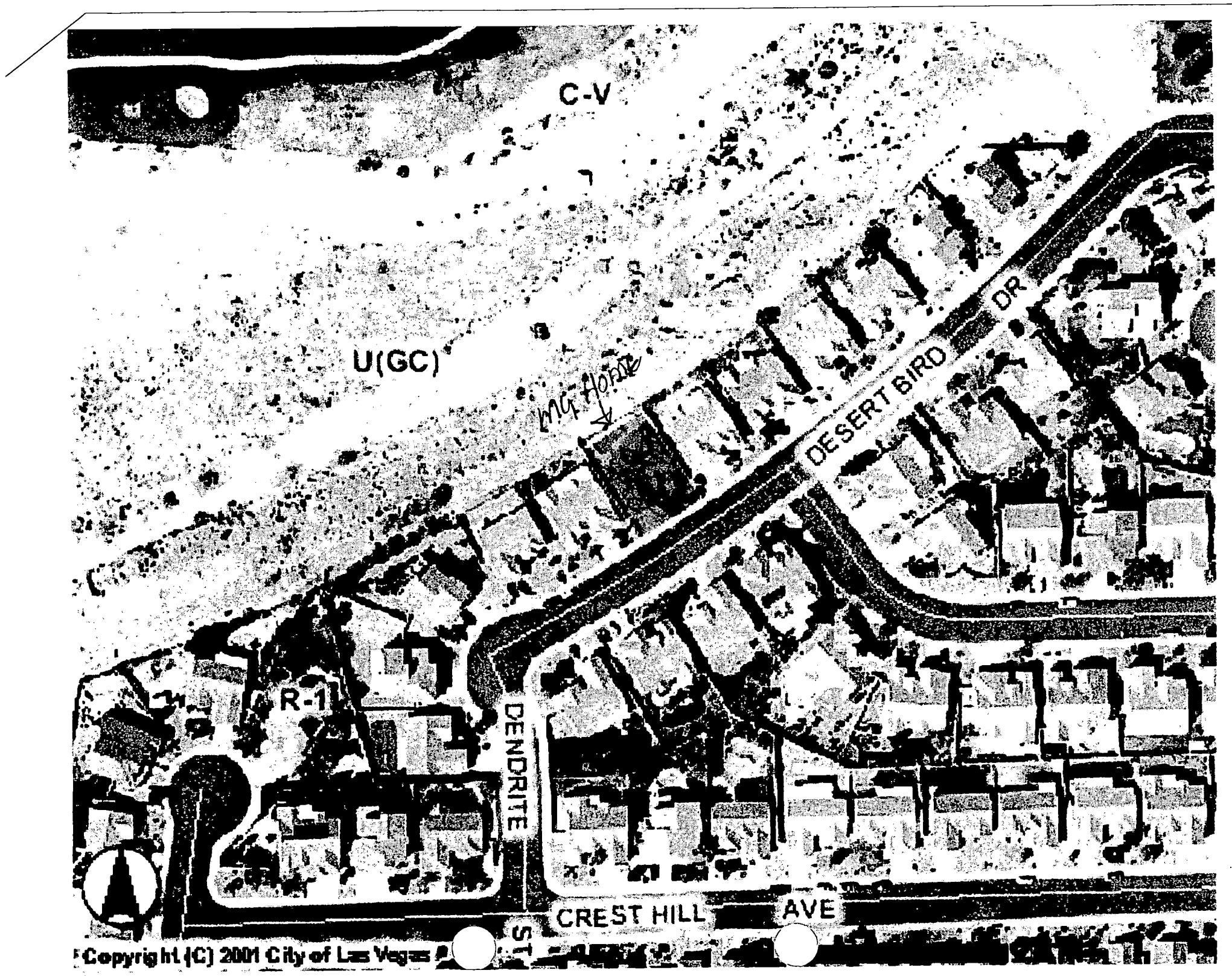
Thank you very much.

Sincerely,

Ann Sokabe (808) 551-0707
1120 Bishop Street
Honolulu, Hawaii 96813

Certified Mail; Return Receipt Requested

ZON-5653
SDR-5657
SUP-5853


C-V
U(GC)
DESERT BIRD DR
R-1
DENDRITE ST
CREST HILL AVE
Copyright (C) 2001 City of Las Vegas

Jan 4, 05

Re:ZON 5653, SUP 5853, SDR 5657

This is a letter to register a complaint regarding the newest plans at Alta and Rampart...Our concerns were to lighten up the traffic at one time and open Durango to help out Rampart. Now it is sad that they want to built so many condo's to make traffic just as bad and to polute our air even more. We do feel like we are trapped between 2 freeways.....thats way we left LA.....polutions burns your eyes and makes you sick.....Commercial is one thing, but changing all the natural beauty is a big shame to damage nature and make it unhealthy and more dangeous for folks to even leave their homes to drive across the street to SunCoast. Please look at this plans again and remember why we are opening up Durango (to help the traffic on Rampart) Just look at all the accidents we have had on that street where everyone drives too fast anyway....More cars and too many condo's is not the answer....Do not overcrowd the areas we have a BIG problem in already.....Please listen to us also....

Patti & Ty Kille
8560 Summer Vista Ave.
Las Vegas, NV. 89145
(702) 255-5205

RECEIVED
CITY CLERK
2005 JAN -5 A 7:35

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK
2005 JAN -4 P 4:45

To: Vicky Darling
Las Vegas City Clerk

January 4, 2005

We oppose the proposed Peccole project at Alta/Rampart -
(ZON 5653, SUP 5853 and SDR 5657) for the following reasons:

The increased traffic caused not only by the proposed commercial and residential project, along with the prior approvals for development on properties also bordering on the Rampart/Alta intersection will significantly impact the traffic on an already dangerously over-traveled area of the Boca Park/Summerlin/Suncoast Casino area.

Entrance/exit drives into the area should be studied as to appropriate turn lanes, bus stop areas, signal lights, right turn only signage, etc. The effects of the Alta bridge to the west, the Durango bridge to the north, the approved high-rise development on the southwest corner of Rampart/Alta, the future development of Boca Park and the proposed additions to the Suncoast Casino should also be included in the traffic studies. The impact of the compounded increase in traffic flow of these modifications should be a major consideration.

The residential portion of the project will continue the trend of allowing and even encouraging high rise apartment/condo encroachment on established single-family one and two-story neighborhoods, thereby causing unwarranted high density population centers and the inherent increase in traffic and potential
crime areas.

Traffic and crime are only a couple of significant factors. It is strongly suggested that the high-rise portion of this development be rejected, or at least reduced to no more than three (3) buildings consisting of no more than two (2) stories each, and limit the number of residences to no more than one hundred (100) units. As this area is adjacent to single-family one- and two-story homes, the impact on our neighborhood would be detrimental. There are no other high-rise developments on the east side of the Rampart/Alta area and none should be introduced.

Al & Carole Pontius
8612 Desert Bird Dr.

ZON-5653
SUP-5853
SDR-5657

January 4, 2005
City Council
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2005 JAN -4 P 4:16

RE: ZON 5653, SUP 5853, SDR 5657
Peccole development at Alta and Rampart

Dear Members of the City Council,

We are opposed to and protest the proposed development at the northeast corner of Alta and Rampart for the following reasons:

1. Density. In our small area in the Angel Park Ranch there are 200 single family homes. This project proposes to build 375 units in a smaller area that will place a significant burden on our adjacent intersections, schools, park and other amenities.

2. Access to Venetian Strada.. It is vital that a "covenant running with the land" be required of the developers so that at no time in the future will their project have an opening to Venetian Strada. At one time there was a small road that allowed golfers access to the Angel Park Golf course from Venetian Strada. Cars raced through our neighborhood to get to the golf course making it unsafe for our children to get to the park. For the safety of pedestrians, especially our children crossing Venetian Strada to the park, Venetian Strada should never be open again.

3. Traffic. The City Council has approved another Peccole project, four 18-story condominium towers across from the Suncoast in the Badlands Golf Course (of which we had no notice or input in spite of the impact on our neighborhood). Another project in progress is the creation of an entrance from Durango onto Summerlin Parkway. Coupled with these projects and the built out at Boca Park, Alta and Durango will be even more heavily used. This will make a left turn out of Angel Park Ranch at Venetian Strada and left turns out of our two exits on to Alta unsafe if not impossible. At a minimum you will need to provide a signal at Venetian Strada and Durango and remove the yellow pedestrian light just north of Venetian Strada at Durango.

4) Parking waiver. Our understanding is that as presently designed, the Peccole Corporation is seeking a waiver for not having sufficient parking spots. Where will the parking go at the peak shopping periods? Down Alta? Into our neighborhood streets?

We anticipate Peccole to do a tasteful job with their development. Nevertheless what they are proposing is overuse of their available space. We are already congested. We respectfully request that the Peccole Corporation either withdraws its request for 375 condominiums or reduces the number and height of the structures significantly, so that proposed solutions to the traffic issue will actually have some effect when all four corners are built out.

Sincerely,

Corinne Escobar

Chris and Corinne Escobar
308 Torrey Point Court
Las Vegas, NV 89145 255-3912
ladybug1@mstar2.net

ZON-5653
SUP-5853
SDR-5657

Joseph W. McLaughlin
8613 Crest Hill Avenue
Las Vegas, NV 89128

(702) 254-5549 Residence *(702)-254-7159 Fax* *(702) 595-6541 Business*

TO: Carol Combs, Agenda Tech: ccombs@lasvegasnevada.gov, via E-mail.

This is my letter of protest to ZON 5653, SUP 5853 SDR 5657, particularly, the proposed Peccole Development at the NEC of Alta and Rampart, Las Vegas, NV

I am strenuously opposed to the above referenced development.

The intersection of Alta and Rampart is severely over-burdened with traffic now. The Metropolitan Police Department has described it as most dangerous from a traffic safety standpoint. And certainly, the nearby residents can provide testimony to the number of accidents, serious accidents, frequently occurring at and near that location.

The proposed development will result in a significant increase in the amount of traffic, and therefore traffic accidents generated by on-site residents and employees of the offices and retail establishments, plus the increased traffic to the site for business purposes and visitors to any of the proposed buildings.

Additionally, more traffic will be generated by the overpass at Summerlin Parkway and Durango, which traffic will in many instances logically and for convenience use Alta to reach their destination. And it is important to note the increased traffic by the development of the four eighteen story towers at the Badlands, AND the increased traffic generated by the office and retail facilities to be completed at Boca Park will negatively impact the intersection. The towers and the Boca Park expansion will result in a HUGE increase in motorized traffic, with the attendant increase in traffic safety concerns; just count the number of automobiles per units built for the residential towers alone, the number is in the thousands!

Increased traffic at this intersection must be avoided in the interest of general public safety, and the safety of the

nearby residents, including but not limited to the community

known as Angel Park Ranch, where I reside. Again, additionally, the expansion of the parking and gaming and gaming related space at the Suncoast Hotel and Casino will dramatically increase traffic in the immediate area; further contributing to substantially increased public safety concerns. The ingress and egress for the Suncoast already is inadequate and represents excessive risk to the public, not to mention extremely poor traffic safety planning.

Additionally, the proposed development will have a very negative impact on the quiet enjoyment rights of a significant number of Angel Park Ranch residents, and particularly those residents bordering the project; they will be subject to a substantial increase in noise, and light emanating from the multi-use development. Moreover, the impact on Angel Park Ranch property values will be significantly adverse. And the views presently available to many Angel Park Residents will disappear, further aggravating the negative impact on property values.

For the life of me, I cannot understand why this project should even be considered by the city-planning department, or for that matter, the city council. It makes no sense whatsoever.

I respectfully request you submit my concerns as stated in this letter to all parties having jurisdiction over this project. I have sent this letter, prepared in Word, as an attachment, for your convenience. Please distribute as you see fit.

Should you or anyone wish to contact me to discuss my position on this project, I will be pleased to take your call.

Thank you.

Cc: each city council member

mccarp@cox.net

Telephone Protest/ Approval Log

Meeting Date: 01/13/05 **Case Number:** SDR 56057

Date: 01/04/05
Name: Helen McKay
Address: 8529 Highland View Ave 89145
Phone: (702) 233-1628
[X] **PROTEST** [ ] **APPROVE**

Date: 01/04/05
Name: Katherine & David Nicolai
Address: 8604 Highland View Ave 89145
Phone: (702) 869-8630
[X] **PROTEST** [ ] **APPROVE**

Date: 01/05/05
Name: Corinne Escobar
Address: 308 Torrey Point Ct. 89145
Phone: (702) 255-3912
[X] **PROTEST** [ ] **APPROVE**

Date: 01/05/05
Name: Ralph Carlson
Address: 508 Soso St 89145
Phone: 562-0468
[X] **PROTEST** [ ] **APPROVE**

Date: 01/06/05
Name: Kennedy, Franco
Address: 8528 Highland View Ave 89145
Phone: (702) 869-0242
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

January 27, 2005

Mr. Richard Truesdell, Chairman
City of Las Vegas Planning Commission
201 Las Vegas Boulevard, Suite 150
Las Vegas, Nevada 89101

Re: Queensborough Urban Mixed Use Project
Alta and Rampart Boulevard

Dear Mr. Truesdell:

On February 10, 2005, The City of Las Vegas Planning and Zoning Commission will consider approval of the urban mixed use project known as Queensborough.

As General Manager of the Angel Park Golf Course located immediately north of and adjacent to the project site, this letter is to advise of our ardent support of this development and strongly recommend your approval.

This development, consisting of professional office, life-style retail, various levels of upscale dining and sophisticated vertical residential facilities is compatible with the neighborhood and will enhance the area and our community. The facilities will generate a "live, work, play and dine" environment of the "best of breed" class.

I understand the traffic study for the project was recently approved and shows adequate entry and egress to the project from Rampart without adversely affecting the operation of the Angel Park Golf Course.

We have discussed with the developer several mutually beneficial programs such as providing a shuttle bus to bring Queensborough residents, tenants and visitors to and from the golf course. Also we may consider offering golf discounts to the residents to promote additional business at our facility, which directly benefits the City of Las Vegas.

Your favorable consideration and approval of this outstanding development is enthusiastically requested and very much appreciated.

Sincerely yours,

David Bogue
General Manager

cc: Ms. Margo Wheeler, Director Planning and Development Department, CLV

ZON-5653
SUP-5853
SDR-5657 A

Angel Park
las vegas

100 South Rampart Blvd. LasVegas, Nevada 89145 • T. 702.254.GOLF F. 702.254.0566
Toll Free.1.888.4GOLFLV • www.angelpark.com • OB Sports Golf Management • www.obsports.com

2/1/05

To: Planning Commission
City Council Chambers
400 Stewart Street
Las Vegas, NV

From: Christian Diamandis
520 Tuscany View Street
Las Vegas, NV

Re: SUP-5853, ZON-5653, SDR-5657

Dear Commissioners,

I am writing to express my opposition to the proposed development of this parcel as it is being presented now. I want to say up front that I will respect the wishes of my neighborhood and those around us should their majority favor this project. This seems unlikely because I know my neighborhood has a petition circulating against it.

I want to express why I have a problem with this project. I walked today to Boca Park and then on to Whole Foods across Charleston: I do not think I have ever walked in a more unfriendly environment to a pedestrian. I do not want my street to become another Charleston.

The proposed Queensborough project is a mixed development with both a high concentration of commercial and residential buildings. It is designed to be a pedestrian mall. That is fine, but getting to this pedestrian mall should also be pedestrian friendly. I propose that pedestrian overpasses and/or underpasses be required between Boca Park, the Queensborough project, and the Suncoast Casino. This would promote foot traffic from the hotels to the shops and vise-versa. Without them, people will be driving a block at a time and our neighborhood will be surrounded by hostile traffic. The proposed development is as large as any downtown project and the environment it will create will resemble downtown. People will make it a destination; let them walk around freely when they reach that destination. Planning for foot traffic now will ensure pedestrian safety both for tourists and locals in the future.

As a side note, a city engineer at one of the neighborhood meetings told me that the city would allow the developer to build and maintain this type of pedestrian structure. Coincidentally, one of the developers told me that their original plan called for such pedestrian bridges but the city would not allow it.... I think that the developer should be required to build pedestrian bridges or tunnels if this project is approved. They are spending half a billion on it now, what is a few million spent on public and neighborhood interests to them? Realistically, these bridges should be a boon to the developer; why else would they be building them downtown?

Other objections I have to building this project include:

1. There is no, nor can there be any real time study done on the increased traffic flows through the area which will follow the completion of several previously approved building projects. Tudor Park, the Badland Towers, Boca Park, the Durango interchange, and the Alta overpass have all yet to be completed, some have not even begun. How can a deviation from the general plan, which would allow for such a high concentration of buildings and people, be permitted without real data to draw from? At the very least the project should be delayed until such time more accurate studies can be done.
2. The project itself will take four or more years to build. This is two to five times as long as a normal commercial construction project. They need to put up a high concentration of residences to afford the infrastructure of the commercial enterprise; covering the arroyo. As a resident of the area, the prospect of dealing with the noise and pollution for so long a period does not appeal to me.
3. I have heard many and varying objections from my neighbors as well, but I will leave it to them to express them.

In closing I will say for myself that there is some good that could come from building this project, but, not without the foresight to make it work for everyone, both now and for the future. To reiterate, as the project is being proposed now, I oppose it.

Thank you for your attention in this matter,

Sincerely,

Christian Diamandis

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

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

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	20	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Letter of support from Suncoast Hotel by Greg Borgel
6. Submitted at meeting – Neighborhood Meeting Summary by Greg Borgel

MOTION:
TRUESDELL – APPROVED subject to conditions, adding the following condition:

- ***The maintenance agreements for the eastern property line adjustments shall be submitted to the City of Las Vegas for review and approval.***

and amending the following condition:

3. **All development shall be in conformance with the site plan, dated 1/28/05 *for a maximum of 340 residential units*, and the building elevations and other documentation, dated 11/30/04, except as amended by conditions herein.**

– UNANIMOUS

To be heard by City Council 3/2/2005

MINUTES – Continued:
See Item 18 [ZON-5653] for related discussion on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

(8:04 – 8:49)
2-1178

CONDITIONS:
Planning and Development

1. A Rezoning (ZON-5653) and a Special Use Permit (SUP-5853) to allow Mixed-Use development, approved by the City Council.

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

3. All development shall be in conformance with the site plan, dated 1/28/05, and the building elevations and other documentation, dated 11/30/04, except as amended by conditions herein.

4. Landscape islands shall be provided in the surface parking lot in accordance with the requirements listed in Title 19.12.040. Trees shall be provided at a ratio of one tree for every six spaces in the surface parking lot.

5. All required perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffer areas and the width of all buffers shall conform to the minimum requirements listed in Title 19.12.

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Turf in other areas shall be limited to 12.5% of the total landscape area.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to incorporate the required changes demonstrating conformance with Code.

8. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

CONDITIONS – Continued:

9. All structures shall conform to the Residential Adjacency Standards listed in Title 19.08.060.

10. All glazing shall conform to the requirements listed in Title 19.08.045.

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

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and properties.

13. Loading zones and services areas shall be screened from view of abutting streets and properties by a screen wall or dense landscaping. An additional sound wall shall be provided in front of the loading area on the east side of the site to buffer the area from the abutting residential properties.

14. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties in accordance with the Residential Adjacency Standards.

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

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

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

18. No access shall be allowed from the subject site to Venetian Strada.

CONDITIONS – Continued:

19. No trash pick-up service or deliveries shall be allowed to the loading area on the east side of the property between the hours of 10:00 p.m. and 7:00 a.m. Failure to comply with this requirement shall result in action by the Code Enforcement Division.

20. The emergency access road on the east side of the development site shall be limited to emergency vehicles only, and shall not be used by residents or guests of the development.

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

Public Works

22. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

23. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

24. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

25. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

27. Site development to comply with all applicable conditions of approval for Zoning Reclassifications ZON-5653, SUP-5853 and all other subsequent site-related actions.

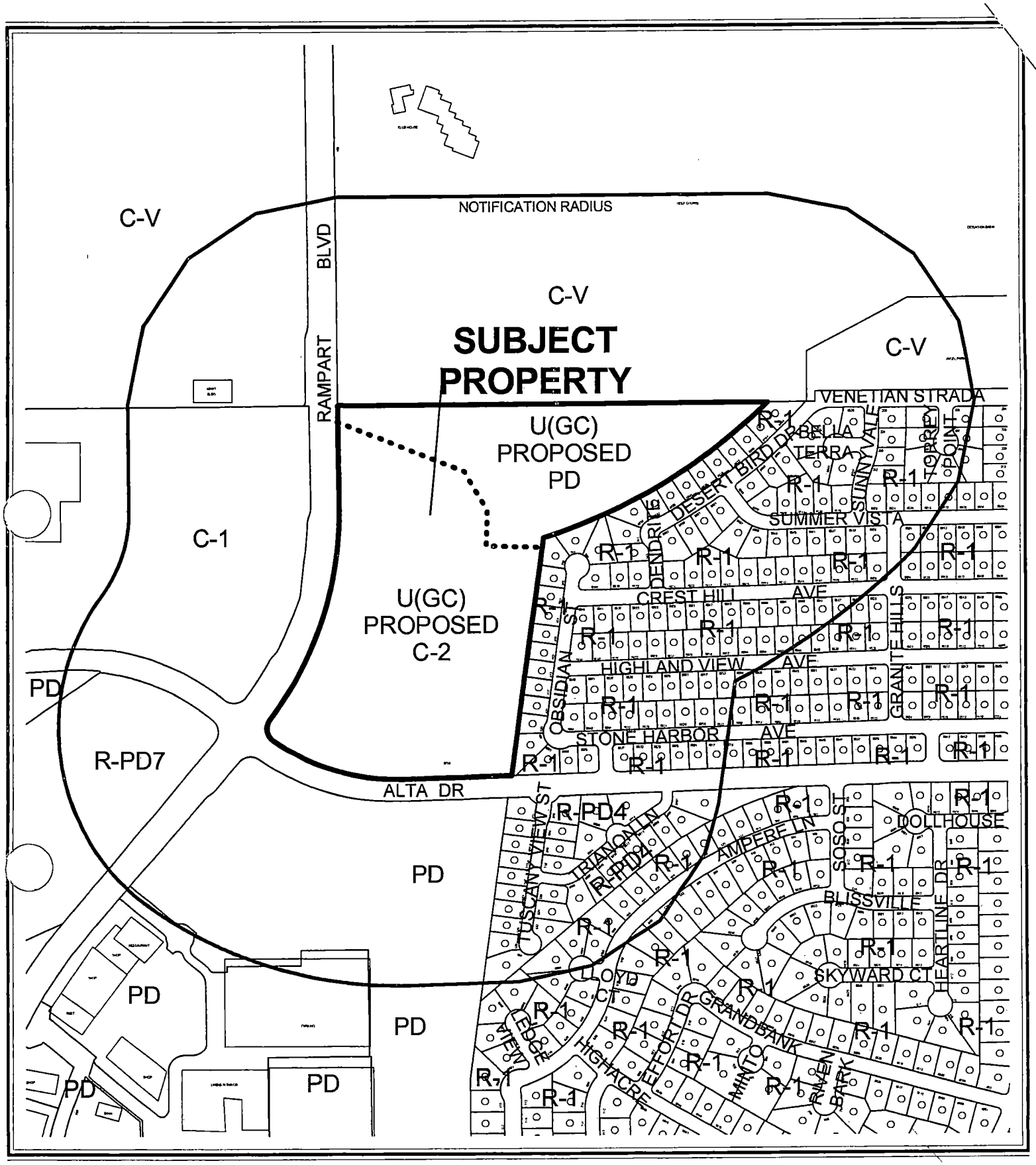
28. Landscape and maintain all unimproved rights-of-way adjacent to this site.

29. Submit an Encroachment Agreement for all landscaping and private improvements, located within the public rights-of-way adjacent to this site prior to occupancy of this site.

CONDITIONS – Continued:

30. 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.

31. The developer of this site shall post a bond in the amount of $350,000 to cover the cost of a traffic signal system at the intersection of Durango Drive and Venetian Strada/Lunsford Avenue, and the developer shall design and construct the signal within 1 year after issuance of the certificate of occupancy and/or final inspection for the final condominium building proposed on this site if and only if a signal warrant study, to be performed by the City at or about that same time warrants the signal. Said bond amount shall be included with the overall bond for off-site improvements associated with this project, and will not be released until the signal is accepted for maintenance by the city. Should the signal not meet warrants upon review of the study, this additional bond will be released as soon as possible.



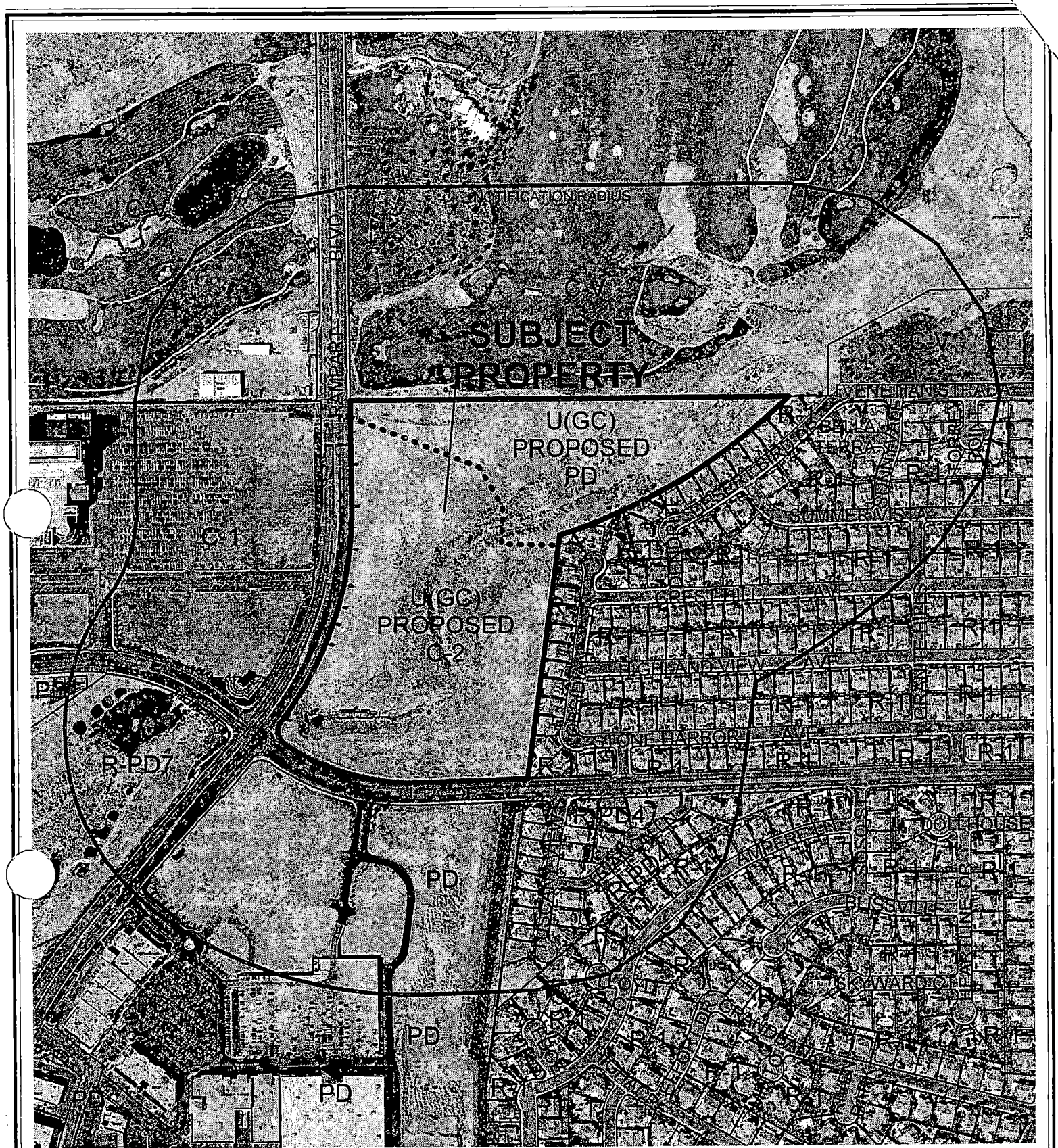
CASE: **SDR-5657**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL) AND PD (PLANNED DEVELOPMENT)

N



0 400 800 Feet

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N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5657 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC

** CONDITIONS **

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

Planning and Development

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review for a proposed mixed-use development to include 340 residential units and 699,000 square feet of commercial space on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. An associated Rezoning (ZON-5653) and Special Use Permit (SUP-5853) application will be considered concurrently.

B) Applicant's Justification

The applicant states that the project will be a sophisticated mixed-use development, and is appropriate for the area. Furthermore, the residential component will provide an appropriate transition between the existing residential uses to the east and the commercial uses to the west, and the architecture will support the existing residences.

BACKGROUND INFORMATION

A) Previous Actions

01/26/98 The City Council approved a General Plan Amendment (GPA-0067-97) from M (Medium Density Residential) and SC (Service Commercial) to GC (General Commercial) on the subject property. An associated Rezoning (Z-0127-97) to allow a 40,000 square-foot three-story non-gaming resort with 576 guest rooms was also approved at that time. The Planning Commission recommended approval of the requests on 12/18/97.

04/04/01 The City Council approved a Rezoning (Z-0003-01) from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). An associated request for a Special Use Permit (U-0017-01) for a restaurant service bar in conjunction with a proposed athletic club and tennis club was also approved. The Planning Commission recommended approval of both requests on 02/22/01.

04/12/01 The Planning Commission approved a Site Development Plan Review [Z-0003-01(1)] to allow a 65,000 square-foot athletic club and tennis club on the subject property.

05/23/02 The Planning Commission tabled a request for approval of a Site Development Plan Review [Z-0003-01(2)] for a 6,500 square-foot Tavern on a portion of the subject property.

11/30/04 The applicant filed a General Plan Amendment (GPA-5652) and a second Rezoning application (ZON-5655) in order to permit the mixed-use development as currently proposed. With the adoption of the amendment to the City's Mixed-Use Ordinance (Ordinance #5738, adopted 12/15/04) the applicant withdrew the General Plan Amendment and Rezone applications, as they were no longer necessary.

01/13/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission Meeting at the request of the applicant.

02/10/05 The Planning Commission will consider related requests for a Rezoning (ZON-5653) and a Special Use Permit (SUP-5853) to allow the mixed-use development.

B) Pre-Application Meeting

10/18/04 At the pre-application conference, issues were discussed relative to the appropriate General Plan designation for the proposed mixed-use development, the appropriate zoning district for both components of the project, and issues relative to Residential Adjacency Standards. In addition, issues were discussed relative to drainage, traffic and access to the site.

C) Neighborhood Meetings

12/21/04 A neighborhood meeting was held by the applicant; a total of 14 residents were in attendance, and 11 representatives were present on behalf of the applicant. The following concerns were raised by residents:

- The residential buildings will be too tall and will block views
- Privacy of the single-family homes will be diminished
- Issues with grading and pad elevation of the proposed buildings
- Impact on Angel Park by new residents
- Issues with dust and noise during construction
- Loading and trash areas will impact residential neighborhood
- Rerouting the flow of stormwater may cause flooding in the neighborhood

01/05/05 An additional neighborhood meeting was held in order to discuss traffic improvements at the intersection of Rampart Boulevard and Alta Drive, and the impact of traffic generated by the proposed development.

01/11/05 Another neighborhood meeting was held by the applicant with residents located immediately east of the project to address perimeter landscaping and the design of the perimeter wall. A total of 16 residents were in attendance at the meeting, and discussed the design of the wall, the need for dense landscaping, and the possibility of providing a landscape easement for residents. A general meeting was held afterwards, open to all residents of the area, to discuss traffic issues. A total of 21 residents were in attendance. The following issues were discussed:

- The location of traffic lights on Alta Drive and Rampart Boulevard
- The need for a traffic light at Venetian Strada and Durango Drive
- The location of bus turnouts and conflicts with the flow of traffic
- The provision of a continuous bike lane on Alta Drive
- Possible relocation of entrances into the Angel Park Ranch neighborhood

01/26/05 The applicant held a final series of neighborhood meetings to address the final design of the perimeter wall and landscaping and to discuss general issues related to the project. A total of 62 residents were in attendance, with 12 representatives in attendance on behalf of the applicant. Members of the Angel Park Ranch Architectural Committee distributed a memo to the audience, with a list of conditions for approval of the project. Applicable conditions have been incorporated into the Conditions of Approval for this project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 30.21

B) Existing Land Use

Subject Property:	Undeveloped
North:	Golf Course
South:	Undeveloped
	Shopping Center Use
East:	Single-Family Residential Use
West:	Gaming Use
	Hotel Use

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	PR (Parks/Recreation/Open Space)
South:	SC (Service Commercial)
East:	L (Low Density Residential)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (GC) [Undeveloped (General Commercial) General Plan Designation]
North:	C-V (Civic)
South:	PD (Planned Development)
East:	R-1 (Single-Family Residential)
West:	C-1 (Service Commercial)

E) General Plan Compliance

The subject site is currently designated GC (General Commercial) on the Southwest Sector Plan of the General Plan. The requested C-2 (General Commercial) zoning is consistent with the GC (General Commercial) General Plan designation. Mixed-use development is permitted in the C-2 (General Commercial) zoning district upon approval of a Special Use Permit, and is consistent with applicable standards of the City of Las Vegas General Plan.

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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5227, the proposed project is deemed to be a "Project of Significant Impact" for the following reasons:

1) A commercial or industrial facility generating more than 6,250 ADT;

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) The Regional Transportation Commission (RTC) has determined that the project's proximity to major arterial streets and transit services obviates any potentially negative regional impacts.

2) The Las Vegas Metropolitan Police Department has noted that existing staffing levels are currently below national averages, and that additional residential units in the area will further burden the department in providing adequate police services and protection. No mitigation measures are proposed.

3) The Clark County School District has determined that the project will not have any impact to School District facilities.

4) The Las Vegas Valley Water District has reviewed the project and determined that it will not have a significant impact on the capacity of the District's water supply system.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

PROJECT DESCRIPTION

The proposed project includes the development of a office and retail complex totaling 699,000 square feet on the majority of the parcel, with three residential buildings including a total of 340 units at the northeast corner of the site. The commercial portion of the development will include a total of 12 buildings that will be between one and three stories in height, and will be located over a subterranean parking structure. The buildings will be grouped around internal streets and exterior pedestrian passageways. The residential portion of the development will include (2) five-story buildings and (1) ten-story building, and will also be located over a subterranean parking structure.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	30.21 Acres	N/A
Min. Lot Width	100 Feet	720 Feet	Y
Min. Setbacks			
• Front (Alta)	20 Feet	47 Feet	Y
• Side	10 Feet	127 Feet	Y
• Corner (Rampart)	15 Feet	38 Feet	Y
• Rear	20 Feet	42 Feet	Y
Max. Lot Coverage	50%	47%	Y/N
Max. Building Height	N/A	117 Feet	N/A
Trash Enclosure	Walled & roofed	Walled & roofed	Y
Loading Zone	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

The proposed development will comply with the required setbacks, lot coverage, and height requirements. The primary loading zone area will be located at the east side of the commercial development, but will be located below grade and will screened by dense vegetation from the residential properties immediately east of the site. As indicated by the response from the neighborhood meetings, additional screening of the loading area may assist in reducing impacts to residential properties.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposed three-story commercial structures will be up to 58 feet tall, with architectural embellishments of up to 83 feet tall, and will be located approximately 145 feet from the nearest single-family residential property. A section drawing provided by the applicant shows that the buildings will conform to the 3:1 proximity slope specified in Title 19.08. The five-story residential buildings will be 57 feet tall, and the ten-story residential building will be 117 feet tall; all of the residential buildings will also conform to the 3:1 proximity slope, as shown in the provided drawing.

b) Building setback. All structures are required to be a minimum of 15 feet from the protected property; the proposed development will comply with this requirement.

A3) Parking and Traffic Standards

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

Uses	GFA/ Units	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Retail	318,000 SF	1/250 GFA	1,272			
Office	331,000 SF	1/300 GFA	1,104			
Restaurant • Dining • Service	 25,000 SF 25,000 SF	 1/50 GFA 1/200 GFA	 500 125			

Residential • 1 Bedrm. • 2 Bedrms. • 3 Bedrms. • Guest	 4 Units 272 Units 64 Units	 1.25/Unit 1.75/Unit 2/Unit 1/6 Units	 5 476 128 57			
Total			3,667	42	3,825	57

The development will comply with minimum parking requirements.

Public Works had originally identified concerns with the location of the driveway openings on Alta Drive; the applicant revised the site plan prior to submittal to show the driveway openings in the locations recommended by staff.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree/6 Spaces	60 Trees	79 Trees
Buffer: • Min. Trees (North) • Min. Trees (West) • Min. Trees (South) • Min. Trees (East)	 1 Tree/30 Linear Feet 1 Tree/30 Linear Feet 1 Tree/30 Linear Feet 1 Tree/20 Linear Feet	 52 Trees 43 Trees 30 Trees 91 Trees	 26 Trees 32 Trees 33 Trees 94 Trees
• Min. Zone Width	8 Feet		10 Feet
• Wall height	8 Feet		8 Feet

Additional trees will need to be added to the north and west perimeter buffer areas in order to comply with the maximum tree spacing requirement. The perimeter buffer at the front of the property will need to be increased, and the tree spacing should not exceed the 30-foot on-center spacing requirement.

A5) Sign Standards

The site plan indicates that one 35-foot high freestanding sign will be located along the Alta Drive frontage, and two 55-foot high freestanding signs will be located along Rampart Boulevard; it should be noted that the 55-foot high signs exceed the height permitted in the C-2 (General Commercial) district. As the site is over 15 acres in area, a Master Sign Plan shall be required for the development.

B) General Analysis and Discussion

- Zoning

  The property is currently zoned U [Undeveloped, General Plan]; the applicant has submitted a Rezone application (ZON-5653) to rezone the property to C-2 (General Commercial) in conformance to the General Plan. The proposed commercial uses are permitted by right in the C-2 (General Commercial) district; the residential use is permitted upon approval of a Special Use Permit (SUP-5853).

  The development will conform to the setback and lot coverage requirements of the C-2 (General Commercial) district. No height limit is specified for the zoning district, although Title 19.08.030(C) limits the height of buildings along arterial roadways; the buildings will conform to the specified height limit. In addition, the buildings will conform to the height limit specified by the Residential Adjacency Standards.

- Site Plan

  The site plan depicts the commercial buildings located primarily along the western portion of the site, facing Rampart Boulevard, with the residential portion of the development located at the northeast corner of the site. Principal access to the site will be from two driveways on Alta Drive, and from three driveways on Rampart Boulevard. Surface parking is located to the side and to the rear of the principal commercial buildings, in accordance with the design standards listed in Title 19.08.045, with the majority of the parking located in a below-grade structures. Perimeter landscape areas will be provided as required in order to buffer the commercial uses from adjacent residential neighborhoods.

  Access to the residential component of the project will be from the northernmost driveway on Rampart Boulevard, and will have a gated entry. Sufficient stacking room will be provided on site, and will not impact traffic on adjacent roadways. The majority of the parking for the residential development will be in a subterranean parking structure, with a small surface parking lot for guests.

- Waivers

  The applicant has not requested any Waivers in conjunction with this application.

- Landscape Plan

  The landscape plan demonstrates that the required landscape buffers will be provided at the perimeter of the site; most buffers will exceed the minimum required width, and the landscape areas adjacent to the abutting residential properties will be over 20 feet in width to provide adequate separation and screening. The central portion of the

landscape buffer at the front of the property will need to be increased to meet the minimum 15-foot buffer width. Additional trees will need to be provided in the north and west perimeter buffers in order to comply with the 30-foot on-center spacing requirement. While the required number of trees is shown in the commercial surface parking lot area, additional landscape islands will be required in order to comply with Code requirements. A perimeter wall will be provided along the east property line as required; the wall shall conform to the requirements of Title 19.

- Elevation

The division of the commercial square footage into 12 separate buildings assists in reducing the apparent scale of the project, and generally allows for variation in the architecture and massing of the project. One concern is the massing and façade composition of the easternmost commercial building, which will be over 650 feet in length; however, the submitted elevation indicates that there are sufficient offsets and variations in the roofline of the structure to provide the degree of articulation required by Title 19.08.

The exterior materials for the commercial buildings will include synthetic stucco and stone veneer, with metal roofing for those portion of the development that have hipped roofs. Gray-tinted glass will be utilized on the commercial portion of the development; it should be noted that Title 19.08 prohibits reflective glazing at the pedestrian level, and limits all other glazing to 22% reflectivity. Title 19.08 requires windows and/or arcades for a minimum of 60% of the building length for those facades directly facing a public street; the submitted elevations appear to conform to this requirement.

The residential structures feature several vertical elements repeated along the length of the façade, offset by the horizontal nature of the cantilevered balconies, which assist in reducing the massing and providing variety to the building facades. The residential buildings will feature the same general palette of materials as the commercial buildings, in order to provide a consistent character for the development.

- Floor Plan

The commercial portion of the development is oriented around a system of exterior pedestrian passageways and internal street, which will provide a distinctive pedestrian environment within the site.

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 will be compatible with the casino that is located to the west and the commercial development located to the south; the scale of the development significantly exceeds that of the single-family residential neighborhood to the east. The applicant has made a considerable effort to reduce the physical impact to the abutting residential neighborhood by locating the buildings over 100 feet from the nearest residential properties, and providing a generous landscape buffer along the common property line.

2. **"The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed development is consistent with the General Plan, and is generally consistent with Title 19. Minor modifications are needed to the landscape plan to conform to the City's requirements; conditions are in place to address the landscaping issues.

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

   The applicant has made efforts to coordinate access points with existing driveways so as to integrate the project with the existing traffic patterns in the area. A traffic study is required as a condition of approval; the applicant will be required to mitigate any impacts identified in the study.

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

   The proposed exterior building materials and landscape materials are appropriate for the area and for the City.

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

   The building elevations and design characteristics are harmonious and create an aesthetically pleasing environment, and will be compatible 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 8

NOTICES MAILED 200

APPROVALS 1

PROTESTS 20

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5659 APN: 138 32 601 003

Name of Property Owner: Great Wash Park L.L.C. c/o Peccole NV

Name of Applicant: JMA Architecture Studios

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

_____Yes _____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: Lenny A. Miller

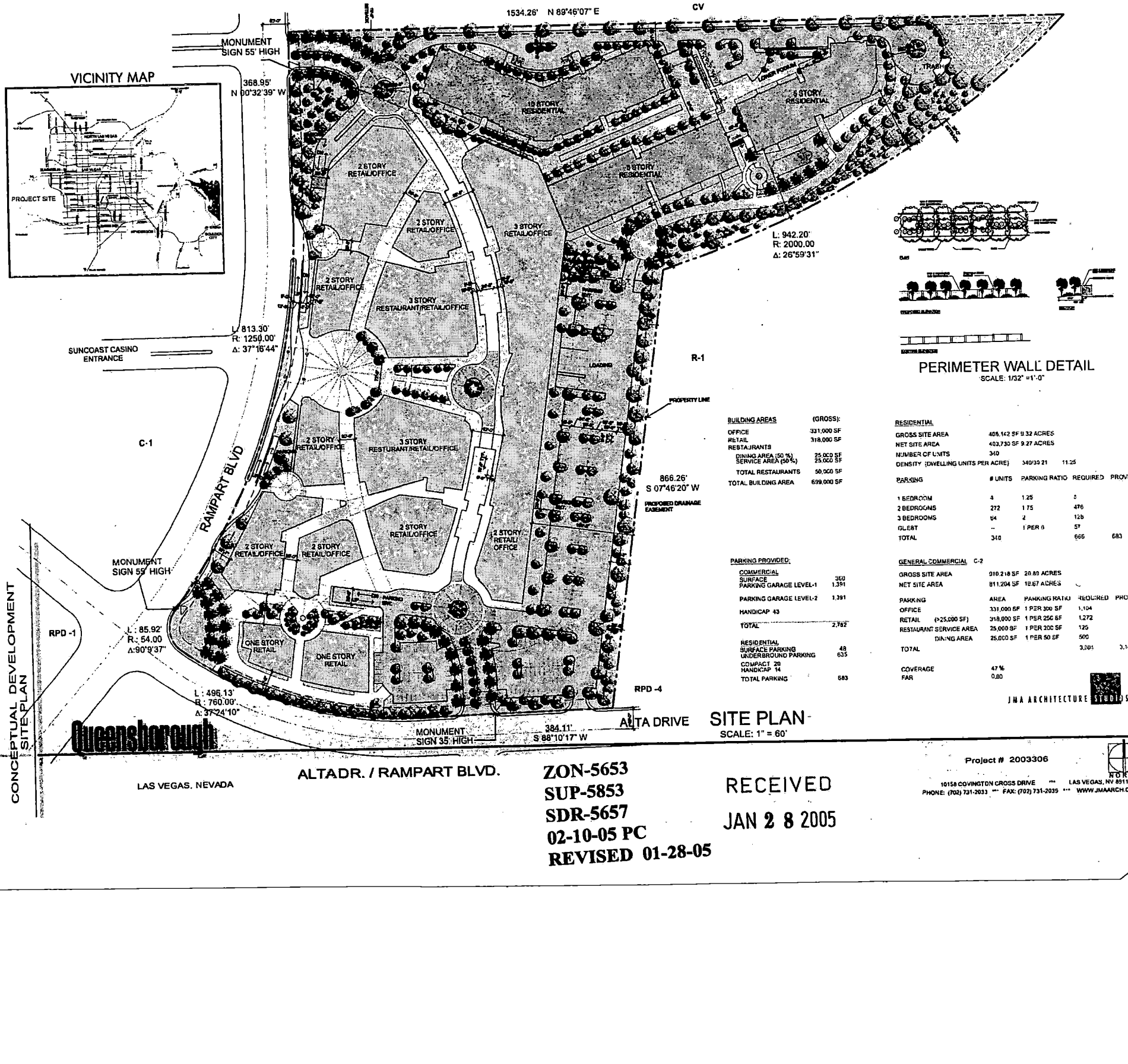
Subscribed and sworn before me

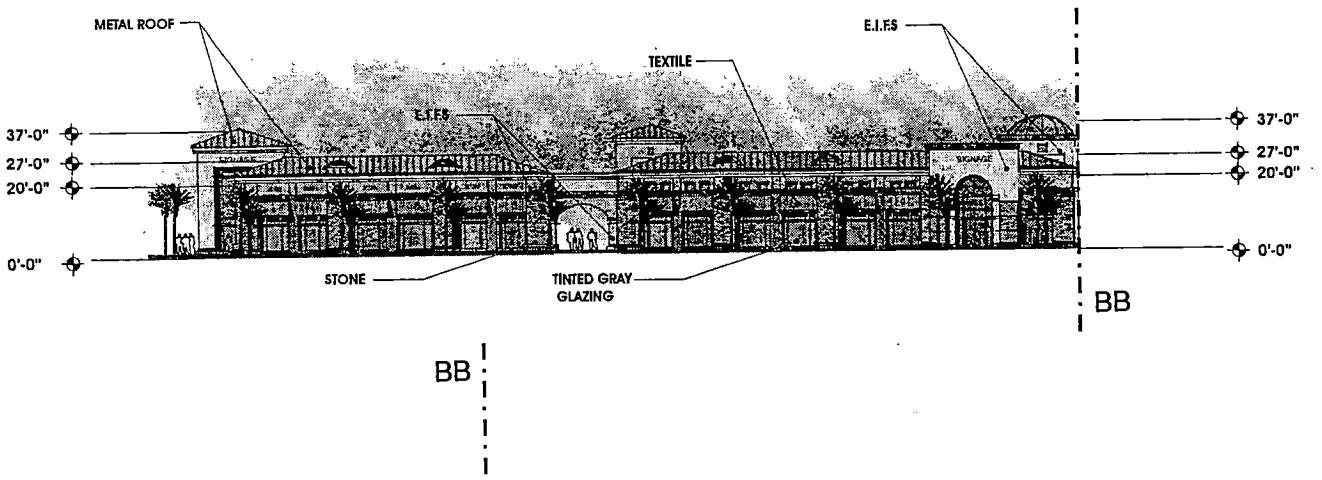
This 16th day of November, 2004

Joanne Baldassare

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
June 2, 2006
No: 98-3510-1


VICINITY MAP
PROJECT SITE
MONUMENT SIGN 55' HIGH
368.95'
N 00°32'39" W
1534.26' N 89°46'07" E
CV
15 STORY RESIDENTIAL
5 STORY RESIDENTIAL
TRASH
2 STORY RETAIL/OFFICE
3 STORY RESIDENTIAL
3 STORY RETAIL/OFFICE
3 STORY RETAIL/OFFICE
2 STORY RETAIL/OFFICE
3 STORY RESTAURANT/RETAIL/OFFICE
L: 942.20'
R: 2000.00
Δ: 26°59'31"
L 813.30'
R: 1250.00'
Δ: 37°16'44"
SUNCOAST CASINO ENTRANCE
R-1
LOADING
PROPERTY LINE
C-1
RAMPART BLVD
2 STORY RETAIL/OFFICE
3 STORY RESTURANT/RETAIL/OFFICE
866.26'
S 07°46'20" W
PROPOSED DRAINAGE EASEMENT
2 STORY RETAIL/OFFICE
2 STORY RETAIL/OFFICE
2 STORY RETAIL/OFFICE
2 STORY RETAIL/ OFFICE
MONUMENT SIGN 55' HIGH
RPD -1
L : 85.92'
R : 54.00
Δ:90°9'37"
ONE STORY RETAIL
ONE STORY RETAIL
L : 496.13'
R : 760.00'
Δ: 37°24'10"
RPD -4
MONUMENT SIGN 35' HIGH
384.11'
S 88°10'17" W
ALTA DRIVE
Queensborough
LAS VEGAS, NEVADA
ALTA DR. / RAMPART BLVD.
CONCEPTUAL DEVELOPMENT SITE PLAN
PERIMETER WALL DETAIL
SCALE: 1/32" =1'-0"
SITE PLAN
SCALE: 1" = 60'
BUILDING AREAS (GROSS):
OFFICE 331,000 SF
RETAIL 318,000 SF
RESTAURANTS
DINING AREA (50 %) 25,000 SF
SERVICE AREA (50 %) 25,000 SF
TOTAL RESTAURANTS 50,000 SF
TOTAL BUILDING AREA 699,000 SF
PARKING PROVIDED:
COMMERCIAL
SURFACE 360
PARKING GARAGE LEVEL-1 1,391
PARKING GARAGE LEVEL-2 1,391
HANDICAP 43
TOTAL 2,782
RESIDENTIAL
SURFACE PARKING 48
UNDERBROUND PARKING 635
COMPACT 20
HANDICAP 14
TOTAL PARKING 683
RESIDENTIAL
GROSS SITE AREA 405,142 SF 9.32 ACRES
NET SITE AREA 403,730 SF 9.27 ACRES
NUMBER OF UNITS 340
DENSITY (DWELLING UNITS PER ACRE) 340/30.21 11.25
PARKING | # UNITS | PARKING RATIO | REQUIRED | PROVIDED
1 BEDROOM | 4 | 1.25 | 5 |
2 BEDROOMS | 272 | 1.75 | 476 |
3 BEDROOMS | 64 | 2 | 128 |
GUEST | -- | 1 PER 6 | 57 |
TOTAL | 340 | | 666 | 683
GENERAL COMMERCIAL C-2
GROSS SITE AREA 910,218 SF 20.89 ACRES
NET SITE AREA 811,204 SF 18.67 ACRES
PARKING | AREA | PARKING RATIO | REQUIRED | PROVIDED
OFFICE | 331,000 SF | 1 PER 300 SF | 1,104 |
RETAIL (>25,000 SF) | 318,000 SF | 1 PER 250 SF | 1,272 |
RESTAURANT SERVICE AREA | 25,000 SF | 1 PER 200 SF | 125 |
DINING AREA | 25,000 SF | 1 PER 50 SF | 500 |
TOTAL | | | 3,001 | 3,142
COVERAGE 47 %
FAR 0.80
JMA ARCHITECTURE STUDIOS
Project # 2003306
10158 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2035 *** WWW.JMAARCH.COM
NORTH
Date: NOVEMBER 29, 2004
DR-00
ZON-5653
SUP-5853
SDR-5657
02-10-05 PC
REVISED 01-28-05
RECEIVED
JAN 28 2005



CONCEPTUAL DEVELOPMENT SITE PLAN

Queensborough

Summerlin
LAS VEGAS, NEVADA

ALTA DR. / RAMPART BLVD.

SOUTH ELEVATION
SCALE: 3/64" = 1'

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

RECEIVED
NOV 30 2004

JMA ARCHITECTURE STUDIOS

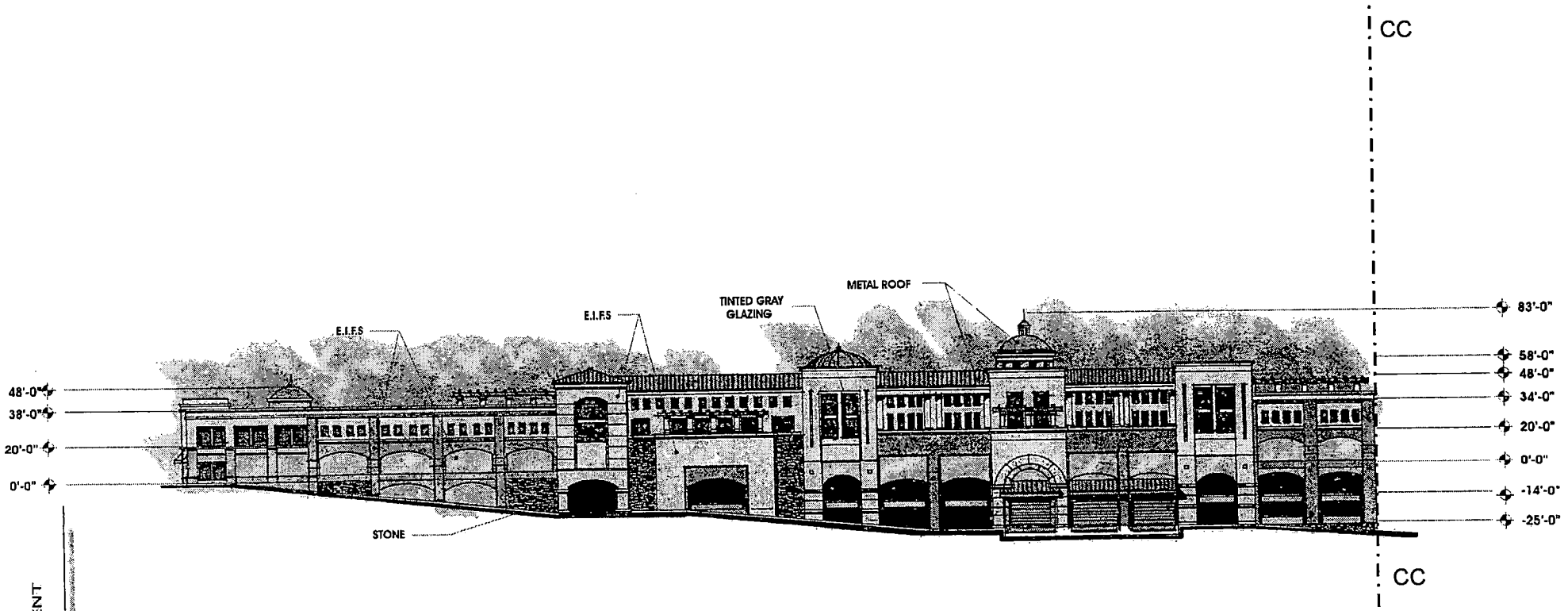
Project # 2003306

NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

Date: NOVEMBER 29, 2004

DRC-03



CONCEPTUAL DEVELOPMENT
SITE PLAN

Queensborough

Summerlin
LAS VEGAS, NEVADA

ALTA DR. / RAMPART BLVD.

EAST ELEVATION
SCALE: 3/64" = 1'

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

RECEIVED
NOV 30 2004

JMA ARCHITECTURE ST JOHNS

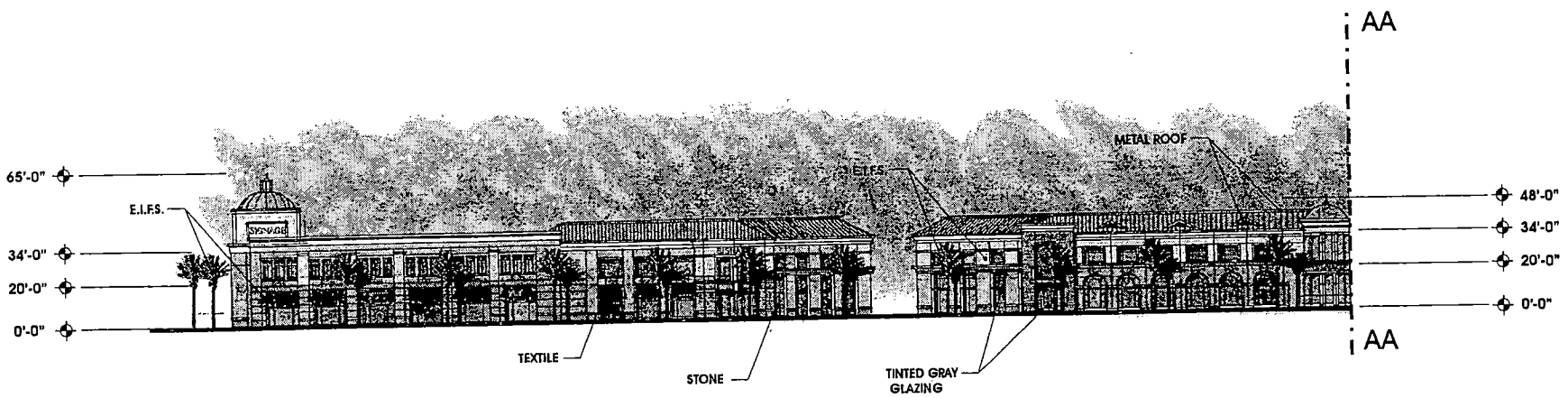
Project # 2003308

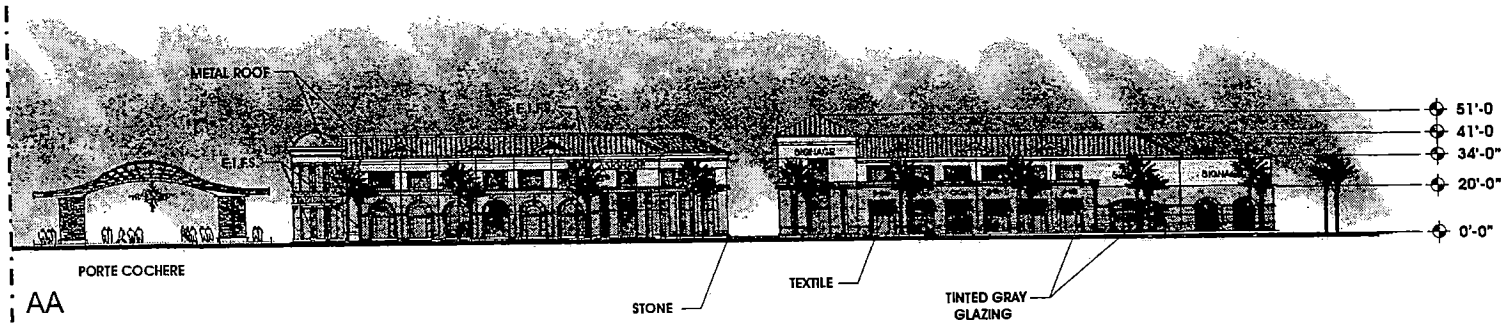
NORTH

10150 COVINGTON CROSS DRIVE LAS VEGAS, NV 89114
PHONE: (702) 731-2033 FAX: (702) 731-2039 WWW.JMAARCH.COM

Date: NOVEMBER 22, 2004

DRC-04





CONCEPTUAL DEVELOPMENT SITE PLAN

Queensborough

Summerlin
LAS VEGAS, NEVADA

ALTA DR. / RAMPART BLVD.

WEST ELEVATION
SCALE: 3/64" = 1'

JMA ARCHITECTURE STUDIOS

Project # 2003306

NORTH

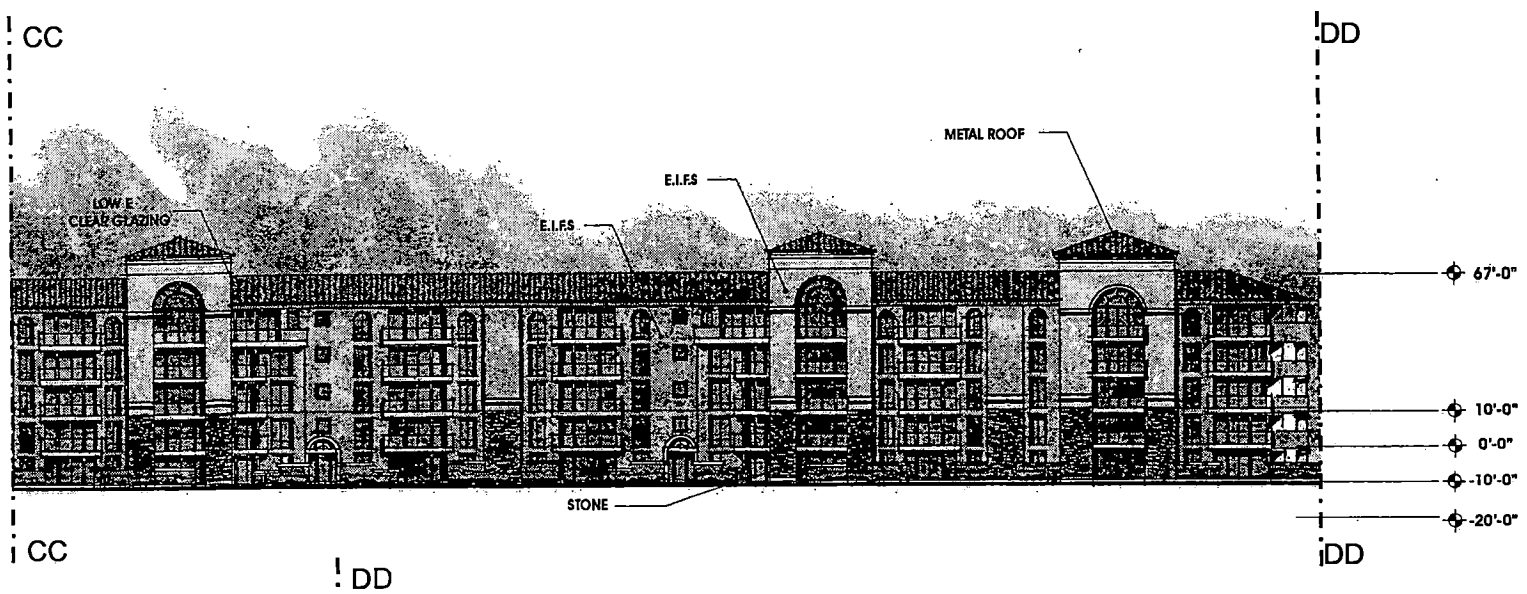
10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

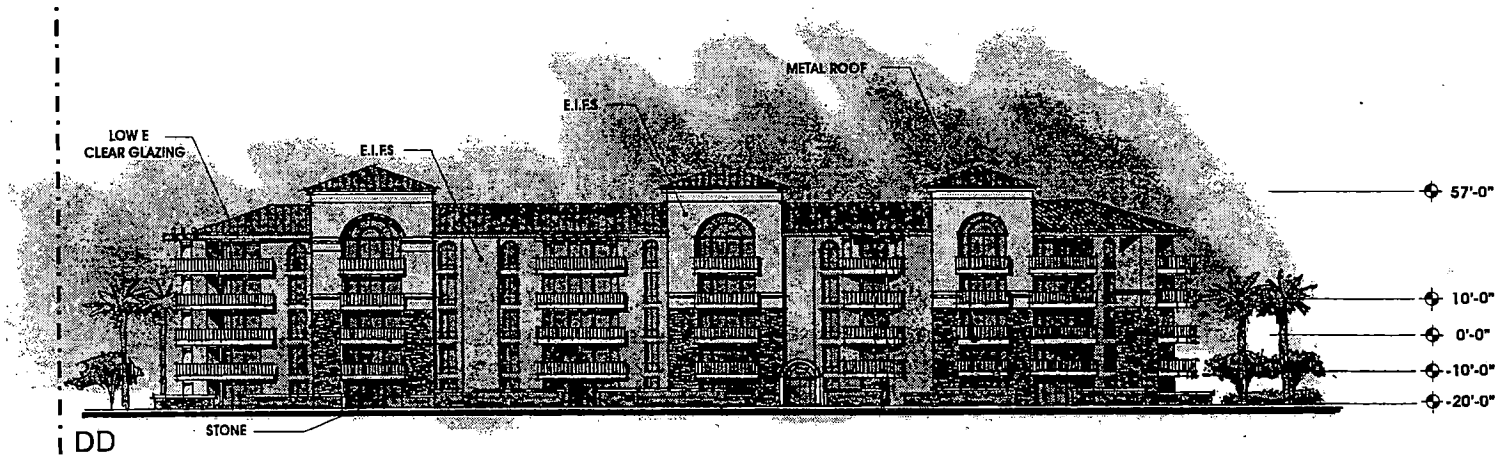
Date: NOVEMBER 29, 2004

DRC-05

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

RECEIVED
NOV 30 2004





CONCEPTUAL DEVELOPMENT
SITE PLAN

Queensborough

Summerlin
LAS VEGAS, NEVADA

ALTA DR. / RAMPART BLVD.

SOUTH ELEVATION
SCALE: 3/64"=1'

JMA ARCHITECTURE STUDIOS

Project # 2003306
10150 COVINGTON CROSS DRIVE — LAS VEGAS, NV 89144
PHONE: (702) 731-2033 — FAX: (702) 731-2039 — WWW.JMAARCH.COM

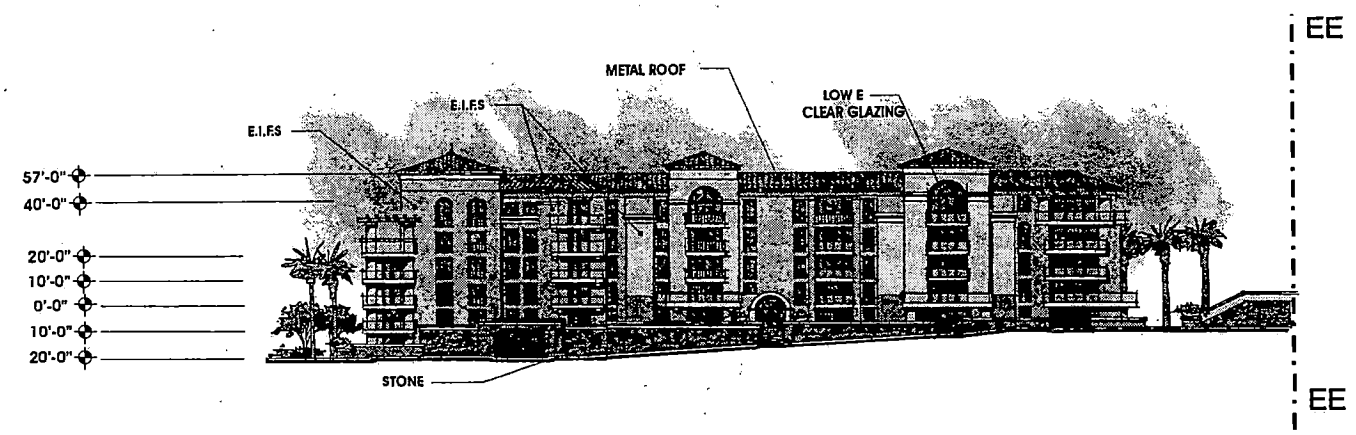
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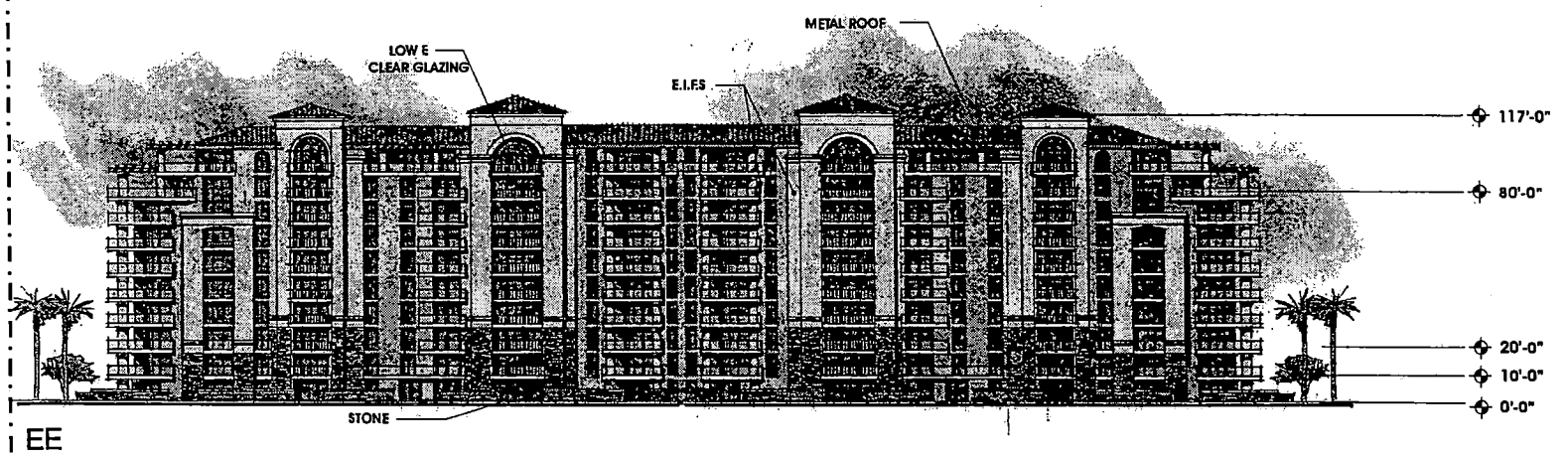
Date: NOVEMBER 29, 2004

DRR-09

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

RECEIVED
NOV 30 2004





CONCEPTUAL DEVELOPMENT
SITE PLAN

Queensborough

Summerlin
LAS VEGAS, NEVADA

ALTA DR. / RAMPART BLVD.

NORTH ELEVATION
SCALE: 3/64"=1'

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

RECEIVED
NOV 30 2004

JMA ARCHITECTURE STUDIOS

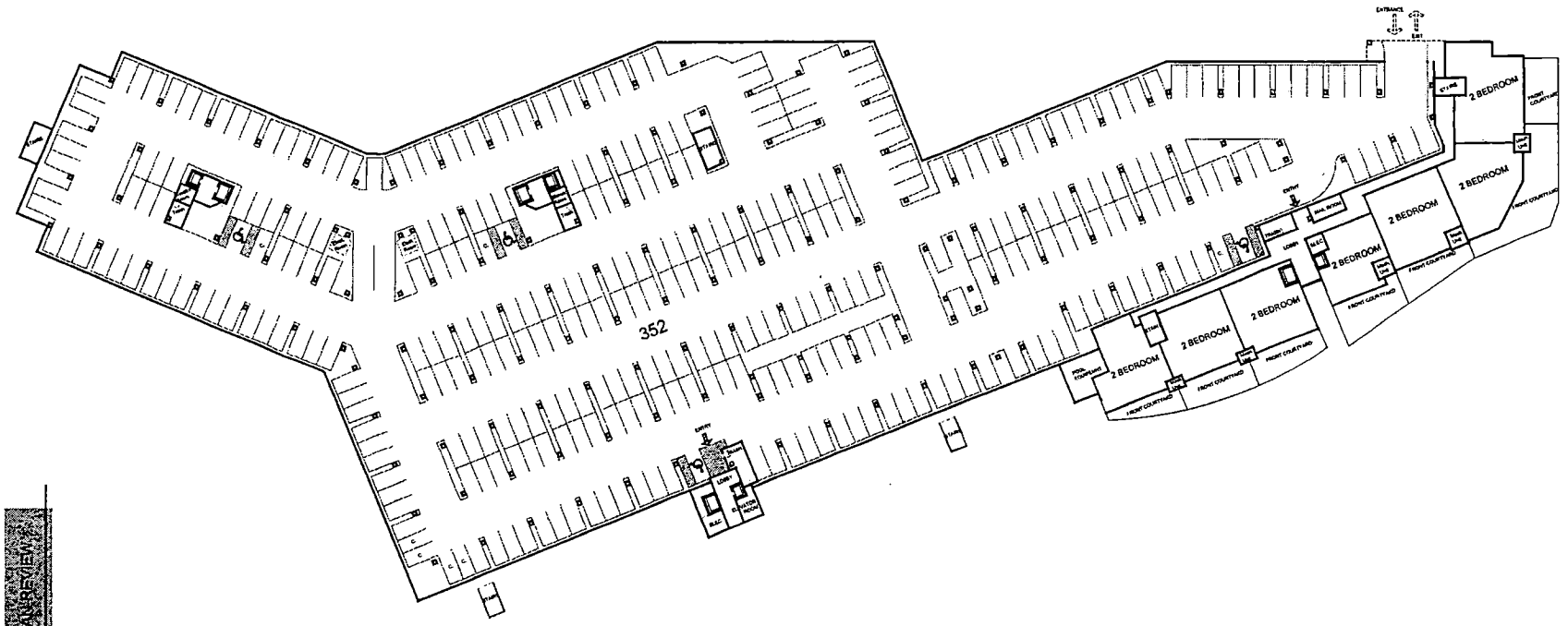
Project # 2003306

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
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Date: NOVEMBER 29, 2004

DRR-10

JMA ARCHITECTURE STUDIOS



SITE DEVELOPMENT PLAN REVIEW

PARKING LEVEL -2

SCALE: 1"=30'

QUEENSBOROUGH

City of Las Vegas

LAS VEGAS, NEVADA

RAMPART BLVD. / ALTA DR.

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

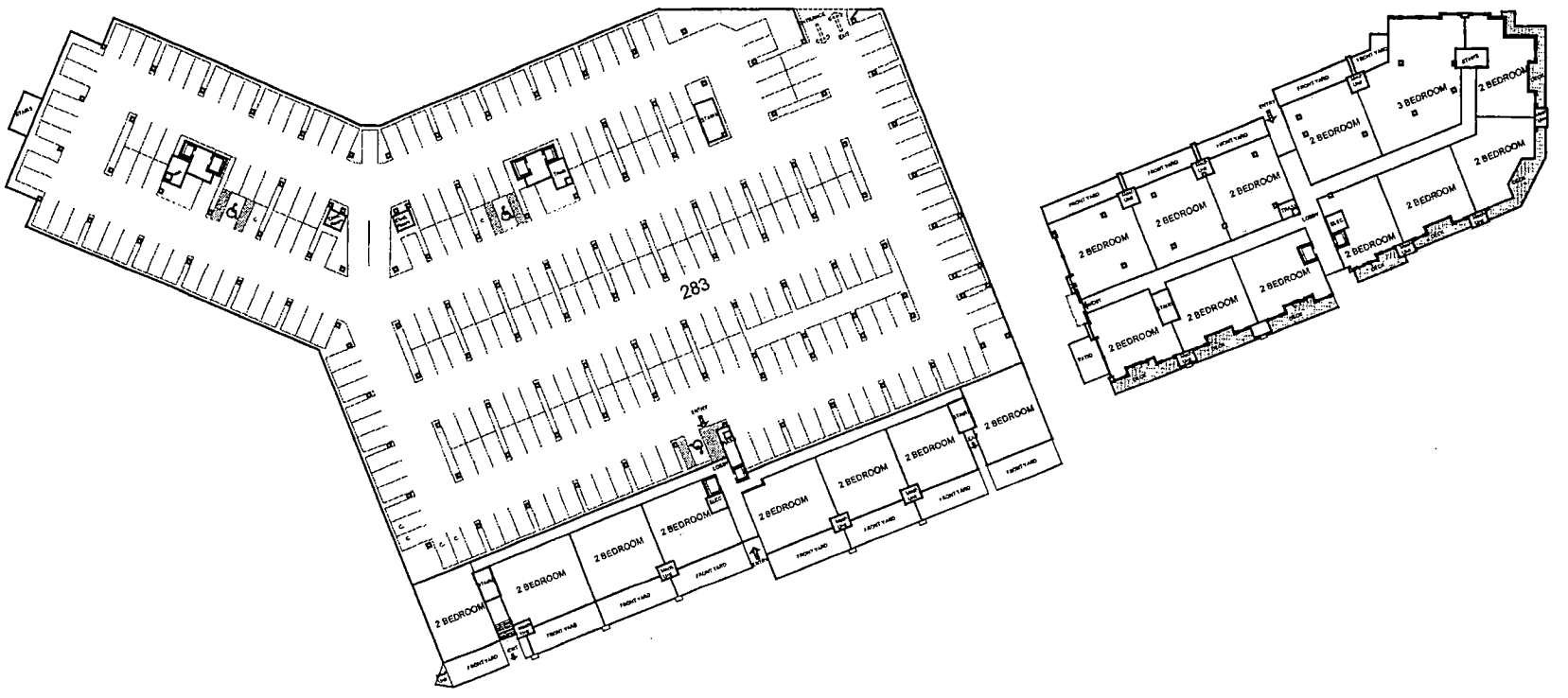
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Project #: 2003306

NORTH

16150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

JMA ARCHITECTURE STUDIOS



SITE DEVELOPMENT PLAN REVIEW

PARKING LEVEL -1

SCALE: 1"=30'

DRR-02

QUEENSBOROUGH

City of Las Vegas

LAS VEGAS, NEVADA

RAMPART BLVD. / ALTA DR.

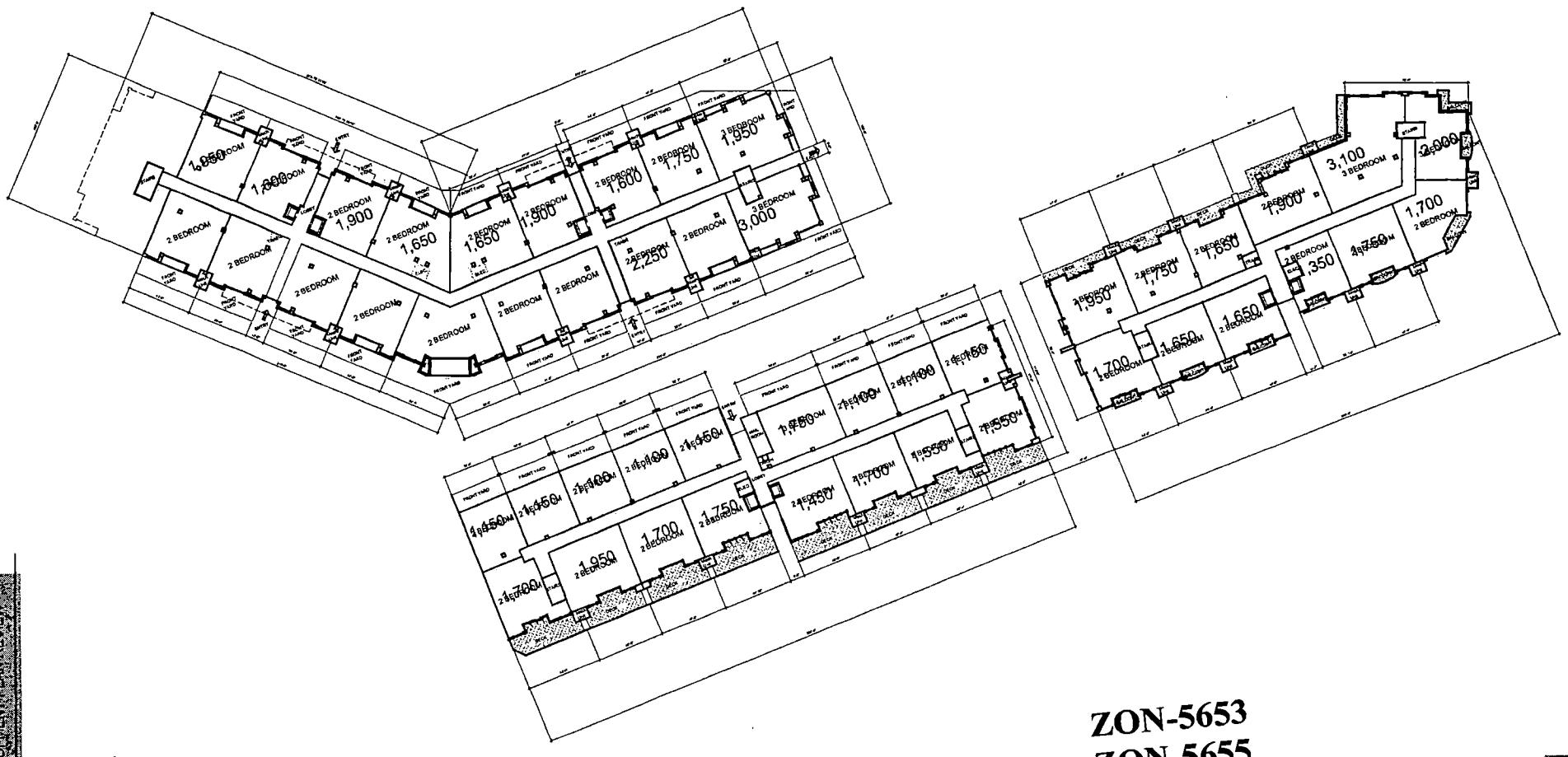
ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

Project # 2003308

NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

JMA ARCHITECTURE STUDIOS



SITE DEVELOPMENT PLAN REVIEW

QUEENSBOROUGH

City of Las Vegas
LAS VEGAS, NEVADA

RAMPART BLVD./ ALTA DR.

LEVEL 0
SCALE: 1"=30'

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

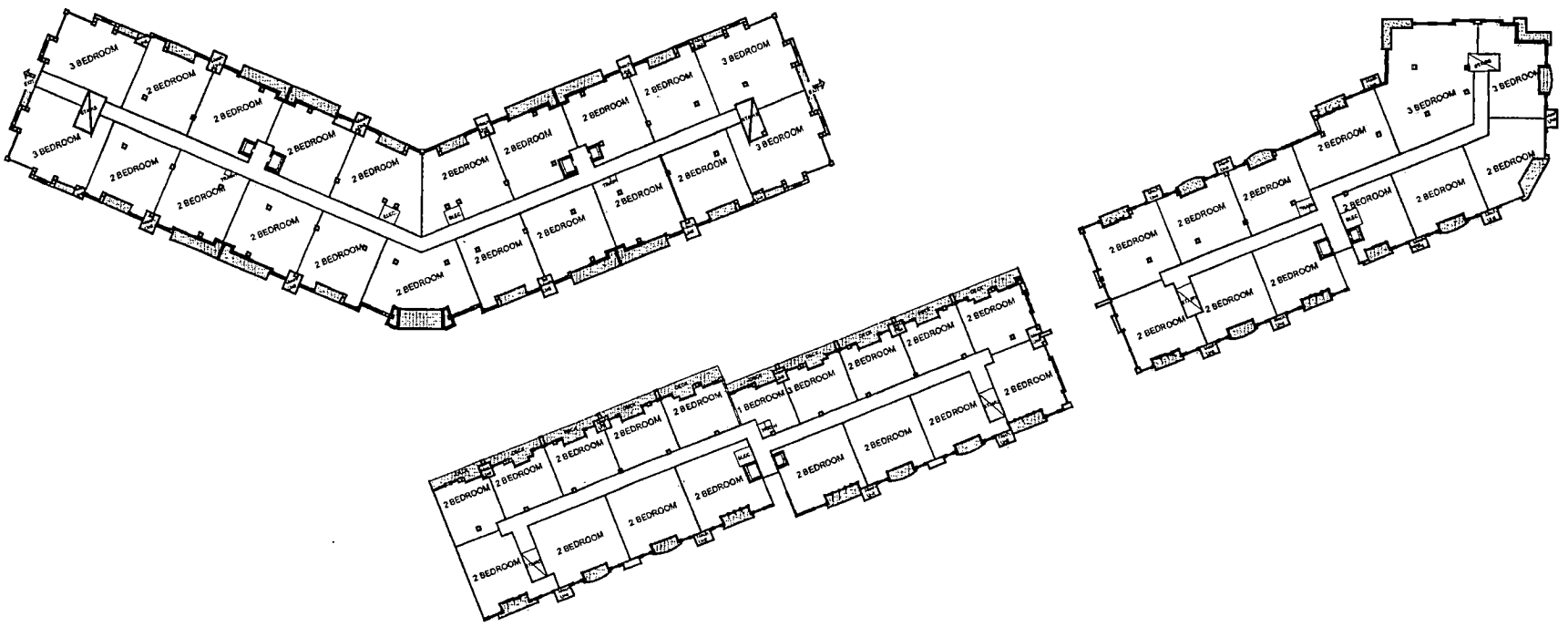
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DATE: NOVEMBER 22, 2004

Project # 2003306

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

JMA ARCHITECTURE STUDIOS



LEVEL 1

SCALE: 1"=30'

QUEENSBOROUGH

City of Las Vegas

LAS VEGAS, NEVADA

RAMPART BLVD / ALTA DR.

ZON-5653

ZON-5655

SDR-5657

01-13-05 PC

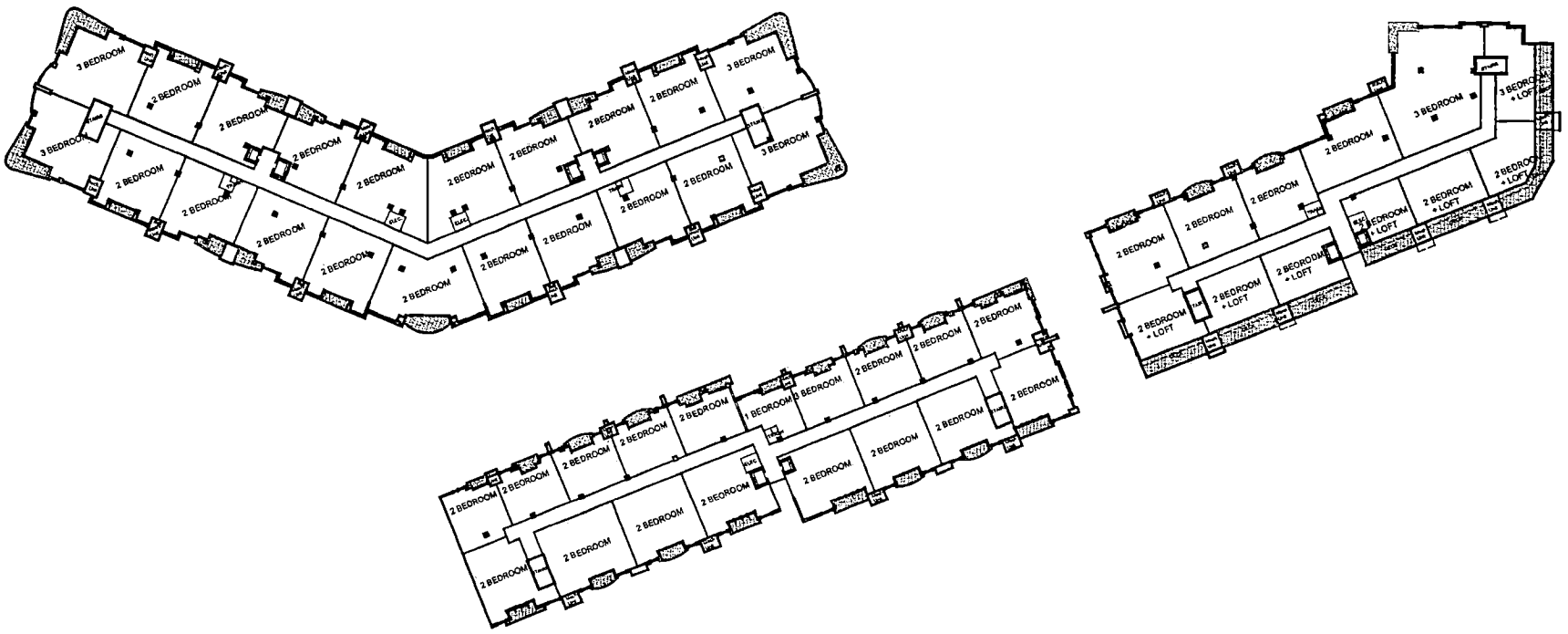
Project # 2003306

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

DRR-04

A SITE DEVELOPMENT PLAN REVIEW

JMA ARCHITECTURE STUDIOS



LEVEL 2

SCALE: 1"=30'

QUEENSBOROUGH

City of Las Vegas
LAS VEGAS, NEVADA

RAMPART BLVD./ ALTA DR.

LAS VEGAS BLVD. / SITE DEVELOPMENT PLAN REVIEW

DRR-05

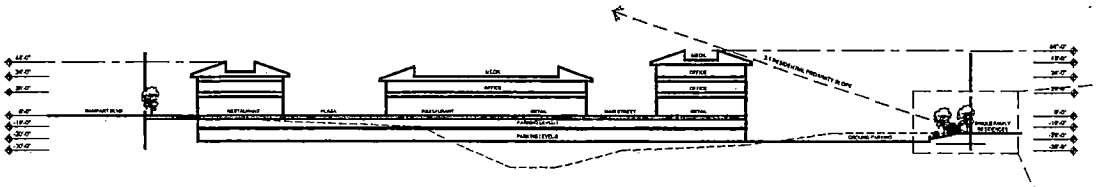
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SDR-5657
01-13-05 PC

Project # 2003306

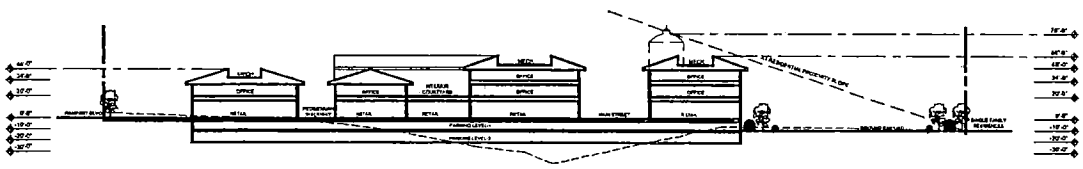
NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

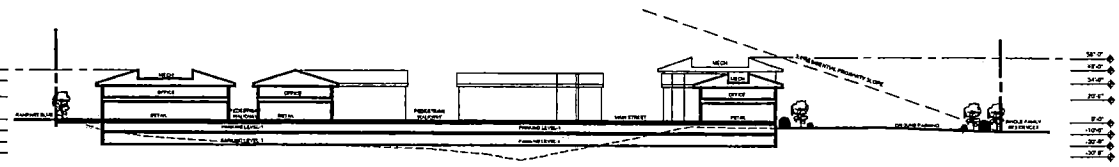
JMA ARCHITECTURE STUDIOS



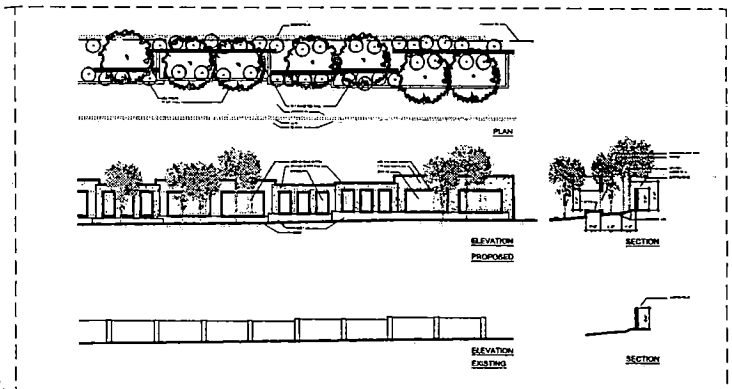
SECTION D-D



SECTION E-E



SECTION F-F



PERIMETER WALL DETAIL

SCALE: 1/16"=1'

SECTIONS

SCALE: 1"=50'

QUEENSBOROUGH

City of Las Vegas
LAS VEGAS, NEVADA

RAMPART BLVD./ ALTA DR.

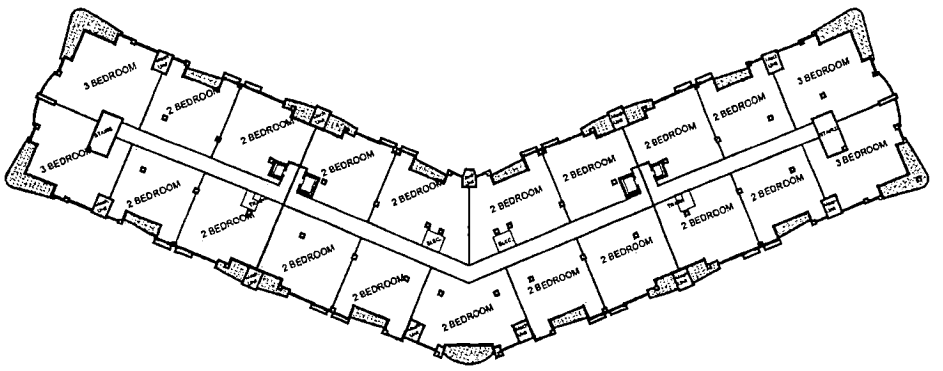
ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

DR-06

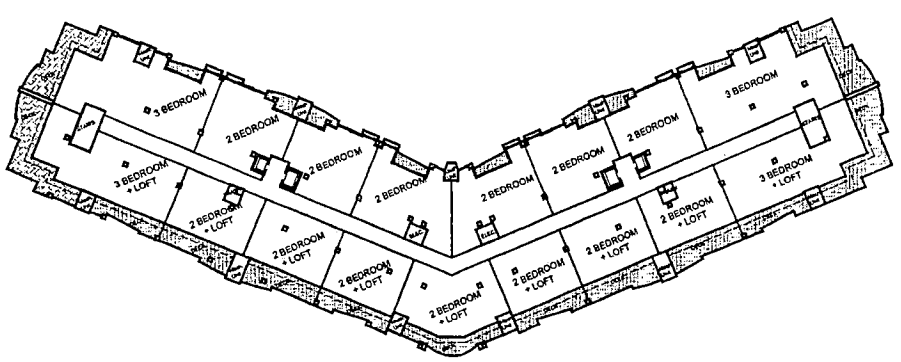
Project # 2003306

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

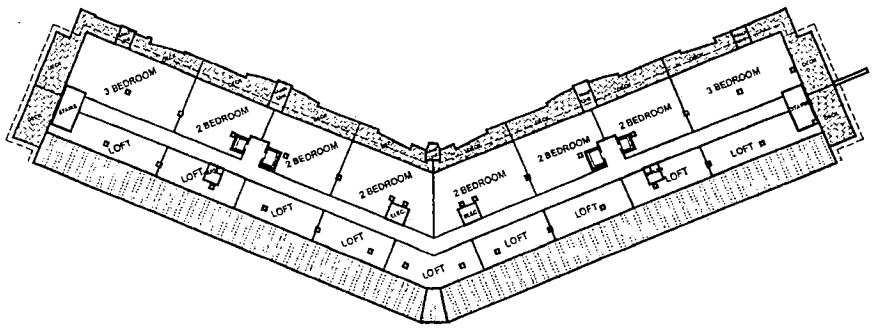
JMA ARCHITECTURE STUDIOS


3 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
3 BEDROOM
3 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2 BEDROOM
2

JMA ARCHITECTURE STUDIOS



LEVEL 9



LEVEL 10

SITE DEVELOPMENT PLAN REVIEW

QUEENSBOROUGH

City of Las Vegas
LAS VEGAS, NEVADA

RAMPART BLVD./ ALTA DR.

SCALE: 1"=30'

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

DRR-08

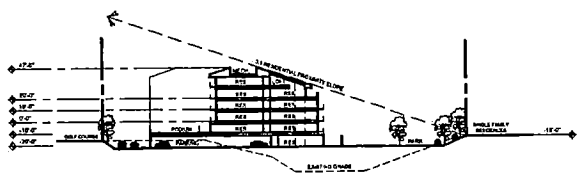
DATE: NOVEMBER 22, 2004

Project # 2003306

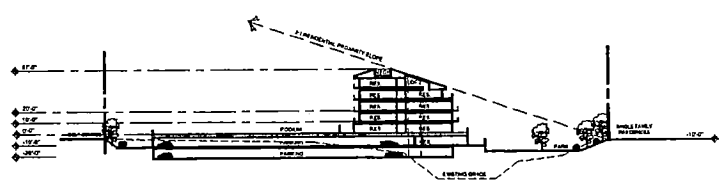
NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

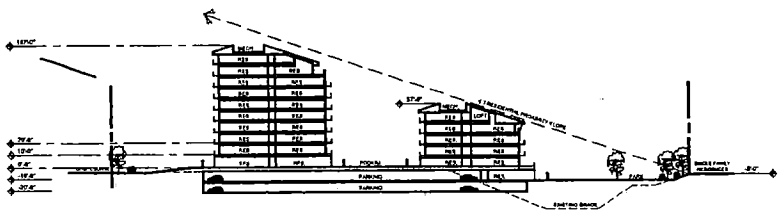
JMA ARCHITECTURE STUDIOS



SECTION A-A



SECTION B-B



SECTION C-C

SITE DEVELOPMENT PLAN REVIEW

QUEENSBOROUGH

City of Las Vegas
LAS VEGAS, NEVADA

RAMPART BLVD. / ALTA DR.

SECTIONS

SCALE: 1"=50'

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

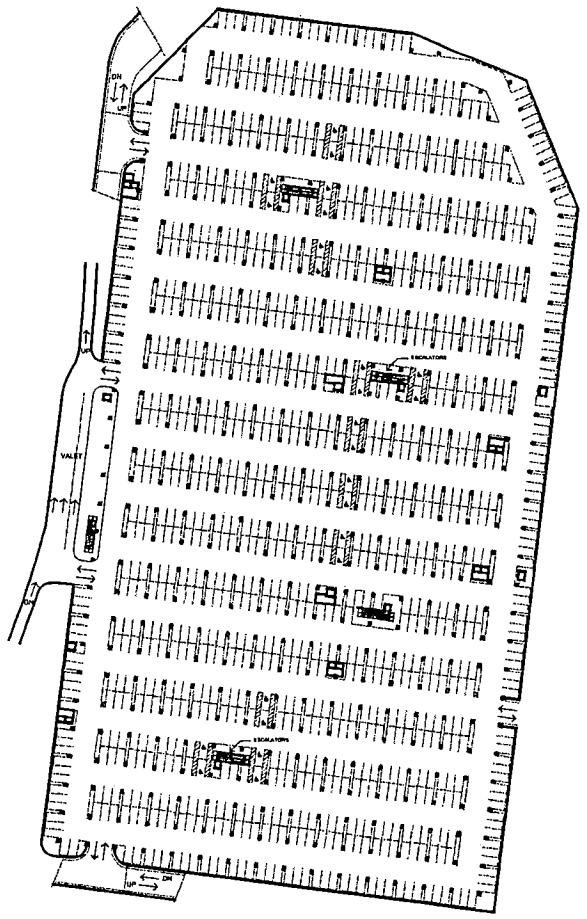
DRR-11

Project # 2003306

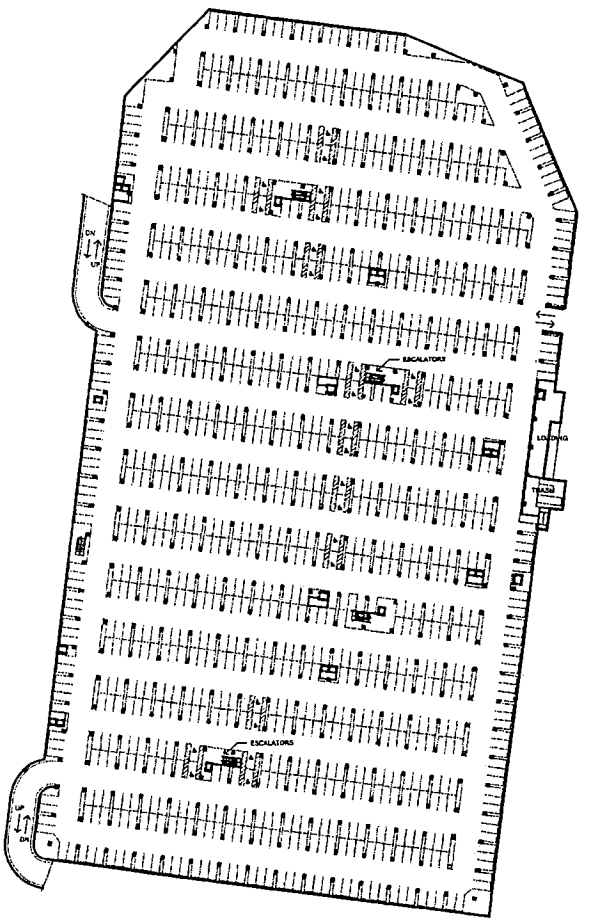
NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

JMA ARCHITECTURE STUDIOS



PARKING LEVEL -1



PARKING LEVEL -2

SCALE: 1"=60'

QUEENSBOROUGH

City of Las Vegas
LAS VEGAS, NEVADA

RAMPART BLVD./ ALTA DR.

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

DRC-01

Project # 2003306

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2839 *** WWW.JMAARCH.COM



FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

LEGEND

RETAIL:

RESTAURANT:

OFFICE:

JMA ARCHITECTURE STUDIOS

CONCEPTUAL DEVELOPMENT FLOOR PLANS

Queensborough

Summerlin
LAS VEGAS, NEVADA

ALTA DR. / RAMPART BLVD.

COMMERCIAL FLOOR PLANS

SCALE: 1" = 60'-0"

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

Project # 2003306

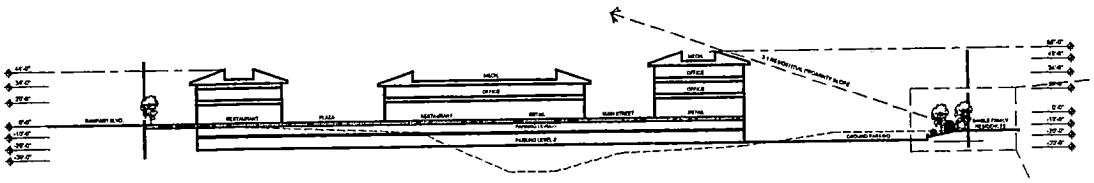
NORTH

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM

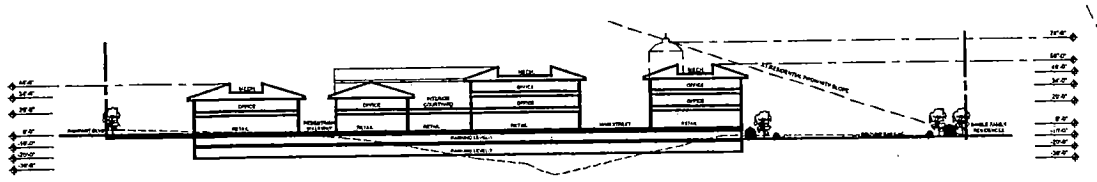
Date: NOVEMBER 22, 2004

DRC-02

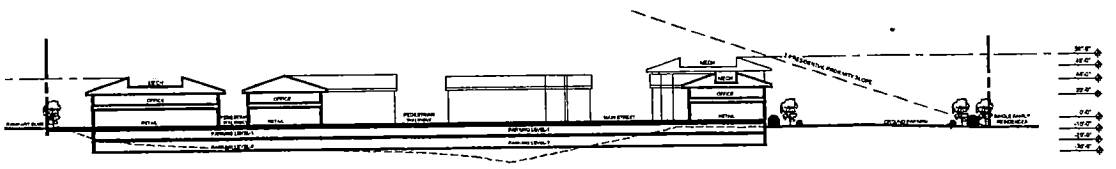
JMA ARCHITECTURE STUDIOS



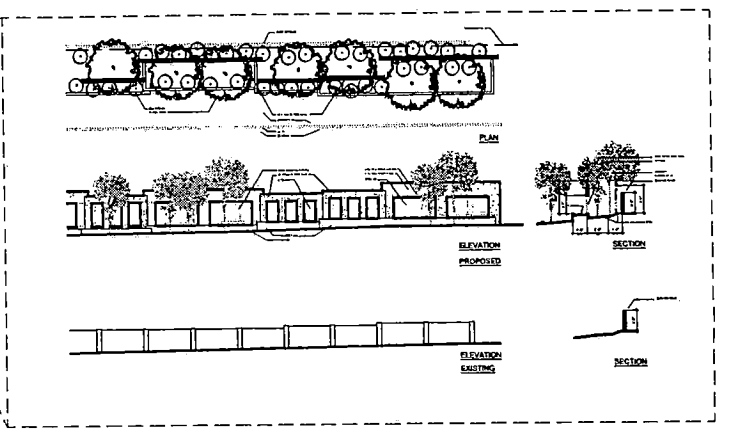
SECTION D-D



SECTION E-E



SECTION F-F



PERIMETER WALL DETAIL

SCALE: 1/16"=1'

SECTIONS

SCALE: 1"=50'

QUEENSBOROUGH

City of Las Vegas
LAS VEGAS, NEVADA

RAMPART BLVD./ ALTA DR.

ZON-5653
ZON-5655
SDR-5657
01-13-05 PC

DR-06

Project # 2003306

10150 COVINGTON CROSS DRIVE *** LAS VEGAS, NV 89144
PHONE: (702) 731-2033 *** FAX: (702) 731-2039 *** WWW.JMAARCH.COM



SDR-5657 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC
NORTHEAST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/23/04

Main Identity

From: "Anna Bowers" <abowers9@cox.net>
To: <swolfson@lasvegasnevada.gov>; <greese@lasvegasnevada.gov>; <lbrown@lasvegasnevada.gov>; <lweekly@lasvegasnevada.com>; <mmack@lasvegasnevada.gov>; <jmoncrief@lasvegasnevada.gov>; <ogoodman@lasvegasnevada.gov>
Sent: Tuesday, January 04, 2005 2:30 PM
Subject: REF: ZON 5653, SUP 5853, SDR 5657

Ref: ZON 5653, SUP 5853, SDR 5657

This is to formally register our complaint regarding the Northeast corner of Alta and Rampart development plan. We who live in Angel Park Ranch always knew there would be commercial development on those sites. We absolutely do not want 375 residential condos built in our backyards at Rampart and Angel Park. It would totally obstruct our view of the mountains, create traffic hazards, pollute us with noise, and impact property values.

The already approved 4 18-story towers on the southwest corner of Rampart and Alta at Badlands, continued commercial development of Boca Park, and the likelihood of Suncoast Casino expansion creates the same problems for our neighborhood. To add 375 condos seems excessive and overcrowded.

Please consider this our formal protest vote. Thank you.

Anna M. Bowers Anna M. Bowers
Frank R. Bowers Frank R. Bowers
8557 Summer Vista Avenue
Las Vegas, Nevada 89145
702-304-9855

RECEIVED
CITY CLERK
2005 JAN -4 P 2:35

Las V

ZON-5653
SUP-5853
SDR-5657 1/4/05

http

Joan Marcotte

From: "Joan Marcotte" <jamarco@cox.net>
To: "Joan Marcotte" <jamarco@cox.net>
Sent: Tuesday, January 04, 2005 9:13 AM
Subject: ZON 5653, SUP 5853, SDR 5657

Dear Planning Commission,

My name is Joan Marcotte and I live in Angel Park Ranch.

I would like to voice my concerns about the pending development on the corner of Alta and Rampart called the "Queensborough Project". GPA-5652 which now is being referred to as: ZON 5653, SUP 3, SDR 5657.

While it is inevitable that this corner will be developed sooner or later I am very concerned about the traffic this project will bring to this area. It is very difficult to make a left turn onto Alta from Angel Park Ranch now and with the building of the offices, restaurants and shopping as well as the Condo's with approximately 380 units, the left turn out of our development will be very dangerous and next to impossible. Also with the opening of the new Summerlin Parkway exit onto Durango it will be difficult to make a left turn from our development at the North entrance onto Durango. The traffic that this new project will bring to our development is going to be unimaginable.

I am also concerned that the "wash" on this corner (Alta and Rampart) is going to be filled in and now I am worried about flooding.

Other concerns I have are:

With the increased traffic on Alta, Rampart and Durango there will be added air pollution from the traffic as cars and trucks sit at traffic lights. This air pollution will spill directly over our development.

With deliveries to the Queensborough Project there will be increased truck traffic.

With the proposed condominiums being 10 and 5 stories this will block the view of the mountains for those living on the perimeter who paid a lot premium for the view.

All of this is being planned in addition to the four 18 story condominiums that will be built on the South West corner of Rampart and Alta at the Badlands golf course. With the probability of 600 to 800 living units at this site there could be as many as 1400 to 1500 automobiles generating traffic from this development alone. This alone will create a traffic nightmare in the area surrounding Angel Park Ranch.

My personal preference would be not to develop the "Queensborough Project" at all but if something must be developed on the corner of Rampart and Alta please do not permit the condominiums which could add as many as 400 to 600 more vehicles moving in and out of that area a day.

Another concern is with all of these living quarters being built at one major intersection where will all the kids go to school? Will there have to be new schools built and where will they build these schools?

Thank you for your kind consideration.

Sincerely,

Joan A. Marcotte

Joan A. Marcotte
8528 Crest Hill Ave.
Las Vegas, NV 89145
jamarco@cox.net

RECEIVED
CITY CLERK
2005 JAN -4 P 3:50

ZON-5653
SUP-5853
SDR-5657

1/4/2005

attn: Vicky Darling

ANGEL PARK RANCH
ARCHITECTURAL COMMITTEE

PAUL "PACO" ZAHRA – PRESIDENT 233-5258
FRED GARIBALDI – VICE PRES. **SANDY WHITEHOUSE – SEC'Y./TREAS.**

JANUARY 4, 2005

THE ANGEL PARK RANCH COMMITTEE DOES NOT APPROVE QUEENSBOROUGH PROJECT ZONE 5653, SUP 5853, AND SDR 5657 FOR REASONS LISTED BELOW.

1. **WITH THE OPENING OF THE NEW SUMMERLIN PARKWAY EXIT ONTO DURANGO WILL CAUSE MORE TRAFFIC AND MAKE IT MORE DIFFICULY TO MAKE LEFT TURNS FROM VENETIAN STRADA.**
2. **THE SOUTHWEST CORNER OF ALTA AND RAMPART FOUR 18 STORY HIGH RIZE CONDOMINIUMS ARE BEIGN CONSTRUCTED. PROBABILITIES OF 1,600 UNITS WHICH MEANS ABOUT 2,000 MORE VEHICLES IN THAT CORNER.**
3. **"QUEENSBOROUGH PROJECT" ON NORTH EAST CORNER OF ALTA AND RAMPART WOULD ADD AN ADDITIONAL 500 VEHICLES.**
4. **THE COMMITTEE DOES NOT THINK THAT THE CORNER OF ALTA AND RAMPART CAN SERVICE 2,500 TO 2,700 MORE VEHICLES. THAT CORNER IS ALREADY TOO BUSY WITH THE SUNCOAST HOTEL AND CASINO AND BOCA PARK SHOPPING MALL.**
5. **FINALLY WE ARE ASKING THAT YOU USE GOOD JUDGEMENT, AND FOR THE BENEFIT OF SAVING LIVES, DECLINE THE ABOVE MENTIONED PROJECT.**

THE COMMITTEE

RECEIVED
CITY CLERK
2005 JAN -4 P 3:50

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -4 P 3:50

January 4, 2005

Vicky Darling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta & Rampart Queensbourgh Project

We live in the Bailey & Megah development at 508 Soso. We are writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The traffic now on Alta presents a problem getting on to Alta. We understand that Boca Park still has more to build, the Suncoast has approval to expand, the Badlands corner has approval to build four, eighteen story condos, all which will add to the density and traffic, not counting what Peccole proposes. The only way to help with the traffic is to lessen the density of the Peccole project.

We hope you will consider our problem with this project.

Ralph & Mary Carlson

Ralph R Carlson
Mary D. Carlson

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -4 A 10: 22

January 4, 2005

Vicky Darling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta and Rampart Queensbourgh project

I live in the Anget Park Raanch developoment at 8628 Desert Bird Drive. I am an original owner and have lived here ten years and have lived in Clark County since 1968. I am writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The project will have a very negative effect on all the surrounding neighborhoods, with the increased density, which will add to the traffic problem we are already experiencing, as trying to turn onto Alta from the Angel Park Ranck, Mesa 2, and the Tuscany developments.

The intersection at Rampart and Altla is one of the busyest, and the four corners are not completed with the projects that have already been approved.

1. Boca Park is far from completed
2. The Badlands corner have been approved to build 4 eighteen story highrise condos (Approx 400)
3. The Suncoase has been approved to expand

Now Peccole plans Commerical with 2 levels of underground parking, office buildings, a 10 story highrise condos, plus 2 four story condos. All this on 31 acres. I feel we are being crushed and they said the project would take two years & enoludes blasting. We have alot of retired people adjacent to the project, who are home most of the time and I can not imaging two years of this. The commercial will be two & three stories, which will flow nicely with our one & two story homes, but the condos, besides being too dense would invade our privacy. The only way to help with the traffice from projects that have already been approved is to lessen the density on the Peccole project. Two additiional turn lanes and an additional light is not going to fix the problem when you are considering 750 more families in an area that has not completed projects that have already been approved.

Thank you for your consideration

Carol S. Ayres
702 243 2760

Carol S. Ayres

ZON 5453
SUP 5853
SDR 5657

Submitted after final agenda

Date 1/4/05 Item

RECEIVED
CITY CLERK

2005 JAN -5 P 4:17

01/05/05
Fax: 382-4803
Issue: ZON5653,SUP5853SDR5657

Dear Ms. Combs,Agender Tech,

I have been a resident of Angel Park Ranch since August 1994. I want to strongly protest the proposed Peccole Development at the NE corner of Alta & Rampart. The major effect will be TRAFFIC as well as pollution, increased accidents, noise level and density of the condos. The impact of this development will negatively effect the quality of life for the residents in the area. The proposed traffic lights will be of no help to those of us who live in Angel Park. We will need a light at the corner of Venetian Strada & Durango just to enter our community because of the Durango extension. I sincerely hope you will listen to the my concerns as well as my neighbors.

Sincerely, Elizabeth McCaffrey,
8508 Summer Vista Ave, LV 89145

ZON-5653
SUP-5853
SDR-5657

FROM :WILLBANKS FAX NO. :7022400125 Jan. 05 2005 04:30PM P1

James and Cynthia Willbanks
8504 Stone Harbor Ave.
Las Vegas, NV 89145
702-240-0133
fax-240-0125

01-05-05

Ref: ZON 5653, SUP 5853, SDR 5657

I feel a ten and 2 five story condo buildings are going to cause traffic and privacy problems for the Angel Park Neighborhood.

Thank you,

Cynthia A. Willbanks

RECEIVED
CITY CLERK
2005 JAN -5 P 4:58

ZON-5653
SUP-5853
SDR-5657

January 5, 2005

Vicky Darlling, City Clerk: Las Vegas City Council

Reference: ZON 5653, SUP 5853, SDR 5657
Alta & Rampart Queensbourgh Project

I live in the Bailey & Mcgah development at 505 Anpere, my back fence backs up to Alta. I am writing in protest to the ZON 5653, SUP 5853, SDR 5657, Peccole development at Alta and Rampart.

The traffic now on Alta presents a problem exiting our development. I know Boca Park still has more commercial to build, the Suncoast has approval to expand, the Badlands corner has approval to build four, eighteen story condos, all which will add to the density and traffic, not counting what Peccole proposes. Alta is a 30 mph street with many school zones and is becomming a freeway with the increase traffic and few cars travel less that 45 mph. The only way to help with the traffic is to lessen the density of the Peccole project, since all the other corner projects already have approval.

I hope you will consider this problem when considering the Peccole project.

Charles J. Dunn

RECEIVED
CITY CLERK
2005 JAN -5 P 4:58

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK

2005 JAN -6 A 7:58

To: Ms. Vicky Darling
City Clerk

From: Gary Echols
8612 Crest Hill Ave.
Las Vegas, NV 89145

Re: ZON 5653, SUP 5853, SDR 5657

I live in the Angel Park Ranch neighborhood that lies east of the above referenced project coming before the City Council for approval. I am opposed to this project. The increased traffic generated by this project will make an already congested area unbearable to residents who live in this neighborhood. Further, these towers will obstruct our view of the Red Rock Mountains to the West. It would also seem that homes on the western end of our neighborhood will lose some of their privacy with these tall buildings looming over their backyards. I urge the City Council to deny passage of this project when it comes before you for a vote.

Respectfully,

Gary Echols

ZON-5653
SUP-5853
SDR-5657

December 27, 2004

City of Las Vegas Planning Commission
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: General Plan Amendment (SDR-5657); Site Development Plan (Zone-5653)
Pecole Nevada Corporation (Rampart at Alta)

Dear Planning Commission Members:

I am a 70-year-old female who resides at 8624 Desert Bird Drive as indicated by the attached map. The wash is directly in the back of my home.

I am oppose to People Nevada Corporation (Great Wash Park LLC) from developing their property over the present height limit of 55 feet to 110 feet to build their 10-story condominium. All of the neighborhood would lose their privacy and view.

I am also very much oppose to the developer covering and filling the wash for two very important reasons:

First, it would greatly endanger and threaten the lives and properties of the owners living near this huge ravine. The wash is at least a 100 feet wide at the bottom, 200 feet wide at the top, and at least 75 feet deep. During heavy rains, I have seen with my own eyes, the rapid moving floodwaters rise to 10 to 20 feet high. If you allow the developer to cover and fill the wash, even if he installs a drainage system, where will all the floodwaters flow to during a very heavy storm that will last for days? Keeping this wide and natural wash the way it is for now is the only way to insure that our lives and properties will be safe from the potential of flooding.

The second reason is personal. When I purchased this home in 1995, the developer Pulte Homes, assured me nothing would ever be built on the wash in the back of my property. I believed them and paid a premium of $40,000 for this right. All the other original property owners along the perimeter of the wash along Desert Bird also paid a similar premium to Pulte. Who will be responsible and liable for our lost? Pulte Homes? The City of Las Vegas, or the new developer?

Please deny Great Wash Park LLC from filling and covering the wash and building over it.

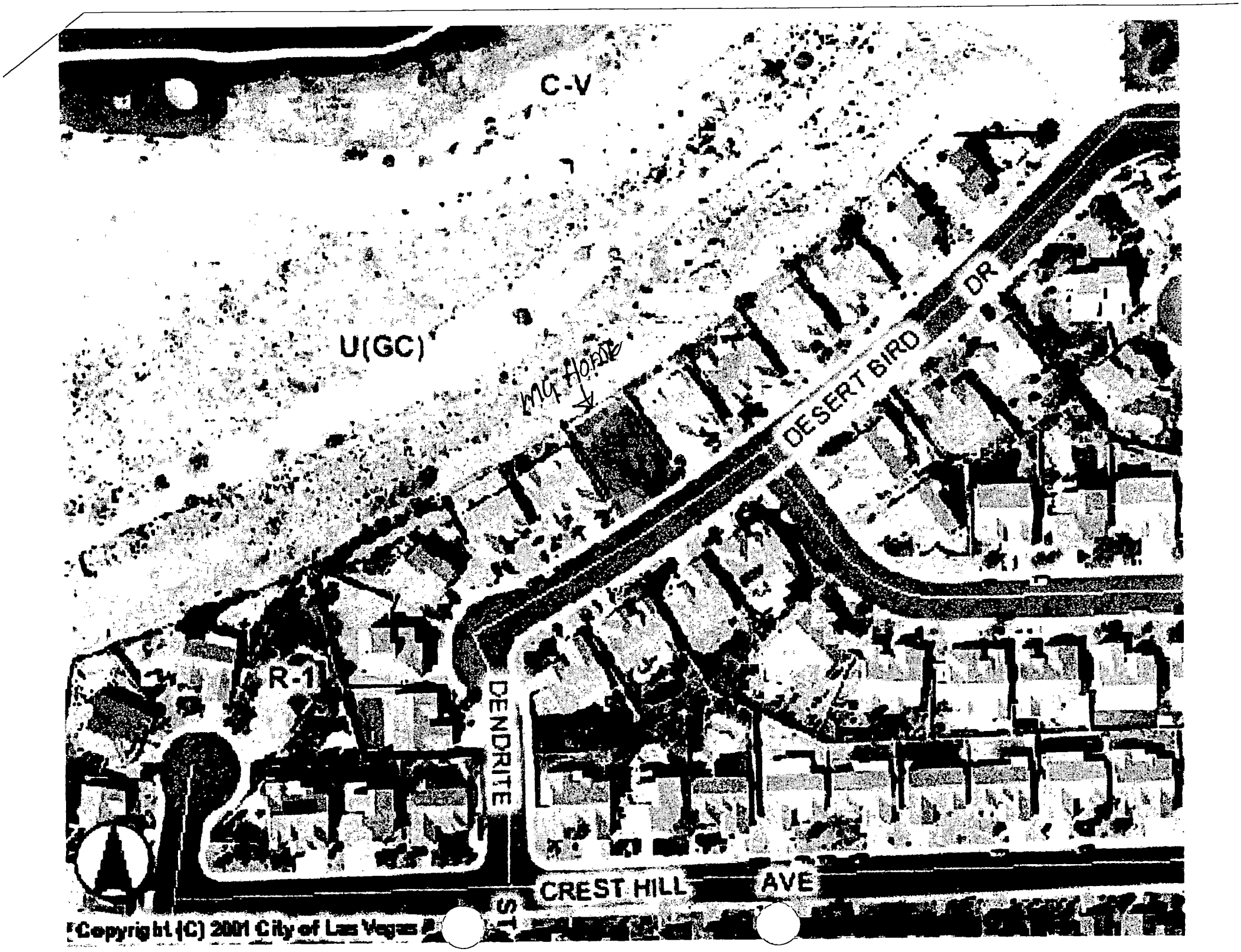
Thank you very much.

Sincerely,

Ann Sokabe (808) 551-0707
1120 Bishop Street
Honolulu, Hawaii 96813

Certified Mail; Return Receipt Requested

ZON-5653
SDR-5657
SUP-5853


C-V
U(GC)
My Home
DESERT BIRD
DR
R-1
DENDRITE
ST
CREST HILL
AVE
Copyright (C) 2001 City of Las Vegas

Jan 4, 05

Re:ZON 5653, SUP 5853, SDR 5657

This is a letter to register a complaint regarding the newest plans at Alta and Rampart...Our concerns were to lighten up the traffic at one time and open Durango to help out Rampart. Now it is sad that they want to built so many condo's to make traffic just as bad and to polute our air even more. We do feel like we are trapped between 2 freeways.....thats way we left LA.....polutions burns your eyes and makes you sick.....Commercial is one thing, but changing all the natural beauty is a big shame to damage nature and make it unhealthy and more dangeous for folks to even leave their homes to drive across the street to SunCoast. Please look at this plans again and remember why we are opening up Durango (to help the traffic on Rampart) Just look at all the accidents we have had on that street where everyone drives too fast anyway....More cars and too many condo's is not the answer....Do not overcrowd the areas we have a BIG problem in already.....Please listen to us also....

Patti & Ty Kille
8560 Summer Vista Ave.
Las Vegas, NV. 89145
(702) 255-5205

RECEIVED
CITY CLERK
2005 JAN -5 A 7:35

ZON-5653
SUP-5853
SDR-5657

RECEIVED
CITY CLERK
2005 JAN -4 P 4:45

To: Vicky Darling
Las Vegas City Clerk

January 4, 2005

We oppose the proposed Peccole project at Alta/Rampart - (ZON 5653, SUP 5853 and SDR 5657) for the following reasons:

The increased traffic caused not only by the proposed commercial and residential project, along with the prior approvals for development on properties also bordering on the Rampart/Alta intersection will significantly impact the traffic on an already dangerously over-traveled area of the Boca Park/Summerlin/Suncoast Casino area.

Entrance/exit drives into the area should be studied as to appropriate turn lanes, bus stop areas, signal lights, right turn only signage, etc. The effects of the Alta bridge to the west, the Durango bridge to the north, the approved high-rise development on the southwest corner of Rampart/Alta, the future development of Boca Park and the proposed additions to the Suncoast Casino should also be included in the traffic studies. The impact of the compounded increase in traffic flow of these modifications should be a major consideration.

The residential portion of the project will continue the trend of allowing and even encouraging high rise apartment/condo encroachment on established single-family one and two-story neighborhoods, thereby causing unwarranted high density population centers and the inherent increase in traffic and potential
crime areas.

Traffic and crime are only a couple of significant factors. It is strongly suggested that the high-rise portion of this development be rejected, or at least reduced to no more than three (3) buildings consisting of no more than two (2) stories each, and limit the number of residences to no more than one hundred (100) units. As this area is adjacent to single-family one- and two-story homes, the impact on our neighborhood would be detrimental. There are no other high-rise developments on the east side of the Rampart/Alta area and none should be introduced.

Al & Carole Pontius
8612 Desert Bird Dr.

ZON-5653
SUP-5853
SDR-5657

January 4, 2005
City Council
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2005 JAN -4 P 4:16

RE: ZON 5653, SUP 5853, SDR 5657
Peccole development at Alta and Rampart

Dear Members of the City Council,

We are opposed to and protest the proposed development at the northeast corner of Alta and Rampart for the following reasons:

1. Density. In our small area in the Angel Park Ranch there are 200 single family homes. This project proposes to build 375 units in a smaller area that will place a significant burden on our adjacent intersections, schools, park and other amenities.

2. Access to Venetian Strada.. It is vital that a "covenant running with the land" be required of the developers so that at no time in the future will their project have an opening to Venetian Strada. At one time there was a small road that allowed golfers access to the Angel Park Golf course from Venetian Strada. Cars raced through our neighborhood to get to the golf course making it unsafe for our children to get to the park. For the safety of pedestrians, especially our children crossing Venetian Strada to the park, Venetian Strada should never be open again.

3. Traffic. The City Council has approved another Peccole project, four 18-story condominium towers across from the Suncoast in the Badlands Golf Course (of which we had no notice or input in spite of the impact on our neighborhood). Another project in progress is the creation of an entrance from Durango onto Summerlin Parkway. Coupled with these projects and the built out at Boca Park, Alta and Durango will be even more heavily used. This will make a left turn out of Angel Park Ranch at Venetian Strada and left turns out of our two exits on to Alta unsafe if not impossible. At a minimum you will need to provide a signal at Venetian Strada and Durango and remove the yellow pedestrian light just north of Venetian Strada at Durango.

4) Parking waiver. Our understanding is that as presently designed, the Peccole Corporation is seeking a waiver for not having sufficient parking spots. Where will the parking go at the peak shopping periods? Down Alta? Into our neighborhood streets?

We anticipate Peccole to do a tasteful job with their development. Nevertheless what they are proposing is overuse of their available space. We are already congested. We respectfully request that the Peccole Corporation either withdraws its request for 375 condominiums or reduces the number and height of the structures significantly, so that proposed solutions to the traffic issue will actually have some effect when all four corners are built out.

Sincerely,

Corinne Escobar

Chris and Corinne Escobar
308 Torrey Point Court
Las Vegas, NV 89145 255-3912
ladybug1@mstar2.net

ZON-5653
SUP-5853
SDR-5657

Joseph W. McLaughlin
8613 Crest Hill Avenue
Las Vegas, NV 89128

(702) 254-5549 Residence *(702)-254-7159 Fax* *(702) 595-6541 Business*

TO: Carol Combs, Agenda Tech: ccombs@lasvegasnevada.gov, via E-mail.

This is my letter of protest to ZON 5653, SUP 5853 SDR 5657, particularly, the proposed Peccole Development at the NEC of Alta and Rampart, Las Vegas, NV

I am strenuously opposed to the above referenced development.

The intersection of Alta and Rampart is severely over-burdened with traffic now. The Metropolitan Police Department has described it as most dangerous from a traffic safety standpoint. And certainly, the nearby residents can provide testimony to the number of accidents, serious accidents, frequently occurring at and near that location.

The proposed development will result in a significant increase in the amount of traffic, and therefore traffic accidents generated by on-site residents and employees of the offices and retail establishments, plus the increased traffic to the site for business purposes and visitors to any of the proposed buildings.

Additionally, more traffic will be generated by the overpass at Summerlin Parkway and Durango, which traffic will in many instances logically and for convenience use Alta to reach their destination. And it is important to note the increased traffic by the development of the four eighteen story towers at the Badlands, AND the increased traffic generated by the office and retail facilities to be completed at Boca Park will negatively impact the intersection. The towers and the Boca Park expansion will result in a HUGE increase in motorized traffic, with the attendant increase in traffic safety concerns; just count the number of automobiles per units built for the residential towers alone, the number is in the thousands!

Increased traffic at this intersection must be avoided in the interest of general public safety, and the safety of the

nearby residents, including but not limited to the community known as Angel Park Ranch, where I reside. Again, additionally, the expansion of the parking and gaming and gaming related space at the Suncoast Hotel and Casino will dramatically increase traffic in the immediate area; further contributing to substantially increased public safety concerns. The ingress and egress for the Suncoast already is inadequate and represents excessive risk to the public, not to mention extremely poor traffic safety planning.

Additionally, the proposed development will have a very negative impact on the quiet enjoyment rights of a significant number of Angel Park Ranch residents, and particularly those residents bordering the project; they will be subject to a substantial increase in noise, and light emanating from the multi-use development. Moreover, the impact on Angel Park Ranch property values will be significantly adverse. And the views presently available to many Angel Park Residents will disappear, further aggravating the negative impact on property values.

For the life of me, I cannot understand why this project should even be considered by the city-planning department, or for that matter, the city council. It makes no sense whatsoever.

I respectfully request you submit my concerns as stated in this letter to all parties having jurisdiction over this project. I have sent this letter, prepared in Word, as an attachment, for your convenience. Please distribute as you see fit.

Should you or anyone wish to contact me to discuss my position on this project, I will be pleased to take your call.

Thank you.

Cc: each city council member

mccarp@cox.net

Telephone Protest/ Approval Log

Meeting Date: 01/13/05 **Case Number:** ZON 5653

Date: 01/04/05
Name: Helen McKay
Address: 8529 Highland View Ave 89145
Phone: (702) 233-1028
[X] **PROTEST** [ ] **APPROVE**

Date: 01/04/05
Name: Katherine & David Nicolai
Address: 8604 Highland View Ave 89145
Phone: (702) 869-8638
[X] **PROTEST** [ ] **APPROVE**

Date: 01/05/05
Name: Corinne Escobar
Address: 309 Torrey Point Ct. 89145
Phone: (702) 255-3912
[X] **PROTEST** [ ] **APPROVE**

Date: 01-05/05
Name: Ralph Carlson
Address: 508 Soso ST 89145
Phone: 562-8468
[✓] **PROTEST** [ ] **APPROVE**

Date: 01/06/05
Name: Kennedy, Franco
Address: 8528 Highland View Ave 89145
Phone: 869-0242
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

January 27, 2005

Mr. Richard Truesdell, Chairman
City of Las Vegas Planning Commission
201 Las Vegas Boulevard, Suite 150
Las Vegas, Nevada 89101

Re: Queensborough Urban Mixed Use Project
Alta and Rampart Boulevard

Dear Mr. Truesdell:

On February 10, 2005, The City of Las Vegas Planning and Zoning Commission will consider approval of the urban mixed use project known as Queensborough.

As General Manager of the Angel Park Golf Course located immediately north of and adjacent to the project site, this letter is to advise of our ardent support of this development and strongly recommend your approval.

This development, consisting of professional office, life-style retail, various levels of upscale dining and sophisticated vertical residential facilities is compatible with the neighborhood and will enhance the area and our community. The facilities will generate a "live, work, play and dine" environment of the "best of breed" class.

I understand the traffic study for the project was recently approved and shows adequate entry and egress to the project from Rampart without adversely affecting the operation of the Angel Park Golf Course.

We have discussed with the developer several mutually beneficial programs such as providing a shuttle bus to bring Queensborough residents, tenants and visitors to and from the golf course. Also we may consider offering golf discounts to the residents to promote additional business at our facility, which directly benefits the City of Las Vegas.

Your favorable consideration and approval of this outstanding development is enthusiastically requested and very much appreciated.

Sincerely yours,

David Bogue
General Manager

cc: Ms. Margo Wheeler, Director Planning and Development Department, CLV

ZON-5653
SUP-5853
SDR-5657 A

Angel Park
las vegas

100 South Rampart Blvd. LasVegas, Nevada 89145 • T. 702.254.GOLF F. 702.254.0566
Toll Free.1.888.4GOLFLV • www.angelpark.com • OB Sports Golf Management ▪ www.obsports.com

2/1/05

To: Planning Commission
City Council Chambers
400 Stewart Street
Las Vegas, NV

From: Christian Diamandis
520 Tuscany View Street
Las Vegas, NV

Re: SUP-5853, ZON-5653, SDR-5657

Dear Commissioners,

I am writing to express my opposition to the proposed development of this parcel as it is being presented now. I want to say up front that I will respect the wishes of my neighborhood and those around us should their majority favor this project. This seems unlikely because I know my neighborhood has a petition circulating against it.

I want to express why I have a problem with this project. I walked today to Boca Park and then on to Whole Foods across Charleston: I do not think I have ever walked in a more unfriendly environment to a pedestrian. I do not want my street to become another Charleston.

The proposed Queensborough project is a mixed development with both a high concentration of commercial and residential buildings. It is designed to be a pedestrian mall. That is fine, but getting to this pedestrian mall should also be pedestrian friendly. I propose that pedestrian overpasses and/or underpasses be required between Boca Park, the Queensborough project, and the Suncoast Casino. This would promote foot traffic from the hotels to the shops and vise-versa. Without them, people will be driving a block at a time and our neighborhood will be surrounded by hostile traffic. The proposed development is as large as any downtown project and the environment it will create will resemble downtown. People will make it a destination; let them walk around freely when they reach that destination. Planning for foot traffic now will ensure pedestrian safety both for tourists and locals in the future.

As a side note, a city engineer at one of the neighborhood meetings told me that the city would allow the developer to build and maintain this type of pedestrian structure. Coincidentally, one of the developers told me that their original plan called for such pedestrian bridges but the city would not allow it.... I think that the developer should be required to build pedestrian bridges or tunnels if this project is approved. They are spending half a billion on it now, what is a few million spent on public and neighborhood interests to them? Realistically, these bridges should be a boon to the developer; why else would they be building them downtown?

Other objections I have to building this project include:

1. There is no, nor can there be any real time study done on the increased traffic flows through the area which will follow the completion of several previously approved building projects. Tudor Park, the Badland Towers, Boca Park, the Durango interchange, and the Alta overpass have all yet to be completed, some have not even begun. How can a deviation from the general plan, which would allow for such a high concentration of buildings and people, be permitted without real data to draw from? At the very least the project should be delayed until such time more accurate studies can be done.
2. The project itself will take four or more years to build. This is two to five times as long as a normal commercial construction project. They need to put up a high concentration of residences to afford the infrastructure of the commercial enterprise; covering the arroyo. As a resident of the area, the prospect of dealing with the noise and pollution for so long a period does not appeal to me.
3. I have heard many and varying objections from my neighbors as well, but I will leave it to them to express them.

In closing I will say for myself that there is some good that could come from building this project, but, not without the foresight to make it work for everyone, both now and for the future. To reiterate, as the project is being proposed now, I oppose it.

Thank you for your attention in this matter,

Sincerely,

Christian Diamandis

Angel Park Ranch Architectural Committee

Paul "Paco" Zahra – President Fred Garibaldi – Vice President
Sandy Whitehouse – Sec'y./Treasurer (the "Committee")

Please call the APRAC phone number, 233-5258, for Committee related business.
Please respect our personal time and privacy by not calling any member's personal line
ANGELPARKRANCH@aol.com

The following letter, prepared by Chris Escobar and Todd Davis and reviewed by Paco Zahra, is an update on the current status of all our recent meetings about the Queensborough Project to be constructed at Alta and Rampart. From this letter, it is clear that in coming together as a community to express our concerns and see if we could make a difference in what the end result might be for all of us, we have made progress, and hopefully the end result will be something we can all live with. For your information, the developers for Peccole Nevada have volunteered to copy and mail this letter to all residents of Angel Park, Tuscany and West Mesa, so it won't be our homeowners' contributions paying for the distribution of this information.

On Monday, January 17th, 2005, Paco Zahra (Angel Park Ranch Architectural Committee President), Todd Davis (attorney) and Chris Escobar (attorney) met with the Queensborough developers, Larry Miller (Peccole Nevada), Bruce Bain (Peccole Nevada) and Johan Lowie (Executive Home Builders) as a follow-up to the many recent community meetings addressing the concerns of Angel Park Ranch, Tuscany and West Mesa relating to the Queensborough project.

We are pleased to report that there was a genuine interchange of ideas, candid questions and answers, and most importantly compromises which took place. Below is a summary of the discussions. For further information Todd Davis has put up a website for our homeowners at www.angelparkhomeowners.com. It has a calendar and additional information that you may be interested in reading. Please review it at your leisure after you have read this letter.

After reading, if you have comments or questions, please address them to Angel Park Ranch Association by emailing your comments to angelparkranch@aol.com or by calling the APRAC phone line, **233-5258**.

> Note: This is the actual list that was given to Peccole Nevada with comments and proposed resolutions/compromises noted in bold bullet points printed below each item. The exception is item 14 which was proposed by Peccole Nevada and supported by the three of us that attended the meeting.

A. ITEMS AGREED UPON

1. Venetian Strada. No exit or entrance from Queensborough to Venetian Strada. It is to remain permanently closed by making a covenant running with the land.

- **AGREED**

2. Payment of and support for placing a traffic light on Venetian Strada at Durango. Peccole Nevada should provide a bond and place their support and agreement to pay in writing with City Hall.

- **AGREED. This traffic light will be very difficult to obtain approval from the City as it does not presently meet the "warrant" requirements. We believe that if a traffic study is**

done during the spring when the park is heavily used and we gain the support of the neighborhoods to the East (they need a traffic light to cross Durango to play at the park), there is a good potential that the City will allow the light with Peccole Nevada paying for it. We have requested Peccole Nevada do a supplemental traffic study in the spring to facilitate this, if the City will not approve it at the current time. Peccole Nevada will support us in this matter but it will require a concerted effort from our neighborhood to even come close to having this granted.

3. Bus turn outs where needed on Alta and Rampart near their project.

- **AGREED**

4. Continue to work with the perimeter neighbors on Obsidian and Desert Bird to meet their needs as to fencing and landscaping. Work with the four person landscaping committee for ideas but be sure all perimeter neighbors who live here have input. (For example, one resident on Obsidian would like the wall moved back 10 feet to enhance each yard on Obsidian)

- **AGREED: Peccole Nevada indicated they will continue to work with the landscape committee but also stated that City Planning has issues with the curved wall on the Desert Bird side. The City wants to be sure that the landscaping is maintained, and appears to either want ALL homeowners to accept the additional land and maintain it, or have the development be responsible for the landscaping. They did indicate that those on Obsidian that want an additional 10 feet would be easier to accommodate because Obsidian homeowners want a solid wall so their isn't the view issue between neighbors and the ongoing maintenance of landscaping. They will work with the individual homeowners. There will be additional discussions with the perimeter homeowners.**
- **A "Landscape Committee" of perimeter homeowners has been established to work with the landscape architect to ensure that the landscape buffer includes plants that the perimeter homeowners want. Additionally, they will solicit input on the position of perimeter homeowners regarding Peccole Nevada's offer to provide a permanent easement of up to 20 feet to most perimeter homes' yards. The landscape committee members are:**

  Susan Haase
  Anna Bowers
  Carol Ayres
  GC & Peggy Burkett

5. Prevent Traffic through Angel Park Ranch

a. signs that say No Thru Traffic.

b. possibly speed bumps

- **Peccole has no control over this. They are willing to assist and support any paper work that needs to be filed. Most homeowners in Angel Park appear to be against speed bumps. They should be considered ONLY if people start cutting through the neighborhood.**

6. Stripping on exit from Upper Hill and Tuscany indicating that there is no stopping in the intersections and no thru traffic (thereby enhancing ability to exit both housing projects).

- **Peccole Nevada is willing to do this. They discussed this with the City and it is believed that the City WILL NOT ALLOW IT because of ongoing maintenance issues. The City will allow signs to be posted and Peccole Nevada has agreed to do that.**

7. No night, weekends or holiday deliveries to businesses at new project.

- **They have agreed that there will be no deliveries to businesses from the back of the buildings (in the parking lot adjacent to houses on Obsidian) from 10:00 p.m. to 7:00 a.m. Their intention is to have night delivery on the "podium streets" after stores and restaurants close. The podium streets are the two streets that run between the retail buildings (on the inside corridors of their project), and are closer to Rampart, more than 200 feet from Angel Park Residents with at least one and sometimes two buildings between the podium streets and Angel Park Residents.**

8. No trash, storage or parking next to our Angel Park Ranch.

- **Trash Pickup: Peccole Nevada has agreed to no late night trash pickup. They do have a locked gate for trash approximately 180 feet from our subdivision. They will place a sound wall approximately 100 feet from our subdivision directly in front of the trash entrance to minimize noise. As noted trash pickup will not be late at night.**
- **Parking: They also agree that parking will be at least 36 ½ feet away from the current property line on the east side of their project.**
- **Storage: There will be no exterior storage.**

9. Drainage from the new development needs to not impact the Angel Park Ranch Neighborhood. (Originally, it was suggested this water go into the 12 foot by 24 foot culvert under the project. I was told that City requires no access to that as it is simply to allow the flow of water through the wash. The project is being designed so that surface water flows off their project into the retainage basin. We need to make sure this will happen.)

- **AGREED. Peccole Nevada noted that this is required by code. The drainage from the new development will be diverted away from Angel Park Ranch and will be discharged into a proposed culvert. This will be enforced by the City of Las Vegas. Additionally, the parking lot will be graded so that water flow is at least six feet below the Angel Park Ranch lots. It will only carry the surface water from their project as water from the wash will be contained in the 12 foot by 24 foot culvert under their project.**

10. Require air scrubbers on restaurants.

- **AGREED.**

11. No light from new project leaking into our community.

- **AGREED. Peccole Nevada believes the landscape buffer will be of such density as to prevent the majority of light from the property leaking in. Additionally, they will use soft, up-lighting on the buildings and the utilization of new lighting technology which keeps the foot-candle escape to a minimum, yet remains in compliance with city code for security. They did suggest that the landscaping will need some light in it for security purposes.**

12. No use of fire road by Residents to enter or exit the condominium units (road behind Obsidian and Desert Bird)

- **AGREED.**

13. A guarantee in writing they will build what they are telling us they are going to build. If fail to do so, automatic liquidated damage clause enforceable by Angel Park Ranch Association

- **They agreed to build it per their final design. If they are unable to build for any reason (such as financing), before building anything else on the site, they will meet with the**

neighborhood prior to going back in for public approval.

14. Additionally, Peccole Nevada has agreed to build a median on Rampart Boulevard between the Suncoast entrance and the Queensborough entrance to prohibit any traffic from crossing Rampart Boulevard.

B. ITEMS REQUESTED WHICH PECCOLE NEVADA MAY SUPPORT BUT ARE NOT LIKELY TO HAPPEN.

1. Traffic light at Upper Hill and Tuscany rather than at the entrance to Boca Park and Queensborough.

- **Peccole Nevada contacts with City suggest that there are no traffic warrants that would allow this type of light. They pointed out other communities on Alta with greater density do not have lights. They realize that there isn't the same commercial project nearby. However, on Charleston across from Boca Park next to Sport's Chalet, a neighborhood with many more homes than ours did not warrant a light. *(We [Paco, Todd and Chris] believe this and numerous other items such as the Venetian Strada traffic light are beyond Peccole's control and must be discussed with the City and our councilman, Steve Wolfson.)***

2. School speed zones on Alta and Durango to protect children walking to Jacobson Elementary.

- **They agree to support us in the request to the school district.**

ITEMS TO NEGOTIATE WITH PECCOLE NEVADA

1. Lower height and density of condo's.

- **This is the area that we emphasized. Peccole Nevada stated (and the record confirms) that as originally planned they had 390 condo units on the project. After our first meeting, *based on our expressed concerns over density*, they redesigned the condo units to limit the number to 375 units. After our second meeting, *due to the continued concerns over density*, they reduced the unit count for a second time, this time to 340. This is a reduction of approximately 13%. This twice reduced result is directly attributable to the efforts expended by our community.**

  We spent a significant amount of time talking about the steel and concrete structure they are building that limits the heights of their floors (but costs more) than typical steel and concrete construction. This allows the same number of stories to be built at a lower height in steel construction, but at a greater cost. It costs so much, that for all buildings under six stories, this type of construction is simply not cost effective. In order to meet the bank loan requirements they have to have a high rise that will make up for the five story condos being built at a loss. We discussed reducing the project to one 8 story and two 3 story condo buildings and we were told that the project simply would not meet financing criteria and then could not be built. We discussed other alternatives, including reducing the density and height.

We started with the recommendation that they build two 3 story and one 12 story condo buildings but it was not feasible due to the height of the 12 story not meeting the City ordinance of 1 foot in height for every 3 feet from the adjacent neighborhood. We tendered the compromised option that Peccole Nevada build two 4 story and one 11 story condominium buildings. We were told that the financials, to the extent the 11 story condominium meets with the City ordinance, would support that option. We were also advised that the actual density of the project may very well be reduced as sales occur and some of the adjacent condo units are bought by individuals who decide to combine two units.

IMPORTANT QUESTION TO HOMEOWNERS: Please send either a letter, email, or call the Angel Park Ranch Homeowner's Association to advise us whether you prefer:

a. two 5 story condo buildings and one 10 story building; or

b. two 4 story condo buildings and one 11 story building

2. Noise abatement for homes bordering Alta and Durango. Two feet added to fences. In addition to Peccole support, this requires City approval, all neighbors on the perimeter of Angel Park Ranch to agree and a foundation that will support the height.

- **AGREED, subject to conditions. This will require City approval and a study by an engineer certifying that the present foundation will support the added weight. It also requires complete agreement by all homeowners. If all of that is agreed to, then Peccole Nevada will provide the additional block (note - they will not tear down and redo existing walls). They will require a waiver signed by every homeowner affected by the work. They believe that with the added weight there will be cracking in the future and they will not be liable for such cracking.**

3. Close off the two streets that enter/exit Angel Park Ranch on Alta and create a new entrance by Peccole purchasing home(s) in the middle of that stretch and put the traffic light there. (This, of course, assumes that the City would allow a light to go there.)

- **Peccole believes the City will not approve a light on Alta because it does not warrant a light. (See the discussions above regarding the proposed lights at Tuscany and Upper Hill and Durango and Venetian Strada.)**

4. Create double right and left turn lanes at Rampart & Alta and Durango & Alta.

- **They will have double left turn lanes at Rampart and Alta and a dedicated right turn at the same intersection. They correctly point out that, at Alta and Durango to put dedicated right turns and double lefts would require purchasing property from the neighbors on the corner rather than donating unimproved land as is occurring on all corners at Alta and Rampart.**

5. Right turn only restrictions from new project on to Rampart and Alta at all exits except at light.

- **AGREED**

6. No construction trucks using Alta East of Queensborough

- **This is subject to a City Traffic & Barricade Plan. At present Peccole Nevada anticipates obtaining their concrete from the plant north and west of 215 and Cheyenne. It is anticipated the trucks will use 215 to Summerlin Parkway necessitating an exit at Rampart and an entrance into the project. It will**

ultimately be determined by the City but Peccole Nevada understands our concerns.

C. ITEMS TO ONLY MENTION BUT WILL NOT HAPPEN

1. Possible gated Community for Angel Park Ranch.
   - **There have been negative responses by members of the Angel Park Ranch area. Approval from the neighbors simply will not be achieved.**
2. A bike lane on Alta that is maintained.
   - **After driving east on Alta across Buffalo it appears that a bike lane doesn't make sense. Below Buffalo you have houses whose driveways face the street requiring them to exit on to the street (unlike the block wall in the back yards that face Alta in our area). Additionally, below Buffalo, Alta is a one lane street in each direction to make room for the bike lane. It appears to not be functional in our area as we must maintain the center turn lane as well as two lanes in each direction if we have any hope of moving traffic on Alta without significant stacking.**

We look forward to your continued input into this project. Any questions can be addressed to the Angel Park Ranch Architectural Committee for Angel Park Ranch homeowners and to the individual representatives of West Mesa and Tuscany. Joe Gelman, who can be reached by email at gelman@cox.net, has agreed to be the West Mesa representative. We presently don't have a contact in Tuscany that will communicate with the neighborhood. Their property manager can be reached at PhilipCrapo@ebmc.com. Either he or someone Tuscany agrees to can be their contact. You may continue to email Chris and Corinne Escobar at ladybug1@mstar2.net as well.

Sincerely yours,

Paco Zahra

Chris Escobar

Todd Davis

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:
ABEYANCE - VAC-5569 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Petition to Vacate U.S. Government Patent Easements located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

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

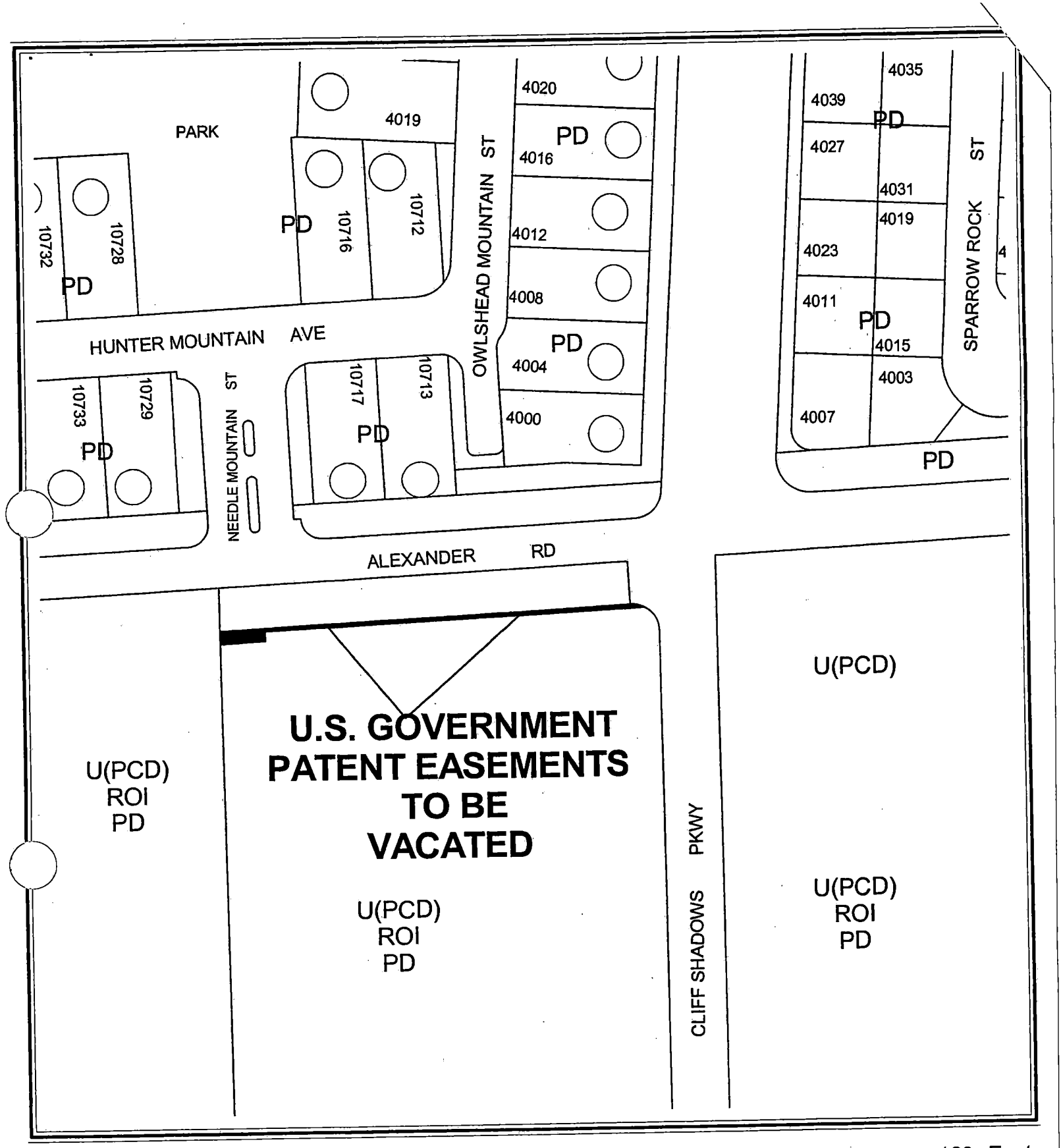
RECOMMENDATION:
Staff recommends TABLE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:
DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)



CASE: VAC-5569

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5569 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST

THE APPLICANT REQUESTS THIS ITEM BE TABLED.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-5569** APN: **137-12-101-002**

Name of Property Owner: **Ritter Charitable Trust**

Name of Applicant: **KB HOME**

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 XXX 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] MP

Print Name: JOHN A. RITTER

Subscribed and sworn before me

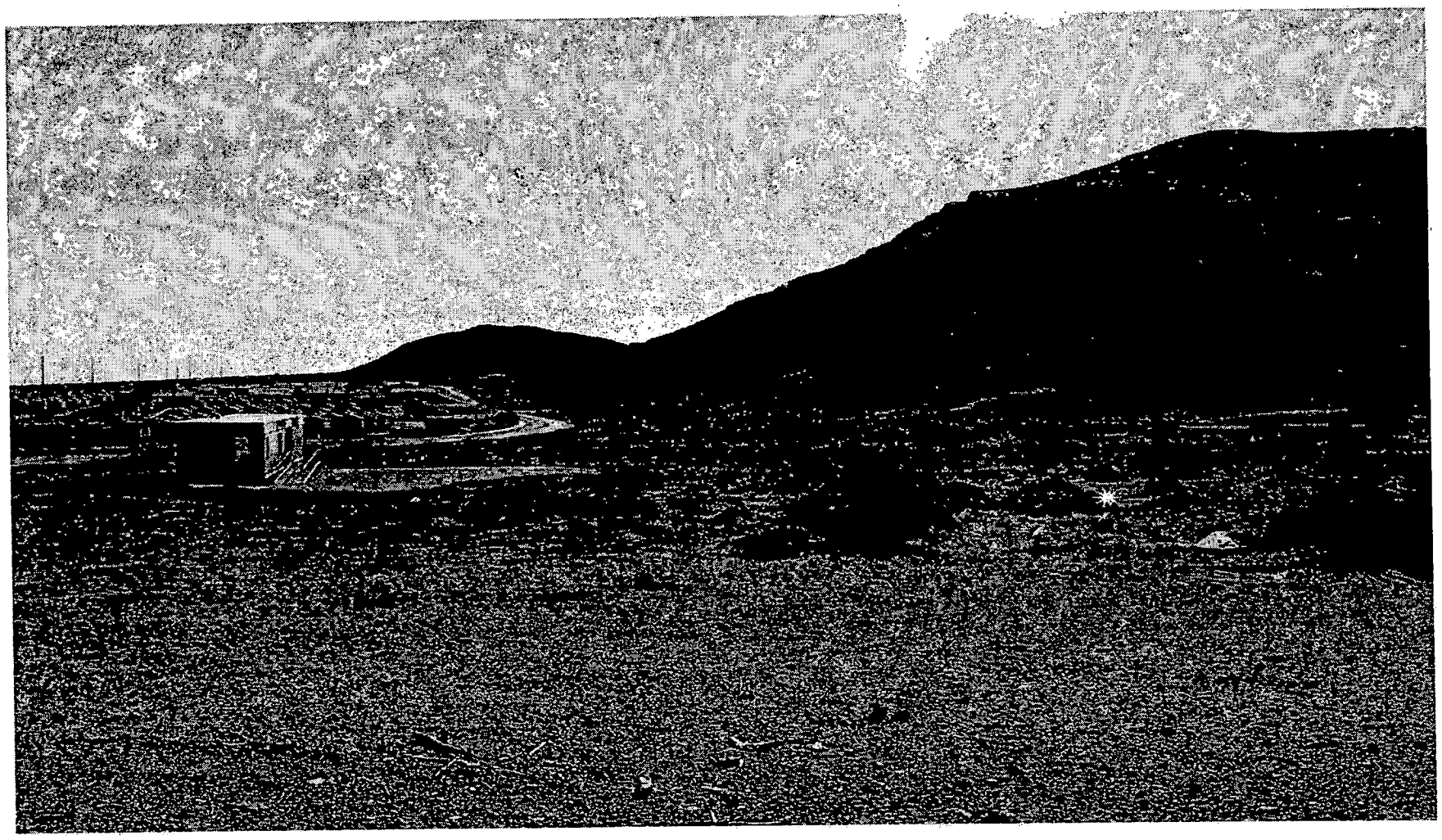
This 27th day of October ,2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark AMANDA OALTON Appt. No. 00-64522-1 My Appt. Expires March 22, 2006

NOTARY PUBLIC STATE OF NEVADA County of Clark AMANDA OALTON Appt. No. 00-64522-1 My Appt. Expires March 22, 2006



VAC-5569 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST
SOUTH OF ALEXANDER ROAD, WEST OF CLIFF SHADOWS PARKWAY
FEBRUARY 10, 2005 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

ABEYANCE - VAR-5567 RELATED TO VAC-5569 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Request for a Variance TO ALLOW 9,285 SQUARE FEET OF OPEN SPACE WHERE 9,900 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

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

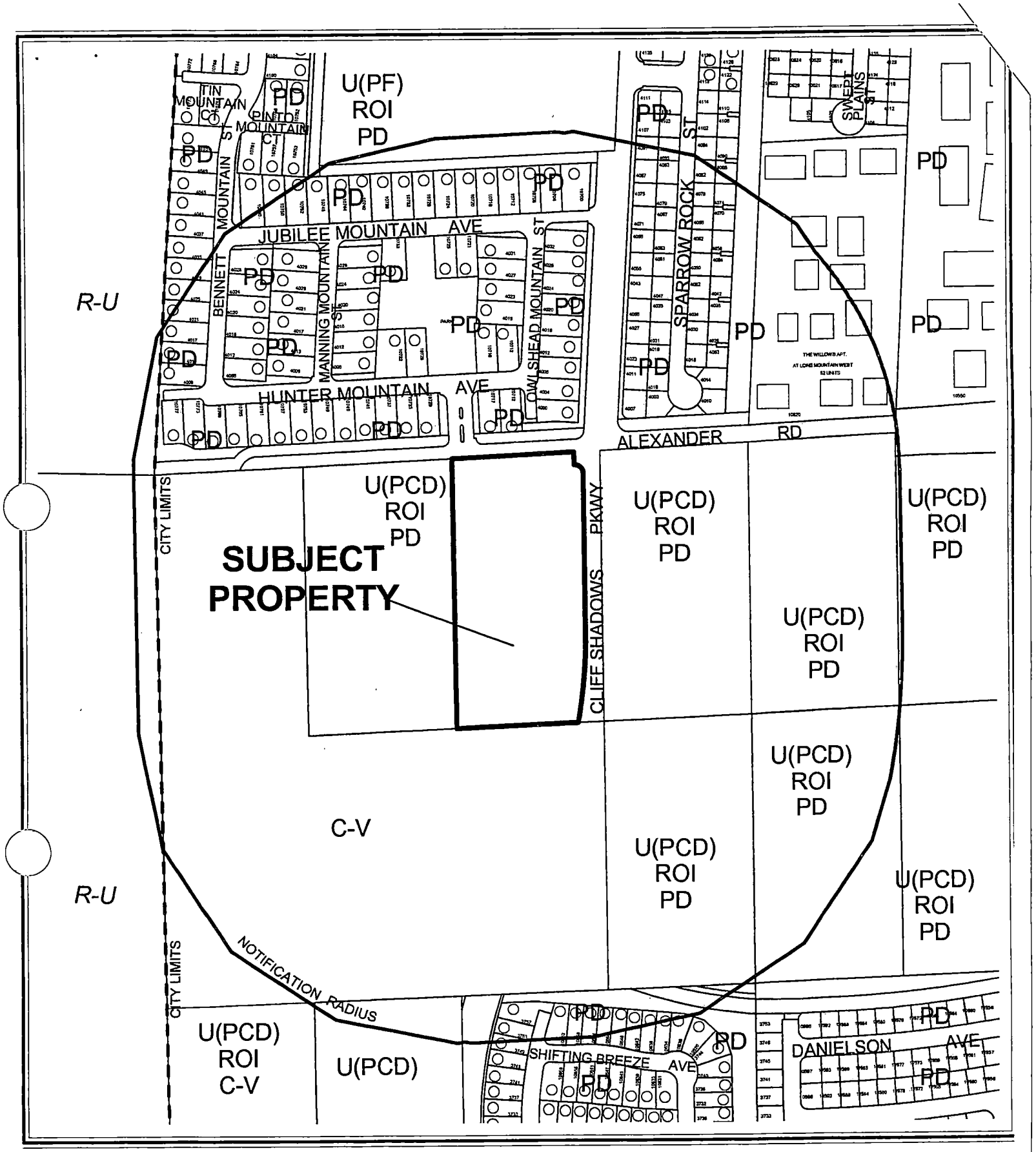
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Staff recommends TABLE

BACKUP DOCUMENTATION:
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3. Staff Report
4. Justification Letter

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:
DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)



CASE: **VAR-5567**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5567 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST

THE APPLICANT REQUESTS THIS ITEM BE TABELD.

XXX:
10-05\REPORTS\VAR-5567.DOC

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5567** APN: **137-12-101-002**

Name of Property Owner: **Ritter Charitable Trust**

Name of Applicant: **KB HOME**

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 __XXX__ 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: _____ MP

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 27th day of October ,2004

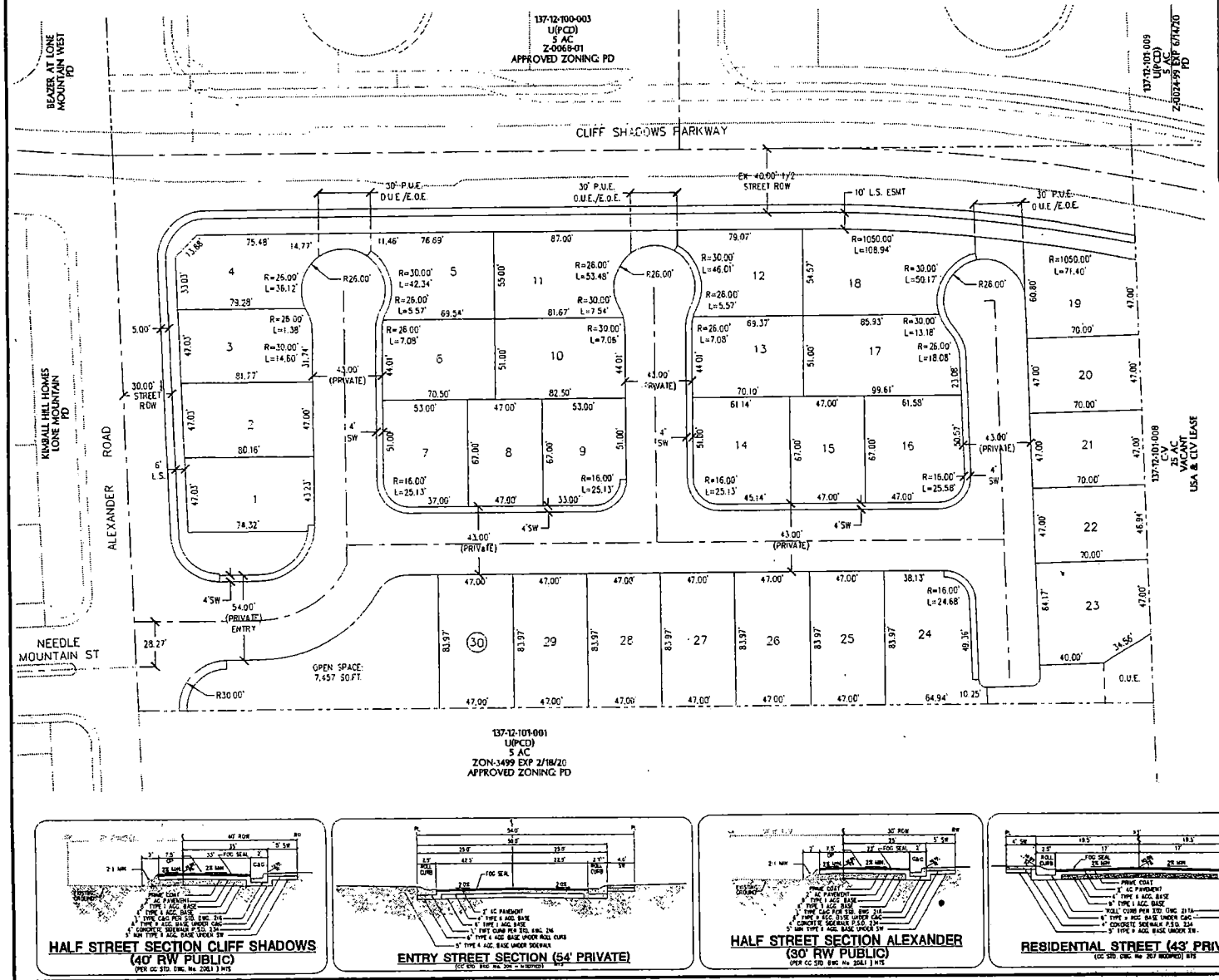
Amanda Dalton

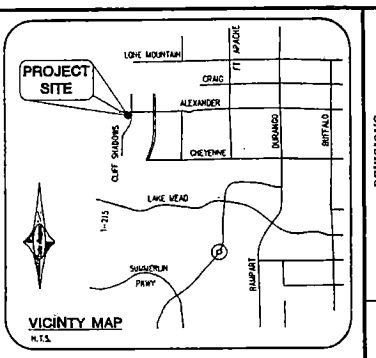
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
No. 00-64522-1
Expires March 22, 2006

ALEXANDER / CLIFF SHADOWS II - A RESIDENTIAL DEVELOPMENT BY KB HOME

SITE PLAN





SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN)		137-12-101-002
GROSS AREA:		5.13 +/- GROSS ACRES
MINIMUM LOT SIZE:		47'W X 59'D (2,773 SQ. FT.)
NUMBER OF UNITS:		30 SINGLE FAMILY UNITS
DENSITY:		5.85 DU/AC GROSS
MIN. BUILDING SETBACKS:		18' GARAGE, 10' FRONT, 5' REAR 5' SIDE; 10' CORNER SIDE
STREET WIDTHS:	ON-SITE	54' PRIVATE ENTRY 43' PRIVATE INTERIOR
	OFF-SITE	48' HALF STREET (CLIFF SHADOWS) 30' HALF STREET (ALEXANDER)
EXISTING ZONING:		P-D (PLANNED DEVELOPMENT)
PROPOSED ZONING		P-D (PLANNED DEVELOPMENT)
OPEN SPACE REQUIRED (@330 SF/UNIT)		7,500 SF OR 0.227 ACRES
OPEN SPACE PROVIDED		9,285 SF OR 0.213 ACRES

SERVICES

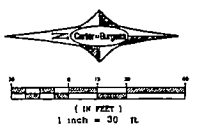
SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	SPRINT
CABLE T.V.:	COX COMMUNICATION
REFUSE:	SILVER STATE DISPOSAL SERVICE, INC.

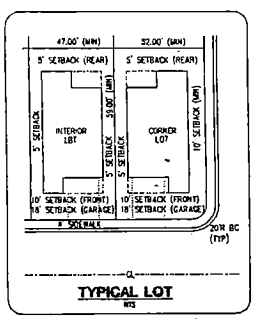
DEVELOPER

KB HOME
750 PILOT RD, SUITE F
LAS VEGAS, NV 89119

ENGINEER:

Carter Burgess
8855 BERMUDA RD LAS VEGAS, NV 89119
(702) 938-5400 Fax (702) 938-5454



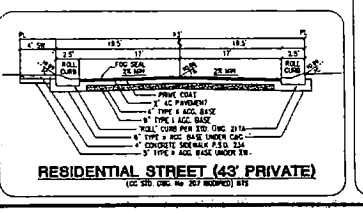


TYPICAL LOT

HALF STREET SECTION CLIFF SHADOWS
(40' RW PUBLIC)
(PER CC STD. DWG. No. 206.1) NTS

ENTRY STREET SECTION (54' PRIVATE)

HALF STREET SECTION ALEXANDER
(30' RW PUBLIC)
(PER CC STD. DWG. No. 206.1) NTS



RESIDENTIAL STREET (43' PRIVATE)
(CC STD. DWG. No. 207 MODIFIED) NTS

REVISIONS								
No.	Date							
CHKD	APVD							
DESIGNED:	BMR							
DRAWN:	BMR							
CHECKED:	KCLEW							
JOB No.:	1XX							
SCALE:	N/A							
YEAR:								
DATE:	11/24/04							

Carter Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
8665 Bermuda Road
Las Vegas, Nevada 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: KBHOME
ALEXANDER / CLIFF SHADOWS II

DESCRIPTION: SITE PLAN

SHEET 1 of 1

VAR-5567
12/16/04 PC



VAR-5567 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST
SOUTHWEST CORNER OF ALEXANDER ROAD AND CLIFF SHADOWS PARKWAY
FEBRUARY 10, 2005 PLANNING COMMISSION

12/2/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

ABEYANCE - SDR-5565 RELATED TO VAC-5569 AND VAR-5567 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

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

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

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

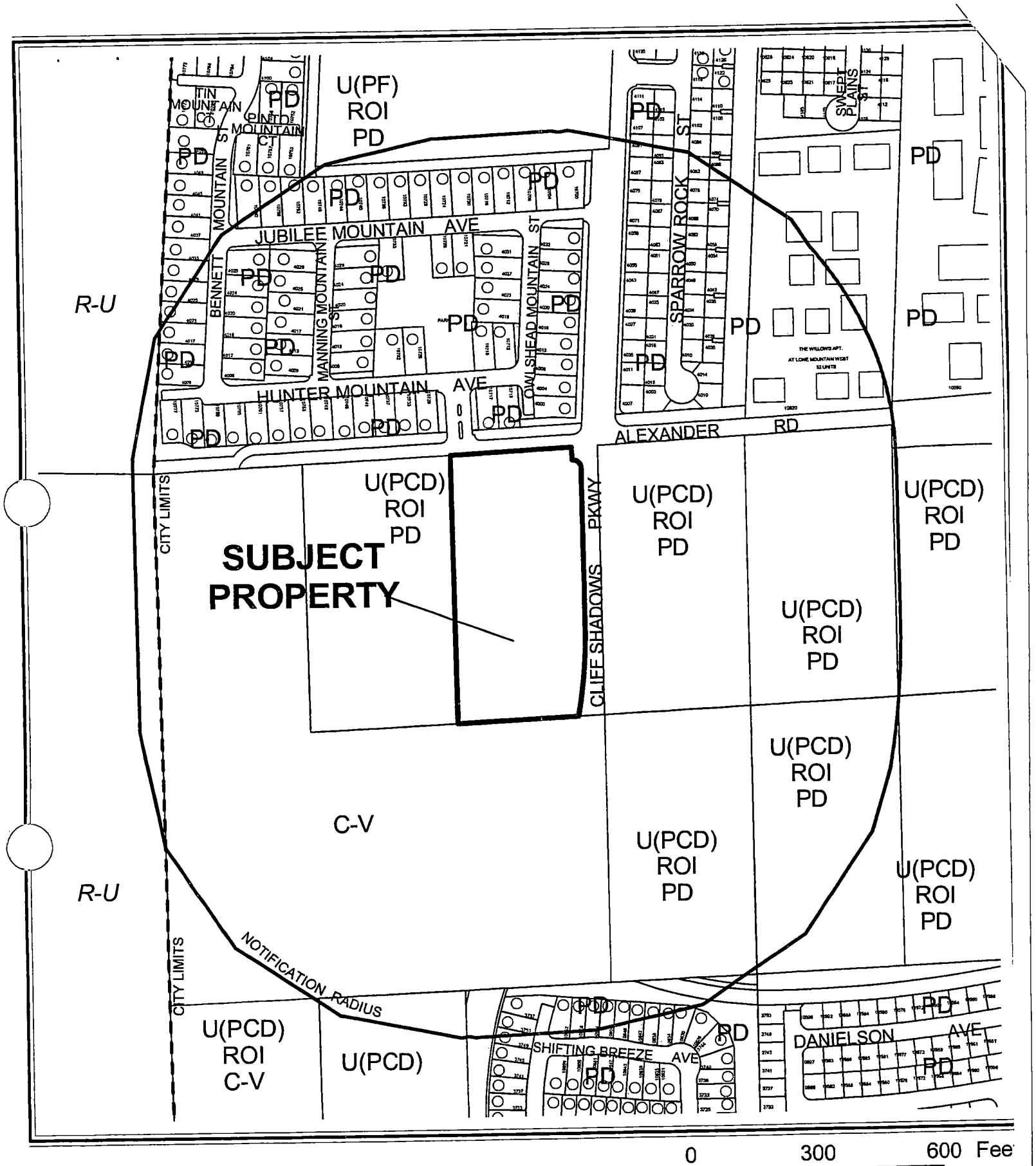
MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

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

(6:03 – 6:07)

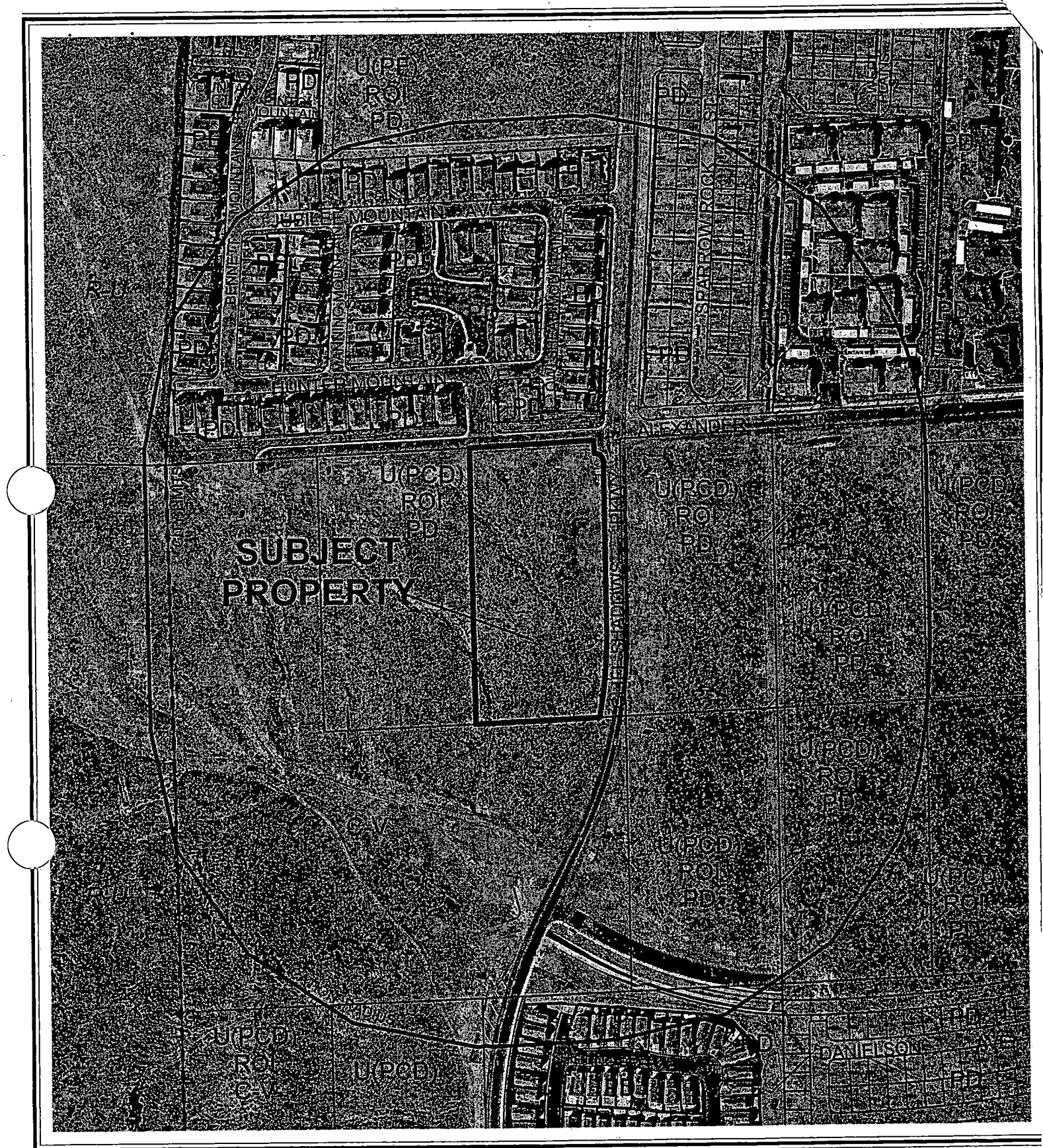


CASE: **SDR-5565**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N



CASE: **SDR-5565**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5565 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST

THE APPLICANT REQUESTS THIS ITEM BE TABLED.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5565** APN: **137-12-101-002**

Name of Property Owner: **Ritter Charitable Trust**

Name of Applicant: **KB HOME**

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 XXX 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] eg WT

Print Name: JOHN A. RITTER

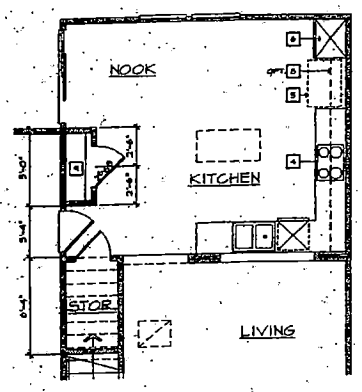
Subscribed and sworn before me

This 27th day of October ,20 07

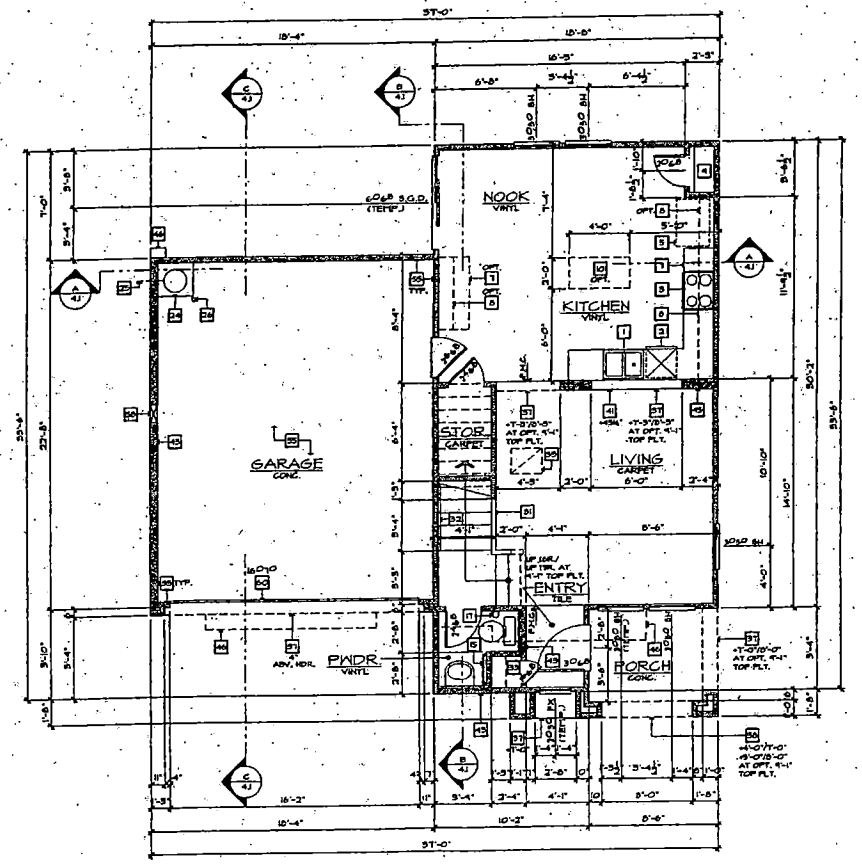
Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE: 1/4"=1'-0" (ITP)

SDR-5565
12/16/04 PC

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT, TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 14" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED PASTE & VENT SYSTEM AND PANSCOTT TO 70" ABOVE DRAIN OUTLET PER U.P.C. SEC. 909.13, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH GLUED PASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. (NOTE: PROVIDE 12"x12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ PANSCOTT TO 70" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 909.13, AMENDED).
14. SHATTERPROOF TEMPERED GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. 409.0(4), AMENDED.
15. TOWEL BAR - PROVIDE 2x GOLD BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER, DW-WASHER CONTROL VALVES (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM - PROVIDE SEISMIC BRACING (U.P.C. SEC. 310.5) - DTL. 63/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER FLOORING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 310.3 - REFER TO DETAIL 89/AD5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.R.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.R.A. 10" VENT FROM BELOW
31. 42" GUARDRAIL/WALL (U.B.C. SEC. 1013(c) & 1606.2, AMENDED) - DTL. 66 & 82/AD4
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. 1015.8 & 1, AMENDED) - DTL. 85/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (5) 14" DEEP WIRE SHELVES, U.N.O.
35. HARDWOOD W/ WIRE SHELF - DTL. 85/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOFT WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 3" VENT FROM BELOW (U.M.C. TABLE 3-5)
49. P.A.U. 10" VENT TO OUTSIDE AIR (U.M.C., TABLE 3-5)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R806.2) - DTL. 54/AD5.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 806.2) - REFER TO DETAIL 54/AD5.
52. 24"x12" CHASE - DTL. 43 & 44/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.B.C. SEC. 711.3.3, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. 711.2.3.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x14" @ 1 SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GRID HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.3).
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 19/AD4 (COMPLY WITH U.B.C. TABLE 1606.1, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

4.1

SQUARE FOOTAGE/ PLAN: 237.1553

FIRST FLOOR AREA	817	SQ.FT.
SECOND FLOOR AREA	456	SQ.FT.
TOTAL AREA	1553	SQ.FT.
GARAGE AREA	418	SQ.FT.
OPT. PATIO AREA	128	SQ.FT.
PORCH AREA ELEVATION "D"	61	SQ.FT.
PORCH AREA ELEVATION "E"	64	SQ.FT.
PORCH AREA ELEVATION "F"	72	SQ.FT.

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

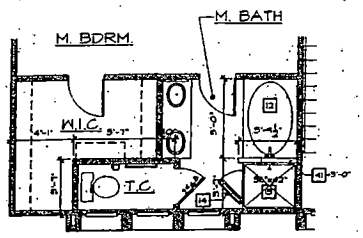
750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 814-2600
FAX: (702) 814-2669

ISSUE DATE: 05/10/04
DRAWN BY: SD
PROJECT NO.: 650-760
PROJECT MGR.: JC
REVISIONS:

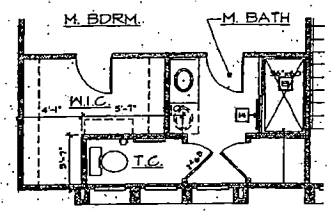
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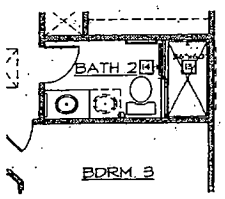
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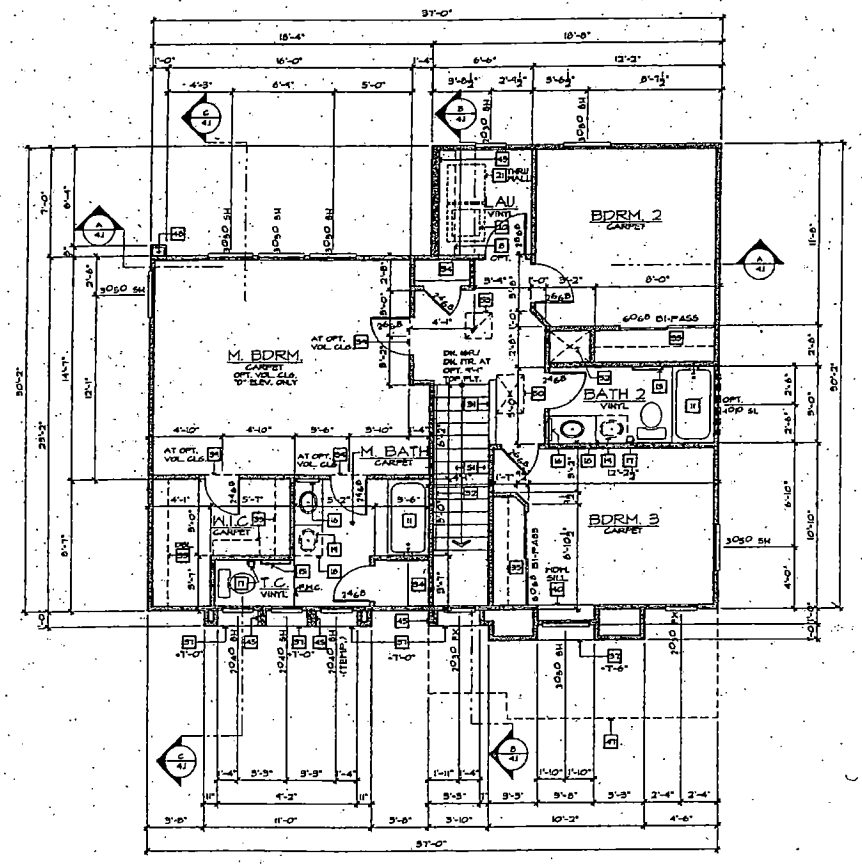
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER AT BATH 2



SECOND FLOOR PLAN "D"

SCALE: 1/4"=1'-0" (1/8")

FLOOR PLAN NOTES

1. 50HC WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ SLUED WASTE & VENT SYSTEM AND MANSCOT TO 10" ABOVE DRAIN OUTLET PER U.P.C. SEC. R307.2, AMENDED - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL TUB WITH SLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MANSCOT TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPECS (U.P.C. SEC. R307.2, AMENDED)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.P.C. SEC. 2406.4(8), AMENDED).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SOAK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 1/4" PER FOOT) - DTL. 6/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. secondary) - DTL. 6/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 6/AD5
27. SOFT WATER LOOP
28. FIRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 'B' VENT FROM BELOW
31. +30" DIAMETER ATTIC ACCESS (U.P.C. SEC. R306.1 & R316.2, AMENDED) - DTL. 6A & 6/AD4
32. 54"-30" HIGH HANDRAIL (U.P.C. SEC. R311.5.6.1, AMENDED) - DTL. 8/AD4.
33. COATS W/ FIRE SHELF - DTL. 35/AD5.
34. LINEN WITH (3) 16" DEEP WIRE SHELVES, U.N.O.
35. HARDWARE W/ WIRE SHELF - DTL. 35/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF FUR. 'B' VENT FROM BELOW (U.M.C. TABLE 5-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"x30" ATTIC ACCESS (U.P.C. SEC. R307.2) - DTL. 3/AD5.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS (U.M.C. SEC. 904.6) - REFER TO UTILITY PLAN - DTL. 6/AD5.
52. DUCT DRAGE - DTL. 4/3 & 4A/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.P.C. SEC. R314.3.2, AMENDED)
55. CEILING AND WALL OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.P.C. SEC. R702.3.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. HOOD & SCREENED LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.3)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - HEIGHT PER FLOOR PLAN - REFER TO DTL. 13/AD4 (COMPLY WITH I.R.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
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ISSUE DATE:	05/10/04
DRAWN BY:	SD
PROJECT NO.:	850-760
PROJECT MGR.:	JC
REVISIONS:	

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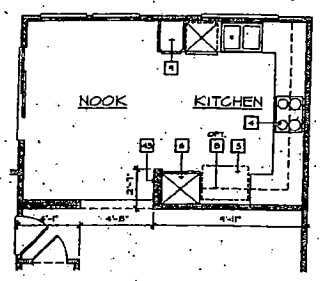
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1.	AT	05/10/04
2.	SDM	07/29/04
3.	PDM	07/29/04
4.	JC	09/09/04
5.	JC	09/09/04
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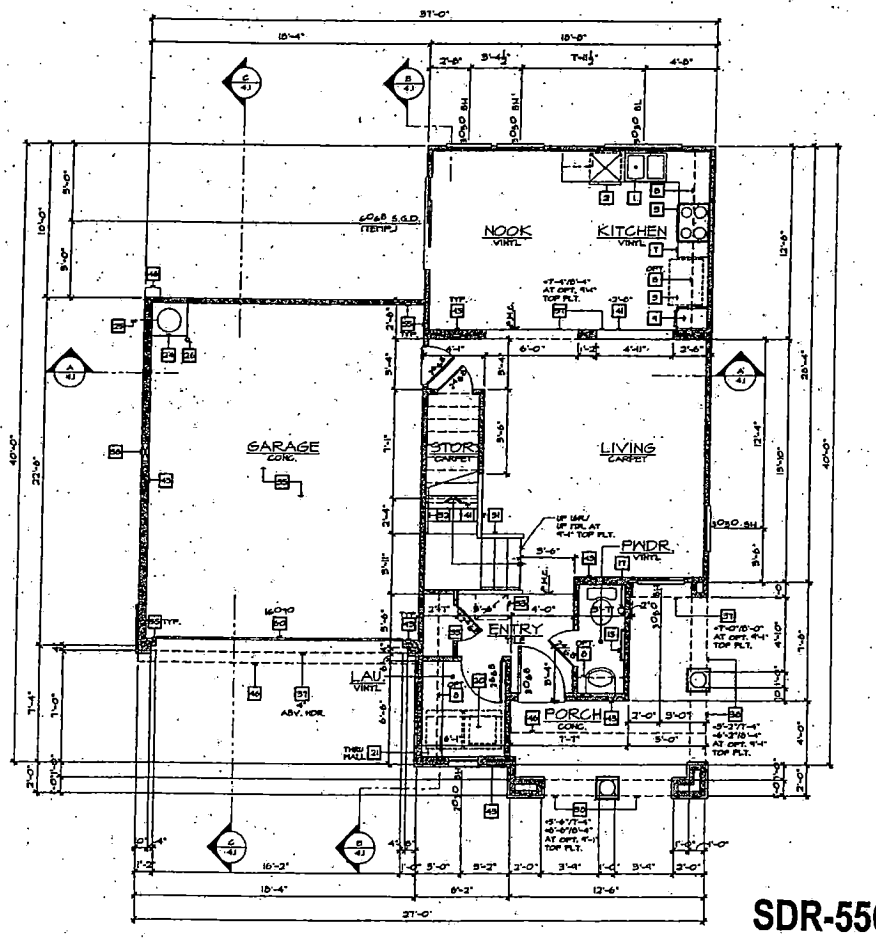
PLAN: 237.1553

SHEET: 1.2

SDR-5565
12/16/04 PC



OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (11"x17")

SDR-5565
12/16/04 PC

@ FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 15" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND HANDSET TO 72" ABOVE DRAIN OUTLET PER U.P.C. SEC. 802.1.3, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"x15" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ HANDSET TO 72" - VERIFY DIMENSIONS W/ MANUFACTURER SPECS (U.P.C. SEC. 802.1.3, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. 2406.4(4), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (W/MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL ENTERY VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 4" PER FOOT) - DTL. 4S/AD9
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE BRACING (U.P.C. SEC. 310.3) - DTL. 8S/AD9.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 84" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 8S/AD9
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.S.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.S.A. 5" VENT FROM BELOW
31. +30" GUARDRAIL/WALL (U.B.C. SEC. 1013.3 & 1014.2, AMENDED) - DTL. 6S & 6S/AD4
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. 1013.5 & 1, AMENDED) - DTL. 6S/AD4
33. COATS W/ WIRE SHELF - DTL. 8S/AD5.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. HARDROBE W/ WIRE SHELF - DTL. 5S/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP, FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 5" VENT FROM BELOW (U.M.C. TABLE 5-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"x30" ATTIC ACCESS (U.B.C. SEC. 1707.1) - DTL. 3/AD8.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 406.5) - REFER TO UTILITY PLAN - DTL. 8/AD5.
52. DUCT CHASE - DTL. 4S & 4S/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. 5/8" TYPE 'X' GYPSUM BOARD OR CEILING + HYLLIS AT USEABLE SPACE BELOW STAIRS PER U.B.C. SEC. 1004.3.3, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1 LAYER 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. 1707.3.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. M.V.U. 6/, SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLANS - REFER TO DTL. 7S/AD4 (COMPLY WITH U.B.C. TABLE 1606.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK, EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 9'-0" IN HEIGHT AT OPTIONAL 9'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

SQUARE FOOTAGE/ PLAN:237.1712

FIRST FLOOR AREA	658	SQ.FT.
SECOND FLOOR AREA	1054	SQ.FT.
TOTAL AREA	1712	SQ.FT.
GARAGE AREA	486	SQ.FT.
OPT. PATIO AREA	185	SQ.FT.
PORCH AREA ELEVATION "D"	84	SQ.FT.
PORCH AREA ELEVATION "E"	127	SQ.FT.
PORCH AREA ELEVATION "F"	117	SQ.FT.

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

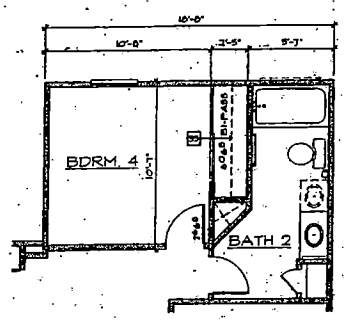
KB HOME
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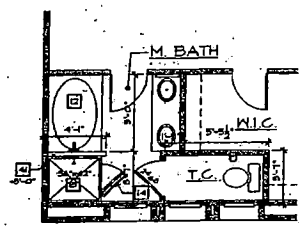
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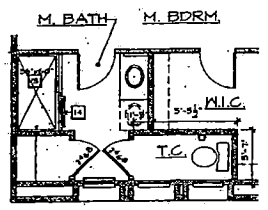
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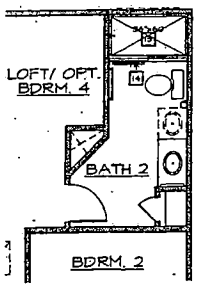
OPT. BDRM. 4



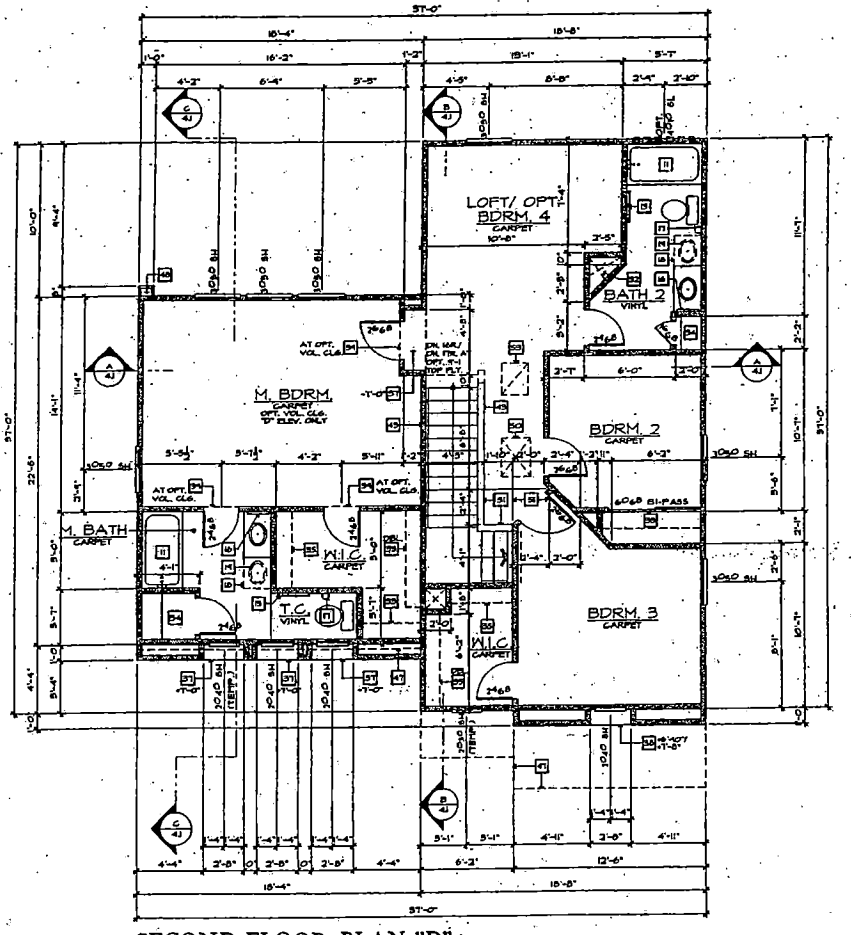
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER AT BATH 2



SECOND FLOOR PLAN "D"

SCALE 1/4"=1'-0" (11"x17")

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE A/U - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE A/U - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 10" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLASS WASTE & VENT SYSTEM AND HANDOUT TO 72" ABOVE DRAIN (OUTLET PER U.B.C. SEC. 2501.3, AMENDED) - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL TUB WITH GLASS WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. (NOTE: PROVIDE 12"X18" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ HANDOUT TO 72" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.N.O. PER U.P.C. SEC. 408.13, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.B.C. SEC. 2504.4(9), AMENDED).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL ENTERED VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SHELF - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER, DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW (SLOPE ¼" PER FOOT) - DTL. 12/A09
21. DRYER VENT TO OUTSIDE A/R (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW (SLOPE ¼" PER FOOT) - DTL. 12/A09
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 03/A05.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 24" EMBEDMENT IN FOOTINGS PER U.P.C. SEC. 903 - REFER TO DETAIL 20/A05
27. SOFT WATER LOOP.
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 'B' VENT FROM BELOW
31. 42" GUARD RAIL/WALL (U.B.C. SEC. 1013.1 & 1014.2, AMENDED) - DTL. 06 & 20/A04
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. 1015.5 & 1, AMENDED) - DTL. 6/A04
33. COATS W/ WIRE SHELF - DTL. 20/A03.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. HANGRODS W/ WIRE SHELF - DTL. 20/A03.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOFT WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'B' VENT FROM BELOW (U.M.C. TABLE 3-D)
49. F.A.U. 'B' VENT TO OUTSIDE A/R (U.M.C. TABLE 3-D)
50. 22"x30" ATTIC ACCESS (U.B.C. 1507.11 - DTL. 04/A05.
51. LAV. ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.2) - REFER TO UTILITY PLAN - DTL. 8/A05.
52. DUCT W/ INSULATION - DTL. 15 & 16/A04 - REFER TO HEIGH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO HEIGH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.B.C. SEC. R314.2.2, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER OF TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. R310.1.3.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 40"x40" @ SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - MOUNT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 15/A04 (COMPLY WITH U.R.C. TABLE R301.5, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE (1¾" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE NON-LOAD CORE (1¾" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE (1¾" THICK W/ SELF CLOSER AND TIGHT FITTING - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE (1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 1'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

4.1

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

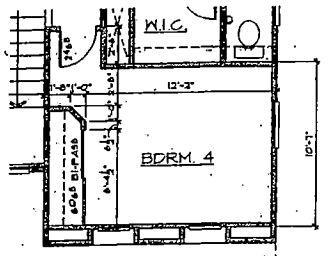
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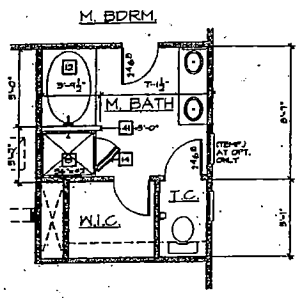
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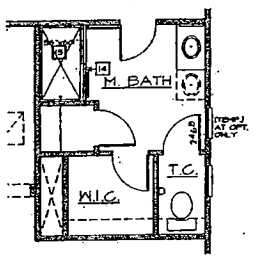
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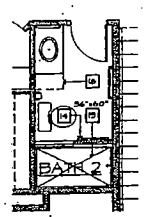
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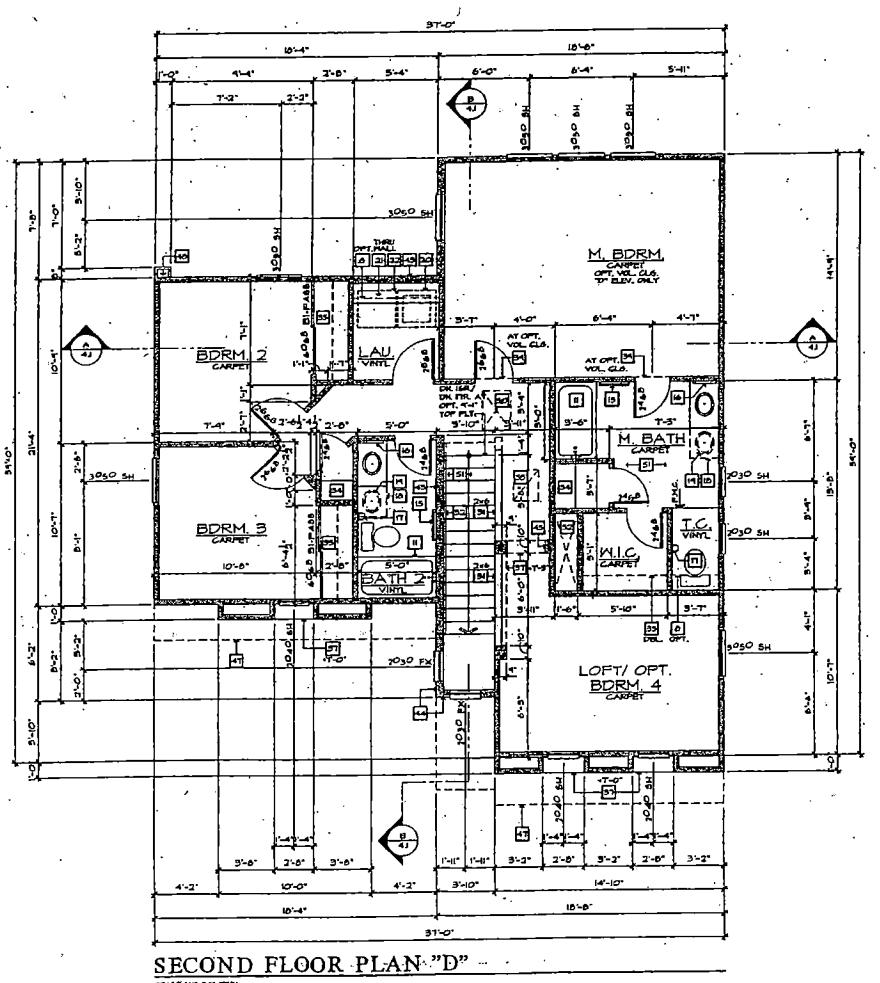
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER W/ OPT. EXTENDED VANITY AT BATH 2



SECOND FLOOR PLAN "D"

SCALE: 1/4"=1'-0" (1/2")

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MANSCOT TO 10" ABOVE DRAIN OUTLET PER U.P.C. SEC. 408.7.2, AMENDED - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ PANSCOT TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 408.7.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.P.C. SEC. 408.6(b), AMENDED).
15. TOWEL BAR - PROVIDE 24 SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN CLOSE TO PAN FOOT! - TYP. (U.P.C.)
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM; PROVIDE SEISMIC BRACING (U.P.C. SEC. 507.2) - DTL. 03/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 510.5 - REFER TO DETAIL 03/AD5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. "B" VENT FROM BELOW
31. 42"x60" SKYLIGHT/SHAFT (U.R.C. SEC. R306.1 & R316.2, AMENDED) - DTL. 6/A & 8/AD4
32. 24"-36" HIGH HANDRAIL (U.R.C. SEC. R343.3 & I, AMENDED) - DTL. 8/AD4
33. COATS W/ WIRE SHELF - DTL. 25/AD3.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 25/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. "B" VENT FROM BELOW (U.M.C. TABLE 5-3)
49. F.A.U. "B" VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R307.2) - DTL. 24/AD5.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 908.2) - REFER TO UTILITY PLAN - DTL. 24/AD5.
52. DUCT CHASE - DTL. 10 & 44/AD4 - REFER TO HIGH PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO HIGH PLAN
54. 5/8" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.R.C. SEC. R302.7, AMENDED).
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.R.C. SEC. R302.6).
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x22", @ 1, SCREENED, & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY PERSON OPTION
61. EXTERIOR GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN - REFER TO DTL. 15/AD4 (COMPLY WITH U.R.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTING - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-0" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

P 4.1 B

SDR-5565
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ISSUE DATE: 05/10/04
DRAWN BY: SD
PROJECT NO.: 850-760
PROJECT MGR.: JC
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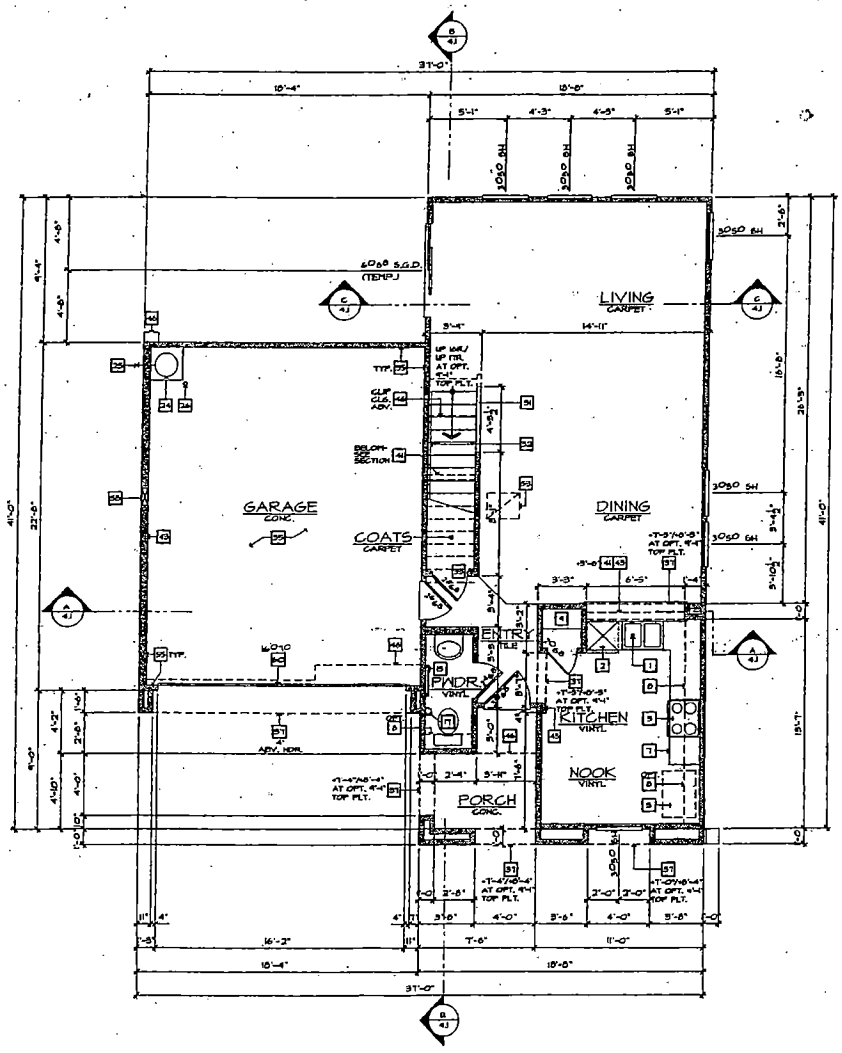
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SCHEDULED	BY	BRAND
1.	ENG	CARPENTER
2.	ENG	CARPENTER
3.	JC	CARPENTER
4.	JC	CARPENTER
5.	JC	CARPENTER
6.	JC	CARPENTER

PLAN: 237.1747
SHEET: 1.2

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OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (TYP.)

FLOOR PLAN NOTES

1. RANGE WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, DUCT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPECS.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 14" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND TYVEK/GOTT TO 10" ABOVE DRAIN OUTLET PER U.P.C. SEC. 802.1.2, AMENDED - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ TYVEK/GOTT TO 70" - VERIFY DIMENSIONS W/ MANUFACTURER SPECS (U.P.C., SEC. 802.1.2, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.C. SEC. 2406.4(5)) AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C., SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE AS PER PLOT) - DTL. 4/2/ADS
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE 2"DIA. DRAIN (U.P.C. SEC. 802.3) - DTL. 6/3/ADS.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE (SCH.) ARD 54" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.F.C. SEC. 3103 - REFER TO DETAIL 6/3/ADS
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.F.A.)
34. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.F.A. 'B' VENT FROM BELOW
31. +36" GUARDRAIL/WALL (U.B.C. SEC. R310.1 & R316.2, AMENDED) - DTL. 6A & 6B/ADA
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. R315.5 &), AMENDED) - DTL. 8/3/ADA
33. COATS W/ WIRE SHELF - DTL. 23/ADS.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. PANTRY/DE W/ WIRE SHELF - DTL. 23/ADS.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF FUR. 'B' VENT FROM BELOW (U.M.C. TABLE 9-3)
49. F.A.U. 'B' VENT, TO OUTSIDE AIR (U.M.C. TABLE 9-3).
50. 22"x30" ATTIC ACCESS (U.B.C. SEC. R307.5) - DTL. 8/4/ADS.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 4080.2) - REFER TO UTILITY PLAN - DTL. 8/4/ADS.
52. DUCT CHASE - DTL. 13 & 14/ADA - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.F.C. SEC. R314.2.2, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (2) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. R309.2.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.5.3)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/HANDRAIL - HEIGHT (EACH OR POWER SIDE PLAN) - REFER TO DTL. 8/ADA (COMPLY WITH U.B.C. TABLE R301.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 237.1793

FIRST FLOOR AREA	713	SQ.FT.
SECOND FLOOR AREA	1078	SQ.FT.
TOTAL AREA	1793	SQ.FT.
GARAGE AREA	416	SQ.FT.
OPT. PATIO AREA	105	SQ.FT.
PORCH AREA ELEVATION "D"	60	SQ.FT.
PORCH AREA ELEVATION "E"	64	SQ.FT.
PORCH AREA ELEVATION "F"	66	SQ.FT.

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ISSUE DATE:	05/10/04
DRAWN BY:	SD
PROJECT NO.:	650-760
PROJECT MGR.:	JC
REVISIONS:	

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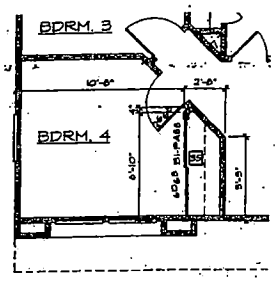
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1.	ST	SUNSET
2.	BRK	CRYSTAL
3.	PLM	COLUMBIA
4.	LH	COLUMBIA
5.	JC	COLUMBIA
6.		SUNSET

PLAN: 237.1793

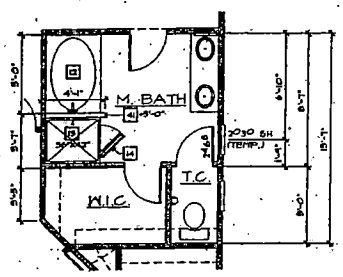
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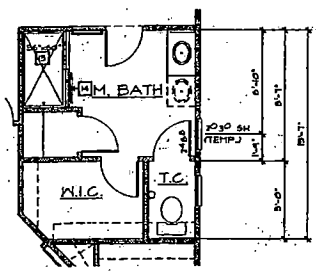
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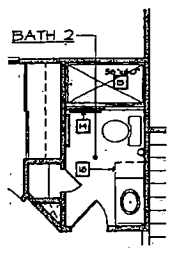
OPT. BDRM. 4



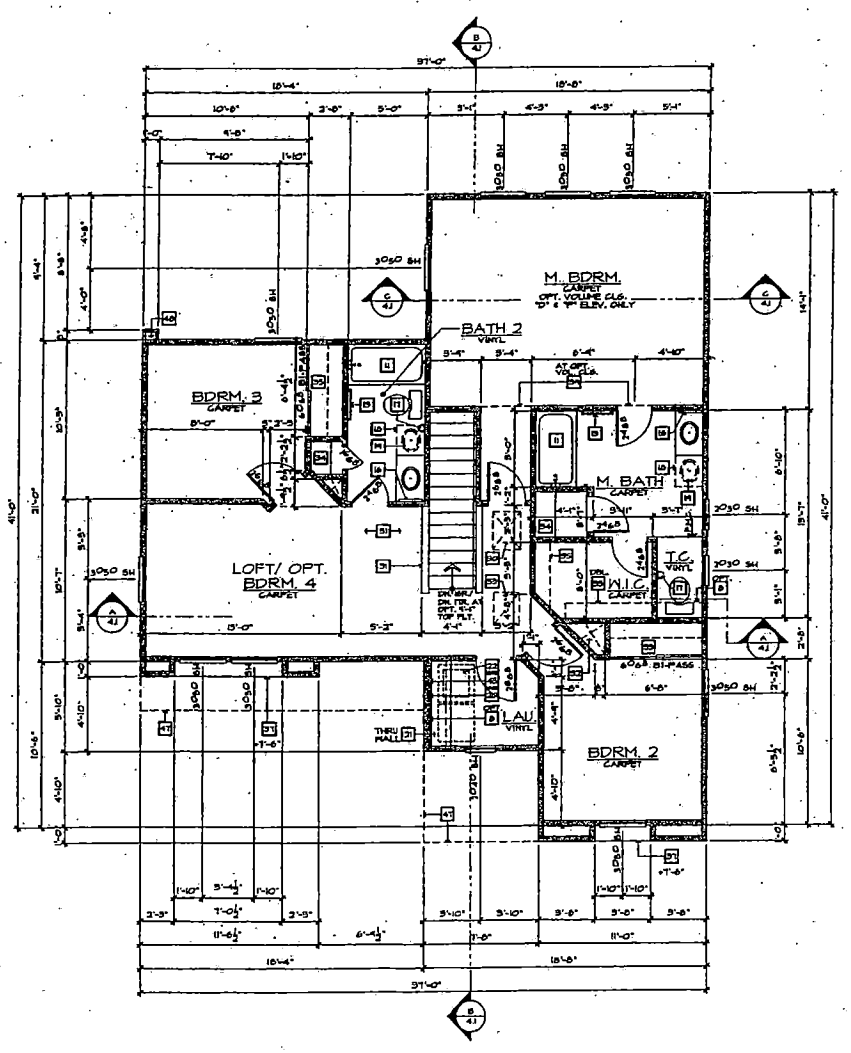
OPT. M. BATH



OPT. T.C. AND/OR SHOWER



OPT. SHOWER W/
OPT. EXTENDED VANITY
AT BATH 2



SECOND FLOOR PLAN "D"

SCALE 1/4"=1'-0" (11"x17")

FLOOR PLAN NOTES

1. 3686 WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MANICOT TO 10" ABOVE DRAIN OUTLET PER U.P.C. SEC. 909.3, AMENDED - VERIFY DIMENSIONS WITH MFR. SPECS.
12. OVAL TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPECS. (NOTE: PROVIDE 12"x12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MANICOT TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPECS (U.P.C. SEC. 909.13, AMENDED)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.C. SEC. R308.4(2), AMENDED)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
24. WATER HEATER - LOCATE ON (E) PLATFORM - PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. A3/AD5.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED FIRE BOLLARD 36" HIGH WITH MIN. 24" EMBEDMENT INTO CONCRETE PER U.F.C. SEC. 3902 - REFER TO DETAIL 88/AD5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 8" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 'B' VENT FROM BELOW
31. +36" GUARDRAIL/HALL (U.R.C. SEC. R316.) & R316.3, AMENDED) - DTL. 86 & 89/AD4
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6.1, AMENDED) - DTL. 89/AD4
33. COATS W/ WIRE SHELF - DTL. 30/AD5.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 33/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ANGLED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLX 'B' VENT FROM BELOW (U.M.C. TABLE 5-5)
49. P.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-5)
50. ATTIC ACCESS (U.R.C. SEC. R307.1) - DTL. 94/AD5.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.10) - REFER TO UTILITY PLAN - DTL. 87/AD5.
52. DUCT CHASE - DTL. 40 & 44/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD OR EQUAL @ WALLS AT USEABLE SPACE UNDER STAIRS PER (U.C. SEC. R314.3.2, AMENDED).
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.C. SEC. R302.6.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x20" @ SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING @ MATERIAL + HEIGHT PER OR WOOD (SEE PLAN - REFER TO DTL. 78/AD5 (COMPLY WITH U.B.C. TABLE 1806.A, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTING - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



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REVISIONS:

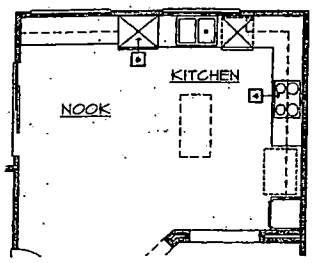
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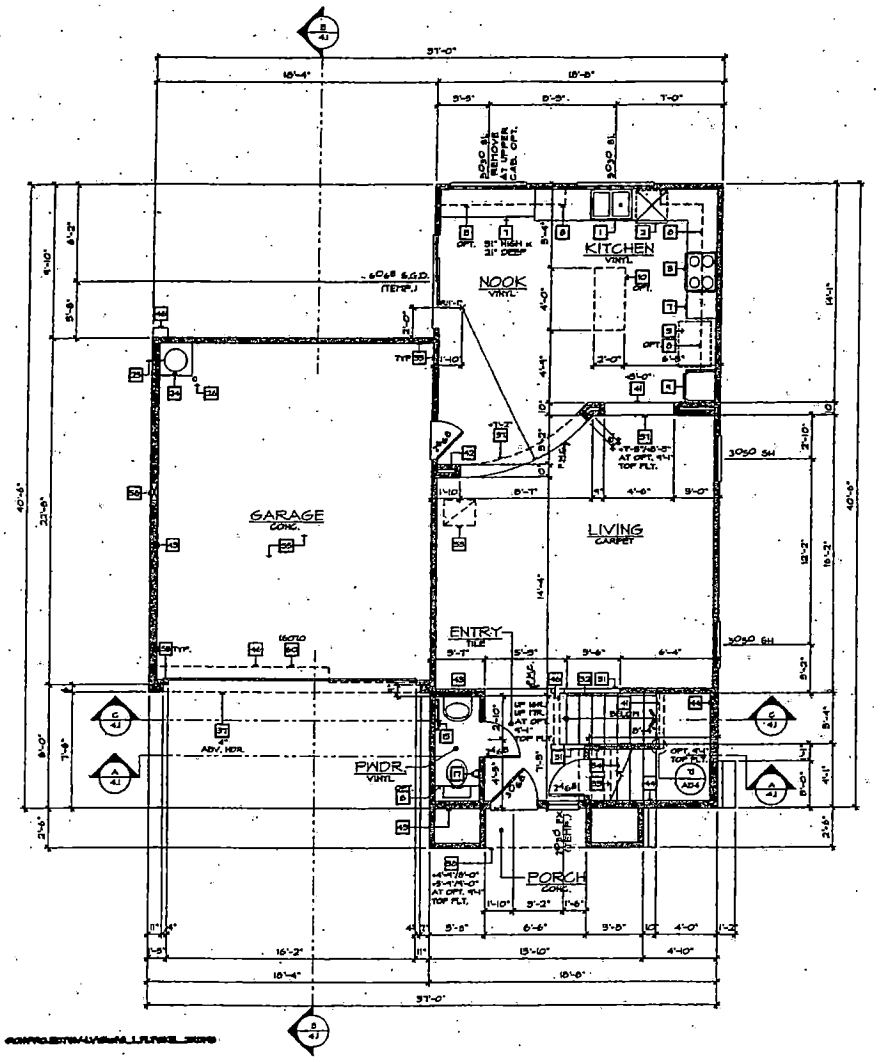
BUILDING QTY.	4T	SERVICE
1.	3BDL	CUL-DE-SAC
2.	3BDL	CUL-DE-SAC
3.	3L	CUL-DE-SAC
4.	3L	CUL-DE-SAC
5.	3L	CUL-DE-SAC
6.	3L	CUL-DE-SAC

PLAN: 237.1793
SHEET: 1.2

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OPT. DBL. OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (11"X)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 8" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ SLUED VASTE & VENT SYSTEM AND RAGBOLT TO 10" ABOVE DRAIN OUTLET PER (U.P.C. SEC. 709.1.3, AMENDED) - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH SLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ RAGBOLT TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 709.1.3, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (U.P.C. SEC. 2406.4(5) AMENDED).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW POINTING DOWN & 1" MIN FROM FOOT - DTL. 6/A0/9
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM - PROVIDE SEISMIC BRACING (U.P.C. SEC. 507.5) - DTL. 8/A0/9.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 6" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 9/A0/9
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.F.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.F.A. 'D' VENT FROM BELOW
31. +30" GUARD RAIL (U.B.C. SEC. R316.1 & R316.2, AMENDED) - DTL. 8/A & 6/A/9/A
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. R311.8.6, AMENDED) - DTL. 6/A/9/A
33. COATS W/ WIRE SHELF - DTL. 22/A/9.
34. LINEN WITH (5) 8" DEEP WIRE SHELVES, U.N.O.
35. HANGROBE W/ WIRE SHELF - DTL. 8/A/9.
36. MEDIA HOME - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'D' VENT FROM BELOW (U.P.C. TABLE 9-5)
49. F.A.U. 'D' VENT TO OUTSIDE AIR (U.M.C. TABLE 9-5)
50. 22"x30" ATTIC ACCESS (U.B.C. SEC. R317.1) - DTL. 9/A/9.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.2) - REFER TO UTILITY PLAN - DTL. 6/A/9.
52. DUCT CHASE - DTL. 10 & 11/A/9 - REFER TO HVAC PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO HVAC PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.B.C. SEC. 711.3 AMENDED)
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1 LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. R302.13.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x4" @ 4' SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GRID HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.3)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) REFER TO DTL. 9/A0/9 (COMPLY WITH U.B.C. TABLE 5307.7, AMENDED)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR LEAVES, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

SQUARE FOOTAGE/ PLAN:1835

FIRST FLOOR AREA	736	SQ.FT.
SECOND FLOOR AREA	1074	SQ.FT.
TOTAL AREA	1835	SQ.FT.
GARAGE AREA	423	SQ.FT.
OPT. PATIO AREA	141	SQ.FT.
PORCH AREA ELEVATION "D"	33	SQ.FT.
PORCH AREA ELEVATION "E"	28	SQ.FT.
PORCH AREA ELEVATION "F"	35	SQ.FT.

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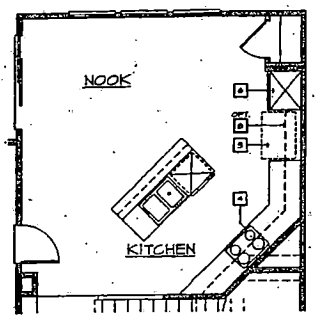
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PLAN: 237.1835

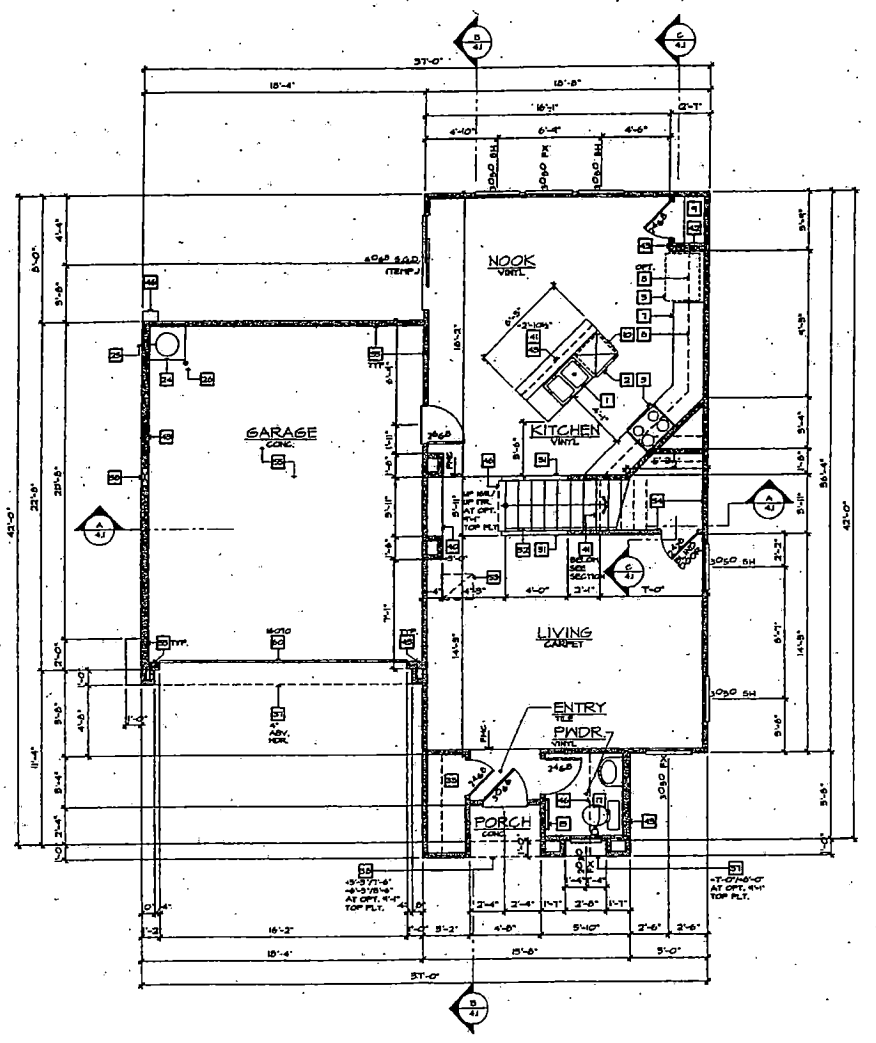
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OPT. DBL OVEN & COOKTOP



FIRST FLOOR PLAN "D"

SCALE 1/4"=1'-0" (ETR)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN CONFIGURATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ ALLIED WASTE & VENT SYSTEM AND P-TRAP/OUT TO 60" ABOVE DRAIN OUTLET PER U.P.C. SEC. 906(1.), AMENDED - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH ALLIED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ P-TRAP/OUT TO 30" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.P.C. SEC. 909(1.), AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. 406(8.4(2), AMENDED.
15. TOWEL BAR - PROVIDE 3x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C., SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH FLOOR DRAIN (SLOPE 1/4" PER FOOT) - DTL. 10/A09.
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 8D/A09.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 84" HIGH WITH MIN. 6" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 510.3 - REFER TO DETAIL 9/A09
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.A.A.)
29. 6" DEEP NON-COMBESTIBLE HEARTH MATERIAL
30. ROUTE OF D.A.A. 'B' VENT FROM BELOW
31. 36" HANDRAIL/WALL (U.R.C., SEC. R340.1 & R315.2, AMENDED) - DTL. 8A & 6B/A24
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6.1, AMENDED) - DTL. 9/A24.1
33. GOATS W/ WIRE SHELF - DTL. 25/A23.
34. LOKER WITH (3) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 38/A23.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 'B' VENT FROM BELOW (U.M.C., TABLE 5-3)
49. P.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"x30" ATTIC ACCESS (U.R.C. SEC. R807.1) - DTL. 9A/A05.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.2) - REFER TO UTILITY PLAN - DTL. 9/A05.
52. DUCT CHASE - DTL. 4B & 4A/A24 - REFER TO HIGH PLAN
53. RETURN AIR GRILL (D.A.A.) - REFER TO HIGH PLAN
54. ½" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.3, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. R702.3.5
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. SMOKE ALARM(S) - HARDWIRED W/ BATTERY BACK-UP, LOCATION PER FLOOR PLAN - REFER TO DTL. 15/A24 (COMPLY WITH U.B.C. TABLE 1505.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTING - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 9'-0" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN:237.1849

FIRST FLOOR AREA	748	SQ.FT.
SECOND FLOOR AREA	1101	SQ.FT.
TOTAL AREA ELEVATION "D" & "E"	1849	SQ.FT.
GARAGE AREA	416	SQ.FT.
OPT. PATIO AREA	147	SQ.FT.
PORCH AREA	16	SQ.FT.

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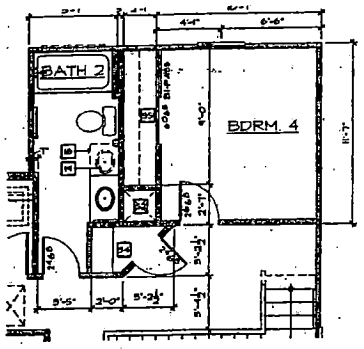
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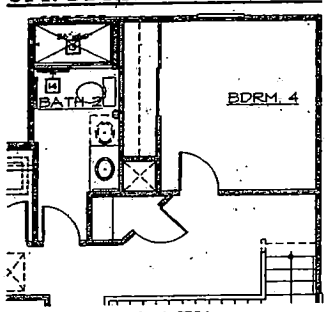
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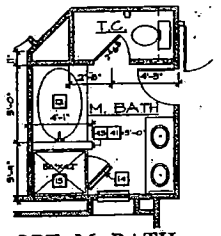
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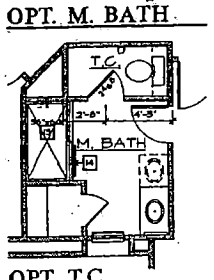
OPT. BDRM. 4



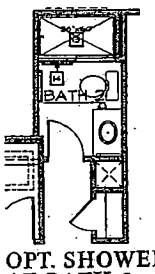
OPT. BDRM. 4 W/
OPT. SHOWER AT BATH 2



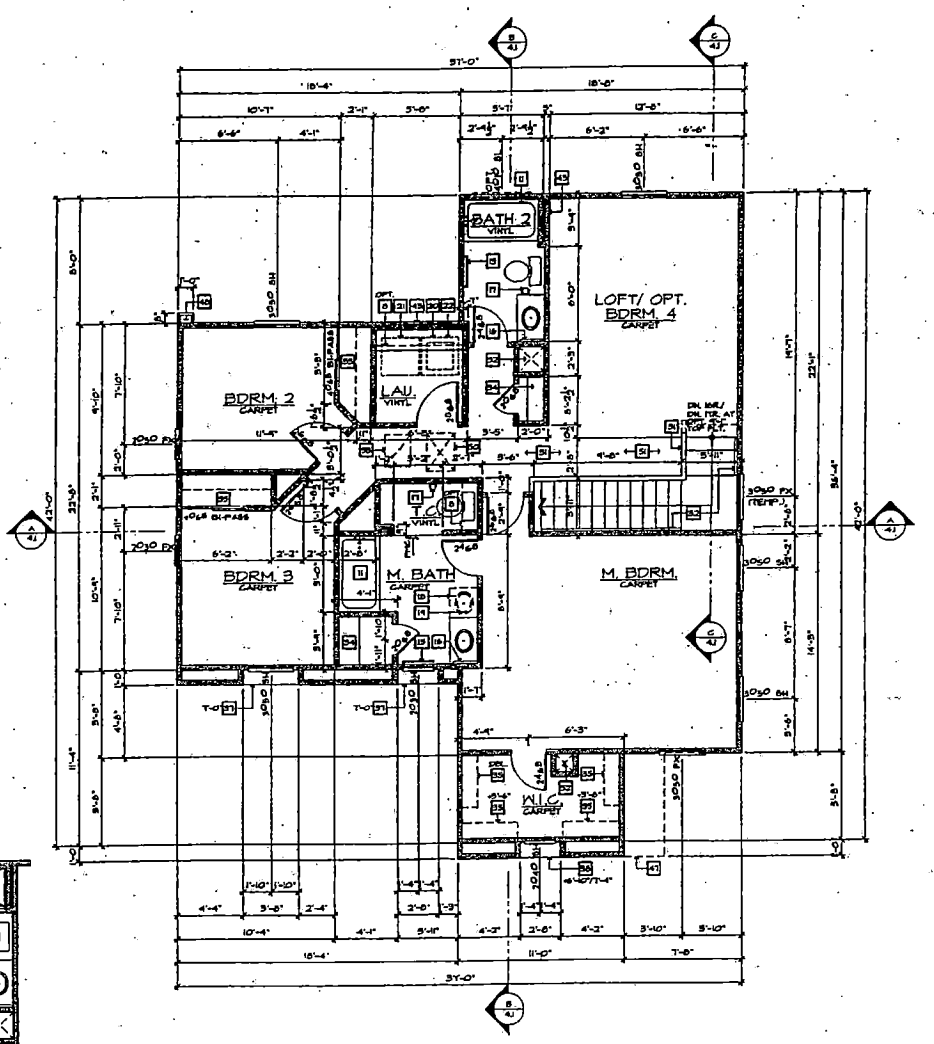
OPT. M. BATH



OPT. T.C.
AND/OR SHOWER



OPT. SHOWER
AT BATH 2



SECOND FLOOR PLAN "D"

SCALE 1/4"=1'-0" (11"X17")

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (REQUIRED IN KNLL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ ALLIED WASTE & VENT SYSTEM AND PLUMBED TO 10" ABOVE DRAIN OUTLET PER U.P.C. SEC. 802.1.2, AMENDED) - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL TUB WITH ALLIED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. (NOTE: PROVIDE 12"X12" Access PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ SHROUD TO 72" - VERIFY DIMENSIONS W/ MANUFACTURER SPECS (U.P.C. SEC. 802.1.2, AMENDED)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.P.C. SEC. 408.6.2(6), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.5)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE OF HOUSE AT FLOOR LEVEL WITH ELBOW (SLOPE 1/4" PER FOOT) - DTL. 12/AD3
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 8/3/AD3.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD, 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 510.2 - REFER TO DETAIL 8/3/AD3
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. "B" VENT FROM BELOW
31. 24" GUARDRAIL/WALL (U.R.C. SEC. R340.1 & R316.2, AMENDED) - DTL. 6/8 & 8/AD4
32. 34"-38" HIGH HANDRAIL (U.R.C. SEC. R311.5.6.), AMENDED) - DTL. 8/3/AD3.
33. COATS W/ WIRE SHELF - DTL. 18/AD3.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. PANTRY W/ WIRE SHELF - DTL. 18/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOFT WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF P.U.L. 3" VENT FROM BELOW (U.M.C. TABLE 3-5)
49. P.A.U. 3" VENT TO OUTSIDE AIR (U.M.C. TABLE 3-5)
50. 22"x30" ATTIC ACCESS (U.R.C., SEC. R807.1) - DTL. 5/AD3.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 408.5) - REFER TO UTILITY PLAN - DTL. 8/AD3.
52. DUCT CHASE - DTL. 4B & 14/AD4 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER TAZ, SEC. R302.7.2, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.B.C. SEC. R702.3.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. MOUNT (1) SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CEILING HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.5.2)
60. SECTIONAL GARAGE DOOR - VERIFY FASCIA OPTION
61. RAILING/ GUARDRAIL - PICKET, PIPE OR PANEL (SEE PLAN) - REFER TO DTL. 19/AD4 (COMPLY WITH U.B.C. TABLE 1606.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4'-1" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



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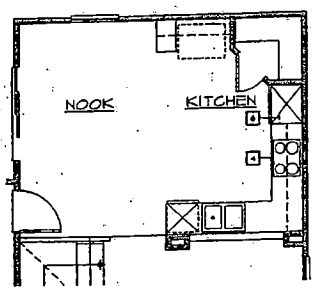
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6	4C	10/08/04
7	4C	10/08/04

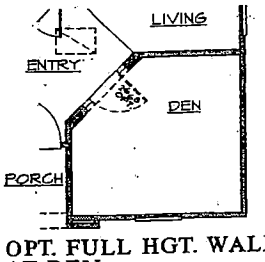
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SHEET: 1.2

SDR-5565
12/16/04 PC

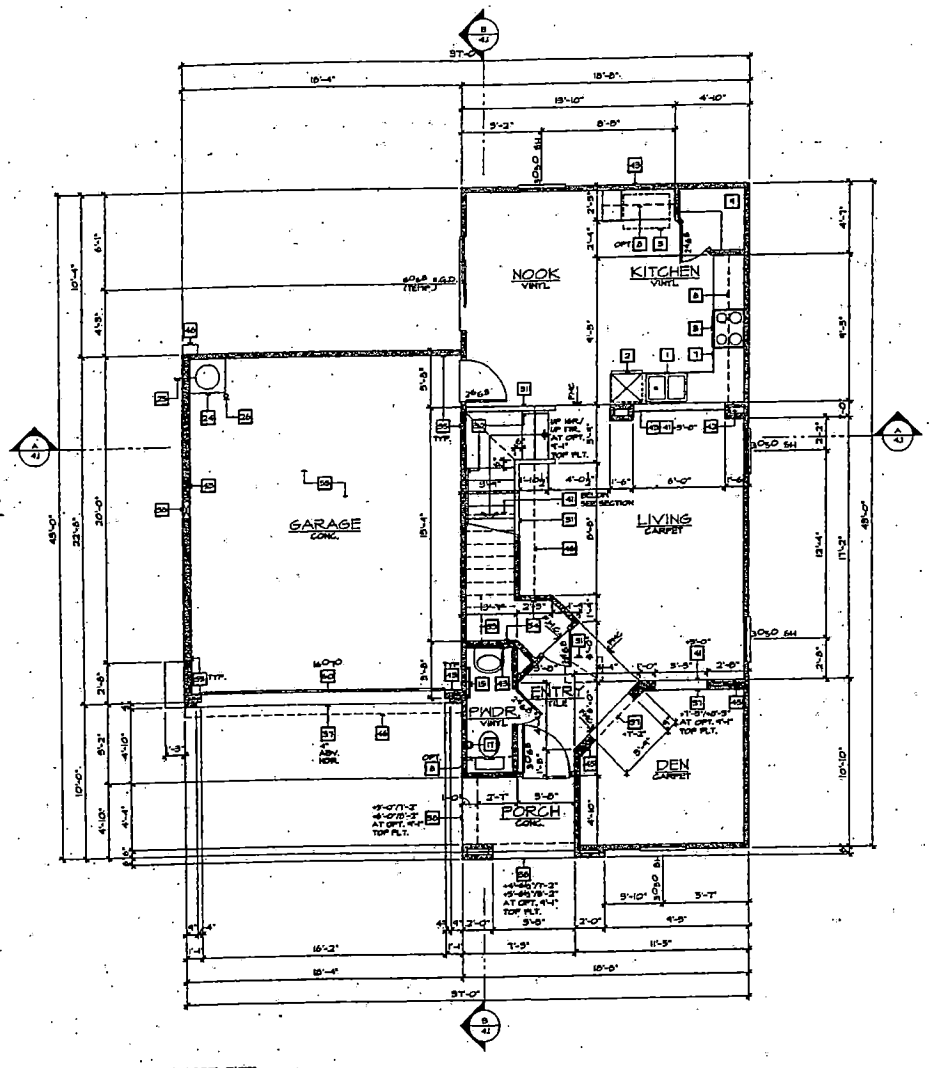
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OPT. DBL. OVEN & COOKTOP



OPT. FULL HGT. WALL AT DEN



FIRST FLOOR PLAN "D"

SCALE: 1/4"=1'-0" (11"x17")

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. BUILT-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESS IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ SLUED PASTE & VENT SYSTEM AND CUT TO 10" ABOVE DRAIN OUTLET PIPE (R.C. SEC. R3073, AMENDED) - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. WALL TIE WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. (NOTE: PROVIDE 12"x12" ACCESS PANEL WHEN SFA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ THRESHOLD TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (R.C. SEC. R3073, AMENDED).
14. SHATTERPROOF TEMPERED GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER (R.C. SEC. R308.4(b), AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN (BELOW) W/ WASTE WITH OVERFLOW DRAIN TO OUTSIDE - TRENCH AT FLOOR LEVEL WITH SLOPE DOWN (SLOPE 1/4" PER FOOT) - DTL. 6/A05
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATION ON 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 8/A05.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR, PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 312.3 - REFER TO DETAIL 20/A05
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 'B' VENT FROM BELOW
31. +30" GUARDRAIL/WALL (U.B.C. SEC. R316.1 & R316.3, AMENDED) - DTL. 5/A & 6/A/A04
32. 34"-36" HIGH HANDRAIL (U.B.C. SEC. R311.5.6.1, AMENDED) - DTL. 6/A/A04
33. COATS W/ WIRE SHELF - DTL. 25/A05.
34. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 25/A05.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. PLAY SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ANGLED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x4 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 8" VENT FROM BELOW (U.M.C. TABLE 3-3)
49. P.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 3-3)
50. 22"x30" ATTIC ACCESS (U.B.C. SEC. R307.2) - DTL. 5/A/A05.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 306.3) - REFER TO UTILITY PLAN - DTL. 20/A05.
52. DUCT CHASE - DTL. 10 & 9/A/A04 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. 5/8" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER (U.B.C. SEC. R314.3.2, AMENDED)
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD - APPLICATION PER (U.B.C. SEC. R702.3.5)
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" (L) SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GRID HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.5.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 15/A04 (COMPLY WITH (U.B.C. TABLE 1504.4, AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS FOR SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL "7'-6" TOP" PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 237.1893

FIRST FLOOR AREA	768	SQ.FT.
SECOND FLOOR AREA	1125	SQ.FT.
TOTAL AREA	1893	SQ.FT.
GARAGE AREA	416	SQ.FT.
OPT. PATIO AREA	165	SQ.FT.
PORCH AREA ELEVATION "D"	40	SQ.FT.
PORCH AREA ELEVATION "E"	41	SQ.FT.
PORCH AREA ELEVATION "F"	41	SQ.FT.

KB HOME

ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2690
FAX: (702) 614-2699

ISSUE DATE: 05/10/04
DRAWN BY: NH
PROJECT NO.: 650-760
PROJECT MGR.: JC
REVISIONS:

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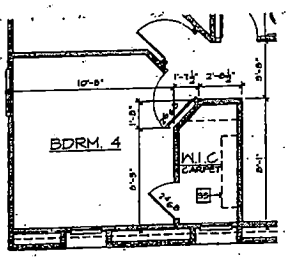
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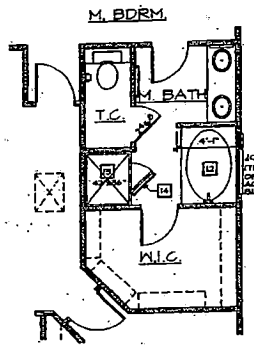
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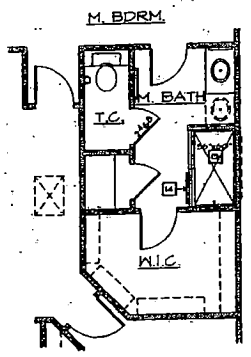
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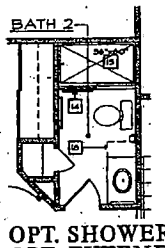
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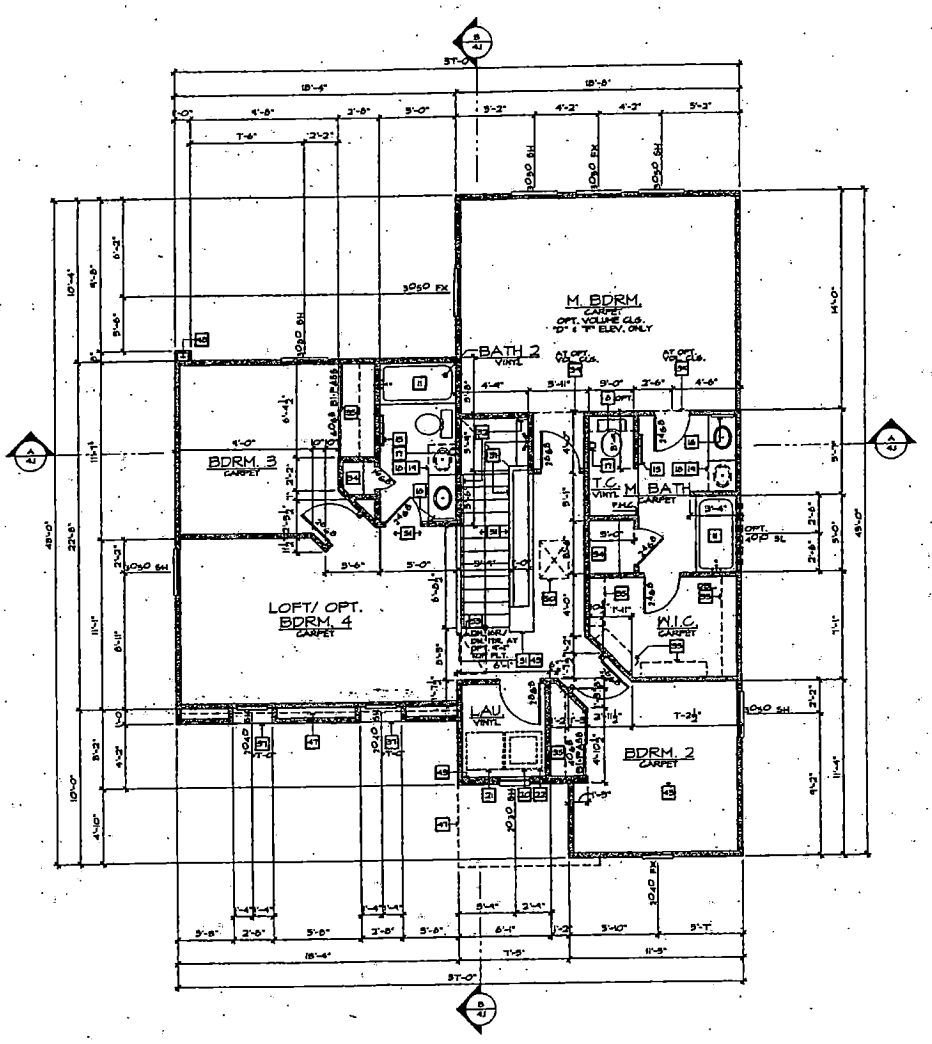
OPT. M. BATH



OPT. T.C.
AND/OR SHOWER



OPT. SHOWER W/
OPT. EXTENDED VANITY
AT BATH 2



SECOND FLOOR PLAN "D"

SCALE 1/4"=1'-0" (ST.)

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 18" DEEP WIRE SHELVES, U.N.O.
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ BLUED WASTE & VENT SYSTEM AND OVERSPOUT TO 10" ABOVE DRAIN OUTLET PER U.B.C. SEC. 1607.1.3, AMENDED - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL TUB WITH BLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"x15" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ BANNOUT TO 10" - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S (U.B.C. SEC. 1607.1.3, AMENDED).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER U.B.C. SEC. 6304.(A) AMENDED.
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED)
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVE TO BE RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH FLOOR DRAIN (SLOPE ¼" PER FOOT) - DTL. 6/6A/P1
23. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 510.3) - DTL. 6/2/A05.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 510.3 - REFER TO DETAIL 8/A/D5
27. SOFT WATER LOOP
28. PRE-MANUFACTURED DECORATIVE GAS APPLIANCE (D.G.A.)
29. 6" DEEP NON-COMBUSTIBLE HEARTH MATERIAL
30. ROUTE OF D.G.A. 'B' VENT FROM BELOW
31. +30" GUARDRAIL/WALL (U.B.C. SEC. R316.1 & R316.2, AMENDED) - DTL. 8/A & 9/A/D4
32. 34"-38" HIGH HANDRAIL (U.B.C. SEC. R311.8.6, AMENDED) - DTL. 6/A/D4.
33. COATS W/ WIRE SHELF - DTL. 25/A/D5.
34. LINEN WITH (5) 12" DEEP WIRE SHELVES, U.N.O.
35. WARDROBE W/ WIRE SHELF - DTL. 25/A/D5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x4 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 'B' VENT FROM BELOW (U.M.C. TABLE 3-5)
49. P.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 3-5)
50. 22"x30" ATTIC ACCESS (U.B.C. SEC. 1505.1) - DTL. 3/A/D5.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 306.2) - REFER TO UTILITY PLAN - DTL. 2/A/D5.
52. EXIST GARAGE - DTL. 4/5 & 14/A/D4 - REFER TO HEIGHT PLAN
53. RETURN AIR GRILL (L.A.G.) - REFER TO HEIGHT PLAN
54. ⅝" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.B.C. SEC. R302.7.1, AMENDED.
55. CEILING AND ALL WALLS OF THE GARAGE TO BE (2 LAYER ⅝" TYPE 'X' GYPSUM BOARD - APPLICATION PER U.B.C. SEC. R302.6.3
56. RESERVED
57. MATERIAL TO ROOF SHEATHING
58. HVAC A/U SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GIRD HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - HEIGHT IRON OR WOOD PER PLANS - REFER TO DTL. 9/A/D4 (COMPLY WITH U.B.C. TABLE 1606.A AMENDED).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1¾" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1¾" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR U.N.O.

ALL ENTRY DOORS, SLIDING GLASS DOORS & EXTERIOR FRENCH DOORS ON FIRST FLOOR TO BE 8'-0" IN HEIGHT AT OPTIONAL 4½" TOP PLATE - REFER TO PLAN FOR SIZE.

INTERIOR KEY

SDR-5565
12/16/04 PC

KB HOME
ARCHITECTURE

THE VILLAS AT CHACO CANYON

KB HOME
Nevada Inc.

750 Pilot Road
Suite F
Las Vegas, NV 89119
TEL: (702) 614-2660
FAX: (702) 614-2669

ISSUE DATE: 05/10/04
DRAWN BY: NR
PROJECT NO.: 650-760
PROJECT MGR.: JC
REVISIONS:

RECEIVED
NOV 0 2 2004

PLAN: 237.1893
SHEET: L2

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SDR-5565 - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST
SOUTHWEST CORNER OF ALEXANDER ROAD AND CLIFF SHADOWS PARKWAY
FEBRUARY 10, 2005 PLANNING COMMISSION

12/2/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

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

THE APPLICANT REQUESTS THIS ITEM BE STRICKEN FROM THE AGENDA

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends STRIKE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:
DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

ARCHITECT
GERALD GARAPICH, AIA, LLC.
10 COMMERCE CENTER DRIVE, HENDERSON, NEVADA 89014 702-454-5842 FAX 702-454-7842

February 2, 2005

Ben Sticka
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: LODGE AT GRAND TETON & DURANGO
PARKING VARIANCE #5693 & 5694

PROJECT NO: 02-171

Dear Ben:

Please be advised on the above referenced project, we are requesting the removal of our request for parking variance #5693.

Should you require any additional information or have any further questions, please give our office a call.

Sincerely,

Gerald Garapich hm

Gerald Garapich, AIA
Principal Architect

GG/hm

CC: 02-171.remove.parking.variance.020205

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FEB 02 2005

VAR-5693



0 400 800 Feet

N

CASE: **VAR-5693**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNTIY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5693 - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.

THE APPLICANT REQUESTS THIS ITEM BE STRICKEN FROM THE AGENDA.

PLANNING & DEVELOPMENT DEPARTMENT

use permit

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5693 APN: 125-09-401-006

Name of Property Owner: A.L.M. Corporation - Grand Teton

Name of Applicant: Architect Gerald Garaych A.I.A.

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

_____Yes _X_No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STUART APOLLO

Subscribed and sworn before me

This 9th day of November 2004

_____
Notary Public in and for said County and State

HEATHER M. MONAHAN
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-20-2008
Certificate No: 96-5232-1

PROJECT DATA:

APPLICATIONS: ZC-1101-98, ZON-3605

LEGAL DESCRIPTION:
THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

ASSESSORS PARCEL NUMBER: 125-09-401-006

SITE AREA: 111,112 SF. (2.55 ACRES)

CURRENT ZONING: C1 / U

PROPOSED ZONING: C1 / C2

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT:	20'-0"	20'-0"
SIDES:	15'-0"	15'-0"
REAR:	20'-0"	20'-0"
CORNER:	15'-0"	-

BUILDING AREA: 18,615 SF.

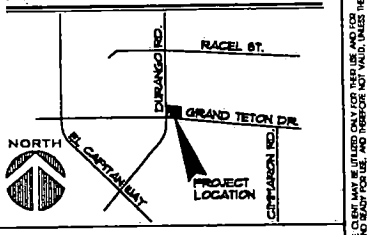
PAD 'A'	3,500 SF.
PAD 'B'	4,000 SF.
PAD 'C'	4,200 SF.
LODGE / TAVERN	6,115 SF.

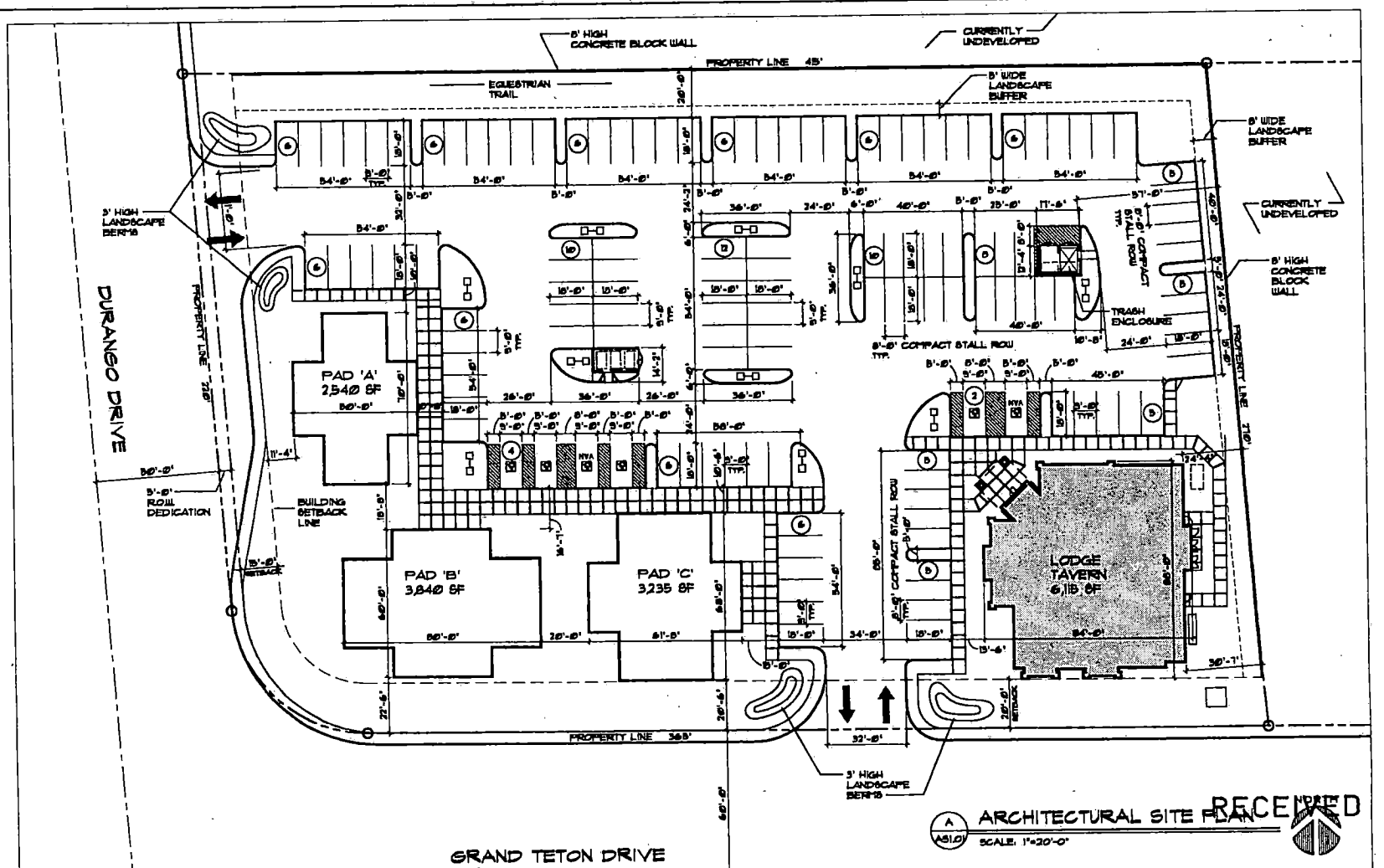
LOT COVERAGE: 16.75 %

PARKING CALCULATIONS:

REQUIRED:		
TAVERN: 1 PER PUBLIC SEATING	2,360/60 =	40 SPACES
1 PER 200 SF FOR REMAINING GFA	3,755/200 =	16 SPACES
	SUBTOTAL =	76 SPACES
RETAIL: 1 PER GFA	3,615 SQ.FT/PER =	55 SPACES
TOTAL REQUIRED:		131 SPACES
PROVIDED: INCLUDING 6 HANDICAP SPACES (W/ 2 SPACES VAN ACCESSIBLE)		131 SPACES

PROJECT LOCATION:





A AS1.01 ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"

RECEIVED
FEB 02 2005

VAR-5693
VAR-5694
SUP-5691
SDR-5689
02-10-05 PC REVISED 02-02-05

ARCHITECT
DAVID CADDICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5862 FAX (702) 454-7842

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
02-02-05

sheet title:
SITE PLAN

issue dates:
drawn by: JB
checked by: DCA
project no.: 05-01
revisions:

sheet no.
AS1.01

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P:\02-171\Design Review\2171ss101.dwg Wed, 02 Feb 2005 - 10:26am



VAR-5693 - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

12/23/04

ARCHITECT
GERALD GARAPICH, AIA, LLC.
10 COMMERCE CENTER DRIVE, HENDERSON, NEVADA 89014 702-454-5842 FAX 702-454-7842

November 29, 2004

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

Attn: Kyle Walton
Principal Planner

RE: GRAND TETON & DURANGO COMMERCIAL **PROJECT NO: 02-171**
JUSTIFICATION LETTER

Dear Mr. Walton,

We respectfully request favorable consideration for parking variance to allow 132 stalls where 148 stalls are required (an 11% reduction). This request is due to the additional right of way dedication and the trail system. We believe that 90% of the retail and office parking will be used during typical business hours while 80 % of the tavern parking will not be used during these hours. Conversely the tavern parking will be used after business hours and will be able to share the retail and office buildings' parking since these uses will be closed. This will result in adequate parking.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Project Director

Cc: 02-171.js.lt.parking.variance.112904

VAR-5693

NOTICE OF PUBLIC HEARING

I VOTE NO ON VARIANCE 5693.
GARY R. KRONENBERG
Gary R. Kronenberg
Jan. 5, 05

VARIANCE

Case: VAR-5693

12516110007
KRONENBERG GARY R
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

MEETING: PLANNING COMMISSION
DATE: JANUARY 13, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-5693

APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP. - REQUEST FOR A VARIANCE TO ALLOW 132 PARKING SPACES WHERE 148 SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH A TAVERN ON 2.55 ACRES ADJACENT TO THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN A PORTION OF 125-09-401-006), U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) ZONE, WARD 6, (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www. lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

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

SEE LOCATION MAP ON REVERSE SIDE

Telephone Protest/ Approval Log

Meeting Date: 01/13/05

Case Number: SDR 5089 - & SUP-5691; VAR-5693 & VAR-5694

Date: 01/05/05
Name: Simon Jordan
Address: 8245 Quail Aurora 89131
Phone: (702) 396-5953
[X] **PROTEST** [ ] **APPROVE**

Date: 01/10/05
Name: William Weigand
Address: 7936 Quail Prairie St L.V. NV. 89131
Phone: 838-9669
[X] **PROTEST** [ ] **APPROVE**
VAR-5694
SDR-5089 SUP-5691 VAR-5693

Date: 1-6-04
Name: WALTER & MARCIA SCHULLER
Address: 7936 QUAIL HARBOR ST. LV
Phone: 656-9834
[✓] **PROTEST** [ ] **APPROVE**
Enough drunks w/o adding more bars

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

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

SUBJECT:

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

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

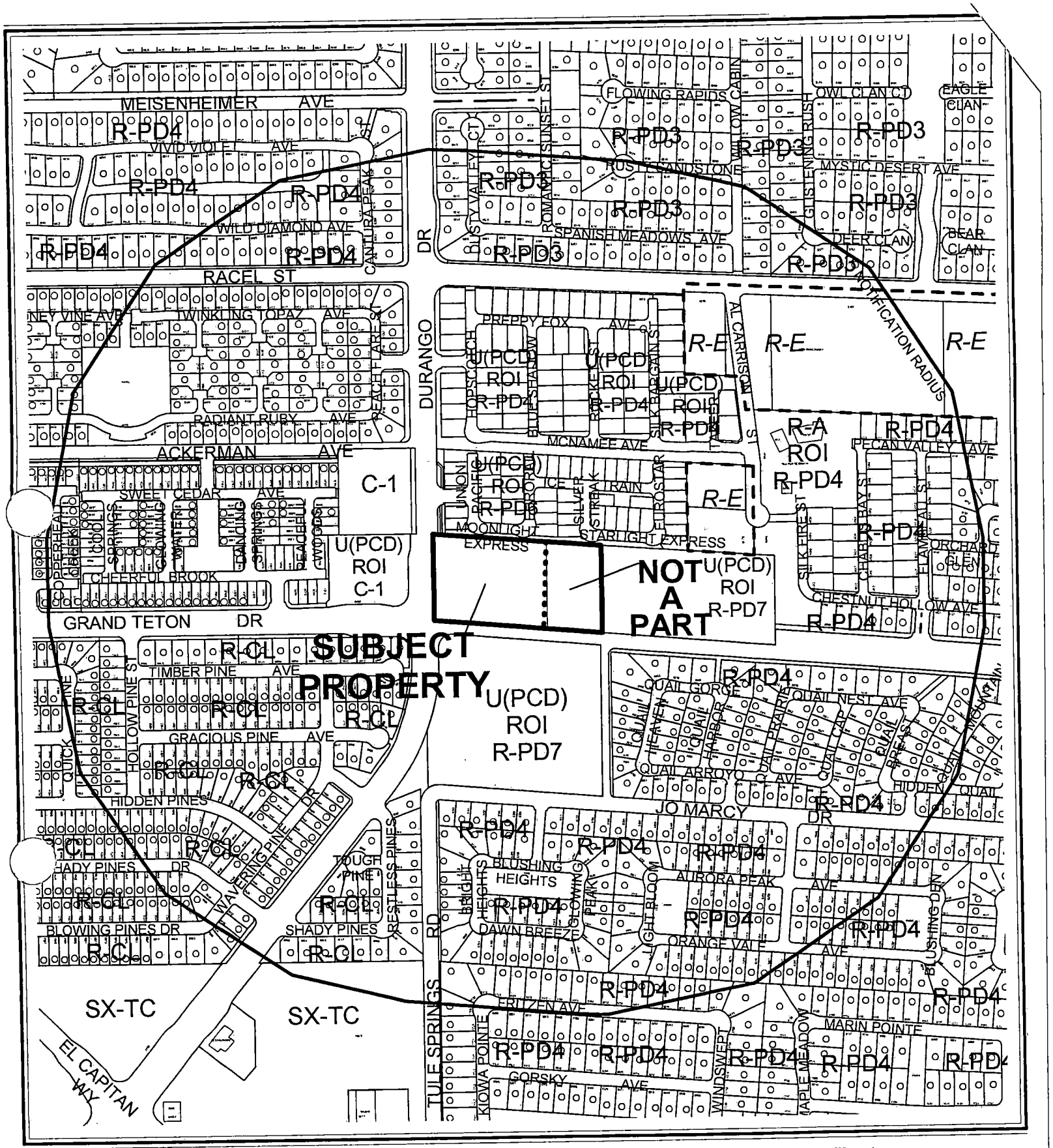
MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

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

(6:03 – 6:07)



CASE: **VAR-5694**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNTIY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5694 - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** **If APPROVED,** Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-5689) and a Special Use Permit (SUP-5691).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a 24-foot setback where residential adjacency standards require a minimum of 73-feet on 5.11 acres adjacent to the northeast corner of Grand Teton and Durango Drive. A 73-foot setback was requested, but an 88-foot setback is required.

B) Applicant's Justification

The applicant justifies the request by stating that Tavern was previously approved and the neighborhood is aware of the proposed developed.

BACKGROUND INFORMATION

A) Previous Actions

3/17/99	The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton Drive.
6/08/99	The City Council approved the annexation [A-28-99(A)] of the subject site. The effective date of the annexation was September 24, 1999.
6/21/00	The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and staff recommended approval.
7/17/02	The City Council approved of an Extension of Time [U-0011-00(1)] for the approved Tavern. The Planning Commission and staff recommended approval.
01/13/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting at the request of the applicant.
02/10/05	The Planning Commission will consider companion requests for a Special Use Permit (SUP-5691) and Site Development Plan Review (SDR-5689).

B) Pre-Application Meeting

11/16/04	The elements of a Variance application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.55 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single family residential
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development -6 Units per Acre)
South:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development -7 Units per Acre)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under resolution of intent to R-PD7 (Residential Planned Development -7 Units per Acre)
West:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

E) General Plan Compliance

This site is located in the north-central portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan and designated as SC (Service Commercial). The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. This Variance request is not directly related to any specific General Plan policies.

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

Trails
The subject site contains two types of trails. The first trail is located along the northern property line, which is identified as an Equestrian Trail as indicated on Map 2 of the Recreation Trails Element. The Equestrian Trail has a five-foot landscape corridor, five-foot sidewalk, and a ten-foot equestrian trail path. The second trail is located along the western property line, which is identified as a Multi-Use Transportation Trail as indicated on Map 2 of the Transportation Trails Element. The Multi-Use Transportation Trail has a five-foot transition strip, a ten-foot public transportation trail path, and a five-foot private landscaped corridor. Both trails are referenced in the Las Vegas 2020 Master Plan Elements. The Multi-Use Transportation Trail was not indicated on the site plan. A condition has been added, which requires the trail to be added prior to issuance of civil plans. The placement of the trail could affect the final location of pad "A".

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) Proximity slope. The proposed Tavern is 24 feet and four inches from the nearest property line. As the applicant is proposing a building 29 feet and two and one-half inches in height, the setback is required to be 88 feet from the property line. As the building is proposed to be only 24.3 feet from the property line. The project fails to meet proximity slope requirement. This Variance request is intended to address this deficiency. A 73-foot setback was requested, but an 88-foot setback is required.

b) Building setback. The proposed Tavern is 24-feet four-inches from the nearest property line, where only ten feet are required, therefore the proposed development meets the building setback requirement

B) General Analysis and Discussion

The site plan as shown does not comply with Residential Adjacency Standards. The proposed Tavern is 24 feet and four inches from the nearest property line. As the applicant is proposing a building 29 feet and two and one-half inches in height, the setback is required to be 88 feet from the property line. The building is proposed to be only 24.3 feet from the east property line. The project fails to meet proximity slope requirements. This Variance request is intended to address this deficiency. The subject Variance cannot be supported because of its close proximity to the residential property to the east. An alternative site design would better serve this type of development and the residential properties to the north and east.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a site plan and Tavern, which fail to meet Residential Adjacency Standards. An alternative site design for the proposed Tavern, would allow conformance with Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

It should be noted that Residential Adjacency Standards did not affect the previous approval of the Tavern. Since the proposed location of the Tavern has been moved, Residential Adjacency Standards have become an issue, which requires the subject Variance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 786 – Mailed with VAR-5693, SUP-5691 and SDR-5689

APPROVALS 0

PROTESTS 4

PLANNING & DEVELOPMENT DEPARTMENT

variance-separation

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5694 APN: 125-09-401-006

Name of Property Owner: A.L.M. Corporation - Grand Teton Lodge Land LLC

Name of Applicant: Architect Gerald Garapich A.I.A.

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STUART APOLLO

Subscribed and sworn before me

This 24th day of November 2004

Heather M. Monahan

Notary Public in and for said County and State

HEATHER M. MONAHAN
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-20-2008
Certificate No: 96-5232-1

PROJECT DATA:

APPLICATION#: ZC-1182-98, ZON-3808

LEGAL DESCRIPTION:
THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

ASSESSORS PARCEL NUMBER: 138-09-401-006

SITE AREA: 111,112 SF. (2.55 ACRES)

CURRENT ZONING: C1 / U

PROPOSED ZONING: C1 / C2

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT:	20'-0"	20'-0"
SIDES:	15'-0"	15'-0"
REAR:	20'-0"	20'-0"
CORNER:	15'-0"	-

BUILDING AREA: 18,615 SF.

PAD 'A'	3,500 SF.
PAD 'B'	4,000 SF.
PAD 'C'	4,200 SF.
LODGE / TAVERN	6,115 SF.

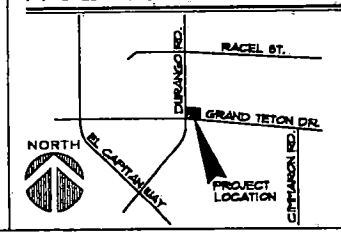
LOT COVERAGE: 16.75 %

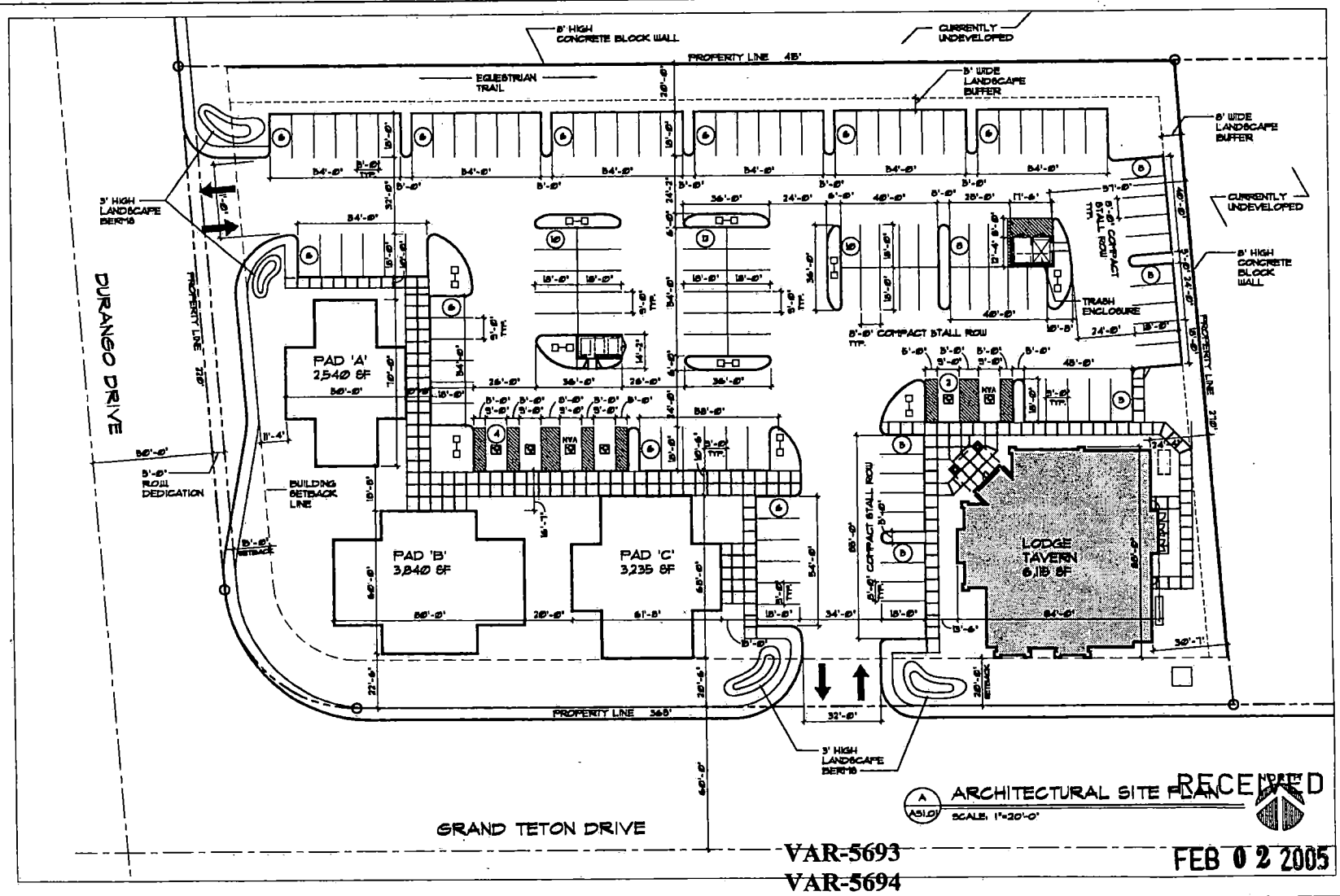
PARKING CALCULATIONS:
REQUIRED:

TAVERN: 1 PER PUBLIC SEATING	3,346/250 =	62 SPACES
1 PER 200 SF FOR REMAINING GFA	3,115/200 =	16 SPACES
	SUBTOTAL =	78 SPACES
RETAIL: 1 PER GFA	9,615 SQFT/175 =	55 SPACES
TOTAL REQUIRED:		131 SPACES

PROVIDED:
INCLUDING 6 HANDICAP SPACES (1W/ 2 SPACES VAN ACCESSIBLE) 131 SPACES

PROJECT LOCATION:





A AS1.01 ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"

RECEIVED
FEB 02 2005

VAR-5693
VAR-5694
SUP-5691
SDR-5689
02-10-05 PC - REVISED 02-02-05

ARCHITECT
GERARD GADARICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 456-8868 FAX (702) 456-7868

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
02-02-05

sheet title: SITE PLAN
issue dates:
drawn by: gg
checked by: gcg
project no.: 02-171
revisions:
sheet no.: AS1.01

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P:\02-171\Design Review\2171as101.dwg Wed, 02 Feb 2005 - 10:28am



VAR-5694 - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

12/23/04

ARCHITECT
GERALD GARAPICH, AIA, LLC.
10 COMMERCE CENTER DRIVE, HENDERSON, NEVADA 89014 702-454-5842 FAX 702-454-7842

November 29, 2004

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

Attn: Kyle Walton
Principal Planner

RE: GRAND TETON & DURANGO COMMERCIAL DEVELOPMENT JUSTIFICATION LETTER

PROJECT NO: 02-171

Dear Mr. Walton,

We respectfully request favorable consideration for a variance to allow a previously approved tavern site within 1500 feet from a park. The park has been recently constructed within a new residential development. This site has been approved for a tavern for over 6 years and the neighborhood has been well aware of the proposed commercial development. The actual tavern location is approximately 1500 feet away from the park.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Project Director

Cc: 02-171.js.lt.kyle.walton.112904

VAR-5094

NOTICE OF PUBLIC HEARING

I VOTE NO
ON VARIANCE 5694.
~~Gary R. Kronenberg~~
GARY R. KRONEN ~~BERG~~
8316 BLUSHING HTS. AVE.
JAN. 5, 05.

VARIANCE

MEETING: PLANNING COMMISSION
DATE: JANUARY 13, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-5694

APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP. - REQUEST FOR A VARIANCE TO ALLOW A 24-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 73 FEET ON 2.55 ACRES ADJACENT TO THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN A PORTION OF 125-09-401-006), U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), WARD 6, (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www. lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

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

SEE LOCATION MAP ON REVERSE SIDE

Telephone Protest/ Approval Log

Meeting Date: 01/13/05

Case Number: SDR 5689 - & SUP-5691; VAR 5693 & VAR 569

Date: 01/05/05
Name: Simon Jordan
Address: 8245 Quail Aurora 89131
Phone: (702) 396-5453
[X] **PROTEST** [ ] **APPROVE**

Date: 01/10/05
Name: William Weigand
Address: 7936 Quail Prairie St L.V. NV. 89131
Phone: 838-9669
[X] **PROTEST** [ ] **APPROVE**
VAR-5694
SDR-5689 SUP-5691 VAR-5693

Date: 1-6-04
Name: WALTER & MARCIA SCHULLER
Address: 7936 QUAIL HARBOR ST. L.V.
Phone: 656-9854
[✓] **PROTEST** [ ] **APPROVE**
Enough drunks w/o adding more bars

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**