Agenda City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 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
Douglas Selby, City Manager

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, January 27 and February 10, 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. **ABEYANCE - TMP-5935 - TENTATIVE MAP - EASTON PLACE AT PROVIDENCE - APPLICANT/OWNER: PN II, INC D/B/A PULTE HOMES OF NEVADA** - Request for a Tentative Map FOR A 170 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.23 acres (POD 303a & 303b) adjacent to the west side of Shaumber Road, approximately 630 feet south of Dorrell Lane (APN 126-24-210-002 and 003; 126-24-201-005), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

2. **TMP-5537 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN WEST - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC** - Request for a Tentative Map FOR A 98 LOT CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone, Ward 4 (Brown).

3. **TMP-5538 - TENTATIVE MAP - WILLOWS @ TOWN CENTER - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC** - Request for a Tentative Map FOR A 188 LOT CONDOMINIUM DEVELOPMENT ON 8.81 acres adjacent to the southeast corner of Fort Apache Road and Bath Drive (APN 125-20-301-022), T-C (Town Center) Zone, Ward 6 (Mack).

4. **TMP-5967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A PARCEL L - APPLICANT/ OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR AN 89-LOT SINGLE FAMILY SUBDIVISION on 24.10 acres adjacent to the southeast corner Alta Drive and Far Hills Drive (APN 137-22-000-012), P-C (Planned Community) Zone, Ward 2 (Wolfson).

5. **TMP-6005 - TENTATIVE MAP - DAYDAWN CROSSING UNIT 2 - APPLICANT: NV HOMES GROUP - OWNER: DAYSTAR VENTURES, LLC AND GRAND TETON LODGE LAND, LLC** - Request for a Tentative Map FOR A 48-LOT RESIDENTIAL SUBDIVISION on 5.34 acres adjacent to the north side of Grand Teton Drive, approximately 700 feet east of Durango Drive (APN:125-09-401-017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent R-PD7 (Residential Planned Development-7 Units per Acre), and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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.

6. **VAC-6015 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: TOM AND JUDY MILLER** - Petition to Vacate a portion of Nemeth Road generally located south of Smoke Ranch Road, approximately 481 feet east of Rainbow Boulevard, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

7. **ABEYANCE - VAR-5694 - VARIANCE - 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).

8. **ABEYANCE - SUP-5691 - SPECIAL USE PERMIT RELATED TO VAR-5694 - 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).

9. **ABEYANCE - SDR-5689 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5694 AND SUP-5691 - 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).

10. **ABEYANCE - 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).

11. **ABEYANCE - 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).

12. **ABEYANCE - 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).

13. **ABEYANCE - 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).

14. **ABEYANCE - 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).

15. **ABEYANCE - 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).

16. **ABEYANCE - 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).

17. **ABEYANCE - WVR-5955 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION** - Request for a Waiver of Title 18.08.110 & Title 18.12.510(A)(1) TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A HEIGHT OF SIX FEET WITHOUT A MINIUMUM FOUR FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

18. **ABEYANCE - WVR-5956 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION** - Request for a Waiver of Section D.2.A.6 of the Town Center Development Standards TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A HEIGHT OF SIX FEET WITHOUT A MINIUMUM FIVE FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

19. **VAR-5949 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Variance TO ALLOW 824 PARKING SPACES WHERE 1,065 IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).

20. **WVR-6153 - WAIVER RELATED TO VAR-5949 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Waiver of Title 18.12.100 TO ALLOW 24-FOOT PRIVATE STREET WIDTH AT INTERSECTIONS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

21. **SDR-5948 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5949 AND WVR-6153 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for Revisions to an approved Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

22. **VAC-5954 - VACATION RELATED TO VAR-5948, SUP-5068, SUP-5069 AND SDR-5948 - PUBLIC HEARING - OWNER: CARINA CORPORATION - APPLICANT: THE KEITH COMPANIES** - Petition to Vacate a Road, Public Utility and Flood Control Easements generally located on Tule Springs Road approximately 1,316 Feet south of Farm Road, Ward 6 (Mack).

23. **VAR-5981 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: HERMAN THROWER** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET WHERE 67.5 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

24. **VAR-5982 - VARIANCE RELATED TO VAR-5981 - PUBLIC HEARING - APPLICANT/OWNER: HERMAN THROWER** - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 101 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

25. **SDR-5980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5981 AND VAR-5982 - PUBLIC HEARING - APPLICANT/OWNER: HERMAN THROWER** - Request for a Site Development Plan Review FOR A 17,995 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

26. **VAR-6030 - VARIANCE - PUBLIC HEARING - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.** - Request for a Variance TO ALLOW 14 PARKING SPACES WHERE 18 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue (APN 139-34-710-048), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

27. **SDR-6026 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6030 - PUBLIC HEARING - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.** - Request for a Site Development Plan Review FOR A 5,362 SQUARE-FOOT OFFICE DEVELOPMENT AND WAIVERS OF THE SETBACK, LANDSCAPE BUFFER STANDARDS AND PARKING LOT LANDSCAPE STANDARDS on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue (APN 139-34-710-048), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

28. **VAR-6028 - VARIANCE - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: REYES G. PALACIOS** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION on 0.50 acres at 729 Clarkway Drive (APN 139-28-301-017), R-E (Residence Estates) Zone, Ward 5 (Weekly).

29. **WVR-6035 - WAIVER - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW 209 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Dorrell Lane and Hualapai Way (APN 125-19-201-001 and 003), R-PD3 (Residential Planned Development- 3 Units per Acre), Ward 6 (Mack).

30. **SUP-5984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT BRUCE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

31. **SDR-5942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5984 - PUBLIC HEARING - APPLICANT/ OWNER: FREMONT BRUCE, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 152 RESIDENTIAL UNIT, 21,000 SQUARE-FOOT MIXED-USE DEVELOPMENT on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

32. **SUP-5990 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONMAR OF CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Special Use Permit FOR A PROPOSED HOTEL AND A WAIVER OF THE 330 FOOT DISTANCE SEPARATION FROM A SINGLE FAMILY DETACHED DWELLING adjacent to the northeast corner of Centennial Center Boulevard and Ann Road (a portion of APN 125-27-401-011), T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Mack).

33. **SDR-5989 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5990 - PUBLIC HEARING - APPLICANT: SONMAR OF CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 108-UNIT HOTEL AND A WAIVER OF THE ROOFED TRASH ENCLOSURE STANDARD on 2.0 acres adjacent to the northeast corner of Centennial Center Boulevard and Ann Road (a portion of APN 125-27-401-011), T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Mack).

34. **SUP-6020 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIOLET SAHAKYAN - OWNER: ROBERT BOLTEN AND RHONDA BOLTEN** - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER adjacent to the southeast corner of Jones Boulevard and Washburn Road (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

35. **SDR-6018 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6020 - PUBLIC HEARING - APPLICANT: VIOLET SAHAKYAN - OWNER: ROBERT BOLTEN AND RHONDA BOLTEN** - Request for a Site Development Plan Review FOR A 14,797 SQUARE-FOOT CHILD CARE CENTER on 2.24 acres adjacent to the southeast corner of Jones Boulevard and Washburn Road (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

36. **SUP-5859 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANVUI, LLC - OWNER: G.L. DRAGON, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 1050 South Rampart Boulevard (APN 138-32-412-024), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

37. **SUP-5998 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:PEI WEI - OWNER: MARK L. FINE & ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 10830 West Charleston Boulevard, Suite 110 (APN 137-36-414-002), P-C (Planned Community) Zone, Ward 2 (Wolfson).

38. **SUP-6004 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MULUGETA BOUR - OWNER: NEVADA BROOKS COOK** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) TO ALLOW FULL LIQUOR SALES at 1616 South Las Vegas Boulevard (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

39. **SUP-6019 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHARLES LIPSCHITZ - OWNER: LEONARD W. CARPI AND ELIZABETH L. CARPI** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE RESIDENTIAL SEPARATION, FLOOR AREA STANDARDS AND A WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED at 4347 West Charleston Boulevard (a portion of APN 162-06-510-001), R-E (Residence Estates) and C-1 (Limited Commercial) Zones, Ward 1 (Tarkanian).

40. **SDR-6017 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SKY RISE DEVELOPMENT GROUP, INC - OWNER: EDWARD B. FRANKEL FAMILY TRUST** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 504-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 24.76 acres at 2200 South Fort Apache Road (APN 163-05-315-045 and 163-05-410-001), R-PD18 (Residential Planned Development- 18 Units per Acre), Ward 1 (Tarkanian).

41. **SDR-6023 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT\ OWNER: CHARLESTON FESTIVAL, LLC** - Request for a Site Development Plan Review FOR A 94,978 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 10.21 acres adjacent to the southeast corner of Torrey Pines Drive and Casada Way (APN 138-35-801-002, 138-35-803-001, and 138-35-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

42. **SDR-6025 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD LLC** - Request for a Site Development Plan Review FOR A 4,987 SQUARE-FOOT COMMERCIAL BUILDING AND A WAIVER TO ALLOW A 15-FOOT FRONT SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND WAIVERS OF FOUNDATION, BUFFER AND PARKING LOT LANDSCAPING STANDARDS on 0.83 acres adjacent to the northeast corner of Decatur Boulevard and Concord Village Drive (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

43. **SDR-6066 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC AND 16207 VENTURA BOULEVARD, LLC** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 280-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 North Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units per Acre), Ward 6 (Mack).

DIRECTOR'S BUSINESS:

44. **TXT-6120 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.040, "R-PD Residential Planned Development District"; Title 19.08.040, "Residential District Development Standards"; and Title 19.20.020, "Words and Terms Defined" to define the Residential Planned Development Standards.

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 **March, 2005**, a copy of the **March 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 L Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

4 day of March, 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

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 March, 2005, at the hour of 9:30, there were posted copies of the March 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)

Don Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 4th day of March, 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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 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
Douglas Selby, City Manager

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, January 27 and February 10, 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. **ABEYANCE - TMP-5935 - TENTATIVE MAP - EASTON PLACE AT PROVIDENCE - APPLICANT/OWNER: PN II, INC D/B/A PULTE HOMES OF NEVADA** - Request for a Tentative Map FOR A 170 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.23 acres (POD 303a & 303b) adjacent to the west side of Shaumber Road, approximately 630 feet south of Dorrell Lane (APN 126-24-210-002 and 003; 126-24-201-005), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

2. **TMP-5537 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN WEST - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC** - Request for a Tentative Map FOR A 98 LOT CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone, Ward 4 (Brown).

3. **TMP-5538 - TENTATIVE MAP - WILLOWS @ TOWN CENTER - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC** - Request for a Tentative Map FOR A 188 LOT CONDOMINIUM DEVELOPMENT ON 8.81 acres adjacent to the southeast corner of Fort Apache Road and Bath Drive (APN 125-20-301-022), T-C (Town Center) Zone, Ward 6 (Mack).

4. **TMP-5967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A PARCEL L - APPLICANT/ OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR AN 89-LOT SINGLE FAMILY SUBDIVISION on 24.10 acres adjacent to the southeast corner Alta Drive and Far Hills Drive (APN 137-22-000-012), P-C (Planned Community) Zone, Ward 2 (Wolfson).

5. **TMP-6005 - TENTATIVE MAP - DAYDAWN CROSSING UNIT 2 - APPLICANT: NV HOMES GROUP - OWNER: DAYSTAR VENTURES, LLC AND GRAND TETON LODGE LAND, LLC** - Request for a Tentative Map FOR A 48-LOT RESIDENTIAL SUBDIVISION on 5.34 acres adjacent to the north side of Grand Teton Drive, approximately 700 feet east of Durango Drive (APN:125-09-401-017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent R-PD7 (Residential Planned Development-7 Units per Acre), and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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.

6. **VAC-6015 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: TOM AND JUDY MILLER** - Petition to Vacate a portion of Nemeth Road generally located south of Smoke Ranch Road, approximately 481 feet east of Rainbow Boulevard, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

7. **ABEYANCE - VAR-5694 - VARIANCE - 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).

8. **ABEYANCE - SUP-5691 - SPECIAL USE PERMIT RELATED TO VAR-5694 - 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).

9. **ABEYANCE - SDR-5689 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5694 AND SUP-5691 - 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).

10. **ABEYANCE - 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).

11. **ABEYANCE - 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).

12. **ABEYANCE - 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).

13. **ABEYANCE - 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).

14. **ABEYANCE - 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).

15. **ABEYANCE - 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).

16. **ABEYANCE - 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).

17. **ABEYANCE - WVR-5955 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION** - Request for a Waiver of Title 18.08.110 & Title 18.12.510(A)(1) TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A HEIGHT OF SIX FEET WITHOUT A MINIUMUM FOUR FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

18. **ABEYANCE - WVR-5956 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION** - Request for a Waiver of Section D.2.A.6 of the Town Center Development Standards TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A HEIGHT OF SIX FEET WITHOUT A MINIUMUM FIVE FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

19. **VAR-5949 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Variance TO ALLOW 824 PARKING SPACES WHERE 1,065 IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).

20. **WVR-6153 - WAIVER RELATED TO VAR-5949 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Waiver of Title 18.12.100 TO ALLOW 24-FOOT PRIVATE STREET WIDTH AT INTERSECTIONS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

21. **SDR-5948 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5949 AND WVR-6153 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for Revisions to an approved Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

22. **VAC-5954 - VACATION RELATED TO VAR-5948, SUP-5068, SUP-5069 AND SDR-5948 - PUBLIC HEARING - OWNER: CARINA CORPORATION - APPLICANT: THE KEITH COMPANIES** - Petition to Vacate a Road, Public Utility and Flood Control Easements generally located on Tule Springs Road approximately 1,316 Feet south of Farm Road, Ward 6 (Mack).

23. **VAR-5981 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: HERMAN THROWER** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET WHERE 67.5 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

24. **VAR-5982 - VARIANCE RELATED TO VAR-5981 - PUBLIC HEARING - APPLICANT/OWNER: HERMAN THROWER** - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 101 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

25. **SDR-5980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5981 AND VAR-5982 - PUBLIC HEARING - APPLICANT/OWNER: HERMAN THROWER** - Request for a Site Development Plan Review FOR A 17,995 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

26. **VAR-6030 - VARIANCE - PUBLIC HEARING - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.** - Request for a Variance TO ALLOW 14 PARKING SPACES WHERE 18 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue (APN 139-34-710-048), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

27. **SDR-6026 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6030 - PUBLIC HEARING - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.** - Request for a Site Development Plan Review FOR A 5,362 SQUARE-FOOT OFFICE DEVELOPMENT AND WAIVERS OF THE SETBACK, LANDSCAPE BUFFER STANDARDS AND PARKING LOT LANDSCAPE STANDARDS on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue (APN 139-34-710-048), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

28. **VAR-6028 - VARIANCE - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: REYES G. PALACIOS** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION on 0.50 acres at 729 Clarkway Drive (APN 139-28-301-017), R-E (Residence Estates) Zone, Ward 5 (Weekly).

29. **WVR-6035 - WAIVER - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW 209 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Dorrell Lane and Hualapai Way (APN 125-19-201-001 and 003), R-PD3 (Residential Planned Development- 3 Units per Acre), Ward 6 (Mack).

30. **SUP-5984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT BRUCE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

31. **SDR-5942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5984 - PUBLIC HEARING - APPLICANT/ OWNER: FREMONT BRUCE, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 152 RESIDENTIAL UNIT, 21,000 SQUARE-FOOT MIXED-USE DEVELOPMENT on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

32. **SUP-5990 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONMAR OF CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Special Use Permit FOR A PROPOSED HOTEL AND A WAIVER OF THE 330 FOOT DISTANCE SEPARATION FROM A SINGLE FAMILY DETACHED DWELLING adjacent to the northeast corner of Centennial Center Boulevard and Ann Road (a portion of APN 125-27-401-011), T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Mack).

33. **SDR-5989 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5990 - PUBLIC HEARING - APPLICANT: SONMAR OF CENTENNIAL, LLC - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 108-UNIT HOTEL AND A WAIVER OF THE ROOFED TRASH ENCLOSURE STANDARD on 2.0 acres adjacent to the northeast corner of Centennial Center Boulevard and Ann Road (a portion of APN 125-27-401-011), T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Mack).

34. **SUP-6020 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIOLET SAHAKYAN - OWNER: ROBERT BOLTEN AND RHONDA BOLTEN** - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER adjacent to the southeast corner of Jones Boulevard and Washburn Road (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

35. **SDR-6018 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6020 - PUBLIC HEARING - APPLICANT: VIOLET SAHAKYAN - OWNER: ROBERT BOLTEN AND RHONDA BOLTEN** - Request for a Site Development Plan Review FOR A 14,797 SQUARE-FOOT CHILD CARE CENTER on 2.24 acres adjacent to the southeast corner of Jones Boulevard and Washburn Road (APN 125-36-301-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

36. **SUP-5859 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANVUI, LLC - OWNER: G.L. DRAGON, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 1050 South Rampart Boulevard (APN 138-32-412-024), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

37. **SUP-5998 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:PEI WEI - OWNER: MARK L. FINE & ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 10830 West Charleston Boulevard, Suite 110 (APN 137-36-414-002), P-C (Planned Community) Zone, Ward 2 (Wolfson).

38. **SUP-6004 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MULUGETA BOUR - OWNER: NEVADA BROOKS COOK** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) TO ALLOW FULL LIQUOR SALES at 1616 South Las Vegas Boulevard (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

39. **SUP-6019 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHARLES LIPSCHITZ - OWNER: LEONARD W. CARPI AND ELIZABETH L. CARPI** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE RESIDENTIAL SEPARATION, FLOOR AREA STANDARDS AND A WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED at 4347 West Charleston Boulevard (a portion of APN 162-06-510-001), R-E (Residence Estates) and C-1 (Limited Commercial) Zones, Ward 1 (Tarkanian).

40. **SDR-6017 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SKY RISE DEVELOPMENT GROUP, INC - OWNER: EDWARD B. FRANKEL FAMILY TRUST** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 504-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 24.76 acres at 2200 South Fort Apache Road (APN 163-05-315-045 and 163-05-410-001), R-PD18 (Residential Planned Development- 18 Units per Acre), Ward 1 (Tarkanian).

41. **SDR-6023 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT\ OWNER: CHARLESTON FESTIVAL, LLC** - Request for a Site Development Plan Review FOR A 94,978 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 10.21 acres adjacent to the southeast corner of Torrey Pines Drive and Casada Way (APN 138-35-801-002, 138-35-803-001, and 138-35-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

42. **SDR-6025 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD LLC** - Request for a Site Development Plan Review FOR A 4,987 SQUARE-FOOT COMMERCIAL BUILDING AND A WAIVER TO ALLOW A 15-FOOT FRONT SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND WAIVERS OF FOUNDATION, BUFFER AND PARKING LOT LANDSCAPING STANDARDS on 0.83 acres adjacent to the northeast corner of Decatur Boulevard and Concord Village Drive (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

43. **SDR-6066 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC AND 16207 VENTURA BOULEVARD, LLC** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 280-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 North Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units per Acre), Ward 6 (Mack).

DIRECTOR'S BUSINESS:

44. **TXT-6120 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.040, "R-PD Residential Planned Development District"; Title 19.08.040, "Residential District Development Standards"; and Title 19.20.020, "Words and Terms Defined" to define the Residential Planned Development Standards.

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: MARCH 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: 6:02 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

PRESENT: CHAIRMAN TODD NIGRO, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN (excused at 9:08 P.M.)

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – 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 14 [VAR-5878]	Abeyance to 04/14/2005 Planning Commission Meeting
Item 15 [SUP-5877]	Abeyance to 04/14/2005 Planning Commission Meeting
Item 16 [SDR-5876]	Abeyance to 04/14/2005 Planning Commission Meeting
Item 17 [WVR-5955]	WITHDRAWN Without Prejudice
Item 18 [WVR-5956]	WITHDRAWN Without Prejudice
Item 19 [VAR-5949]	Abeyance to 04/14/2005 Planning Commission Meeting

City of Las Vegas

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

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Item 17 [WVR-5955]	WITHDRAWN Without Prejudice
Item 18 [WVR-5956]	WITHDRAWN Without Prejudice
Item 19 [VAR-5949]	Abeyance to 04/14/2005 Planning Commission Meeting

Item 20 [WVR-6153]	Abeyance to 04/14/2005 Planning Commission Meeting
Item 21 [SDR-5948]	Abeyance to 04/14/2005 Planning Commission Meeting
Item 32 [SUP-5990]	Tabled
Item 33 [SDR-5989]	Tabled

Regarding Item 14 [VAR-5878], Item 15 [SUP-5877] and Item 16 [SDR-5876], JON FIELD, Attorney, Kummer Kaempfer Bonner & Renshaw, appeared on behalf of the applicant and confirmed that although the submitted letter requested the items be held to the 03/24/2005 meeting, he was amending that request to abeyance to the 04/14/2005 Planning Commission Meeting.

Regarding the request to table Item 17 [WVR-5955] and Item 18 [WVR-5956], MR. RANKIN indicated the applications were no longer necessary because the applicant submitted revised plans for the wall and it met Code requirements.

JOHN BONE, Carina Homes, 1035 Indigo Drive, requested that Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] be held in abeyance to the 04/14/2005 Planning Commission Meeting. MR. RANKIN confirmed with MR. BONE that the applicant did want to hear Item 22 [VAC-5954] even though it was a companion item and stated staff was prepared to hear it.

MR. RANKIN also indicated that staff requested the following items be held in abeyance, tabled or withdrawn without prejudice.

Item 41 [SDR-6023]	Abeyance to 03/24/2005 Planning Commission Meeting
Item 44 [VAR-5878]	Tabled

Regarding Item 44 [VAR-5878], there are more comments to be made on this item from outside sources so staff requested the item be tabled.

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

(6:04 – 6:09)

City of Las Vegas

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

SUBJECT:
Approval of the minutes of the January 13, January 27 and February 10, 2005 Planning Commission Meeting

MOTION:
TRUESDELL – APPROVED – UNANIMOUS

MINUTES:
There was no discussion.

(6:03 – 6:03)

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:

ABEYANCE - TMP-5935 - TENTATIVE MAP - EASTON PLACE AT PROVIDENCE - APPLICANT/OWNER: PN II, INC D/B/A PULTE HOMES OF NEVADA - Request for a Tentative Map FOR A 170 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.23 acres (POD 303a & 303b) adjacent to the west side of Shaumber Road, approximately 630 feet south of Dorrell Lane (APN 126-24-210-002 and 003; 126-24-201-005), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], 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 and amending the following condition:

5. ***As an attachment to the Civil Bond, any part of which shall not be released until this condition has been satisfied and, prior to the sale of any lots or units,*** **the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.**

– UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is in litigation with a sister company of Pulte Homes

This is Final Action

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 1 – TMP-5935

MINUTES:

GARY LEOBOLD, Planning & Development, gave a brief overview of the application. The item was held from the 2/24/2005 Planning Commission meeting because the applicant wanted to add an additional lot. Staff had no problem with that addition, as the site would still conform to all requirements.

MR. LEOBOLD noted that staff was proposing an amendment to Condition 5, which is imposed on tentative maps to make it easier for the Field Operations Department to identify the maintenance schedules for public land adjacent to common elements in a development. On this particular application, the applicant has indicated there are difficulties with the implementation of this clause and staff concurs. The condition, as worded, would complicate the process of getting the tentative map recorded. He read the suggested wording into the record and indicated that staff would be incorporating this amended language on future tentative maps where there are common elements.

KYLE HONEYCUTT, Pulte Homes, 11500 South Eastern Avenue, Henderson, appeared on behalf of the applicant and concurred with all conditions and amendments.

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-2184, ZON-1520 and ZON-4142), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 02/07/05 date stamped plans.

3. A lot fit analysis shall be submitted prior to the recordation of the Final Map.

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

5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the

CONDITIONS – Continued:

proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

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

Public Works

7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

8. If not constructed by the Master Developer, construct the full width street improvements on Puli Road and half street improvements on Shaumber Road, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

9. If not constructed by the Master Developer, dedicate or obtain easement rights for the full width of the entry drive (Weiner Melange Avenue). If not dedicated through the recordation of this Final Map, then obtain dedication by separate document or easement rights prior to recordation of this Final map. Construction of the full width of the entry drive is required concurrent with development of this site.

10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road and Shaumber Road adjacent to this site concurrent with development of this site.

11. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Puli Road and Shaumber Road public rights-of-way adjacent to this site.

CONDITIONS – Continued:

12. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

13. A Homeowners' Association shall be established to maintain all perimeter walls, 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.

14. Provide a public sewer stub to Puli Road between lots 31 and 114 at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

16. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.

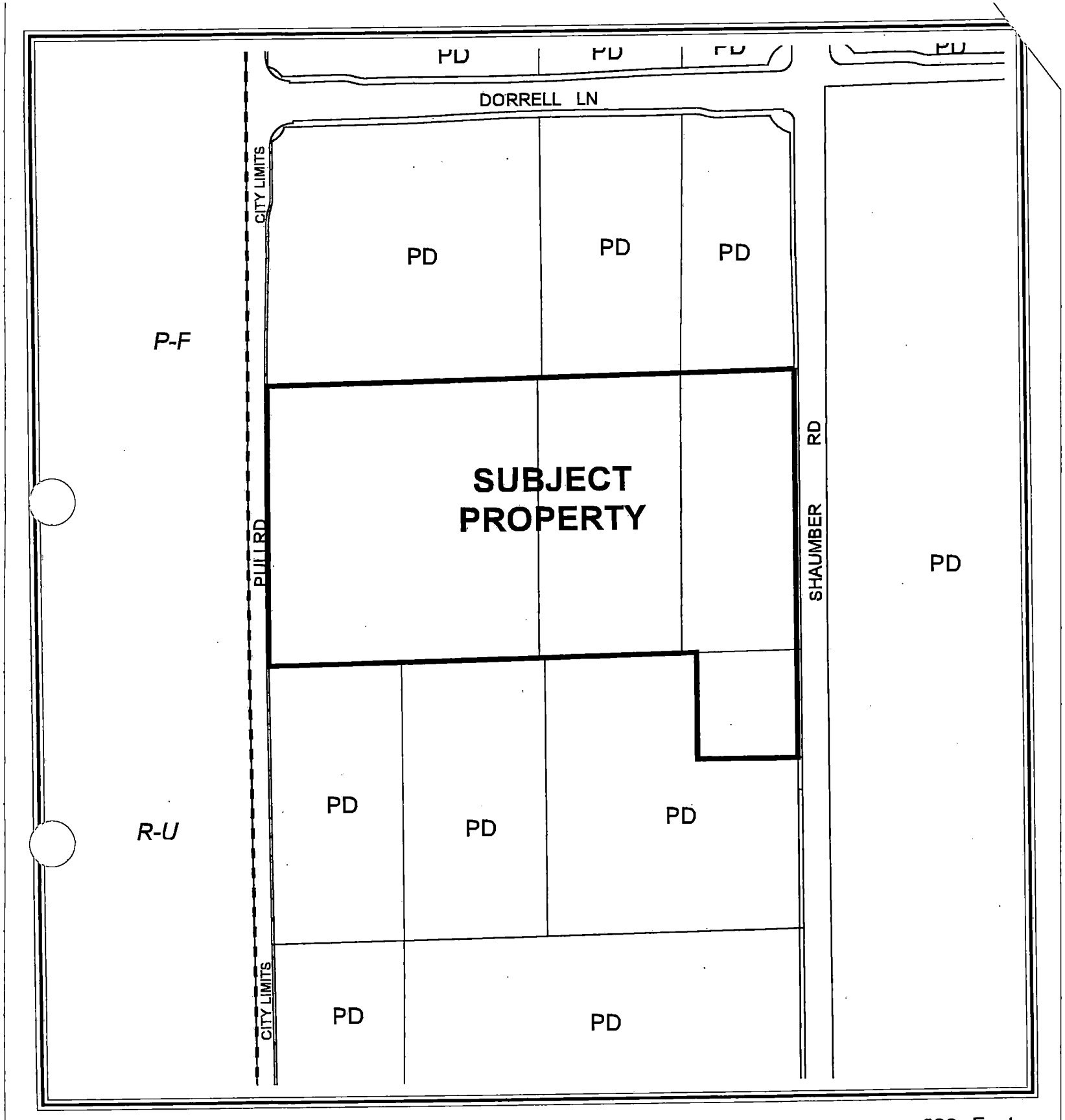
17. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

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

CONDITIONS – Continued:

19. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

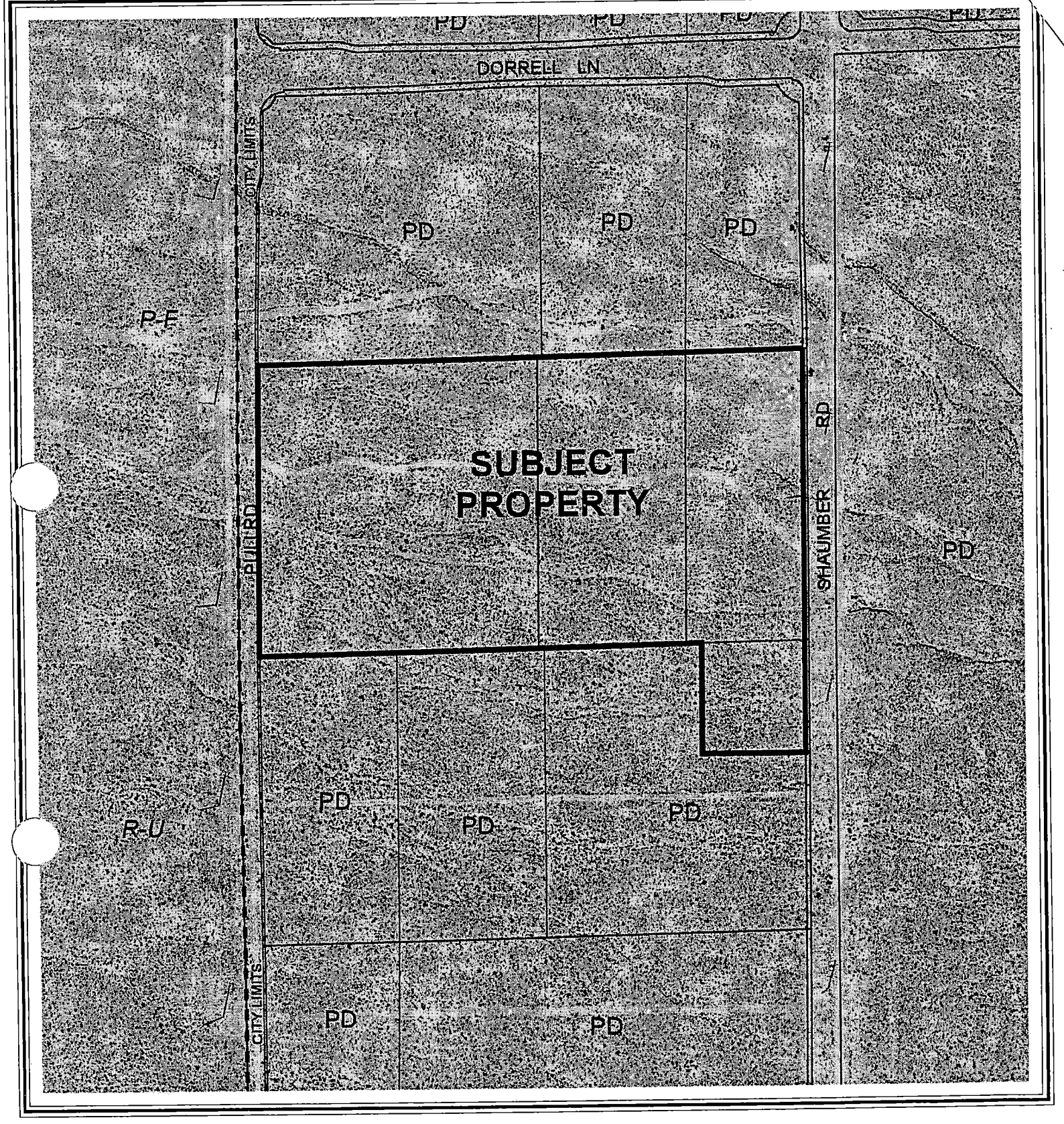
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to 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-5935

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFFS EDGE SPECIAL LAND USE]

N



0 300 600 Feet

CASE: TMP-5935

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFFS EDGE SPECIAL LAND USE]

N

Public Works

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14. Provide a public sewer stub to Puli Road between lots 31 and 114 at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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16. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.

17. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

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19. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 169-lot single-family residential subdivision on 22.23 acres (POD 303a & 303b) adjacent to the west side of Shaumber Road, approximately 630 feet south of Dorrell Lane. A related Vacation application (VAC-5936) will be considered at the 02/24/05 Planning Commission meeting.

B) Applicant's Justification

A justification letter is not required for a Tentative Map, nor was one submitted.

C) Master Developer's Justification

12/15/04 Providence approved a Design Guideline Certificate for Pod 303a, to become known as "Easton Place", with the following required revisions:

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

The Design Guideline Certificate included the following additional comments:

1. No requested deviations from Design Guideline standards.

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

02/04/05 Providence revised the approved Design Guideline Certificate for Pod 303a, to become known as "Easton Place", with the following comments:

1. The DRC concurs with the City approval of the requested deviation for non-standard shaped cul-de-sacs.

2. The perimeter wall detail was provided by the DRC and will be submitted to the City as part of an upcoming modification to the Design Guidelines.

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

BACKGROUND INFORMATION

A) Related Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of Rezoning (ZON-1520). The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation is February 14, 2003.

03/19/03 The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.

04/16/03 The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.

03/11/04 The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. This Tentative Map is to serve as the guiding map for the further subdivision of land within the Cliff's Edge Master Development Plan Area.

06/16/04 The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on March 11, 2004.

PL

07/07/04 The City Council approved a Rezoning (ZON-4142) application for the reclassification of property from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 20.0 acres south of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval on May 27, 2004.

05/05/04 The City Council approved a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff both recommended approval.

02/24/05 The Planning Commission held this item in abeyance at the request of the applicant in order to submit a revised tentative map showing 170 lots.

B) Pre-Application Meeting

12/15/04 A pre-application conference was held and resulted in the following comments:

1. The submittal requirements for a Tentative Map application were discussed.
2. The proposed cul-de-sac and street width deviations are required to be approved in writing by the City Engineer.

01/07/05 The Tentative Map checklist was signed after the applicant presented written approval by the City Engineer for cul-de-sacs to be reduced to a 26.5-foot radius.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 22.23

B) Existing Land Use

Subject Property:	Undeveloped [Proposed 169-lot single family residential subdivision]
North:	Undeveloped [No currently proposed development]
South:	Undeveloped [No currently proposed development]
East:	Undeveloped [No currently proposed development]
West:	Undeveloped [Clark County – BLM Land]

PL

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	Clark County (Rural Open Land [.5 units per acre] R-U)

D) Cliff's Edge Land Use

Subject Property:	ML (Medium Low Density Residential)
North:	RSL (Residential Small Lot)
South:	ML (Medium Low density Residential)
East:	PF (Public Facilities)
West:	Not a part

E) General Plan Compliance

The subject parcels are designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per acre, depending upon compatibility with adjacent uses.

The subject site is within a PD (Planned Development) zoning district. The PD (Planned Development) zoning district is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD (Planned Development) zoning district may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD (Planned Development) zoning district is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas. The minimum size of tract eligible for PD (Planned Development) zoning designation is five acres. The subject parcels are in conformance with the General Plan.

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

PL

Cliff's Edge Master Development Plan

The Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines control future development within the Cliff's Edge master plan area. These two documents were approved by City Council in March 2003 and amended in July 2003 and December 2003. The Master Development Plan was required for the approval of PD (Planned Development) zoning, which was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines. The Design Guidelines prescribe the form of urban development that is to take place in the various neighborhoods or "pods" that are identified in the Master Development Plan. The subsequent amendments were made at the request of city staff to fine-tune some of the concepts and processes outlined in these documents. A third document, the Cliff's Edge Development Agreement, addresses the apportioning of responsibilities between the City and the Master Developer for the regulation and enforcement of the first two documents, and the timing and development of infrastructure systems that is the responsibility of the Master Developer.

The subject parcels are designated as a ML (Medium-Low Density Residential) Land Use designation within the Cliff's Edge Master Development Plan. The ML (Medium-Low Density Residential) category provides for the development of up to eight units per acre. This land use category allows for medium density detached or attached single-family product types including, but not limited to, duplexes, compact lots, cluster and zero lot line developments. Buildings in this category should not exceed two stories in height.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided
Front – Living Area or Porch • Single Story Element • Two Story Element	10' 10' for up to 60% of the wall plane; otherwise 15'	N/A Yes, Verbatim
Front-Entry Garage	Less than 5' or 18'+	18' from back of curb
Turn-In Garage	10'	10'
Side • Interior Lots • Perimeter Lots & Parcel Entry (Siding to any community level roadway or open space)	3' 5' for single story element with no gable end, or 10' for two story element or single story element with a gable end	3' min 10'
		PL

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

(5) Accessory structures that are provided as detached garages shall have a driveway setback that is less than 5' or greater than 18'.

The proposed Tentative Map was submitted without a typical lot description, but has included the proposed setbacks for the development. The proposed setbacks are in conformance with the Cliff's Edge Design Guidelines for the ML (Medium-Low Density Residential) land use designation. However, since no typical lot drawings or product floor plans have been submitted this application will be conditioned to provide a lot fit analysis prior to the recording of a Final Map.

PL

A2) Open Space Standards

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

Total Acreage	Density	Units	Required		Provided
22.23 acres	7.60	169	25 Sq. Ft. / Unit	4,225 Sq. Ft.	Approximately 7,310 Sq. Ft.

The proposed Tentative Map exceeds the required minimum square-footage of open space. The open space provided is in the form of a park located at the entrances to the subdivision.

A3) Public Streets Standards

Shaumber Road is to be, per the design guidelines of Tentative Map (TMP-3798) and the Cliff's Edge Master Development Plan And Design Guidelines, an 80-foot right-of-way with an additional 10-foot landscape buffer along the subject property's street frontage. Puli Road is to be an 80 foot right-of-way with an additional five-foot landscape buffer to be located at the back of the five-foot sidewalk along the subject property's street frontage.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts an area located on the west side of Shaumber Road, approximately 630 feet south of Dorrell Lane. The submitted map illustrates Shaumber Road as an 80-foot right-of-way, including a 14 foot median, adjacent to an additional 10 feet of landscape buffer on the eastern alignment of the subject property. Access to the subdivision will be achieved via entrances from Shaumber Road. The map also illustrates Puli Road as an 80-foot right-of-way, with an additional five feet of landscaping buffer on the western alignment of the subject property. The proposed subdivision is composed 47-foot wide public streets. There exist three non-standard shape cul-de-sacs within the development, which have been approved in writing by the City Engineer.

The proposed perimeter walls have been illustrated as having a maximum height of seven feet along the northern and southern property lines. Any perimeter wall in excess of seven feet would be required to be terraced per the Cliff's Edge Design Guidelines. The entry wall and columns, as well as the community wall, columns, and fence illustrated on the Tentative Map deviate from the current design guidelines of Cliff's Edge, but have been granted a waiver from said standards by the master developer. The justification for this waiver is based upon a future modification of the Cliff's Edge Master Development Plan and Design Guidelines to reflect said deviation as the norm.

PL

- Cross Section

  The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum four foot retaining wall. The maximum exterior retaining wall height is shown to be ten feet and is therefore in compliance with Title 18. The total vertical wall face proposed at the north and south property lines appears to be approximately seven feet exterior to this subdivision. We also note that the Cliff's Edge Design Guidelines, Sections 6.2.2 and 6.2.3, states the total visible height of solid wall, including retaining wall, as measured on the exterior side of the wall shall not exceed 7 feet.

  The submitted east/west cross section depicts a maximum natural grade greater than 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4% is allowed a maximum six foot retaining wall per step. The maximum exterior retaining wall height is shown to be four feet and is stepped with a landscape buffer, therefore complying with Title 18 and Cliffs Edge Design Guidelines.

- Trails

  There are no proposed trails aligned with the subject property.

- Comments

  Las Vegas Metropolitan Police Department

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

  1. Response time to calls for service will be increased due to the increase in calls and the lack of officers to adequately handle them.

  2. Quality of investigation will be affected by the increase in cases assigned to detectives that additional calls for service generate.

  3. Officers will have reduced time for preventive patrol and to deal with quality of life issues which, if not addressed, most often escalate to criminal issues.

PL

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5935 APN: 126-24-210-002, 005, 003

Name of Property Owner: PN II Inc. A Nevada Corporation

Name of Applicant: Pulte Homes

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Jeremy Fritz

Subscribed and sworn before me

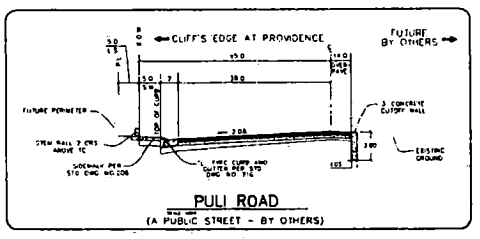
This 29th day of Nov., 2004

Cheryl Lynn Smith
Notary Public in and for said County and State

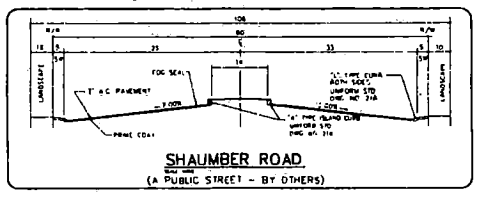
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHERYL LYNN SMITH
Appt. No. 04-92592-1
My Appt. Expires Sept. 23, 2008

TENTATIVE MAP
FOR
A CITY OF LAS VEGAS PLANNED COMMUNITY
EASTON PLACE AT PROVIDENCE

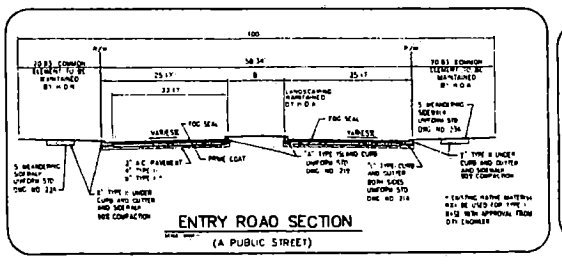
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PULI ROAD
(A PUBLIC STREET - BY OTHERS)



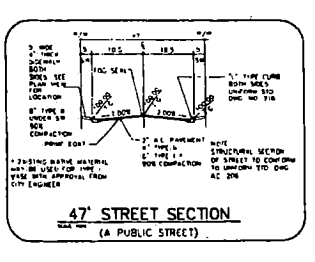
SHAUMBER ROAD
(A PUBLIC STREET - BY OTHERS)



ENTRY ROAD SECTION
(A PUBLIC STREET)

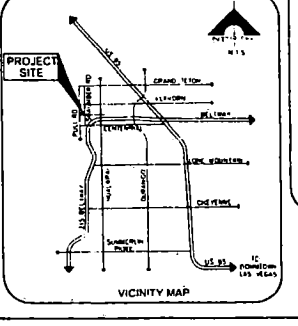
LEGEND

- BLOCK NUMBER
- LOT NUMBER
- SEWER LINE
- EXISTING SEWER LINE
- WATER LINE
- EXISTING WATER LINE
- BOUNDARY OF TENTATIVE MAP
- FUTURE
- 5' WIDE SIDEWALK EASEMENT
- EXIST CONTOURS
- STANDARD FIRE HYDRANT
- 0.60% STREET GRADIENT
- DESIGN FINISH GRADE



47' STREET SECTION
(A PUBLIC STREET)

KEY MAP



VICINITY MAP

LAND USE

EXISTING ZONING	= PD
EXISTING LAND USE	= ML
TOTAL GROSS ACREAGE	= 22.23
TOTAL NET ACREAGE	= 20.47
NUMBER OF LOTS	= 170
NUMBER OF COMMON LOTS	= 6
MIN LOT SIZE	= 3,400 S.F.
LOTS PER ACRE (DU/GR AC.)	= 7.65
MIN PL RADIUS	= 15'
TYP BUILDING SIZE (APPROX.)	= 1603 S.F.
TYP F.A.R.	= .478

SEWAGE CONTRIBUTION
AVERAGE 170 ERU'S X 250 GPD/ERU = 42,500 GPD
PEAK FLOW 42,500 GPD X 3.4 (PF) = 144,500 GPD

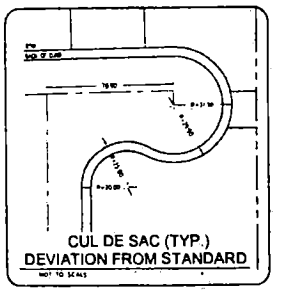
SETBACK REQUIREMENTS

SETBACKS ARE AS STIPULATED IN "THE PROVIDENCE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES" BOOK

FRONT SETBACKS	
LIVING AREA OR PORCH	= 10' FOR UP TO 60% OF THE WALL PLANE, OTHERWISE 15'
FRONT ENTRY GARAGE	= 18' FROM BACK OF SIDEWALK
SIDE ENTRY GARAGE	= 10'
CORNER/SIDE SETBACKS:	
SIDE YARD (INTERIOR)	= 3' MIN.
CORNER LOT SIDE YARD	= 10' FROM BACK OF SIDEWALK OR BACK OF CURB IF THERE IS NO SIDEWALK
REAR YARD SETBACKS	
INTERIOR LOTS	15' EXCEPT THAT 10' ALLOWED FOR UP TO 50% OF THE PRODUCT WIDTH
(PERIMETER) (Backing to SFD community level roadway or open space)	SAME AS INTERIOR LOTS EXCEPT THAT NO MORE THAN THREE ADJACENT DWELLINGS MAY HAVE THE SAME REAR SETBACK. OTHERWISE AN ADDITIONAL OFFSET OF AT LEAST 5' IS REQUIRED
REAR PATIO COVERS	10'

BENCHMARK

BM #	DESC	KEY DATUM	KEY DATUM
BMD +30'	CITY OF LAS VEGAS BRASS CAP AND PLATE IN CONCRETE MONUMENT AT THE NW CORNER OF MCLEAN WAY AND FARM ROAD	1860 FT (FEET)	811.871 (METERS)



ENGINEER & SURVEYOR

G.C. WALLACE INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
PHONE (702) 804-2000

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

PULTE HOMES, INC.
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134
PHONE (702) 256-7900

SUBDIVIDER

PULTE HOMES, INC.
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134
PHONE (702) 256-7900

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 58 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 116, PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE NORTH 89°51'53" EAST, 85.01 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24, NORTH 00°19'29" EAST, 867.89 FEET; THENCE NORTH 89°50'31" EAST, 1266.85 FEET; THENCE SOUTH 00°01'10" WEST, 826.02 FEET; THENCE NORTH 89°58'50" WEST, 233.81 FEET; THENCE NORTH 00°00'00" WEST, 253.11 FEET; THENCE SOUTH 89°51'56" WEST, 1013.54 FEET TO THE POINT OF BEGINNING CONTAINING 20.47 ACRES

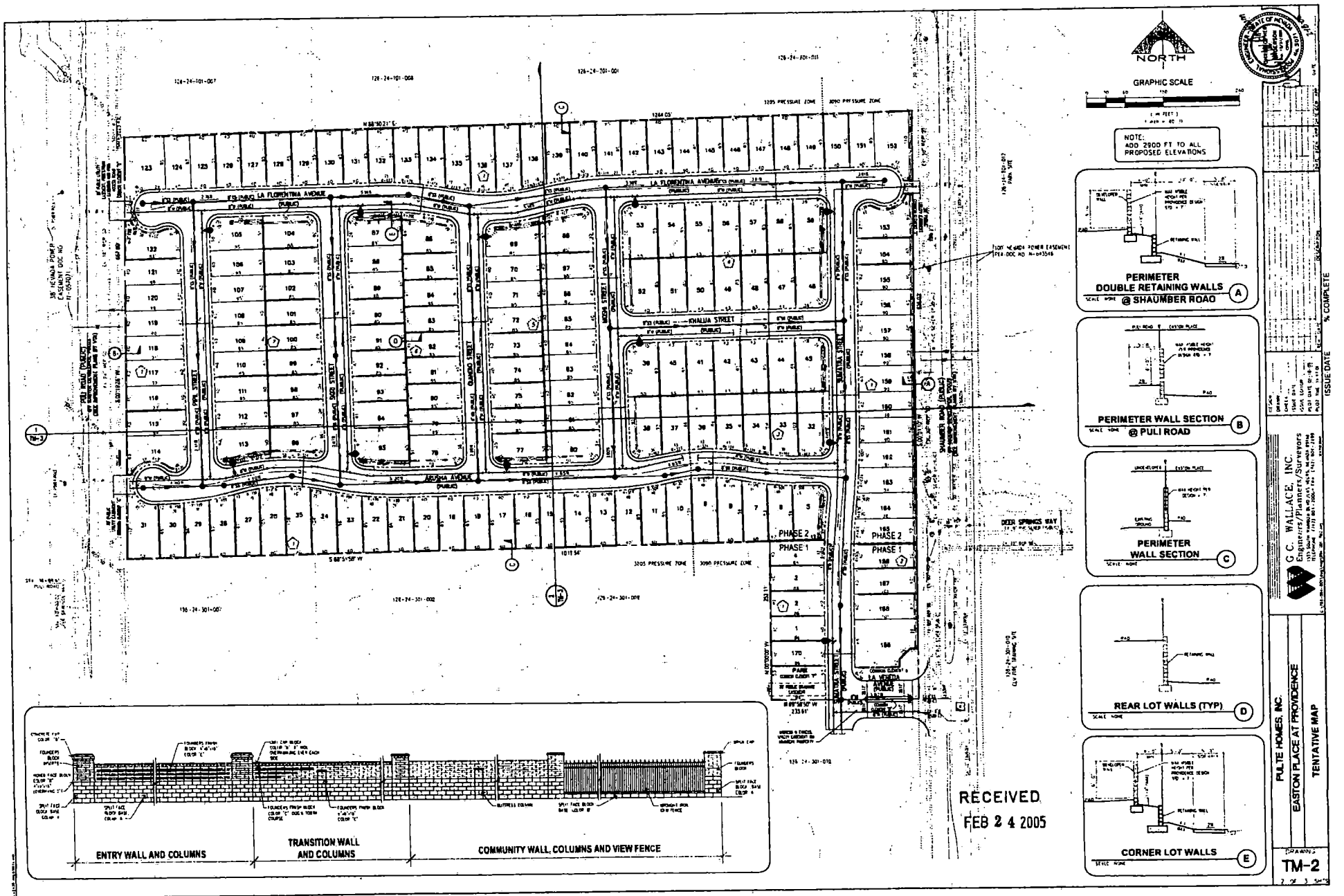
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NEVADA 89146
(702) 804-2000 FAX (702) 804-2001

PULTE HOMES, INC.
EASTON PLACE AT PROVIDENCE
TENTATIVE MAP

DRAWING
TM-1
1 OF 3 SHTS

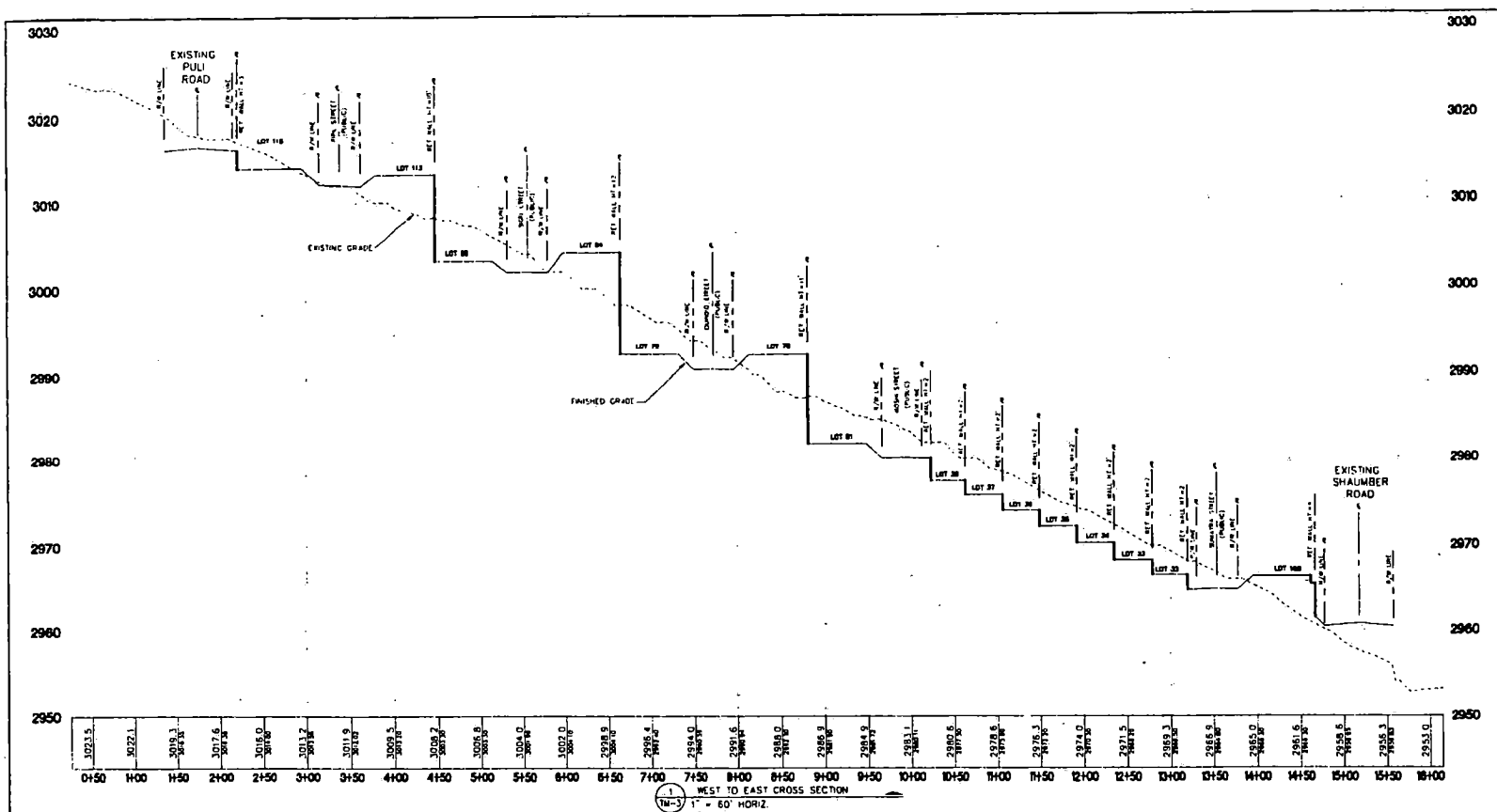
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TMP-5935
02/24/05 PC

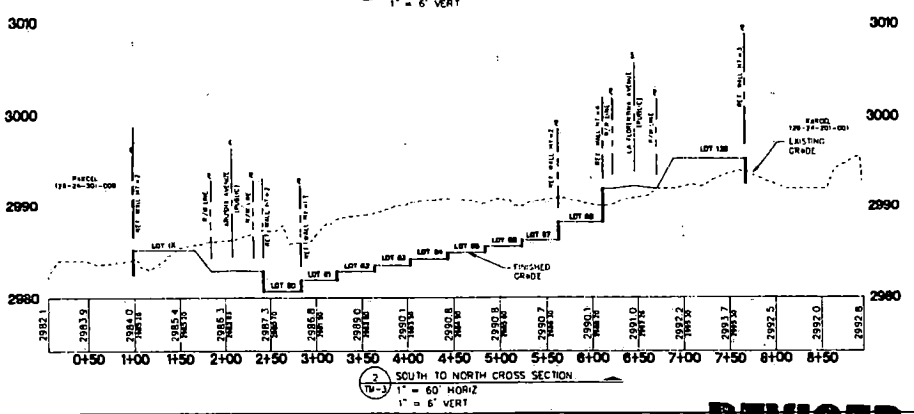


REVISED
2.24.05

TMP-5935
02/24/05 PC



1 TM-3 WEST TO EAST CROSS SECTION
1" = 60' HORIZ.
1" = 6' VERT



2 TM-3 SOUTH TO NORTH CROSS SECTION
1" = 60' HORIZ
1" = 6' VERT

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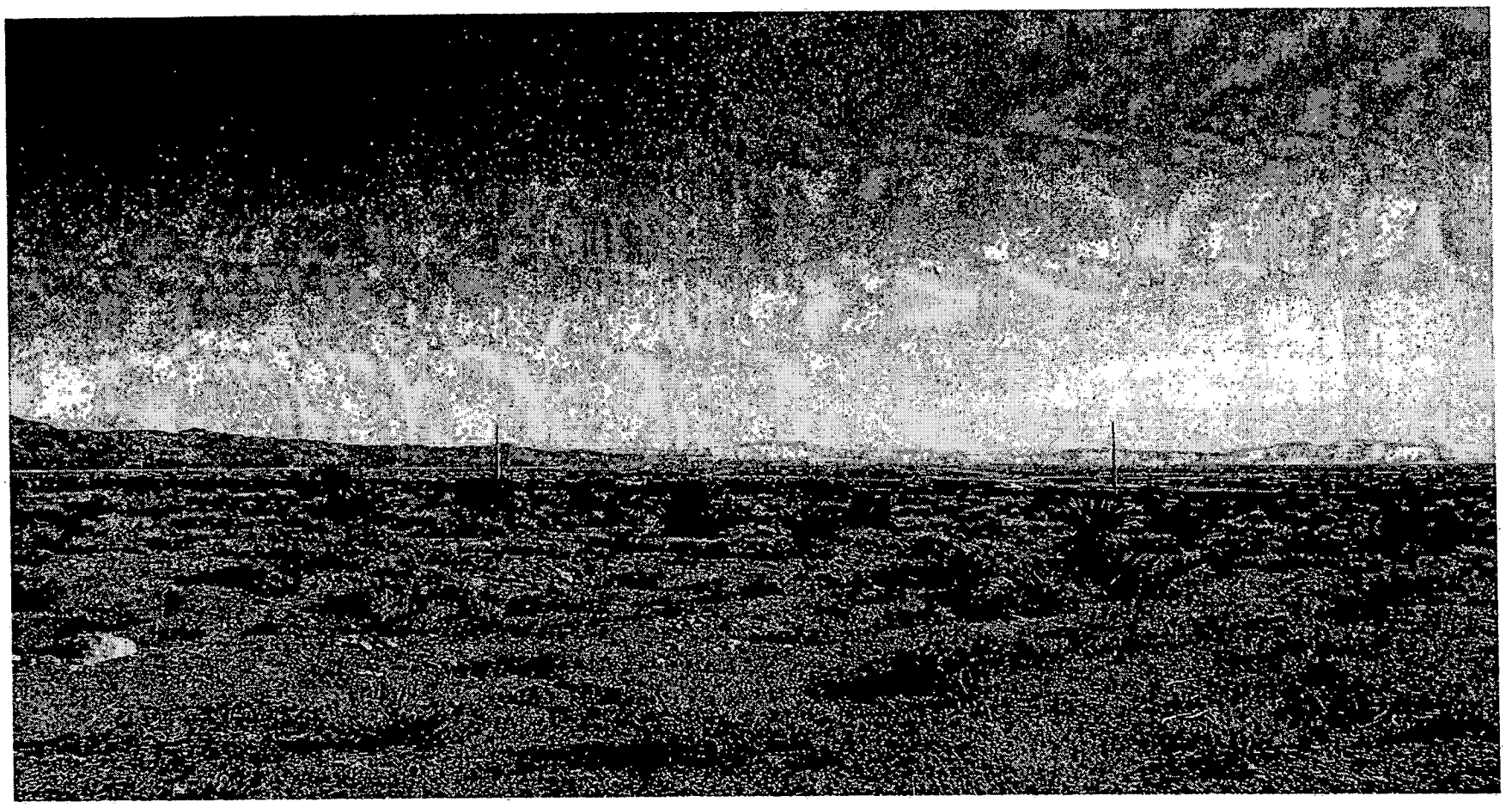
REVISED 2.24.05

TMP-5935
02/24/05 PC

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

PULTE HOMES, INC.
EASTON PLACE AT PROVIDENCE
TENTATIVE MAP SITE CROSS SECTION

DRAWING
TM-3
3 OF 3 SHTS



TMP-5935 - EASTON PLACE AT PROVIDENCE - APPLICANT/OWNER: PN II, INC D/B/A PULTE HOMES OF NEVADA
WEST SIDE OF SHAUMBER ROAD, APPROXIMATELY 630 FEET SOUTH OF DORRELL LANE
MARCH 10, 2005 PLANNING COMMISSION

2/4/05

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
TMP-5537 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN WEST - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC - Request for a Tentative Map FOR A 98 LOT CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions and amending the following condition:

3. A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails *to the satisfaction of the Planning and Development Department* prior to the recordation of a Final Map. This must be depicted on the Tentative Map.

– UNANIMOUS

This is Final Action

MINUTES:
DOUG RANKIN, Planning & Development, gave a brief overview of the application. He indicated that staff needed to amend Condition 3 to correspond with the way the Condition was written during a previous City Council meeting. The applicant brought this discrepancy to staff's attention.

MINUTES – Continued:

RUSS SILLETOE, Civiltec Engineering, 4795 South Sandhill Road, appeared on behalf of the applicant and concurred with the conditions and amendment as read by staff. Because the application was in the final approval stage, he asked if the trail had to be depicted on the map. He did not think that City Council had required the applicant to do so. The applicant would abide by the requirement; however, he asked that the last sentence be deleted so the item does not have to come before the Board again to satisfy the condition.

MARGO WHEELER, Planning & Development, confirmed for CHAIRMAN NIGRO that the applicant's suggestion would be acceptable. The application would not have to come back before the Board as no further Planning Commission action would be necessary. The applicant would have to place the trail on the Tentative Map and also the Final Map that follows through.

VICE CHAIRMAN TRUESDELL questioned the funding mechanism for the common trail located to the west of the subject site. MR. RANKIN informed him that the construction and maintenance of the trail was the responsibility of developers in the area. In this case, the homeowners association of the Beazer Homes development to the west would maintain this portion of the trail. The Willows development located to the east did have a condition to construct the trail in accordance with Beazer Homes; however, a resolution regarding their involvement in the trail has not been reached. He indicated the Willows bond had been released and the Beazer Homes bond was still being held.

(6:13 – 6:16)

CONDITIONS:

Planning and Development

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

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

3. A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails prior to the recordation of a Final Map. This must be depicted on the Tentative Map.

CONDITIONS – Continued:

4. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5519) and the Lone Mountain West Master Plan Development Standards.

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

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

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

8. 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.

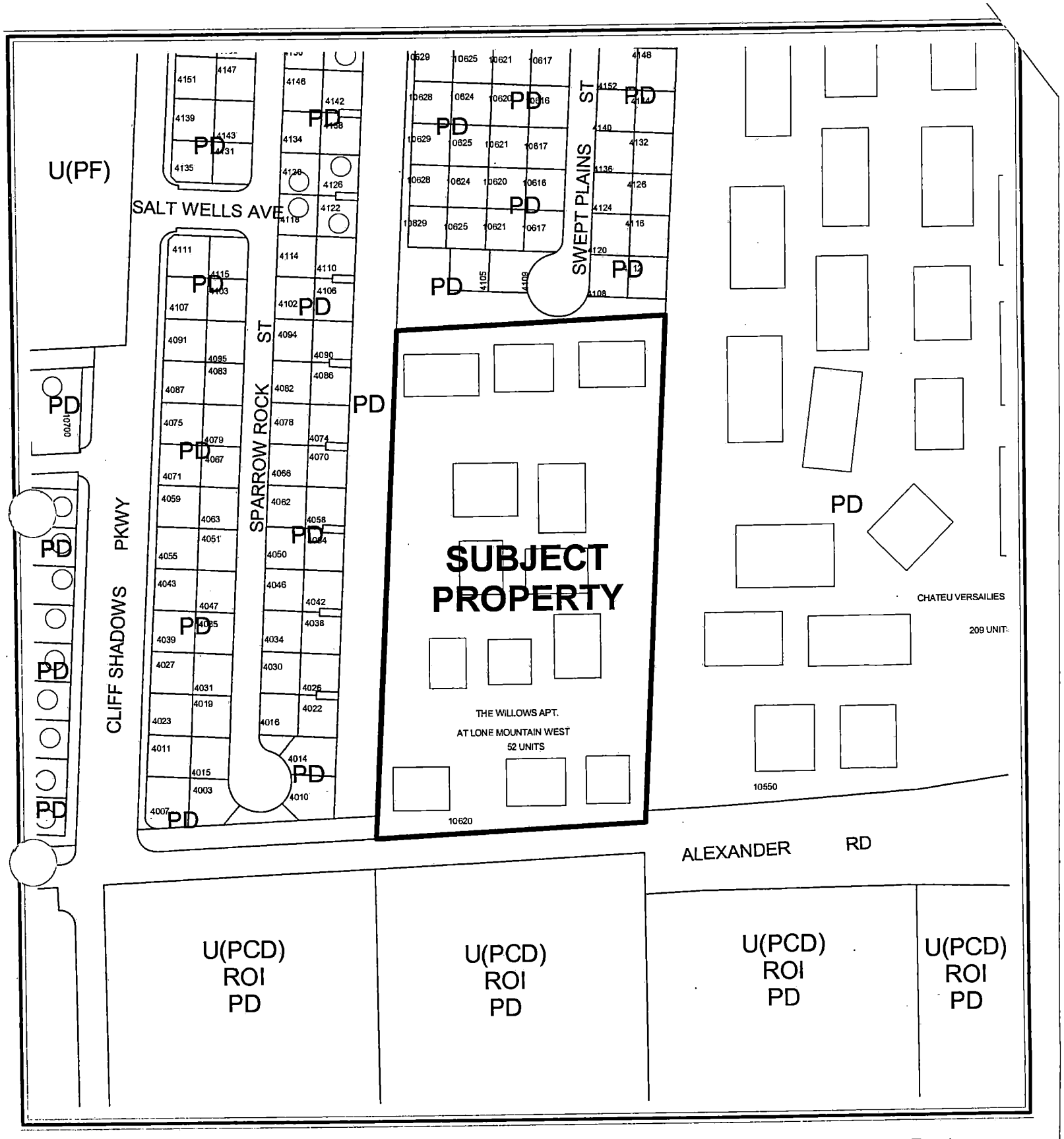
Public Works

9. The Final Map for this site shall label the existing multi-use equestrian trail as follows: "X-foot wide Multi-Use Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained prior to conveyance". The following statement should be added to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots (i.e. Lot "__") will be conveyed to the City of Las Vegas within one year of the recordation of this map". The Owner's Certificate should also include the trails statement as identified within the City of Las Vegas Title 18 Subdivision Ordinance.

10. Site development to comply with all applicable conditions of approval for Z-56-01, SDR-5519 and all other applicable site-related actions.

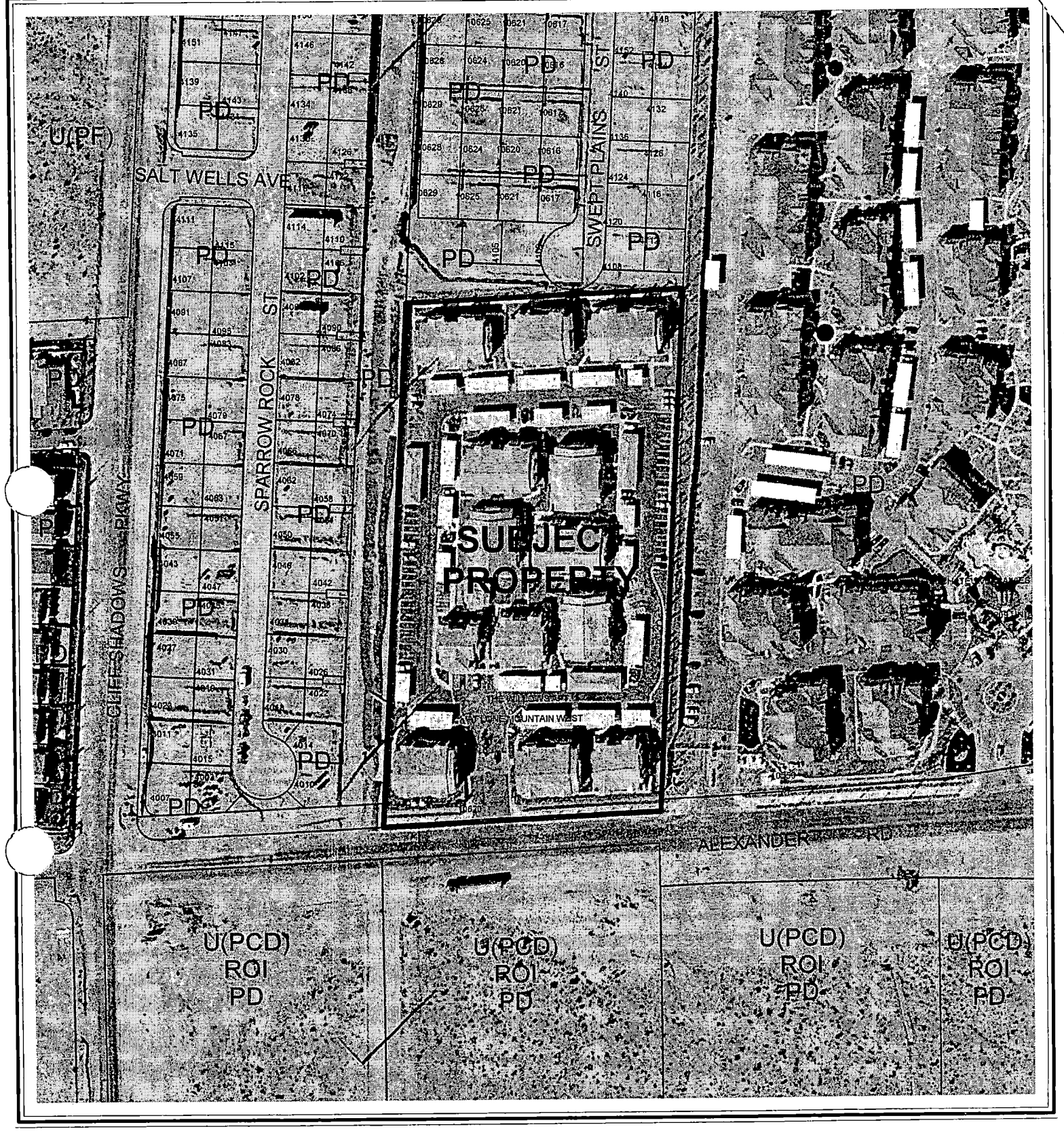
CONDITIONS – Continued:

11. 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-5537**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 100 200 Feet

CASE: TMP-5537

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5537 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN WEST - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC

** CONDITIONS **

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

Planning and Development

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

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

3. A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails prior to the recordation of a Final Map. This must be depicted on the Tentative Map.

4. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5519) and the Lone Mountain West Master Plan Development Standards.

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

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

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

8. 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

9. The Final Map for this site shall label the existing multi-use equestrian trail as follows: "X-foot wide Multi-Use Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained prior to conveyance". The following statement should be added to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots (i.e. Lot "__") will be conveyed to the City of Las Vegas within one year of the recordation of this map". The Owner's Certificate should also include the trails statement as identified within the City of Las Vegas Title 18 Subdivision Ordinance.

10. Site development to comply with all applicable conditions of approval for Z-56-01, SDR-5519 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is request for approval of a Tentative Map for a 98-lot condominium development on 5.27 acres at 10620 West Alexander Road

B) Applicant's Justification

The applicant has submitted a justification letter requesting that the tentative map for a 98-lot condominium conversion be approved. No real justification was given for the approval.

BACKGROUND INFORMATION

A) Related Actions

07/05/01 The City Council approved a Major Modification to the Lone Mountain West Master Plan [Z-0024-99(23)] to change the land use designation from Medium Low (up to 12 dwelling units per acre) to Multi-Family Medium (up to 25 dwelling units per acre) on approximately 5.0 acres located on the north side of the Alexander Road alignment, approximately 660 feet west of the western beltway alignment. The Planning Commission and Staff both recommended approval on May 24, 2001.

07/24/01 The Department of Planning and Development administratively approved a Minor Modification to the Lone Mountain West Master Plan [Z-0024-99(29)] to add 5.59 acres into the master plan area on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment.

09/05/01 The City Council approved a Rezoning (Z-0056-01) application for the reclassification of property from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment. The Planning Commission and Staff both recommended approval on July 26, 2001.

09/05/01 The City Council approved a Site Development Plan Review [Z-0056-01(1)] for a proposed 98-unit apartment development on approximately 5.59 acres on the north side of Alexander Road approximately 330 feet east of the Cliff Shadows Parkway alignment. The Planning Commission and Staff both recommended approval on July 26, 2001.

DA

01/27/05 The Planning Commission recommended approval of Site Development Plan Review (SDR-5519) for a proposed conversion of a 98-unit apartment complex to condominiums on approximately 5.27 acres located at 10620 West Alexander Road on January 27, 2005. City Council will hear Site Development Plan Review (SDR-5519) on March 02, 2005.

B) Pre-Application Meeting

10/08/04 A pre-application conference was held and the following comments were made:

1. The applicant shall meet with the Planning & Development to develop a comprehensive address plan for the site.
2. Any addresses that need to be changed with the Building Department will be subject to fees.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.59 Acres
Net Acres:	5.27 Acres

B) Existing Land Use

Subject Property:	Apartments
North:	Single Family Residential
South:	Undeveloped
East:	Apartments
West:	Single Family Residential

C) Lone Mountain Land Use

Subject Property:	MFM (Multi-Family Medium Residential)
North:	ML (Medium-Low Density Residential)
South:	MFM (Multi-Family Medium Residential)
East:	MFM (Multi-Family Medium Residential)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

DA

E) General Plan Compliance

a. Lone Mountain West

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

The subject site is located within the Lone Mountain West Master Plan area west of the Las Vegas Beltway. The parcel has a land use designation of Multi-Family Medium Residential on the Master Development Plan. The Multi-Family Medium Residential category provides for the development of up to 25 dwelling units per gross acre. Product types include a higher density variety of multi-family units such as condominiums and low-density multi-family, and residential buildings with a maximum of three stories. This category also permits senior housing and related facilities for senior care.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Lone Mountain West Master Plan does not provide specific setback or minimum lot dimension standards for apartment developments within the MFM (Multi-Family Medium) designation. As a result, the development is in compliance with zoning standards that apply to the site.

B) General Analysis Discussion

- General information

The site plan illustrates an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Alexander Road. This location will be at most approximately 300 feet from the most distant apartments, and therefore centrally accessible to residents of all buildings on the site. The site plan does depict parking spaces sufficient to meet the requirements of Municipal Code Title 19.10.010. The units within the development will range in size from 1300 square feet up to 2200 square feet with all the units of the same type being in the same building. There are

two multi-use trails that run adjacent to the site. Along the south property line there is a Multi-Use Non-Equestrian trail that runs along Alexander Road that has been constructed. Along the west property line there is a proposed Multi-Use Equestrian trail that was to be constructed as part of the original site development, but has yet to be constructed.

- Cross Section

  The submitted cross sections do not depict an overall grade change, but do to the fact the site is existing and the perimeter walls are constructed this will not have an effect on the overall site.

- Trails

  A Multi-Use Non-Equestrian trail is proposed adjacent to the subject site's western property alignment. The original Site Development Plan Review [Z-0056-01(1)] was conditioned to construct the trail along the western portion of the property prior to the 75% of the subdivision being completed. Recent investigation of the area confirmed that the proposed trail has not been completed at this time, therefore the development is in violation of condition #5 of [Z-0056-01(1)] and will be conditioned to complete the trail prior to the recordation of a Final Map.

  The subject site has a Multi-Use Equestrian trail designated along the southern boundary of the property in accordance with the Map #8 of the Master Plan Transportation Trails Element of the Las Vegas Master Plan 2020. The Multi-Use Equestrian trail has been constructed in accordance with the approved Site Development Plan Review [Z-0056-01(1)].

- Special Conditions of Approval (SDR-5519)

  The following conditions have been recommended for approval by the Planning Commission to the City Council:

  - A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails prior to the recordation of a Final Map. This must be depicted on the Tentative Map.
  - Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
  - All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0056-01(1)] except as amended by conditions herein.

DA

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5537** APN: 137-01-401-010

Name of Property Owner: PR Lone Mountain West LLC

Name of Applicant: Chartered Development

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

_____Yes ___x___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Ward Ritter

Subscribed and sworn before me

This 29th day of September, 2004

[signature]

Notary Public in and for said County and State

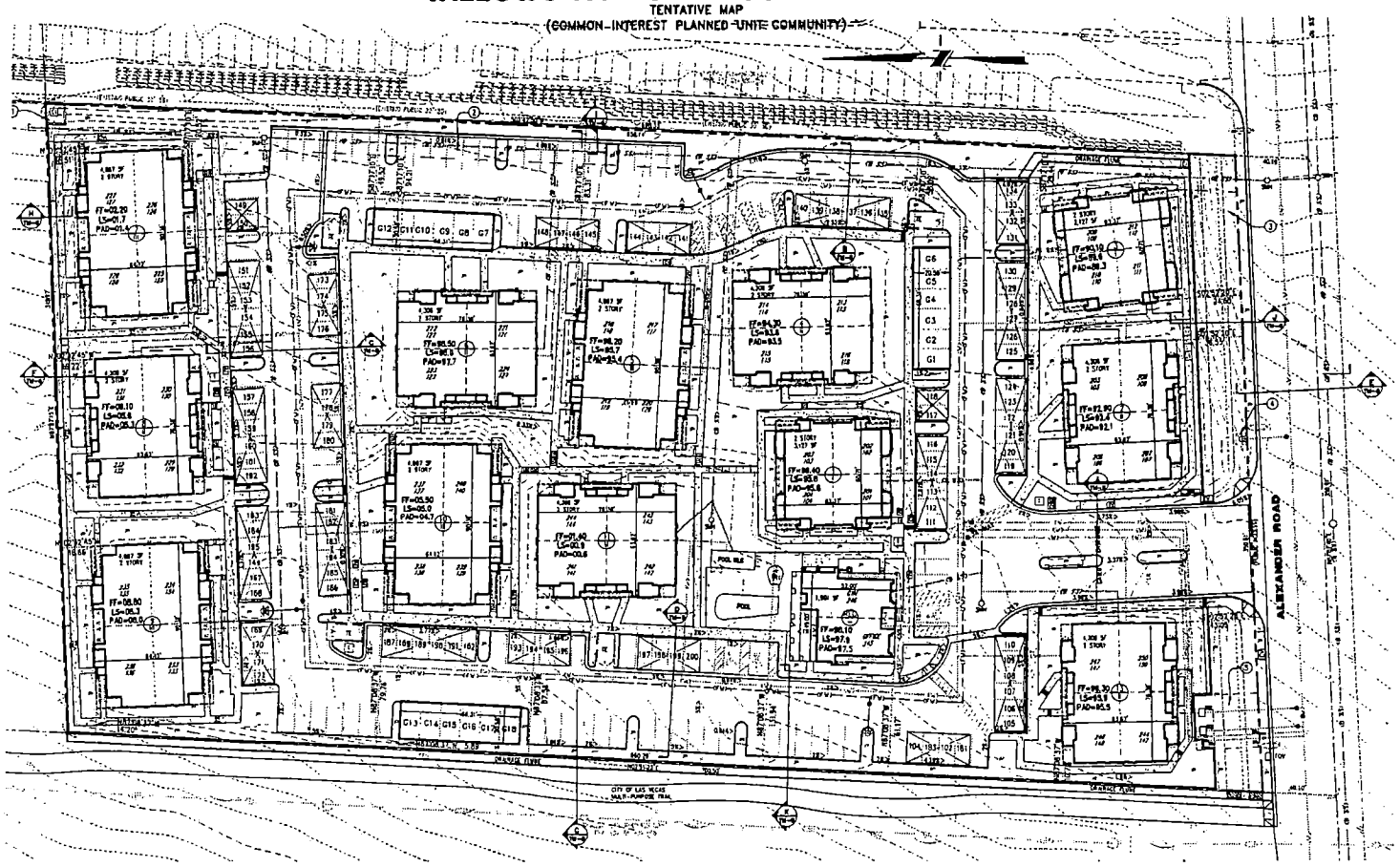
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21, 2006

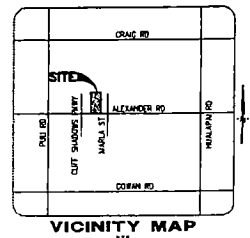
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WILLOWS AT LONE MOUNTAIN WEST

TENTATIVE MAP

(COMMON-INTEREST PLANNED UNIT COMMUNITY)





VICINITY MAP

N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SHEET INDEX

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

LEGAL DESCRIPTION

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 14, 2002, IN BOOK 20020514 AS DOCUMENT NO. 02034 OF OFFICIAL RECORDS.
CONTAINS ±218,590 SQUARE FEET OR 5.27 ACRES (NET)
APN 137-01-401-016

BASIS OF BEARINGS

N89°01'40"E, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 E.M.S., M.D.M., AS SHOWN IN FILE 88, PAGE 08 OF SURVEYS.

BENCHMARK

CLV BENCHMARK NO. BL900 7MM/M RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & JENSEN DATUM: NAVD '88 780.6621 METERS 2620.21 FEET

OWNER/DEVELOPER

P R LONE MOUNTAIN WEST L L C
%CHARTERED DEVELOPMENT CORP.
3017 WEST DIABLO
LAS VEGAS, NV. 89116
702-673-3884

PROJECT DATA

TOTAL AREA

ZONING		PD
GROSS AREA:		5.59 ACRES
NET AREA:		5.27 ACRES
TOTAL DWELLING UNITS:		88 UNITS
DENSITY:		17.53 DU./ACRES

OPEN SPACE

REQUIRED:		
COMMON USEABLE - 15%		31,434 SQ. FT.
PROVIDED:		
TOTAL COMMON USEABLE		27,783.13 SQ.FT.

PARKING

REQUIRED:			
1.25 SPACE X 16 (1 BDRM)	=	20	PARKING SPACES
1.75 SPACE X 50 (2 BDRM)	=	88	PARKING SPACES
2.00 SPACE X 22 (3 BDRM)	=	44	PARKING SPACES
1.00 SPACE/8 UNITS (VISITORS)	=	17	PARKING SPACES
TOTAL REQUIRED: (INCLUDES 4 H.C. PARKING SPACES - 2% OF TOTAL)		169	PARKING SPACES
PROVIDED:			
STANDARD SPACES (100 COVERED)	=	174	PARKING SPACES
HANDICAP SPACES	=	0	PARKING SPACES
GARAGE SPACES	=	13	PARKING SPACES
TOTAL SPACES PROVIDED:		198	PARKING SPACES

UNIT/BLDG COUNT

BUILDING TYPE I - PLAN A (1 BDRM)	=	16 UNITS / 2 BLDGS
BUILDING TYPE II - PLAN B (2 BDRM)	=	48 UNITS / 6 BLDGS
BUILDING TYPE III - PLAN C (3 BDRM)	=	32 UNITS / 4 BLDGS
REC. BLDG	=	2 UNITS / 1 BLDG
GARAGE	=	3 BLDGS
POOL EQUIP. BLDG	=	1 BLDG

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

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

C.C. & R. STATEMENT

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

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 5.58± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE NORTHWEST CORNER OF MARLS STREET AND ALEXANDER ROAD, CLARK COUNTY, NEVADA.

PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.

1. PRELIMINARY RESEARCH INDICATE THAT THE NEAREST COMPACTION FAULT IS APPROX. 0.6 MILES FROM THIS SITE.
2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT.

SOILS REPORT

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

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC.
DATE: SEPTEMBER 13, 2001
PROJECT NO. 2001125361

LEGEND

PROPERTY LINE	AC	AIR CONDITIONING UNIT	CABLE TELEVISION AMPLIFIER BOX
CENTERLINE	BC	BACK OF CURB	ELECTRICAL TRANSFORMER
RIGHT OF WAY	CPS	COVERED PARKING SPACE	
LIBTUME	(CP)	COMPACT CAR	UNIT NUMBER
EASEMENT	EX	EXISTING	EX. RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
ADJACENT PROPERTY LINE	EP	ELECTRIC SERVICE METER PANEL	
EXISTING EDGE OF PAVEMENT	FC	FACE OF CURB	EX. DIRECTION AND PERCENTAGE OF SLOPE
EX. WROUGHT IRON FENCE	FWC2	FIRE/DOMESTIC WATER METER/VALVING	<1.8%
EX. SEWER MANHOLE	FL	FLOW LINE	EX. WATER VALVE
EX. FIRE WATERLINE	FF	FINISH FLOOR	EX. STREET SIGN
EX. 8" SEWER LINE	G	GAS	EX. STREET LIGHT
EX. WATERLINE	L	LENGTH	
EX. FIRE HYDRANT	LS	LANDSCAPE	TRASH ENCLOSURE
POINT OF CONNECTION TO EX. UTILITY	PP	POWER POLE	
	PS	PARKING SPACE	BLDG NO.
BORN RIVER GAS LINE EASEMENT PER EXCEPTION NO. 5	P	PLANTER/LANDSCAPE AREA	BLDG TYPE
18'±30' LVWD EASEMENT PER EXCEPTION NO. 8	R	RADIUS	
	R/W	RIGHT OF WAY	RESTRICTED COMMON AREA COVERED PARKING
	SAN	SEWER MANHOLE	
	TE	TRASH ENCLOSURE	
	USD	SIDEWALK DRAIN	

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE "B" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 2150 OF 4080, BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2002.

UTILITY SERVICES

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

REFERENCE NOTES

1. 18'±18' DRAINAGE EASEMENT, BK. 20020317, DOC. 02057
2. 20' PUBLIC SEWER EASEMENT, BK. 20020514, DOC. 02659
3. 35' PUBLIC MULTI-USE ERAN, EASEMENT, DOOR 20020514, DOC. 02062
4. 6'±6' LAS VEGAS VALLEY WATER DISTRICT FIRE HYDRANT EASEMENT, BK. 20020805, DOC. 01429
5. 30'±35' LAS VEGAS VALLEY WATER DISTRICT SEWER EASEMENT, BK. 20020805, DOC. 01429

NO.	REVISIONS	BY	DATE	APPR.

CHARTERED DEVELOPMENT CORP.
3017 WEST DIABLO
LAS VEGAS, NV. 89118
(702) 673-3884

Cavallaro
ENGINEERS • SURVEYORS • PLANNERS
(702) 735-8040 6030 S. JONES BLVD. LAS VEGAS, NV 89118

TENTATIVE MAP
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10620 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL

CAMERON O. MILLSTEAD
EXP. 6/30/05
No. 8999
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SCALE(H):	1"=30'
SCALE(V):	1"=30'
DES.BY:	RMS
DRN.BY:	CMH
CHK.BY:	RMS
PROJ. START DATE:	9-04
PROJECT NO.	3406B
DRAWING NAME:	3406B-TM
SHEET	TM-1
	1 OF 6 SHEETS
	CITY OF LAS VEGAS DRG. NO.

TMP-5537

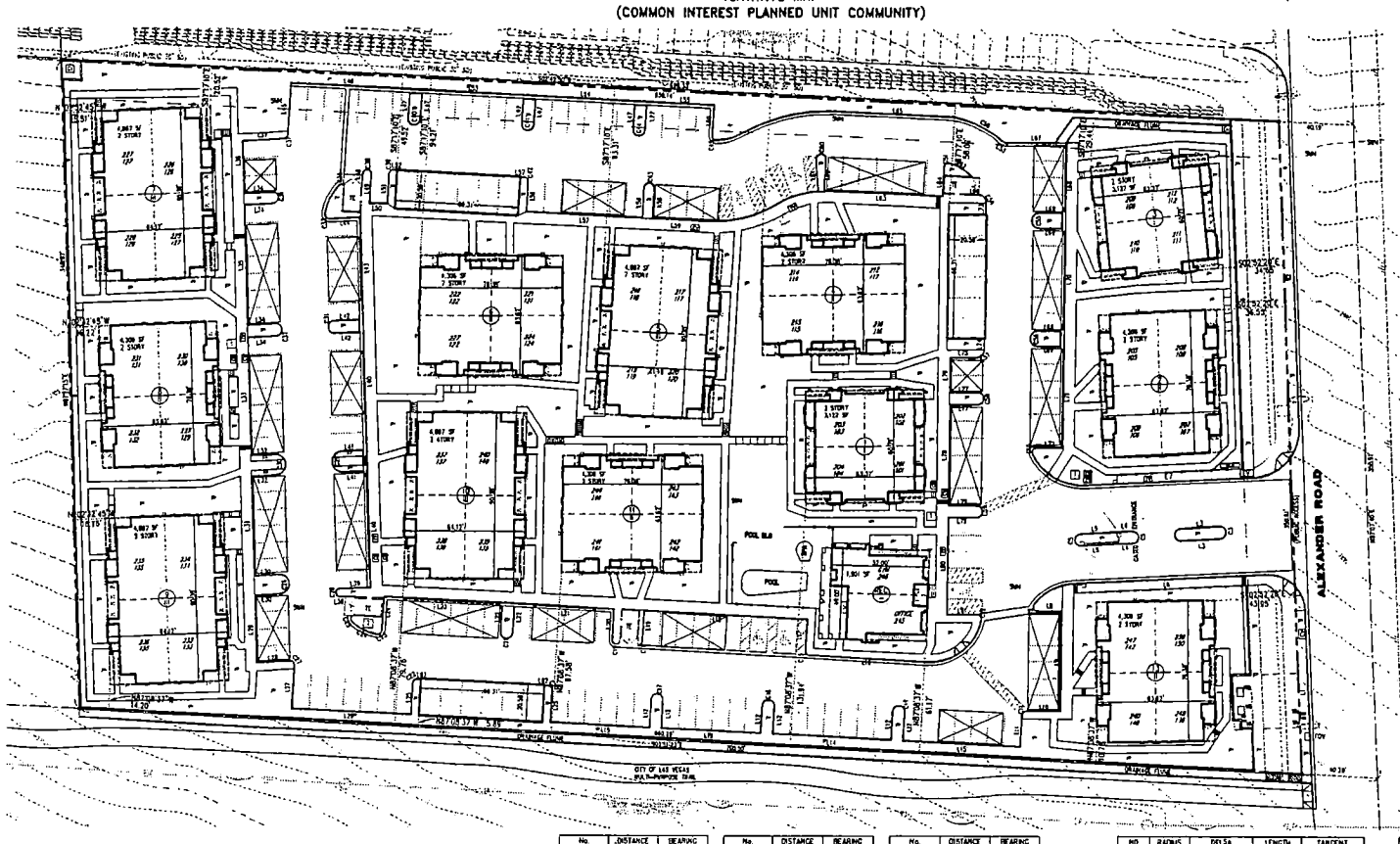
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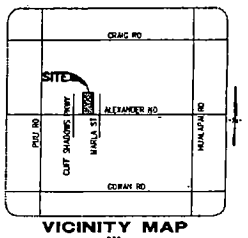
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WILLOWS AT LONE MOUNTAIN WEST

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)





VICINITY MAP

N.T.S.

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

LEGAL DESCRIPTION

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 16, 2002, IN BOOK 20020516 AS DOCUMENT NO. 02099 OF OFFICIAL RECORDS.
CONTAINS 229,580 SQUARE FEET OR 5.27 ACRES (NET)
APN 137-01-401-010

BASIS OF BEARINGS

N87°07'40"E, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 68, PAGE 08 OF SURVEYS.

BENCHMARK

CLV BENCHMARK NO. 31,900 "PK NAIL & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & JENSEN DATUM: NAVD '88 "PK NAIL & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & JENSEN DATUM: NAVD '88 793.8421 METERS 2620.21 FEET

OWNER/DEVELOPER

P R LONE MOUNTAIN WEST L L C
%CHARTERED DEVELOPMENT CORP.
5017 WEST DIABLO
LAS VEGAS, NV. 89118
702-873-3604

No.	DISTANCE	BEARING
L1	88.00'	N87°08'16"E
L2	185.08'	N87°08'16"E
L3	21.00'	S02°14'53"E
L4	8.25'	S01°30'05"E
L5	5.05'	S02°30'05"E
L6	103.56'	N02°31'48"W
L7	92.80'	S02°54'46"E
L8	13.60'	S00°07'40"E
L9	55.00'	N89°52'20"E
L10	18.00'	S00°07'40"E
L11	17.45'	S87°08'42"E
L12	15.00'	S01°51'18"W
L13	84.00'	N02°31'18"E
L14	85.00'	N02°31'18"E
L15	53.00'	N02°51'18"E
L16	65.12'	N03°15'11"E
L17	17.16'	S87°08'42"E
L18	66.04'	N02°31'18"E
L19	18.32'	S82°17'16"E
L20	16.46'	S87°18'28"E
L21	55.00'	S01°51'18"W
L22	15.50'	S87°08'42"E
L23	64.00'	N01°51'18"E
L24	10.08'	S87°08'42"E
L25	16.08'	S87°08'42"E
L26	84.00'	N02°51'18"E
L27	12.72'	S87°08'42"E
L28	17.15'	S02°38'57"E
L29	37.00'	N87°27'43"E
L30	13.50'	S02°32'17"E
L31	55.00'	N87°27'43"E

No.	DISTANCE	BEARING
L32	13.00'	S02°32'17"E
L33	84.00'	N87°27'43"E
L34	15.50'	S02°32'17"E
L35	64.00'	N87°27'43"E
L36	28.00'	N87°27'43"E
L37	22.38'	S02°32'17"E
L38	2.83'	S02°32'17"E
L39	16.50'	S02°32'17"E
L40	64.00'	N87°27'43"E
L41	10.50'	N02°32'17"W
L42	13.00'	S02°32'17"E
L43	93.00'	N87°27'43"E
L44	18.50'	S02°32'17"E
L45	37.66'	S87°31'10"E
L46	64.00'	S02°42'50"W
L47	13.00'	S87°31'10"E
L48	0.88'	N87°31'10"W
L49	13.88'	S87°31'10"E
L50	10.00'	N02°42'50"E
L51	18.51'	S87°31'10"E
L52	2.00'	S00°48'50"W
L53	55.00'	S02°42'50"W
L54	55.00'	S02°42'50"W
L55	37.90'	S82°42'50"W
L56	18.31'	S87°31'10"E
L57	63.75'	S02°42'50"W
L58	16.00'	S87°31'10"E
L59	28.49'	S02°42'50"W
L60	17.01'	S87°31'10"E
L61	16.33'	N85°14'54"E
L62	18.80'	S87°31'10"E

No.	DISTANCE	BEARING
L63	84.00'	S02°31'31"W
L64	15.98'	S87°31'10"E
L65	62.14'	S00°42'50"W
L66	4.29'	S00°11'20"E
L67	33.26'	S00°07'40"E
L68	37.00'	N88°52'20"E
L69	13.00'	S00°07'40"E
L70	55.00'	S89°52'20"W
L71	55.00'	S89°52'20"W
L72	14.87'	S00°07'40"E
L73	8.00'	S89°52'20"W
L74	5.65'	N00°00'00"E
L75	14.32'	S00°07'40"E
L76	18.00'	N89°52'20"E
L77	13.50'	S00°07'14"E
L78	55.00'	S89°52'46"W
L79	15.51'	S00°07'10"E
L80	33.00'	N89°52'52"E
L81	18.84'	S00°07'40"E
L82	2.00'	S89°52'46"W

NO	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	90°00'00"	31.42'	20.00'
C2	25.00'	86°16'28"	36.77'	22.82'
C3	3.00'	180°00'00"	9.42'	------
C4	3.00'	180°00'00"	9.42'	------
C5	3.00'	180°00'00"	9.42'	------
C6	3.00'	180°00'00"	9.42'	------
C7	28.00'	50°46'52"	24.82'	13.39'
C8	31.26'	62°48'38"	34.27'	19.08'
C9	2.00'	126°28'02"	4.42'	3.27'
C10	2.00'	116°56'42"	4.08'	3.26'
C11	2.00'	87°01'02"	3.04'	1.90'
C12	2.00'	100°23'31"	3.50'	2.42'
C13	28.00'	82°35'07"	40.36'	24.88'
C14	3.00'	180°00'00"	9.42'	------
C15	2.00'	93°23'23"	3.26'	2.12'
C16	70.65'	34°25'12"	42.45'	21.88'
C17	28.00'	29°13'41"	14.28'	7.30'
C18	3.00'	180°00'00"	9.42'	------
C19	3.00'	180°00'00"	9.42'	------
C20	2.00'	90°00'00"	3.14'	2.00'
C21	3.00'	180°00'00"	9.42'	------
C22	2.00'	90°00'00"	3.14'	2.00'
C23	2.00'	92°36'56"	3.45'	2.33'
C24	27.87'	29°57'13"	14.42'	7.40'
C25	2.00'	98°38'28"	3.46'	2.34'
C26	3.00'	180°00'00"	15.71'	------
C27	2.00'	93°23'35"	3.33'	2.28'
C28	2.00'	180°00'00"	6.28'	------
C29	5.50'	180°00'00"	17.28'	------
C30	5.50'	180°00'00"	17.28'	------
C31	2.00'	180°00'00"	9.42'	------

NO	RADIUS	DELTA	LENGTH	TANGENT
C32	3.00'	180°00'00"	9.42'	------
C33	2.00'	100°48'37"	3.53'	2.42'
C34	28.00'	34°01'25"	16.63'	8.57'
C35	3.00'	71°27'20"	3.49'	1.44'
C36	3.00'	180°00'00"	9.42'	------
C37	2.00'	84°44'53"	2.96'	1.82'
C38	2.00'	180°00'00"	6.28'	------
C39	2.00'	90°00'00"	3.14'	2.00'
C40	3.00'	180°00'00"	9.42'	------
C41	3.00'	180°00'00"	9.42'	------
C42	2.00'	90°00'00"	3.14'	2.00'
C43	2.50'	180°00'00"	7.85'	------
C44	3.00'	180°00'00"	9.42'	------
C45	2.00'	93°23'23"	3.26'	2.12'
C46	70.65'	34°25'12"	42.45'	21.88'
C47	28.00'	29°13'41"	14.28'	7.30'
C48	50.00'	25°09'10"	21.95'	11.15'
C49	93.00'	33°56.28"	55.09'	28.39'
C50	52.50'	32°21'08"	29.86'	15.34'
C51	3.00'	182°36'04"	9.56'	2.50'
C52	27.50'	28°39'22"	13.75'	7.02'
C53	2.50'	43°18'28"	1.89'	0.99'
C54	4.00'	90°00'00"	8.28'	4.00'
C55	4.00'	180°00'00"	12.57'	------
C56	4.00'	180°00'00"	12.57'	------
C57	4.00'	92°22'56"	6.44'	4.15'
C58	3.00'	180°00'00"	9.42'	------
C59	3.00'	180°00'00"	9.42'	------
C60	2.50'	180°00'00"	7.91'	------

CHARTERED DEVELOPMENT CORP.
3017 W. DIABLO
LAS VEGAS, NV. 89118
(702) 873-3604

Civil Engineering & Land Planning
(702) 362-2600

NO.	REVISIONS	BY	DATE	APPR.

TENTATIVE MAP - LINE AND CURVE TABLE
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10620 WEST ALEXANDER ROAD
CITY OF LAS VEGAS
NEVADA

SEAL
CAMERON O. HILSTEAD
CO. 6/30/05
CIVIL
No. 8979
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

SCALE(H):	1"=30'
SCALE(V):	1"=30'
DESIGN:	RWS
DRAWN:	CMH
CHECK:	CMS
FULL STRIP DATE:	9-04

PROJECT NO.
3406B
DRAWING NAME:
3406B-TM
SHEET
TM-2
2 OF 6 SHEETS
CITY OF LAS VEGAS DWG. NO.

TMP-5537
01/13/05 PC

WILLOWS AT LONE MOUNTAIN WEST

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

(IN FEET)

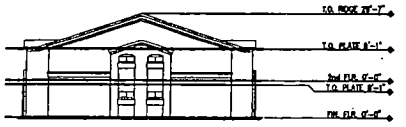
1 inch = 10 ft.

RESTRICTED COMMON AREAS

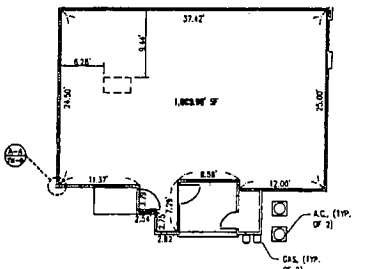
- PATIO'S AND BALCONIES
- STAIRS AND UNIT ENTRY'S
- AIR DUCTS
- OUTSIDE STORAGE ROOM
- GARAGE UNIT



BUILDING II - FRONT ELEV



BUILDING II - SIDE ELEV



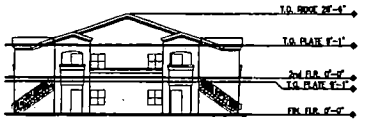
TYP. UNIT B

N.T.S.

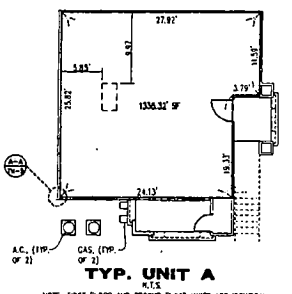
NOTE: FIRST FLOOR AND SECOND FLOOR UNITS ARE IDENTICAL



BUILDING I - FRONT ELEV



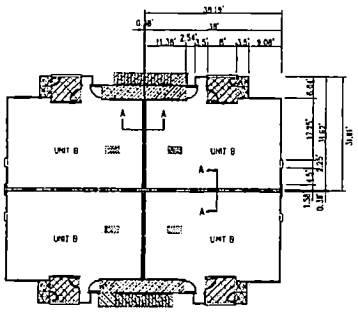
BUILDING I - SIDE ELEV



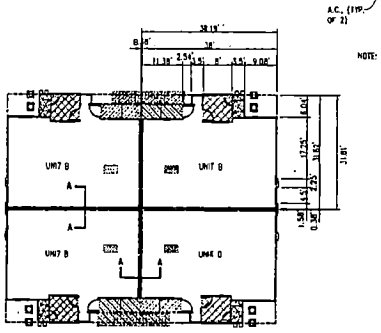
TYP. UNIT A

N.T.S.

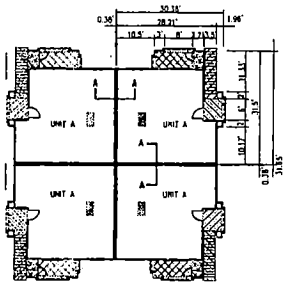
NOTE: FIRST FLOOR AND SECOND FLOOR UNITS ARE IDENTICAL



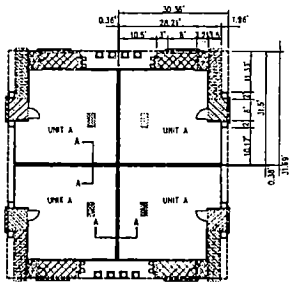
BUILDING II - 2ND FLOOR



BUILDING II - 1ST FLOOR



BUILDING I - 2ND FLOOR



BUILDING I - 1ST FLOOR

CHARTERED DEVELOPMENT CORP.
SUITE 110
LAS VEGAS, NV. 89118
(702) 873-3044

Civil Tech
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
(702) 740-8393

NO.	REVISIONS	BY	DATE	APPR.

TENTATIVE MAP-FLOOR PLANS & ELEVATIONS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10620 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL

CAMEROM D. HILLSTEAD
EXP. 6/30/06
CIVIL

SCALE(V):	N/A
SCALE(H):	1"=10'
DES.BY:	RPS
DRN.BY:	CMH
CHK.BY:	RPS
PROJ. START DATE:	5-04

PROJECT NO.
3406B
DRAWING NAME:
3406B-TM

SHEET
TM-3
3 OF 6 SHEETS
CITY OF LAS VEGAS DRG. NO.

TMP-5537
01/13/05 PC

H:\P\3406B\3406B-TM2.dwg, 10/22/2004 7:52:16 AM, \\PAULETTE\HP LaserJet 4 Plus, CMH

H:\P\3406B\3406B-TM2.dwg, 10/22/2004 7:52:44 AM, \\PAULETTE\HP LaserJet 4 Plus, CMH

WILLOWS AT LONE MOUNTAIN WEST

TENTATIVE MAP

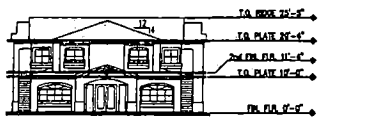
(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



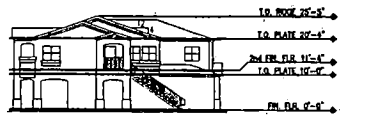
REC. BUILDING - REAR ELEV



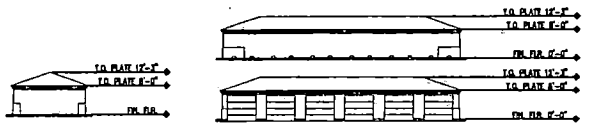
REC. BUILDING - FRONT ELEV



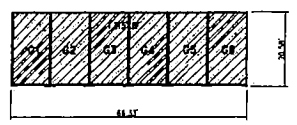
REC. BUILDING - RIGHT ELEV



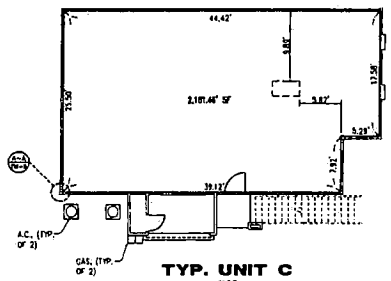
REC. BUILDING - LEFT ELEV



GARAGE
FRONT, REAR & SIDE ELEV'S.



GARAGE



TYP. UNIT C

NOTE: FIRST FLOOR AND SECOND FLOOR UNITS ARE IDENTICAL

RESTRICTED COMMON AREAS

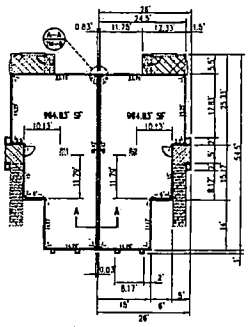
- PATIO'S AND BALCONIES
- STAIRS AND UNIT ENTRY'S
- AIR DUCTS
- OUTSIDE STORAGE ROOM
- GARAGE UNIT



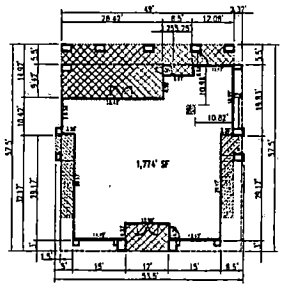
BUILDING III - SIDE ELEV



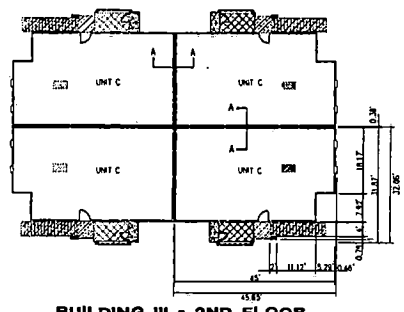
BUILDING III - FRONT ELEV



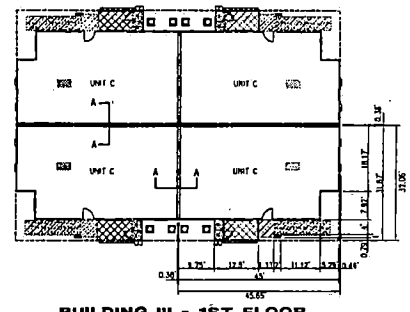
REC. BUILDING - 2ND FLOOR



REC. BUILDING - 1ST FLOOR



BUILDING III - 2ND FLOOR



BUILDING III - 1ST FLOOR

NO.	REVISIONS	BY	DATE	APPR.

CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON
LAS VEGAS, NEVADA 89102
(702) 873-3344

Civil-Tec
ENGINEERING & SURVEYING PLANNING
(702) 243-1933 FAX (702) 243-1935

TENTATIVE MAP-FLOOR PLANS & ELEVATIONS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10620 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON G. HILLSTEAD
EXP. 9/30/05
CIVIL
STATE OF NEVADA

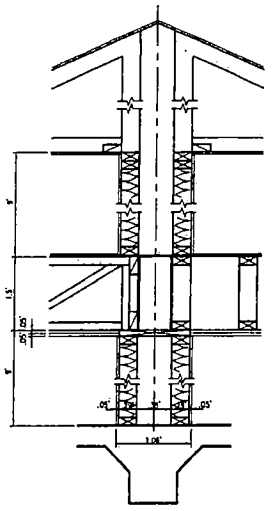
SCALE(H):	N/A
SCALE(V):	N/A
DESIGN:	RMS
DRAWN:	CMH
CHK.BY:	RMS
PROJ. START DATE:	8-04

PROJECT NO.
3406B
DRAWING NAME:
3406B-TM
SHEET
TM-4
4 OF 6 SHEETS
CITY OF LAS VEGAS DWG. NO.

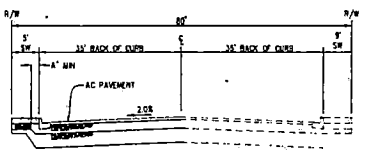
TMP-5537
01/13/05 PC

WILLOWS AT LONE MOUNTAIN WEST

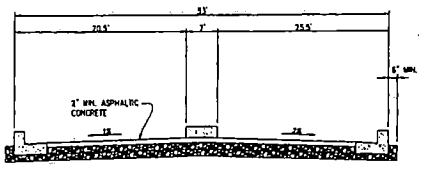
TENTATIVE MAP
(COMMON INTEREST PLANNED UNIT COMMUNITY)



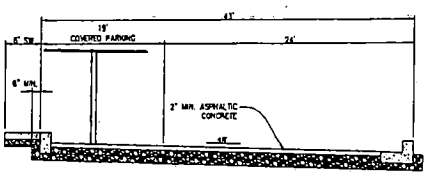
SECTION A-A
COMMON AREA SEPARATION WALL
(1-HR PARTY CHASE WALL) N.T.S.



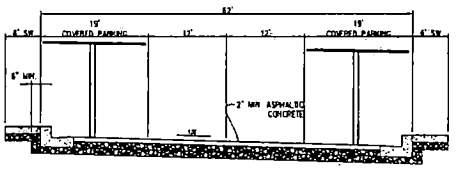
E — ALEXANDER ROAD
80' HALF STREET SECTION
N.T.S.



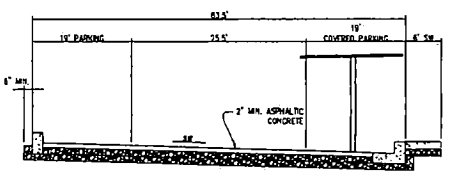
A — 53' PRIVATE ENTRANCE
STREET SECTION
N.T.S.



B — 43' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE
N.T.S.



C — 62' PRIVATE DRIVE SECTION
- DRIVEWAY W/ COVERED PARKING BOTH SIDES
N.T.S.



D — 63.5' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE
N.T.S.

NO.	REVISIONS	BY	DATE	APPR.

CHARTERED DEVELOPMENT CORP.
3417 WEST CHARLESTON
LAS VEGAS, NV. 89118
(702) 877-3884

Civil Tec
CIVIL ENGINEERING CONSULTANTS, INC.
(702) 243-1900 FAX (702) 243-1902
1 LANDMARK DR. LAS VEGAS, NV 89117

TENTATIVE MAP - DETAILS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10620 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL

CAMERON D. HILLSTEAD
EXP. 6/30/06
CITY OF LAS VEGAS

SCALE(H):	N/A
SCALE(V):	N/A
DESIGN:	RWS
DWN BY:	CMH
CHK BY:	RWS
FINAL START DATE:	1-04

PROJECT NO.
3406B

DRAWING NAME:
3406B-TM

SHEET
TM-5
5 OF 6 SHEETS
CITY OF LAS VEGAS DWG. NO.

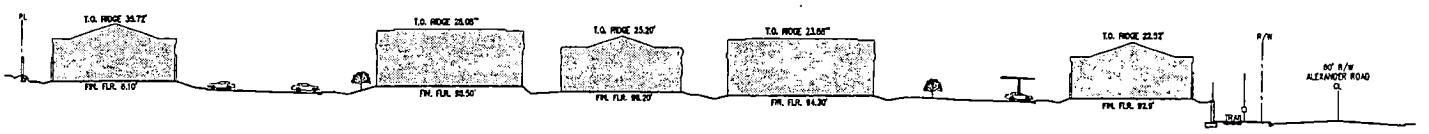
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TMP-5537
01/13/05 PC

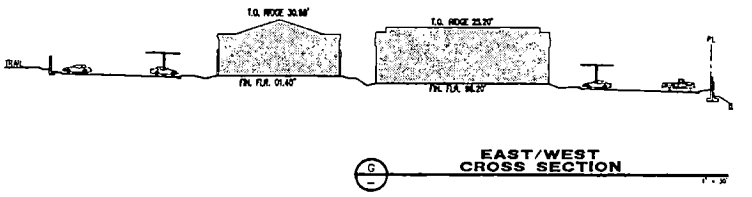
WILLOWS AT LONE MOUNTAIN WEST

TENTATIVE MAP

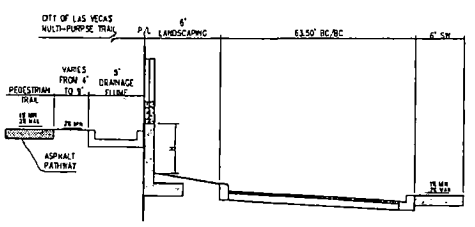
(COMMON INTEREST PLANNED UNIT COMMUNITY)



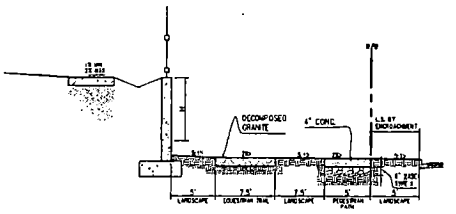
F — NORTH/SOUTH CROSS SECTION



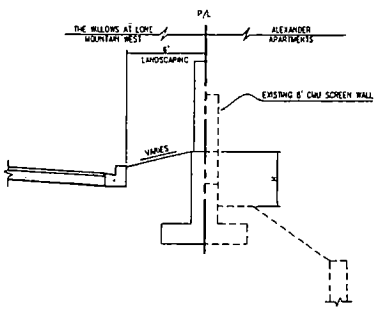
G — EAST/WEST CROSS SECTION



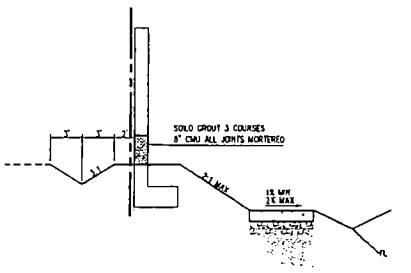
K — WEST PROPERTY LINE SECTION



J — SOUTH PROPERTY LINE SECTION



I — EAST PROPERTY LINE SECTION



H — NORTH PROPERTY LINE SECTION

CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102
(702) 873-3666

Civil Tec
ENGINEERS • SURVEYORS • PLANNERS
(702) 794-0888 • 6671 LAS VEGAS BLVD. SOUTH, SUITE 210, LAS VEGAS, NEVADA 89119

NO.	REVISIONS	BY	DATE	APPD.

TENTATIVE MAP - DETAILS
WILLOWS AT LONE MOUNTAIN WEST
CONDOMINIUM CONVERSION
10620 WEST ALEXANDER ROAD
CITY OF LAS VEGAS NEVADA

SEAL
CAMERON G. MILLSTEAD
REG. N/W/NO
CIVIL
PROFESSIONAL ENGINEER
STATE OF NEVADA

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	AWS
DRN.BY:	CMH
CHK.BY:	RPS
PROJ. START DATE:	9-04

PROJECT NO. 3406B
DRAWING NAME: 3406B-TM
SHEET TM-6
6 OF 6 SHEETS
CITY OF LAS VEGAS DWG. NO.

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TMP-5537
01/13/05 PC



TMP-5537 - APPLICANT: CHARTERED DEVELOPMENT - OWNER: PR LONE MOUNTAIN WEST, LLC
10620 WEST ALEXANDER ROAD
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
TMP-5538 - TENTATIVE MAP - WILLOWS @ TOWN CENTER - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC - Request for a Tentative Map FOR A 188 LOT CONDOMINIUM DEVELOPMENT ON 8.81 acres adjacent to the southeast corner of Fort Apache Road and Bath Drive (APN 125-20-301-022), T-C (Town Center) 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 and amending the following condition:
8. Site development to comply with all applicable conditions of approval for ZON-1156, SDR-*1157* and all other applicable site-related actions.
– UNANIMOUS

This is Final Action

MINUTES:
DOUG RANKIN, Planning & Development, gave a brief overview of the application. He explained that the Public Works Condition 8 had a typo and the application shown as [SDR-5517] needed to be corrected to read [SDR-1157]. DAVID GUERRA, Public Works, concurred.

RUSS SILLETOE, Civiltec Engineering, 4795 South Sandhill Road, appeared on behalf of the applicant and stated he felt the error was in Condition 3, not Condition 8. MR. GUERRA clarified that the application referenced was approved by City Council on 1/22/2003 with the

MINUTES – Continued:

application number of SDR-1157. MR. SILLETOE concurred with MR. GUERRA and agreed to all conditions including the amendment.

(6:16– 6:19)

1-459

CONDITIONS:

Planning and Development

1. 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.

2. All development shall conform to the Conditions of Approval for ZON-1156, SUP-1158, VAC-1197, and SDR-1157 and all other applicable site-related actions.

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

4. A Homeowner's Association shall be created that will be responsible for the common areas of the development.

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

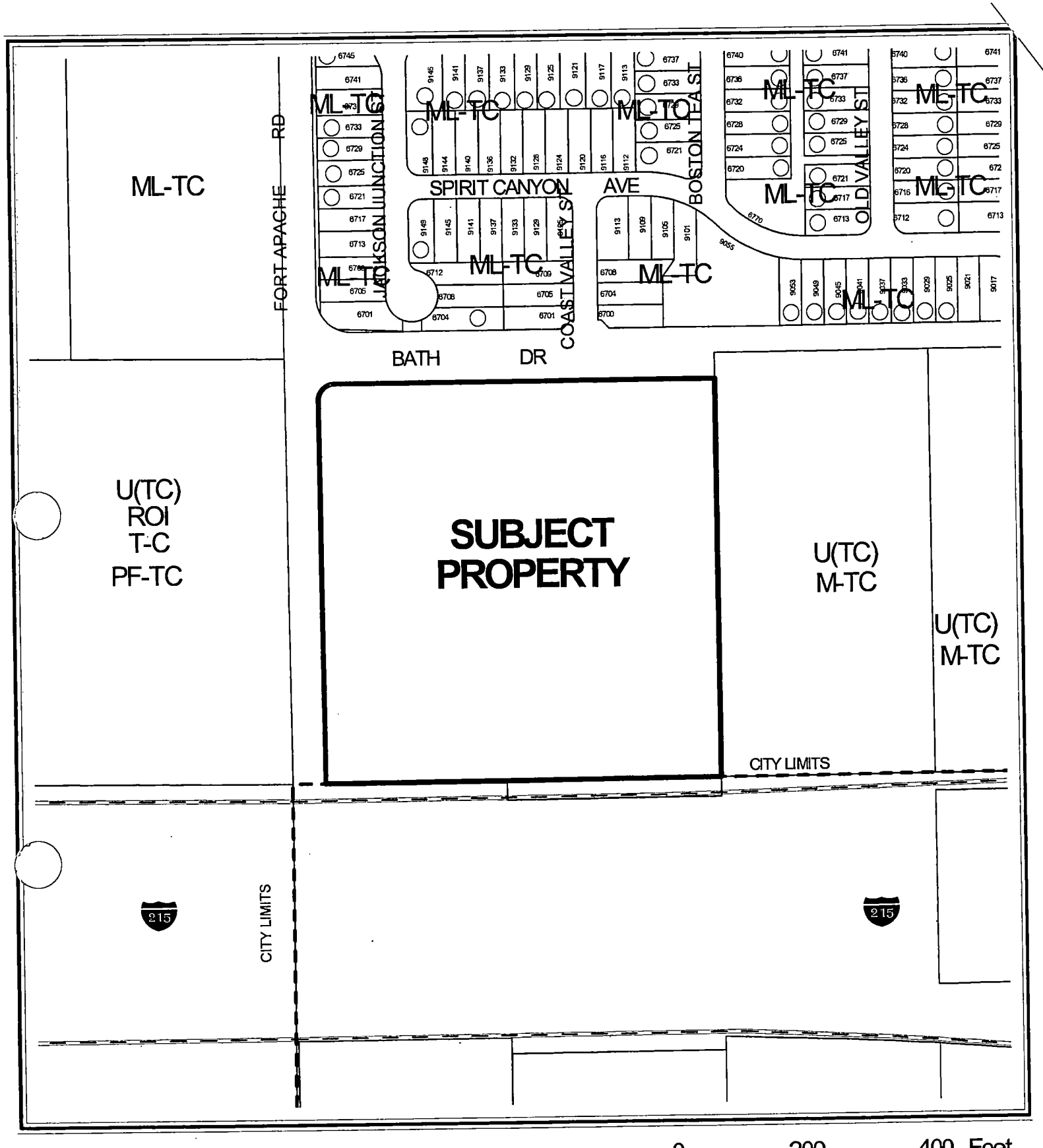
6. Street names must be provided in accordance with the City's Street Naming Regulations.

7. The development shall comply iuwith all City Codes and State Subdivision Statutes.

Public Works

8. Site development to comply with all applicable conditions of approval for ZON-1156, SDR-5517 and all other applicable site-related actions.

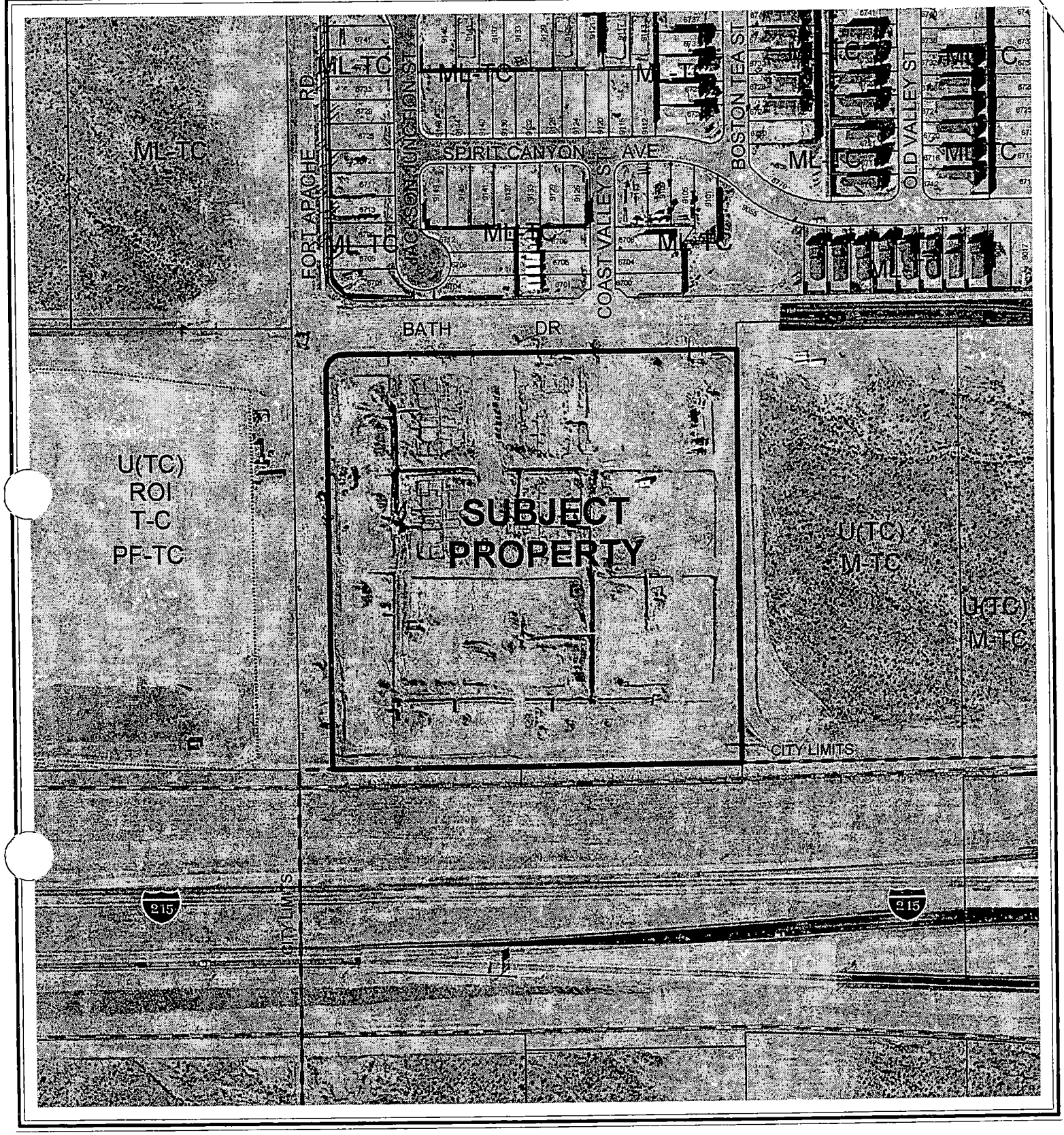
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval 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-5538

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 200 400 Feet

CASE: TMP-5538

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION].

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10 , 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5538 - TENTATIVE MAP - WILLOWS @ TOWN CENTER - APPLICANT: CHARTERED DEVELOPMENT - OWNER: WILLOWS TOWN CENTER, LLC

** CONDITIONS **

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

Planning and Development

1. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for the conversion of a 188-unit apartment project to a condominium development on 8.81 acres adjacent to the southeast corner of Fort Apache Road and Bath Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

01/22/03	The City Council approved a Rezoning (ZON-1156) application for the reclassification from U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation] to T-C (Town Center) on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.
01/22/03	The City Council approved a Special Use Permit (SUP-1158) application for a gated subdivision with private streets on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.
01/22/03	The City Council approved a Vacation (VAC-1197) application for a Petition to Vacate U.S. Government Patent Easements generally located at the northeast corner of Rome Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.
01/22/03	The City Council approved a Site Development Plan Review (SDR-1157) application for a 198-unit multi-family development on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road. The Planning Commission and Staff both recommended approval.
03/14/03	A revised site plan was administratively approved by the Department of Planning and Development. The revised plan indicated a reduction of 10 units and the relocation of buildings away from the eastern property line.

KCW

01/27/05 The Planning Commission approved this request for a Site Development Plan Review for the conversion of a 188-unit apartment project to a condominium development on 8.81 acres adjacent to the southeast corner of Bath Drive and Fort Apache Road.

B) Pre-Application Meeting

10/08/04 The elements of a Tentative Map request was discussed with the applicant during a pre-application submittal conference.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.2 Acres
Net Acres:	8.81 Acres

B) Existing Land Use

Subject Property:	Under construction (Proposed 188-unit apartment complex)
North:	Single-Family Residential Subdivision
South:	Future Beltway Alignment
East:	Undeveloped
West:	Undeveloped (Detention Basin)

C) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	Right-of-Way
East:	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
West:	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center)

D) General Plan Compliance

The site is designated as M-TC (Medium Density Residential - Town Center) on the Centennial Hills Sector Map of the General Plan. The M-TC (Medium Density Residential - Town Center) land use category allows "...a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height. The T-C zoning implements the M-TC land use.

KCW

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

Town Center - The proposed development is located within the Centennial Hills Town Center area. The project is consistent with the designation of M-TC (Medium Density Residential – Town Center), which allows a maximum density of 25 units per acre. The development will be subject to the Town Center Development Standards and Title 19.

Multi-Use Transportation Trail- The subject site has a designated Multi-use Transportation Trail located along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The applicant has agreed to work with City staff and Clark County on the development of this trail segment within the Beltway alignment.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

The Town Center Development Standards Manual does not provide specific setback or minimum lot dimension standards for apartment development within the M-TC designation. As a result, the development is in compliance with zoning standards that apply to the site.

A2) Parking and Traffic Standards

The Town Center Development Standards Manual does not provide specific parking standards for apartment development within the M-TC land use designation; however, the parking standards of Section 19.10 of the Las Vegas Zoning Code will apply to the project, as follows:

Uses	*Required* Parking		*Provided* Parking	
	Ratio	*Regular*	*Handicap*	*Regular*	*Handicap*
Multi-Family	1.25 spaces/unit/1 BR	88		88	
	1.75 spaces/unit/2BR	175		175	
	2 spaces/unit/3BR	36		36	
	1 guest space per five units	38		61	8

The site plan indicates that 64 surface parking spaces will be provided, 34 of which are covered parking spaces including 8 handicap parking spaces. Additionally, 236 garage spaces will be provided along with 68 guest parking spaces to be located within the driveways.

The project exceeds the parking standards of the Zoning Ordinance.

A3) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Perimeter Landscaping:			
• Min. Trees	Facing Bath - 1-1.5" caliper tree/30 Linear Feet + 2 trees per intersection	616 feet = 24 Trees	22 Trees
	Facing Ft. Apache – 1 tree / 35' (alternating pattern of 1 shade tree and 2 palm trees)	615 feet = 9 shade trees + 18 palm trees	8 Shade Trees surround 14 Palm Trees
• Min. Zone Width	Facing Ft. Apache – 2' curb and Gutter, 2' Amenity Zone + 5' Sidewalk		Yes
	Facing Bath – 2' curb and gutter + 5' amenity zone + 7" sidewalk		Yes

The dimensions of street frontage used for Bath Drive incorporate the distance measurements for the two emergency access gates, an exit only access gate and the main entrance to the development. In total the measurement would be reduced by approximately 120 feet, therefore reduce the required amount of trees from 24

KCW

trees to 17 trees. The Fort Apache Road street frontage is accurate but incorporates two intersections, which reduce the area in which to space the shade and palm trees. The depicted layout along Fort Apache Road takes this into account and spaces the trees appropriately creating a streetscape that meets the intent of the Town Center Development Standards for a Primary Arterial. The landscape plan meets the required amenity zone and sidewalk widths.

The Town Center Development Standards Manual provides a table under Section E.F that requires up to 12% open space in a residential project, based on density of the project. This calculation is as follows:

Total Acreage	***Density***	***Required***		***Provided***
		Percent	*Area*	*Area*
10.15 acres	18.52 DUA	12 %	1.056 acres, or 46,037 SF.	1.61 acres or 70,556 SF.

The project meets the 12% standard for open space as provided in the Town Center Development Standards Manual.

B) General Analysis Discussion

- General information (Residential/Commercial)

  This is a request for approval of a 188-unit apartment to condominium development conversion on 10.15 acres adjacent to the southeast corner of Bath Drive and Fort Apache Road. Access to the site is to be provided by a gated driveway to Bath Drive. An emergency gate accesses Bath Drive.

- Cross Section

  The east/west cross-section depicts maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The cross sections show a maximum retaining wall height of 5.4 feet along the east boundary, however the total vertical height is approximately 8 feet topped with wrought iron.

  The north property line does not appear to have retaining and the south boundary is adjacent to the I-215 beltway.

- Trails

  The subject site has a designated Multi-use Transportation Trail located along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The applicant has agreed to work with

KCW

City staff and Clark County on the development of this trail segment within the Beltway alignment.

- Special Conditions of Approval (from Zoning or SDPR)

  1. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [SDR-1157] except as amended by conditions herein.

  2. A Multi-Use Non-Equestrian Trail shall be constructed along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County.

  3. Site development to comply with all applicable conditions of approval for ZON-1156 and all other subsequent site-related actions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-5538** APN: 125-20-301-022

Name of Property Owner: Willows Town Center LLC

Name of Applicant: Chartered Development

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

_____Yes ___x___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ward Ritter

Subscribed and sworn before me

This 29th day of September, 2004

Paulette Stacy

Notary Public in and for said County and State

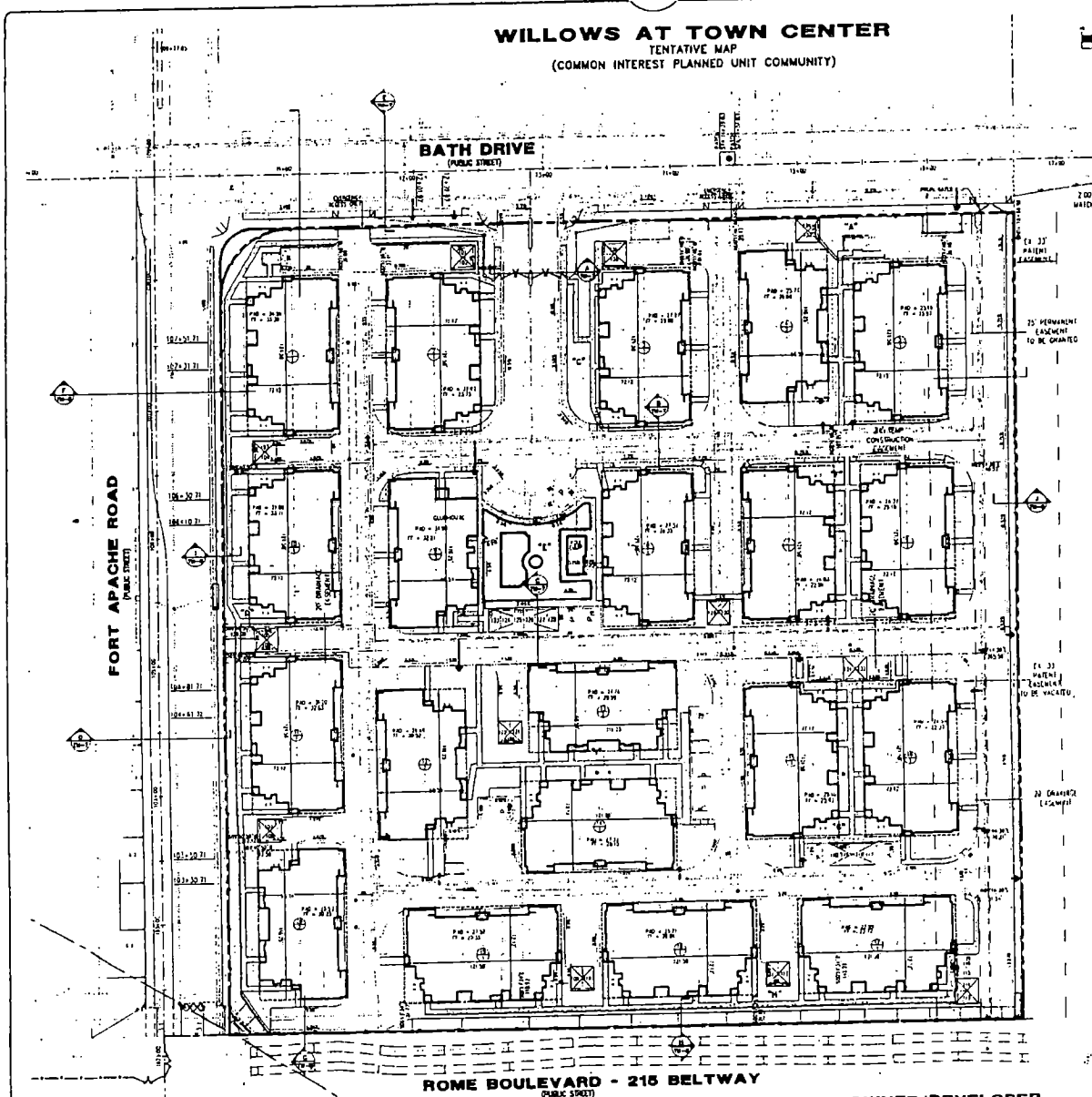
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULETTE STACY
Appt. No. 02-75419-1
My Appt. Expires May 21, 2006

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WILLOWS AT TOWN CENTER

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft

BASIS OF BEARINGS

N89°42'26"E, BEING THE CENTERLINE OF ROME BLVD AS SHOWN IN FILE 118 PAGE 17 OF SURVEYS

LEGAL DESCRIPTION

THE NW 1/2 OF THE SW ¼ OF SECTION 20 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, CONTAINING MORE OR LESS 10.15 AC (GROSS) 9.81 AC (NET)
APN: 125-20-301-002

BENCHMARK

(1) = BENCHMARK BEING 2.00MM ALUM. DISC AND PLATE IN CONCRETE CYLINDER AT CORNER OF FORT APACHE AND ROME
DATUM NAD '83
3629.75 FEET
801.5429 METERS

UTILITY SERVICES

WATER SERVICE	LVVWD
SEWER SERVICE	CLARK COUNTY WATER RECLAMATION
POWER SERVICE	NEVADA POWER
DISPOSAL SERVICE	REPUBLIC SERVICES
GAS SERVICE	SOUTHWEST GAS
TELEPHONE SERVICE	SPRINT TELEPHONE CO
CABLE SERVICE	COX COMMUNICATION

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO 32003C1745 D, BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2002

PROJECT DATA

TOTAL AREA

ZONING	R-TC
GROSS AREA	10.15 ACRES
NET AREA	9.81 ACRES
TOTAL DWELLING UNITS	100 UNITS / 20 BLDGS
DENSITY	10.52 D.U./ACRES

OPEN SPACE

REQUIRED	
OPEN SPACE - (12% OF NET ACREAGE)	46,037.50 FT
PROVIDED	
TOTAL USEABLE OPEN SPACE	72,556 SQFT
TOTAL OPEN SPACE	129,653 SQFT

PARKING

REQUIRED	
155 SPACE X 2.0 (2 BDRM UNIT)	= 310 PARKING SPACES
135 SPACE X 1.00 (1 BDRM UNIT)	= 135 PARKING SPACES
200 SPACE X 1.0 (3 BDRM UNIT)	= 30 PARKING SPACES
1.00 SPACE/5 UNITS (GUEST)	= 20 PARKING SPACES
TOTAL REQUIRED	537 PARKING SPACES
PROVIDED	
STANDARD SPACES (SEE CONVERSION)	= 664 PARKING SPACES
ADA ACCESSIBLE SPACES	
GARAGE SPACES	= 336 PARKING SPACES
ADA GUEST PARKING (GARAGE/PKG)	= 08 PARKING SPACES
TOTAL PROVIDED	368 PARKING SPACES

UNIT/BLDG COUNT

BUILDING 1 - PLAN A, B	= 150 UNITS / 15 BLDGS
BUILDING 2 - PLAN A, B, C	= 24 UNITS / 4 BLDGS
BUILDING 3 - PLAN A, D, C, & LEASINGOFFICE	= 8 UNITS / 1 BLDG
POOL & GYM BLDG	= 1 BLDG

TOTAL UNITS EACH PLAN

PLAN A (1 BDRM)	= 70 UNITS
PLAN B (2 BDRM)	= 100 UNITS
PLAN C (3 BDRM)	= 30 UNITS

GEOTECHNICAL NOTES

REFERENCE: GEOTECHNICAL EVALUATION FOR A 10.15± ACRE MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NEAR THE SOUTHEAST CORNER OF BATH DRIVE AND FT APACHE ROAD, CLARK COUNTY, NEVADA

PREPARED BY: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC

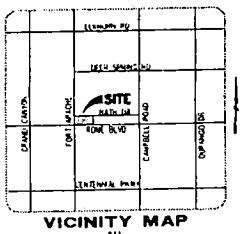
1. PRELIMINARY RESEARCH INDICATE THAT THE NEAREST COMPACTION FAULT IS APPROX 1.5 MILES FROM THIS SITE
2. GROUNDWATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT, PROVIDED THAT EARTHWORK CONSTRUCTION METHODS AND/OR FOUNDATION SYSTEMS COMPLY WITH RECOMMENDATIONS CONTAINED IN THE REPORT

SOILS REPORT

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

ENGINEER: GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC
DATE: OCTOBER 7, 2004
PROJECT No: 04-1E-C-T-E-C

VICINITY MAP



SHEET INDEX

TM-1	TENTATIVE MAP
TM-2	LINE AND CURVE DATA
TM-3	LINE AND CURVE TABLES
TM-4	FLOOR PLAN & ELEVATIONS
TM-5	FLOOR PLAN & ELEVATIONS
TM-6	FLOOR PLAN & ELEVATIONS
TM-7	DETAILS

LEGEND

	PROPERTY LINE
	CENTERLINE
	RIGHT OF WAY
	LOT LINE
	EASEMENT
	ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EX GAS LINE
	EX STORM DRAIN
	EX SEWER MANHOLE
	EX SEWER LINE
	EX WATER LINE
	EX WATER LINE
	EX WATER LINE
	EX FIRE HYDRANT
POC	POINT OF CONNECTION TO EX UTILITY
AC	AIR CONDITIONING
BC	BACK OF CURB
CPS	COVERED PARKING SPACE
EX	EXISTING
LMP	ELECTRIC METER PANEL
FC	FACE OF CURB
FL	FLOW LINE
FF	FINISH FLOOR
G	GAS
L	LENGTH
LS	LANDSCAPE
PP	POWER POLE
PS	PARKING SPACE
PROP	PROPOSED
R	RADIUS
R/W	RIGHT OF WAY
SMH	SEWER MANHOLE
TE	TRASH ENCLOSURE
T	TOP NUMBER
	RETAINING WALL (HEIGHT AS NOTED) OR 6' CMU SCREEN WALL AS NOTED
1.2%	HIGH DIRECTION AND PERCENTAGE OF SLOPE
	EX WATER VALVE
	EX POWER POLE
	EX STREET SIGN
	EX STREET LIGHT
	MAIL BOX
	TRASH ENCLOSURE
	BLDG NO
	BLDG TYPE
	EX FIRE HYDRANT
	DIRECTION AND PERCENTAGE OF SLOPE
	EX MTR
	RESTRICTED COMMON AREA COVERED PARKING

TOTAL COMMON LOTS

LOT A	2,776 SF
LOT B	4,236 SF
LOT C	6,488 SF
LOT D	17,615 SF
LOT E	10,868 SF
LOT F	4,082 SF
LOT G	3,641 SF
LOT H	12,372 SF
LOT I	8,527 SF
LOT J	8,556 SF

LANDSCAPE MAINTENANCE AGREEMENT STATEMENT

ALL COMMON AREAS AND LANDSCAPED AREAS WILL BE MAINTAINED BY THE WILLOWS AT TOWN CENTER HOMEOWNERS ASSOCIATION

C.C. & R. STATEMENT

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

ACCESS NOTE

LOTS SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO THE LINE FOR APACHE ROAD

OWNER/DEVELOPER

WILLOWS AT TOWN CENTER L.L.C.
A LIMITED DEVELOPMENT CORP
5202 WEST DEWEY
LAS VEGAS, NV 89118
702-873-3924

CHARTERED DEVELOPMENT CORP.
5202 WEST DEWEY
LAS VEGAS, NV 89118
(702) 873-3924

Civil Engineering
CIVIL ENGINEERS • SURVEYORS
6671 SOUTHWEST BOULEVARD, SUITE 120
LAS VEGAS, NEVADA 89118
(702) 792-9000 FAX (702) 792-9039

NO.	REVISIONS	BY	DATE

TENTATIVE MAP
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CLARK COUNTY NEVADA

SEAL
CAMERON C. HILLSTEAD
No. 9740
EXP. 9/30/05
CIVIL
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER

SCALE(H)1" =	40'
SCALE(V)1" =	N/A
DESIGN:	RWS
DRAWN BY:	CMH
CHK'D BY:	RWS
ORIGINAL START DATE:	9-04

PROJECT NO.
3476B

DRAWING NAME:
3476BTM

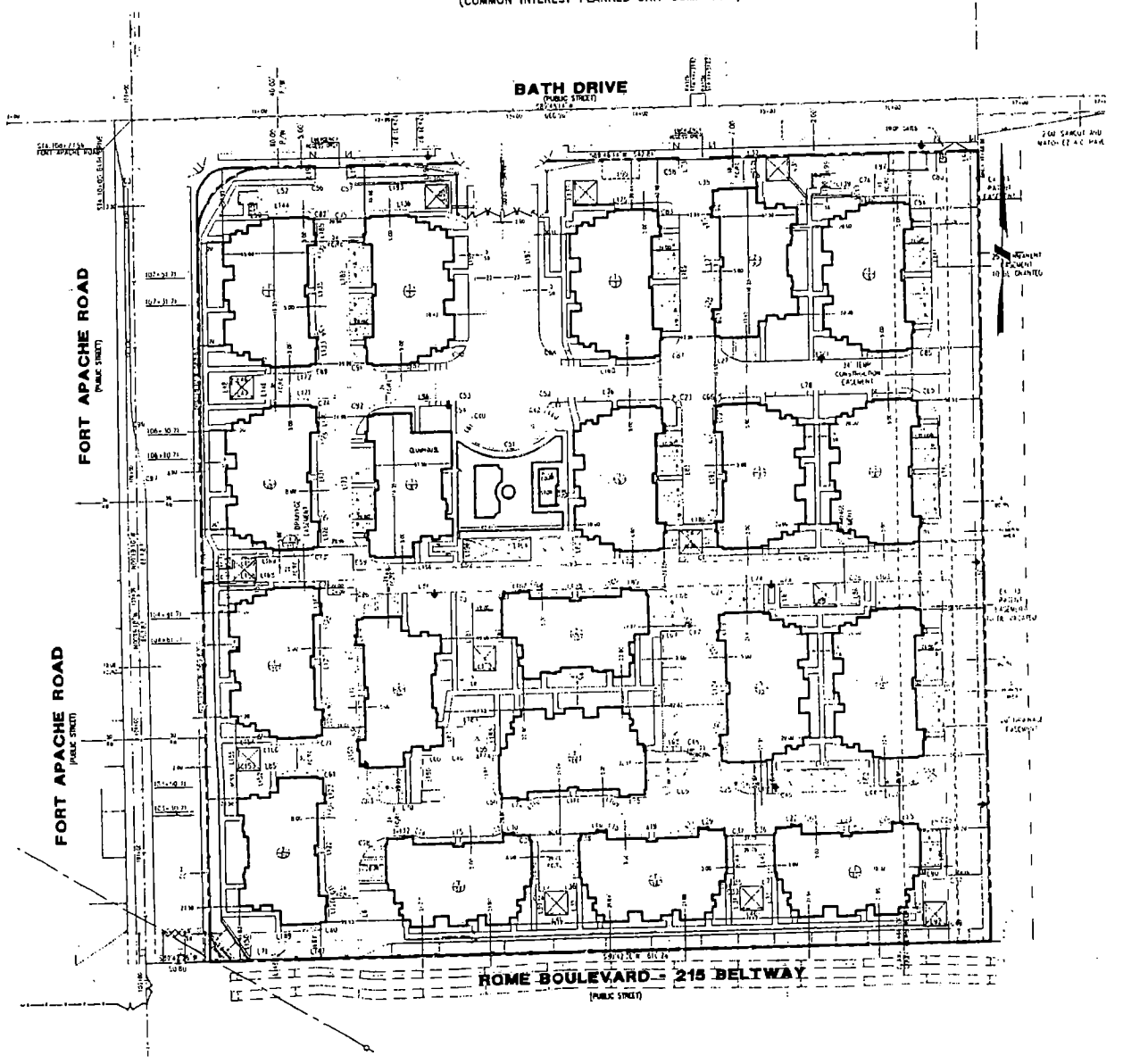
SHEET
TM-1
1 OF 8 SHEETS

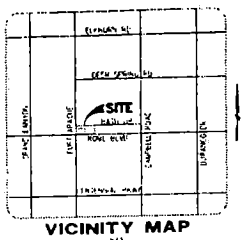
TMP-5538
01/13/05 PC

WILLOWS AT TOWN CENTER

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)





GRAPHIC SCALE

BASIS OF BEARINGS

LEGAL DESCRIPTION

BENCHMARK

OWNER/DEVELOPER

NOTE,
FOR LINE AND CURVE TABLES, SEE SHEET TM-3 (3 OF 6)

OWNER/DEVELOPER
CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA
(702) 873-3666

ENGINEER/SURVEYOR/PLANNERS
CIVIL ENGINEERING ASSOCIATES
LAS VEGAS, NEVADA
(702) 255-4300

TENTATIVE MAP- LINE & CURVE DATA
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CLARK COUNTY
NEVADA

SEAL

SCALE(H):	1"= 40'
SCALE(V):	1"= N/A
DES.BY:	MRS
DRAWN BY:	CMH
CHK.BY:	MRS
PROJ. START DATE:	8-04

PROJECT NO. 3476B
DRAWING NAME: 3476BTM
SHEET TM-2
2 OF 6 SHEETS

H:\P\3476B\3476BTM.dwg, 10/22/2004 7:57:50 AM, \\PAULETTE\HP LaserJet 4 Plus, CMH

TMP-5538
01/13/05 PC

WILLOWS AT TOWN CENTER

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

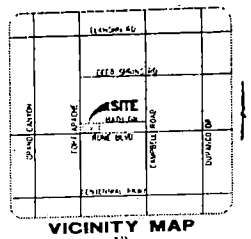
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	3.14	2.00	90°00'00"	2.00
C2	3.14	2.00	90°00'00"	2.00
C23	15.71	10.00	90°00'00"	10.00
C24	43.98	28.00	90°00'00"	28.00
C25	43.98	28.00	90°00'00"	28.00
C26	43.98	28.00	90°00'00"	28.00
C27	43.98	28.00	90°00'00"	28.00
C28	43.98	28.00	90°00'00"	28.00
C29	15.71	10.00	90°00'00"	10.00
C30	3.93	5.00	45°03'48"	2.08
C31	3.14	2.00	90°00'00"	2.00
C32	3.14	2.00	90°00'00"	2.00
C33	3.14	2.00	90°00'00"	2.00
C34	3.14	2.00	90°00'00"	2.00
C35	15.71	10.00	90°00'00"	10.00
C36	15.71	10.00	90°00'00"	10.00
C37	15.71	10.00	90°00'00"	10.00
C38	15.71	10.00	90°00'00"	10.00
C39	15.71	10.00	90°00'00"	10.00
C40	3.01	2.00	86°21'41"	1.88
C41	5.23	33.58	11°38'58"	3.83
C42	2.85	7.00	81°33'45"	1.72
C43	3.14	2.00	90°00'00"	2.00
C44	3.14	2.00	90°00'00"	2.00
C45	3.14	2.00	90°00'00"	2.00
C46	7.85	5.00	90°00'00"	5.00
C47	3.14	2.00	90°00'00"	2.00
C48	7.85	5.00	90°00'00"	5.00
C49	4.21	2.00	120°31'24"	3.00
C50	15.71	10.00	90°00'00"	10.00
C51	91.68	54.00	97°18'27"	81.56
C52	2.38	7.00	88°04'53"	1.35
C53	2.38	7.00	88°04'53"	1.35
C54	11.84	35.50	19°06'13"	5.97
C55	3.14	2.00	90°00'00"	2.00
C56	7.85	5.00	90°00'00"	5.00
C57	7.85	5.00	90°00'00"	5.00
C58	7.85	5.00	90°00'00"	5.00
C59	43.98	28.00	90°00'00"	28.00
C60	15.71	10.00	90°00'00"	10.00
C61	3.14	2.00	90°00'00"	2.00
C62	3.14	2.00	90°00'00"	2.00
C63	43.98	28.00	90°00'00"	28.00
C64	43.98	28.00	90°00'00"	28.00
C65	43.98	28.00	90°00'00"	28.00
C66	15.71	10.00	90°00'00"	10.00
C67	43.98	28.00	90°00'00"	28.00
C68	43.98	28.00	90°00'00"	28.00
C69	15.71	10.00	90°00'00"	10.00
C70	15.71	10.00	90°00'00"	10.00
C71	15.71	10.00	90°00'00"	10.00
C72	15.71	10.00	90°00'00"	10.00
C73	15.71	10.00	90°00'00"	10.00
C74	3.14	2.00	90°00'00"	2.00
C75	3.14	2.00	90°00'00"	2.00
C76	3.14	2.00	90°00'00"	2.00
C77	3.14	2.00	90°00'00"	2.00
C78	7.85	5.00	90°00'00"	5.00
C79	15.71	10.00	90°00'00"	10.00
C80	15.71	10.00	90°00'00"	10.00
C81	15.71	10.00	90°00'00"	10.00
C82	15.71	10.00	90°00'00"	10.00
C83	43.98	28.00	90°00'00"	28.00
C84	43.98	28.00	90°00'00"	28.00
C85	43.98	28.00	90°00'00"	28.00
C86	44.04	28.00	90°07'24"	28.06
C87	15.71	10.00	90°00'00"	10.00
C88	41.92	28.00	85°47'35"	25.94
C89	43.98	28.00	90°00'00"	28.00
C90	43.98	28.00	90°00'00"	28.00
C96	46.12	200.00	13°12'27"	23.14
C97	67.02	200.00	19°12'13"	33.82

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.90	N89°40'50"E
L2	18.94	S00°19'10"E
L3	18.96	S00°19'10"E
L4	19.00	S89°40'50"W
L5	34.05	N89°31'50"E
L6	64.88	S00°19'10"E
L7	9.39	N89°31'50"E
L8	33.54	S52°40'56"W
L9	6.49	S26°43'16"W
L10	8.49	S72°21'36"E
L11	80.08	S00°19'10"E
L12	10.87	S68°40'50"W
L13	6.48	S62°38'27"W
L14	6.49	S63°18'44"E
L15	60.08	N89°40'50"E
L16	19.08	S89°40'50"W
L17	9.49	S62°38'27"W
L18	6.49	S63°18'44"E
L19	60.08	N89°40'50"E
L20	6.49	S62°38'27"W
L21	6.49	S63°18'44"E
L22	19.08	S89°40'50"W
L23	80.08	N89°40'50"E
L24	6.49	N27°21'36"E
L25	9.49	N26°43'16"E
L26	19.08	S89°40'50"W
L27	60.08	S00°19'10"E
L28	15.23	N89°19'10"E
L29	18.05	S89°40'50"W
L30	15.05	N89°40'50"E
L31	15.81	N00°19'10"W
L32	18.50	S89°40'50"W
L33	31.52	N89°40'50"E
L34	9.26	S00°19'10"E
L35	9.26	N89°31'50"E
L36	0.36	S00°19'10"E
L37	18.96	S89°40'50"W
L38	19.00	N89°40'50"E
L39	19.00	S89°40'50"W
L40	55.32	N89°40'50"E
L41	37.38	S00°19'10"E
L42	35.45	S89°40'50"W
L43	26.33	S00°19'10"E
L44	12.30	S89°40'50"W
L45	5.44	S00°19'10"E

LINE TABLE		
LINE	LENGTH	BEARING
L51	3.33	N00°19'10"W
L52	40.34	N89°40'50"E
L53	8.00	N00°19'10"W
L54	32.29	S89°40'50"W
L55	32.33	S89°40'50"W
L56	19.00	N00°19'10"W
L57	8.50	N89°31'28"E
L58	14.00	S89°40'26"W
L59	38.51	S00°37'36"E
L60	38.76	N48°27'43"W
L61	14.51	S43°31'17"W
L62	19.00	N00°19'10"W
L63	17.00	S89°19'10"E
L64	12.00	S00°19'10"E
L65	17.65	S00°19'49"E
L66	21.78	S89°40'50"W
L67	17.85	S89°40'50"W
L68	17.00	S89°40'50"W
L69	0.50	S89°40'26"W
L70	21.73	S89°40'50"W
L71	12.00	N89°19'50"E
L72	18.08	S89°40'50"W
L73	10.54	S00°31'46"E
L74	22.12	S89°40'50"W
L75	29.65	S89°40'50"W
L76	9.65	S89°40'50"W
L77	29.03	S89°40'50"W
L78	162.71	S89°40'50"W
L79	15.78	S89°40'50"W
L80	29.06	S89°40'50"W
L81	9.84	S00°19'10"E
L82	8.44	S00°19'10"E
L83	34.78	N89°40'50"E
L84	52.50	S89°40'50"W
L85	32.48	N00°19'10"W
L86	12.00	N89°19'10"E
L87	17.00	N00°19'10"W
L88	17.00	S89°40'50"W
L89	19.00	N00°19'10"W
L90	137.57	N89°19'10"E
L91	19.00	S89°40'50"W
L92	37.00	S89°40'50"W
L93	19.33	N00°19'10"W
L94	76.63	S89°40'50"W
L95	58.53	S89°40'50"W
L96	82.44	S89°40'50"W
L97	10.00	N00°19'10"W
L98	37.00	S89°40'50"W
L99	8.00	N00°19'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L101	4.49	N26°43'16"E
L102	4.48	S72°21'36"E
L103	21.99	S00°19'10"E
L104	40.86	S00°19'10"E
L105	4.49	N63°38'21"E
L106	4.49	S63°38'44"E
L107	19.05	S89°40'50"W
L108	60.08	N89°40'50"E
L109	4.49	S63°38'44"E
L110	4.48	S63°38'21"E
L111	80.08	N89°40'50"E
L112	89.33	S00°19'10"E
L113	24.50	S89°40'50"W
L114	57.31	S89°40'50"W
L115	18.63	S89°40'50"W
L116	4.49	S72°21'36"E
L117	4.11	S00°19'10"E
L118	4.45	N26°43'16"E
L119	4.49	S72°21'36"E
L120	19.08	S00°19'10"E
L121	9.49	N26°43'16"E
L122	80.86	S00°19'10"E
L123	19.08	S00°19'10"E
L124	19.08	S00°19'10"E
L125	4.49	S63°38'16"E
L126	4.49	N72°21'36"E
L127	60.08	S00°19'10"E
L128	19.08	S00°19'10"E
L129	4.49	S26°43'16"E
L130	4.49	N72°21'36"E
L131	4.11	S00°19'10"E
L132	60.08	S00°19'10"E
L133	19.08	S00°19'10"E
L134	9.49	S63°38'16"E
L135	4.49	N72°21'36"E
L136	4.49	S26°43'16"E
L137	80.08	S00°19'10"E
L138	24.50	S89°40'50"W
L139	89.33	N00°19'10"W
L140	4.49	N72°21'36"E
L141	4.48	S26°43'16"E
L142	21.99	N00°19'10"W
L143	40.86	N00°19'10"W
L144	4.49	S63°38'21"E
L145	4.49	N63°38'44"W
L146	19.05	N89°40'50"E
L147	60.08	S89°40'50"W
L148	4.49	N63°38'44"W
L149	4.48	N63°38'21"W
L150	80.08	S89°40'50"W
L151	89.33	N00°19'10"W
L152	24.50	N89°40'50"E
L153	57.31	N89°40'50"E
L154	18.63	N89°40'50"E
L155	4.49	N72°21'36"E
L156	4.11	N00°19'10"W
L157	4.45	N26°43'16"E
L158	4.49	N72°21'36"E
L159	19.08	N00°19'10"W
L160	9.49	N26°43'16"E
L161	80.86	N00°19'10"W
L162	19.08	N00°19'10"W
L163	19.08	N00°19'10"W
L164	4.49	N63°38'16"W
L165	4.49	S72°21'36"E
L166	60.08	N00°19'10"W
L167	19.08	N00°19'10"W
L168	9.49	N63°38'16"W
L169	4.49	S72°21'36"E
L170	80.08	N00°19'10"W
L171	89.33	N89°40'50"E
L172	24.50	N89°40'50"E
L173	57.31	N89°40'50"E
L174	18.63	N89°40'50"E
L175	4.49	N72°21'36"E
L176	4.11	N00°19'10"W
L177	4.45	N26°43'16"E
L178	4.49	N72°21'36"E
L179	19.08	N00°19'10"W
L180	9.49	N26°43'16"E
L181	80.86	N00°19'10"W
L182	19.08	N00°19'10"W
L183	19.08	N00°19'10"W
L184	4.49	N63°38'16"W
L185	4.49	S72°21'36"E
L186	60.08	N00°19'10"W
L187	19.08	N00°19'10"W
L188	9.49	N63°38'16"W
L189	4.49	S72°21'36"E
L190	80.08	N00°19'10"W
L191	89.33	N89°40'50"E
L192	24.50	N89°40'50"E
L193	57.31	N89°40'50"E
L194	18.63	N89°40'50"E
L195	4.49	N72°21'36"E
L196	4.11	N00°19'10"W
L197	4.45	N26°43'16"E
L198	4.49	N72°21'36"E
L199	19.08	N00°19'10"W
L200	9.49	N26°43'16"E
L201	80.86	N00°19'10"W
L202	19.08	N00°19'10"W
L203	19.08	N00°19'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L251	1.00	N00°19'10"W
L253	19.00	N89°40'50"E
L254	19.00	N89°40'50"E
L255	19.00	N00°19'10"W
L256	1.00	N00°19'10"W
L257	1.00	N00°19'10"W
L258	19.00	N89°40'50"E
L259	19.00	N89°40'50"E
L260	60.33	S00°19'10"E
L261	116.87	S89°40'50"E
L262	637.18	S00°19'10"E
L263	31.08	S89°40'50"E
L264	80.00	S89°40'50"E
L265	88.23	N00°19'10"W
L266	39.69	N89°40'50"E
L267	19.08	S00°19'10"E
L268	19.87	N89°40'50"E
L269	38.87	N89°40'50"E
L270	19.08	S00°19'10"E
L271	32.38	N89°40'50"E
L272	32.38	N89°40'50"E
L273	23.15	S00°19'10"E
L274	23.75	S00°19'10"E
L275	77.87	S89°40'50"W
L276	17.50	S00°19'10"E
L277	29.68	S89°40'50"W
L278	10.50	S89°40'50"W
L279	9.00	S00°19'10"E
L280	39.33	N89°19'10"E
L281	31.59	N89°19'10"E
L282	19.50	S00°19'10"E
L283	39.00	S89°40'50"W
L284	31.59	N89°19'10"E
L285	92.87	S89°40'50"W
L286	19.08	S00°19'10"E
L287	58.73	S89°40'50"W
L288	9.00	N00°19'10"W
L289	11.58	S89°40'50"W
L290	60.08	S00°19'10"E
L291	36.51	S89°40'50"W
L292	7.79	S00°19'10"E
L293	19.08	S00°19'10"E
L294	18.08	S89°40'50"W
L295	116.87	N89°40'50"E
L296	19.87	N89°40'50"E
L297	19.08	S00°19'10"E
L298	1.50	S89°40'50"W
L299	19.50	S00°19'10"E



VICINITY MAP

BASIS OF BEARINGS

N89°32'49"E, BEING THE CENTERLINE OF ROAD
BETWEEN AS SHOWN IN FILE 114, PAGE 17 OF
SURVEYS

LEGAL DESCRIPTION

THE NW 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.M.
CLARK COUNTY, NEVADA, CONTAINING MORE OR LESS
10.13 AC (GROSS) 8.81 AC (NET)
APN 125-20-301-022

BENCHMARK

CITY BENCHMARK #4-090 ELEV.
RIVET AND PLATE IN CONCRETE CYLINDER NE
CORNER OF PORT APACHE AND ROME
DATUM: NAVD 88
2629.75 FEET
801.5478 METERS

OWNER/DEVELOPER

WILLOWS AT TOWN CENTER L.L.C.
RICHMOND AMERICAN HOMES
5917 WEST DESERT INN ROAD
LAS VEGAS, NV. 89146
(702) 233-3664

NOTE:
FOR LINE AND CURVE
TABLES, SEE SHEET
TM-3 (3 OF 6)

NO	REVISIONS	BY	DATE	APP

CHARTERED DEVELOPMENT CORP.
5917 WEST DESERT INN ROAD
LAS VEGAS, NV. 89146
(702) 233-3664

Civil Tec
CIVIL ENGINEERING • SURVEYING • PLANNING
2300 W. SAHARA AVE., SUITE 800, LAS VEGAS, NV. 89102
PHONE: (702) 312-6600 FAX: (702) 312-6601

TENTATIVE MAP- LINE & CURVE TABLES
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CLARK COUNTY
NEVADA

SEAL

SCALE(H): 1" =	NT
SCALE(V): 1" =	N/A
DESIGN:	RMS
DRAWN:	CMH
CHECK:	RMS
ORIGINAL START DATE:	9-04

PROJECT NO.: 3476B
DRAWING NAME: 3476BTM
SHEET: TM-3
3 OF 6 SHEETS

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TMP-5538
01/13/05 PC

WILLOWS AT TOWN CENTER

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

1 IN FEET
1 inch = 10 ft

RESTRICTED COMMON AREAS

- PATIOS AND BALCONIES
- STAIRS AND UNIT ENTRYS
- AIR DUCTS
- OUTSIDE STORAGE AREA
- A/C — AIR CONDITIONER
- G — GAS METER



BUILDING I - REAR ELEV



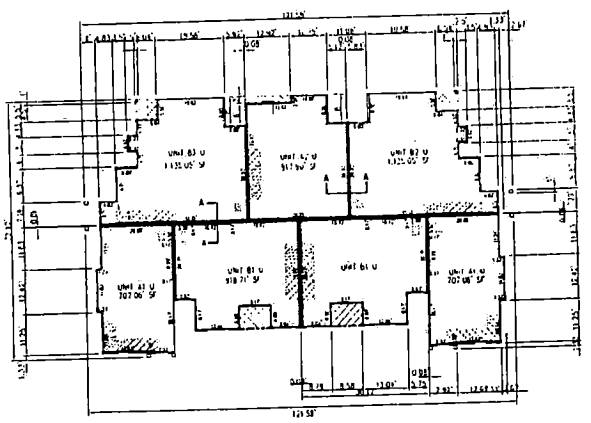
BUILOING I - LEFT ELEV



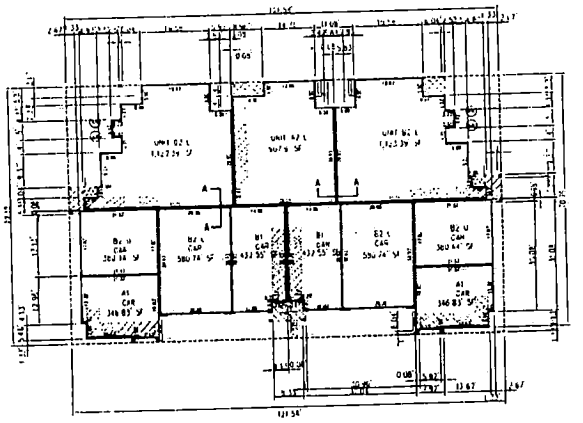
BUILDING I - FRONT ELEV



BUILOING I - RIGHT ELEV



BUILDING I - 2ND FLOOR



BUILOING I - 1ST FLOOR

NO.	REVISIONS	BY	DATE	APP'D

CHARTERED DEVELOPMENT CORP.
397 WEST DUMAS
LAS VEGAS, NV. 89119
(702) 873-3664

CIVIL ENGINEERS • SURVEYORS • PLANNERS
731 S. FIRST ST. LAS VEGAS, NV. 89101
(702) 382-1170 FAX (702) 382-1052

TENTATIVE MAP–FLOOR PLANS & ELEVATIONS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS
NEVADA

SCALE: H/A
DESIGNED: H/A
DRAWN BY: PMS
CHECKED BY: CMH
APPROVED BY: PMS
ROLL START DATE: 8-04

PROJECT NO. 3476B
DRAWING NAME: 3476B-TM
SHEET TM-4
4 OF 8 SHEETS
CITY OF LAS VEGAS DWG. NO.

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TMP-5538
01/13/05 PC

WILLOWS AT TOWN CENTER

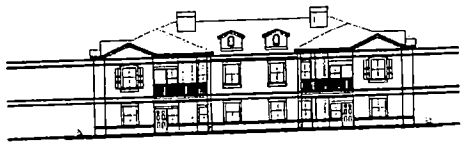
TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

RESTRICTED COMMON AREAS

- PATIOS AND BALCONIES
- STAIRS AND UNIT ENTRYS
- AIR DUCTS
- OUTSIDE STORAGE ROOM
- A/C — AIR CONDITIONER
- G — GAS METER



BUILDING II - REAR ELEV



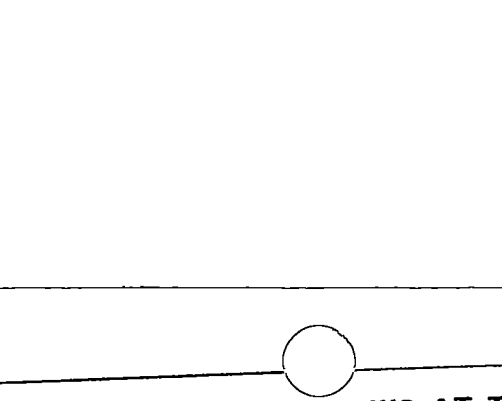
BUILDING II - LEFT ELEV



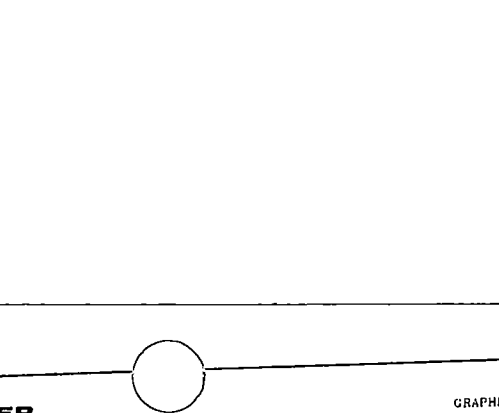
BUILDING II - FRONT ELEV



BUILDING II - RIGHT ELEV



BUILDING II - 2ND FLOOR



BUILDING II - 1ST FLOOR

CHARTERED DEVELOPMENT CORP.

Civil Engineering

TENTATIVE MAP-FLOOR PLANS & ELEVATIONS

WILLOWS AT TOWN CENTER

CONDOMINIUM CONVERSION

CITY OF LAS VEGAS

NEVADA

CAMERON G. HILLSTEAD

SCALE(H): N/A

SCALE(V): N/A

DESIGN: RMS

DRAWN: CMH

CHECK: RMS

ORIG. START DATE: 8-04

PROJECT NO: 3476B

DRAWING NAME: 3476B-TM

SHEET TM-5

5 OF 8 SHEETS

CITY OF LAS VEGAS DWG. NO.

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TMP-5538
01/13/05 PC

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WILLOWS AT TOWN CENTER

TENTATIVE MAP

(COMMON INTEREST PLANNED UNIT COMMUNITY)

GRAPHIC SCALE

1 IN FEET
1 inch = 10 ft

RESTRICTED COMMON AREAS

- PATIO'S AND BALCONIES
- STAIRS AND UNIT ENTRY'S
- AIR DUCTS
- OUTSIDE STORAGE ROOM
- A/C — AIR CONDITIONER
- G — GAS METER



BUILDING III - REAR ELEV



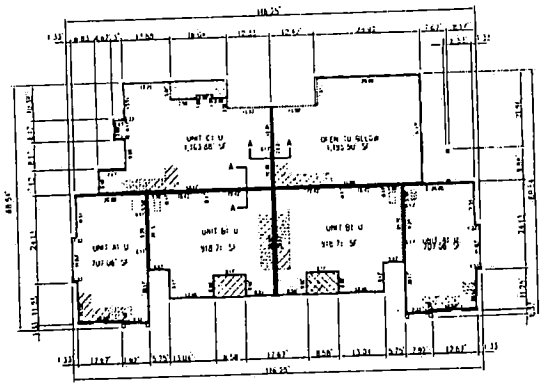
BUILDING III - LEFT ELEV



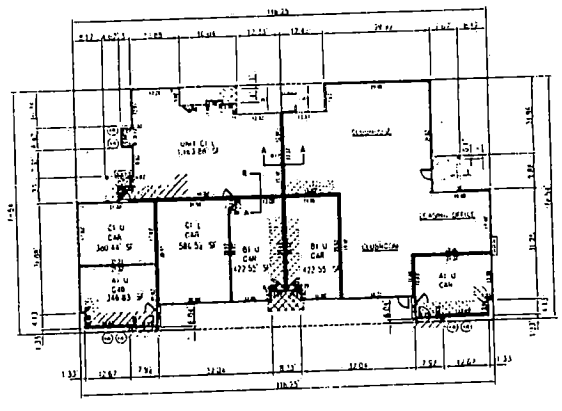
BUILDING III - FRONT ELEV



BUILDING III - RIGHT ELEV



BUILDING III - 2ND FLOOR



BUILDING III - 1ST FLOOR

CHARTERED DEVELOPMENT CORP.
9617 WEST [illegible]
LAS VEGAS, NEVADA [illegible]
(702) 873-3864

Civil Engineers
ENGINEERS • SURVEYORS • PLANNERS
[illegible]
(702) 732-2001 FAX (702) 732-2044

TENTATIVE MAP-FLOOR PLANS & ELEVATIONS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS
NEVADA

SEAL

DESIGNED:	N/A
DRAWN:	N/A
DETAILED:	RWS
CHKED BY:	CMH
CHKED BY:	RWS
PROJ. START DATE:	1-04

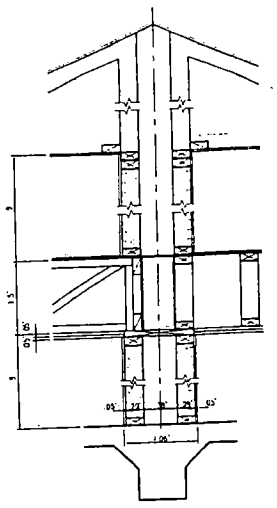
PROJECT NO. 3476B
DRAWING NAME: 3476B-TM
SHEET TM-6
6 OF 8 SHEETS
CITY OF LAS VEGAS SHEET NO.

TMP-5538
01/13/05 PC

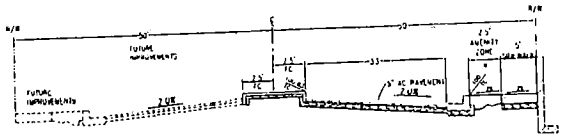
WILLOWS AT TOWN CENTER

TENTATIVE MAP

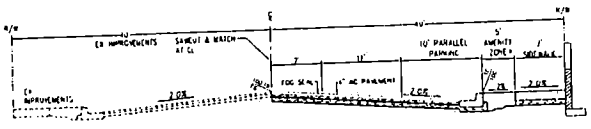
(COMMON INTEREST PLANNED UNIT COMMUNITY)



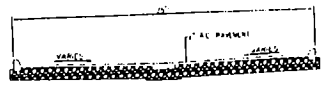
SECTION A-A
COMMON AREA SEPARATION WALL



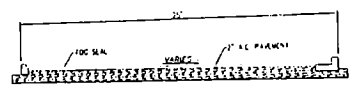
D — FORT APACHE ROAD
100' HALF STREET SECTION



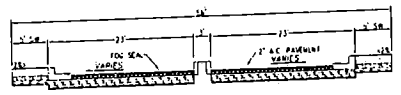
C — BATH BOULEVARD
80' HALF STREET SECTION



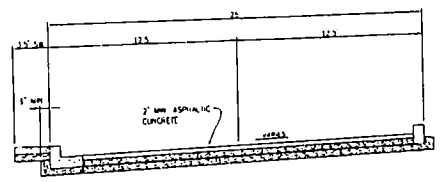
TYPICAL
25' PRIVATE DRIVE SECTION



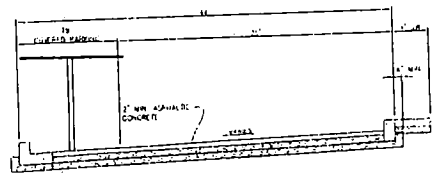
TYPICAL
25' PRIVATE DRIVE SECTION



A — 56' PRIVATE ENTRANCE
STREET SECTION



B — 25' PRIVATE DRIVE SECTION
DRIVEWAY W/ COVERED PARKING ONE SIDE



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

CHARTERED DEVELOPMENT CORP.
3017 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89102
(702) 873-3484

Civil Engineering
ENGINEERS • SURVEYORS • PLANNERS
LAS VEGAS, NEVADA
(702) 243-2001

TENTATIVE MAP - DETAILS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS
NEVADA

SEAL
CAMERON G. HILSTEAD
LAS VEGAS, NEVADA
CIVIL

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	GBPS
DRN.BY:	CMH
CHK.BY:	GBPS
PROJ. START DATE:	9-04

PROJECT NO.
3476B

DRAWING NAME:
3476B-TM

SHEET
TM-7
7 OF 8 SHEETS
CITY OF LAS VEGAS DWG. NO.

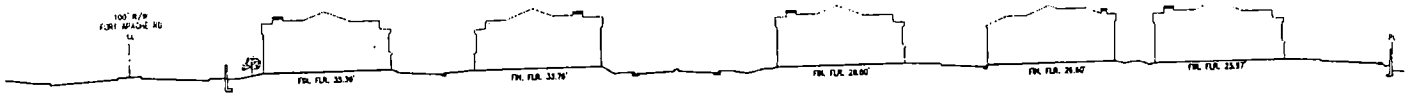
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TMP-5538
01/13/05 PC

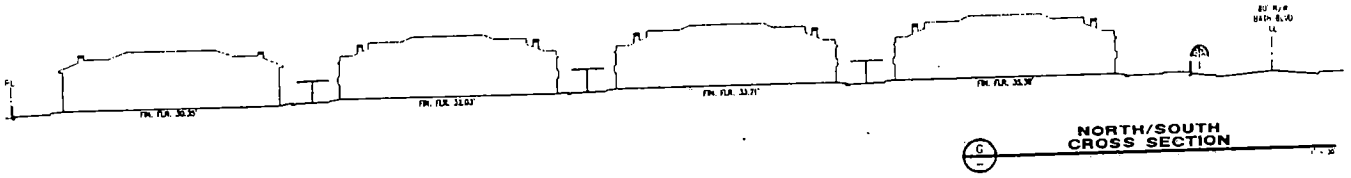
WILLOWS AT TOWN CENTER

TENTATIVE MAP

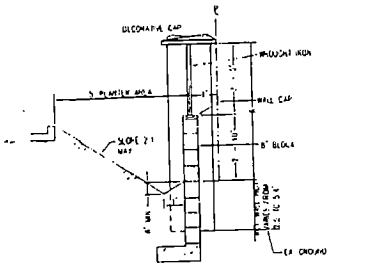
(COMMON INTEREST PLANNED UNIT COMMUNITY)



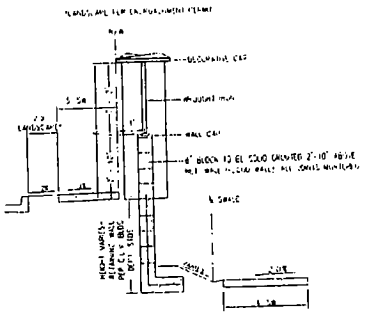
EAST/WEST CROSS SECTION



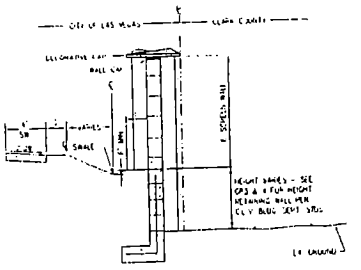
NORTH/SOUTH CROSS SECTION



EAST PROPERTY LINE SECTION



WEST PROPERTY LINE SECTION



SOUTH PROPERTY LINE SECTION

CHARTERED DEVELOPMENT CORP.
3017 WEST RUSSELL
LAS VEGAS, NV 89118
(702) 873-3864

Civil Tec
ENGINEERING & DEVELOPMENT CONSULTANTS
1870 E. SAHARA AVE., SUITE 205, LAS VEGAS, NV 89104
(702) 735-8040 FAX (702) 735-8055

TENTATIVE MAP – DETAILS
WILLOWS AT TOWN CENTER
CONDOMINIUM CONVERSION
CITY OF LAS VEGAS
NEVADA

SEAL

SCALE(H):	N/A
SCALE(V):	N/A
DES.BY:	AWS
DWN.BY:	CMH
CHK.BY:	AWS
PROJ. START DATE:	8-04

PROJECT NO.
3476B

DRAWING NAME:
3476B-TM

SHEET
TM-8
8 OF 8 SHEETS

CITY OF LAS VEGAS DWG. NO.

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TMP-5538
01/13/05 PC



TMP-5538 - APPLICANT: CHARTERED DEVELOPMENT OWNER: WILLOWS TOWN CENTER, LLC
SOUTHEAST CORNER OF FORT APACHE ROAD AND BATH DRIVE
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
TMP-5967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A PARCEL L - APPLICANT/ OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR AN 89-LOT SINGLE FAMILY SUBDIVISION on 24.10 acres adjacent to the southeast corner Alta Drive and Far Hills Drive (APN 137-22-000-012), P-C (Planned Community) Zone, Ward 2 (Wolfson).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions Consent Item 4 [TMP-5967] and Item 5 [TMP-6005] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a Consent item.

DOUG RANKIN, Planning & Development, informed the Commission that staff requested Item 1 [TMP-5935], Item 2 [TMP-5537] and Item 3 [TMP-5538] be pulled from the Consent portion of the agenda because there was additional action to take on all three items.

(6:09 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 4 – TMP-5967

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Master Development Plan Review (SV-0018-01), and the Summerlin Development Standards.

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

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

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

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

Public Works

7. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

8. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

CONDITIONS – Continued:

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

11. 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.

12. 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.

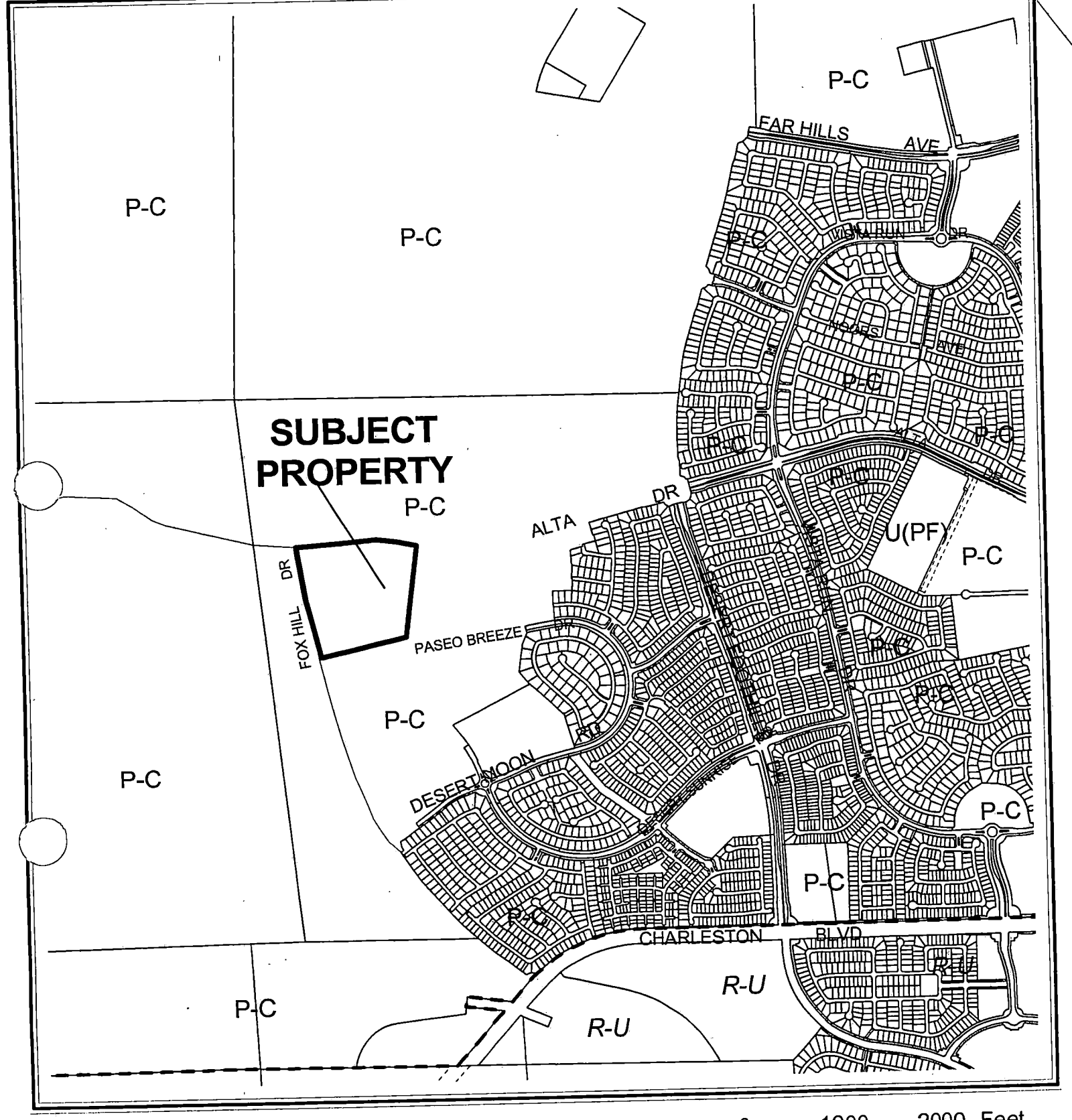
13. Site development to comply with all applicable Summerlin Development and Improvement Standards.

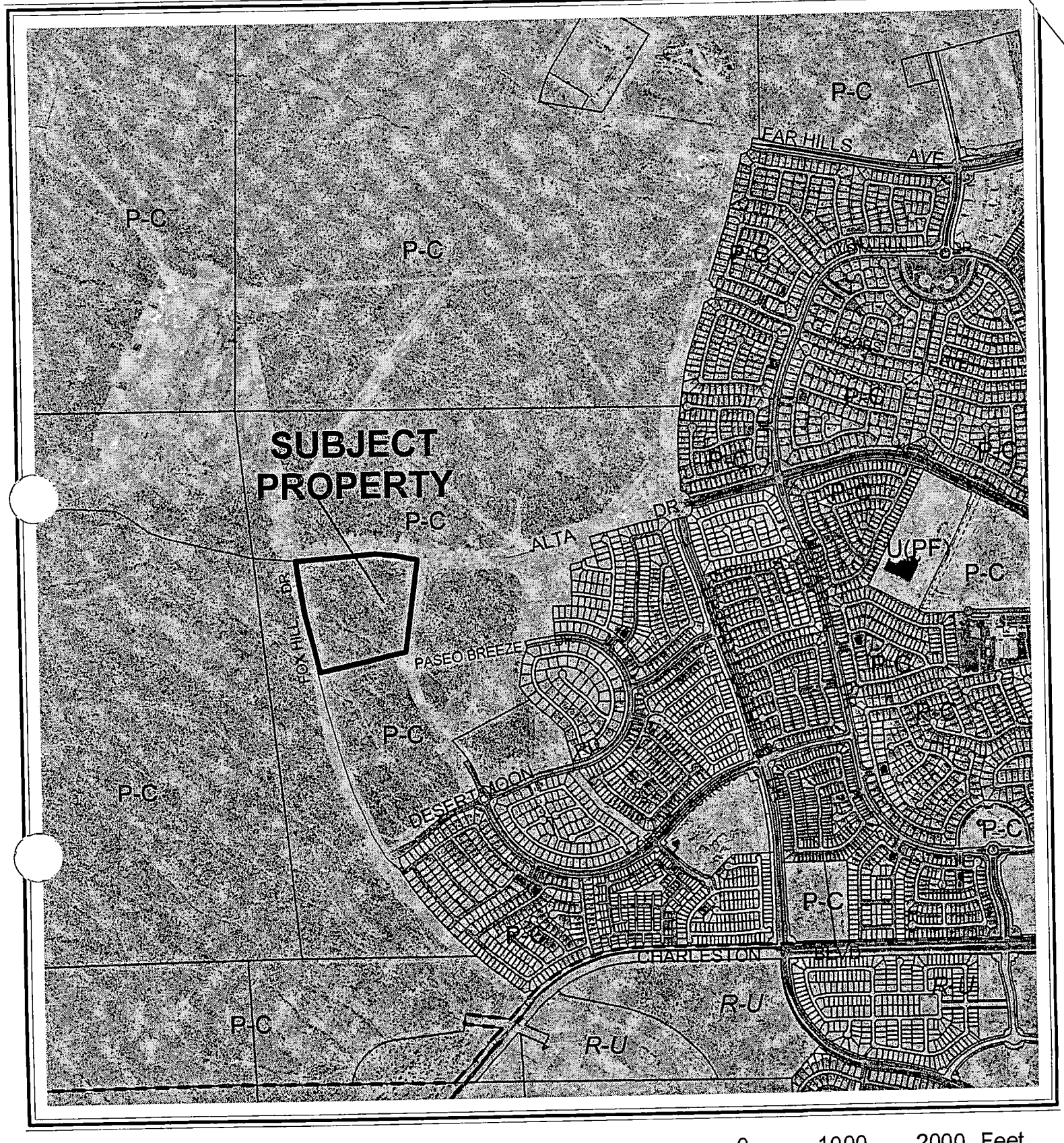
14. Site development to comply with all applicable conditions of approval for Z-116-96 and all other applicable site-related actions.

15. 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

CONDITIONS – Continued:

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.


SUBJECT PROPERTY
P-C
P-C
P-C



0 1000 2000 Feet

CASE: TMP-5967

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10 , 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-5967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A PARCEL L - APPLICANT/ OWNER: THE HOWARD HUGHES CORPORATION

** 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 Master Development Plan Review (SV-0018-01), and the Summerlin Development Standards.

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

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

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

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

Public Works

7. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

8. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

11. 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.

12. 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.

13. Site development to comply with all applicable Summerlin Development and Improvement Standards.

14. Site development to comply with all applicable conditions of approval for Z-116-96 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is request for approval of a Tentative Map for an 89 lot Single Family Subdivision on 24.10 acres adjacent to the southeast corner of Alta Drive and Far Hills Drive.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Related Actions

01/27/97 The City Council approved the request for Rezoning (Z-0119-96) on 8,318 acres of property located along the west side of the Beltway, between Charleston Boulevard and Lake Mead Boulevard, including the subject site, from N-U (Non-Urban) to PC (Planned Community). The Planning Commission recommended approval on December 19, 1996.

01/16/02 The City Council approved a Master Development Plan Review (SV-0018-01) to establish Land Use designations within Summerlin Villages 23A and 23B, comprising 856 Acres located adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval on December 6, 2001.

B) Pre-Application Meeting

A pre-application meeting was held on 01/05/05, where it was discussed that the applicant must comply with all Summerlin Development standards and must seek Summerlin's approval.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	24.10 Acres
Net Acres:	22.4 Acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped and Single Family Residential
East:	Single Family Residential
West:	Undeveloped

C) Existing Zoning

Subject Property:	P-C (Planned Community) Zone [SF3 (Single Family Residential-Summerlin
North:	P-C (Planned Community) Zone [SF3 (Single Family Residential-Summerlin) and MF2 (Medium Density Multi-Family Family Residential) Land Use Designation]
South:	P-C (Planned Community) Zone [SF3 (Single Family Residential-Summerlin)
East:	P-C (Planned Community) Zone [SF3 (Single Family Residential-Summerlin)
West:	P-C (Planned Community) Zone [SF3 (Single Family Residential-Summerlin)

D) General Plan Compliance

a. The following property is designated as Planned Community Development(PCD) according to the Southwest Sector Land Use Map of the General Plan. The existing P-C(Planned Community) zoning is in compliance with the General Plan designation.

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

This site is located within the Summerlin Master Planned Community and will be required to adhere to the Summerlin Development Standards.

ANALYSIS

A) Zoning Code Compliance

A1) Pursuant to Summerlin Development Standards the following standards will apply:

Standards	Required	Provided	Compliance
Min. Setbacks • Front Loading Garage	18 Feet	20 Feet	Y
• Side Loaded Garage	10 Feet	16 Feet	Y
• Front of House	10 Feet	16 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	20 Feet	Y
Max. Building Height	45 Feet	N/A	N/A
Number of Lots	89	N/A	N/A
Max. Density	6 du/ac	3.69 du/ac	Y
Private/Public Street	Private	Private	Y
Min. Street Width	37 Feet	37 Feet	Y

B) General Analysis Discussion

- General information

The subject tentative map is for an 89 lot single family residential subdivision on 24.1 acres. The only access to the site will be off of Fox Hill Drive, which is proposed to be a gated access.

- Cross Section

The submitted north/south cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The maximum retaining wall height adjacent to Paseo Breeze Drive is 4-feet and is separated by a landscape strip. The retaining wall adjacent to Alta Drive faces interior to the site.

The submitted east/west cross section depicts a maximum natural grade greater than 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4% is allowed a maximum 6-foot retaining wall per step. The maximum exterior retaining wall height is shown to be 6 feet and is adjacent to a paseo of the overall Village.

- Trails

The eight-foot wide street-side trail proposed along the south side of Alta Drive is not located within the subject area of the Tentative Map and its construction will not be required as part of this development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-5967 APN: 137-22-000-012

Name of Property Owner: The Howard Hughes Corporation

Name of Applicant: -same-

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jeffery S Green

Print Name: Jeffery S. Green

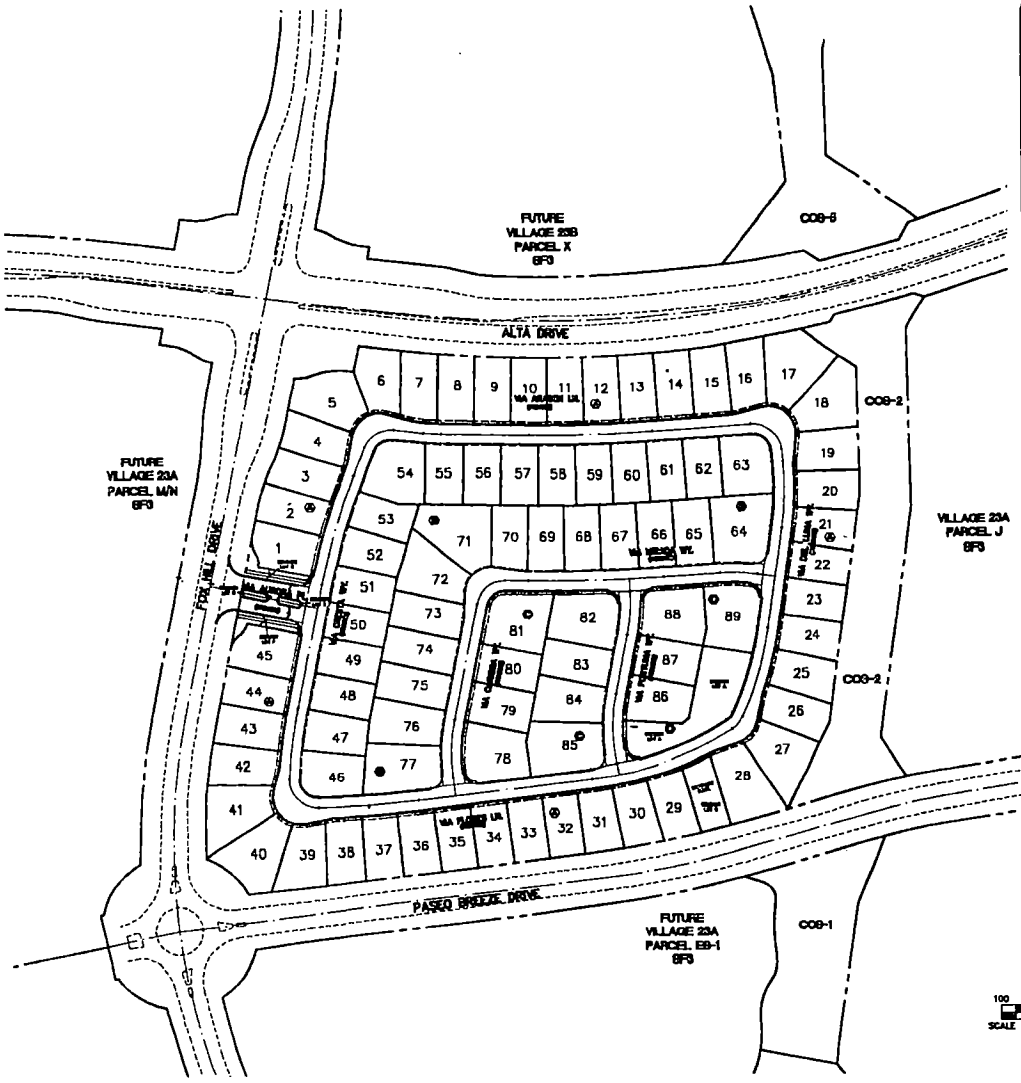
Subscribed and sworn before me

This 14th day of January, 2005

Sharon K. Walker

Notary Public in and for said County and State CLARK Nevada

Notary Public - State of Nevada
COUNTY OF CLARK
SHARON K. WALKER
No. 94-0405-1 My Appointment Expires July 31, 2006



ENGINEER & SURVEYOR

G.C. WALLACE INC.
10000 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89135
PHONE (702) 804-3000

UTILITY SERVICE BY

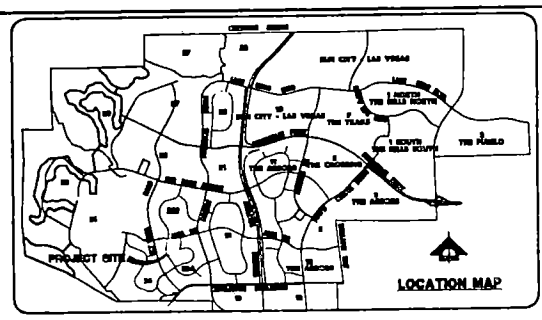
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT SILLPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATORS

RECORD OWNER

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD, STE 300
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300

SUBDIVIDER

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD, STE 300
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300



LAND USE

EXISTING ZONING	=	P-C
EXISTING LAND USE	=	SF-3
TOTAL GROSS ACREAGE	=	34.1 AC.
TOTAL NET ACREAGE	=	33.4 AC.
TOTAL NET/NET ACREAGE	=	33.3 AC.
NUMBER OF LOTS	=	89
NUMBER OF COMMON LOTS	=	6
MIN. LOT SIZE	=	62' X 104'
LOTS PER ACRE (NET/NET)	=	4.36
MIN. PL RADIUS	=	20'
TYP. BUILDING SIZE (APPROX.)	=	3400 SQ. FT.
TYP. F.A.R.	=	0.23
SEWAGE CONTRIBUTION		
AVERAGE: 89 EAU'S X 250 GPD/EAU	=	0.022 MGD
PEAK FLOW 0.022 MGD X 3.5 (PF)	=	0.078 MGD

SETBACK REQUIREMENTS

FRONT ENTRY GARAGE	= 20' FROM BACK OF SIDEWALK
SIDE ENTRY GARAGE	= 10'
BUILDING FACE	= 15' FROM BACK OF CURB
- LOTS 1 AND 43 ONLY	= 14' FROM BACK OF SIDEWALK
FRONT YARD PORCH	= 10' FROM BACK OF SIDEWALK
REAR YARD	= 20'
- LOTS 1 AND 43 ONLY	= 15'
CORNER LOT SIDE YARD	= 10' FROM BACK OF CURB
SIDE YARD (INTERIOR)	= 5' MIN., 15' AGGREGATE
SIDE YARD (PERIMETER)	= 5' FOR SINGLE STORY ELEMENT WITH NO GABLE END 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.

LEGAL DESCRIPTION

LOT 7 OF BLOCK 8 OF "SUMMERLIN VILLAGE 23A UNIT NO. 2" ON FILE IN BOOK 121, PAGE 12 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

GENERAL NOTES:

1. TO OUR KNOWLEDGE THERE ARE NO GROUND FAULTS OR FISSURES AND NO GROUNDWATER WITHIN 20 FEET OF EXISTING GROUND SURFACE.
2. THERE ARE NO EXISTING STRUCTURES OR DEDICATIONS FOR PARKS, SCHOOLS, ETC.

DEVIATIONS FROM STANDARDS:

1. INTERSECTION ANGLES NOT STANDARD.
2. TANGENT BETWEEN CURVES IS LESS THAN 50'.
3. CL RADII LESS THAN 300 FEET.

DEVELOPER

The Howard Hughes Corporation

THE HOWARD HUGHES CORPORATION
a Delaware Corporation
10000 W. CHARLESTON, SUITE 300
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4030

SUMMERLIN

VILLAGE 23A
PARCEL L
TENTATIVE MAP

NOVEMBER 25, 2004
SHEET 1 OF 4

SUMMERLIN APPROVAL DATE

APN # 137-22-000-012

CLV DRAWING NO.

TMP-5967
03-10-05 PC

STATE OF NEVADA — ROBERT M. TYNDERHOLM — No. 10787 — DATE:

ISSUE DATE: 1-10-05 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

DESIGN BC
DRAWN BS
CHECK TDS
ISSUE DATE
ISSUE EDITS
PLOT DATE: 01-10-05
PLOT TIME: 11:38 A.M.

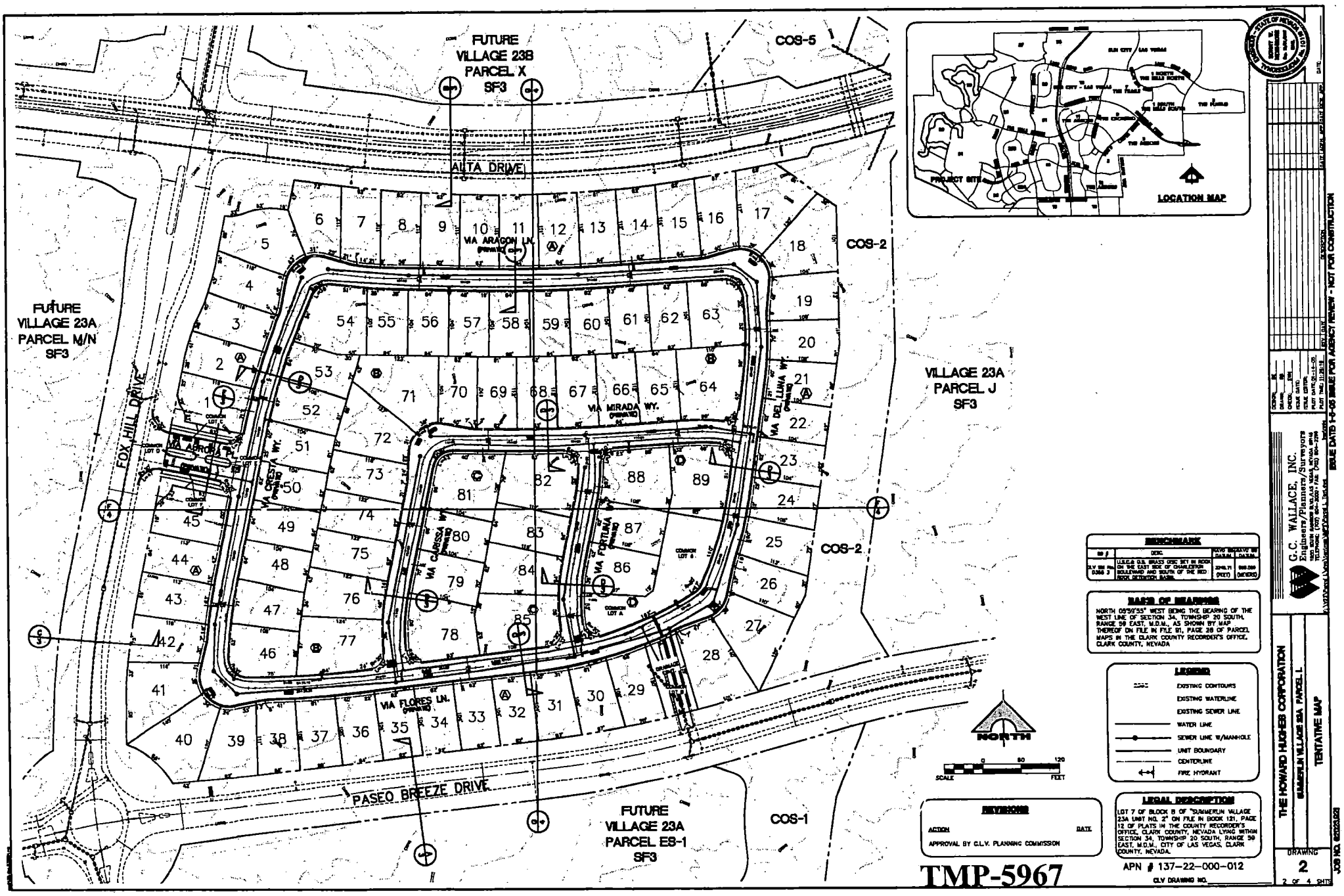
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
10000 W. Charleston Blvd., Suite 230
Las Vegas, Nevada 89135
(702) 804-3000 FAX (702) 804-3296

THE HOWARD HUGHES CORPORATION
SUMMERLIN VILLAGE 23 PARCEL L

COVER SHEET

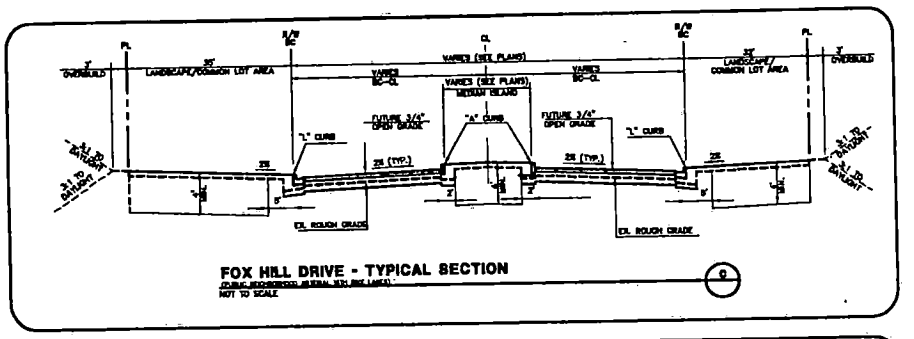
DRAWING 1
1 OF 4 SHTS

JOB NO. 05000.065

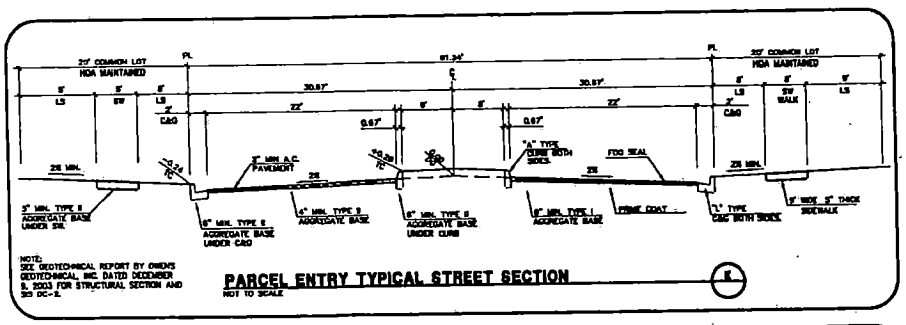


TMP-5967

03-10-05 PC

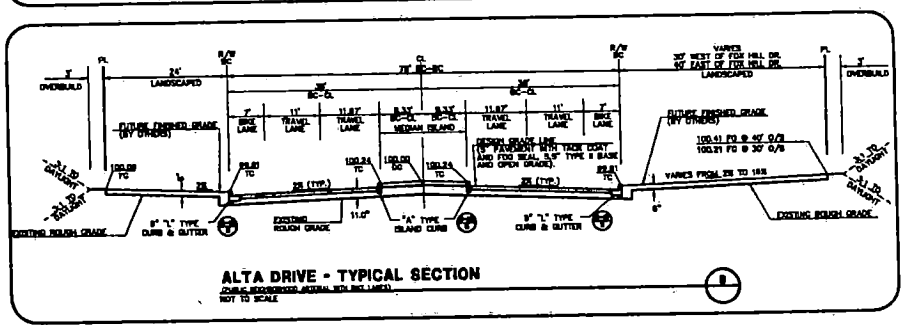


FOX HILL DRIVE - TYPICAL SECTION
(PUBLIC RESIDENTIAL ARTERIAL WITH BIKE LANES)
NOT TO SCALE

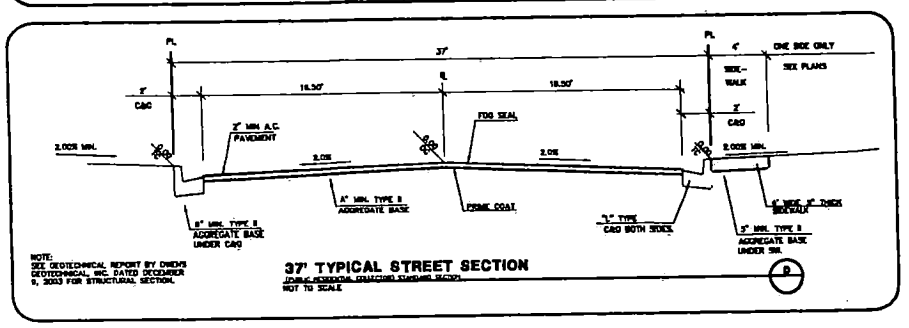


NOTE:
SEE GEOTECHNICAL REPORT BY OWEN'S GEOTECHNICAL, INC. DATED DECEMBER 9, 2003 FOR STRUCTURAL SECTION AND 3/5 DC-E.

PARCEL ENTRY TYPICAL STREET SECTION
NOT TO SCALE

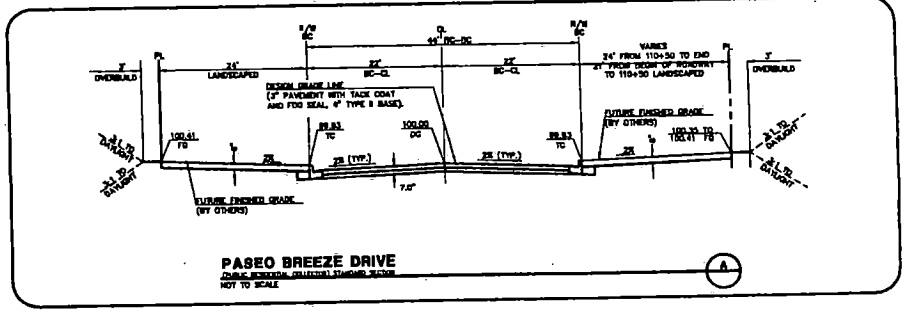


ALTA DRIVE - TYPICAL SECTION
(PUBLIC RESIDENTIAL ARTERIAL WITH BIKE LANES)
NOT TO SCALE



NOTE:
SEE GEOTECHNICAL REPORT BY OWEN'S GEOTECHNICAL, INC. DATED DECEMBER 9, 2003 FOR STRUCTURAL SECTION.

37' TYPICAL STREET SECTION
(PUBLIC RESIDENTIAL COLLECTOR STANDARD SECTION)
NOT TO SCALE



PASEO BREEZE DRIVE
NOT TO SCALE

APN # 137-22-000-012

TMP-5967
03-10-05 PC

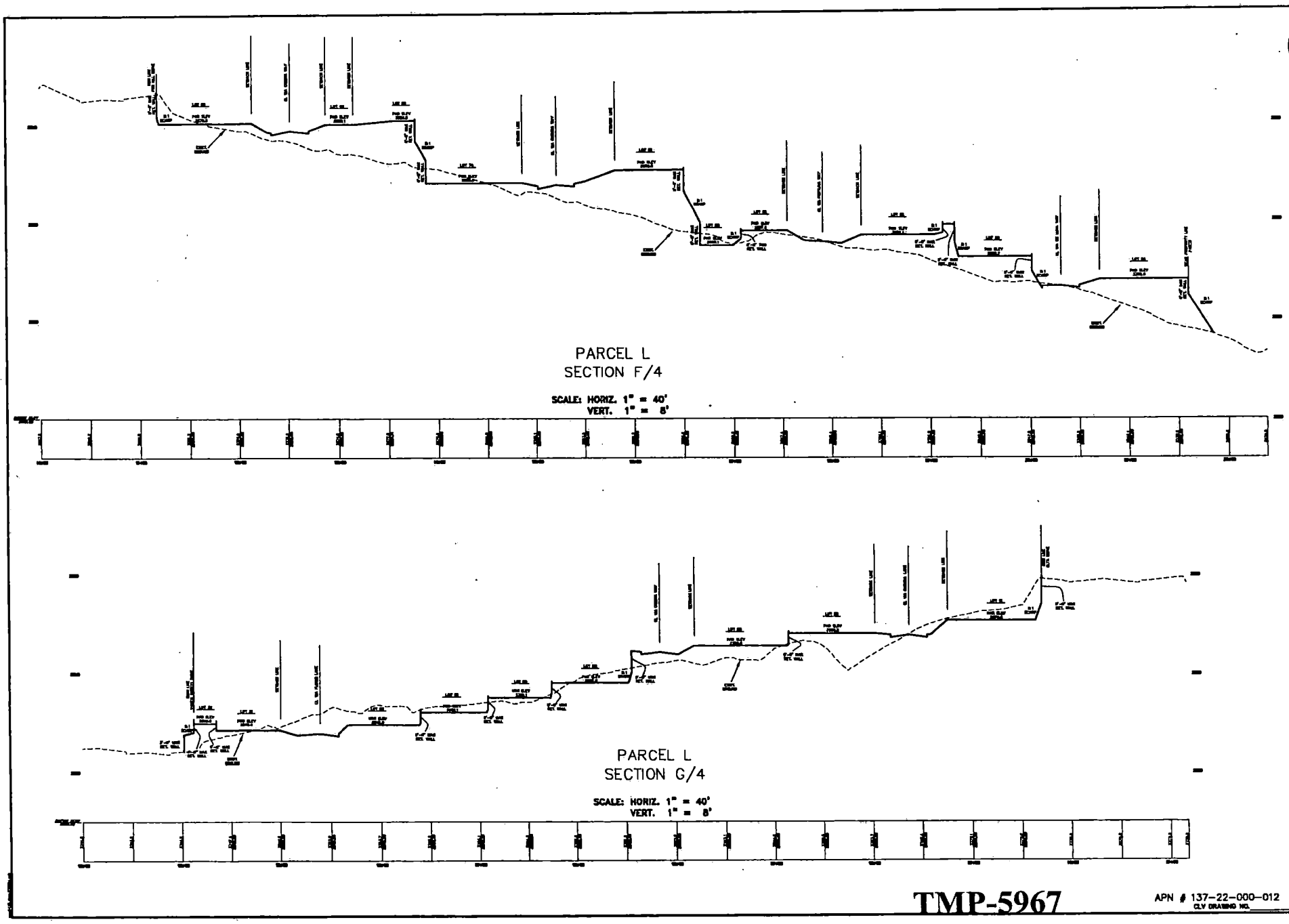
ISSUE DATE: 10-05 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
2030 AVE OF THE STARS, NINTH FLOOR
LOS ANGELES, CA 90067 (310) 556-1999

THE HOWARD HUGHES CORPORATION
BAMERLIN VILLAGE SMA PARCEL L
SECTIONS

DRAWING 3
3 OF 4 SHTS

JOB NO. 03030.02



G.C. WALLACE, INC.
Engineers/Planners/Surveyors

THE HOWARD HUGHES CORPORATION
SUMMERLIN VILLAGE 23 PARCEL L
SECTIONS

DRAWING 4
4 OF 4 SHTS

ISSUE DATE H-05 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

APN # 137-22-000-012
CLV DRAWING NO.

TMP-5967
03-10-05 PC

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
TMP-6005 - TENTATIVE MAP - DAYDAWN CROSSING UNIT 2 - APPLICANT: NV HOMES GROUP - OWNER: DAYSTAR VENTURES, LLC AND GRAND TETON LODGE LAND, LLC - Request for a Tentative Map FOR A 48-LOT RESIDENTIAL SUBDIVISION on 5.34 acres adjacent to the north side of Grand Teton Drive, approximately 700 feet east of Durango Drive (APN:125-09-401-017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent R-PD7 (Residential Planned Development-7 Units per Acre), and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) 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 Consent Item 4 [TMP-5967] and Item 5 [TMP-6005] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a Consent item.

DOUG RANKIN, Planning & Development, informed the Commission that staff requested Item 1 [TMP-5935], Item 2 [TMP-5537] and Item 3 [TMP-5538] be pulled from the Consent portion of the agenda because there was additional action to take on all three items.

(6:09 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 5 – TMP-6005

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-4374), and Site Development Plan Review (SDR-4375).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map shall be submitted. The revision shall indicate one 24" box tree and two shrubs thirty feet on center within the 10 feet of Common Lot 'D' (24,327 square feet). Decomposed granite shall be placed in all planting areas 2" deep. The revised cross sections shall include the 10 feet of revised landscaping and the equestrian trail. These revisions shall be approved by the Planning and Development Department and Public Works Department staff.

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

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

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

7. 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,

CONDITIONS – Continued:

or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

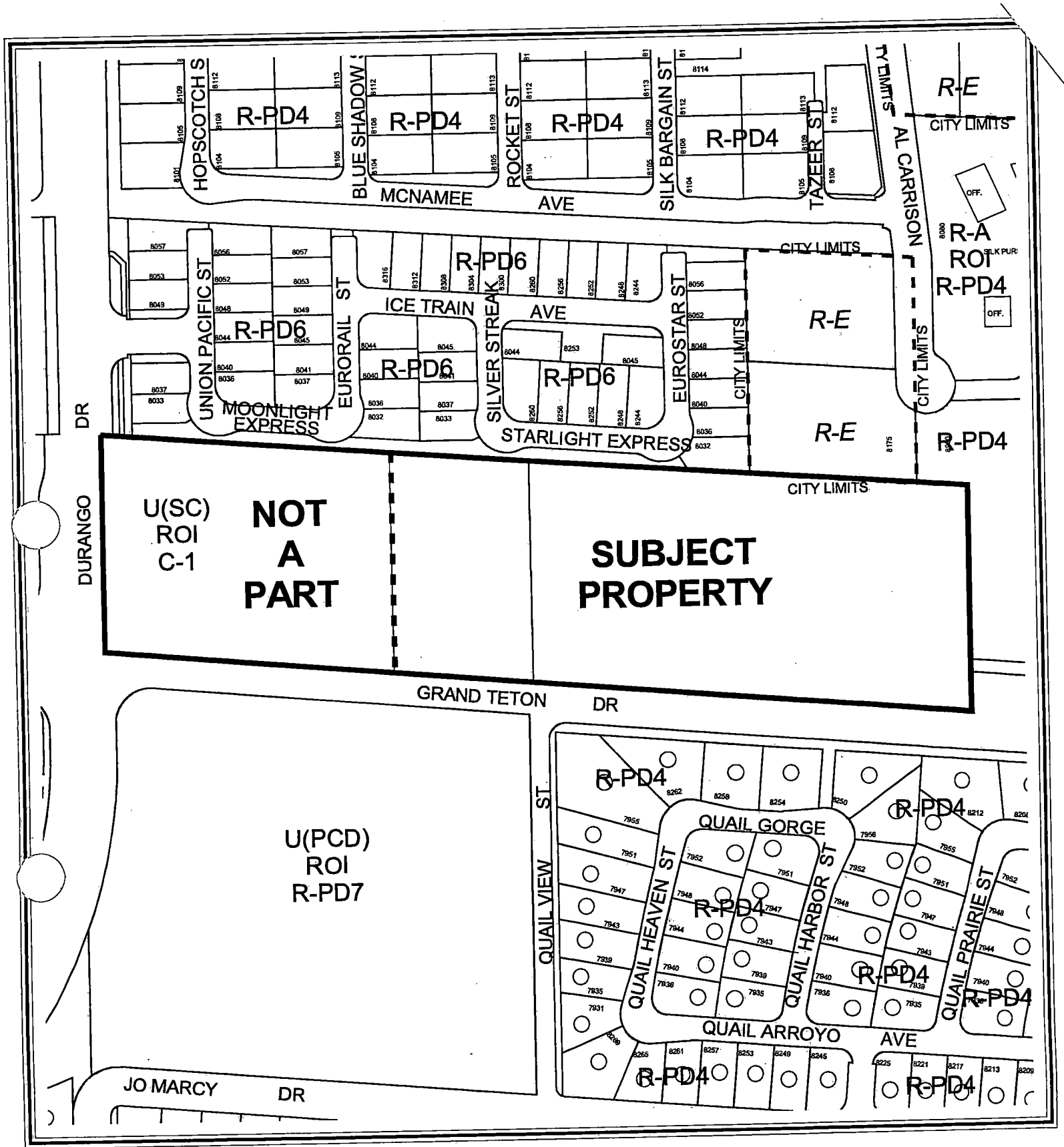
8. Label the equestrian trail adjacent to the north and east boundaries of this site as follows: 10-foot wide Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner's Association prior to conveyance.

9. The Owner's Certificate portion of the Final Map shall include the following third paragraph as required by Title 18, Appendix E: Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. In addition, include the following statement at the end of the Owner's Certificate: I/we hereby acknowledge that non-residential lots (i.e. Lot "__") will be conveyed to the City of Las Vegas within one year of the recordation of this map.

10. Provide a public sewer stub to the northern boundary of this site to service Assessor's Parcel Number 125-09-401-016 at a location and depth acceptable to the City Engineer.

11. Site development to comply with all applicable conditions of approval for ZON-4374, SDR-4375 and all other applicable site-related actions.

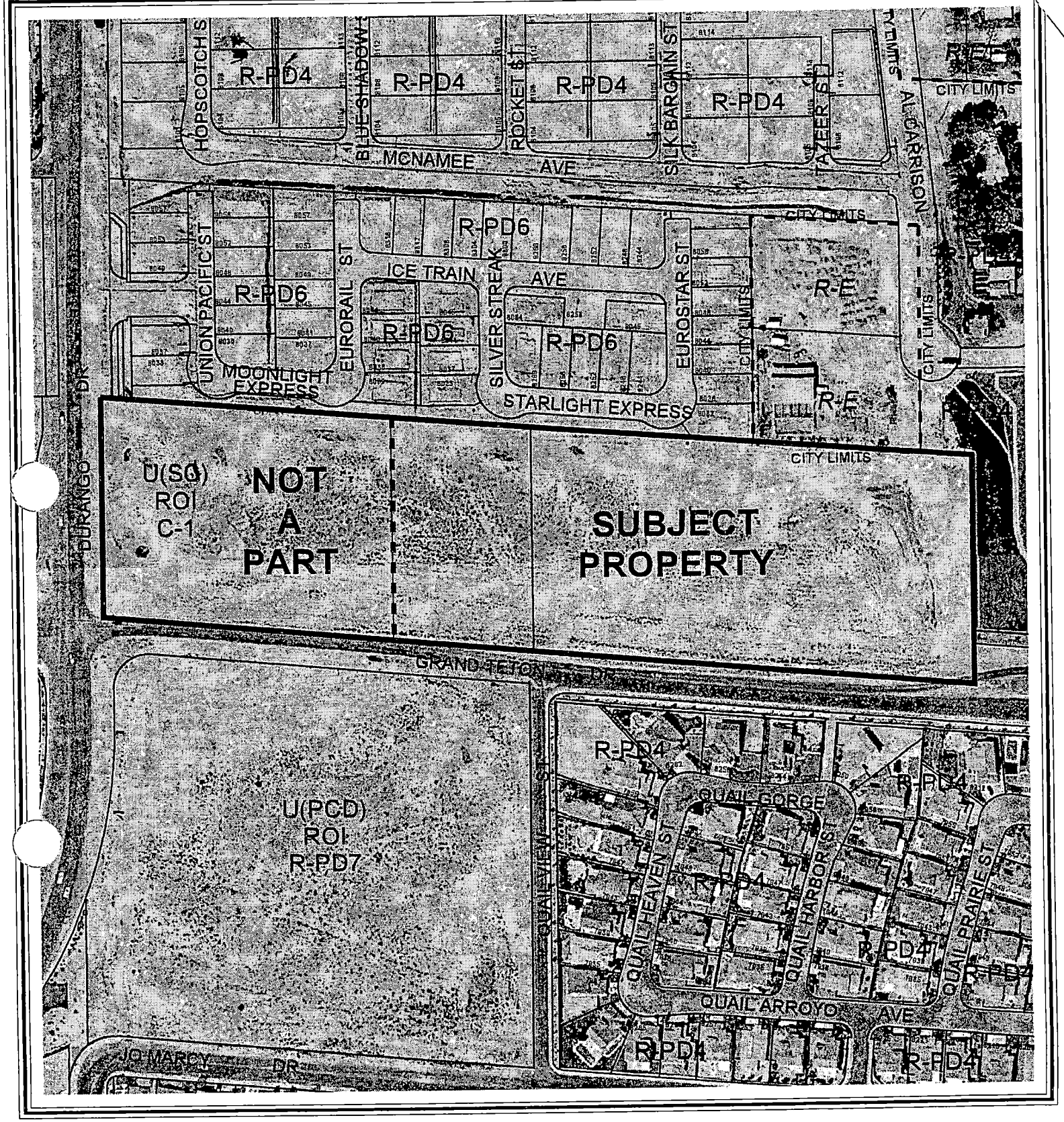
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to 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-6005

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



CASE: **TMP-6005**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10 , 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6005 - TENTATIVE MAP - DAYDAWN CROSSING UNIT 2 - APPLICANT: NV HOMES GROUP - OWNER: DAYSTAR VENTURES, LLC AND GRAND TETON LODGE LAND, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-4374), and Site Development Plan Review (SDR-4375).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map shall be submitted. The revision shall indicate one 24" box tree and two shrubs thirty feet on center within the 10 feet of Common Lot 'D' (24,327 square feet). Decomposed granite shall be placed in all planting areas 2" deep. The revised cross sections shall include the 10 feet of revised landscaping and the equestrian trail. These revisions shall be approved by the Planning and Development Department and Public Works Department staff.

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

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

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

7. 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

8. Label the equestrian trail adjacent to the north and east boundaries of this site as follows: 10-foot wide Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner's Association prior to conveyance.

9. The Owner's Certificate portion of the Final Map shall include the following third paragraph as required by Title 18, Appendix E: Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. In addition, include the following statement at the end of the Owner's Certificate: I/we hereby acknowledge that non-residential lots (i.e. Lot "__") will be conveyed to the City of Las Vegas within one year of the recordation of this map.

10. Provide a public sewer stub to the northern boundary of this site to service Assessor's Parcel Number 125-09-401-016 at a location and depth acceptable to the City Engineer.

11. Site development to comply with all applicable conditions of approval for ZON-4374, SDR-4375 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 48-lot residential subdivision on 5.34 acres adjacent to the north side of Grand Teton Drive, approximately 700 feet east of Durango Drive.

B) Applicant's Justification

A justification letter is not required for this type of application, nor was one submitted.

BACKGROUND INFORMATION

A) Related Actions

03/17/99 The Board of County Commissioners approved a Rezoning (ZC-1702-98) to C-2 (General Commercial – Clark County) on a portion of this site. A restaurant/tavern was proposed as part of that application. The rest of the area to be rezoned was to remain single-family residential. Staff reviewed the development plans submitted with this application and determined that they complied with the Conditions of Approval imposed by the County Commission.

06/08/99 The City Council approved a Petition of Annexation (A-0028-99) of 10.54 acres (Assessor's Parcel Numbers 125-09-401-006 and 017) adjacent to the northeast corner of Durango Drive and Grand Teton Drive, which includes the proposed site. A Resolution of Intent to a C-1 (Limited Commercial) zone was granted only to the proposed tavern site, with the remaining land to be designated U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. The Planning Commission and staff recommended approval on 05/13/99. The effective date of the annexation was 09/24/99.

06/21/00 The City Council approved a Special Use Permit (U-0011-00) and Site Development Plan Review to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 5/11/00.

07/17/02 The City Council approved an Extension of Time [U-0011-00(1)] for an approved Special Use Permit (U-0011-00) to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 6/13/02.

01/22/04 The Planning Commission tabled a Site Development Plan Review (SDR-3511) for a proposed 71,570 square-foot office, tavern, and mini-storage development. Staff had recommended approval.

03/17/04 The City Council approved a General Plan Amendment (GPA-3483) to amend a portion of the Centennial Hills Sector of the General Plan from PCD (Planned Community Development) to SC (Service Commercial). The Planning Commission and staff recommended approval on 1/22/04.

03/17/04 The City Council approved a Review of Condition (ROC-2671) of Condition No. 6 of an approved Special Use Permit (U-0011-00), which had restricted commercial zoning to the western portion of the site. The Planning Commission and staff recommended approval on 1/22/04.

03/17/04 The City Council approved a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on a portion of APN: 125-09-401-006. Staff recommended approval. The Planning Commission recommended approval on 01/22/04.

07/07/04 The City Council approved a Site Development Plan Review (SDR-4375) for a 48-lot single-family residential development and a Rezoning (ZON-4374) from U (Undeveloped) PCD [(Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre). The Planning Commission and staff recommended approval on 06/10/04.

B) Pre-Application Meeting

01/10/05 The following item were discussed at the pre-application meeting.

- Map to include contour lines
- The cross sections need to be labeled
- Questions about wall height on the northern property line
- Trails need to be indicated on the northern and east property lines

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 6.90

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Stables
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped) PCD [Planned Community Development) General Plan Designation] under Resolution of Intent to RPD-7
North:	U (Undeveloped) PCD [Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development – 6 Units per Acre) and R-A (Residential Agricultural – Clark County)
South:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD4 (Residential Planned Development – 4 Units per Acre)
East:	R-PD4 (Residential Planned Development – 4 Units per Acre)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight units per acre. The proposed R-PD7 zoning district is in compliance with the General Plan.

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

A 20-foot Equestrian Trail is required along the north and east property lines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	**Provided**
Min. Lot Size	2,747 SF
Min. Lot Width	40 Feet
Min. Setbacks • Front (dwelling) • Front (garage) • Side • Corner • Rear	 5 Feet 5 Feet 10 Feet 10 Feet 10 Feet
Max. Building Height	2 Stories or 35 Feet

- R-PD ONLY

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
6.90 acres	6.96	1.65	11.5 %	34,518 SF	11.5%	34,678 SF

The Tentative Map meets all Title 19 Open Space Standards.

B) General Analysis Discussion

- General information (Residential/Commercial)

The development is proposed to consist of 48 single-family homes on 6.90 acres, a density of approximately 7.0 dwelling units per acre. The site has been designed with 34,678 square feet of open space. Lots are accessed from 39-foot private streets. Site access is provided from Grand Teton Drive, a Parkway (120-foot) Arterial as indicated on the Master Plan of Streets and Highways.

- Cross Section

  The submitted north/south cross sections for this site depict maximum natural grade between 0% and 2%. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. A 2-foot stem wall, separated by approximately 5-feet of landscape and then a 6-foot screen wall is proposed adjacent to Grand Teton Drive. The proposed wall at the north end of the site, adjacent to the horse trail, has maximum retaining wall height of 4.4-feet topped with a 6-foot screen wall according to the grading plan. This wall is separated by the 20-foot common lot/trail section. A screen wall will be in place along the north property line with Day Dawn Crossing Unit 1 project, however a wall will be installed adjacent to APN 125-09-401-016 along the north property line and is depicted on the grading plan as a 1-foot retaining wall topped with a 6-foot screen wall.

  The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The wall along the east property line exists and the wall adjacent to the proposed commercial development on the west boundary appears to have a maximum retaining wall height of 2.2 feet topped with a 6-foot screen wall.

- Trails

  A 10-foot Equestrian Trail is required along the north and east property lines pursuant to the Recreation Trails Element of the Las Vegas 2020 Master Plan. The Equestrian Trail shall include 10 feet of decomposed granite. Adjacent to the 10-foot Equestrian Trail is Common Lot 'D', which shall comply with condition of approval number three (3).

- Special Conditions of Approval (from Zoning or SDPR)

  The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, which ever is less.

  The setbacks for this development shall be a minimum of 5 feet to the front of the house as measured from back of sidewalk or from back of curb if no sidewalk is proposed; a minimum of 18 feet or a maximum of 5 feet to the face of the garage door from back of sidewalk or from back of curb if no sidewalk is proposed; 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

1 of 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-6005 APN: 125-09-401-017

Name of Property Owner: Day Star Ventures

Name of Applicant: Nevada Homes Group

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 names(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: Paul Wagner

Print Name: _____

Subscribed and sworn before me

This 5th day of January ,20 05

LaRae Obenauf

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARAE OBENAUF
No: 99-54758-1
My Appointment Expires Dec. 4, 2006

2 of 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-6005 APN: 125-09-401-006

Name of Property Owner: Grand Teton Lodge Land, LLC

Name of Applicant: Nevada Homes Group

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 names(s) of the person or persons with whom the city Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X _____

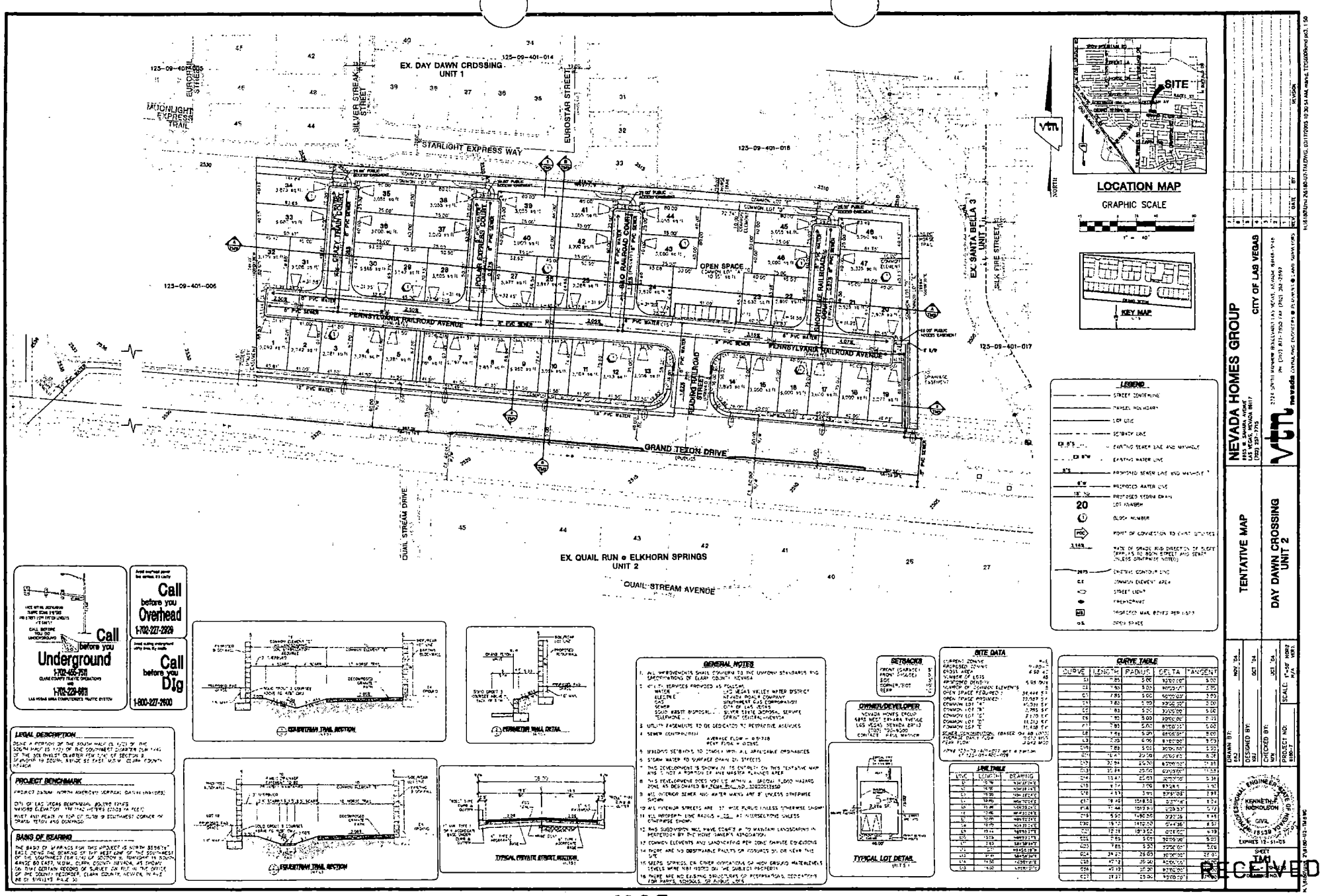
Print Name: STUART APOLLO

Subscribed and sworn before me

This 6th day of January ,20 05

Larae Obenauf

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARAE OBENAUF
No: 99-54758-1
My Appointment Expires Dec. 4, 2006



LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD88)

CITY OF LAS VEGAS BENCHMARK, ADJUSTED TO NAVD88 ELEVATION 1787.142 METERS (5868.74 FEET)

RIVET AND WASHER IN TOP OF CURB @ SOUTHWEST CORNER OF GRAND TETON AND OGDENSO

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 89°56'11" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST OF THE SOUTHWEST (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 88 OF SURVEYS PAGE 30

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER: LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC: NEVADA POWER COMPANY
   - GAS: SOUTHWEST GAS CORPORATION
   - SEWER: CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL: SILVER STATE DISPOSAL SERVICE
   - TELEPHONE: SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. SEWER CONTRIBUTION: AVERAGE FLOW = 69 GPD/DU; PEAK FLOW = 0.69 GPM
5. GRADING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS
7. THIS DEVELOPMENT IS SHOWN AS TO CONFORM ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA (FIRM NO. 32003C0755D)
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN
10. ALL INTERIOR STREETS ARE 37' WIDE PUBLIC UNLESS OTHERWISE SHOWN
11. ALL PROPERTY LINE RADIUS = 10', AT INTERSECTIONS UNLESS OTHERWISE SHOWN
12. THIS SUBDIVISION WILL HAVE CC&R'S IN TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS
14. THERE ARE NO OBSTRUCTABLE FAULTS OR FISSURES ON OR NEAR THIS SITE
15. SIGNS, SIGNALS, OR OTHER INDICATIONS OF NEW GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY
16. THERE ARE NO EXISTING STRUCTURES OR RESERVATIONS, DEDICATIONS FOR PARKS, SCHOOLS, OR PUBLIC USE

SETBACKS

FRONT (GARAGE)	20'
FRONT (LIVABLE)	15'
SIDE	5'
CORNER/REAR	10'
REAR	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
4295 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89102
(702) 792-9200
CONTACT: MIKE WARNER

SITE DATA

CURRENT ZONING	R-E
PROPOSED ZONING	R-PD7
GROSS AREA	47.80 AC
NUMBER OF LOTS	48
APPROVED DENSITY	5.68 DU/AC
NUMBER OF COMMON ELEMENTS	3
OPEN SPACE REQUIRED	36,444 SF
OPEN SPACE PROVIDED	73,587 SF
COMMON LOT "A"	40,331 SF
COMMON LOT "B"	3,255 SF
COMMON LOT "C"	7,130 SF
COMMON LOT "D"	12,212 SF
COMMON LOT "E"	11,438 SF
SCHOOL CONTRIBUTION	(BASED ON 48 LOTS)
INCREASE IN ANNUAL FLOW	3,312 GPD
PEAK FLOW	33.12 GPM

APPLY 10% TO ANY LOT WITH A PORTION OF 12'-0" OR MORE WITHIN AE ZONE

TYPICAL LOT DETAIL

LINE TABLE

LINE	LENGTH	BEARING
L1	15.76	N39°37'29"E
L2	14.00	N39°37'29"E
L3	19.00	N39°37'29"E
L4	19.00	N50°22'31"W
L5	19.00	N39°37'29"E
L6	19.00	N50°22'31"W
L7	19.00	N39°37'29"E
L8	19.00	N50°22'31"W
L9	19.14	N89°53'11"E
L10	13.14	N89°53'11"E
L11	2.83	S89°38'49"E
L12	2.83	N44°53'11"E
L13	2.83	N44°53'11"E
L14	14.56	N89°53'11"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	7.85	5.00	90°00'00"	5.00
C2	7.85	5.00	90°00'00"	5.00
C3	7.85	5.00	90°00'00"	5.00
C4	7.85	5.00	90°00'00"	5.00
C5	7.85	5.00	90°00'00"	5.00
C6	7.85	5.00	90°00'00"	5.00
C7	7.85	5.00	90°00'00"	5.00
C8	7.85	5.00	90°00'00"	5.00
L9	7.85	5.00	90°00'00"	5.00
C10	7.85	5.00	90°00'00"	5.00
C11	16.47	20.50	46°00'49"	8.58
C12	32.94	45.50	41°29'00"	17.25
C13	32.94	25.50	73°59'00"	19.28
C14	13.47	27.50	28°03'58"	6.88
C15	4.74	3.00	90°34'15"	3.01
C16	4.71	3.00	89°58'06"	2.99
C17	19.48	1548.50	0°43'14"	9.74
C18	17.44	1017.50	0°59'03"	8.72
C19	9.50	1490.50	0°21'56"	9.49
C20	19.12	1492.50	0°44'36"	9.56
C21	12.38	1015.50	0°41'55"	6.19
C22	7.85	5.00	90°00'00"	5.00
C23	7.85	5.00	90°00'00"	5.00
C24	39.27	25.00	90°00'00"	25.00
C25	47.12	30.00	90°00'00"	30.00
C26	47.12	30.00	90°00'00"	30.00
C27	39.27	25.00	90°00'00"	25.00

NEVADA HOMES GROUP
4295 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89102
(702) 792-9200

CITY OF LAS VEGAS

vtn nevada
3216 SMITH RANCH ROAD, LAS VEGAS, NEVADA 89128
PH. (702) 851-7500 FAX (702) 341-0591

TENTATIVE MAP

DAY DAWN CROSSING
UNIT 2

REV	DATE	BY
6		
5		
4		
3		
2		
1		

DRAWN BY: SAZ — NOV '04
DESIGNED BY: MSJ — OCT '04
CHECKED BY: MPK — SCALE: 1"=50' HORZ, N/A VERT.
PROJECT NO: 8180-17

PROFESSIONAL ENGINEER — KENNETH NICHOLSON — CIVIL — 15539 — EXPIRES 12-31-05

SHEET
TM1

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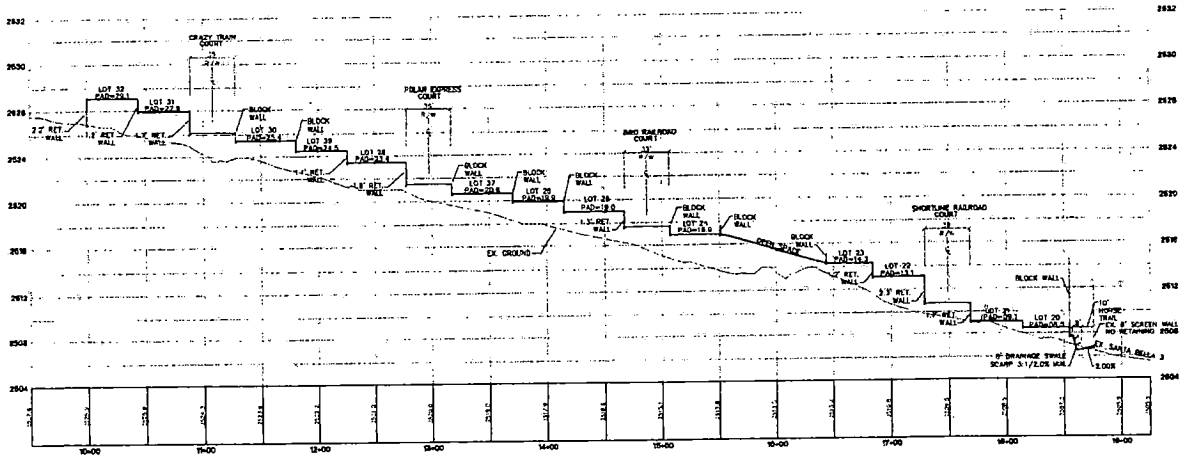
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TMP-6005
03-10-05 PC
REVISED 02-17-05

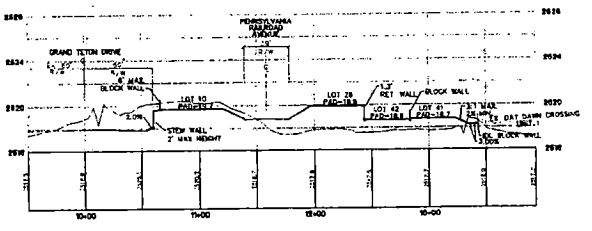
FEB 17 2005

PROFILE SCALES:
HORZ = 1"=50'
VERT. = 1"=5'

CROSS SECTION A



CROSS SECTION B



NEVADA HOMES GROUP
CITY OF LAS VEGAS
TENTATIVE MAP
CROSS SECTIONS
DAY DAWN CROSSING
UNIT 2

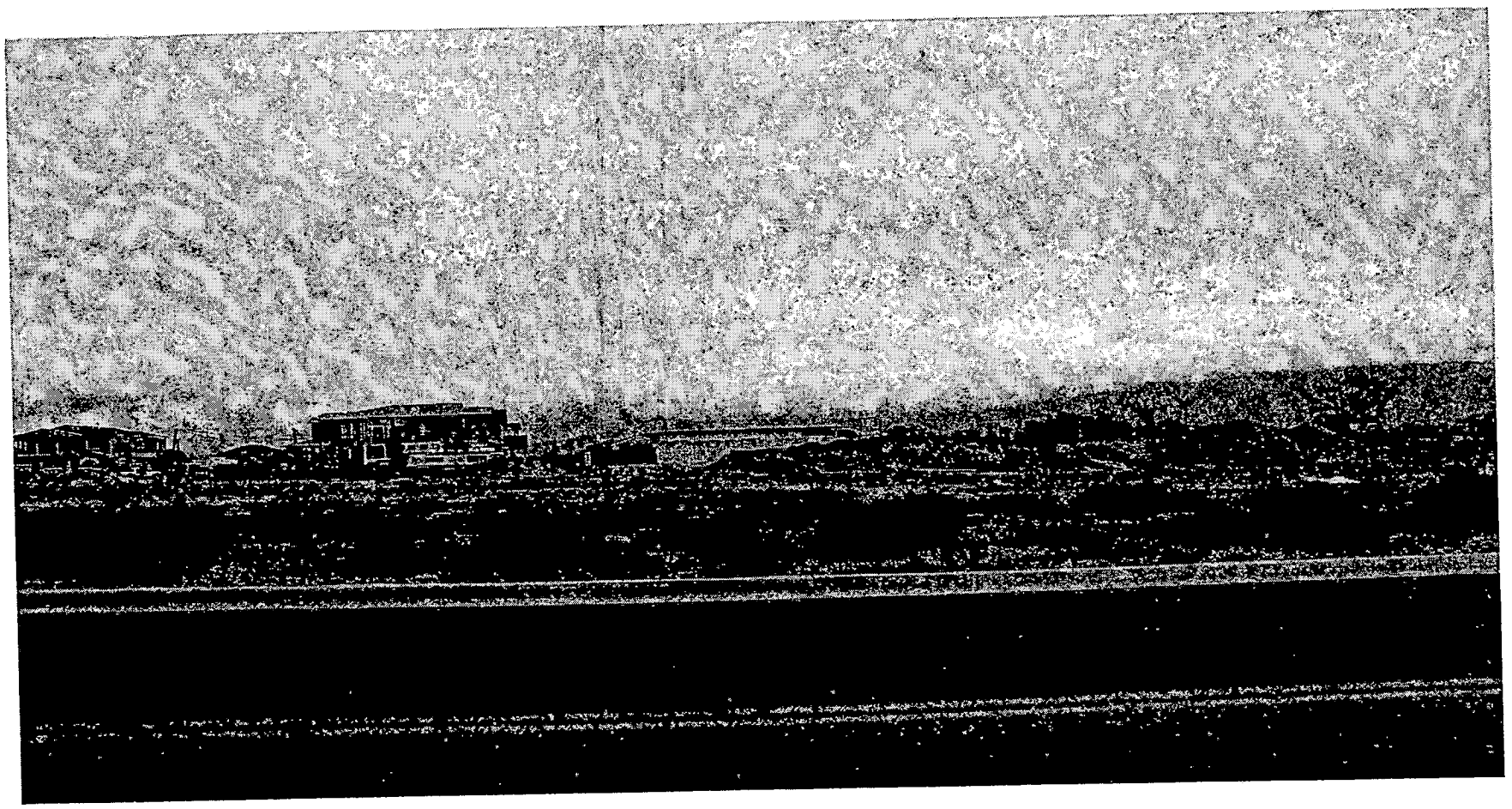
DRAWN BY: KDJ
DESIGNED BY: RSJ
CHECKED BY: STR
PROJECT NO: 5180-2
SCALE: 1"=50' HORIZ. 1"=5' VERT.
NOV. '04
OCT. '04
OCT. '04

KENNETH N. NICHOLSON
CIVIL
No. 7839
EXPIRES 12-31-05

SHEET 2 OF 2 SHEETS
DRAWING NO.

RECEIVED
FEB 17 2005

TMP-6005
03-10-05 PC
REVISED 02-17-05



TMP-6005 - APPLICANT: NV HOMES GROUP - OWNER: DAYSTAR VENTURES, LLC AND GRAND TETON LODGE LAND, LLC
ADJACENT TO THE NORTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 700 FEET EAST OF DURANGO DRIVE
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
VAC-6015 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: TOM AND JUDY MILLER - Petition to Vacate a portion of Nemeth Road generally located south of Smoke Ranch Road, approximately 481 feet east of Rainbow Boulevard, Ward 6 (Mack).

SET DATE: 03/16/05 C.C. 04/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement 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 confirmed with DOUG RANKIN, Planning & Development, that there was a letter on file from the applicant regarding this item.

(6:19 – 6:21)

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 6 – VAC-6015

CONDITIONS:

1. Applicant will need to submit a revised site plan to the Planning and Development Department showing the vacated Right-of-Way and changes to the site.

2. The limits of this Petition of Vacation shall be the full width of Nemeth Road (30-feet), beginning at the boundary of Jake's Ranch Unit 5 subdivision, extending to the north approximately 70-feet terminating with a cul-de-sac curve.

3. Dedicate an additional 10.5 feet of right-of-way for a total half-street width of 25.5 feet on the east side of Nemeth Road adjacent to this site and the area for a cul-de-sac meeting current City Standards, prior to the recordation of an Order of Vacation.

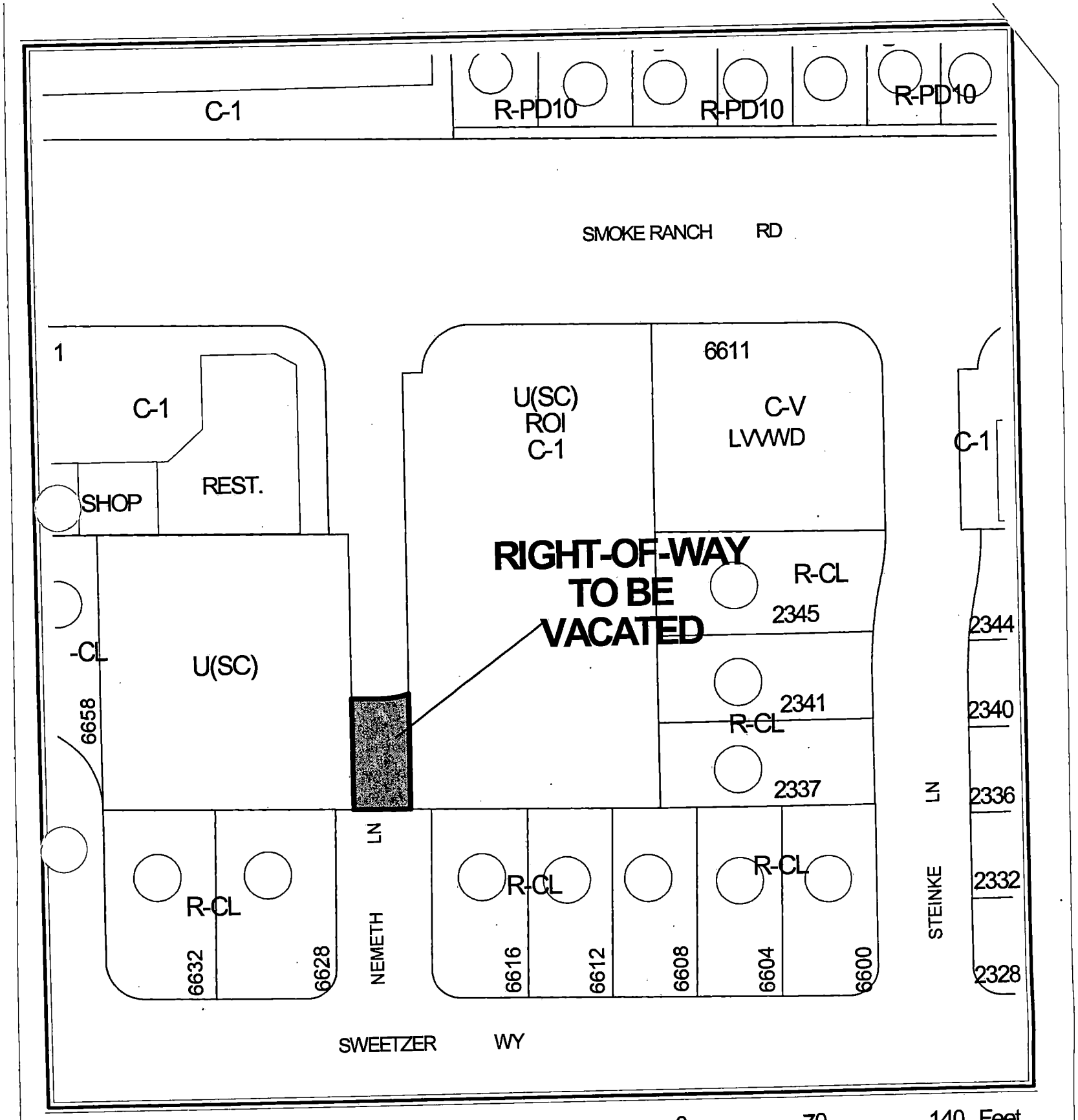
4. Prior to recordation of the Order of Vacation, meet with the Flood Control Section of the Department of Public Works to determine if a Drainage Study or reservation of Public Drainage Easements is required. If a drainage study is required, it shall be approved prior to the recordation of an Order of Vacation.

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

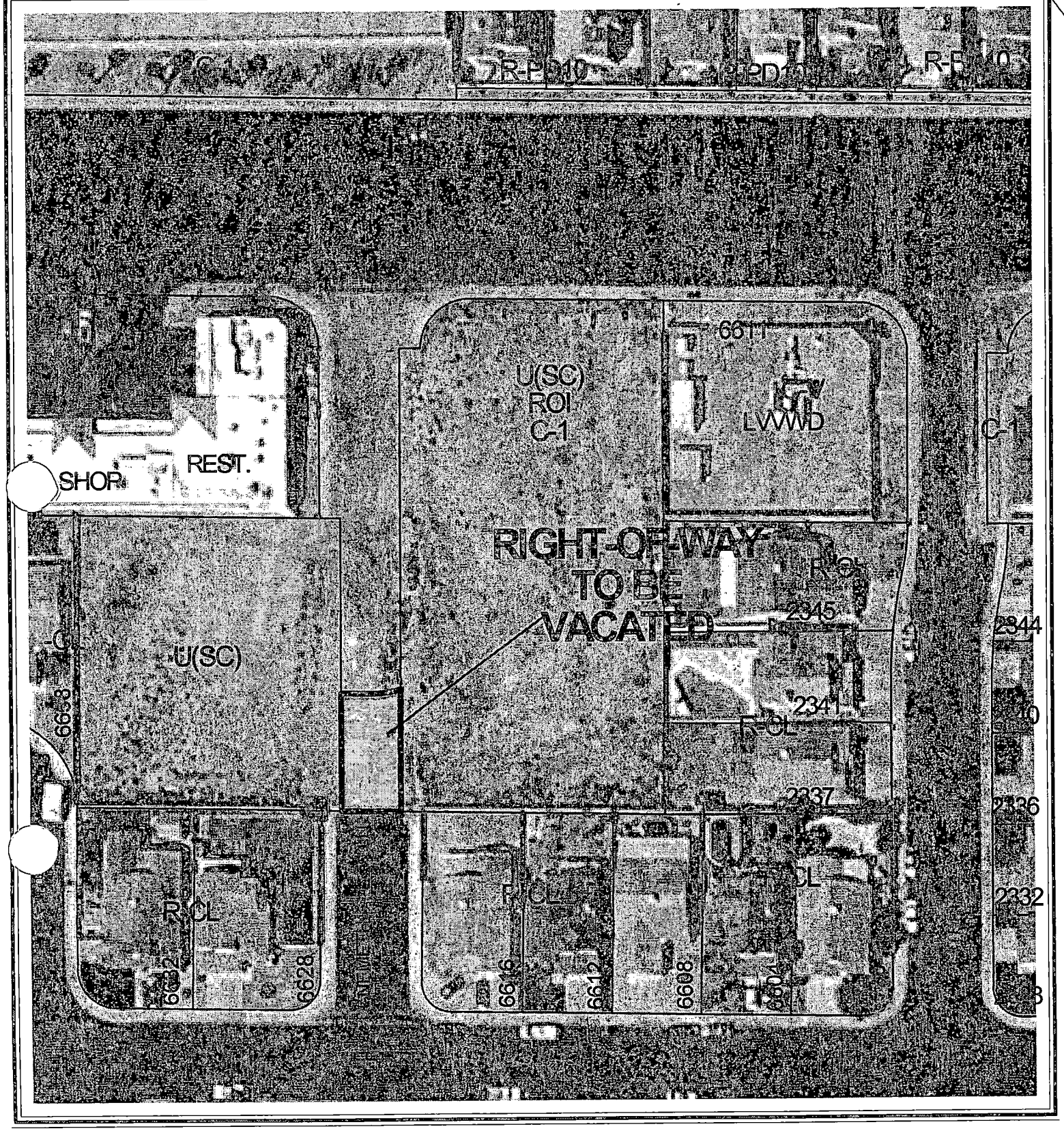
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

7. The Order of Vacation shall not be recorded until all of the above conditions 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.

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



CASE: **VAC-6015**



0 70 140 Feet

CASE: VAC-6015

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-6015 - VACATION - PUBLIC HEARING -
OWNER/APPLICANT: TOM AND JUDY MILLER

** CONDITIONS **

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

1. Applicant will need to submit a revised site plan to the Planning and Development Department showing the vacated Right-of-Way and changes to the site.

2. The limits of this Petition of Vacation shall be the full width of Nemeth Road (30-feet), beginning at the boundary of Jake's Ranch Unit 5 subdivision, extending to the north approximately 70-feet terminating with a cul-de-sac curve.

3. Dedicate an additional 10.5 feet of right-of-way for a total half-street width of 25.5 feet on the east side of Nemeth Road adjacent to this site and the area for a cul-de-sac meeting current City Standards, prior to the recordation of an Order of Vacation.

4. Prior to recordation of the Order of Vacation, meet with the Flood Control Section of the Department of Public Works to determine if a Drainage Study or reservation of Public Drainage Easements is required. If a drainage study is required, it shall be approved prior to the recordation of an Order of Vacation.

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

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

7. The Order of Vacation shall not be recorded until all of the above conditions 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.

DA

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

DA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to vacate a portion of Nemeth Road, located between Sweetzer Way and Smoke Ranch Road.

B) Applicant's Justification

The applicant has justified the vacation of Nemeth Road in order to provide a turn around with an entrance to the Smoke Ranch Retail Center that is to be constructed on the east side of Nemeth. It will also provide the necessary parking that is required for the retail center.

BACKGROUND INFORMATION

A) Related Actions

05/03/95	The City Council approved a request for a Rezoning (Z-0018-95) from N-U (Non-Urban) zone to C-1 (Limited Commercial). Staff and Planning Commission both recommended approval.
07/01/96	The City Council approved a request for a Reinstatement and Extension of Time [Z-0018-95(1)] on an approved Rezoning from N-U (Non-Urban) Zone to C-1 (Limited Commercial) and for an 18,000 square-foot office building on the subject site. The Planning Commission recommended approval on 06/13/96. This Reinstatement and Extension of Time was to expire on 05/03/97.
07/14/97	The City Council approved a request for a second Reinstatement and Extension of Time [Z-0018-95(2)] on an approved Rezoning from N-U (Non-Urban) Zone to C-1 (Limited Commercial) and for an 18,000 square-foot office building on the subject site. The Planning Commission recommended approval on 06/12/97.
01/07/04	The City Council approved a request for a Rezoning (ZON-3031) from U (Undeveloped) zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial). As well as a Site Development Plan Review (SDR-3035) for a proposed 9,000 square foot building, along with a Variance (VAR-3040) for a reduction from the parking requirements, and lastly a Special Use Permit (SUP-3038) to allow Automotive Repair, Minor in a C-1 zone. Both Staff and the Planning Commission recommended approval for ZON-3031, but recommended denial for all remaining cases.

DA

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as follows:

A portion of Nemeth Road, thirty feet (30') wide; said property being a portion of the Northeast quarter (NE¼) of the Northwest quarter (NW¼) of the Northwest quarter (NW¼) of the Northwest quarter (NW¼) of Section 23, Township 20 south, Range 60 east, M.D.M.

ANALYSIS

A) Planning discussion

The applicant has requested that the east half of Nemeth Road adjacent to the south end of the applicants property be vacated to allow for the future development of a retail center on the adjacent property. The City is requiring that the entire width of Nemeth Road be vacated to effectively close Nemeth Road between Smoke Ranch Road and Sweetzer Way.

B) Public Works discussion

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No.

C. Does it appear that the vacation request involves only excess right-of-way? Yes.

D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, Rezoning application ZON-3031 and Site Development Plan Review SDR-3035.

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

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

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

DA

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-6015 APN: 138-23-110-014 + 015

Name of Property Owner: Tom + Judy Miller

Name of Applicant: Tom + Judy 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: Thomas J Miller

Print Name: Thomas J Miller

Subscribed and sworn before me

This 18TH day of JANUARY, 2005

V LUCAS

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
V. LUCAS
My Appointment Expires
March 8, 2006
No: 02-74302-1



VAC-6015 - OWNER/APPLICANT: TOM AND JUDY MILLER
SOUTH OF SMOKE RANCH ROAD, APPROXIMATELY 481 FEET EAST OF RAINBOW BOULEVARD
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
ABEYANCE - VAR-5694 - VARIANCE - 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. 04/06/05

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
5. Submitted at Meeting – Letter of Support from Nevada Homes Group by George Garcia filed under Item 7 [VAR-5694]

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 7 [VAR-5694], Item 8 [SUP-5691] and Item 9 [SDR-5689].

DOUG RANKIN, Planning and Development, gave a brief overview of the application. He explained that the tavern was originally submitted for the corner of this property and at that location, a variance for the setback standard was not required. Since that time, the applicant has

MINUTES – Continued:

relocated the business closer to the residential properties to the east and a setback waiver is now requested. MR. RANKIN said the waiver from the existing park is no longer required because the park in question is private. Per Title 19, only public parks require a waiver. Staff requested that a revised site plan be submitted to include a multi-use trail along the western property line, which reflects the deletion of a 20-foot portion of an eight-foot block wall that was erroneously shown on the plan due to a computer program error. MR. RANKIN concluded by indicating that staff's recommendation of denial was due to the request of the variance for the setback standards.

GEORGE GARCIA, 1711 Whitney Mesa Drive, Suite 110, Henderson, appeared on behalf of the applicant and confirmed that the tavern was originally planned for the corner; however, that is not a common location for a bar or tavern. The lodge was then moved to the eastern edge of the property, which is adjacent to residential property owned by Nevada Homes Group. MR. GARCIA submitted a letter of support from that company. There was concern at one time regarding the trash enclosure; however, that issue was resolved to the satisfaction of both parties. Regarding adjacency, MR. GARCIA suggested the appearance of the tavern/lodge would be considered more residential than commercial. A commercial building would generally be approximately 15 feet tall and have a parapet and would not need a waiver to comply. In this instance, the pitch roof of the establishment is causing staff to request the building be moved back to the original corner location or further west. The applicant felt that the suggested location is more appropriate because of the appearance of the structure and because the applicant has concurrence from the abutting property owner.

COMMISSIONER GOYNES recalled that previous applications on this site prompted the neighbors to appear in opposition of commercial development. He was concerned about the hours of operation and the buffering that was planned for the 24-foot portion to the north of the site and where the parking would abut the residential. MR. GARCIA indicated that the design of that area allows for a buffer of physical distance along with the aesthetics of the building itself. He assured the Commission that the owner has an excellent operating history and that there would be onsite security. The hours of operation would be 24 hours a day, seven days a week. COMMISSIONER GOYNES stated he could support the applications because of the operator's high quality practices and because the lodge/tavern would be more family oriented.

COMMISSIONER McSWAIN confirmed with MR. GARCIA that the property owner and Nevada Homes Group were fully aware of the nature of the use and the hours of operation.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 7 [VAR-5694], Item 8 [SUP-5691] and Item 9 [SDR-5689].

(6:21 – 6:33)

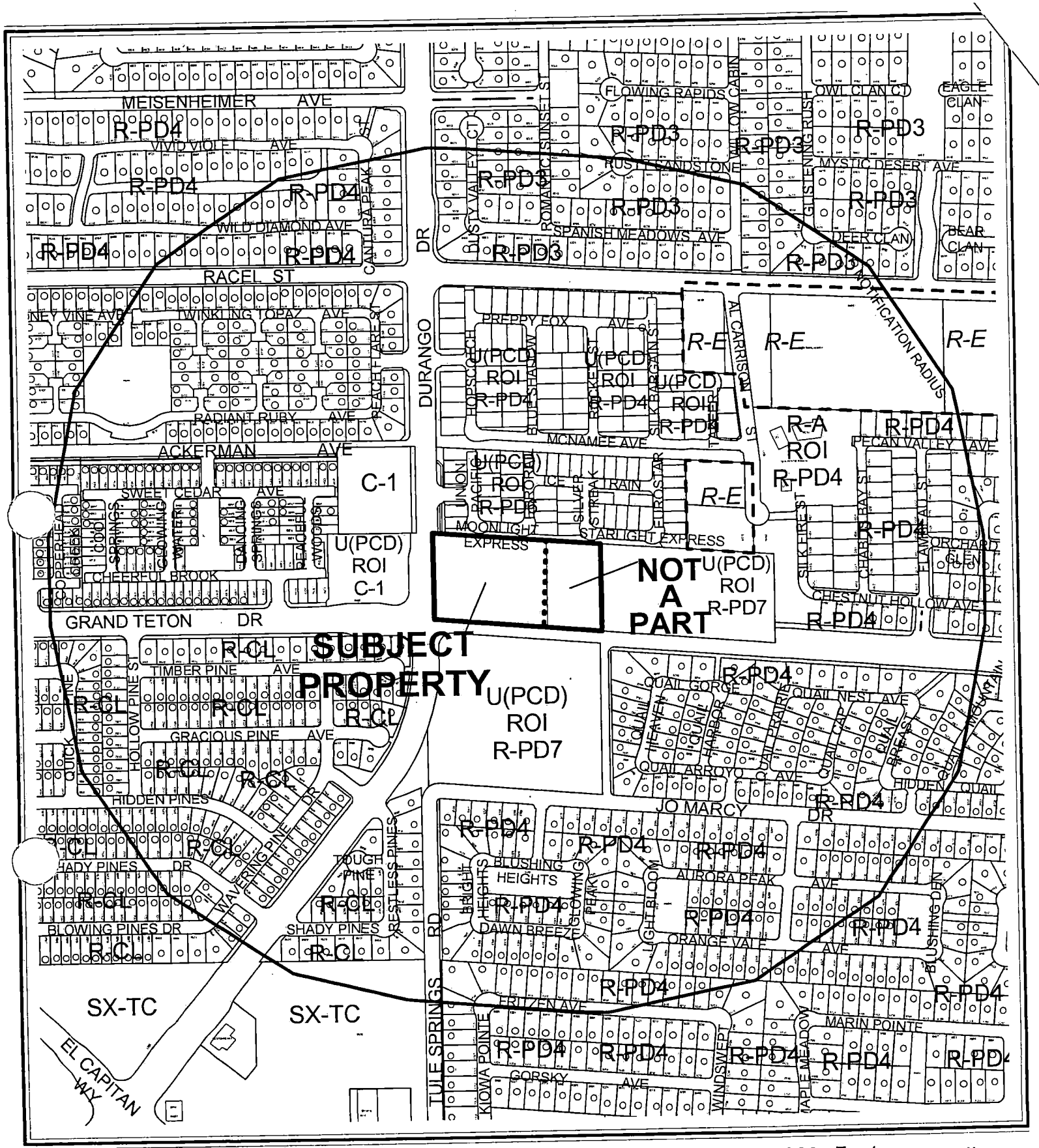
PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 7 – VAR-5694

CONDITIONS:

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.



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: MARCH 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 held this item in abeyance to the 02/10/05 Planning Commission meeting at the request of the applicant.
03/10/05	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 will need to have a ten-foot landscape corridor 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 DEVELOPMENT SERVICES CENTER

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:

APPLICATIONS: ZC-1161-98, ZON-3585

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: 176-09-401-006

SITE AREA: 111,172 SF. (2.56 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:	10'-0"	-

BUILDING AREA: 15,618 SF.

PAD 'A'	3,500 SF.
PAD 'B'	4,000 SF.
PAD 'C'	4,200 SF.
LODGE / TAVERN	6,118 SF.

LOT COVERAGE: 14.78 %

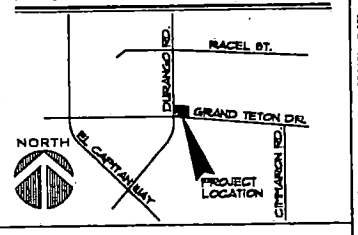
PARKING CALCULATIONS:

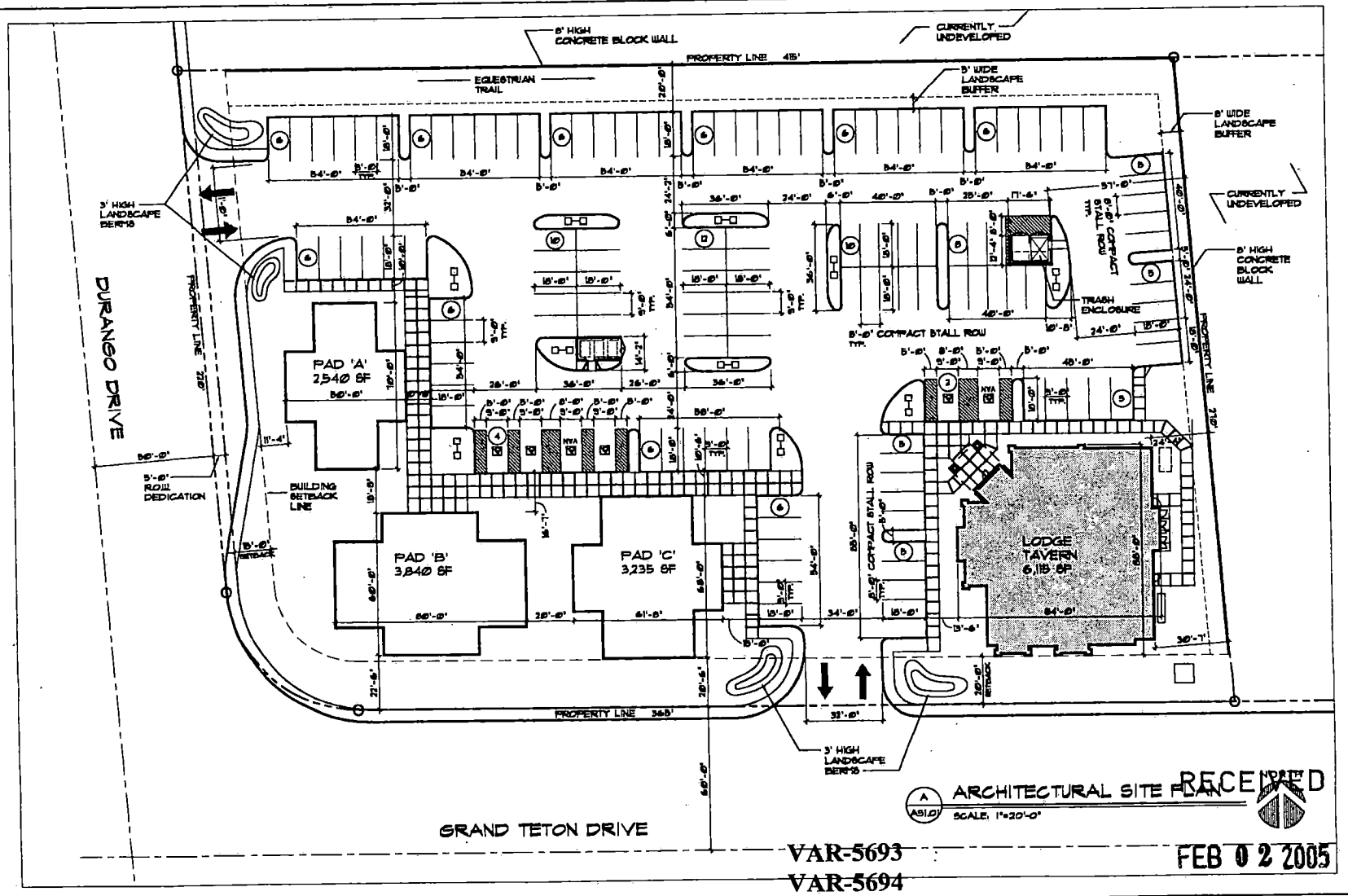
REQUIRED:

TAVERN: 1 PER PUBLIC SEATING	2,560/60 =	60 SPACES
1 PER 200 SF FOR REMAINING GFA	3,558/200 =	16 SPACES
SUBTOTAL =		76 SPACES
RETAIL: 1 PER GFA	9,618 SQ0/178 =	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
GERALD GADACH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 436-9662 FAX (702) 436-7842

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: RB
checked by: RGG
project no: 05-11
revisions:
sheet no: AS1.01
of sheets

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P:\02-171\Design Review\2171as101.dwg Wed, 02 Feb 2005 - 10:28am

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 5089 - & 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-5089 SUP-5691 VAR-5693

Date: 1-6-04
Name: WALTER & MARCIA SCHULLER
Address: 7936 QUAIL HARBOR ST. L.V.
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**

Office: (702) 220-6200
Fax: (702) 257-7715

NEVADA HOMES GROUP

Nevada Homes Group, Inc.
6985 West Sahara, Suite 201
Las Vegas, Nevada 89117

March 10, 2005

Attention: To whom it may Concern

RE: Parcel # 125-09-401-006 located on the North East corner of Durango and Grand Teton

In reference to the trash enclosure that was located at the east end of the property, we requested that the enclosure be relocated to a different location in order to move it further west from our property line. We requesting this because of the housing development we will be constructing in the near future. This request was granted. Therefore we are not opposed to the property being developed according to the Site Development Plan purposed.

Sincerely,

Camille Cluphf
Project Manager
Nevada Homes Group, Inc.

Submitted at Planning Commission

Date 03-10-05 Item #7-9

(20) 1 pg only

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

ABEYANCE - SUP-5691 - SPECIAL USE PERMIT RELATED TO VAR-5694 - 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).

C.C. 04/06/05

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
5. Submitted at Meeting – Letter of Support from Nevada Homes Group by George Garcia filed under Item 7 [VAR-5694]

MOTION:
GOYNES – APPROVED subject to conditions and deleting Condition 5 – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
See Item 7 [VAR-5694] for related discussion on Item 7 [VAR-5694], Item 8 [SUP-5691] and Item 9 [SDR-5689].

(6:21 – 6:33)

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 8 – SUP-5691

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Tavern) use.

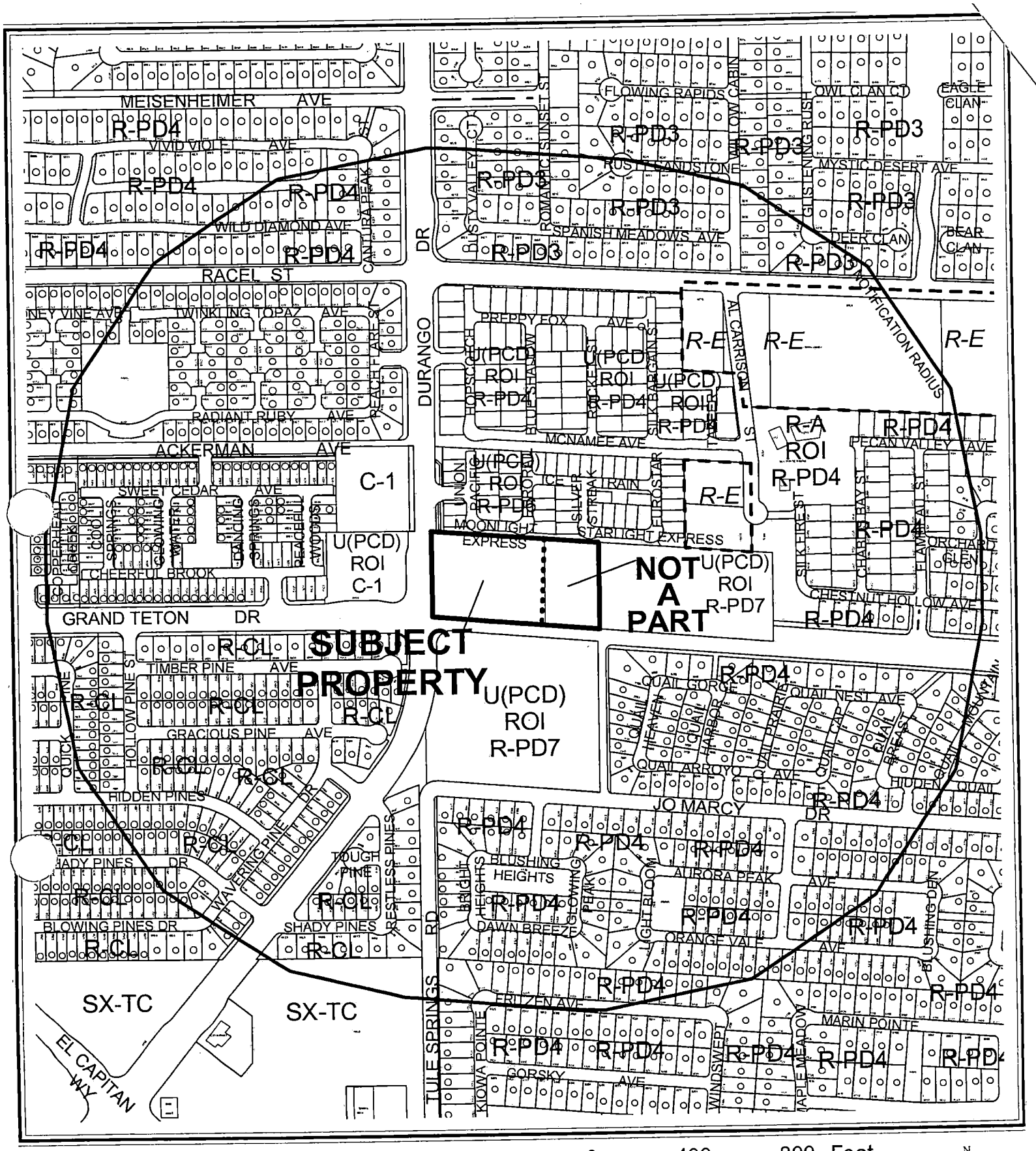
2. Approval of and conformance to the Conditions of Approval for a Variance (VAR-5694) and Site Development Plan Review [(SDR-5689)].

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.

5. A Waiver of the 1,500-foot distance separation requirement from an existing park shall be granted.

6. Special Use Permit (SUP-5691) if approved, supercedes all previously approved Taverns on the subject site.



CASE: **SUP-5691**

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)



CASE: **SUP-5691**

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: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5691 - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for a Variance (VAR-5694) and Site Development Plan Review [(SDR-5689)].

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.

5. A Waiver of the 1,500-foot distance separation requirement from an existing park shall be granted.

6. Special Use Permit (SUP-5691) if approved, supercedes all previously approved Taverns on the subject site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Liquor Establishment (Tavern) on 2.55 acres and a Waiver of the 1,500-foot distance separation distance requirement from an existing park located at the northeast corner of Grand Teton Road and Durango Drive.

B) Applicant's Justification

The applicant justifies the request by stating that the project was previously approved, but has since expired. The applicant also states that the proposed Tavern and future retail/office pads will compliment the neighborhood architecturally.

BACKGROUND INFORMATION

A) Related 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 o the applicant.
02/10/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission Meeting at the request of the applicant.
03/10/05	The Planning Commission will consider companion requests for a Site Development Plan Review (SDR-5689) and Variance (VAR-5694).

B) Pre-Application Meeting

11/16/04	The elements of a Special Use Permit 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 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 Special Use Permit 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 will need to have a ten-foot landscape corridor 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".

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	**Required**			**Provided** Parking	
		Ratio	Parking			
			Regular	Handicap	Regular	Handicap
Tavern	6,115 s.f.	1/50 sq. ft. of public seating/ 200 sq ft for remaining	76 spaces	2 spaces	76 spaces	2 spaces

Retail	9,615 s.f.	1/175	55 spaces	3 spaces	55 spaces	4 spaces
Total	15,730 s.f.	-	131 spaces	5 spaces	131 spaces	6 spaces

The applicant had requested a Variance (VAR-5693) from the required number of parking spaces. The Variance has since been withdrawn without prejudice. The revised site plan date stamped February 2, 2005 complies with Title 19 parking requirements, indicating 131 parking spaces with 6 handicapped spaces.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	1,500 feet	1,124 feet

The proposed use requires a minimum separation distance of 1,500 feet between similar uses and any church, synagogue, school, child care facility licensed for more than twelve children or City park. The proposed use is located 1,124 feet from a City park; therefore, the applicant has requested a Waiver of the 1,500-foot distance separation requirement from an existing park. The proposed Waiver cannot be supported due to the location of the Tavern from the existing park.

B) General Analysis and Discussion

- Zoning

The site is currently zoned U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). A Liquor Establishment (Tavern) is permitted with the approval of a Special Use Permit.

- Use

A Liquor Establishment (Tavern) is defined in Title 19 as a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

- Conditions

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (Tavern), and a minimum separation between a liquor establishment (Tavern) and certain other uses that should be protected from the

impacts associated with a liquor establishment (Tavern). Therefore, except as otherwise provided below, no liquor establishment (Tavern) may be located within fifteen hundred feet of any other liquor establishment (Tavern), church, synagogue, school, child care facility licensed for more than twelve children or City park.

The distance separation requirement set forth in the above-mentioned paragraph may be waived in accordance with the provisions of Subsection 19.04.050(A)(4), but only in connection with a proposed liquor establishment (Tavern) that: Will be separated from the existing use by a street or highway with a minimum right-of-way width of one hundred feet.

The Waiver complies with the requirement since Durango Drive has a 100-foot right-of-way. Staff cannot support the requested Waiver because of the Tavern's proximity to single-family residences and a City park. A condition of has been added, which would grant approval of the Waiver if the Special Use Permit is approved.

FINDINGS

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

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

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the land uses surrounding the site because of its proximity to single-family residences and a City park.

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

   The overall site is physically suitable for the type and intensity of the proposed land use. The overall site would be better served with a location, which was not immediately adjacent to residential uses.

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 site is via Durango Drive, a Primary (100-foot) Arterial and Grand Teton Drive, a Parkway (120-foot) Arterial as defined in the Master Plan of Streets and Highways, which are capable of handling the associated traffic.

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

   The proposed development will be subject to inspections and permitting, and therefore will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 786 – Mailed with VAR-5693, VAR-5694 and SDR-5689

APPROVALS 0

PROTESTS 4

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5691 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: [signature]

Print Name: STUART APOLLO

Subscribed and sworn before me

This 29th 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: 98-5232-1

PROJECT DATA:

APPLICATIONS: ZC-1102-98, ZON-3809

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: 16,515 SF.

PAD 'A'	3,500 SF.
PAD 'B'	4,800 SF.
PAD 'C'	4,200 SF.
LODGE / TAVERN	6,115 SF.

LOT COVERAGE: 14.75 %

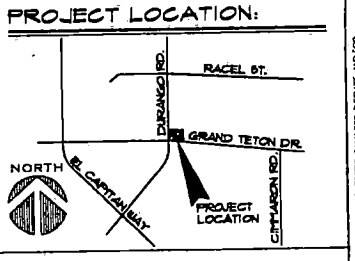
PARKING CALCULATIONS:

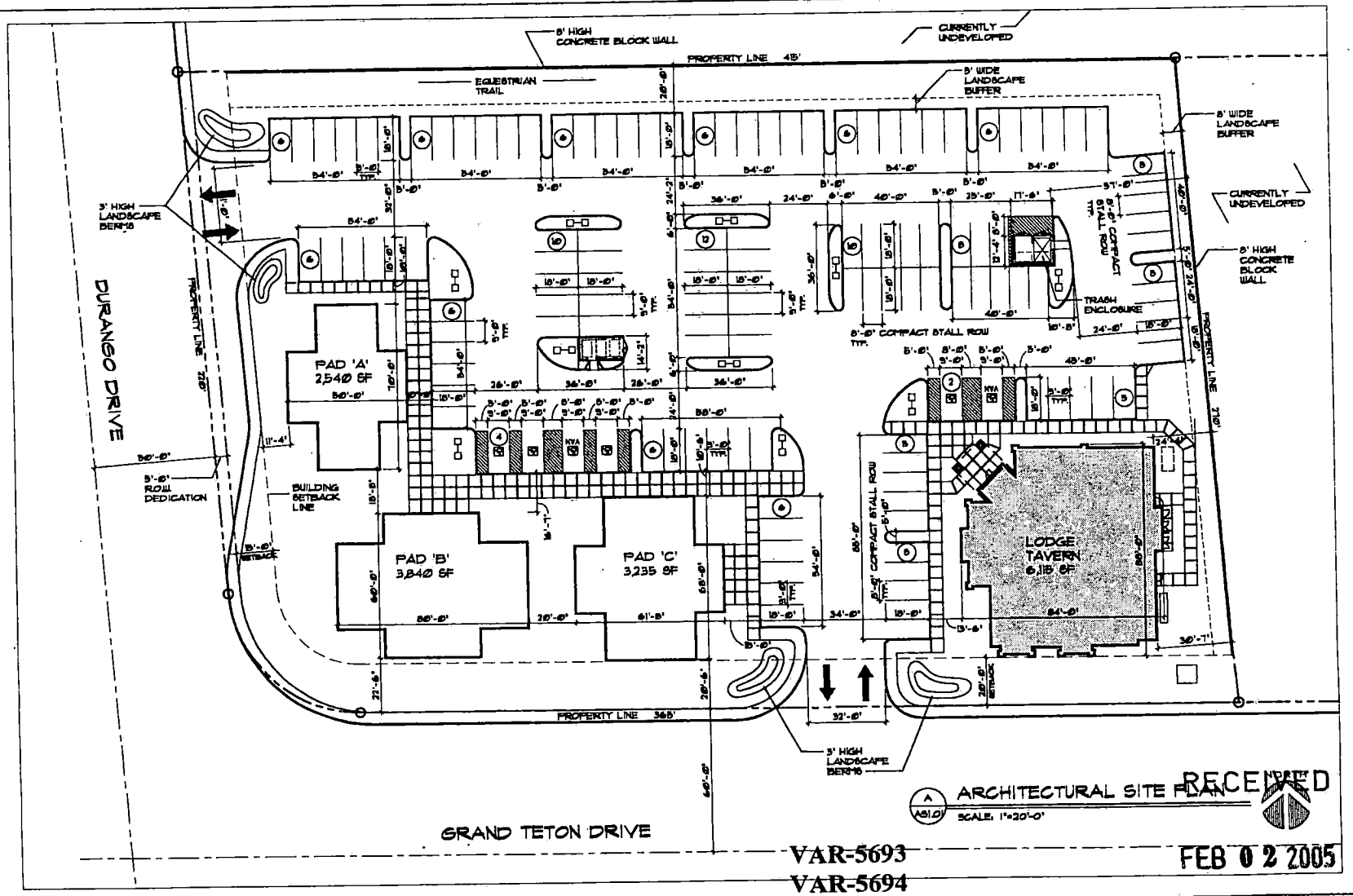
REQUIRED:

TAVERN: 1: 50 PUBLIC SEATING	2,950/50 =	60 SPACES
1: 200 SF FOR REMAINING GFA	3,550/200 =	16 SPACES
	SUBTOTAL =	76 SPACES
RETAIL: 1: 175 GFA	9,515 SQD/175 =	55 SPACES
TOTAL REQUIRED:		131 SPACES

PROVIDED: 131 SPACES
INCLUDING 6 HANDICAP SPACES (1W 2 SPACES VAN ACCESSIBLE)

PROJECT LOCATION:





A ARCHITECTURAL SITE PLAN
A51.01 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
GERALD GADADICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-8642 FAX (702) 454-7646

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: RB
checked by: RGG
project no.: 02-171
revisions:
sheet no.: AS1.01
of sheets

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P:\02-171\Design Review\171sr101.dwg Wed, 02 Feb 2005 - 10:28am

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 a use permit to move the location for a previously approved tavern approximately 200 feet to the east. This location is the same location that was presented to the neighbors at our meetings when the project consisted of 10 acres. The developer to the east of our site (on the 7 acres we sold him) is fully aware of the proposed tavern location and will disclose this to all homebuyers. This location is appropriate due to the limited driveway access and site layout.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Project Director

Cc: 02-171.js.lt.use.permit.112904

SUP-5691

NOTICE OF PUBLIC HEARING

I VOTE NO ON SPECIAL USE PERMIT NO. 5691.
Gary R. Kronenberg
GARY R. KRONENBERG
8316 BLUSHING HTS. AVE. JAN. 5, 05

SPECIAL USE PERMIT

MEETING:	PLANNING COMMISSION
DATE:	JANUARY 13, 2005
TIME:	6:00 P.M.
LOCATION:	CITY COUNCIL CHAMBERS 400 STEWART AVENUE LAS VEGAS, NEVADA

SUP-5691

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).

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 objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www. lasvegasnevada.gov.

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 5694

Date: 01/05/05
Name: Simon Jordan
Address: 9245 Quail Aurora 89131
Phone: (702) 396-5953
[X] **PROTEST** [ ] **APPROVE**

Date: 01/10/05
Name: William Weigand
Address: 7936 Quail Prairie St LV. 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. 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.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

ABEYANCE - SDR-5689 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5694 AND SUP-5691 - 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).

C.C. 04/06/05

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
5. Submitted at Meeting – Letter of Support from Nevada Homes Group by George Garcia filed under Item 7 [VAR-5694]

MOTION:
GOYNES – APPROVED subject to conditions and removing the request for the trash enclosure waiver – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
See Item 7 [VAR-5694] for related discussion on Item 7 [VAR-5694], Item 8 [SUP-5691] and Item 9 [SDR-5689].

(6:21 – 6:33)

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 9 – SDR-5689

CONDITIONS:

Planning and Development

1. A revised site plan including the Multi-Use Transportation Trail located along the western property line shall be re-submitted prior to issuance of civil plans. The revision will delete a 20-foot portion of the eight-foot block wall, located on the northernmost portion of the east property line wall.

2. All development shall be in conformance with the site plan and building elevations, date stamped 02/02/2005 except as amended by conditions herein including the trails as indicated in the Las Vegas 2020 Master Plan Elements.

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. 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.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5%.

CONDITIONS – Continued:

11. 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.

12. 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.

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

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

Public Works

15. Coordinate with the City Surveyor to determine whether a Parcel Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

16. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

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

18. In accordance with the intent of a commercial subdivision, all pad sites shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

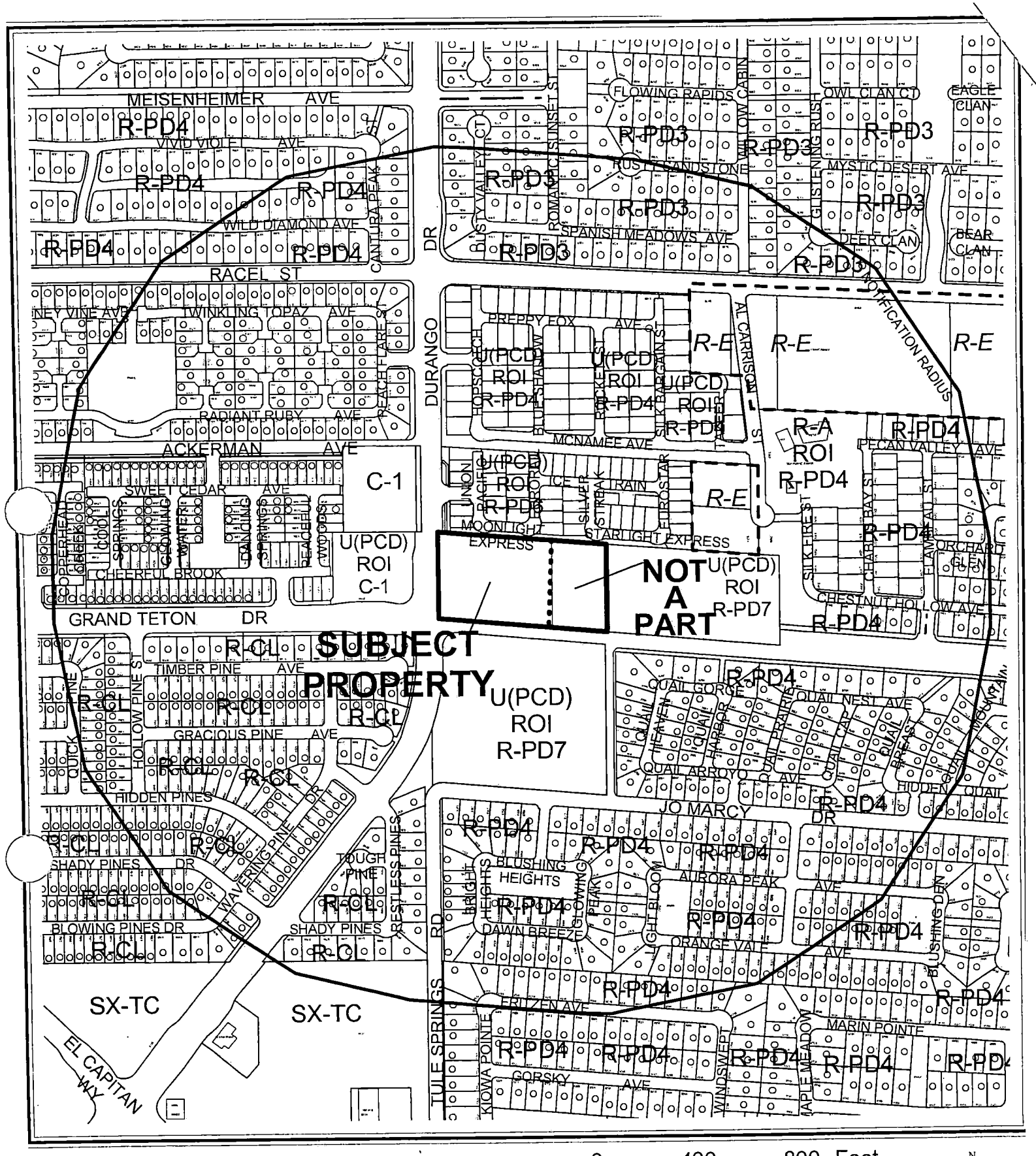
19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-3509) and all other applicable site-related actions.

CONDITIONS – Continued:

21. 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 public 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.

22. The required multi-use equestrian trail shall be annotated "20-foot wide Multi-Use Equestrian Trail, no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed and no such easement rights shall be granted to the utility companies, nor any other parties". The trail shall also be a separated lot that is to be conveyed to the City of Las Vegas within one year of mapping or occupancy of any portion of this site, whichever occurs first and shall be privately maintained prior to conveyance.



CASE: **SDR-5689**

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: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5689 - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.

** CONDITIONS **

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

Planning and Development

1. A revised site plan including the Multi-Use Transportation Trail located along the western property line shall be re-submitted prior to issuance of civil plans. The revision will delete a 20-foot portion of the eight-foot block wall, located on the northernmost portion of the east property line wall which crosses the Equestrian Trail from east to west.

2. All development shall be in conformance with the site plan and building elevations, date stamped 02/02/2005 except as amended by conditions herein including the trails as indicated in the Las Vegas 2020 Master Plan Elements.

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. 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.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. The revised landscape plan shall include a 10' landscaped common lot in the northern Equestrian Trail.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5%.

11. 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.

12. 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.

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

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

Public Works

15. Coordinate with the City Surveyor to determine whether a Parcel Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

16. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

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

18. In accordance with the intent of a commercial subdivision, all pad sites shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

19. All landscaping installed with this project 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.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-3509) and all other applicable site-related actions.

21. 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 public 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.

22. The required multi-use equestrian trail shall be annotated "20-foot wide Multi-Use Equestrian Trail, no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed and no such easement rights shall be granted to the utility companies, nor any other parties". The trail shall also be a separated lot that is to be conveyed to the City of Las Vegas within one year of mapping or occupancy of any portion of this site, whichever occurs first and shall be privately maintained prior to conveyance.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 6,115 square-foot Tavern on 2.55 acres adjacent to the northeast corner of Grand Teton Road and Durango Drive.

B) Applicant's Justification

The applicant justifies the request for a Tavern stating that it was previously approved, but is now being moved 200 feet to the east on the same site.

BACKGROUND INFORMATION

A) Related 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 held this item in abeyance to the 03/10/05 Planning Commission Meeting at the request of the applicant.
03/10/05	The Planning Commission will consider companion requests for a Special Use Permit (SUP-5691) and Variance (VAR-5694).

B) Pre-Application Meeting

11/16/04	The elements of a Site Development Plan Review were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as a part of this 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 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. The Site Development Plan Review complies with the 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 will need to have a ten-foot landscape corridor, recorded as a common lot, and a ten-foot equestrian trail path. The site plan indicates an eight-foot block wall located on the northern most portion of the east property line, which encroaches into the Equestrian Trail. Condition number one will addressed this issue. 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".

PROJECT DESCRIPTION

The proposal is for development of 6,115 square-foot Tavern on a 2.55 acre site. The proposal includes parking and landscaping for the overall site. The site includes three additional pads, which will be permitted in the future as retail/office uses as individual Site Development Plan Reviews. The Tavern was previously approved, but is now being moved 200 feet to the east.

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	N/A	Y
Min. Lot Width	100 Feet	270 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	30.7 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	158 Feet	Y
Max. Lot Coverage	50 %	14 %	Y
Max. Building Height	None	29 Feet	Y
Trash Enclosure	Yes	Yes	Y

The applicant had requested a waiver of the trash enclosure separation distance requirement. The revised site plan date stamped 02/02/2005 indicates the trash enclosure has been relocated 56 feet from the residential property to the east. Trash enclosures are required to be at least 50 feet from residential property, therefore the Waiver is no longer needed.

A2) 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. The applicant is proposing a building 29 feet and two and one-half inches in height. The 24-foot setback requires the building to be a maximum of 15 feet in height. The building exceeds this provision by 14 feet and two and one-half inches. The proposed Tavern fails to meet the proximity slope requirement. Since this fails to meet the proximity slope requirement denial of associated Variance (VAR-5694) is recommended.

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.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required**			**Provided** Parking	
		Ratio	Parking			
			Regular	Handicap	Regular	Handicap
Tavern	6,115 s.f.	1/50 sq. ft. of public seating/ 200 sq ft for remaining	76 spaces	2 spaces	76 spaces	2 spaces
Retail	9,615 s.f.	1/175	55 spaces	3 spaces	55 spaces	4 spaces
Total	15,730 s.f.	-	131 spaces	5 spaces	131 spaces	6 spaces

The applicant had requested a Variance (VAR-5693) from the required number of parking spaces. The Variance has since been withdrawn without prejudice. The revised site plan date stamped 02/02/2005 complies with Title 19 parking requirements, indicating 131 parking spaces with 6 handicapped spaces.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	25 Trees	25 Trees
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet	61 Trees	61 Trees
• Min. Zone Width	8 Feet		8 Feet
• Wall height	8 Feet		8 Feet

The landscape plan meets the requirements pursuant to Title 19.12.

B) General Analysis and Discussion

- Zoning

The site is currently zoned U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). A Liquor Establishment (Tavern) is permitted with the approval of a Special Use Permit.

- Site Plan

The site plan depicts the proposed Tavern and three future retail/office pads to be submitted in the future. The site is accessed via Durango Drive and Grand Teton Drive.

- Waivers

The revised site plan date stamped 02/02/2005 indicates a compliant trash enclosure; as a result, the previous request for a Waiver is no longer necessary. The site plan indicates a trash enclosure 56 feet from the east property line.

- Landscape Plan

The landscape plan depicts a variety of 24-inch box drought tolerant trees, shrubs, and ground cover. The landscape plan conforms to Title 19 Landscape and Buffer Standards for foundation and perimeter landscaping requirements.

- Elevation

  The elevation of the proposed tavern indicates a 29-foot 2-1/2 inch structure. The building utilizes tile roofing and stone veneer as an accent. The building also utilizes muted earth tones such as tan and green.

- Floor Plan

  The 6,115 square-foot building indicates one-half of the building is designated for patrons, while the remaining half is utilized as service and office areas.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed development is incompatible with adjacent development and cannot be supported. The proposed site does not compliment the residential neighborhood to the north and the approved undeveloped neighborhood to the east.

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

   The proposed development is inconsistent with Title 19.08. The Code requires that standards shall not be compromised. The location of the proposed Tavern does not comply with Residential Adjacency Standards. The proposed pad locations have been inappropriately configured for the character of this area.

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

   The site will be accessed from Durango Drive a (100-foot) Primary Arterial and Grand Teton Drive a (120-foot) Parkway Arterial as designated on the Master Plan of Streets and Highways. On-site circulation will be not be negatively impacted since the parking has been revised.

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

   The building and landscape materials appear to be appropriate for the site and its surroundings.

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 building elevations and design appear to be harmonious with the surrounding residential neighborhood, but the location of the Tavern is problematic. The site as configured are not harmonious nor is it 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 16

NOTICES MAILED 786 – Mailed with VAR-5693, VAR-5694 and SUP-5691

APPROVALS 0

PROTESTS 4

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

Site Development Review

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5289 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 29th 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: 96-6232-1

PROJECT DATA:

APPLICATIONS: ZC-1182-88, 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: 16,615 SF.

PAD 'A'	3,500 SF.
PAD 'B'	4,000 SF.
PAD 'C'	4,200 SF.
LODGE / TAVERN	5,115 SF.

LOT COVERAGE: 14.7 %

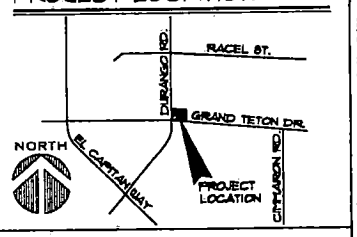
PARKING CALCULATIONS:

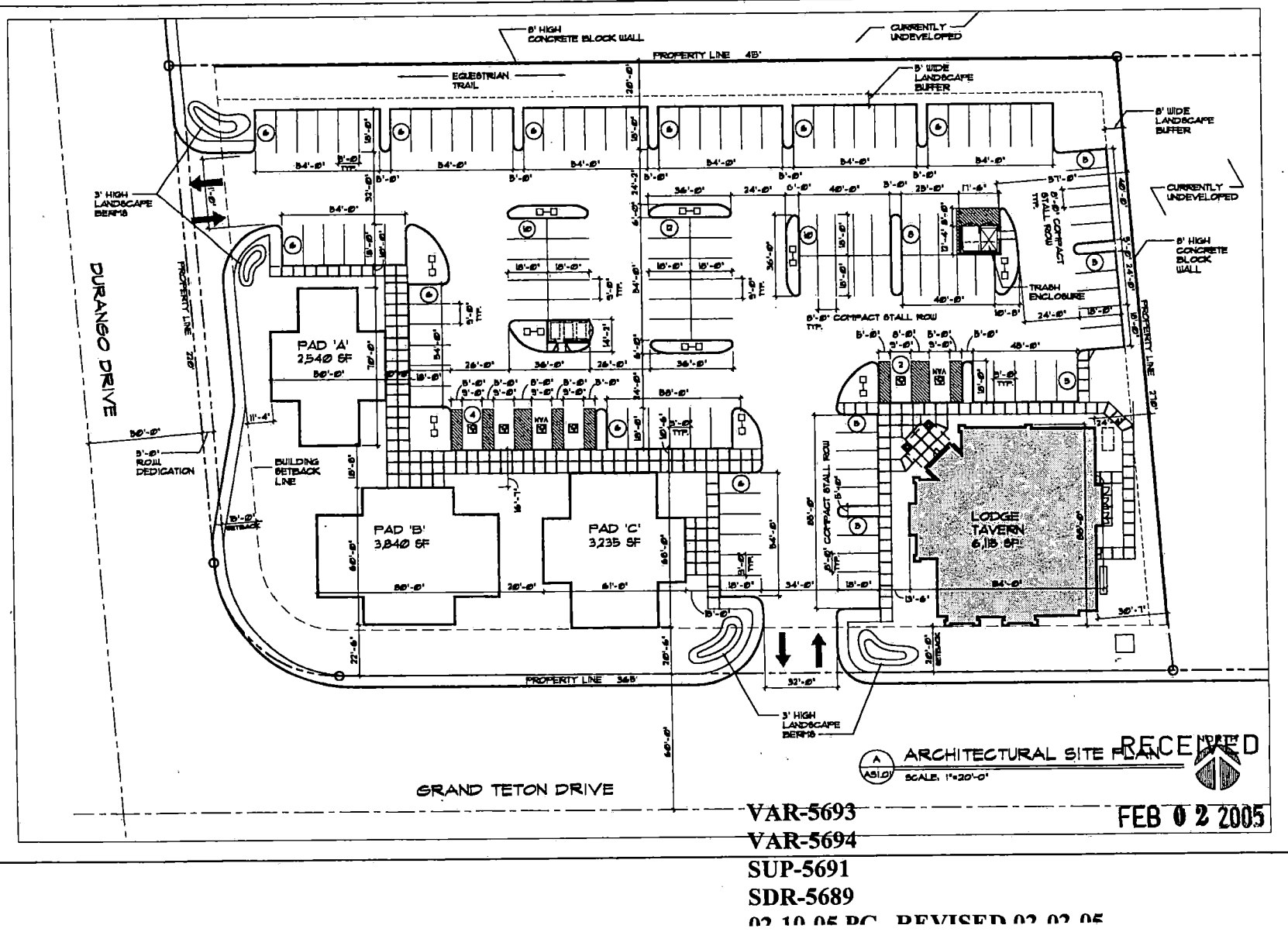
REQUIRED:

TAVERN: 1: 50 PUBLIC SEATING	2,560/50 =	52 SPACES
1: 200 SF FOR REMAINING GFA	3,555/200 =	18 SPACES
SUBTOTAL =		70 SPACES
RETAIL: 1: 175 GFA	9,615 SQ/175 =	55 SPACES
TOTAL REQUIRED:		131 SPACES

PROVIDED: 131 SPACES
INCLUDING 6 HANDICAP SPACES (W/ 2 SPACES VAN ACCESSIBLE)

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
GERALD GADALETA • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 456-8848 FAX (702) 451-7848

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: RB
checked by: RGB
project no.: 05-11
revisions:
sheet no. AS1.01

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Landscape Legend

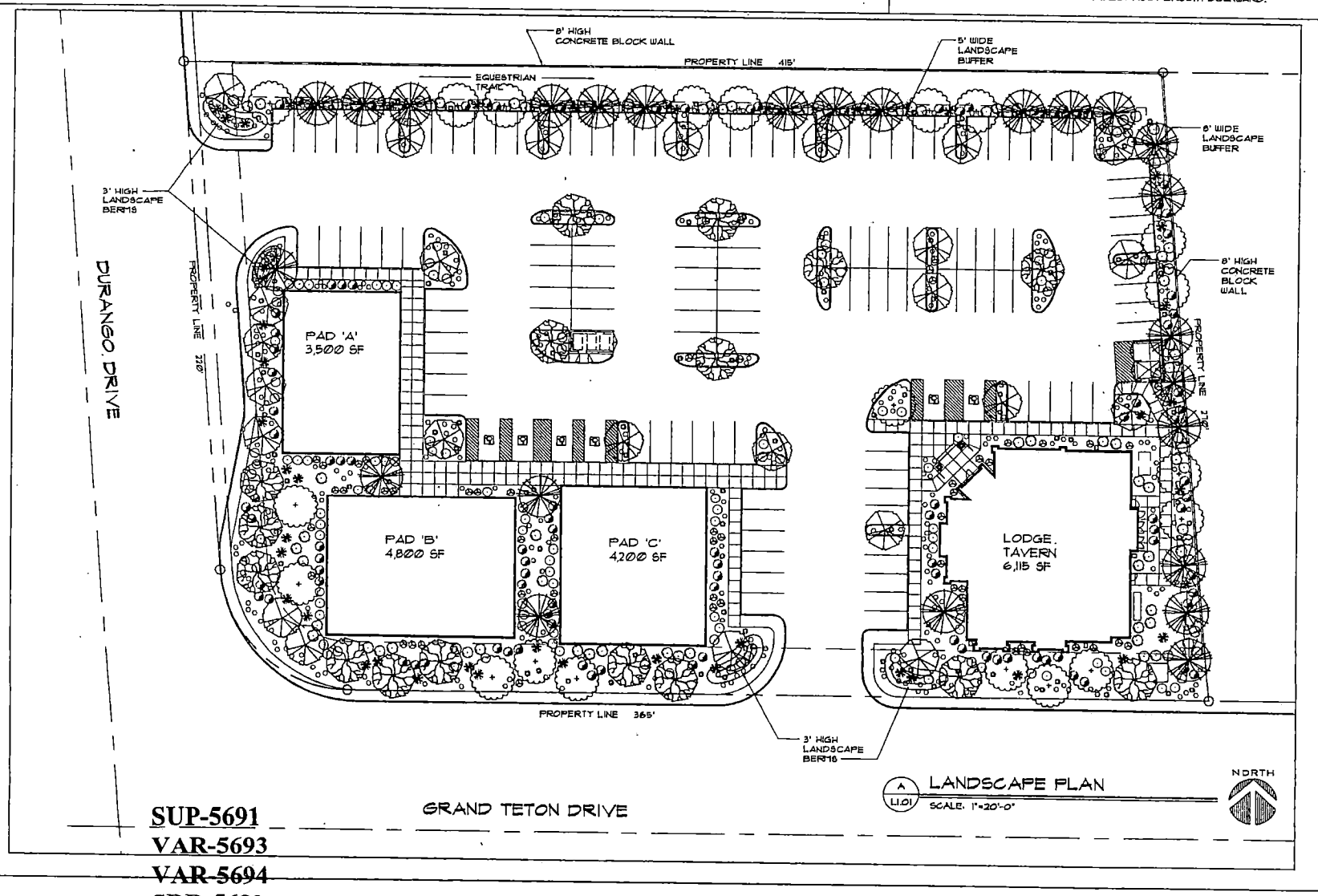
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.
	PINUS ELDARICA	MONDEL PINE	24" BOX	25
	FRAXINUS VELUTINA	ARIZONA ASH	24" BOX	20
	PROSOPSIS GLANDULOSA	HONEY MESQUITE	24" BOX	16
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.
	BUXUS MICROPHYLLA J.	JAPANESE BOXWOOD	5 GAL.	101
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL.	56
	RAPHIOLEPSIS INDICA	INDIA HAWTHORN	5 GAL.	113
	PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL.	46
	XYLOSMA CONGESTUM	XYLOSMA	5 GAL.	98

GROUNDCOVER & ACCENT				
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	104
	LANTANA MONTEVIDENS	LANTANA	1 GAL.	216
	MYOPORUM PARVIFLORUM	AUSTRALIAN RACER	1 GAL.	116

General Notes

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MAT'L. IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES. SHOWING GENUS, SPECIES, VARIETY, ETC.
4. PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. 3/4" DECORATIVE ROCK, COLOR TO BE SELECTED BY OWNER, 2" DEPTH TYP. IN ALL PLANTING BEDS.
6. SITE PLAN/LANDSCAPE PLAN DESIGNED PER TITLE 30 REQUIREMENTS.
7. ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.



A L1.01 LANDSCAPE PLAN
SCALE: 1"=20'-0"

SUP-5691
VAR-5693
VAR-5694
SDR-5689
01-13-05 PC

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
11-29-04

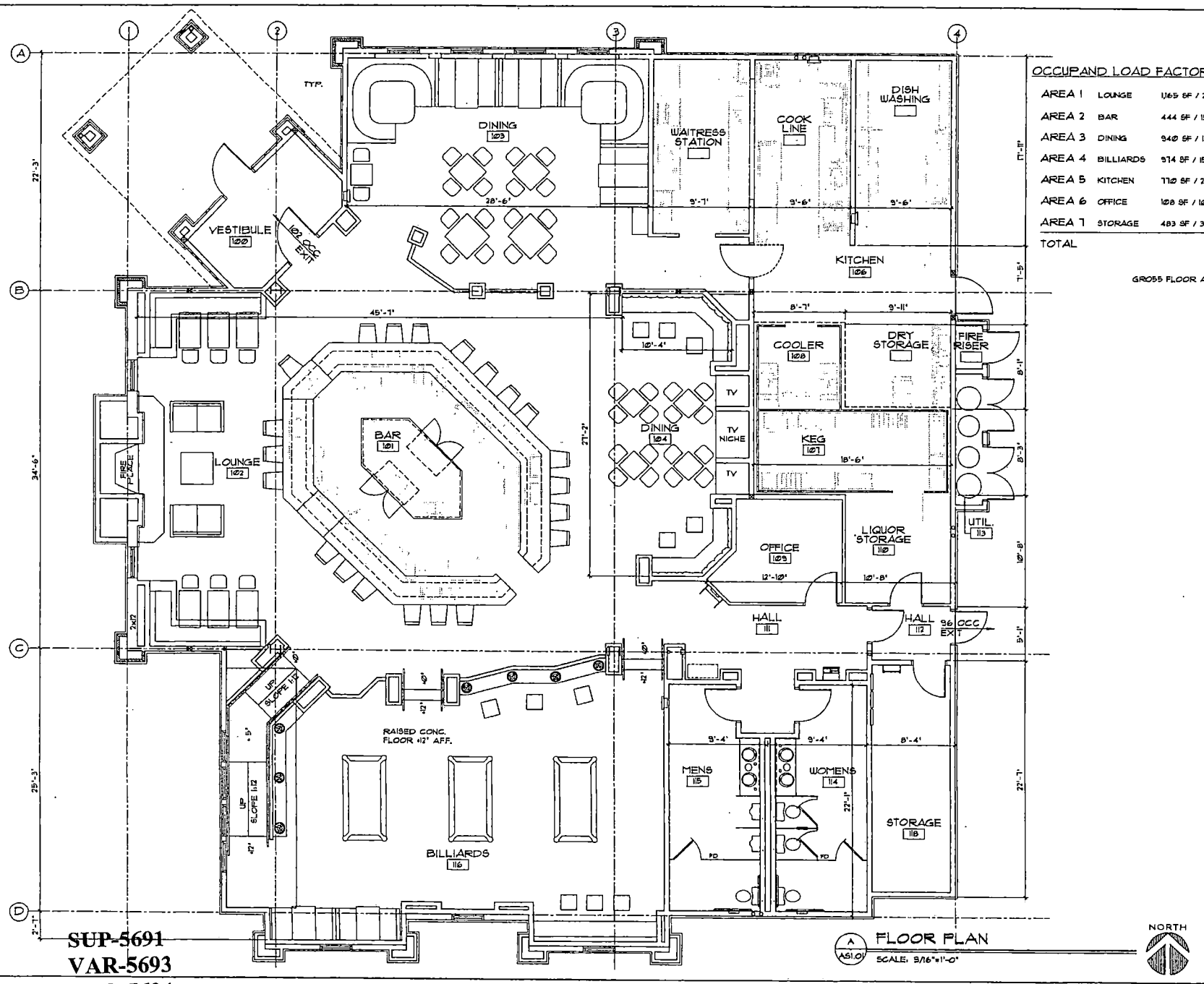
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LANDSCAPE PLAN

issue dates:
drawn by: RB
checked by: GGA
project no.: #02-171
revisions:

sheet no.
L1.01
of sheets

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OCCUPAND LOAD FACTORS:

AREA 1	LOUNGE	1,165 SF / 20 =	59 OCC.
AREA 2	BAR	444 SF / 150 =	3 OCC.
AREA 3	DINING	940 SF / 15 =	63 OCC.
AREA 4	BILLIARDS	974 SF / 15 =	65 OCC.
AREA 5	KITCHEN	770 SF / 200 =	4 OCC.
AREA 6	OFFICE	108 SF / 100 =	2 OCC.
AREA 7	STORAGE	483 SF / 300 =	2 OCC.
TOTAL			198 OCC.

GROSS FLOOR AREA: 6,115 S.F.

A1.01 FLOOR PLAN
SCALE: 3/16"=1'-0"

NORTH

SUP-5691
VAR-5693
VAR-5694
SDR-5689
01-13-05 PC

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project title:
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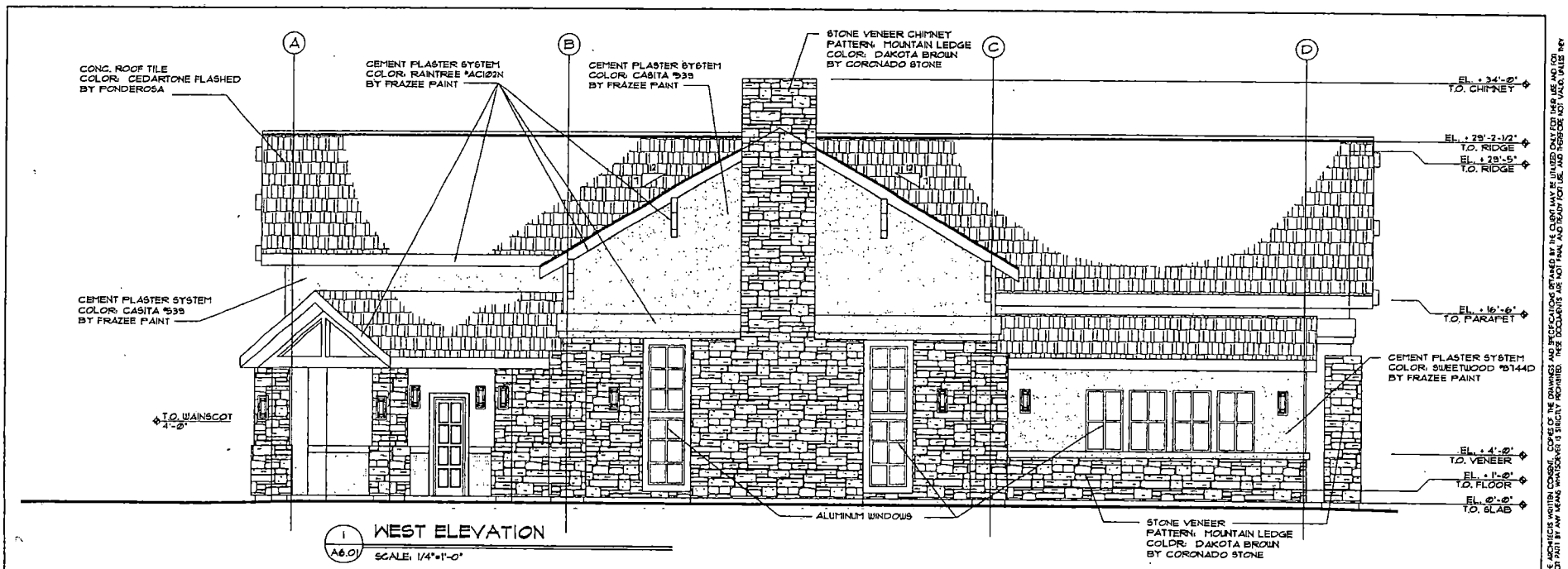
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11-15-04

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issue dates:
drawn by: mb
checked by: RGG
project no.: 02-111
revisions:

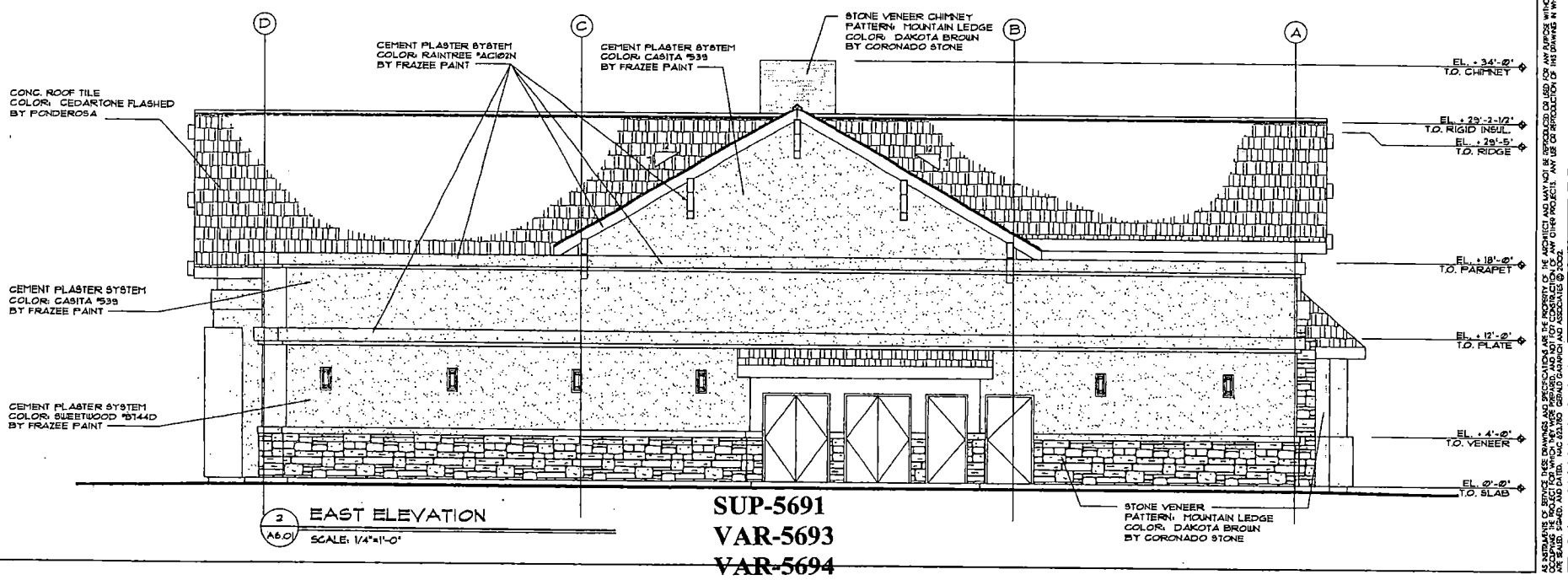
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A1.01
of sheets

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1 A6.01 WEST ELEVATION

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



3 A6.01 EAST ELEVATION

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

SUP-5691
VAR-5693
~~VAR-5694~~
SDR-5689
01-13-05 PC

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LAS VEGAS, NEVADA

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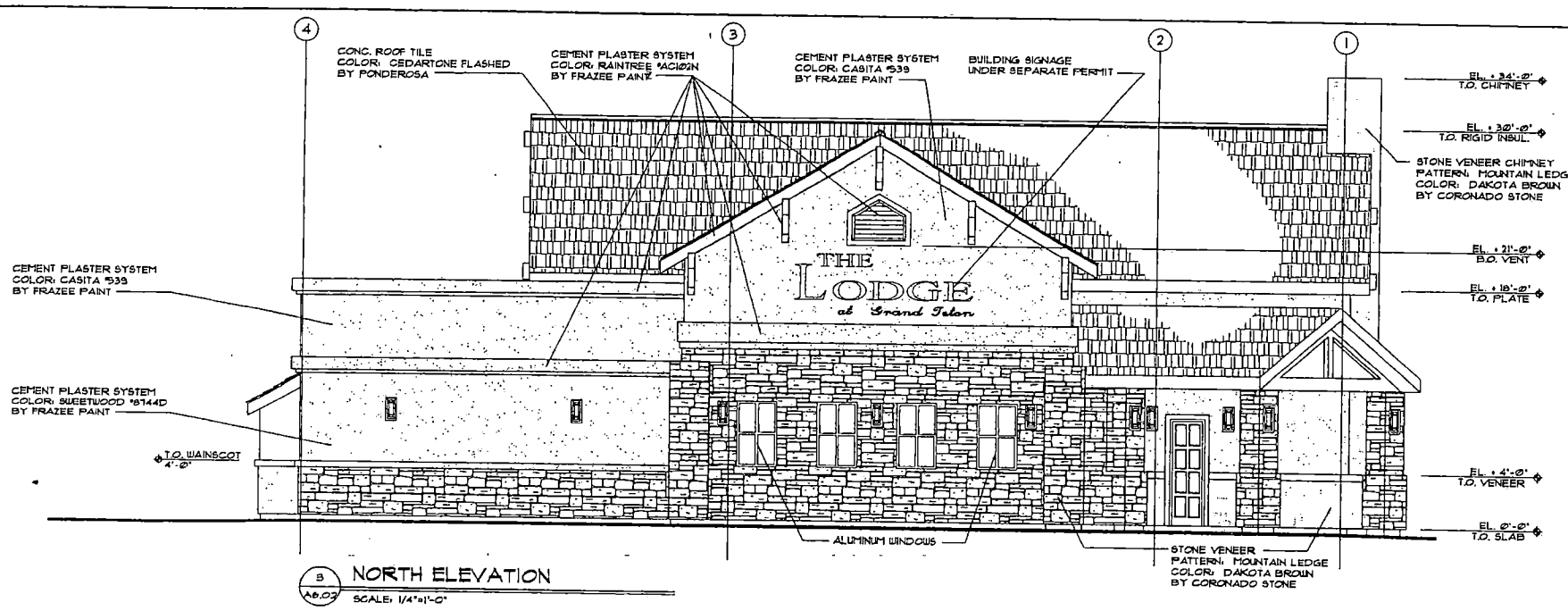
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issue dates:

drawn by: RS
checked by: GGG
project no.: 02-711
revisions:

sheet no.
A6.01
of sheets

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SUP-5691
VAR-5693
~~**VAR-5694**~~
SDR-5689
01-13-05 PC

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
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project title:
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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

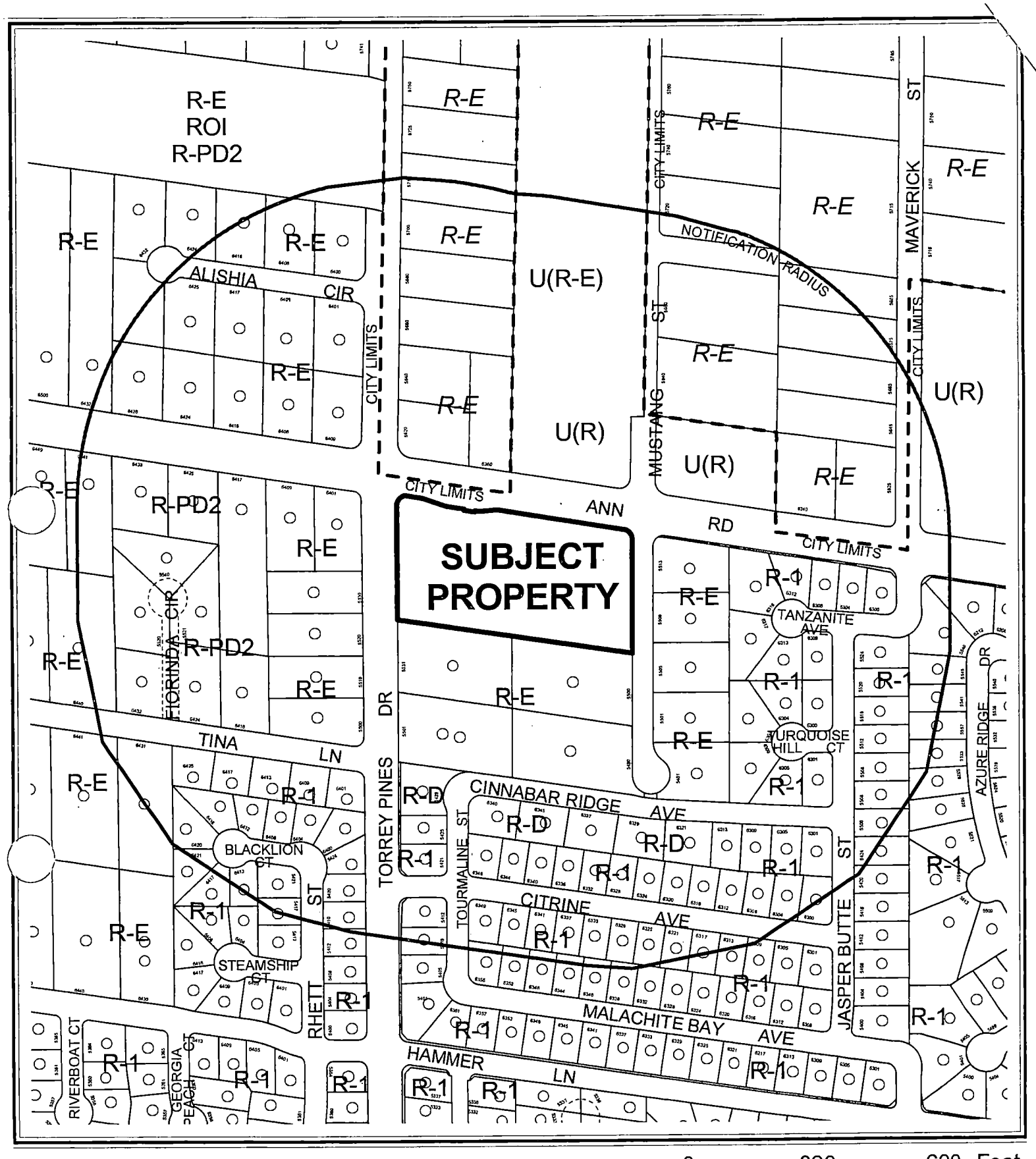
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NOT FOR CONSTRUCTION
11-29-04

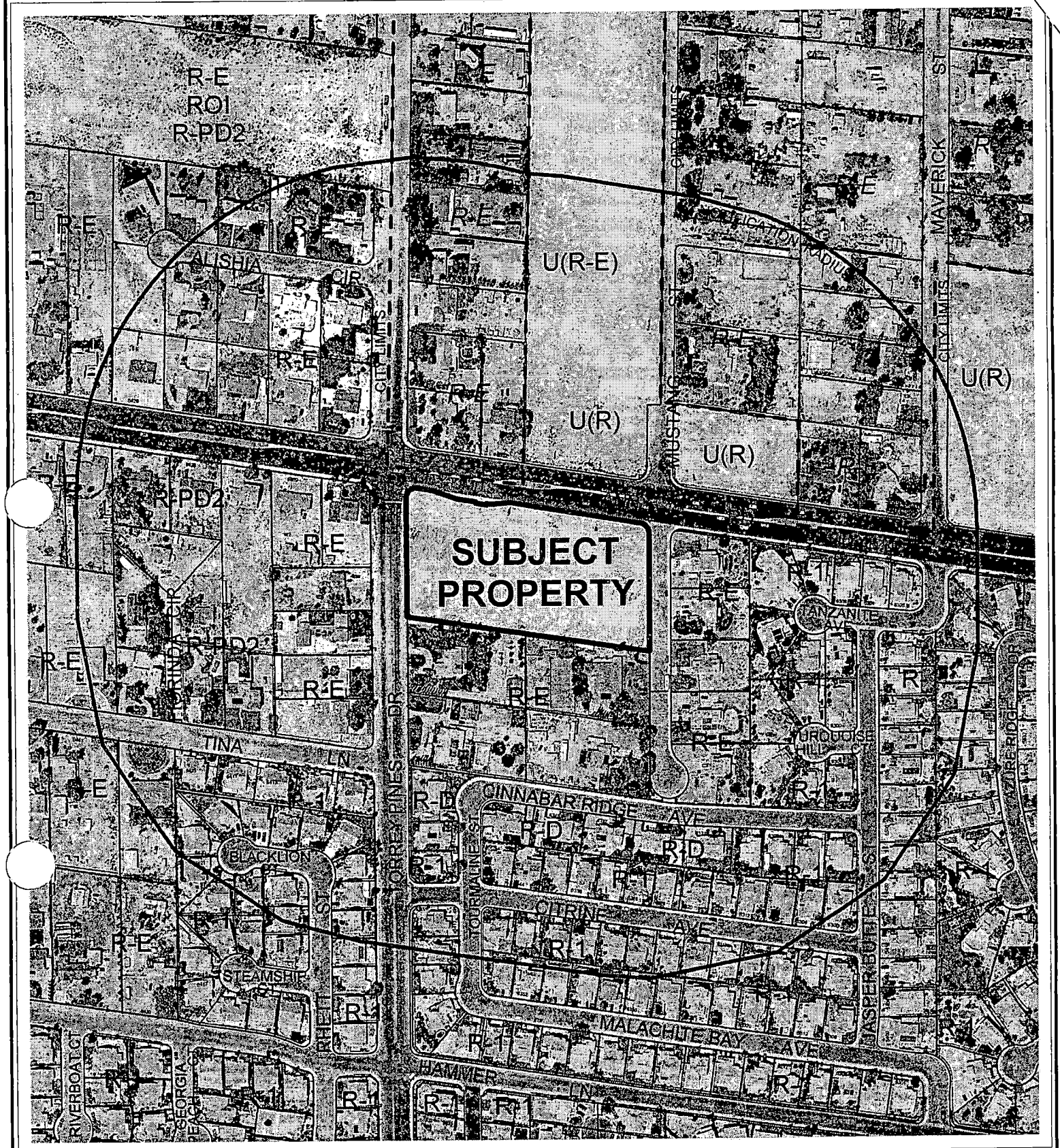
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EXTERIOR ELEVATIONS

issue dates:
drawn by: RB
checked by: RGG
project no.: 03-111
revisions:
sheet no. A6.02
of sheets

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R-E
ROI
R-PD2
R-E
R-E
R-E



CASE: **ZON-5788**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5788 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. Approval of Variance (VAR-5952), Title 18 Waiver (WVR-5790), and a Site Development Plan Review (SDR-5789) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Torrey Pines Drive and Ann Road.

4. Remove all substandard public street improvements on Ann Road, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. Construct all incomplete half-street improvements on Mustang Street and Torrey Pines Drive, adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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).

6. Landscape and maintain all unimproved right(s)-of-way, if any, adjacent to this site.

7. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy 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 or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from 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.

B) Applicant's Justification

The applicant justifies this application by stating that the proposed rezoning is consistent with the overall plan of the area. There are also similar developments in the area.

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission will hear related items VAR-5952, WVR-5790 and SDR-5789 as part of this agenda.

DA/SS

B) Pre-Application Meeting

12/03/04 A pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.87 acres
Net Acres:	3.37 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single-family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units per acre, is permitted within the R land use category but not in the present zoning.

DA/SS

Therefore, the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that will permit up to 3.49 dwelling 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

No special districts, plans, zones or trails are associated with the subject site.

ANALYSIS

A) General Analysis and Discussion

The proposed Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) will allow for a proposed 15-lot single-family residential subdivision on the subject site. The proposed gross density of 3.1 dwelling units per acre conforms to the density range required by the R (Rural Density Residential) General Plan designation, which allows up to 3.59 units per acre. The average size of lots within the development is approximately 8,500 square feet, which is comparable to lots recently approved in the single-family development on the north side of Ann Road. Other existing lots surrounding the subject area are half-acre or larger in size. Access to the site will be from Mustang Street. A Waiver of Title 18 for minimum distance separation with regard to the entrance and the intersection of Ann Road and Mustang Street will be heard concurrently with this application and is supported by staff.

FINDINGS

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

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

   The proposed Rezoning request to R-PD3 (Residential Planned Development – 3 Units per Acre) conforms to the existing R (Rural Density Residential) General Plan designation for this area.

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

   The area surrounding the subject property consists of primarily half-acre rural residential lots, with some smaller lots on the north side of Ann Road. The proposed single-family uses, though slightly higher in density, will be compatible with these surrounding R-E (Residence Estates) and R-PD3 (Residential Planned Development – 3 Units per Acre) zoning districts.

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

   The proposed rezoning will allow for development of an infill parcel that is only appropriate for single-family residential 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."**

   The access to the site will be off of Mustang Street which is classified a Collector Street (60') according to the Master Plan of Streets and Highways. Mustang will be sufficient in size to accommodate the increased traffic into the site without affecting neighboring properties. The site will then have access on too Ann Road which is a Primary Thoroughfare (100') according to the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 160 – Mailed with VAR-5952, WVR-5790 and SDR-5789

APPROVALS 0

PROTESTS 0

DA/SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5788 APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson Dev.

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: ORLO E COX JR

Subscribed and sworn before me

This 16th day of Dec, 2004

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

County of Clark
State of Nevada

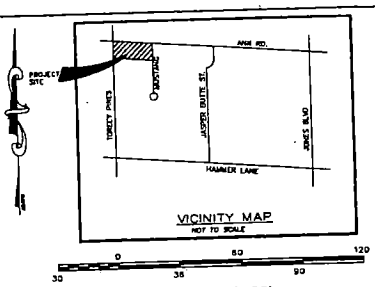
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DEC 16 2004

CAROL K. SCHLOEDER
Notary Public, State of Nevada
Appointment No. 92-2471
My Appt. Expires May 7th, 2008

Revised 12-03-04

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.84	S84°37'32"W
L2	25.00	N81°20'18"W
L3	9.31	N81°20'18"W
L4	3.00	S08°39'42"W
L5	3.00	N08°39'42"E
L6	42.52	N81°20'18"W
L7	33.86	N71°52'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.34	30.00	3.70	14°03'02"
C2	7.38	30.00	3.69	14°06'19"
C3	4.99	30.00	2.48	9°27'14"
C4	5.09	30.00	2.55	9°43'33"
C5	15.64	20.00	8.26	44°51'39"
C6	76.78	41.00	55.72	107°19'13"
C7	28.52	41.00	14.86	39°51'29"
C8	33.18	41.00	17.56	46°21'57"
C9	61.38	41.00	38.09	85°46'41"
C10	11.79	20.00	6.03	32°37'34"
C11	5.94	20.00	2.99	17°00'03"
C12	1.67	20.00	0.84	4°47'07"
C13	34.49	25.00	23.34	98°49'14"
C14	28.34	20.00	17.14	81°12'46"

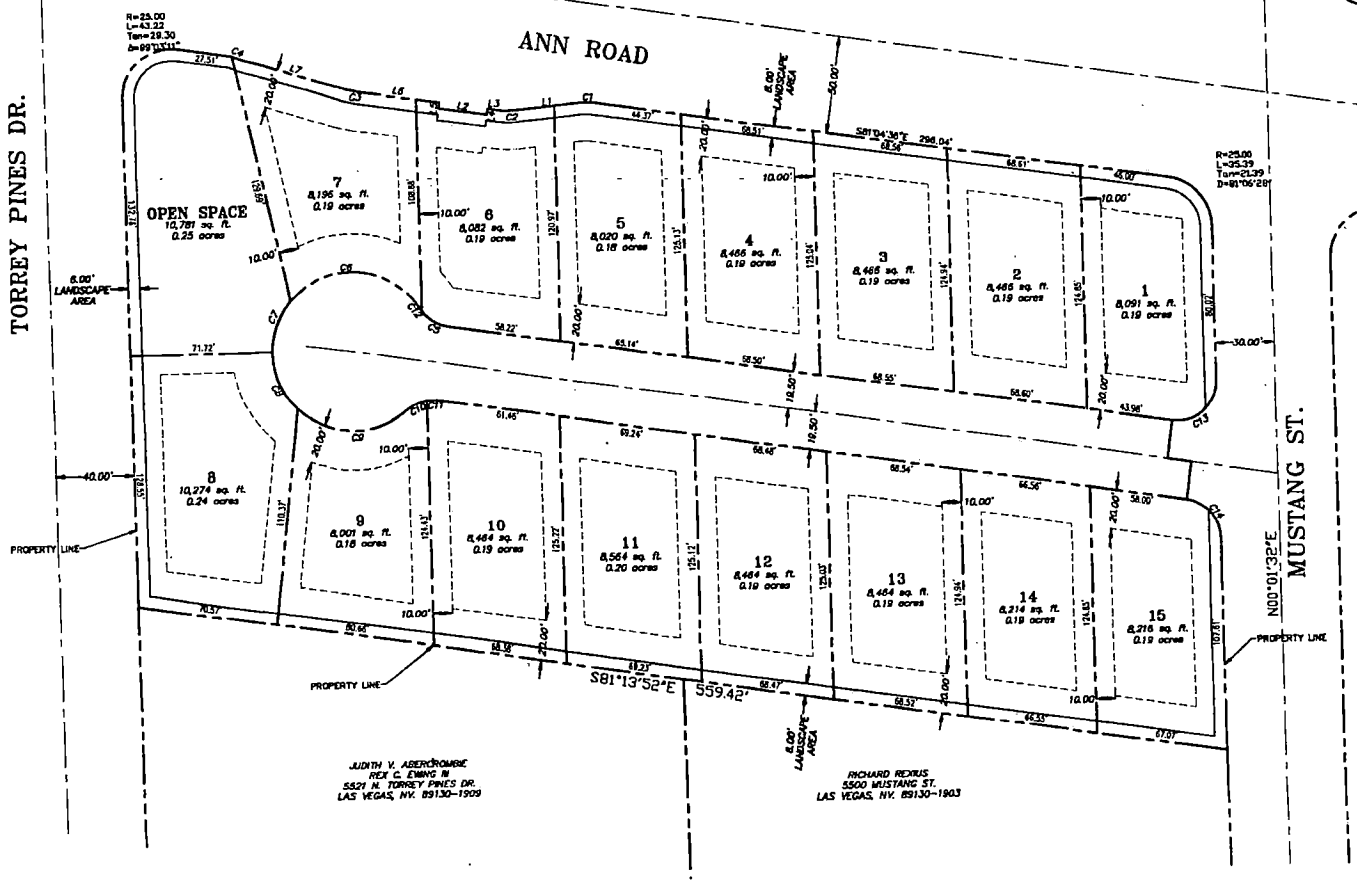


SCALE: 1"=30'

LEGEND

EXISTING | PROPOSED

CENTERLINE
PROPERTY LINE
RIGHT OF WAY
EDGE OF PAVEMENT
CONTOUR W/ ELEVATION
CURB & GUTTER
SETBACK LINES

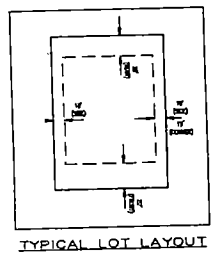


OWNER:

COX FAMILY TRUST ET AL ETAL
C/O DALO E. B. TR2
3760 MEADS AVENUE
LAS VEGAS NV 89102-7046

SITE DATA:

PROPOSED 15 LOT RESIDENTIAL SUBDIVISION
APN: 125-34-501-001
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 4.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC



TYPICAL LOT LAYOUT

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 23 REC'D

JPL ENGINEERING INC.
8820 SOUTH EASTERN AVE, SUITE B
LAS VEGAS, NV 89123
Phone (702) 896-0269 • Fax (702) 896-0647

NO.	DATE	DESCRIPTION	APPROVED

ANN & TORREY PINES
SITEPLAN
11 JANUARY 05

JOB #
SHEET NO.:
S1
1 OF 1 SHEETS

JPL ENGINEERING INC

8620 S. Eastern Ave., Suite 8
Las Vegas, NV 89123

December 7, 2004

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-1841

RE: Zone Change from R-E to R-PD3 of (3.73 acres +/-) located at the northwest corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The intent of this letter is to request a conforming zone change for the above referenced site. The proposed development is 15-lot subdivision located at the northwest corner of Ann Rd. and Torrey Pines Dr. The request is inconsistent with current R-E to RPD3 zoning which allows 3.5 units per acre density.

The conforming Zone Change is consistent with the overall plan of the area. The average lot save is approximately 8300 sq-ft. There are like type developments with similar lot site (R1) to the (east, north, west, and south).

The site will conform to all landscaping requirements and will provide approximately 10,700 square foot of open space amenities and landscape buffer around the perimeter of the site. Lots only are proposed at this time but it is anticipated that in the future homes in this development are anticipated to be 1 and 2 story custom homes 2000 to 4000 square feet with landscaped front yards and stucco and rock facade finishes.

We sincerely hope that these requests will be reviewed and considered. Please contact me at 898-6269 if you have any questions or concerns.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

RECEIVED
DEC 14 2004

JPL/JJL

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
ABEYANCE - 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).

C.C. 04/06/05

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

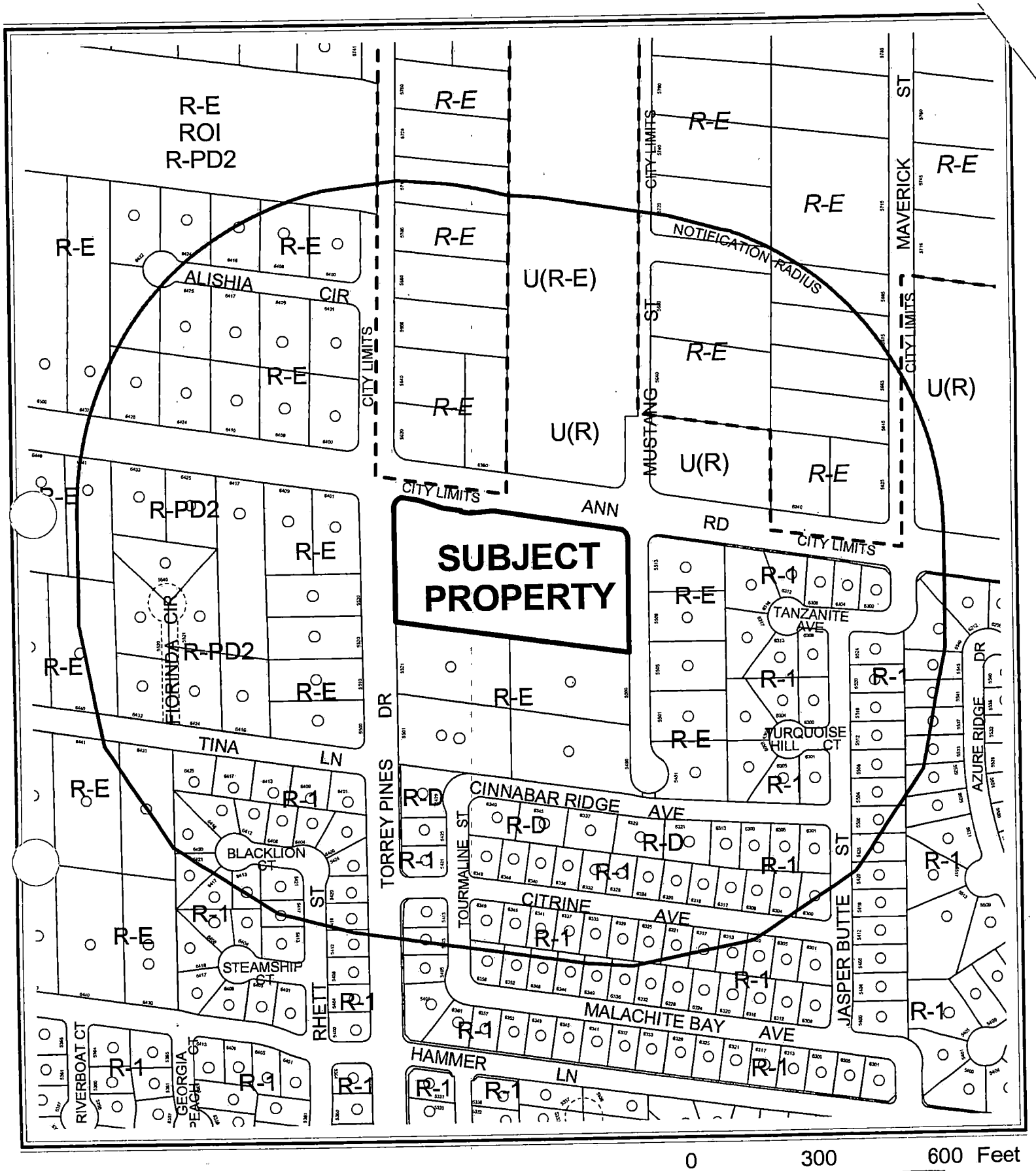
MOTION:
McSWAIN – DENIED – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
See Item 10 [VAR-5952] for related discussion on Item 10 [VAR-5952], Item 11 [ZON-5788], Item 12 [WVR-5790] and Item 13 [SDR-5789].

(6:33 – 6:58)

1-1028


R-E
ROI
R-PD2
R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5790 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-5952), Rezoning (ZON-5788), and Site Development Plan Review (SDR-5789).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow approximately 196 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.

B) Applicant's Justification

The applicant's justification pertained to a proposed access from Mustang Street, which had a 190-foot separation from Ann Road. The applicant claimed that no adverse impacts to adjacent properties would result from approval of the waiver, since Mustang Street is built out and existing development along this street is minimal. The site plan has since been revised so that the entrance to the development is on Torrey Pines Drive. The applicant offered no justification for the waiver of intersection separation distance requirements still necessary

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission will hear related items ZON-5788, VAR-5952 and SDR-5789 as part of this agenda.

B) Pre-Application Meeting

12/03/04 A Pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.87 acres
Net Acres:	3.73 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single-family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units per acre, is permitted within the R land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that would permit up to 3.49 dwelling units per acre. This Title 18 Waiver request is not directly affected by General Plan policies.

ANALYSIS

A) General Analysis and Discussion

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

"Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant is proposing to have the access for a 15-lot subdivision onto Mustang Road, which is classified a Collector Street (60') by the Master Planned Streets & Highways. The proposed entrance for the subdivision will be 195 feet from the centerline of Ann Road to the centerline of the subdivision street. This location of the access to the development, though not the most desirable choice because of the potential increase in traffic to the surrounding neighborhoods, will not affect the integrity of the surrounding neighborhood and will not restrict access to and from the site.

FINDINGS

With the access coming from Mustang Street and not off of Torrey Pines Drive there will be an increase in traffic to the local neighborhoods. Due to the location of the entrance on Mustang Street being closer to Ann Road it will help minimize the impact to the other residential properties surrounding the site. Also the access to the site will be unrestricted and will allow better flow onto and from Ann Road.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 160 – Mailed with VAR-5952, ZON-5788 and SDR-5789

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-5790** APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson Dev. 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: William J Richardson

Subscribed and sworn before me

This 13TH day of DECEMBER, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct. 26, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5790 APN: 125-35-561-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson Dev.

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: CRLC E Cox JR.

Subscribed and sworn before me

This 16th day of Dec, 2004

Carol K Schilcher

Notary Public in and for said County and State

County of Clark

State of Nevada

RECEIVED

DEC 16 2004

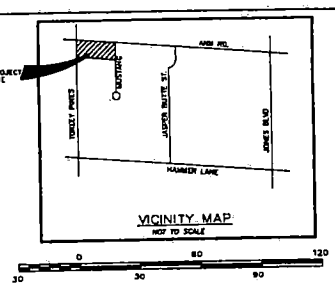
Revised 12-03-04

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

CAROL K. SCHILCHER
Notary Public, State of Nevada
Appointment No. 9229471
My Appt. Expires May 22, 2008

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.84	S84°37'32"W
L2	25.00	N81°20'18"W
L3	6.35	N81°20'18"W
L4	3.00	S39°39'42"W
L5	3.00	N08°39'42"E
L6	42.52	N81°20'18"W
L7	33.06	N71°52'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.36	30.00	3.70	14°03'02"
C2	7.35	30.00	3.69	14°02'10"
C3	4.05	30.00	2.48	9°27'16"
C4	5.09	30.00	2.55	9°43'23"
C5	15.66	20.00	8.26	44°51'30"
C6	76.78	41.00	55.72	107°18'13"
C7	20.52	41.00	14.86	39°51'20"
C8	33.18	41.00	17.56	46°21'57"
C9	61.39	41.00	30.09	85°46'41"
C10	11.39	20.00	5.85	32°37'34"
C11	5.94	20.00	2.99	17°01'03"
C12	1.67	20.00	0.84	4°47'07"
C13	34.49	20.00	23.34	98°47'14"
C14	28.34	20.00	17.14	81°10'46"



VICINITY MAP
NOT TO SCALE

0 60 120
30 30 90

SCALE: 1"=30'

LEGEND

EXISTING / PROPOSED

CONTOURS
PROPERTY LINE
RIGHT OF WAY
EDGE OF PAVEMENT
CONTOUR W/ ELEVATION
CURB & GUTTER
SETBACK LINES

OWNER:

CITY PACIFIC TRUST NATIONAL
CITY CHILD 2 B, LTD.
2160 HERMAN AVENUE
LAS VEGAS, NV 89121-1906

SITE DATA:

PROPOSED 15 LOT RESIDENTIAL SUBDIVISION
APN: 125-36-301-001
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 4.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC

TYPICAL LOT LAYOUT

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 23 RECD

JPL ENGINEERING INC.
8920 SOUTH EASTERN AVE, SUITE 8
LAS VEGAS, NV 89123
Phone (702) 896-6269 • Fax (702) 896-0647

NO.	DATE	DESCRIPTION	APPROVAL

ANN & TORREY PINES
SITEPLAN
11 JANUARY 05

JOB #
SHEET NO.: S1
1 OF 1 SHEETS

TORREY PINES DR.

ANN ROAD

MUSTANG ST.

OPEN SPACE
10,781 sq. ft.
0.25 acres

1 8,091 sq. ft. 0.19 acres
2 8,466 sq. ft. 0.19 acres
3 8,466 sq. ft. 0.19 acres
4 8,466 sq. ft. 0.19 acres
5 8,020 sq. ft. 0.18 acres
6 8,082 sq. ft. 0.19 acres
7 8,196 sq. ft. 0.19 acres
8 10,274 sq. ft. 0.24 acres
9 8,001 sq. ft. 0.18 acres
10 8,464 sq. ft. 0.19 acres
11 8,564 sq. ft. 0.20 acres
12 8,464 sq. ft. 0.19 acres
13 8,464 sq. ft. 0.19 acres
14 8,214 sq. ft. 0.19 acres
15 8,216 sq. ft. 0.19 acres

R=25.00
L=43.21
Tan=29.30
Δ=99°01'54"

R=25.00
L=39.39
Tan=21.39
Δ=21°06'28"

6.00' LANDSCAPE AREA

PROPERTY LINE

S81°13'52"E 559.42'

N00°01'32"E

JUDITH V. ABERCROMBIE
REX C. EWING III
5521 N. TORREY PINES DR.
LAS VEGAS, NV. 89130-1909

RICHARD REXIUS
5500 MUSTANG ST.
LAS VEGAS, NV. 89130-1903

JPL ENGINEERING INC
8620 S. Eastern, Suite 8
Las Vegas, NV 89123
Ph. (702) 898-6269 Fx. (702) 896-0647

December 14, 2004

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-1841

Re: Waiver of Development Standards for 15-lot subdivision at the northwest corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The purpose of this letter is to request a waiver of development standards for the proposed 15-lot subdivision located at the northwest corner of Ann Road and Torrey Pines Dr. The requested standards to be waived are: minimum distance separation between center line of Torrey Pines and the site drive entrance and for full off-sites on Mustang Street.

The minimum distance between center line of Torrey Pines to the site entrance drive is 220-feet. The proposed site plan has distance separation is 190-feet.

We are requesting that the standards of providing full off-site improvements for Mustang Street be waived. As an alternative, street improvements will be made in accordance to non-urban standard guidelines for Mustang Street. Non-urban standards for Mustang Estates for this development are in conformance to adjacent parcels and to similar developments in this area.

Mustang is a minor local street servicing fully built out residential property. There are 7 lots currently being accessed on Mustang. These lots are fully developed and no future development is anticipated. Mustang also terminates in a cul-de-sac and all indications are that this will remain this way in perpetuity. The waiver request is similar to those that have been granted in the general area and is consistent with existing improvements on Mustang Street. There will be no adverse impacts to adjacent properties as a result of the waiver of standards and all other standards will be met as required. Because of the minimal existing development on Mustang and because Mustang is currently in full "future built out" condition we feel as this waiver is justifiable and consistent with the land usage in the area.

We sincerely hope that these requests for a waiver of development standards be reviewed and considered. Please feel free to contact me at 702.898.6269, Monday thru Friday, 8 a.m. to 5 p.m., if you have any questions or comments.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

JPL/JJL

RECEIVED
DEC 14 2004

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
ABEYANCE - 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).

C.C. 04/06/05

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

RECOMMENDATION:
Staff recommends APPROVAL

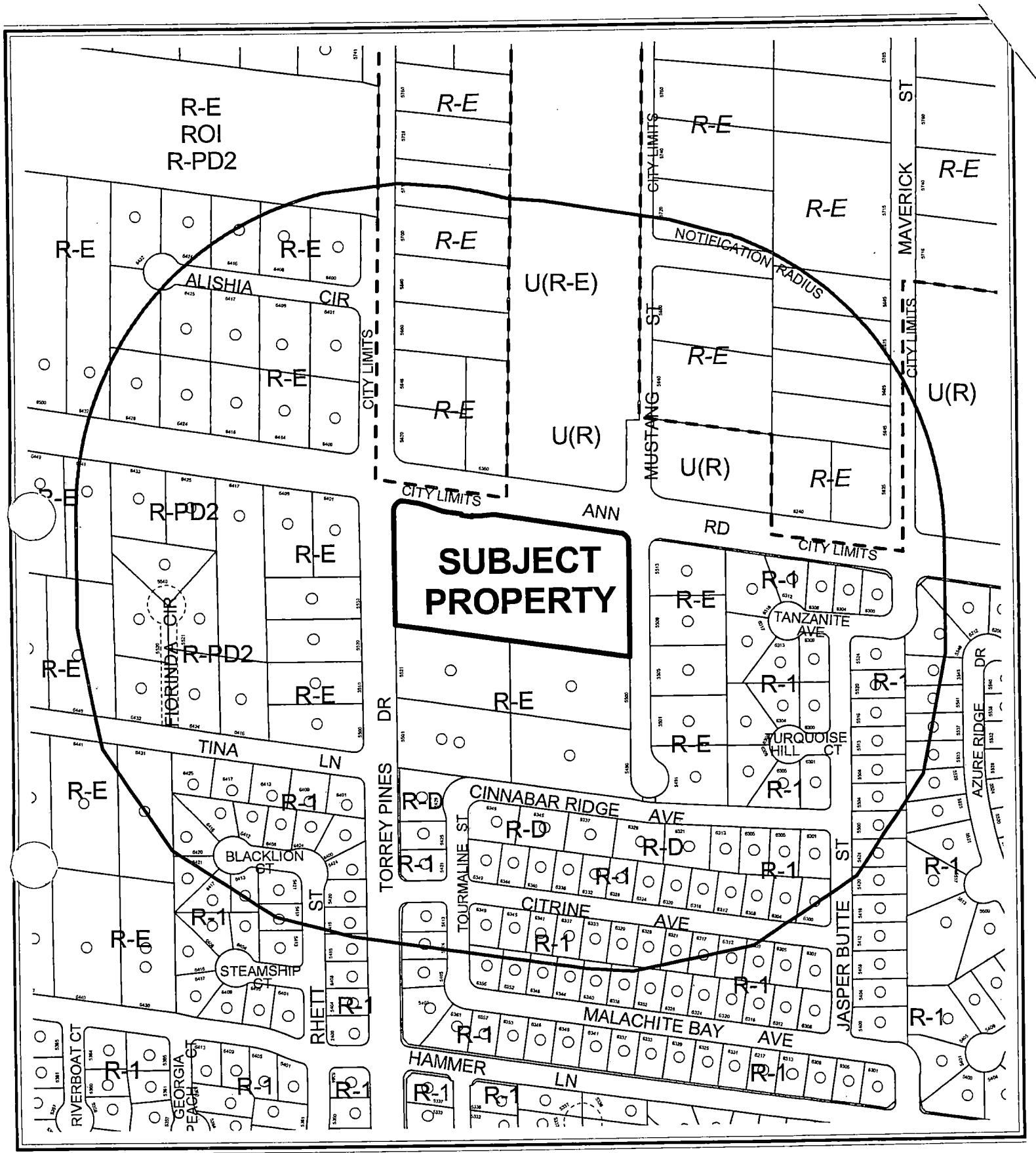
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
McSWAIN – DENIED – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
See Item 10 [VAR-5952] for related discussion on Item 10 [VAR-5952], Item 11 [ZON-5788], Item 12 [WVR-5790] and Item 13 [SDR-5789].

(6:33 – 6:58)



0 300 600 Feet

CASE: **SDR-5789**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5789 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. A Variance (VAR-5952) to allow an R-PD zoning district on less than five acres, a Rezoning (ZON-5788) to a R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District, and a Waiver of Title 18 (WVR-5790) 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 date stamped 02/22/05, except as amended by conditions herein.

4. All homes within the development shall be single-story homes.

5. The elevations shall be submitted and approved by Planning and Development Department staff prior to the time application is made for a building permit.

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house and face of garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 20 feet in the rear.

7. The 6-foot landscaped strip located on the perimeter of the development must be placed within a common lot element that will be maintained by a homeowners' association.

8. The landscape plan shall be revised to show the required one 24 inch box tree every 30 feet on center be planted along Ann Road and Torrey Pines Drive, with the required four 5-gallon shrubs per tree. The revised landscape plan will also need to call out the number, species and size of the trees and shrubs that is scheduled to be planted. This plan will need to be reviewed and approved by Planning and Development Department staff, prior to the time application is made for a building permit.

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

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.

12. 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. 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.

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

Public Works

14. The proposed 39-foot street shall be private and may not be gated as currently configured.

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

16. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

17. Site development to comply with all applicable conditions of approval for ZON-5788 and all other site-related actions.

18. 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

The applicant is requesting approval of a Site Development Plan Review for a proposed 15-lot single family residential subdivision on 4.87 acres located adjacent to the southeast corner of Torrey Pines Road and Ann Road.

B) Applicant's Justification

This is a proposed 15 lot subdivision that will conform to the proposed zone change from R-E to R-PD3 that will allow up to 3.49 dwelling units to the acre. Lots sizes will be approximately 8,300 square feet, which conforms to similar developments that are found to the south, northwest and east. The subdivision will conform to title 19 standards for landscaping and buffering with a 6 foot perimeter landscaping buffer and approximately 10,700 square feet of open space. All homes within the subdivision will be a one-story home that will have landscaped front yards and stucco and rock façade finishes.

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

DA

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission will hear related items ZON-5788, VAR-5952 and WVR-5790 as part of this agenda.

B) Pre-Application Meeting

12/03/04 A Pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed..

DETAILS OF APPLICATION REQUEST

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Gross Acres:	4.87 acres
Net Acres:	3.73 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units per acre, is permitted within the Rural land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that will permit up to 3.49 dwelling units per acre.

PROJECT DESCRIPTION

The proposed project is a 15-unit single family residential subdivision on 4.87 acres located adjacent to the southeast corner of Ann Rd and Torrey Pines Road. The subject site will be accessed from Mustang Street, which is a Collector Street 60-foot as defined and depicted in the Master Plan of Streets and Highways.

The proposed subdivision will consist of lots ranging from approximately 7,965 to 8,500 square feet, which results in a density of 3.1 units per acre. Based on R-PD standards such a density will require 10,500 square feet of open space to be supplied for the purpose of public use or enjoyment. The supplied site plan indicates 10,781 square feet of open space that will be placed on the interior of the project on the west end of the development at the corner intersection of Ann Road and Torrey Pines Drive.

There were no proposed elevations or floor plans submitted with this development. It will be required that all homes within the development are to be single story.

The proposed landscaping substantially complies with the requirements of Title 19. The required six-foot landscape strip along Ann Road and Torrey Pines Drive depicts the proposed trees being planted every 40 feet on center where City Code requires these trees to be planted every 30 feet on center.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for an R-PD (Residential Planned Development) zoning district are established at the time of Site Development Plan Review. The applicant is proposing the following development standards:

DA

Standards	Proposed
Min. Lot Size	7,700 sq feet
Min. Lot Width	50 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet
Max. Building Height	1 Story / 35 Feet

The proposed lot sizes, setbacks and building height are appropriate for a residential project of this nature.

A3) Parking and Traffic Standards

The applicant is requesting a waiver (WVR-5790) to title 18.12.160 to allow an approximately 195 foot separation of intersection on Mustang Road from Ann Road.

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	1 Tree/30 Linear Feet	26 Trees	22 Trees
• Min. Zone Width (Torrey Pines Rd. and Ann Rd.)	6 Feet		6 feet
• Wall height	6 Feet		

The proposed landscaping does not meet the requirements set forth by Title 19.12. The perimeter landscaping adjacent to Ann Road and Torrey Pines Drive is showing the proposed trees only 40 feet apart on center. The landscape plan will be revised to show a minimum of 1 tree every 30 feet on center with the required four 5-gallon shrubs per tree along Ann Road and Torrey Pines Drive.

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
4.87 acres	3.1	1.65	4.95%	10,500 SF	5.08 %	10,781 SF

The proposed development does not meet the open space requirements for Title 19.

DA

B) General Analysis and Discussion

- Zoning

  The R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning will allow densities up to 3.49 dwelling units per acre. The proposed site plan is depicting an overall density of 3.1 dwelling units per acre, which is consistent with the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning.

- Site Plan

  The proposed development consists of 15 single family residential lots on 3.37 acres. The access for the development will be off of Mustang Road, which will have unrestricted access to and from Ann Road.

- Waivers

  The applicant is applying for a waiver to title 18.12.160 to allow an approximately 195 foot separation between street intersections where 220 feet is the minimum distance required.

- Landscape Plan

  The landscaping plan for this project is showing a 6 foot wide landscaped area around the perimeter of the project. The landscaped area is currently being shown as being placed on individual properties rather than in a common element. This landscaping should be placed into a common lot rather then being placed on individual lots. The landscape strip shows 1 tree being place every 40 feet on center along the north property line adjacent to Ann Road, and along the east property line adjacent to Mustang Street, and along the south property line adjacent to the abutting property owners. Staff will recommend that the Landscape plan be modified to depict the required one 24 inch box tree every 30 feet on center be planted along Ann Road and Torrey Pines Drive, with the required four 5-gallon shrubs per tree. The revised landscape plan will need to call out the number, species and size of the trees and shrubs that are scheduled to be planted.

- Elevation

  No elevations were provided at this time from the applicant. The homes will be required to be 1 story.

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:

DA

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

   The proposed 15-lot single family residential development is located adjacent to other single family residential properties on all sides. The project will tie into the surrounding community with its proposed open space and increased landscaping.

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 R-E (Residence Estate). The companion rezoning (ZON-5788) will rezone the site to R-PD3 (Residential Planned Development – 3 Dwelling Units Per Acre). The proposed site plan does conform to all Title 19 requirements and design standards.

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

   The proposed entrance to the site will be onto Mustang Street which is classified a Collector Street (60') by the Master Plan Streets & Highway. Mustang will be sufficient in size to accommodate the increased traffic that will be generated by the development. Mustang Street will have unrestricted access to and from Ann Road. The companion Waiver (WVR-5790) for the distance separation of an intersection to a major street will not have an adverse affect on this site.

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 the 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;"**

   No building elevations or floor plans were submitted at this time. The exterior material of the homes will be stucco and stone, which is aesthetically harmonious with this area and will be compatible.

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 160 – Mailed with VAR-5952, ZON-5788 and WVR-5790

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5789 APN: 125-35-501-001

Name of Property Owner: _____

Name of Applicant: _____

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

_____Yes _X_No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: William J Richardson

Subscribed and sworn before me

This 13th day of DECEMBER 2004

_____

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct 26, 2006

RECEIVED
DEC 14 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5789 APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson Dev.

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: Orlo E Cox

Print Name: Orlo E Cox JR

RECEIVED

DEC 16 2004

Subscribed and sworn before me

This 16th day of Dec, 2004

Carol L. Schlicher

Notary Public in and for said County and State

County of Clark

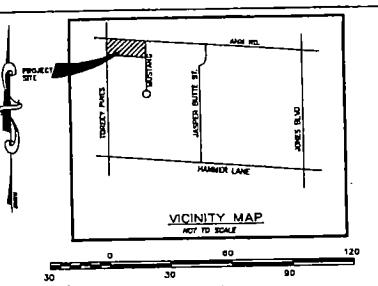
State of Nevada

Revised 12-03-04

CAROL K. SCHLICHER
Notary Public, State of Nevada
Appointment No. 9229471
My Appt. Expires May 22, 2008

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.04	S34°37'32"W
L2	23.00	N81°20'18"W
L3	5.71	N81°20'18"W
L4	3.00	S08°39'42"W
L5	3.00	N08°39'42"E
L6	42.52	N81°20'18"W
L7	55.06	N71°32'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.36	30.00	3.70	14°03'02"
C2	7.35	30.00	3.69	14°02'10"
C3	4.95	30.00	2.48	9°27'14"
C4	5.09	30.00	2.55	9°43'22"
C5	15.66	20.00	8.26	44°51'39"
C6	76.78	41.00	55.72	107°18'13"
C7	28.32	41.00	14.86	39°34'25"
C8	33.18	41.00	17.56	46°21'57"
C9	63.38	41.00	30.09	88°34'41"
C10	11.39	20.00	5.93	32°37'34"
C11	5.94	20.00	2.99	17°01'03"
C12	1.67	20.00	0.84	4°47'07"
C13	24.49	20.00	23.34	98°49'14"
C14	28.34	20.00	17.14	81°10'46"



0 60 120
30 30 90

SCALE: 1"=30'

LEGEND

EXISTING PROPOSED

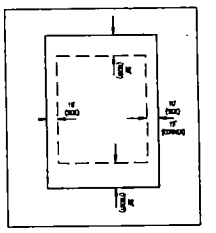
CONTOURS
PROPERTY LINE
RIGHT OF WAY
EDGE OF PAVEMENT
CONTOUR W/ ELEVATION
CURB & GUTTER
SETBACK LINES

OWNER:

COX FAMILY TRUST ETAL ETAL
COX DALLO B & TRJ
2760 MEADS AVENUE
LAS VEGAS NV 89102-1946

SITE DATA:

PROPOSED 15 LOT RESIDENTIAL SUBDIVISION
APN: 125-32-501-001
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 4.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC


TYPICAL LOT LAYOUT

ANN ROAD

TORREY PINES DR.

MUSTANG ST.

OPEN SPACE
10,781 sq. ft.
0.25 acres

7 — 8,196 sq. ft. 0.19 acres
6 — 8,082 sq. ft. 0.19 acres
5 — 8,020 sq. ft. 0.18 acres
4 — 8,466 sq. ft. 0.19 acres
3 — 8,466 sq. ft. 0.19 acres
2 — 8,466 sq. ft. 0.19 acres
1 — 8,091 sq. ft. 0.19 acres
8 — 10,274 sq. ft. 0.24 acres
9 — 8,001 sq. ft. 0.18 acres
10 — 8,464 sq. ft. 0.19 acres
11 — 8,564 sq. ft. 0.20 acres
12 — 8,464 sq. ft. 0.19 acres
13 — 8,464 sq. ft. 0.19 acres
14 — 8,214 sq. ft. 0.19 acres
15 — 8,215 sq. ft. 0.19 acres

R=25.00
L=43.22
Tan=29.30
Δ=99°01'51"

R=25.00
L=35.39
Tan=21.39
Δ=81°06'28"

S81°13'52"E 559.42'
S81°04'36"E 296.04'
N00°01'32"E

8.00' LANDSCAPE AREA
10.00'
20.00'
30.00'
40.00'
PROPERTY LINE

JUDITH V. ABERCROMBIE
REX C. EWING III
5521 N. TORREY PINES DR.
LAS VEGAS, NV. 89130-1909

RICHARD REXRUS
5500 MUSTANG ST.
LAS VEGAS, NV. 89130-1903

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 2 3 2005

JPL ENGINEERING INC.
6520 SOUTH EASTERN AVE, SUITE B
LAS VEGAS, NV 89123
Phone (702) 896-0269 • Fax (702) 896-0947

NO.	DATE	DESCRIPTION	DATE APPROVED

ANN & TORREY PINES
SITEPLAN
11 JANUARY '05

JOB #
SHEET NO.: S1
1 OF 1 SHEETS



VAR-5952, ZON-5788, WVR-5790 & SDR-5789 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST
SOUTHEAST CORNER OF ANN ROAD AND TORREY PINES DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



VAR-5952, ZON-5788, WVR-5790 & SDR-5789 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST
SOUTHEAST CORNER OF ANN ROAD AND TORREY PINES DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

8620 S. Eastern Ave., Suite 8
Las Vegas, NV 89123

December 7, 2004

Current Planning Division
City of Las Vegas
731 south 4th Street
Las Vegas, NV 89101

RE: Site Development Plan for parcel (3.73 acres +/-) located at the northwest corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The intent of this letter is to request a site Development Review for the above referenced site. The proposed development is a 15-lot subdivision located at the northwest corner of Ann Rd. and Torrey Pines Dr. The request is in conjunction with a zone change from R-E to R-PD3 to both of which designates 3.5 units per acre density. Lots sizes are approximately 8300 sq-feet and there are similar type developments (R1) to the south northwest and east. The site will conform to all landscaping requirements including 6-foot landscaping buffer around the perimeter and approximately 10,700 sq-ft of open space.

Lots only are being developed at this time but it is anticipated that the future typical homes in this development are anticipated to be 1 and 2 story homes 2000 to 4000 square feet with landscaped front yards and stucco and rock façade finishes.

We sincerely hope that these requests will be reviewed and considered. Please contact me at 898-6269 if you have any questions or concerns.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

RECEIVED
DEC 14 2004

JPL/JJL

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
ABEYANCE - 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).

ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE

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 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:
There was no discussion.

(6:04 – 6:09)

THE MOLASKY
GROUP OF COMPANIES

February 17, 2005

Gary Leobold
CITY OF LAS VEGAS
731 South Fourth Street
Las Vegas, Nevada 89101
VIA FACSIMILE - 385-7268

Re: PARKWAY CENTER PHASE II
City Parkway IV-A, Inc.
VAR-5878, SUP-5877, SDR-5876, VAR-6144

Dear Gary:

At the Las Vegas Planning Commission meeting of Thursday, February 10, 2005 the items VAR-5878, SUP-5877 & SDR-5876 were presented. The Planning Commission voted to hold these items in abeyance; to be heard again at the March 10, 2005 Planning Commission Meeting.

We now request that these items be held until the Las Vegas Planning Commission hearing of Thursday, March 24, 2005. This request is made so as to allow us additional time to evaluate issues related to billboards on the property; including an additional variance application (VAR-6144) which you and I discussed on February 16, 2005.

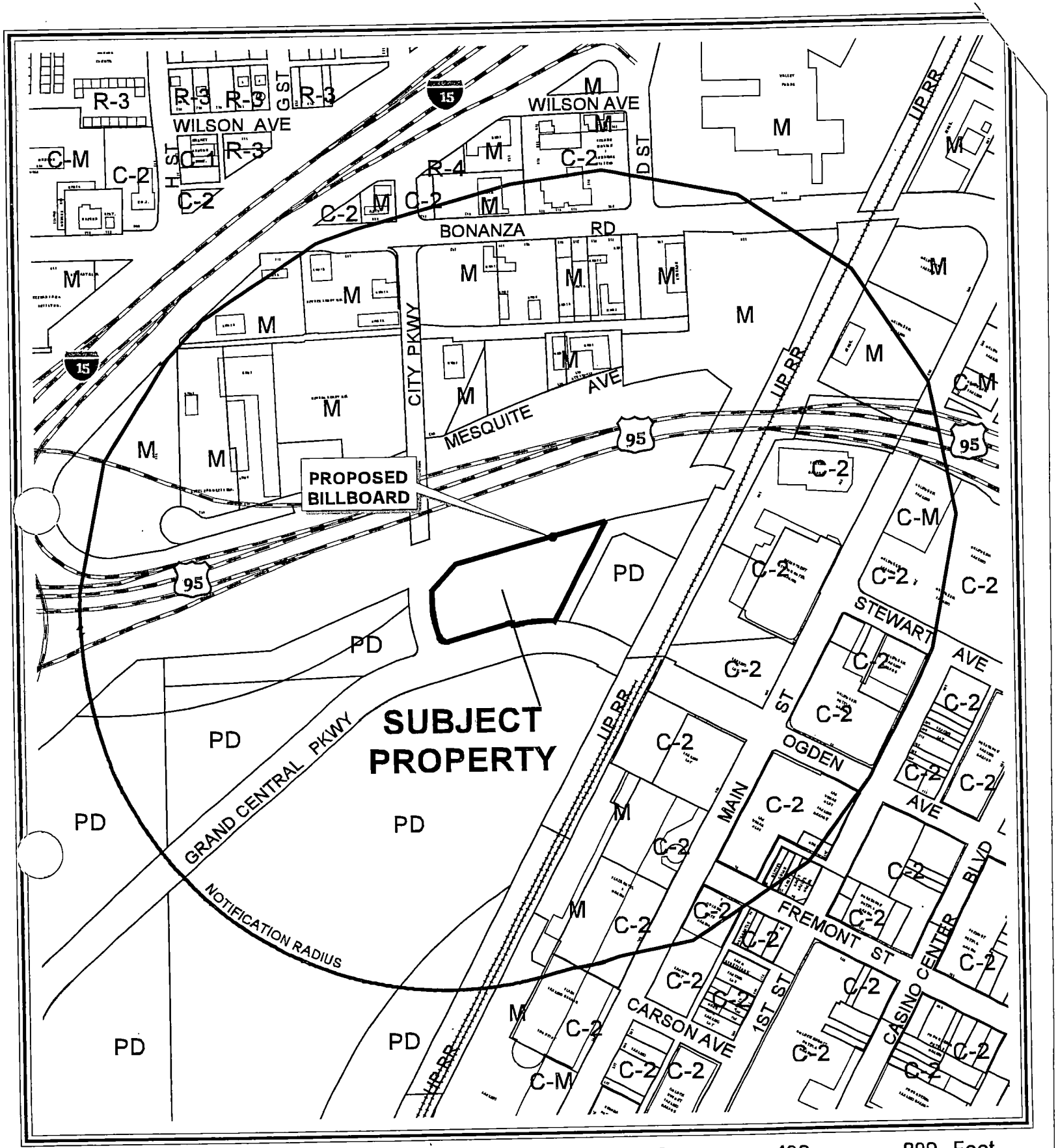
Thank you very much for your kind consideration of this request.

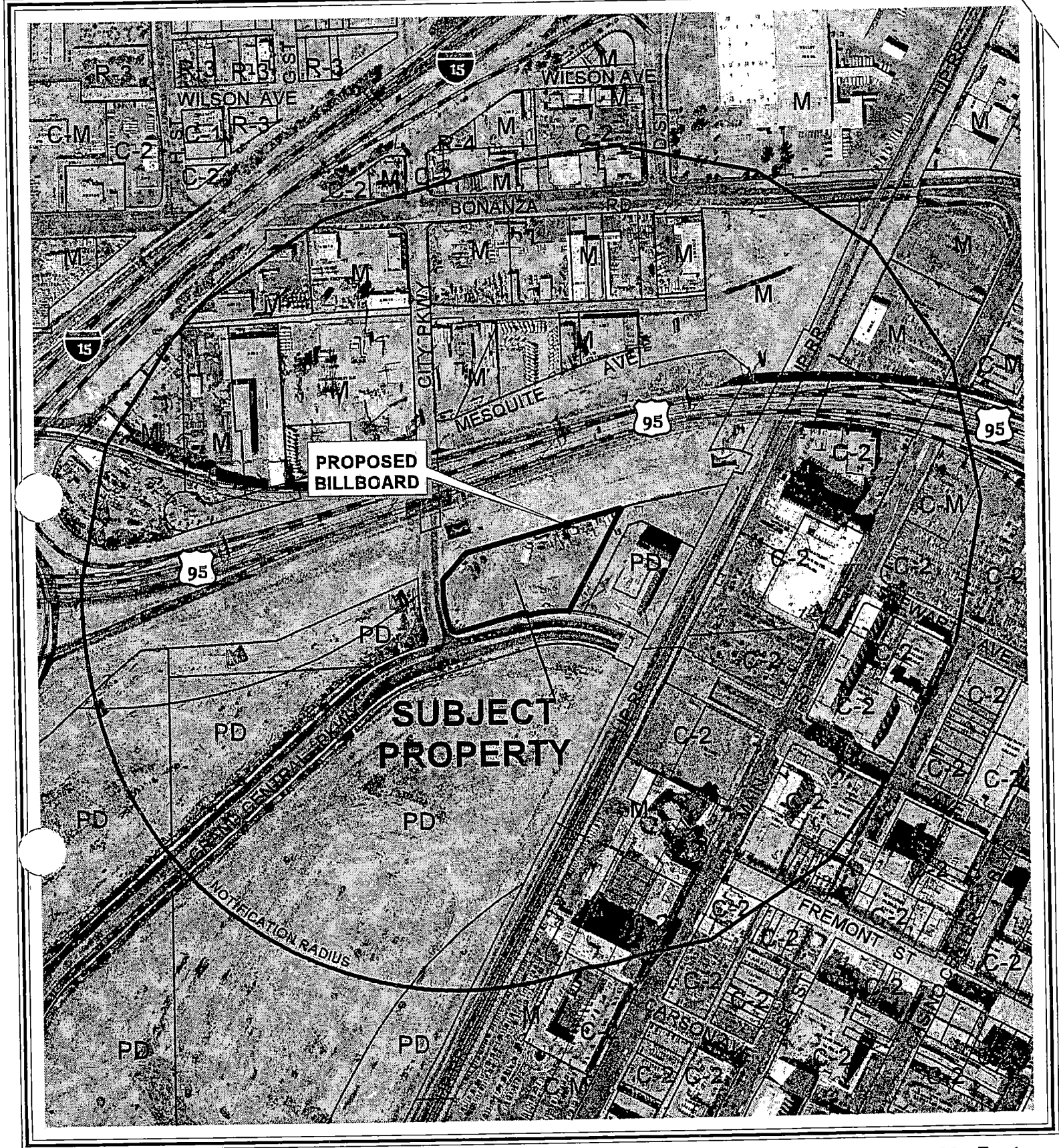
Sincerely,
PARKWAY CENTER, LLC

Suzanne Sanders/el

Suzanne Sanders
Vice President – Design & Development

Cc: Irwin Molasky
Chris Kaempfer
Jennifer Lazovich
Tabitha Keetch


R-3
R-3
R-3
R-3
G ST
WILSON AVE
WILSON AVE
C-M
C-2
H ST
C-1
R-3
C-2
R-4
C-2
C-2
M
C-2
D ST
M
UP RR
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BONANZA
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C-M
AVE
MESQUITE
95
95
95
PROPOSED
BILLBOARD
C-2
C-M
PD
C-2
C-2
C-2
C-2
STEWART
AVE
PD
C-2
C-2
C-2
C-2



0 400 800 Feet

CASE: **VAR-5878**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5878 - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC.

ON FEBRUARY 17, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5878 APN: 139-27-410-008

Name of Property Owner: City Parkway IV A Inc.

Name of Applicant: Parkway Center 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: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 22nd day of December, 2004

Cecili C. Green

Notary Public in and for said County and State

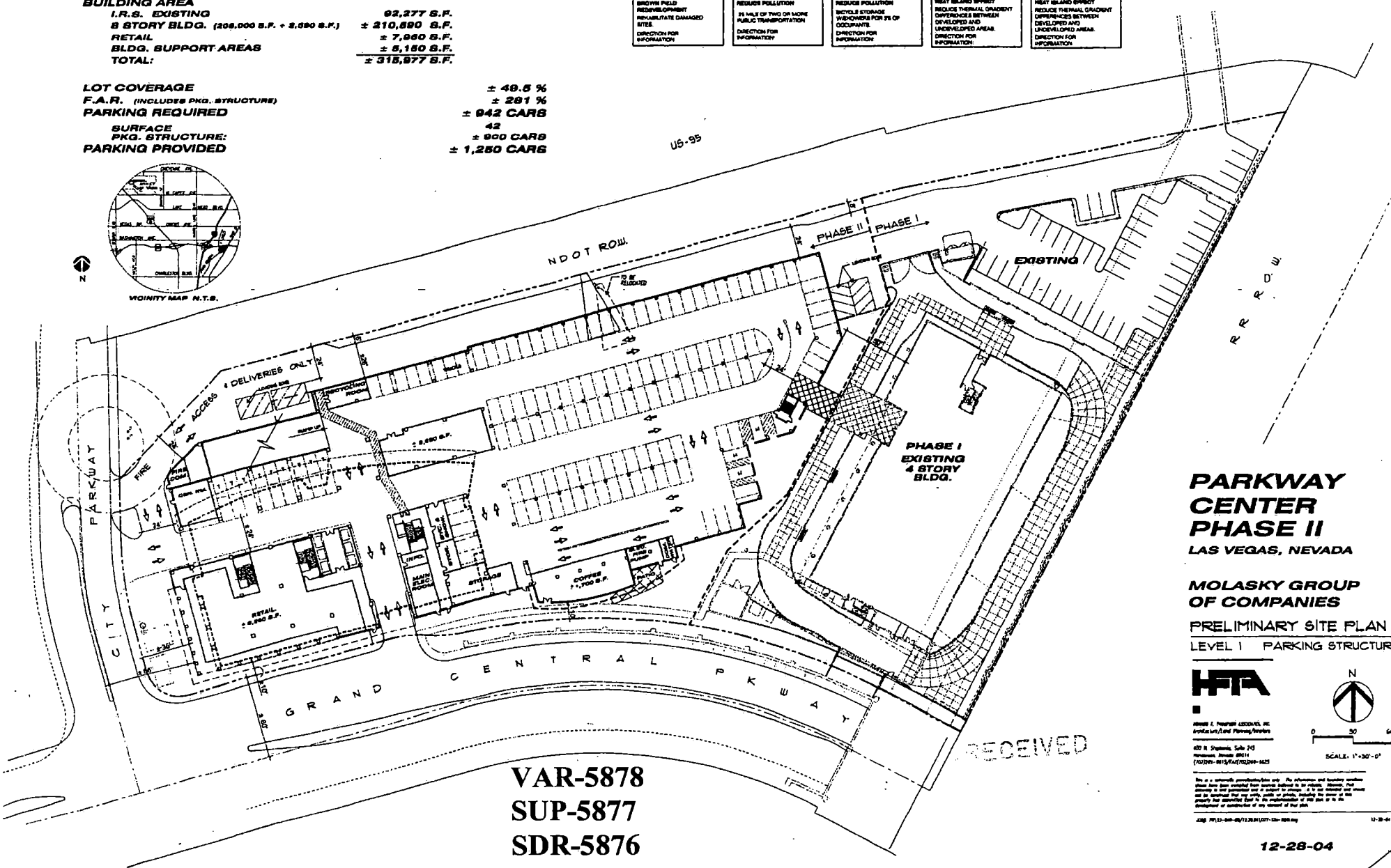
Notary Public-State of Nevada
COUNTY OF CLARK
CECELI C. GREEN
My Appointment Expires
March 7, 2008

PROJECT SUMMARY

LAND AREA		± 5.1 AC
BUILDING AREA		
I.R.S. EXISTING	92,277 S.F.	
8 STORY BLDG. (208,000 S.F. + 2,690 S.F.)	± 210,690 S.F.	
RETAIL	± 7,960 S.F.	
BLDG. SUPPORT AREAS	± 5,150 S.F.	
TOTAL:	± 315,977 S.F.	
LOT COVERAGE		± 49.5 %
F.A.R. (INCLUDES PKG. STRUCTURE)		± 281 %
PARKING REQUIRED		± 942 CARS
SURFACE	42	
PKG. STRUCTURE:	± 900 CARS	
PARKING PROVIDED		± 1,250 CARS

VICINITY MAP N.T.S.

LEED	LEED	LEED	LEED	LEED
SUSTAINABLE SITE CREDIT 3 - 1PT BROWN FIELD REDEVELOPMENT REHABILITATE DAMAGED SITES. DIRECTION FOR INFORMATION	SUSTAINABLE SITE CREDIT 4.1 - 1PT REDUCE POLLUTION ¼ MILE OF TWO OR MORE PUBLIC TRANSPORTATION DIRECTION FOR INFORMATION	SUSTAINABLE SITE CREDIT 4.2 - 1PT REDUCE POLLUTION BICYCLE STORAGE W/&CHANGING FOR 5% OF OCCUPANTS. DIRECTION FOR INFORMATION	SUSTAINABLE SITE CREDIT 7.1- 1PT HEAT ISLAND EFFECT REDUCE THERMAL GRADIENT DIFFERENCES BETWEEN DEVELOPED AND UNDEVELOPED AREAS. DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 7.2- 1PT HEAT ISLAND EFFECT REDUCE THERMAL GRADIENT DIFFERENCES BETWEEN DEVELOPED AND UNDEVELOPED AREAS. DIRECTION FOR INFORMATION



PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PRELIMINARY SITE PLAN

LEVEL 1 PARKING STRUCTURE

HFA

N

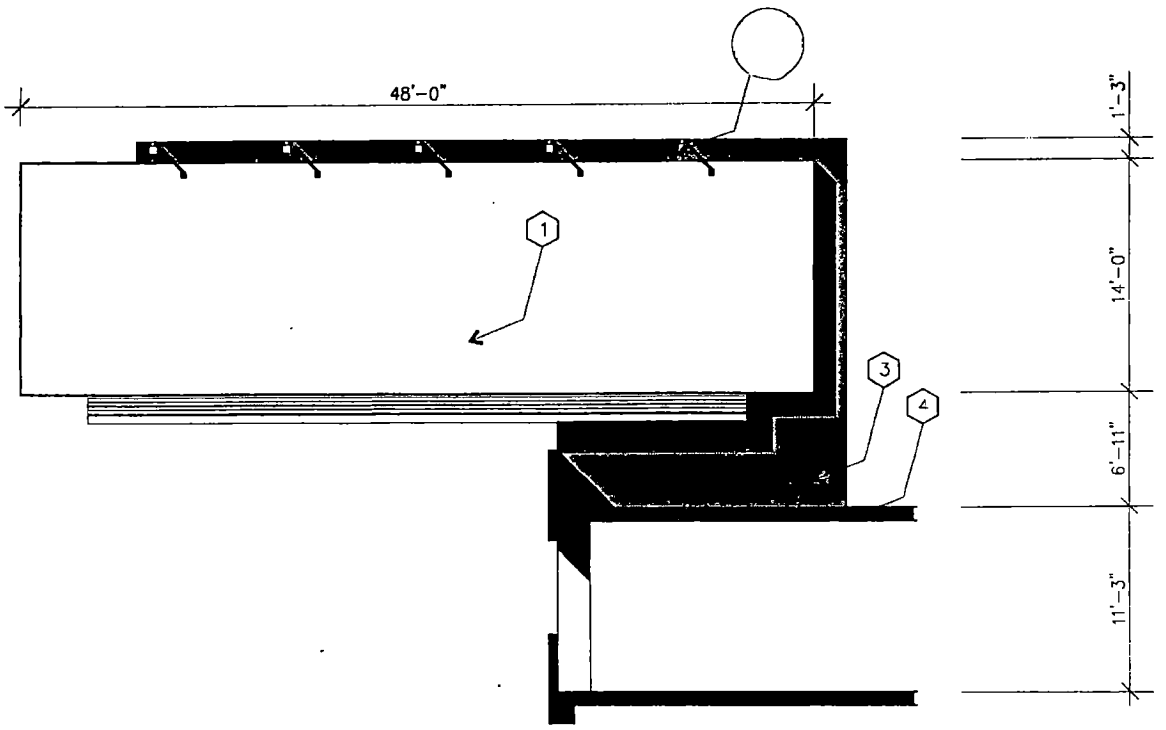
0 30 60

SCALE: 1"=30'-0"

12-28-04

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



WEST ELEVATION

PROPOSED SIGNAGE

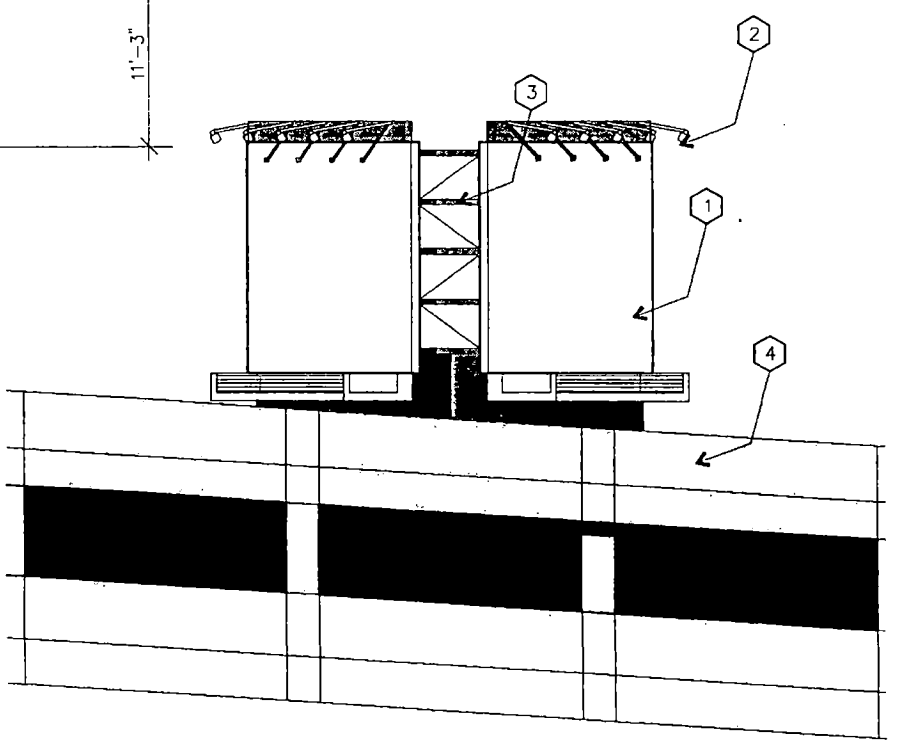
HOWARD F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6615/FAX(702)269-6625

0 4' 8'
1/8"=1'-0"

JOB#: F:\PR\23-049-00/12-28-04/SIGN-ELEVATIONS.DWG DATE: 12-22-04

MATERIAL LEGEND

1. SIGN BOARD
2. LIGHTS
3. SUPPORT
4. PARKING STRUCTURE



NORTH ELEVATION

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
WWW.KKBR.COM

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

8600 Technology Way
Suite 104
Reno, NV 89521-5941
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kkbr.com

December 27, 2004

VIA HAND DELIVERY

Mr. Flynn Fagg
CITY OF LAS VEGAS
DEPT. OF PLANNING & DEVELOPMENT
City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter
Off-Premise Sign – Parkway Center
APN: 139-27-410-008

Dear Mr. Fagg:

Please be advised, this office represents the applicant with respect to the development of Phase II of Parkway Center which will consist of a multi-story office building and retail component. The applicant is filing a site plan review for Phase II of the Parkway Center concurrent with this request for a special use permit and variance for an off-premise sign.

The off-premise sign (the "Sign") is an existing pole structure with advertisements that face towards both directions of the 95 freeway. As part of the site plan review for the Phase II of Parkway Center, the applicant is requesting to remove the standard pole structure and instead affix the Sign onto the parking garage. The parking garage will service the retail businesses, IRS building and tenants and visitors of Phase II of Parkway Center.

The applicant is seeking a special use permit and a variance for the Sign. The variance is necessary to waive the distance restrictions imposed by 19.14.100(C)(5) between off-premise signs located on the same side of a freeway. The Sign will be elevated approximately 50 feet above the freeway. The existing off-premises signs located along this corridor have been in existence for several years and precede the code requirement cited above. A review of these off-premise signs was approved by the City of Las Vegas City Council on May 21, 2003 (RQR-1974). Condition number 7 of RQR-1974 allows an applicant to seek a special use permit for the new structure and a variance to the applicable standards of Title 19.

LAW FIRMS WORLDWIDE MERITAS

VAR-5878 7248.16

Since the Sign will be located in the core of Las Vegas and adjacent to a major freeway where other off-premise signs currently exist, erection of the Sign on the parking structure will be harmonious and compatible with the area. Additionally, removal of the pole structure in favor of a more visually appealing structure affixed to the parking garage will enhance the area. Finally, the Sign will be maintained by the owner of the Parkway Center so the Sign will be kept in good condition so as to not detract from the attractiveness of the overall office and retail complex.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jennifer Lazovich

JJL/dmf
Encl.

VAR-5878

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
ABEYANCE - 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).

ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE

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 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:
There was no discussion.

(6:04 – 6:09)

THE MOLASKY
GROUP OF COMPANIES

February 17, 2005

Gary Leobold
CITY OF LAS VEGAS
731 South Fourth Street
Las Vegas, Nevada 89101
VIA FACSIMILE - 385-7268

Re: PARKWAY CENTER PHASE II
City Parkway IV-A, Inc.
VAR-5878, SUP-5877, SDR-5876, VAR-6144

Dear Gary:

At the Las Vegas Planning Commission meeting of Thursday, February 10, 2005 the items VAR-5878, SUP-5877 & SDR-5876 were presented. The Planning Commission voted to hold these items in abeyance; to be heard again at the March 10, 2005 Planning Commission Meeting.

We now request that these items be held until the Las Vegas Planning Commission hearing of Thursday, March 24, 2005. This request is made so as to allow us additional time to evaluate issues related to billboards on the property; including an additional variance application (VAR-6144) which you and I discussed on February 16, 2005.

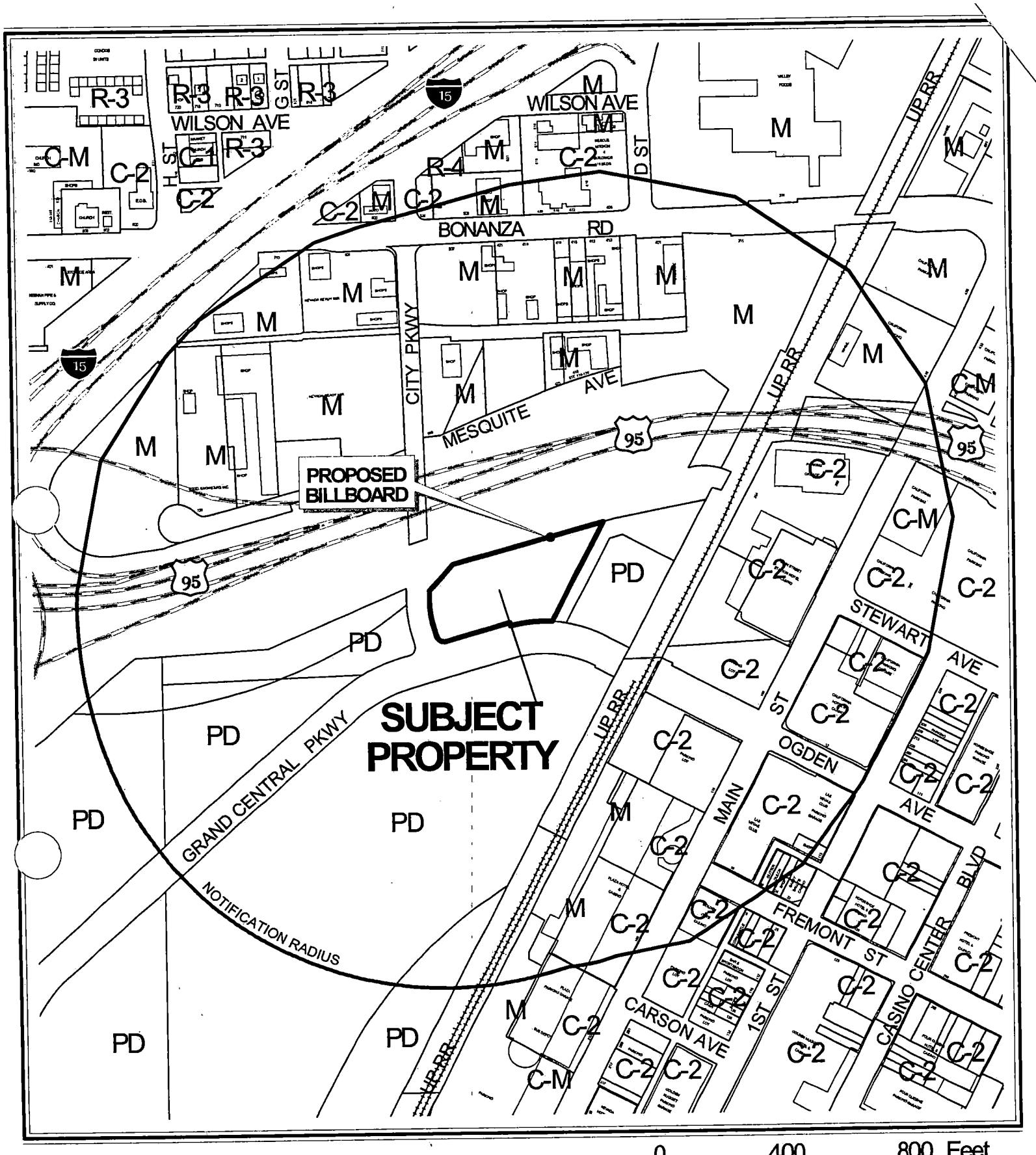
Thank you very much for your kind consideration of this request.

Sincerely,
PARKWAY CENTER, LLC

Suzanne Sanders/el

Suzanne Sanders
Vice President – Design & Development

Cc: Irwin Molasky
Chris Kaempfer
Jennifer Lazovich
Tabitha Keetch



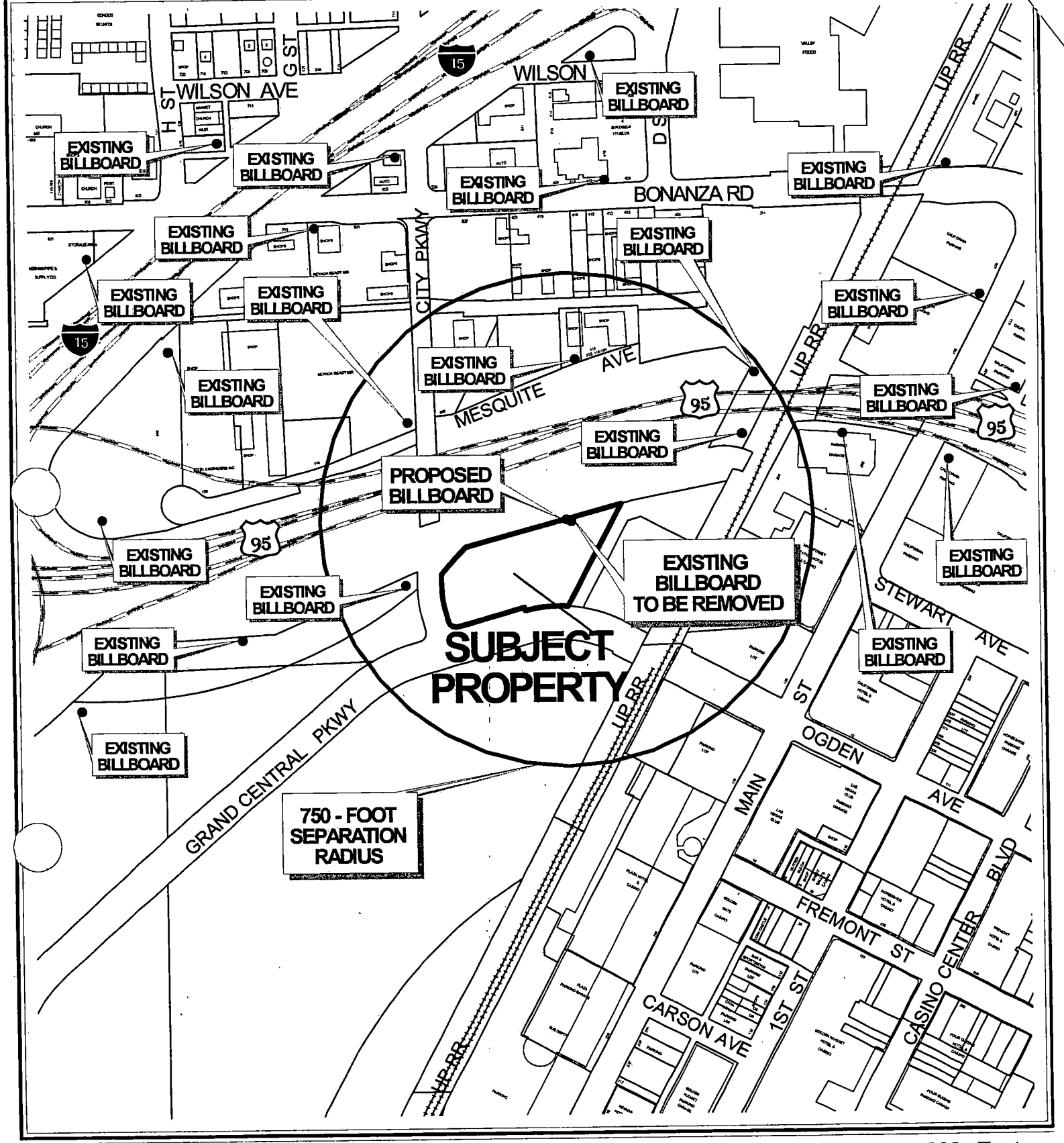
0 400 800 Feet

CASE: **SUP-5877**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

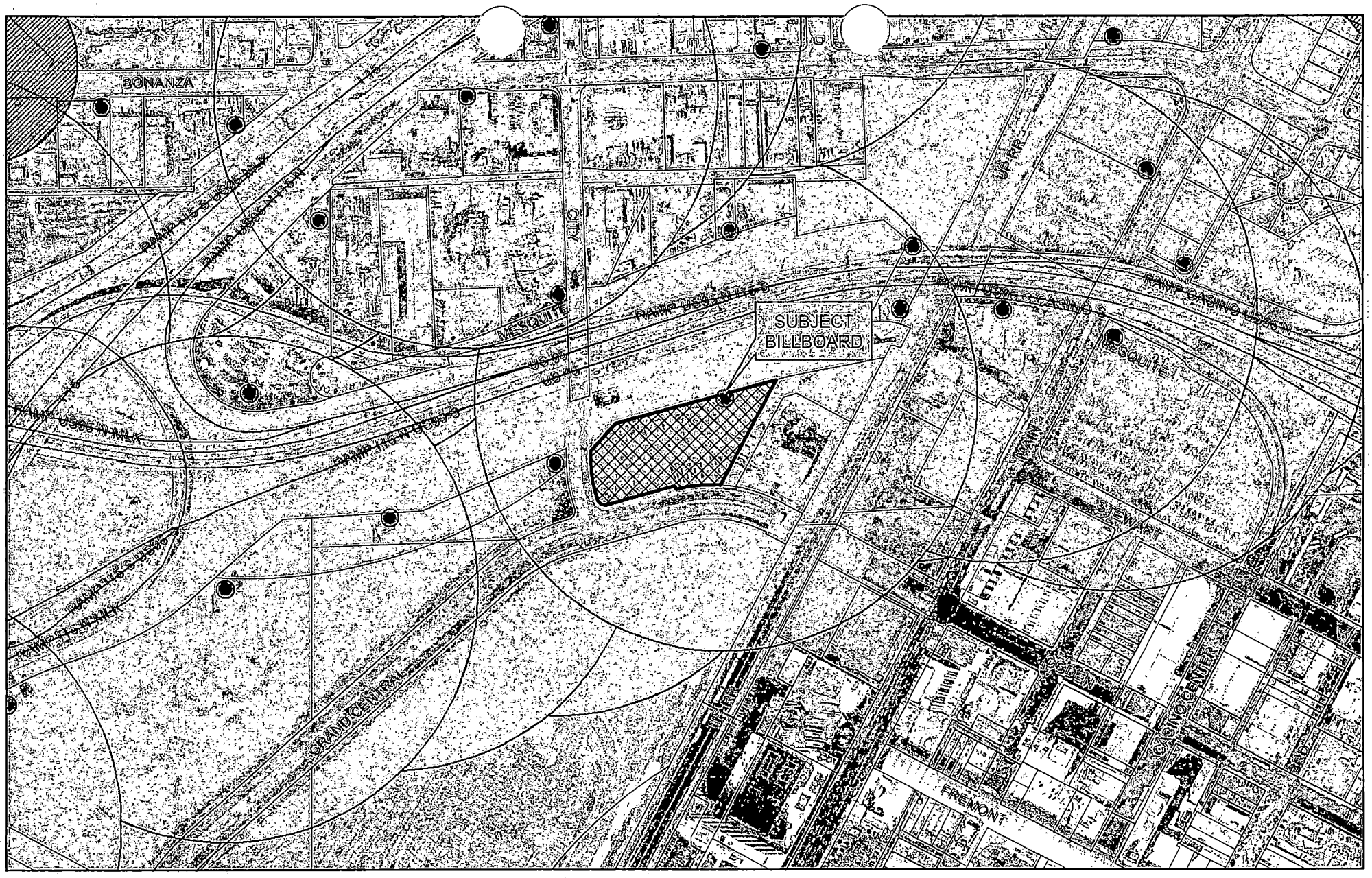
N



CASE: **SUP-5877**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



SUP-5877

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5877 – APPLICANT: PARKWAY CENTER LLC -- OWNER: CITY PARKWAY IV A INC.

ON FEBRUARY 17, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5877 APN: 139-27-410-008

Name of Property Owner: City Parkway IV A Inc.

Name of Applicant: Parkway Center 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: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 22nd day of December, 2004

Cecili C. Green

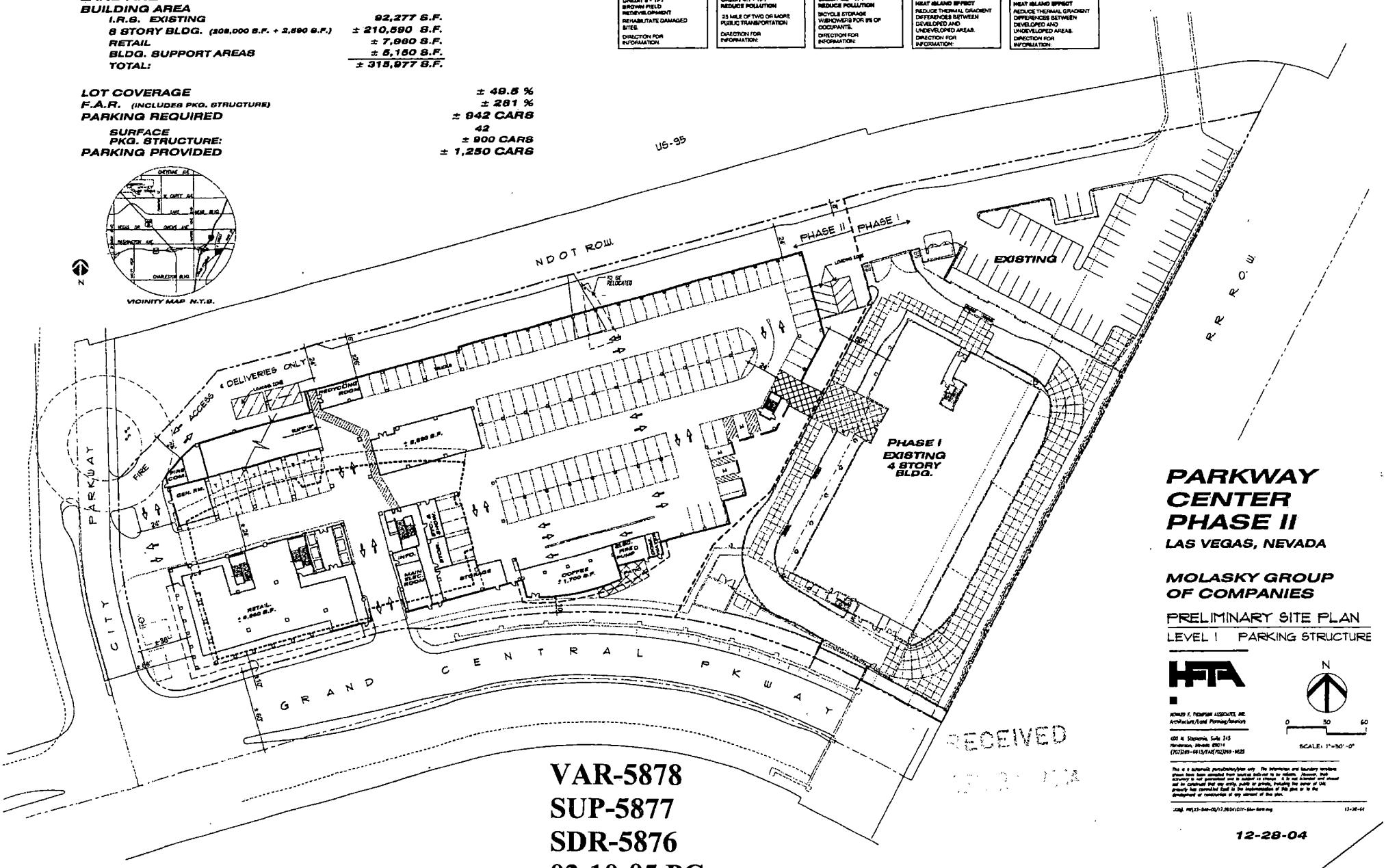
Notary Public in and for said County and State

Notary Public-State of Nevada
COUNTY OF CLARK
CECELI C. GREEN
My Appointment Expires
March 7, 2008
No. 96-1693-1

PROJECT SUMMARY

LAND AREA		± 5.1 AC
BUILDING AREA		
I.R.B. EXISTING	92,277 S.F.	
8 STORY BLDG. (208,000 S.F. + 2,590 S.F.)	± 210,590 S.F.	
RETAIL	± 7,960 S.F.	
BLDG. SUPPORT AREAS	± 5,150 S.F.	
TOTAL:	± 315,977 S.F.	
LOT COVERAGE		± 49.5 %
F.A.R. (INCLUDES PKG. STRUCTURE)		± 281 %
PARKING REQUIRED		± 942 CARS
SURFACE	42	
PKG. STRUCTURE:	± 900 CARS	
PARKING PROVIDED		± 1,250 CARS

LEED	LEED	LEED	LEED	LEED
SUSTAINABLE SITE CREDIT 3 - 1PT BROWN FIELD REDEVELOPMENT REHABILITATE DAMAGED SITES. DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 4.1 - 1PT REDUCE POLLUTION 25 MILE OF TWO OR MORE PUBLIC TRANSPORTATION DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 4.2 - 1PT REDUCE POLLUTION BICYCLE STORAGE W/SHOWERS FOR 5% OF OCCUPANTS. DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 7.1- 1PT HEAT ISLAND EFFECT REDUCE THERMAL GRADIENT DIFFERENCES BETWEEN DEVELOPED AND UNDEVELOPED AREAS. DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 7.2- 1PT HEAT ISLAND EFFECT REDUCE THERMAL GRADIENT DIFFERENCES BETWEEN DEVELOPED AND UNDEVELOPED AREAS. DIRECTION FOR INFORMATION:



PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PRELIMINARY SITE PLAN

LEVEL 1 PARKING STRUCTURE

HFA

HOWARD F. FRONSMAN ASSOCIATES, INC.
Architecture/Land Planning/Interiors

400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-4815/FAX(702)269-4825

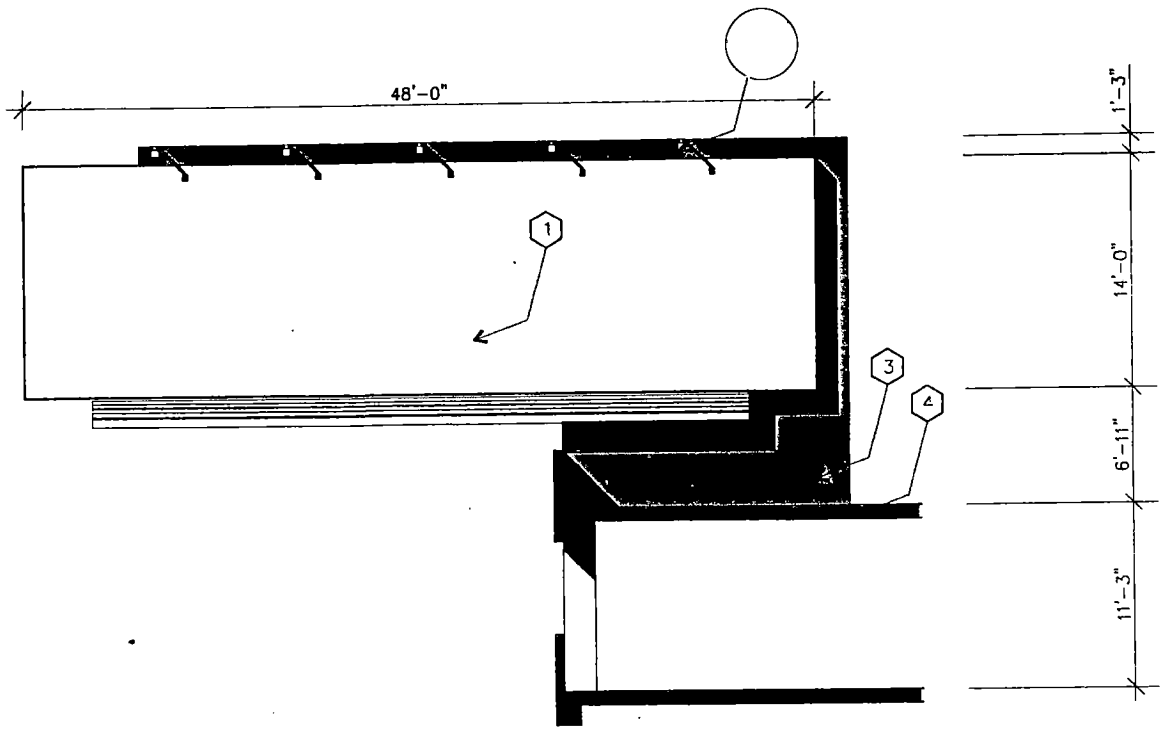
SCALE: 1"=50'-0"

This is a schematic presentation/plan only. The information and boundary conditions shown here have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to changes. It is not intended and cannot be construed that any entity, public or private, including the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

12-28-04

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



WEST ELEVATION

PROPOSED SIGNAGE

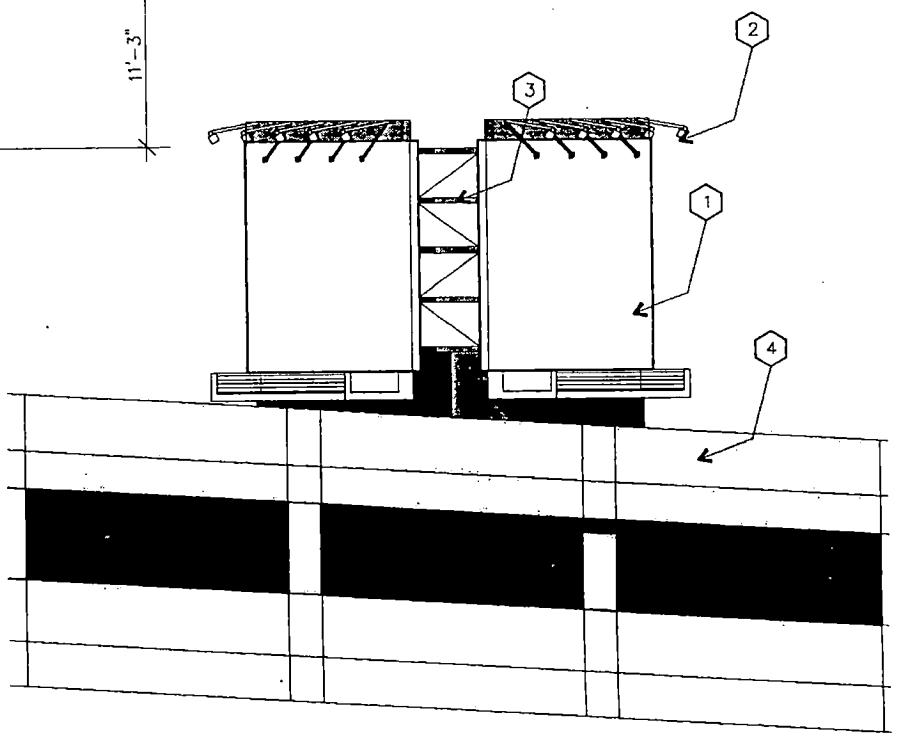
HOWARD F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6615/FAX(702)269-6625

0 4' 8'
1/8"=1'-0"

JOB#: F:\PR\23-049-00/12-28-04/SIGN-ELEVATIONS.DWG DATE: 12-22-04

MATERIAL LEGEND

1. SIGN BOARD
2. LIGHTS
3. SUPPORT
4. PARKING STRUCTURE



NORTH ELEVATION

RECEIVED
JAN 3 , 2005

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
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LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kkbr.com

December 27, 2004

VIA HAND DELIVERY

Mr. Flynn Fagg
CITY OF LAS VEGAS
DEPT. OF PLANNING & DEVELOPMENT
City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter
Off-Premise Sign – Parkway Center
APN: 139-27-410-008

Dear Mr. Fagg:

Please be advised, this office represents the applicant with respect to the development of Phase II of Parkway Center which will consist of a multi-story office building and retail component. The applicant is filing a site plan review for Phase II of the Parkway Center concurrent with this request for a special use permit and variance for an off-premise sign.

The off-premise sign (the "Sign") is an existing pole structure with advertisements that face towards both directions of the 95 freeway. As part of the site plan review for the Phase II of Parkway Center, the applicant is requesting to remove the standard pole structure and instead affix the Sign onto the parking garage. The parking garage will service the retail businesses, IRS building and tenants and visitors of Phase II of Parkway Center.

The applicant is seeking a special use permit and a variance for the Sign. The variance is necessary to waive the distance restrictions imposed by 19.14.100(C)(5) between off-premise signs located on the same side of a freeway. The Sign will be elevated approximately 50 feet above the freeway. The existing off-premises signs located along this corridor have been in existence for several years and precede the code requirement cited above. A review of these off-premise signs was approved by the City of Las Vegas City Council on May 21, 2003 (RQR-1974). Condition number 7 of RQR-1974 allows an applicant to seek a special use permit for the new structure and a variance to the applicable standards of Title 19.

SUP-5877

Since the Sign will be located in the core of Las Vegas and adjacent to a major freeway where other off-premise signs currently exist, erection of the Sign on the parking structure will be harmonious and compatible with the area. Additionally, removal of the pole structure in favor of a more visually appealing structure affixed to the parking garage will enhance the area. Finally, the Sign will be maintained by the owner of the Parkway Center so the Sign will be kept in good condition so as to not detract from the attractiveness of the overall office and retail complex.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jennifer Lazovich

JJL/dmf
Encl.

SUP-5877

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
ABEYANCE - 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).

ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE

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 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:
There was no discussion.

(6:04 – 6:09)

THE MOLASKY
GROUP OF COMPANIES

February 17, 2005

Gary Leobold
CITY OF LAS VEGAS
731 South Fourth Street
Las Vegas, Nevada 89101
VIA FACSIMILE - 385-7268

Re: PARKWAY CENTER PHASE II
City Parkway IV-A, Inc.
VAR-5878, SUP-5877, SDR-5876, VAR-6144

Dear Gary:

At the Las Vegas Planning Commission meeting of Thursday, February 10, 2005 the items VAR-5878, SUP-5877 & SDR-5876 were presented. The Planning Commission voted to hold these items in abeyance; to be heard again at the March 10, 2005 Planning Commission Meeting.

We now request that these items be held until the Las Vegas Planning Commission hearing of Thursday, March 24, 2005. This request is made so as to allow us additional time to evaluate issues related to billboards on the property; including an additional variance application (VAR-6144) which you and I discussed on February 16, 2005.

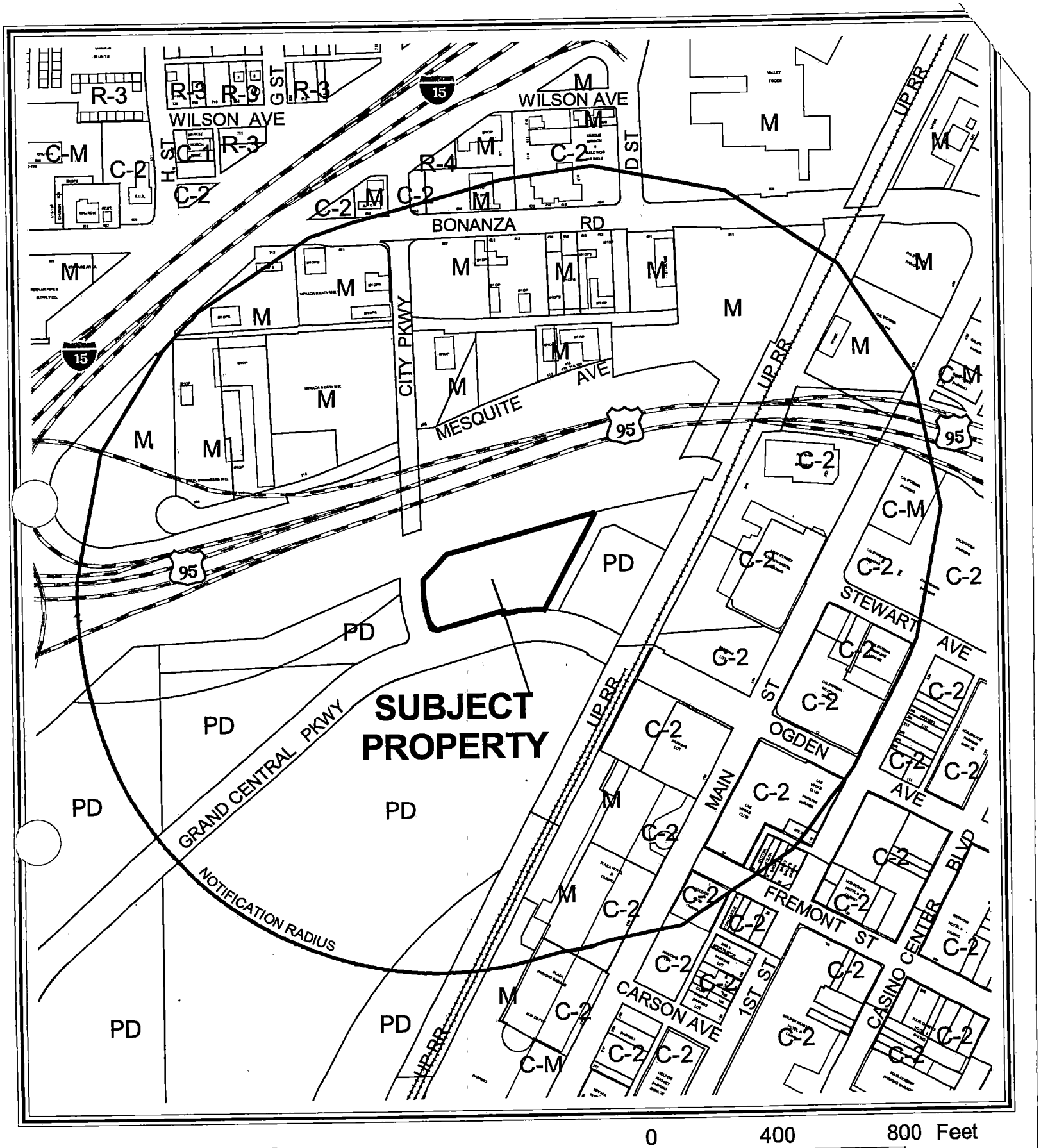
Thank you very much for your kind consideration of this request.

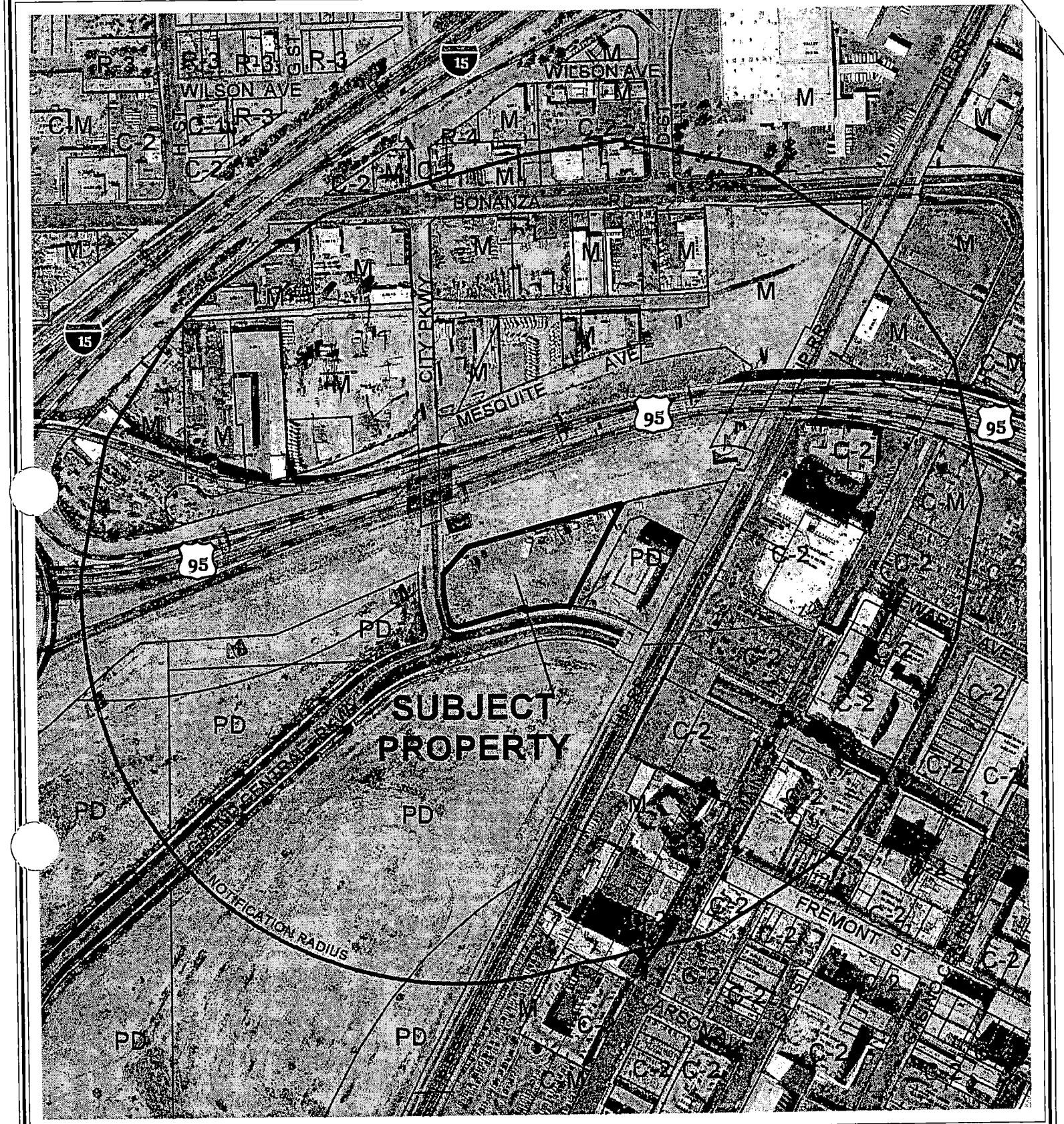
Sincerely,
PARKWAY CENTER, LLC

Suzanne Sanders/el

Suzanne Sanders
Vice President – Design & Development

Cc: Irwin Molasky
Chris Kaempfer
Jennifer Lazovich
Tabitha Keetch


R-3
R-3
R-3
R-3
WILSON AVE
WILSON AVE
C-M
C-2
C-1
R-3
H ST
G ST
D ST
C-2
C-2
C-2
R-4
C-2
M
BONANZA RD
M
M
M



0 400 800 Feet

CASE: **SDR-5876**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5876 – APPLICANT: PARKWAY CENTER LLC – OWNER: CITY PARKWAY IV A INC.

ON FEBRUARY 17, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5876 APN: 139-27-410-008

Name of Property Owner: City Parkway IV A Inc.

Name of Applicant: Parkway Center 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: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 22nd day of December 2004

Cecili C. Green

Notary Public in and for said County and State

Notary Public-State of Nevada
COUNTY OF CLARK
CECELI C. GREEN
My Appointment Expires
March 7, 2008
No. 99-1883-1

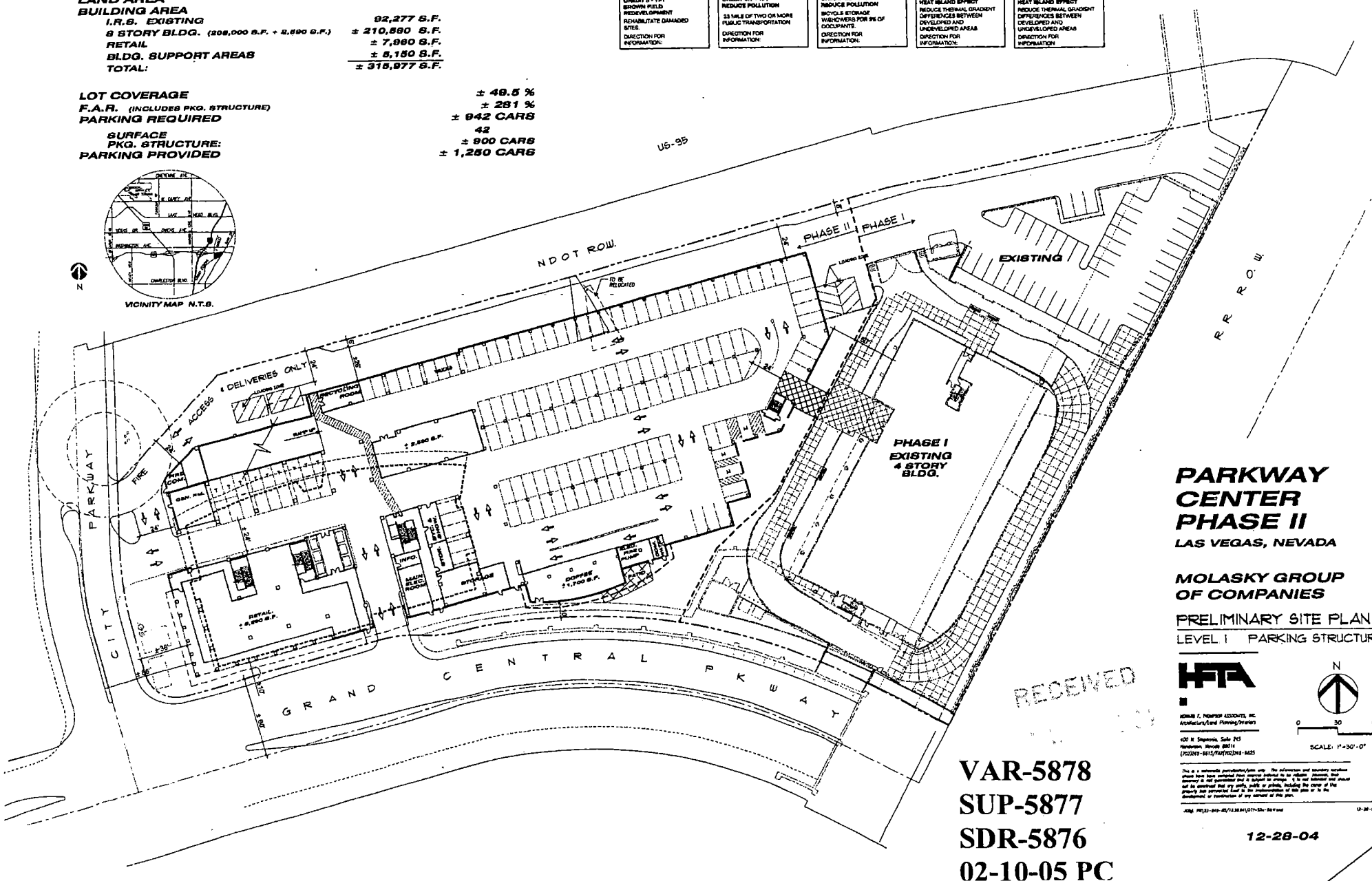
PROJECT SUMMARY

LAND AREA		± 5.1 AC
BUILDING AREA		
I.R.S. EXISTING	92,277 S.F.	
8 STORY BLDG. (208,000 S.F. + 2,590 S.F.)	± 210,590 S.F.	
RETAIL	± 7,960 S.F.	
BLDG. SUPPORT AREAS	± 5,150 S.F.	
TOTAL:	± 315,977 S.F.	
LOT COVERAGE		± 49.5 %
F.A.R. (INCLUDES PKG. STRUCTURE)		± 281 %
PARKING REQUIRED		± 942 CARS
SURFACE		42
PKG. STRUCTURE:		± 900 CARS
PARKING PROVIDED		± 1,250 CARS

LEED	LEED	LEED	LEED	LEED
SUSTAINABLE SITE CREDIT 5 - 1 PT BROWN FIELD REDEVELOPMENT REHABILITATE DAMAGED SITES. DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 4.1 - 1PT REDUCE POLLUTION 25 MILE OF TWO OR MORE PUBLIC TRANSPORTATION DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 4.3 - 1PT REDUCE POLLUTION BICYCLE STORAGE W/SHOWERS FOR 5% OF OCCUPANTS. DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 7.1- 1PT HEAT ISLAND EFFECT REDUCE THERMAL GRADIENT DIFFERENCES BETWEEN DEVELOPED AND UNDEVELOPED AREAS DIRECTION FOR INFORMATION:	SUSTAINABLE SITE CREDIT 7.2- 1PT HEAT ISLAND EFFECT REDUCE THERMAL GRADIENT DIFFERENCES BETWEEN DEVELOPED AND UNDEVELOPED AREAS DIRECTION FOR INFORMATION

N

VICINITY MAP N.T.S.



PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PRELIMINARY SITE PLAN

LEVEL 1 PARKING STRUCTURE

HFA

HOWARD F. HOUSTON ASSOCIATES, INC.
Architecture/Land Planning/Interiors

400 N. Stephanie, Suite 265
Henderson, Nevada 89014
(702)263-6615/FAX(702)263-6625

N

0 30 60

SCALE: 1"=30'-0"

This is a schematic representation only. The information and boundary conditions have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any party, public or private, including the owner of the property has committed to the implementation of this plan or to the development or construction of any element of this plan.

12-28-04

RECEIVED

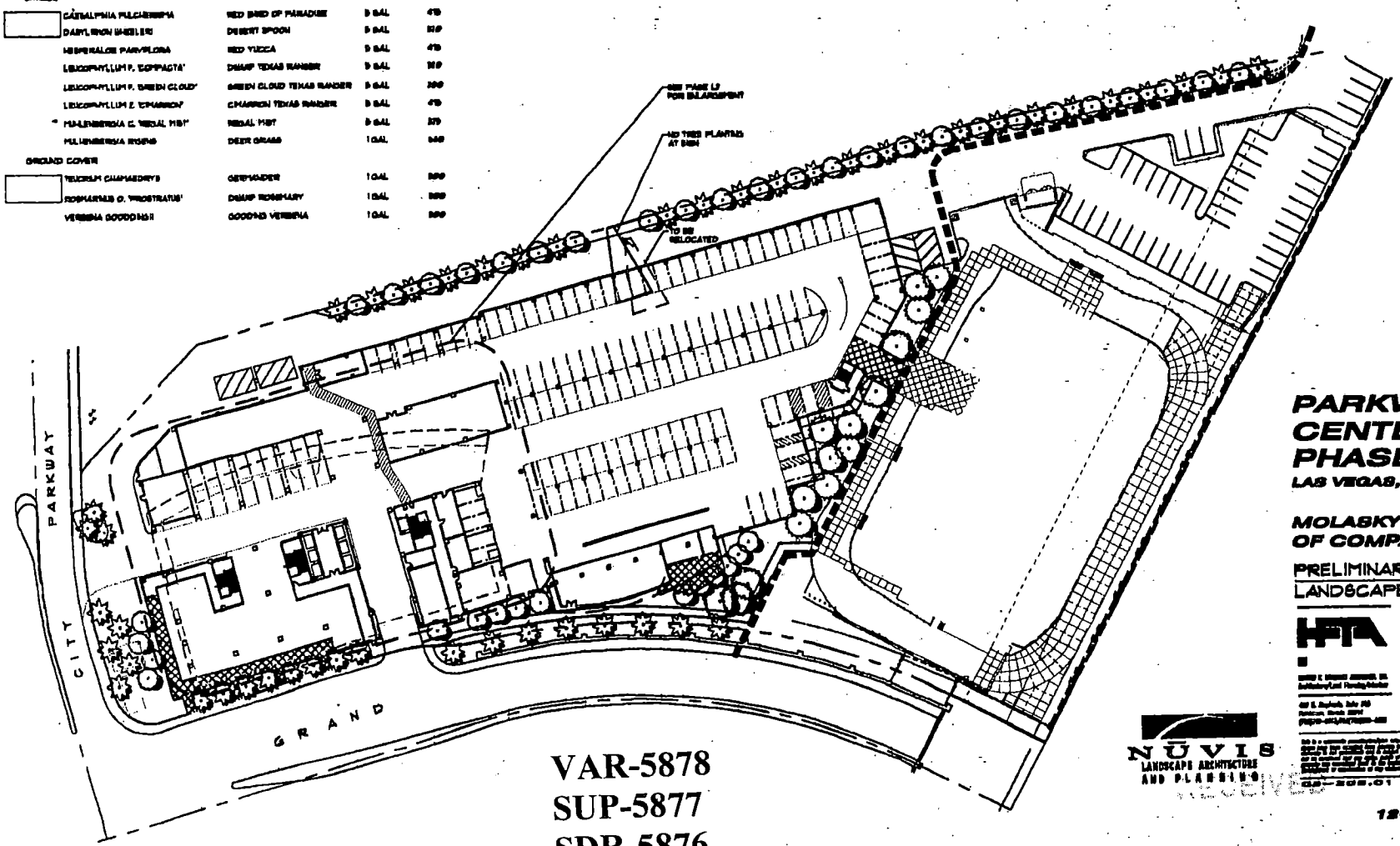
VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

PLANTING LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
	CHILOPSIS LINEARIS	DESERT WILLOW	36" BOX	26
	PALM ELDARICA	MINDEL PINE	24" BOX	12
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	36" BOX	40
SHRUBS				
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	478
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	310
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	478
	LEUCOPHYLLUM F. 'COMPACTA'	DWARF TEXAS RANGER	5 GAL	310
	LEUCOPHYLLUM F. 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL	300
	LEUCOPHYLLUM Z. 'CIMARRON'	CIMARRON TEXAS RANGER	5 GAL	478
*	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST	5 GAL	370
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	640
GROUND COVER				
	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	809
	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	809
	VERBENA GOODDING II	GOODING VERBENA	1 GAL	809

LEED

WATER EFFICIENCY
CREDIT 1: = 1 PT
WATER EFFICIENT
LANDSCAPING
LIMIT OR ELIMINATE THE
USE OF POTABLE WATER.



VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

NUVIS
LANDSCAPE ARCHITECTURE
AND PLANNING

PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

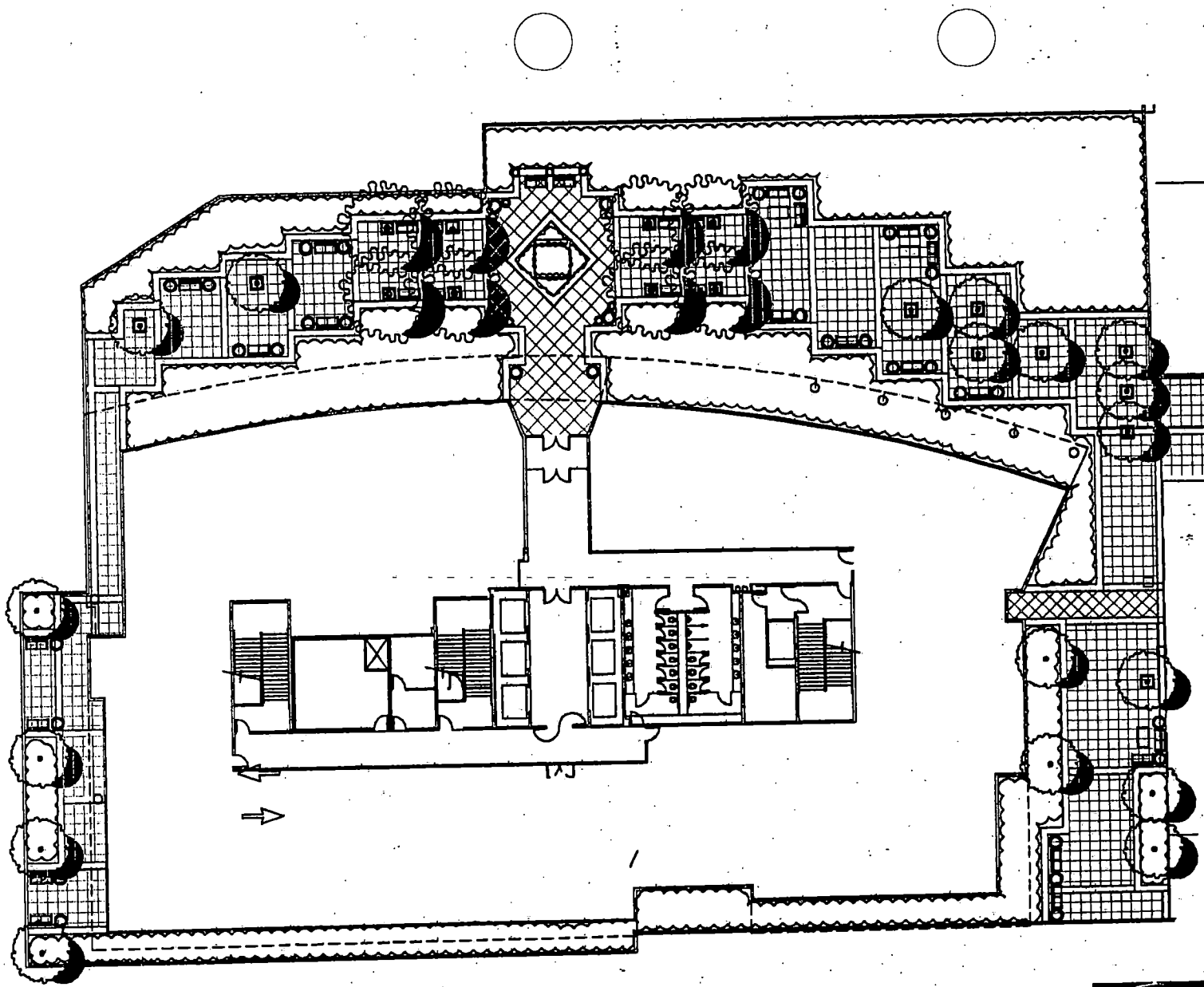
MOLASKY GROUP OF COMPANIES

PRELIMINARY
LANDSCAPE PLAN

HFA

12-24-04

L1



LEED

PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PRELIMINARY LANDSCAPE PLAN

HFA

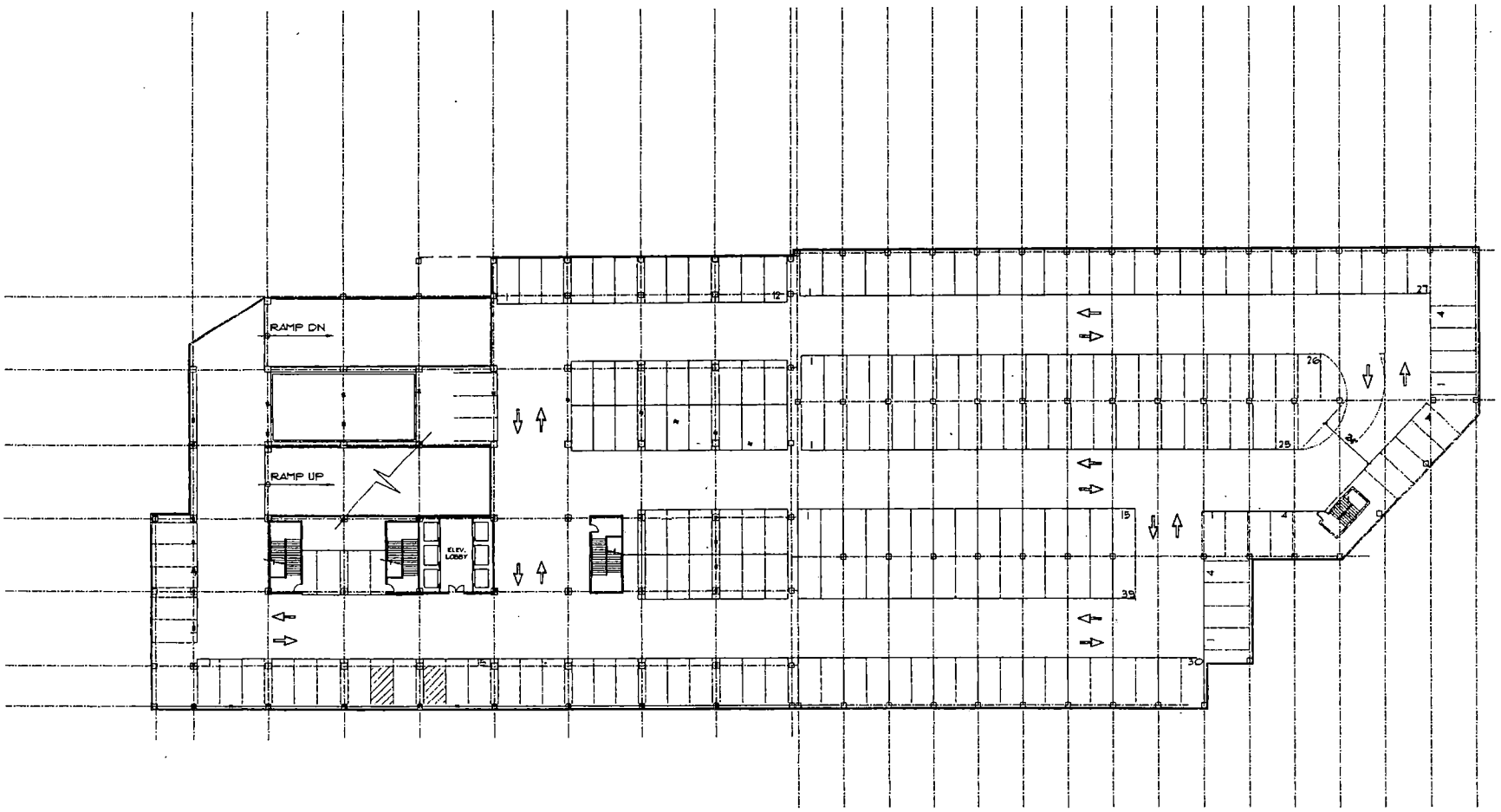
NÜVIS LANDSCAPE ARCHITECTURE AND PLANNING

12-24-04

L2

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

RECEIVED



PARKWAY CENTER PHASE II
LAS VEGAS, NEVAD

MOLASKY GROU OF COMPANIES

PRELIMINARY PARKING STRUCTUR
LEVEL 2 FLOOR PL

HFA

HOWARD F. HOFFMAN ASSOCIATES, INC.
Architecture/Land Planning/Interiors

620 N. Stephanie, Suite 265
Henderson, Nevada 89014
(702)269-6610/FAX(702)269-6925

SCALE: 1"=20'

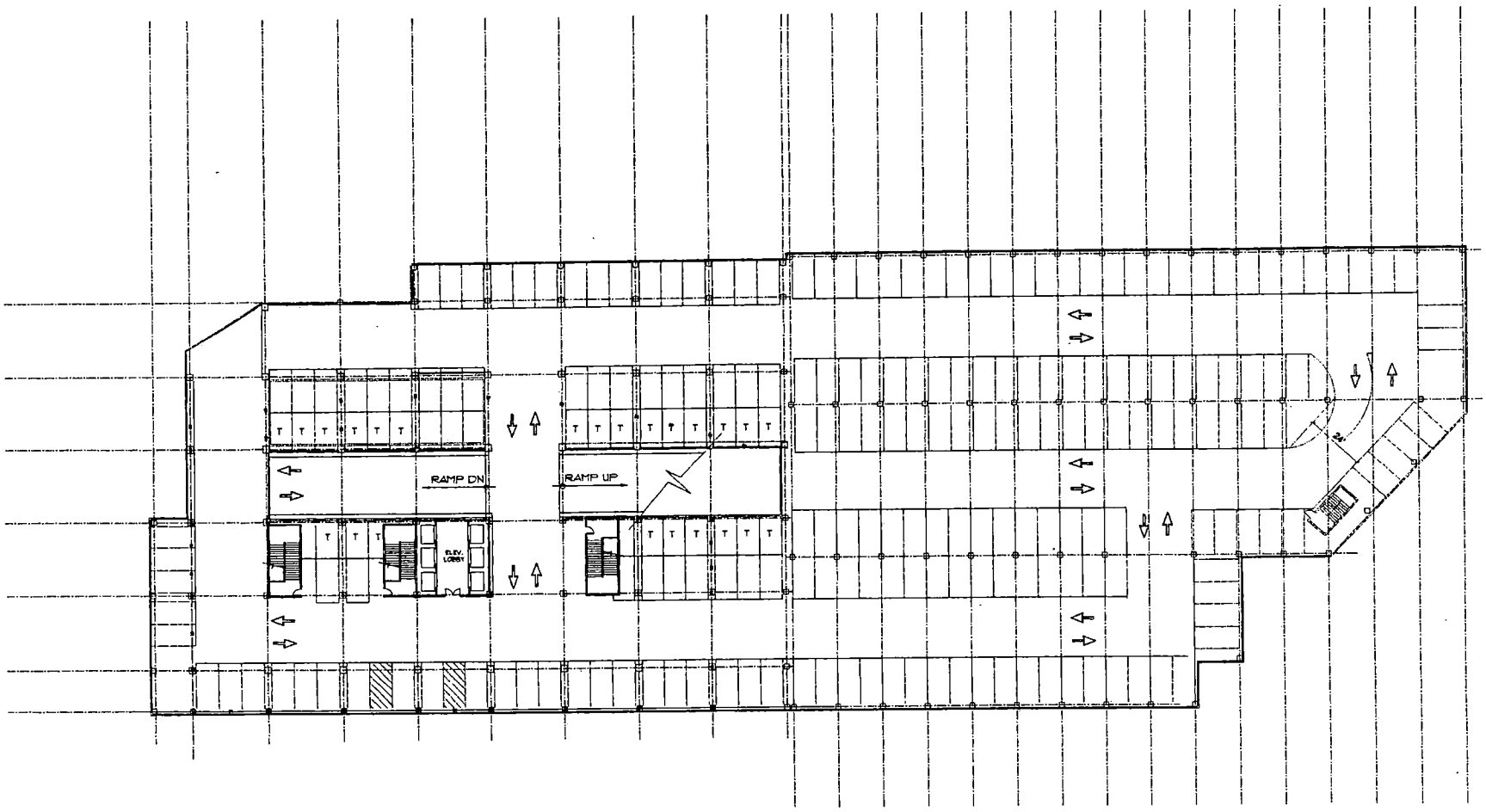
This is a schematic parcelization/plan only. The information and boundaries shown have been compiled from sources believed to be reliable. However, accuracy is not guaranteed and it is not to be relied upon as an official plan and are solely useful in general concepts for the property has committed itself to the implementation of any plan or to the development or construction of any element of the plan.

Job# 98(02-98-08)(12.28.04.CO)(Proj-7.dwg)

12-28-04

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



PARKWAY CENTER PHASE II

LAS VEGAS, NEVAD

MOLASKY GROU OF COMPANIES

PRELIMINARY PARKING STRUCTUR

LEVEL 3 FLOOR PL

HFTA

HOWARD L. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors

400 N. Stephanie Suite 245
Henderson, Nevada 89014
(702)269-6515/FAX(702)269-6529

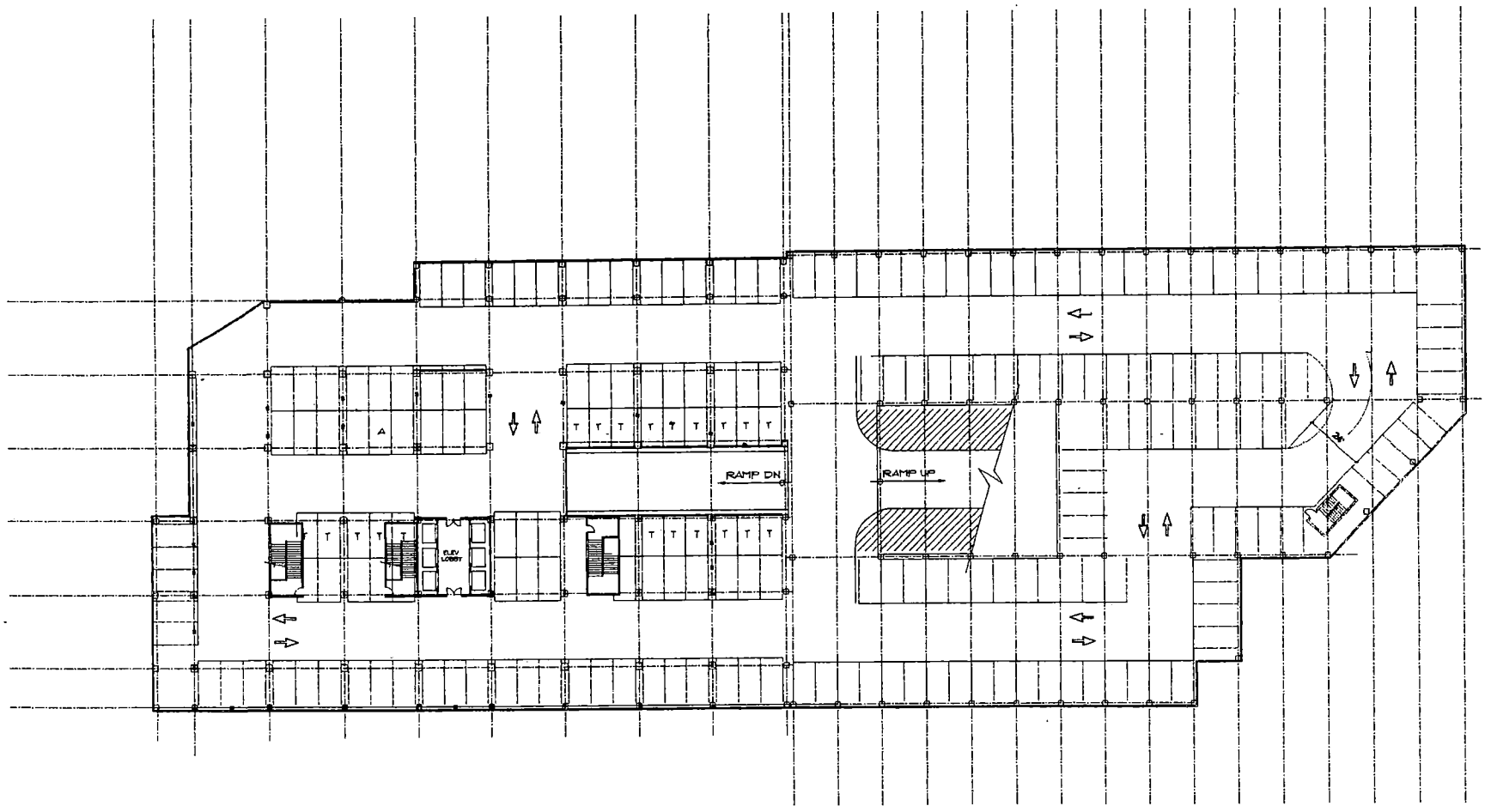
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This is a schematic representation only. The information and boundaries shown here have been compiled from sources believed to be reliable. However, accuracy is not guaranteed and is subject to change. It is our intention that no restriction shall ever exist, public or private, making the owner of property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

12-28-04

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

RECEIVED



PARKWAY CENTER PHASE II

LAS VEGAS, NEVAD

MOLASKY GROU OF COMPANIES

PRELIMINARY
PARKING STRUCTUR

LEVEL 4 FLOOR PL

HFTA

HOWARD F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 240
Henderson, Nevada 89014
(702)564-6615/FAX(702)228-9925

N

0 20

SCALE 1"=20'-

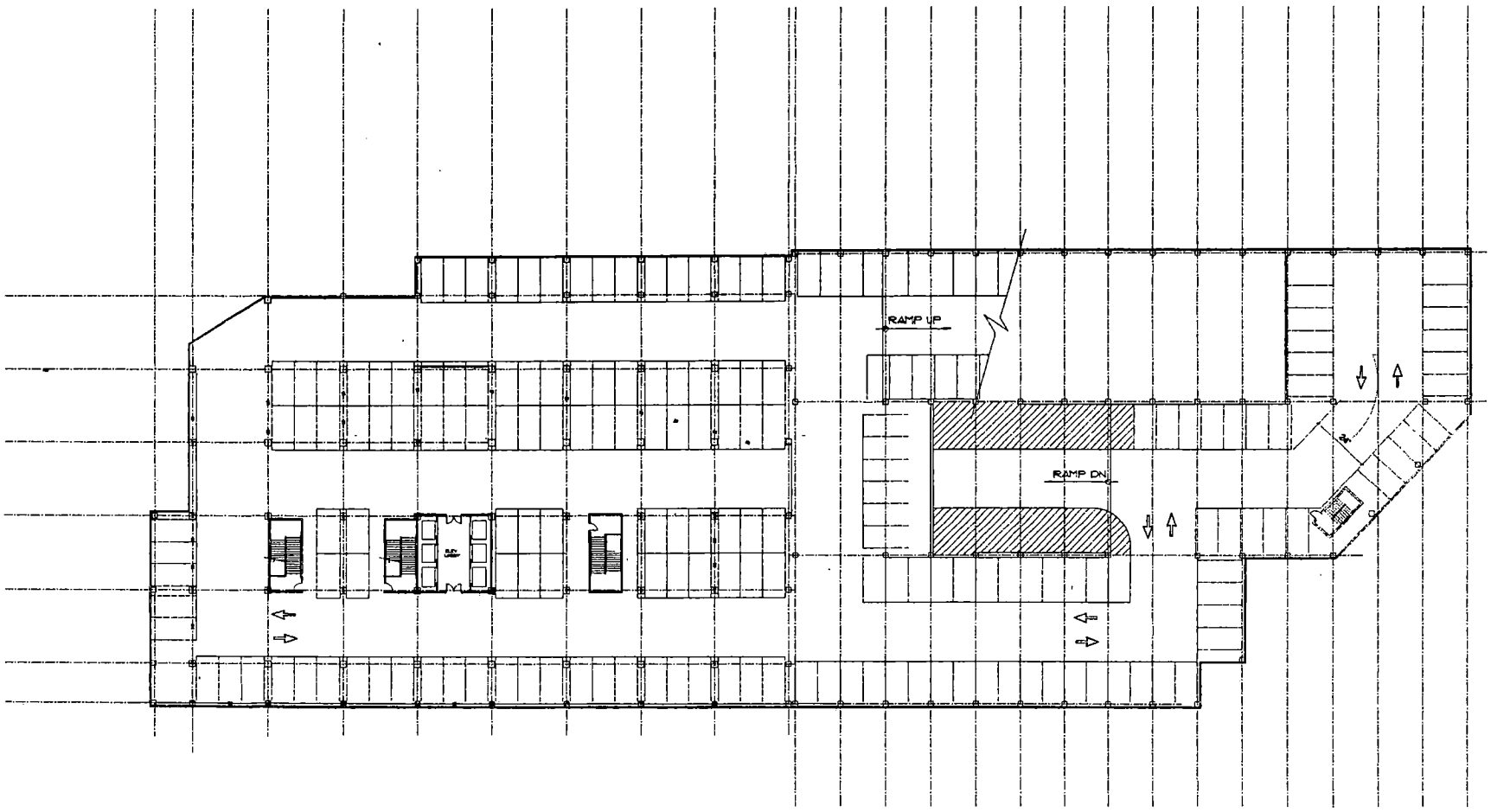
This is a schematic presentation only. The information and backgrounds have been compiled from sources believed to be reliable. However, we can not guarantee and are subject to changes. It is not intended to be construed that any entity, public or private, including the owner of the property has promised itself to the representations of this plan or to the development or construction of any element of this plan.

JOB NO.03-04-8012.22 F:\Dgn\A1-4.dgn

12-28-04

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

RECEIVED



PARKWAY CENTER PHASE II
LAS VEGAS, NEVAD

MOLASKY GROU OF COMPANIES

PRELIMINARY PARKING STRUCTUR
LEVEL 5 FLOOR PL

HFA
HOWARD F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6615/FAX(702)269-6675

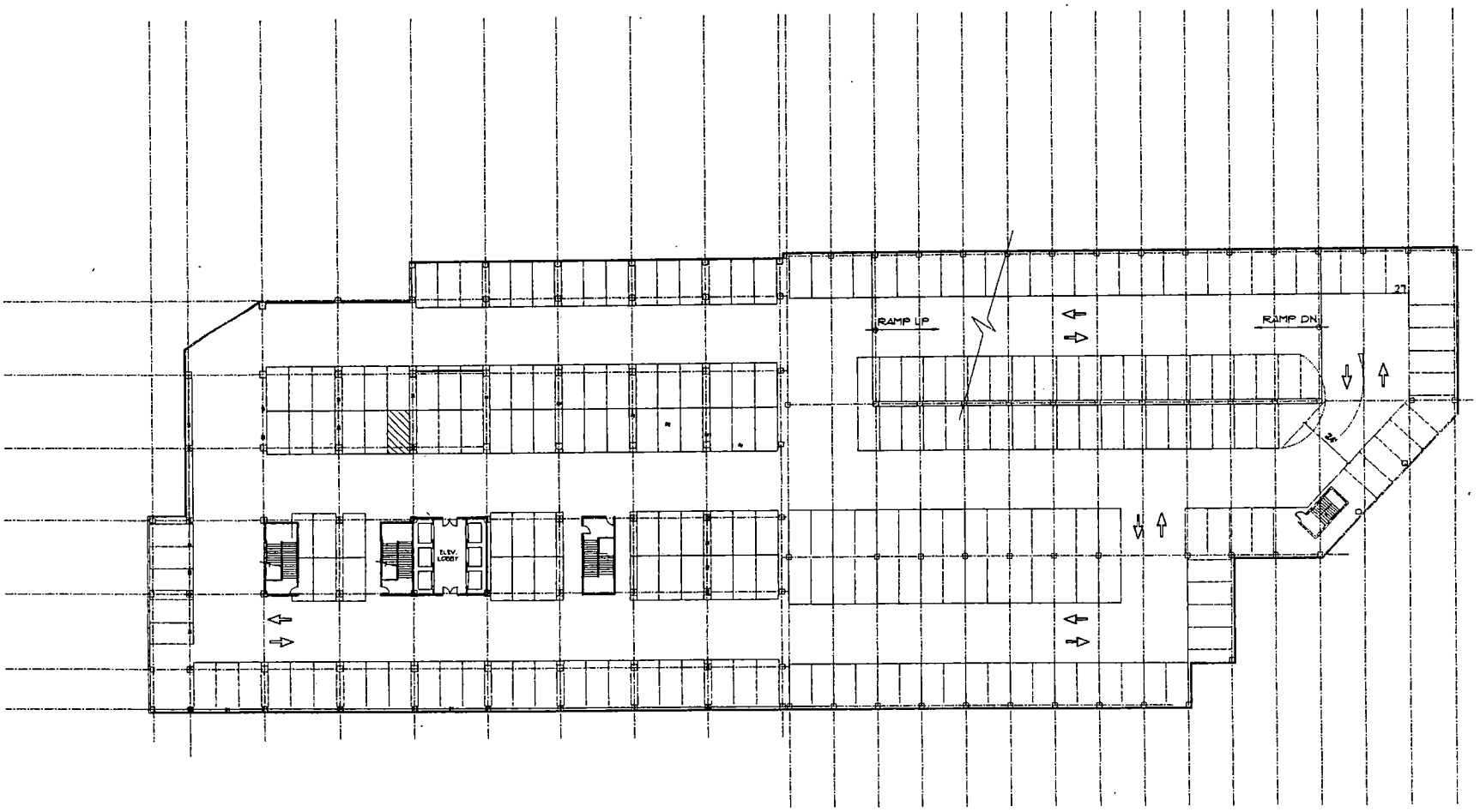
N
0 20
SCALE: 1"=20'-0"

This is a schematic parcel/space/plan map. The information and boundary shown have been compiled from sources believed to be reliable. However, accuracy is not guaranteed and is subject to changes. It is not intended to be construed that any entity, public or private, including the owner of the property has committed itself to the proposed uses of this plan or to the development or construction of any element of the plan.

12-28-04

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



PARKWAY CENTER PHASE II
LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PRELIMINARY PARKING STRUCTURE

LEVEL 6 FLOOR PLAN

HFTA

HOWARD E. THOMPSON ASSOCIATES, PC
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6615/FAX(702)269-6625

SCALE: 1"=20'

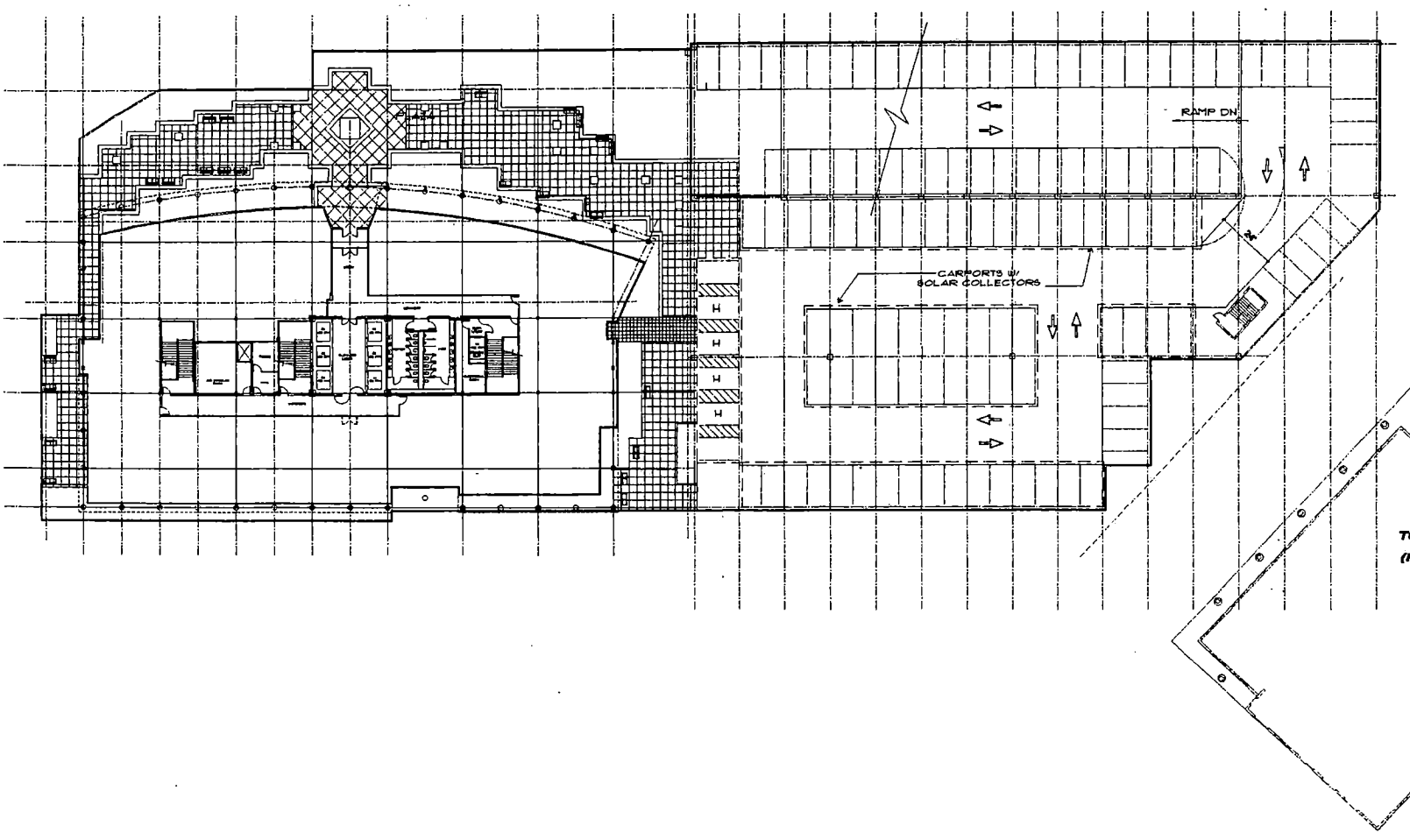
This is preliminary information only. The information and layout shown have been developed from sources believed to be reliable. However, accuracy is not guaranteed and is subject to change. It is not intended to be construed that any quality, quote, or promise, including the promise that property has commercial use or the implementation of the plan in its development or construction of any element of this plan.

JOB# PP03-340-00 \12.28.04\PP03-6.dwg

12-28-04

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PRELIMINARY PARKING STRUCTURE

LEVEL 1 FLOOR PLAN

HFA

HENRY F. HODSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors

400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)384-4616/FAX(702)389-1925

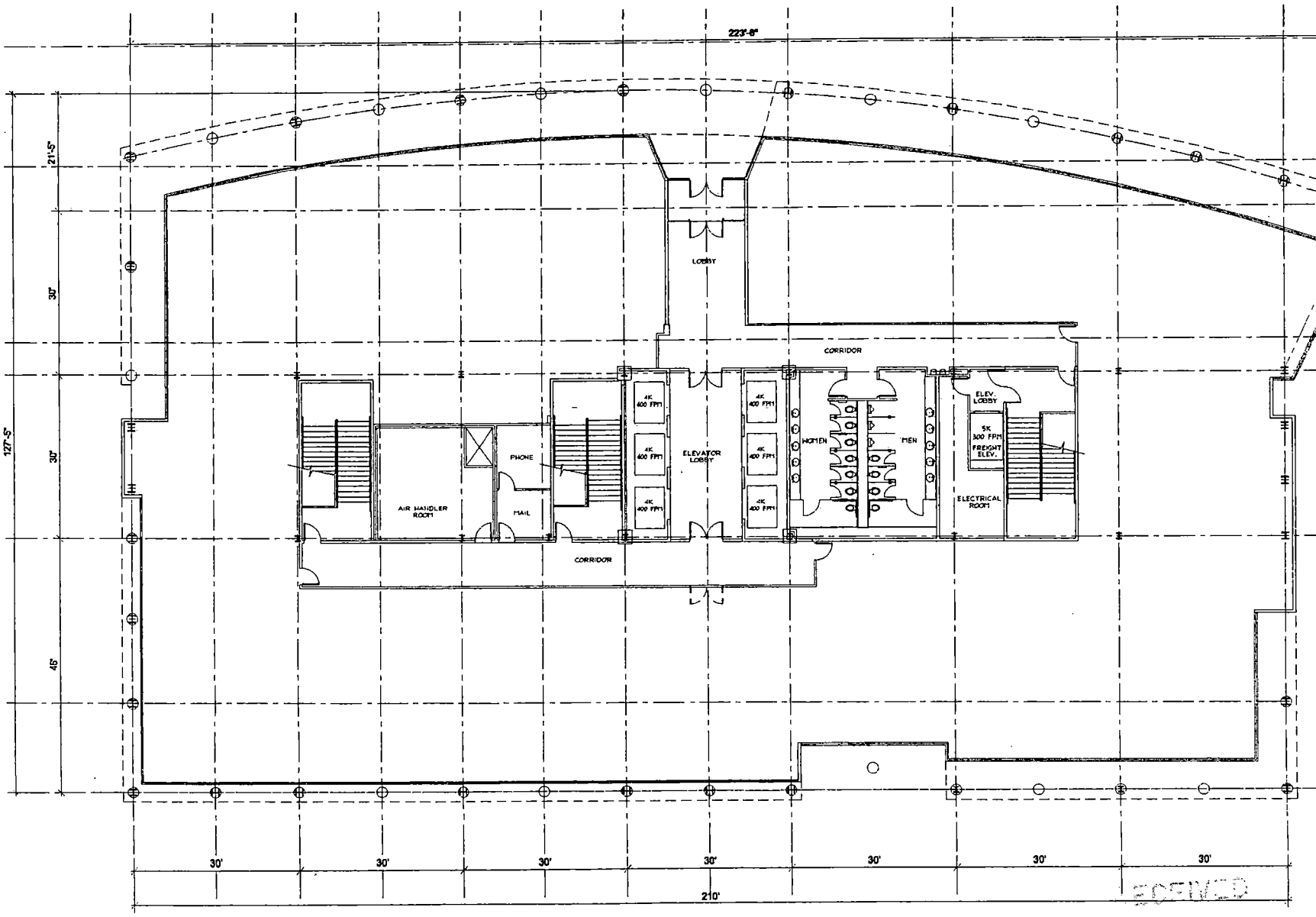
SCALE 1"=20'

This is a schematic specification/plan only. The information and data shown have been compiled from sources believed to be reliable. However accuracy is not guaranteed and is subject to change. It is our intent that all construction shall comply with all applicable building and zoning codes, but it is the responsibility of the owner, property management and contractor to be familiar with and to comply with all codes and regulations in the preparation of this plan and the development or construction of any element of this plan.

12-28-04

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



LEED

WATER USE REDUCTION
CREDIT 5.2 - 5 PT
WATER USE REDUCTION: 50%

MAXIMIZE WATER EFFICIENCY WITHIN BUILDINGS

DIRECTION FOR INFORMATION

LEED

MATERIALS & RESOURCES PREREQUISITE
STORAGE & COLLECTION OF RECYCLABLES
REDUCTION OF WASTE DESIGNATED FOR LANDFILLS.

PARKWAY CENTER PHASE II

LAS VEGAS, NEVAD

MOLASKY GROU
OF COMPANIES

PRELIMINARY

FIRST FLOOR PLAN

HFA

HOWARD E. HANSON ASSOCIATES, INC.
Architecture and Planning Partners

400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-4615-FAX(702)269-4623

N

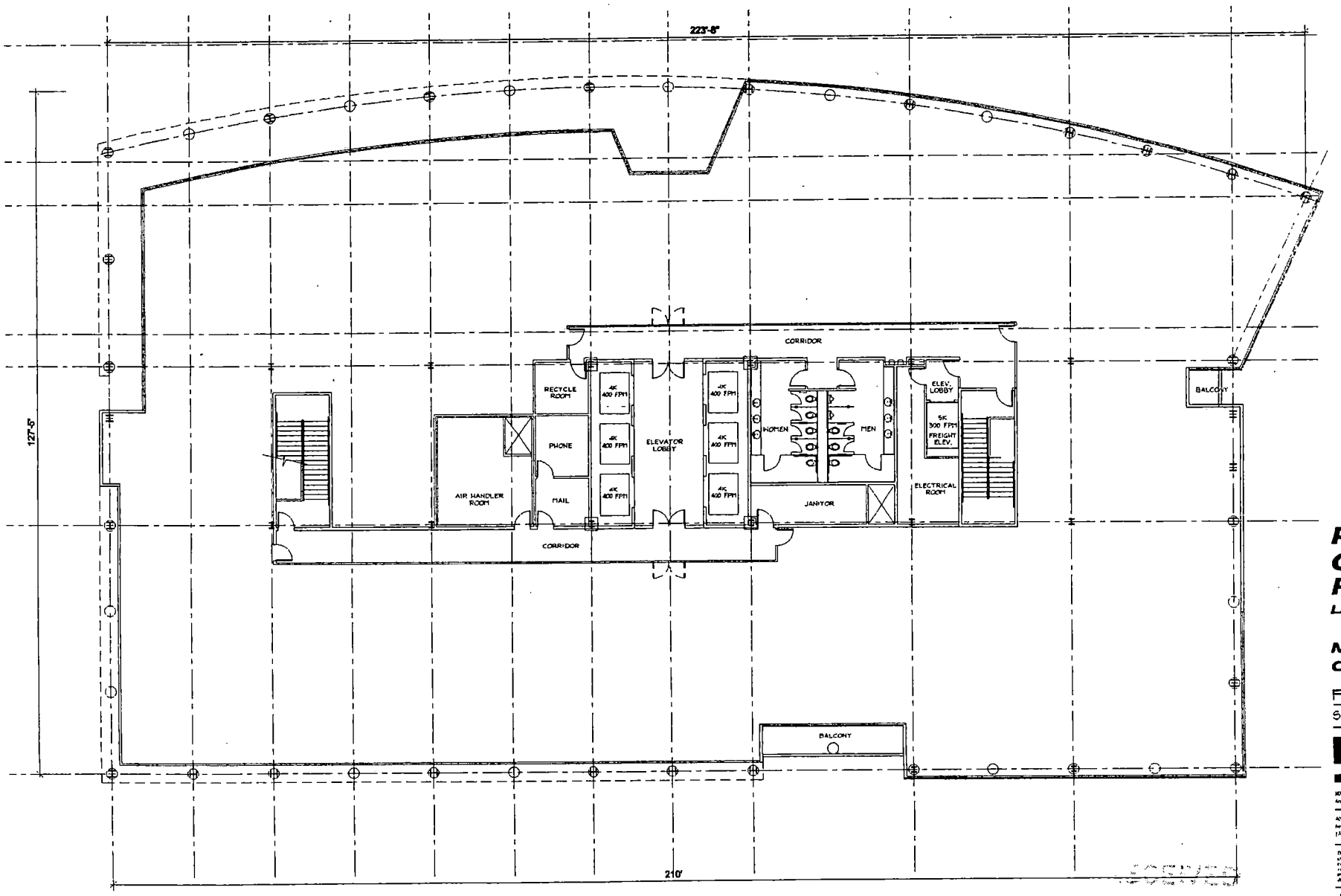
0 8'

1/8"=

The architectural designs and plans... The information and designs shown hereon are copyrighted by the Architect... Reproduction, publication or use by others is prohibited and is subject to civil and criminal liability...

12-28-04

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



LEED

WATER USE REDUCTION
CREDIT 3.2 - 2 PT
WATER USE REDUCTION: 30%

MAXIMIZE WATER EFFICIENCY WITHIN BUILDINGS.

DIRECTION FOR INFORMATION:

LEED

MATERIALS & RESOURCES PREREQUISITE
STORAGE & COLLECTION OF RECYCLABLES
REDUCTION OF WASTE DESIGNATED FOR LANDFILLS.

PARKWAY CENTER PHASE II

LAS VEGAS, NEVAL

MOLASKY GROU OF COMPANIES

PRELIMINARY

SECOND FLOOR PLAN

HFA

HOWARD F. HAMPTON ASSOCIATES, INC.
Architecture/Land Planning/Interiors

400 N. Stephanie, Suite 240
Henderson, Nevada 89014
(702)269-6515 FAX(702)269-6525

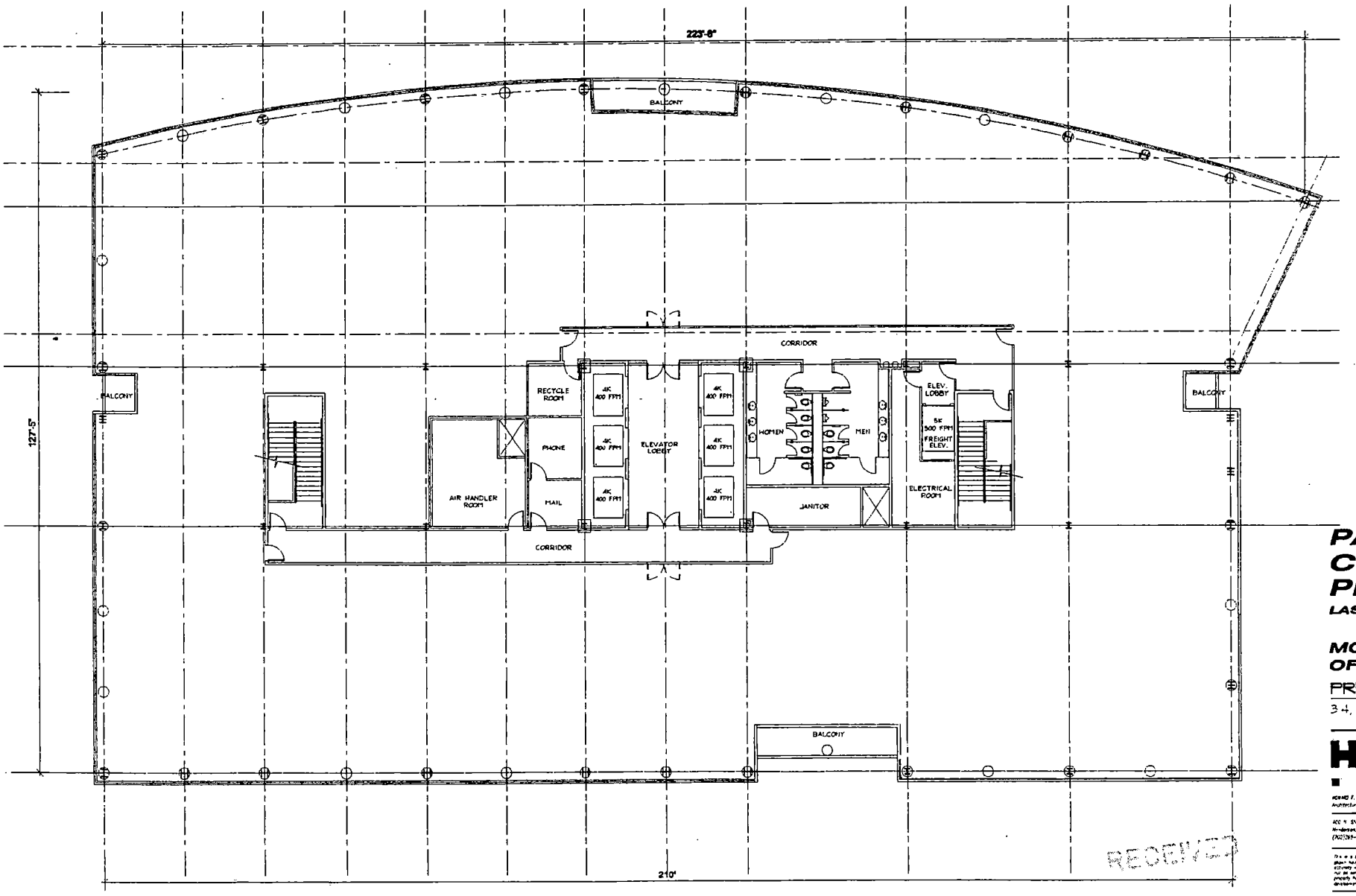
0 8'

1/8"

This is a schematic presentation only. The information and [illegible] shown have been compiled from sources believed to be reliable, however is not guaranteed and is subject to change. It is not intended to be relied upon for any profit, loss or property, nor is it to be construed that any warranty has been made by the owner or developers with respect to the implementation of the plan or any development or completion of any element of this plan.

12-28-04

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



LEED

WATER USE REDUCTION
CREDIT 5.5 - 2 PT
WATER USE REDUCTION: 30%

MAXIMIZE WATER EFFICIENCY WITHIN BUILDINGS

DIRECTION FOR INFORMATION

LEED

MATERIALS & RESOURCES PREREQUISITE
STORAGE & COLLECTION OF RECYCLABLES
REDUCTION OF WASTE DESIGNATED FOR LANDFILLS.

PARKWAY CENTER PHASE II

LAS VEGAS, NEVAD

MOLASKY GROU OF COMPANIES

PRELIMINARY

3 4, 5, 6 7 FLOOR PL-

HOWARD F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors

400 S. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6612/(702)792-0269-fax

0 8'
1/8"

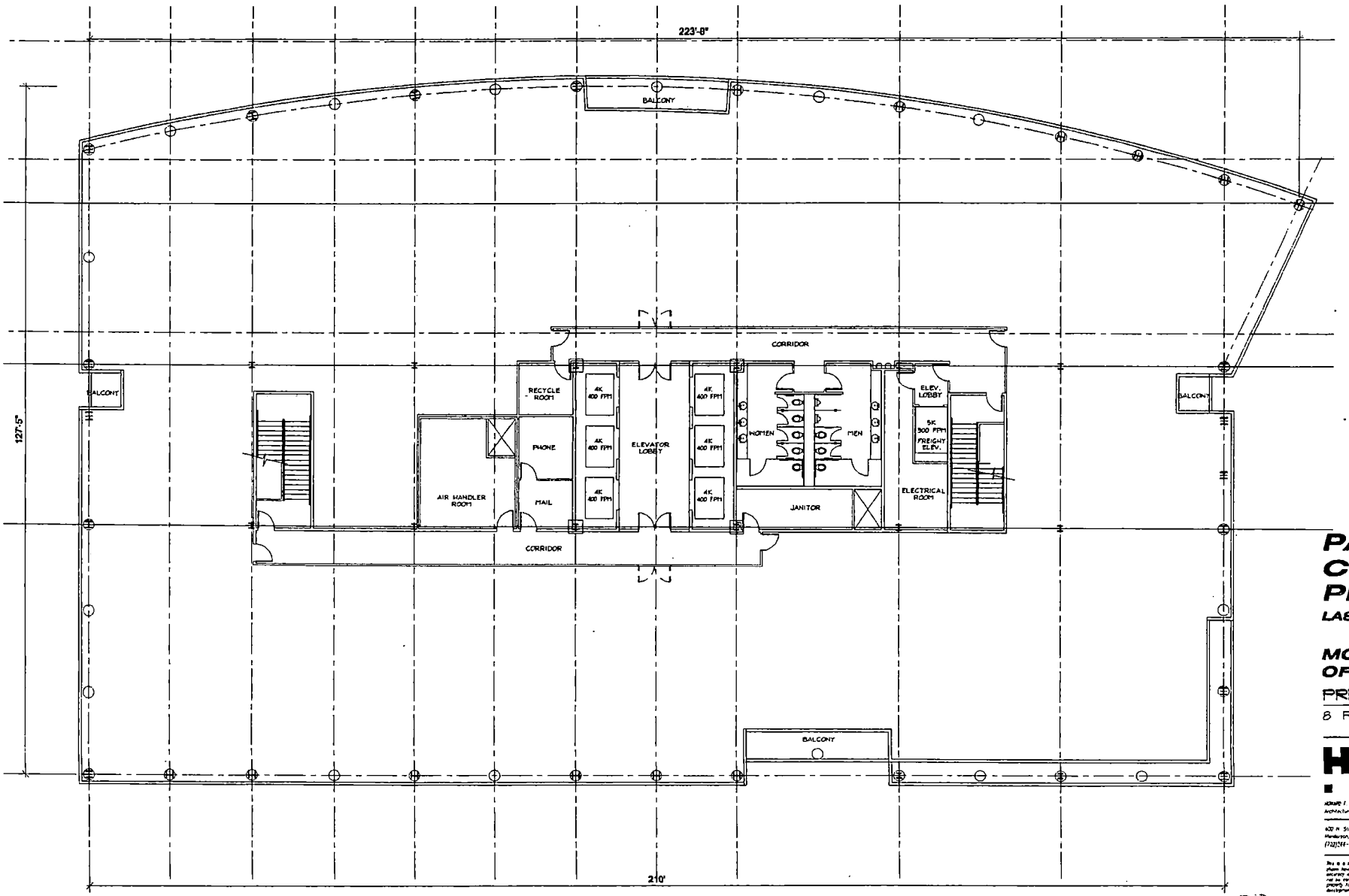
This is a preliminary representation only. The information and design shown here have been obtained from sources believed to be reliable. However, accuracy is not guaranteed and is subject to change. It is the responsibility of the purchaser that any design, layout or planning requiring the precise property line commitment shall be the responsibility of the purchaser or his agent prior to development or construction of any portion of this plan.

Job# 04-01-001/12 28 04/Dr-1.4 5.6.7.dwg/Plan by

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

12-28-04 **1**



LEED

WATER USE REDUCTION
CREDIT 3.2 - 6 PT
WATER USE REDUCTION: 50%

MAXIMIZE WATER EFFICIENCY WITHIN BUILDINGS
DIRECTION FOR INFORMATION

LEED

MATERIALS & RESOURCES PREREQUISITE
STORAGE & COLLECTION OF RECYCLABLES
REDUCTION OF WASTE DESIGNATED FOR LANDFILLS

PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PRELIMINARY

8 FLOOR PLAN

HFTA

ADAMS F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors

620 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)294-6915/FAX(702)361-6923

N

0 8'

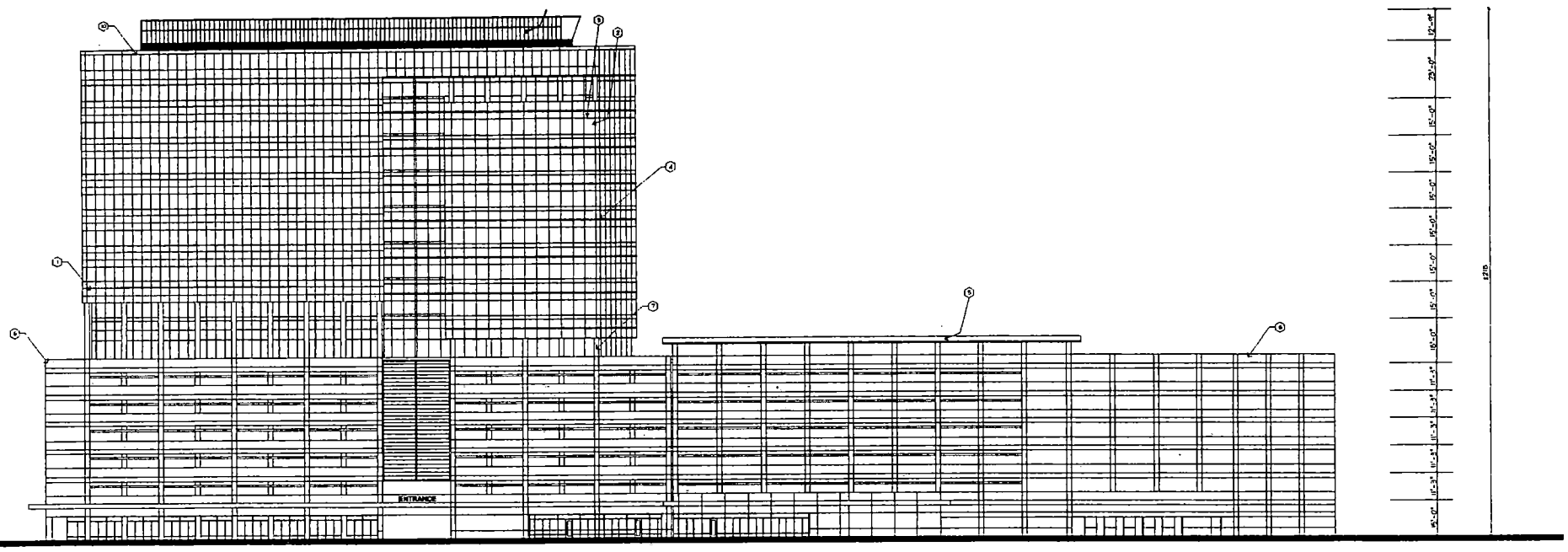
1/8"=1'-0"

This is a preliminary permit/plan/plat only. The information and boundaries contained thereon have been compiled from sources believed to be reliable; however, the accuracy of said guidelines and is subject to change. It is not intended and should not be interpreted that any entity, public or private, providing the users of this property has permitted itself to the implementation of any plan as to the development or construction of any element of this plan.

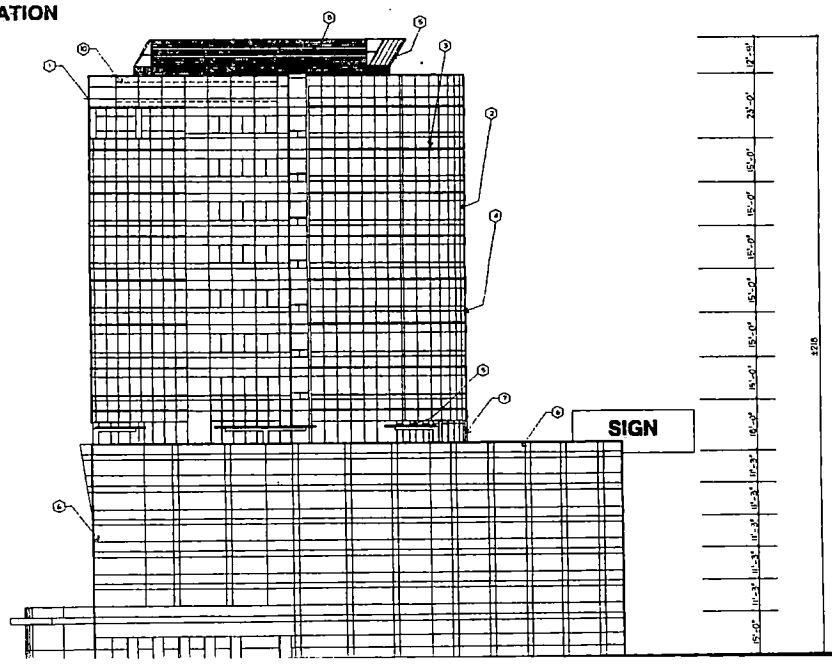
12-28-04

RECEIVED

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



SOUTH ELEVATION



EAST ELEVATION

MATERIAL LEGEND

1. METAL PANEL
2. VISION GLASS
3. SPANDREL GLASS
4. ALUMINUM CURTAIN WALL SYSTEM
5. SOLAR PANELS
6. PRECAST CONCRETE PANEL
7. ROUND ALUMINUM COLUMN COVER
8. METAL LOUVER
9. METAL TRELLIS
10. SIGN BY OTHERS

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

RECEIVED

PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

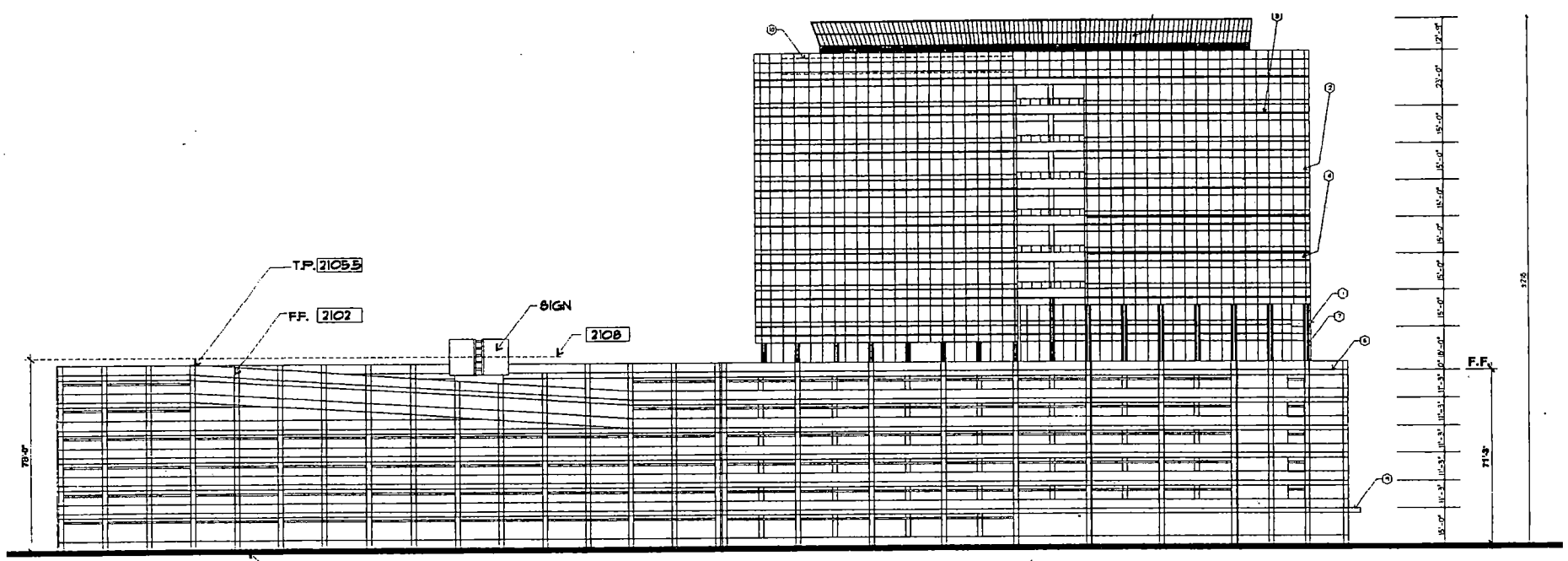
PROPOSED OFFICE BUILDING

HFA
RICHARD F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 215
Henderson, Nevada 89014
(702)269-6813/FAX(702)568-0975

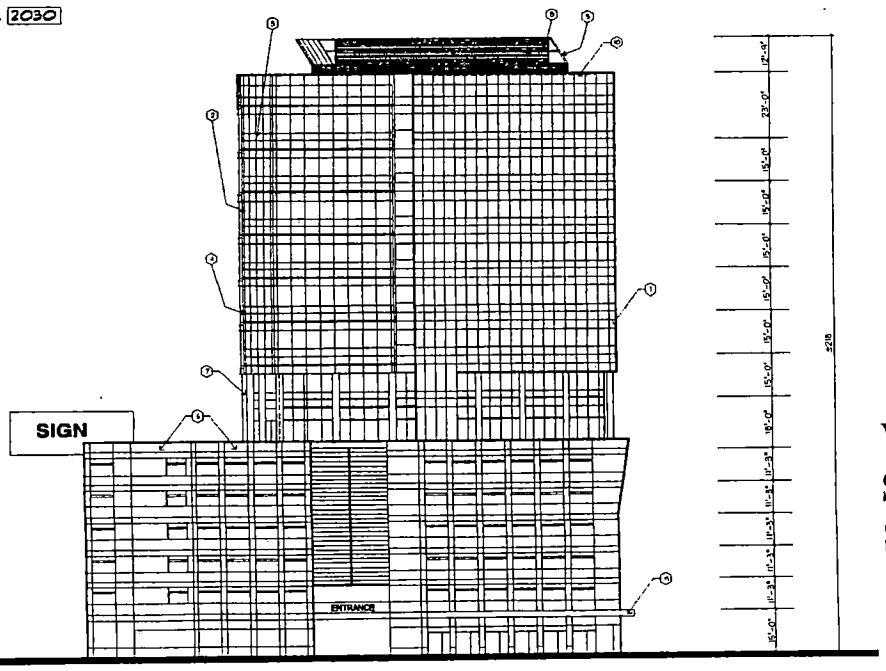
0' 20' 40'
SCALE: 1"=20'-0"

This is a schematic representation only. The information and boundary locations shown here were compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, including the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

12-28-04



NORTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

1. METAL PANEL
2. VISION GLASS
3. SPANDREL GLASS
4. ALUMINUM CURTAIN WALL SYSTEM
5. SOLAR PANELS
6. PRECAST CONCRETE PANEL
7. ROUND ALUMINUM COUPLING COVER
8. METAL LOUVER
9. METAL TRELLIS
10. SIGN BY OTHERS

PARKWAY CENTER PHASE II

LAS VEGAS, NEVADA

MOLASKY GROUP OF COMPANIES

PROPOSED OFFICE BUILDING

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC

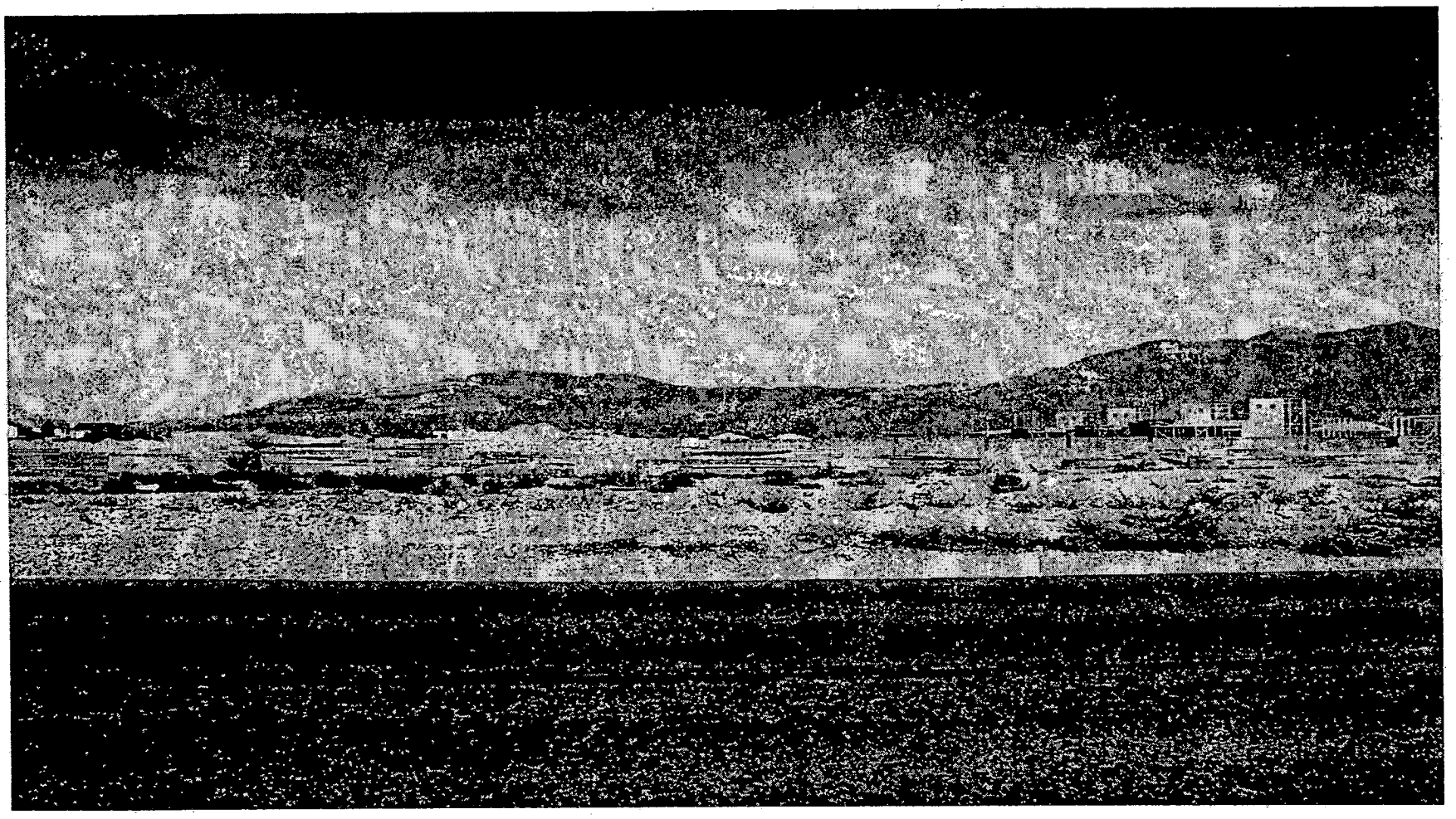
RECEIVED

HOWARD T. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)558-6615/FAX(702)558-6625

0' 20' 40'
SCALE: 1"=20'-0"

This is a schematic representation only. The information and boundary locations shown here have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any grade, public or private, including the owner of the property has committed itself to the implementation of this plan or to the development or construction of any element of the plan.

12-28-04



VAR-5694, SUP-5691 & SDR-5689 - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
MARCH 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 a site development review to allow three retail/office pad sites totaling 12,500 sq. ft. and a single story restaurant tavern approximately 6, 115 sq. f t. The pad sites will come before you when the development occurs. The restaurant architecture is residential in style and the future buildings will also be compatible to the restaurant. We are asking for a waiver to allow a trash enclosure to be 8 foot from residential zoned property where 50 feet is required. The trash enclosure will be covered and architecturally match the commercial complex. The location shown is necessary so the enclosure can be close to the service area. The other waiver is to allow the restaurant structure 24' 4" from the east property line where 73 feet is required. The setback area will have intense landscaping and there are no windows which will be facing the residential development. The developer of the residential property to the east is fully aware of our proposed location and will provide a disclosure statement to all homebuyers within his development. The proposed development complies with all other aspects of the ordinance.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Project Director

CC: 02-171.js.lt.site.dev.review.112904

SDR-5689

ARCHITECT
GERALD GARAPICH, AIA, LLC.
10 COMMERCE CENTER DRIVE, HENDERSON, NEVADA 89014 702-454-5842 FAX 702-454-7842

December 13, 2004

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

Attn: Ben Sticka

RE: GRAND TETON & DURANGO COMMERCIAL **PROJECT NO: 02-171**
~~**SDR-5869**~~ 5689

Dear Ben,

Pursuant to our phone conversation today, we would like to clarify our application regarding the three pad sites as shown on the site plan. The pad sites are for future development and at this time the exact size and specific use is undefined. We propose that a condition be placed on our current application that requires the property owner to submit a separate Site Development Plan Review for each of the pad sites as they are developed.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Project Director

CC: 02-171.lt.bensticka.121304

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

I VOTE NO
ON SITE DEV. PLAN REVIEW 5689
Gary R. Kronenberg
GARY R. KRONENBERG
8316 BLUSHING HTS. AVE,
JAN. 5, 05.

MEETING: PLANNING COMMISSION
DATE: JANUARY 13, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-5689

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).

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-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-5689 SUP-5691 VAR-5693

Date: 1-6-04
Name: ~~WALTER &~~ MARCIA SCHULLER
Address: 7936 QUAIL HARBOR ST. L.V.
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.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
ABEYANCE - 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).

C.C. 04/06/05

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 – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 10 [VAR-5952], Item 11 [ZON-5788], Item 12 [WVR-5790] and Item 13 [SDR-5789].

DOUG RANKIN, Planning & Development, gave a brief overview of the project. The applications had been held in abeyance to allow the applicant time to redesign the project. The entrance has been relocated from Torrey Pines Drive to Mustang Street. There is a variance for the site being less than five acres and a zone change request that is in compliance with the General Plan. A waiver is requested to allow a 190-foot separation between the existing intersection of Ann Road and Mustang Street where 220 feet is required. Staff felt that this was a minor variance and supported it. The lot sizes of the subdivision range from 7,900 to 8,500

MINUTES – Continued:

square feet. The open space requirement is satisfied and there will be a six-foot wide landscape buffer around the entire development to help screen the site from the adjoining properties.

RICHARD MORENO, 300 South 4th Street, appeared on behalf of the applicant and concurred with all conditions. He indicated that the applicant held a neighborhood meeting and redesigned the entire project as a single story development. Three families attended that meeting and the primary request was having the entrance relocated to Torrey Pines Drive. The applicant agreed to that suggestion and submitted plans to the City showing the entrance at that location. Staff then informed the applicant that due to a stop light planned for a nearby intersection in the future, the entrance located at Torrey Pines Drive would require the installation of a median that would restrict the site to right in and right out turns only. MR. MORENO indicated that upon this news, he personally called the families who attended the meeting to advise them that a 30-day abeyance would be requested and that the applicant could not comply with the request of the neighbors because of the median requirement. Once the plan was revised, the neighbors were provided a copy and instructed as to when the item would be heard by the Commission.

REX EWING, III, 5521 North Torrey Pines Drive, stated his house faces east/west and this project will abut the side of his property. He purchased his home from the Cox family and was not told about this project nor was he told about any neighborhood meetings. He questioned how the project might affect him and if they were going to build a separate wall. The surrounding properties are ½ acre or better lots and the subdivision is incompatible with the neighborhood.

RICK REXIUS, 5500 Mustang Street, spoke in opposition of the project. He attended the meeting and everyone there opposed the project. He also purchased their property from the Cox family and recalled that MR. COX had fought previously against having any development less than ½ acre lots. The new development will cause four homes to back up against his property. He owns three horses and he was told during the meeting that he will be held liable for any damage or injury caused by his animals to people or property. During the meeting, there was discussion regarding the possibility of a barrier wall being installed as a buffer. MR. REXIUS preferred the entrance to remain on Torrey Pines Drive.

SCOTT BRADLEY, 5509 Mustang Street, also opposed the project and voiced his concern about the new location of the entrance on Mustang Street being directly across from his driveway. The street is small and a cul-de-sac and the additional traffic would be a nuisance and a danger to the children who play on the sidewalk and at times, in the street.

TODD FARLOW, 240 North 19th Street, stated he was concerned because the City is running out of areas where people can keep and enjoy horses. He felt any properties close to horse trails

MINUTES – Continued:

should remain residence estates. MR. RANKIN assured him that there are no horse trails adjacent to the proposed site on Ann Road.

MR. MORENO referred to JAMES LOPEZ, 8620 South Eastern Avenue, who confirmed for CHAIRMAN NIGRO that there would be a six-foot wall on the property lines. Because the grades are relatively close to each other on each side, there would not be much elevation difference.

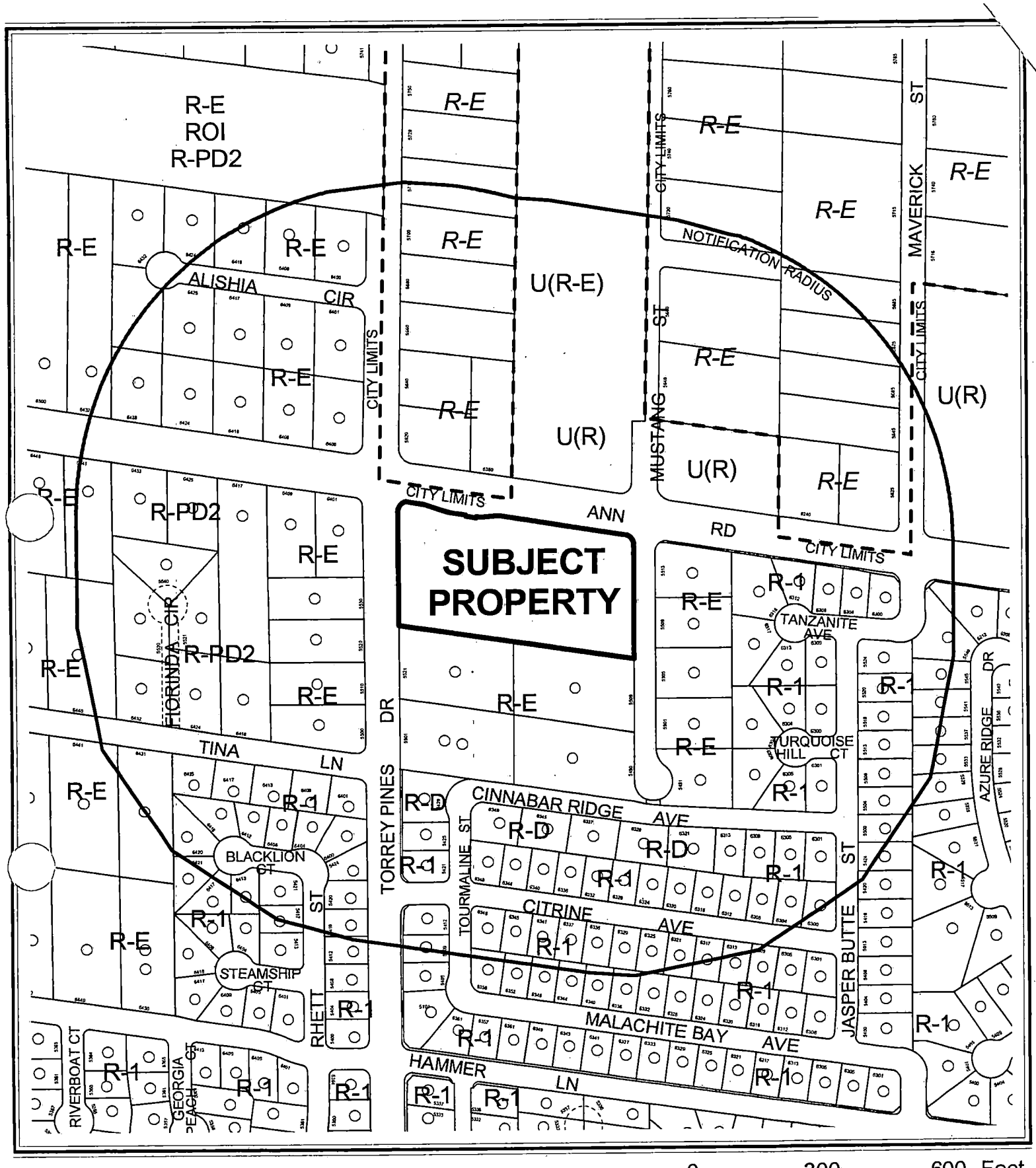
COMMISSIONER McSWAIN indicated that the board members must look at the compatibility of a project within an existing area. She has not been supportive of projects, which placed multiple properties adjacent to the side yard of an existing property. All properties immediately adjacent to the subject site are not greater than an RP-D2. The open space could be reworked or reduced to minimize the impact of the development on the project to the east. She appreciated that the applicant made the entire site single story; however, she could not support the application as proposed. She could support the project if a more rural character were incorporated, the residents to the south did not have a wall going all the way to the front of their properties and if the cul-de-sac were removed to make it open ended on that side of the lot.

COMMISSIONER GOYNES visited the site and stated his primary concern with the development is traffic. He also questioned the environmental impact of the traffic on the horses. Another concern was how the residents of the proposed project would interact with the horse owners when the weather is hot and the flies start to become active etc. He would not support the application.

COMMISSIONER STEINMAN felt it was unfortunate that the subdivision could not use Torrey Pines Drive for ingress/egress. There would be too many cars if the entrance remained on Mustang Street and it would put too much pressure on the existing residents there. The Commissioner did not oppose the project but noted he would like to see a shifting of the open space as proposed by COMMISSIONER McSWAIN. MR. LOPEZ explained that the applicant did try to redesign the open space and moving it was still an option; however, the City recommended that it be placed in the back because it would be more usable to the residents. He also stated that the City Engineer preferred the entrance on Mustang Street because Torrey Pines Drive is so busy. There was also a drainage issue that would have resulted from the entrance being in that location.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 10 [VAR-5952], Item 11 [ZON-5788], Item 12 [WVR-5790] and Item 13 [SDR-5789].

(6:33 – 6:58)

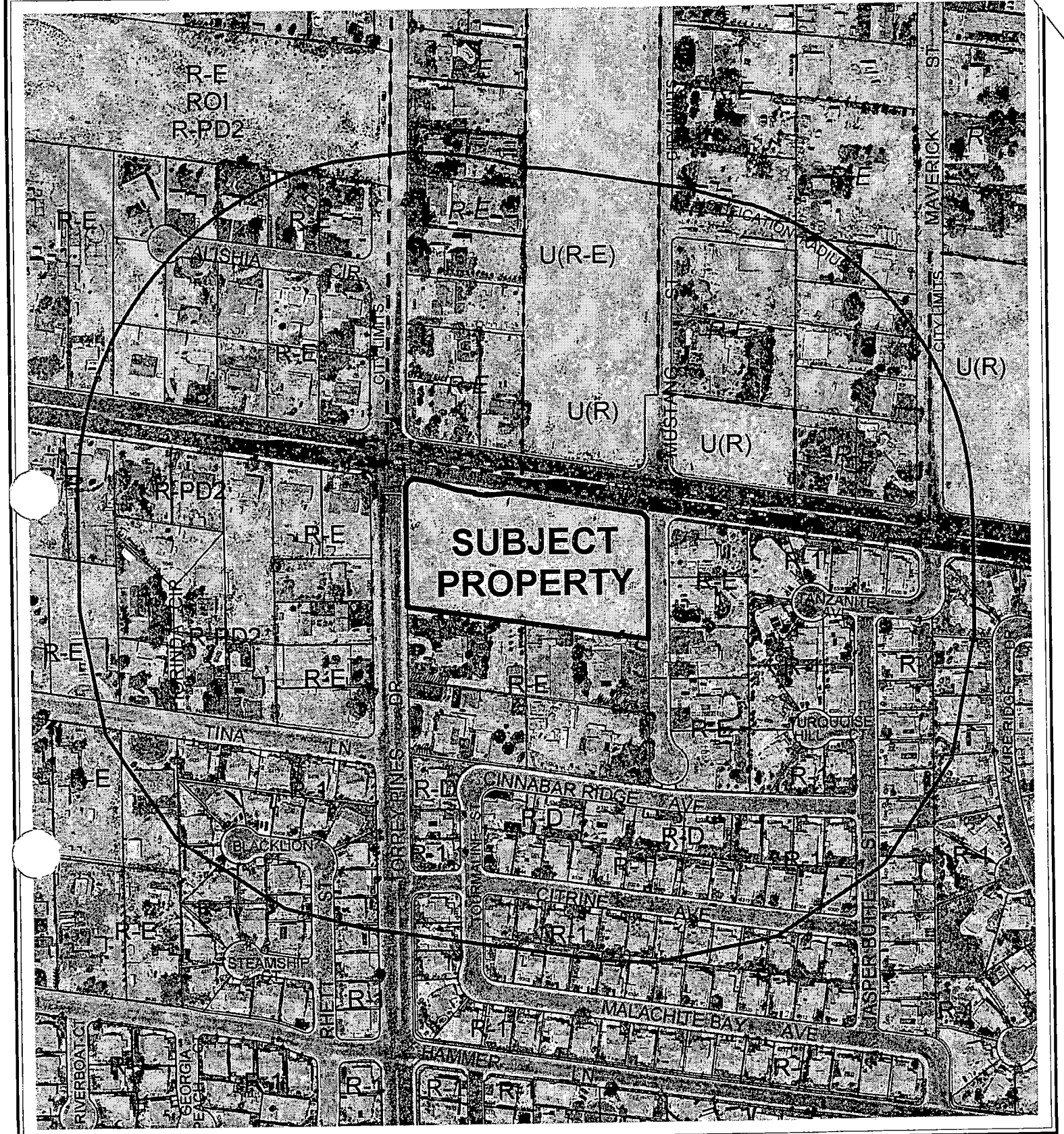


CASE: **VAR-5952**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



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PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5952 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5788), Title 18 Waiver (WVR-5790), and Site Development Plan Review (SDR-5789).

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 Residential Planned Development zoning to be implemented on a 4.87-acre parcel where five acres is the minimum site area required, adjacent to the southeast corner of Ann Road and Torrey Pines Drive.

B) Applicant's Justification

According to the applicant's justification letter, the proposed R-PD development will be similar to other residential developments in the area and will also provide landscaping that conforms to City requirements.

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission will hear related items ZON-5788, WVR-5790 and SDR-5789 as part of this agenda.

SS

B) Pre-Application Meeting

12/03/04 A pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.87 acres
Net Acres:	3.37 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single-family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units

per acre, is permitted within the R land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that would permit up to 3.49 dwelling units per acre. This Variance request is not directly affected by General Plan policies.

ANALYSIS

A) Zoning Code Compliance

A1) Residential Planned Development Standards

Pursuant to Title 19.06.040.A, the minimum site area that is eligible for rezoning to the R-PD category is five acres. As the subject site is 4.87 acres in size, the applicant has requested a Variance from this standard in order to allow the related applications to proceed, in order to develop a 15-unit single-family project on the site. The subject deviation is 2.6%.

B) General Analysis and Discussion

The project as conceived would not readily fit within the parameters of any of the standard residential zoning districts in Title 19. Although the R-D (Single-Family Residential - Restricted) zoning district allows up to the 3.59 units per acre that is the maximum density allowed in the property's existing R (Rural Density Residential) land use designation, the R-D district contains a minimum lot size requirement of 11,000 square feet, minimum width requirement of 90 feet, and front and rear setbacks that would not work with the project as proposed. There are no other standard zoning districts in the Code that would be adequate for a project of this type within the existing allowable density range. The extent of the requested Variance is minor, as the site is approximately three percent smaller than the minimum standard.

FINDINGS

In accordance with the provisions of Title 19.18.070.B, the 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."

SS

Additionally, Title 19.18.070.L 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."

As this is an infill parcel, no additional land is available to develop according to the requirements of a standardized zoning district. There is no alternative design or option that would allow conformance to these specific Title 19 requirements. In view of the limitations imposed by the site's physical characteristics, it is concluded that the applicant's hardship is real, and it is recommended that the Variance be granted.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 160

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5952 APN: 125-35 501-001

Name of Property Owner: Cox, Orlo E.

Name of Applicant: William Richardson, Graughan Richardson, Dev.

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: Orlo E. Cox JR

Subscribed and sworn before me

This 10th day of Jan, 2005

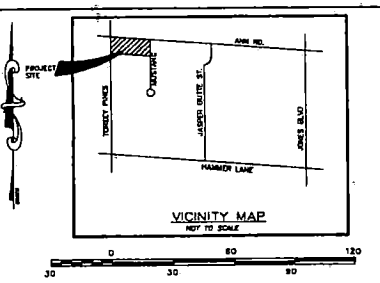
[signature]

Notary Public in and for said County and State

CAROL K. SCHILCHER
Notary Public, State of Nevada
Appointment No. 9229471
My Appt. Expires May 22, 2008

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.84	S84°37'32"W
L2	25.00	N81°29'18"W
L3	6.38	N81°29'18"W
L4	3.88	S00°39'42"E
L5	3.88	N08°39'42"E
L6	42.52	N81°29'18"W
L7	53.86	N71°52'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.36	30.00	3.70	14°03'02"
C2	7.25	30.00	3.69	13°50'19"
C3	4.90	30.00	2.48	9°21'14"
C4	5.09	30.00	2.55	9°43'33"
C5	15.66	20.00	8.25	44°51'30"
C6	76.78	41.00	53.72	107°19'13"
C7	20.52	41.00	14.86	28°41'25"
C8	33.18	41.00	17.56	46°21'37"
C9	61.38	41.00	38.09	85°46'41"
C10	11.79	20.00	5.85	32°37'34"
C11	5.94	20.00	2.99	17°01'03"
C12	1.67	20.00	0.84	4°47'07"
C13	34.49	20.00	23.34	98°49'14"
C14	28.34	20.00	17.14	81°10'46"



SCALE: 1"=30'

LEGEND

EXISTING | PROPOSED

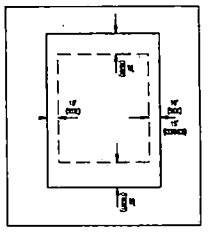
CONTOURS
PROPERTY LINE
RIGHT OF WAY
EDGE OF PAVEMENT
CONTOUR W/ ELEVATION
CURB & GUTTER
RETAINING WALLS

OWNER:

CODE FAMILY TRUST ET AL ETAL
C/OS CALLOW III TRS
2 SW MEXICO AVENUE
LAS VEGAS NV 89183 1986

SITE DATA:

PROPOSED 15 LOT RESIDENTIAL SUBDIVISION
APN: 125-35-501-001
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 4.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC



TYPICAL LOT LAYOUT

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 23 REC'D

JPL ENGINEERING INC.
8620 SOUTH EASTERN AVE, SUITE 8
LAS VEGAS, NV 89123
Phone (702) 896-8269 • Fax (702) 896-0647

REV.	DATE	DESCRIPTION	DATE APPROVED

ANN & TORREY PINES
SITEPLAN
11 JANUARY 05

JOB #
SHEET NO.: S1
1 OF 1 SHEETS

JPL ENGINEERING INC

8620 S. Eastern Ave., Suite 8
Las Vegas, NV 89123

January 11. 2005

Current Planning Division
City of Las Vegas
731 south 4th Street
Las Vegas, NV 89101

RE: Variance (5+/- gross acres) located at the northeast corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The intent of this letter is to request a Variance for the 5-acre minimum for RPD3 development. The subject parcel is 4.87 acres.

The proposed development is 15-lot subdivision located at the northeast corner of Ann Rd. and Torrey Pines Dr. The average lot save is approximately 8300 sq-ft. There are like type developments with similar lot site (R1) to the (east, north, west, and south).

The site will conform to all landscaping requirements and will provide approximately 10,700 square foot of open space amenities and landscape buffer around the perimeter of the site. It is anticipated that future residences on the site will be 1 and 2 story custom homes 2000 to 4000 square feet with landscaped front yards and stucco and rock facade finishes.

We sincerely hope that these requests will be reviewed and considered. Please contact me at 898-6269 if you have any questions or concerns.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

JPL/JJL

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

ABEYANCE - 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).

C.C. 04/06/05

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

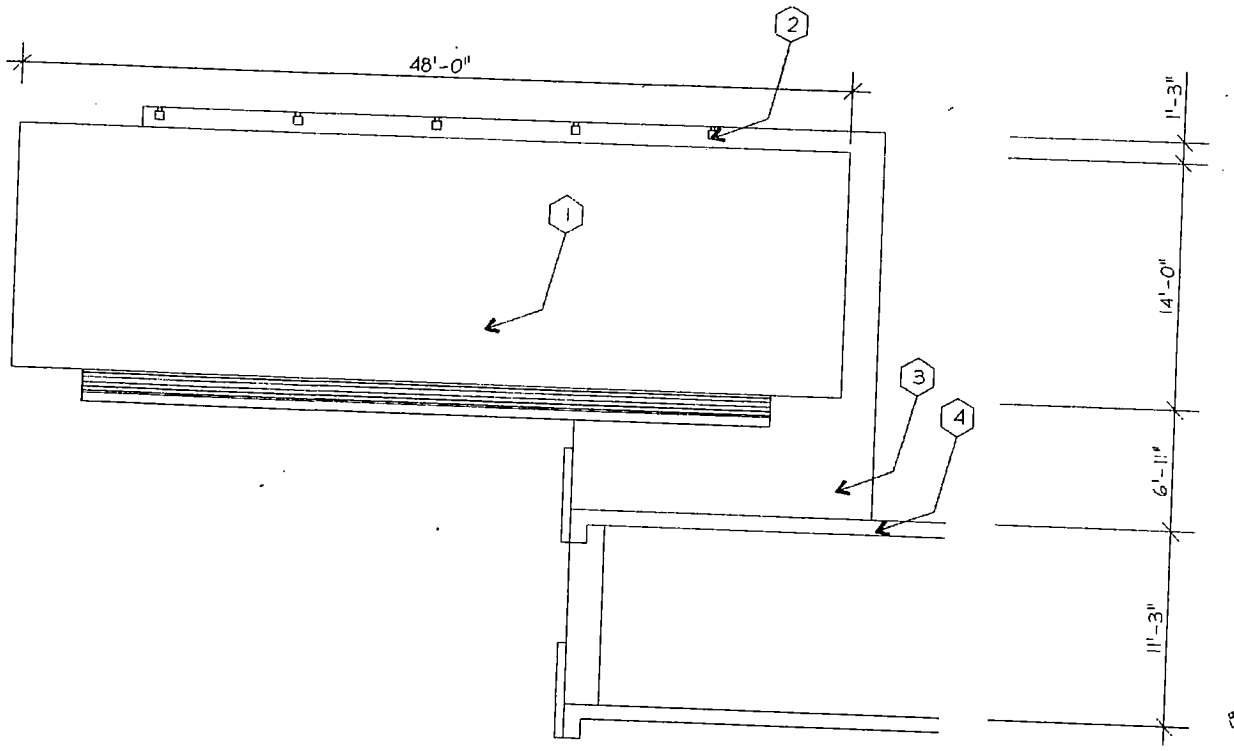
MOTION:
McSWAIN – DENIED – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
See Item 10 [VAR-5952] for related discussion on Item 10 [VAR-5952], Item 11 [ZON-5788], Item 12 [WVR-5790] and Item 13 [SDR-5789].

(6:33 – 6:58)

1-1028

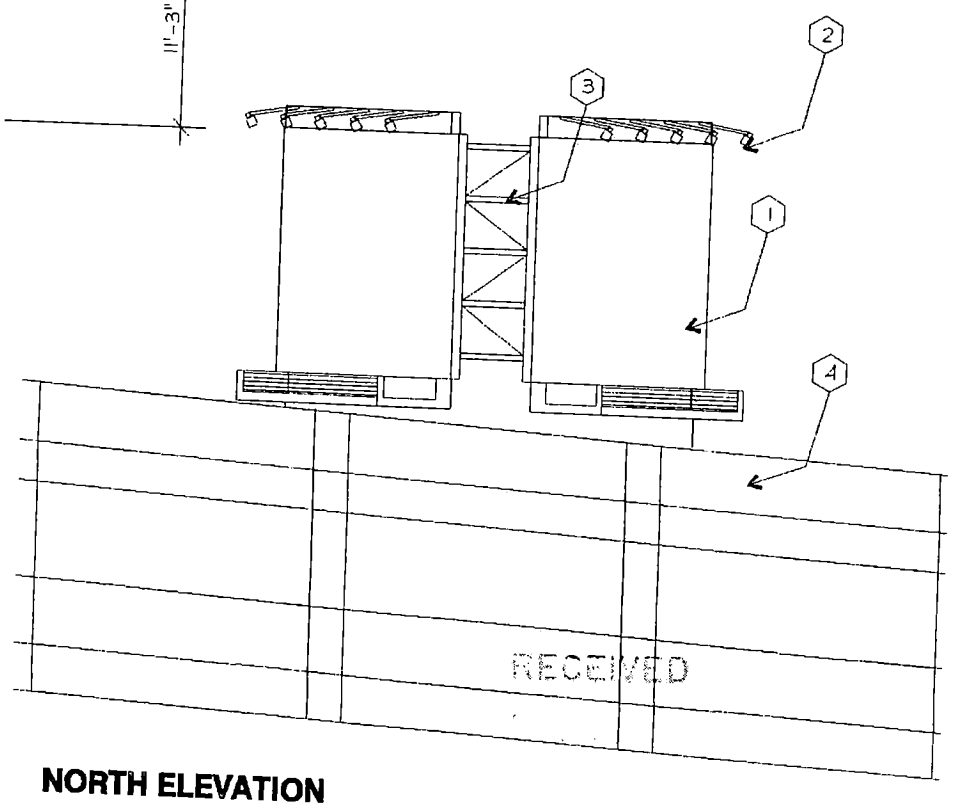


MATERIAL LEGEND

1. SIGN BOARD
2. LIGHTS
3. SUPPORT
4. PARKING STRUCTURE

WEST ELEVATION

PROPOSED SIGNAGE



RECEIVED

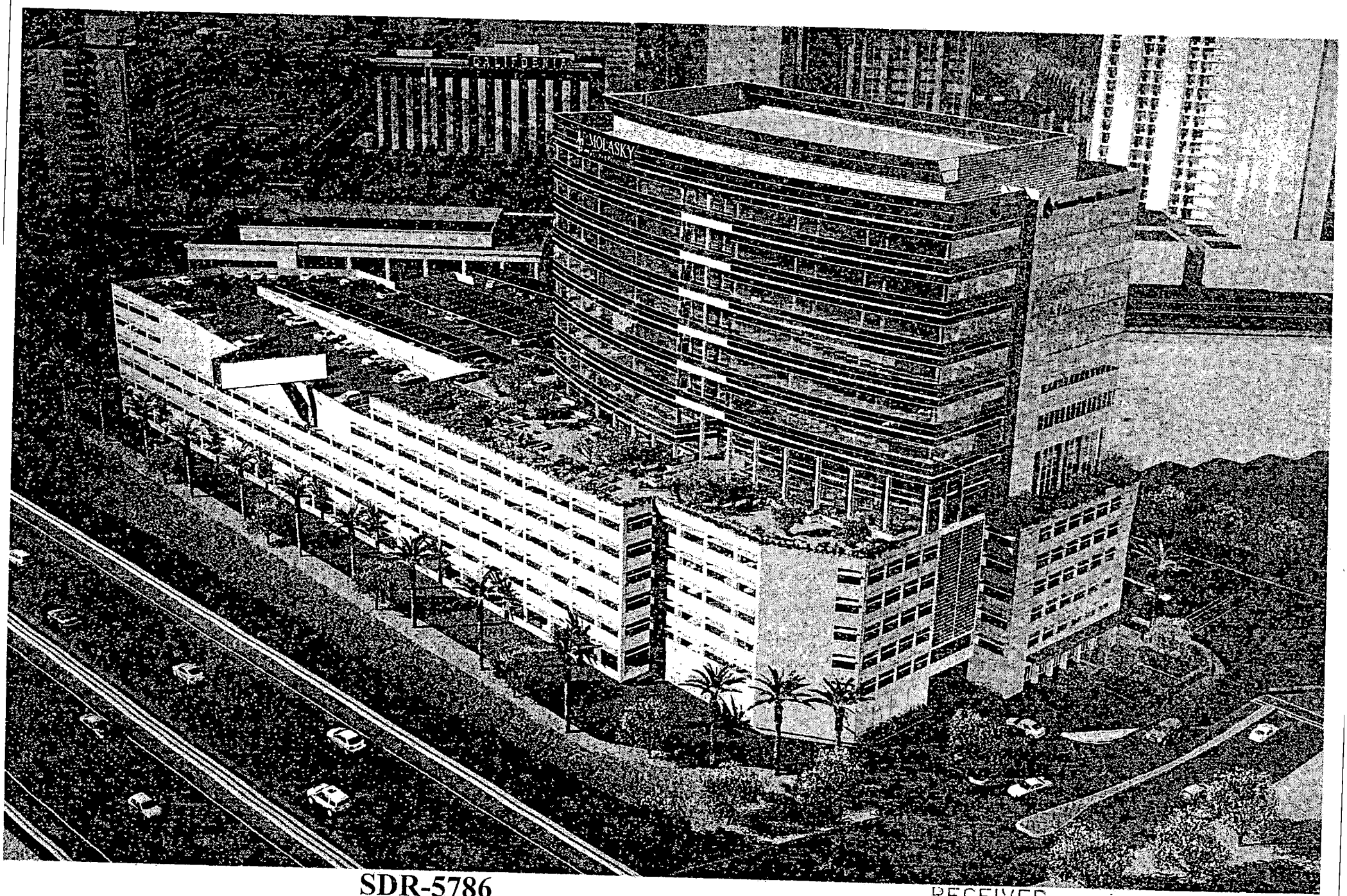
NORTH ELEVATION

HOWARD F. THOMPSON ASSOCIATES, INC.
Architecture/Land Planning/Interiors
420 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6615, FAX(702)269-6625

0 4' 8'
1/8"=1'-0"

JOB#: F:\YPW\23-049-00/12-28-04/SIGN-ELEVATIONS.DWG DATE: 12-22-04

VAR-5878
SUP-5877
SDR-5876
02-10-05 PC



SDR-5786
02-10-05 PC

RECEIVED
JAN 2 0 2005

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
WWW.KKBR.COM

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

8600 Technology Way
Suite 104
Reno, NV 89521-5941
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kkbr.com

January 26, 2005

VIA FACSIMILE (702) 385-7268

Mr. Flynn Fagg
CITY OF LAS VEGAS
DEPT. OF PLANNING & DEVELOPMENT
City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: REVISED Justification Letter
Parkway Center – Site Plan Review

Dear Mr. Fagg:

Please be advised, this office represents the applicant in the above referenced matter. The applicant will be constructing Phase II of Parkway Center which will consist of a **fifteen (15) story building with approximately 250,000 square feet of office space and multi-level garage** with retail uses on the ground level (the "Project"). **Combined, the garage and office building will be fifteen stories in height.** Phase I is under construction and will contain the office space for the Internal Revenue Service upon completion. The applicant is also submitting a special use permit and variance for an off-premise sign. These applications should run concurrently with the site plan review of the Project.

The Project is subject to the guidelines required by the Parkway Center Development Standards and Title 19. The Project will be designed and built as a LEED (Leadership in Energy and Environmental Design) structure. In conjunction with the site plan review, there are certain waivers of the Parkway Center Development Standards and Title 19 that must be requested. Following is a list of these waivers:

Parkway Center Development Standards

2.2 Building entry faces the street.

- The parking structure precludes direct access into the building from the street. The best alternative is to take advantage of the Freeway exposure. While the entrance doors to the office building are technically located on the north side of the Project, the primary entrance into the building will be the use of the elevator in the parking garage with access from Grand Central Parkway.

3.3 East-West streets shall use primarily shade trees

- The applicant is proposing to use palm trees to mitigate the parking structure elevation along Grand Central Parkway.

4.8 10 foot setback for parking structure.

- The retail uses on the ground floor will allow for a reduced setback. The applicant is seeking the ability to integrate the hardscape/landscape feature for the retail area with the required sidewalk and reduced street landscape.

5.4 Reflective (15% coefficient) or tinted glass

- Because this building is a LEED structure, the applicant would like the flexibility to use the latest available technology in building glazing which includes alternative glazing systems. The applicant is seeking this waiver subject to a condition requiring staff's approval of the proposed materials at plans review.

5.7 Stone to be used on the elevations.

- The applicant is seeking the ability to use aesthetically pleasing alternative materials due to the location of the office tower on top of the parking structure. The retail area will be appropriately addressed with materials conducive to pedestrian viewing. Because it is a LEED project, the applicant is also seeking the flexibility to modify colors and materials as the project evolves, subject to staff approval.

5.10 Articulated roof line,

- The roof equipment screen has been designed to accomplish a level of detail that makes the cornice unnecessary.

6.2 Minimum landscape areas

- There is a 10 foot utility easement and deceleration lane on Parkway Center so a waiver is necessary in this area.

Title 19 of the City of Las Vegas (On-Site Parking Standards)

19A.10.010.K.2.a Compact Spaces Permitted
- Up to 30 % of spaces provided

19A.10.010.K.2.c. Size Adjustments
- Standard stall size in parking structure to be 8.5' wide

19A.10.010.K.8 Tandem Parking
- Will be utilized during high use periods (i.e. tax season – approximately January through April) and with valet service.

Landscape, Wall & Buffer Standards

- Rear yard landscaping along the freeway right-of-way will have a 6 foot planter and no landscaping for the first +/- 180'. The freeway is elevated at this point, so the existing slope will provide the visual relief intended by the code.

A conceptual Materials and Conceptual Landscape Plan will be provided at the time the site plan review application is filed. However, we respectfully request that a condition be added to allow the applicant the ability to work with staff on possible modifications to the materials or landscaping due to the evolving design and compliance with LEED requirements. Given the developer's desire to be a leader in the community by building an environmentally sensitive structure that will conserve resources, we believe this condition would be appropriate. Finally, the requested waivers will not be detrimental to the surrounding area and the Project will enhance the area.

Please do not hesitate to contact me if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jennifer Lazovich

JJL/dmf
Encl.

cc: Suzanne Sanders
Daniela Kennedy

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

ABEYANCE - WVR-5955 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION - Request for a Waiver of Title 18.08.110 & Title 18.12.510(A)(1) TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A HEIGHT OF SIX FEET WITHOUT A MINIUMUM FOUR FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

APPLICANT REQUESTS WITHDRAW WITHOUT PREJUDICE

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

RECOMMENDATION:

Staff recommends WITHDRAW WITHOUT PREJUDICE

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 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:

There was no discussion.

(6:04 – 6:09)

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

March 7, 2005

City of Las Vegas Planning Department
Attn: Doug Rankin
731 S. 4th Street
Las Vegas, NV 89101

Fax: 385-7268

RE: Elkhorn and Ft. Apache
SWE Ref. No. 040519
Waivers – WVR-5955 & WVR-5956

Dear Mr. Rankin:

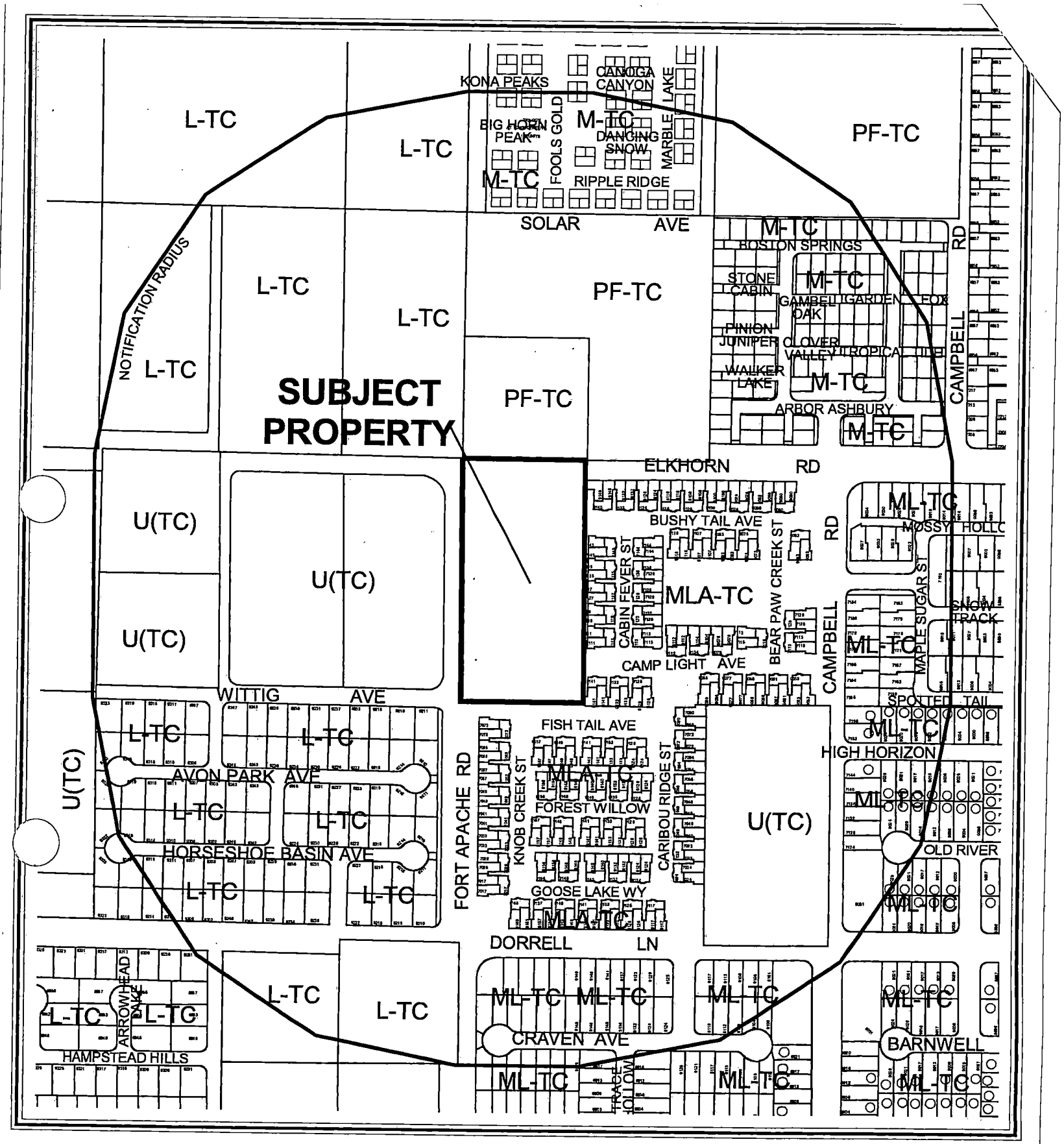
Please accept this letter requesting WVR-5955 and WVR-5956 to be withdrawn without prejudice from City of Las Vegas Planning Commission hearing date of March 10, 2005 and City of Las Vegas City Council of April 6, 2005. Should you have any questions, please do not hesitate to contact me.

Sincerely,

SOUTHWEST ENGINEERING

Sally Pelham
Director of Processing

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143



CASE: **WVR-5955**

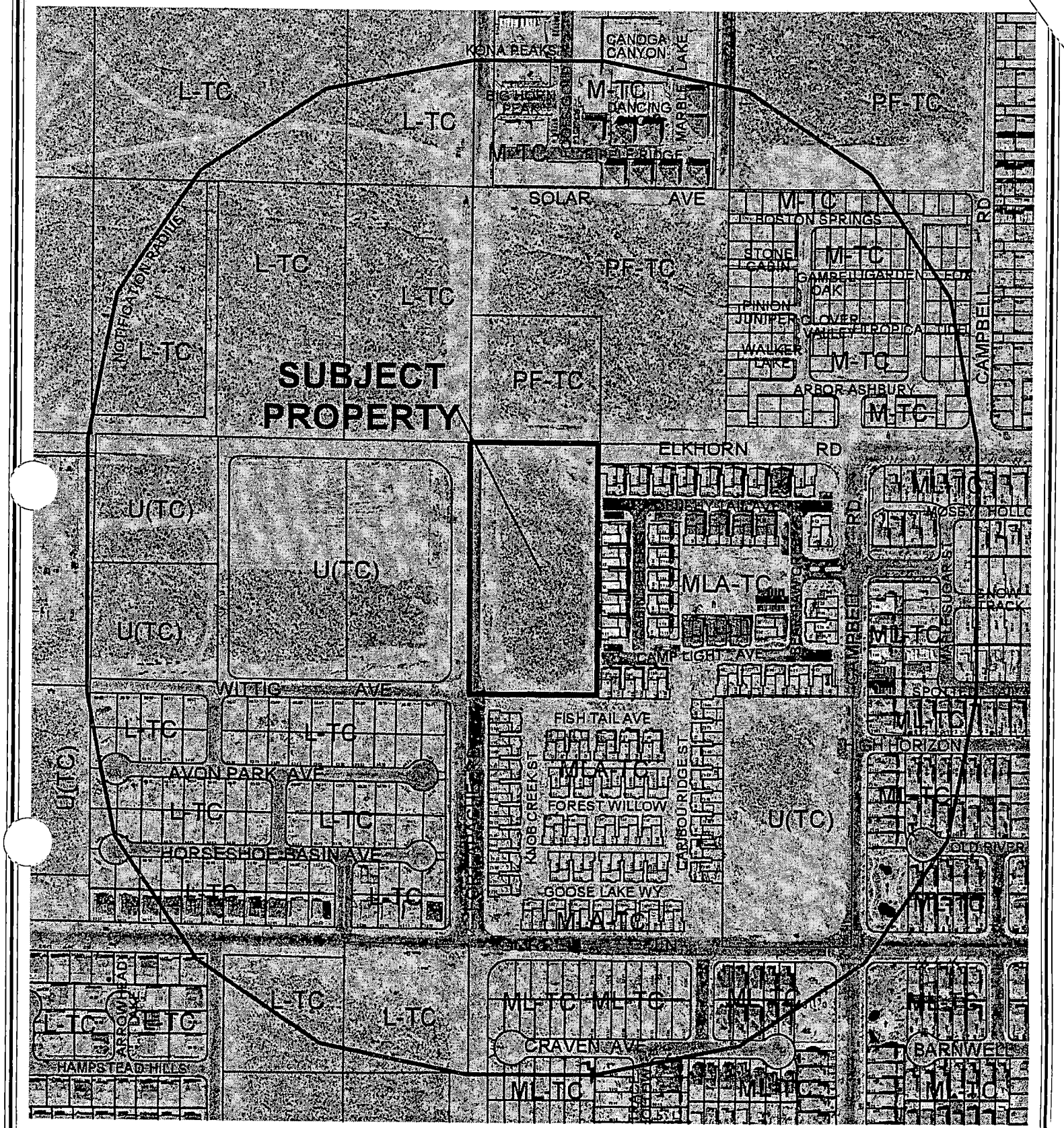
0 300 600 Feet

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



CASE: **WVR-5955**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5955 - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION

ON MARCH 7, 2005 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5955 APN: 125-20-101-001

Name of Property Owner: Beazer Homes

Name of Applicant: Beazer Homes

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

_____ Yes _____✓_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X _____

Print Name: Kirk Brynjulson

X Subscribed and sworn before me

This 11 day of Jan, 2005

Marisha Louise Bean

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARISHA LOUISE BEAN
My Appointment Expires
No: 98-2947-1 May 1, 2007

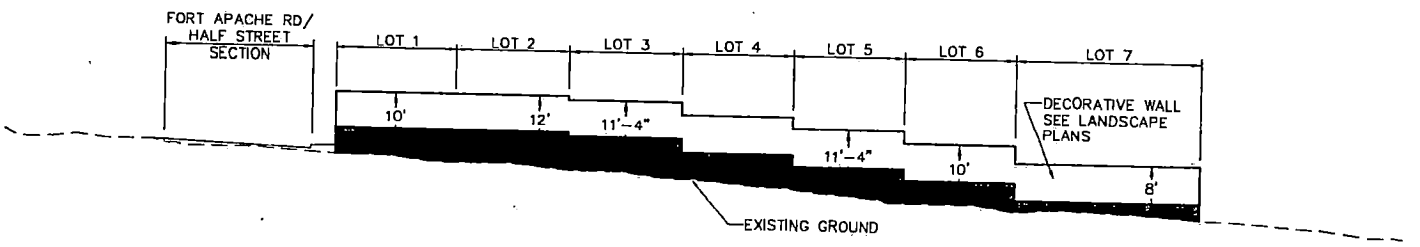
Revised 2/12/02

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

LEGEND:

6' HIGH SCREEN WALL

RETAINING WALL



SOUTH WALL ELEVATION VIEW

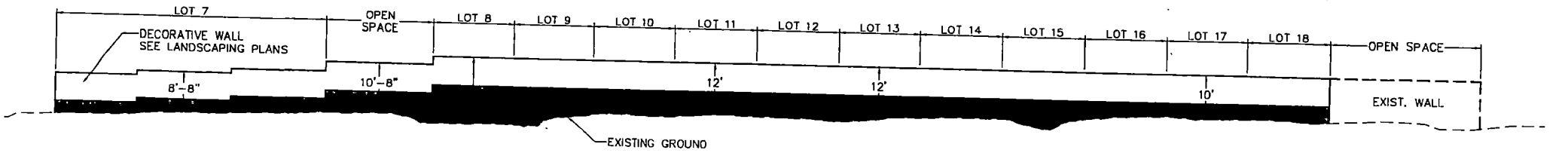
NTS

WVR-5955
WVR-5956
02/24/05 PC

LEGEND:

6' HIGH SCREEN WALL

RETAINING WALL



EAST WALL ELEVATION VIEW

NTS

WVR-5955
WVR-5956
02/24/05 PC

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

February 2, 2005

Post-it® Fax Note 7671	Date 2/2/05	# of pages ▶ 2
To Pete	From Sally	
Co./Dept. CLV	Co. SWE	
Phone #	Phone # 648-9700	
Fax # 385-7268	Fax # 648-4123	

Mr. Eddie Dichter
Senior Planner
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Elkhorn and Ft. Apache, SWE Ref. No. 040518
Waiver of Title 18 (Perimeter Walls)
Waiver of Title 18 (Towncenter Guidelines)
Revised Justification Letter

Dear Eddie:

On behalf of our client, Beazer Homes, please accept the applications for Waiver of Title 18 .08.100 and 18.12.510 and Waiver of Title 18 for Towncenter Standards D.2.A.6. This project is located at the southwest corner of Elkhorn Road and Fort Apache Road on 5.00 acres of property. It consists of 30 single family residential lots located in Town Center (T-C) - APN: 125-20-101-001.

The Tentative Map (TMP-5005) was approved by the Planning Commission on 9/24/04. However, the project does not meet Condition 5 concerning perimeter walls including a combination of retaining and screen walls and wall standards of subsection D.2.A of the Town Center Development Standards. The City of Las Vegas has requested a Waiver of Title 18 for Town Center Guidelines be submitted ,as several wall height within our project exceed the limits without the setback requirements. Town Center requires we provide six feet of vertical wall height. A minimum of four-foot horizontal offset and landscaping shall be provided within the offset area. This Waiver of Development Standards for Town Center guidelines is being requested for perimeter lots 7 through 18 and open space that front on the east side of the project and lots 7 through 1 on the south side of the project. The attached site plan shows the elevations and clearly depicts the overall heights of the wall and what portion is a retaining and screen wall. The project type cannot be built according to Town Center Guidelines without encroaching into rear set backs and adversely affecting the existing drainage pattern for this site.

The Site Development Plan Review (SDR-4613) was approved by City Council on August 18, 2004. However, the project does not meet Condition 8 concerning perimeter property line wall shall meet the fence and wall standards of subsection of the Town Center Standards. The City of Las Vegas is requesting a Waiver of Development Standards for 18.08.100. Tentative Map Requirements, for any grade above 4 feet, are that a 6 foot step wall be provided. As stated above, the project cannot be built according to 18.08.100 without encroaching into rear set backs and adversely affecting the existing drainage pattern for the site.

RECEIVED
FEB 2 2005

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

With the submittal of Waiver of Title 18 for Town Center Standards D2.A.6 and Waiver of Title 18.08.100 and 18.12.510, these application will supercede the approved conditions for SDR-4613 Condition 8 and TM-5005 Condition 5.

It is our understanding the City of Las Vegas Planning Department would accept the above applications and the "At Risk Letter" from Beazer Homes and allow the Technical Drainage Study to continue to be reviewed for acceptance. We also understand if the Waivers of Development Standards were not approved, the site would need to be reconfigured.

We thank the City of Las Vegas Planning Staff for working with Southwest Engineering and Beazer Homes to resolve this problem. Please schedule the applications for the Planning Commission of February 24, 2005 and City Council April 6, 2005.

Very truly yours,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SIP:jkd

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

ABEYANCE - WVR-5956 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION - Request for a Waiver of Section D.2.A.6 of the Town Center Development Standards TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A HEIGHT OF SIX FEET WITHOUT A MINIUMUM FIVE FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN 125-20-101-001), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

APPLICANT REQUESTS WITHDRAW WITHOUT PREJUDICE

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

RECOMMENDATION:
Staff recommends WITHDRAW WITHOUT PREJUDICE

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 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:
There was no discussion.

(6:04 – 6:09)

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

March 7, 2005

City of Las Vegas Planning Department
Attn: Doug Rankin
731 S. 4th Street
Las Vegas, NV 89101

Fax: 385-7268

RE: Elkhorn and Ft. Apache
SWE Ref. No. 040519
Waivers – WVR-5955 & WVR-5956

Dear Mr. Rankin:

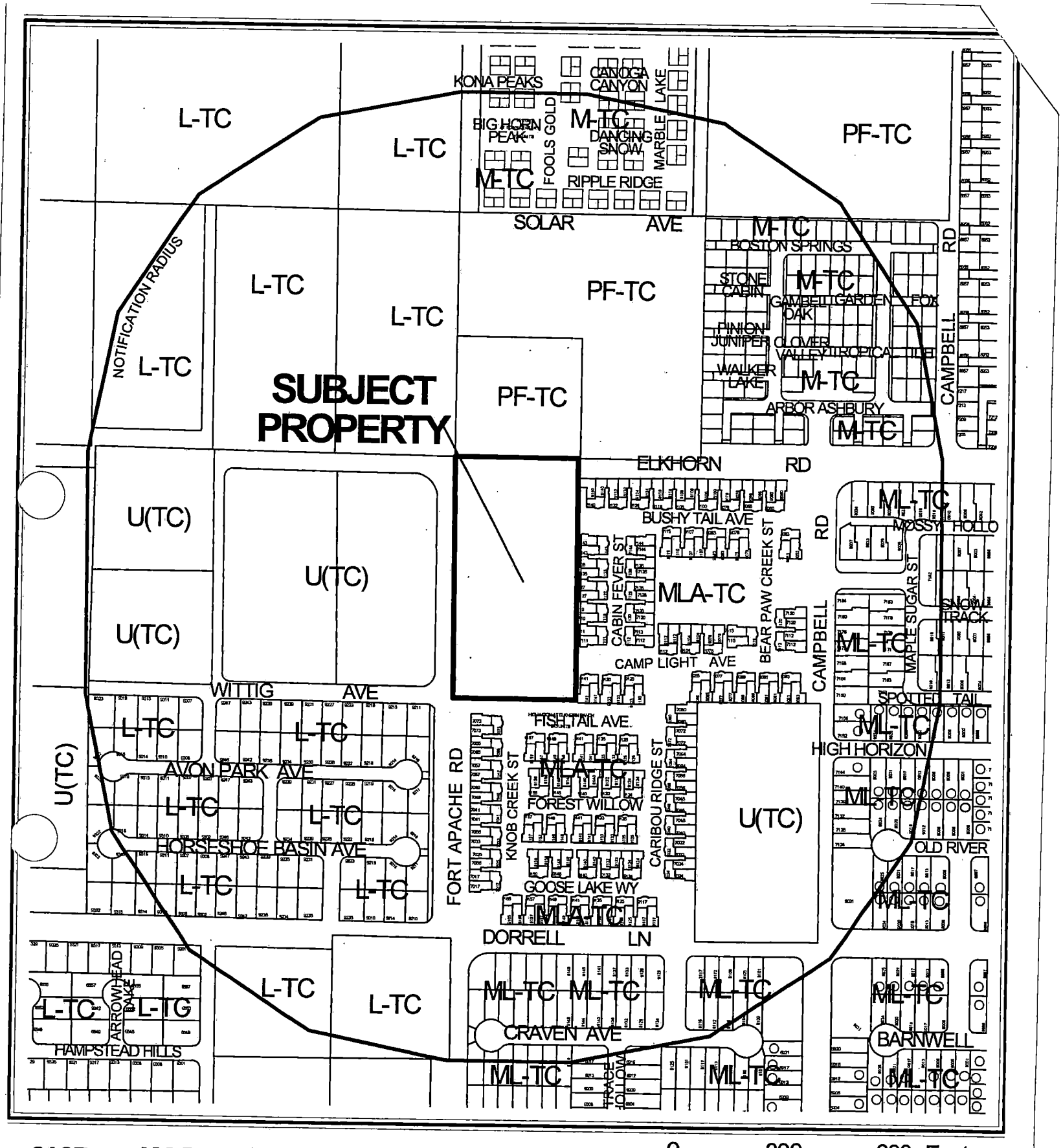
Please accept this letter requesting WVR-5955 and WVR-5956 to be withdrawn without prejudice from City of Las Vegas Planning Commission hearing date of March 10, 2005 and City of Las Vegas City Council of April 6, 2005. Should you have any questions, please do not hesitate to contact me.

Sincerely,

SOUTHWEST ENGINEERING

Sally Pelham
Director of Processing

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143



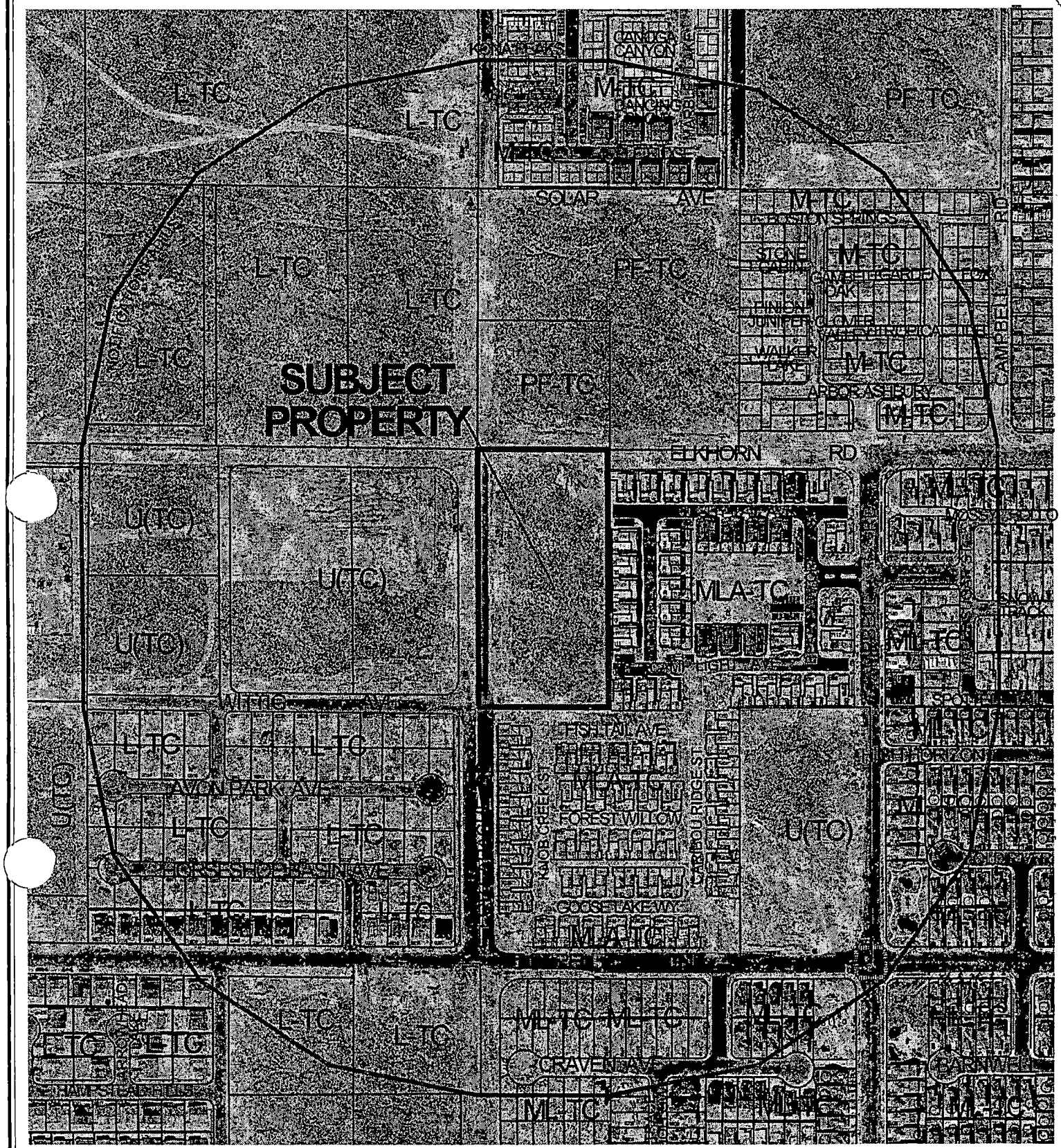
CASE: **WVR-5956**

0 300 600 Feet

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 300 600 Feet

CASE: **WVR-5956**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5956 - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION

ON MARCH 7, 2005 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-5956** APN: 125-20-101-001

Name of Property Owner: Beazer Homes

Name of Applicant: Beazer Homes

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X _____

Print Name: K.R.K Brzyjutsm

X Subscribed and sworn before me

This 11 day of Jan, 2005

Marsha Louise Bean

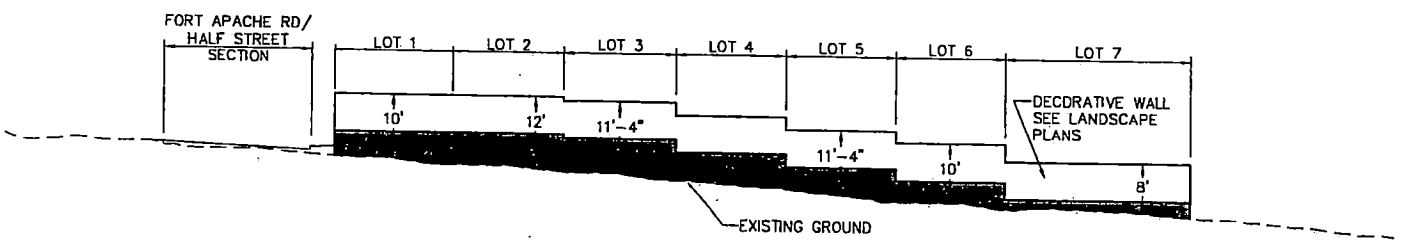
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARSHA LOUISE BEAN
My Appointment Expires
May 1, 2007

LEGEND:

6' HIGH SCREEN WALL

RETAINING WALL



SOUTH WALL ELEVATION VIEW

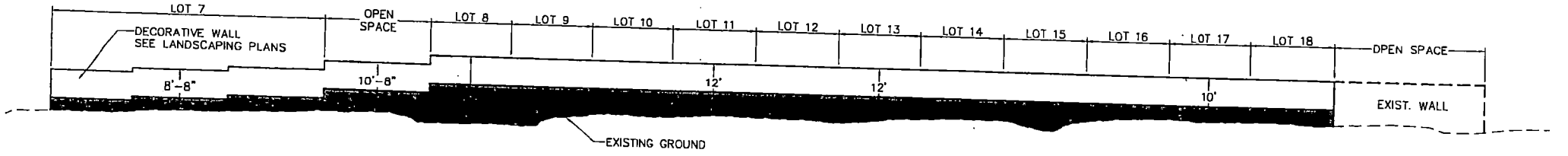
NTS

WVR-5955
WVR-5956
02/24/05 PC

LEGEND:

6' HIGH SCREEN WALL

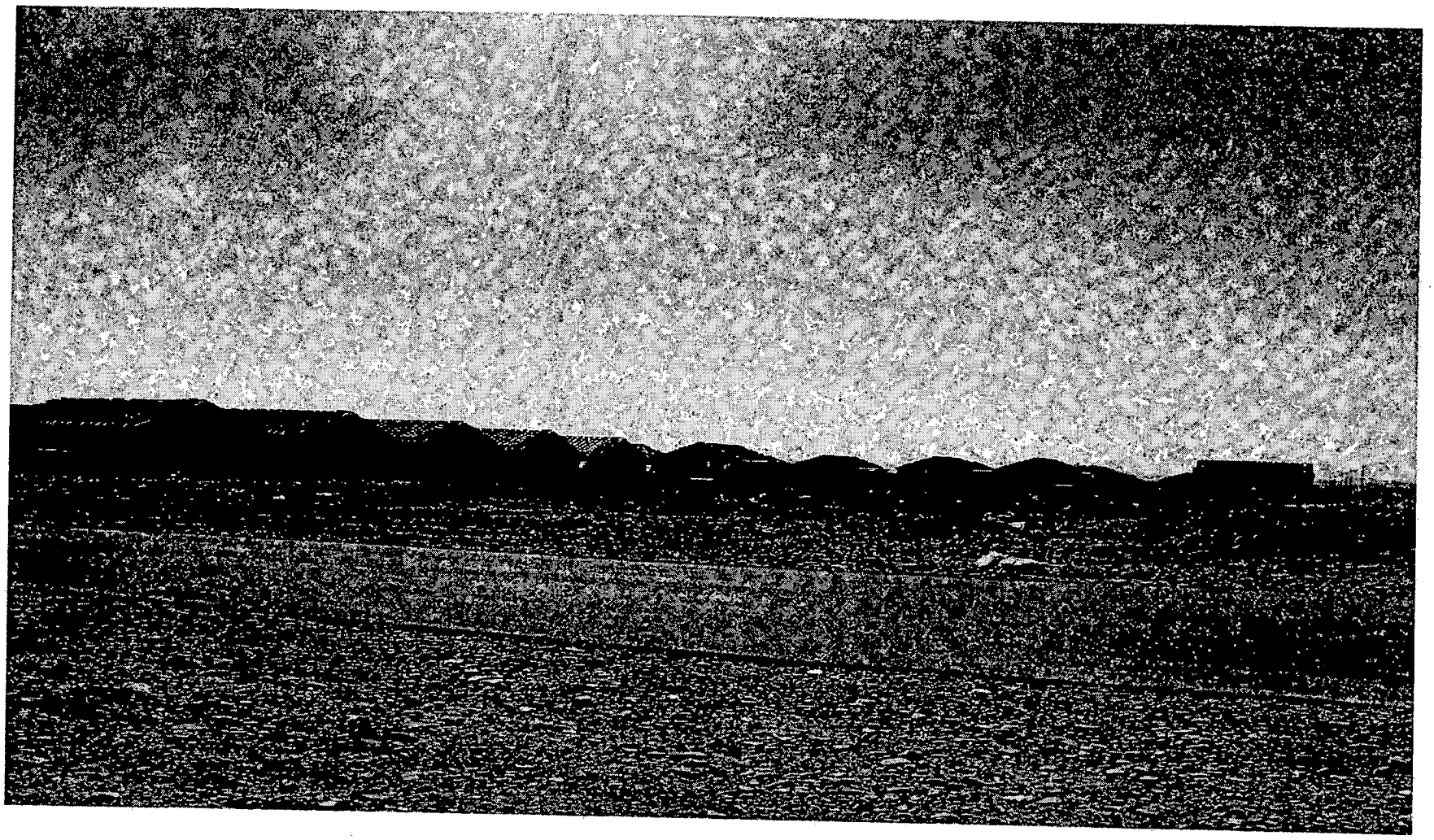
RETAINING WALL



EAST WALL ELEVATION VIEW

NTS

WVR-5955
WVR-5956
02/24/05 PC



WVR-5955 & WVR-5956 - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
MARCH 10, 2005 PLANNING COMMISSION

2/4/05

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

February 2, 2005

Post-it® Fax Note 7671	Date 2/2/05	# of pages ▶ 2
To Pete	From Sally	
Co./Dept. CLV	Co. SWE	
Phone #	Phone # 648-9700	
Fax # 385-7268	Fax # 648-4123	

Mr. Eddie Dichter
Senior Planner
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Elkhorn and Ft. Apache, SWE Ref. No. 040518
Waiver of Title 18 (Perimeter Walls)
Waiver of Title 18 (Towncenter Guidelines)
Revised Justification Letter

Dear Eddie:

On behalf of our client, Beazer Homes, please accept the applications for Waiver of Title 18 .08.100 and 18.12.510 and Waiver of Title 18 for Towncenter Standards D.2.A.6. This project is located at the southwest corner of Elkhorn Road and Fort Apache Road on 5.00 acres of property. It consists of 30 single family residential lots located in Town Center (T-C) - APN: 125-20-101-001.

The Tentative Map (TMP-5005) was approved by the Planning Commission on 9/24/04. However, the project does not meet Condition 5 concerning perimeter walls including a combination of retaining and screen walls and wall standards of subsection D.2.A of the Town Center Development Standards. The City of Las Vegas has requested a Waiver of Title 18 for Town Center Guidelines be submitted ,as several wall height within our project exceed the limits without the setback requirements. Town Center requires we provide six feet of vertical wall height. A minimum of four-foot horizontal offset and landscaping shall be provided within the offset area. This Waiver of Development Standards for Town Center guidelines is being requested for perimeter lots 7 through 18 and open space that front on the east side of the project and lots 7 through 1 on the south side of the project. The attached site plan shows the elevations and clearly depicts the overall heights of the wall and what portion is a retaining and screen wall. The project type cannot be built according to Town Center Guidelines without encroaching into rear set backs and adversely affecting the existing drainage pattern for this site.

The Site Development Plan Review (SDR-4613) was approved by City Council on August 18, 2004. However, the project does not meet Condition 8 concerning perimeter property line wall shall meet the fence and wall standards of subsection of the Town Center Standards. The City of Las Vegas is requesting a Waiver of Development Standards for 18.08.100. Tentative Map Requirements, for any grade above 4 feet, are that a 6 foot step wall be provided. As stated above, the project cannot be built according to 18.08.100 without encroaching into rear set backs and adversely affecting the existing drainage pattern for the site.

RECEIVED
FEB 2 2005

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

With the submittal of Waiver of Title 18 for Town Center Standards D2.A.6 and Waiver of Title 18.08.100 and 18.12.510, these application will supercede the approved conditions for SDR-4613 Condition 8 and TM-5005 Condition 5.

It is our understanding the City of Las Vegas Planning Department would accept the above applications and the "At Risk Letter" from Beazer Homes and allow the Technical Drainage Study to continue to be reviewed for acceptance. We also understand if the Waivers of Development Standards were not approved, the site would need to be reconfigured.

We thank the City of Las Vegas Planning Staff for working with Southwest Engineering and Beazer Homes to resolve this problem. Please schedule the applications for the Planning Commission of February 24, 2005 and City Council April 6, 2005.

Very truly yours,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SIP:jkd

Beazer Homes

January 11, 2005

City of Las Vegas
Land Development Services
Department of Public Works
731 S. 4th Street
Las Vegas, NV 89101

Subject: Elkhorn and Ft. Apache
SEC. Elkhorn Road and Ft. Apache Road
Beazer Homes

As Developer of the above referenced project, we would like to have the City of Las Vegas approve the Technical Drainage Study presently being held due to approval of the Waiver of Title 18 for Wall Heights and Waiver of Title 18 (Town center Guidelines) for Perimeter Walls continue for approval. The Waivers are scheduled for hearing at the City of Las Vegas Planning Commission February 24, 2005 and City Council on April 6, 2005 for final action.

Beazer Homes understands and agrees if the above applications are not approved and the Technical Drainage Study is approved at the present time with the current design the Technical Drainage Study will need to be amended.

Thank you for your consideration in the above matter.

Very truly yours,

BEAZER HOMES

Kirk Brynjulson
VP Land Acquisition
Beazer Homes Nevada

BEAZER HOMES
LAS VEGAS DIVISION
4670 SOUTH FORT APACHE, SUITE 200, LAS VEGAS, NV 89147
p 702•837•2100
f 702•837•2101
w beazer.com

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

VAR-5949 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Variance TO ALLOW 824 PARKING SPACES WHERE 1,065 IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).

C.C. 04/06/05

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

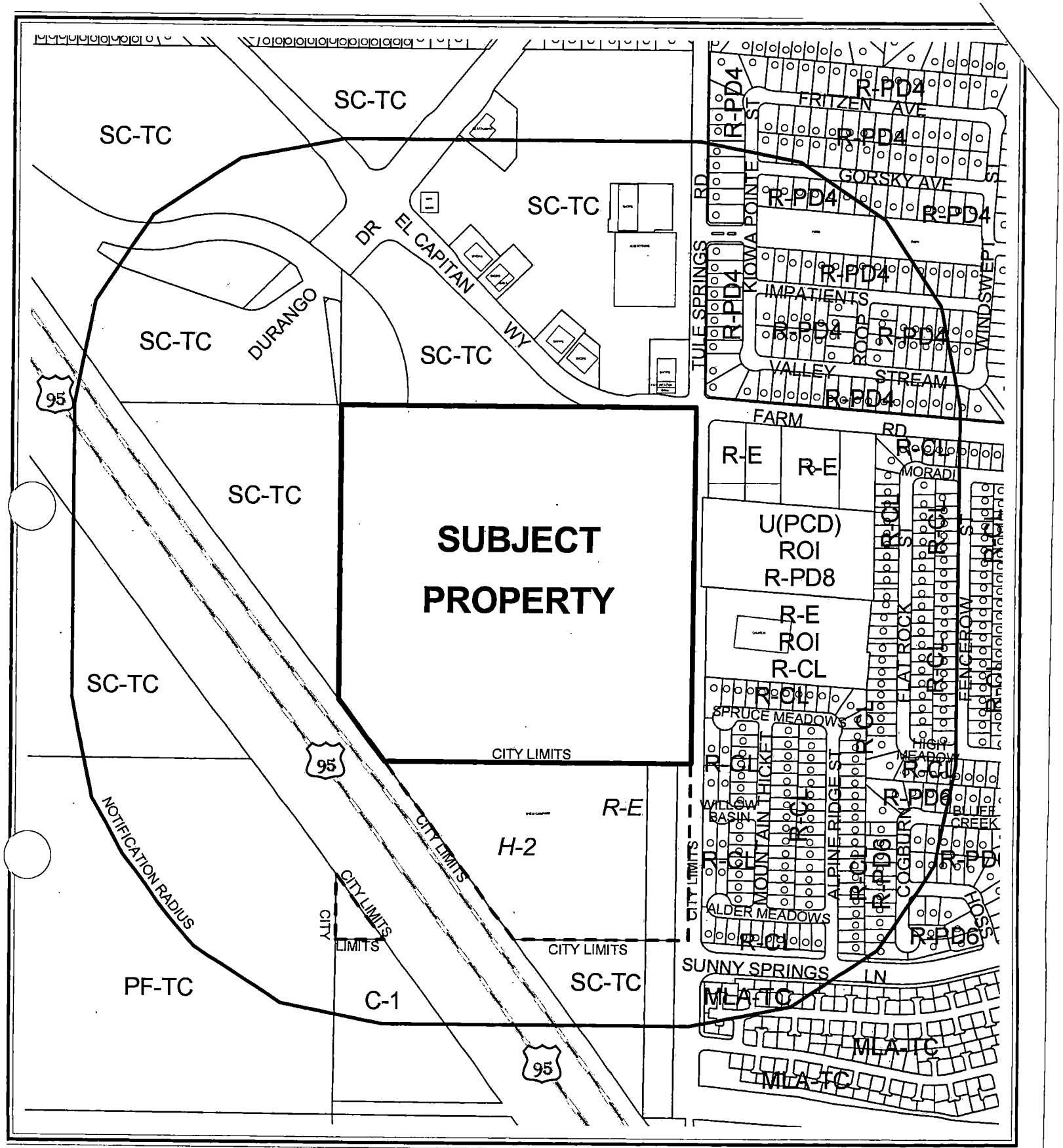
MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:

There was no discussion.

(6:04 – 6:09)



0 500 1000 Feet

CASE: **VAR-5949**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5949 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: CARINA CORPORATION

** CONDITIONS **

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

Planning and Development

1. 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.

2. Acquire all necessary permits from the Department of Building and Safety.

3. Conformance to the Conditions of Approval for VAC-5954, Site Development Plan Review SDR-5948 and Waiver WVR-6153.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Variance to allow 824 parking spaces where 1,061 is the minimum required in conjunction with a proposed mixed-use development on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

B) Applicant's Justification

As a mixed-use destination the Village of Centennial Springs development recognizes that within the project's commercial district there exist several buildings types with alternate peak hours activity including office, retail, restaurant, and loft space. As a result shared parking shall be employed throughout the development allowing those spaces provided to remain full in lieu of developing a sea of asphalt that sits vacant during non-peak hours of opposing uses.

BACKGROUND INFORMATION

A) Related Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.
11/07/01	The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.
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KCW

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01/05/05 The Planning and Development Department approved Tentative Map TMP-4838 as an administrative review for a 241 lot subdivision on 41.02 acres which clarified the proposed mapping of the commercial/mixed use areas.

B) Pre-Application Meeting

12/17/04 The elements of a variance application were discussed with the applicant at a pre-application conference.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

KCW

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Commercial
South:	Undeveloped
East:	Undeveloped, Church, Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed-Use - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	SC-TC (Service Commercial - Town Center)
East:	PCD (Planned Community Development)
West:	SC-TC (Service Commercial - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	Clark County
East:	R-E (Residence Estates) R-E (Residence Estates) Under Resolution of Intent to R-CL (Residential Compact Lot) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre) R-E (Residence Estates) Under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre)
West:	T-C (Town Center)

E) General Plan Compliance

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area as SX-TC (Suburban Mixed Use - Town Center), as part of the Town Center Master Plan. The intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business / urban environment.

The designation calls for an intensive pedestrian orientation, buildings with a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The object of this district is to provide amenities that are conducive to attracting pedestrian activity rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

KCW

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Centennial Hills Town Center	X	
Special Overlay District		X
Trails		
Recreational Trails Element	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

Centennial Hills Town Center- The Centennial Hills Town Center category of the Centennial Hills General Plan is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; low to high density residential uses; planned business; office and industrial parks; and recreational uses.

Trails - Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments," shows a Multi-Use Transportation Trail along the west side of Tule Springs Road. A condition of approval of the Village of Centennial Springs development (SDR-4290) requires the developer to include this trail within the improvements for the west side of Tule Springs Road.

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
Retail	67,632 SF.	1/250 GFA	271			
Commercial and personal Services	13,482 SF.	1/200 GFA	68			
General Office	36,620 SF.	1/300 GFA	122			
Restaurant	9,300 SF.	1/50 Seating and Waiting; 1/200 Remaining; 60/40	5580/50= 112 3720/200 = 19			

KCW

Commercial Subtotal			592		437	
Residential-Single Family		2 Spaces/ Dwelling	231 Units x 2= 462		379	
2 bedroom Multi-family		1.75 Spaces per Unit 1 Guest space per 6 Units	7 Units x 1.75= 5 7/6= 2		8	
Residential Subtotal			469		824	
Total			1061			
Total w/ Handicap			1039	22	807	17

The proposal does not meet the parking requirements for standard development. The proposal though is consistent with the philosophy of the live-work nature of a true mixed-use development in Town Center. With residential supportive commercial and the employment opportunities that go with it within close walking distances of each other, particularly in a self-contained development such as is the subject of this proposal, it is likely that the parking standards of Title 19 expect more than is truly needed. This would be particularly the case as, with a proper mix of uses, the parking set aside for 8 to 5 uses can be used by uses that are focused on the evening and night hours.

B) General Analysis and Discussion

The Centennial Hills Town Center category of the Centennial Hills General Plan is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: shopping centers and other retail facilities; low to high density residential uses; planned business; offices; and recreational uses.

The subject development is located on a square, 41.02-acre lot. The site is part of the commercial development at the interchange of US95 and Durango Drive. The site plan indicates the single/ multi- family/ office/ commercial development is located at the southwest corner of Farm Road and Tule Springs Road. 16.95 acres of the site, adjacent to the intersection of Farm and Tule Springs, will be developed as commercial/ office/ retail/ multi-family. The remaining 24.07 acres will be single family and live work units. Consistent with the Town Development Standards the commercial buildings are up against the streets with the parking for the commercial buildings will be at the rear of the buildings away from the streets.

All of the residential is in easy walking distance to the employment/ commercial/ services uses on site and the adjacent commercial to the north, northeast, and planned commercial to the northwest.

KCW

FINDINGS

The applicant's request can be supported as it is consistent with the live/work philosophy of the mixed-use developments conceived in the Centennial Hills Sector Plan. The Town Center of Centennial Hills was to be an urbanized heart of Centennial Hills where people would be able live, work and play. A less strict view of the parking standards is supportive of the idea that in a mixed use development people would have a lesser need to travel for goods and service by vehicle.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 295 – Mailed with WVR-6153 and SDR-5948

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5949** APN: **125-17-702-002**

Name of Property Owner: **Carina Corporation**

Name of Applicant: **Carina Corporation**

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: Scott Shade

Subscribed and sworn before me

This 11 day of January ,20 05

[signature]

Notary Public in and for said County and State

JESSICA A. EYLAR
Notary Public, State of Nevada
Appointment No. 04-90411-1
My Appt. Expires Jul 27, 2008

THE VILLAGE OF
CENTENNIAL SPRINGS
CARINA HOMES
APN 125-17-702-002



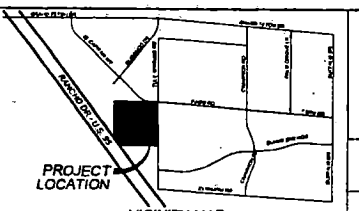
BUILDING DATA

BUILDING No.	SQ. FT.
1	4400
2	(1) 6886
3	(1) 4303
4	8791
A	7 TOWNHOMES
B	7 TOWNHOMES
C	7 TOWNHOMES
6	3886
7	13000
8	16189
9	4800
10	29404
11	8380
12	7211
13	6250
14	7557
15	2983
16	3113
17 (COMMUNITY)	8000
LIVE WORK	(2) 2760
TOTAL	127034

(1) SUB GROSS CONTAINS 8 RESIDENTIAL CONDO UNITS ON THE SECOND FLOOR
4 UNITS FOR BUILDING 2
3 UNITS FOR BUILDING 5
(5) LIVE / WORK HAS 8# OF OFFICE PER UNIT (5 UNITS)

LEGEND

- PROPERTY LINE / STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED BUILDING / EXISTING BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EX. CURB & GUTTER
- EX. CURB
- ACCESIBLE ROUTE



VICINITY MAP

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

ACCESSIBILITY NOTES:

NOTE: ALL ADA ACCESSIBLE (PARKING, CONFORM TO ADA STANDARDS IN BOTH THE COMMERCIAL AND RESIDENTIAL SITES

1. MAXIMUM SLOPE ON THE ACCESSIBLE ROUTE IS 2 % IN THE DIRECTION OF TRAVEL, 2 % CROSS SLOPE. MAXIMUM SLOPE IN ACCESSIBLE PARKING STALL / LOADING AISLE IS 2 % IN ANY DIRECTION

2. PROVIDE ACCESSIBLE PARKING STALL SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS PER MRS 484.108

3. HANDICAP STALLS SHALL BE 9'-0" WIDE x 19'-0" LONG (16'-0" WITH PERMITTED OVERHANG).

4. HANDICAP STALL / LOADING AISLES ARE 7'-0" WIDE. THE ENTIRE LENGTH OF THE PARKING STALL (9'-0" WIDE FOR VAN ACCESSIBLE SPACES)

PROJECT DATA

GROSS ACREAGE 41.02 ACRES
RESIDENTIAL 24.07 ACRES
TOTAL NO. OF UNITS 215
MODEL A 62
MODEL B 68
MODEL C 77
LIVE/WORK (LIVE PORTION) 8
DENSITY 8.72 UNITS/ACRE
MINIMUM LOT SIZE 2140 SF
MAXIMUM LOT SIZE 4400 SF
AVERAGE LOT SIZE 3061 SF
PARKING REQUIRED 2 PER UNIT = 430
Parking PROVIDED = 537

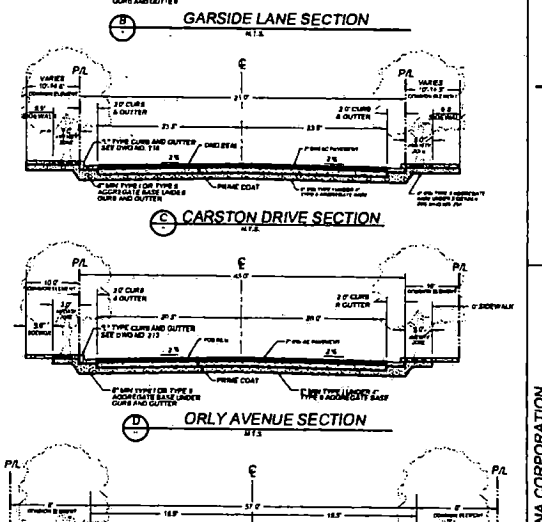
BROWNSTONES
31 DWELLING UNITS/2 PER UNIT REQ'D = 62
PARKING PROVIDED = 77

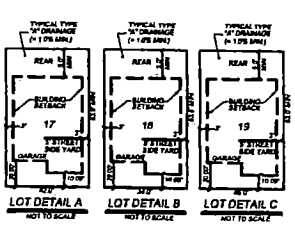
LOFT RESIDENTIAL
BUILDING #3 AND #9
4 UNITS @ 1.75 PER UNIT REQ'D = 8
1 PER 4 GUEST REQ'D = 2
TOTAL PARKING REQ'D = 11
PARKING PROVIDED = 8

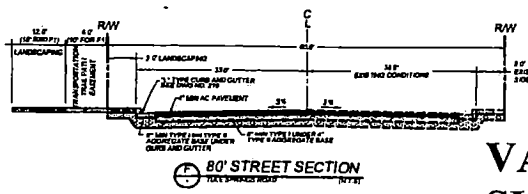
LIVE/WORK
5 OFFICE UNITS (360 S.F. PER UNIT)
INCLUDES 5 MAIN OFFICE BELOW

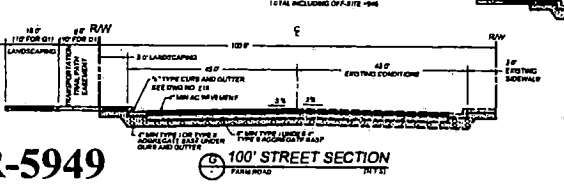
COMMERCIAL
RETAIL 57,537 SF 1/250
RESTAURANT 5,300 SF 1/50 - LOSS (50%)
BANK 13,467 SF 1/250
OFFICE 30,930 SF 1/300

TOTAL ON-SITE SPACES PROVIDED =423
TOTAL OFF-SITE SPACES PROVIDED =175
TOTAL PARKING REQ'D =1051
TOTAL PARKING PROVIDED =624 (NOT INCL OFF-SITE)
TOTAL INCLUDING OFF-SITE =949









VAR-5949
SUP-6068
SDR-5828

RECEIVED
FEB 4 2005

The Keith Companies
CARINA CORPORATION
THE VILLAGE OF CENTENNIAL SPRINGS
SITE PLAN

JOB #
SHEET NO.: SP-1
1 OF 1 SHEET

carina

January 11, 2005

Planning and Development Department
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter to support the request for an Amended Site Development Plan Review, Special Use Permit, and Parking Variance.

Attention Current Planning Staff:

Carina Homes, Nevada's leading builder of Traditional New Home Neighborhoods is pleased to present the Urban Village of Centennial Springs. Located at the southwest corner of Farm Road and Tule Springs Road, adjacent to the Interstate 95 corridor, Centennial Springs shall feature a combination of retail, restaurant and office uses. Organized around a private landscaped boulevard, Centennial Springs seeks to create a "main-street" experience of the highest quality providing shopping and employment opportunities for the community. Greater dynamic is added to the business district by introducing a residential component which provides lifestyle opportunities ranging from the more traditional to the more progressive, culminating in the Urban Village of Centennial Springs.

Since the approval of the original Site Development Plan Review Package by the Las Vegas City Council in May of 2004 Carina has had an opportunity to continue the design development, and engineering of the master plan. As a result we are prepared to submit an amended Site Development Plan Review package illustrative of the actual development plan. We have also included with this package a Special Use Permit, Parking Variance and corresponding justification which shall be required to support the ultimate build out of the Centennial Springs Master Plan.

Site Development Plan Review (SX-TC):

Designed as a suburban, mixed-use destination, Main Street Centennial Springs draws upon an almost historic precedent translating traditional materials and textures into a modern day experience. The two building edges which flank both sides of Main Street are rich with texture and color including brick and stone veneer, siding, canopies, tracery,

VAR-5949
REVISED
1.13.05

1050 Indigo Drive | Las Vegas NV 89145 | T 702.228.6376 | F 702.228.6002 | www.carinacorp.com

and other embellishments to enhance the pedestrian scale experience while the second floors of the buildings along Main Street have been designed to support a combination of residential flats and offices.

Great attention to detail has been employed throughout the master planning efforts of Centennial Springs; from the carefully executed signage, to the tree grates, gas lamps, and hand selected trees along Main Street. To that end a cohesive sign package has been generated identifying sign type, design, and location throughout the development. The most prominent of these signs remain those at the intersection of Farm Road and Tule Springs Road. In this location a decorative stone monument sign will exist identifying the Village of Centennial Springs with prescribed fonts and stone veneer selected as project identifiers. Furthermore to reinforce the "old-town" or "home-town" aesthetic two lamp posts have been located beyond the sign in the backdrop where a more permanent banner may display main street or urban village events, Shakespeare in the Park, the Centennial Springs Farmers Market, the Kite Festival, etcetera.

Because the Village of Centennial Springs has been so carefully themed and executed a seven foot trail has been proposed along Tule Springs and Farm Road where 10'-0" would normally be required. Again, as with any urban main-street destination the activity that occurs within the Village of Centennial Springs occurs along the main street adjacent to the shops. Furthermore, reducing the expanse of concrete by only 2'-0" affords the opportunity to greatly enhance the landscape along both Farm and Tule Springs without compromising the integrity of the trail.

Parking Variance:

As a mixed-use destination the Village of Centennial Springs recognizes that within the commercial district there exist several building types with alternate peak hour activity including office, retail, restaurant and loft space. As a result shared parking shall be employed throughout the development allowing those spaces provided to remain full in lieu of developing a sea of asphalt that sits vacant during non-peak hours of opposing uses. The Village of Centennial Springs has been designed and developed as a suburban mixed-use destination providing retail and restaurant opportunities for the area while still providing a self sustained live, work, play community of its own.

Special Use Permit:

The Special Use Permit shall simply be necessary to support a pad with drive-through opportunity as identified by building 16 on the attached Site Plan. The drive through at that location allows either a financial institution, coffee house, drug store or restaurant to occupy the ideal corner location and still better serve their clientele.

The Urban Village of Centennial Springs strikes an appropriate balance of retail, restaurant, professional office, residential, and recreation to successfully achieve an environment that may truly be described as live, work, play. Pockets of activities and services have been strategically located throughout the site breaking down large areas of parking to create a dynamic, high quality retail, restaurant, office and residential environment. Carina Corporation continues to look forward to the realization of the Urban Village of Centennial Springs and remains confident that the development shall serve as a precedent for future mixed-use developments not only in Las Vegas but across the country.

Please contact me if you should have any additional questions upon your review of the attached application materials.

Sincerely,
CARINA LAND COMPANY, LLC

Rebecca Ralston
President

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
WVR-6153 - WAIVER RELATED TO VAR-5949 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Waiver of Title 18.12.100 TO ALLOW 24-FOOT PRIVATE STREET WIDTH AT INTERSECTIONS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C. 04/06/05

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

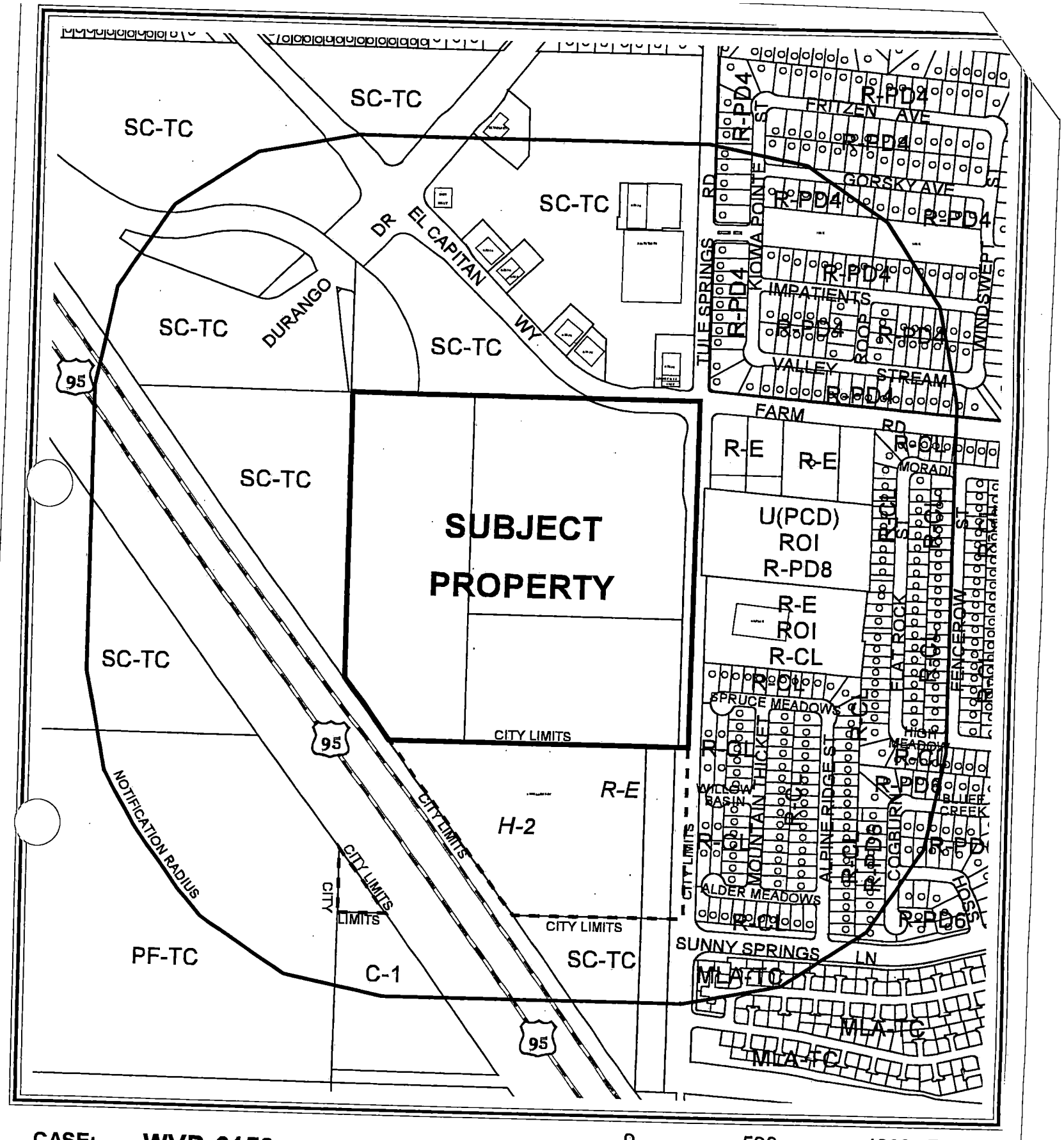
RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:
There was no discussion.

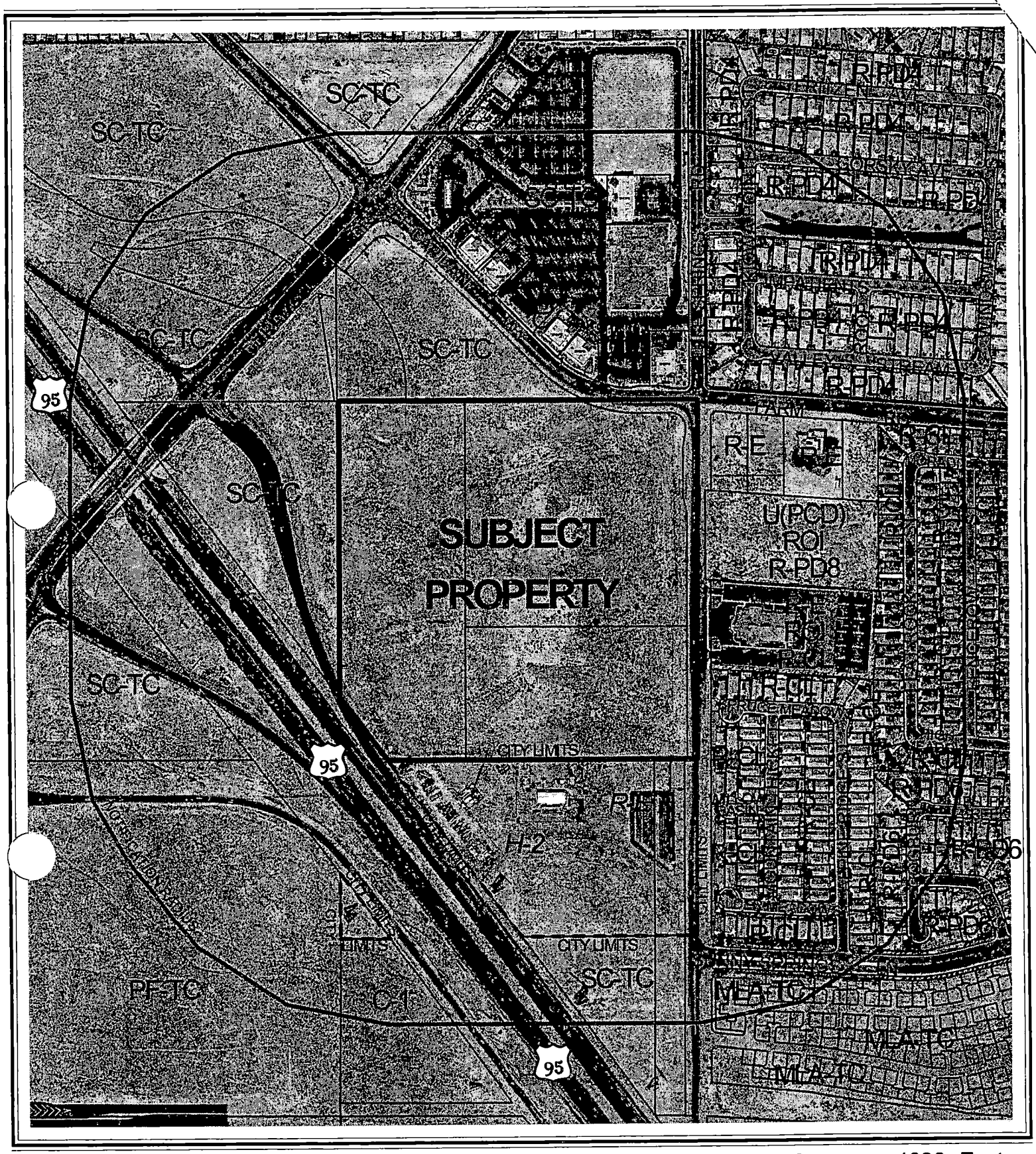
(6:04 – 6:09)



CASE: **WVR-6153**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 500 1000 Feet

CASE: **WVR-6153**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-6153 - APPLICANT/OWNER: CARINA CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** Subject to:

Planning and Development

1. Conformance to the Conditions of Approval for VAR-4330, SUP-4299, and SDR-4290.

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

3. A Variance for Parking (VAR-5949) and Site Development Plan Review (SDR-5948) approved by the City Council.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.100 to allow a 24-foot private street width where 37 feet back of curb to back of curb is required.

B) Applicant's Justification

The reduced street widths are integrated into the development to achieve a non "cookie cutter" design feature. The uniqueness of the project's site plan adds tremendous value to the overall community. From residential elevations to the street design it was felt that the word monotonous would not be associated with any part of the development. It is believed that the development meets the intent, principles and guidelines of the design guidelines and standards of the city.

BACKGROUND INFORMATION

A) Related Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.

11/07/01 The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.

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KW

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B) Pre-Application Meeting

12/17/04 The elements of a variance application were discussed with the applicant at a pre-application conference.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

KW

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Commercial
South:	Undeveloped
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West:	Undeveloped

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Subject Property:	SX-TC (Suburban Mixed-Use - Town Center)
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The designation calls for an intensive pedestrian orientation, buildings with a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The object of this district is to provide amenities that are conducive to attracting pedestrian activity rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

KW

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Centennial Hills Town Center	X	
Special Overlay District		X
Trails		
Recreational Trails Element	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

Centennial Hills Town Center- The Centennial Hills Town Center category of the Centennial Hills General Plan is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; low to high density residential uses; planned business; office and industrial parks; and recreational uses.

Trails - Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments," shows a Multi-Use Transportation Trail along the west side of Tule Springs Road. A condition of approval of the Village of Centennial Springs development (SDR-4290) requires the developer to include this trail within the improvements for the west side of Tule Springs Road.

B) Project Description General Analysis and Discussion

The subject project is a proposed 210-lot single-family development a portion of the 41.02 acre development at Farm and Tule Springs. The proposed streets serving the lots of the single family development will be 37 feet in width except at the intersections. The 37 feet is in conformance with Title 18 standards but the intersection are proposed to be reduced to 24 feet at the narrowest which will narrow the pedestrian walking distance at the intersections as a matter of public safety.

General Analysis and Discussion

This request seeks to waive the requirements of the Subdivision Code with regard to the minimum street widths for private streets from the required 37 feet to 24 feet. This requirement, found in Title 18.12.100, states:

> "Private streets shall have a minimum width of 37 feet from back of curb to back of curb."

The applicant is proposing to reduce the walking distance at intersections to minimize the time pedestrians are within the path of vehicles. The narrower width of 24 feet will be limited only to the intersections. The private streets will expand out to the 37 feet between the intersections allowing the free flow of traffic envisioned with the 37-foot street cross section design.

FINDINGS

Because the constrictions will be limited to only the intersections, the proposed design does not appear to present flow problems that hinder traffic within the residential area. Therefore this waiver can be supported.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 295 – Mailed with VAR-5949 and SDR-5948

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-6153 APN: 125-17-702-003, 004, 005

Name of Property Owner: CARINA CORPORATION

Name of Applicant: CARINA CORPORATION

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: Bernadette Womack

Print Name: Bernadette Womack

Subscribed and sworn before me

This 17 day of February, 2005

MICHAEL BRADSHAW
Notary Public State of Nevada
No. 02-73408-1
My appt. exp. Jan. 1, 2006

_____
Notary Public in and for said County and State

carina

February 17, 2005

Planning and Development Department
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

RE: Waiver of Private Street Standards

Attention Current Planning Staff:

This is a request for a Waiver of Private Street Standards per Section 18.12.100 of the Subdivision Ordinance.

The reduced street widths are integrated into this development to achieve a non "cookie-cutter" design feature. The uniqueness of this project's site plan adds tremendous value to the overall community. From residential elevations to our street design, Carina felt that the word "monotonous" would not be associated with any part of this development.

The design element of The Village at Centennial Springs is something Carina takes great pride in and believes that this development as submitted meets the intent, principles and guidelines of the Design Guidelines and Standards of the city of Las Vegas.

Sincerely,
CARINA LAND COMPANY, LLC

Michael Bradshaw
Director of Entitlements

1050 Indigo Drive | Las Vegas NV 89145 | T 702.228.6376 | F 702.228.6002 | www.carinacorp.com

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

SDR-5948 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5949 AND WVR-6153 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for Revisions to an approved Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 04/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

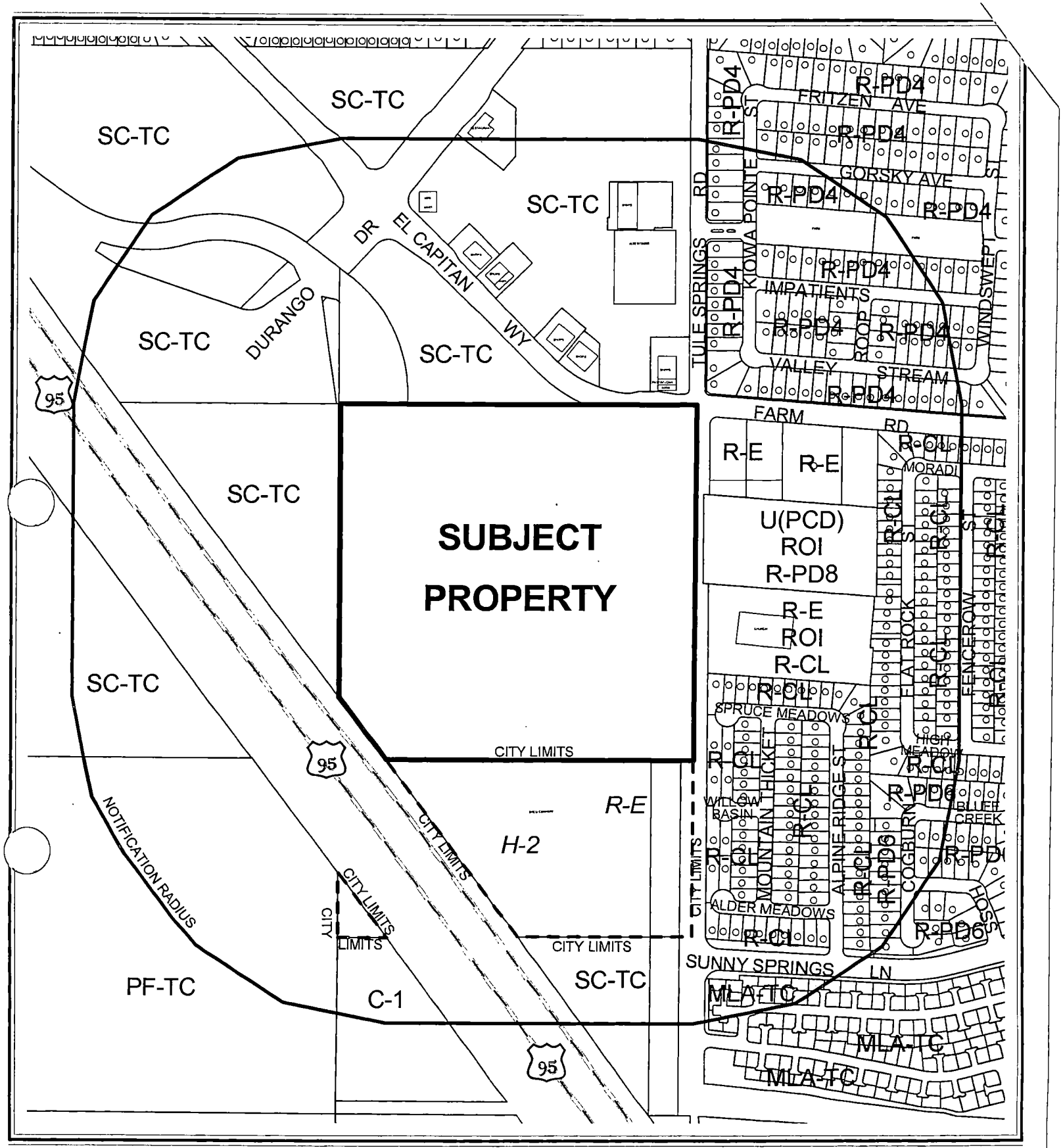
MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 41 [SDR-6023] to the 03/24/2005 Planning Commission Meeting; Item 14 [VAR-5878], Item 15 [SUP-5877], Item 16 [SDR-5876], Item 19 [VAR-5949], Item 20 [WVR-6153] and Item 21 [SDR-5948] to the 04/14/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [WVR-5955] and Item 18 [WVR-5956]; and TABLE Item 32 [SUP-5990], Item 33 [SDR-5989] and Item 44 [VAR-5878] – UNANIMOUS

MINUTES:

There was no discussion.

(6:04 – 6:09)



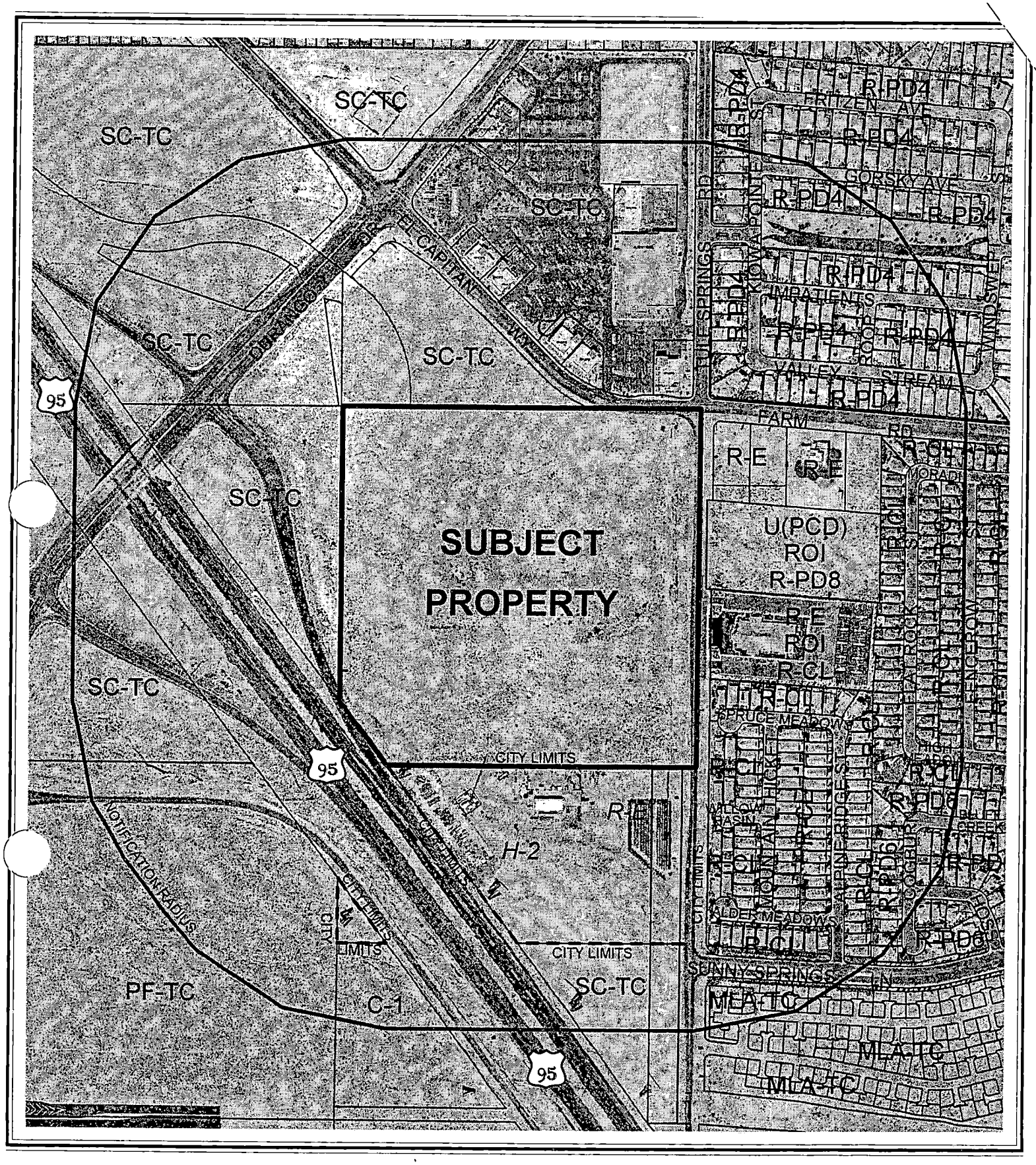
0 500 1000 Feet

CASE: **SDR-5948**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 500 1000 Feet

CASE: **SDR-5948**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5948 - APPLICANT/OWNER: CARINA CORPORATION

** CONDITIONS **

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

Planning and Development

1. A modified site plan showing a ten-foot wide trail path along Tule Springs Road and the Automotive Gateway located at the southwest corner of Tule Springs and Farm Road per Town Center standards shall be submitted to the Planning and Development Department prior to the issue of building permits.

2. A Variance application for parking (VAR-5949) and a Waiver of Private Street Width (WVR-6153) approved by the City Council.

3. Conformance to the Conditions of Approval for VAR-4300, SUP-4299, and SDR-4290.

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

5. All development shall be in conformance with the site plan and building elevations date stamped 01/11/05 for a maximum of 127,034 square-feet, except as amended by conditions herein. In addition building number 16 as indicated on the site plan shall be limited to General Retail Store only as defined per Title 19 Chapter 19.10 Table One Parking Requirements.

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

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

8. 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.

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. No turf shall be permitted within the amenity zones of this development.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and parking areas in accordance with the Town Center Development Standards.

12. 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.

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

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

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

Public Works

16. Construct half-street improvements on Farm Road and Tule Springs Road 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).

17. Provide a public sewer stub to the west of this site at a depth and location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.

18. 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, submittal of any construction drawings or the recordation of a Final Map for this site. 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 or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, 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. 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.

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

20. Provide documentation to the City of Las Vegas showing that the Nevada Department of Transportation (N.D.O.T.) easement that crosses this site has been abandoned prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

21. Landscape and maintain all unimproved rights-of-way, if any, on Farm Road and Tule Springs Road adjacent to this site.

22. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Farm Road and Tule Springs Road public right-of-way adjacent to this site prior to occupancy of this site.

23. Site development to comply with all applicable conditions of approval for Z-76-98 and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for Revisions to an approved Site Development Plan Review (SDR-4290) for a proposed mixed-use development on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

B) Applicant's Justification

Since the approval of the original Site Development Plan Review by the City Council in May of 2004 Carina has had an opportunity to continue the design development and engineering of the master plan. This subject request is amendment of the original plan that will be illustrative of the actual development plan and will support the ultimate buildout of the Centennial Springs Master plan.

BACKGROUND INFORMATION

A) Related Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.

11/07/01 The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.

08/02/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 381,750 square foot commercial center on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road.

11/21/01 The City Council approved a Special Use Permit (U-0129-01) for packaged liquor sales in conjunction with a proposed supermarket (Smiths); and for a Waiver of the Minimum Separation Requirement from an existing church located on the southwest corner of Tule Springs Road and Farm Road

KCW

01/02/02 The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and Staff recommended approval.

02/18/04 The City Council approved a General Plan Amendment (GPA-3497) from SC-TC to SX-TC. The Planning Commission recommended approval. Staff recommended denial.

07/07/04 The City Council approved a Variance (VAR-4300) to allow 1.94 acres of open space where 2.41 acres are required, a Special Use Permit (SUP-4299) and a waiver for non-gated Private Streets, and a Site Development Plan Review (SDR-4290) for a proposed mixed-use development consisting of 211 single-family residential units, eight multi-family units, and 105,850 square feet of commercial space on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.

08/12/04 The Planning and Development Department approved Site Development Plan Review SDR-4758, an administrative review for a proposed 7,770 square-foot office building on a portion of 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

09/23/04 The Planning Commission approved a Tentative Map (TMP-4838) for a 213 lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

01/05/05 The Planning and Development Department approved Tentative Map TMP-4838 as an administrative review for a 241 lot subdivision on 41.02 acres which clarified the proposed mapping of the commercial/mixed use areas.

B) Pre-Application Meeting

12/17/04 The elements of a variance application were discussed with the applicant at a pre-application conference.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

KCW

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Commercial
South:	Undeveloped
East:	Undeveloped, Church, And Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed-Use - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	SC-TC (Service Commercial - Town Center)
East:	PCD (Planned Community Development)
West:	SC-TC (Service Commercial - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	Clark County
East:	R-E (Residence Estates) R-E (Residence Estates) Under Resolution of Intent to R-CL (Residential Compact Lot) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre) R-E (Residence Estates) Under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre)
West:	T-C (Town Center)

E) General Plan Compliance

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area as SX-TC (Suburban Mixed Use - Town Center), as part of the Town Center Master Plan. The intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business / urban environment.

The designation calls for an intensive pedestrian orientation, buildings with a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The object of this district is to provide amenities that are conducive to attracting pedestrian activity rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

KCW

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Centennial Hills Town Center	X	
Special Overlay District		X
Trails		
Recreational Trails Element	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

Centennial Hills Town Center- The Centennial Hills Town Center category of the Centennial Hills General Plan is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; low to high density residential uses; planned business; office and industrial parks; and recreational uses.

Trails - Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments," shows a Multi-Use Transportation Trail along the west side of Tule Springs Road. A condition of approval of the Village of Centennial Springs development (SDR-4290) requires the developer to include this trail within the improvements for the west side of Tule Springs Road. The site plan shows that the width of the path as eight feet. A condition has been added to require that the site plan be modified to show the correct width of ten feet.

PROJECT DESCRIPTION

The proposed development is a mixed use project located at the southwest corner of Farm Road and Tule Springs Road. It will be 41.02 acres of a mix of single and multi-family residential, retail, offices, neighborhood services, entertainment, public facilities, and live-work units along tree lined streets. Little more than half of the site will residential, with the commercial predominately at the intersection of Farm and Tule Springs.

The project consists of 210 residential units on 24.07 acres of land for a proposed density of 8.72 dwelling units per acre. The commercial portion will be 16.95 acres in size including 16 buildings varying in size between 2,883 to 29,400 square-feet in size for a total of 127,034 square-feet. The two areas are connected by a diagonal main street that ends at a public park in the approximate center of the development. Vehicular access to the site is from Farm Road and Tule Springs Road.

The Tule Springs accesses will be the primary entrance to the residential portion of the development. The commercial portion will be accessed from Farm and Tule Springs with the primary access from Farm Road. The interior streets of the residential portion will be 37 feet in width and privately maintained. The primary street in the commercial is to be 51 feet in width.

KCW

The exteriors are the typical single, two, and three-story design with tile roofs and stuccoed exterior walls.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

In a manner like Title 19.06 for R-PD development, the following Development Standards apply to the subject proposal:

Standards	**Provided**	**Compliance with Title 19**
Min. Lot Size	2,142 sq ft	Y
Min. Lot Width	34 ft	Y
Min. Setbacks		
• Front	10 ft	Y
• Side	3 ft	Y
• Corner side	5 ft	Y
• Rear	5 ft	Y
Max. Building Height	3 Stories	Y

The proposal meets the requirements of Title 19 and the Town Center Development Standards.

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Retail	67,632 SF.	1/250 GFA	271			
Commercial and personal Services	13,482 SF.	1/200 GFA	68			

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General Office	36,620 SF.	1/300 GFA	122			
Restaurant	9,300 SF.	1/50 Seating and Waiting; 1/200 Remaining; 60/40	5580/50= 112 3720/200 = 19			
Commercial Subtotal			592		437	
Residential-Single Family		2 Spaces/ Dwelling	231 Units x 2= 462		379	
2 bedroom Multi-family		1.75 Spaces per Unit 1 Guest space per 6 Units	7 Units x 1.75= 5 7/6= 2		8	
Residential Subtotal			469		824	
Total			1061			
Total w/ Handicap			1039	22	807	17

The proposal does not meet the parking requirements for standard development. The proposal though is consistent with the philosophy of the live-work nature of a true mixed-use development in Town Center. With residential supportive commercial and the employment opportunities that go with it within close walking distances of each other, particularly in a self-contained development such as is the subject of this proposal, it is likely that the parking standards of Title 19 expect more than is truly needed. This would be particularly the case as, with a proper mix of uses, the parking set aside for 8 to 5 uses can be used by uses that are focused on the evening and night hours.

A Wavier is required for Title 18.12.100 to accommodate the proposed 24-foot private street width at intersections. A proposed multi-use transportation trail is adjacent to this site.

A4) Landscape and Open Space Standards

Landscaping

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

KCW

Standards	Required		Provided
	Ratio	Trees	
5 foot Wide Parking Area Fingers	1 24 Inch Box Tree/ 6 Spaces	824/6= 138 Trees	170
• Street Trees- Farm Road and Tule Springs Road	1 Tree/ 20 Linear Feet along the streets	1690/20= 85 Trees	85
• Street buffer Width	15 Feet Along Streets		18

The proposal meets the requirements of Title 19 for landscaping.

Open Space

Section E (G) of the Town Center Development Standards Manual outlines requirements for communities with private streets. Because private streets are less wide and do not include the amenity zones that are requisite for Town Center Streets, development that utilizes private streets are expected to meet a higher open space standard based on the R-PD open space standards. The calculation used to determine the required amount of open space is as follows:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
24.1 acres of Residential	8.72	1.65	14.5 %	3.5 acres	10.2 %	2.46 acres

The proposal is deficient by 1.04 acres in the required amount of open space. A related Variance application (VAR-4300) was approved to address this issue.

A5) Sign Standards

Pursuant to Title 19 and the Town Center Development Standards, all signage will be reviewed by a separate application by the Centennial Hills Architectural Review Committee.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center) with a SX-TC (Suburban Center Mixed Use – Town Center) General Plan designation.

The proposed single and multi-family residential, commercial, retail, office, live-work, and neighborhood service development is a true residential/ commercial mixed development. The development conforms to landscaping, open space, and development standards of the Town Center zoning.

KCW

- Site Plan

  The project consists of 210 residential units on 24.07 acres of land for a proposed density of 8.72 dwelling units per acre. The commercial portion will be 16.95 acres in size including 16 buildings varying in size between 2,883 to 29,400 square feet in size.

  Vehicular access to the site is from Farm Road and Tule Springs Road. The Tule Springs accesses will be the primary entrances to the residential portion of the development. The commercial portion will be accessed from Farm and Tule Springs with the primary access from Farm Road. The interior streets of the residential portion will be 37 feet in width and privately maintained. The primary street in the commercial is to be 51 feet in width.

  The smallest typical house lot size is 34 feet by 63 feet (2,142 square feet).

- Waivers

  There are no waivers requested by the applicant.

- Landscape Plan

  The landscaping proposed is in conformance with the standards for parking lots. The number of trees shown along the streets Farm Road and Tule Springs Road is in conformance with the standards for street buffers.

- Elevation

  The exteriors are the typical single, two, and three-story design with tile roofs and stuccoed exterior walls.

- Floor Plan

  The proposed floor plans are typical of development around 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 single family detached portion of the development is compatible with the existing residential development to the east of the site. The commercial section is compatible with the commercial to the north and the planned commercial to the northwest.

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 intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district. The designation also calls for an intensive pedestrian orientation, a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The proposed plan is conformance with this philosophy.

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

   The site is bordered by Tule Springs to the east, which is designated as a Town Center (80-foot) Collector on Map 4A of the Town Center Development Standards Manual and Farm Road to the north, a Town Center 80 foot Arterial. Primary access will be from Tule Springs Road. When completed, these roadways will provide adequate access to the subject site.

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

   The building materials proposed meet the design guidelines. The landscaping as proposed does not meet the landscaping standards required as part of the street cross-sections and the street buffers.

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 project as proposed is aesthetically pleasing and represents an attractive development. The proposed project is consistent with the objectives of the SX-TC designation.

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

   The proposed residential development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

KCW

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 295 – Mailed with VAR-5949 and WVR-6153

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5948** APN: **125-17-702-002**

Name of Property Owner: **Carina Corporation**

Name of Applicant: **Carina Corporation**

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: RH McCarty

Print Name: RH McCarty

Subscribed and sworn before me

This 23rd day of December ,20 04

Jessica A. Eylar

Notary Public in and for said County and State

JESSICA A. EYLAR
Notary Public, State of Nevada
Appointment No. 04-90411-1
My Appt. Expires Jul 27, 2008

THE VILLAGE OF
CENTENNIAL SPRINGS
CARINA HOMES
APN 125-17-703-002

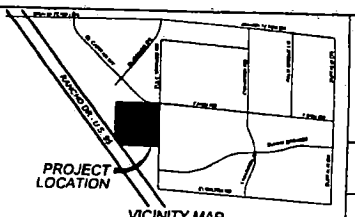


BUILDING DATA	
BUILDING No.	SQ. FT.
1	4400
2	11) 6000
3	(1) 4200
4	3761
A	2 TOWNHOME S
B	7 TOWNHOME S
C	7 TOWNHOME S
D	3200
7	17600
8	16195
9	4800
10	7540
11	6300
12	7317
13	6700
14	7317
15	3642
16	7113
17 (COMMUNITY)	3000
LIVE WORK	17) 3760
TOTAL	127634

(1) SUB DRIDE CONTAINS 22 DEFINITION
COMOD UNITS ON THE 2 ECOND FLOOR
2 UNITS FOR SUB DING 2
3 UNITS FOR SUB DING 3
(3) LIVE WORK AND 41 OFFICES
PER UNIT 9 UNITS)

LEGEND

- PROPERTY LINE / STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED BUILDING / EXISTING BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EX CURB & GUTTER
- EX CURB
- ACCESSIBLE ROUTE



VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft

ACCESSIBILITY NOTES:

NOTE: ALL ADA ACCESS S SHALL CONFORM TO ADA 2 STANDARDS TO BOTH THE COMMERCIAL AND RESIDENTIAL SITES

1 MAXIMUM SLOPE ON THE ACCESSIBLE ROUTE IS 5 % IN THE DIRECTION OF TRAVEL 2 % CROSS SLOPE MAXIMUM SLOPE IN ACCESSIBLE PARKING STALL LOADING AND 2 % 5 % IN ANY DIRECTION

2 PROVIDE ACCESSIBLE PARKING STALL SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS PER ADA 4.6A 4.6B

3 HANDICAP STALLS SHALL BE 9'-0" WIDE x 18'-0" LONG (16'-0" WIDTH PERMITTED OVERHANGS

4 HANDICAP STALL LOADING AISLES ARE 5'-0" WIDE THE ENTIRE LENGTH OF THE PARKING STALL (ONE WIDE FOR VAN ACCESSIBLE SPACES)

PROJECT DATA

GROSS ACREAGE 41.02 ACRES

RESIDENTIAL 24.67 ACRES
TOTAL NO. OF UNITS 210
MODEL A 62
MODEL B 84
MODEL C 74
TYPE/MORE (LIVE POSITION) 8
DENSITY 8.72 UNITS/ACRE
MINIMUM LOT SIZE 1142 SF
MAXIMUM LOT SIZE 5400 SF
AVERAGE LOT SIZE 3000 SF
PARKING REQUIRED 2 SPACES/UNIT = 420
PARKING PROVIDED = 357

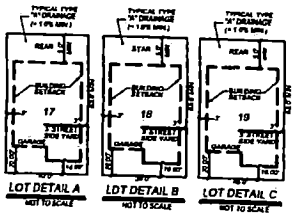
BROWNSTONES
37 DWELLING UNITS/8 PER UNIT REQ'D = 42
PARKING PROVIDED = 37

LOFT RESIDENTIAL
BLDG 5 AND 10
7 UNITS 3 1/2 PER UNIT SEE 3 1/2 = 8
1 PER 6 GUEST PER 6 = 2
TOTAL PARKING REQ'D = 11
PARKING PROVIDED = 8

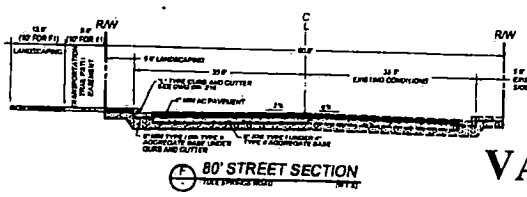
LIVE/WORK
9 OFFICE UNITS (1,800 S.F. PER UNIT)
INCLUDED WITH OFFICE BELOW

COMMERCIAL
RETAIL 17,537 SF 1/250
RESTAURANT 9,388 SF 1/50 - 1/200 (75%)
BAKE 13,467 SF 1/250
OFFICE 36,600 SF 1/400

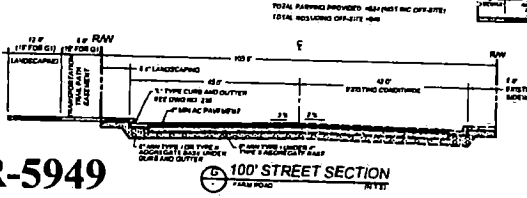
TOTAL ON-SITE SPACES PROVIDED =632
TOTAL OFF-SITE SPACES PROVIDED =129
TOTAL PARKING REQ'D =661
TOTAL PARKING PROVIDED =632 (NOT INC OFF-SITE)
TOTAL RESTORING OFF-SITE =648



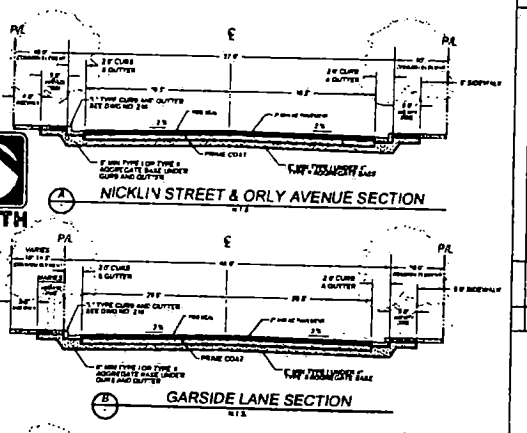
LOT DETAIL A NOT TO SCALE
LOT DETAIL B NOT TO SCALE
LOT DETAIL C NOT TO SCALE



E 80' STREET SECTION
TULE SPRINGS ROAD N.T.S.



F 100' STREET SECTION
FARM ROAD N.T.S.



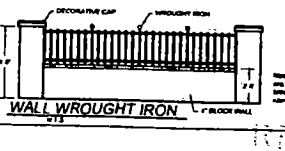
A NICKLIN STREET & ORLY AVENUE SECTION
N.T.S.

B GARSIDE LANE SECTION
N.T.S.

C CARSTON DRIVE SECTION
N.T.S.

D ORLY AVENUE SECTION
N.T.S.

E INTERIOR STREET SECTION
N.T.S.



WALL WROUGHT IRON
N.T.S.

VAR-5949
SUP-6068
SDR-5828

The Keith Companies

CARINA CORPORATION
THE VILLAGE OF CENTENNIAL SPRINGS
SITE PLAN

JOB #
SHEET NO.:
SP-1
1 OF 1 SHEETS
SITE #



VAR-5949, WVR-6153 & SDR-5948 - APPLICANT/OWNER: CARINA CORPORATION
ADJACENT TO THE SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

carina

January 11, 2005

Planning and Development Department
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter to support the request for an Amended Site Development Plan Review, Special Use Permit, and Parking Variance.

Attention Current Planning Staff:

Carina Homes, Nevada's leading builder of Traditional New Home Neighborhoods is pleased to present the Urban Village of Centennial Springs. Located at the southwest corner of Farm Road and Tule Springs Road, adjacent to the Interstate 95 corridor, Centennial Springs shall feature a combination of retail, restaurant and office uses. Organized around a private landscaped boulevard, Centennial Springs seeks to create a "main-street" experience of the highest quality providing shopping and employment opportunities for the community. Greater dynamic is added to the business district by introducing a residential component which provides lifestyle opportunities ranging from the more traditional to the more progressive, culminating in the Urban Village of Centennial Springs.

Since the approval of the original Site Development Plan Review Package by the Las Vegas City Council in May of 2004 Carina has had an opportunity to continue the design development, and engineering of the master plan. As a result we are prepared to submit an amended Site Development Plan Review package illustrative of the actual development plan. We have also included with this package a Special Use Permit, Parking Variance and corresponding justification which shall be required to support the ultimate build out of the Centennial Springs Master Plan.

Site Development Plan Review (SX-TC):

Designed as a suburban, mixed-use destination, Main Street Centennial Springs draws upon an almost historic precedent translating traditional materials and textures into a modern day experience. The two building edges which flank both sides of Main Street are rich with texture and color including brick and stone veneer, siding, canopies, tracery,

VAR-5949

REVISED
1.13.05

1050 Indigo Drive | Las Vegas NV 89145 | T 702.228.6376 | F 702.228.6002 | www.carinacorp.com

and other embellishments to enhance the pedestrian scale experience while the second floors of the buildings along Main Street have been designed to support a combination of residential flats and offices.

Great attention to detail has been employed throughout the master planning efforts of Centennial Springs; from the carefully executed signage, to the tree grates, gas lamps, and hand selected trees along Main Street. To that end a cohesive sign package has been generated identifying sign type, design, and location throughout the development. The most prominent of these signs remain those at the intersection of Farm Road and Tule Springs Road. In this location a decorative stone monument sign will exist identifying the Village of Centennial Springs with prescribed fonts and stone veneer selected as project identifiers. Furthermore to reinforce the "old-town" or "home-town" aesthetic two lamp posts have been located beyond the sign in the backdrop where a more permanent banner may display main street or urban village events, Shakespeare in the Park, the Centennial Springs Farmers Market, the Kite Festival, etcetera.

Because the Village of Centennial Springs has been so carefully themed and executed a seven foot trail has been proposed along Tule Springs and Farm Road where 10'-0" would normally be required. Again, as with any urban main-street destination the activity that occurs within the Village of Centennial Springs occurs along the main street adjacent to the shops. Furthermore, reducing the expanse of concrete by only 2'-0" affords the opportunity to greatly enhance the landscape along both Farm and Tule Springs without compromising the integrity of the trail.

Parking Variance:

As a mixed-use destination the Village of Centennial Springs recognizes that within the commercial district there exist several building types with alternate peak hour activity including office, retail, restaurant and loft space. As a result shared parking shall be employed throughout the development allowing those spaces provided to remain full in lieu of developing a sea of asphalt that sits vacant during non-peak hours of opposing uses. The Village of Centennial Springs has been designed and developed as a suburban mixed-use destination providing retail and restaurant opportunities for the area while still providing a self sustained live, work, play community of its own.

Special Use Permit:

The Special Use Permit shall simply be necessary to support a pad with drive-through opportunity as identified by building 16 on the attached Site Plan. The drive through at that location allows either a financial institution, coffee house, drug store or restaurant to occupy the ideal corner location and still better serve their clientele.

The Urban Village of Centennial Springs strikes an appropriate balance of retail, restaurant, professional office, residential, and recreation to successfully achieve an environment that may truly be described as live, work, play. Pockets of activities and services have been strategically located throughout the site breaking down large areas of parking to create a dynamic, high quality retail, restaurant, office and residential environment. Carina Corporation continues to look forward to the realization of the Urban Village of Centennial Springs and remains confident that the development shall serve as a precedent for future mixed-use developments not only in Las Vegas but across the country.

Please contact me if you should have any additional questions upon your review of the attached application materials.

Sincerely,
CARINA LAND COMPANY, LLC

Rebecca Ralston
President

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
VAC-5954 - VACATION RELATED TO VAR-5948, SUP-5068, SUP-5069 AND SDR-5948 - PUBLIC HEARING - OWNER: CARINA CORPORATION - APPLICANT: THE KEITH COMPANIES - Petition to Vacate a Road, Public Utility and Flood Control Easements generally located on Tule Springs Road approximately 1,316 Feet south of Farm Road, Ward 6 (Mack).

SET DATE: 03/16/05 C.C. 04/06/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 4/06/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, stated the request would incorporate the site into the southern portion along the southern edge of the Centennial Springs Master Plan. The easement would not be needed, as adequate space for public utilities needs would be available.

JOHN BONE, 1050 Indigo Drive, appeared on behalf of the applicant and concurred with all conditions.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:58 – 6:59)

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 22 – VAC-5954

CONDITIONS:

1. Prior to, or concurrent with the recordation of the Order of Vacation, alternative legal access and drainage rights for Assessor's Parcel Number 125-17-702-004 must be provided through a recorded subdivision plat or another method acceptable to the Department of Public Works.

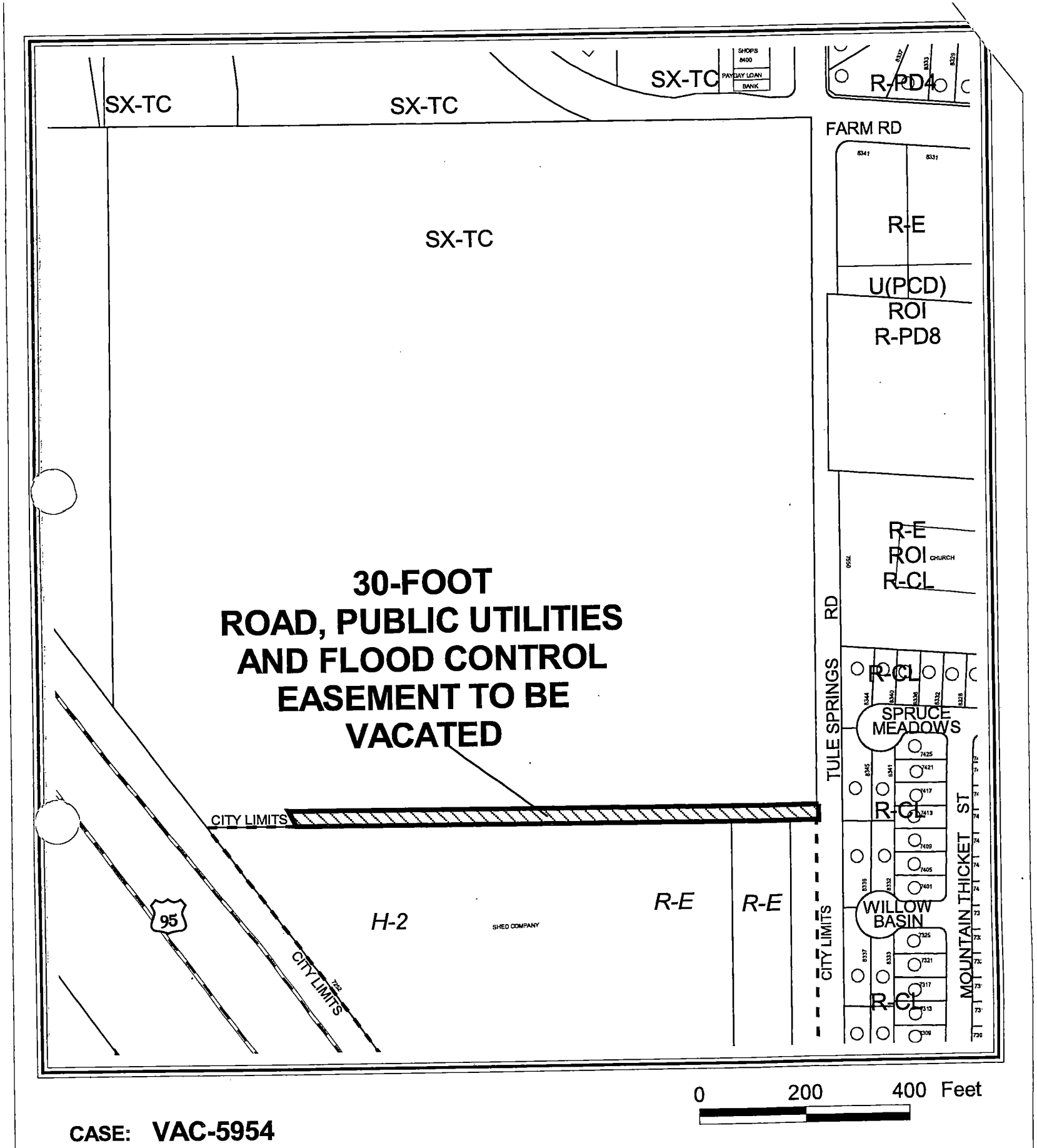
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

3. 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.

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

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

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



CASE: VAC-5954

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5954 - OWNER: CARINA CORPORATION - APPLICANT: THE KEITH COMPANIES

** CONDITIONS **

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

1. Prior to, or concurrent with the recordation of the Order of Vacation, alternative legal access and drainage rights for Assessor's Parcel Number 125-17-702-004 must be provided through a recorded subdivision plat or another method acceptable to the Department of Public Works.

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

3. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a petition to Vacate a Road, Public Utility, and Flood Control Easement generally located on Tule Springs Road approximately 1,316 Feet south of Farm Road.

B) Applicant's Justification

Based on the approved Tentative Map and Amended Tentative Map the new development will provide sufficient roadways through the site. There will be no need for the Road, Utility, and Flood Control easement that is the subject of this request.

BACKGROUND INFORMATION

A) Related Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.

11/07/01 The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.

08/02/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 381,750 square-foot commercial center on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road.

11/21/01 The City Council approved a Special Use Permit (U-0129-01) for packaged liquor sales in conjunction with a proposed supermarket (Smiths); and for a Waiver of the Minimum Separation Requirement from an existing church located on the southwest corner of Tule Springs Road and Farm Road

01/02/02 The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and Staff recommended approval.

02/18/04 The City Council approved a General Plan Amendment (GPA-3497) from SC-TC to SX-TC. The Planning Commission recommended approval. Staff recommended denial.

07/07/04 The City Council approved a Variance (VAR-4300) to allow 1.94 acres of open space where 2.41 acres are required, a Special Use Permit (SUP-4299) and a waiver for non-gated Private Streets, and a Site Development Plan Review (SDR-4290) for a proposed mixed-use development consisting of 211 single-family residential units, eight multi-family units, and 105,850 square feet of commercial space on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.

08/12/04 The Planning and Development Department approved Site Development Plan Review SDR-4758, an administrative review for a proposed 7,770 square-foot office building on a portion of 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

09/23/04 The Planning Commission approved a Tentative Map (TMP-4838) for a 213 lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

01/05/05 The Planning and Development Department approved Tentative Map TMP-4838 as an administrative review for a 241 lot subdivision on 41.02 acres which clarified the proposed mapping of the commercial/mixed use areas.

DETAILS OF APPLICATION REQUEST

The subject request proposes to Vacate a portion of a 30-foot wide public utility easement at the east side of Tule Springs Road 1346.71 feet south of Farm Road, more particularly described as follows: The South 30 feet of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 17, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The site of this request will be incorporated in the southern portion of single-family home lots along the southern edge of the Centennial Springs Master plan. The easement will not be needed as adequate space will be available in the proposed private streets of the Centennial Springs Master plan for public utility needs.

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as no right-of-way is involved, only a road, public utility, and flood control easement.*

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, there is not a constructed road within the easement area.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, only various public utility easements.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Village at Centennial Springs project (TMP-4838).*

E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, Assessor's Parcel Number 125-17-702-004.*

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-5954 APN: 125-17-702-002

Name of Property Owner: CARINA CORPORATION

Name of Applicant: CARINA CORPORATION

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: 125-17-702-002

Signature of Property Owner: R H McCarty

Print Name: R.H. McCARTY

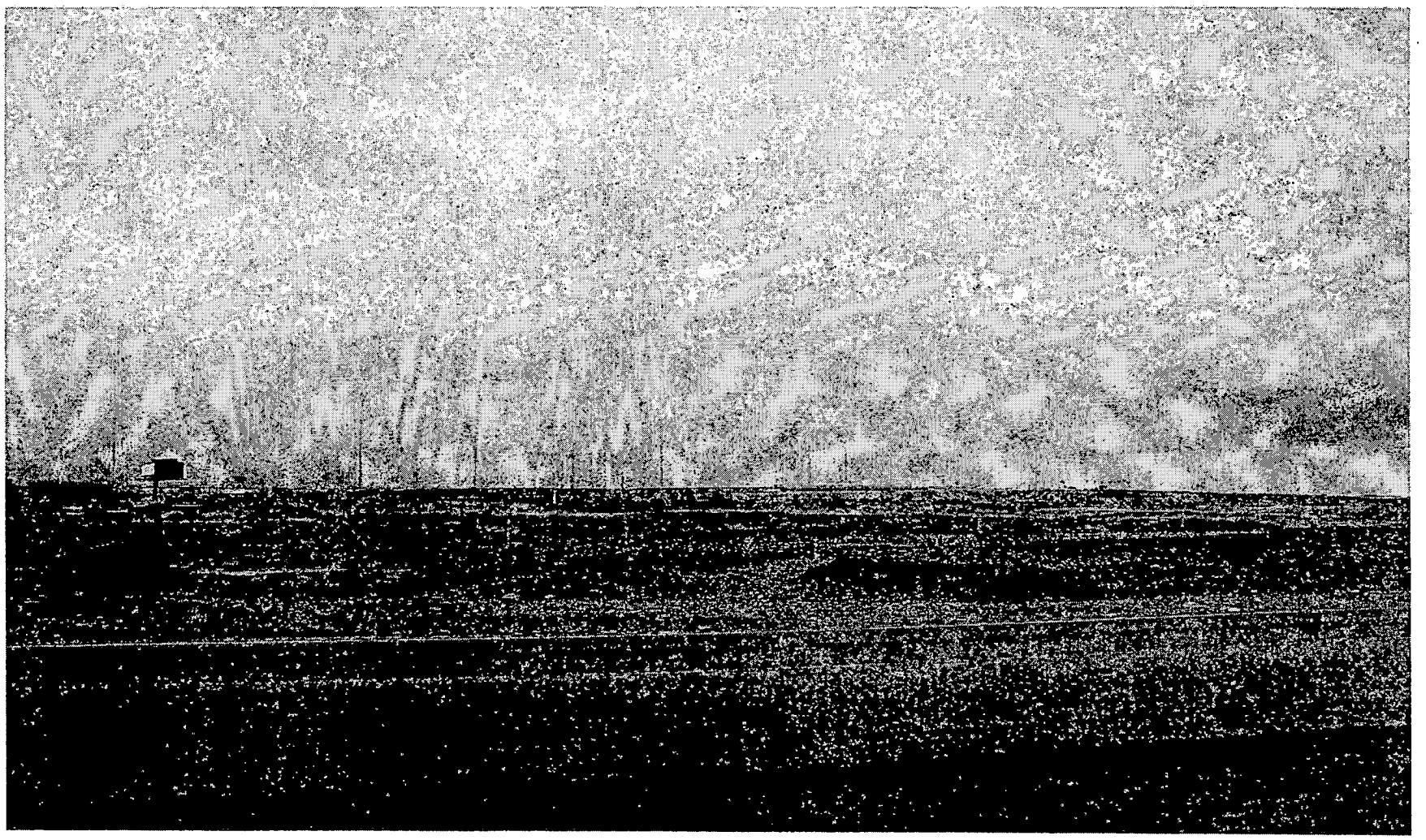
Subscribed and sworn before me

This 12th day of January, 2005

Dorothea Tannenbaum

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
DOROTHEA TANNENBAUM
My Appointment Expires
January 28, 2007
No. 98-37386-1



VAC-5954 - OWNER: CARINA CORPORATION - APPLICANT: THE KEITH COMPANIES
TULE SPRINGS ROAD APPROXIMATELY 1,316 FEET SOUTH OF FARM ROAD
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
VAR-5981 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: HERMAN THROWER - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET WHERE 67.5 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C. 04/06/05

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
TRUESDELL – TABLED – UNANIMOUS

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 23 [VAR-5981], Item 24 [VAR-5982] and Item 25 [SDR-5980].

DOUG RANKIN, Planning & Development, gave a brief overview of the applications. He indicated the variance request is to allow a five-foot setback where 67.5 feet is required for the 17,995 square foot commercial development. The parking variance would allow 61 spaces where 110 are required. Staff does not support either request, as the hardship is self-imposed because the site is being overbuilt. The proposed structure is too intense for the size of the lot and it is incompatible with the residential buildings to the east. There are also concerns that the inadequate parking would result in the patrons parking along the streets and in neighboring lots, which would negatively impact the adjacent developments.

MINUTES – Continued:

THOMAS A. ROULE, architect, 5685 Cameron Street, appeared on behalf of the applicant and concurred with all conditions. He stated that the applicant did hold a neighborhood meeting at a local library and everyone in attendance seemed to like the project. An eight-foot high wall is proposed along the rear of the property, adjacent to the residential to the east and the applicant feels his development would be an enhancement to the community. The site is currently used as a dumping ground and there are a variety of broken fences and walls on the site.

The parking is lacking, but in this type of center, the applicant does not anticipate every space being utilized. MR. ROULE showed a rendering of the building and explained that it had to be split because of the parking requirements. The site is heavily landscaped including the back portion of the site. The applicant owns the existing building located to the south of the site and that structure has a five-foot setback to the adjacent residential. He also clarified that the entire building does not sit five feet away from the property line but that the corners cause it to deviate from five feet to more than 15 feet in some areas.

BILL LUGENT, Brown and Associates, 1044 North Rancho Road, confirmed that MR. THROWER did attend the public meeting regarding this project. As a leasing agent of the center, he could verify that the parking would not be a problem. Some of the companies who have pre-leased the building are a beauty supply store, a real estate company, an insurance company and a clothing/apparel organization. None of the uses are parking intensive. MR. LUGENT said the project was good and would be an improvement to the neighborhood.

HERMAN THROWER, 3305 Kemp Street, appeared and explained that the City had previously closed down a business he had operating on the site. He employed 27 people at that time and this project would allow more people to be trained and would produce jobs in the area. He was willing to work with the Commission in any way necessary to make the project viable.

TODD FARLOW, 240 North 19th Street, acknowledged that the businesses interested in locating within the center might not be parking intensive at this time, but there is no way of telling what the parking situation might be a few years from now. There is no guarantee that the less parking intensive businesses would remain in the center indefinitely.

ALPHONSE McCLOED, 1628 North G Street, said the proposed development is directly behind his property. While not opposed to MR. THROWER'S intentions of improving the area, he has voiced concerns in the past over the deplorable condition of the fence abutting his property and nothing has been done to remedy the situation. MR. McCLOED was happy to hear an eight-foot wall would go up but had reservations over how close that wall would be near his home. He would support the request if the wall could be moved back more than five feet.

MINUTES – Continued:

MR. THROWER replied that he did meet with the neighbors about the fence. The residents were going to request that the City replace with a barrier. The fence would be a requirement of the application and would relieve the City from having to build something there. Also, the property is an eyesore and must be cleaned twice a year. This project would be a great improvement. He also felt the required setback of 67 feet must be an error because that would put the business into the street.

COMMISSIONER McSWAIN said the property does need to be developed and it would improve the area when that development happens. There is a solid residential project adjacent to this proposed development and there is a forty percent deviation in parking. If the building could be pulled forward it would mitigate some of the issues. With the existing issues and in particular the adjacency, she would not be able to support the item. It would be best to redesign the site and make it smaller.

VICE CHAIRMAN TRUESDELL stated he was sensitive to the area because of the issues raised when working on the West Las Vegas plan. The plan as proposed will create a huge wall to the residential site to the east. The site is overbuilt for commercial and there is a large amount of empty commercial existing in the intersection.

COMMISSIONER GOYNES questioned whether the applicant included residents from G Street in the neighborhood meeting. The commissioner indicated he had walked from home to home on G Street and met with several residents. The first three residents he spoke with did support the development but were concerned about the fence construction and height, safety and privacy issues. The backyards of those homes would not look onto the proposed site. When COMMISSIONER GOYNES started questioning the individuals who's homes would look into this development, he encountered opposition. Trash, safety, privacy and the parking lot being used as a loitering area were the primary concerns. He saw for himself the trash and debris that accumulates along the fence between their properties and the proposed project. The five-foot setback is close and he shared the concerns of the residents. The area needs long-term value out of any development that goes in on this site.

MR. THROWER assured the Commission that the site would not have any 24-hour operations. It will keep normal shopping center hours. Addressing the comments regarding the property being an eyesore and the condition of the fence, MR. THROWER stated those problems did exist but they were the responsibility of the police department and the neighborhood. When he operated his business, Thrower's Market, he controlled those issues personally. If he had a problem that required the police, he would call them and they would respond. He suggested that the individuals who claim to have trash and debris in their yards might be exaggerating. If it

MINUTES – Continued:

were truly a problem, his proposed eight-foot wall would eliminate that. It would also eliminate people sitting on the wall because it will be too tall and would also prevent people from running away from the police because it would be difficult to jump an eight-foot wall. MR. THROWER said he would personally handle the management of the site.

COMMISSIONER GOYNES confirmed with MR. ROULE that each tenant would be issued a letter stating they could not load anything after 6 a.m. and that there would be rear doors on the units.

COMMISSIONER DAVENPORT asked for the lot dimensions. MR. ROULE stated it was 66 feet at the most narrow point and the widest area was 116 feet. MR. ROULE indicated it was similarly shaped to a piece of pie. MR. THROWER could not confirm if the site was that size originally or if it was a result of eminent domain.

COMMISSIONER STEINMAN said this was one of the most difficult sites he had seen. He asked if there was any way the buildings could be flipped so they were along the street. That way, the parking could be up against the houses. MR. THROWER said he was willing to work with any suggestions from the board. MR. ROULE stated that doing so would require either a wall on the street or the applicant would have to design the back of the buildings to be aesthetically pleasing from the street view. COMMISSIONER STEINMAN agreed that the site is overbuilt. He felt the site could be redesigned in a way that would work for everyone.

CHAIRMAN NIGRO said that he was not hearing a lot of support for the project with the square footage as currently designed. Moving the building to the front would require a staff review, which could not be done during the meeting. He noted and agreed that the site was overbuilt and that was affecting the parking. The Chairman had no problems with the type of businesses going into the center and thought the architecture was very nice but that there was too much building going onto the site. The available options were to hold the item to allow the applicant to redesign the plan or the applicant could ask the Commission to vote on the items anyway. CHAIRMAN NIGRO indicated he would support a hold if the applicant intended to redesign the project. If the applicant did not intend to make major changes and it would come back the same size and requiring the same parking variance, it would be better to just vote immediately.

MR. THROWER stated he would like to redesign the site and resubmit it. COMMISSIONER GOYNES asked MR. THROWER to find out from the City how to properly notice a neighborhood meeting when there is a new plan to review with them.

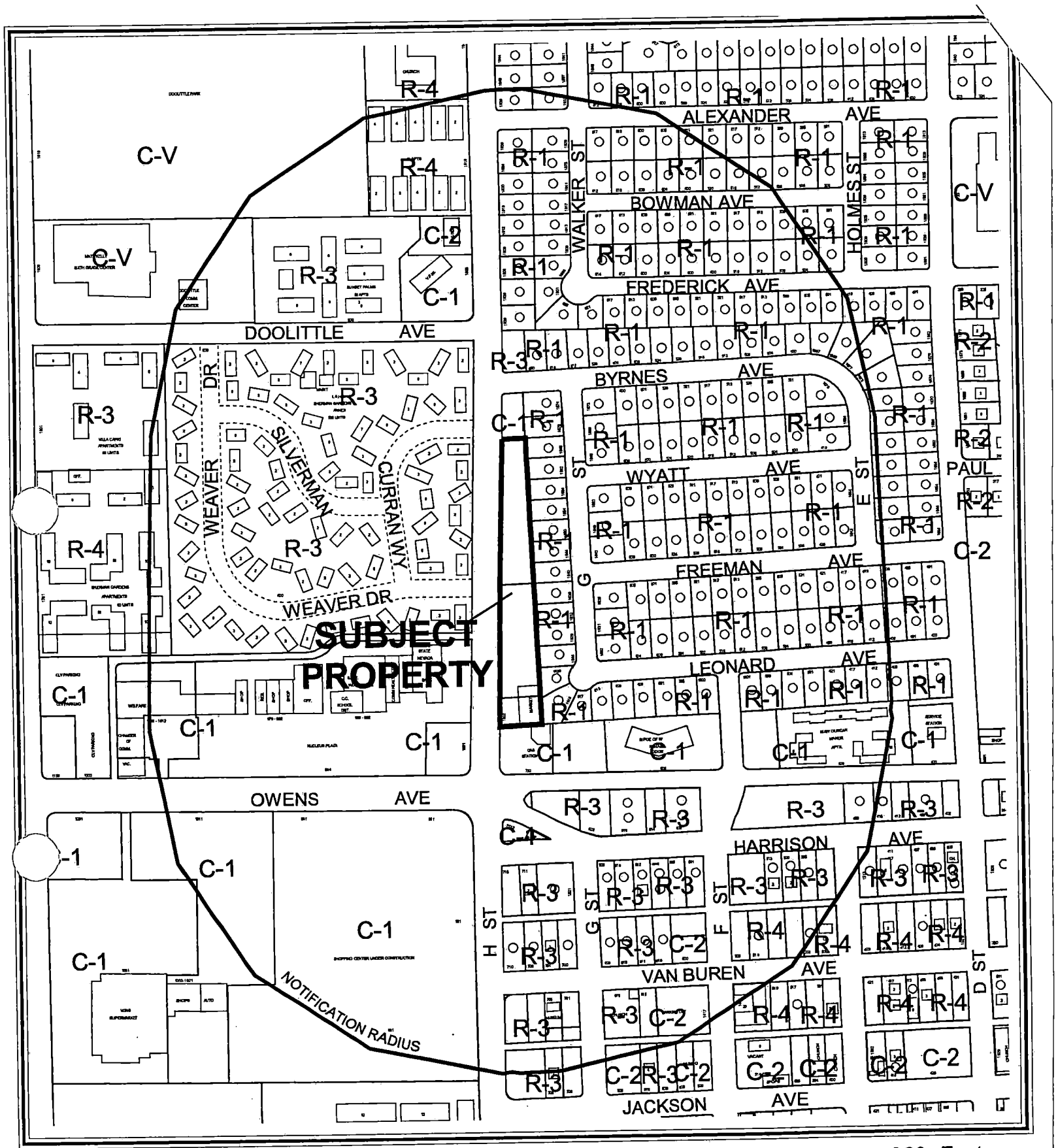
PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 23 – VAR-5981

MINUTES – Continued:
COMMISSIONER EVANS felt the applicant and his architect should meet with City staff. CHAIRMAN NIGRO suggested the item be tabled since the applicant had no idea of how long it would take to meet, redesign, have a meeting and come back before the Commission. That would also facilitate the re-notification process so the neighbors could see the new plan.

GARY LEOBOLD, Planning & Development, offered to provide the applicant with a copy of Section 19.08.045, the City's Commercial Design Guidelines, which suggest buildings being pushed up to the street as COMMISSIONER STEINMAN suggested. There are standards that he might be able to use to guide the project. COMMISSIONER GOYNES suggested he be copied with the West Las Vegas Plan as well. MR. THROWER agreed.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 23 [VAR-5981], Item 24 [VAR-5982] and Item 25 [SDR-5980].

(6:59 – 7:36)



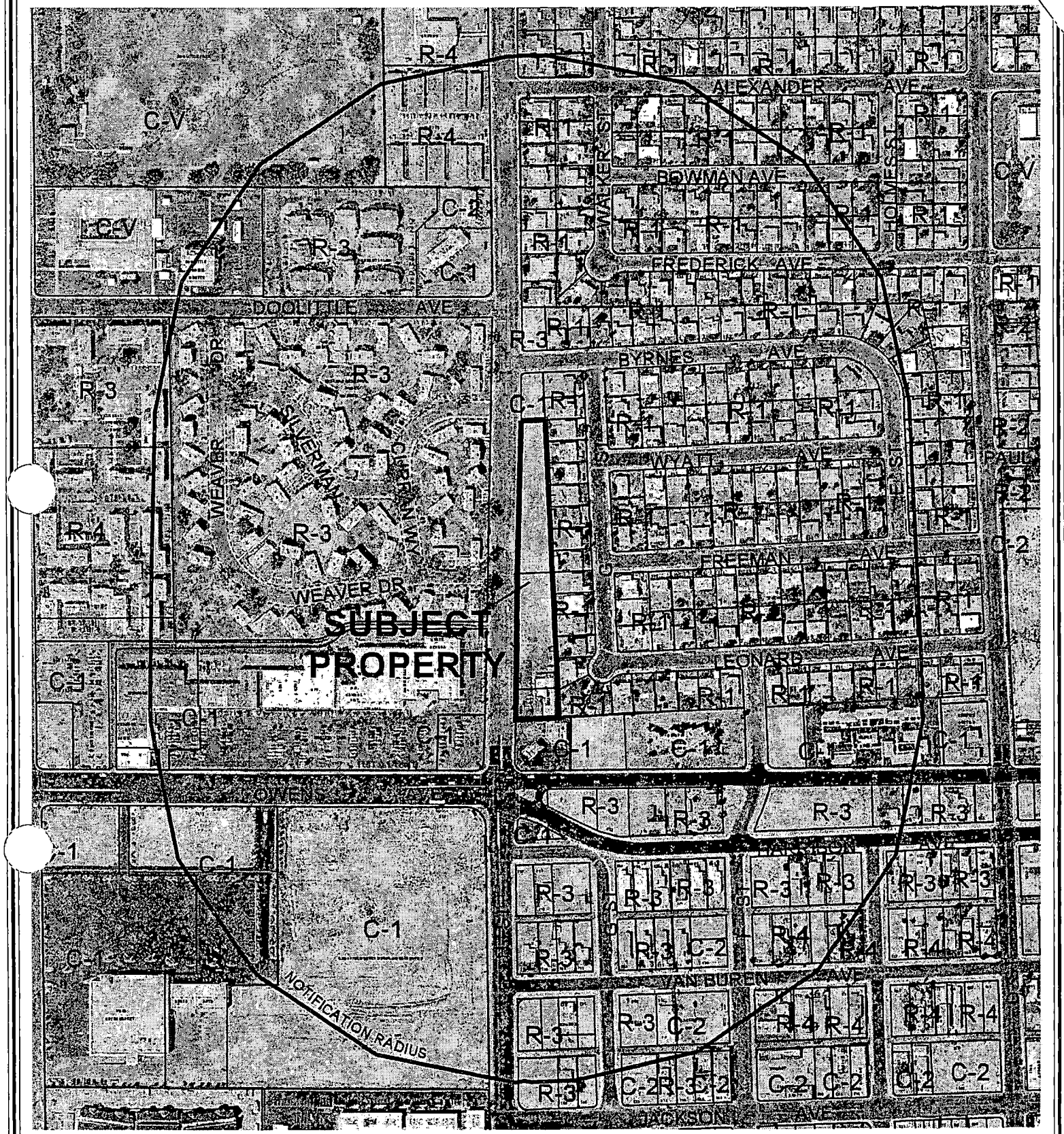
0 400 800 Feet

CASE: **VAR-5981**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **VAR-5981**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5981 - APPLICANT/OWNER: HERMAN THROWER

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-5982) and Site Development Plan Review (SDR-5980).

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. Acquire all necessary permits from the Department of Building and Safety.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a five-foot setback where residential adjacency standards require a minimum of 67.5 feet for a proposed 17,995 square foot commercial development on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue.

B) Applicant's Justification

Applicant states that the variance is justified because of the parking requirements for the use.

BACKGROUND INFORMATION

A) Related Actions

There are no past actions that pertain to the proposed location of the development.

B) Pre-Application Meeting

9/23/04 At a pre-application conference with the applicant the following was discussed.

1. Commercial standards for
    a. Development
    b. Landscaping
    c. Building location
2. Architectural standards
3. Site design
4. Residential Adjacency
5. Parking
6. Traffic circulation
7. Public Works
    a. Need for a Flood study
    b. Updating of Off-sites

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.79

B) Existing Land Use

Subject Property:	Undeveloped Retail
North:	Undeveloped
South:	Retail
East:	Single family detached dwellings
West:	Retail Multi-family dwellings

C) Planned Land Use

Subject Property:	SC	(Service Commercial)
North:	SC	(Service Commercial)
South:	DTR-C	(Downtown Redevelopment Plan- Commercial)
East:	L	(Low Density Residential)
West:	DTR-C	(Downtown Redevelopment Plan- Commercial)

D) Existing Zoning

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

E) General Plan Compliance

This site is located in the north-central portion of the Southeast Sector Land Use Plan of the General Plan and designated as SC (Service Commercial). The SC (Service Commercial) category of the Southeast Sector 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		
West Las Vegas Plan	X	
Special Overlay District		X
Trails		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

West Las Vegas Plan

The subject site is within the West Las Vegas Special plan area of the Southeast Sector Plan. The proposed development will be subject to the policies and goals of the special plan. This variance request, however, is not directly related to any specific West Las Vegas Plan policy.

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 building will be five feet from the nearest property line. As the applicant is proposing a building 16.66 feet in height, the setback is required to be 49.98 feet from the property line the project fails to meet proximity slope requirement. This Variance request is intended to address this deficiency.

b) Building setback. The proposed tavern is five feet from the nearest property line, where 15 feet are required because the commercial setback must match that for a R-1 zoned property such as the property to the east. Therefore the proposed development does not meet the building setback requirement.

B) General Analysis and Discussion

The site plan indicates 17,995 square feet of future retail uses. Layout of the future retail pads are discussed in Site Development Plan Review application SDR-5980. The Site Plan Review shows two new buildings that will share a parking lot with an existing retail building, additional parking up to the northern property line, and associated landscaping along the street. The closest the buildings are to the rear property line is five feet where 49.9 feet is required because of the 16.66-foot tall building. For future build out of the current site, 110 parking spaces are required, while only 61 spaces are provided. This issue will be reviewed by the Variance application VAR-5982.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild a site that is relatively small for the uses envisioned. Alternative design using smaller buildings 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 14

NOTICES MAILED 270 – Mailed with VAR-5982 and SDR-5980

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
VAR-5982 - VARIANCE RELATED TO VAR-5981 - PUBLIC HEARING - APPLICANT/OWNER: HERMAN THROWER - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 101 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C. 04/06/05

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

RECOMMENDATION:
Staff recommends DENIAL

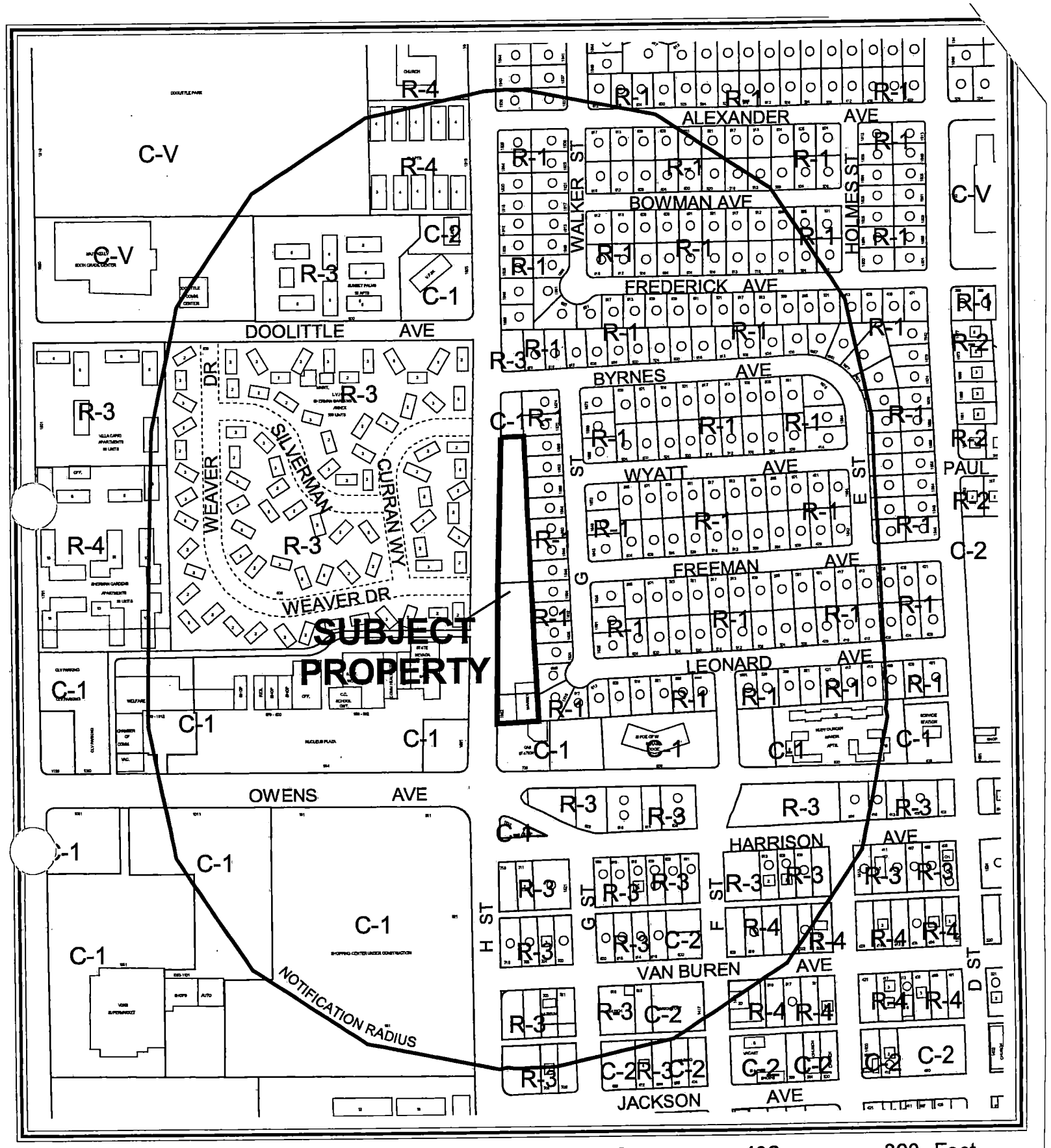
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
TRUESDELL – TABLED – UNANIMOUS

MINUTES:
See Item 23 [VAR-5981] for related discussion on Item 23 [VAR-5981], Item 24 [VAR-5982] and Item 25 [SDR-5980].

(6:59 – 7:36)

1-2014



0 400 800 Feet

CASE: **VAR-5982**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5982 - APPLICANT/OWNER: HERMAN THROWER

** CONDITIONS **

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

Planning and Development

1. 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.

2. Acquire all necessary permits from the Department of Building and Safety.

3. Conformance to the Conditions of Approval for Variance VAR-5981 and Site Development Plan Review SDR-5980.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 61parking spaces where 110 parking spaces are the minimum required for a proposed commercial development on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue.

B) Applicant's Justification

The applicant did not submit a letter that expresses justification for the need for a variance form the parking standards of Title 19.

BACKGROUND INFORMATION

A) Related Actions

There are no past actions that pertain to the proposed location of the development.

B) Pre-Application Meeting

9/23/04 At a pre-application conference with the applicant the following was discussed.

1. Commercial standards for
    a. Development
    b. Landscaping
    c. Building location
2. Architectural standards
3. Site design
4. Residential Adjacency
5. Parking
6. Traffic circulation
7. Public Works
    a. Need for a Flood study
    b. Updating of Off-sites

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.79

B) Existing Land Use

Subject Property:	Undeveloped Retail
North:	Undeveloped
South:	Retail
East:	Single family detached dwellings
West:	Retail Multi-family dwellings

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	DTR-C (Downtown Redevelopment Plan- Commercial)
East:	L (Low Density Residential)
West:	DTR-C (Downtown Redevelopment Plan- Commercial)

D) Existing Zoning

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

E) General Plan Compliance

This site is located in the north-central portion of the Southeast Sector Land Use Plan of the General Plan and designated as SC (Service Commercial). The SC (Service Commercial) category of the Southeast Sector 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		
West Las Vegas Plan	X	
Special Overlay District		X
Trails		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

West Las Vegas Plan

The subject site is within the West Las Vegas Special plan area of the Southeast Sector Plan. The proposed development will be subject to the policies and goals of the special plan. This variance request, however, is not directly related to any specific West Las Vegas Plan policy.

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
General Retail Less 25k in Area	14,935SF	1/175 SF of GFA	83			
Restaurant	600 SF 3,000 SF	1 Space/50 SF of GFA plus1/200 SF of the remaining GFA	12 15			
Sub-Totals			110		61	
Totals	17,995 SF		105	5	58	3

The project as proposed requires this variance from the parking requirements of Title 19. The subject deviation is two handicap and 47 regular parking spaces.

The Department of Public Works cannot support the variance request to allow 61 parking spaces where 110 spaces are the minimum allowed for property located on the east side of H Street, approximately 150 feet south of Byrnes Avenue.

B) General Analysis and Discussion

The single-story commercial building is located on a rectangular shaped 1.79-acre lot. The building is part of the commercial development at the northeast corner of Owens Avenue and H Street. The site plan with this application indicates the two buildings, totaling 17,995 square feet in area, are located up to five feet of the rear property line. Parking for the buildings will be along the front of the building, between a landscaping strip along the street and the buildings.

55.5% of the required parking has been proposed by the applicant. The development will be incompatible with planned and existing commercial because of the parking deficiency. Patrons of the use will be parking along streets and in neighboring parking lots.

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. The applicant has created a self-imposed hardship by proposing buildings to large for the lots they are intended. Smaller building footprints would allow conformance to the Title 19 requirements by requiring fewer parking spaces.

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

NOTICES MAILED 270 – Mailed with VAR-5981 and SDR-5980

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5982 APN: 139-22402-002

Name of Property Owner: Herman & Charlene Thrower

Name of Applicant: Herman Thrower

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

_____ Yes _____ ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

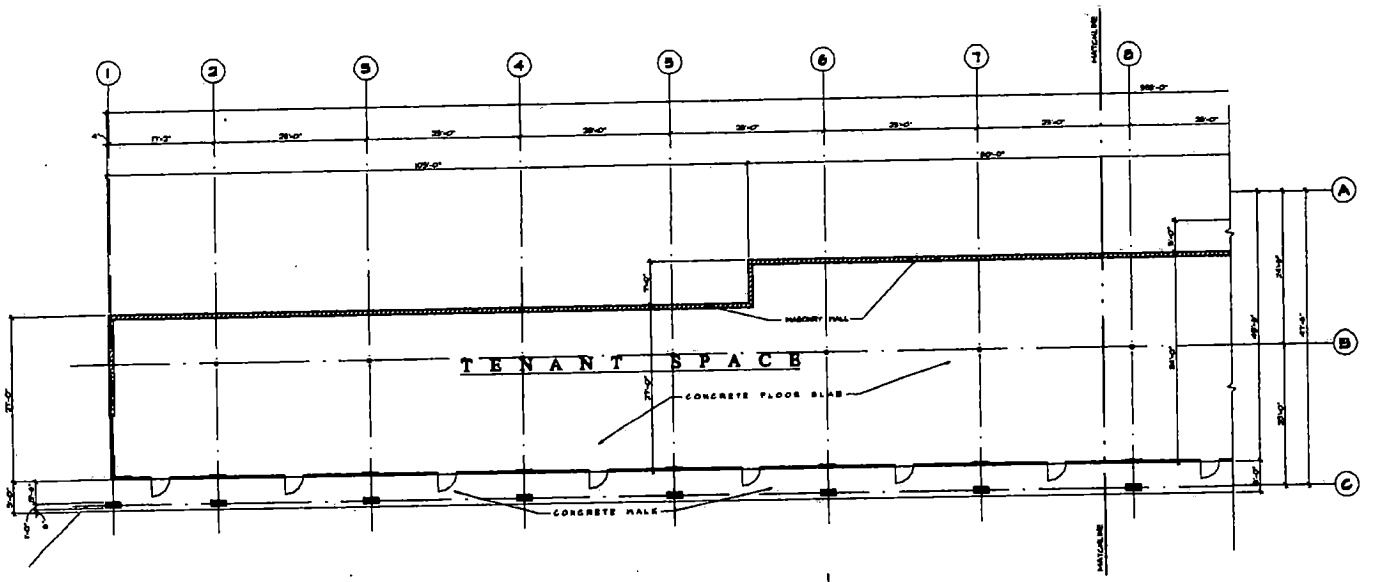
Signature of Property Owner/Authorized Agent: Herman Thrower
Charlene Thrower

Subscribed and sworn before me

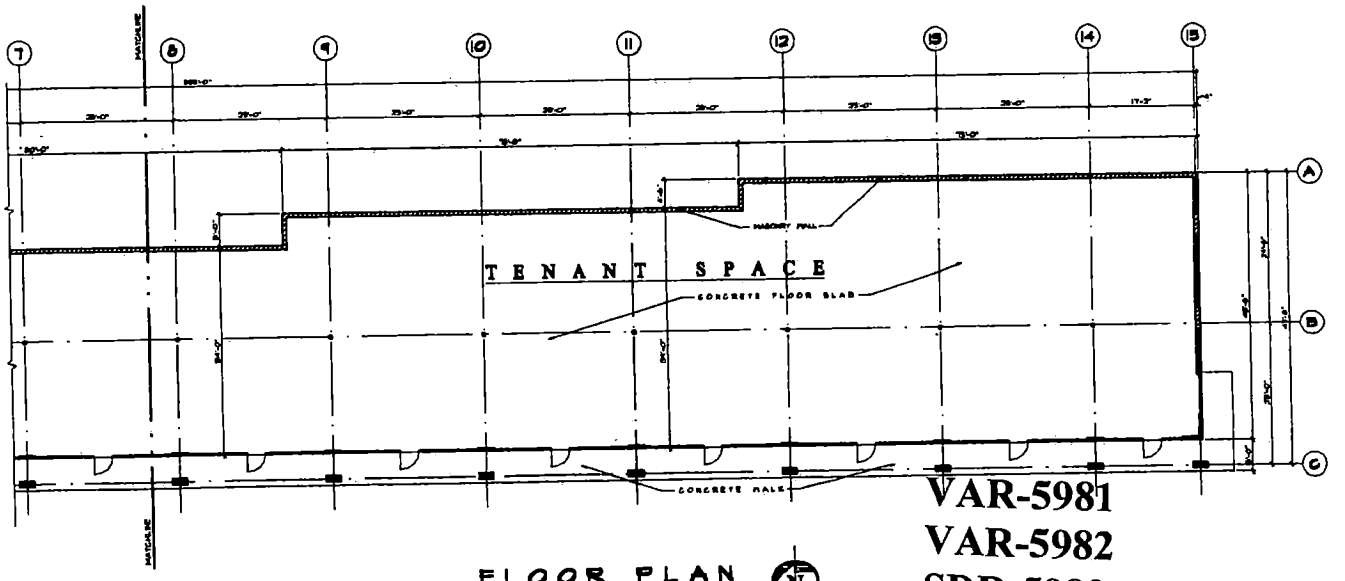
This 14th day of September, 2004

Notary Public in and for said County and State

ALEXANDRA VALENCIA
NOTARY PUBLIC
STATE OF NEVADA
APPT No 04-90466-1
MY APPT EXPIRES JUNE 18, 2008



FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING "A"
SQ. FT. = 11,742



FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING "A"
SQ. FT. = 11,742

VAR-5981
VAR-5982
SDR-5980
03-10-05 PC

RECEIVED
JAN 20 2005

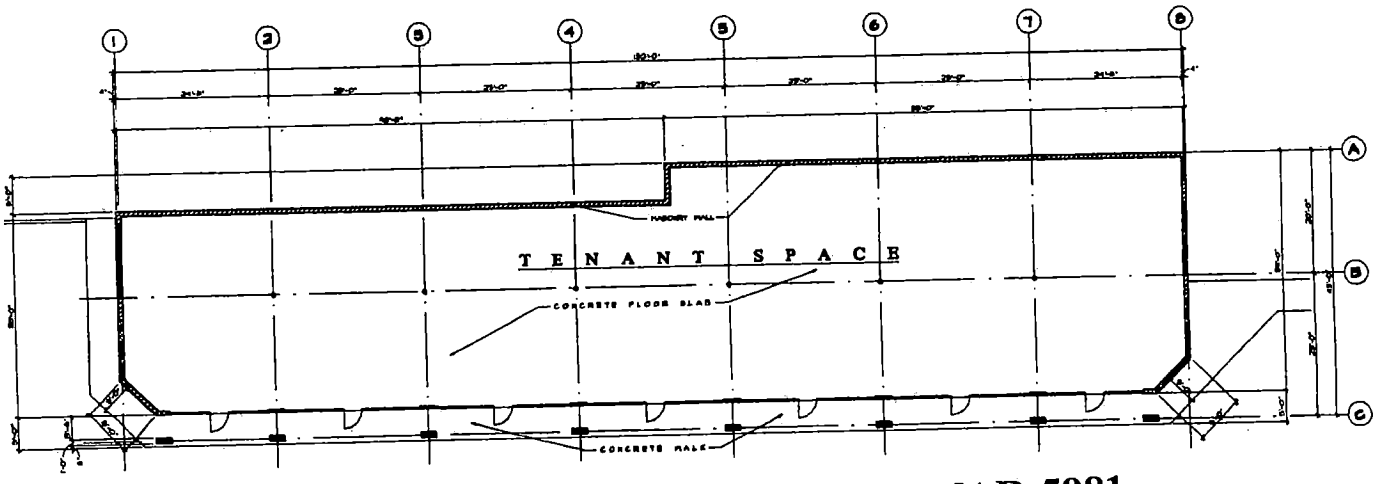
Revisions

Proposed New
Thrower Strip Center

Sheet Title
BUILDING "A"
FLOOR PLAN

Date
Checked By T.F.R.
Drawn By D.S.O.

A-2.0



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

BUILDING "B"
SQ. FT. = 6,258

VAR-5981
VAR-5982
SDR-5980
03-10-05 PC

Revisions

Proposed New
Thrunder Strip Center

Sheet Title
BUILDING "B"
FLOOR PLAN

Date:
Checked By: TPR
Drawn By: DSO
Project No.: 2004-109
Sheet No.:

A-2.1

RECEIVED
JAN 2 8 2005

January 14, 2005

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

Planning and Development Dept.

Item: Building height waiver requirement

Re. New ±17,995sq. ft. Strip Shopping Complex located on "H" Street east side of "H" Street and south of Owens Ave. request for waivers.

Owners: Mr. and Mrs. Herman Thrower
3305 Kemp Street
North Las Vegas, NV 89032

Per section 19.08.060 residential adjacency standards

We would appreciate the building height requirement along the rear east (residential) to be waived due to engineer of Structural, Roof framing, Ceiling and Mechanical Equipment that will service the requirements for this building. The roof top equipment screening is a required item. We need a parapet height of ±16'-8" to screen the roof top equipment. The front of building shows (2) hip roofs this is ±50'-0" from the residential area. We would appreciate acceptance of ±22'-6" height to ridge of hip roof. The design of the buildings along with irregular shape of the site dictated the square footage of the buildings.

Sincerely,

Mr. & Mrs.
Herman Thrower

VAR-5982

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:
SDR-5980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5981 AND VAR-5982 - PUBLIC HEARING - APPLICANT/OWNER: HERMAN THROWER - Request for a Site Development Plan Review FOR A 17,995 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue (APN 139-22-402-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C. 04/06/05

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

RECOMMENDATION:
Staff recommends DENIAL

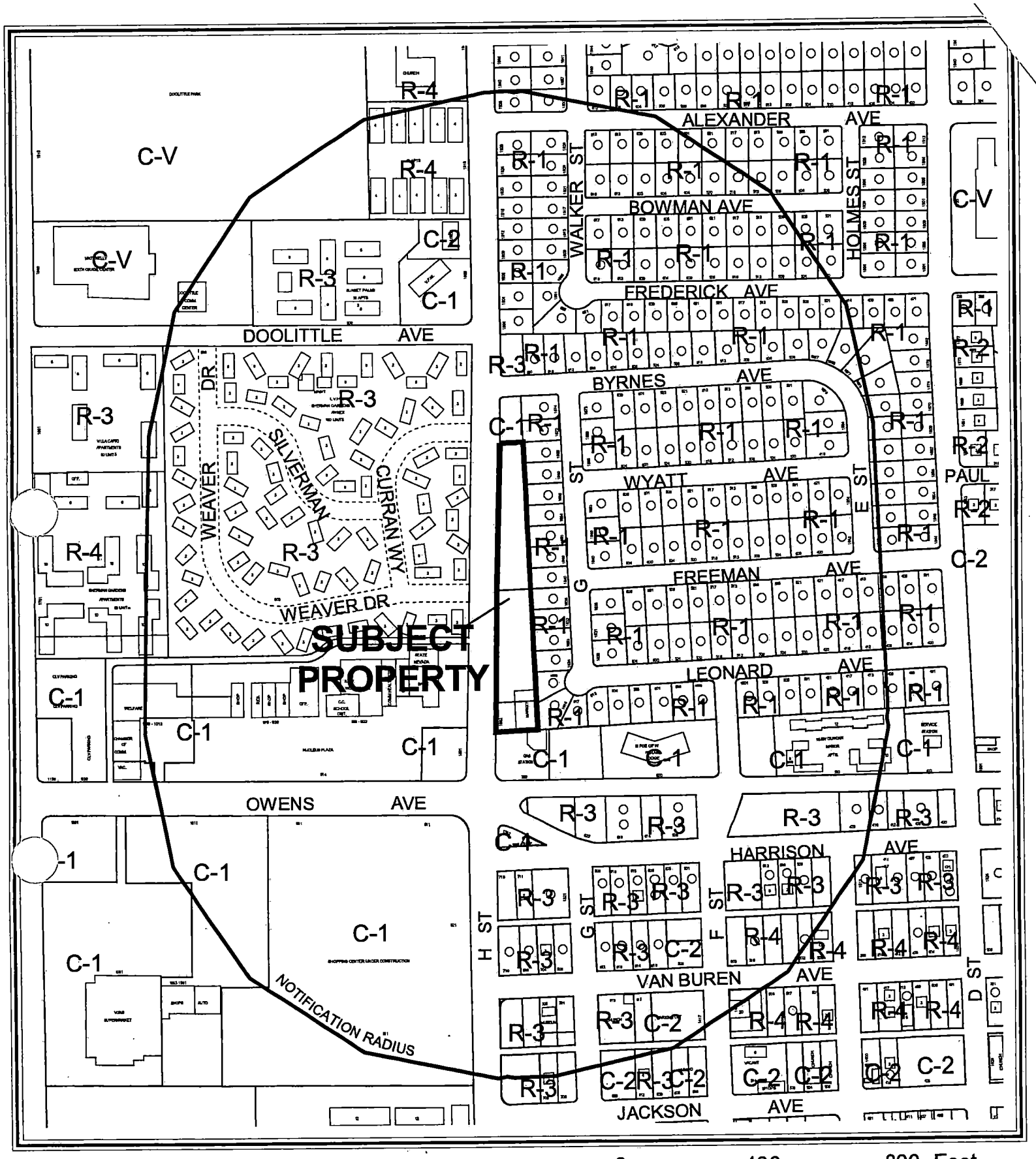
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
TRUESDELL – TABLED – UNANIMOUS

MINUTES:
See Item 23 [VAR-5981] for related discussion on Item 23 [VAR-5981], Item 24 [VAR-5982] and Item 25 [SDR-5980].

(6:59 – 7:36)

1-2014



0 400 800 Feet

CASE: **SDR-5980**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5980 - APPLICANT/OWNER: HERMAN THROWER

** CONDITIONS **

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

Planning and Development

1. The landscape plan shall be revised and approved by staff prior to the time application is made for a building permit to reflect a minimum of 24 inch box trees 20 foot on center along H Street, 24 inch box trees 30 foot on center along the rear property line, and a three foot tall landscaped parking lot screening berm shall be shown on the landscaping plan. Four – one gallon and four – five gallon shrubs are required per each 24 inch box tree.

2. The site plan shall be revised and approved by staff prior to the time application is made for a building permit to reflect a 250 square foot plaza and a loading zone as part of the site design.

3. Approval of and conformance to the Conditions Approval for Variances VAR-5981 and VAR-5982.

4. All development shall be in conformance with the site plan and building elevations, dated 01/20/05, except as amended by changes by these conditions.

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

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

surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

7. 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.

8. 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.

9. 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.

10. 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 property maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoebox fixtures and downward directed lights. Wall pack lighting shall utilize shoebox 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.

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

14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. In particular, the north wall of the site must be developed so as to eliminate impacts to residential areas to the north. Wall heights shall be measured from the side of the fence with the least vertical exposure above finished grade.

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

Public Works

16. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.

17. 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.

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

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

20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility prior to the issuance of any permits.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review for two proposed commercial buildings totaling 17,995 square feet on 1.79 acres adjacent to the east side of H Street approximately 150 feet south of Byrnes Avenue.

B) Applicant's Justification

The applicant did not submit a letter that expresses justification for the requested site development plan review.

BACKGROUND INFORMATION

A) Related Actions

There are no past actions that pertain to the proposed location of the development.

B) Pre-Application Meeting

9/23/04 At a pre-application conference with the applicant the following was discussed.

1. Commercial standards for
    a. Development
    b. Landscaping
    c. Building location
2. Architectural standards
3. Site design
4. Residential Adjacency
5. Parking
6. Traffic circulation
7. Public Works
    a. Need for a Flood study
    b. Updating of Off-sites

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.79

B) Existing Land Use

Subject Property:	Undeveloped Retail
North:	Undeveloped
South:	Retail
East:	Single family detached dwellings
West:	Retail Multi-family dwellings

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	DTR-C (Downtown Redevelopment Plan- Commercial)
East:	L (Low Density Residential)
West:	DTR-C (Downtown Redevelopment Plan- Commercial)

D) Existing Zoning

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

E) General Plan Compliance

This site is located in the north-central portion of the Southeast Sector Land Use Plan of the General Plan and designated as SC (Service Commercial). The SC (Service Commercial) category of the Southeast Sector 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 current zoning of C-1 conforms to the Sc land use designation and the proposed development is consistent with the C-1 zoning and therefore the SC land use designation.

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

West Las Vegas Plan
The subject site is within the West Las Vegas Special plan area of the Southeast Sector Plan. The proposed development will be subject to the policies and goals of the special plan.

PROJECT DESCRIPTION

The project consists of two single-story commercial buildings totaling 17,995 square feet in area, located approximately mid-block between the intersections of Byrnes Street and Owens Avenue, along the east side of H Street. The two buildings are located up to 5 feet from the rear property line, with the parking lot between the buildings and the landscaping buffer along the street. Vehicular access to H Street will be via access drives at the north and south ends of the development.

The buildings currently proposed may be divided into independent business units.

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	1.179 Acres	N/A
Min. Lot Width	100 Feet	817 Feet	Y
Min. Setbacks			
• Front	20 Feet	36.5 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	5 Feet	N
Max. Lot Coverage	50 %	30.1%	Y
Max. Building Height	1 Story / 15 Feet	16.66 Feet	N
Trash Enclosure	Yes	Yes	Y
Loading Zone	Yes	No	N
Mech. Equipment	Screened	Not Shown	Not Shown

The proposal needs variances from the rear setback and building height requirements of Title 19. The Variance application VAR-5981 has been submitted with this Site Plan Review application to address the discrepancies.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposed buildings will be five feet from the nearest property line. As the applicant is proposing a building 16.66 feet in height, the setback is required to be 49.98 feet from the property line, the project fails to meet proximity slope requirement.

b) Building setback. The proposed buildings will be five feet from the nearest property line, where 15 feet are required for a R-1 zoned property such as the property to the east. Therefore the proposed development does not meet the building setback requirement.

The proposal needs the variance VAR-5981 to address the discrepancy between the applicant's proposal and the requirements of Title 19.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail Less 25k in Area	14,935SF	1/175 SF of GFA	83			
Restaurant	600 SF 3,000 SF	1 Space/50 SF of GFA plus1/200 SF of the remaining GFA	12 15			
Sub-Totals			110		61	
Totals	17,995 SF		105	5	58	3

The project as proposed requires the variance VAR-5982 to address the deviation from the parking requirements of Title 19. The subject deviation is two handicap and 47 regular parking spaces.

The Department of Public Works cannot support the variance request to allow 61 parking spaces where 110 spaces are the minimum allowed for property located on the east side of H Street, approximately 150 feet south of Byrnes Avenue.

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 Lot Fingers with 24 Inch Box Trees	1 Tree/ 6 Spaces: 110/6=	19 – 24 Inch Box Trees in Fingers	Zero Trees
Parking Lot Buffer Along Street with 24 Inch Box Trees: • Min. Num. of Trees	One Trees/ 20 Linear Feet O.C.	41 Trees	25 Trees
• Min. Zone Width • Length of 3 Ft Tall Berm Parking Lot Screen Along Street	15 Feet 817 Feet		7 Feet Not Shown
Perimeter Buffer Along Rear Property Line with 24 Inch Box Trees: • Min. Num. of Trees	One Trees/ 30 Linear Feet O.C.	28 Trees	20 Trees
• Min. Zone Width • Min. Wall height		8 Feet 6 Feet	5 Feet 8 Feet

The proposal does not meet the Landscaping requirements of Title 19. A condition has been added to require more 24 inch box trees along the front and rear property lines, a 15 foot wide front landscaping buffer with a three foot tall berm, and one five foot wide parking lot finger for each six parking spaces.

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

Standards	**Required**	**Provided**
Open Space: • Developments 5 Acres or More	50 Sq. Ft. of Plaza Space Per Acre of Land	**N/A**
• Minimum Plaza Area	250 Sq. Ft.	Zero

The proposal does not meet the Open Space requirements of Title 19. A condition has been added to require a 250 square foot public plaza as part of the site design.

A5) Sign Standards

The Sign Standards pursuant to Title 19.14 that apply to the subject proposal can not be evaluated because of the lack of details about proposed signage. Onsite signage will be reviewed by a separate application.

B) General Analysis and Discussion

- Zoning

The proposed site plan conforms to the regulations of the C-1 (Limited Commercial) Zoning District.

- Site Plan

The site plan shows a total of 17,995 square feet of proposed commercial development in two one-story buildings, in addition to the existing commercial onsite. The buildings are oriented to H Street at the approximate center between Owens Avenue and Byrnes Avenue. The buildings are positioned to the rear of the site.

Parking areas are along the front of the site, between the proposed buildings and the front landscaped buffer adjacent to the street. Vehicular access into the site from H Street will be via a shared access to the south of the proposed buildings and a new access at the north of the new buildings. A separate application to identify signage on the site will need to be submitted by the applicant.

- Waivers

No Waivers have been requested as part of this application.

- Landscape Plan

The landscape plan does not conform to Title 19.12 and the Landscape, Wall and Buffer Standards. Specifically, the lack of trees along the street, in the parking lot, and along the rear property line, and lack of information on the plan about the required three-foot tall parking lot screening berm. A condition has been added to address this.

- Elevation

The building elevations show single story buildings with roofs and parapets and entry doors and display windows on the west side of the exterior. The elevations are compatible to the existing development around the site.

- Floor Plan

  The floor plan shows interior design typical to this type of use. The interiors show that the floor area can be divided into individual suites.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed development is not compatible with the residential development to the east as the buildings are too tall for the distance from the rear property line. The development will be incompatible with planned and existing commercial as there are not enough parking planned. Patrons of the uses will be parking along the streets and in neighboring parking lots, negatively impacting the adjacent development.

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

   The proposed development is inconsistent with existing standards. The planned development needs variance VAR-5981 for height and variance VAR-5982 for parking. The proposed landscaping is much less than is required.

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

   The subject site has access to H Street by two entrances, one at the top of the site that is proposed and one at the bottom that will be shared by an existing commercial building. H Street will be adequate to meet the requirements of the proposed zoning district.

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

   The building materials are appropriate for this type of development. The proposed landscaping materials are not appropriate as there are not enough to provide the screening and buffering that is expected of the landscaping.

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 are typical of retail developments in this vicinity and will be compatible with surrounding development. The proposed height of the building, though, is not harmonious with the residential development to the east.

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 14

NOTICES MAILED 270 – Mailed with VAR-5981 and VAR-5982

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5980 APN: 139-22402-003

Name of Property Owner: Herman And Charlene Thrower

Name of Applicant: Herman Thrower

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: Herman Thrower Charlene Thrower

Print Name: Herman Thrower Charlene Thrower

Subscribed and sworn before me

This 20TH day of JANUARY, 2005

Linda Hartman-Maynard
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 00-61134-1 My Appointment Expires Feb. 3, 2008

GENERAL NOTES

General

1. The contract work includes furnishing all materials, equipment, tools, labor and services necessary for completion of the project.
2. All work shall be done as shown on drawings called for in the description of work and specifications and in a manner as directed by the specifications.

Architect

3. The supervision of the contract work shall be done by the person or company listed in the contractor agreement. In case no supervision by an architect is provided in the contract, the functions of the Architect, wherever called for in the specifications, shall be exercised by the owner.

Permits and Local Codes

4. The laws in force at the building locations shall govern. Contractor is to be familiar with necessary codes.
5. The contractor shall procure and pay for all necessary building permits and for inspection services of the local authorities.

Utilities

6. The contractor shall provide a temporary installation of electric and water service and toilet facilities if such services are not available on the construction site

Protection

7. Safety barricades, fences, temporary walks, and signals shall be erected in compliance with the local building code and public regulations.

Materials

8. All materials shall be as shown on drawings and noted on the material list or in the description of work.
9. Any substitutions shall be permitted only upon receiving a written consent from the architect or the owner.
10. Upon request by the architect or the owner for furnishing samples other than those cited in the specifications, the contractor shall submit the requested samples for owner's approval or as called for in contract

Labor

11. All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.
12. This contractor shall be subject to the labor laws of the state where the project is located and subject to labor rules and regulations of the local authorities
13. By submitting a bid, the bidder agrees and warrants that he has examined the drawings site and specifications and found that they are adequate for proper completion of the project.

Performance

14. The contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made in accordance with the decision of the architect (at no added cost to the architect or the owner).
15. The contractor shall coordinate the work for all trades and schedule the timing so not to cause delays to any phase of construction due to late scheduling of interconnected work.
16. After substantial completion of the project, the contractor shall complete all defects and omissions at the final inspections in the time period agreed upon at the final punch list inspections. Architect to provide punch list.
17. The building and grounds shall be kept clean at all times. After completion of the project and before receiving the final payment, the contractor shall have all parts of the building cleaned wherever such cleaning is needed.
18. Do not scale drawings, notify architect of any discrepancy, errors, or omissions that are not clear to complete the project, as soon as possible. Do not install or order any materials that are part of the discrepancy or error. Contractor will be totally responsible for costs without notifying and working with the architect.
19. Clean and wash all windows at completion of project
20. Owner shall have final approval of all finishing material for interiors and exterior. Contractor to submit samples for approval.
21. Architect was not commissioned for on site observation
22. Call before you dig for utility locations 1-800-227-2600
23. Contractor shall keep site and building clean every day during construction phase and dispose all unused debris from site per local codes
24. All changes to be made by owner are to be in a written form to contractor. Prior to proceeding with change contractor to furnish in writing the cost for change item and approval by owner in writing to proceed. Architect will review.
25. General contractors shall submit shop drawings for all structural steel, roof framing, mechanical, plumbing, electrical, masonry, concrete & grout mix, roof flashing, H.C. accessories and etc.
26. Excavating contractor shall protect and be aware of utilities and property line as after dig debris to be on other property.(off site) Do not use neighboring property
27. General contractor to be responsible for occupancy certificate.
28. Contractor note: any wall penetrations for pipes, duct work, electrical shall be tightly sealed with caulking (sealant grout)

INDEX TO DRAWINGS

ARCHITECTURAL

A-1.0	SITE PLAN, INDEX TO DRAWINGS AND TYPICAL NOTES	A-1.0
A-2.0	BUILDING "A" & "B" KEY PLAN	A-2.0
A-2.1	FLOOR PLAN BUILDING "A"	A-2.1
A-2.2	FLOOR PLAN BUILDING "B"	A-2.2
A-2.3	ROOF PLAN & DETAILS	A-2.3
A-3.0	BUILDING ELEVATIONS & NOTES	A-3.0
A-4.0	BUILDING SECTIONS	A-4.0
A-4.1	WALL SECTIONS & MISC DETAILS	A-4.1
A-4.2	WALL SECTIONS & MISC DETAILS	A-4.2
A-4.3	WALL SECTIONS & MISC DETAILS	A-4.3
A-5.0	MISCELLANEOUS DETAILS	A-5.0
A-6.0	ROOM & DOOR SCHEDULE, MISCELLANEOUS DETAILS	A-6.0
A-6.00	ROOM & DOOR SCHEDULE, MISCELLANEOUS DETAILS	A-6.00

LANDSCAPING

L-1	LANDSCAPE PLAN, PLANTING LEGEND, SPECIFICATIONS AND GENERAL NOTES	L-1

STRUCTURAL

S0.1	-
S0.2	-
S0.3	-
S1.1	-
S2.1	-
S3.1	-
S4.1	-
S4.2	-
S5.1	-
S6.1	-

MECHANICAL

M-1	-
M-2	-
M-3	-
M-4	-
M-5	-

PLUMBING

P0.1	-
P1.1	-
P1.2	-
P1.3	-
P1.4	-
P1.5	-
P2.1	-

ELECTRICAL

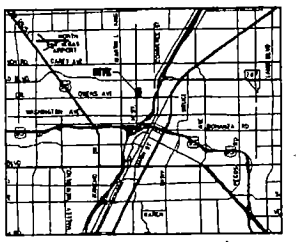
E-	-
E-	-
E-	-
E-	-
E-	-

PARKING REQ'D

FAST FOOD (8 UNITS = 8,000 SQ. FT. TOTAL PARKING = 28
6,400 SQ. FT. PUBLIC SEATING = 10 SPACES
9,000 SQ. FT. REMAINING = 2,000 = 15 SPACES

RETAIL COMMERCIAL BUSINESS AND
OTHER COMMERCIAL USES = PUB SQ. FT. = 250 SQ. FT. = 18
TOTAL SQ. FT. OF BUILDING "A" = "B" = 17,808
EXISTING BUILDING = 9,921 SQ. FT.
TOTAL SQ. FOOTAGE ALL (3) BUILDING = 28,416

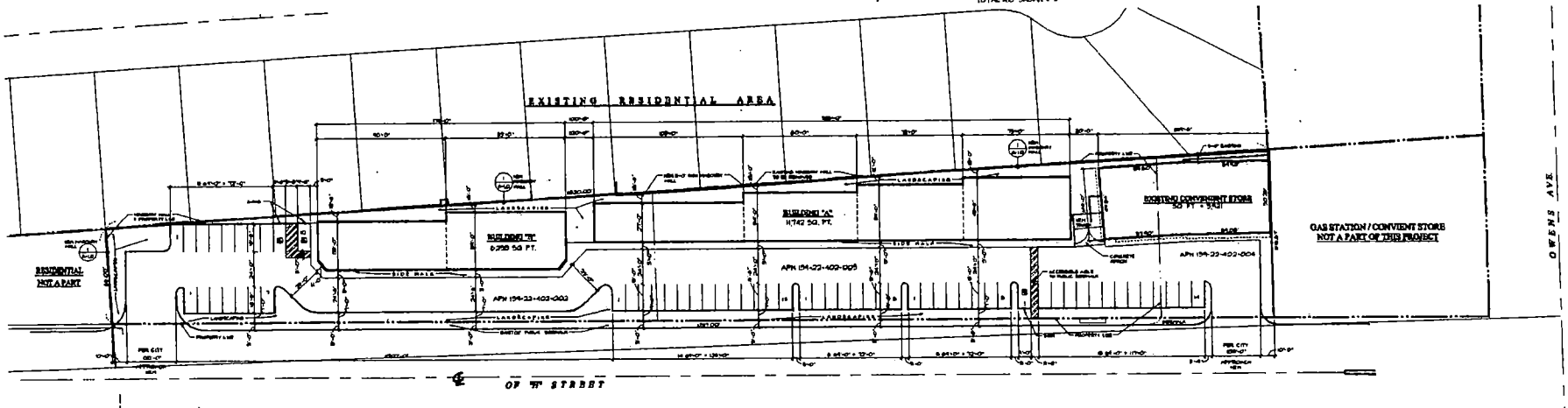
TOTAL PARKING REQ'D = 101
TOTAL SHOWN = 90 + 8 H.C. = 61
TOTAL H.C. SHOWN = 8

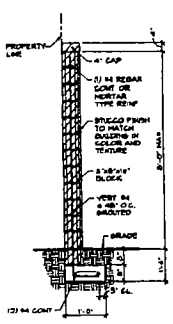


VICINITY MAP
NOT TO SCALE

CODE ANALYSIS FOR CITY OF LAS VEGAS

1. OCCUPANCY CLASSIFICATION GROUP "M"	CHAPTER 8 SECTION 304
2. TYPE OF CONSTRUCTION "2B"	CHAPTER 8
3. FIRE SPRINKLERS (FULLY SPRINKLED)	CHAPTER 9 SECTION 903
4. BUILDING HEIGHT - ALONG RESIDENTIAL 20'-8" BUILDING HEIGHT - FRONT FACING STREET 32'-6"	CHAPTER 9 SECTION 904.2 AUTOMATIC SPRINKLER SYSTEM
5. UNITS PER CODE PER SQUARE FOOTAGE REQUIREMENTS AT EACH TENANT SPACE	CHAPTER 10 SECTION 1003
6. EXISTING BUILDING = 9,921 SQ. FT. NEW BUILDINGS "A" & "B" = 17,808 SQ. FT.	
7. SPECIAL INSPECTION REQUIRED	CHAPTER 17
8. CODE YEAR - IBC 2003 WITH LOCAL AMENDMENTS AND ; MECHANICAL CODE IBC 2003 PLUMBING CODE IBC 2003 NATIONAL ELECTRICAL CODE 2002	
9. ACCESSIBILITY PARKING REQ'D 5 PARKING SHOWN 8	CHAPTER 6
10. FLOOR AREA PER OCCUPANT	CHAPTER 10 TABLE 1004.1.2





NOTES:

1. A CONCRETE MIXTURE FOR FOOTINGS IS BY VOLUME: 1 PART PORTLAND CEMENT; 2 ½ PARTS SAND; 4 PARTS GRAVEL NOT LARGER THAN 1½ INCHES, AND JUST ENOUGH WATER TO MAKE THE MIXTURE "WORKY" AND WORKABLE, BUT NOT "SOUPY." THE WATER CONTENT SHOULD NOT BE MORE THAN 7½ GALLONS PER SACK OF CEMENT FOR THE ABOVE MIX. WHERE SALTS ARE PRESENT IN THE SOIL, TYPE V CEMENT IS REQUIRED.

   A MORTAR MIXTURE SHOULD BE IN PROPORTIONS OF 1 PART PORTLAND CEMENT, ½ PART LIME (HYDRATED), AND 3 PARTS SAN. THE WATER CONTENT SHOULD BE ACCORDING TO ABSORPTION AND SUCTION ABILITY TO ASSURE NORMAL FLOW AND SPREADING WITH A TROWEL.

   A GROUT MIXTURE SHOULD BE COMPOSED BY VOLUME OF 1 PART PEA GRAVEL. SUFFICIENT WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION.
2. UNSUPPORTED ENDS OF WALLS SHALL TERMINATE IN A REINFORCED PILASTER, COLUMN OR THE END CELL SHALL BE REINFORCED AND GROUTED SOLID.

INSPECTIONS REQUIRED

1. FOOTING INSPECTION PRIOR TO PLACING CONCRETE.
2. WALL STEEL INSPECTION PRIOR TO GROUTING.
3. FINAL INSPECTION.

PROPERTY LINE WALL SECTION (1 / A-1.0)
SCALE 1/2" = 1'-0"

SITE PLAN
SCALE: 1" = 50'-0"

1. PROPERTY SQ. FOOTAGE = 11.79 ACRE
2. FLOOR AREA RATIO = 50.67%

NOTE:
SEE CIVIL DRAWINGS FOR FINISHED GRADES UTILITY LOCATIONS, SITE DETAILS AND ACCESSIBILITY SITE DETAILS.

SEE CIVIL DRAWINGS FOR BUILDING PADS AND ALL FINAL SITE DETAILS.

VAR-5981
VAR-5982
SDR-5980
03.10.05 PC

These drawings have been prepared under my supervision and to the best of my knowledge, information and belief comply with all governing building codes. The Contractor shall bear all costs of any items or changes made by the Building Department or their inspectors with no cost to the Architect, the consultants, or owner. Architect is not responsible for means and methods of construction, or safety at workers.

Thomas J. Boyle — Date
Architect Nevada License Number: 2106
Expire 10-31-2006

DISCLAIMER

The Project Architect or Engineer will not be responsible for any action taken by any person on the project if that person has knowledge of any discrepancy, error or omission or ambiguity in the calculations, drawings and/or specifications until the Project Architect or Engineer has been notified and has rejected, modified the action or has made clearly explained the intent of the drawings calculations and/or specifications.

RECEIVED
JAN 20 2005

ROULE
Consulting Architects
NCARB
5455 South Durango
2nd Floor Suite "A"
Las Vegas, NV 89113
PHONE: (702) 365-0030
FAX: (702) 365-0031

Revisions

Proposed New Thrower Strip Center
"F" Street North of Owens
City of Las Vegas, Nevada

Sheet Title
SITE PLAN AND NOTES

Date	
Checked By	T.P.R.
Drawn By	D.S.O.
Project No:	2004-106

A-1.0
of sheets

LANDSCAPE IRRIGATION DESIGN NOTES AND SPECIFICATIONS

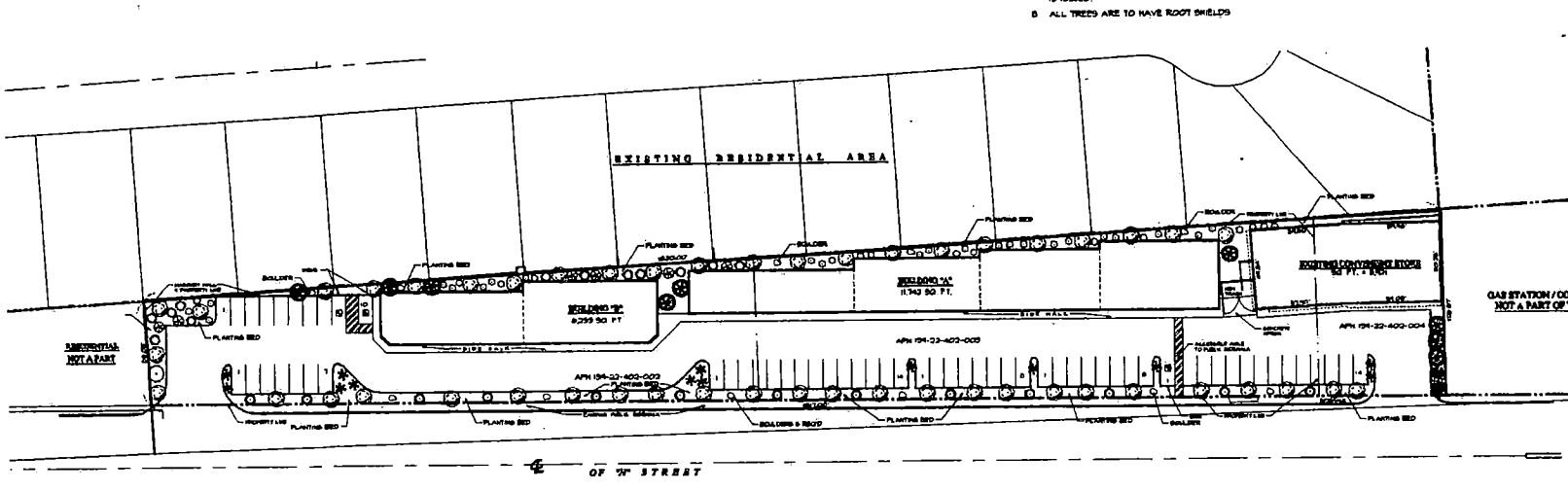
1. EXISTING SYSTEM TO BE ABANDONED IN ITS ENTIRETY.
2. A NEW SYSTEM TO BE INSTALLED PER PLANTING LAYOUT WITH ELECTRIC SOLENOID CONTROLLED UNDERGROUND IRRIGATION SYSTEM WHICH IS TO BE CONNECTED TO EXISTING WATER SUPPLY SOURCE.
3. PROVIDE INSTRUCTION, OPERATION AND MAINTENANCE FOR SYSTEM AND CONTROLS ALONG WITH MANUFACTURER'S PARTS CATALOGS.
   a. PROVIDE SCHEDULE INDICATING LENGTH OF TIME EACH VALVE IS REQUIRED TO BE OPEN TO PROVIDE ADEQUATE AMOUNTS OF WATER FOR ALL PLANT BEARING SHRUBS UPON THE EXPOSURE AND PHYSICAL CONDITION SURROUNDING THE SITE AND BUILDING
4. PROVIDE RAINBIRD PRODUCTS, HEADER VALVES, QUICK COUPLING, SWIVELS AND CONTROLLERS.
5. PIPE TO BE PVC IN ACCORDANCE WITH ASTM D1785, SCHEDULE 40 PRESSURE RATED FOR MAINLINE AND LATERAL LINE FITTINGS. SOLVENT WELD SOCKETS
6. SOLVENT CEMENT: ANSI/ASTM D2564 FOR PVC PIPE AND FITTINGS.
7. SLEEVE MATERIAL SCHEDULE 40 PVC IN ACCORDANCE WITH ASTM D2241.
8. TRENCH AND BACKFILL
   a. OVER-EXCAVATE (3) INCHES AND FILL TO DESIRED LEVEL WITH 1/2" HOUSE SAND
   b. PROVIDE MINIMUM 4" SAND BELOW MAIN LINE AND 4" ABOVE.
   c. TOP MAIN LINES SHOULD BE 24" TO 30" DEEP
   d. TOP LATERAL LINES SHOULD BE 18" TO 24" DEEP.
   e. 6" MINIMUM TRENCH WIDTH AND 12" MINIMUM DEPTH
9. INSTALL DRIP IRRIGATION PIPING PVC WITH 1/2" TH
10. INSTALL BACKFLOW PREVENTER IN ACCORDANCE WITH 6174 OF HENDERSON PLUMBING CODE, FEBCO OR EQUAL.
11. CONNECTION OF UTILITIES TO POINT OF CONNECTION MUST BE DUCTILE IRON. EXTEND BACK FLOW DEVICE AND CUT ENCLOSURE SIDE PART ENCLOSE A MINIMUM OF 3'-0".
12. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED
13. PRIOR TO SODDING PERFORM A IRRIGATION AUDIT FOR ALL SPRAY AND ROTARY SYSTEMS. MINIMUM DISTRIBUTION UNIFORMITY SHALL BE 65% FOR ANY SPRAY SYSTEM AND 70% FOR ANY ROTARY SYSTEM. TO BE CONDUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.
14. VALVES
   a. GATE VALVE MUELLER OR KING BROOKS CONSTRUCTION, NON-RISING STEM.
   b. VALVE BOX AND LOCKING LID AMETEK CARSON BROOKS RECTANGULAR HEAVY DUTY BOX.
   c. Y-STRAINER WITH 200 MESH SCREEN ATTACHED DOWNSTREAM TO VALVE ON ALL LINES WITH DRIP EMITTERS.
   d. PRESSURE REGULATOR ATTACHED DOWNSTREAM FROM VALVES ON ALL LINES WITH DRIP EMITTERS
15. AUTOMATIC CONTROLS, INDEPENDENT STATION CONTROLLER WITH WATERPROOF, WEATHERTIGHT, WITH LOCKABLE ACCESS DOOR.
16. INSTALL CONTROLLER WITH 6' EXPANSION COIL AT EACH VALVE TO WHICH CONTROLS ARE CONNECTED AND AT 1000 FT INTERVALS.
   a. GROUND CLOCKS WITH 99' OF #4 COPPER WIRING
   b. DO NOT STACK PIPING IN SAME TRENCH
   c. VALVE DRIVES IN THEY BOX ARE TO BE 1" BELOW GRADE
   d. CONNECT TO WATER AND ELECTRICAL SERVICE
   e. SET DOWN SPRINKLER HEADS AT FINISH GRADE ELEVATIONS
   f. PROVIDE FOR THERMAL MOVEMENTS OF COMPONENTS IN SYSTEM.
   g. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET TO FACILITATE EASY REPLACEMENT
   h. PULL A PUMP START WIRE FOR EVERY CONTROLLER TO PUMP SET TIME OF DELAY AT 60 SECTIONS OR LESS.
17. FLUSH SYSTEM AFTER INSTALLING HEADS AND BEFORE OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER
18. INSTALL QUICK COUPLERS, NON ROTARIBLE, OFF MAIN LINE WITH AN ANGLE VALVE SWING JOINT FITTING TO BE SCHEDULE 80 TOE OR ELLS.
19. PROVIDE EXTRA MATERIALS TO OWNER
   a. (2) QUICK COUPLER KEYS
   b. (2) KEYS CONTROLLER
   c. (2) ROTO HEADS FOR EACH HEAD
20. INSTRUCT OWNER MAINTENANCE STAFF IN OPERATION AND MAINTENANCE OF THE SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.
21. PROVIDE OWNER WITH GUARANTEE ENTIRE SYSTEM FOR A ONE (1) YEAR PERIOD AFTER SUBSTANTIAL COMPLETION OF CONSTRUCTION. HE WILL BE CALLED ON TO REPLACE AND/OR REPAIR ANY FAULTY EQUIPMENT WITHIN 24 HOURS AFTER NOTIFICATION BY OWNER

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
○	GENOTHER	MEXICAN	12	1 GAL.	COLOR PINE FLOWERS PLANT FROM ABOUT 2'-0" APART CLIP NEARLY TO GROUND AFTER BLOOM
*	NANDINA DOMESTICA	HEAVENLY BAMBOO	15	5 GAL	
⊙	LANTANA CAMARA		56	1 GAL.	FLOWERS ARE MULTI COLORED DWARF FORM PLANT 3 TO 4 FEET APART
✳	LAGER STROEMIA INDICA	CRAPE MYRTLE	8	5 GAL	(PETITES) PETITE EMBERS ROSY RED FLOWERS
✸	TECOMA STANS		2	5 GAL.	2 INCH YELLOW BELL SHAPED FLOWERS PLANT FROM CONTAINERS SPACE 4'-0" APART
✳	JUSTICIA SPICERA	MEXICAN HONEYSUCKLE	4	1 GAL	PLANT @ 4'-0" APART RED-ORANGE TUBULAR FLOWERS
⊙	YUCCA RECURVIFOLIA	CURVE LEAF YUCCA	1	5 GAL	
⊛	GREVILLEA ROBUSTA (ALTERNATE QUERCUS LEA)	SILKOAK	48	24" BOX	PREFERS DEEP SOIL PART, FULL OR REFLECTED SUN, PLANT AT 30' APART FOR ROW LOOK
⊙	TECOMARIA BIGNONIACEAE	TECOMA CAPENSIS	15	5 GAL	BEARS CLUSTERS OF ORANGE-RED TRUMPET SHAPED FLOWERS. NEEDS TO BE PRUNED (SHAPED)

NOTES:

1. ALL PLANTING BEDS CALLED FOR TO RECEIVE 1/2" TO 3/4" RED ROCK MIN. 2" DEEP SUBMIT SAMPLE FOR APPROVAL.
2. ALL PLANTING, IRRIGATION SYSTEM AND PLANTS TO RECEIVE MIN 12 MONTH GUARANTEE. GUARANTEE TO START WHEN OCCUPANCY PERMIT IS ISSUED.
3. ALL TREES ARE TO HAVE ROOT SHIELDS



LANDSCAPE PLAN

SCALE: 1" = 50'-0"

VAR-5981
VAR-5982
SDR-5980
03-10-05 PC

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JAN 20 2005

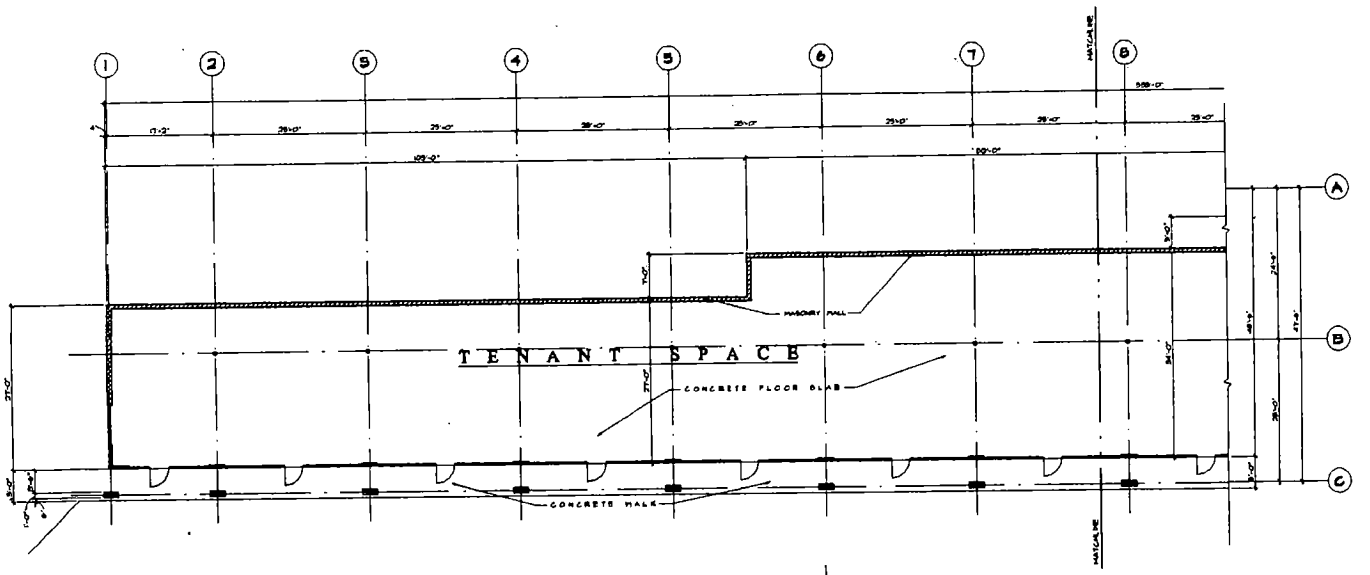
ROULE CONSULTING ENGINEERS

Revisions

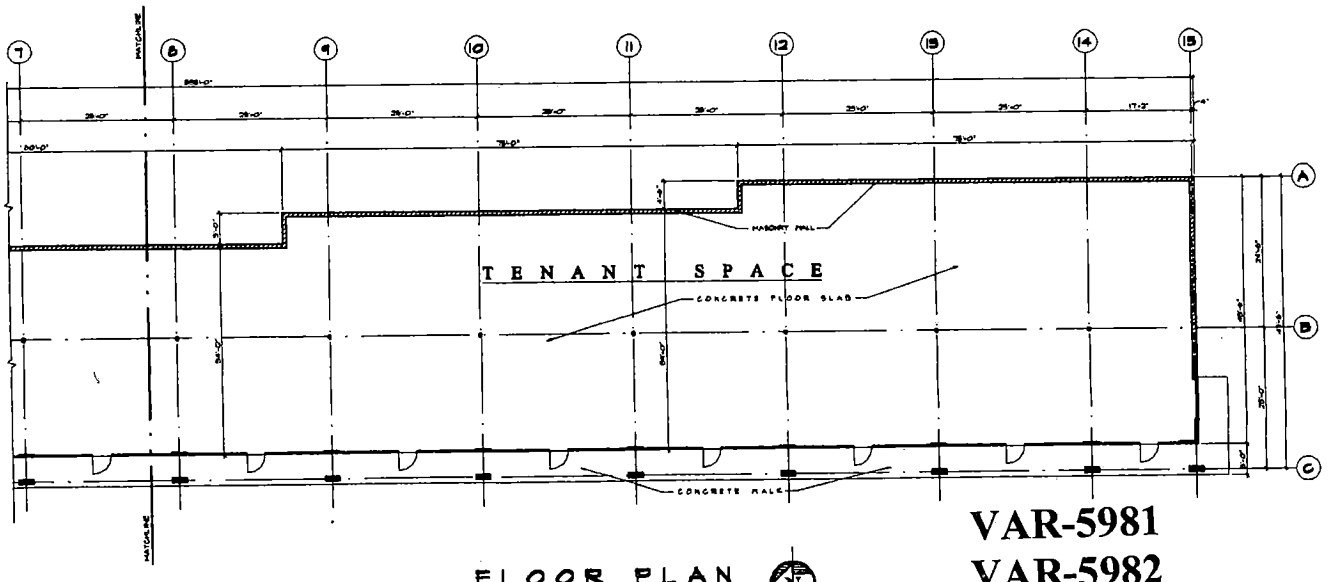
Proposed New Thrower Strip Center

Sheet Title: LANDSCAPE PLAN

Date
Checked by: Y.F.R.
Drawn By: D.S.O.
Project no.: 2004-106
Sheet No.:
of 1 sheets



FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING "A"
SQ. FT. = 11,742



FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING "A"
SQ. FT. = 11,742

VAR-5981
VAR-5982
SDR-5980
03-10-05 PC

NOULLE
NCARB
3554 South Cimarron
2nd Floor Suite "F"
Las Vegas, NV 89115
PHONE: (702) 365-6200
FAX: (702) 364-6021

Revisions

Proposed New
Thrower Strip Center
"B" Street North of Owens
City of Las Vegas, Nevada

Sheet Title
BUILDING "A"
FLOOR PLAN

Date
Checked by: T.F.S
Drawn By: D.S.D
Job No. 2004-69

A-2.0

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JAN 25 2005

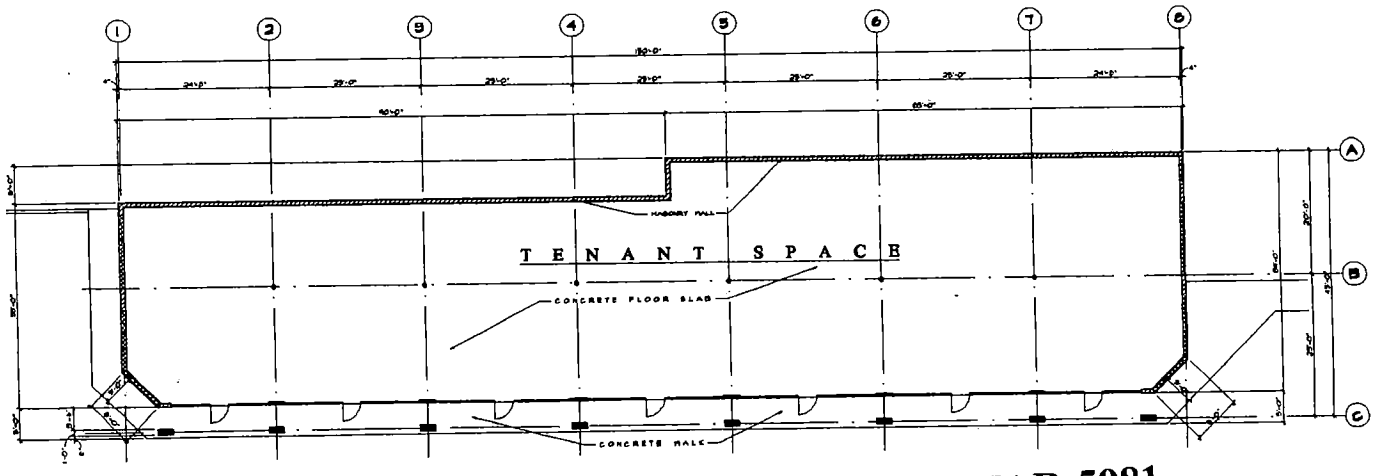
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NCARB

Revisions

Proposed New
Thrower Strip Center

Sheet Title
BUILDING "B"
FLOOR PLAN

Date	
Checked By:	TFR
Drawn By:	DSO
Project no.:	2004-108
Sheet No.:	A-2

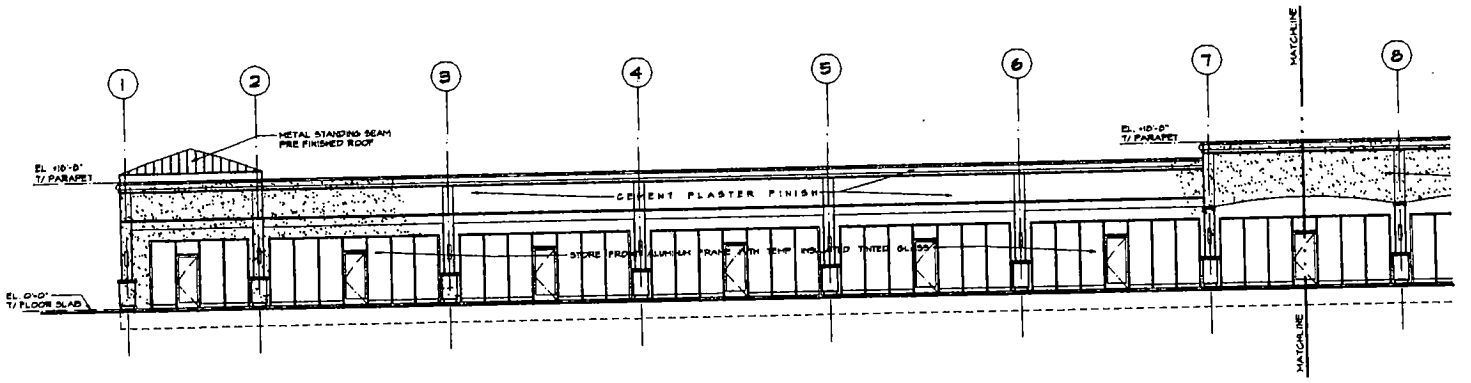


FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING "B"
SQ. FT. = 6,253

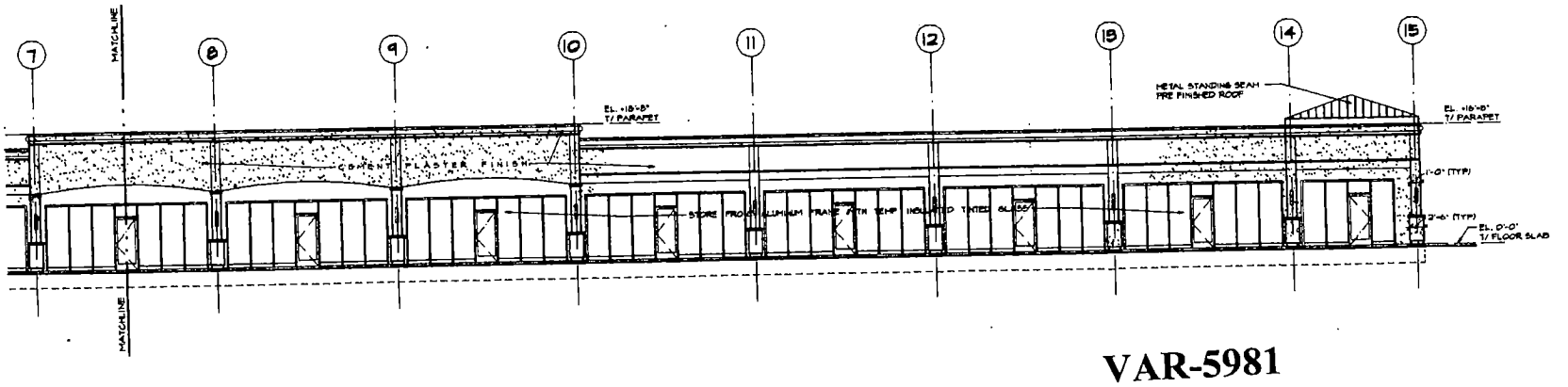
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VAR-5982
SDR-5980
03-10-05 PC

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JAN 20 20



WEST ELEVATION

SCALE 1/8" = 1'-0" BUILDING "A"



WEST ELEVATION

SCALE 1/8" = 1'-0" BUILDING "A"

VAR-5981
VAR-5982
SDR-5980
03-10-05 PC

ROULE
NCARB
Las Vegas, NV 89118

Revisions

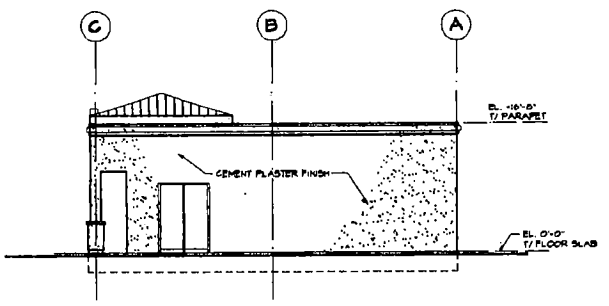
Proposed New
Thrrouser Strip Center
"F" Street North of Owens
City of Las Vegas, Nevada

Sheet Title
BUILDING "A"
ELEVATIONS

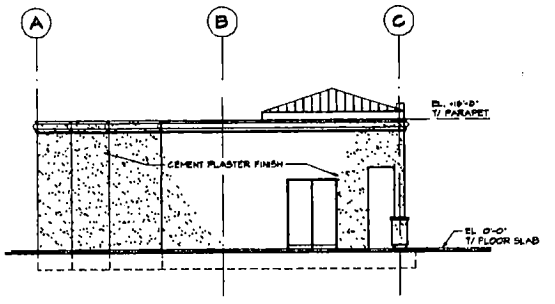
Date:
Checked By: Y.F.R
Drawn By: D.S.O
Project No.: 2004-109

A-3.0

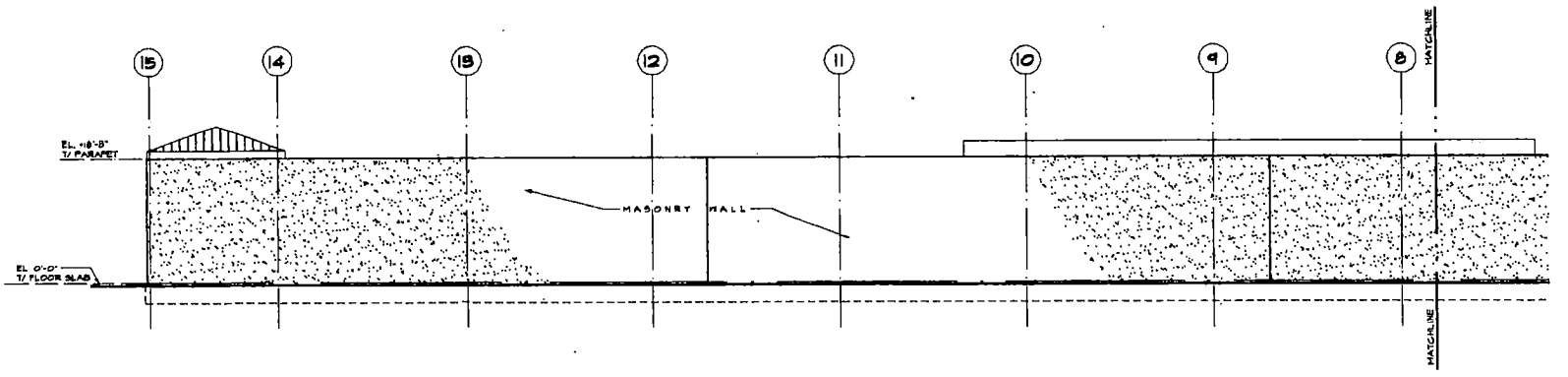
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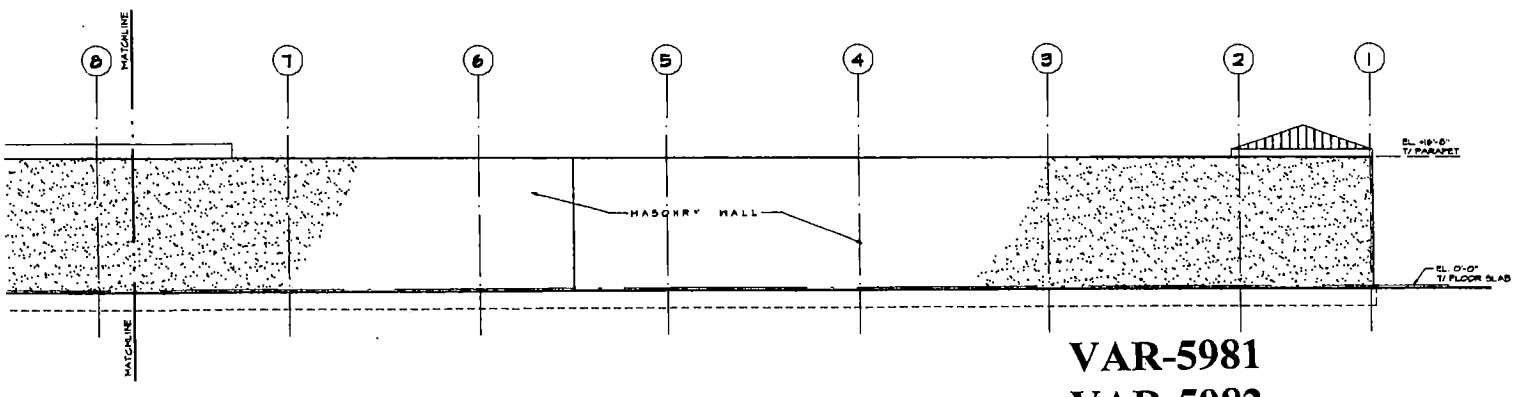
SOUTH ELEVATION
SCALE 1/8" = 1'-0" BUILDING "A"



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



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



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

VAR-5981
VAR-5982
SDR-5980
03-10-05 PC

NCARB

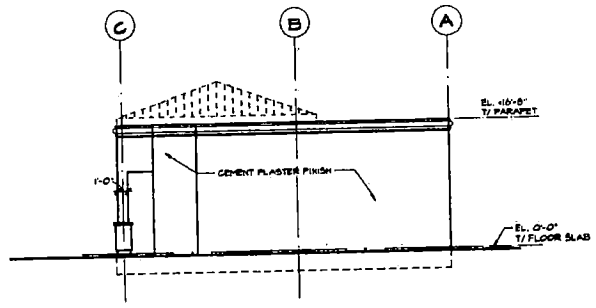
Revisions

Proposed New
Thrower Strip Center
13th Street North of Owens
City of Las Vegas, Nevada

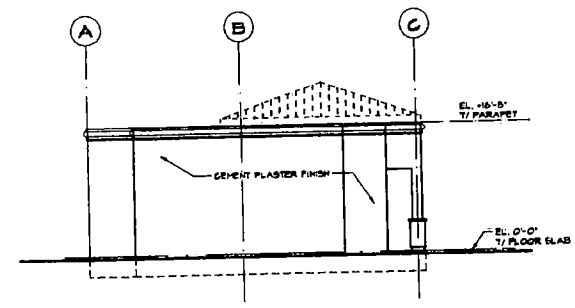
Sheet Title
BUILDING "A" ELEVATIONS

Date
Checked by: T.F.R
Drawn By: D.S.O
Project No.: 2004-106
Sheet No.: A-5.1
of sheets

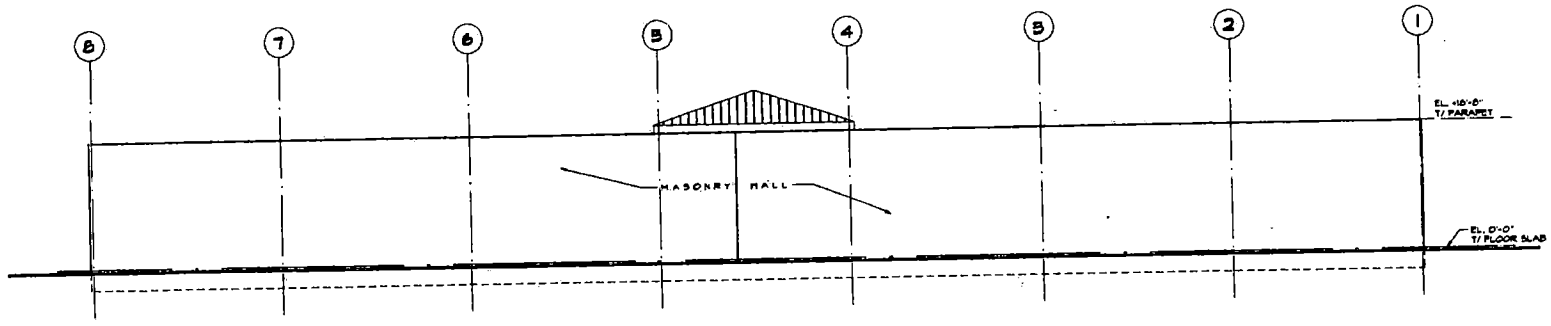
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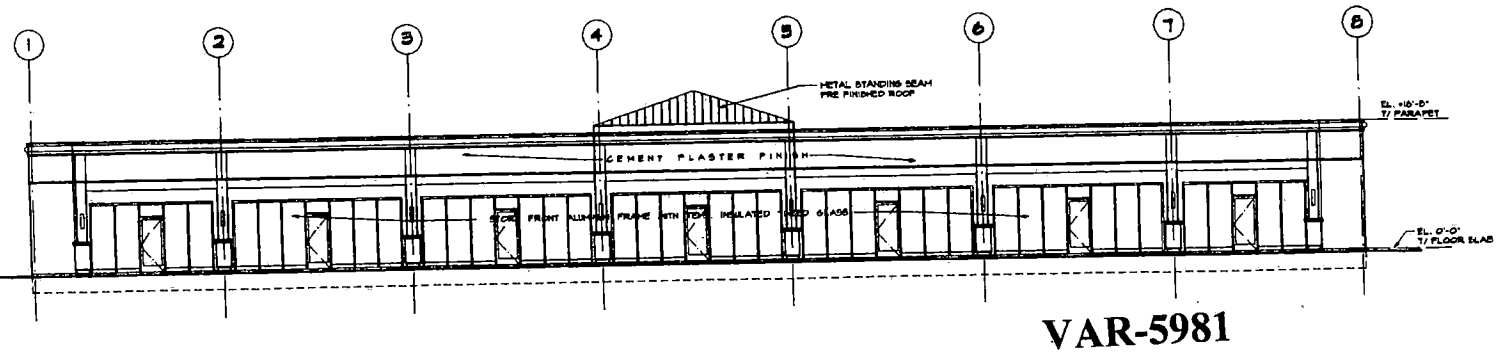
SOUTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING "B"



NORTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING "B"



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



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

VAR-5981
VAR-5982
SDR-5980
03.10.05 PC

ROULE
NCARB

Revisions

Proposed New
Thrasher Strip Center
"B" Street North of Owens
City of Las Vegas, Nevada

Sheet Title
BUILDING "B"
ELEVATIONS

Date	
Checked By:	TFR
Drawn By:	DSO
Project No.:	2004-108
Sheet No.	A-3.2
of sheets	

RECEIVED
JAN 20 2005



VAR-5981, VAR-5982 & SDR-5980 - APPLICANT/OWNER: HERMAN THROWER
ADJACENT TO THE EAST SIDE OF H STREET APPROXIMATELY 150 FEET SOUTH OF BYRNES AVENUE
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

January 14, 2005

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

Planning and Development Dept.

Item: Building height waiver requirement

Re. New ±17,995sq. ft. Strip Shopping Complex located on "H" Street east side of "H" Street and south of Owens Ave. request for waivers.

Owners: Mr. and Mrs. Herman Thrower
3305 Kemp Street
North Las Vegas, NV 89032

Per section 19.08.060 residential adjacency standards

We would appreciate the building height requirement along the rear east (residential) to be waived due to engineer of Structural, Roof framing, Ceiling and Mechanical Equipment that will service the requirements for this building. The roof top equipment screening is a required item. We need a parapet height of ±16'-8" to screen the roof top equipment. The front of building shows (2) hip roofs this is ±50'-0" from the residential area. We would appreciate acceptance of ±22'-6" height to ridge of hip roof. The design of the buildings along with irregular shape of the site dictated the square footage of the buildings.

Sincerely,

Mr. & Mrs.
Herman Thrower

SDR-5980

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

VAR-6030 - VARIANCE - PUBLIC HEARING - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C. - Request for a Variance TO ALLOW 14 PARKING SPACES WHERE 18 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue (APN 139-34-710-048), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

C.C. 04/06/05

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:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/06/2005

NOTE: Vice Chairman Truesdell disclosed that he owned property located in the Downtown area that is not within the Notification area, so he would vote on these items.

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 26 [VAR-6030] and Item 27 [SDR-6026].

GARY LEOBOLD, Planning & Development, explained the applicant is proposing a development of approximately 49 percent of lot coverage on a currently vacant site.

MINUTES – Continued:

The requested development is inconsistent with requirements for landscaping and parking. It fails to meet all but one of the minimum buffering standards and it only meets the setback requirement on the east side yard. This situation does occur often when considering the conversion of an existing building; however, in this proposal, the floor plan is not fixed and the applicant has the flexibility in design to meet Code. MR. LEOBOLD noted that the combination of the deficiencies in setbacks, buffers and parking point to an overbuilding situation.

DEAN BRYANT, 308 South 11th Street, appeared with the applicant, LLOYD BAKER. The building would serve as offices for MR. BAKER. MR. BRYANT indicated he has developed many office buildings, particularly for attorneys, in the downtown area. He asked if he could address the issues raised by MR. LEOBOLD one by one.

A wrought iron fence is proposed along the back wall of the property and it would surround the parking lot and run down the alley as well. The Code requires and eight-foot wall; however the applicant is proposing a six foot wall. The applicant would be willing to raise it if required. Staff also requested that three trees be shown in the back parking lot and only two are shown on the plan. He explained that in the back of many downtown buildings, the parking lots are set right up against the alleys. The applicant has chosen to access the lot from Clark Street so every available space in the back area could be utilized. The applicant offered to add a third tree to the planter if necessary. MR. BRYANT noted that the applicant is proposing 36" box trees at the front to create more instant gratification when the project is built.

On the west side, MR. BRYANT confirmed there is no landscaping planned. It would be a parking lot from the back alley up to the sidewalk that enters into the back of the building. There is one residence across the street in front of the building and it's just recently been purchased. The buildings in the area are either boarded up or occupied by attorneys.

The proposed building is a two-story product. He showed a colored rendering of it. The building would be surrounded with brick. A request was made for a setback waiver for one-foot setback to accommodate the elevations continuing on all four sides. He concurred with all conditions.

TODD FARLOW, 240 North 19th Street, said the elevations were beautiful.

MARGO WHEELER, Planning & Development, questioned the applicant's comment that staff required three trees in the parking lot. Her opinion was that three additional trees were necessary per the information in the staff report. MR. LEOBOLD clarified that eight trees were required for the perimeter landscaping and the proposal provided ten. There are six trees required in the parking field and the proposal depicts two. MR. BRYANT indicated that the City's requirement

MINUTES – Continued:

is one tree for every six spaces and because there are seven spaces on each side of the parking lot, there should be three trees required. He noted that it is difficult sometimes to plant trees in the public right-of-way and in the past he has put bigger boulders and small plants around them on Clark Street.

COMMISSIONER EVANS indicated he had concerns over the largeness of the building compromising the character of that part of downtown. Being a passionate supporter of planting trees, he hoped that staff could address the difficulty expressed in planting trees in the existing right of way. MR. BRYANT said that he would be happy to add more trees in that area of the subject site. The Commissioner voiced disappointment over the change in the downtown character over the years. He had seen photos of the area 60 years ago and it looked like an oasis. At one time, Freemont Street had trees planted on both sides, which created a canopy over the street. Another benefit of trees is that they help to clean the air.

CHAIRMAN NIGRO commented that the board has approved, and he's supported, parking variances on small lots such as this one, in the downtown area. Often, a parking problem causes a landscaping issue because the developer utilizes every possible space for parking to reduce the requested variance. This restricts the landscaping because to meet the landscape requirement, parking spaces are lost. He agreed that a variance of four spaces would not affect the site too negatively. He could support the landscaping variance because where the trees are required in the parking lot, they would not really be visible. Trees in the front make a greater impact so he would support the project as long as the applicant agreed to address COMMISSIONER EVAN'S comments regarding the streetscape as compensation for not having so many trees in the parking lot.

MR. LEOBOLD said that encroachment agreements have been done in the past where the City allows the applicant to encroach into the right-of-way for landscaping purposes. That could be done subject to Public Works requirements. That way the City is not responsible for the landscaping maintenance; it would fall on the adjacent property owners. There are techniques to allow the landscaping that COMMISSIONER EVANS suggested. COMMISSIONER EVANS said he would be supportive of that concept.

COMMISSIONER DAVENPORT stated he would be supportive of that idea as well; however, he questioned how it would be accommodated. MS. WHEELER indicated it could be done with an amendment to Condition 6 of Item 27. She read the proposed verbiage into the record.

COMMISSIONER EVANS agreed with COMMISSIONER McSWAIN regarding a better design would be to have the building face Clark Avenue and have parking on the south side of the

MINUTES – Continued:
subject site. He felt that there are some innovative architectural solutions to some of the Downtown projects, such as having parking underneath the structures.

MR. BRYAN concurred with staff's conditions and the amendment on Condition 6 of Item 27.

No one appeared in opposition.

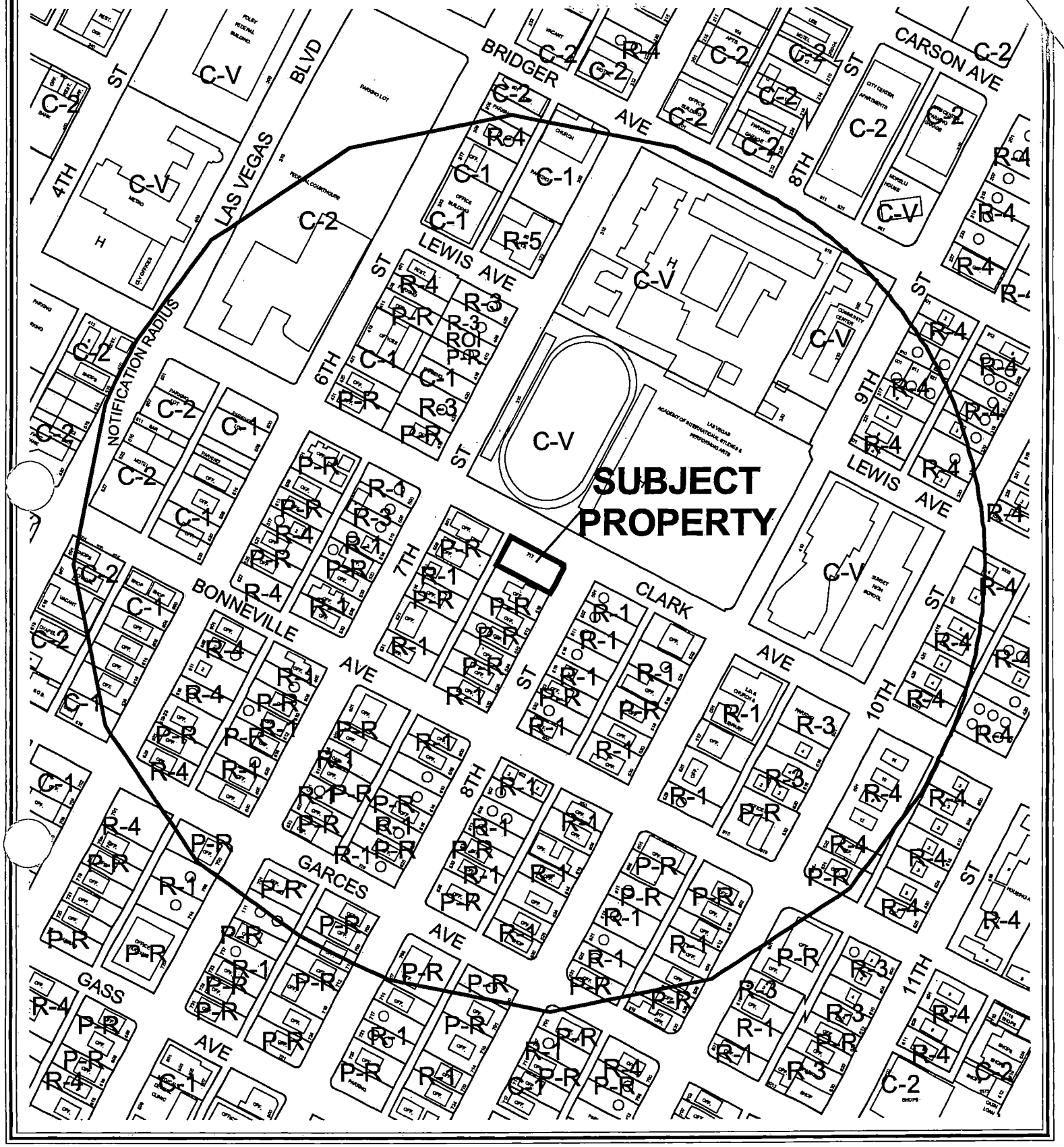
CHAIRMAN NIGRO declared the Public Hearing closed on Item 26 [VAR-6030] and Item 27 [SDR-6026].

(7:35 – 7:55)
2-794

CONDITIONS:
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-6026).

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.



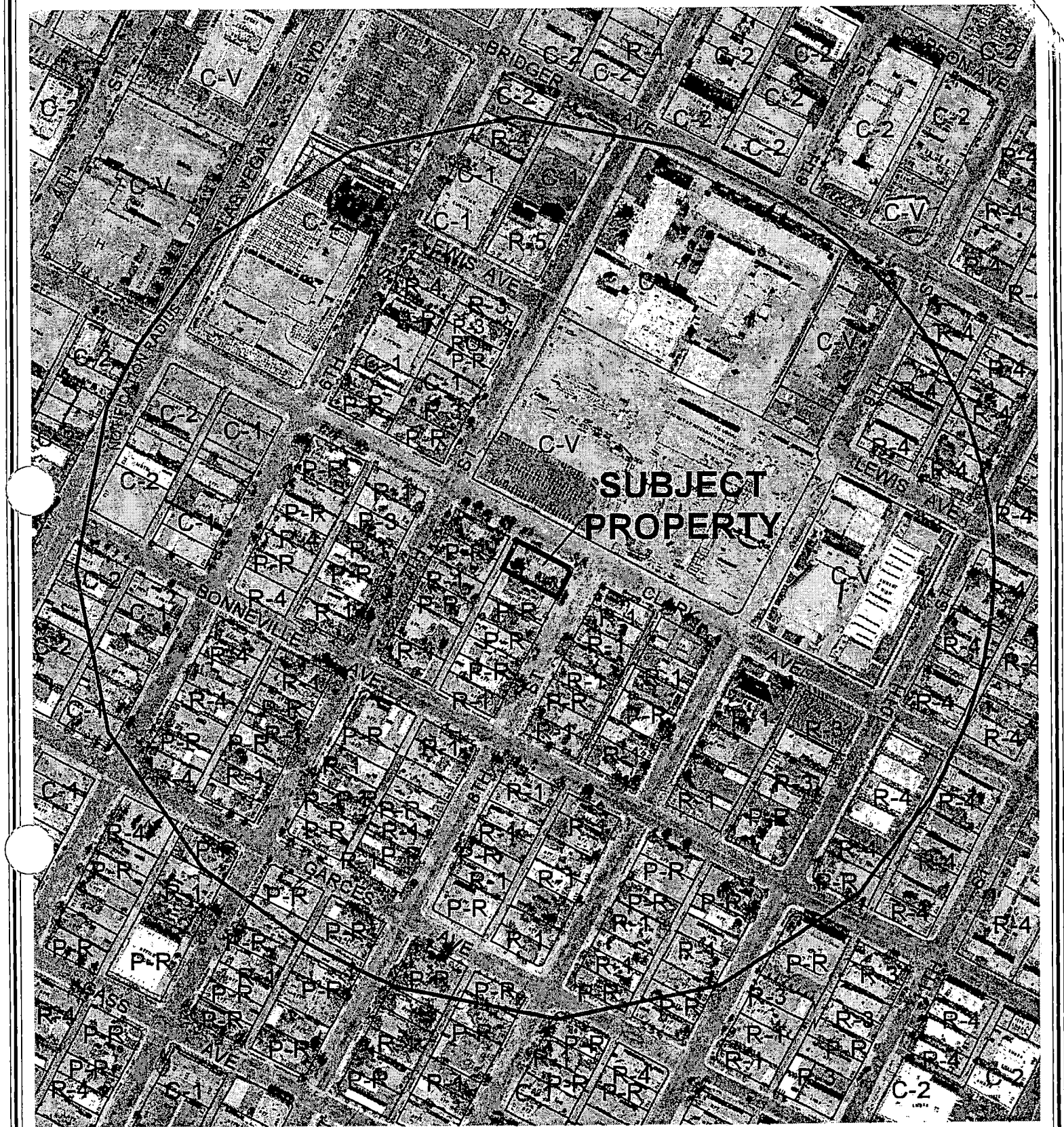
0 300 600 Feet

CASE: **VAR-6030**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
P-R (PROFESSIONAL OFFICE AND PARKING)

N



0 300 600 Feet

CASE: **VAR-6030**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6030 - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-6026).

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.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 14 parking spaces where 18 spaces minimum are required for a proposed office development on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue.

B) Applicant's Justification

The applicant justifies their request by stating that the law office as proposed is a compatible use for the area.

BACKGROUND INFORMATION

A) Related Actions

07/01/86 The Board of Zoning Adjustment approved a request for a Variance (V-0056-86) for a 6-foot high wrought iron fence in the front yard where 4 feet is the maximum height allowed. Staff recommended denial of the subject request.

01/19/00 The City Council approved a Rezoning (Z-0070-99) from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) on the subject site. Staff recommended approval. The Planning Commission recommended approval on 12/02/99.

03/06/02 The City Council approved an Extension of Time [Z-0070-99(1)] on the approved Rezoning (Z-0070-99) on the subject property. A Condition of Approval set an expiration date two years after the date of approval of the Extension of Time. Staff recommended approval. The Planning Commission recommended approval on 01/24/02.

12/19/03 A building permit was issued to demolish the existing house on the property. The site is now vacant.

04/07/04 The City Council approved a request for a second Reinstatement and Extension of Time on an approved Rezoning (Z-0070-99) on 0.25 acres at 717 Clark Avenue. The current extension expired on March 6, 2004. Staff recommended approval of the subject request.

B) Pre-Application Meeting

01/13/05 The following items were discussed at the pre-application conference:

- Foundation landscaping – 6' between the building, sidewalk, and parking area.
- 15' perimeter buffer at front and corner
- 8' perimeter buffer at the rear of the building
- 1 tree is required every six spaces in the parking area
- Parking is required at 1:300 sf.
- Traffic: Clark/Bonneville 1-way couplet, radius on driveway, impact fee, and no traffic study
- Public Works: Reversionary map may be required, radius may be required, bring off sites up to code, and landscape encroachments.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	0.25

B) Existing Land Use

Subject Property:	Undeveloped
North:	Performing Arts Building
South:	Office
East:	Single Family Dwelling
West:	Office

C) Planned Land Use

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

BTS

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
North:	C-V (Civic)
South:	P-R (Professional Office and Parking)
East:	R-1 (Single Family Residential)
West:	P-R (Professional Office and Parking)

E) General Plan Compliance

This site is located within the Las Vegas Redevelopment Plan area. The P-R (Professional Offices and Parking) Zoning designation is in compliance with the Southeast Sector of the General Plan and the Las Vegas Redevelopment Plan.

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

Redevelopment Plan Area

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

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 Width	60 Feet	75 Feet	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N
• Side	5 Feet	1-Foot	N
• Corner	15 Feet	10 Feet	N
• Rear	15 Feet	74 Feet	Y
Max. Lot Coverage	50 %	49%	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories /40.5 Feet*	Y
Trash Enclosure	50-feet from R Zone	54 feet	Y

BTS

* The proposed building meets the maximum building height requirements. The average height level for the gable style roof is measured between the eaves and ridge-line of a gable, hip, or gambrel roof.

* The proposed building fails to meet the front, side, and corner setback standards. The associated Site Development Plan Review (SDR-6026), requests waivers of the setback standards.

A2) Residential Adjacency Standards

The property is located within the boundaries of the Las Vegas Redevelopment Area. Therefore, 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	GFA	**Required** Ratio	Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, other than listed	5,362 SF.	1/300 GFA	18	1	14	1

The proposed site is deficient four parking spaces pursuant to Title 19.10 Parking Standards.

Public Works supports present City Code parking requirements; therefore Public Works cannot support the variance request to allow 14 parking spaces where 18 spaces are the minimum allowed for property located on the southwest corner of 8th Street and Clark Avenue.

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 Trees/ 6 Space	3 Trees	2 Trees
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	8 Trees	10 Trees

• Min. Zone Width (front)	15 Feet	8 Feet*
• Side (east)	8 Feet	10 Feet
• Side (west)	8 Feet	0 Feet
• Rear (south)	8 Feet	1 Feet
• Wall height	8 Feet	6 Feet

* The proposed site fails to meet all, but one buffer requirement. The minimum zone width required in the front yard is 15 feet. A portion of the front buffer is shown at 8 feet and 0 feet. The associated Site Development Plan Review (SDR-6026) is requesting Waivers of the landscaping standards.

B) General Analysis and Discussion

The applicant is requesting approval of 14 parking spaces where 18 are required. The proposed two-story 5,362 square-foot office building is located on the southwest corner of Clark Avenue and 8th Street. The size of the building is inappropriate for the existing site. A smaller building would eliminate the need for a parking Variance. The site is clearly overbuilt and does not warrant approval of the Variance or the associated Site Development Plan Review and Waivers.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild a site that is relatively small for the use envisioned. Alternative design utilizing a smaller building footprint 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 22

NOTICES MAILED 172 – Mailed with SDR-6026

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-6030 APN: 139347100 48

Name of Property Owner: Lloyd Baker

Name of Applicant: Lloyd Baker

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: Lloyd W Baker

Print Name: Lloyd W Baker

Subscribed and sworn before me

This 25th day of January, 2005

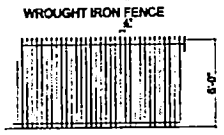
Karen Wilson

Notary Public in and for said County and State

KAREN ELIZABETH WILSON
Notary Public, State of Nevada
Appointment No. 00-60145-1
My Appt. Expires Oct. 13, 2007

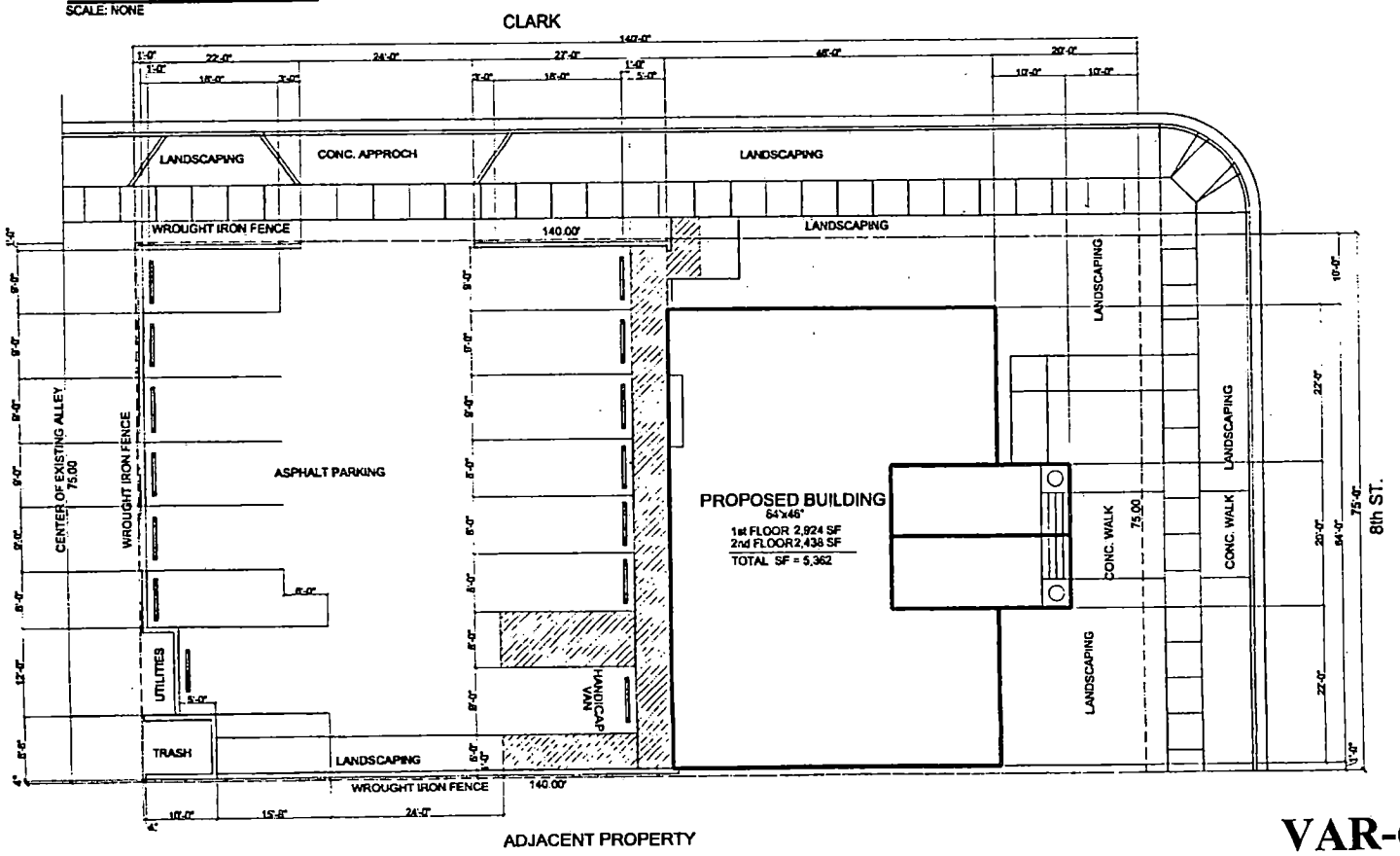
PARKING REQUIREMENTS

REQUIRED PARKING:
5,362 SF / 300 = 17.87 OR 18 SPACES
PROVIDED PARKING:
1 HC - VAN SPACE
4 COMPACT SPACES
9 STANDARD SPACES
14 TOTAL SPACES



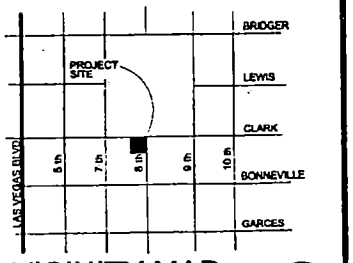
FENCE DETAIL

SCALE: NONE



ARCHITECTURAL SITE PLAN

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



VICINITY MAP

SCALE: NONE

CODE ANALYSIS
ADDITION

OCCUPANCY CLASSIFICATION: B
TYPE OF CONSTRUCTION: V NR
OCCUPANT LOAD: XX

	HEIGHT	STORIES	AREA
ACTUAL:	40'-6" +/-	2	5,362 SF
ALLOWABLE:	UNLIM.	2	UNLIMITED

EXITS:	
REQUIRED	2
PROVIDED	2

FIRE SPRINKLERS: YES ☐NO☒
SPECIAL INSPECTIONS: YES ☐NO☒

PARCEL NO.: 13934710048

CODE - TYPE - YEAR: 2003 IBC, 2000 UPC, 2000 UMC, 2002 NEC, SOUTHERN NEVADA AMENDMENTS AND THE 1992 MODEL ENERGY CODE

CLIMATE & GEOGHAPHIC DESIGN CRITERIA

GROUND SNOW LOAD:	NONE
WIND SPEED:	80 mph
SEISMIC ZONE:	B
WEATHERING:	NEG.
FROST DEPTH:	12"
TERMITE:	MODERATE TO HEAVEY
DECAY:	NONE
WINTER DESIGN TEMP.:	BY BUILDING OFFICAL
FLOOD HAZARD:	BY BUILDING OFFICAL

VAR-6030
SDR-6026
03-10-05 PC

REVISIONS	BY

DRAWINGS AND ALL INFORMATION CONTAINED HERE-IN ARE THE SOLE PROPERTY OF BRYAN CONSTRUCTION INC. - COPY ONLY BY PERMISSION

BRYAN CONSTRUCTION
ESTATE LICENCE # 27874A
306 S. 11th
LAS VEGAS, NEVADA
(702) 382-7127
Fax (702) 382-7079

ARCHITECTURAL SITE PLAN

BAKER LAW OFFICE
500 S. 8th STREET
LAS VEGAS, NEVADA

DRAWN	B.B.
CHECKED	D.B.
DATE	12 / 21 / 2004
SCALE	SHOWN
JOB NO.	126-2K4
SHEET	A1

Bryan CONSTRUCTION, INC

January 25, 2005

Planning & Development
400 East Stewart
Las Vegas, NV 89101

REFERENCE: Baker Law Offices
500 So. 8th Street
Las Vegas, NV 89101
APN: 139-34-710-048

SUBJECT: Variance Letter

Dear Planning & Development Staff:

As stated in our Justification letter regarding the Site Development Plan Review, this neighborhood is full of new and old Law Office Buildings. This proposed 5362 SF building requires 18 parking spaces where 14 have been provided.

Not withstanding that this similar type of request has been made and granted before, I add another reason for this one, which is not commonly found. We have reduced the depth of the building to allow an additional 6' separating the back up and pull out of the parking cars.

Please waive the Landscaping requirements every 6 stalls. This would eliminate 2 spaces if required.

Please allow this and similar type of downtown parking to be approved.

Should you have any questions or suggestions, please call me at 379-9866 or 362-7127.

Sincerely,

BRYAN CONSTRUCTION, INC.

R. Dean Bryan

R. Dean Bryan
President

VAR-6030

308 South 11th Street • Las Vegas, NV 89101 • 702-362-7127 • Fax 702-362-7079 • E-Mail dbryan@lvcm.com
State License No. 27874A

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 10, 2005

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

SUBJECT:

SDR-6026 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6030 - PUBLIC HEARING - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C. - Request for a Site Development Plan Review FOR A 5,362 SQUARE-FOOT OFFICE DEVELOPMENT AND WAIVERS OF THE SETBACK, LANDSCAPE BUFFER STANDARDS AND PARKING LOT LANDSCAPE STANDARDS on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue (APN 139-34-710-048), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

C.C. 04/06/05

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:

EVANS – APPROVED subject to conditions and amending the following condition:

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to *meet the minimum number of trees and the minimum number of shrubs to meet Code standards.*

– UNANIMOUS

To be heard by the City Council on 4/06/2005

NOTE: Vice Chairman Truesdell disclosed that he owned property located in the Downtown area that is not within the Notification area, so he would vote on these items.

MINUTES:

See Item 26 [VAR-6030] for all related discussion on Item 26 [VAR-6030] and Item 27 [SDR-6026].

(7:35 – 7:55)

PLANNING COMMISSION MEETING OF MARCH 10, 2005
Planning and Development Department
Item 27 – SDR-6026

CONDITIONS:

Planning and Development

1. Waivers of the setback and landscaping standards shall be granted.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 01/25/05 except as amended by conditions herein.

5. 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.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

10. 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.

11. 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

CONDITIONS – Continued:

lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.

15. Coordinate with the City Engineer's office to identify and mitigate possible impacts from the proposed Bonneville/Clark Couplet Project.

16. 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.

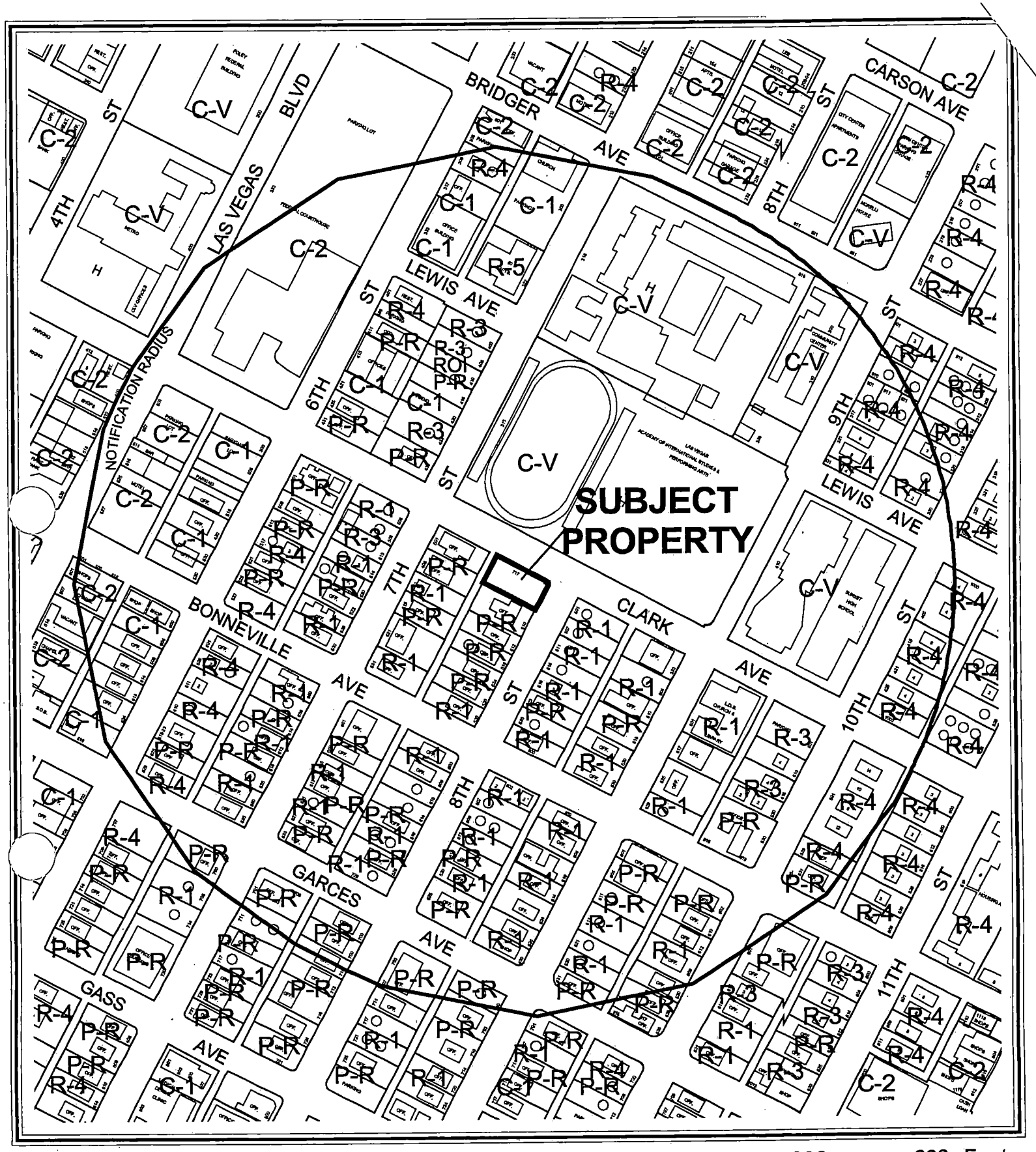
17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. The proposed driveway, if gated, shall remain fully opened during hours of operation.

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

20. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

21. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.



CASE: **SDR-6026**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6026 - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.

** CONDITIONS **

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

Planning and Development

1. Waivers of the setback and landscaping standards shall be granted.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 01/25/05 except as amended by conditions herein.

5. 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.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

10. 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.

11. 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.

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

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

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.

15. Coordinate with the City Engineer's office to identify and mitigate possible impacts from the proposed Bonneville/Clark Couplet Project.

16. 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.

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

18. The proposed driveway, if gated, shall remain fully opened during hours of operation.

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

20. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

21. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers of the Setback and Landscaping Standards for a 5,362 square-foot office development on 0.25 acres adjacent to the southwest corner of 8th Street and Clark Avenue.

B) Applicant's Justification

The applicant justifies their request by stating that the law office as proposed is a compatible use for the area.

BACKGROUND INFORMATION

A) Related Actions

07/01/86 The Board of Zoning Adjustment approved a request for a Variance (V-0056-86) for a 6-foot high wrought iron fence in the front yard where 4 feet is the maximum height allowed. Staff recommended denial of the subject request.

01/19/00 The City Council approved a Rezoning (Z-0070-99) from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) on the subject site. Staff recommended approval. The Planning Commission recommended approval on 12/02/99.

03/06/02 The City Council approved an Extension of Time [Z-0070-99(1)] on the approved Rezoning (Z-0070-99) on the subject property. A Condition of Approval set an expiration date two years after the date of approval of the Extension of Time. Staff recommended approval. The Planning Commission recommended approval on 01/24/02.

12/19/03 A building permit was issued to demolish the existing house on the property. The site is now vacant.

04/07/04 The City Council approved a request for a second Reinstatement and Extension of Time on an approved Rezoning (Z-0070-99) on 0.25 acres at 717 Clark Avenue. The current extension expired on March 6, 2004. Staff recommended approval of the subject request.

B) Pre-Application Meeting

01/13/05 The following items were discussed at the pre-application conference:

- Foundation landscaping – 6' between the building, sidewalk, and parking area.
- 15' perimeter buffer at front and corner
- 8' perimeter buffer at the rear of the building
- 1 tree is required every six spaces in the parking area
- Parking is required at 1:300 sf.
- Traffic: Clark/Bonneville 1-way couplet, radius on driveway, impact fee, and no traffic study
- Public Works: Reversionary map may be required, radius may be required, bring off sites up to code, and landscape encroachments.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	0.25

B) Existing Land Use

Subject Property:	Undeveloped
North:	Performing Arts Building
South:	Office
East:	Single Family Residential
West:	Office

C) Planned Land Use

Subject Property:	MXU (Mixed-Use)
North:	MXU (Mixed-Use)
South:	MXU (Mixed-Use)
East:	MXU (Mixed-Use)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
North:	C-V (Civic)
South:	P-R (Professional Office and Parking)
East:	R-1 (Single Family Residential)
West:	P-R (Professional Office and Parking)

E) General Plan Compliance

This site is located within the Las Vegas Redevelopment Plan area. The P-R (Professional Offices and Parking) Zoning designation is in compliance with the Southeast Sector of the General Plan and the Las Vegas Redevelopment Plan.

PROJECT DESCRIPTION

The proposed office development is located on the corner of 8th Street and Clark Avenue. The proposed two-story building is 40 feet six inches in height and totals 5,362 square feet. The site is accessed from Clark Avenue and provides 14 parking spaces where 18 are required. An associated Variance (VAR-6030) for parking requests this reduction.

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 Width	60 Feet	75 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 10 Feet 1-Foot 10 Feet 74 Feet	 N N N Y
Max. Lot Coverage	50 %	49%	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories /40.5 Feet*	Y
Trash Enclosure	50-feet from R Zone	54 feet	Y

* The proposed building meets the maximum building height requirements. The average height level is for this gable style roof is measured between the eaves and ridge-line of a gable, hip, or gambrel roof.

* The proposed building fails to meet the front, side, and corner setback standards. The subject Site Development Plan Review (SDR-6026) requests waivers of these setback standards.

A2) Residential Adjacency Standards

The property is located within the boundaries of the Las Vegas Redevelopment Area. Therefore, 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	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, other than listed	5,362 SF.	1/300 GFA	18	1	14	1

The proposed site is deficient four parking spaces pursuant to Title 19.10 Parking Standards. An associated Variance (VAR-6030) addresses this deficiency.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Trees/ 6 Space	6 Trees	2 Trees
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	8 Trees	10 Trees
• Min. Zone Width (front)	15 Feet		8 Feet*
• Side (east)	8 Feet		10 Feet
• Side (west)	8 Feet		0 Feet*
• Rear (south)	8 Feet		1 Feet*
• Wall height	8 Feet		6 Feet*

* The proposed site fails to meet all, but one buffer requirement. The minimum zone width required in the front yard is 15 feet. A portion of the front buffer is shown at 8 feet and 0 feet. The applicant is requesting Waivers of the landscaping standards.

B) General Analysis and Discussion

- Zoning

  The P-R (Professional Office and Parking) zoning on the site allows for office uses in an area, which is predominantly residential, but because of traffic and other factors is no longer suitable for the continuation of low-density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R District should be constructed to maintain a residential character. The P-R District is consistent with the Office category of the General Plan.

- Site Plan

  The site plan depicts a two-story 5,362 square-foot office building, located on a 10,890 square-foot lot. Access to the site is provided by one driveway, which is accessed from Clark Avenue.

- Waivers

  The applicant is requesting Waivers of the landscaping and parking standards. The applicant does not meet the current front and side minimum landscape buffer standards. The site plan does not meet front, side, and corner setback standards. The Waivers of the landscaping and setback standards are not acceptable. The configuration of the site is inappropriate. A more appropriately designed site would eliminate the need for the associated Variance (VAR-6030) and the requested Waivers.

- Landscape Plan

  The landscape plan depicts 36" box trees and five gallon shrubs. Planting material consists of drought-tolerant trees including African Sumac and Aleppo Pine. Various shrubs and ground cover will be utilized along with boulders and decomposed granite. The landscaping is inadequate for the site as provided. The associated landscape Waivers are inappropriate for the site as it is currently configured.

- Elevation

  The proposed building is a two-story structure. The exterior of the building consists of brick veneer and a stucco finish. The roof is a standing steam metal roof. Minor architectural features include; shutters around the windows and columns, which are located near the entrance to the building.

- Floor Plan

  The floor plans consist of a typical arrangement of offices, conference rooms, storage and lavatories.

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 use is imcompatible with adjacent development. The proposed development is not compatible with adjacent development, since the site proposes a large building footprint. The site as proposed requires a number of Waivers and an associated parking Variance (VAR-6030).

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

   The proposed development is inconsistent with landscape, buffer, and setback standards. The site as proposed fails to meet all but one minimum buffer standards. Additionally, the site fails to meet the landscape standards, which required two parking islands and four additional trees. Finally the front, side, and corner setback standards are inconsistent with Title 19 setback standards.

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

   The site is bordered by Clark Avenue and 8th Street. The site is accessed via Clark Avenue, designated a Secondary (80-foot) Collector. The east side of the site is bordered by 8th Street, designated a Secondary (80-foot) Collector. Both Secondary Collectors are designated on the City of Las Vegas Master Plan of Streets and Highways. Both are capable of handling the traffic from this development.

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

   The building materials are appropriate for the area of the City, but the landscape materials are inadequate. The Waivers requested on the subject site eliminate the majority of the required landscape materials.

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 depict design characteristics that are not unsightly and are harmonious and 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 22

NOTICES MAILED 172 – Mailed with VAR-6030

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6026 APN: 139 34 701 048

Name of Property Owner: Lloyd Baker

Name of Applicant: Lloyd Baker

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: Lloyd W Baker

Print Name: Lloyd W Baker

Subscribed and sworn before me

This 25th day of January, 2005

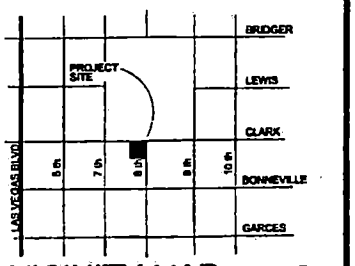
Karen Wilson

Notary Public in and for said County and State

KAREN ELIZABETH WILSON
Notary Public, State of Nevada
Appointment No. 00-60145-1
My Appt. Expires Oct. 13, 2007

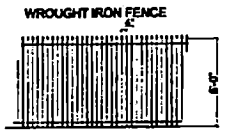
PARKING REQUIREMENTS

REQUIRED PARKING:
5,362 SF / 300 = 17.87 OR 18 SPACES
PROVIDED PARKING:
1 HC - VAN SPACE
4 COMPACT SPACES
9 STANDARD SPACES
14 TOTAL SPACES



VICINITY MAP

SCALE: NONE



FENCE DETAIL

SCALE: NONE

CODE ANALYSIS ADDITION

OCCUPANCY CLASSIFICATION: B
TYPE OF CONSTRUCTION: V NR
OCCUPANT LOAD: 200

	HEIGHT	STORIES	AREA
ACTUAL:	40'-6" +/-	2	5,362 SF
ALLOWABLE:	UNLIM.	2	UNLIMITED

EXITS:

REQUIRED	2
PROVIDED	2

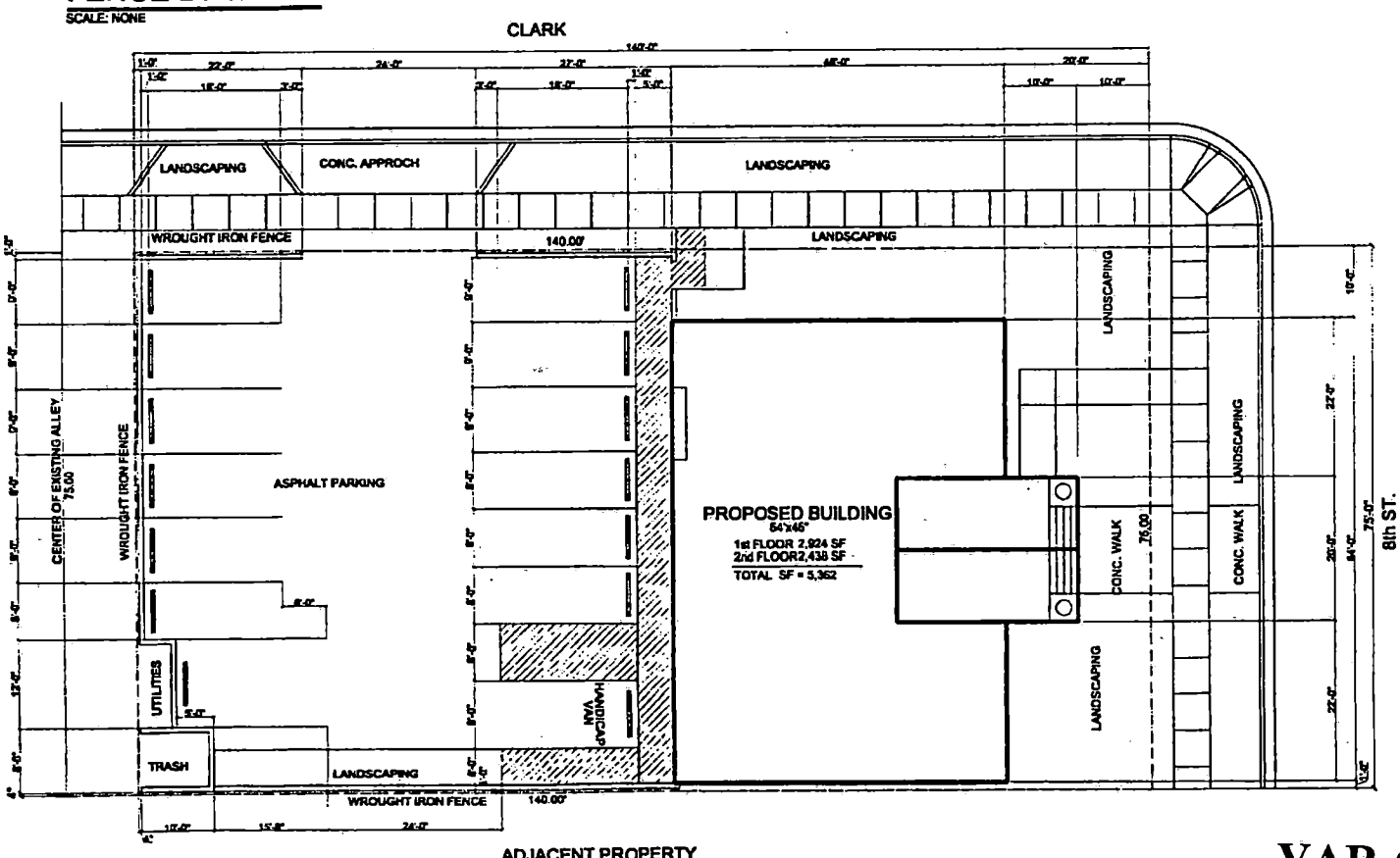
FIRE SPRINKLERS: YES ☐NO☒
SPECIAL INSPECTIONS: YES ☐NO☒

PARCEL NO.: 13934710048

CODE - TYPE - YEAR: 2003 IBC, 2000 UPC, 2000 UMC, 2002 NEC, SOUTHERN NEVADA AMENDMENTS AND THE 1992 MODEL ENERGY CODE

CLIMATE & GEOGHAPHIC DESIGN CRITERIA

GROUND SNOW LOAD:	NONE
WIND SPEED:	90 mph
SEISMIC ZONE:	B
WEATHERING:	NEG.
FROST DEPTH:	12"
TERMITE:	MODERATE TO HEAVEY
DECAY:	NONE
WINTER DESIGN TEMP.:	BY BUILDING OFFICAL
FLOOD HAZARD:	BY BUILDING OFFICAL



ARCHITECTURAL SITE PLAN

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

VAR-6030
SDR-6026
03-10-05 PC

REVISIONS BY

BRYAN CONSTRUCTION
STATE LICENCE # 27874A
(702) 362-7127
Fax (702) 362-7019
308 S. 11th
LAS VEGAS, NEVADA

ARCHITECTURAL SITE PLAN
BAKER LAW OFFICE
500 S. 8th STREET
LAS VEGAS, NEVADA

DRAWINGS AND ALL INFORMATION CONTAINED HERE-IN ARE THE SOLE PHOPERTY OF BRYAN CONSTRUCTION INC. - COPY ONLY BY PERMISSION

DRAWN: D.B.
CHECKED: D.B.
DATE: 12/21/2004
SCALE: SHOWN
JOB NO.: 125-2K4
SHEET: A1

PLANT LIST

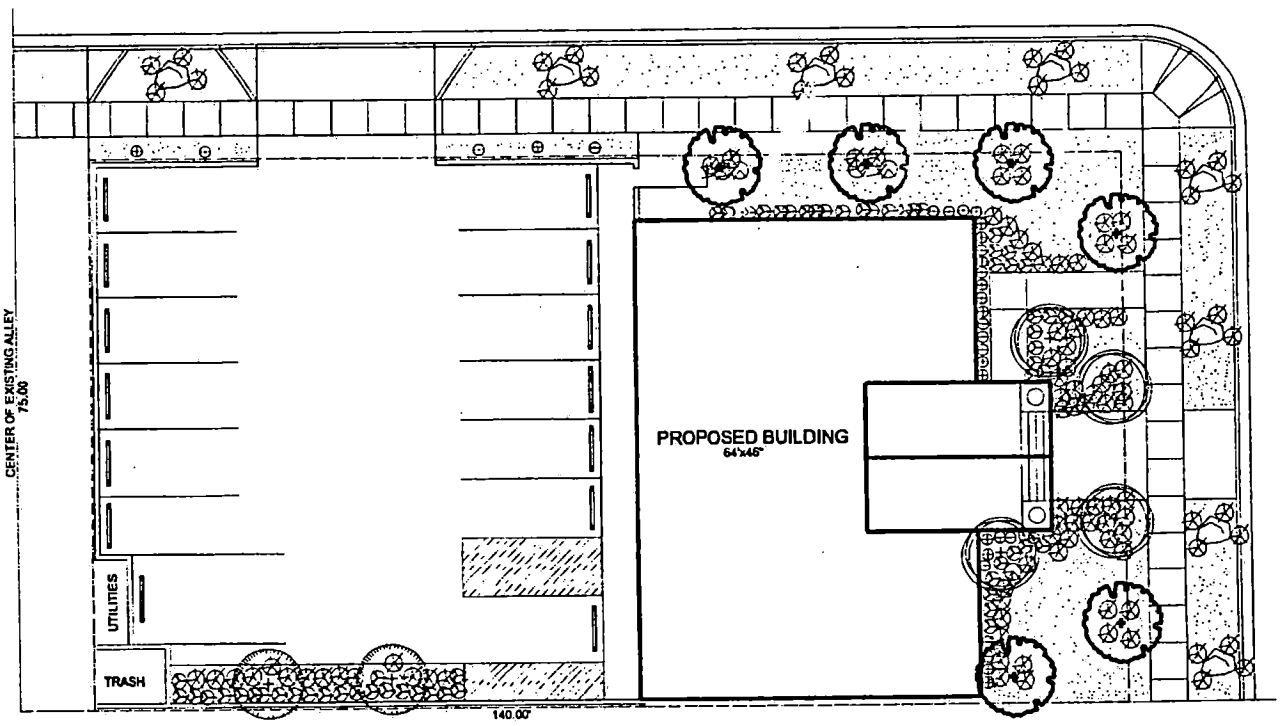
	COMMON NAME	BOTANICAL NAME	SIZE
	AFRICAN SUMAC	RHUS LANCEA	36" BOX
	ALEPPO PINE	PINUS HALEPENSIS	36" BOX
	BRADFORD PEAR	PYRUS 'BRADFORDII'	36" BOX
⊕	FRASER'S PHOTINIA	PHOTINIA FRASERI	5 GAL.
⊖	CRAPE MYRTLE	LAGERSTROEMIA INDICA	5 GAL.
⊗	BUSH LANTANA	LANTANA CAMERA	5 GAL.

HARD SCAPE MATERIAL

DECOMPOSED COLORED GRAVEL 3/4" SCREED 'HERBI RED' ROCK MULTCH AT ALL PLANTING BEDS AND VOIDS BETWEEN PLANTS

BOULDER - NOT MIN.

CLARK



ADJACENT PROPERTY

ARCHITECTURAL SITE PLAN

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

VAR-6030
SDR-6026
03-10-05 PC

REVISIONS	BY

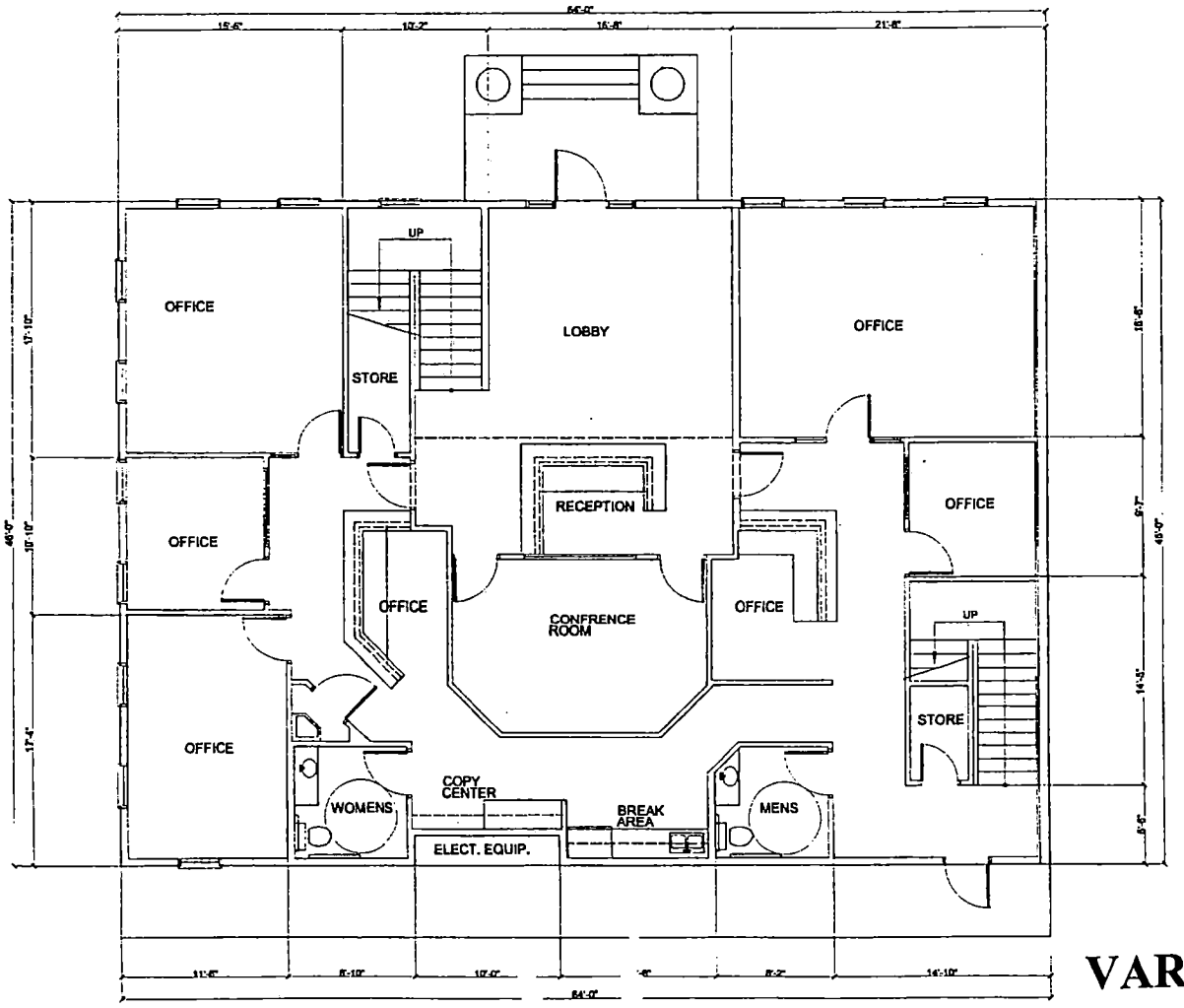
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STATE LICENCE # 27874A
(702) 382-7127
Fax (702) 382-7079
300 S. 11th
LAS VEGAS, NEVADA

LANDSCAPE PLANTING PLAN

BAKER LAW OFFICE
500 S. 8th STREET
LAS VEGAS, NEVADA

DRAWN	B.B.
CHECKED	D.B.
DATE	12/21/2004
SCALE	SHOWN
JOB NO.	125-2K4
SHEET	L1



1st FLOOR PLAN

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

VAR-6030
SDR-6026
03-10-05 PC

REVISIONS | By

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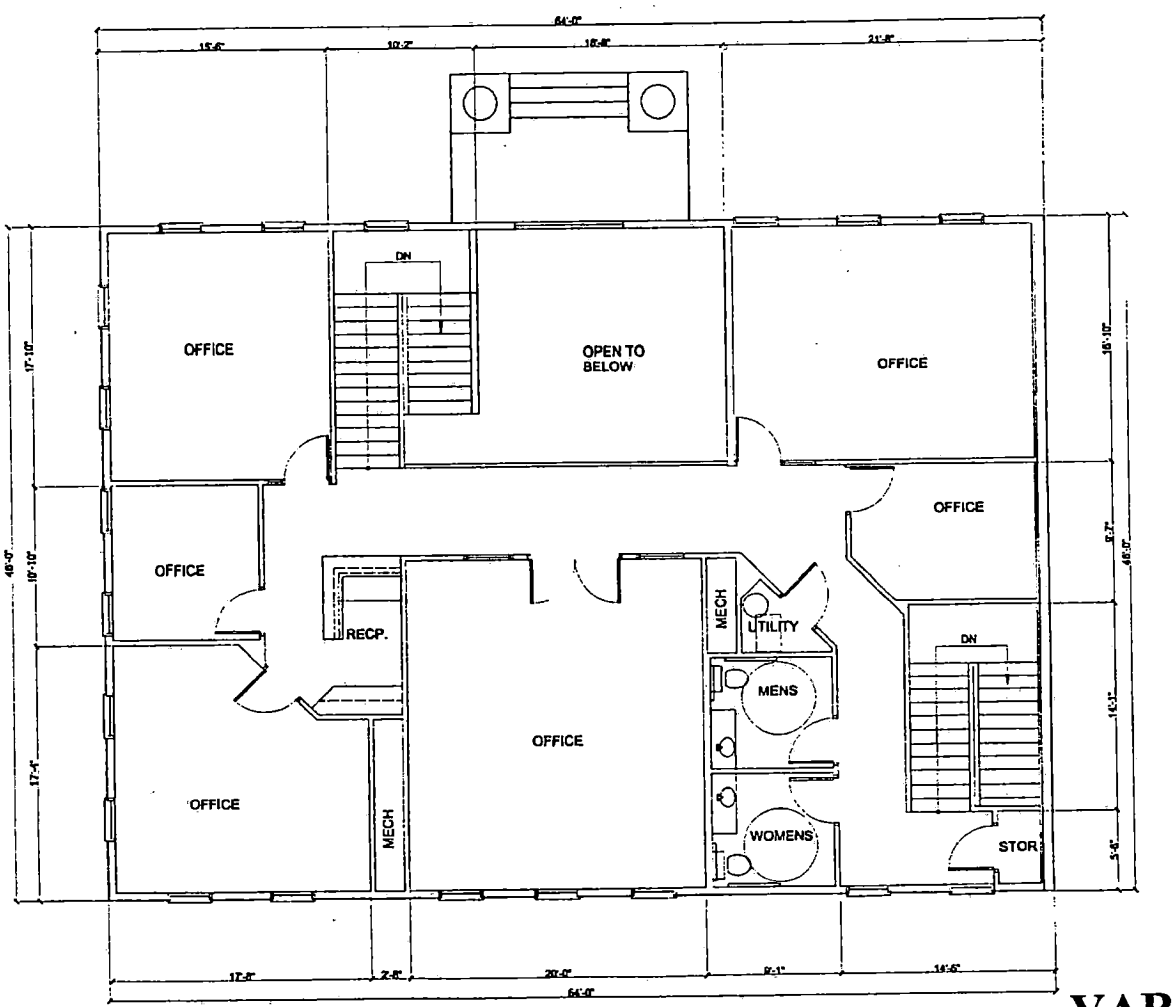
BRYAN CONSTRUCTION
STATE LICENCE # 27874A
308 S. 11th
LAS VEGAS, NEVADA
(702) 382-7127
Fax (702) 382-7079

1st FLOOR PLAN

BAKER LAW OFFICE
500 S. 8th STREET
LAS VEGAS, NEVADA

BB
DB
12/21/2004
SHOWN
126-2K4

A2



2nd FLOOR PLAN

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

VAR-6030
SDR-6026
03-10-05 PC

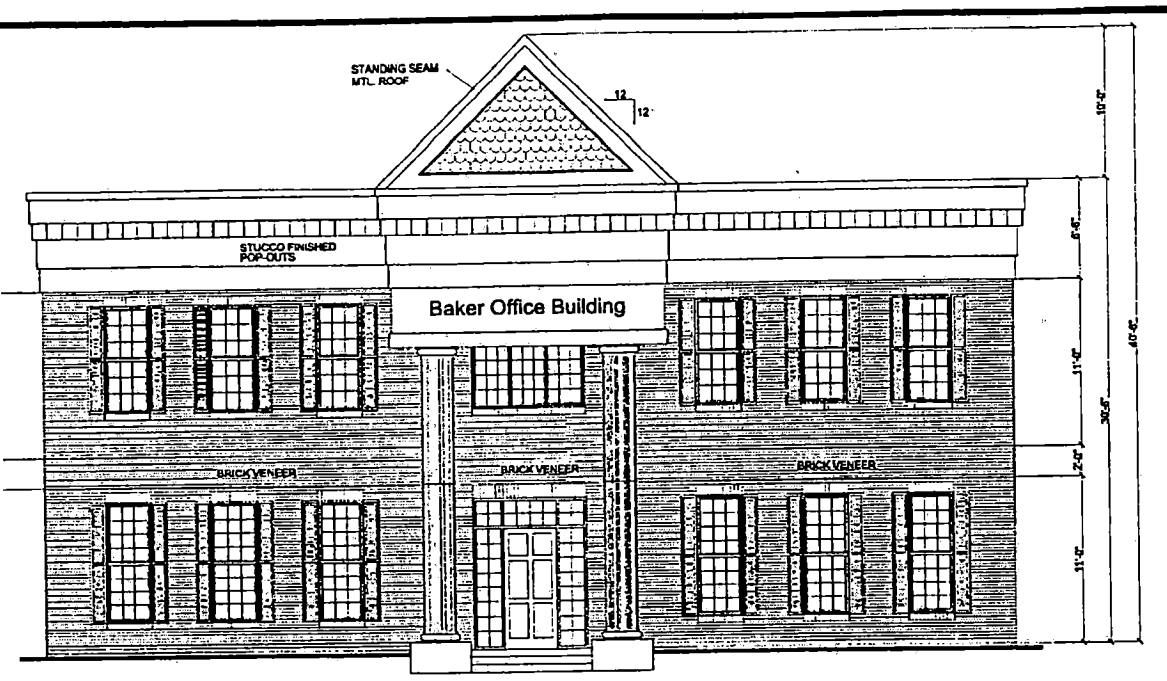
REVISIONS	BY

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BRYAN CONSTRUCTION
STATE LICENCE # 27074A
308 S. 11th
LAS VEGAS, NEVADA
(702) 382-7127
Fax (702) 382-7079

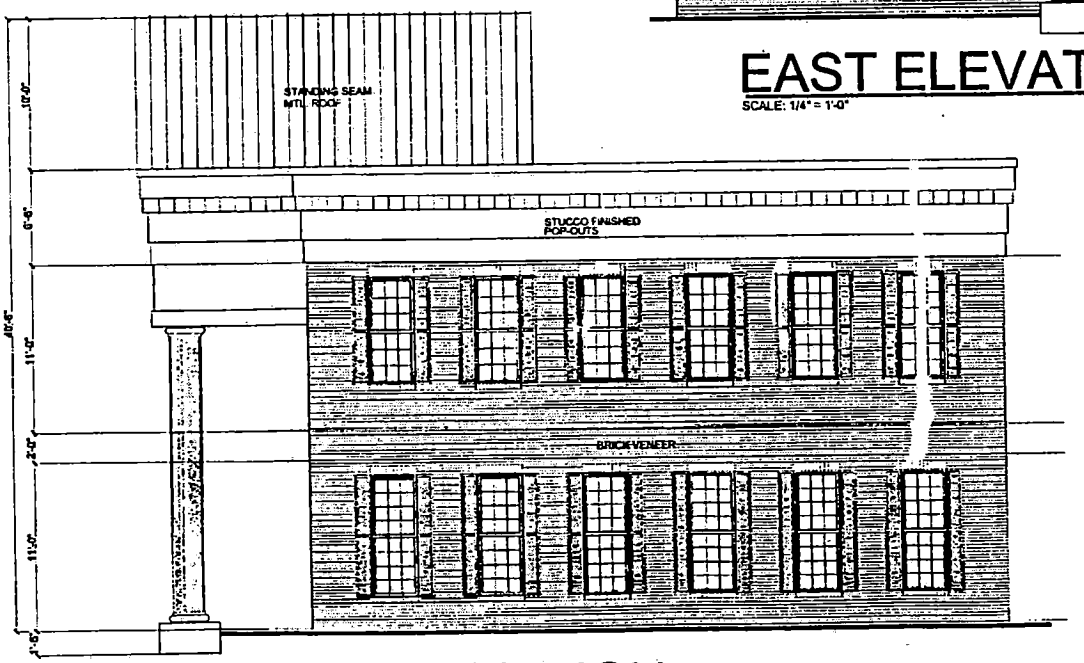
2nd FLOOR PLAN
BAKER LAW OFFICE
500 S. 8th STREET
LAS VEGAS, NEVADA

DRAWN BY	B.B.
CHECKED BY	D.B.
DATE	12 / 21 / 2004
SCALE	SHOWN
JOB NO.	126-2K4
SHEET	A3



EAST ELEVATION

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



NORTH ELEVATION

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

VAR-6030
SDR-6026
03-10-05 PC

REVISIONS	BY

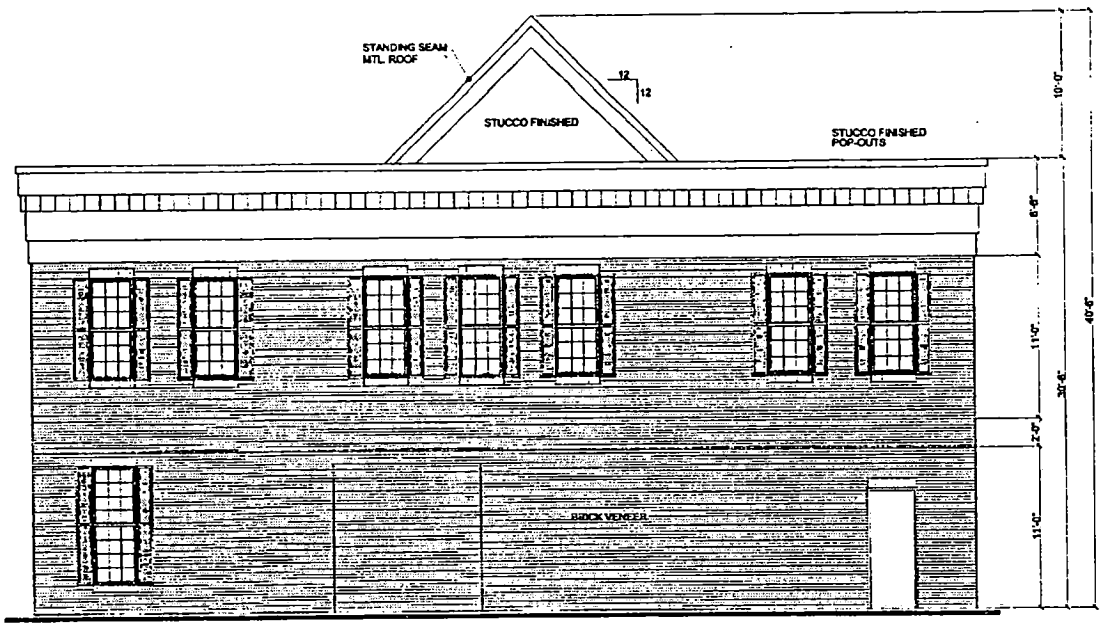
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EXTERIOR ELEVATIONS

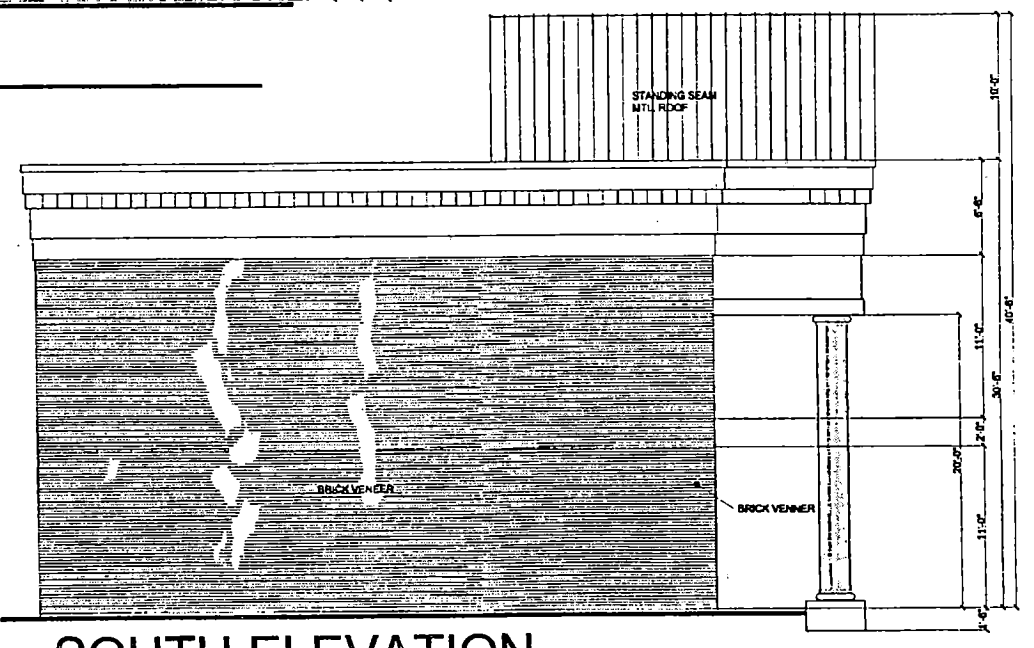
BAKER LAW OFFICE
500 S. 8th STREET
LAS VEGAS, NEVADA

BY	BB
CHECKED	DB
DATE	12/21/2004
SCALE	SHOWN
JOB NO.	126-2K4
SHEET	A4



WEST ELEVATION

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



SOUTH ELEVATION

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

VAR-6030
SDR-6026
03-10-05 PC

REVISIONS	BY

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BRYAN CONSTRUCTION
STATE LICENCE # 27874A
308 S. 11th
LAS VEGAS, NEVADA
(702) 382-7127
Fax (702) 382-7070

EXTERIOR ELEVATIONS

BAKER LAW OFFICE
500 S. 8th STREET
LAS VEGAS, NEVADA

DRAWN	B B
CHECKED	D B
DATE	12 / 21 / 2004
SCALE	SHOWN
JOB NO	126-2K4
SHEET	A5



VAR-6030 & SDR-6026 - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.
ADJACENT TO THE SOUTHWEST CORNER OF 8TH STREET AND CLARK AVENUE
MARCH 10, 2005 PLANNING COMMISSION

02/22/05



VAR-6030 & SDR-6026 - APPLICANT: LLOYD BAKER - OWNER: BAKER LAW OFFICES, P.C.
ADJACENT TO THE SOUTHWEST CORNER OF 8TH STREET AND CLARK AVENUE
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

January 25, 2005

Bryan CONSTRUCTION, INC

Planning & Development
400 East Stewart
Las Vegas, NV 89101

REFERENCE: Baker Law Offices
500 So. 8th Street
Las Vegas, NV 89101
APN: 139-34-710-048

SUBJECT: Justification Letter

Dear Planning & Development Staff:

There are a myriad of reasons for justification of a NEW LAW OFFICE BUILDING to be built on the Southwest corner of Clark & 8th Street. This is a downtown lot that is typically being bought and converted or as in this case a new building is to be built.

This area is surrounded by Law Offices. Attorneys own the surrounding properties to this location. Many of the houses, which have not yet been converted to Law Offices, are owned by Attorneys waiting for the day to make the leap onto perhaps their own new buildings.

While Staff and Planning have outlined guidelines to protect new development, the following items are provided as justification to allow waivers, which they request.

This is a corner lot which measures 75' x ±140'. It is a requirement to have the following building setbacks,

A. Front is 20 feet.
   a. As shown on the plans provided. The occupiable portion of the building is behind the set back. We respectfully request your approval to allow the front porch cover to enter the set back area. This should not be intrusive or overpowering because the only part of the building this includes is two columns and its roof.
B. Corner side yard is 15 feet.
   a. We likewise request the side yard set back be approved. These are designed to have similar elevations ads the rest of the building. It is colorful and adds to the overall appearance of the structure.
C. Side yard is 5 feet.
   a. We also request the side yard set back be approved. This part of the design does not block the view of ingress and egress to or from Clark Street or Eighth Street. Like wise the intent to keeping the building setback 10' is to continue to allow windows on this side elevation. This up and coming modernization of the downtown a 5' waiver into a 15 ' set back where no buildings are adjacent to its side should allow reason for approval of this request.

Should you have any questions or suggestions, please call me at 379-9866 or 362-7127.

Sincerely,

BRYAN CONSTRUCTION, INC.

R. Dean Bryan
President

SDR-6026

308 South 11th Street • Las Vegas, NV 89101 • 702-362-7127 • Fax 702-362-7079 • E-Mail dbryan@lvcm.com
State License No. 27874A