THIS MEETING CONTAINS SOME PAGE(S) THAT ARE ILLEGIBLE/POOR QUALITY

City of Las Vegas

Agenda Item No. 90

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

EXTENSION OF TIME RELATED TO EOT-6009 - SPECIAL USE PERMIT

EOT-6008 - APPLICANT: LDID - OWNER: ASIAN DEVELOPMENT, LLC - Request for an Extension of Time for an approved Special Use Permit (SUP-1915) FOR A FIFTEEN STORY OFFICE BUILDING WHERE TOWN CENTER DEVELOPMENT STANDARDS ALLOW A MAXIMUM OF TWELVE STORIES IN THE UC-TC (Urban Center Mixed-Use - Town Center) DISTRICT on 3.08 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive (APNs 125-20-201-015, 017 and 018), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED Item 89 [EOT-6009], Item 90 [EOT-6008], Item 91 [EOT-6007] and Item 94 [EOT-6043] subject to conditions - UNANIMOUS

MINUTES:

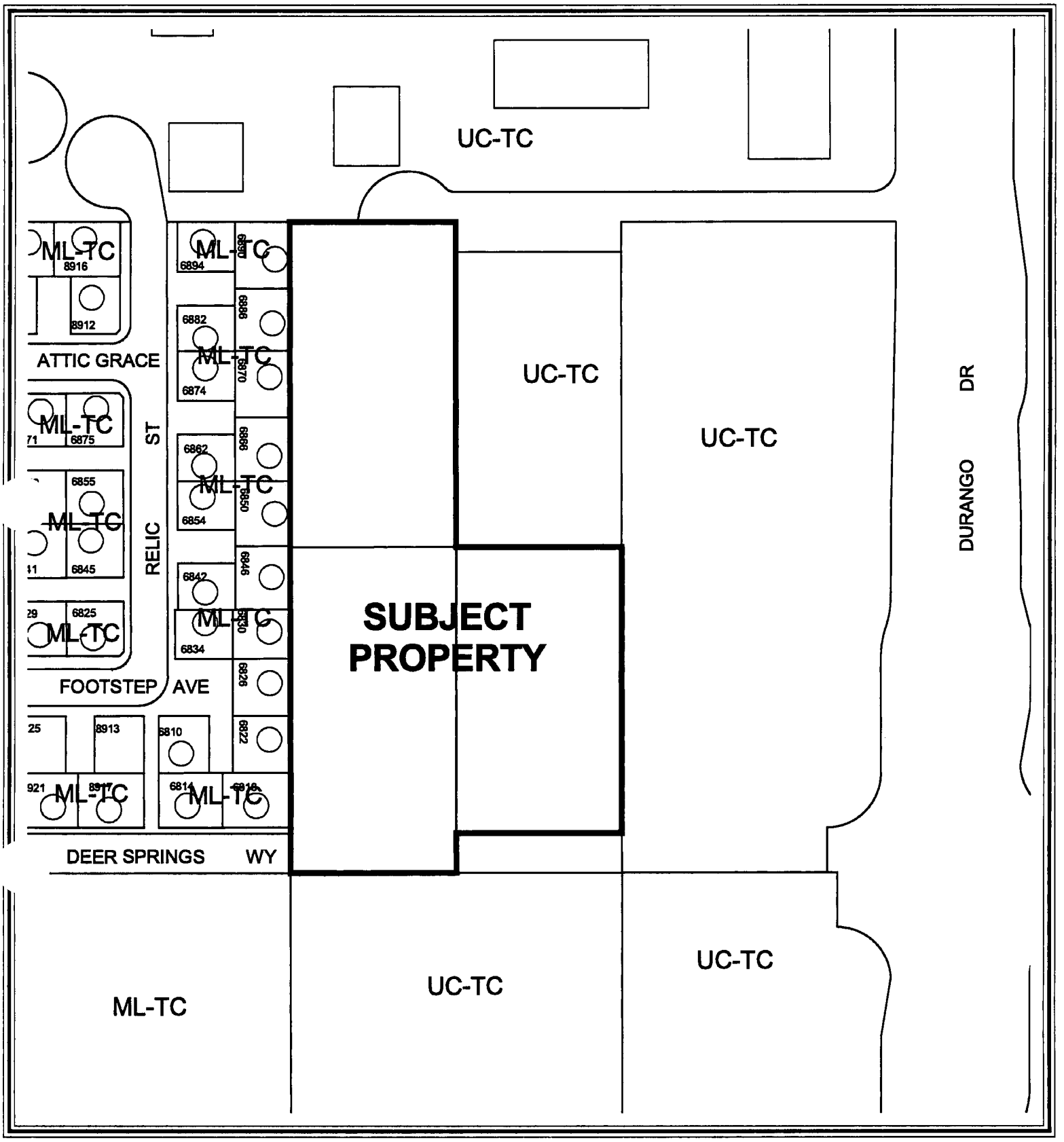
There was no related discussion.
(1:15 - 1:19)
3-340

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 05/07/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0071-02, Rezoning ZON-1913, Special Use Permit SUP-1915, Variance VAR-1916, Site Development Plan Review SDR-1914 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: EOT-6008

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6008 - APPLICANT: LDID – OWNER: ASIAN DEVELOPMENT, LLC

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 05/07/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0071-02, Rezoning ZON-1913, Special Use Permit SUP-1915, Variance VAR-1916, Site Development Plan Review SDR-1914 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for an Extension of Time for an approved Special Use Permit (SUP-1915) for a fifteen story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District on 3.08 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive.

B) Applicant's Justification

The applicant's justification letter indicates additional time is needed because they have been waiting for more commercial and residential growth within the area.

BACKGROUND INFORMATION

A) Related Actions

01/08/03 The City Council approved a Rezoning (Z-0071-02) to TC (Town Center) on a portion of this site. The Planning Commission and staff recommended approval on 12/05/02.

05/07/03 The City Council approved a Rezoning (ZON-1913) to TC (Town Center) on the remaining portion of this site, a Special Use Permit (SUP-1915) for a fifteen story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District, a Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards and a Site Development Plan Review (SDR-1914) for a fifteen story office/retail building with parking garage. The Planning Commission and staff recommended approval on 04/07/03.

02/17/05 To date, no building plans have been submitted for the proposed development.

03/16/05 The City Council will hear related requests for an Extension of Time (EOT-6007) for Site Development Plan Review (SDR-1914) which allowed a fifteen story office/retail building with parking garage and an Extension of Time (EOT-6009) for Variance (VAR-1916) which allowed no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards.

B) Pre-Application Meeting

A pre-application meeting is not required for this type of application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.08

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center)
North:	UC-TC (Urban Center Mixed Use - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center)
East:	UC-TC (Urban Center Mixed Use - Town Center)
West:	ML-TC (Medium-Low Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	U (Undeveloped) [TC (Town Center) General Plan Designation]
East:	T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. The existing T-C (Town Center) zoning and UC-TC (Urban Center Mixed Use - Town Center) land use are in compliance with this land use designation.

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

The site is located within the portion of Town Center designated as UC-TC (Urban Center Mixed-Use). Development within this land use designation will typically be multi-storied having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. The minimum height requirement in this category is two stories. There are no density limitations in the UC District. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan.

Map 6 of the Transportation Trails Element of the Master Plan calls for an eight-foot Town Center Arterial Trail along Deer Springs Way, in front of the subject site. This trail is incorporated into the street-section for a Town Center Arterial (Figure 2b of the Town Center Development Standards Manual), which requires a three-foot amenity zone and a five-foot sidewalk on either side of the Arterial, within the 80-foot right-of-way.

General Analysis and Discussion

- Zoning

The intent of the Urban Center Mixed Use District as defined in the Town Center Development Standards Manual (A.3.C) is as follows:

> "...to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.
>
> Development within this land use designation will typically be multi-storied having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. Minimum development shall be two stories in height. Developments in excess of twelve (12) stories along the Durango corridor are possible with a Special Use Permit (SUP). There are no density limitations in the UC District."

The project as approved appears to advance the intent of the UC-TC designation.

- Use

The proposed use is a 15-story office/retail structure with an accessory six-level parking garage. The need for the Special Use Permit is generated by Section A.3.C of the Town Center Design Standards Manual, which allows developments in the UC-TC (Urban Center Mixed Use - Town Center) area in excess of 12 stories along the Durango Corridor, with the approval of a Special Use Permit. The proposed development remains appropriate as approved, therefore the recommendation for this request is approval with another two year time limit.

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 site plan for the office/retail/parking complex is highly compatible with the intent of the Town Center standards for future development in the UC-TC (Urban Center Mixed Use - Town Center) land use category. While the development of an office tower such as the one proposed may have some impact on the adjacent homes, the approved Town Center land use pattern has long anticipated that this residential area would be immediately adjacent to an area where high-rise structures are encouraged. Developers and home buyers in this area should be aware of the long-term development plan within the Town Center area.

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

   The site is relatively flat and unconstrained for urban development. There are no inherent limitations to the development which is the scope of this Special Use Permit, which is an additional three stories of office space on a office/retail tower that is an allowable use for this site under the Centennial Hills Sector Plan and the Town Center Design Standards Manual.

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

   The proposed development will have access to both Haley Avenue (Hitt Family Court), a Town Center (80-foot) Collector, and to Deer Springs Way, a Town Center Arterial (80-foot)/Secondary Collector. Both rights-of-way will provide adequate access to the subject site.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-6008 APN: 125-20-201-015, 017, 018

Name of Property Owner: Asian Development, LLC

Name of Applicant: LDID

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 ____Y____ 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: Craig O. Brooksby

Print Name: Craig O. Brooksby

Subscribed and sworn before me

This 14th day of January, 2005

Donna Thornton

Notary Public in and for said County and State

DONNA THORNTON
Notary Public, State of Nevada
Appointment No. 02781101
My Appt. Expires Oct. 3, 2006

RECEIVED
JAN 24 2005

EOT-6007
EOT-6008
EOT-6009
3-16-05 CC

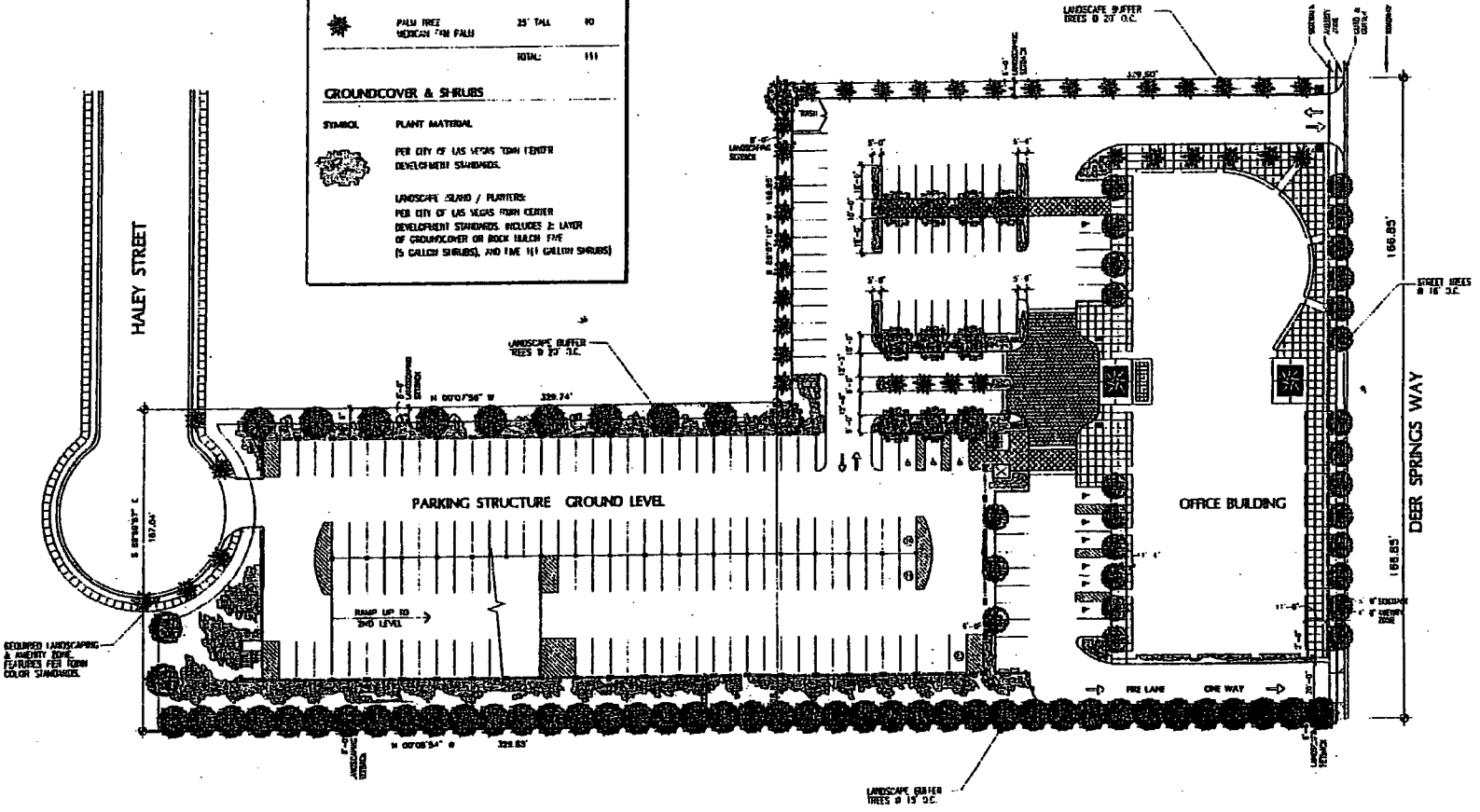
LANDSCAPING LEGEND

TREES

SYMBOL	SPECIES	SIZE	QUANTITY
	SHADE TREE RIO GRANDE ASH	24" BOX	27
	EVERGREEN MONDALE PINE	24" BOX	30
	ACCENT TREE CHILOPA TASHADIENSIS	24" BOX	14
	PALM TREE MEXICAN FAN PALM	25' TALL	40
		TOTAL:	111

GROUNDCOVER & SHRUBS

SYMBOL	PLANT MATERIAL
	PER CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS. LANDSCAPE ISLAND / PLANTERS: PER CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS. INCLUDES 2: LAYER OF GROUNDCOVER OR ROCK MULCH FINE (5 GALLON SHRUBS), AND FINE (1 GALLON SHRUBS)



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

N

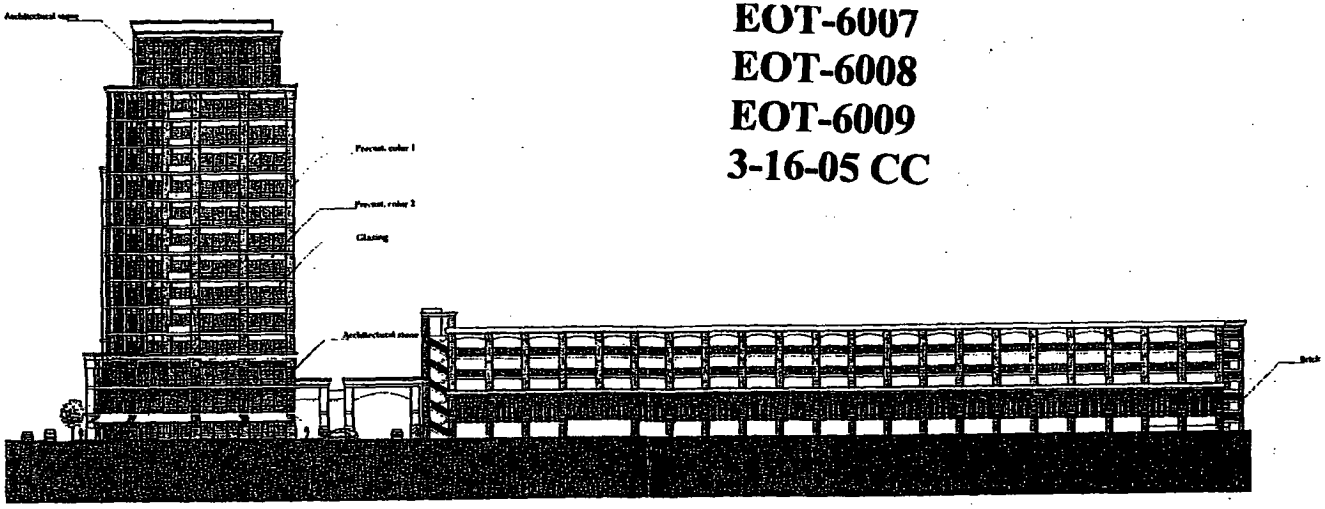
CENTENNIAL HILLS OFFICE TOWER

SCHEMATIC DESIGN: 02-23-03 REVISED: 05-07-03

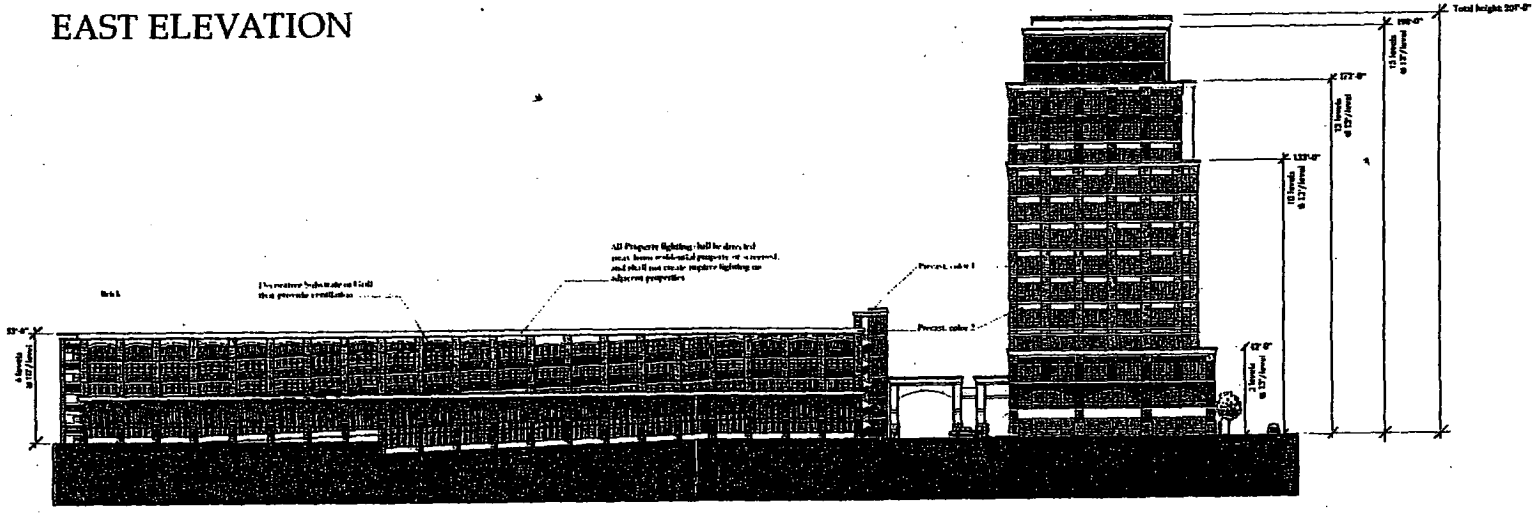
HKA ARCHITECTS

RECEIVED
JAN 24 2005

EOT-6007
EOT-6008
EOT-6009
3-16-05 CC



EAST ELEVATION



WEST ELEVATION

SCALE: 1" = 30'-0"

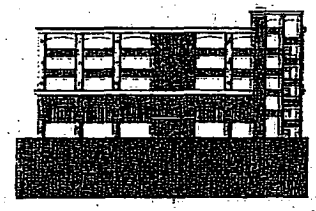
CENTENNIAL HILLS OFFICE TOWER

SCHEMATIC DESIGN: 02-25-03 REVISED: 05-07-03

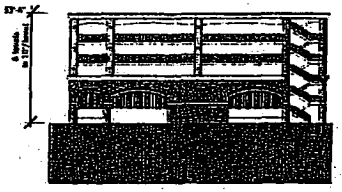
ARCHITECTS

EOT-6007
EOT-6008
EOT-6009
3-16-05 CC

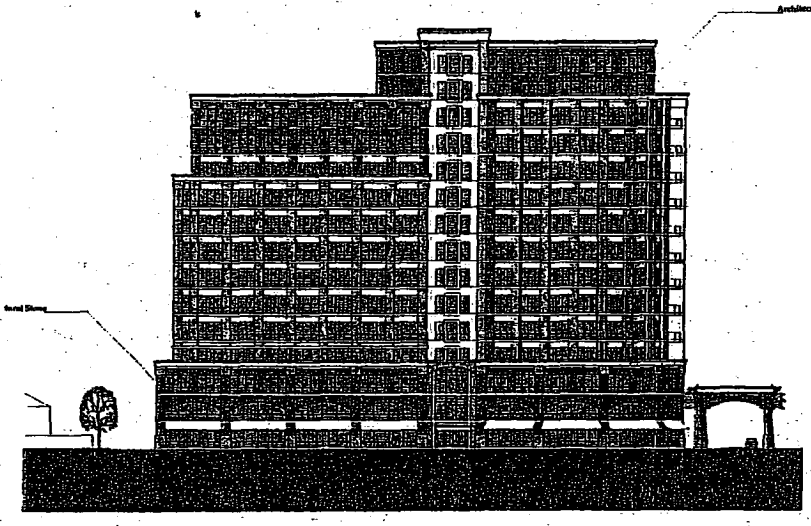
RECEIVED
JAN 24 2005



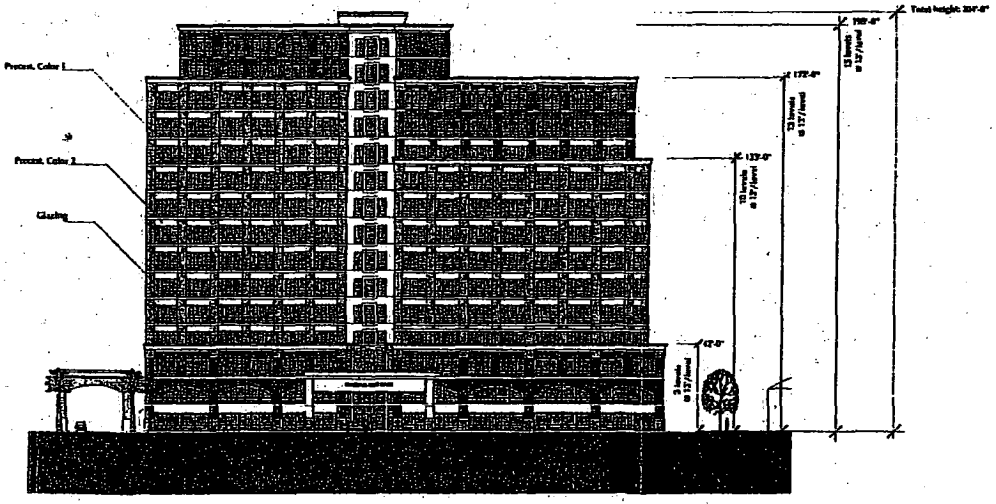
SOUTH ELEVATION (PARKING STRUCTURE)



NORTH ELEVATION (PARKING STRUCTURE)



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1" = 30'-0"

CENTENNIAL HILLS OFFICE TOWER

SCHEMATIC DESIGN: 02-25-05

ARCHITECTS

Justification Letter

For Centennial Hills Office Tower

January 20, 2005

Subject Site :
APN's 125- 20-201-015, 017,018

RE: Extension of time for; ZON-1913, SUP-1915, SDR-1914, VAR-1916 (VARIANCE)

Land Development Investment & Diversification is requesting an Extension of Time, for an additional Two years on this project. This project consists of a15 story office tower within Centennial Hills Business District located at Durango and Deer Springs. This area has not developed as fast as we had hoped. We have been waiting for more commercial and residential growth within the area. With all the Development which has taken place within the last two years and having seen the plans for near future developments we are committed to get this project completed within the two years Extension of Time. We have currently hired an outstanding Architect firm and Civil and Structural Engineers to assist in getting this project done. We feel this project is what was intended for Centennial Hills Business District and will be a great land mark for the area.

Thank you,

David Bramlett

David Bramlett
Project manager,
Phone (702)523-7296
Fax (702)658-5655

EOT-6008

City of Las Vegas

Agenda Item No. 91

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

EXTENSION OF TIME RELATED TO EOT-6009 AND EOT-6008 - SITE DEVELOPMENT PLAN REVIEW

EOT-6007 - APPLICANT: LDID - OWNER: ASIAN DEVELOPMENT, LLC - Request for an Extension of Time for an approved Site Development Plan Review (SDR-1914) FOR A FIFTEEN STORY OFFICE/RETAIL BUILDING WITH PARKING GARAGE on 3.08 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive (APNs 125-20-201-015, 017 and 018), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED Item 89 [EOT-6009], Item 90 [EOT-6008], Item 91 [EOT-6007] and Item 94 [EOT-6043] subject to conditions - UNANIMOUS

MINUTES:

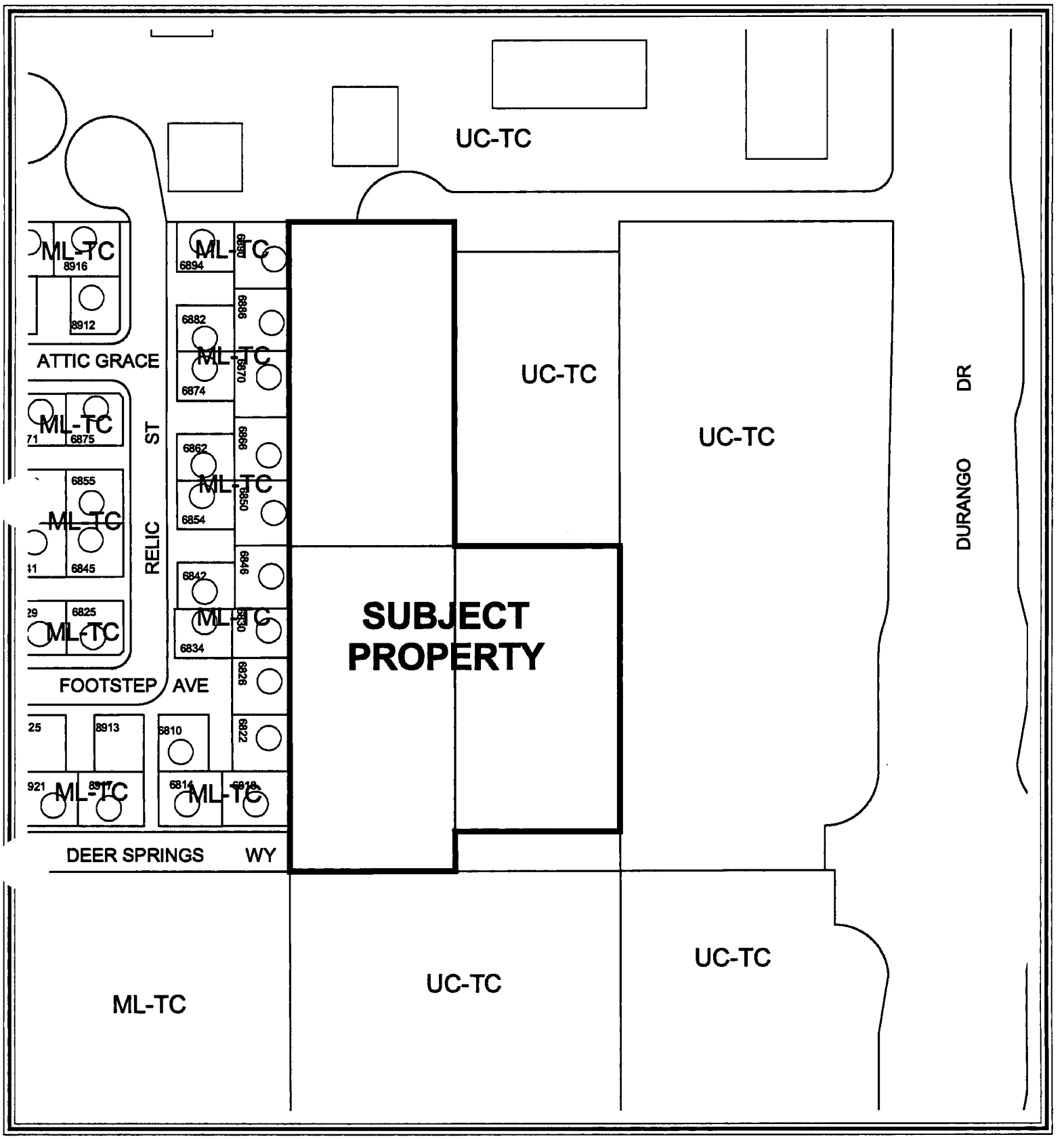
There was no related discussion.
(1:15 - 1:19)
3-340

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 05/07/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0071-02, Rezoning ZON-1913, Special Use Permit SUP-1915, Variance VAR-1916, Site Development Plan Review SDR-1914 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: EOT-6007

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 100 200 Feet

CASE: EOT-6007

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6007 - APPLICANT: LDID – OWNER: ASIAN DEVELOPMENT, LLC

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 05/07/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0071-02, Rezoning ZON-1913, Special Use Permit SUP-1915, Variance VAR-1916, Site Development Plan Review SDR-1914 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for an Extension of Time for an approved Site Development Plan Review (SDR-1914) for a fifteen story office/retail building with parking garage on 3.08 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive.

B) Applicant's Justification

The applicant's justification letter indicates additional time is needed because they have been waiting for more commercial and residential growth within the area.

BACKGROUND INFORMATION

A) Related Actions

01/08/03 The City Council approved a Rezoning (Z-0071-02) to TC (Town Center) on a portion of this site. The Planning Commission and staff recommended approval on 12/05/02.

05/07/03 The City Council approved a Rezoning (ZON-1913) to TC (Town Center) on the remaining portion of this site, a Special Use Permit (SUP-1915) for a fifteen story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District, a Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards and a Site Development Plan Review (SDR-1914) for a fifteen story office/retail building with parking garage. The Planning Commission and staff recommended approval on 04/07/03.

02/17/05 To date, no building plans have been submitted for the proposed development.

03/16/05 The City Council will hear related requests for an Extension of Time (EOT-6008) for Special Use Permit (SUP-1915) which allowed a fifteen story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District and an Extension of Time (EOT-6009) for Variance (VAR-1916) which allowed no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards.

B) Pre-Application Meeting

A pre-application meeting is not required for this type of application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.08

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center)
North:	UC-TC (Urban Center Mixed Use - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center)
East:	UC-TC (Urban Center Mixed Use - Town Center)
West:	ML-TC (Medium-Low Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	U (Undeveloped) [TC (Town Center) General Plan Designation]
East:	T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. The existing T-C (Town Center) zoning and UC-TC (Urban Center Mixed Use - Town Center) land use are in compliance with this land use designation.

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

The site is located within the portion of Town Center designated as UC-TC (Urban Center Mixed-Use). Development within this land use designation will typically be multi-storied having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. The minimum height requirement in this category is two stories. There are no density limitations in the UC District. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan.

Map 6 of the Transportation Trails Element of the Master Plan calls for an eight-foot Town Center Arterial Trail along Deer Springs Way, in front of the subject site. This trail is incorporated into the street-section for a Town Center Arterial (Figure 2b of the Town Center Development Standards Manual), which requires a three-foot amenity zone and a five-foot sidewalk on either side of the Arterial, within the 80-foot right-of-way.

PROJECT DESCRIPTION

The project will consist of a 15-story office building and a six-level parking garage structure. The office building is located at the south end of the parcel, facing Deer Springs Way, and will have a main floor area of about 22,000 square feet (including 8,100 square feet of retail space), with a total floor area of 283,080 square feet. A 5,000 square-foot restaurant is planned for the 15th floor. The east, west and south façades of the structure are intended to step back at the third, tenth and thirteenth levels. The north elevation will step back only at the thirteenth level.

The parking garage will be a 53.5-foot high, six-level structure oriented north-south on the site, to the north of the office building, and will contain 916 parking spaces. Entrances to the parking garage will be via Haley Avenue (Hitt Family Court), which is intended to terminate in a cul-de-sac immediately adjacent to this site, and via a driveway to Deer Springs Way on the east side of the property. A one-way fire lane will be provided to Deer Springs Way on the west side of the property. A small amount of surface parking (60 spaces) will be provided on the remainder of the site between the two structures, which are connected by an open porte-cochere that acts as the main entrance to the building

ANALYSIS

The subject site is zoned TC (Town Center). The proposed fifteen story office/retail building with parking garage is a permitted use within the TC Zoning District and UC-TC (Urban Center Mixed Use - Town Center) land use designation, and therefore remains appropriate for the site.

B) General Analysis and Discussion

The applicant is requesting additional time because they have been waiting for more commercial and residential growth within the area. The proposed development remains appropriate at this location, therefore approval is recommended with another two year time limit.

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 fifteen story office/retail building with parking garage remains appropriate and is compatible with the developments in the surrounding area.

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

   The proposed fifteen story office/retail building with parking garage remains consistent with the General Plan and all other city codes and policies as long as all conditions of approval of Z-0071-02, ZON-1913, SUP-1915, VAR-1916 and SDR-1914 are addressed.

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

   The proposed fifteen story office/retail building with parking garage will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed fifteen story office/retail building with parking garage will incorporate the appropriate building and landscape materials for the surrounding area.

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

   The proposed fifteen story office/retail building with parking garage remains be acceptable in appearance, harmonious and compatible with development in the area.

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

   In approving the initial request, the City Council found the proposed fifteen story office/retail building with parking garage would not compromise the public health, safety or welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-6007 APN: 125-20-201-015, 017, 018

Name of Property Owner: AsianDevelopment, LLC

Name of Applicant: LDID

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: Craig O. Brodsky

Print Name: Craig O. Brodsky

Subscribed and sworn before me

This 19th day of January, 2005

Donna Thornton

Notary Public in and for said County and State

DONNA THORNTON
Notary Public, State of Nevada
Appointment No. 02781101
My Appt. Expires Oct 3, 2006

RECEIVED
JAN 24 2005

EOT-6007
EOT-6008
EOT-6009
3-16-05 CC

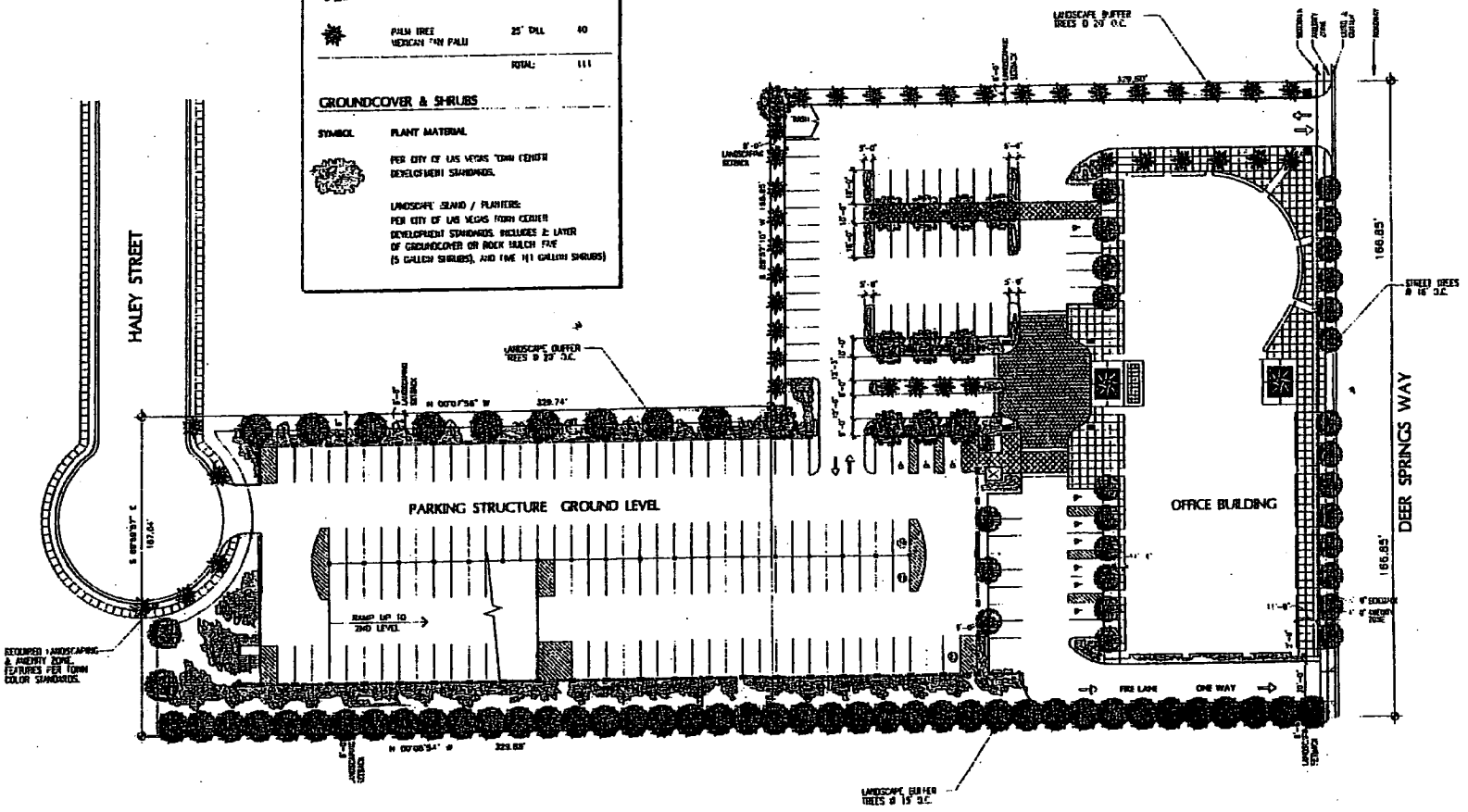
LANDSCAPING LEGEND

TREES

SYMBOL	SPECIES	SIZE	QUANTITY
	SHADE TREE RIO GRANDE ASH	24" BOX	27
	EVERGREEN MONDALE PINE	24" BOX	30
	ACCENT TREE CHITALPA TASHKENTENSIS	24" BOX	14
	PALM TREE MEXICAN FAN PALM	25' TALL	40
		TOTAL:	111

GROUNDCOVER & SHRUBS

SYMBOL	PLANT MATERIAL
	PER CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS. LANDSCAPE ISLAND / PLANTERS: PER CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS. INCLUDES 2" LAYER OF GROUNDCOVER OR ROCK MULCH FIVE (5 GALLON SHRUBS), AND FIVE (1 GALLON SHRUBS)



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

N

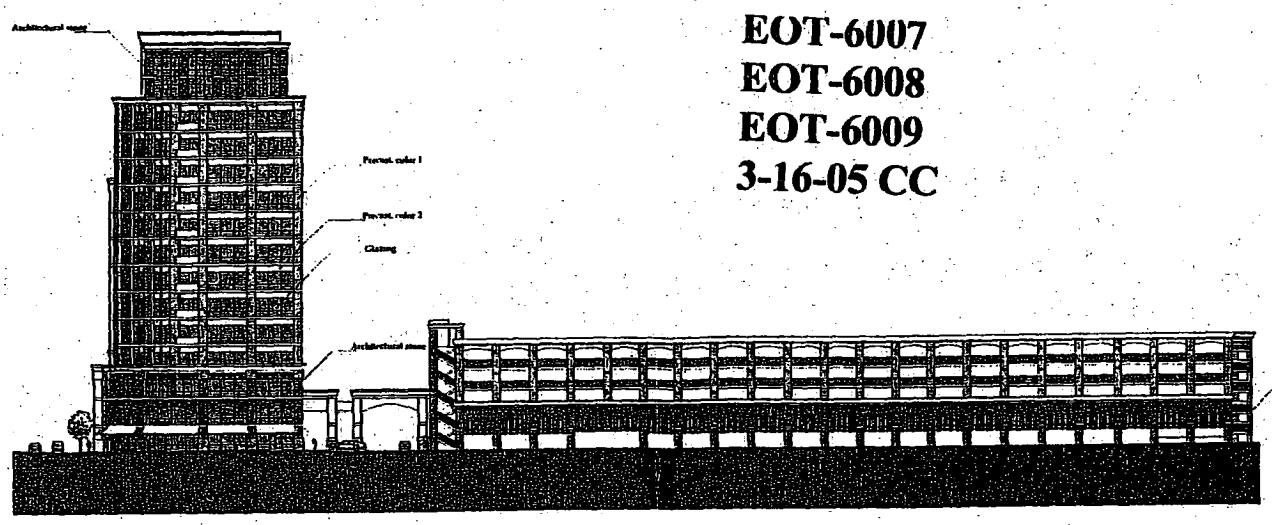
CENTENNIAL HILLS OFFICE TOWER

SCHEMATIC DESIGN: 02-23-03 REVISED: 05-07-03

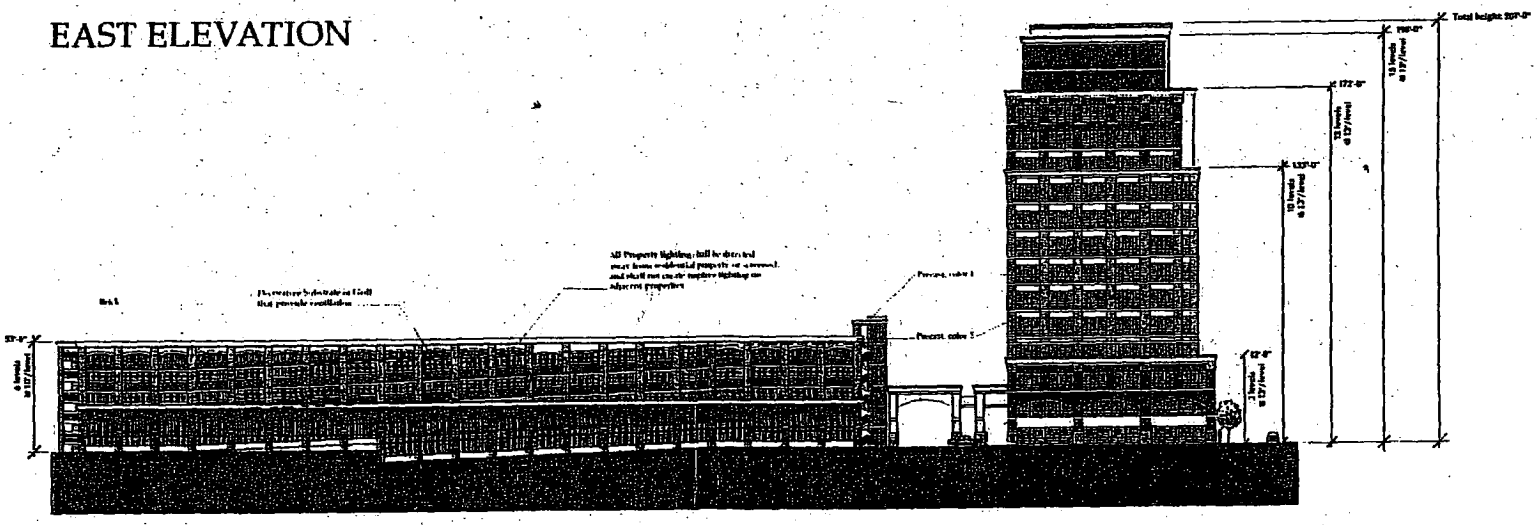
ARCHITECTS

EOT-6007
EOT-6008
EOT-6009
3-16-05 CC

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JAN 24 2005



EAST ELEVATION



WEST ELEVATION

SCALE: 1" = 30'-0"

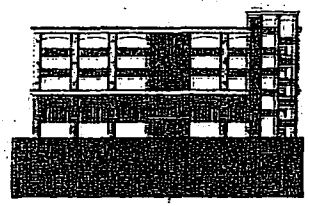
CENTENNIAL HILLS OFFICE TOWER

SCHEMATIC DESIGN: 02-25-03 REVISED: 05-07-03

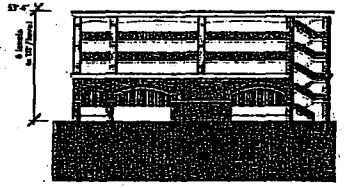
ARCHITECTS

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EOT-6008
EOT-6009
3-16-05 CC

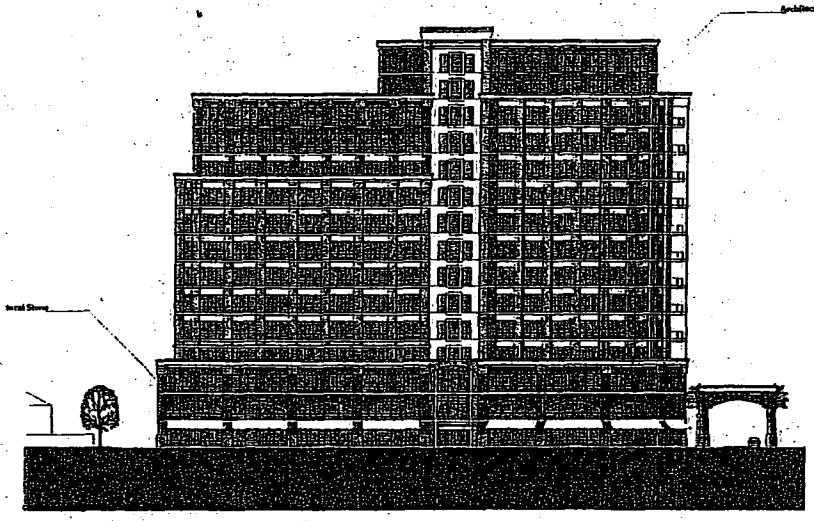
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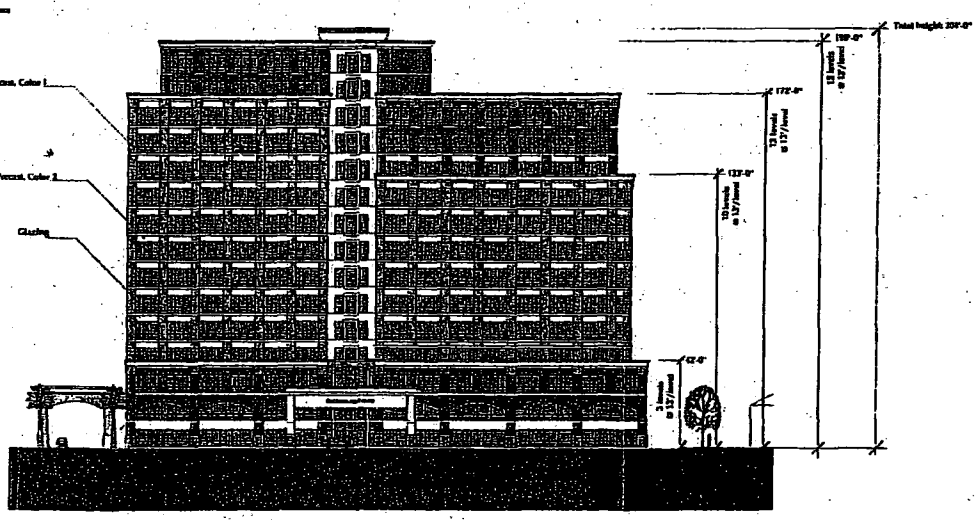
SOUTH ELEVATION (PARKING STRUCTURE)



NORTH ELEVATION (PARKING STRUCTURE)



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1" = 30'-0"

CENTENNIAL HILLS OFFICE TOWER

SCHEMATIC DESIGN: 02-25-03

ARCHITECTS



EOT-6009, EOT-6008 and EOT-6007 - APPLICANT: LDID – OWNER: ASIAN DEVELOPMENT LLC
Adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05



EOT-6009, EOT-6008 and EOT-6007 - APPLICANT: LDID – OWNER: ASIAN DEVELOPMENT LLC
Adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05

Justification Letter

For Centennial Hills Office Tower

January 20, 2005

Subject Site :
APN's 125- 20-201-015, 017,018

RE: Extension of time for; ZON-1913, SUP-1915, SDR-1914, VAR-1916 (VARIANCE)

Land Development Investment & Diversification is requesting an Extension of Time, for an additional Two years on this project. This project consists of a15 story office tower within Centennial Hills Business District located at Durango and Deer Springs. This area has not developed as fast as we had hoped. We have been waiting for more commercial and residential growth within the area. With all the Development which has taken place within the last two years and having seen the plans for near future developments we are committed to get this project completed within the two years Extension of Time. We have currently hired an outstanding Architect firm and Civil and Structural Engineers to assist in getting this project done. We feel this project is what was intended for Centennial Hills Business District and will be a great land mark for the area.

Thank you,

David Bramlett dd

David Bramlett
Project manager,
Phone (702)523-7296
Fax (702)658-5655

EOT-6007

City of Las Vegas

Agenda Item No. 92

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

EXTENSION OF TIME - VARIANCE

EOT-6046 - APPLICANT/OWNER: GOOD EARTH ENTERPRISE, INC. - Request for an Extension of Time for an approved Variance (VAR-1295) TO ALLOW 35 PARKING SPACES WHERE 70 PARKING SPACES ARE REQUIRED FOR A PROPOSED 330 UNIT ASSISTED LIVING APARTMENT COMPLEX at 233 South 6th Street and 232 South 7th Street (APNs 139-34-611-034, 036, 037 and 039), R-4 (High Density Residential) and C-2 (General Commercial) Zones, Ward 1 (Tarkanian). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

TARKANIAN - APPROVED subject to conditions and amending Condition 1 as read for the record as follows:

1. This Extension of Time shall expire on 02/19/09 unless another Extension of Time is approved by the City Council.

- UNANIMOUS

MINUTES:

MAYOR GOODMAN indicated he brought forward Item 92 [EOT-6046] and Item 93 [EOT-6047] at the request of MRS. LAU, who requested a four-year extension to have enough time to develop the property. MARGO WHEELER, Director of Planning and Development Department, indicated that would require the amendment of Condition 1 of Item 92 [EOT-6046] and Item 93 [EOT-6047] from 2007 to 2009.

(1:17 - 1:19)

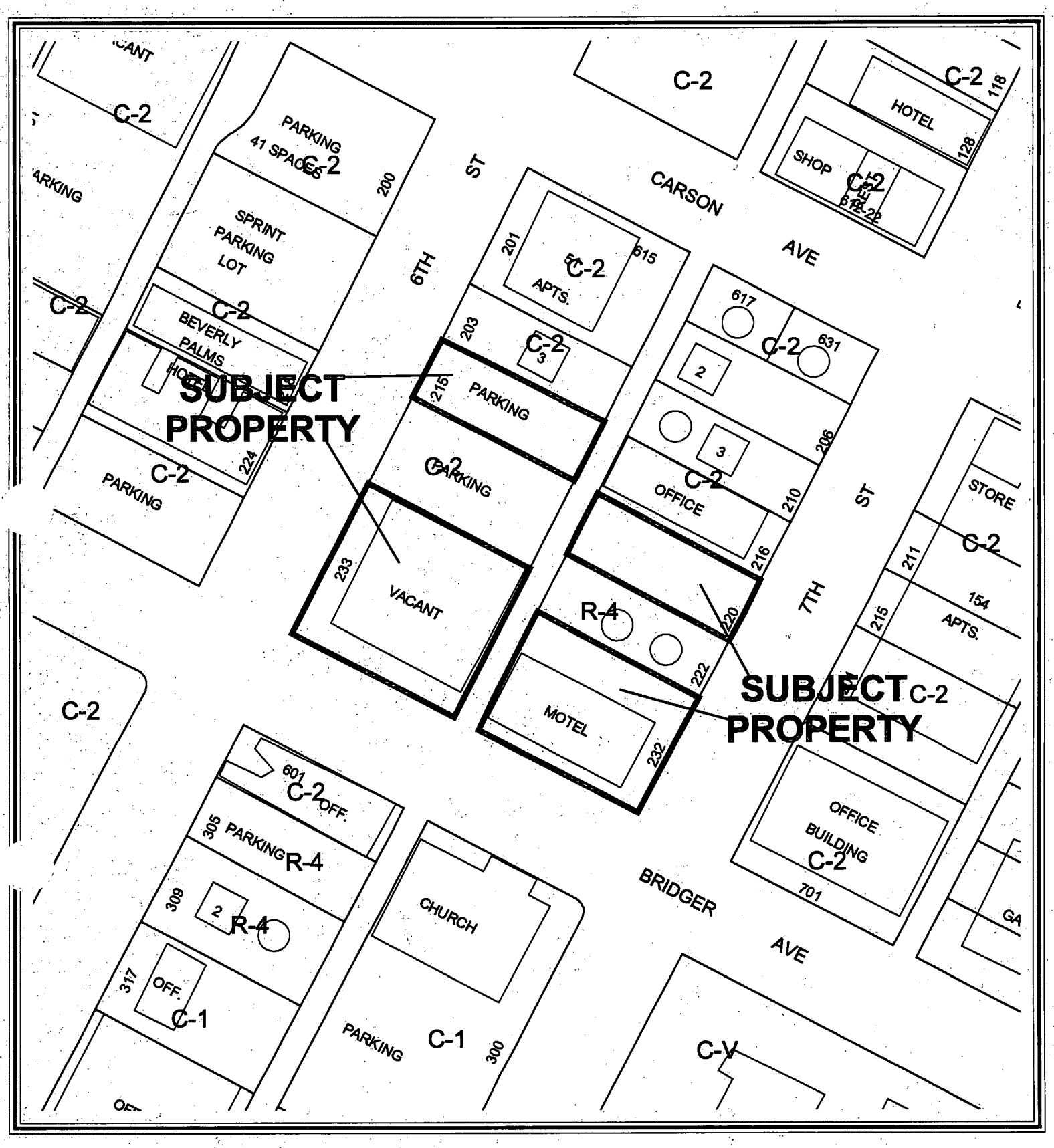
3-386

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 02/19/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Variance VAR-1295, Special Use Permit SUP-1531 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

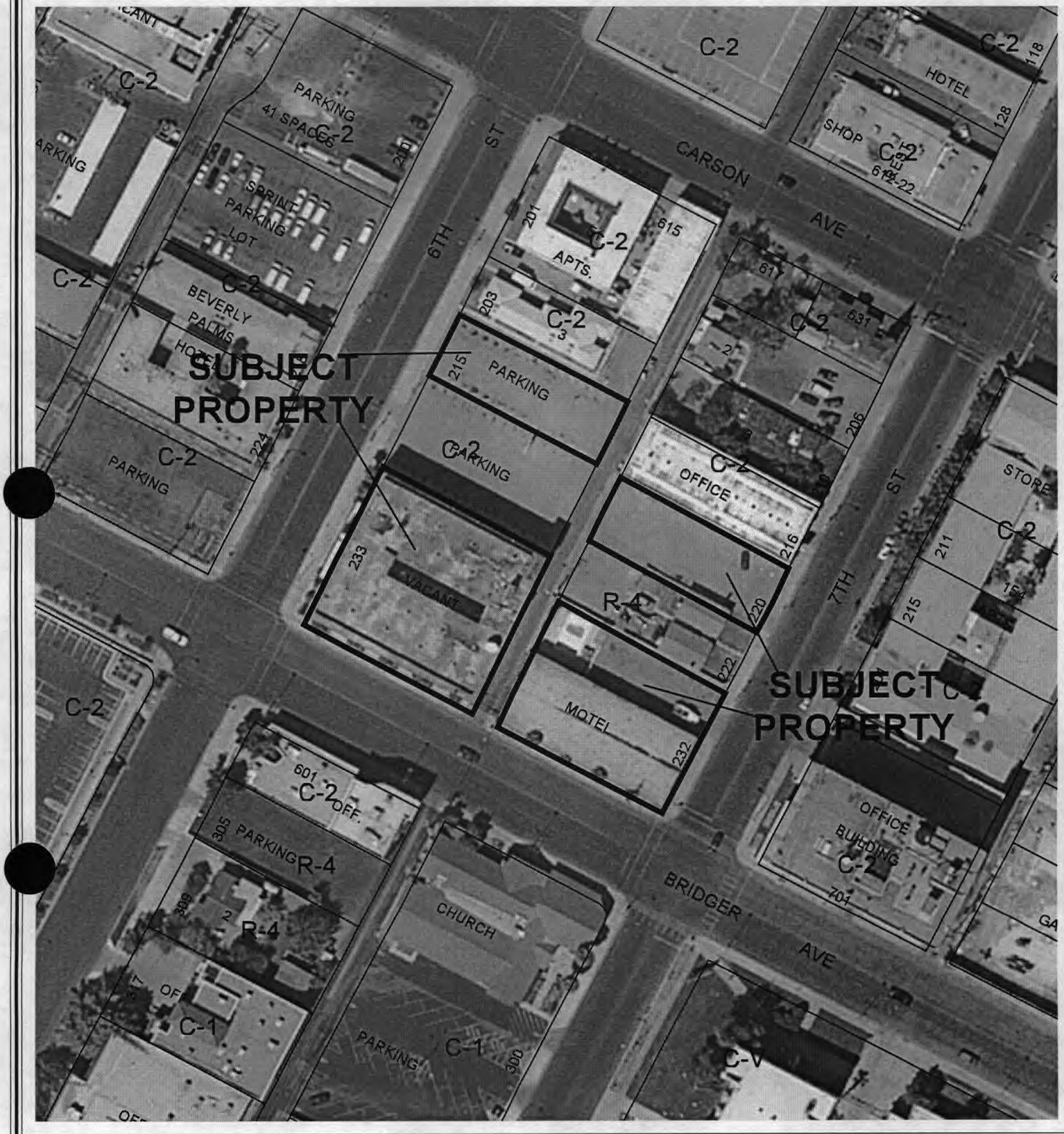


0 100 200 Feet

CASE: EOT-6046

ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)

N



0 100 200 Feet

CASE: **EOT-6046**

ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6046 - GOOD EARTH ENTERPRISE, INC.

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 02/19/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Variance VAR-1295, Special Use Permit SUP-1531 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for an Extension of Time for an approved Variance (VAR-1295) to allow 35 parking spaces where 70 parking spaces are required for a proposed 330 unit assisted living apartment complex at 233 South 6th Street and 232 South 7th Street.

B) Applicant's Justification

The applicant's justification letter indicates additional time is needed to obtain a sizeable loan to finance this project.

BACKGROUND INFORMATION

A) Related Actions

02/19/03 The City Council approved a Variance (VAR-1295) to allow 35 parking spaces where 70 parking spaces are required for a proposed 330 unit assisted living apartment complex and a Special Use Permit (SUP-1531) which allowed a 330 unit assisted living apartment complex on this site. The Planning Commission and staff recommended approval on 01/23/03.

02/22/05 To date, no building permits have been submitted for the proposed development.

03/16/05 The City Council will hear a related request for an Extension of Time (EOT-6047) for Special Use Permit (SUP-1531) which allowed a 330 unit assisted living apartment complex on this site.

B) Pre-Application Meeting

A pre-application meeting is not required for this type of application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Area: 44,525 Square Feet

B) Existing Land Use

Subject Property:	Undeveloped and Hotel
North:	Apartments, Parking
South:	Church, Office
East:	Hotel
West:	Hotel

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-4 (High Density Residential) and C-2 (General Commercial)
South:	C-1 (Limited Commercial) and C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is designated as C (Commercial) on the Downtown Redevelopment Plan map of the Southeast Sector map of the General Plan. The existing C-2 (General Commercial) zoning is in compliance with this land use designation.

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

This site is located in the Redevelopment Plan area. There are no requirements within this plan that would affect the approved Variance to allow 35 parking spaces where 70 parking spaces are required for a proposed 330 unit assisted living apartment complex.

General Analysis and Discussion

The subject Variance was approved to allow 35 parking spaces where 70 parking spaces are required for a proposed 330 unit assisted living apartment complex on this site.

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."

The City Council in approving the subject Variance found evidence of a unique or extraordinary circumstance to allow for the reduction in required parking. The applicant is requesting additional time to obtain a sizeable loan to finance this project, therefore the recommendation for this request is approval with another two year time limit.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-~~V~~G046 95 APN: 139-34-611-03, 039, 036, 034

Name of Property Owner: GOOD EARTH ENTERPRISES, INC.

Name of Applicant: SOPHIE LAU

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: SOPHIE LAU

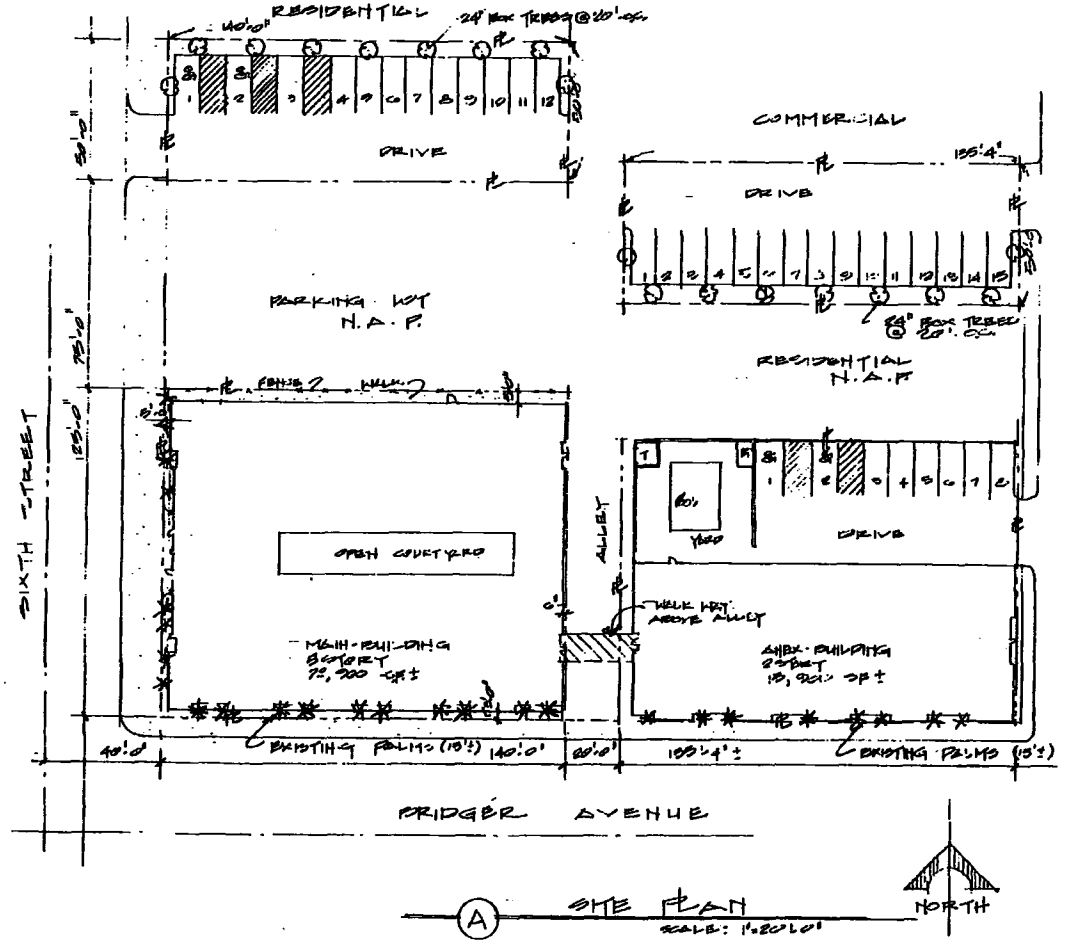
Subscribed and sworn before me

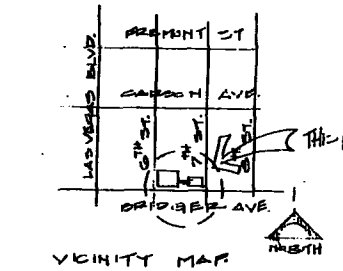
This 26th day of January, 20 07

_____

Notary Public in and for said County and State

TIM LUM
Commission # 1497012
Notary Public - California
San Francisco County
My Comm. Expires Jul 17, 2008





GENERAL DATA:

BUILDING AREA:
MAIN BUILDING
5 STORY 72,000 SF±
ANNEX BUILDING
2 STORY 18,000 SF±

PROPERTY SIZE:
4 LOTS 44,525 S.F.

PARKING REQ.
230 BEDS @ 1:3 = 58 SPACES
EMPLOYEES @ 1:1 = 20 SPACES
TOT 75 SPACES

PARKING PROV.
HC. 4 SPACES
STANDARD 51 SPACES
TOT. 55 SPACES

VARIANCE: 41 SPACES
55% REDUCTION

ARCHITECTURAL VISIONS
5777 CLARE D LANE PHONE: (702) 253-3000
LAS VEGAS NV. 89120 FAX: (702) 253-3001

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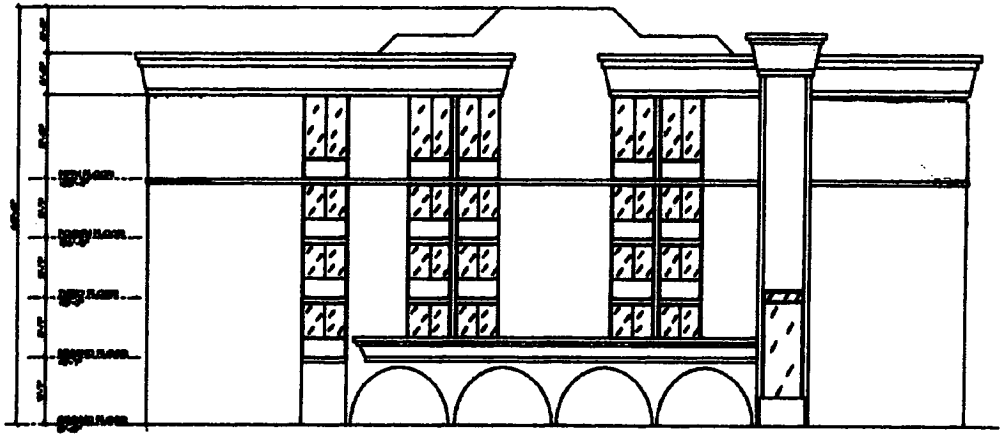
PROJECT NAME: NEW DEN 110'
BUILDING: CASE B. UNIT
ADDRESS: SOUTH STREET
LAS VEGAS NV. 89101

REVISIONS
NO. DATE TITLE

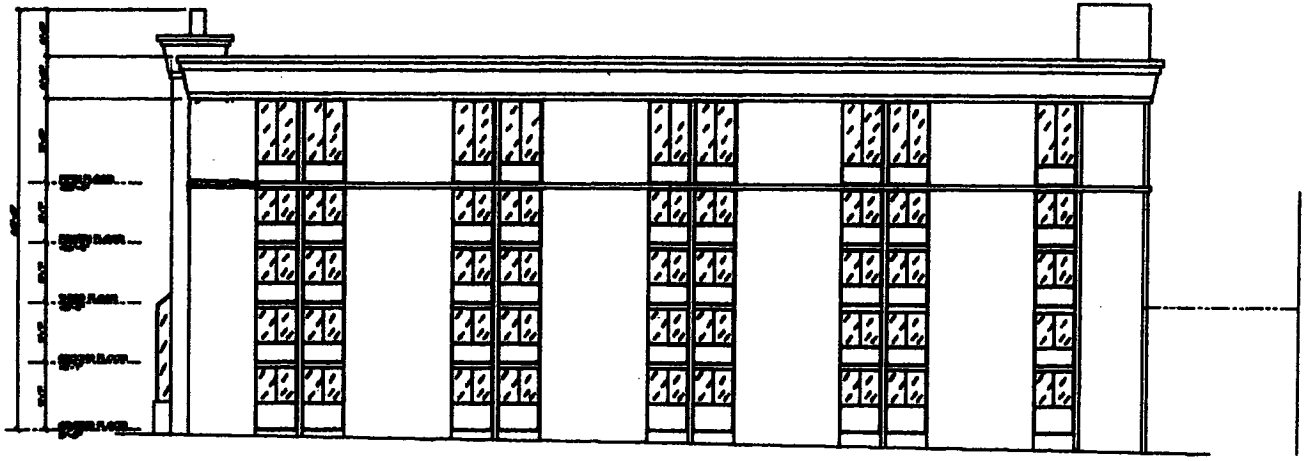
PROJECT
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EOT-6046
EOT-6047
3-16-05 CC

EOT-6046
EOT-6047
3-16-05 CC



(A) WEST ELEVATION



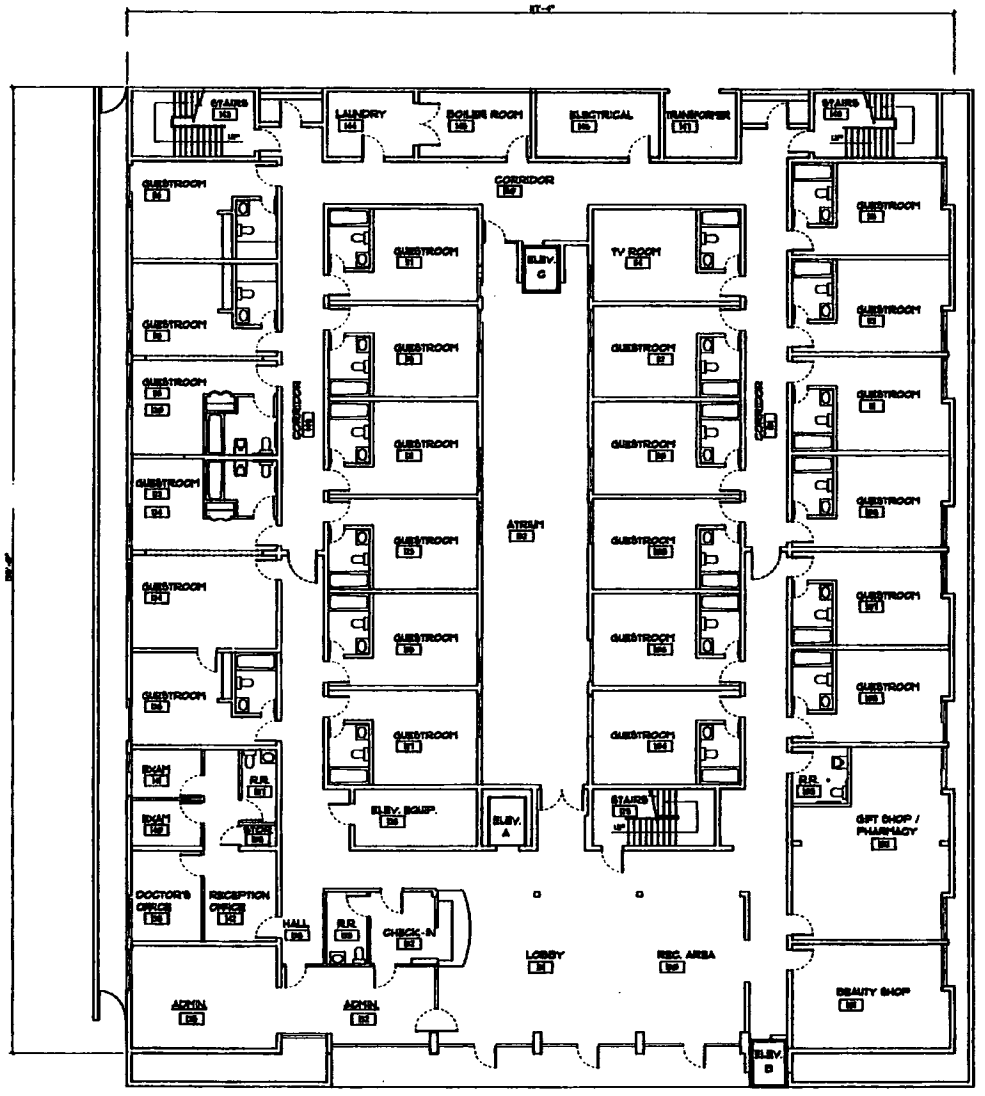
(B) SOUTH ELEVATION

Architectural Visions

ELEVATIONS

GOLDEN LION SENIOR CARE
LAS VEGAS, NEVADA

A-6



1 GROUND FLOOR PLAN

1/16" = 1'-0"

Architectural Visions
5777 CLARE D' LANE
LAS VEGAS, NV 89120
PHONE: (702)-252-9560
FAX: (702)-252-9651

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SHEET TITLE: GROUND FLOOR PLAN

GOLDEN LION SENIOR CARE

LAS VEGAS, NEVADA

REVISIONS

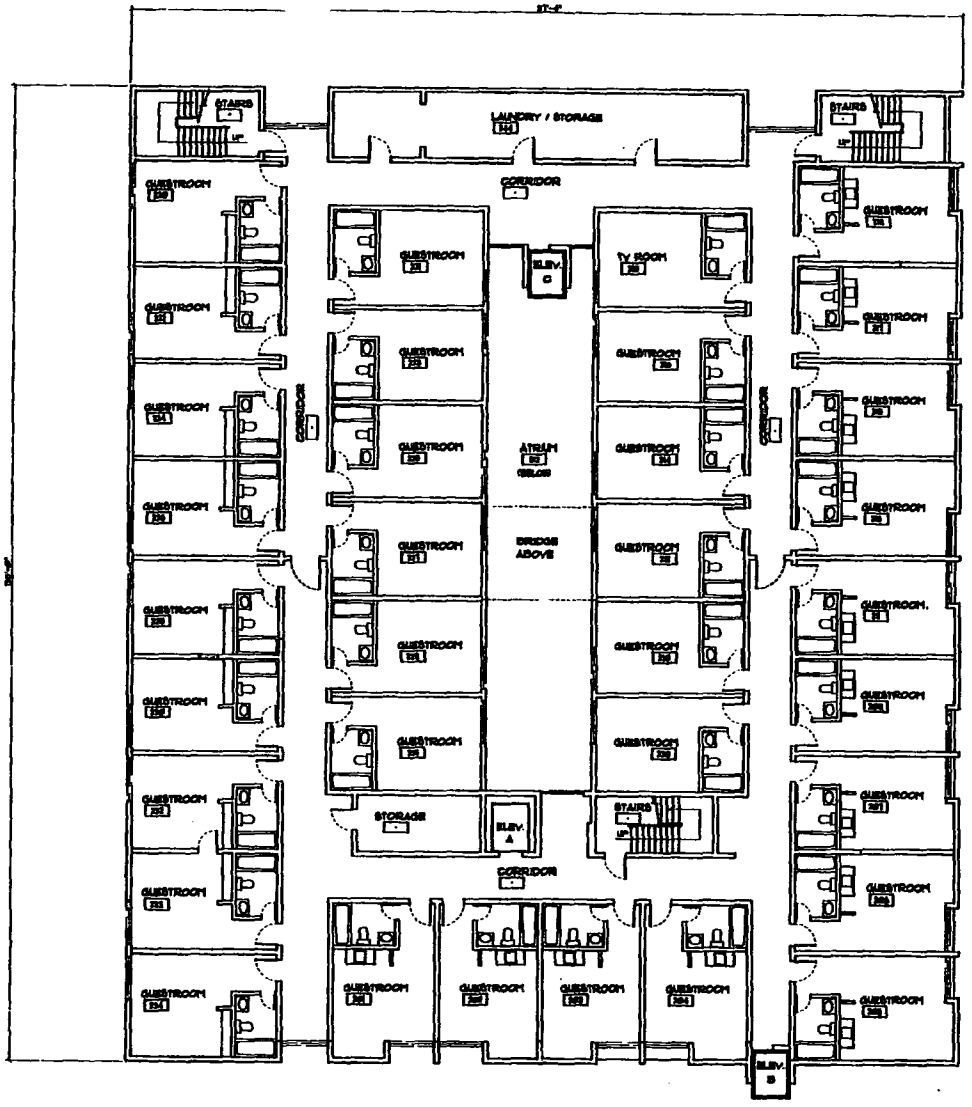
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DRAWN BY: TJD
CHECKED BY:
CAD FILE:
DATE: 6/11/03
SCALE: AS NOTED

SHEET NUMBER:

A-2.0

EOT-6046
EOT-6047
3-16-05 CC



2 SECOND FLOOR PLAN

Architectural Visions
3777 CLARE D' LANE
LAS VEGAS, NV. 89110
PHONE: (702)-362-9660
FAX: (702)-252-9661

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SECOND FLOOR

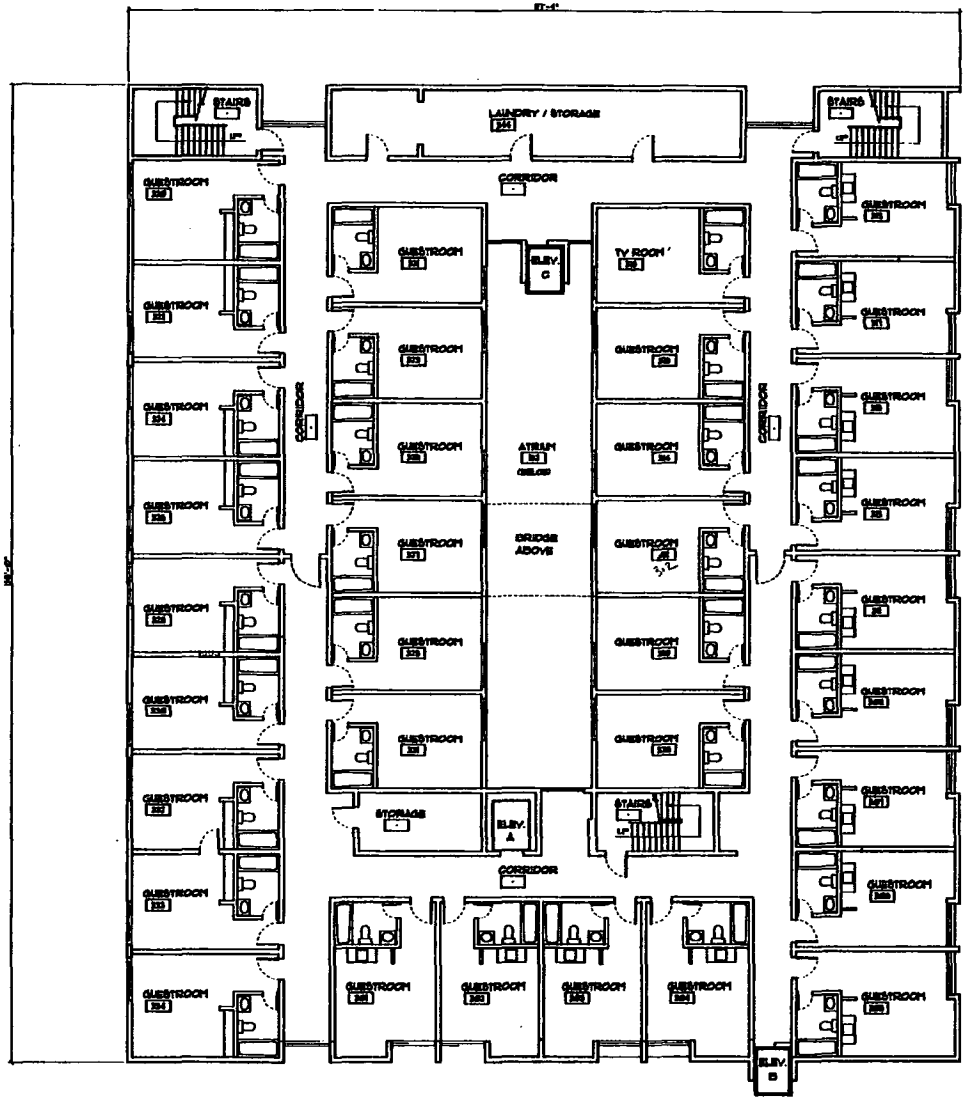
GOLDEN LION
SENIORS
LAS VEGAS, NV

REVISIONS:
△	DATE	TITLE	BY

PROJECT NUMBER:
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CHECKED BY:
CAD FILE:
DATE: 4/21/04
SCALE: AS NOTED

SHEET NUMBER:
A-2.1

EOT-6046
EOT-6047
3-16-05 CC



3 THIRD FLOOR PLAN

Architectural Visions
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LAS VEGAS, NV. 89120
PHONE: (702)-252-9660
FAX: (702)-252-9661

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THIRD FLOOR

GOLDEN LION SENIORS
LAS VEGAS, NV

REVISIONS:

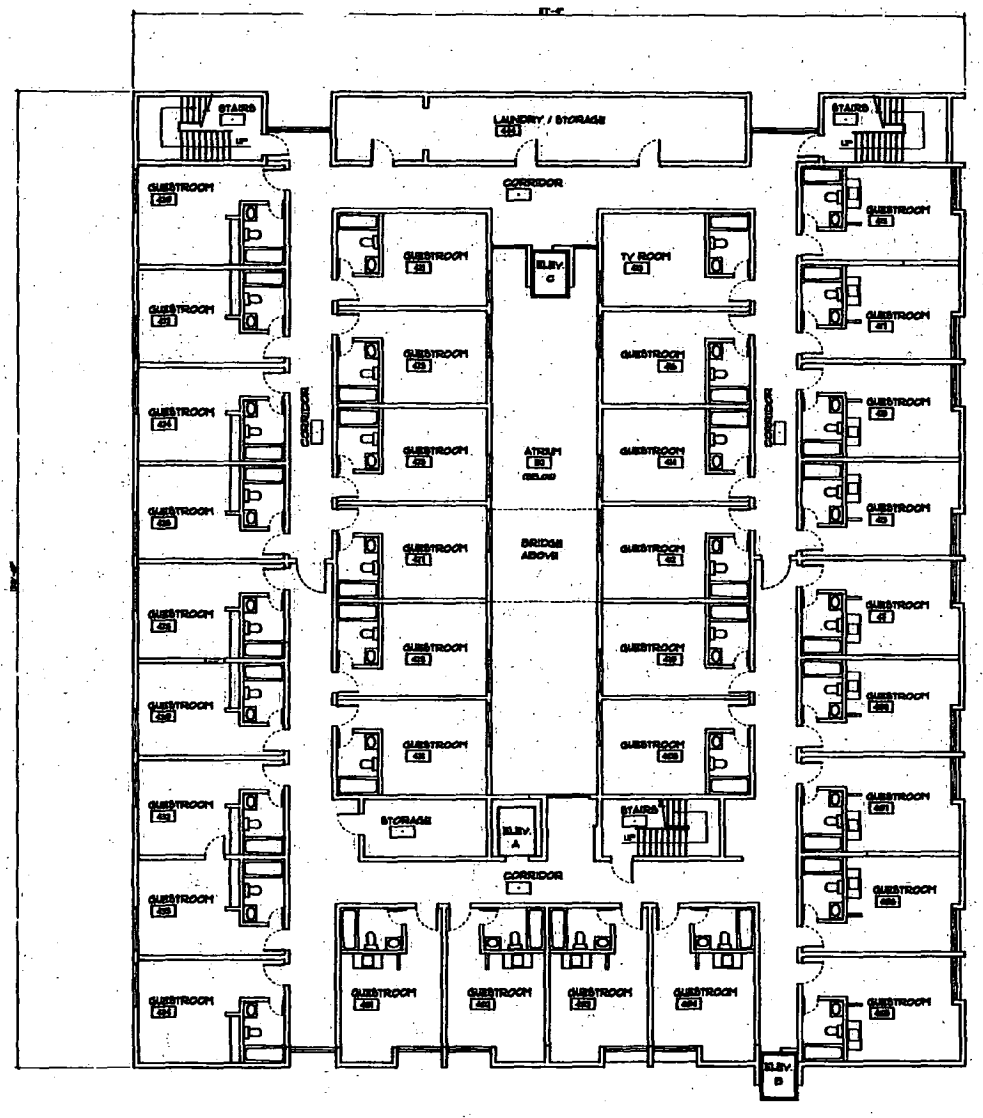
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DRAWN BY:
CHECKED BY:
CAD FILE:
DATE: 6/23/04
SCALE: AS NOTED

SHEET NUMBER:

A-2.2

EOT-6046
EOT-6047
3-16-05 CC



4 FOURTH FLOOR PLAN

Architectural Visions
5777 GLADE D' LANE
LAS VEGAS, NV. 89120
PHONE: (702) 252-9660
FAX: (702)-252-9661

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FOURTH FLOOR PLAN

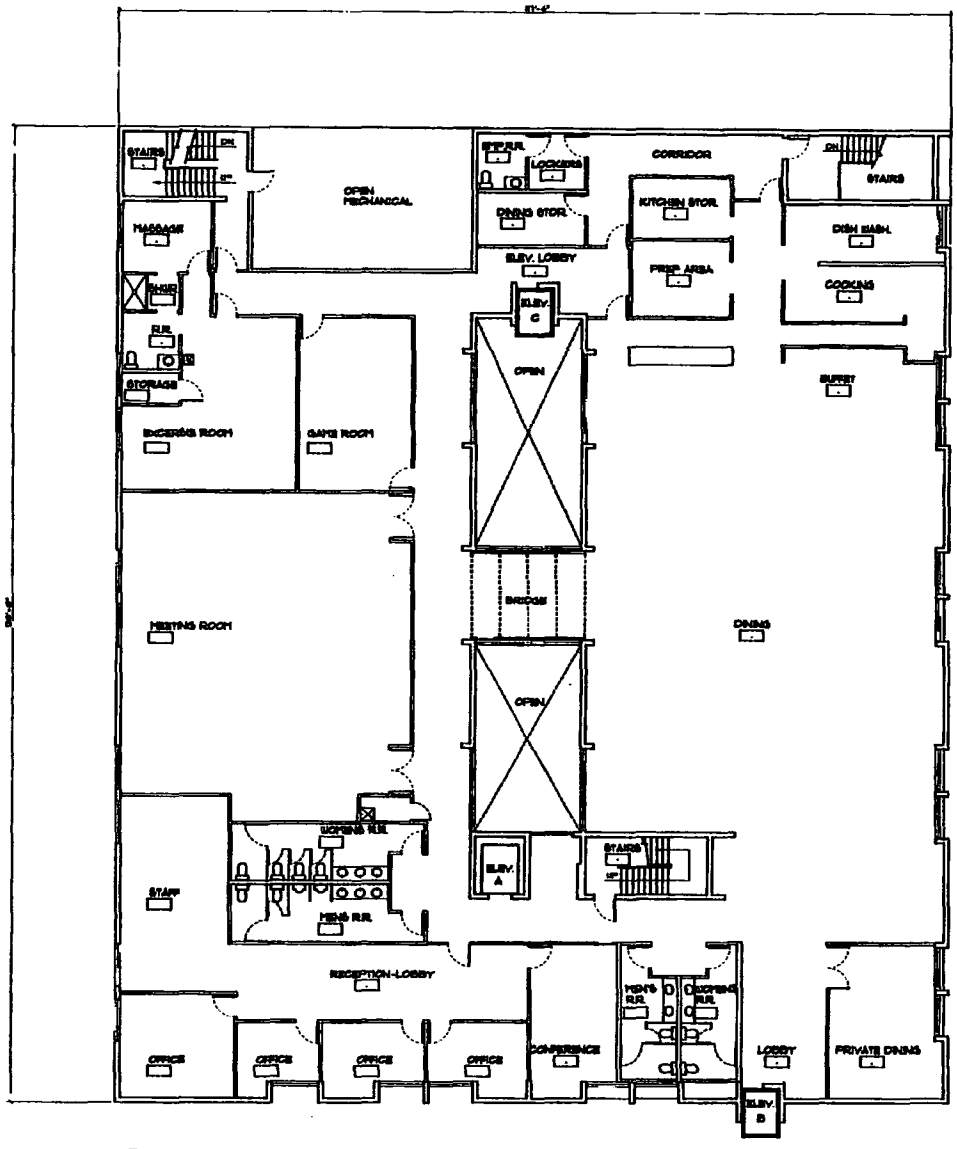
GOLDEN LION
SENIORS
LAS VEGAS, NV

REVISIONS:
△	DATE	TITLE	BY

PROJECT MANAGER:
DRAWN BY: TKD
CHECKED BY:
CAD FILE:
DATE: 4/13/04
SCALE: AS NOTED

SHEET NUMBER:
A-2.3

EOT-6046
EOT-6047
3-16-05 CC



5 FIFTH FLOOR PLAN

Architectural Visions
5777 CLARK ST. #AVE.
LAS VEGAS, NV. 89120
PHONE: (702)-252-9560
FAX: (702)-252-9561

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FIFTH FLOOR PLAN

GOLDEN LION
SENIORS
LAS VEGAS, NV

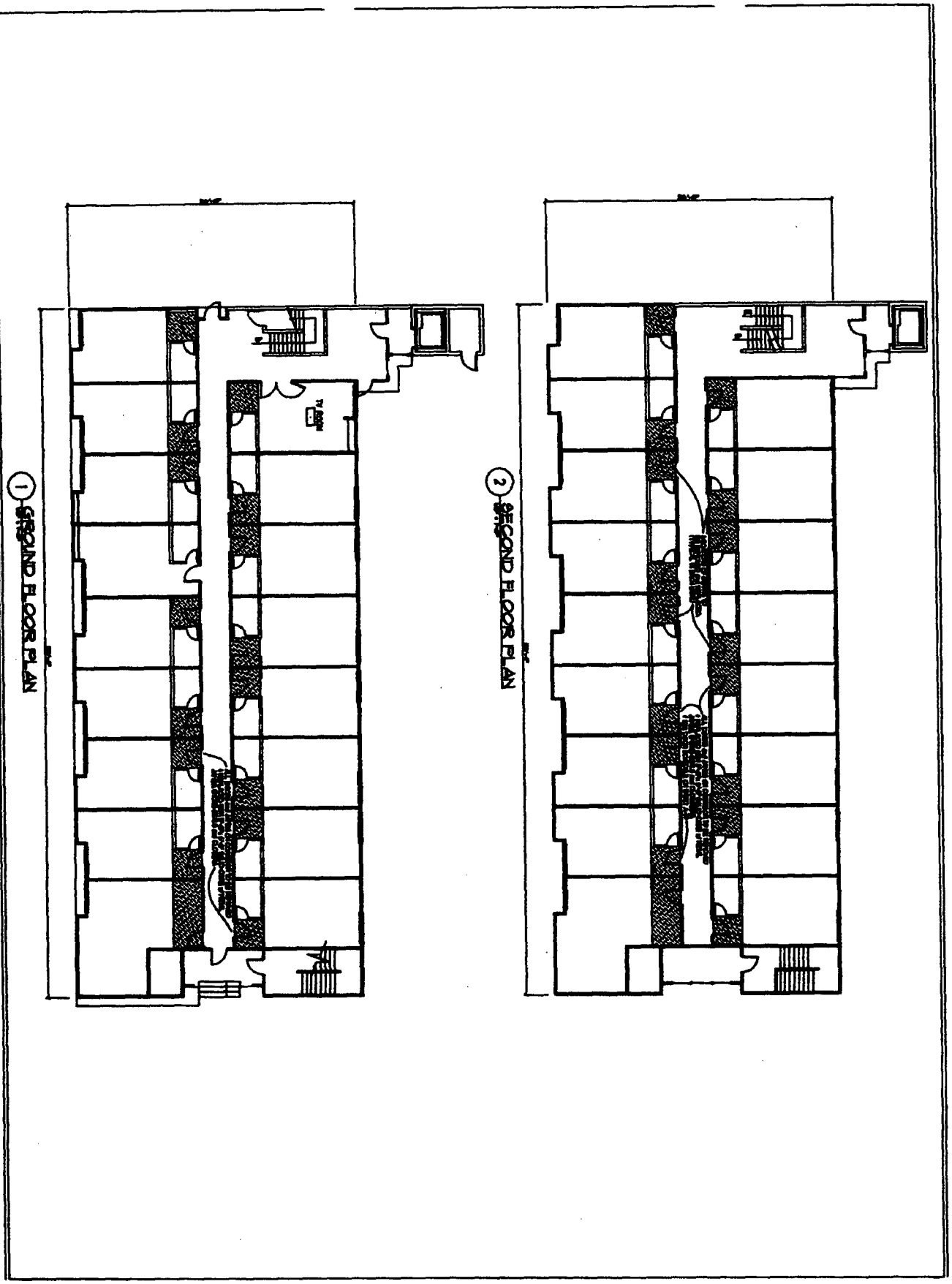
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SCALE:

SHEET NUMBER
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EOT-6046
EOT-6047
3-16-05 CC

EOT-6046
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3-16-05 CC



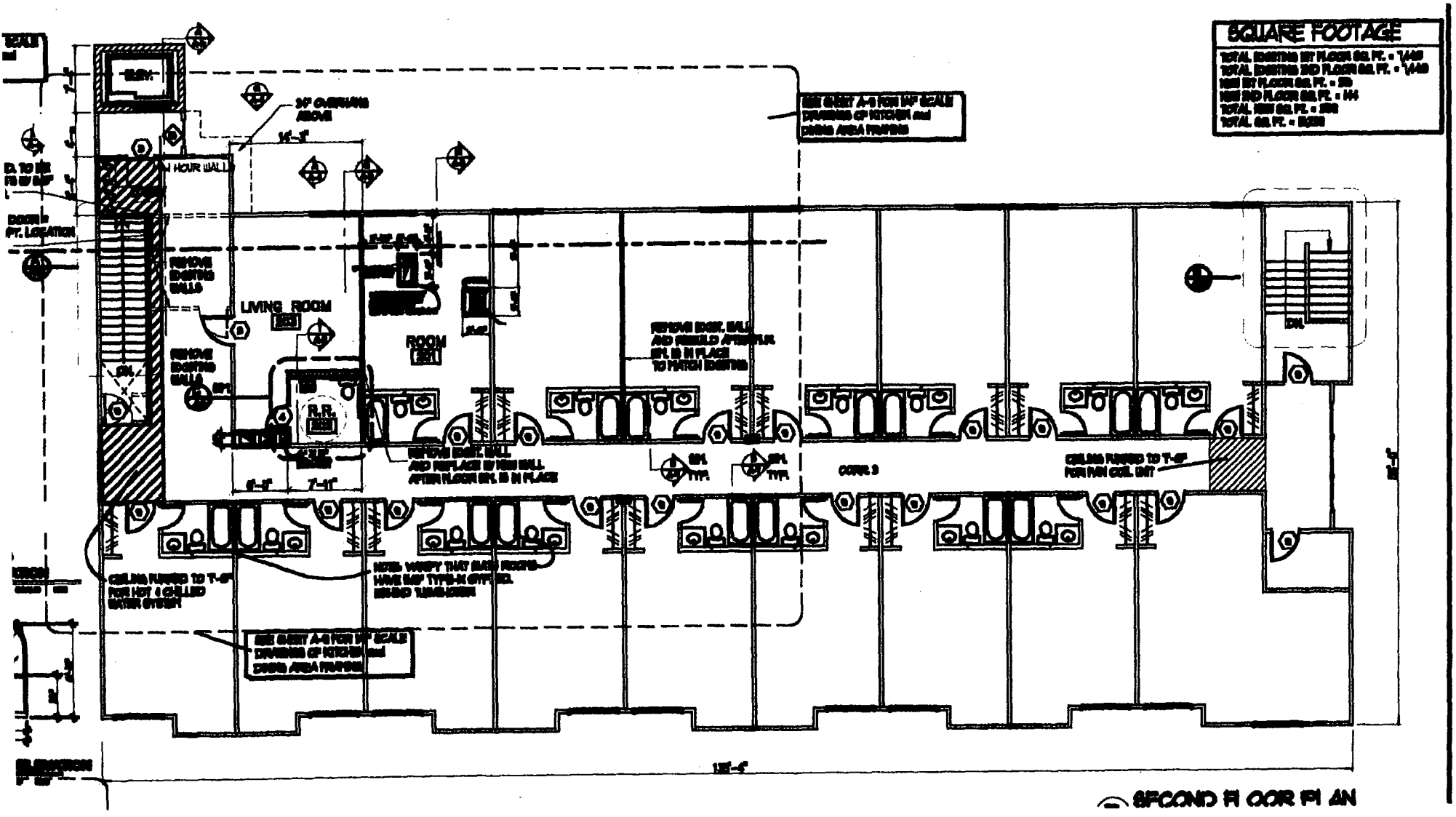
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GROUND & SECOND FLOOR PLAN
BUILDING 2

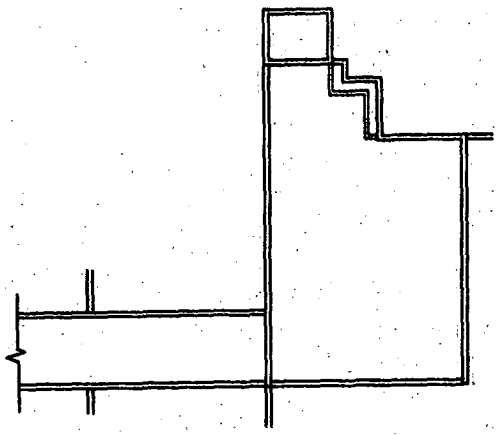
GOLDEN LION
SENIOR CARE
LAS VEGAS, NEVADA

Architectural Visions

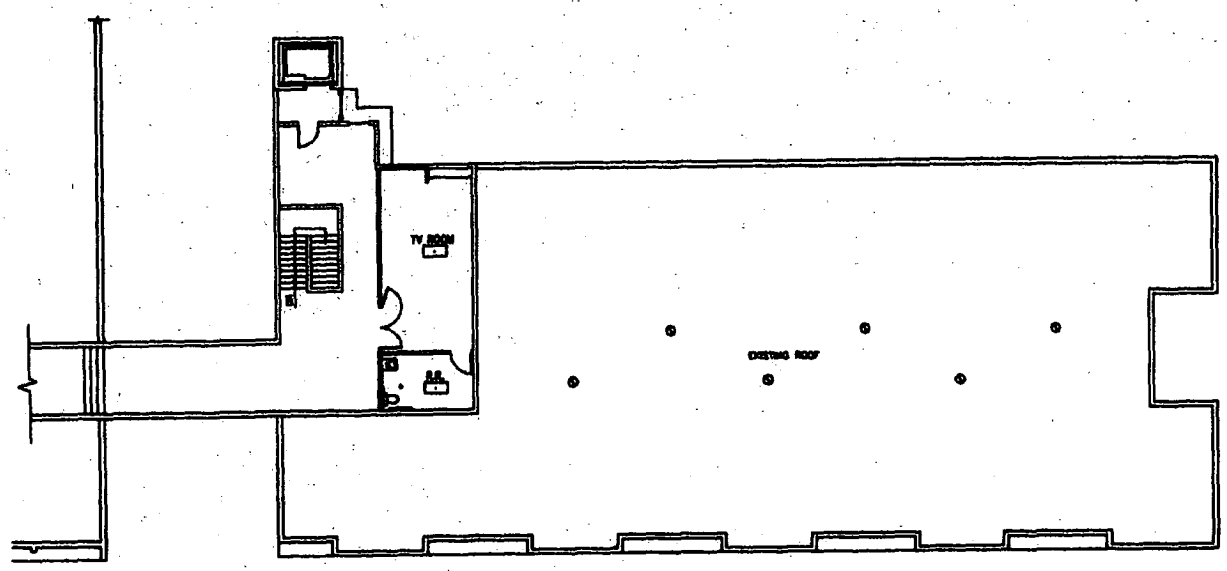
EOT-6046
EOT-6047
3-16-05 CC



EOT-6046
EOT-6047
3-16-05 CC



4 ROOF PLAN



3 THIRD FLOOR PLAN

architectural visions

THIRD FLOOR & ROOF PLAN
BUILDING 2

GOLDEN LION
SENIOR CARE
LAS VEGAS, NEVADA

A-21

Good Earth Enterprises, Inc.

785 Columbus Avenue, San Francisco, California 94133

TEL: 415-421-5588 FAX: (415) 421-5587

January 26, 2005

Planning & Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89155-2511

Re: EOT – Special Use Permit (SUP-1531) Asst. Living Apt. Extension of Time
EOT – Parking Variance (VAR – 1295) Extension of Time
EOT – Vacation (VAC – 1530) Extension of Time

To whom it may concern:

This letter is in reference to the above captioned permits which all will expire on February 19, 2005.

My architect was contaminated by shingle virus for many months before recovered, and later I had an eye surgery and it also took several months to recover.

This project has been delayed due to our medical condition and also additional time needed to obtain a sizable loan to finance this project.

The intended use of the property is to convert the Hotel Business to Health Care Facility. Please refer to my letter dated November 11, 2002 (Attached). I will comply with all the ten (10) items listed in your letter dated April 22, 2003. (Attached)

Since the parking variance is renewed on a two-year basis, I hereby request two years (24 months) extension for all three (3) cases.

Thank you for your kind understanding in this matter. Your granting a two (2) years extension for all the above-mentioned cases would be greatly appreciated.

Respectfully yours,

Sophie Lau
SL: so
Enclosures

EOT-6046

City of Las Vegas

Agenda Item No. 93

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

EXTENSION OF TIME RELATED TO EOT-4046 - SPECIAL USE PERMIT

EOT-6047 - APPLICANT/OWNER: GOOD EARTH ENTERPRISE, INC. - Request for an Extension of Time for an approved Special Use Permit (SUP-1531) FOR A 330 UNIT ASSISTED LIVING APARTMENT COMPLEX at 233 South 6th Street and 232 South 7th Street (APNs 139-34-611-036 and 037), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

TARKANIAN - APPROVED subject to conditions and amending Condition 1 as read for the record as follows:

1. This Extension of Time shall expire on 02/19/09 unless another Extension of Time is approved by the City Council.

- UNANIMOUS

MINUTES:

NOTE: See Item 92 [EOT-6046] for all related discussion.

(1:17 - 1:19)

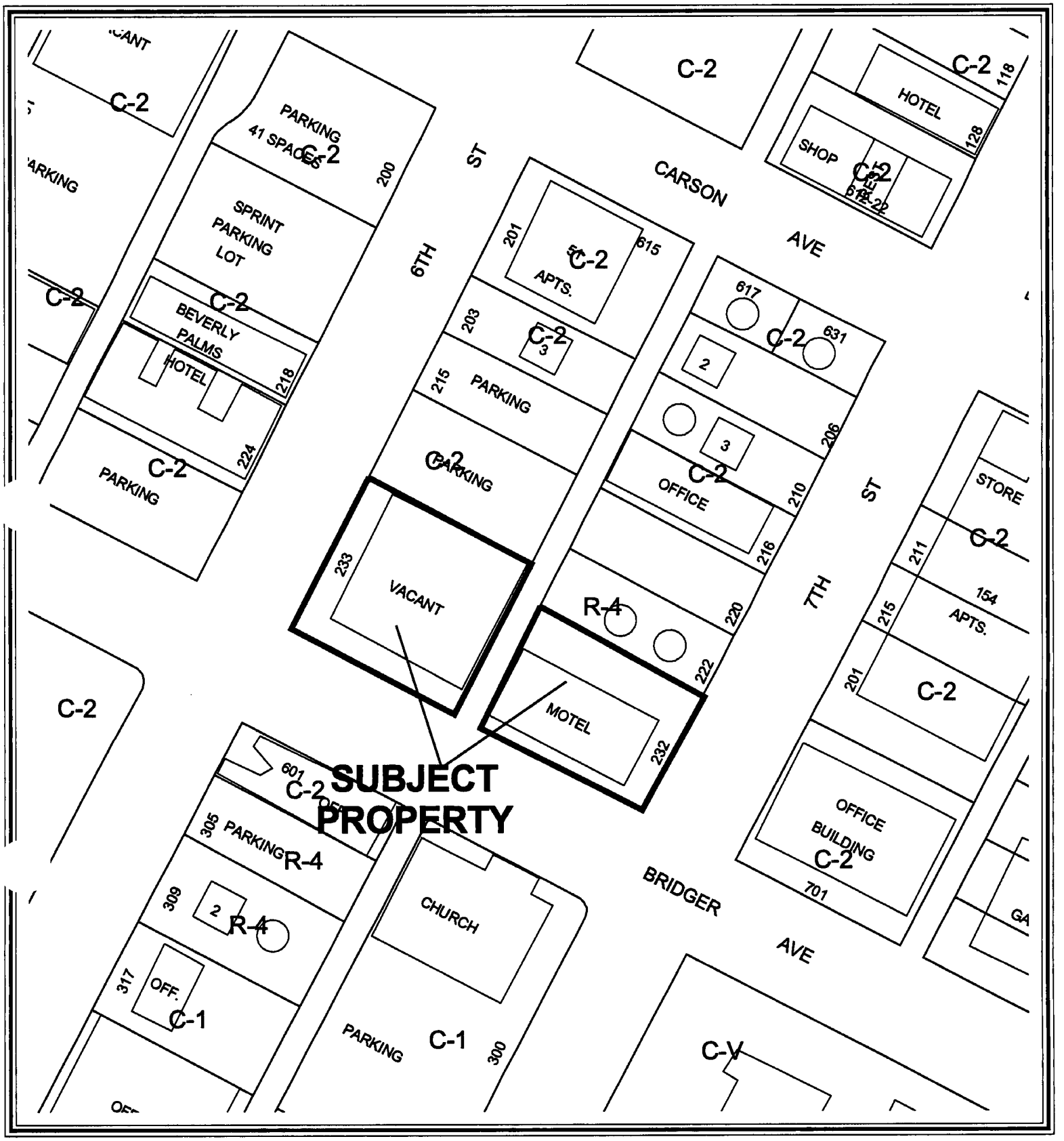
3-386

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 02/19/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Variance VAR-1295, Special Use Permit SUP-1531 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: **EOT-6047**

ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)



CASE: **EOT-6047**

ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6047 - APPLICANT/OWNER: GOOD EARTH ENTERPRISE, INC.

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 02/19/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Variance VAR-1295, Special Use Permit SUP-1531 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for an Extension of Time for an approved Special Use Permit (SUP-1531) for a 330 unit assisted living apartment complex at 233 South 6th Street and 232 South 7th Street.

B) Applicant's Justification

The applicant's justification letter indicates additional time is needed to obtain a sizeable loan to finance this project.

BACKGROUND INFORMATION

A) Related Actions

02/19/03 The City Council approved a Variance (VAR-1295) to allow 35 parking spaces where 70 parking spaces are required for a proposed 330 unit assisted living apartment complex and a Special Use Permit (SUP-1531) which allowed a 330 unit assisted living apartment complex on this site. The Planning Commission and staff recommended approval on 01/23/03.

02/22/05 To date, no building plans have been submitted for the proposed development.

03/16/05 The City Council will hear a related request for an Extension of Time (EOT-6046) for Variance (VAR-1295) which allowed 35 parking spaces where 70 parking spaces are required for a proposed 330 unit assisted living apartment complex.

B) Pre-Application Meeting

A pre-application meeting is not required for this type of application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Area: 44,525 Square Feet

B) Existing Land Use

Subject Property:	Undeveloped and Hotel
North:	Apartments, Parking
South:	Church, Office
East:	Hotel
West:	Hotel

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-4 (High Density Residential) and C-2 (General Commercial)
South:	C-1 (Limited Commercial) and C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is designated as C (Commercial) on the Downtown Redevelopment Plan map of the Southeast Sector map of the General Plan. The existing C-2 (General Commercial) zoning is in compliance with this land use designation.

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

This site is located in the Redevelopment Plan area. There are no requirements within this plan that would affect the approved Special Use Permit to allow the proposed 330 unit assisted living apartment complex.

General Analysis and Discussion

- Zoning

The proposed 330 unit assisted living apartment complex is allowed in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

- Use

The request is compatible with the established land development pattern in the area, which includes the Beverly Palms Hotel, the Villa Inn Hotel, offices, the Las Vegas Academy and the Federal Courthouse. It advances policies of the General Plan which encourage the diversification of uses within the downtown area. It may also result in fewer convalescent care facilities constructed in residential areas. Therefore, the recommendation for this request is approval subject to another two-year time limit.

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 use is consistent with the General Commercial designation of the General Plan. It is compatible with the existing surrounding land use pattern, which includes motels, office, schools and public facility uses.

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

   The building is able to be converted into senior assisted living apartments that are in conformance to all regulatory criteria. There is limited space on the site to accommodate the required number of parking spaces.

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

   The use is not very intensive in terms of impacts to street or highway facilities. Bridger Avenue, 6th Street and the downtown street network will be able to handle 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 use will be operated in conformance with all applicable regulatory criteria. Periodic inspection will occur on a regular basis.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-~~5~~6047 APN: 139-34-611-037, 039, 036, 034

Name of Property Owner: Good Earth Enterprises, Inc.

Name of Applicant: Sophie Lhli

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: Sophie Lhli

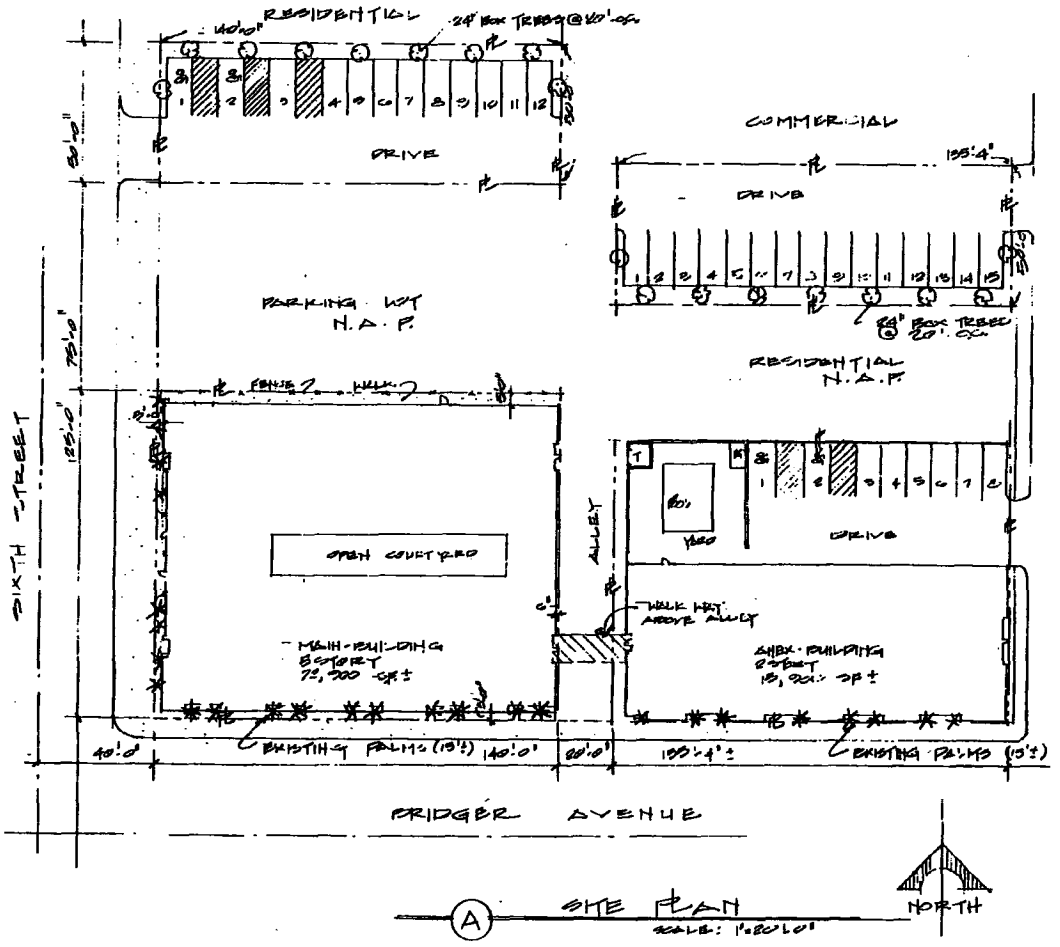
Subscribed and sworn before me

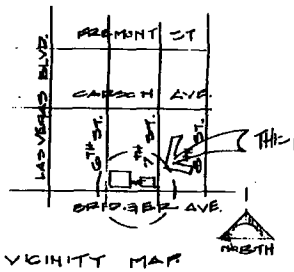
This 26th day of January, 20 05

_____

Notary Public in and for said County and State

TIM LUM
Commission # 1497012
Notary Public - California
San Francisco County
My Comm. Expires Jul 17, 2008





VICINITY MAP
NOT TO SCALE

GENERAL DATA:

BUILDING AREA:
MAIN BUILDING
5 STORY 75,000 S.F.±
ANNEX BUILDING
2 STORY 15,000 S.F.±

PROPERTY SIZE:
4 LOTS 44,525 S.F.

PARKING REQ.
250 BEDS @ .6 = 58 SPACES
EMPLOYEES @ 1:1 = 20 SPACES
TOT 78 SPACES

PARKING PROV.
ON 4 SPACES
STANDARD 31 SPACES
TOL 35 SPACES

VARIANCE: 43 SPACES
52% REDUCTION

Architectural Visions
8777 CLAIRE D LANE PHONE (702)-852-8000
LAS VEGAS NV. 89129 FAX: (702)-852-8001

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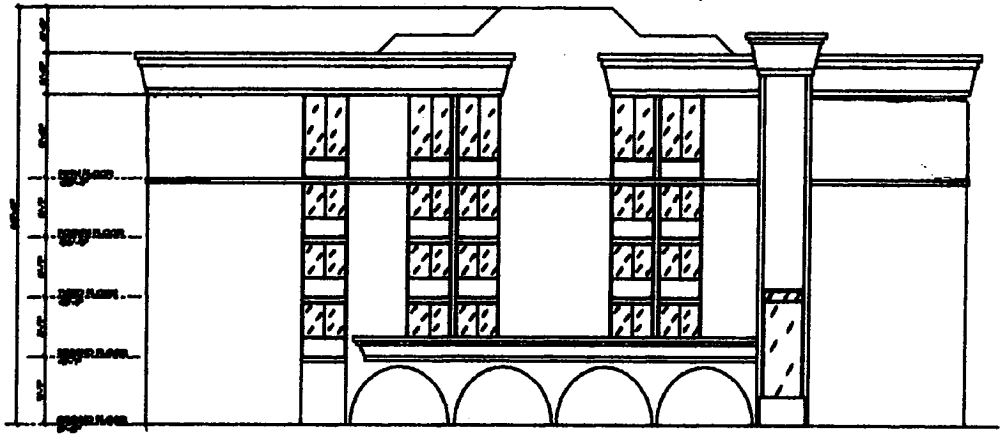
PROJECT NAME: GOLDEN LION
BRIDGER AVE. & 6TH ST.
LAS VEGAS NV. 89101
OWNER: MR. SOPHIE LAU
2121 E. FLAMINGO RD.
LAS VEGAS NV. 89119
SHEET TITLE:

REVISIONS		
Δ	DATE	TITLE

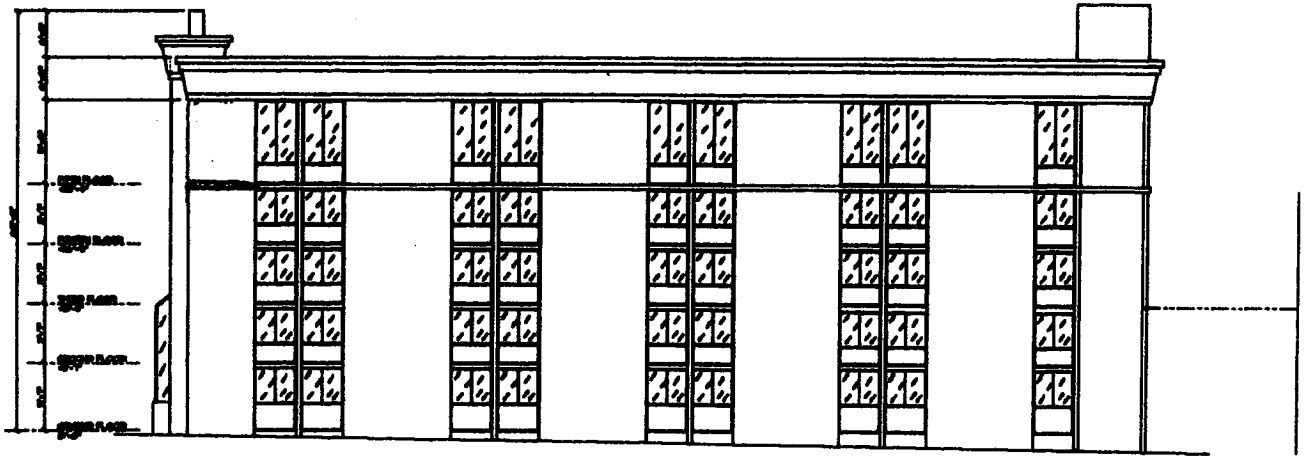
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3-16-05 CC



(A) WEST ELEVATION



(B) SOUTH ELEVATION

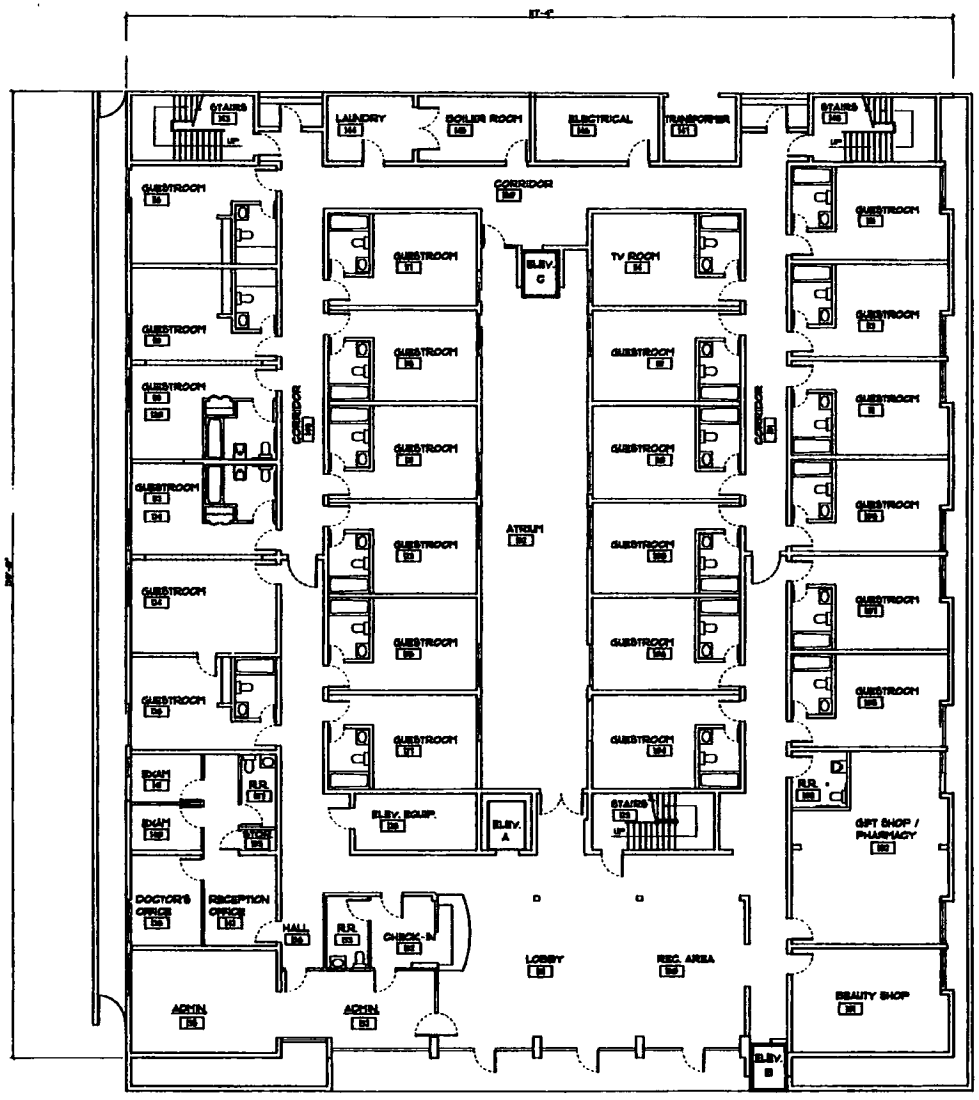
Architectural Visions

ELEVATIONS

GOLDEN LION SENIOR CARE

LAS VEGAS, NEVADA

A-6



1 GROUND FLOOR PLAN

Architectural Visions
3777 CLAIRE D' LANE
LAS VEGAS, NV 89120
PHONE: (702)-262-9660
FAX: (702)-262-9651

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SHEET TITLE: GROUND FLOOR PLAN

GOLDEN LION SENIOR CARE
LAS VEGAS, NEVADA

REVISIONS:

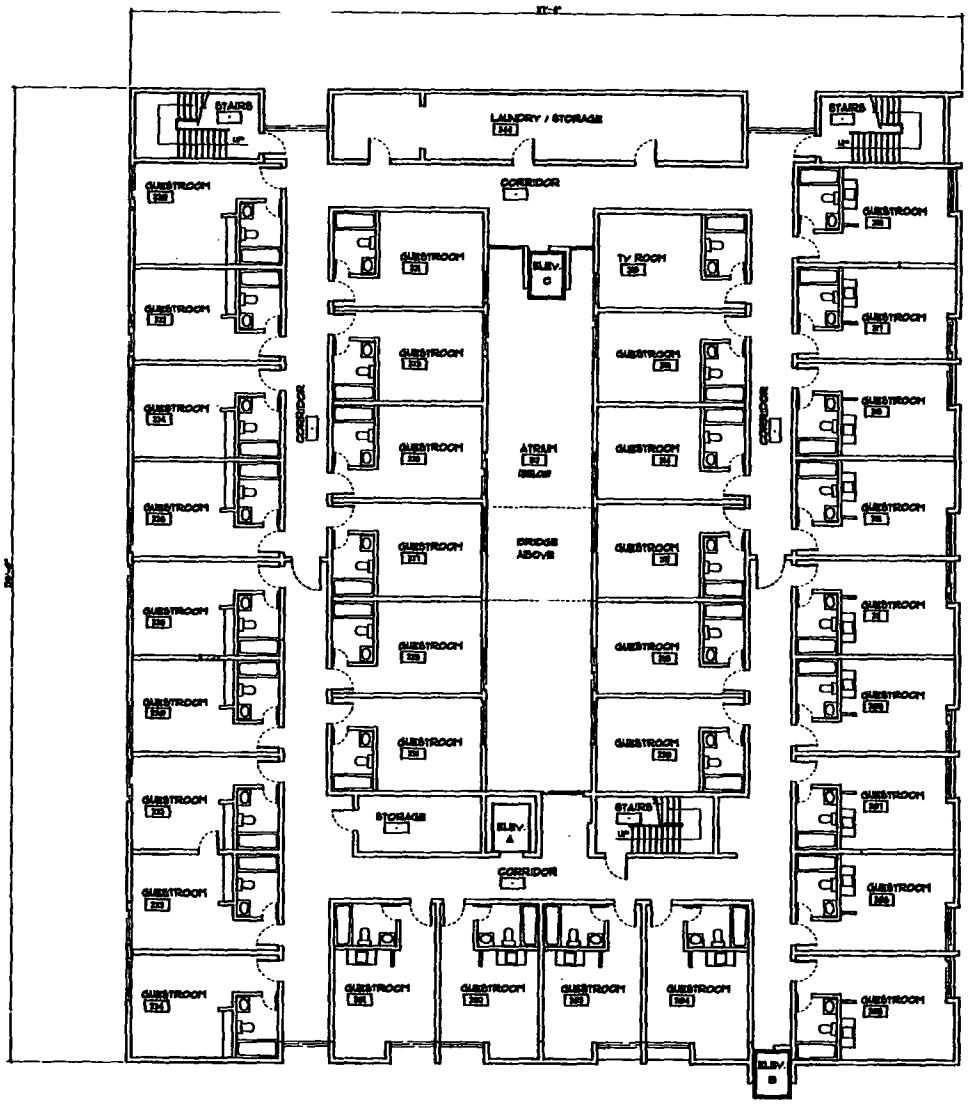
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DATE: 8/13/03
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EOT-6047
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2 SECOND FLOOR PLAN

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FAX: (702)-262-9561

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SECOND FLOOR

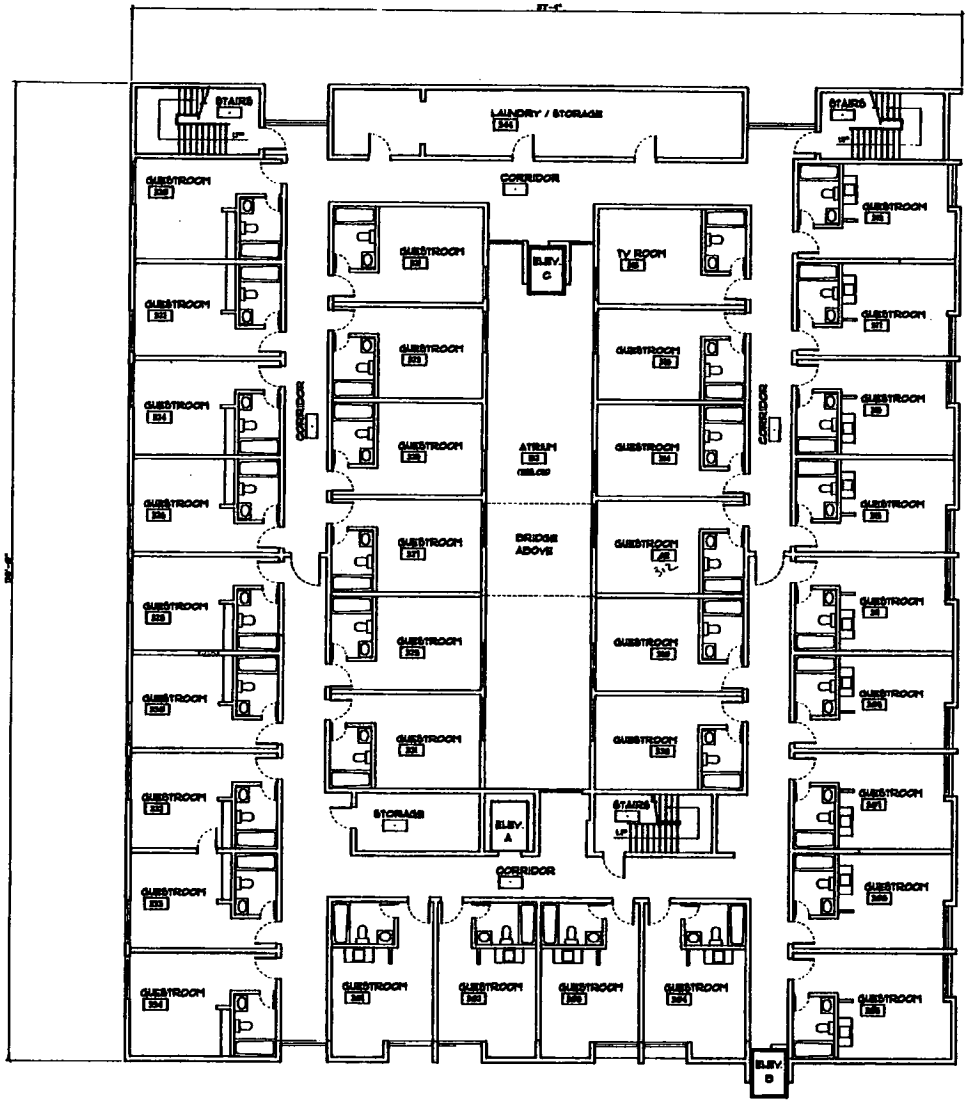
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SENIORS
LAS VEGAS, NV

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EOT-6046
EOT-6047
3-16-05 CC



3 THIRD FLOOR PLAN

Architectural Visions
5777 DUKE ST. LANE
LAS VEGAS, NV. 89120
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FAX: (702)-252-9851

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THIRD FLOOR

GOLDEN LION
SENIORS
LAS VEGAS, NV

REVISIONS

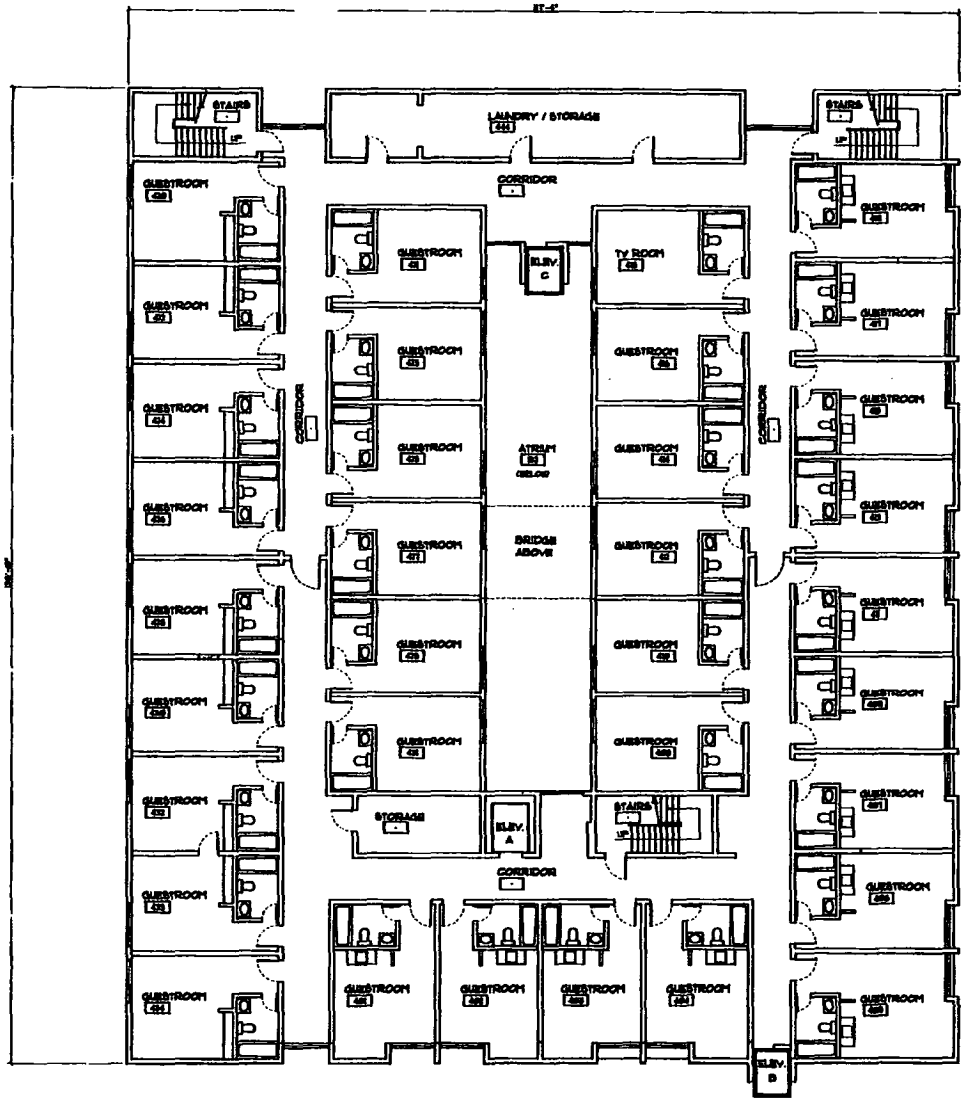
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CHECKED BY:
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DATE: 4/11/04
SCALE: AS NOTED

SHEET NUMBER

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EOT-6046
EOT-6047
3-16-05 CC



4 FOURTH FLOOR PLAN

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FAX: (702)-252-9661

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FOURTH FLOOR PLAN

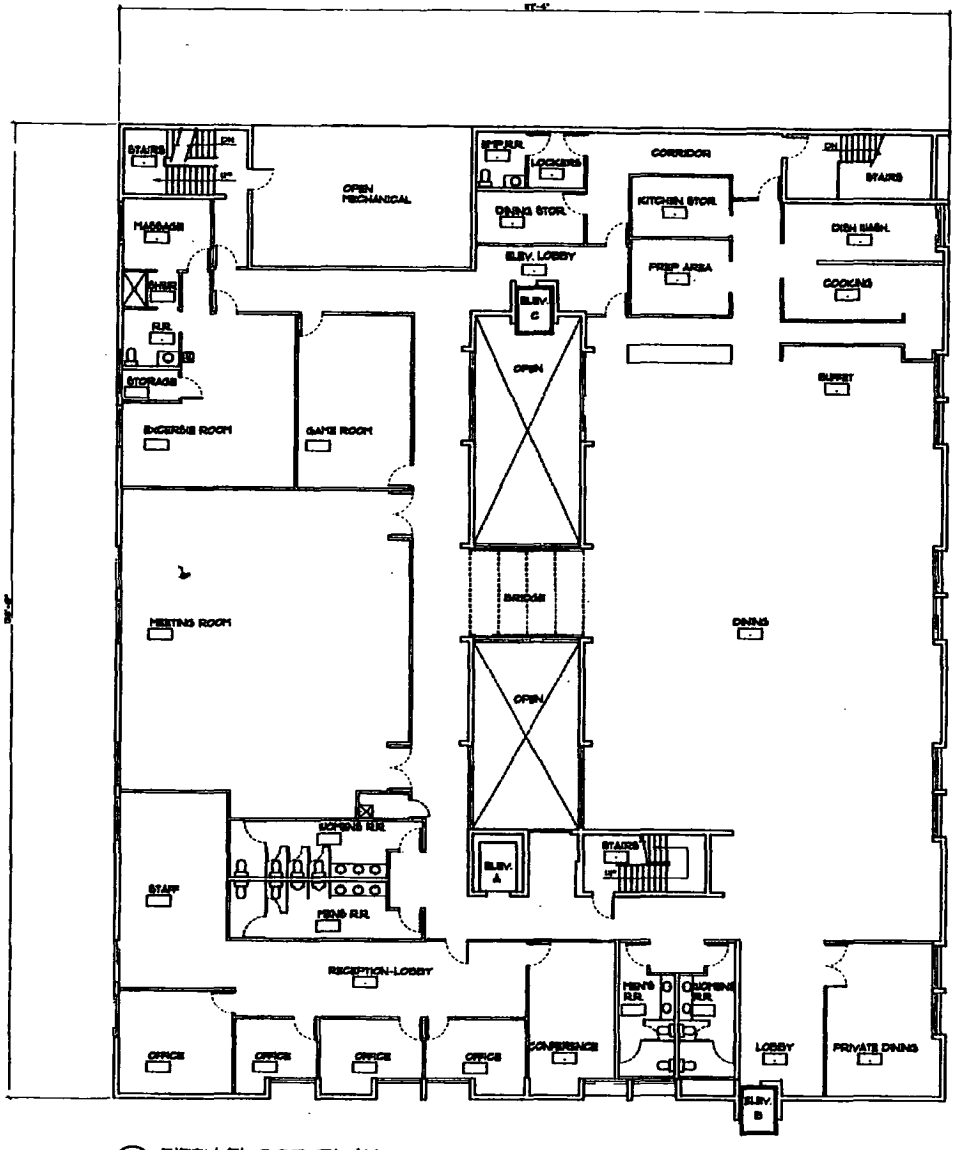
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SENIORS
LAS VEGAS, NV

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DATE: 4/21/04
SCALE: AS NOTED

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EOT-6046
EOT-6047
3-16-05 CC



5 FIFTH FLOOR PLAN

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LAS VEGAS, NV. 89120
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FIFTH FLOOR PLAN

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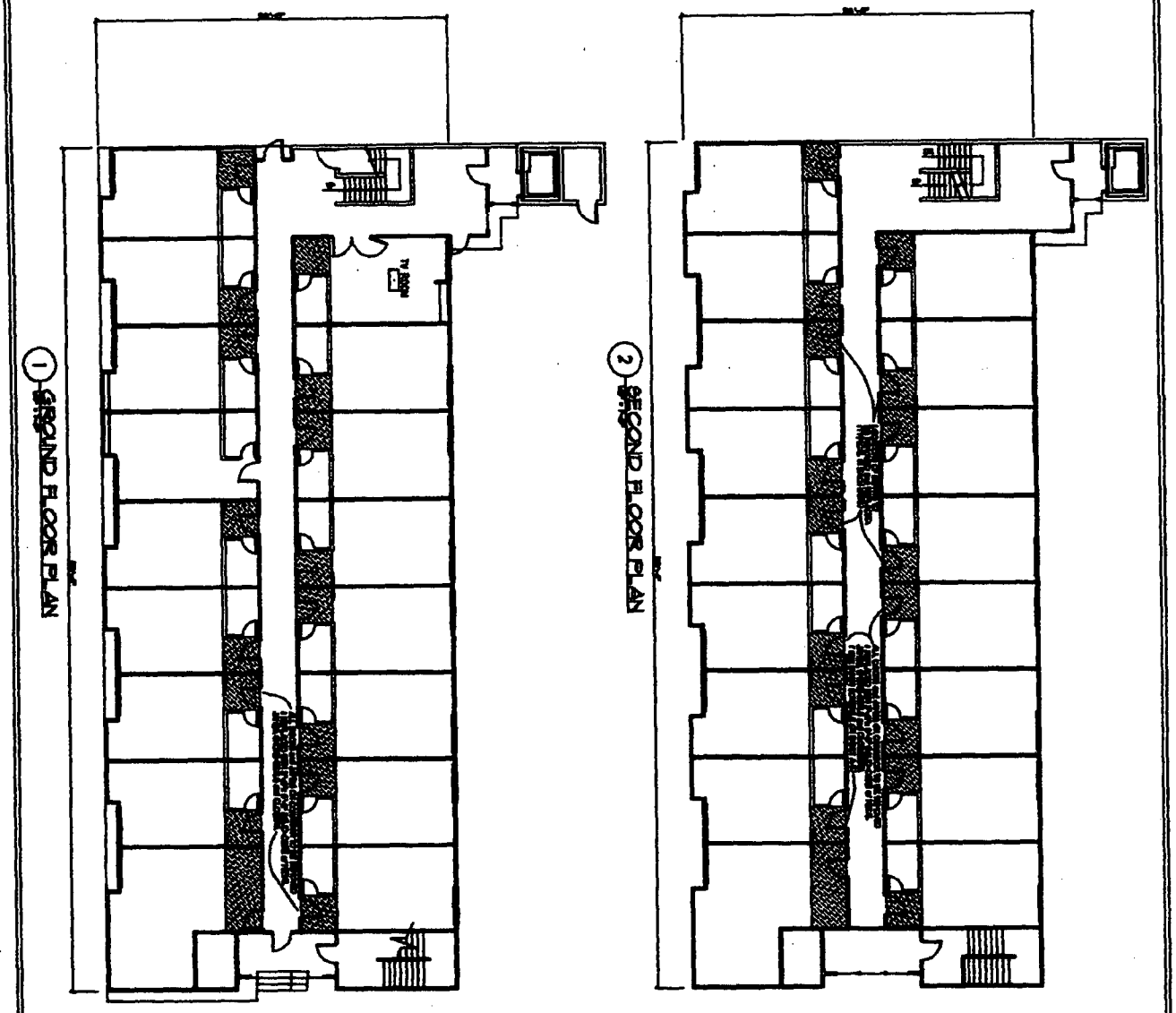
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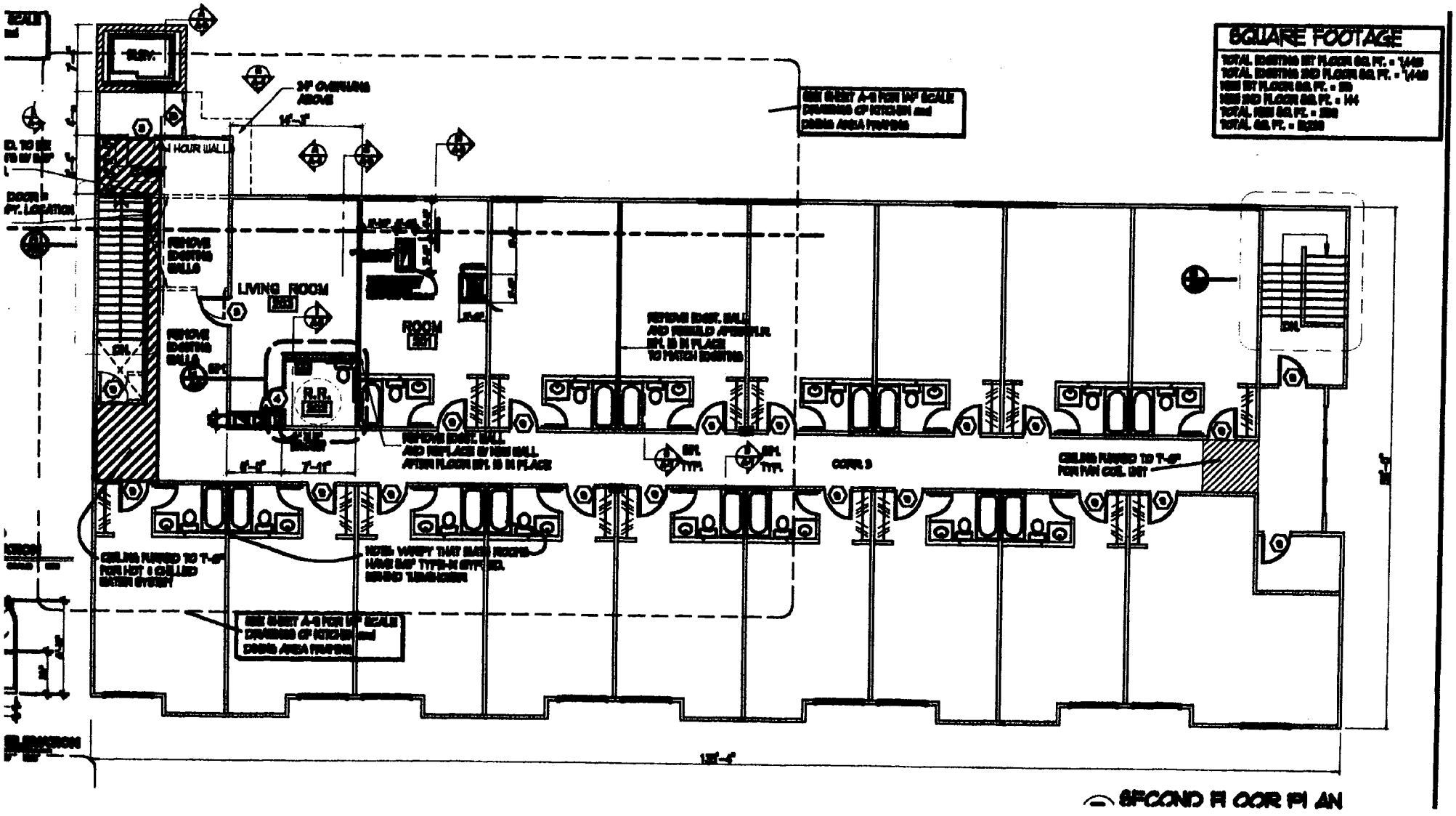
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GROUND & SECOND FLOOR PLAN
BUILDING 2

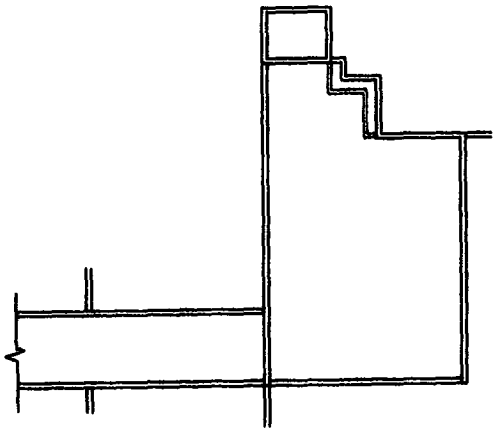
GOLDEN LION
SENIOR CARE
LAS VEGAS, NEVADA

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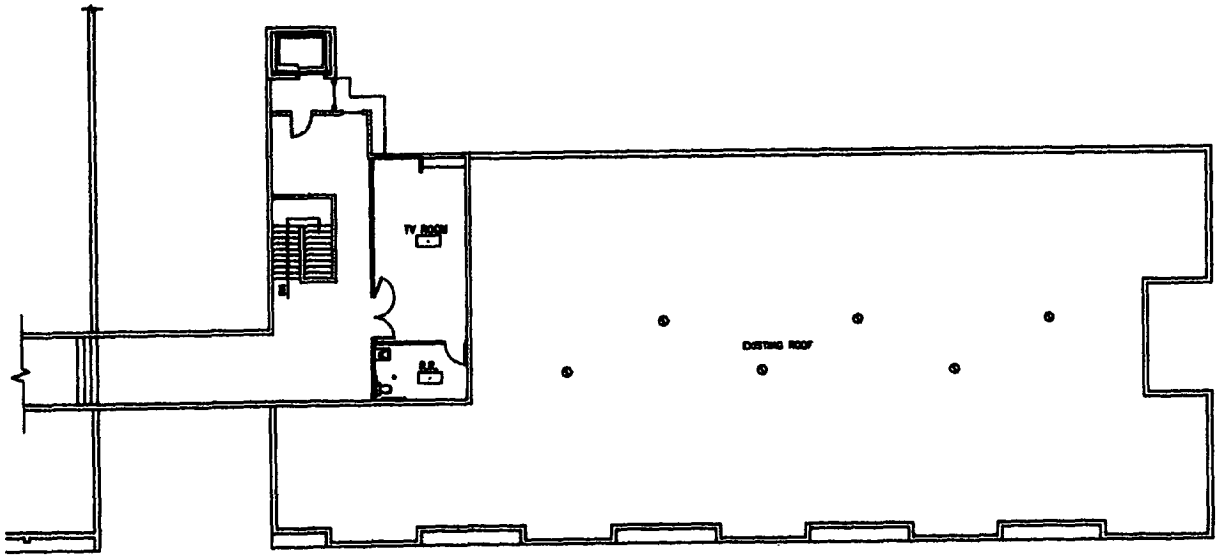
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EOT-6046
EOT-6047
3-16-05 CC



4 ROOF PLAN



3 THIRD FLOOR PLAN

architectural visions

THIRD FLOOR & ROOF PLAN
BUILDING 2

GOLDEN LION
SENIOR CARE
LAS VEGAS, NEVADA

A-21



EOT-6046 and EOT-6047 - APPLICANT/OWNER: GOOD EARTH ENTERPRISE, INC.
233 South 6th Street and 232 South 7th Street
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05



EOT-6046 and EOT-6047 - APPLICANT/OWNER: GOOD EARTH ENTERPRISE, INC.
233 South 6th Street and 232 South 7th Street
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05

Good Earth Enterprises, Inc.

785 Columbus Avenue, San Francisco, California 94133

TEL: 415-421-5588 FAX: (415) 421-5587

January 26, 2005

Planning & Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89155-2511

Re: EOT – Special Use Permit (SUP-1531) Asst. Living Apt. Extension of Time
EOT – Parking Variance (VAR – 1295) Extension of Time
EOT – Vacation (VAC – 1530) Extension of Time

To whom it may concern:

This letter is in reference to the above captioned permits which all will expire on February 19, 2005.

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This project has been delayed due to our medical condition and also additional time needed to obtain a sizable loan to finance this project.

The intended use of the property is to convert the Hotel Business to Health Care Facility. Please refer to my letter dated November 11, 2002 (Attached). I will comply with all the ten (10) items listed in your letter dated April 22, 2003. (Attached)

Since the parking variance is renewed on a two-year basis, I hereby request two years (24 months) extension for all three (3) cases.

Thank you for your kind understanding in this matter. Your granting a two (2) years extension for all the above-mentioned cases would be greatly appreciated.

Respectfully yours,

Sophie Lau
SL: so
Enclosures

EOT-6047

City of Las Vegas

Agenda Item No. 94

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REINSTATEMENT AND EXTENSION OF TIME – REZONING

EOT-6043 - APPLICANT: RENATO B. MORALES, JR. - OWNER: V R A A M, LLC - Request for a Reinstatement and Extension of Time for an approved Rezoning (Z-0062-02) FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 1.79 acres at 540 North Eastern Avenue (APN 139-36-110-003), Ward 3 (Reese). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED Item 89 [EOT-6009], Item 90 [EOT-6008], Item 91 [EOT-6007] and Item 94 [EOT-6043] subject to conditions - UNANIMOUS

MINUTES:

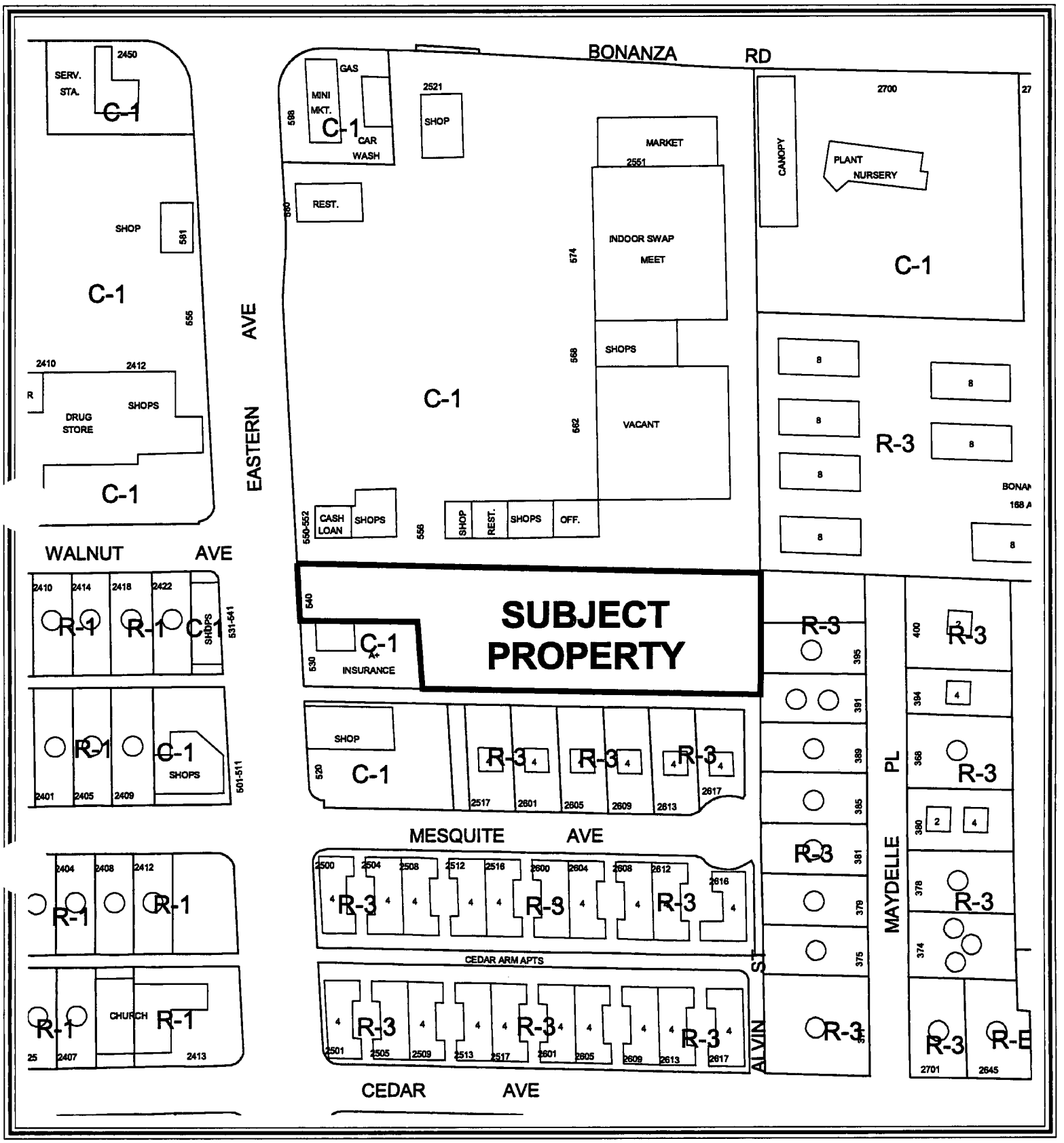
Under Item 89 [EOT-6009]. COUNCILMAN REESE indicated he has been working with the applicant and the owner of the property and appreciates their hard work.
(1:15 - 1:19)
3-340

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 03/16/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0062-02 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: EOT-6043

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

94



CASE: **EOT-6043**

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6043 - APPLICANT: RENATO B. MORALES, JR. – OWNER: V R A A M, LLC

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 03/16/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0062-02 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Reinstatement and Extension of Time for an approved Rezoning (Z-0062-02) FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 1.79 acres at 540 North Eastern Avenue.

B) Applicant's Justification

The applicant's justification letter indicates they will continue to pursue the development of the property with the same intentions outlined previously and to make this a benefit for the area.

BACKGROUND INFORMATION

A) Related Actions

09/18/02 The City Council approved a Rezoning (Z-0062-02) to C-1 (Limited Commercial) and a Site Development Plan Review [Z-0062-02(1)] and a Reduction of the Perimeter Landscaping Requirements to allow a five foot wide landscape planter on the north property line where an eight foot wide landscape planter is required for a proposed 25,200 square foot commercial center on this site. The Planning Commission and staff recommended approval on 08/22/02.

02/22/05 To date, no building plans have been submitted for the proposed development.

B) Pre-Application Meeting

A pre-application meeting is not required for this type of application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.79

B) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial/Retail Center
South:	Commercial/Retail and Apartments
East:	Undeveloped and Single Family Residences
West:	Commercial/Retail

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-3 (Medium Density Residential) and C-1 (Limited Commercial)
East:	R-3 (Medium Density Residential)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated as SC (Service Commercial) on the Southeast Sector map of the General Plan. The approved C-1 (Limited Commercial) zoning is in compliance with this land use designation.

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

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

ANALYSIS

A) Zoning Code Compliance

The design of the site and conformance to code requirements was determined with Site Development Plan Review [Z-0062-02(1)]. However, this Site Development Plan Review application has expired and a new one is required prior to any development activity on this site.

B) General Analysis and Discussion

The C-1 (Limited Commercial) zoning remains appropriate at this location, therefore approval of the reinstatement is recommended with a two year time limit.

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 approved rezoning to C-1 (Limited Commercial) is compatible and conforms to the SC (Service Commercial) land use designation of the site.

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 approved C-1 (Limited Commercial) zoning will be compatible with the land use designations as set forth in the Southeast Sector Map of the General Plan.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The approved rezoning will allow for development of a retail commercial center and will feature uses that are consistent with the commercial development surrounding the site.

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 existing street system will be developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-6043 APN: 139-36-110-002 and -003

Name of Property Owner: VRAAM, LLC

Name of Applicant: VRAAM, 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: Renato B Morales Jr.

Print Name: Renato B Morales JR

Subscribed and sworn before me

This 27 day of January, 2005

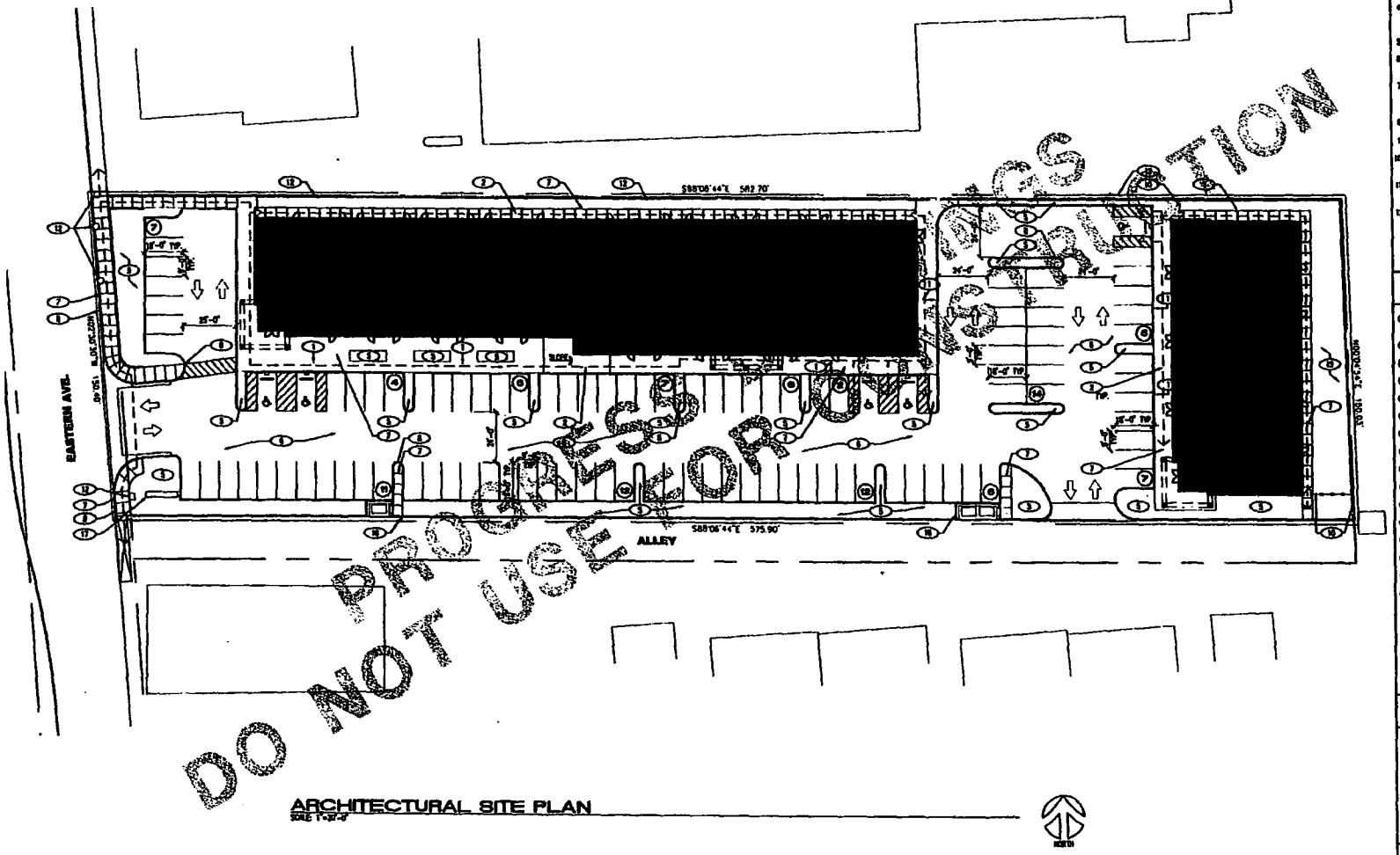
Carla Parker

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
CARLA PARKER
My Appointment Expires
August 28, 2005
No. 01-70563-1

EOT-6043

3-16-05 CC



ARCHITECTURAL SITE PLAN

SCALE 1"=20'-0"

GENERAL NOTES

1. CONSTRUCTION AREA: THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS AND/OR EQUIPMENT
2. PRESERVATION OF EXISTING CONSTRUCTION: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE PLACED WITH THE RESPONSIBILITY OF DOCUMENTING THE EXISTENCE OF ANY EXISTING DAMAGE TO THE SITE IMPROVEMENTS, ETC. FAILURE TO DO SO SHALL PLACE THE CONTRACTOR WITH THE SOLE RESPONSIBILITY OF REPLACING SUCH DAMAGE
3. LIMIT OF WORK-CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE AREA SHOWN
4. FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION UNLESS MORE STRINGENT REQUIREMENTS APPEAR IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS
5. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE INFORMATION
6. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, PLANTERS, GRADING AND DRAINAGE INFORMATION
7. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY ARCHITECT OF ANY DISCREPANCIES
8. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLANE JOINTS @ 5'-0" O.C.
9. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE BROOM FINISH
10. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING AS INDICATED, 2% MINIMUM
11. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
12. GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES, WHILE EXCAVATING, GRADING AND DRILLING OR DIGGING DURING CONSTRUCTION. CONFIRM LOCATION OF EXISTING UTILITIES OF ADJACENT PROPERTIES. CALL BEFORE YOU DIG

SHEET NOTES

(THIS SHEET ONLY)

1. SLOPE AWAY FROM BUILDING 1/4" PER FOOT UP TO 5'-0" ALL AROUND. PROVIDE LANDING AT DOORS TO MEET ANSI.
2. ← – → DENOTES ACCESSIBLE ROUTE
3. SHADED AREA INDICATES SCOPE OF WORK
4. MECHANICAL UNITS - SEE CIVIL DRAWINGS
5. LANDSCAPE - REFER TO LANDSCAPE DRAWINGS
6. CONCRETE - SEE CIVIL DRAWINGS
7. CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
8. CONCRETE CURB - SEE CIVIL DRAWINGS
9. PAVING - SEE CIVIL DRAWINGS
10. CHAIN LINK FENCE 6'-0" HIGH
11. HANDICAP ACCESS CURB - CUT RAMP
12. EXISTING UTILITIES ON SITE - REFER TO CIVIL DRAWINGS
13. DENOTES LIMIT OF WORK
14. FIRELANE ACCESS ROUTE
15. DECOMPOSED GRANITE - SEE LANDSCAPE DRAWINGS
16. TRASH ENCLOSURES
17. MONUMENT SIGN

SITE DATA

APN: 138-36-110-002
138-36-110-003

GENERAL SITE DESCRIPT OF WORK: 88,870 SQ. FT.
GROSS ACREAGE: 1.99 ACRES

BUILDING AREA:

BUILDING A: 17,918 S.F.
BUILDING B: 7,630 S.F.
25,548 S.F.

PARKING ANALYSIS:

PARKING REQUIREMENT PER TITLE 19A

GROSS BUILDING AREA 25,548 S.F. /250 = 103 SPACES
ACCESSIBLE PARKING REQUIRED= 5 SPACES

STANDARD SPACES PROVIDED 99 SPACES
ACCESSIBLE SPACES PROVIDED 5 SPACES

TOTAL: 104 SPACES

DESIGN DEVELOPMENT

DRAWING ISSUE LOG

DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

© DOMINGO CAMBEIRO CORP. - ARCHITECTS 2002

SEAL

Domingo Cambeiro Corp. - ARCHITECTS
ARCHITECTURE • ENGINEERING • PLANNING • INTERIORS
2533 PECOS-MCLEOD AV. LAS VEGAS, NEVADA 89121-3605 (702) 732-0066 FAX: 732-6502

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT: A PLUS PLAZA
RETAIL CENTER

ARCHITECTURAL SITE PLAN

DRAWING NO. AS1.01

DATE 12-02-02

JOB NO. 02044
FILE NO. 02044.DWG



EOT-6043 - APPLICANT: RENATO B. MORALES, JR. – OWNER: V R A A M, LLC
540 North Eastern Avenue
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05

A+ Plaza LLC
530 N. Eastern Ave
Las Vegas, NV. 89101
702-499-6385 voice
702-437-0437 fax

A+ Plaza of Las Vegas

January 28, 2005

City Of Las Vegas
400 Stewart Ave.
Las Vegas, NV. 89101

Extension of Time

To Whom It May Concern:

We are requesting an extension of time for the project of A Plus Plaza located at 530/540 N. Eastern Ave. in Ward 3 under Mr. Gary Reese. Our request was granted by the City Council on September 18, 2002 with the best wishes of all involved. We will continue to pursue the development of the property with the same intentions outlined previously and to make this a benefit for the area. The project will be comparable to the surrounding area.

We would appreciate your consideration in this matter. Thanks for all the support that we have received from everyone from the city and especially Mr. Reese for all his time and effort that he has put into this project.

Sincerely,

VRAAM, LLC
Renato B. Morales, Jr.
Vicki Morales

EOT-6043

City of Las Vegas

Agenda Item No. 95

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REVIEW OF CONDITION

ROC-6073 - PUBLIC HEARING - APPLICANT: BRUCE A. MORRIS - OWNER: CALVARY COMMUNITY ASSEMBLY OF GOD - Request for a Review of Condition Number 1 of an approved Site Development Plan Review [Z-0086-99(1)] TO ELIMINATE THE REQUIREMENT FOR A DECORATIVE BLOCK WALL ALONG THE SOUTH PROPERTY LINE for an existing church on 11.22 acres at 2900 North Torrey Pines Drive (APNs 138-14-601-005, 006, 013 and 014), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] under Resolution of Intent to C-V (Civic) and C-V (Civic) Zone, Ward 5 (Weekly). Staff recommends DENIAL

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

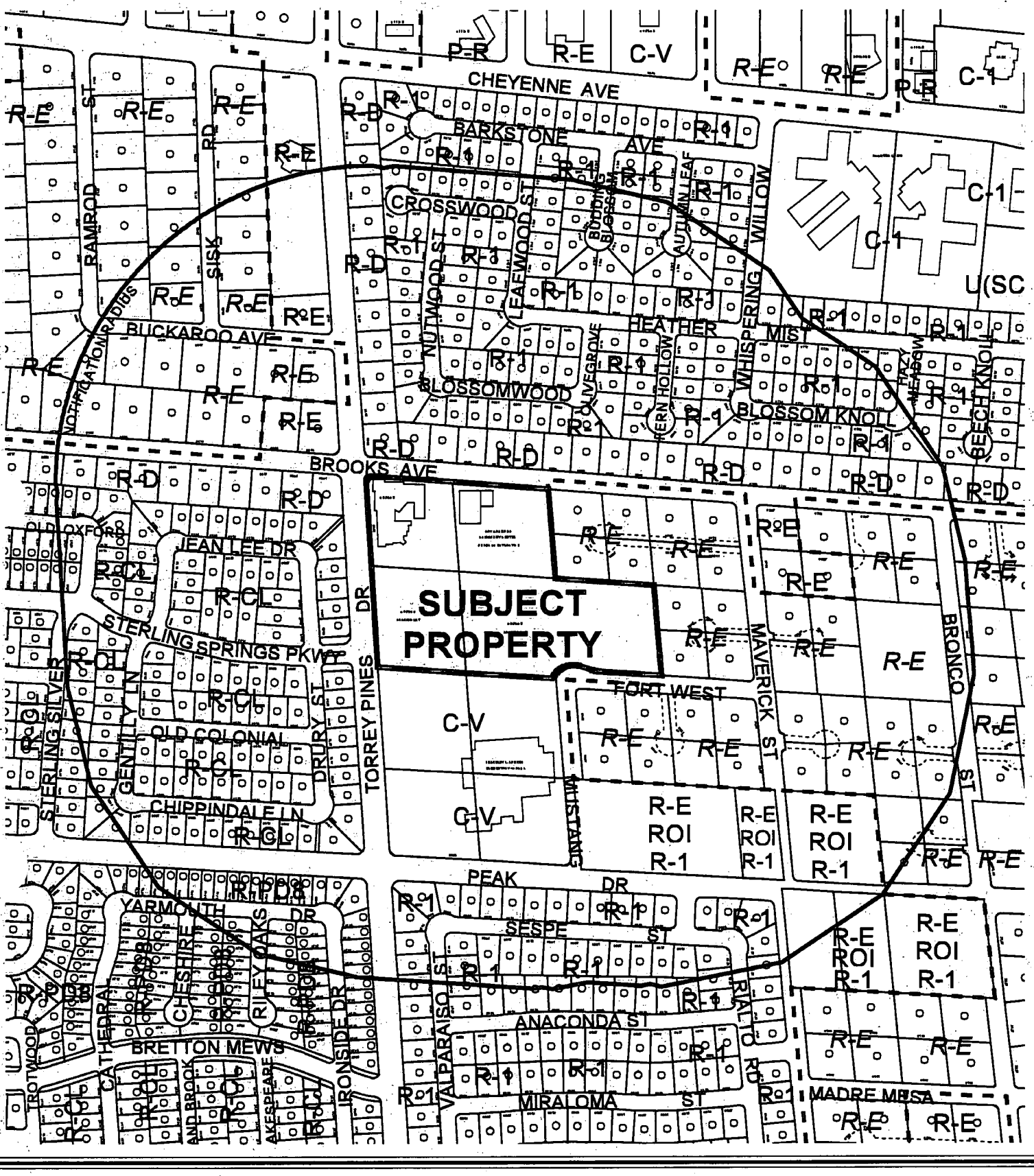
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for Z-0086-99(1)

MOTION:

REESE - Motion to STRIKE Item 85 [5801 West Craig Road], Item 86 [5861 West Craig Road], Item 87 [5881 West Craig Road] and Item 88 [230 North 8th Street]; HOLD IN ABEYANCE Item 95 [ROC-6073] and Item 96 [ROC-6074] to 4/6/2005 and Item 98 [ROC-6081] to 4/20/2005; accept the WITHDRAWAL WITH PREJUDICE of Item 97 [ROC-6076] and TABLE Item 127 [GPA-5597], Item 128 [ZON-5598], Item 129 [SUP-5600] and Item 130 [SDR-5599] - UNANIMOUS with BROWN excused

MINUTES:

There was no related discussion.
(1:04 - 1:09)
3-1



CASE: **ROC-6073**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-V (CIVIC) AND C-V (CIVIC)



0 400 800 Feet

CASE: **ROC-6073**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-V (CIVIC) AND C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-6073 - APPLICANT: BRUCE A. MORRIS – OWNER: CALVARY COMMUNITY ASSEMBLY OF GOD

** CONDITIONS **

Staff recommends DENIAL. If Approved subject to:

Planning and Development

1. Conformance to all applicable Conditions of Approval for Rezoning Z-0086-99, Site Development Plan Review Z-0086-99(1) and all other site related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Number 1 of an approved Site Development Plan Review [Z-0086-99(1)] to eliminate the requirement for a decorative block wall along the south property line for an existing Church on 11.22 acres at 2900 North Torrey Pines Drive.

B) Applicant's Justification

The applicant's justification letter indicates their understanding was the perimeter wall was only required along the east side of the site. Additionally the applicant has the following concerns about the placement of a wall along the south property line: attraction of graffiti, blocking the view of the adjacent elementary school and increased crime and illegal activities.

BACKGROUND INFORMATION

A) Related Actions

03/01/00	The City Council approved a Rezoning (Z-0086-99) to C-V (Civic) for the overall site. The Planning Commission and staff recommended approval on 01/27/00.
08/16/00	The City Council approved a Site Development Plan Review [Z-0086-99(1)] for a proposed 14,980 square foot daycare and a 20,539 square foot community center in conjunction with an existing church on this site. The Planning Commission and staff recommended approval on 01/27/00.
02/23/01	A Certificate of Occupancy was issued for the day care building.
06/17/04	A Certificate of Completion was issued for the community center building.

B) Pre-Application Meeting

01/26/05	A pre-application meeting was held and the applicant was advised of the requirements for a Review of Condition application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 11.22

B) Existing Land Use

Subject Property:	Undeveloped, Church and Community Center
North:	Single Family Residences
South:	Single Family Residences and Elementary School
East:	Single Family Residences
West:	Single Family Residences

C) Planned Land Use

Subject Property:	PF (Public Facility)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential) and PF (Public Facility)
East:	R (Rural Density Residential)
West:	ML (Medium Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [PF (Public Facility) General Plan Designation] under Resolution of Intent to C-V (Civic) and C-V (Civic)
North:	R-D (Single Family Residential-Restricted)
South:	C-V (Civic) and Unincorporated Clark County
East:	Unincorporated Clark County
West:	R-D (Single Family Residential-Restricted) and R-CL (Single Family Compact-Lot)

E) General Plan Compliance

The site is designated as PF (Public Facility) in the Centennial Hills Sector Plan of the General Plan. The existing R-PD3 (Residential Planned Development – 3 Units Per Acre) is in conformance with this land use designation.

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

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

ANALYSIS

Condition of Approval Number 1 for the approved Site Development Plan Review reads as follows:

> "Construct a six foot high decorative combination block wall on the north half of the eastern property line prior to the issuance of any other grading, building or construction permit. The remainder of the perimeter wall shall be completed prior to the issuance of the certificate of occupancy."

The applicant is now requesting this condition be revised to eliminate the wall along the south property line because they do not believe it is required by the condition. Additionally, as noted in the applicant's justification, they have concerns about attraction of graffiti, blocking the view of the adjacent elementary school and increased crime and illegal activities it the wall is required.

FINDINGS

The purpose of the condition is to provide a buffer between the church use and the rural residences to the south. Additionally, the construction of the wall helps facilitate Condition of Approval Number 1 for Rezoning Z-0086-99, which states "No vehicular access shall be allowed onto Fort West Road on onto Mustang Street". Therefore, the recommendation for this request is denial and the 6 foot high decorative block wall should be provided along the south property line.

NOTICES MAILED 447 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-6073 APN: 138-14-601-005, 006, 013 & 014

Name of Property Owner: CALVARY COMMUNITY ASSEMBLY OF GOD, INC.

Name of Applicant: BRUCE A. MORRIS

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: BRUCE A. MORRIS

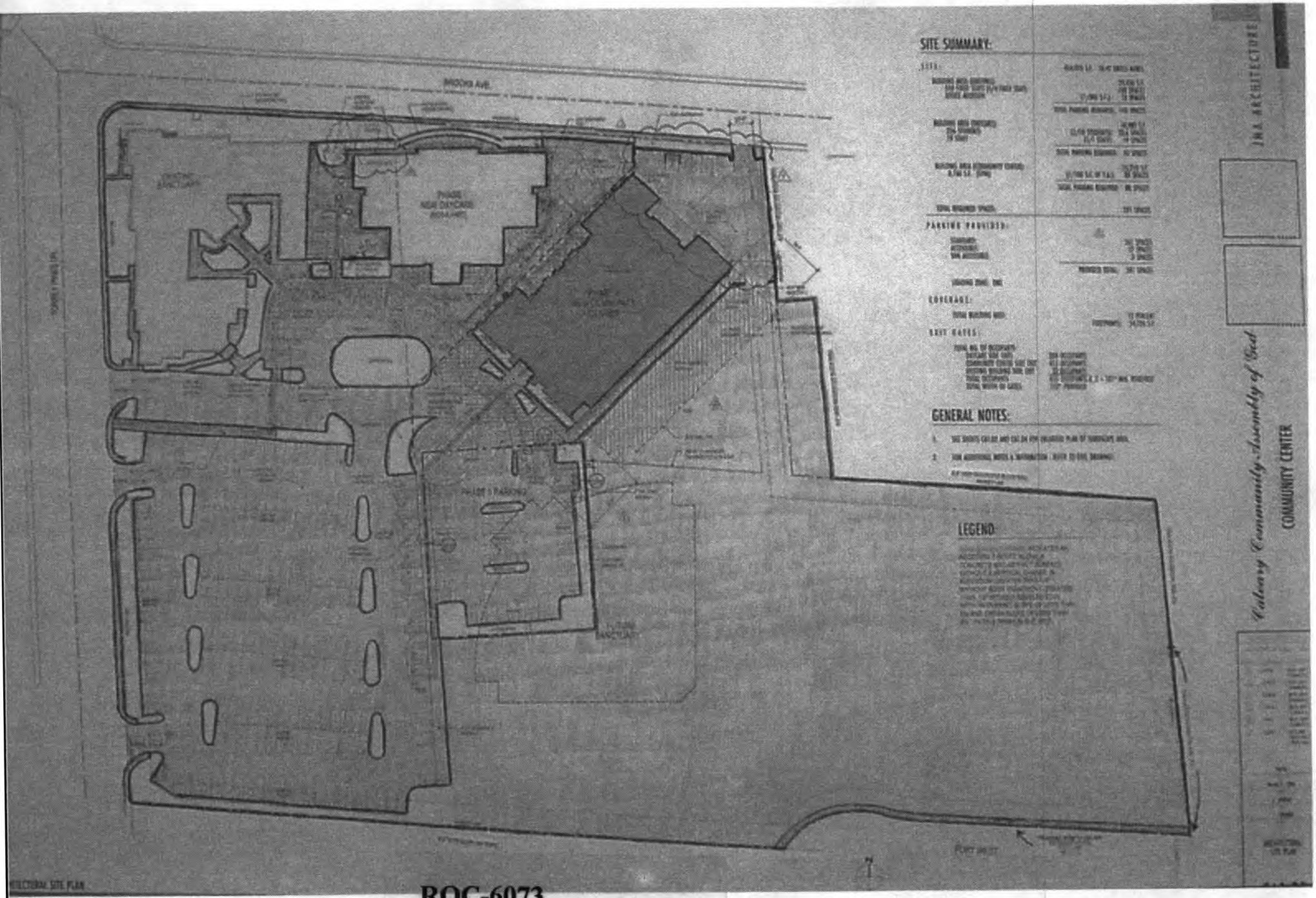
Subscribed and sworn before me

This 2ND day of FEBRUARY, 2005

Gina M. Wilborn

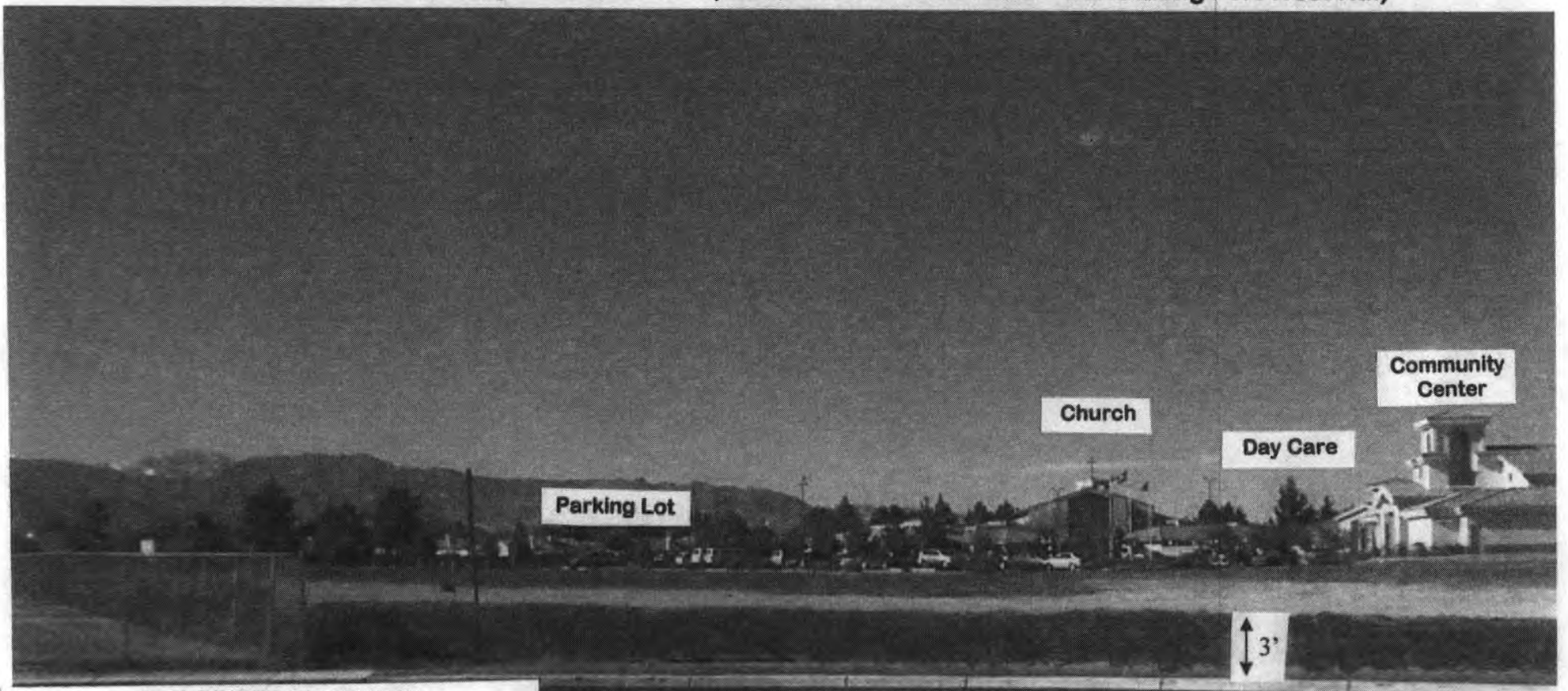
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA M. WILBORN
Appt. No. 04-86087-1
My Appt. Expires Jan. 7, 2008

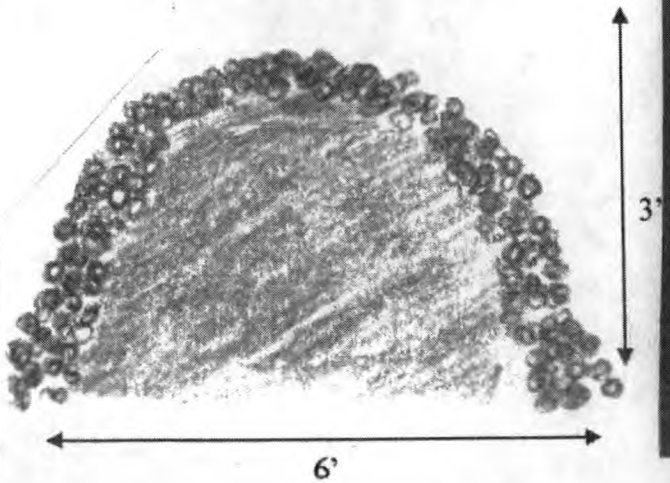


ROC-6073
3-16-05 CC

Calvary Community Assembly of God, Inc . **(EXHIBITION STRUCTURE – Berm along Fort West Rd.)**



CROSS SECTION VIEW



ROC-6073
3-16-05 CC



ROC-6073 - APPLICANT: BRUCE A. MORRIS – OWNER: CALVARY COMMUNITY ASSEMBLY OF GOD
2900 North Torrey Pines Drive
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05



ROC-6073 - APPLICANT: BRUCE A. MORRIS – OWNER: CALVARY COMMUNITY ASSEMBLY OF GOD
2900 North Torrey Pines Drive
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05



ROC-6073 - APPLICANT: BRUCE A. MORRIS – OWNER: CALVARY COMMUNITY ASSEMBLY OF GOD
2900 North Torrey Pines Drive
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05

CALVARY

February 3, 2005

Dear Council Members:

In response to the zoning violation notice Calvary Community Assembly of God received we ask the City Council to reconsider the violations and correct the city planning office's interpretation of the requirements for the block wall along Fort West Road.

1. **Construct a 6-foot high decorative block wall on the north half of the eastern property line prior to the issuance of any other grading, building or construction permits. The remainder of the perimeter wall shall be completed prior to the issuance of the certificate of occupancy**.
    a. A 6-foot high decorative block wall *has* been completed on the north half of the eastern property line (see site map).
    b. The perimeter wall has been completed on the entire eastern section of the property (see site map). The wall has been inspected by the City and the certificates of occupancy for both the Day Care Center and the Community Center have been issued.
    c. To date, no mention has ever been made of a block wall on the southern side of the property along Fort West Road in any of the city documentation or conditions for approvals (see City Council meeting minutes from 1/28/2000, 3/1/2000, 3/15/2000, 8/16/2000, and 9/1/2000). If the block wall had been a criterion along Fort West Road, it would have been specified in documentation. No such specification exists nor can it be found in past city records. We have contacted our former pastor, Stan Steward, and Brent Steward who were both active in obtaining city permits and fulfilling the requirements set out by the city for our certificate of occupancy. These men report that there was never any requirement for a wall along Fort West Road stated in any previous conversations or correspondence..

2. **No vehicular access shall be allowed onto Fort West Road or onto Mustang Street**.
    a. Every effort has been made to prevent vehicles from accessing Fort West Road. This restriction has been reinforced by church staff personnel in response to objections from some of our neighbors along Fort West Road. Announcements have been made to the congregation on multiple occasions and notices have been placed in our weekly bulletins regarding vehicular access onto either Fort West Road or Mustang Street. During special events, roving security patrols are utilized to prevent vehicles from exiting on either of the above streets. The infrequent infractions seem to be limited to special events especially when visitors to our campus who are not familiar with the appropriate exits. Regular church attendees are not violating this restriction. We believe that vehicles accessing Fort West Road occurs rarely and is not a common occurrence. The nuisance is a limited one.

We ask that the Council reevaluate the decision by the city planning department regarding the above violations and uphold the decision of the city inspector, who determined that the conditions for certificate of occupancy had been met.

If the decision is made to provide an even more limited access to Fort West Road we propose the following solution:

1. Define the area in question as the southern property line of the church along Fort West Road only (approximately three hundred and sixty five feet). This distance to not include the property line between the church and the school where a chain link fence is already in existence.

ROC-6073

2. Construct a berm to prevent traffic from exiting onto Fort West Road.
    a. A 3-foot high berm will be erected to prevent vehicular access to the Fort West Road.
    b. This will minimize any traffic attempting to exit from the church property to Fort West Road.
3. Erect signage to notify church property users that only approved exits from the church property may be accessed.
4. Announcements in the church bulletin.
5. Announcements from the pulpit regarding parking and access.
6. Roving security patrols during special events when traffic may be unusually high.

We also believe that erecting a six-foot high brick wall along the southern property line along Fort West Road would not be in the best interest of the neighborhood as a whole. A number of potential problems would be experienced by building such a wall.

1. Attraction of graffiti- The existing wall has already been "tagged" by graffiti on a regular basis. Erecting a six-foot high wall in close proximity to the school would invite further unsightly graffiti and the costs incurred to remove.
2. Children from elementary school out of view. Clark County School District requires chain link fencing and this is already in place along the property line between the school and the church.
3. Lack of sight will promote increased crime and illegal activities. An open and direct line of sight would help to maintain minimal of crime and vandalism in the neighborhood.
4. The area in question is an undeveloped parcel of land. We expect to submit plans for additional building in the near future (2-3 years). At that time a block wall may be appropriate depending on the structure and plan of development. Vehicle access to Fort West Road will need to be revisited when the plan is submitted.

We thank the City Council for their attention to the above matter.

Sincerely,

Bruce A. Morris and the official church board
Senior Pastor

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

September 1, 2000

Mr. Stanley Stewart
Calvary Community Assembly of God
2900 North Torrey Pines Drive
Las Vegas, Nevada 89108

RE: Z-0086-99(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 16, 2000

Dear Applicant:

The City Council at a regular meeting held August 16, 2000 APPROVED the request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FOR A PROPOSED 14,980 SQUARE FOOT DAYCARE AND A 20,539 SQUARE FOOT COMMUNITY CENTER IN CONJUNCTION WITH AN EXISTING CHURCH (CALVARY COMMUNITY ASSEMBLY OF GOD), U (Undeveloped) Zone [R (Rural Density) General Plan Designation], R-E (Residence Estates), and C-V (Civic) Zones PROPOSED C-V (CIVIC) ZONE, Size: 11.22 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2000. This approval is subject to:

1. Construct a 6-foot high decorative block wall on the north half of the eastern property line prior to the issuance of any other grading, building or construction permits. The remainder of the perimeter wall shall be completed prior to the issuance of the certificate of occupancy.

2. The landscape plan shall be revised to depict a minimum six foot wide planter along the east property boundary.

3. The elevations for the proposed buildings shall be revised to depict the same colors used as the existing church building, or the exterior material colors of the existing building shall be changed to match the colors of the proposed buildings.

4. Wallpack lighting shall not be allowed. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

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

68112-012-12/99

ROC-6073

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission 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.

7. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Sincerely,

Beverly K. Bridges

BEVERLY K. BRIDGES
Chief Deputy City Clerk

/vwd

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

Mr. John Lopeman
JMA Architecture Studios
10150 Covington Cross Drive
Las Vegas, Nevada 89144

City of Las Vegas

Agenda Item No. 96

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REVIEW OF CONDITION

ROC-6074 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Review of Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], WHICH PROHIBITED CERTAIN USES, TO ELIMINATE THE CONDITION ENTIRELY for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

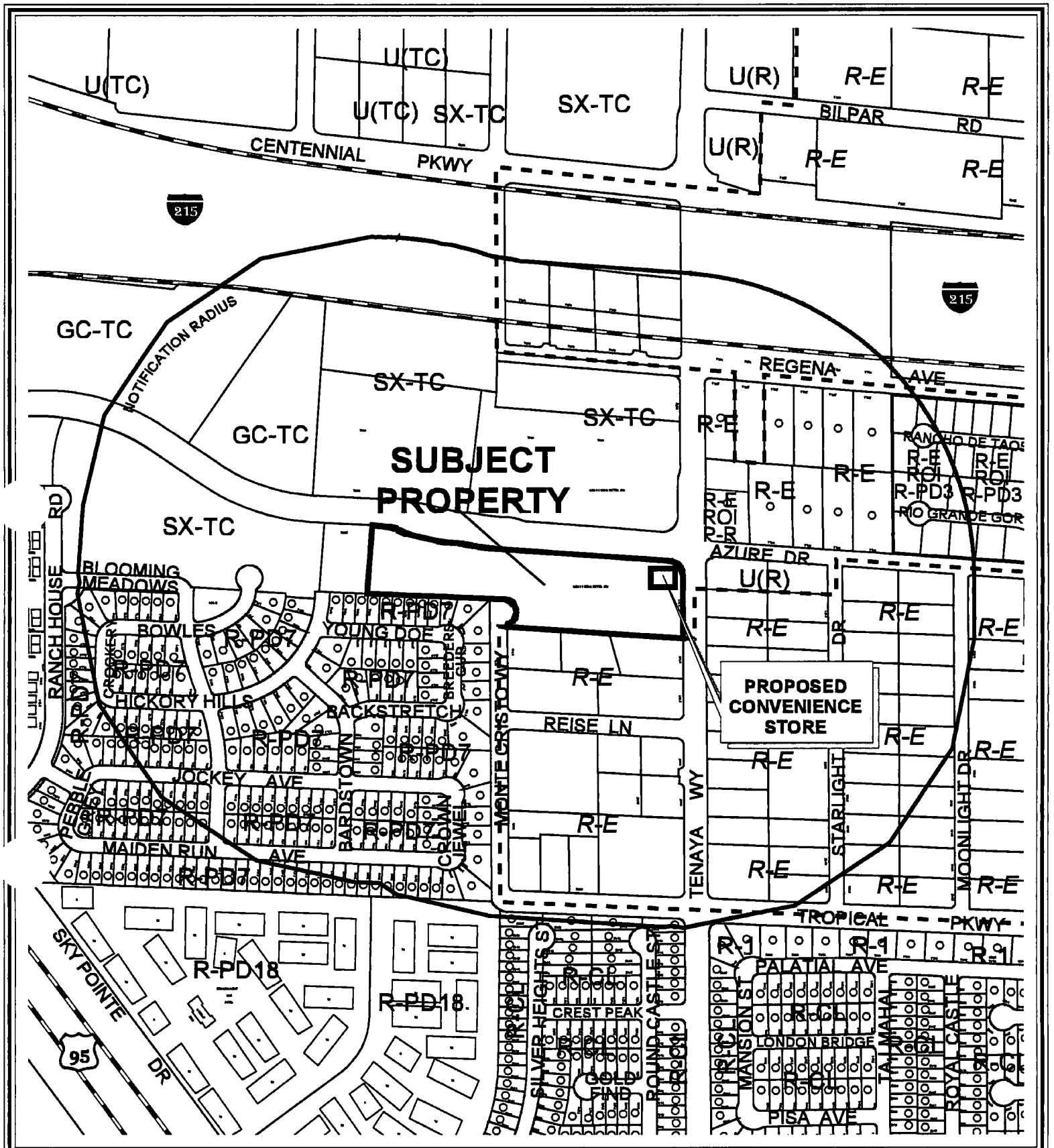
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for Z-0076-98(20)
6. Submitted after final agenda - Abeyance request by Montecito Companies
7. Submitted after final agenda - Protest letter from Luis Ferreira and Lynn Ferreira Fenstermaker

MOTION:

REESE - Motion to STRIKE Item 85 [5801 West Craig Road], Item 86 [5861 West Craig Road], Item 87 [5881 West Craig Road] and Item 88 [230 North 8th Street]; HOLD IN ABEYANCE Item 95 [ROC-6073] and Item 96 [ROC-6074] to 4/6/2005 and Item 98 [ROC-6081] to 4/20/2005; accept the WITHDRAWAL WITH PREJUDICE of Item 97 [ROC-6076] and TABLE Item 127 [GPA-5597], Item 128 [ZON-5598], Item 129 [SUP-5600] and Item 130 [SDR-5599] - UNANIMOUS with BROWN excused

MINUTES:

There was no related discussion.
(1:04 - 1:09)
3-1



0 400 800 Feet

CASE: **ROC-6074**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **ROC-6074**

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

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-6074 - APPLICANT: THE MONTECITO COMPANIES – OWNER: AZURE SOUTH, INC.

** CONDITIONS **

Staff recommends DENIAL. If Approved subject to:

Planning and Development

1. Condition Number 22 of Site Development Plan Review Z-0076-98(20) shall read as follows:

   "A maximum of six (6) supper club permits shall be exercised with no more than two (2) south of Azure Drive. With respect to the south side of Azure Drive, no 24-hour uses shall be allowed, no fast food restaurants with drive-through windows shall be allowed and all buildings shall be limited to one-story."

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], which prohibited certain uses, to eliminate the condition entirely for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive.

B) Applicant's Justification

The applicant's justification letter indicates at the time the original Site Development plan Review was approved the Town Center Development Standards had not been approved. Since that time conditions in the area have changed and the prohibited uses are now appropriate on this property.

BACKGROUND INFORMATION

A) Related Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) on this site as part of a larger request. The Planning Commission and staff recommended approval on 11/05/98.

04/04/01 The City Council approved a Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square foot commercial development that included property north and south of Azure Drive. The Planning Commission and staff recommended approval on 02/22/01.

03/24/05 The Planning Commission will hear requests for a Special Use Permit (SUP-5894) and a Site Development Plan Review (SDR-5893) for a proposed 3,500 square-foot convenience store with fuel pumps and waivers of the 70% glazing and the 330-foot separation requirement from residential properties at the southwest corner of Azure Drive and Tenaya Way. These cases were held in abeyance at the 02/10/05 Planning Commission meeting at the applicant's request. Staff recommendation for these items is denial.

B) Pre-Application Meeting

01/31/05 A pre-application meeting was held and the applicant was advised of the requirements for a Review of Condition application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.94

B) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial/Retail Center (Under Construction)
South:	Undeveloped and Single Family Residences
East:	Undeveloped
West:	Undeveloped and Single Family Residences

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed-Use Town Center)
North:	SX-TC (Suburban Mixed-Use Town Center)
South:	ML (Medium Low Density Residential)
East:	R (Rural Density Residential)
West:	ML (Medium Low Density Residential) and SX-TC (Suburban Mixed-Use Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	Unincorporated Clark County
East:	Unincorporated Clark County and U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
West:	R-PD7 (Residential Planned Development – 7 Units Per Acre) and T-C (Town Center)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. The existing T-C (Town Center) zoning and SX-TC (Urban Center Mixed Use - Town Center) land use are in compliance with this land use designation

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

The site is located within the portion of Town Center designated as SX-TC (Suburban Mixed-Use). Development within this land use designation will typically be of a mixed variety with both commercial and medium density residential uses being permitted.

A Multi-use Transportation Trail is required along the south and east sides of the subject site. The construction of the trail will be required with any site development plans approved for development on the property.

ANALYSIS

Condition of Approval Number 22 for the approved Site Development Plan Review reads as follows:

> "A maximum of six (6) supper club permits shall be exercised with no more than two (2) south of Azure Drive. With respect to the south side of Azure Drive, no 24-hour uses shall be allowed, no fast food restaurants with drive-through windows shall be allowed, no convenience stores shall be allowed and all buildings shall be limited to one-story."

The applicant is now requesting this condition be eliminated because they believe conditions in the area have changed and the prohibited uses are now appropriate on this property. As listed in the Related Cases, the applicant has submitted application for Special Use Permit and Site Development Plan Review to allow a convenience store with fuel pumps at the southwest corner of Azure Drive and Tenaya Way to be heard by the Planning Commission on 03/24/05.

FINDINGS

The purpose of the original, existing condition is to provide a transition from the more intense commercial uses allowed north of Azure Drive and the existing single family residences to the south of this site. Completely eliminating the condition would allow uses not appropriate nor compatible with the adjacent single family residences. Additionally, the proposed convenience store with fuel pumps does not meet the minimum distance separation requirements from residential set forth in the Town Center Development Standards and the proposal for a new Site Development Plan Review as submitted will require a waiver. There is adequate space on property north of Azure Drive that is more suitable for intense commercial uses prohibited by this condition. Therefore, the recommendation for this request is denial.

If this request is approved, it is recommended that only the prohibition of convenience stores be removed and the remainder of the condition should stay intact.

NOTICES MAILED 250 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-6074 APN: 125-27-222-000

Name of Property Owner: Azure South Inc.

Name of Applicant: The Montecito Companies

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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Frank Nielsen

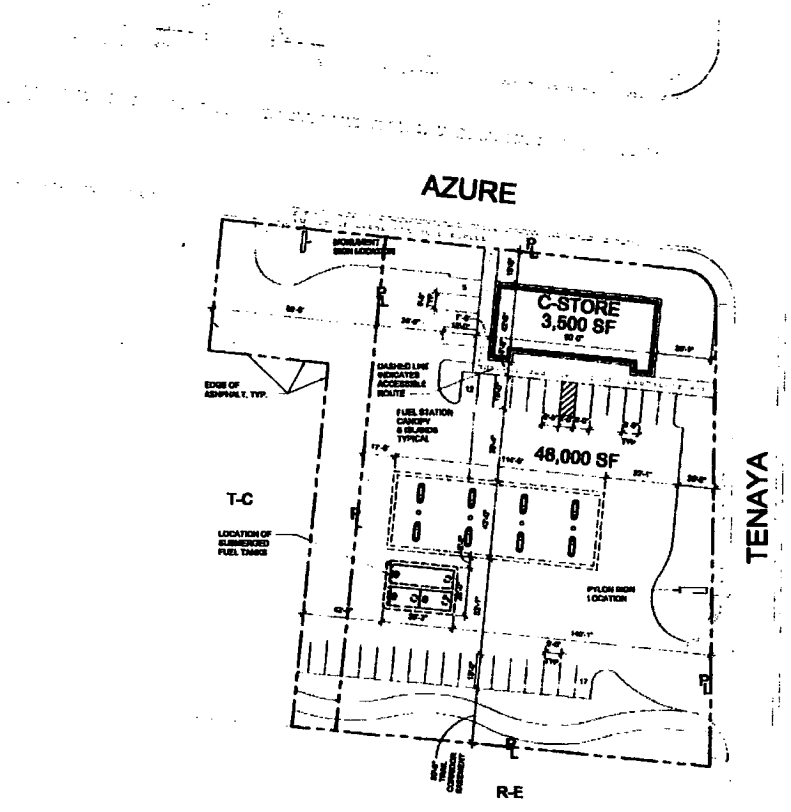
Subscribed and sworn before me

This 3rd day of February, 2005

_____

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
ENNIS JULIAN
No. 03-85126-1
My Appointment Expires Nov. 4, 2007



SITE PLAN

0 15 30 60 90

NORTH

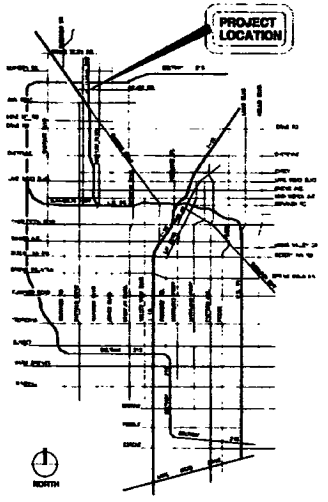
SITE INFORMATION

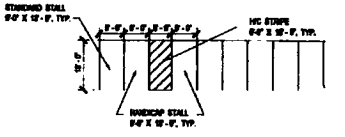
ASSESSORS PARCEL NUMBER (APN)		125-27-222-006
CURRENT ZONING		T-C
SITE AREA		+/- 1.10 ACRES - 48,000 S.F.
PROPOSED BUILDING		
C-STORE		3,500 S.F.
SITE COVERAGE		
C-STORE		7.29 %
PARKING REQUIRED		
C-STORE	5/1000 S.F.	18 SPACES
PARKING PROVIDED (INCLUDES ACCESSIBLE SPACES)		
C-STORE		34 SPACES

OWNER

AZURE SOUTH, INC.
9830 W. CHARLESTON BLVD., STE. #120
LAS VEGAS, NEVADA 89149
CONTACT: JOE BREKKER
CONTACT: P 702.869.4444 F 702.892.7784

VICINITY MAP





STANDARD PARKING STALL DIMENSIONS

Vedelago Petsch AIA
architects
6495 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89118
Phone (702) 851-0300
Fax (702)-851-0307

SEAL:

NOT FOR CONSTRUCTION

OWNER:

MONTECITO

PROJECT NAME:

TENAYA VILLAGE CENTER

SWC of Tenaya Way & Azure Drive, Las Vegas, NV

SHEET TITLE:

Enlarged Site Plan

REV.	DESCRIPTION	DATE
*		
*		
*		

Project No: 2004'23
Drawn By: Office
Date: '2/28/04
Scale: See Drawing
Sheet No:

A-1.01

ROC-6074
3-16-05 CC

RECEIVED
FEB 2 4 2005



ROC-6074 - APPLICANT: THE MONTECITO COMPANIES – OWNER: AZURE SOUTH, INC.
Adjacent to the southwest corner of Tenaya Way and Azure Drive
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05

MONTECITO

COMPANIES

February 4, 2005

City of Las Vegas
Planning and Development Department
Attn: Doug Rankin
731 S. Fourth Street
Las Vegas, NV 89101

RE: Tenaya Village Center Review of Conditions Justification (Z-0076-98(20))

Dear Sir:

This letter is prepared as a justification letter for the proposed Review of Conditions for condition #22 of Z-0076-98(20), a Site Development Review for the Tenaya Village Center project located West of Tenaya on both sides of Azure Drive. This condition stipulated that 24-hour uses, fast food restaurants with drive through windows, and convenience stores will not be allowed South of Azure and that all buildings are to be limited to one story. This application was originally approved in April 2001 and has been super-ceded by several individual Site Development Reviews for portions of this area. During the review of a Convenience Store site development review, this condition was discovered. Planning Staff has asked that we submit for a Review of Condition application to remove this condition in it's entirety from this "parent" application and allow subsequent Site Development Reviews to approve the uses on a case by case basis.

In general, when this original application was reviewed nearly four years ago, the idea of a Town Center was in its infancy and the surrounding neighborhoods had concerns regarding permitted uses within this Town Center area. This application was approved in April, 2001, approximately seven months before the approval of the Town Center Development Standards (approved November 7, 2001). The Town Center Development Standards in which this property lies within, details permitted, conditional, and special uses allowed within the Town Center area and any specific conditions related to these uses. Also, this Development Standards guideline indicated the permitted heights for buildings within the different areas of Town Center. Because these standards where not available at the time of our application and are now the standard used for development in the area, we ask that Condition #22 of the Site Development Review application Z-0076-988(20) be removed in it's entirety.

Furthermore, Condition #12 of the same application required a 30 foot deep heavily landscaped Town Center perimeter buffer which is currently installed along the South side of the property in question. Because this trail and landscape corridor was installed as a buffer to the neighboring residential properties, it is our opinion that it provides additional justification for the Town Center Development Standards to govern development in this area rather than Condition #22 of old this old application.

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Office (702) 798-5111 Facsimile (702) 892-7784
www.montecitocompanies.com

ROC-6074

MONTECITO
COMPANIES

For the reasons outlined above, we believe removing Condition #22 of Site Development Review Z-0076-98(20) is warranted and should be removed in it's entirety. Thank you in advance for your consideration of our request. Please feel free to call me to discuss this request in detail.

Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Vice President of Construction
Montecito Companies

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Office (702) 798-5111 Facsimile (702) 892-7784
www.montecitocompanies.com



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

May 8, 2001

Mr. Frank Neilson
Centennial 95, Limited Partnership
6600 West Charleston Boulevard, Suite #124
Las Vegas, Nevada 89146

RE: Z-0076-98(20)- SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2001
Related to U-0006-01 through U-0016-01, U-0019-01, U-0020-01, U-0022-01 & U-0023-01

Dear Mr. Neilson:

The City Council at a regular meeting held April 4, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 138,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 14.16 acres at the northwest corner of the intersection of Tenaya Way and Azure Drive, and FOR A PROPOSED 110,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/ US 95 (APN: 125-27-101-025, 027; 125-27-202-009 and 010), TC (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2001. This approval is subject to:

Planning and Development

1. Applicant to work with staff to determine appropriate improvements on cul-de-sacs

2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

3. The site plan shall be revised to depict substantial outdoor plazas with seating areas and appropriate landscaping to encourage pedestrian gathering, including at a minimum, the plazas between buildings adjacent to the intersection of Azure Drive and Tenaya Way.

4. The site plan shall be revised to depict landscape setbacks zones of at least fifteen (15) feet in width between the back of sidewalk and any building wall along Azure Drive.

5. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking for the site uses, or a Variance to parking

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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

ROC-6074

requirements shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

6. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for handicap accessible spaces, and compliance with the Title 19A.10.020 requirements for loading spaces.

7. In lieu of a 5-foot wide sidewalk along the west side of Tenaya Way, a 10-foot multi-use trail path must be meandering and shall be provided consisting of poured concrete construction, meeting the minimum specifications for a sidewalk, as illustrated in the City of Las Vegas draft Trails Plan. The trails path shall be separated from the street curb by a 5-foot wide landscaped amenity zone. A public access easement shall be provided over that portion of the trail path not included within the public right-of-way.

8. Buildings abutting the west side of Tenaya Way, if oriented away from the multi-use trail path (i.e., having their main front entrance facing away from the trail path), shall be set back a minimum of fifteen (15) feet from the trail path with a landscaped building and pedestrian amenity zone. Buildings oriented toward the trail (i.e., having their main front entrance facing onto and accessed from the trail) may have a minimum setback of five (5) feet from the trail path, with landscaping and other amenities provided within the space between the building and the trail path.

9. The site plan shall be revised to depict all parking stalls adjacent to the corner of Tenaya Way and Regina Avenue set back a minimum of 15 feet behind the property line.

10. The landscape plan shall depict compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

11. The landscape plan shall depict full compliance with the Town Center Loop Road standards including a four-foot wide amenity zone and a five-foot wide sidewalk. Within the amenity zone is required minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, decomposed granite, five-gallon ground cover, and the required hardscape finish at a minimum 15 feet by four feet every three palm tree plantings or every 105 feet on-center. The sidewalk shall be constructed of the required finish. Within the landscape setbacks, minimum width of fifteen feet, are required clusters of Mexican Fan Palm trees of twelve-foot to twenty-five-foot brown trunk height planted thirty-five feet on-center. The median islands within Azure Drive are required to be a minimum width of fifteen feet landscaped, except where necessary cuts are located, containing minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, decomposed granite, five-gallon ground cover, and the required hardscape finish at a minimum 15 feet by four feet every three palm tree plantings or every 105 feet on-center. The landscape plan shall also depict the required accent paving.

12. Landscape islands, a minimum five (5) feet in width, shall be provided throughout the parking lots, every six (6) parking spaces. Such double-sided islands shall each contain a

minimum of two (2) 24" box shade trees (which have a minimum 1-1/2" diameter caliber at 4 feet above the root ball at the time of planting) and four (4) 5-gallon shrubs per tree.

13. All illustrative decorative paving, including square and round intersections, pedestrian plazas, and entry plazas, shall be designed and constructed as shown on the submitted plans, and such decorative paving shall consist of stamped colored concrete or handset pavers or some other type of decorative amenities subject to approval by the Planning and Development Department Staff. The plaza shown between buildings "G" and "H" shall be designed and constructed as shown on the submitted plans and shall contain the 8-pointed star pattern as illustrated in regard to size, location and pattern, and such decorative paving shall consist of stamped colored concrete or handset pavers or some other type of decorative amenities subject to approval by the Planning and Development Department Staff.

14. A minimum 30-foot deep, heavily landscaped Town Center perimeter buffer shall be installed and maintained in perpetuity along the southern and western perimeter of the site south of Azure Drive. The Town Center perimeter buffer shall contain a meandering 10 foot wide concrete pathway consistent with the trail cross section submitted to the City Council on April 4, 2001, and two rows of minimum 24" box evergreen trees a maximum of 20 foot on center, staggered on each side of the pathway, with a minimum four (4) 5-gallon shrubs per tree. Low level bollard lighting shall be provided to light the pathway for public safety, and the lighting shall be designed to prevent light spilling into neighboring single-family residential lots. A public access easement shall be provided over the entire buffer trail path, which shall allow quiet passage at all times.

15. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern and western perimeter if agreed to by the abutting and affected property owners. The applicant shall work with Planning and Development Department Staff for appropriate landscaping adjacent to the wall.

16. All proposed building elevations shall demonstrate, to the satisfaction of Planning and Development Department staff, side and rear elevations consistent with submitted front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.

17. The rear (north) elevations of building A2 shall depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the north side of loading spaces.

18. The Master Sign Plan shall be amended to prohibit wall signs on any building side facing a residential property; therefore, proposed wall signage on the south walls of all pad buildings located south of Azure Drive, and proposed wall signage on the east walls of the two pad buildings located in closest proximity to Tenaya Way, shall be eliminated

from the Master Sign Plan unless a waiver is approved by the Planning and Development Department Director.

19. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

21. No utility vault exceeding 27 cubic feet in size may encroach into the minimum approved landscape areas along public street frontages. Additionally, no waivers from approved required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

22. A maximum of six (6) supper club permits shall be exercised with no more than two (2) south of Azure Drive. With respect to the south side of Azure Drive, no 24-hour uses shall be allowed, no fast food restaurants with drive-through windows shall be allowed, no convenience stores shall be allowed and all buildings shall be limited to one-story;

23. An architectural theme for the entire development shall be submitted for Planning and Development Department Staff approval.

Public Works

24. Terminate Ranch House Road and Exotic Blue Street adjacent to this site in a manner acceptable to the Department of Public Works. Also, provide an acceptable vehicle turnaround for Regina Avenue adjacent to this site. Construct appropriate public street improvements for the approved terminations of Ranch House Road and Exotic Blue Street concurrent with development of this site.

25. Coordinate with the Special Improvement Section of the Department of Public Works for the public street improvements of Tropical Parkway (a.k.a. Azure Drive). Full width street improvements on Azure Drive and Tenaya Way adjacent to this site must be in place prior to occupancy of this site. Also, construct half-street improvements including appropriate overpaving on Regina Avenue adjacent to this site concurrent with development of this site.

26. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

27. An amendment to the approved Traffic Impact Analysis for this site shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis as amended 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct neighborhood or local drainage improvements as determined by the approved Drainage Plan/Study concurrent with development of this site. Alternatively, the developer may agree to contribute monies in lieu of such drainage facility improvements as are recommended; such monies shall be contributed prior to the issuance of any building or grading permits, whichever may occur first.

29. Landscape and maintain all unimproved rights-of-way, if any, on Azure Drive and on Tenaya Way adjacent to this site.

30. Submit an Encroachment Agreement for all landscaping and private improvements located in the Azure Drive and Tenaya Way public right-of-way adjacent to this site prior to occupancy of this site.

31. Provide pedestrian walkway easements for all public sidewalks not located within the pubic right-of-way.

Sincerely,

Doreen Araujo

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

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

Ms. Diana Bossard
Bossard Development Services
2920 N. Green Valley Pkwy, Ste #814
Henderson, Nevada 89014

RECEIVED
CITY CLERK
2005 MAR 16 A 8:30

MONTECITO
COMPANIES

March 15, 2005

City of Las Vegas
Planning and Development Department
Attn: Peter Lowenstein
731 S. Fourth Street
Las Vegas, NV 89101

RE: Request for Extension Review of Conditions ROC-6074

Dear Sir:

This letter is prepared to ask that our request for Review of Conditions ROC-6074 scheduled to be heard at the March 16, 2005 County Commission hearing be held in abeyance for two weeks to be heard at the April 6, 2005 County Commission. This request of is made to allow us additional time to meet with the surrounding neighbors

Thank you in advance for your consideration of our request. Please feel free to call me to discuss this request in detail.

Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Vice President of Construction
Montecito Companies

6600 W Charleston Blvd, Suite 120
Las Vegas, NV 89146
Office (702) 798-5111 Facsimile (702) 892-7784
www.montecitocompanies.com

Submitted after final agenda
Date 3/16/05 Item #96

Luiz Ferreira and Lynn Ferreira Fenstermaker
6075 Starlight Drive
Las Vegas, NV 89130

RECEIVED
CITY CLERK

2005 MAR 16 A 8:30

March 15, 2005

Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Dear Planning Commission Members:

We are writing to request denial of ROC-6074, item 96 on the March 16th Planning Commission meeting agenda. We represent the people who live on Starlight Drive and N. Tenaya Way as well as other neighbors in the immediate area who oppose elimination of prohibited uses for this commercial development area, particularly the plan for a convenience store at the southwest corner of Azure and Tenaya for the following primary reasons:

1) First and foremost, the approval of a 24-hour convenience store does not meet the definition and goals of transitional land use/special uses as stated in the Lone Mountain Centennial Hills Land Use Plan, jointly approved by the City and County. This plan defines a transitional use as "intermediate intensity by level of activity, scale or density between a more intensive and less intensive use." The proposed location of the store is immediately adjacent to ½ acre rural residential custom homes to the south and east, which was a primary reason that conditions were placed on this commercial development. A 24-hour convenience store would be highly disruptive to rural residential living.
2) There are four convenience stores with fuel pumps within a mile and two of these stores are located on Tenaya ½ mile south of the proposed new store. Additionally there are several supermarkets and drug stores within a one mile radius of the proposed new convenience store. An additional convenience store within an area that is not densely populated is not needed nor desired by the residents. There are more than enough stores in the area to meet demand. (Please see Figure 1 for a map of the area.) Note: there is no access to 215 or 95 from Tenaya.

We sincerely request that the Planning Commission deny this request for removal of development conditions.

Thank you for considering our request.
Sincerely,

Luiz Ferreira and Lynn Ferreira Fenstermaker

Protest

Submitted after final agenda

Date 3/16/05 Item #96

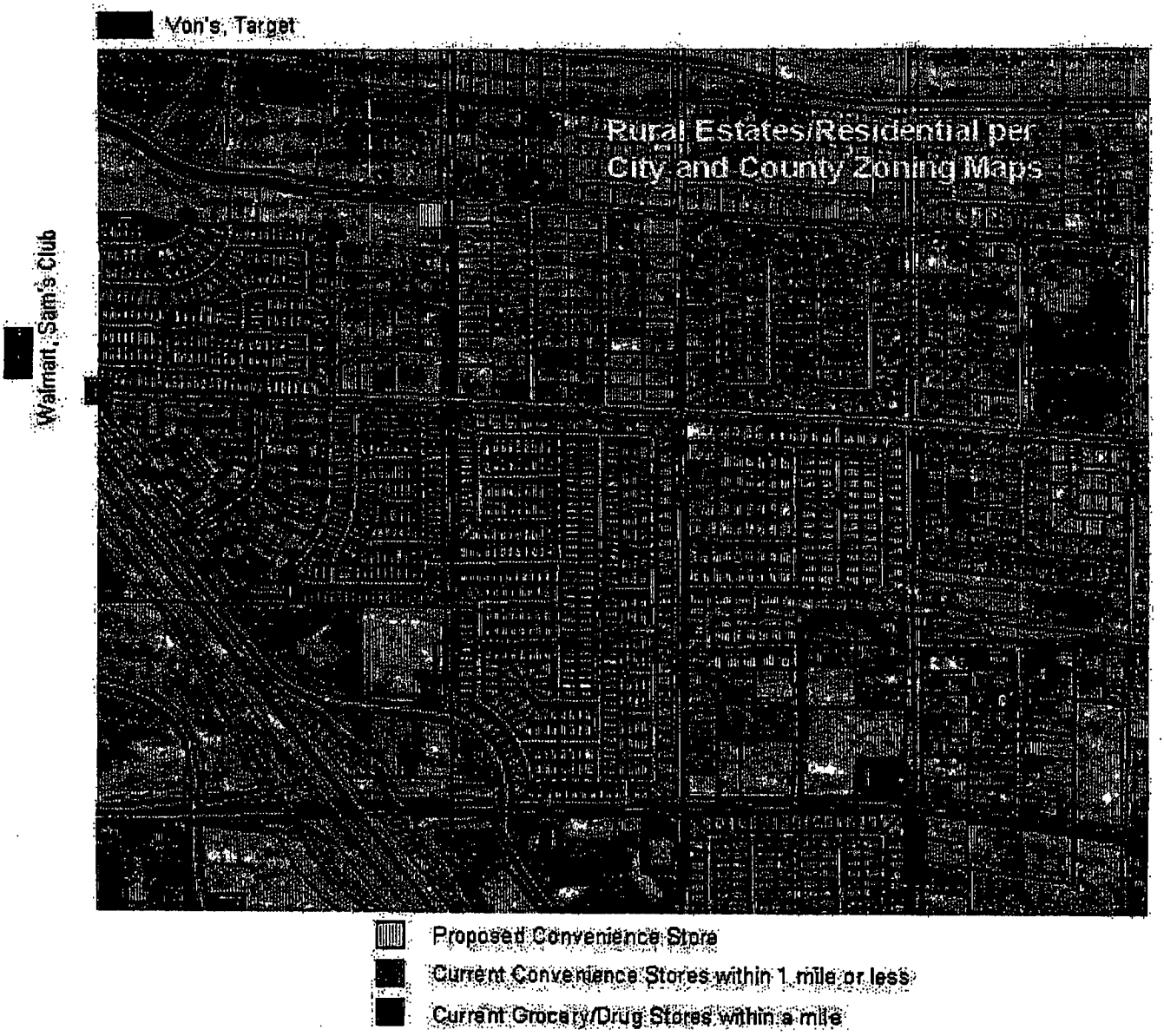


Figure 1. Map of area showing the zoning of the neighborhood (green) and the location of the proposed convenience store (yellow), as well as existing convenience stores (orange) and related businesses (blue). Single family homes (custom homes on ½ acre lots zoned for horses) are located adjacent to the south and east of the proposed store location. (Zoning information compiled from City and County zoning maps.)

City of Las Vegas

Agenda Item No. 97

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REVIEW OF CONDITION

ROC-6076 - PUBLIC HEARING - APPLICANT: DAVID VAN ZANTEN - OWNER: JAMES POLLINS - Request for a Review of Condition Number 6 of an approved Special Use Permit (SUP-5215) TO ELIMINATE THE REQUIREMENT TO REMOVE THE EXISTING OFF-PREMISE ADVERTISING SIGN ONE YEAR FROM THE ISSUANCE OF A LICENSE FOR A PROPOSED TAVERN at 9 West Charleston Boulevard (APN 162-03-110-109), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for SUP-5215
6. Submitted after final agenda - Withdrawal letter from The Right Hook, LLC

MOTION:

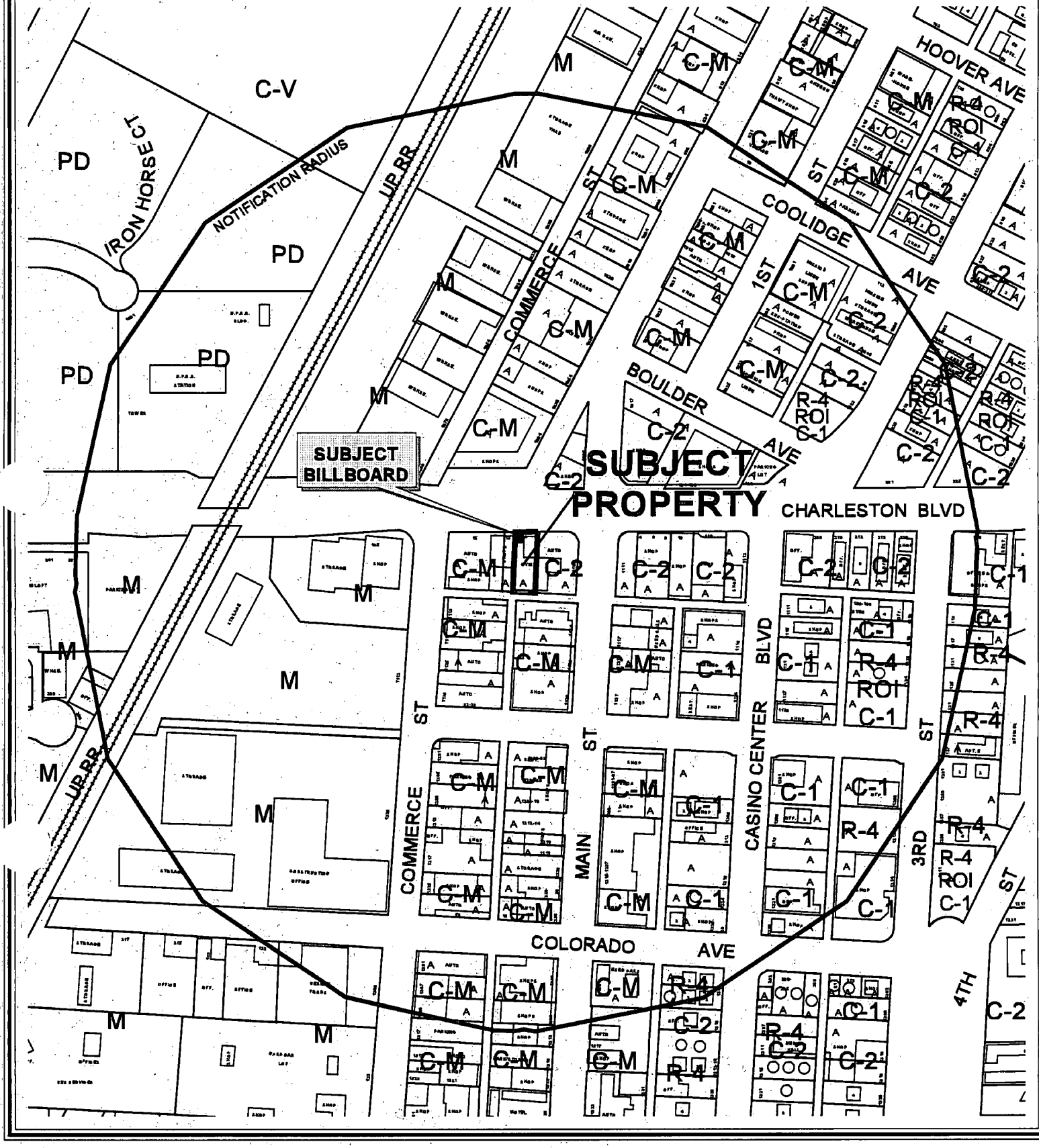
REESE - Motion to STRIKE Item 85 [5801 West Craig Road], Item 86 [5861 West Craig Road], Item 87 [5881 West Craig Road] and Item 88 [230 North 8th Street]; HOLD IN ABEYANCE Item 95 [ROC-6073] and Item 96 [ROC-6074] to 4/6/2005 and Item 98 [ROC-6081] to 4/20/2005; accept the WITHDRAWAL WITH PREJUDICE of Item 97 [ROC-6076] and TABLE Item 127 [GPA-5597], Item 128 [ZON-5598], Item 129 [SUP-5600] and Item 130 [SDR-5599] - UNANIMOUS with BROWN excused

MINUTES:

There was no related discussion.

(1:04 - 1:09)

3-1



0 300 600 Feet

CASE: ROC-6076

RADIUS: 1000 FT

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

97

N



0 300 600 Feet

CASE: **ROC-6076**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-6076 - APPLICANT: DAVID VAN ZANTEN – OWNER: JAMES POLLINS

** CONDITIONS **

Staff recommends DENIAL. If Approved subject to:

Planning and Development

1. Condition of Approval Number 6 for Special Use Permit SUP-5215 shall be removed.

2. Conformance to all applicable Conditions of Approval for Special Use Permit SUP-5215 and all other site related actions.

3. The billboard shall be removed by 11/01/2012. Failure to do so shall result in legal action to be taken by the City of Las Vegas.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Number 6 of an approved Special Use Permit (SUP-5215) to eliminate the requirement to remove the existing off-premise advertising sign one year from the issuance of a license for a proposed tavern at 9 West Charleston Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates they would like this condition to be removed so they can moved forward with the approved tavern. A contract was signed by the current property owner to lease the space for the billboard until the year 2012.

BACKGROUND INFORMATION

A) Related Actions

11/17/04 The City Council approved the Special Use Permit (SUP-5215) for a tavern and for a waiver of the 1,500 foot minimum distance separation requirement from a religious facility on this site. The Planning Commission and staff recommended approval on 10/21/04.

B) Pre-Application Meeting

01/26/05 A pre-application meeting was held and the applicant was advised of the requirements for a Review of Condition application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

B) Existing Land Use

Subject Property:	Vacant Gym
North:	Warehouses, Industrial Shops
South:	Radiator Repair Shop
East:	Tour Bus Depot
West:	24-Hour Tire, Muffler, & Window Tinting Shop

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-M (Commercial/Industrial)
East:	C-2 (General Commercial) and C-M (Commercial/Industrial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is designated as C (Commercial) on the Downtown Redevelopment Plan map of the Southeast Sector map of the General Plan. The existing C-2 (General Commercial) zoning is in compliance with this land use designation.

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

This site is located in the Downtown Centennial Plan's Arts District.

ANALYSIS

Condition of Approval Number 6 for the approved Special Use Permit reads as follows:

> "The Off-Premise Advertising Sign at 9 West Charleston shall be removed within one year after issuance of a business license for this establishment."

The applicant is now requesting this condition be eliminated so they can moved forward with the approved tavern. The current property owner has signed a contract to lease the space for the billboard until the year 2012.

FINDINGS

Pursuant to Las Vegas Centennial Plan Arts District Design Standard AD1.a.6 (page 77), "Off-Premise Advertising Signs in the Downtown Arts District must be directly mounted to and flush with the wall of a structure, and shall not be freestanding, mounted on top of a roof, or project past the walls or roof of a building."

The purpose of the condition was to allow the billboard for a short period of time while the applicant got the tavern operations underway. The standards of the Arts District do not allow for free standing billboards and allowing it until 2012 is not appropriate. A private lease agreement is a monetary consideration only. Therefore the recommendation for this request is denial.

NOTICES MAILED 127 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ~~SUP-5215~~ ROC-6076 APN: 102-03-110-109

Name of Property Owner: James Pollins

Name of Applicant: David VanZanten

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: _____

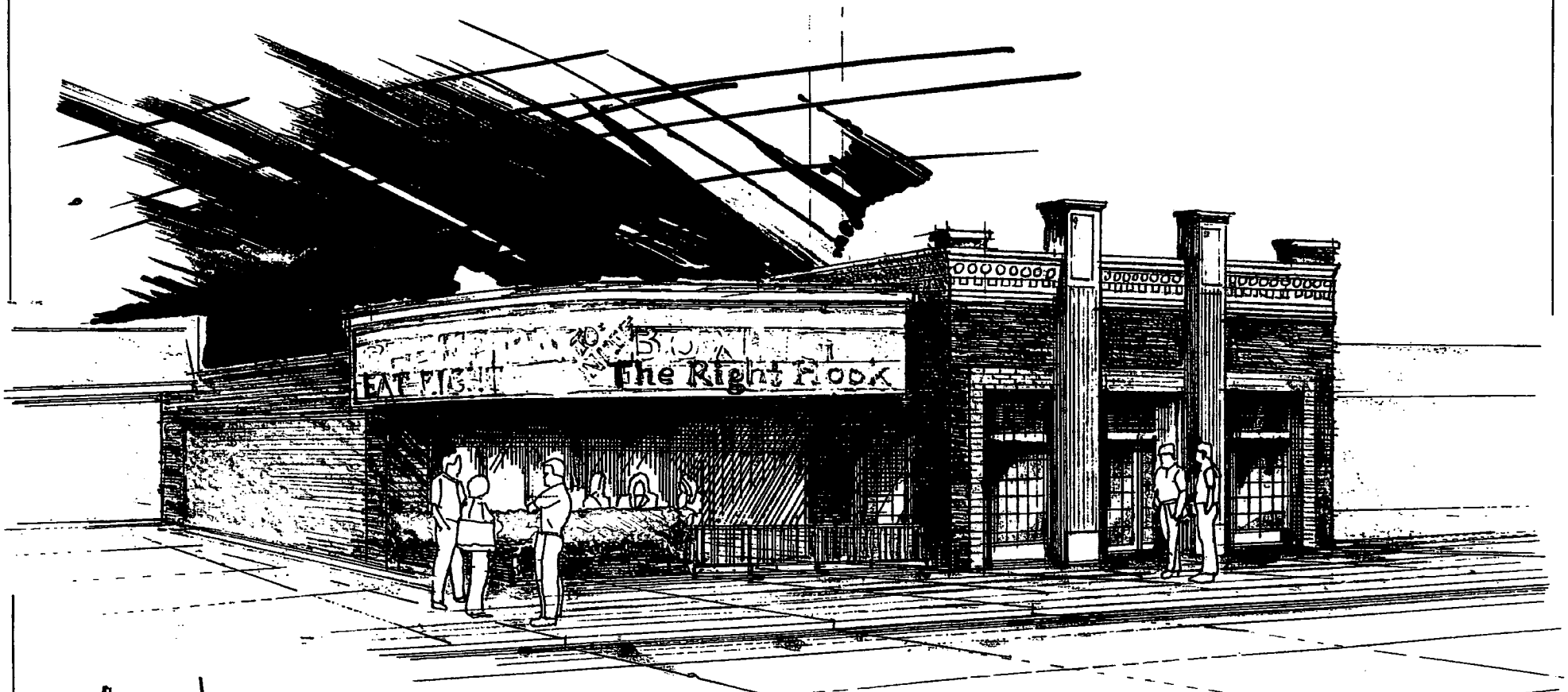
Print Name: James Pollins

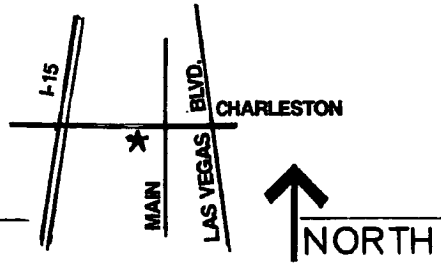
Subscribed and sworn before me

This 3 day of February, 2005

_____
Notary Public in and for said County and State
Clark / Nevada

STEPHANIE D. DUNN
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 91-2737-1
MY APPT. EXPIRES MAR. 1, 2008

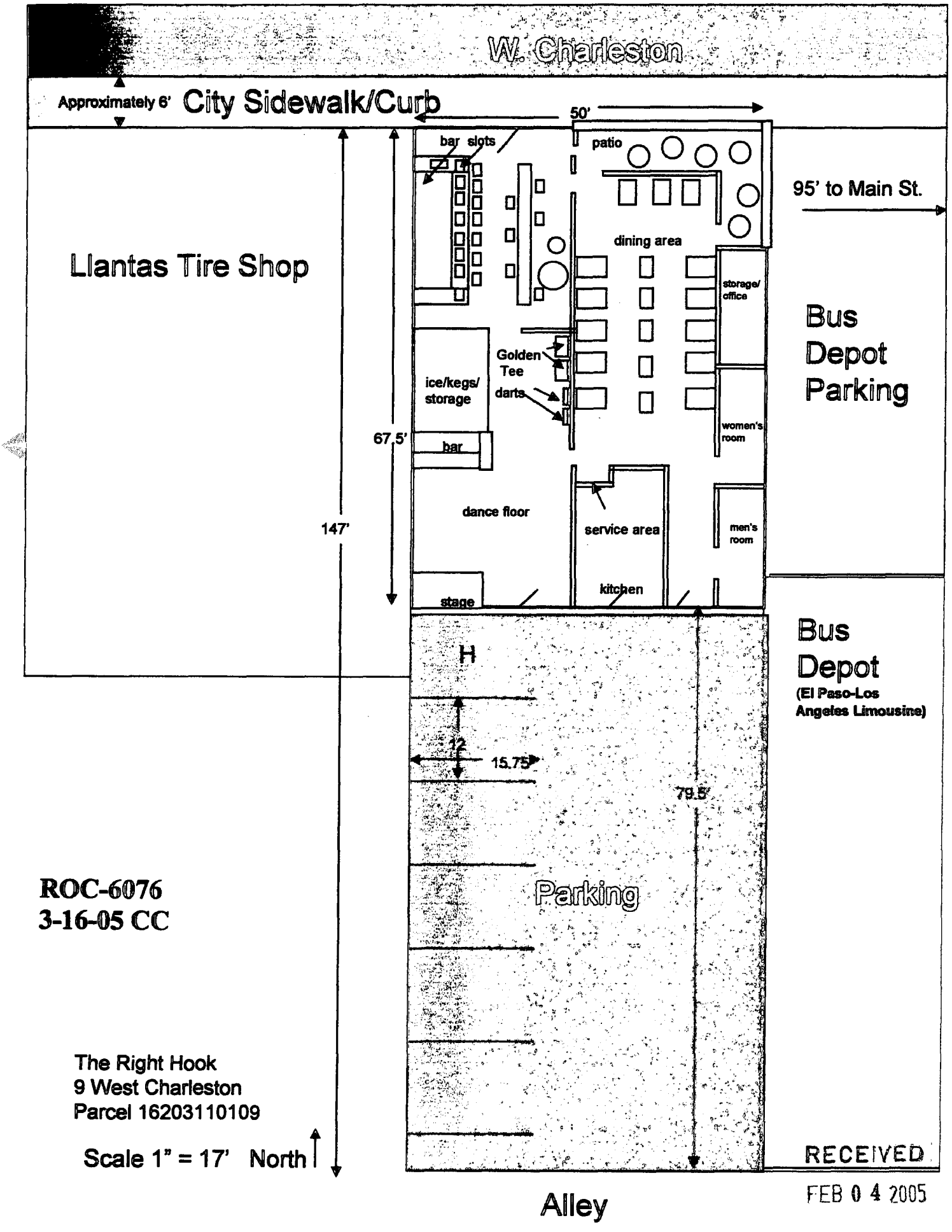




VIEW OF "RIGHT HOOK" at 9 WEST CHARLESTON BLVD.
PHASE 1

ROC-6076
3-16-05 CC

RECEIVED
FEB 0 4 2005


W. Charleston
Approximately 6'
City Sidewalk/Curb
50'
bar slots
patio
95' to Main St.
Llantas Tire Shop
dining area
storage/ office
Bus Depot Parking
Golden Tee
darts
ice/kegs/ storage
67.5'
bar
women's room
147'
dance floor
service area
men's room
kitchen
stage
Bus Depot
(El Paso-Los Angeles Limousine)
H
12
15.75'
79.5'
Parking
ROC-6076
3-16-05 CC
The Right Hook
9 West Charleston
Parcel 16203110109
Scale 1" = 17'
North
RECEIVED
FEB 0 4 2005
Alley



ROC-6076 - APPLICANT: DAVID VAN ZANTEN – OWNER: JAMES POLLINS
9 West Charleston Boulevard
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05



ROC-6076 - APPLICANT: DAVID VAN ZANTEN – OWNER: JAMES POLLINS
9 West Charleston Boulevard
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05



ROC-6076 - APPLICANT: DAVID VAN ZANTEN – OWNER: JAMES POLLINS
9 West Charleston Boulevard
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05

Justification Letter
September 7, 2004

To All Concerned Parties:

The Right Hook requests city council permission to help us remove Condition 6 of SUP-5215 in order to develop 9 W. Charleston as a boxing/old Vegas-themed tavern.

Explanation

We want to be a good neighbor, in fact an outstanding neighbor, of the Arts District, embracing the recommendations of those who are working hard to transform the district into what will surely become one of the most notable attractions to the area. This includes the recommendation of removing the billboard jutting out of the roof of the building where The Right Hook will be housed. The challenge we are running into is that the billboard has a lease which goes until 2007, with an option to be extended to 2012. We have negotiate with the leaseholder, Clear Channel Communications, in an attempt to get this removed at the 2007 period, and they verbally agreed to this, but their latest stance on this is they are requiring that we'd need to pay them directly the monthly profit they'd lose (currently about $3,800/month) if the billboard is taken down before 2012. In fairness to them, they seem to have this right to insist that the lease be fulfilled. We've gotten many opinions on this billboard, including some evidence that the billboard is illegal, without any permit at all. We admit to being naïve, thinking this could be swiftly resolved so that the planned site could be implemented. The good news is that if this condition can be removed so we can proceed, then at least there is a finite deadline by which the billboard will be removed: 2012. Under current conditions, the billboard could stay up indefinitely.

Project Overview

The Right Hook will develop 9 W. Charleston as a boxing museum/old Vegas-themed bar/restaurant. The integrity of the building's historic significance will be intact, and the building's appeal and general use for the community will be increased. The Right Hook supports the mayor's vision, and the vision of many members of the community and development agencies, to invigorate the Arts District and downtown region. We look forward to enhancing the downtown and becoming part of the Arts District community!

Sincerely,

David S. VanZanten
The Right Hook Bar/Grill
(702) 243-5401

ROC-6076

CLEARCHANNEL
TAXI MEDIA

To the City of Las Vegas:

Please allow this letter to serve as a preliminary notice that Clear Channel Outdoor will remove (1) billboard structure located on Charleston Avenue S/L '115 W/O Main St. Parcel # 162-03-110-108, upon the expiration of the existing and extended terms of the lease agreement, and upon the property owners submission in writing of their desire to not renegotiate and renew the lease agreement.

With the receipt of this letter, to be received no less than 60 days prior to termination date, Clear Channel will remove the structure on or before November 1, 2012.

Sincerely,

M. O.
Mike A. Overbo

ROC-6076

ClearChannel Taxi Media
7860-9 Mesa Avenue • Suite 350 • Las Vegas, NV 89128 • www.clearchanneloutdoor.com
702 [illegible]

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
'WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

January 24, 2005

Mr. James Pollins
PO Box 46663
Las Vegas, Nevada 89114

RE: SUP-5215 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 17, 2004

Dear Mr. Pollins:

The City Council at a regular meeting held November 17, 2004 APPROVED the request for a Special Use Permit FOR A TAVERN AND FOR A WAIVER OF THE 1,500 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RELIGIOUS FACILITY at 9 West Charleston Boulevard (APN 162-03-110-109), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2004. This approval is subject to:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

3. The proposed Liquor Establishment (Tavern) must have direct access (both ingress and egress) from a street having a minimum right-of-way width of one hundred feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located.

4. A fully enclosed and roofed refuse collection area shall be built with the same design theme and materials similar to those used in the main structure.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

ROC-6076

5. Architectural Design Standards of the Downtown Arts District regarding Façade Configuration and Exterior Materials shall serve as a guide to exterior enhancement of the building. The murals at the rear of the property shall be maintained.

6. The Off-Premise Advertising Sign at 9 West Charleston shall be removed within one year after issuance of a business license for this establishment.

7. All equipment and non-permitted signage shall be kept clear from the roof.

8. The use shall conform to the provisions of LVMC Chapter 6.50.

Public Works

9. Remove all substandard public street improvements, including alley improvements, adjacent to this site and replace with new improvements meeting current Las Vegas Downtown Centennial City Standards prior to the issuance of any permits for this site.

Sincerely,

Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. David Vancante
8709 Red Rio Suite #103
Las Vegas, Nevada 89128

Mr. Luis Tapia
3241 Symphony Drive
Las Vegas, Nevada 89128

Attn: City Clerk

Re: ROC-6076

As the representative of The Right Hook/SUP-5215, I respectfully withdraw this application. I hope we can have a chance to pursue this matter again soon.

Sincerely,

David VanZanten
The Right Hook, LLC
Te. (702)243-5401

1

RECEIVED
CITY CLERK
2005 MAR 16 A 10:46

Submitted after final agenda

Date 3/16/05 Item #97

City of Las Vegas

Agenda Item No. 98

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REVIEW OF CONDITION

ROC-6081 - PUBLIC HEARING - APPLICANT/OWNER: MERITAGE HOMES - Request for a Review of Condition Number 3 of an approved Site Development Plan Review (SDR-1336) WHICH REQUIRES DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND BUILDING ELEVATIONS for a 66 lot single family development on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APN 125-19-599-014), R-PD3 (Residential Planned Development - 3 units per acre) Zone, Ward 6 (Mack). Staff recommends DENIAL

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for SDR-1336
6. Submitted after final agenda - Abeyance request by VTN Nevada

MOTION:

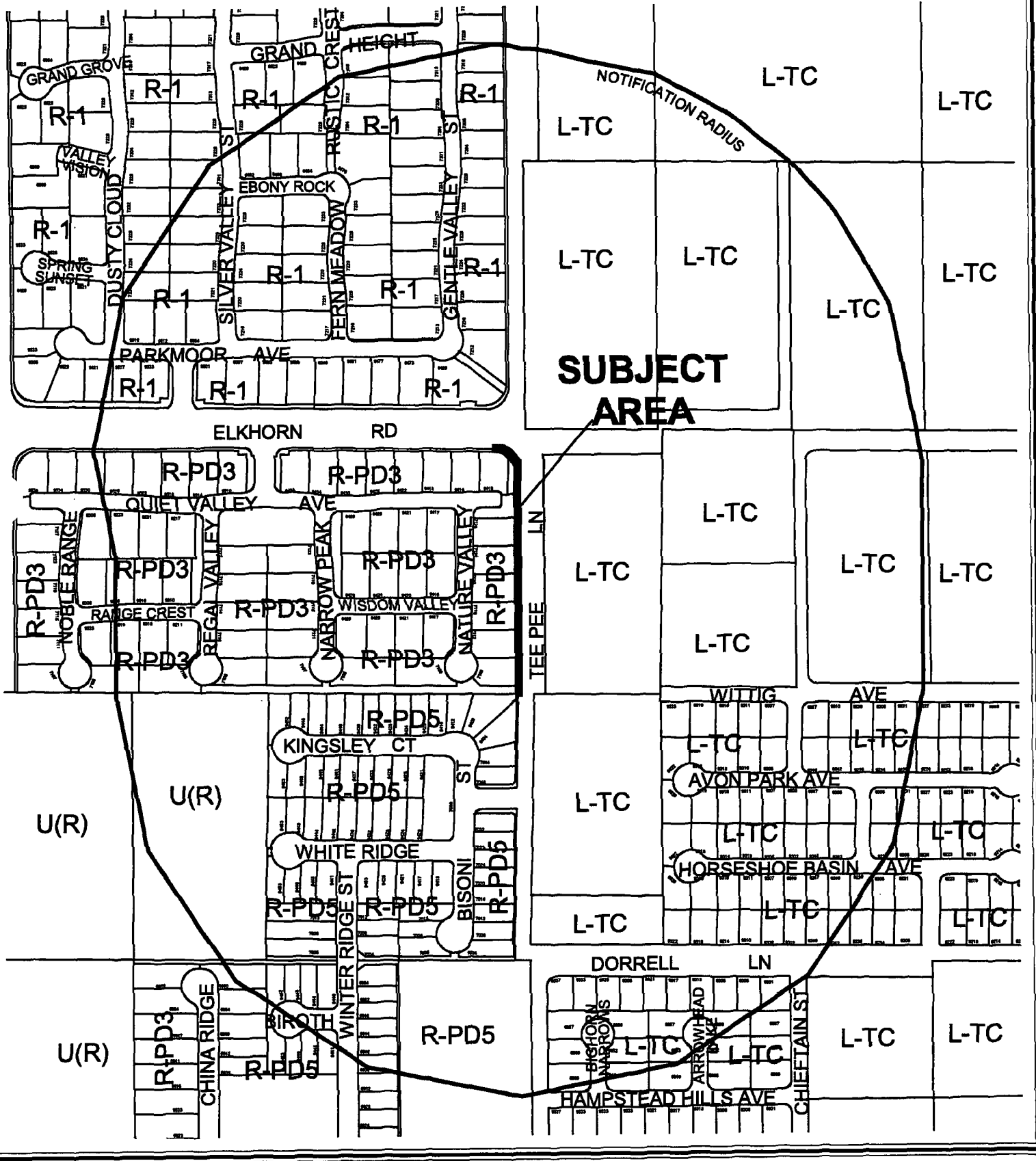
REESE - Motion to STRIKE Item 85 [5801 West Craig Road], Item 86 [5861 West Craig Road], Item 87 [5881 West Craig Road] and Item 88 [230 North 8th Street]; HOLD IN ABEYANCE Item 95 [ROC-6073] and Item 96 [ROC-6074] to 4/6/2005 and Item 98 [ROC-6081] to 4/20/2005; accept the WITHDRAWAL WITH PREJUDICE of Item 97 [ROC-6076] and TABLE Item 127 [GPA-5597], Item 128 [ZON-5598], Item 129 [SUP-5600] and Item 130 [SDR-5599] - UNANIMOUS with BROWN excused

MINUTES:

MARGO WHEELER, Director of Planning and Development Department, clarified that a letter was received from the applicant requesting an abeyance for Item 98 [ROC-6081].

(1:04 - 1:09)

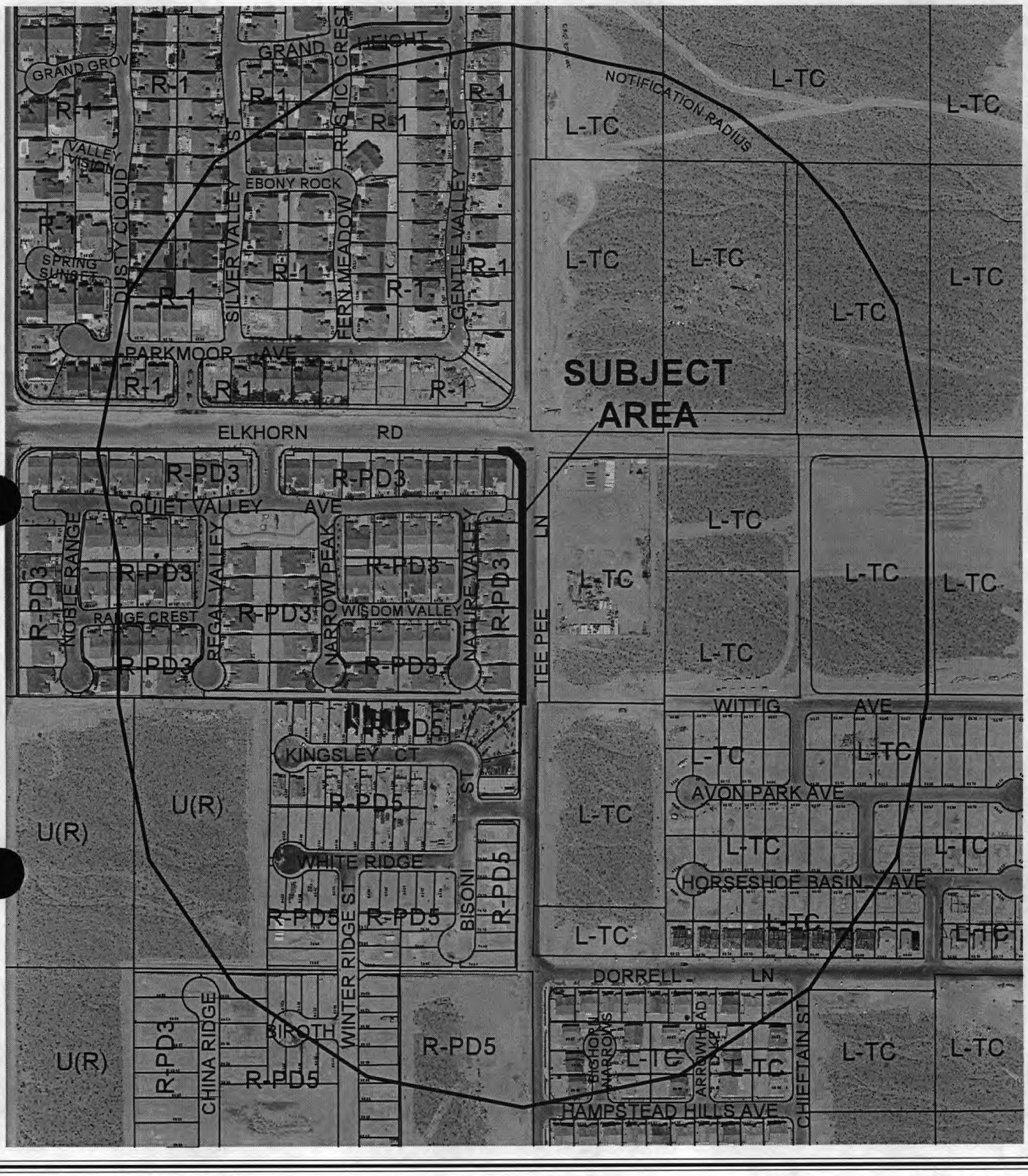
3-1



CASE: **ROC-6081**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



0 400 800 Feet

CASE: **ROC-6081**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-6081 - APPLICANT/OWNER: MERITAGE HOMES

** CONDITIONS **

Staff recommends DENIAL. If Approved subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning ZON-1339 and Site Development Plan Review SDR-1336 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for Review of Condition Number 3 of an approved Site Development Plan Review (SDR-1336) which requires development to be in conformance with the site plan and building elevations for a 66 Lot Single Family Development on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road

B) Applicant's Justification

The applicant's justification letter indicates they altered the street section subsequent to the approval of the Site Development Plan Review and that the sidewalk as constructed meets the intent of the residential collector street standards.

BACKGROUND INFORMATION

A) Related Actions

02/05/03 The City Council approved a Rezoning (ZON-1339) to R-PD3 (Residential Planned Development – 3 Units Per Acre) and a Site Development Plan Review (SDR-1336) for a proposed 66 lot single family development on this site. The Planning Commission and staff recommended approval on 01/09/03.

B) Pre-Application Meeting

01/31/05 A pre-application meeting was held and the applicant was advised of the requirements for a Review of Condition application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.16

B) Existing Land Use

Subject Property:	Single Family Residences
North:	Single Family Residences
South:	Single Family Residences
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	L (Low Density Residential)
South:	L (Low Density Residential)
East:	L-TC (Low Density Residential - Town Center)
West:	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-PD3 (Residential Planned Development – 3 Units Per Acre)
North:	R-1 (Single Family Residential)
South:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
East:	T-C (Town Center)
West:	R-E (Rural Estates Residential - Clark County)

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. The existing R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning is in compliance with this land use designation

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

This site is not located within any special plan areas or districts. However, it is adjacent to the western boundary of Town Center and is required to provide half street improvements on Tee Pee Lane per the Town Center Development Standards.

PROJECT DESCRIPTION

The site plan consists of 66 lots to accommodate single-family dwellings. The entire development is to accessed from a single un-gated entry point to Elkhorn Drive. Internal streets are private, 39-foot wide streets. One major open space area is shown opposite the main entry gate, with smaller open space areas flanking some of the lots and within areas to be used for site drainage. The conceptual landscape plan indicates that landscaping will conform to Title 19 requirements.

ANALYSIS

Condition of Approval Number 3 for the approved Site Development Plan Review reads as follows:

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

The applicant is now requesting this condition be reviewed to allow the existing sidewalk with landscape areas on either side that are 3.5 and 4 feet wide. The original site plan showed the sidewalk with a 7 foot wide landscape planter between it and the back of curb, which meets the Town Center Standards.

FINDINGS

The purpose of the condition was to the site to be developed as proposed, which was in compliance with the Town Center Standards. The plan showed the correct 7 foot wide amenity zone between the sidewalk and the back of curb. While the sidewalk has been constructed, it does not meet the requirements of the standards and a deviation to allow the current configuration was not approved. It should be noted that the approved improvement plans for this project show the correct sidewalk cross section. Therefore, the recommendation for this request is denial and an amenity zone meeting the Town Center Standards should be installed.

NOTICES MAILED 171 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-6081 APN: 125-19-599-014

Name of Property Owner: MTH-HOMES NEVADA, INC dba MERITAGE HOMES

Name of Applicant: MERITAGE 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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

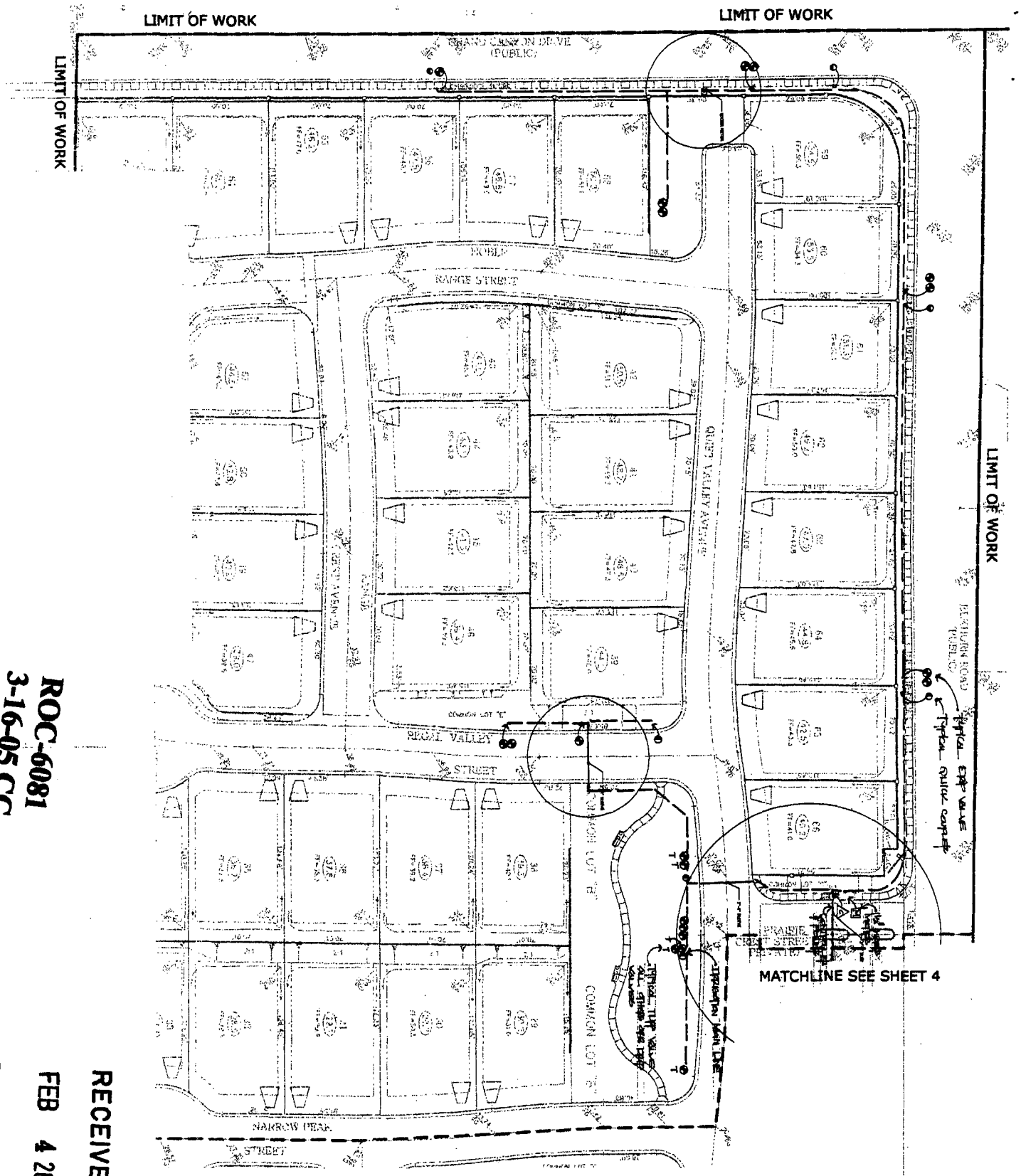
Print Name: ROBERT M. BEVILLE

Subscribed and sworn before me

This 2 day of February, 2005

[signature]
Notary Public in and for said County and State
Clark County, Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANETTE JACOBS
No. 02-78276-1
My Appt. Exp. 7, 2006



ROC-6081
3-16-05 CC

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FEB 4 2005

IRRIGATION PLAN

VALLEY CREST
UNIT 3
AS-BUILT LANDSCAPE PLAN

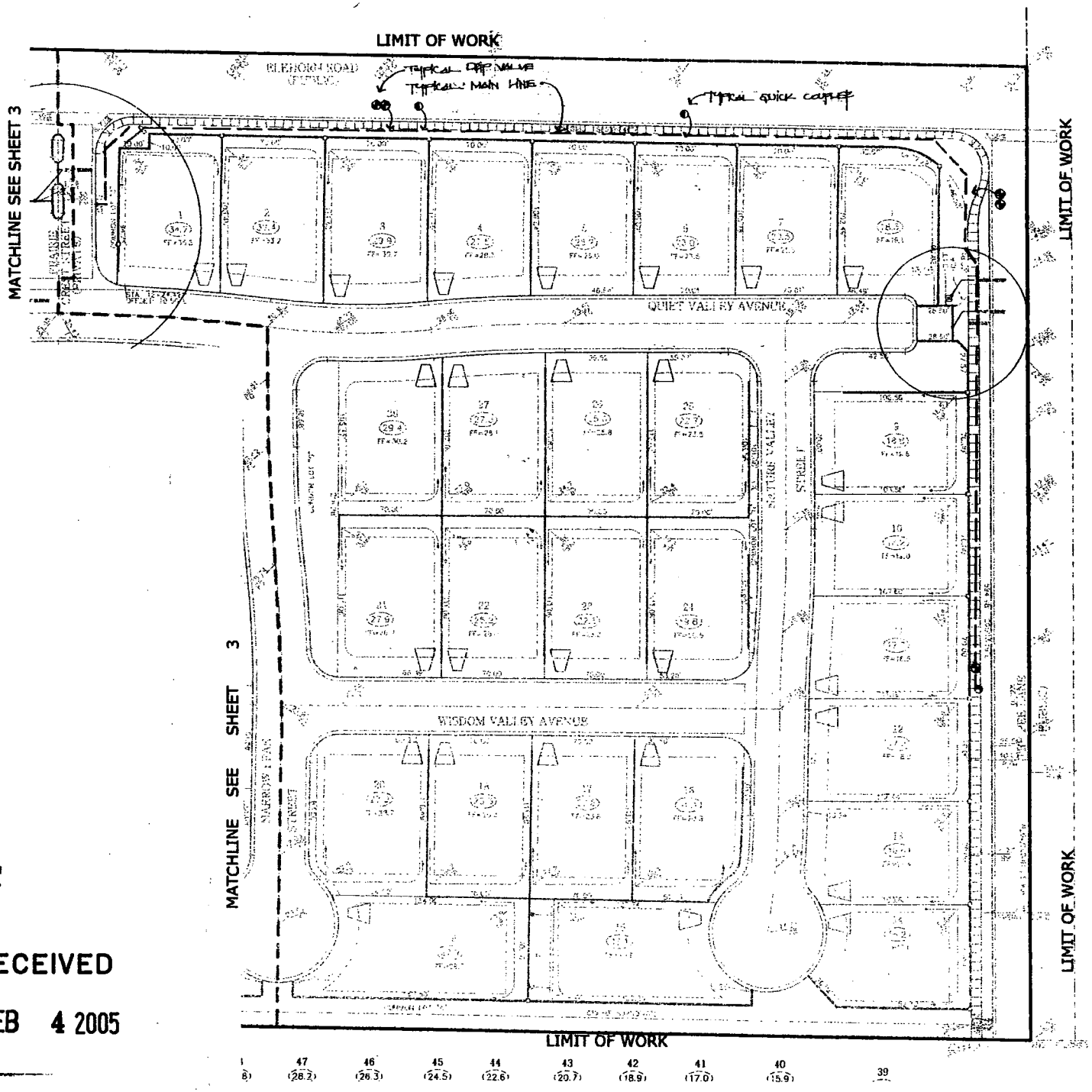
MERITAGE HOMES
5555 W. BADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118

Reynbum Lawn & Landscape Designers, Inc.

project manager:
approved by:
drawn by:
date: 12/03/04
scale: 1" = 30'

SHEET 1 4

REVISIONS



ROC-6081
3-16-05 CC

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REVISIONS

VALLEY CREST UNIT 3
AS-BUILT LANDSCAPE PLAN

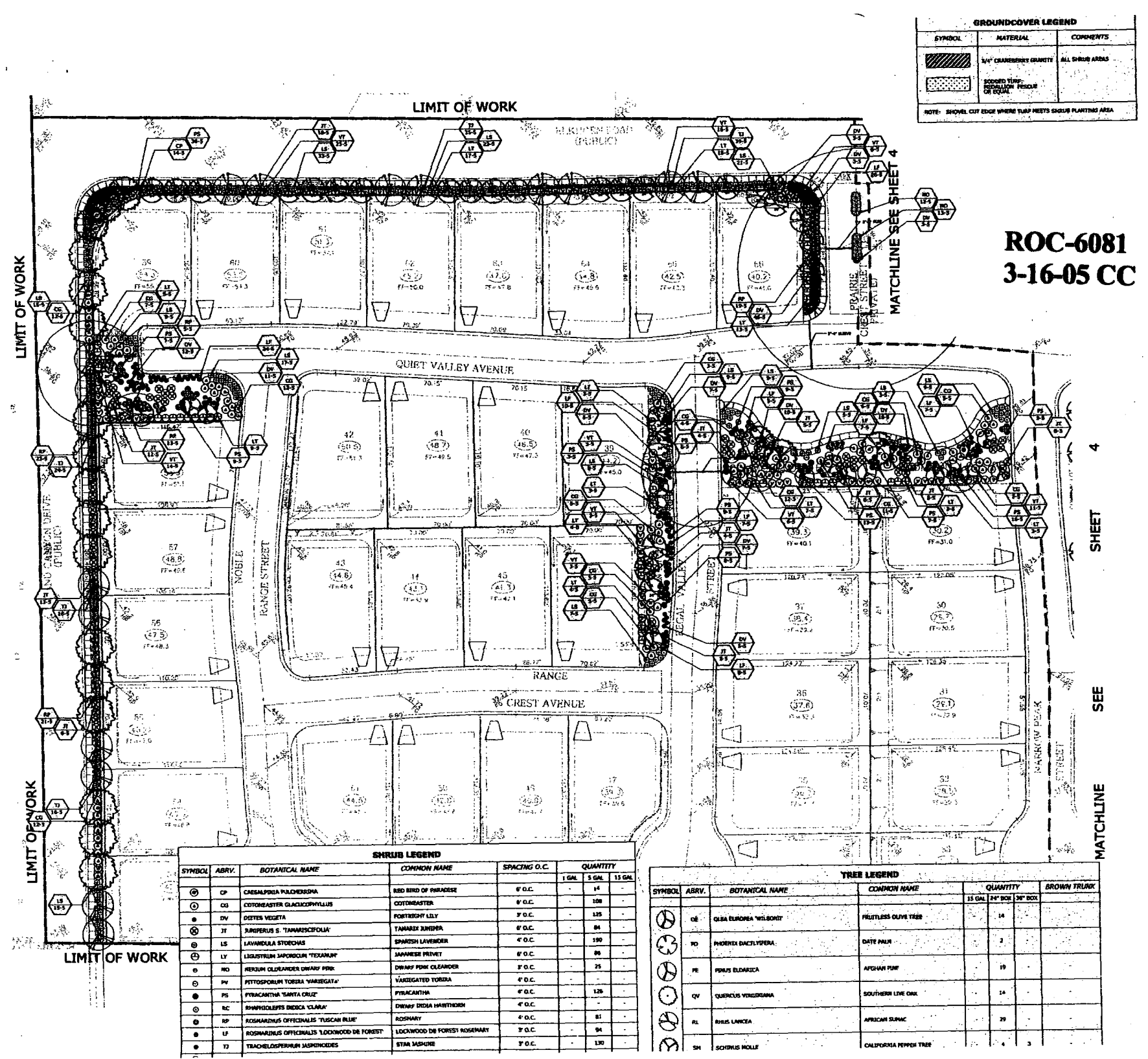
MERITAGE HOMES
5555 W. BADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118

IRRIGATION PLAN

Reyburn Lawn & Landscape Designers, Inc.

project manager: BRUCE LISSAK
approved by: ROB SAWYER
drawn by: COURTNEY LEWIS
date: 09/23/03
scale: 1"=30'-0"

SHEET 2 of 4



ROC-6081
3-16-05 CC

GROUNDCOVER LEGEND

SYMBOL	MATERIAL	COMMENTS
	3/4" CRANBERRY GRANITE	ALL SHRUB AREAS
	SODDED TURF: REPALLION FESCUE OR EQUAL	

NOTE: SHOVEL CUT EDGE WHERE TURF MEETS SHRUB PLANTING AREA

SHRUB LEGEND

SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	SPACING O.C.	QUANTITY 1 GAL	5 GAL	15 GAL
	CP	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	6' O.C.	-	14	-
	CG	COTONEASTER GLAUCOPHYLLUS	COTONEASTER	6' O.C.	-	108	-
	DV	DIETES VEGETA	FORTNIGHT LILY	3' O.C.	-	125	-
	JT	JUNIPERUS S. 'TAMARISCIFOLIA'	TAMARIX JUNIPER	6' O.C.	-	84	-
	LS	LAVANDULA STOECHAS	SPANISH LAVENDER	4' O.C.	-	190	-
	LY	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	6' O.C.	-	86	-
	NO	NERIUM OLEANDER DWARF PINK	DWARF PINK OLEANDER	5' O.C.	-	25	-
	PV	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	4' O.C.	-	-	-
	PS	PYRACANTHA 'SANTA CRUZ'	PYRACANTHA	6' O.C.	-	126	-
	RC	RHAPHIOLEPIS INDICA 'CLARA'	DWARF INDIA HAWTHORN	4' O.C.	-	-	-
	RP	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSMARY	4' O.C.	-	81	-
	LF	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST'	LOCKWOOD DE FOREST ROSEMARY	3' O.C.	-	94	-
	TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	3' O.C.	-	130	-

TREE LEGEND

SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	QUANTITY 15 GAL	24" BOX	36" BOX	BROWN TRUNK
	OE	OLEA EUROPEA 'WILSONII'	FRUITLESS OLIVE TREE	-	14		
	PD	PHOENIX DACTYLIFERA	DATE PALM	-	3		
	PE	PINUS ELDARICA	AFGHAN PINE	-	19	-	
	QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-	14	-	
	RL	RHUS LANCEA	AFRICAN SUMAC	-	29	-	
	SM	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	-	4	3	-

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FEB 4 2005

REVISIONS

VALLEY CREST UNIT 3
AS-BUILT LANDSCAPE PLAN

MERITAGE HOMES
5555 W. BADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118

PLANTING PLAN

LAND CONCER
LANDSCAPE ARCHITECTU
1250 East Deere Avenue, Santa Ana, CA 92705
949.250.0823, F 949.752.2469

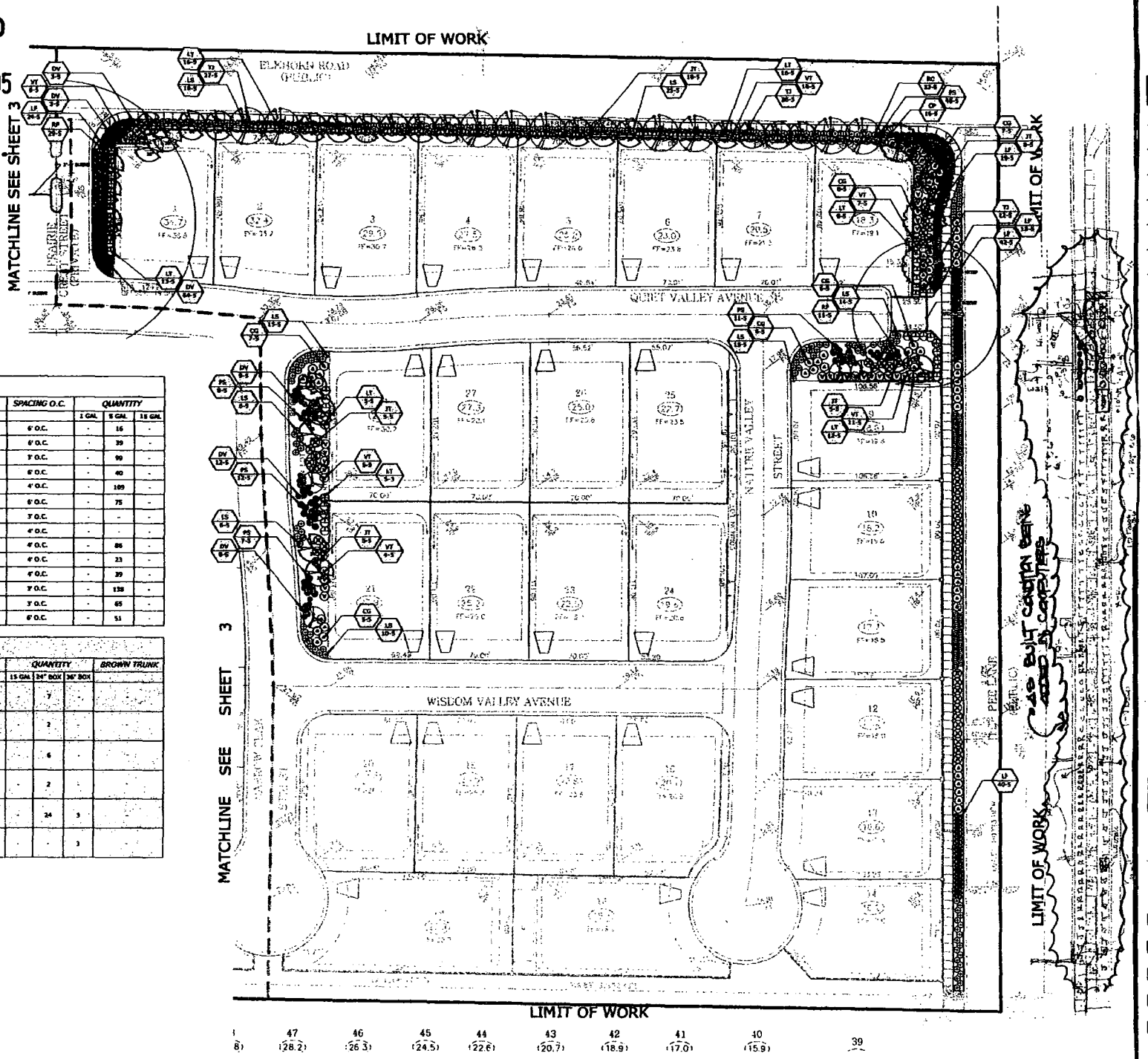
project manager:
approved by:
drawn by:
date: 12/03/04
scale: 1" = 30'

SHEET 3 4

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ROC-6081
3-16-05 CC



SHRUB LEGEND

CAL NAME	COMMON NAME	SPACING O.C.	QUANTITY		
			1 GAL	5 GAL	15 GAL
LCHERRIMA	RED BIRD OF PARADISE	6' O.C.	-	16	-
LACUCOPHYLLUS	COTONEASTER	6' O.C.	-	39	-
	FORTNIGHT LILY	3' O.C.	-	90	-
MARISCIFOLIA'	TAMARIX JUNIPER	6' O.C.	-	40	-
ECHAS	SPANISH LAVENDER	4' O.C.	-	109	-
RICUM 'TEXANUM'	JAPANESE PRIVET	6' O.C.	-	75	-
DER DWARF PINK	DWARF PINK OLEANDER	3' O.C.	-	-	-
OBIRA 'VARIEGATA'	VARIEGATED TOBIRA	4' O.C.	-	-	-
NTA CRUZ'	PYRACANTHA	4' O.C.	-	86	-
NDICA 'CLARA'	DWARF INDIA HAWTHORN	4' O.C.	-	23	-
FICINALIS 'TUSCAN BLUE'	ROSEMARY	4' O.C.	-	39	-
FICINALIS 'LOCKWOOD DE FOREST'	LOCKWOOD DE FOREST ROSEMARY	3' O.C.	-	139	-
UM JASMINOIDES	STAR JASMINE	3' O.C.	-	65	-
S	LAURUSTINUS	6' O.C.	-	51	-

TREE LEGEND

CAL NAME	COMMON NAME	QUANTITY			BROWN TRUNK
		15 GAL	24" BOX	36" BOX	
WELSORII'	FRUITLESS OLIVE TREE	-	7	-	
YFERA	DATE PALM	-	2	-	
	AFGHAN PINE	-	6	-	
OLIANA	SOUTHERN LIVE OAK	-	2	-	
	AFRICAN SUMAC	-	24	3	
	CALIFORNIA PEPPER TREE	-	-	3	

OVER LEGEND

AL	COMMENTS
RY GRANITE	ALL SHRUB AREAS
ESCUE	
URF MEETS SHRUB PLANTING AREA	

REVISIONS

VALLEY CREST
UNIT 3
AS-BUILT LANDSCAPE PLAN

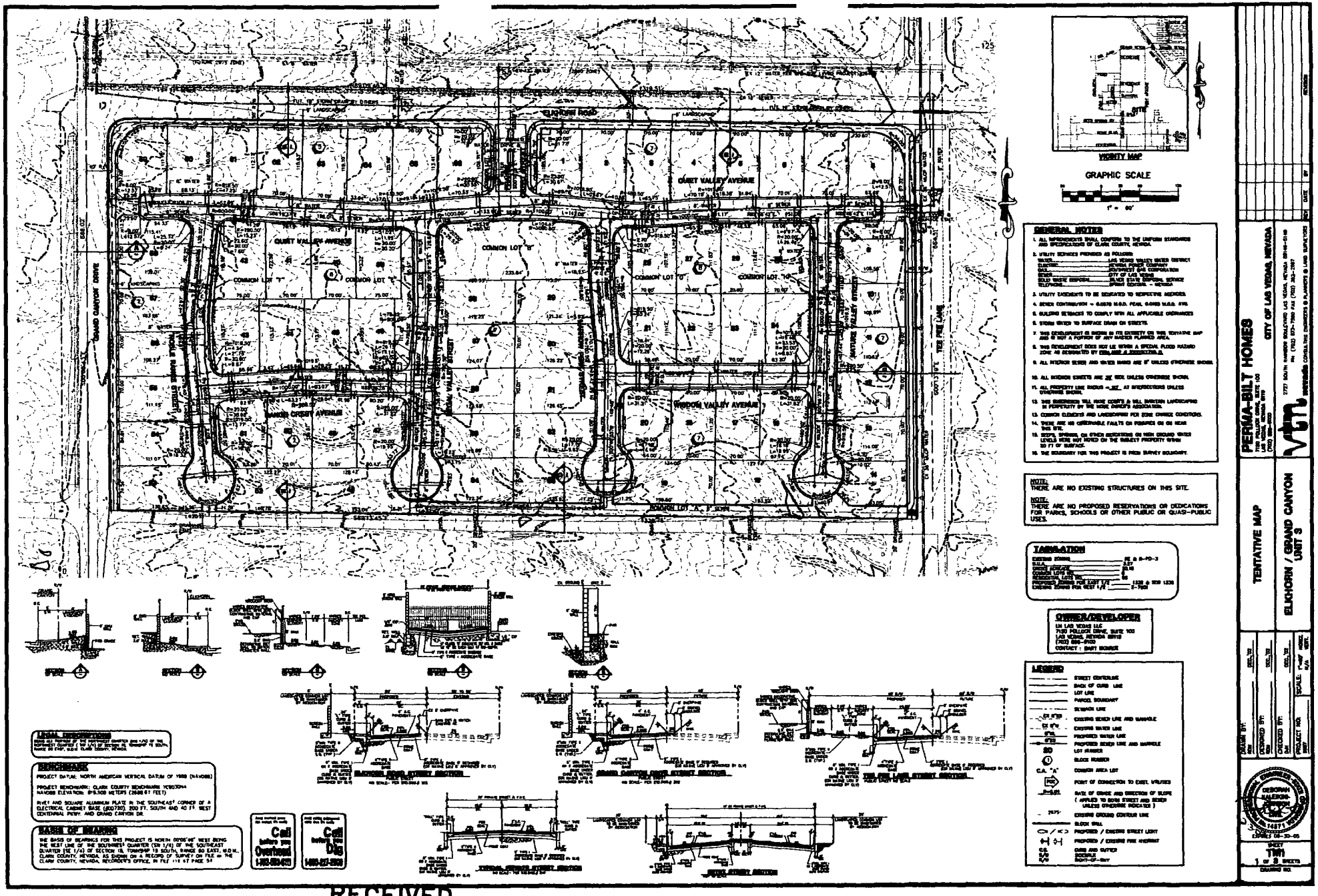
MERITAGE HOMES
5555 W. BADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118

PLANTING PLAN

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 East Deere Avenue, Santa Ana, CA 92705
949.250.0212, F 949.752.3469

project manager:
BRUCE LISSAK
approved by:
ROB SAWYER
drawn by:
COURTNEY LEWIS
date:
09/23/03
scale:
1"=30'-0"

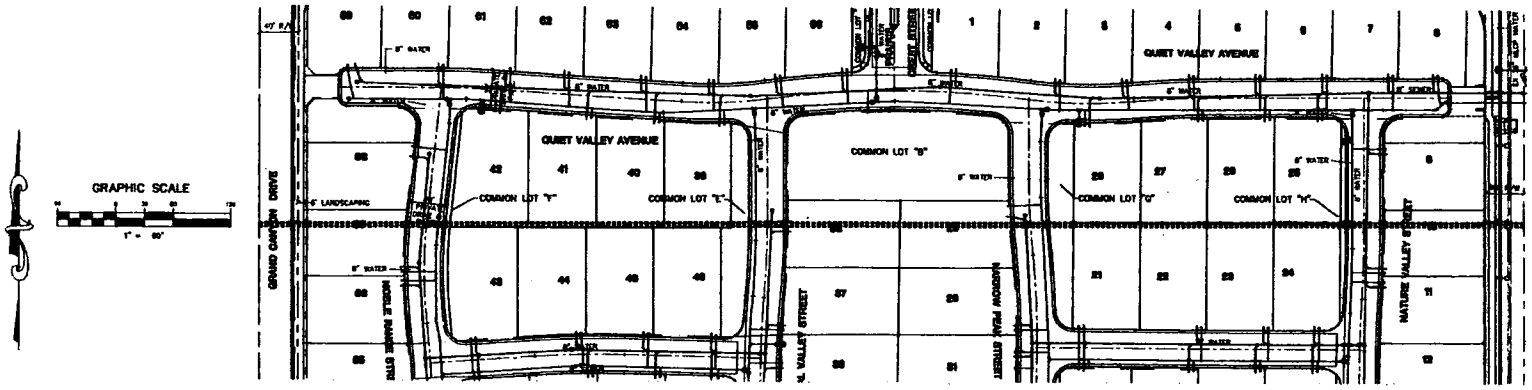
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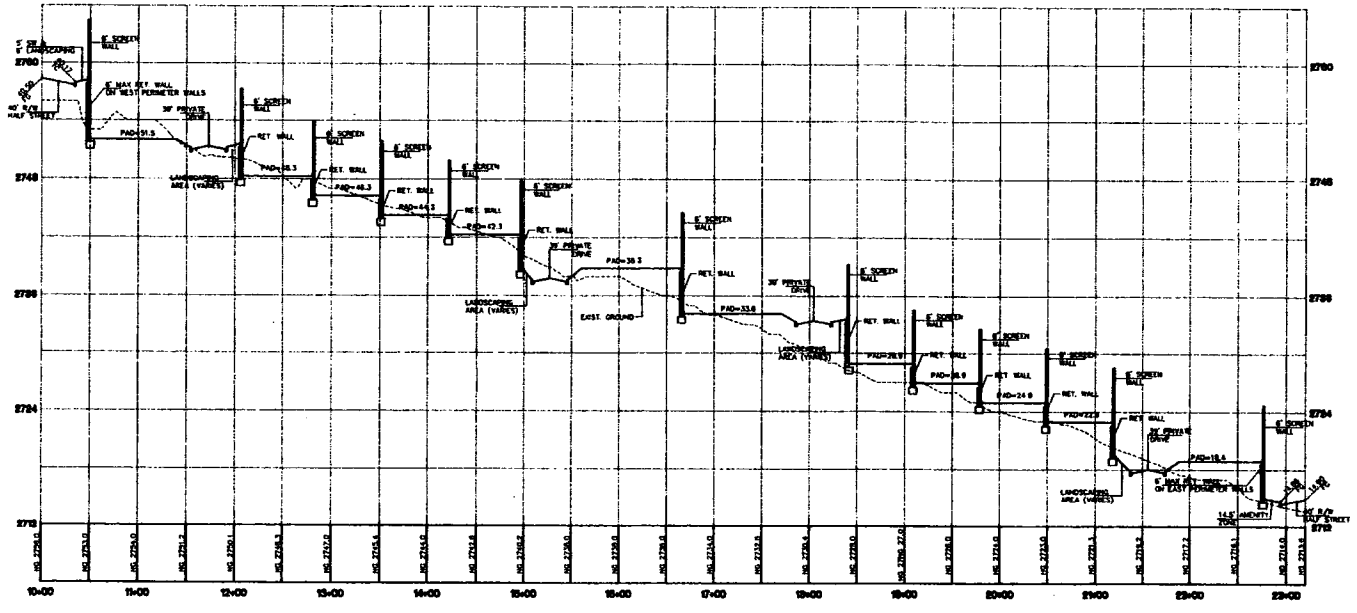


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ROC-6081
3-16-05 CC





BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

PROJECT BENCHMARK: CLARK COUNTY BENCHMARK 1CSC30XH
NAVD88 ELEVATION 819.508 METERS (2688.87 FEET)

PIVET AND SQUARE ALUMINUM PLATE IN THE SOUTHEAST CORNER OF A ELECTRICAL CABINET BASE (E07730), 200 FT. SOUTH AND 40 FT. WEST CENTERLINE PKWY AND GRAND CANYON DR

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'46" WEST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 114 AT PAGE 57.

Call before you Overhead 1-800-590-6111

Call before you Dig 1-800-227-2600

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FEB 4 2005

ROC-6081
3-16-05 CC

PERMA-BILT HOMES
7251 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 896-2900

CITY OF LAS VEGAS, NEVADA

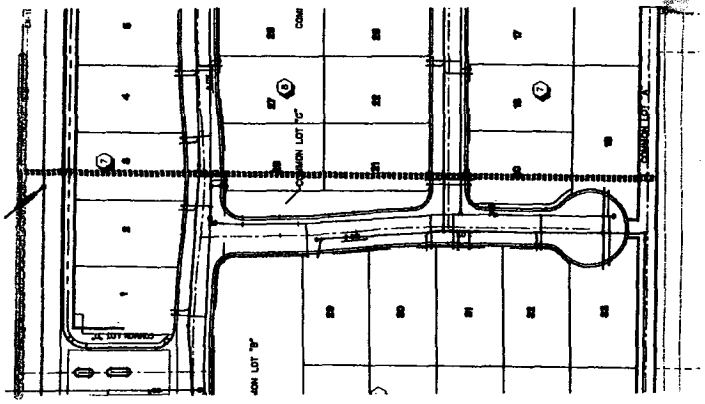
TENTATIVE MAP

ELKHORN / GRAND CANYON
UNIT 3

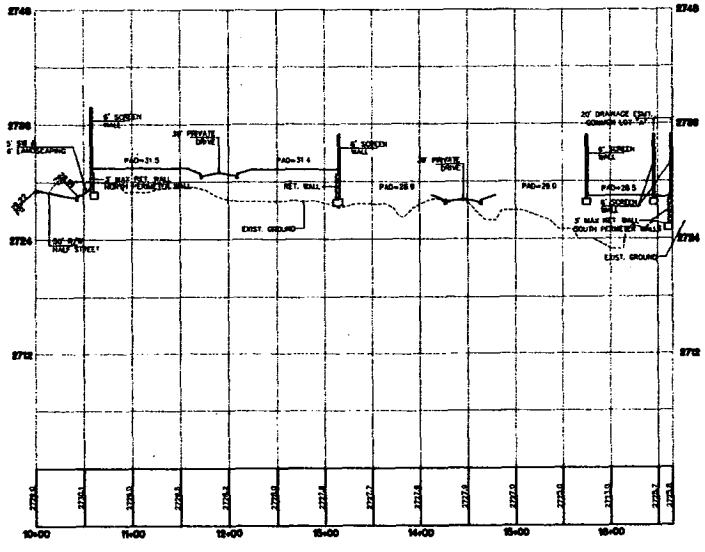
DESIGNED BY: RGM
DRAWN BY: RGM
CHECKED BY: SJH
PROJECT NO: 0407
SCALE: 1"=60' HORZ. N/A VERT.
DATE: OCT. '04

DEBORAH VALERIUS-ANDERSON
No. 14871
EXPIRES 06-30-05

SHEET
T002
2 OF 2 SHEETS
DRAWING NO.



GRAPHIC SCALE



Call before you Overhead 1-702-894-8111

Call before you Dig 1-800-227-9900

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

PROJECT BENCHMARK: CLARK COUNTY BENCHMARK YC903044
NAVD88 ELEVATION: 819.808 METERS (2688.67 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN THE SOUTHEAST CORNER OF A ELECTRICAL CABINET BASE LB00700, 200 FT. SOUTH AND 40 FT. WEST CENTENNIAL PKWY. AND GRAND CANYON DR.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°06'46" WEST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 118 AT PAGE 37.

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FEB 4 2005

ROC-6081
3-16-05 CC

PERMA-BILT HOMES

CITY OF LAS VEGAS, NEVADA

TENTATIVE MAP

ELKHORN / GRAND CANYON UNIT 3

DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO:
SCALE: 1"=40' HORIZ. N/A VERT.

DEBORAH KALEKAS
EXPIRES 06-30-05

SHEET
TM3
2 OF 3 SHEETS
DRAWING NO.



ROC-6081 - APPLICANT/OWNER: MERITAGE HOMES
Adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05



ROC-6081 - APPLICANT/OWNER: MERITAGE HOMES
Adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road
MARCH 16, 2005 CITY COUNCIL MEETING

Picture taken 02/22/05

VTN nevada
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

February 4, 2004

W.O. 5897-X

City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: REQUEST AND JUSTIFICATION LETTER
FOR REVIEW OF CONDITIONS SDR-1336
Assessors Parcel: 125-19-501-001 thru 005

On behalf of our client Meritage Homes, VTN Nevada submits this application for a Review of Conditions for Site Development Review case SDR-1336. The applicant is requesting to deviate from condition # 3.

The subject 20-acre +/- property is located at the southwest corner of Elkhorn Road and Tee Pee Lane. Specifically we request a Review of Conditions of the Site Development Review.

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

Request
The applicant is requesting to deviate from the Town Center development standards for residential collector streets (i.e. Tee Pee Lane).

The submitted Tentative Map indicated an 80-foot street section for Tee Pee Lane, with 50 feet of pavement, 6-inch curbs, 7.5 foot amenity zone and 7.0 foot sidewalk.

The applicant, during the construction, altered the street section to the section as shown on the revised Tentative Map. The section for Tee Pee Lane includes (as shown) 50 feet of pavement, 6-inch curbs, 3.5 foot amenity zone, 7.0 foot sidewalk, 4.0 foot amenity zone.

The overall street section meets the intent of the residential collector standards, the difference is the amenity zone was split, and the amenity zone occurs on either side of the sidewalk.

ROC-6081

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

The applicant believes that the constructed section still meets the intent of the residential collector standards for Town Center, and respectfully request approval of this review of conditions application.

If you have any questions, please feel free to contact me (702) 253-2431.

Sincerely,

VTN Nevada

Jeffrey Armstrong, Senior Planner

Rose Milner, Meritage Homes
Dave Edwards, PM.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
'ETTE B. McDONALD
.WRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

February 7, 2003

Mr. Klif Andrews
Pardee Homes of Nevada
10880 Wilshire Boulevard, Suite #1900
Los Angeles, California 90024-4101

RE: SDR-1336 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 5, 2003
Related to ZON-1339

Dear Mr. Andrews:

The City Council at a regular meeting held February 5, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 66 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APNs: 125-19-501-001 through 005), PROPOSED USE: SINGLE FAMILY DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on February 6, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-1339) to an R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District approved by the City Council.

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

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

4. 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, whichever is less.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

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

VOICE 702.229.6011
TTY 702.386.9108
'ww.ci.las-vegas.nv.us

ROC-6081

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed calculation showing that the required amount of open space is being provided.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Landscaping on the west side of Tee Pee lane shall meet the Town Center Development Standards.

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

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

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

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

12. 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.

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

Public Works

14. Petition of Vacation VAC-0039-02 shall record prior to the recordation of any Final Maps for this site. If this Vacation is not recorded this site development plan shall be voided and a new site development plan must be submitted that acknowledges the development of the existing right-of-way.

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. Meet with the Clark County School District to provide pedestrian access easements, if necessary, at a mutually acceptable location prior to the submittal of any construction drawings for this site.

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

18. Site development to comply with all applicable conditions of approval for ZON-1339, Z-0079-01, and all other subsequent site-related actions.

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,

Doreen Araujo

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

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

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Rob Beville
Perma-Bilt Homes
7150 Pollock Drive, Suite #104
Las Vegas, Nevada 89119

VTN nevada
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PROVIDING QUALITY PROFESSIONAL SERVICES SINCE 1960

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CITY CLERK
2005 MAR 15 P 3:48

March 15, 2005

W.O. 5897-X

Ms. Margo Wheeler, Director of Planning and Development
City of Las Vegas
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

(Via Facsimile)

RE: Request to Hold Applications
ROC-6081

Dear Ms. Wheeler,

On behalf of our client, Meritage Homes, VTN Nevada hereby requests the City of Las Vegas to hold the above referenced applications for a period of 30 days. These matters are currently scheduled for the March 16th, 2005, City Council Hearing. The applicant is requesting these matters be pulled from the agenda, and rescheduled for the April 20, 2005 meeting.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 253-2431.

Sincerely,
VTN Nevada

Jeffrey R.Armstrong, Senior Planner
cc: Patrick Helfrich, Meritage Homes @ 896-9191 (Fax)
Deb Johnson, PE.

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

Submitted after final agenda
Date 3/15/05 Item #98

City of Las Vegas

Agenda Item No. 99

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5611 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA - Request for a Site Development Plan Review FOR AN ELEMENTARY SCHOOL on 10.0 acres adjacent to the southwest corner of Campbell Road and Severence Lane (APN 125-17-401-002), T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS with TARKANIAN abstaining because of her involvement with the Public Education Foundation and the T.E.A.C.H. Foundation (Clark County School District Public Education Foundation and the E.W. Clark High School T.E.A.C.H. Academy Advisory Board)

NOTE: An initial motion for approval by MACK carried unanimously and was reconsidered upon a motion by REESE, which also carried unanimously with TARKANIAN abstaining because of her involvement with the Public Education Foundation and the T.E.A.C.H. Fourndation (Clark County School District Public Education Foundation and the E.W. Clark High School T.E.A.C.H. Academy Advisory Board)

MINUTES:

MATT LACROIX, Clark County School District, concurred with staff recommendations and indicated that the Thomson Elementary School is scheduled to open in 2006. This school will relieve Darnell Elementary, which is currently overcapacity.
(1:19 - 1:20/5:17 - 5:22)
3-445/4-338

CONDITIONS:

Planning and Development

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

2. The site plan shall be revised to provide a minimum of 104 parking spaces, five of which shall be

CONDITIONS - Continued:

handicap accessible.

3. All development shall be in conformance with the site plan and building elevations expect as amended by other conditions.

4. All lighting standards shall be no taller than 30 feet and utilize "shoe-box" fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.

5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to property maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.

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

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

Public Works

8. Dedicate 40 feet of right-of-way adjacent to this site for Severance Lane, 30 feet for Dapple Gray Avenue, 40 feet for Solar Avenue, a 20-foot radius on the southeast corner of Severance Lane and Dapple Gray Avenue, a 20-foot radius on the southwest corner of Severance Lane and Campbell Road, a 15-foot radius on the northwest corner of Campbell Road and Solar Avenue and a 15-foot radius on the northeast corner of Solar Avenue and Dapple Gray Avenue prior to the issuance of any permits.

9. Construct half-street improvements including appropriate overpaving (if legally able) on Severance Lane, Campbell Road, Solar Avenue and Dapple Gray Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be

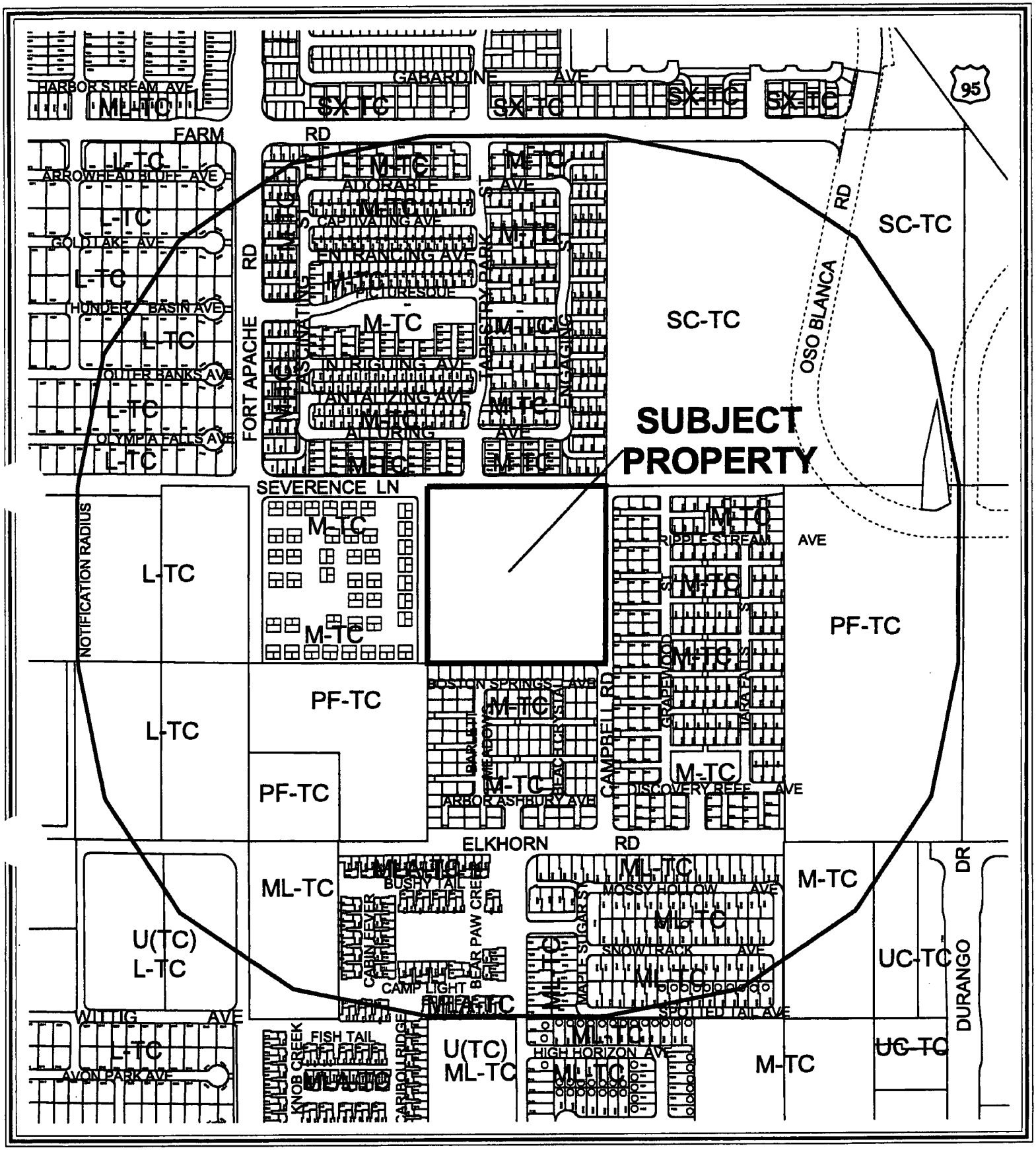
CONDITIONS - Continued:

granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

12. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

13. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.



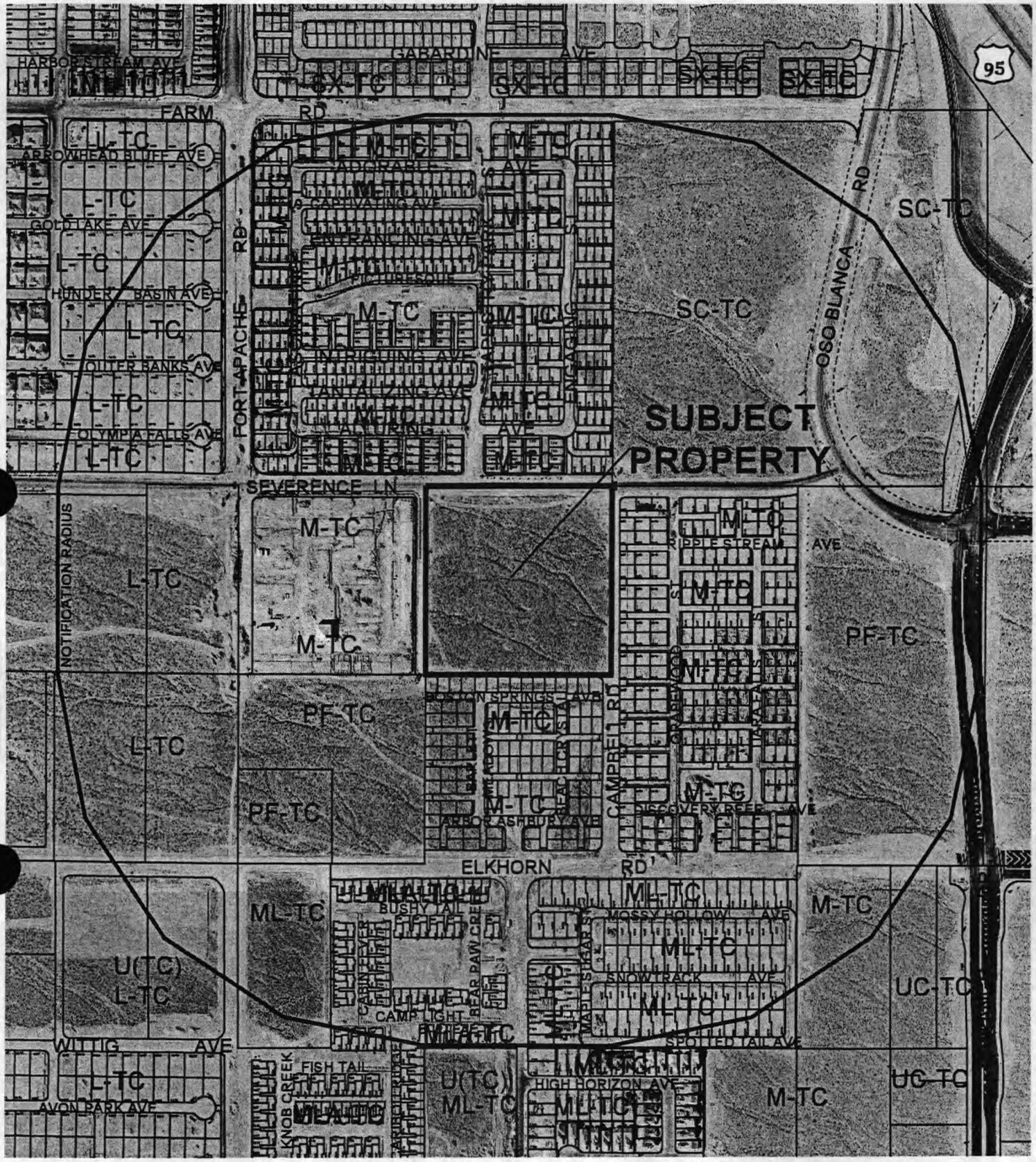
0 400 800 Feet

CASE: **SDR-5611**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

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RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-5611 – APPLICANT: CLARK COUNTY SCHOOL DISTRICT – OWNER: USA

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 16, 2005 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. The site plan shall be revised to provide a minimum of 104 parking spaces, five of which shall be handicap accessible.

3. All development shall be in conformance with the site plan and building elevations expect as amended by other conditions.

4. All lighting standards shall be no taller than 30 feet and utilize "shoe-box" fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.

5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to property maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.

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

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

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if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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12. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

13. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for an elementary school on 10.0 acres adjacent to the southwest corner of Campbell Road and Severance Lane.

B) Applicant's Justification

The applicant's justification letter indicates this school will serve the needs of this rapidly growing neighborhood and the district looks forward to constructing the new school.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) for this site as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998.

12/17/03 The City Council approved a Waiver (WVR-3222) to allow Solar Avenue, along the south side of the site, to be 46 feet wide where 80 feet is the width required. The Planning Commission and staff recommended approval on November 20, 2003.

01/13/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #17/mp).

B) Pre-Application Meeting

11/09/04 The applicant was advised of the requirements for a Site Development Plan Review application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.00

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residences
South:	Single Family Residences
East:	Single Family Residences
West:	Condominiums

C) Planned Land Use

Subject Property:	TC (Town Center) [PF-TC (Public Facilities - Town Center) Town Center special land use designation]
North:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation] and [SC-TC (Service Commercial - Town Center) Town Center special land use designation]
South:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation] and [PF-TC (Public Facilities - Town Center) Town Center special land use designation]
East:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation]
West:	TC (Town Center) [M-TC (Medium Density Residential - Town Center) Town Center special land use designation]

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

This site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. The existing T-C (Town Center) zoning is compatible with this land use designation.

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

This site is located in the Town Center Master Plan area and is designated as PF-TC (Public Facilities - Town Center) on the plan. This land use designation allows for public facilities such as the proposed public park.

PROJECT DESCRIPTION

The submitted plans depict a proposed elementary school building located towards the north side of the site with a ball field, basketball courts and playground areas located to the south. Parking is shown on the east side of the site with access to Campbell Road. A bus drop-off area is provided on the west side of the site with access from Dapple Gray Road. Landscaping is provided in 15-foot wide planters along Campbell Road and Severance Lane, in an eight-foot wide planter along a portion of Solar Avenue and in planters throughout the parking lot area. A chain link fence is shown along the southwest corner of the site, which encloses the proposed ball field. The building elevations depict a single story structure with an overall height of 27 feet 10 inches. The exterior building materials include concrete masonry blocks of various textures, plaster and painted perforated metal panels for screening of the mechanical equipment of the roof.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards that apply to projects with the T-C (Town Center) district are defined within the applicable special land use designation, in this case, the PF-TC category. There are no specific development standards in the PF-TC (Public Facilities - Town Center) designation for the development of a school. The proposed development parameters for the project are as follows:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	10.00 Acres	Y
Min. Lot Width	N/A	580 Feet	Y
Min. Setbacks			
• Front	N/A	165 Feet	Y
• Side	N/A	240 Feet	Y
• Corner	N/A	26 Feet	Y
• Rear	N/A	87 Feet	Y
Max. Lot Coverage	N/A	17.2 %	Y
Max. Building Height	N/A	27 Feet 10 Inches	Y
Mech. Equipment	Must be screened	Located near parking area and screened	Y

The plans as proposed are appropriate for a development of this type.

A2) Residential Adjacency Standards

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

a) Proximity slope. Based on the overall height of 27 feet 10 inches the building must be setback 83 feet six inches from any of the adjacent residential development in order to maintain the 3 to 1 proximity slope. The building is 152 feet from the nearest residential located to the west and is therefore in compliance with the Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Elementary School	65,584 SF.	Two spaces for each classroom, plus twenty spaces for administrative staff	104	5	93	4

The proposed site plan does not meet the minimum requirements for parking. Based on a total of 42 classrooms, 104 parking spaces are required. Five of those spaces are required to be handicap accessible. The plan indicates 93 spaces are provided, four of which are handicap accessible. A condition has been added requiring the site plan to be revised to provide the minimum amount of required parking.

A4) Landscape and Open Space Standards

There are no specific landscape standards set forth in Title 19 that automatically apply to developments in a Public Facility land use designation. The proposed landscape plan depicts adequate landscaping for the proposed elementary school.

B) General Analysis and Discussion

- Zoning

This site is zoned T-C (Town Center) and located in the Town Center Master Plan area with a designation of PF-TC (Public Facilities - Town Center) on the plan. This land use designation allows for public facilities such as the proposed elementary school.

- Site Plan

The site plan depicts a reasonable design for the proposed elementary school, which can be harmonious and compatible with the surrounding properties.

- Landscape Plan

The landscape plan meets the standards of the Code in terms of the number of trees and ground cover provided.

- Elevation

The proposed elevations are appropriate for the proposed elementary school.

FINDINGS

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

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

   The proposal is consistent and compatible with existing development around the site.

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

   With the implementation of the condition requiring additional parking, the proposed development will be consistent with city plans, policies, and standards.

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

   Site access is provided by Campbell Road and Dapple Gray Road. The roadway network is adequate to meet the traffic generated by the proposed development.

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

   The proposed building and landscape materials are common for this type of development and are appropriate for this area of the City.

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

The design of the development is harmonious with existing development around the site

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

The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 43 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5611 **APN:** 125-17-401-002

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon L. DiPinto

Sharon DiPinto, AIM
Division of Lands, BLM

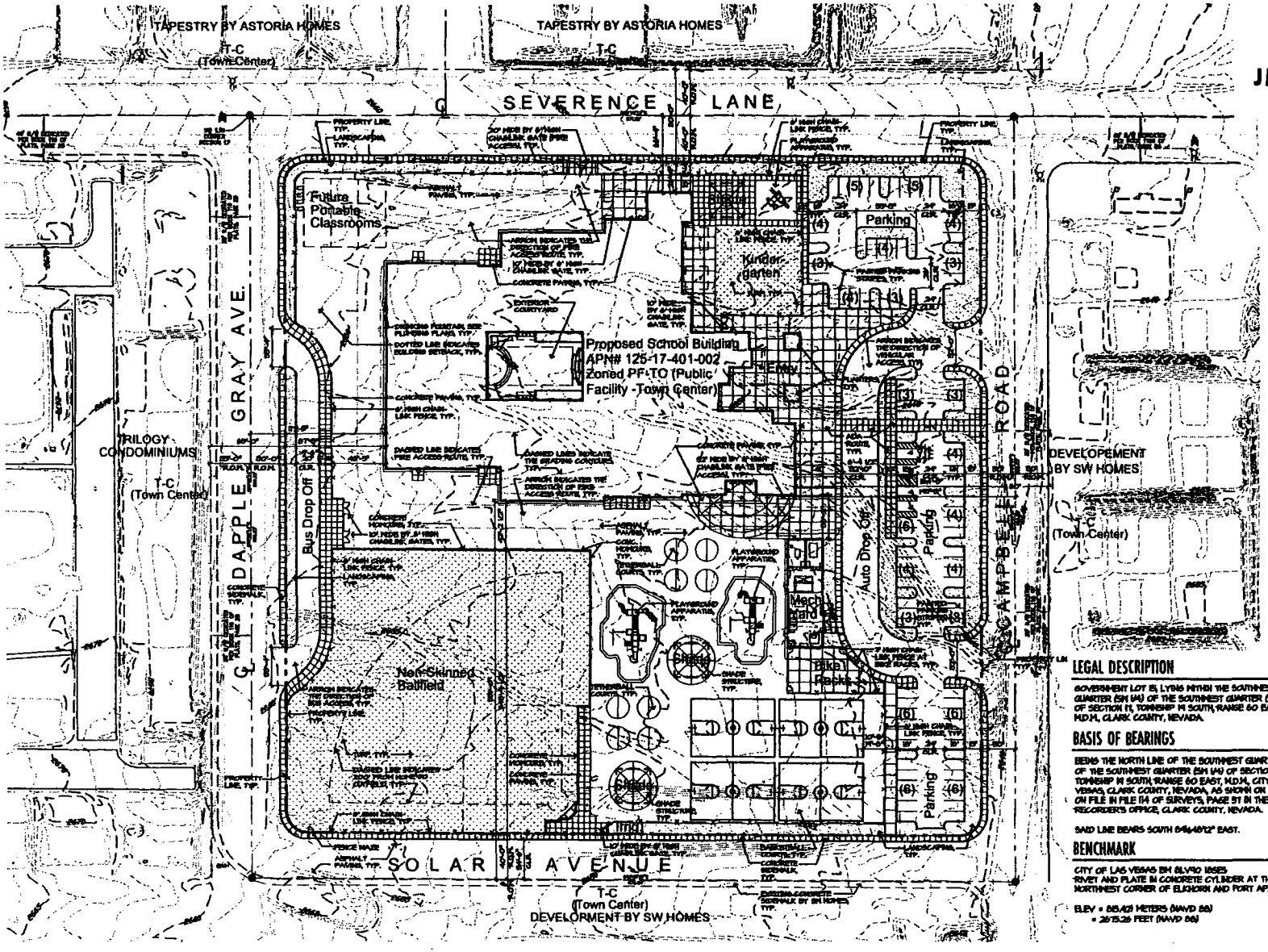
Subscribed and sworn before me

This 17th **day of** Aug, 2004

Carol A. McDermott

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006



JMA ARCHITECTURE [redacted]S

SITE AREA		
	GROSS AREA -	8.73 Acres
	NET AREA -	10.86 Acres
	BUILDING AREA -	65584 S.F.
	BUILDING/SITE RATIO -	11.2 %
KINDERGARTEN		
	TURF -	6,048 S.F.
	ASPHALT/CONCRETE -	3,584 S.F.
	PLAY SURFACE -	1,602 S.F.
TOTAL AREA		15,221 S.F.
PRIMARY/INTERMEDIATE		
	TURF -	60,681 S.F.
	ASPHALT/CONCRETE -	64,045 S.F.
	PRIMARY PLAY SURFACE -	13,500 S.F.
	INTERMEDIATE PLAY SURFACE -	4,500 S.F.
TOTAL AREA		185,002 S.F.
PARKING		
	STANDARD	84 SPACES
	ACCESSIBLE	4 SPACES
	TOTAL	88 SPACES
PARKING ANALYSIS		
	TOTAL PARKING REQUIRED	81 SPACES
	42 CLASSROOMS	81 SPACES (1.5 SPACES/CLASSROOM AND 1,000 SQ. FT. OFFICE AND 1,500 S.F. OF OFFICE
	ACCESSIBLE PARKING REQ'D	4 SPACES (76 -100 SPACES)
OCCUPANCY:	MIXED USE	
	E-1 OCCUPANCY	55,186 S.F.
	B OCCUPANCY	4,654 S.F.
	A-2.1 OCCUPANCY	6,642 S.F.
CONSTRUCTION	MIXED USE	TYPE II-N
	AUTOMATIC FIRE SPRINKLER SYSTEM REQ'D	
	A-2.1 OCCUPANCY	TYPE II-1 HOUR
MAX HEIGHT: TABLE 5-B	E-1 OCCUPANCY	55'-0"
	B OCCUPANCY	65'-0"
	A-2.1 OCCUPANCY	65'-0"
BASIC ALLOWABLE AREA: TABLE 5-B	E-1 OCCUPANCY	23,000 S.F.
	B OCCUPANCY	12,000 S.F.
	A-2.1 OCCUPANCY	23,000 S.F.
ALLOWABLE AREA INCREASES: SEC. 505	1. SEPARATION ON TWO SIDES W 65'-1" -20'-0" = 45'-1" 62'-0" X 1.25 = 50% INCREASE	
	2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT = 200% INCREASE TOTAL ALLOWABLE INCREASE = BASIC ALLOWABLE X 1.5 X 3 BASIC ALLOWABLE X 4.5	
EXISTING ZONING	PF -TC (PUBLIC FACILITY TOWN CENTER)	
MAXIMUM BUILDING HEIGHT	27'-0"	

LEGAL DESCRIPTION

GOVERNMENT LOT 15, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

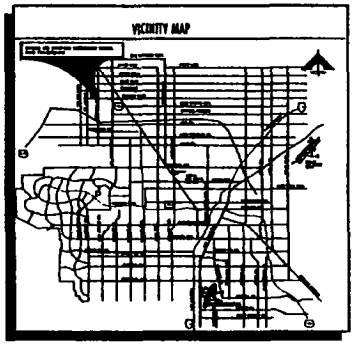
BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 124 OF SURVEYS, PAGE 37 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH 84°48'12" EAST.

BENCHMARK

CITY OF LAS VEGAS BM BLVD 1855
RIVET AND PLATE IN CONCRETE CYLINDER AT THE NORTHWEST CORNER OF ELKHORN AND FORT APACHE.

ELEV = 855.421 METERS (NAVD 88)
= 2815.26 FEET (NAVD 88)



10120 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE (702) 731-3033 FAX (702) 731-3036 WWW.JMAARCH.COM

PROJECT NO: 200401158
DATE: 11/8/04

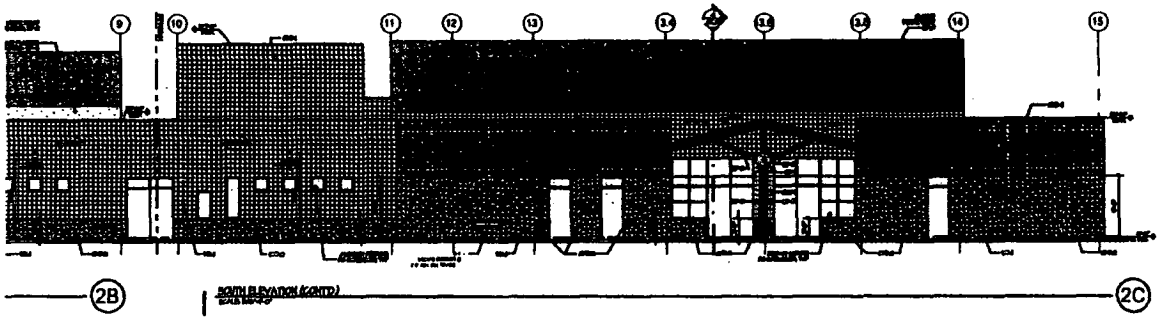
SCALE: 1" = 40'-0" (0, 20, 40, 80) NORTH

Sandra Lee Thompson Elementary School - SITE PLAN

CCSD Project #1493

SDR-5611
01-13-05 PC

JMA ARCHITECTURE [redacted]S

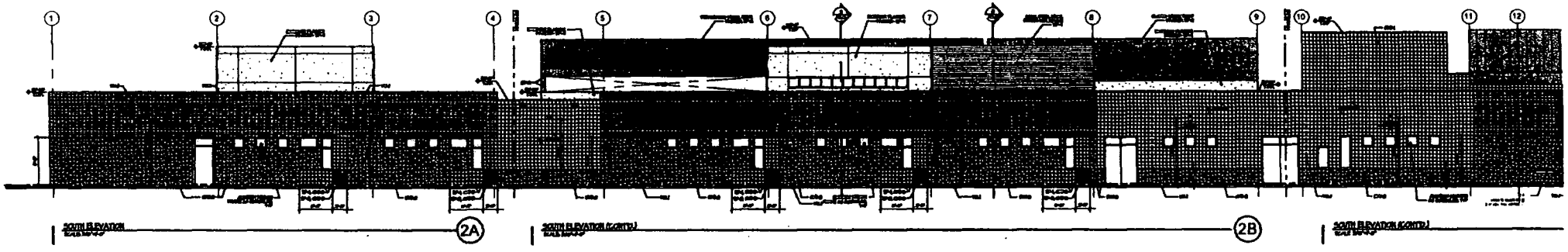


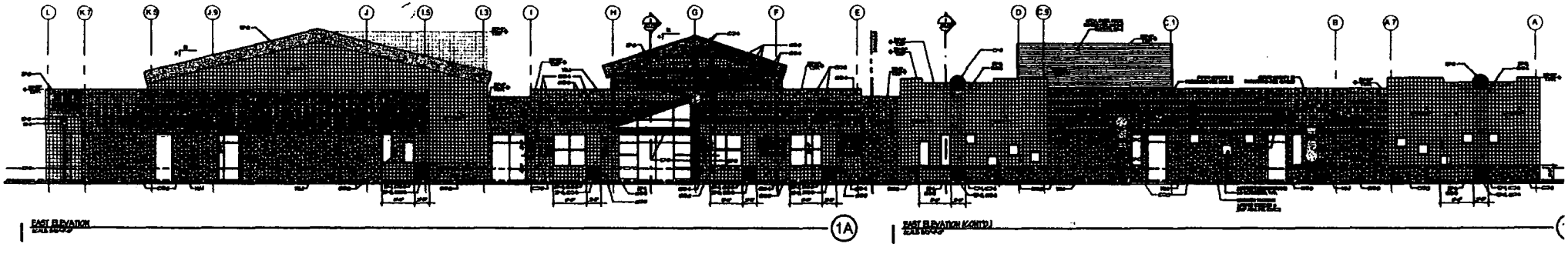
GENERAL NOTES

1. CONCRETE BLOCK:
   - CB-1: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CHOCOLATE SAMPLE. COLOR: GREY
   - CB-2: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CHOCOLATE SAMPLE. COLOR: BLACK
   - CB-3: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CHOCOLATE SAMPLE. COLOR: TAN
   - CB-4: SIZE: 8x8x16 TYPE: SPLIT FACE, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CHOCOLATE SAMPLE. COLOR: TAN
   - CB-5: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
   - CB-6: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE PT1404 SEPTEMBER LEAF
   - EP-2: COLOR: FRAZEE RIDGE BAY BRIDGE
   - EP-3: COLOR: FRAZEE PT1003 HEATHCOTE
   - EP-4: COLOR: FRAZEE 4[illegible] CRISP LINEN
   - EP-5: COLOR: FRAZEE 4[illegible] HALEY PINE

EXTERIOR PLASTER SHALL BE EP-4 AS NOTED. EXTERIOR METALS (INCLUDING SHEET METAL) AND ALUMINUM LETTER SHALL BE EP-4, UNLESS NOTED OTHERWISE.

5. [illegible] REFER TO ELECTRICAL DRAWINGS FOR HEIGHT OF [illegible] REFER TO ELECTRICAL DRAWINGS FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
4. REQUIRED PARAPET CONTROL JOINT - REFER TO STRUCTURAL DWGS.
5. ALL 3" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM RAILINGS - EP-5.
7. [illegible] REFER TO ELECTRICAL DRAWINGS FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
8. ALL PENETRATIONS (PIPES, CONDUITS, DUCTWORK, ETC.) THROUGH EXTERIOR WALLS SHALL BE PAINTED TO MATCH ADJACENT SURFACE.
9. EXTERIOR REFLECTIVE GLAZING SHALL BE VISION GREEN VISIONEX OR EQUAL, AS APPROVED BY THE ARCHITECT.





Sandra Lee Thompson Elemetary School - EXTERIOR ELEVATIONS

CCSD Project #1493

SDR-5611
01-13-05 PC

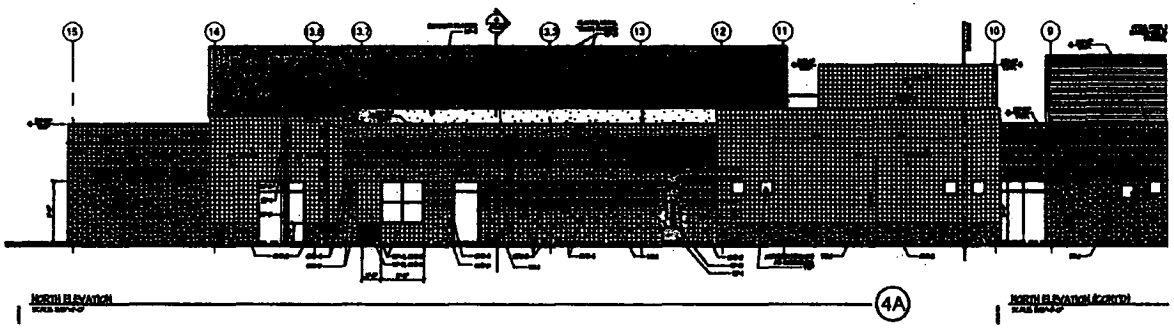
[redacted]

PROJECT NO: 200401155
DATE: 11/8/04

SCALE 1/8" = 1'-0"

NORTH

JMA ARCHITECTURE [redacted]S



NORTH ELEVATION 4A

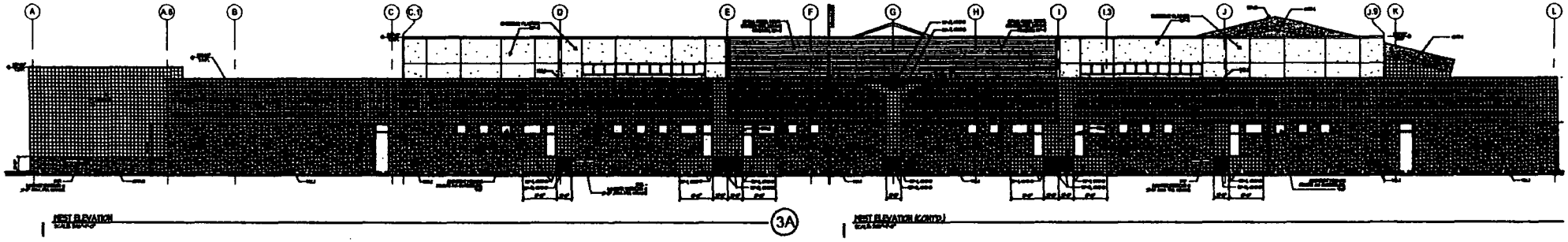
NORTH ELEVATION (CONT'D)

GENERAL NOTES

1. CONCRETE BLOCK:
   - CB-1: SIZE: 8x8x16; TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT; TO MATCH ARCHITECT'S CASEBUILT SAMPLE; COLOR: GREY
   - CB-2: SIZE: 8x8x16; TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT; TO MATCH ARCHITECT'S CASEBUILT SAMPLE; COLOR: BLACK
   - CB-3: SIZE: 8x8x16; TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT; TO MATCH ARCHITECT'S CASEBUILT SAMPLE; COLOR: TAN
   - CB-4: SIZE: 8x8x16; TYPE: SPLIT FACE, SINGLE SCORE, RUNNING BOND, RAKED JOINT; TO MATCH ARCHITECT'S CASEBUILT SAMPLE; COLOR: TAN
   - CB-5: SIZE: 8x8x16; TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT; COLOR: GREY
   - CB-6: SIZE: 8x8x16; TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT; COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE 9TH4H SEPTEMBER LEAF
   - EP-2: COLOR: FRAZEE 7ST3D BAY BREEZE
   - EP-3: COLOR: FRAZEE 9T3ED HEATHCOTE
   - EP-4: COLOR: FRAZEE 6D3D CRISP LINEN
   - EP-5: COLOR: FRAZEE 6T5E5A WALNUT HAZE

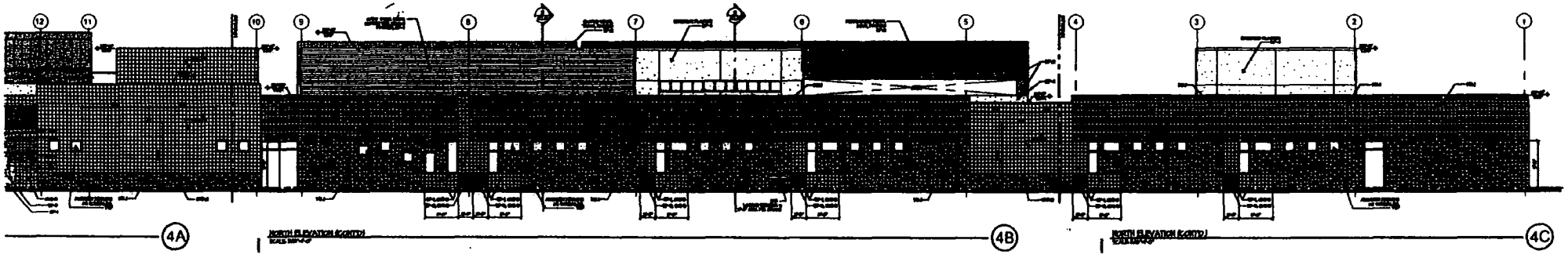
EXTERIOR PLASTER SHALL BE EP-4 AS NOTED.
EXTERIOR METALS SHALL BE EP-4, UNLESS NOTED OTHERWISE.
AND ALUMINUM LETTER SHALL BE EP-4, UNLESS NOTED OTHERWISE.

3. [redacted] REFER TO ELECTRICAL DRAWINGS FOR TYPES AND QUANTITIES.
4. INDICATES MASONRY CONTROL JOINT - REFER TO STRUCTURAL DWGS.
5. ALL 2" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM WINDOWS - EP-5.
7. [redacted] REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND QUANTITIES.
8. ALL PRE-FINISHED METAL ROOFING SHALL MATCH COLOR OF ADJACENT METAL ROOF.
9. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.



WEST ELEVATION 3A

WEST ELEVATION (CONT'D)



4A

NORTH ELEVATION (CONT'D) 4B

NORTH ELEVATION (CONT'D) 4C

Sandra Lee Thompson Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1493

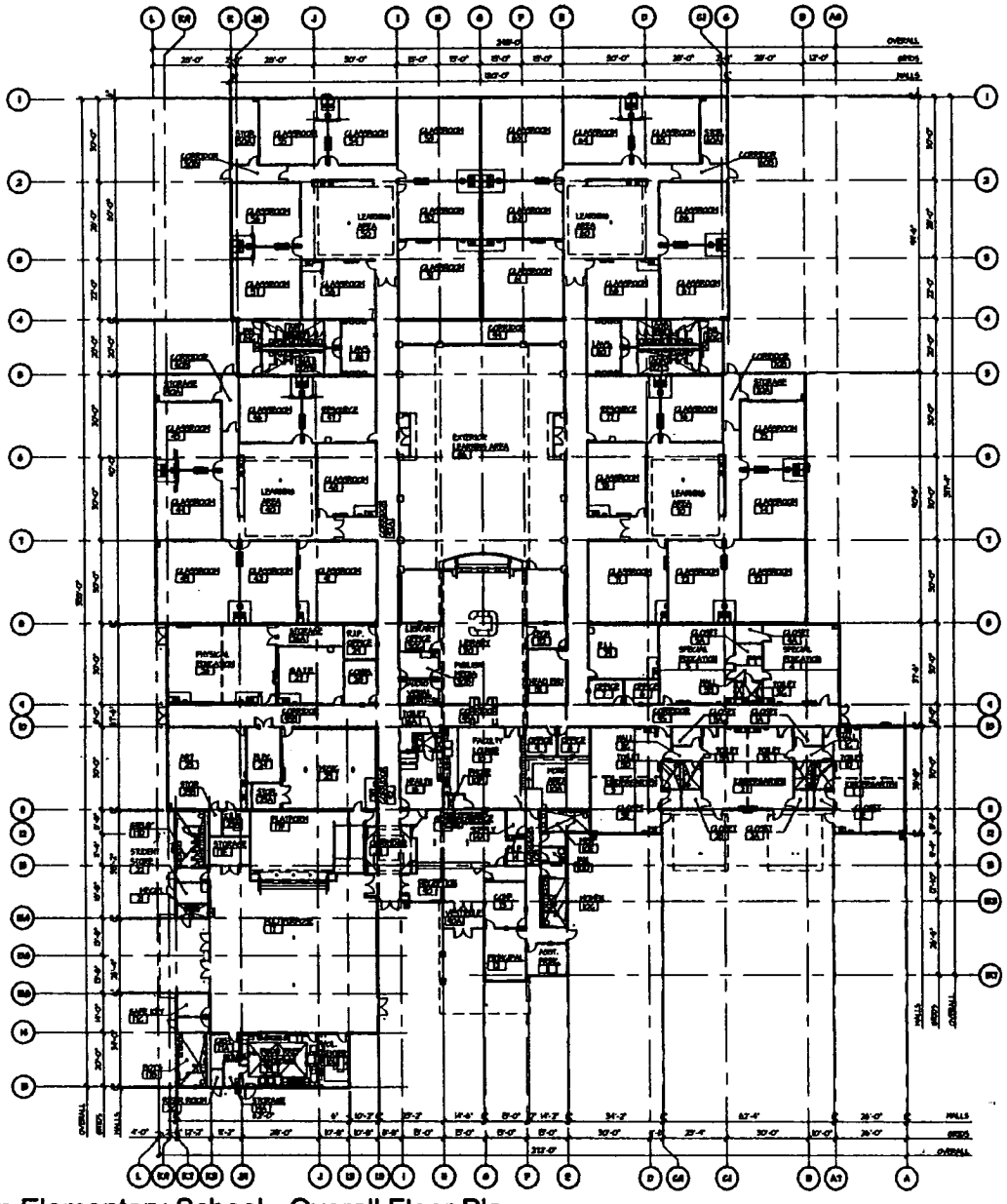
SDR-5611

01-13-05 PC

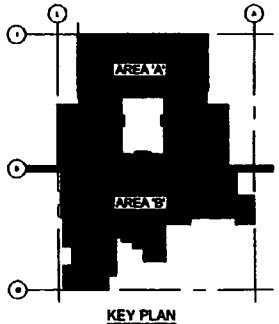
10120 CONNISTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2030 WWW.JMAARCH.COM

PROJECT NO: 200401158
DATE: 11/8/04

0 20 40 80
SCALE: 1/8" = 1'-0"
NORTH



JMA ARCHITECTURE STUDIOS



KEY PLAN

Sandra Lee Thompson Elementary School - Overall Floor Plan

CCSD Project #1493

SDR-5611
01-13-05 PC

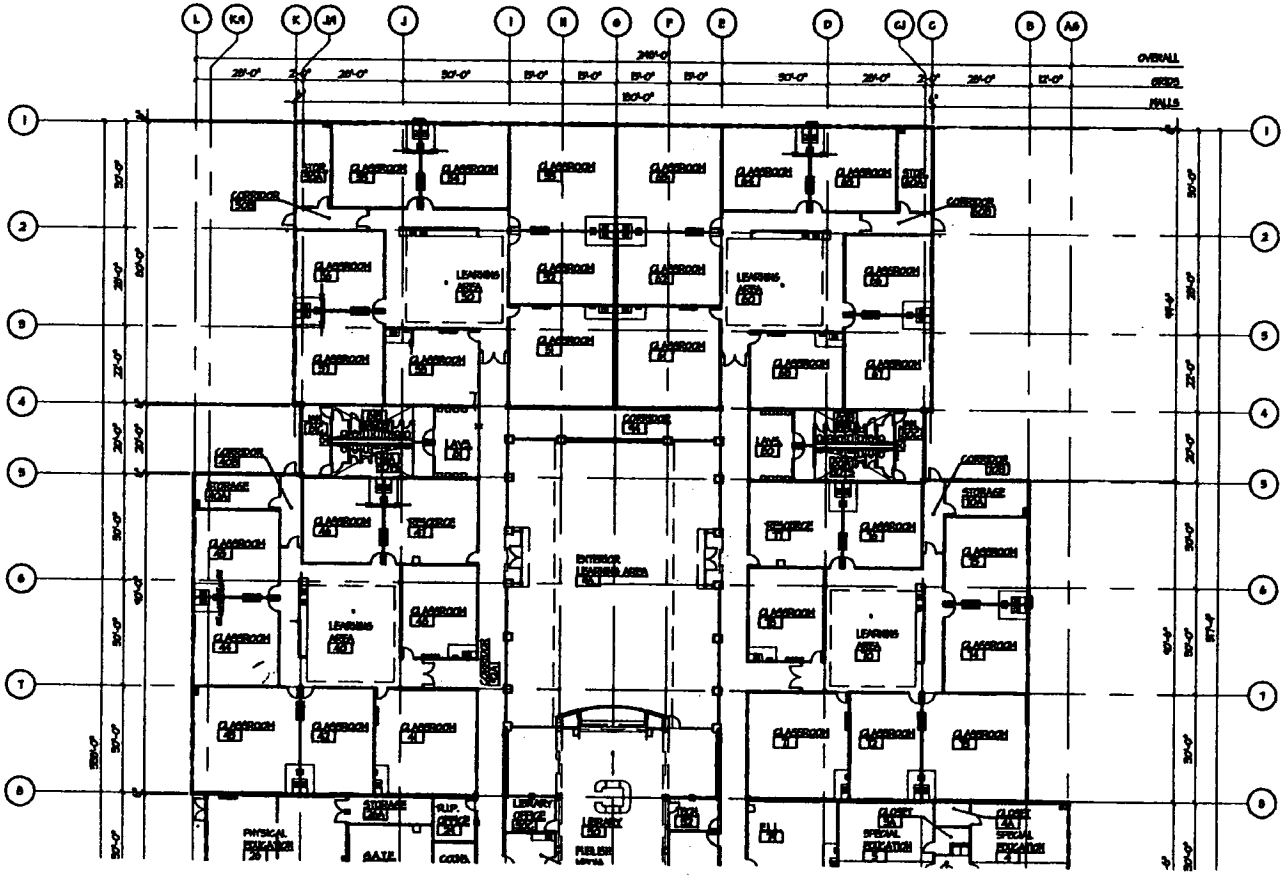
10130 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3933 FAX: (702) 731-3939 WWW.JMAARCH.COM

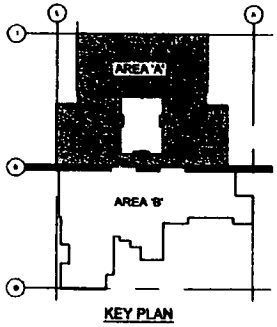
PROJECT NO 200401155
DATE: 11/8/04

0 20 40 80
SCALE: 1" = 50'-0"

NORTH

JMA ARCHITECTURE [redacted]S





KEY PLAN

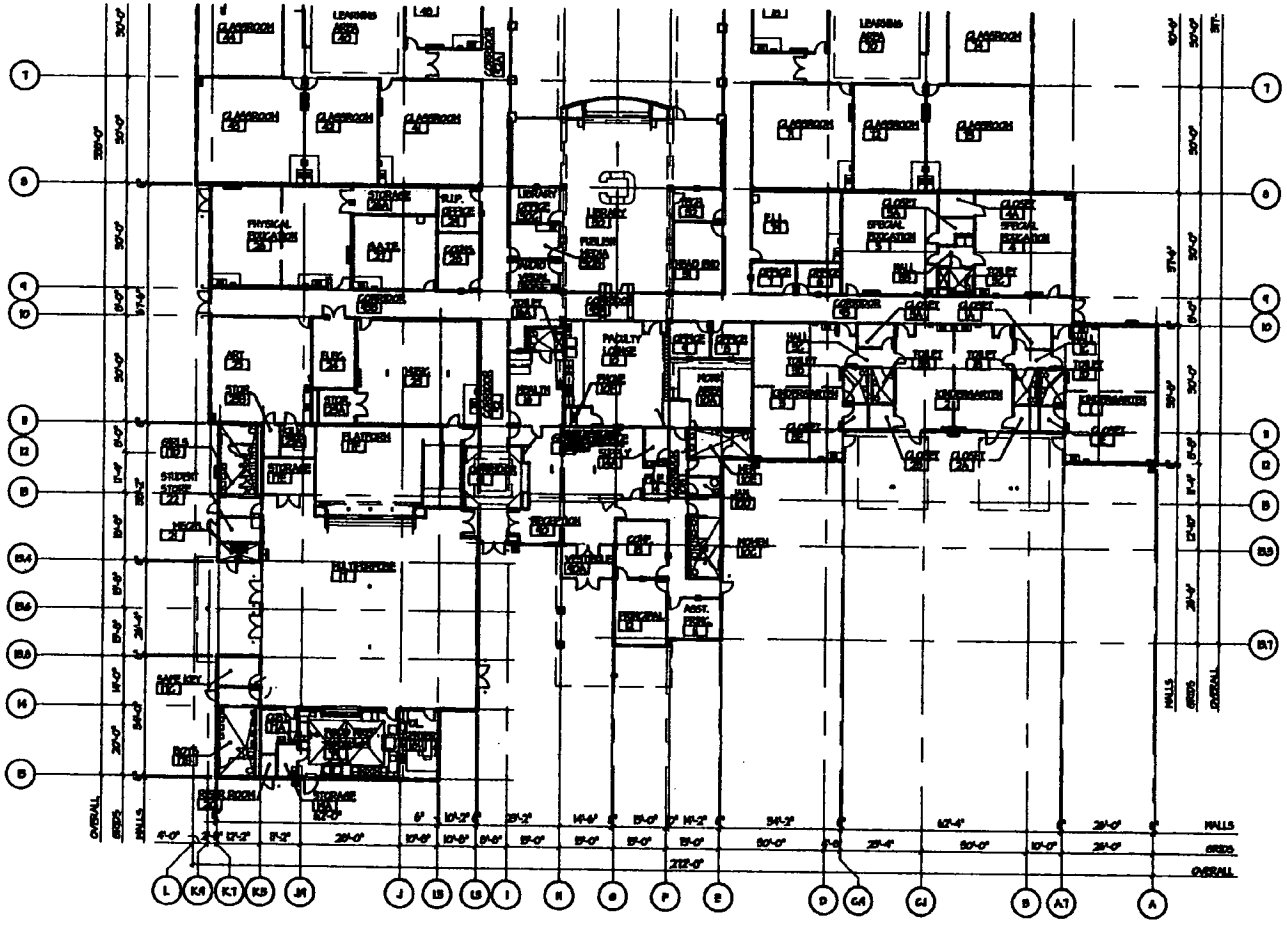
Sandra Lee Thompson Elementary School- Enlarged Floor Plan Area "A"

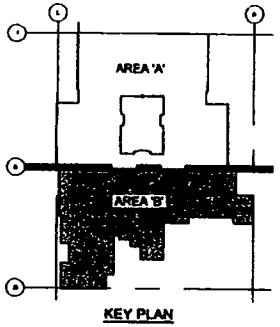
CCSD Project #1493

SDR-5611
01-13-05 PC

PROJECT NO: 200401158
DATE: 11/8/04
SCALE: 1/8" = 1'-0"
NORTH

JMA ARCHITECTURE [redacted]S





KEY PLAN

Sandra Lee Thompson Elementary School - Enlarged Floor Plan Area "B"

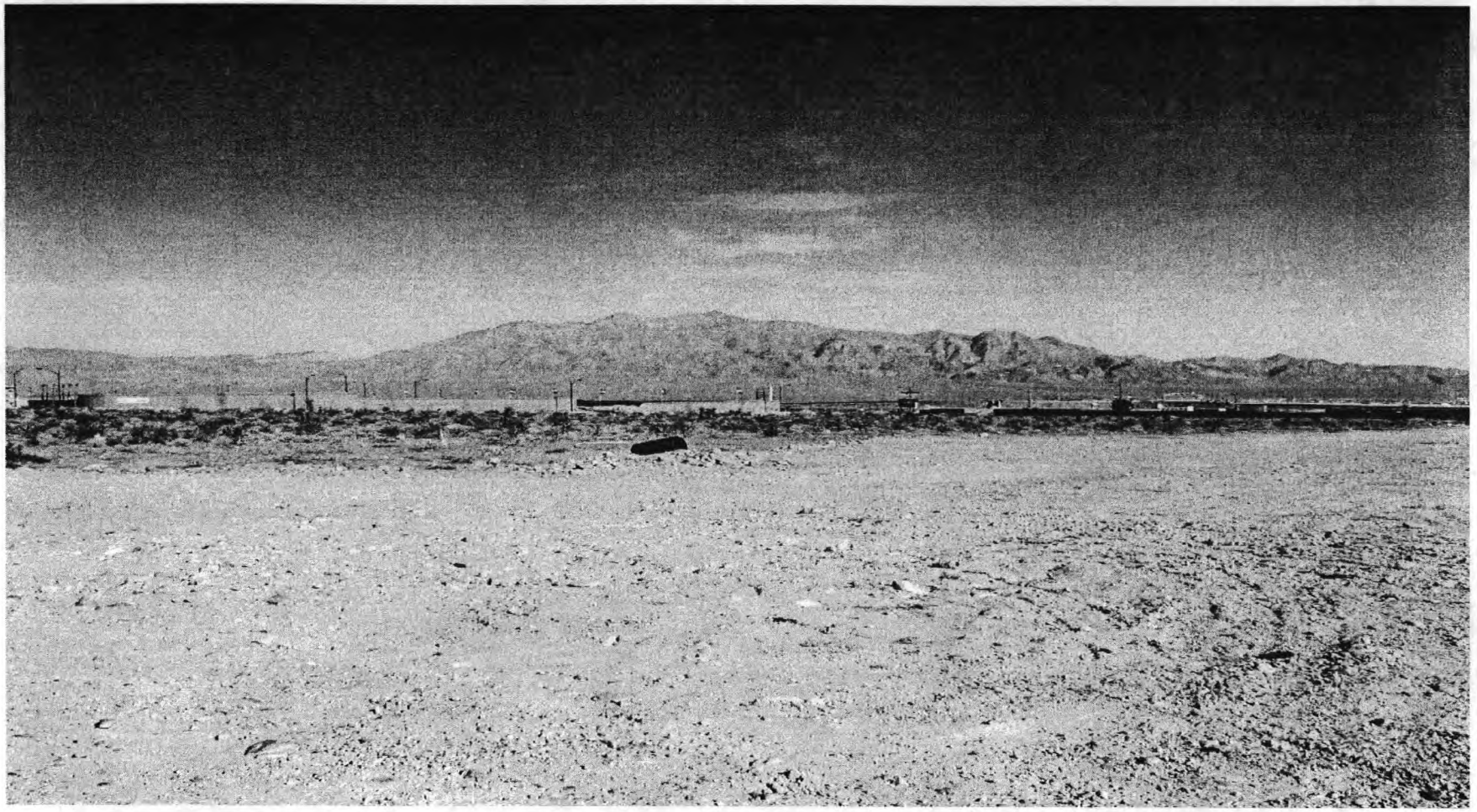
CCSD Project #1493

SDR-5611
01-13-05 PC

10155 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3333 FAX: (702) 731-3339 WWW.JMAARCH.COM

PROJECT NO: 200401158
DATE: 11/8/04

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



SDR-5611 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: USA
SOUTHWEST CORNER OF CAMPBELL ROAD AND SEVERENCE LANE
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

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

Mr. Carlos Arturo Garcia, Superintendent

November 9, 2004

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

RE: 1998 Bond Fund Program, Project #1493
Sandra Lee Thompson Elementary School – APN 125-17-401-002

The Clark County School District is requesting a **Site Development Plan Review** to construct an elementary school along the south side of Severance Lane and west of Campbell Road.

Current "PF- TC" zoning permits the construction of an Elementary School.

Traffic study is being conducted to determine impact of this school to the surrounding neighborhood. The recommendations of the study will be implemented by the district to minimize any potential traffic problems.

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

SDR-5611

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

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

Sincerely,

Carol L. Bailey

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

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

City of Las Vegas

Agenda Item No. 100

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5503 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 3,208 SQUARE-FOOT CAR WASH/DRIVE-THROUGH DELI/COFFEE SHOP AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR MINIMUM FLOOR AREA RATIO, THE FRONT YARD BUILD-TO REQUIREMENT, MINIMUM GLAZING REQUIREMENT, MINIMUM GROUND-FLOOR RETAIL REQUIREMENT, UNDERGROUND UTILITIES AND SCREENING OF AUTO-RELATED FACILITIES on 0.23 acres adjacent to the east side of Main Street, approximately 175 feet north of Bonneville Avenue (APNs 139-34-311-001 and 002), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

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

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

TARKANIAN - APPROVED subject to conditions, deleting Condition 7 and the following added conditions as read for the record:

- An attendant shall be on the site at all times during business hours.

- Signs shall be posted requiring no playing of audio equipment in the parking area.

- There shall be no windows placed on the second floor facing east.

- The hours of operation shall be 7:00 a.m. to 7:00 p.m. during the week and 8:00 a.m. to 6:00 p.m. during the weekends.

- There shall be no signage allowed on the east side of the building facing the residential properties. One monument sign shall be allowed on Main Street frontage subject to approval of the Planning and Development Department staff.

- A gate to be approved by the Planning and Development Department will be placed across the driveway when the carwash is closed so there is no access to the site after business hours. The gate is to remain open during business hours.

- UNANIMOUS

MINUTES:

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing open.

LUCY STEWART, 856 East Sahara, appeared together with the applicant's consultant, PAUL CHRISTENSEN, and JAMES SHOUGHRO, property owner and developer of the site. MS. STEWART indicated the property is located on the east side of Main Street north of Bonneville. The property is only 10,000 square feet in size. MR. SHOUGHRO and DAVE MASON would like to remove the building and replace it with a carwash, which would support some of the density already approved downtown. However, this project does not meet the Centennial Plan. They have tried to meet the intent as much as possible by proposing a mixed use with a deli and coffee shop and carwash. Both of the uses are drive-thru facilities. The have provided a five-foot dedication as requested by staff. They have added the palm trees for the amenity zone in front and provided a screened parking lot. The one thing they cannot meet is the requirement to put the utilities underground because Nevada Power will not allow them just to do it for their parcel. They are willing to agree that they will install underground utilities when the entire alley is ready to be developed. MS. STEWART verified for MAYOR GOODMAN that the carwash is the kind where a car is driven through, but there are no attendants.

MR. SHOUGHRO discussed with MAYOR GOODMAN that this project is an investment between $800,000 and one million dollars. MAYOR GOODMAN commented that Main Street is an integral part of what the City is trying to accomplish downtown, not only from the 61-acre point of view, but also as far as the Arts District is concerned. This small parcel is a very valuable piece of property that might be worth more than what is proposed. This $800,000 investment will probably remain and not be purchased by somebody who is looking to build a high rise on it. MS. STEWART responded that they have tried to acquire and assemble a property on the east side of Main Street, but the other owners are holding out. This is what the applicant would like to do at this time, but will be more than happy to look at a joint venture if somebody comes along. The applicant understands and is interested in the Centennial Plan, but has not yet been able to achieve that.

COUNCILWOMAN TARKANIAN stated she worked with the applicant, who agreed on certain conditions. MARGO WHEELER, Director of Planning and Development Department, recommended that Condition 7 requiring the underground utilities within the alleys be deleted, and add a condition that an attendant shall be on the site at all times during business hours, that signs shall be posted requiring no playing of audio equipment in the parking area. That there shall be no windows placed on the second floor facing east, which is towards the residences. That the hours of operations shall be 7:00 a.m. to 7:00 p.m. during the week and 8:00 a.m. to 6:00 p.m. during the weekends, and that there shall be no signage allowed on the east side of the building facing the residential properties. One monument sign shall be allowed on Main Street frontage subject to approval of the Planning and Development Department staff. MR. SHOUGHRO concurred with deleted and added conditions.

DEPUTY CITY ATTORNEY BRYAN SCOTT asked if a provision has been included which requires the applicant to do the underground utilities once the other properties along the alley are ready to do the underground utilities. MS. WHEELER replied that the new utilities are required to be underground as addressed by Condition 6. BART ANDERSON, Public Works Department, interjected that Condition 19 requires the applicant to sign and record a Covenant Running with Land Agreement for all aspects of the Downtown Centennial Plan that they do not implement at this time. This would address DEPUTY

MINUTES - Continued:

CITY ATTORNEY SCOTT'S inquiry.

COUNCILMAN MACK applauded COUNCILWOMAN TARKANIAN for her vision of a typical lot. The applicants are aware of the potential opportunity of this land being converted into something different if they are able to assemble it. He asked if the wrought iron fence would be similar to what is being done at a carwash in Ward 6. MR. SHOUGHRO replied they will provide a gate closure that will not be accessible from the street. MS. WHEELER verified with COUNCILWOMAN TARKANIAN an added condition be included stating that a gate to be approved by the Planning and Development Department will be placed across the driveway when the carwash is closed so there is no access to the site after business hours. MR. ANDERSON asked that the condition include verbiage that would ensure that the gate remains open during business hours so that people do not have to stop in the public right-of-way to negotiate that gate.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:20 - 1:31)
3-489

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 01/20/05, except as amended by conditions herein.

3. Approval of this Site Development Plan Review does not constitute approval of the cell tower location shown at the northeast corner of the site.

4. The following Waivers from the Downtown Centennial Plan are hereby approved: Minimum floor area ratio, frontage build-to requirement, minimum glazing requirement, minimum ground-floor retail requirement, and the requirement to screen auto-related facilities.

5. The elevations shall be revised to exclude the use of smooth-face concrete block and shall be submitted to the Planning and Development Department staff for review and approval, in conjunction with a color and materials board, prior to the time application is made for a building permit.

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

7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan, subject to the approval of the Department of Public Works.

CONDITIONS - Continued:

8. An eight-foot wide landscape buffer and 42" parking lot screen fence shall be provided to screen the parking lot in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan.

9. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, subject to the provision of two palm trees in tree grates along the Main Street frontage of the property. The palm trees shall have a minimum height of 25 feet upon installation. The sidewalk surface treatment shall conform to match the Downtown Centennial Plan requirements.

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the proposed streetscape treatment and conforming landscape buffers, with no more than 12.5% of the total landscaped area as turf.

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

12. The applicant shall provide and install standard Fourth Street style fixtures in place of any existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229?6272.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. The trash enclosure shall be walled and roofed in accordance with Title 19.08.045. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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

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

Public Works

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

17. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of any permits.

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with

CONDITIONS - Continued:

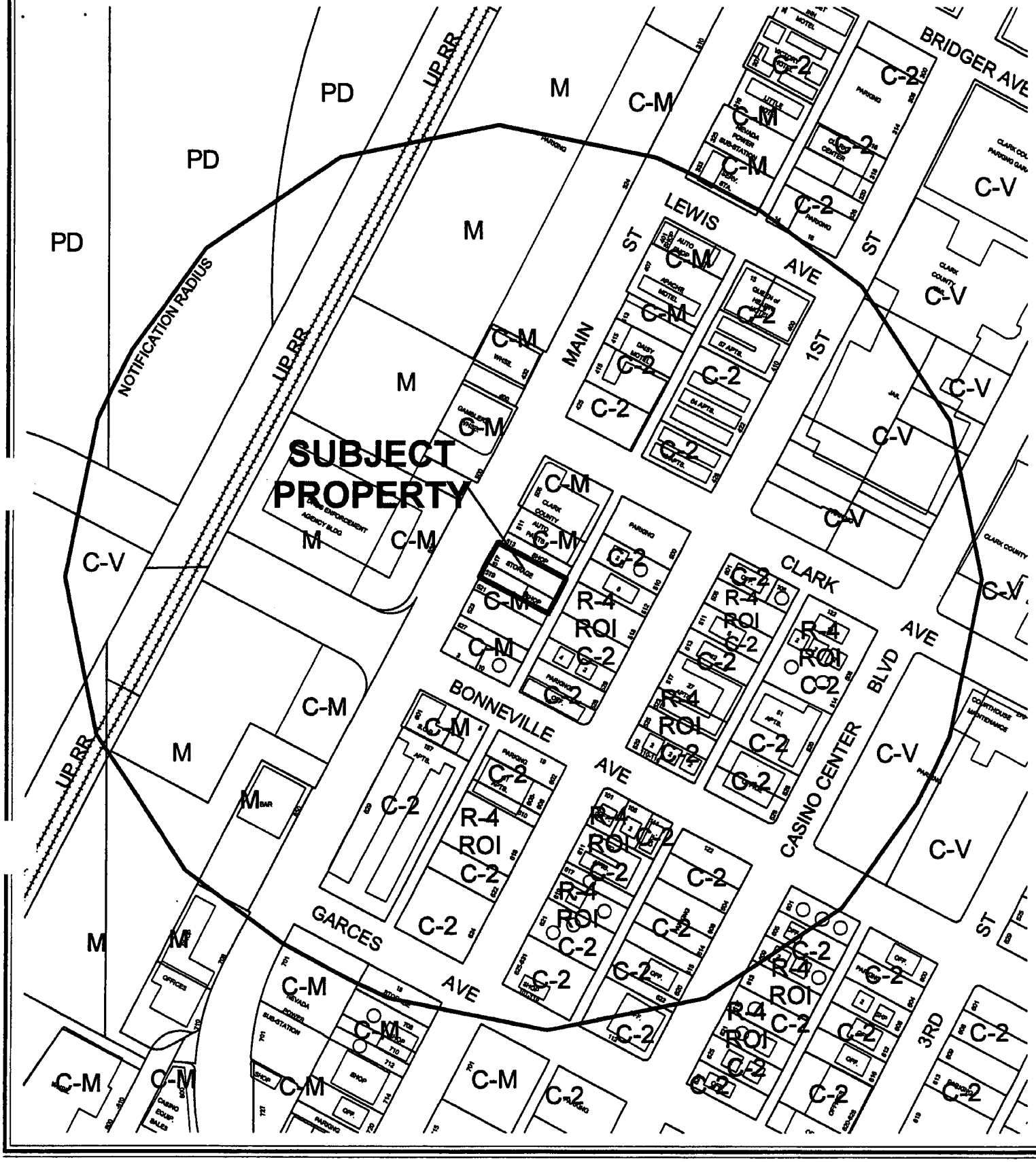
development of this site.

19. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

20. Landscape and maintain all unimproved right-of-way on Main Street adjacent to this site.

21. Submit an Encroachment Agreement for all landscaping and private improvements located in the Main Street public right-of-way adjacent to this site prior to occupancy of this site.

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



CASE: **SDR-5503**

RADIUS: 750 FT

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

100



CASE: **SDR-5503**

RADIUS: 750 FT

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

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-5503 – APPLICANT: SHAG'S CARWASH – OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 2, 2005 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 01/20/05, except as amended by conditions herein.

3. Approval of this Site Development Plan Review does not constitute approval of the cell tower location shown at the northeast corner of the site.

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5. The elevations shall be revised to exclude the use of smooth-face concrete block and shall be submitted to the Planning and Development Department staff for review and approval, in conjunction with a color and materials board, prior to the time application is made for a building permit.

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

7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan, subject to the approval of the Department of Public Works.

8. An eight-foot wide landscape buffer and 42" parking lot screen fence shall be provided to screen the parking lot in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan.

9. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, subject to the provision of two palm trees in tree grates along the Main Street frontage of the property. The palm trees shall have a minimum height of 25 feet upon installation. The sidewalk surface treatment shall conform to match the Downtown Centennial Plan requirements.

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing the proposed streetscape treatment and conforming landscape buffers, with no more than 12.5% of the total landscaped area as turf.

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

12. The applicant shall provide and install standard Fourth Street style fixtures in place of any existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. The trash enclosure shall be walled and roofed in accordance with Title 19.08.045. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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

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

Public Works

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

17. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of any permits.

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

19. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

20. Landscape and maintain all unimproved right-of-way on Main Street adjacent to this site.

21. Submit an Encroachment Agreement for all landscaping and private improvements located in the Main Street public right-of-way adjacent to this site prior to occupancy of this site.

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 3,208 square-foot car wash and drive-through deli and a request for Waivers of the Downtown Centennial Plan requirements for minimum floor area ratio, the front yard build-to requirement, minimum glazing requirement, minimum ground-floor retail requirement, underground utilities and screening of auto-related facilities on 0.23 acres adjacent to the east side of Main Street, approximately 175 feet north of Bonneville Avenue.

B) Applicant's Justification

The applicant states that the project will provide services for professionals and businesses in the downtown area, and that the nature of the use and configuration of the property prevents compliance with the Centennial Plan requirements.

BACKGROUND INFORMATION

C) Previous Actions

12/16/64 The City Council approved a Rezoning (Z-0100-64) to reclassify property in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).

12/16/04 The Planning Commission voted to the hold the application in abeyance to the January 27, 2005 Planning Commission meeting in order to allow the applicant to work with staff.

01/27/05 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #17/ff).

D) Pre-Application Meeting

09/15/04 At the pre-application conference, it was noted that the proposed use is not consistent with the Office Core District, and that Waivers would be required for the building placement, minimum floor area ratio, ground floor use, glazing, parking lot screening, and screening of auto-related facilities.

E) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

F) Site Area

Net Acres: 0.23

G) Existing Land Use

Subject Property:	Retail Use
	Outside Storage Use
North:	Retail Use
South:	Vacant
East:	Parking Lot Use
	Multifamily Residential Use
West:	Government Use

H) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

I) Existing Zoning

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

J) General Plan Compliance

The Downtown Redevelopment Area Land Use Map within the Southeast Sector Plan designates the subject parcel as C (Commercial), which allows office uses, service-oriented commercial uses, and general commercial uses. The proposed uses are generally consistent with the Commercial land use designation. The uses are permitted within the C-M (Commercial/Industrial) Zoning District.

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

Redevelopment Plan Area
As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are generally in conformance with the Redevelopment Plan.

Downtown Centennial Plan
The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Office Core District; all development is subject to the design standards contained in the Centennial Plan. The Office Core District is intended to accommodate professional and government offices, with supporting pedestrian-oriented retail uses. The proposed car wash use and configuration of the development on the site does not conform with the objectives of the Centennial Plan.

PROJECT DESCRIPTION

The proposed development includes the demolition of the existing building on the southern portion of the site, and the construction of a new 3,208 square-foot two-story building which will house an automated car wash, a coffee shop/deli with a drive-through window, and office space. The building will utilize a combination of stucco, split-face concrete block, and smooth-face concrete block on the exterior walls, with a standing-seam metal roof. A parking lot will be provided adjacent to Main Street, with three parking spaces and three vacuum bays. A landscape buffer will be provided at the front of the property to screen the parking area; additional landscaping will be provided in the residual areas on the site.

ANALYSIS

K) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.23 Acres	N/A
Min. Lot Width	100 Feet	75 Feet	N
Min. Setbacks			
• Front	0 Feet	72 Feet	N
• Side	N/A	0 Feet, 18 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Up to 100%	23%	Y
Max. Building Height	N/A	32 Feet	Y
Trash Enclosure	Walled and roofed	Walled	N
Loading Zone	1	Alley	Y
Mech. Equipment	Screened	Not indicated	Not indicated

The site does not meet the minimum lot width requirement for the C-M (Commercial/Industrial) Zoning District; however, the applicant is actually increasing the site width by combining two parcels of record, and the Downtown Centennial Plan does not require the automatic application of the lot width requirement. The proposed building is not located at the front yard setback for 70% of the lot width as required by the Centennial Plan; the applicant has requested a Waiver from this requirement. Regarding the screening of the trash enclosure, the plans indicate that the enclosure will be covered, but no roof is actually shown in the submitted elevations.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	Provided Parking	
		Regular	Handicap
Car Wash	1,876 SF		
Office	835 SF		
Restaurant (with Drive-Up Facilities)	497 SF		
Total:		2	1

A total of three parking spaces will be provided on the site for employees and customers. Three vacuum bays will be provided in front of the car wash, but typically cannot be included in satisfying parking requirements.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	Required		Provided
	Ratio	Trees	
North/South Street Main Street	1 Palm Tree @ 35' o.c. max. (min. 25' height)	2 Trees	0 Trees
Sidewalk	11' Sidewalk	N/A	Not indicated
Parking Lot Screening	8' Landscape Buffer and Screen Fence	N/A	6'-8' Buffer and Screen Fence
Parking Area: • Min. Trees	1 Tree/6 Spaces	1 Tree	4 Trees
• Min. Area	10 SF/Space		Approx. 530 SF

The Centennial Plan streetscape is not shown on the submitted plans; an 11-foot wide sidewalk and five-foot wide landscape amenity zone with palm trees is required within the public right-of-way. The required parking lot screen buffer provided on the north side of the central driveway conforms with the minimum depth requirement, but the south buffer is only six feet in depth. The landscaping provided in the parking lot area conforms to minimum requirements.

A5) Sign Standards

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

Wall Signs:

Standards	Allowed	Provided
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	5%/elevation
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

The proposed wall sign area conforms with the maximum area permitted in Title 19.14. No information has been provided relative to the illumination or projection of the proposed wall signage. No freestanding signage is proposed for the site.

L) General Analysis and Discussion

- Zoning

  The proposed uses are permitted in conformance with the C-M (Commercial/Industrial) zoning. However, Section V6H of the Downtown Centennial

Plan specifies that the frontage along Main Street should be occupied by retail and commercial uses for a minimum of 70% of the property frontage width in order to generate pedestrian activity. As the carwash use is auto-oriented, it does not contribute to pedestrian activity and does not comply with the standards of the Centennial Plan.

The proposed structure will comply with the lot coverage, height, and side and rear setback requirements of the Downtown Centennial Plan. The building will not comply with the build-to requirement at the front property line, as the building is located at the rear of the site; the applicant has requested a Waiver from this requirement.

- Site Plan

The site plan depicts a parking lot and vacuum bays at the front of the site, with a landscape buffer and screen fence as required by the Downtown Centennial Plan; the building housing the car wash and drive-through deli will be located at the rear of the site adjacent to the alley. A one-way circulation pattern is proposed for the site, with vehicles entering the property from Main Street, and either passing through the car wash or drive-through and exiting to the alley at the rear of the property. The configuration of the car wash and pay point will only allow stacking room for two to three cars on the site; heavy usage of the facility may result in impacts to the flow of traffic on Main Street.

A notation on the site plan identifies an existing cell tower location at the northeast corner of the site; City records do not indicate that a cell tower has been approved for that location. Approval of this site plan does not constitute approval of a cell tower.

- Waivers

The following Waivers have been requested:

1. Minimum floor area ratio: Subsection OC1(1-c) of the Downtown Centennial Plan requires a floor area ratio of 1.5 or greater for properties within the Office Core District; the project as proposed will have a floor area ratio of 0.26. The applicant states that the auto-related nature of the use precludes the possibility of meeting the floor area ratio requirement.

2. Frontage build-to requirement: Subsection OC4(1-c) of the Plan dictates that 70% of the building streetwall shall align along the property line at the street frontage. The proposed building will be located at the rear of the site, and will not front directly on the street. The applicant indicates that due to the need to provide a stacking area in front of the car wash and deli drive-through, the building must be located at the rear of the site.

3. Minimum glazing requirement: Subsection OC4(1-b) of the Centennial Plan requires that 70% of the walls facing a street at ground level shall be composed of transparent glazing; as designed, only 23% of the façade at ground level will be glazed. The lack of glazing can be attributed to the car wash use and its orientation towards the street.

4. Minimum ground-floor retail: Subsection OC4(1-a) of the Centennial Plan stipulates that retail or other pedestrian-supported activities shall occupy a minimum of 70% of the building frontage facing the street. The only retail component of the building, the drive-through deli, occupies 19% of the building frontage.

5. Underground utilities: Subsection DS2(1-f) of the Downtown Centennial Plan requires that any above-ground utilities located in public alleys shall be relocated underground with all new development activities. The applicant has noted that it is unfeasible for a single property owner to be responsible for placing the utilities in the alley underground.

6. Screening of auto-related facilities: Subsection OC1(2-b) of the Centennial Plan requires that all auto-related facilities be oriented away from the street or screened from view. The proposed car wash tunnel will directly face the street, and is not adequately screened from the public right-of-way. The applicant states that the narrow width of the site limits the orientation of the car wash tunnel.

- Landscape Plan

The landscape plan depicts a landscape buffer at the front of the property to screen the parking lot, as required by the Centennial Plan, with the requisite screen fence. The buffer is required to be a minimum of eight feet in depth; the north portion of the buffer conforms to the depth requirement, but the south portion of the buffer is only six feet in depth. Minimal buffers are provided along the north and south property lines. An adequate number of trees will be provided in the buffer areas, and the overall square footage of the landscape area in the parking lot conforms to the Centennial Plan requirements.

The site plan has been revised to show an 11-foot wide sidewalk and five-foot amenity zone along the Main Street right-of-way in conformance with the Downtown Centennial Plan, with 25-foot tall palm trees to be located within the amenity zone. Due to the narrow width of the property and the fact that the Centennial Plan streetscape is not yet in place on the abutting properties, it is recommended that the palm trees be located in tree grates and that the five-foot amenity zone not be put in place. This will allow proper sidewalk connections to the abutting properties, while still conforming with the intent of the Centennial Plan.

- Elevations

  The elevations indicate that a combination of smooth stucco, split-face concrete blocks, and smooth-face concrete blocks will be used on the exterior of the building. The use of stucco and decorative concrete block is allowed by the Commercial Development Standards listed in Title 19.08.045; smooth-face concrete block is only allowed as an accent material and is not permitted in the quantity depicted in the elevations. No color and material board was submitted with the application, and will be required to submitted and approved by Planning and Development staff prior to the issuance of a building permit. The massing and roofline of the building as designed will comply with the Commercial Development Standards.

- Floor Plan

The floor plans depict the drive-through deli on the south side of the building, with the car wash tunnel in the central portion of the building, and the entrance and stairway to the second-story office on the north side of the building. Each of the elements is functionally separate, with separate entrances and access.

FINDINGS

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

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

   The proposed development is generally compatible with the existing abutting uses, but is inconsistent with the intended uses of the Office Core District and the long-range goals of the Downtown Centennial Plan.

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

   The proposed development is generally consistent with the General Plan and Title 19, but is inconsistent with the Downtown Centennial Plan, as manifested by the number of Waivers requested in conjunction with the application.

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

Site access and circulation is generally acceptable, with the exception of the stacking area for the carwash, which may impact the flow of traffic on Main Street.

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

   The proposed landscape materials are generally appropriate for the area. The proposed building materials are also generally appropriate for the area, with the exception of the smooth-face concrete block, which is inconsistent with the Commercial Development Standards.

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

   The massing of the building and design characteristics are generally appropriate, although the building does not conform with the minimum floor area ratio and glazing requirements.

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

   The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

PLANNING COMMISSION ACTION

The majority of the Planning Commission believed that with mitigation the proposal would be compatible with the neighborhood. Conditions 2 and 7 were changed as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 60 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5503 APN: 139-34-311-001, 5-002

Name of Property Owner: HARRY GORDON

Name of Applicant: SHAGS CARWASH

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: James Shoughro

Print Name: JAMES SHOUGHRO

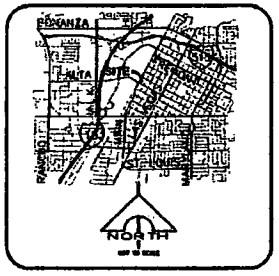
Subscribed and sworn before me

This 29th day of Sept., 2004

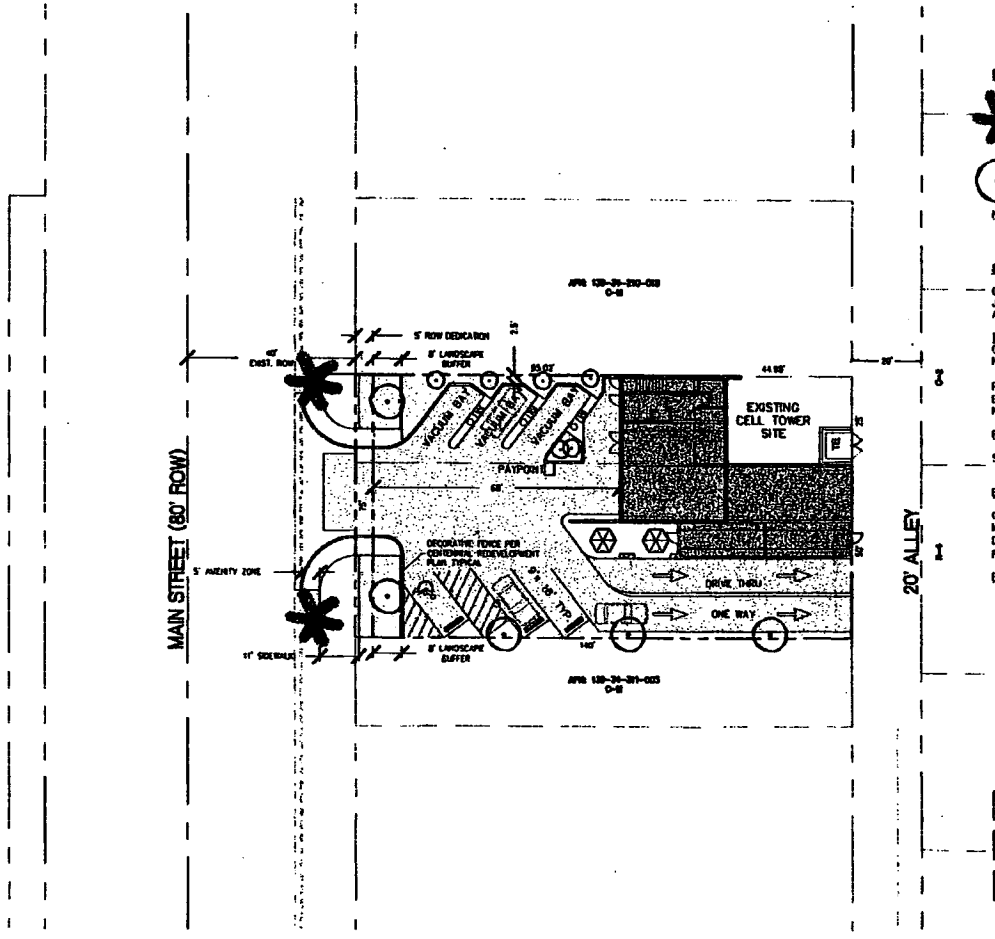
Rubye L. Klaman

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RUBYE L. KLAMAN
No: 02-74403-1
My Appointment Expires Feb. 20, 2008



VICINITY MAP



PLANTING LEGEND

PHOENIX DACTILIFERA (25' MIN HEIGHT)

FRAXINUS VELUTINA "MODESTO" FRAXINUS VELUTINA "MODESTO" 24" BOX MODESTO ASH

NOTE: 3/4" SCREENED D.G. PINK CORAL 2" DEPTH IN ALL SHRUB AREAS

IRRIGATION TO BE DESIGN BUILD BY LANDSCAPE CONTRACTOR

SITE DATA:

CURRENT ZONING: C-M
JURISDICTION: CITY OF LAS VEGAS
APN: 139-34-311-001, 139-34-311-002

TOTAL SITE ACREAGE
GROSS: ±12,371 SF
NET: ±10,454 SF

PROPOSED USE: CAR WASH/DRIVETHRU DELI/COFFEE
BUILDING HEIGHT: 30' MAX.
NUMBER OF LOTS: 2

PARKING ANALYSIS

SPACES PROVIDED: 3 ONSITE PARKING
4 OFFSITE METERED CITY PARKING

BUILDING STATISTICS

CAR WASH ±1,876 SF
MANAGERS OFFICE ±835 SF
DELI/COFFEE ±697
FLOOR/AREA RATIO 0.26

BUILDING SETBACKS

FRONT: 0 FEET MIN.
REAR: 0 FEET MIN.
SIDE: 0 FEET MIN.
CORNER SIDE: 0 FEET MIN.

PROPOSED LIMITS OF LANDSCAPING/OPEN SPACE

PROPOSED BUILDING

PROPOSED ASPHALT

NORTH

SCALE: 1"=20'

20 0 20 40
SCALE FEET

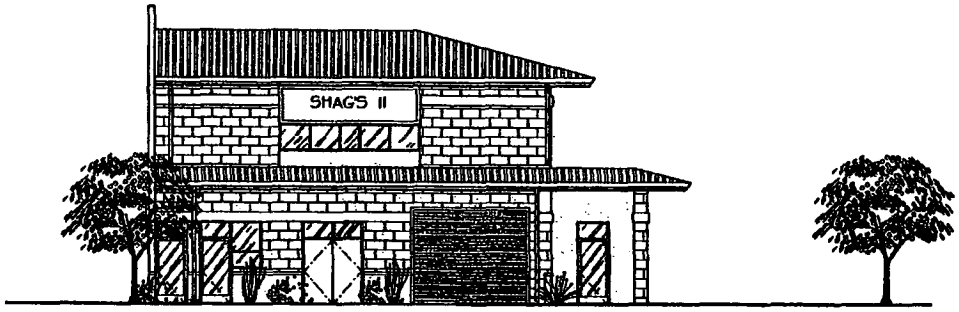
PROPOSED SITE PLAN OF SHAG'S CARWASH

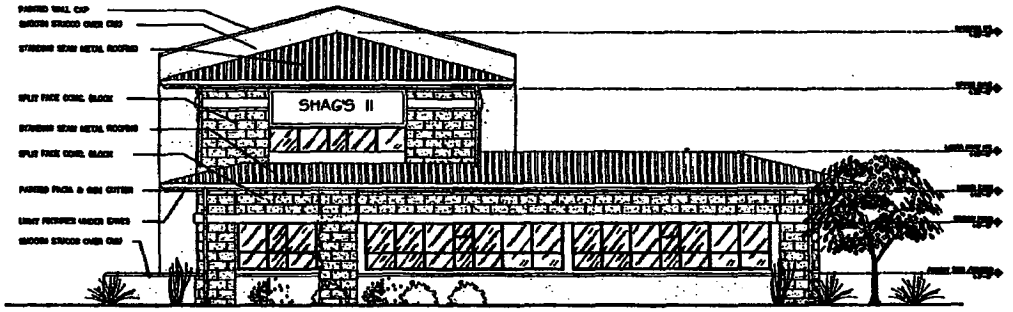
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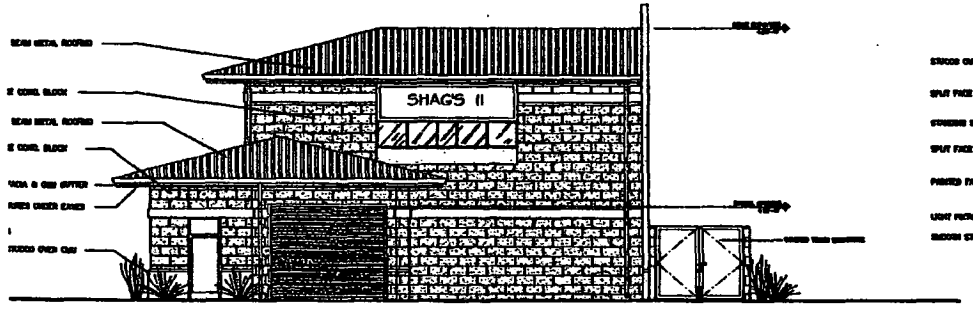
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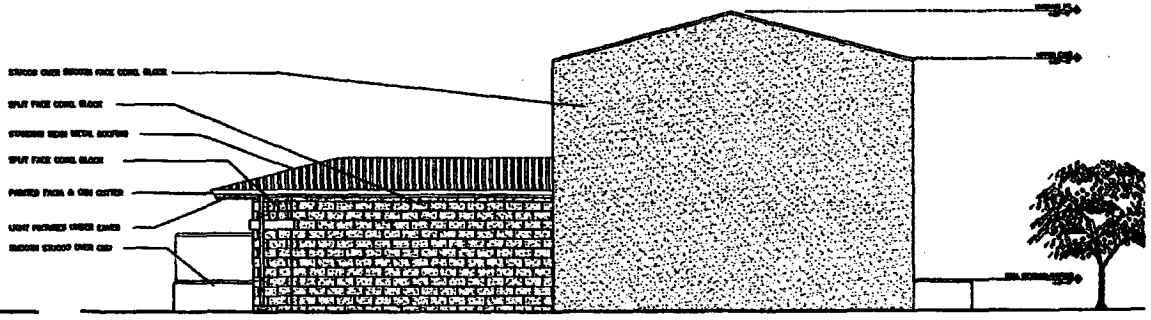
SDR-5503
1-27-05 PC

CHAD VELLINGA, P.E.
CIVIL ENGINEER LLC.
3449 S VALLEY VIEW
LAS VEGAS, NV 89102
(702) 949-2900
FAX (702) 949-2901







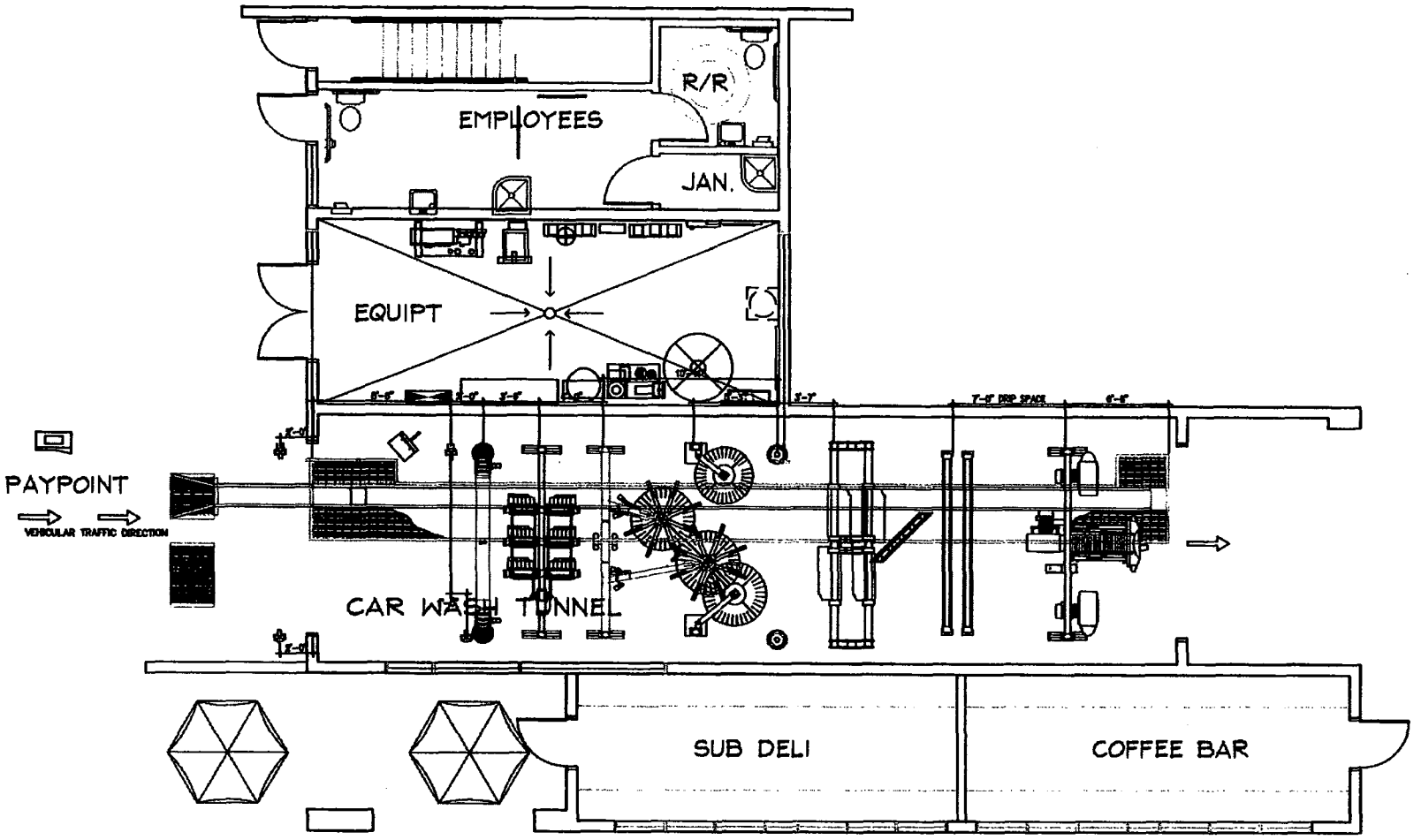


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JAN 2 0 2005

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SDR-5503
1-27-05 PC

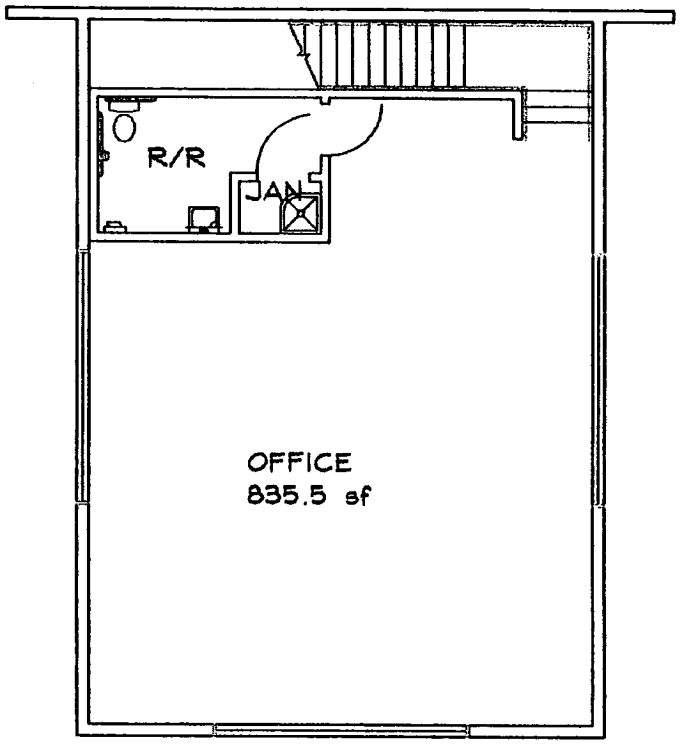


DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

SDR-5503
01/27/05 PC

SHAG'S CAR WASH II
Las Vegas, Nevada
Conceptual Floor Plan 3

Scale: 1"=10 FT
Date August 19, 2004
Job Number 2504-0502



DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

SDR-5503
01/27/05 PC

SHAG'S CAR WASH II
Las Vegas, Nevada
Conceptual Floor Plan 3

Scale: 1"=10 FT
Date August 19, 2004
Job Number 2504-0502



SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST
EAST SIDE OF MAIN STREET, APPROXIMATELY 175 FEET NORTH OF BONNEVILLE AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

11/12/04



SDR-5503 - APPLICANT: SHAG'S CARWASH - OWNER: HARRY & GERALDINE GORDON REVOCABLE FAMILY TRUST
EAST SIDE OF MAIN STREET, APPROXIMATELY 175 FEET NORTH OF BONNEVILLE AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

11/12/04

CHAD VELLINGA, P.E. CIVIL ENGINEER

3311 S. RAINBOW, STE. 129
LAS VEGAS, NV 89146

(702) 949-2900
FAX (702) 949-2901

October 18, 2004

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

RE: JUSTIFICATION LETTER
SITE DEVELOPMENT PLAN REVIEW
APN: 139-34-311-001, & -002

Dear Current Planning,

The owners and applicant of the property generally located on the northeast corner of Bonneville Ave. and Main Street, also identified as APN: 139-34-311-001, and -002, has requested that we present and submit this application for a Site Development Plan Review for a drive thru carwash/sandwich/coffee shop.

The proposed site will be developed with an automated drive through car wash, and a drive through deli sandwich/coffee window. The intent of this development is to provide these services to the professionals and business in the downtown area.

This development is requesting several waivers to the downtown Centennial Plan. The waivers are listed below.

- The floor area ratio for this project is 0.26. The required floor area ratio is 1.5. Because of the vehicle access, and onsite parking the floor area ratio can not be satisfied.
- The carwash tunnel will not be completely screened from view. The Downtown Centennial Plan requires all automotive uses be screened from view. The site is very narrow and limits how the carwash can be orientated on the property. When the tunnel is not in use, a garage door will cover the opening. The building set back has been increased to help screen the automotive uses from view.
- 10-ft of retail will front Main Street. The Downtown Centennial Plan requires 70% of the street walk be retail. Because the site is so narrow and this site proposes to construct a commercial driveway, this condition is technically impossible.
- This development requests a waiver to the condition of relocating existing overhead utilities underground.

- The exterior finish of the structure will be a combination of split face block, and smooth stucco. The Downtown Centennial Plan requires glazing for at least 70% of the first floor. The materials chosen will maintain the appearance of the carwash and still be very attractive. A buffered landscape area and amenity zone along Main Street will help to screen the structure in addition to the increased set back.
- The Downtown Centennial Plan requires that 70% of the building street wall align at the sidewalk. The building face is parallel with the sidewalk however it is not adjacent to it and is set back into the property.

Parking for the site is limited to 3 stalls. One parking space for the Carwash manager/operator, and one space for the Drive through Delhi/sandwich manager/operator. One handicap parking space is also provided. Main Street and Bonneville Ave. have metered parking that additional customers may use for parking.

An 8-ft landscape buffer will be constructed in addition to the 5-ft amenity zone adjacent to the curb. A decorative Iron Fence per the Downtown Centennial Master Plan will also be installed perpetuating the Centennial theme.

Thank you in advance for you cooperation with this application. If you have any questions please do not hesitate to call.

Sincerely,

Chad Vellinga, P.E.
Civil Engineer

City of Las Vegas

Agenda Item No. 101

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5711 - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A 40,125 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE BUILD-TO LINE, FRONT LANDSCAPING; AND FRONT, SIDE AND REAR SETBACK STANDARDS on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), U (Undeveloped) [PF (Public Facilities) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown). The Planning Commission (6-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JAMES GRINDSTAFF, 3138 Quail Crest Avenue, appeared on behalf of applicant, Sansone Development. ROLAND SANSONE, 2301 East Sunset Road, ERIC RITZ, Project Engineer, and DEMETRIUS KARANIKOLAS, Lochsa Engineering, were also present. MR. GRINDSTAFF stated that staff's original recommendation was for denial, but after working with staff they were able to come up with a plan that works both for the applicant and staff. He accepted all the conditions with the exception of Condition 11 requiring an exclusive right turn lane as required by Standard Drawing No. 201.1. At the Planning Commission meeting it was clarified by BART ANDERSON, Public Works Department, that that condition would only be necessary if the right turn lane was warranted. MR. GRINDSTAFF presented letters from KENT SEARS, Nevada Department of Transportation (NDOT) and TED EGERTON, Lochsa Engineering. MR. SEARS reviewed the project and indicated that a 201.1 right turn was not needed. Additionally, MR. EGERTON prepared the traffic study which showed that the peak hours for right turns currently and after the construction of the project would have an a.m. peak of 12 right turn movements and a p.m. peak of 59 right turn movements. The 2000 manual that they used and that the City uses states that in general terms an exclusive right turn lane is only needed with 300 vehicle movements per hour or more. MR. GRINDSTAFF wanted to ensure that the condition

MINUTES - Continued:

requiring building a 201.1 right turn lane is not needed based on the letters from NDOT and the professional traffic engineer.

MR. ANDERSON explained that this particular intersection is uniquely located immediately west of the on ramps to US95. Staff finds that in actual practice the movement onto US95 from Lake Mead Boulevard is an exceptionally heavy movement and since most of the people going through that intersection are trying to make that movement, there is a disproportionate number of people in the right hand lanes. Any number of them wanting to turn right onto to Rock Springs Drive will have a disproportionate effect on slowing traffic trying to get to the on ramps. Therefore, the City's Traffic Engineering Department believes that it is justified here. Staff believes the condition is sound and should remain.

COUNCILMAN BROWN was concerned about the vacant parcels that abut this property and the commercial on Rock Springs Drive. MR. SANSONE indicated that his parcel is 3.67 acres and the parcel owned by RON TIBERTI along the US95 is six acres. COUNCILMAN BROWN expressed concern about future development of the property to the south and the Tiberti piece. The right hand turn might increase significantly and then the City would have to come back and mitigate the intersection. MR. ANDERSON affirmed that when staff evaluates the traffic studies the complete built-out projections are taken into consideration. Therefore, Traffic Engineering believes that the condition is justified.

COUNCILMAN BROWN was pleased with the project and its location, but wants to be cautious on the intersection. MR. GRINDSTAFF stated that if 10 or 11 feet are taken from this site, it basically eliminates the entire parking along the street frontage, which will significantly reduce the amount of square footage on the site. Secondly, his traffic engineering report takes into account the volumes that would be produced. If Tiberti's parcel were to produce an excessive amount of right turn movements, then it would be in MR. TIBERTI'S best interest to make sure he mitigates that.

MR. SANSONE discussed with COUNCILMAN BROWN that originally MR. PERLMAN designed the project with 45,000 square feet of leaseable space. The space has now been cut to 38,000 square feet, and reducing the project any further will not be economically sensible. He was offered a fortune to put a pad in the corner, but he elected not to because he did not think it would be in the best interest of the center or aesthetically pleasing. He purchased the 3.74 acres from BLM for $5.4 million.

COUNCILMAN BROWN is familiar with this intersection and the activity to the west. He opted to leave Condition 11 as recommended by staff. MR. GRINDSTAFF read a letter dated March 11, 2005 from RICK SCHROEDER, Public Works Department, indicating that additional rights-of-way in accordance with Standard Drawings No. 201.1 are required at this time for a right turn lane from Lake Mead Boulevard under Rock Springs Drive. Construction of improvements on these rights-of-way is required at this time. The right turn volumes are less than the normal City of Las Vegas threshold for requiring an exclusive right turn lane. However, the eastbound thru traffic is disproportionate in the outside lane due to the US95 on-ramp. This has resulted in observed operational problems at the intersection. He indicated that according to his traffic engineers they are off by over 270 right hand turn movements, less than 10 percent, depending on day or night movements. The Standard Drawing No. 201.1 will provide for four extra cars in a right turn lane, but those four extra cars will not be able to

MINUTES - Continued:

mitigate the problem on the US95 ramp. It does make a difference on their site economically, as far as being able to make this site work. COUNCILMAN BROWN rebutted that the condition will remain and asked that the applicant continue to with the Public Works Department and NDOT and return with a review of condition if found that the right hand turn lane is not needed. MR. GRINDSTAFF accepted COUNCILMAN BROWN'S direction, adding that they will try to mitigate with some creative landscaping and maybe come back with a landscaping waiver of some portion of the width.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:31 - 1:43)
3-865

CONDITIONS:

Planning and Development

1. The site plan shall be revised to depict two additional loading spaces as required by Title 19.10.020 of the Zoning Code.

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 submitted revised site plan and building elevations date-stamped 01/28/05 for a maximum of 38,089 square feet of commercial, except as amended by conditions herein.

4. Landscaping shall be provided in accordance with the revised landscape plan date-stamped 01/28/05. The use of turf shall be limited to 12.5% of all landscape areas on the site.

5. The required landscaping and a permanent underground sprinkler system shall be installed as required 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.

6. Prior to the submittal of a building permit, the applicant shall meet with staff of the Planning and Development Department 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.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Any on-site trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.045.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS - Continued:

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

10. All City code requirements and design standards of all City departments must be satisfied.

Public Works

11. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right 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.

12. 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.

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

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

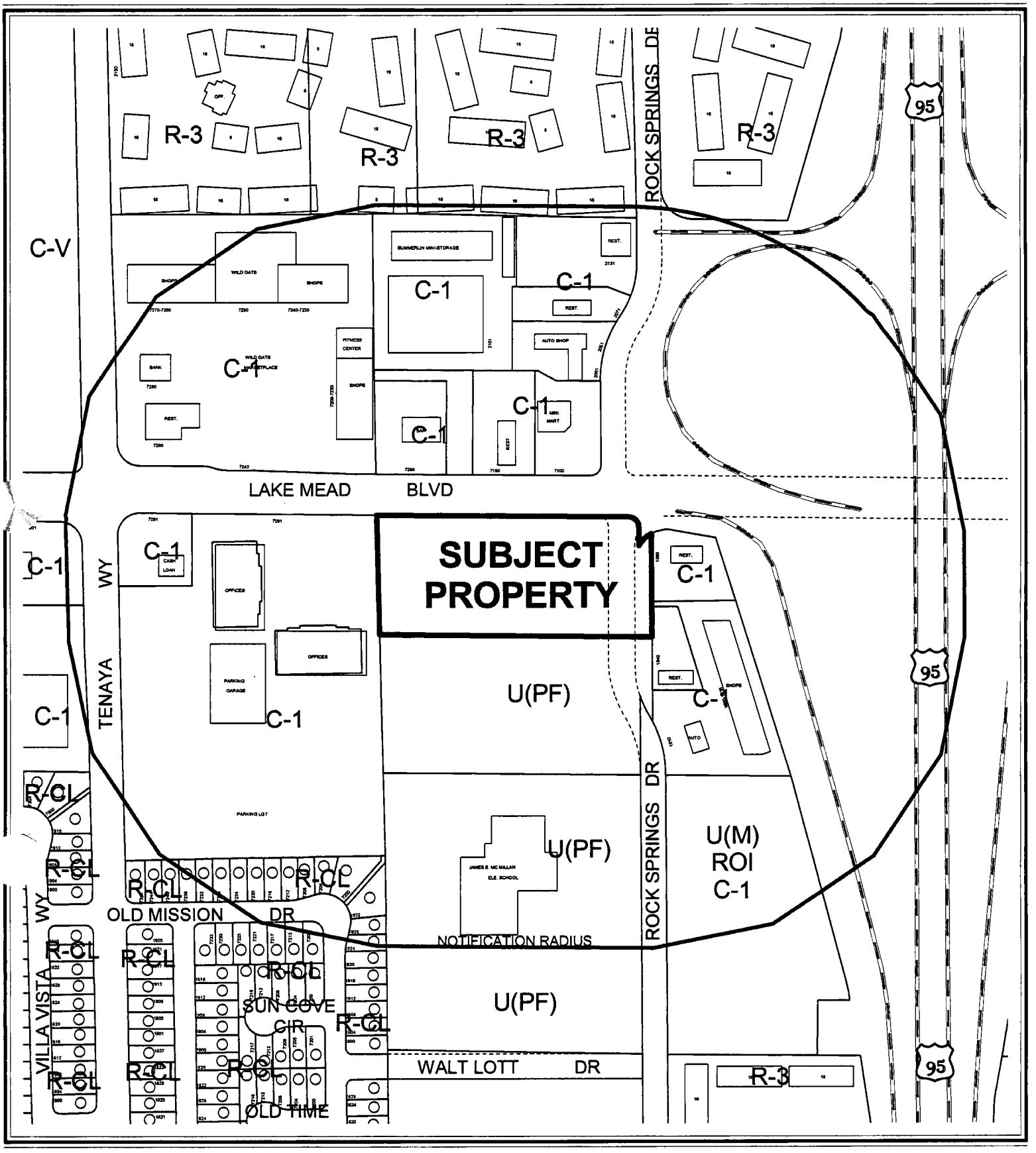
15. Obtain an Encroachment Agreement for all landscaping and private improvements in the public right-of-way.

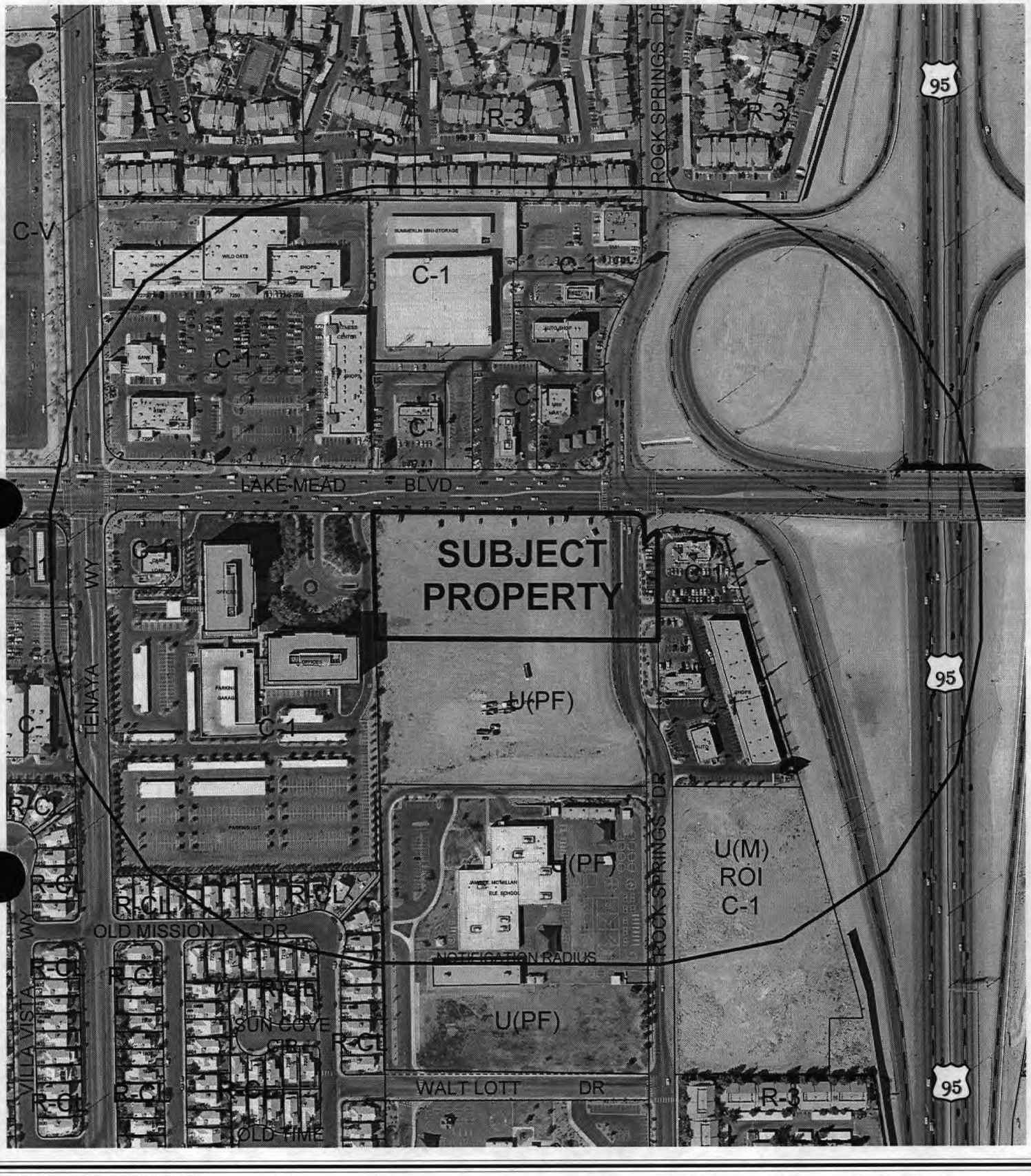
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

17. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CONDITIONS - Continued:

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5206 and all other subsequent site-related actions.


SUBJECT PROPERTY
R-3
C-V
C-1
C-1
C-1



0 200 400 Feet

CASE: **SDR-5711**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5711 - APPLICANT:SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to depict two additional loading spaces as required by Title 19.10.020 of the Zoning Code.

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 submitted revised site plan and building elevations date-stamped 01/28/05 for a maximum of 38,089 square feet of commercial, except as amended by conditions herein.

4. Landscaping shall be provided in accordance with the revised landscape plan date-stamped 01/28/05. The use of turf shall be limited to 12.5% of all landscape areas on the site.

5. The required landscaping and a permanent underground sprinkler system shall be installed as required 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.

6. Prior to the submittal of a building permit, the applicant shall meet with staff of the Planning and Development Department 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.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Any on-site trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.045.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

10. All City code requirements and design standards of all City departments must be satisfied.

Public Works

11. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right 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.

12. 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.

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

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

15. Obtain an Encroachment Agreement for all landscaping and private improvements in the public right-of-way.

16. 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 Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

17. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5206 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 40,125 square-foot commercial development and waivers of the build-to line, front landscaping, and rear setback standards on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive.

B) Applicant's Justification

The applicant believes this request is justified based on the existing zoning and development in the area.

BACKGROUND INFORMATION

A) Previous Actions

11/17/04	The City Council approved a request to amend the General Plan designation of the subject site from PF (Public Facilities) to SF (Service Commercial) (GPA-5205). The Planning Commission and staff recommended approval.
11/17/04	The City Council approved a rezoning of the subject site from U (Undeveloped) [PF (Public Facilities) General Plan Designation] to C-1 (Limited Commercial) (ZON-5206). The Planning Commission and staff recommended approval.
01/13/05	The Planning Commission held this item in abeyance at the request of the applicant to consider design alternatives.
02/10/05	The Planning Commission voted 6-1 to recommend APPROVAL (PC Agenda Item #32).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.18

B) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial
South:	Undeveloped
East:	Fast Food Restaurant
West:	Office Building

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	PF (Public Facilities)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under a Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The Centennial Hills General Plan designates the subject parcel as SC (Service Commercial), which allows low- to medium-intensity retail, office or other commercial uses that serve primarily local area patrons and does not include more intense general commercial characteristics. The proposed use is generally consistent with the Service Commercial land use designation.

PROJECT DESCRIPTION

Initially, the applicant had proposed to construct two retail buildings 40,159 square feet in the southwest portion of the subject site. Revised plans submitted date-stamped 01/28/05 have reduced the overall project size to 38,089 square feet. These two buildings will include 7,033 square feet of restaurant space divided into two spaces, one on each end of the site, with the rest of the floor area being used for retail. A 57-foot wide driveway provides access to Lake Mead Boulevard and a 34-foot wide driveway to Rock Springs Drive. The exterior of the buildings will feature smooth stucco finish walls and painted metal canopies above a storefront window system. Landscaping is provided in 15-foot wide planters with 36-inch box trees spaced at 20 feet on center along the north and east property lines. Landscaping "diamonds", each containing a 36-inch box tree, are shown in the parking lot. Landscaping is also shown in planter areas adjacent to the building.

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	100 Feet	542 Feet	Y
Min. Setbacks			
• Front	20 Feet	137 Feet	Y
• Side	10 Feet	7 Feet*	N*
• Corner side	15 Feet	15 Feet	Y
• Rear	20 Feet	7.5 Feet*	N*
Max. Lot Coverage	50 %	21 %	Y
Trash Enclosure	Walled and roofed	Yes	Y
Loading Zone	3	1	N
Mech. Equipment	Screened	Yes	Y

Initially, the applicant was seeking waivers of the front, side and rear setback requirements, and had not identified the provision of a walled and roofed trash enclosure and the provision of two additional loading spaces on the site. The revised site plans now show that the project meets most of the setback requirements. Along the south wall of the building, all but 47 feet of the building meets the required 10-foot setback; the 47 feet of the south wall associated with the end unit proposed for restaurant use has a seven-foot setback. Along the west wall, the setback varies between 7.5 feet and 10 feet; however, the applicant has indicated that he is working with the owners of the adjacent office building to the west to integrate the landscaped area adjacent to the entrance drive to that office building with the landscaping in the setback, to create a larger comprehensively designed landscaped area. Only one loading zone is shown on the revised plan.

A2) 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	31,056 sf	1 space/250 sf GFA	125 spaces			
Restaurant	7,033 sf	1 space/50 sf GFA seating area + 1 space/200 sf kitchen, etc.	71 spaces (based on 40% of total space as public area as proposed by applicant)			
Totals	38,089 sf		196 spaces	6 spaces	212 spaces	7 spaces

Initially, the applicant did not provide information regarding the types of restaurants and the amount of public seating. In the revised plan, the applicant has indicated two restaurant spaces totaling 7,033 square feet, with a public seating area of 40% of the total gross floor area, and 31,056 square feet of retail space. As proposed, the project exceeds the parking requirements of the Code; however, if the ratio of public seating area in the restaurants changes, then the parking requirement may also change. It would only take a small change in this ratio to make the site parking-deficient.

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	36 Trees	40 Trees
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	50 Trees	54 Trees
• Min. Zone Width	15 Feet along north and east property lines.		Y
	8 Feet along south and west property lines		Y*

The revised landscaping plan now provides trees in excess of the number and size required. The only landscaping deficiency is the provision of parking lot landscaping on "diamonds" instead of on "islands". A condition of approval requires the landscape and site plans to be revised to address this issue.

B) General Analysis and Discussion

- Zoning

The subject property is zoned C-1 (Limited Commercial); the proposed retail and restaurant uses are in conformance with the uses permitted in that district.

- Site Plan

The proposed development complies with most regulations of the Zoning Code with the exception of waivers required to address minor deficiencies in setbacks, building placement, loading areas and parking lot landscaping. These are discussed below.

- Waivers

Waivers have been requested as follows:

1. *Building placement.* Title 19.08.045 requires that buildings be located at the front setback line, with parking located to the side or the rear. The building along the south property line does not comply with this requirement. The applicant has justified this request by placing additional perimeter landscaping around the site. As all of the nearby commercial developments are situated in a similar fashion, the waiver request is appropriate.

2. *Perimeter Buffer.* Initially, the applicant had requested a waiver of the requirements of Title 19.12, which requires a 15-foot wide planter along the north and east property lines of this site, as they are both adjacent to public streets. The applicant has submitted revised plans which now comply with these requirements along the north and east edges of the site. The Zoning Code also requires eight-foot wide planters along the south and west property lines. The revised site plan now substantially complies with this requirement, with the exception of limited areas along the south and west boundaries of the site where the landscaping buffer is approximately seven feet; this minor deficiency is acceptable.

3. *Building Setbacks.* The revised plan is in substantial conformance with the setback requirements except for minor portions of the south and west boundaries of the site, where the setbacks are approximately seven feet. For the reasons previously described in this report, waiver of these standards to the extent requested are acceptable.

4. *Loading Zone.* One loading zone is provided where three are required. The applicant has requested through the revised site plan that only one zone be provided. This request is acceptable as the site will be composed of a series of small retail outlets where large deliveries will be infrequent.

5. *Parking Lot Landscaping.* The applicant has proposed the use of "diamonds" instead of "islands" in the parking lot area. The city does not support the use of diamonds as the potential for damage to foliage by vehicles is considerably increased when compared to the use of islands. The applicant has attempted to justify this request by provided parking lot landscaping that exceeds both the size and number of trees required by Code. Regardless, a condition of approval recommends the use of islands.

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 building as designed is compatible with the office structure to the west and will integrate satisfactorily with other commercial developments in the area.

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

The site plan as revised depicts a project which complies with General Plan policies, and is in substantial conformance with Title 19, the Design Standards Manual and the Landscape, Wall and Buffer Standards with minor waivers relating to setbacks, building placement, loading areas, perimeter buffers and parking lot landscaping. The request as currently configured is acceptable with the exception of the use of landscaping "diamonds" in the parking lot area.

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

The subject site has access to Lake Mead Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways and Rock Springs Drive, an 80-foot street. Lake Mead Boulevard and Rock Springs Drive will be adequate to meet the requirements of the proposed commercial building.

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

Building materials are appropriate for the proposed building, and the amount and size of the proposed landscaping exceeds the landscape standards of the Code.

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 exterior of the buildings will feature smooth stucco finish walls and painted metal canopies above a storefront window system. The building should be visually compatible with other buildings in the area. The requested waivers are minor in nature and are supported, with the exception of the parking lot landscaping islands.

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

Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #3 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 40 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5711 APN: 138-22-701-005

Name of Property Owner: BLM

Name of Applicant: SanSone Development

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Judy A. Dry for BLM

Print Name: Judy A. Dry

Subscribed and sworn before me

This 7th day of September 2004

Carol A. McDermott

Notary Public in and for said County and State

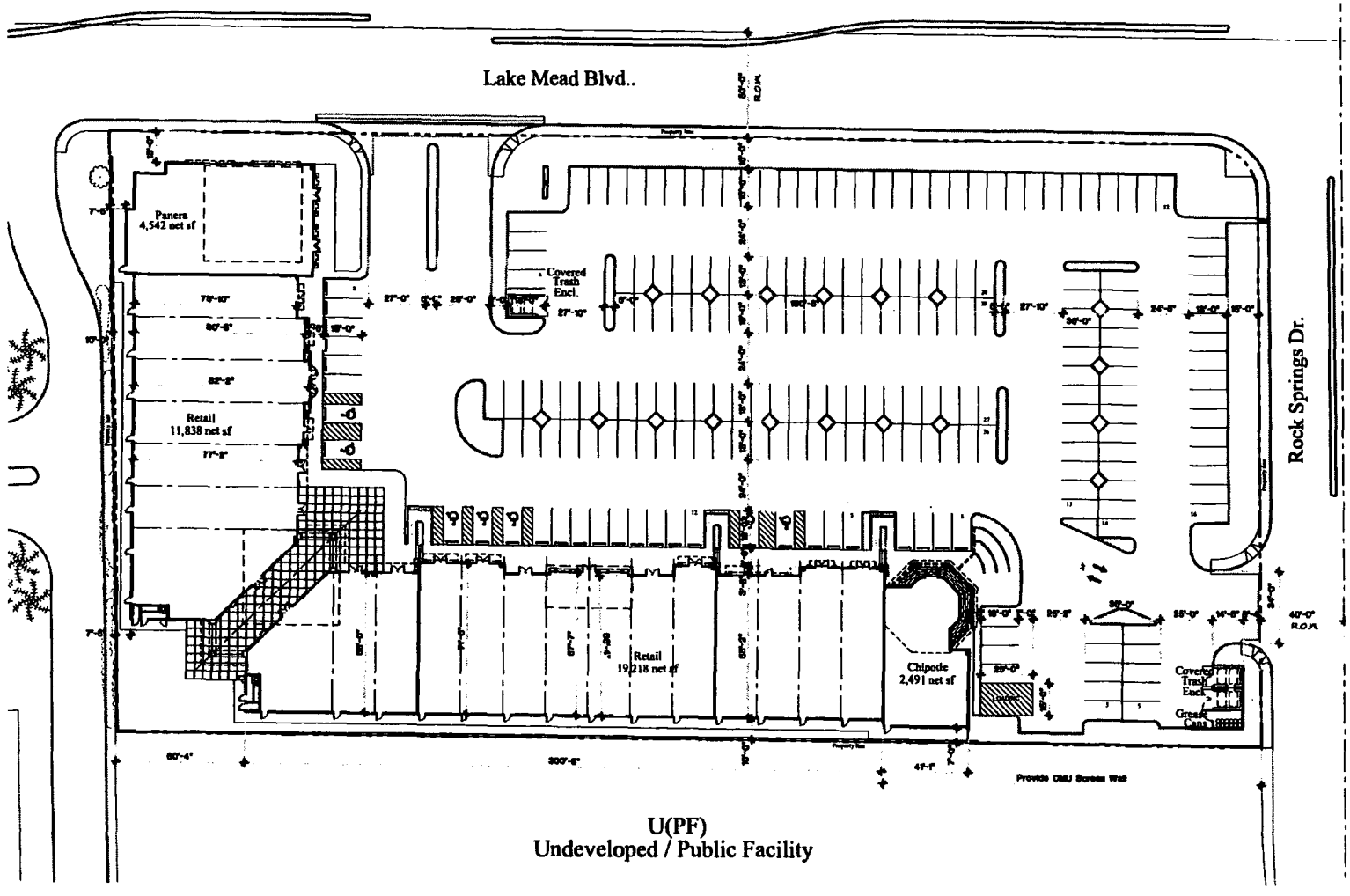
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006

Fire Turning Radius

Typical Parking Spaces

Proposed Perimeter CMU Wall Detail

Vicinity Map



U(PF)
Undeveloped / Public Facility

OVERALL SITE PLAN
SCALE : 1"=20'-0"

SITE INFORMATION

APN: 138-22-701-055
C-1 Limited Commercial

PARCEL AREA
Gross Area 182,886 sf
Net Area 137,917 sf

BUILDING AREA
Retail 31,956 gsf
Panera Restaurant
65% non public 2,725 gsf
35% public 1,817 gsf
Total 4,542 gsf
Chipotle Restaurant
65% non public 1,592 gsf
35% public 906 gsf
Total 2,491 gsf
Total 38,989 gsf

FAR 4:4

PARKING REQUIREMENTS
Code Required
Retail 1 per 300 sf (31,956/300) 125 Spaces
125 Spaces
Panera
Public 1 per 50 sf (1,817 SF) 37 Spaces
37 Spaces
Non public 1 per 300 sf (2,725 SF) 9 Spaces
9 Spaces
Total Required 46 Spaces
46 Spaces
Chipotle
Public 1 per 50 sf (906 SF) 20 Spaces
20 Spaces
Non public 1 per 300 sf (1,585 SF) 5 Spaces
5 Spaces
Total Required 25 Spaces
25 Spaces
Total parking 196 Spaces
312 Spaces
HC 306 Provided
Setbacks Front 15'-0"
Side 7'-0"
Rear 7'-0"

LOT COVERAGE
Provided 38,989 / 170,015.5 X 100 = 24.57 %

104492 SANSONE DEVELOPMENT
Perlman ARCHITECTS
PERLMAN ARCHITECTS OF NEVADA, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.990.9600 702.933.3225 fax

Seal

Rev	Date	By	Description
1			

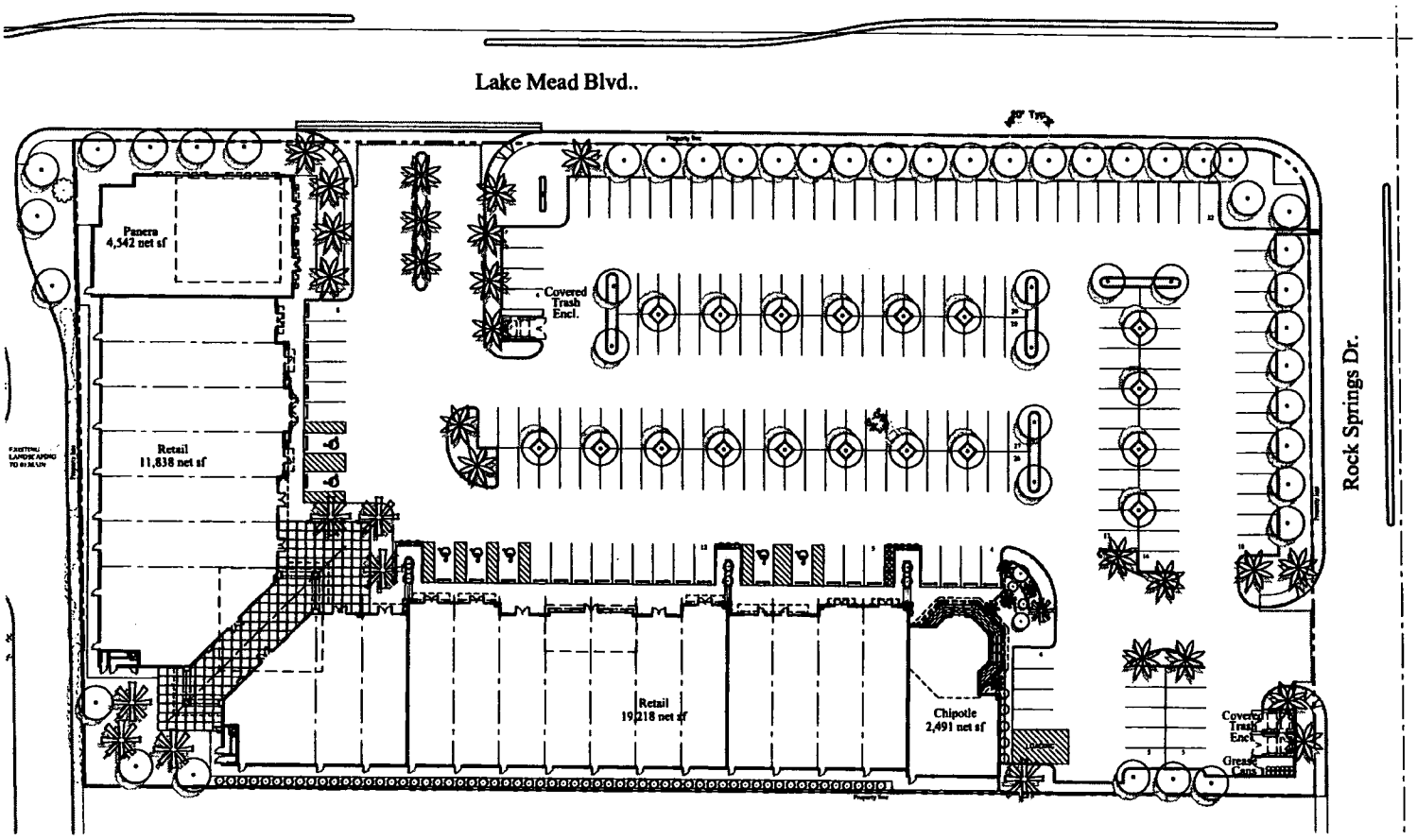
LAKE MEAD & ROCK SPRINGS
SANSONE DEVELOPMENT
N.W. CORNER LAKE MEAD AND ROCK SPRINGS DR.
LAS VEGAS, Nevada

Drawn/Checked By: KB/CD
Date: 1-31-05
Project Number: 104492
Sheet Number: OVERALL SITE PLAN
AS1.0

SDR-5711
02-10-05 PC
REVISED 01-28-05

RECEIVED
JAN 28 2005

P:\2004 Projects\104492\drawings\03-cd\sheets\AS1.0.dwg, 1/26/2005 3:40:09 PM, keithb



LANDSCAPE PLAN

SCALE : 1"=20'-0"

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME

LANDSCAPE PER TITLE 19: 1 TREE PER 6 PARKING SPACES
215 SPACES / 6 = 36 TREES
PROVIDED = 52 TREES

RECEIVED
JAN 28 2005

SDR-5711
02-10-05 PC
REVISED 01-28-05

SANSONE DEVELOPMENT
Perlman ARCHITECTS
PERLMAN ARCHITECTS OF NEVADA, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

Seal

No	Date	By	Description
1			

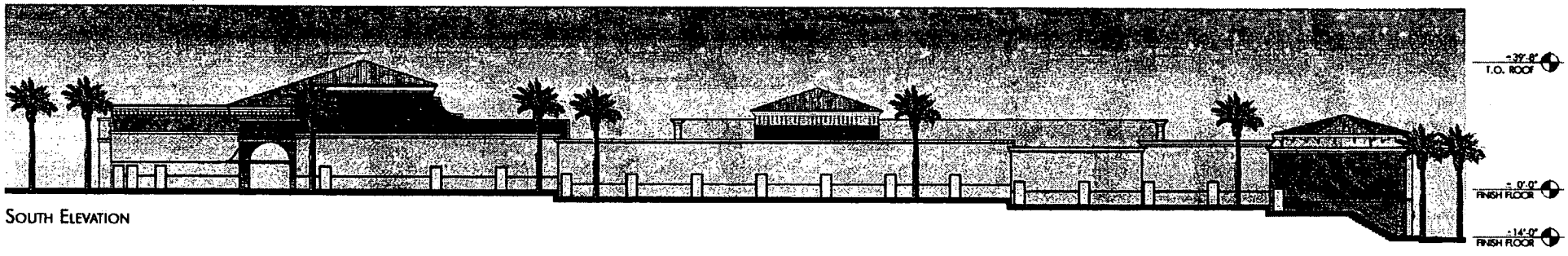
LAKE MEAD & ROCK SPRINGS
SANSONE DEVELOPMENT
N.W. CORNER LAKE MEAD AND ROCK SPRINGS DR.
LAS VEGAS, Nevada

Drawn/Checked By: KB/GD
Date: 1-31-05
Project Number: 104492
Sheet Number: LANDSCAPE PLAN
AL1.01

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NORTH ELEVATION



SOUTH ELEVATION

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NORTH & SOUTH ELEVATIONS

0 30 60

PROJECT NO. 104492 JANUARY 22, 2005

SANSONE

LAKE MEAD & ROCK SPRING

Las Vegas, Nevada

RECEIVED

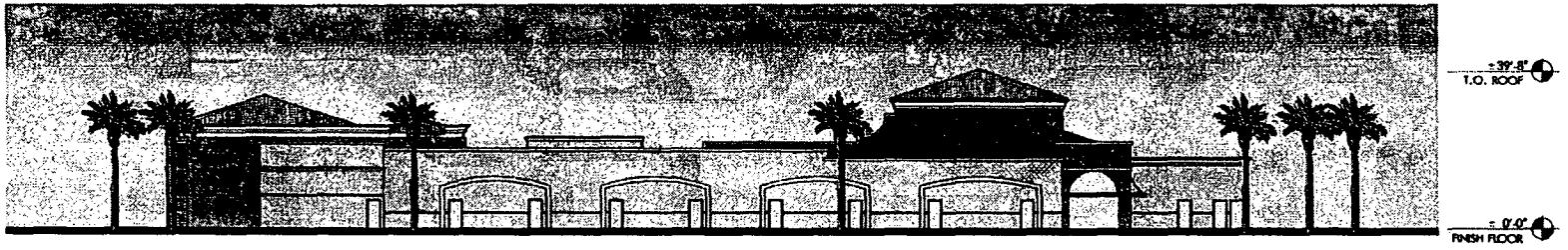
JAN 28 2005

Perlman ARCHITECTS

SDR-5711
02-10-05 PC
REVISED 01-28-05



EAST ELEVATION



WEST ELEVATION

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EAST & WEST ELEVATIONS

0 30 60

PROJECT NO. 104492 JANUARY 22, 2005

SANSONE

LAKE MEAD & ROCK SPRING

Las Vegas, Nevada

Perlman ARCHITECTS

RECEIVED

JAN 28 2005

SDR-5711
02-10-05 PC
REVISED 01-28-05



SDR-5711 - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND ROCK SPRINGS DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

12/23/04

FRONTLINE GROUP
A DEVELOPMENT SERVICES COMPANY

October 30, 2004

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

Re: Lake Mead and I-95

On behalf of the ownership, please accept our application for a Site plan review. This parcel was recently zoned to C-1(ZON-5206) with an accompanying General Plan Amendment (GPA-5205) to Service Commercial.

This parcel is generally located at the northwest corner of Lake Mead Boulevard and Rock Springs Vista, on approximately 5.12 gross acres. This parcel was purchased at the most recent Bureau of Land Management (BLM) auction. This parcel will close and record within the next 30 days to the Lake Mead 95, LLC, and a letter of explanation from Judy Fry of the BLM is attached.

But, as of today the BLM is still shown as the current owner and as such has signed the application. Our parcel is adjacent to C-1 Commercial to the west, across Rock Springs from C-1 Commercial, across Lake Mead Boulevard to the north lies C-1 Commercial, and to the south is undesignated zoning with a Public Facility land use. We are planning a commercial center of approximately 40,125 gsf.

We are requesting three waivers, the first for the buildings be adjacent to the right-of-way. Although we support the goals of the urban design standards we feel that this is not an appropriate location for buildings adjacent to the Right-of-way due to the existing buildings is the area are not designed in a similar manor. The Second waiver is for the front landscape buffer be reduced to 10 feet. Lastly, we are requesting a waiver to the rear setback to 5 feet where 20 feet is required.

Based on the existing zoning surrounding this parcel and its current zoning we feel that this retail use is appropriate and will further the goals and policies as set forth by the City Council and Staff. Further, our project will be designed in a manner that does not adversely impact the residents or public services in the area.

We are not submitting for or design review at this, however, we recognize that further applications including, at a minimum, and design Review as a public hearing will be required.

Thank you for your time in reviewing of application.

Sincerely,

FRONTLINE GROUP

James Grindstaff

SDR-5711

3800 Howard Hughes Parkway • Saventh Floor • Las Vegas • Nevada 89109 • Tel: 702.693.4280 • Fax: 702.796.7181

City of Las Vegas

Agenda Item No. 102

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5782 - PUBLIC HEARING - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN - Request for a Site Development Plan Review FOR PROPOSED CONVERSION OF AN 821 SQUARE-FOOT HOUSE TO A PROFESSIONAL OFFICE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR UNDERGROUND UTILITIES, AND PARKING LOT AND STREETSCAPE LANDSCAPING AND TREATMENTS on 0.17 acres adjacent to the southwest corner of Casino Center Boulevard and Hoover Avenue (APN 139-34-410-032), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

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

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

TARKANIAN - APPROVED subject to conditions and amending Condition 2 as read for the record as follows:

2. This Site Development Plan Review shall be subject to a three (3) year review by the Planning Commission and City Council. At that time, full Downtown Centennial Plan improvements may be required.

- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MELVIN GREEN, Melvin Green Architect Limited, 3305 West Spring Mountain Road, Suite 92, appeared on behalf of TRACIE J. LOCKETT-GREEN, his wife. MR. GREEN indicated the request for the waiver of the Downtown Centennial Standards is for a period of five years until they are able to do a two-phase project. The first phase would consist of renovating the existing property at 902 South Casino Center by converting the existing 820 square foot structure to an office for his wife's real estate company and his architectural firm. They are willing to do landscaping during the first phase to improve the vacant property. The second phase would be to provide a mixed-use facility for them to live and work. He presented a rendering of the proposed project within the five-year period. It would not make sense for them to provide all of the streetscape and landscaping and tear it down within the

MINUTES - Continued:

five-year period. MR. GREEN stated they bought into the City's vision of live/work revitalization of Downtown and want to make sure they can live and work in the same place, as well as visit the downtown area and the Arts District.

MR. GREEN discussed with MAYOR GOODMAN that he is not able to build the green corner at this time because he does not have the funding. He is aware that he is a valuable piece of property, especially with the sold out Newport Lofts coming across the street.

COUNCILWOMAN TARKANIAN approved the item with an amendment to Condition 2, which MR. GREEN accepted.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:48 - 1:51)
3-1465

CONDITIONS:

Planning and Development

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

2. This Site Development Plan Review shall be subject to a five (5) year review by the Planning Commission and City Council. At that time, full Downtown Centennial Plan improvements may be required.

3. All development shall be in conformance with the site plan and elevations, date stamped 02/01/05, and all other documentation, date stamped 12/14/05, except as amended by conditions herein.

4. A Waiver from the Downtown Centennial Plan requirement for an 11-foot wide sidewalk and five-foot deep amenity zone on Casino Center Boulevard and Hoover Avenue is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.

5. A Waiver from the installation of the standard Fourth Street style fixtures as required by Subsection DS3.1.k of the Downtown Centennial Plan is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.

6. A Waiver of the 8-foot parking lot landscape buffer as required by the Downtown Centennial Plan is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.

7. Shade trees shall be installed in the public right-of-way on Hoover Avenue at a maximum spacing of 30 feet on center, in accordance with Subsection DS4.2.b of the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box.

8. The required landscaping and a permanent underground sprinkler system shall be installed as

CONDITIONS - Continued:

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

9. New utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.

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

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

13. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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

Public Works

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

16. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site.

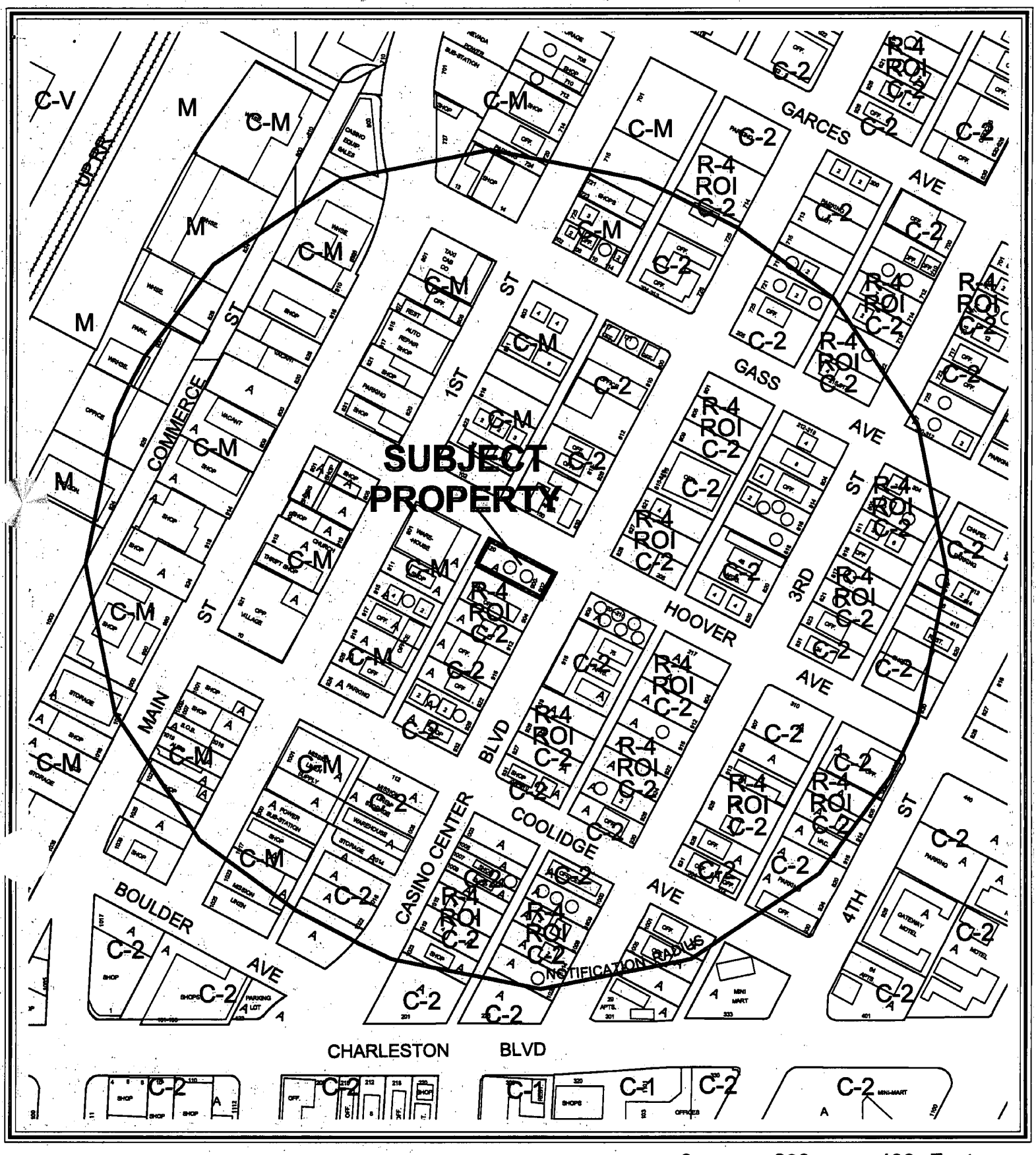
18. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.

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 drainage ways as recommended.

CONDITIONS - Continued:

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

21. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.



CASE: **SDR-5782**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N



0 200 400 Feet

CASE: **SDR-5782**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5782 - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

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

2. This Site Development Plan Review shall be subject to a five (5) year review by the Planning Commission and City Council. At that time, full Downtown Centennial Plan improvements may be required.

3. All development shall be in conformance with the site plan and elevations, date stamped 02/01/05, and all other documentation, date stamped 12/14/05, except as amended by conditions herein.

4. A Waiver from the Downtown Centennial Plan requirement for an 11-foot wide sidewalk and five-foot deep amenity zone on Casino Center Boulevard and Hoover Avenue is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.

5. A Waiver from the installation of the standard Fourth Street style fixtures as required by Subsection DS3.1.k of the Downtown Centennial Plan is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.

6. A Waiver of the 8-foot parking lot landscape buffer as required by the Downtown Centennial Plan is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.

7. Shade trees shall be installed in the public right-of-way on Hoover Avenue at a maximum spacing of 30 feet on center, in accordance with Subsection DS4.2.b of the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box.

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

9. New utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.

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

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

13. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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

Public Works

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

16. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site.

18. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.

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 drainage ways as recommended.

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

21. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

The applicant is requesting a waiver of design standards for a period of three years. Specifically, the applicant is requesting a waiver from the requirement to provide underground utilities from the alleyway to the building, as well as landscaping and streetscape requirements along Casino Center Boulevard and Hoover Street.

BACKGROUND INFORMATION

A) Related Actions

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

01/27/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission Meeting to provide the applicant with an opportunity to work with staff regarding the design and landscaping issues. The applicant has since revised the site plan to include additional parking spaces, screening, building improvements, and right-of-way landscaping.

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #33/pl).

02/28/05 The plans dates 02/01/05 do not meet the standards addressed in Conditions #4-6 and still require waivers.

B) Pre-Application Meeting

11/22/04 A pre-application conference was held and resulted in the following comments:

1. The site's current zoning is R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial).
2. Office use is permitted on the subject property.
3. A Site Development Plan Review is required for the conversion of the house to an office.
4. The applicant wishes to retain one unit located at the rear of the property.
5. The project will require the following improvements: Streetscape treatments, parking lot screening and the utilities need to be placed underground.
6. The applicant was informed to discuss parking requirements for the uses in the justification letter.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

Redevelopment Plan Area

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

Downtown Centennial Plan

The parcel is located within the Arts District, which encourages a mixture of arts-related businesses, single- and multifamily residences, and service commercial uses. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional landscape and architectural requirements are applicable. The proposed office conversion and the retaining of the 1-unit dwelling, constitutes a mixed-use development and would be allowed in the Arts District as a permitted use.

Airport Overlay District

The parcel is located within the boundaries of the Airport Overlay District; as the existing buildings are less than 200 feet in height, no additional reviews or actions are necessary.

PROJECT DESCRIPTION

The proposed project entails the conversion of an existing 821 square-foot residential dwelling into a professional office. A handicap parking space will be provided along the western property line with direct access to Casino Center Boulevard South. The applicant proposes to landscape a portion of the northern property line, which fronts Hoover Avenue; a screen fence will be installed to shield the handicap parking space from the street. Both buildings will be re-roofed and repainted.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The table below will illustrate to what extent the proposed office conversion will require such exemptions.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.17 Acres	N/A
Min. Lot Width	100 Feet	50 Feet	No
Min. Setbacks			
• Front	0 Feet	27 Feet	N
• Side	N/A	5 Feet	Y
• Corner	0 Feet	3 Feet 11 Inches	N
• Rear	0 Feet	37 Feet	Y
Max. Lot Coverage	Up to 100%	17%	Y
Max. Building Height	N/A	16 Feet	N/A
Trash Enclosure	Walled/roofed	None	Y
Loading Zone	N/A	None	Y
Mech. Equipment	Screened	Screened	Y

The existing lot does not conform to the minimum lot width requirement in the C-2 (General Commercial) district, but is an existing lot of record. The Centennial Plan requires that buildings be located directly at the frontage line for a minimum of 70% of the lot width; as the buildings are existing and built to different zoning standards, they do not conform to this requirement. The project complies with other development standards of the Downtown Centennial Plan.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards. There are no residentially-zoned properties in the immediate vicinity of the site.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area.

Uses	GFA	**Provided** Parking	
		Regular	Handicap
Office	821 SF		
Residential	1 Unit		
Total:		3	1

A total of three parking spaces will be provided on the site; Title 19.10 would typically require a total of five parking spaces for a comparable development. On-street parking is available immediately abutting the site.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	**Required** Ratio	Trees	**Provided**
East/West Street Hoover Avenue	1 Shade Tree @ 30' o.c. max. (min. 24" box)	5 Trees	4 Trees
North/South Street Casino Center Boulevard	1 Palm Tree @ 35' o.c. max. (min. 25' height)	2 Trees	0 Trees
Sidewalk	11' Sidewalk 5' Amenity Zone	N/A	Hoover: N Casino: N

The submitted landscape plan illustrates the use of Date Palm trees in the public right-of-way along Hoover Avenue; the Centennial Plan requires shade trees along the street. Additional Date Palm trees and Mondell pine trees will be located along the north property line to provide additional screening. Due to the existing configuration of the property and the dimensional requirements of the handicap parking space, no landscaping has been provided along the eastern property line abutting Casino Center Boulevard. A screen fence will be provided to shield the front parking area from the street as required by the Downtown Centennial Plan. A 5-foot sidewalk exists along Casino Center Boulevard South but does not continue around the corner to Hoover Street; the applicant has requested a Waiver from the full provision of the Downtown Centennial Plan streetscape requirements at this time, but has committed to the development of the required streetscape elements within three years.

A5) Sign Standards

The Downtown Centennial Plan exempts signage within the Arts District from the automatic application of size, type and area limitations. However, signage is required to reflect the arts-related nature of the district by incorporating artistic details, sculptural elements, three-dimensional features, ornate designs, or other similar expressive elements. In addition, the signage should coordinate with the architecture of the building. The submitted documentation does not illustrate any existing or proposed signage.

B) General Analysis and Discussion

- Zoning

The proposed uses are consistent with the uses permitted in the Arts District and the underlying zoning. As the project is located within the boundaries of the Arts District, a Special Use Permit for the mixed-use development is not required. The parcel does not meet the minimum width requirements specified by the C-2 (General Commercial) zoning district, but is an existing parcel of record. The existing structure does not meet the Centennial Plan build-to requirement, but conforms with all other general development standards.

- Site Plan

The site plan depicts an 821 square-foot residence, which will be converted into a professional office, and a 400 square-foot residential dwelling. The proposed office fronts on Casino Center Boulevard South, while the residential dwelling fronts on Hoover Street. The residential dwelling to remain has additional access to Hoover Street via the public alleyway located adjacent to the western property alignment. The required handicap parking space will be located in front of the office and will be accessed from Casino Center Boulevard South; two additional spaces are provided at the rear of the lot and are accessed from the alley. The proposed van accessible handicap parking space is not in compliance with the ADA standards, therefore can only be counted as a regular handicap parking space.

- Waivers

The proposed conversion of an existing residential dwelling to a professional office will require the following waivers from the Las Vegas Downtown Centennial Plan standards:

1. *Streetscape Requirements.* The applicant has requested a Waiver from the Downtown Centennial Plan requirement for an 11-foot wide sidewalk and five-foot deep amenity zone on Casino Center Boulevard and Hoover Avenue, due to the fact that the property is intended for redevelopment in a three-year time frame. Palm trees will be provided in the public right-of-way along Hoover Avenue as an interim measure; the Centennial Plan actually requires shade trees

along east/west streets. In addition to the delayed provision of the landscaping and sidewalk improvements, the applicant has request to delay the installation of the Fourth Street-style light fixtures and other features until the property is redeveloped. A Condition of Approval has been added to require a review of the project and the development of the Centennial Plan streetscape treatment in five years if the redevelopment of the site does not proceed.

2. *Parking Lot Screening.* A Waiver has been requested from the provision of an eight-foot landscape buffer that is required for parking lots facing public streets as described in Subsection DS3.1.g & h. and Graphic 5 of the Downtown Centennial Plan. The applicant will provide the required Centennial Plan screen fence, but the configuration of the property does not allow adequate room for the handicap parking space and the landscape buffer.

3. *Underground Utilities.* A Waiver has been requested from the requirement to relocate utility and power service lines underground as described in Subsection DS2.1.f. of the Downtown Centennial Plan, due to the burden for one property owner to place all utilities in the alley underground.

- Landscape Plan

The submitted landscape plan depicts the provision of street trees in the right-of-way, additional trees at the interior of the site, and the provision of shrubs along the front of the existing building. The applicant has requested a Waiver from the provision of the Centennial Plan streetscape requirements, as described above. A screen fence will be used to buffer the front parking area from the street, although it is not possible to provide the required landscape buffer.

- Elevation

The existing building at the front of the property will be re-roofed and repainted as depicted in the submitted documentation; new doors and windows have already been added. No other improvements are proposed as the applicant intends to eventually development a mixed-use building on the site. The residential building at the rear of the property will also be re-roofed and repainted.

- Floor Plan

The proposed conversion of the existing building at the front of the property illustrates two offices, a drafting and printing room, restroom and a central reception area. No changes are proposed to the floor plan of the existing residential building at the rear of the property.

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;"**

   Landscaping and minor improvements to the exterior of the building will assist in improving the appearance of the property. The existing development is not compatible with the intended development of the Arts District, but the minor improvements are an appropriate temporary measure until the property can be redeveloped.

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

   The proposed development is consistent with the General Plan, but fails to be consistent with Title 19, and the Downtown Centennial Plan. The applicant has requested Waivers from the Downtown Centennial Plan as a temporary measure; a Condition of Approval will require a review of the project and possible compliance after a five-year period.

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

   The configuration of the parking areas will have little impact on neighborhood circulation. The amount of traffic generated by the uses on the site will have no impact on adjacent roadways.

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

   The existing buildings will be repainted and re-roofed; the proposed improvements are appropriate for the area. The proposed landscape materials are generally appropriate, with the exception of the palm trees proposed in the right-of-way along Hoover Avenue, which are required to be replaced with shade trees.

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

   The building elevations and design characteristics as they currently exist are unsightly; the proposed improvements to the buildings will assist in upgrading the appearance of the property.

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

   The development will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 117 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5782 APN: 139-34-410-032

Name of Property Owner: Tracie Green

Name of Applicant: Tracie Green

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Tracie J Green

Print Name: Tracie Green

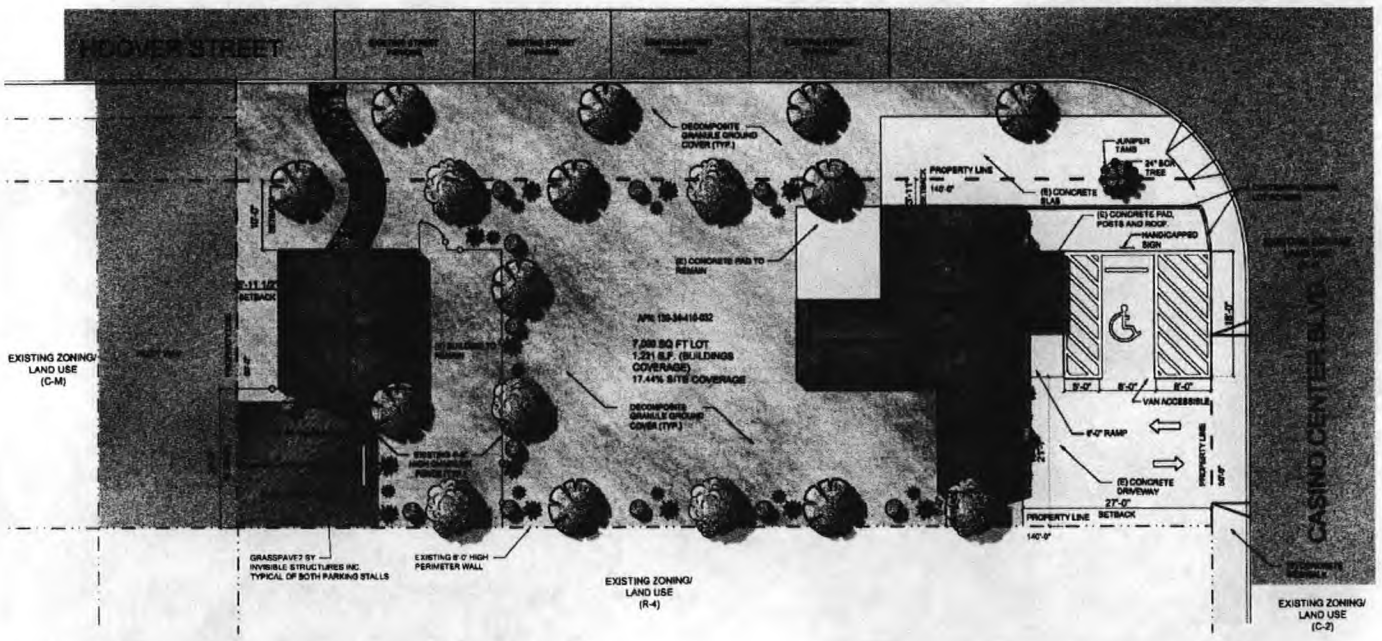
Subscribed and sworn before me

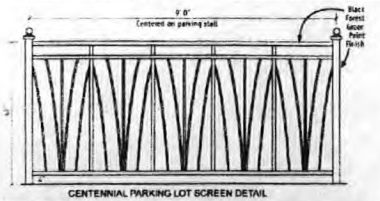
This 15th day of November, 2004

Notary Public in and for said County and State

MICHAEL R. BODAK
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-3084-1
EXPIRES JULY 7, 2006

RECEIVED
DEC 14 2004





CENTENNIAL PARKING LOT SCREEN DETAIL

PROJECT SITE ANALYSIS

SITE

SITE AREA =	.16 ACRES
BUILDING AREA	1,221 S.F.
SITE COVERAGE =	17.44%
OCCUPANCY GROUP	B/R2
TYPE OF CONSTRUCTION	V-B

ZONING

PROJECT PROPERTY = SITE DEVEL. PLAN	R-4 (EXISTING)

PARKING

REQUIRED:

STUDIO USE
1.25 SPACES PER STUDIO = 1.25 SPACES

OFFICE USE
1 SPACES PER 300 s.f. = 821/300 SPACES = 2.74 SPACES

HANDICAPPED PARKING (APART OF TOTAL)
VAN HANDICAPPED SPACES = 1 SPACE

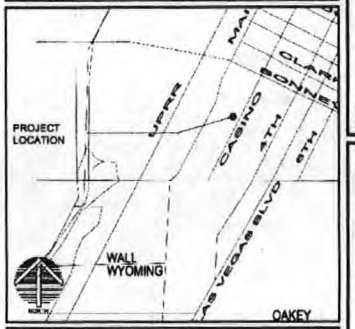
TOTAL PARKING REQUIRED = 4 SPACES

PARKING PROVIDED

PARALLEL SPACES 10' X 20' = 3 SPACES
VAN HANDICAPPED SPACES = 1 SPACE

TOTAL PARKING PROVIDED = 4 SPACES

VICINITY MAP



LANDSCAPING

LANDSCAPE / IRRIGATION NOTES:

THE CONCEPTUAL LANDSCAPING PLAN INDICATES LAND AREAS WITHIN THE PROJECT LIMITS THAT ARE TO RECEIVE LANDSCAPING AND IRRIGATION SYSTEMS. ALL LANDSCAPING TREE SPECIMENS, SHRUBS, GROUND-COVER, INCLUDING DENSITIES AND SIZES SHALL BE IN FULL COMPLIANCE WITH THE CITY OF LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS.
THE OWNER SHALL SUBMIT FULLY-DETAILED LANDSCAPING / IRRIGATION CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND LANDSCAPING PALETTE, PREPARED BY THE LANDSCAPE ARCHITECT, TO A BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

RECEIVED
FEB 1 2005



EXISTING CONDITION



PROPOSED IMPROVEMENTS

© Melvin Green Architect, Ltd. 2003

REVISIONS	BY

MGA Melvin Green Architect, Ltd.
2300 W. Sahara Boulevard Ste. 1210 • Las Vegas, NV 89102 • (702) 384-8787

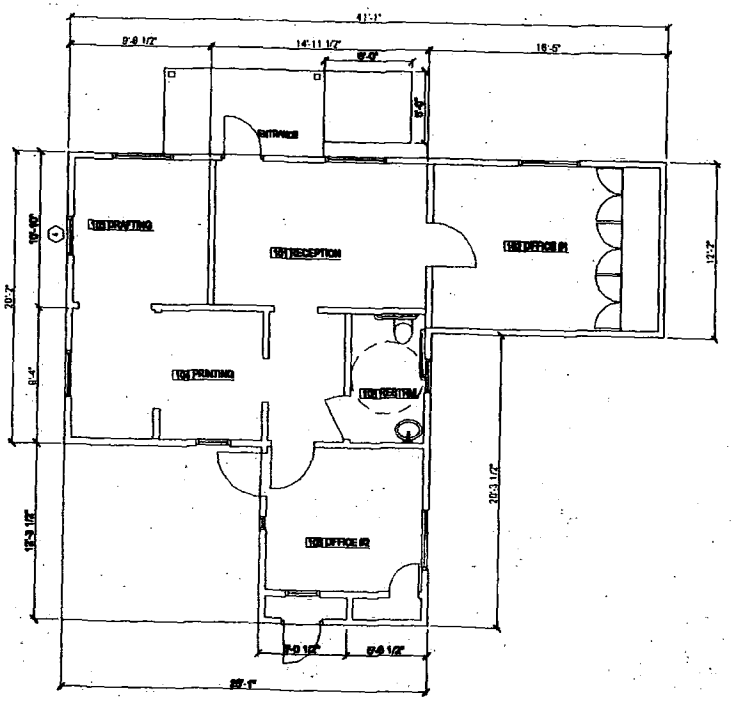
PROJECT: OFFICE REMODEL PROJECT
902 CASINO CENTER BLVD.
LAS VEGAS, NEVADA 89101

SHEET TITLE: SITE PLAN AND LEGENDS

DATE: 11-09-04
SCALE: NO SCALE
DRAWN: MG/AS
JOB NO: 04-12

SHEET: AS1.01
OF SHEETS

SDR-5782
02-10-05 PC
REVISED 02-01-05



1 FLOOR PLAN - 821 S.F.

NORTH

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DEC 14 2004

SDR-5782

01/27/05 PC

MGA Mahan Gibson Architect, Ltd.

PROJECT: OFFICE REMODEL PROJECT
902 CASINO CENTER BLVD.
LAS VEGAS, NEVADA 89101

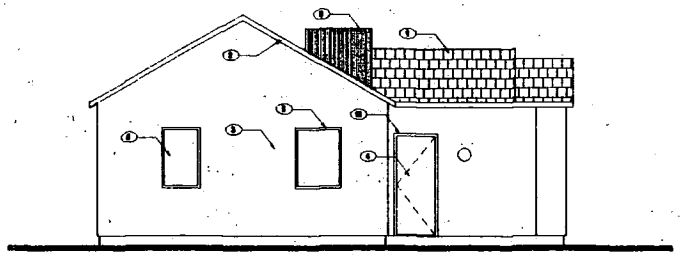
SHEET TITLE: FLOOR PLAN

DATE: 11-03-04
SCALE: AS NOTED
DRAWN BY: MGMB
JOB NO. 04-13

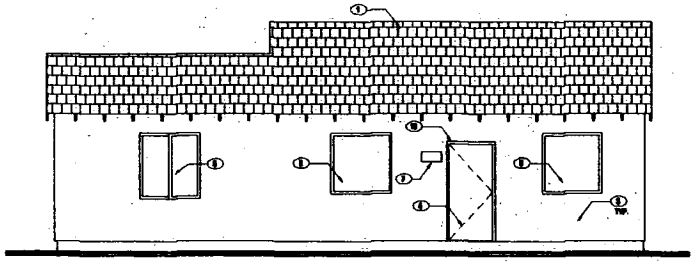
SHEET: A1.01

KEY NOTES

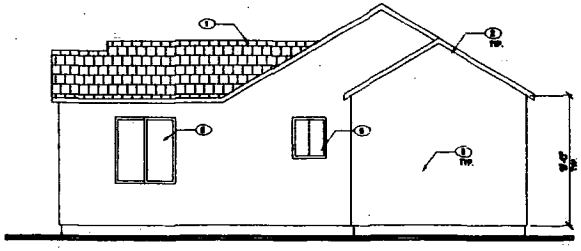
NO.	DESCRIPTION
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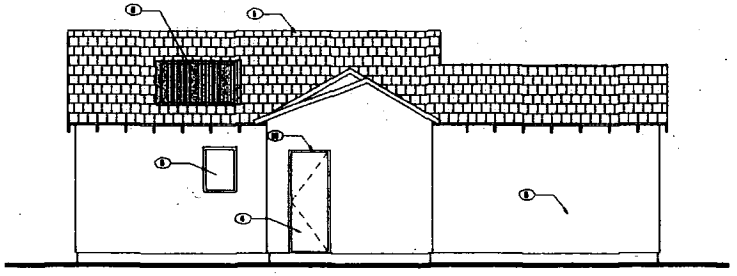
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

MGA

OFFICE REMODEL PROJECT
902 CASINO CENTER BLVD.
LAS VEGAS, NEVADA 89101

A6.01

SDR-5782
01/27/05 PC

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DEC 14 2004



SDR-5782 - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN
SOUTHWEST CORNER OF CASINO CENTER BOULEVARD AND HOOVER AVENUE
FEBRUARY 10, 2005 PLANNING COMMISSION

1/11/05

RECEIVED

JAN 14 2005

MGA

MELVIN GREEN ARCHITECT, LIMITED

January 12, 2005

Planning and Development Department
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

RE: REVISED Justification Letter for Rezoning 902 Casino Center to C2
APN # 139-34-410-032

On behalf of the applicant, Tracie Lockett-Green, we are requesting a Rezoning of 902 Casino Center Blvd. and 120 Hoover Street from R-4 to C-2.

The project will consist of: Phase I converting an existing vacant 821 square foot house to a professional office while retaining existing 400 square residential unit on the back portion of the property.

Phase II will consist of demolishing both buildings to make way for a Ten-story Mixed-Use project that will include Ground Floor Retail Spaces, Offices, Apartments and a Penthouse that will conform to the Arts District Design Standards (see attachment). Applicant's goal is to provide a live-work situation for Artists in the designated Art District as well as providing a live-work environment for herself. Construction of Phase II will commence within three years of the approved Rezoning.

The applicant's commitment to live and work Downtown is consistent with the Mayor's vision to revitalize the Area. To build a community requires full-time residency. Unlike most of the luxury high-rise developments underway, this project will try to help make the area a viable residential downtown neighborhood for artists.

In order to make Phase II work financially, the applicant is requesting a wavier of Design Standard for a Three Year period. The wavier request includes requirements to provide underground Utilities from the alleyway to the building, Landscaping and Streetscape along Casino Center Blvd. and Hoover Street and decorative fencing to screen parking. The Art District Design Standards requirements mentioned above will be met if the project does not start within the three-year period. Additionally, we are requesting a waiver for the requirement to provide on-site parking for 2 office parking spaces and 2 residential spaces. Again, this request is only for the three-year period.

REVISED
1.14.05

5782

3305 WEST SPRING MOUNTAIN ROAD, SUITE 92 ■ LAS VEGAS, NEVADA 89102
PHONE: 702.362.8974 ■ FAX: 702.364 9406 ■ email: mgreen@mgci.com

RECEIVED

JAN 14 2005

Some Landscaping will be provided along Hoover Street as depicted on the landscape drawings.

The building will not have an adverse affect on the surrounding neighborhood. The building footprint and exterior elevations will remain the same.

Please contact us at 702-362-8974 or 702-353-0988 with questions.

Sincerely,

Melvin Green, NCARB
President
Melvin Green Architect, Ltd.

City of Las Vegas

Agenda Item No. 103

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5835 - PUBLIC HEARING - APPLICANT/OWNER: KAREN M. BAILEY AND THOMAS PRATO - Request for a Site Development Plan Review FOR 1,710 SQUARE FEET OF PROPOSED PAINT BOOTHS ASSOCIATED WITH AN EXISTING MANUFACTURING/WAREHOUSE FACILITY AND WAIVERS OF PERIMETER, FOUNDATION, AND PARKING LOT LANDSCAPING REQUIREMENTS on 1.47 acres adjacent to the southwest corner of Charleston Boulevard and Commerce Street (APN 162-04-506-008), M (Industrial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

TARKANIAN - APPROVED subject to conditions, deleting Condition 4 and amending Condition 17 as read for the record as follows:

17. Meet with Flood Control of the Department of Public Works to discuss drainage patterns on this site; comply with the recommendations of the Flood Control Section.

- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

THOMAS PRATO stated he supports the City of Las Vegas redevelopment efforts, and feels he is making a major contribution to Charleston Boulevard. The property will be well maintained, clean and well lit. The building sits within the 200-foot buffer zone and it will be a major contribution to the Arts District. The 11,000 square feet of space will, not only a welding shop, but also a gallery showroom for artists to display their work. MR. PRATO pointed out they are not requesting any funding from the City, even though they were entitled to the maximum amount allowed of Redevelopment funds. This project will be a major contribution and it will compliment Holsum Bread. MR. PRATO pointed out the entrance to Grand Central Parkway needs to be beautified, as well as give Charleston Boulevard curb appeal. There is trash along Charleston Boulevard, and he suggested painting the sides of the on-ramps and the rails. If the appearance of this area is improved, he believes people will frequent this area more often.

MINUTES - Continued:

COUNCILWOMAN TARKANIAN stated Ward 1 residents care very much. MR. PRATO stated it is time that the City of Las Vegas recognizes the Mayor's vision and efforts. MAYOR GOODMAN appreciated MR. PRATO'S accolades, but he stated it takes the support of the entire City council, City Manager and staff. Credit needs to be given to the people who invest in downtown, people like MR. PRATO.

COUNCILWOMAN TARKANIAN directed staff to schedule a cleanup with Neighborhood Services for this particular area because Charleston Boulevard is the gateway to downtown. MAYOR GOODMAN verified with BETSY FRETWELL, Deputy City Manager, that the City will be having certain cleanups associated with the Centennial Committee.

BART ANDERSON, Public Works Department, explained that at the Planning Commission the applicant had asked about Condition 17, which requires an update to the drainage study for their site. He spoke with the Flood Control section and they agreed that an update is not actually necessary. Instead of the update they would like the applicant to meet with the Flood Control to discuss drainage issues on their site. This will save them time and expense. Therefore, Condition 17 should be revised to say: meet with Flood Control to discuss drainage patterns on this site and comply with the recommendations of the Flood Control Section. MARGO WHEELER, Director of Planning and Development Department, recommended that Condition 4 be deleted, as it is not necessary to this item. MR. PRATO agreed with both the amended and deleted conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(1:51 - 2:00)
3-1609

CONDITIONS:

Planning and Development

1. The paint facility shall not be used for painting of motor vehicles.

2. All development shall be in conformance with the site plan and building elevations, dated 12/15/04, except as amended by changes by these conditions.

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

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

CONDITIONS - Continued:

be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

5. 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.

6. 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.

7. 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.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.

10. 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.

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

12. 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.

13. All City Code requirements and design standards must be satisfied.

Public Works

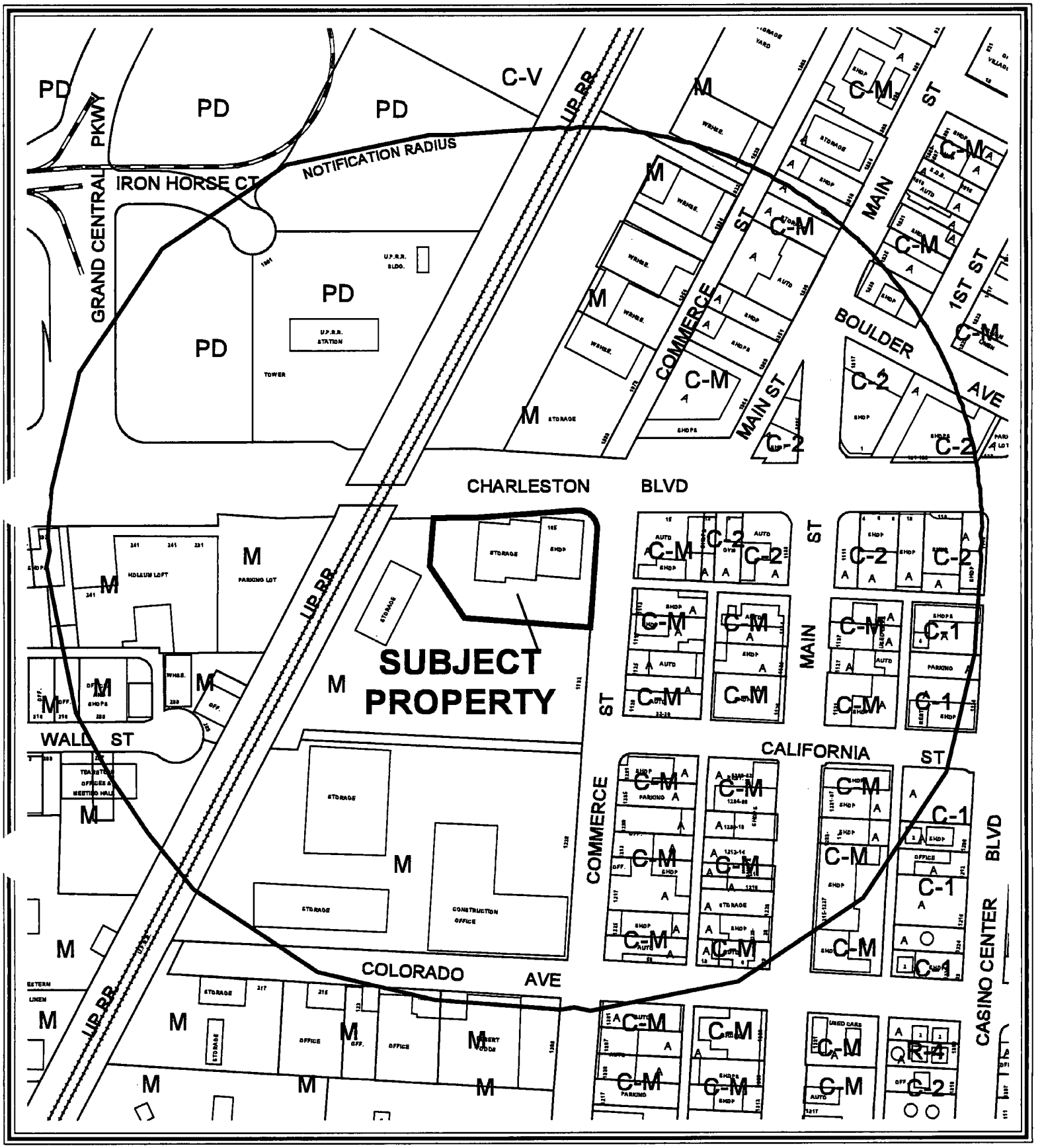
14. Grant an appropriate Traffic Signal Chord Easement on the southwest corner of Charleston Boulevard and Commerce Street prior to the issuance of any permits for this site.

CONDITIONS - Continued:

15. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current Las Vegas Downtown Centennial City Standards prior to the issuance of any permits for this site.

16. This site has an existing City of Las Vegas Sewer Easement near the northern perimeter, no building or structures shall be allowed to encroach upon the existing sewer easement.

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



0 300 600 Feet

CASE: **SDR-5835**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SDR-5835**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5835 - APPLICANT/OWNER: KAREN M. BAILEY AND THOMAS PRATO

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The paint facility shall not be used for painting of motor vehicles.

2. All development shall be in conformance with the site plan and building elevations, dated 12/15/04, except as amended by changes by these conditions.

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

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

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Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review for four proposed painting buildings, with a total of 1,710 square feet in size, on 1.47 acres to the rear of an existing commercial building adjacent to the southwest corner of Charleston Boulevard and Commerce Street. The request includes waivers of the perimeter, foundation, and parking lot landscaping requirements.

B) Applicant's Justification

Artistic Iron has been in business in Las Vegas since October of 1990. They specialize in custom ornamental ironwork. The site for the subject review has been known in recent years as Carpet Barn. The applicant purchased the location in November of 2003 and has been remodeling and doing building improvements since then. The applicant feels that the development will be an asset to the city.

BACKGROUND INFORMATION

A) Previous Actions

There are no past actions that pertain to the subject site.

B) Pre-Application Meeting

12/06/04 The following was discussed at a pre-application conference meeting with the applicant.

- The application may be eligible for administrative review
- Need number of warehouse spaces
- Include number of parking spaces
- Two paint booths and one paint storage area are proposed
- Landscape plans needed with full compliance or close to it

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.47

B) Existing Land Use

Subject Property:	Industrial use
North:	Outdoor Storage
South:	Outdoor Storage
East:	Shops
West:	Outdoor / Indoor Storage

C) Planned Land Use

Subject Property:	DTR-C (City of Las Vegas Downtown Redevelopment Plan- Commercial)
North:	DTR-C (City of Las Vegas Downtown Redevelopment Plan- Commercial)
South:	DTR-C (City of Las Vegas Downtown Redevelopment Plan- Commercial)
East:	DTR-C (City of Las Vegas Downtown Redevelopment Plan- Commercial)
West:	DTR-C (City of Las Vegas Downtown Redevelopment Plan- Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The site is located within the area covered by the City of Las Vegas Downtown Redevelopment Plan, a Special Area Plan of the Southeast Sector Plan of the General Plan. The Downtown Redevelopment Plan currently designates this site as DTR-C (City of Las Vegas Downtown Redevelopment Plan- Commercial). The current zoning of M (Industrial) conforms to the DTR-C land use designation and the proposed development is consistent with the M zoning.

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

City of Las Vegas Downtown Redevelopment Plan
The Plan was prepared by the City of Las Vegas Downtown Redevelopment Agency pursuant to the Community Redevelopment Law of NRS Section 279.382 et. seq. of the State of Nevada and all applicable local laws and ordinances.

PROJECT DESCRIPTION

The project consists of four proposed structures totaling 1,710 square feet in size, located adjacent to the west side of the existing showroom / production building. The existing building is at the southwest corner of Charleston Boulevard and Commerce Street. The four structures are located between the west end of the main building and the parking area along the west property line. This area will be screened from Charleston Boulevard by a row of 24 inch box trees spaced 20 feet apart along the northern property line. The parking for the buildings will be to the south and west of the buildings. Vehicular access to the site is from Commerce Street.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	10 Feet	80 Feet	Y
• Corner	10 Feet	30 Feet	Y
• Rear	20 Feet	49 Feet	Y

The proposal meets the development requirements of Title 19.

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal as there are no residential uses adjacent 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			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Industrial/ Warehousing	24,110 SF	1space / 1000 SF of GFA	23	1	50	2

The proposal exceeds the parking requirements of Title 19.

A4) Landscape Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 Spaces	9 Trees	0
Buffer:			
• Min. Trees Along Streets	1 Tree /20 Linear Feet	20 Trees	11
• Min. Trees Along Perimeter	1 Tree /30 Linear Feet	22 Trees	0
• Min. Zone Width along Streets	15 Feet		5 Feet
• Min. Zone Width along sides and rear	8 Feet		0
• Wall height	6 Feet		5 Feet

The applicant has requested waivers of perimeter, landscaping, and parking lot landscaping. The waivers can be supported as the request is limited to the addition of four detached structures at the rear of the site.

A5) Sign Standards

Insufficient information was provided by the applicant in regards to onsite signage therefore review of the signage pursuant to Title 19.14 was not possible. Evaluation of signage for the site will be conducted under a separate review at a later date.

B) General Analysis and Discussion

- Zoning

The proposed site plan conforms to the regulations of the M (Industrial) Zoning District.

- Site Plan

The site plan shows a total of 1,710 square feet of proposed detached structures in addition to the existing industrial building onsite. The structures will be at the rear of the existing building no closer than 49 feet from the rear property line. The structures are 30 feet from Charleston Boulevard to the north.

Parking areas are behind and south of the proposed structures and existing building with the public parking along the south of the buildings. Vehicular access will be from one access to Commerce Street to the east. A separate application to identify signage on the site will need to be submitted by the applicant.

- Waivers

  The applicant has requested waivers of perimeter, landscaping, and parking lot landscaping. The waivers can be supported as the request is limited to the addition of four detached structures at the rear of the site.

- Landscape Plan

  The Landscape Plan shows 24 inch box trees 20 feet apart along the north property line and a five foot planter at the front of the building. Waivers of perimeter, landscaping, and parking lot landscaping has been requested by the applicant for the other areas of the site without landscaping.

- Elevation

  Photos of the existing building show a single story building with a gabled front above the entry doors and parapets along the other elevations. A service door is at the rear and display windows on the other sides of the exteriors.

  The elevations of the proposed painting structures show the typical details of this type of use. The existing building and the proposed structures are compatible to the existing development around the site.

- Floor Plan

  The floor plan shows interior design typical to this type of use.

FINDINGS

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

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

   The proposed development will be compatible with commercial and industrial development in the neighborhood.

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

   The proposed development is consistent with the General Plan. With approval of the waivers of the landscape standards the proposal will conform to Title 19 and the Landscape, Wall and Buffer Standards.

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

   The subject site has access to Commerce Street, which will be adequate to meet the requirements of the proposed development. The site is adjacent to Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways.

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

   The building and landscape materials are appropriate for this type of development.

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 industrial businesses in this vicinity and will be compatible with surrounding development.

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 10

NOTICES MAILED 69 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5835 APN: 162-04-506-008

Name of Property Owner: Karen M. Bailey + Thomas Prato Trust

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/Authorized Agent: /Karen M Bailey/

Print Name: /Karen M. Bailey/

Subscribed and sworn before me

This 5th day of November, 2004

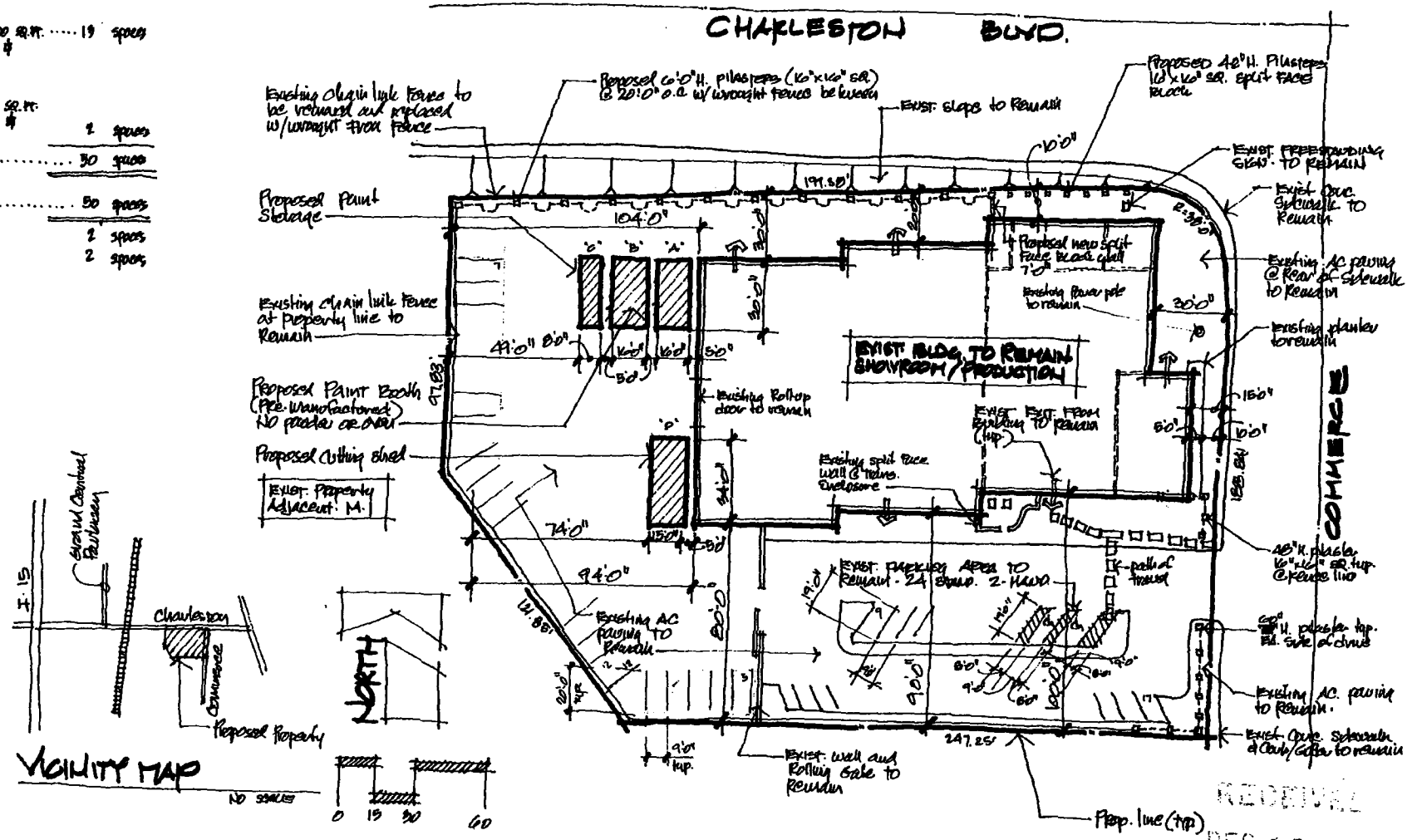
Sharri Carothers

Notary Public in and for said County and State

OFFICIAL SEAL
SHARRI CAROTHERS
NOTARY PUBLIC - NEVADA
PRINCIPAL OFFICE IN
CLARK COUNTY
My Commission Exp. March 18, 2006

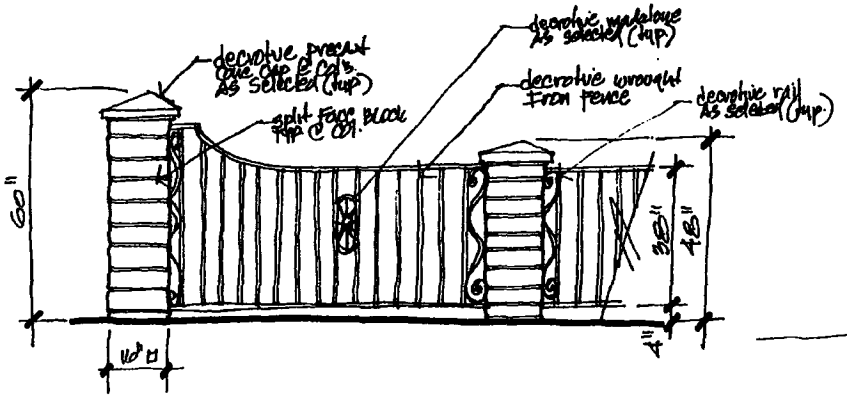
Parking Requirements:

Showroom area 7200 SQ.FT.	30	spaces
parking required @ 1 space/250 ft²		
General retail - other than listed		
Office area 1900 SQ.FT.	9	spaces
parking required @ 1 space/200 ft²		
office professional - other than listed		
Warehouse/manufacturing 19,800 SQ.FT.	19	spaces
parking required @ 1 space/1000 ft²		
industrial/warehouse		
Proposed Paint booth 1500 SQ.FT.		
parking required @ 1 space/1000 ft²	2	spaces
industrial/warehouse		
total required	30	spaces
Total Parking provided	50	spaces
Required Handicapped spaces	2	spaces
Handicapped spaces provided	2	spaces
(1-standard 1-Van)		

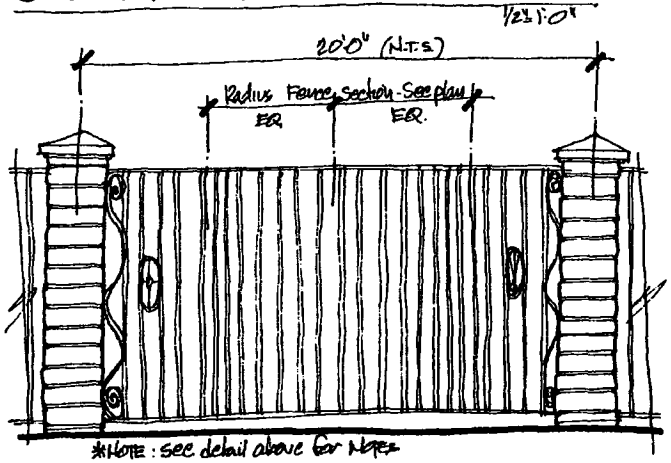


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DEC 15 RECD

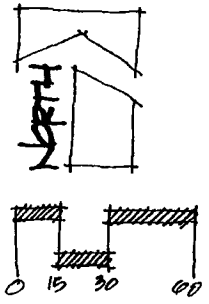
SDR-5835
02-10-05 PC



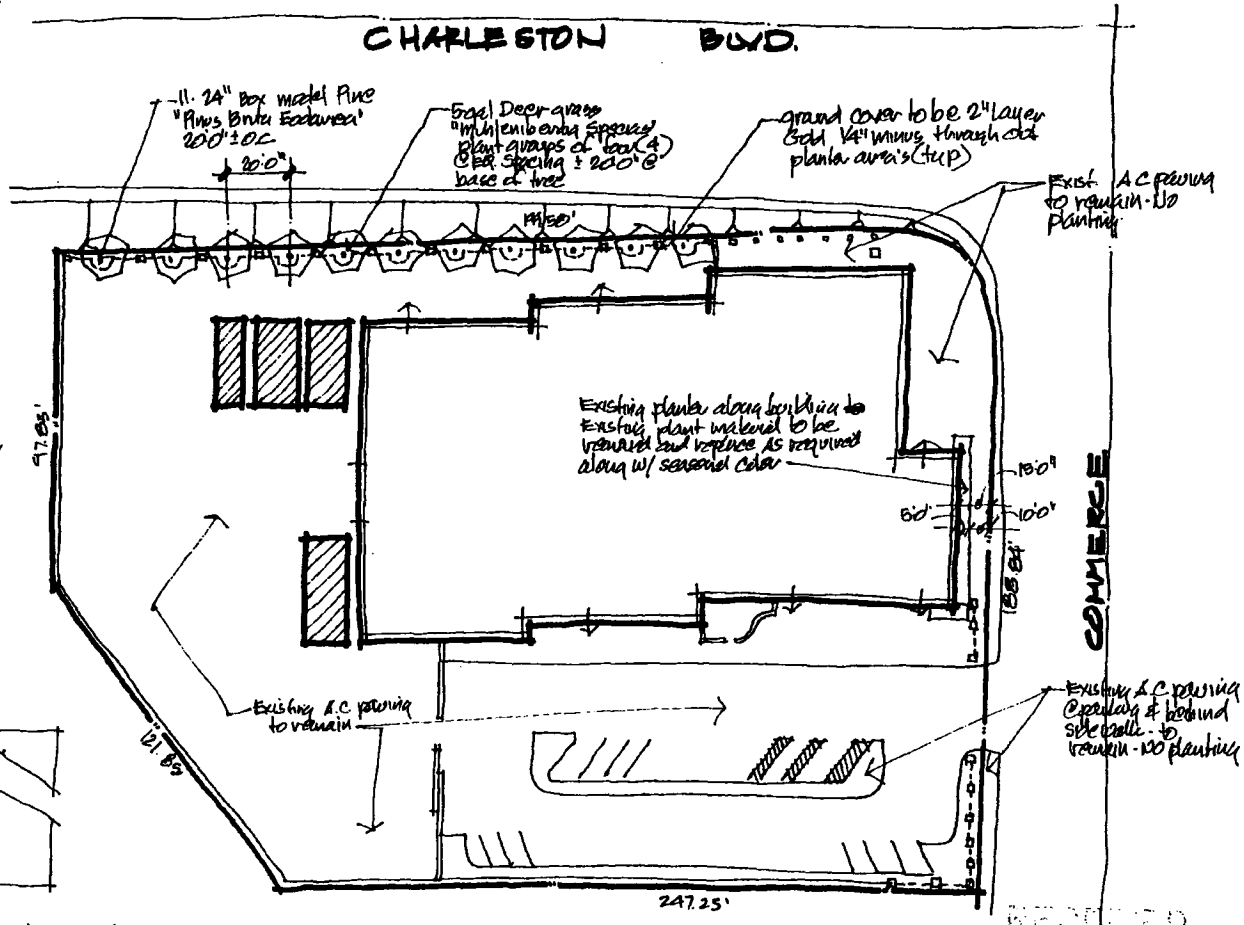
PROPOSED DECORTIVE FENCE @ COMMERCE DRIVE ENTRY



PROPOSED DECORTIVE FENCE @ CHARLESTON PROP LINE



CHARLESTON BLVD.



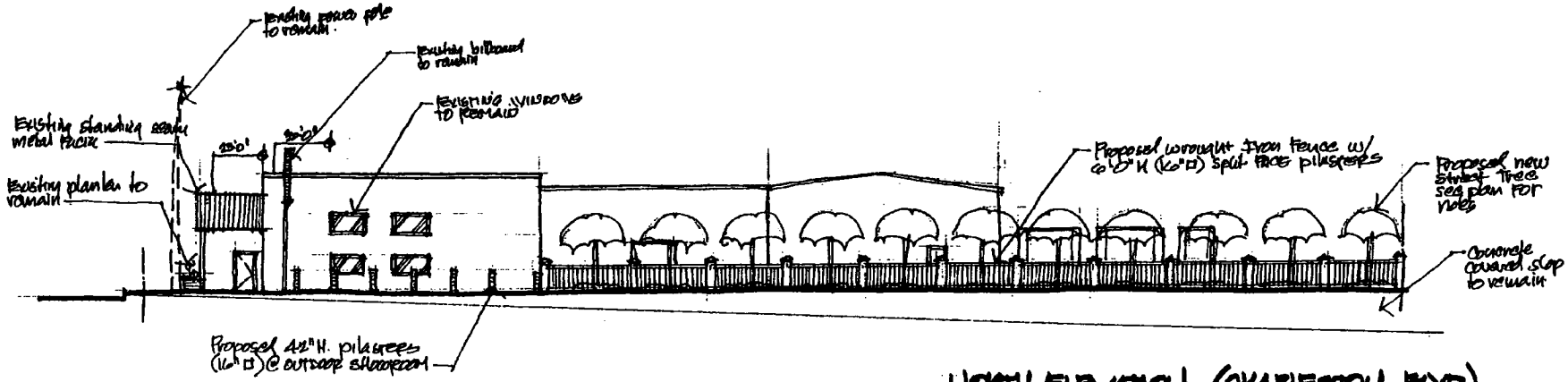
PROPOSED LANDSCAPE PLAN

1" = 30'-0"

RECEIVED

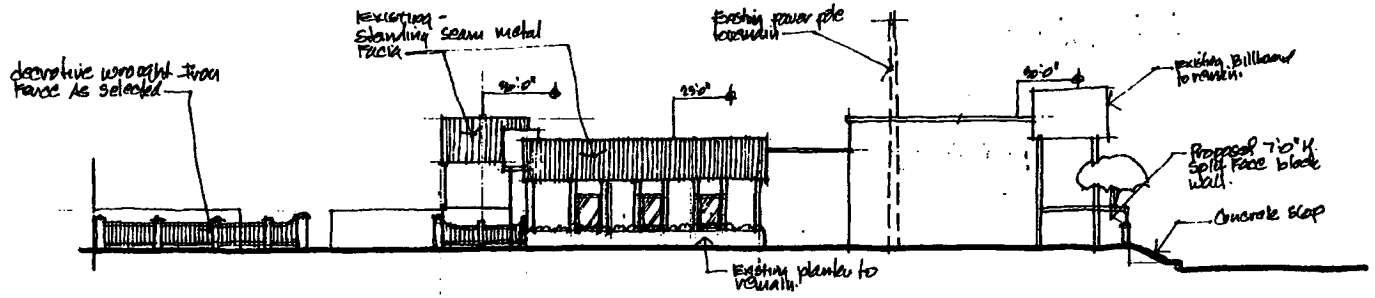
SDR-5835

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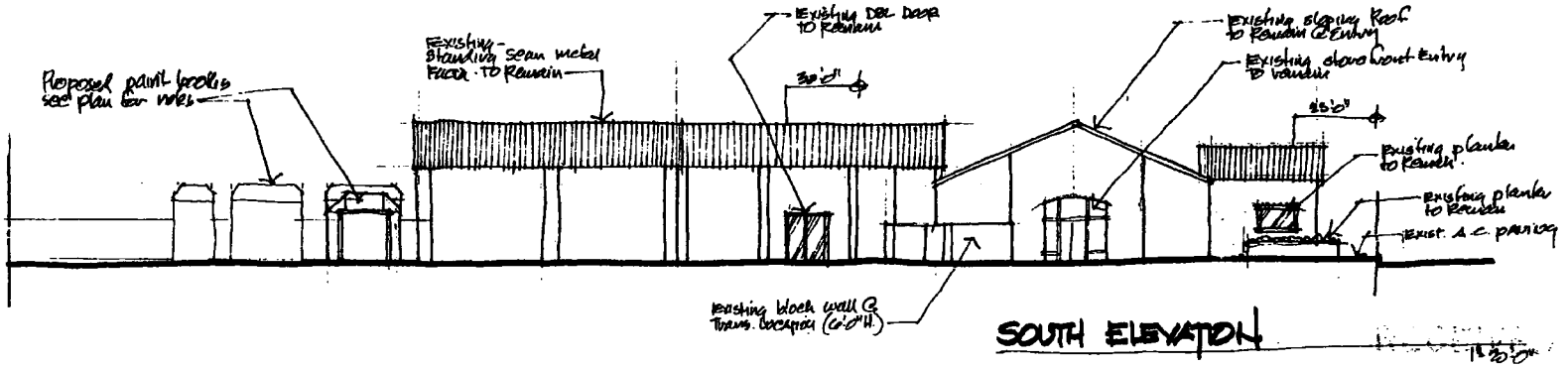
NORTH ELEVATION (CHARLESTON BLVD)

1"=20'-0"



EAST ELEVATION (COMMERCE)

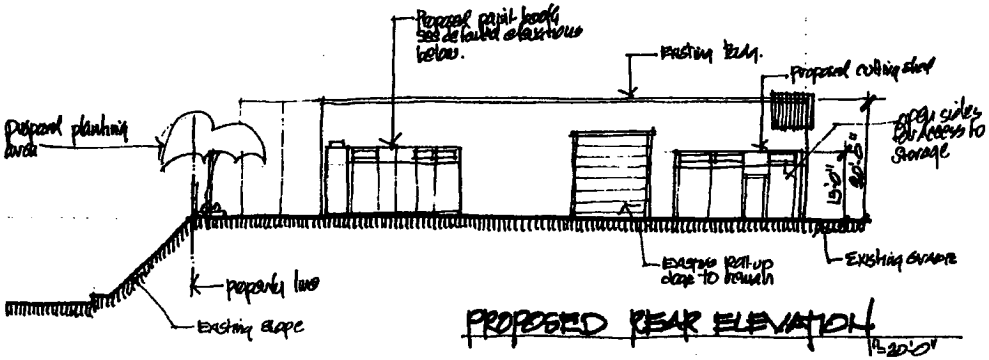
1"=20'-0"



SOUTH ELEVATION

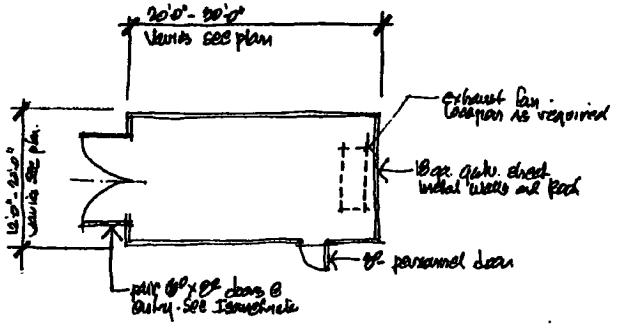
1"=20'-0"

SDR-5835
02-10-05 PC



PROPOSED REAR ELEVATION

1/4"=1'-0"

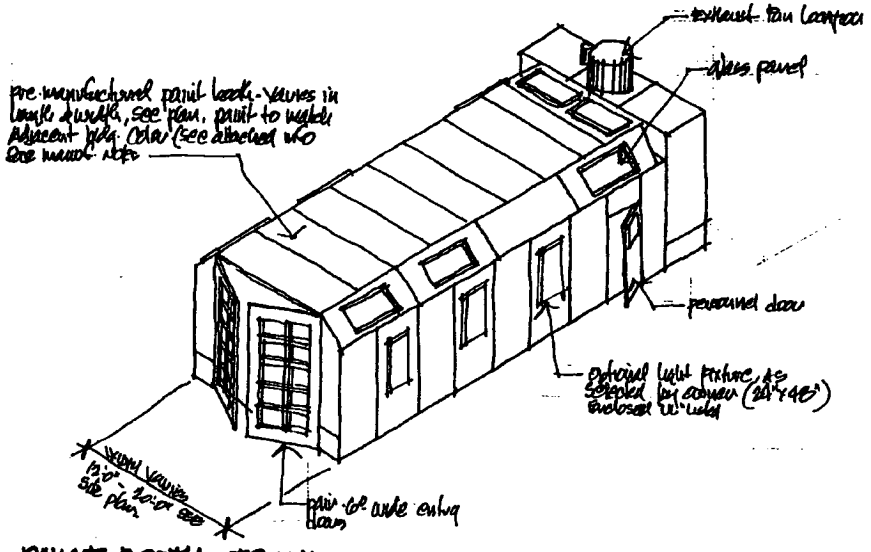


Note: See attached manufacturer information for construction and finish notes.

FLOOR PLAN

1/8"=1'-0"

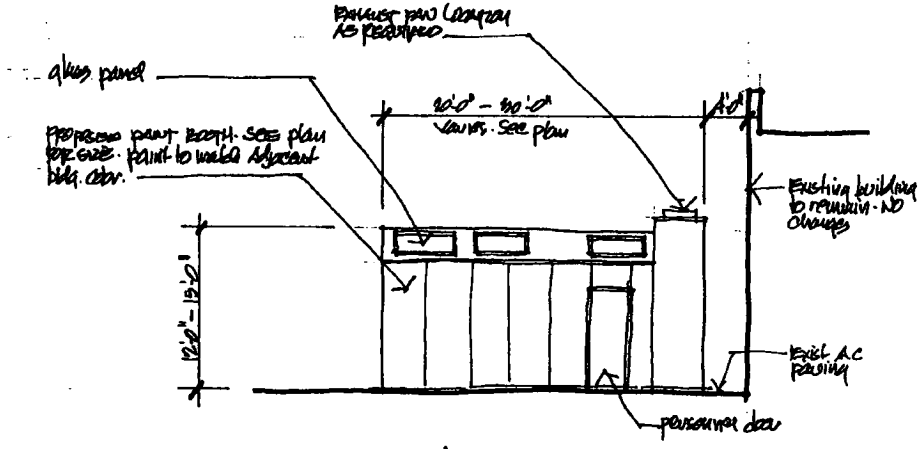
Notes:
- All materials of construction are non-combustible - panels are 18ga Galv. sheet metal, paint to match adjacent building color
- Contractor to verify all dimensions in field and report any discrepancies to engineer prior to starting work.



PAINT BOOTH - ISOMETRIC

No scale.

Note: Paint booths only no heaters or ovens



BLDG. ELEVATION (North elevation)

1/4"=1'-0"

Note: South elevation opp. thru unit personnel door.

RECEIVED

DEC 15 RECD

SDR-5835

02-10-05 PC



SDR-5835 - APPLICANT/OWNER: KAREN M. BAILEY AND THOMAS PRATO
SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND COMMERCE STREET
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

License #0031909

Artistic Iron Works

2310 Industrial Road • Las Vegas, NV 89102
(702) 387-8688 • Fax (702) 387-8942
www.artisticiron.com • e-mail: aiw@lvcm.com

11-8-04

City of Las Vegas

RE: Permit at 105 W. Charleston

We are requesting a use permit at 105 W. Charleston for us to add two paint booths at the rear of our building as per plans.

Artistic Iron has been in business in Las Vegas since October of 1990. We specialize in custom ornamental iron work. We do anything from simple iron to full custom designs. Our building has been most known in recent years as the "Carpet Barn". We purchased it in November of 2003 and we are currently in the redevelopment zone. We have been remodeling and doing building improvements since. Within a half mile radius of us we have the International Furniture Mart, Loft Towers and Holsum.

Our hope and goal for the new shop is to create a fantasy in iron extravaganza that people will come from all over to see and have us custom fabricate specialty items. We not only will have the largest iron showroom in the world but also we will have the fabrication shop at the rear of the building in our warehouse. We will be able to duplicate anything in iron with simple measurements and a picture of the design. We currently employ between 45 and 50 people. We have several artisan iron workers that handcraft and forge iron from flat steel and solid bars to create beautiful iron pieces to be enjoyed by all. When fabrication is complete we will apply paint finishes (per the customer's request) inside of our paint booths. We have a very talented painter who professionally applies custom faux finishes with multicolor or simple primer.

We have painted and redesigned parts of our building to accommodate our iron displays and various areas around the building. Centered at the corner of Commerce and Charleston we would like to remove city ordinate trees at billboard SIGN approximately 70' west to block wall. We will be putting displays on the face of the building and on pavement at that area. Wording and advertising will also be affected by future growth of trees by viewing of displays from Charleston.

As part of the design review we are requesting a waiver of standards for the landscape requirements within the parking area and perimeter landscape along commerce st. These areas are covered with existing A.C. paving and would be difficult to provide planting within. It would also be difficult to provide irrigation to these planting areas. In addition this area is located directly under existing high power lines, which cannot

SDR-5835

be relocated. We are proposing to provide perimeter landscaping along Charleston blvd. beginning approximately 70'-0" west of the intersection and continuing to the west property line. Omitting the landscape the first seventy feet will provide clear visibility to the proposed outdoor display area. Please see attached site plan and landscape for details.

If you see our billboard on the corner of Charleston and Commerce you will see the beauty of what we will be able to do on the inside of the showroom. We feel we will be an asset to the City of Las Vegas by being able to show and produce our product while observing city ordinances and laws.

Sincerely,

David Spruell

SDR-5835

City of Las Vegas

Agenda Item No. 104

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5883 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 440-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.07 acres at 2150 North Tenaya Way (APN 138-22-601-001, 002 and 003), R-3 (Medium Density Residential) Zone, Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

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

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Great American Capital and concurred with staff conditions.

COUNCILMAN REESE referred to an article regarding apartment conversions and their affordability, and that the City needs to take a hard look at this issue.

MAYOR GOODMAN asked what type of benefits would be given to the existing tenants, as far as changing from the apartment status to an ownership status. ATTORNEY GRONAUER replied that the lessee has the first right to purchase the unit. The units of this project start in the low one hundred, compared to the $300,000 median home price. In addition, depending on the developer, other incentives will be part of the package. Because the interest rates are low, typically many rental places are going up in prices. The monthly rent may be $900, similar to a monthly mortgage payment. MAYOR GOODMAN asked whether the developer would finance the mortgages or whether it will be done independently. He asked ATTORNEY GRONAUER to provide an analysis as to whether or not it will be fairly easy for a tenant to be able to convert into an owner based on the same kind of economic impact it would have on that person. ATTORNEY GRONAUER replied that he would bring back the

MINUTES - Continued:

information when he returns to discuss a similar matter at a later date.

COUNCILMAN WOLFSON echoed COUNCILMAN REESE'S comments regarding the affordable housing issue. It is his understanding that the Clark County Growth Task Force is about to issue their report and one of the top priorities is affordable housing. The City Council needs to be extra sensitive to this issue especially now that the Council is permitting these apartment conversions and the high rises.

COUNCILMAN MACK stated that different types of apartments are being built today. There are four and five story apartment buildings and it comes down to affordability. This Council has clearly seen and been supportive of density done in a manner where it protects the surrounding uses. Density might be the answer to affordability in today's market place.

MARGO WHEELER, Director, Planning and Development Department, indicated the City Manager's Office, Planning and Development and the Neighborhood Services Department are getting together to discuss the various issues of affordable housing, everything from condo conversions to mobile home park to manufactured housing. In addition, a workshop will be held in July with the Planning Commission to discuss this topic.

COUNCILMAN BROWN pointed out that not only the concerns of the renter need to be addressed, but also affordable residential ownership starting at $100,000 because this has been absent in Las Vegas for a couple of years now. Balancing the concerns with those rental properties, by choice or by necessity, is the fact that this opportunity is presented to a whole group of people that have been precluded from buying a home or a condo in the last couple of years. The applicant has done some wonderful projects in Ward 4 and throughout the City; therefore, he is confident that they will do a good job as far as treating the existing tenants well.

COUNCILMAN BROWN asked staff to explain their recommendation for denial. MS. WHEELER explained that the site development plan reviews are done incorporating new projects as part of their analysis. In this case, the project is required to have 828 parking spaces based on current Code, and they are providing 725 spaces. The applicant is not taking measures to correct that. They are also substantially deficient in landscaping, but staff has written a condition with regard to at least adding up to the proper amount of trees on the site and that condition is within the recommendation. Therefore, based on that deficiency and parking, staff cannot recommend approval on the Site Development Plan Review. ATTORNEY GRONAUER added the Planning Commission recommended approval because when they were initially approved for this apartment project, they were in compliance to the parking requirements at that point in time for multi-family developments. Secondly, his office conducted a quick parking analysis with respect to the development itself using the amount of cars that were located in them, total of empty spaces, and percentage of spaces that were actually used. Usually this type of parking analysis is done in the morning between 7:00 a.m. and 9:00 a.m. Typically on an average, the percentage of the spaces that were used in this area is about 38 percent. The occupancy rate is 90 to 95 percent. This evidence shows that there is sufficient parking on the property.

COUNCILMAN BROWN suggested that if the parking becomes a problem the applicant might petition the City to allow parking along Eugene abutting the entire length of the project. He believes parking is allowed on about three quarters of that length right now. This parking deficiency is upwards of 12

MINUTES - Continued:

percent, which is significant. He confirmed with ATTORNEY GRONAUER on his concurrence with the landscaping condition.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:00 - 2:13)
3-1975

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped December 28, 2004 except as amended by conditions herein.

2. A total of 61 parking lot trees are required pursuant to the Urban Design Guidelines and Standards. Landscape islands located at the end of all parking rows shall provide at least one (1) 24-inch box tree. Only half of the trees provided at such islands can be counted toward the minimum tree requirement per parking space.

3. The front, rear, and side planter areas shall contain a minimum of one (1) 24-inch box deciduous or evergreen tree for every thirty (30) linear feet of planter, plus one (1) additional 24-inch box tree.

4. Parking shall meet Title 19 handicapped parking requirements.

5. The applicant shall meet with the Department of Building and Safety for any ADA compliance issues.

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.

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

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 15% of the total landscaped area as turf. The remaining turf shall only be used in the active amenity areas, not as an accent feature.

CONDITIONS - Continued:

11. A revised landscape plan shall be submitted prior to final map approval. The revised landscape plan shall reflect all conditions of approval into one plan.

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. The applicant shall meet with the Department of Building and Safety for any ADA compliance issues.

14. 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.

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

Public Works

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 prior to recordation of a map for this site.

17. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. 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.

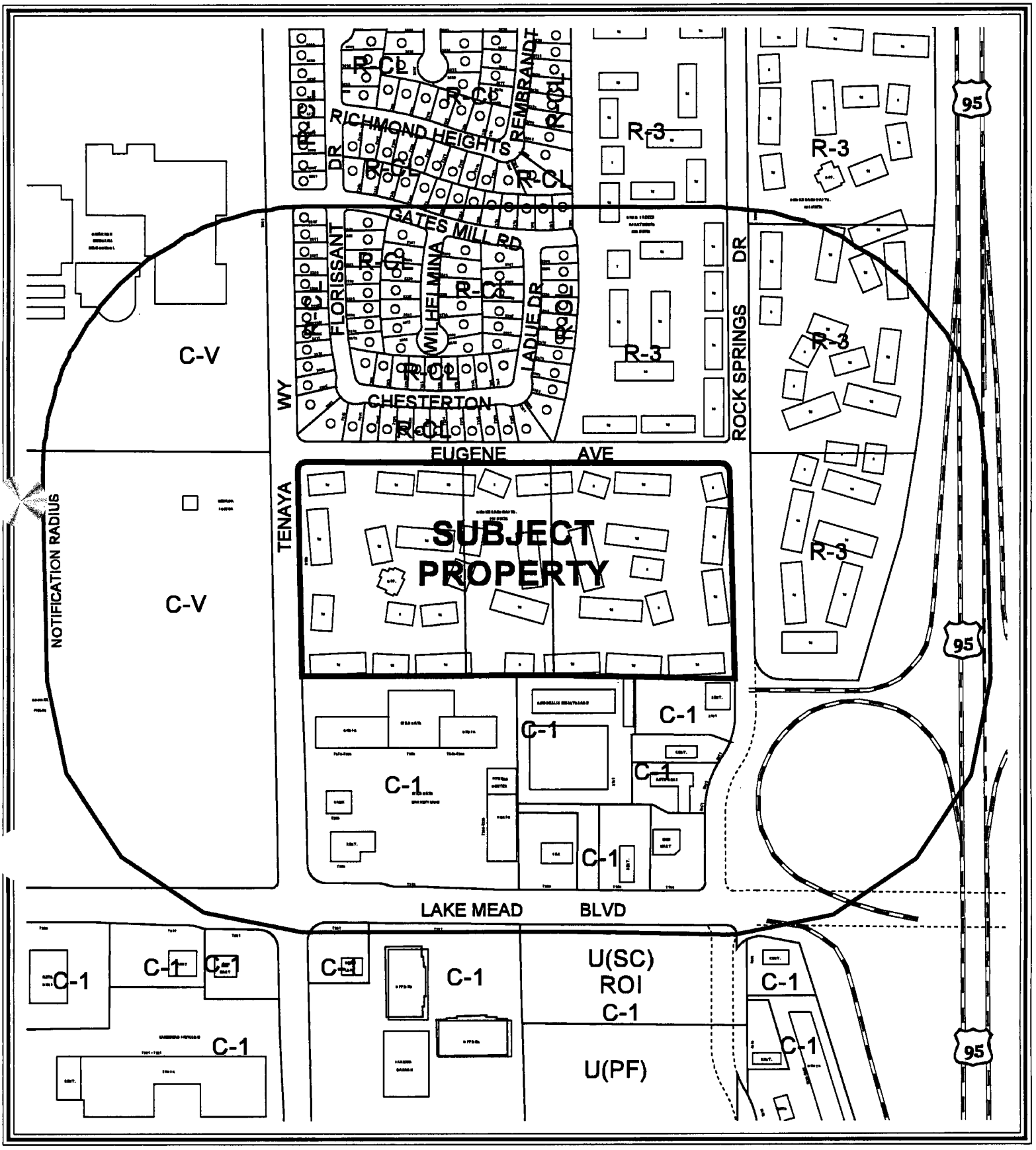
19. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium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

CONDITIONS - Continued:

20. 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.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

22. Site development to comply with all applicable conditions of approval for Z-74-84 and all other subsequent site-related actions.



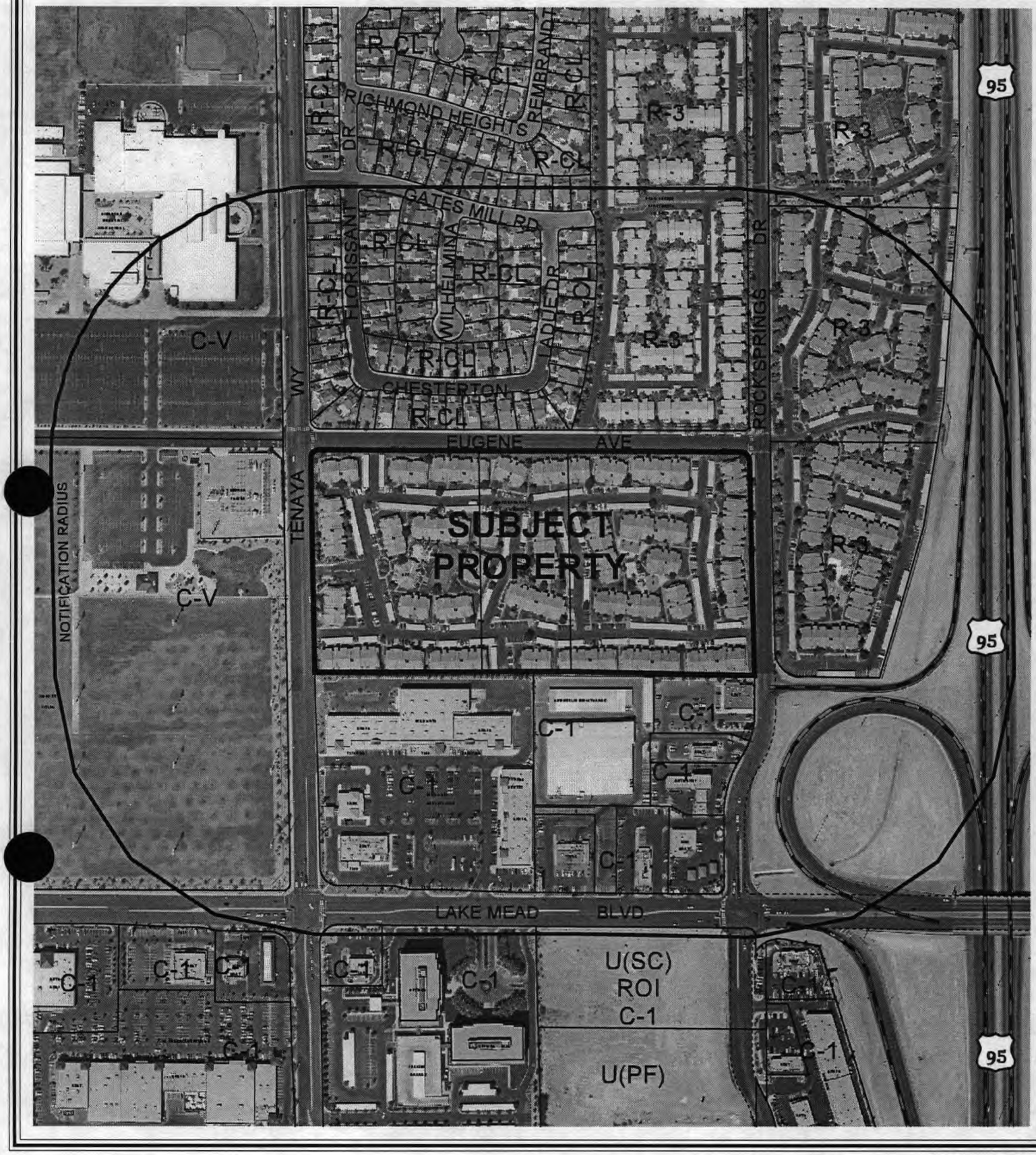
0 400 800 Feet

CASE: **SDR-5883**

RADIUS: 750 FT

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

N



0 400 800 Feet

CASE: **SDR-5883**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5883 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped December 28, 2004 except as amended by conditions herein.

2. A total of 61 parking lot trees are required pursuant to the Urban Design Guidelines and Standards. Landscape islands located at the end of all parking rows shall provide at least one (1) 24-inch box tree. Only half of the trees provided at such islands can be counted toward the minimum tree requirement per parking space.

3. The front, rear, and side planter areas shall contain a minimum of one (1) 24-inch box deciduous or evergreen tree for every thirty (30) linear feet of planter, plus one (1) additional 24-inch box tree.

4. Parking shall meet Title 19 handicapped parking requirements.

5. The applicant shall meet with the Department of Building and Safety for any ADA compliance issues.

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.

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

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 15% of the total landscaped area as turf. The remaining turf shall only be used in the active amenity areas, not as an accent feature.

11. A revised landscape plan shall be submitted prior to final map approval. The revised landscape plan shall reflect all conditions of approval into one plan.

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. The applicant shall meet with the Department of Building and Safety for any ADA compliance issues.

14. 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.

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

Public Works

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 prior to recordation of a map for this site.

17. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. 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.

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

20. 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.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

22. Site development to comply with all applicable conditions of approval for Z-74-84 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the conversion of an existing 440-unit apartment project to a condominium development on 18.07 acres at 2150 North Tenaya Way.

B) Applicant's Justification

The applicant states that the developer intends to change the ownership structure from a single owner apartment complex into an undivided common interest property.

BACKGROUND INFORMATION

A) Previous Actions

12/07/88 The City Council approved a Site Development Plan Review [Z-74-84(9)] for a 440-unit apartment complex on 18.8 acres. The Planning Commission and staff recommended approval.

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #55).

B) Pre-Application Meeting

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

- Public Works comments regarding sewer fees, flood study update, and any off-sites must be brought up to code.
- Parking, setbacks, and landscaping must be brought into conformance with Title 19.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 18.07

B) Existing Land Use

Subject Property:	Apartments
North:	Single Family Residential/Apartments
South:	Shopping Center
East:	Apartments
West:	Power Substation/City Park

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	ML (Medium-Low Density Residential)/M (Medium Density Residential)
South:	SC (Service Commercial)
East:	M (Medium Density Residential)
West:	PF (Public Facilities)/PR (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property:	R-3 (Medium Density Residential)
North:	RCL (Residential Compact Lot)/R-3 (Medium Density Residential)
South:	C-1 (Limited Commercial)
East:	R-3 (Medium Density Residential)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is designated M (Medium Density Residential) within the Centennial Hills Sector Plan of the General Plan. The present zoning of R-3 (Medium Density Residential) is in conformance with this land use designation. The site is in conformance with the General Plan, but does not meet certain aspects of the existing zoning.

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

Airport Overlay

The subject site lies within the North Las Vegas Airport Overlay District. The maximum height allowed without additional approval is 175 feet. The existing structures are well below the recommended height.

PROJECT DESCRIPTION

The existing project contains 440-units on 18 acres. The project consists of 96 one-bedroom, 280 two-bedroom and 64 three-bedroom units. Access to the site is provided from Tenaya Way, Rock Springs Drive, and Eugene Avenue.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required R-3	Provided	Compliance
Min. Lot Size	6,500 Square Feet	18.07Acres (net)	Y
Min. Lot Width	N/A	585 Feet	N/A
Min. Setbacks			
• Front	20 Feet	19.44 Feet	N
• South Side	5 Feet	8.98 Feet	Y
• North Side	5 Feet	16.41 Feet	Y
• Rear	20 Feet	20 Feet	Y
• Min. Distance Between Buildings	10 Feet	11.49 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 28 Feet	Y

The development standards for the existing apartment complex are as set forth by Site Development Plan Review [Z-0074-84(9)].

The development complies with most of the R-3 development standards; however, the site fails to comply with the minimum front setback; therefore the site plan does not conform to the provisions of Title 19.08.

A3) Parking and Traffic Standards

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

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Multi-family and Condominium Developments	440	* see below	812	16	718	7

The original Site Development Plan Review [Z-74-84(9)] complied with minimum on-site parking space requirements for a multi-family development. Since the project was built, on-site parking requirements have increased. Currently, the Code requires 812 spaces with 16 required to be handicap accessible. A condition of approval has been added, which addresses handicapped parking. The project was built with 718 parking spaces with 440 covered and seven handicapped. When the project was built the code required 542 spaces. The site is deficient 94 parking spaces pursuant to Title 19.10. For this reason, the recommendation is denial.

* The existing development is composed of one, two, and three bedroom units. The parking standards for such development are as follows:

Multi-family and Condominium Developments	Required
Studio and one bedroom	One and one-quarter spaces per unit, plus one guest space for every six units.
Two bedrooms	One and three-quarter spaces per unit, plus one guest space for every six units.
Three bedrooms and above	Two spaces per unit, plus one guest space for every six units.

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	61 Trees	33 Trees
Buffer:			
• Min. Trees (Front)	1 Trees/ 30 Linear Feet	21 Trees	4 Trees
• North Side	1 Trees/ 30 Linear Feet	41 Trees	17 Trees
• South Side	1 Trees/ 30 Linear Feet	42 Trees	3 Trees
• Rear	1 Trees/ 30 Linear Feet	22 Trees	13 Trees
• Wall height (N,W,E)	8 Feet		5.8 Feet
• Wall height (S)	8 Feet		7.7 Feet

The parking area requires a total of 61 trees. The existing landscaping indicates 33 trees. A condition has been added, which requires additional trees to be located throughout the parking area.

The minimum buffer requirements do not comply with the Urban Design Guidelines and Standards. Currently the site is lacking a large number of trees in all buffer areas. A condition has been added, which requires additional trees to be added.

B) General Analysis and Discussion

- Zoning

The purpose of the R-3 (Medium Density Residential) District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 (Medium Density Residential) District is consistent with the policies of the Medium Density Residential category of the General Plan.

- Site Plan

  This is a request for the conversion of a 440-unit apartment project to a condominium development. There are no proposed changes to the buildings or structures within the development. The existing site does not conform with parking, landscaping, and setback standards.

- Waivers

  The applicant has requested a waiver for the front setback. Waivers or Variances are not being accepted for apartment to condominium conversions.

- Landscape Plan

  The landscape plan does not comply with Landscaping and Buffer Standards. The overall site requires 117 additional trees. A condition has been added, which requires 61 additional trees located throughout the parking area. Additionally, a condition has been added, which requires each planter to contain a minimum of one (1) 24-inch box deciduous or evergreen tree for every thirty (30) linear feet of planter, plus one (1) additional 24-inch box tree.

- Elevation

  There are no elevation changes proposed.

- Floor Plan

  There are no floor plan changes proposed.

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 developments, because the development does not meet current parking and perimeter landscape standards of the Code.

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

The proposed development is inconsistent with Title 19 regarding the perimeter landscaping, buffer standards, and parking requirements.

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

Site access for this existing development will not be negatively impacted by the proposed conversion.

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

The building materials are consistent with the area of the city, while the landscaping is not. The landscaping consists of an overabundance of turf. A condition of approval has been added, which requires the removal of the turf in non-active areas. The landscaping shall be replaced to include drought tolerant landscaping. A revised landscape plan shall be submitted prior to the submittal of a final map.

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;"**

There are no changes proposed to the existing building elevations. Therefore, the buildings 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 ongoing inspections, and therefore the development will not compromise the public health, safety or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 95 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5883 APN: 138-22-601-001, 002 & 003

Name of Property Owner: King's Crossing Apartments, LLC

Name of Applicant: Great American

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Haskel Iny

Subscribed and sworn before me

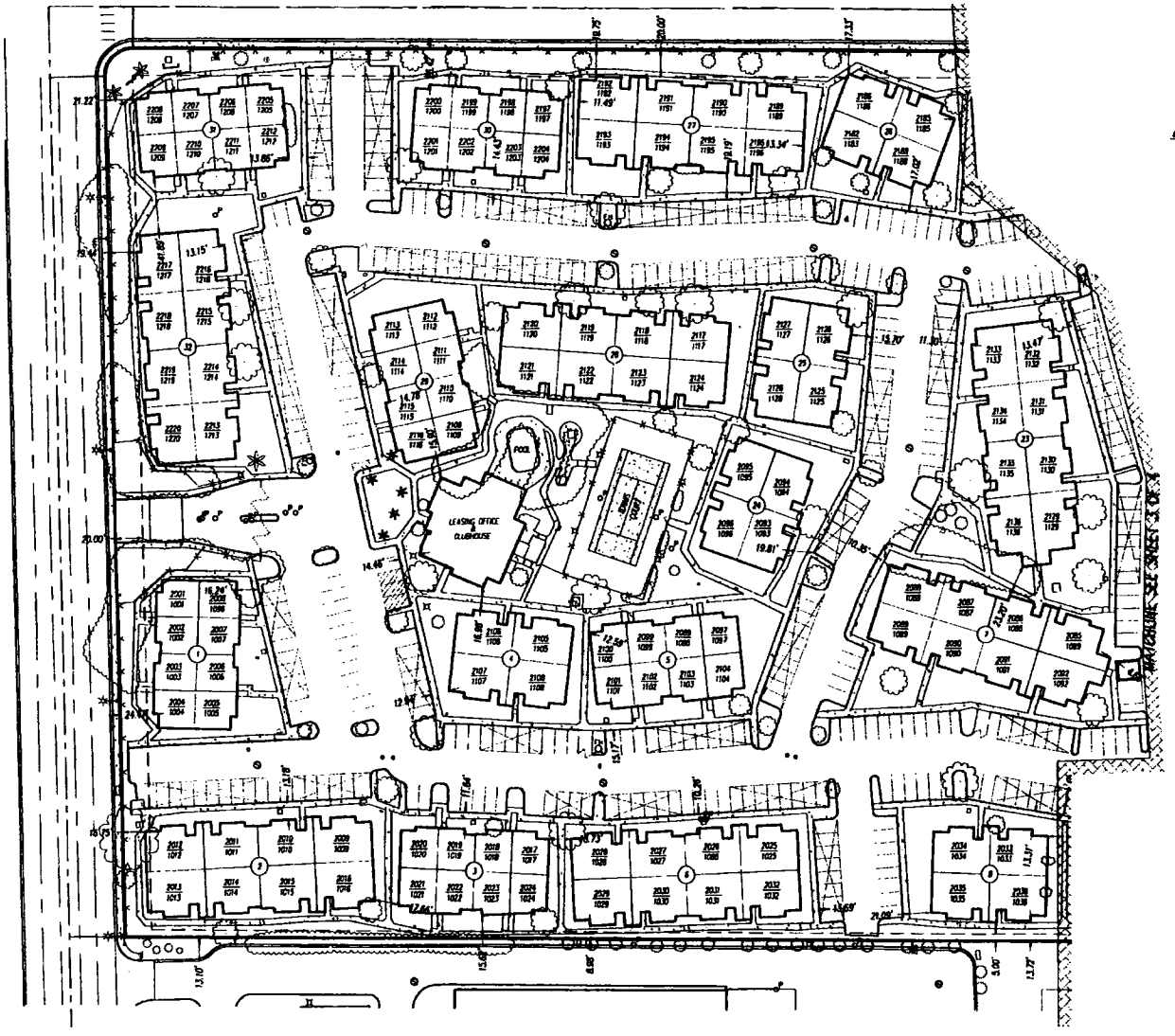
This 8th day of December, 2004

Jennifer L. Roberts

Notary Public in and for said County and State

JENNIFER L. ROBERTS
Notary Public State of Nevada
No. 97-4318-1
My appt. exp. Sept. 23, 2005

SITE PLAN MAP
OF
KINGS CROSSINGS CONDOMINIUMS



LEGEND

SYMBOL	DESCRIPTION
P	FLAG
P	MAIL BOX
	PALM TREE
	POST
	CURB & GUTTER CATCH BASIN
	FIRE HYDRANT
	SEWER MANHOLE
	SIGN WITH MULTIPLE POST
	STREET LIGHT
	LIGHT POLE
	UTILITY POLE
	SINGLE POST SIGN
	TREE
	UTILITY POLE WITH STREET LIGHT
	LANDSCAPING
	BUILDING
	PARKING CANOPY
	ROAD CENTER LINE
	FENCE
	CURB & GUTTER
	RETAINING WALL
	TREE LINE
	UTILITY BOX
	PARKING STRIPING
4" WATER	DOMESTIC WATER LINE
8" WATER	FIRE WATER LINE
8" SEWER	SEWER LINE
	WALL
	HANDICAP RAMP
	GATE
TE	TRASH ENCLOSURE
	WATER VALVE
	SEWER CLEANOUT
	SIDEWALK
1	BUILDING NUMBER
G1	GARAGE NUMBER
116.3 / 216.3	UNIT NUMBER = DOOR/DECK ELEVATIONS
	DENOTES LINE NOT ORIGINALLY APPROVED ARCHITECTURAL PLANS

N

SCALE: 1" = 40'

NOTE:
THIS SITE PLAN MAP CONSTITUTES AN ASBUILT SURVEY.

GREAT AMERICAN CAPITAL
5887 WEST SAHARA AVENUE #201
LAS VEGAS, NEVADA 89117
(702) 252-1570

ENGINEERING COMPANY
5371 KIETZKE LANE, SUITE 200
RENO, NEVADA 89511
TELEPHONE: (775) 827-1300

ALPHA &

SHEET: SITE PLAN MAP
TITLE: KINGS CROSSINGS

DRAWN BY: GMC — 10-20-04
DESIGNED BY: GMC — 10-20-04
CHECKED BY: J.L. — 12-27-04
PROJECT NO. 4104-37
SCALE: 1" = 40'

SHEET: SP1
1 OF 2 SHEETS
DRAWING NO.

FILE NAME: *
VIEW NAME: *

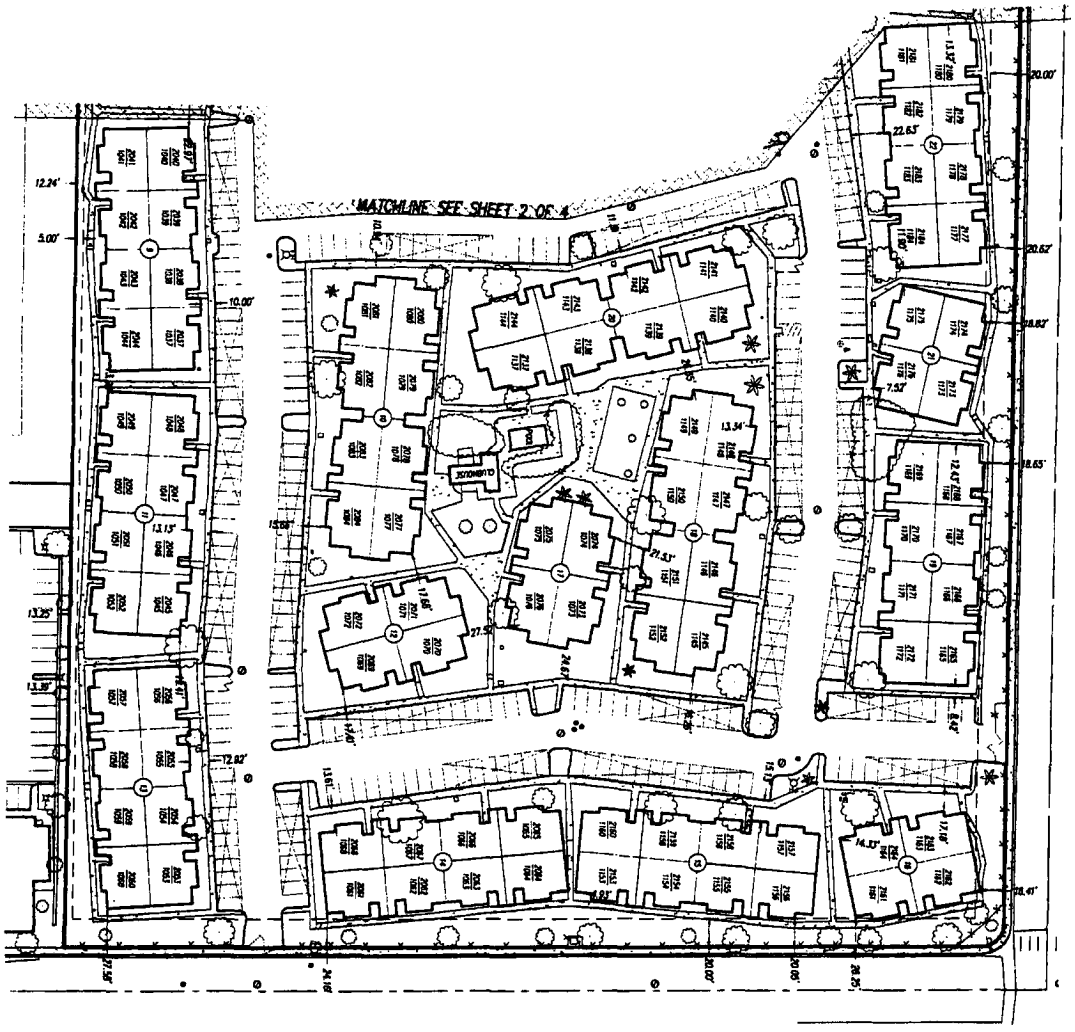
SDR-5883
02-10-05 PC

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DEC 28 2004

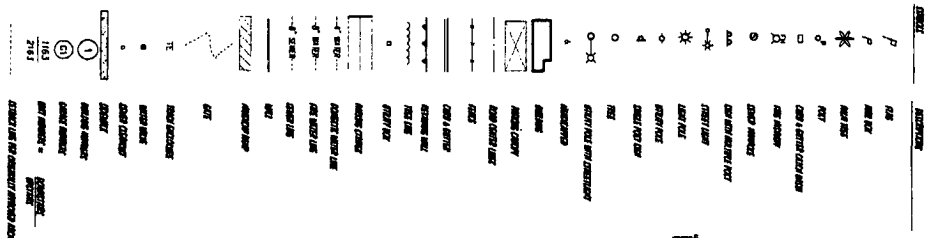
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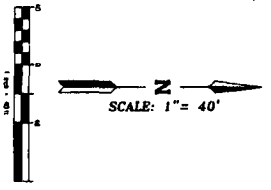
VIEW NAME: *

SITE PLAN MAP
OF
KINGS CROSSINGS CONDOMINIUMS



LEGEND





SDR-5883

02-10-05 PC

DRAWN BY: GWG 10-20-04	SHEET: SITE PLAN MAP	GREAT AMERICAN CAPITAL 8687 WEST SAHARA AVENUE #201 LAS VEGAS, NV 89117 702-253-5751		
DESIGNED BY: GWG 10-20-04				
CHECKED BY: J.E.L. 12-27-04	TITLE: KINGS CROSSINGS	ALPHA ENGINEERING COMPANY 1331 N. BUFFALO RD. #210 LAS VEGAS, NEVADA 89128 TELEPHONE (702) 877-1300		
PROJECT NO: 4103-32 SCALE: 1" = 40'			REV	DATE / BY / REVISION

SP2

1 OF 2 SHTS

GREAT AMERICAN CAPITAL
KING'S CROSSING – LAKE MEAD & TENAYA

PARKING SURVEY

CARS

DATE/ TIME OF DAY	TOTAL # OF SPACES AVAILABLE	TOTAL # OF CARS	TOTAL # OF EMPTY SPACES	PERCENTAGE OF SPACES USED
Tuesday 02/08/05				
2:30 PM	718	254	464	35%
6:30 PM	718	391	327	54%
Wednesday 02/09/05				
12:30 PM	718	245	473	34%
6:30 PM	718	348	370	48%
Thursday 02/10/05				
8:00 AM	718	298	420	41%
4:00 PM	718	253	465	35%
AVERAGE	718	298	419	41%

SDR-5883

Submitted at Planning Commission

Date 2/10/05 Item 55



SDR-5883 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC
2150 NORTH TENAYA WAY
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5883 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC
2150 NORTH TENAYA WAY
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5883 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC
2150 NORTH TENAYA WAY
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

Alpha Engineering

3321 N. Buffalo Drive, Suite 200 • Las Vegas, NV 89129
702.877.1300 • Fax 702.877.0300

December 27, 2004

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

RE: Justification Letter
Kings Crossings
APN #138-22-601-001, 002, & 003

To Whom It May Concern:

Alpha Engineering, on behalf of the current owner, Kings Crossings, LLC, is submitting for Site Development Plan Review for the existing Kings Crossings Apartment complex. The developer intends to change the ownership structure from a single owner apartment complex into an undivided common interest community.

This property is on 18.07 acres located at 2150 North Tenaya Way. There are 440 units and the property was originally constructed in 1991.

Additionally, we are requesting a Waiver of Setbacks. The property is currently at 19.44 feet with the required being 20 feet.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Ann McLaughlin
Processor

:amm

SDR-5883

City of Las Vegas

Agenda Item No. 105

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5890 - PUBLIC HEARING - APPLICANT: DESERT SHORES HOLDINGS, LLC - OWNER: DESERT SHORES L.L.C. - Request for a Site Development Plan Review FOR THE CONVERSION OF A 424-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 19.23 acres adjacent to the southeast corner of Rampart Boulevard and Cheyenne Avenue (APN 138-16-110-001), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

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

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. Submitted at meeting - Support letter from Desert Shores Community Association

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Sunvest for a request of a condominium conversion in the Desert Shores area. ATTORNEY GRONAUER explained that the site had a parking deficiency, but a parking study showed there was more than enough parking on the site. In addition, the Las Vegas Market for condominium owners and multi-family occupants is different than anywhere in the country. Based on these two issues, the Planning Commission recommended approval.

TOM McGOWAN, Las Vegas resident, discussed with MARGO WHEELER, Director of Planning and Development, that staff's recommendation for denial was based on a proposed landscaping shortage which will be met and a parking deficiency which will not.

CYNTHIA KING, Desert Shores Apartment resident, currently pays $950 per month for rent and indicated that being able to purchase her unit will be a dream come true. MAYOR GOODMAN, COUNCILMAN REESE, MS. KING and ATTORNEY GRONAUER discussed the discounts and incentives being offered to existing tenants and the comparable mortgage payment with the added

MINUTES - Continued:

benefit of ownership.

COUNCILMAN BROWN noted he has less concern given the parking differential of less than five percent with the mitigating study performed. Sunvest is coming into the community and making commitments to facilitate ownership by tenants, capital improvements within the site and the project has the support of the Desert Shores master association. This is a good project with answers for all the issues raised. He expressed appreciation for the developer's efforts and welcomed them to Ward 4.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:13 - 2:19)
3-2518

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0043-87 (1)], except as amended by conditions herein.

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

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

5. Prior to approval of any final map, 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

CONDITIONS - Continued:

community and/or members thereof.

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

Public Works

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of a map for this site.

8. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

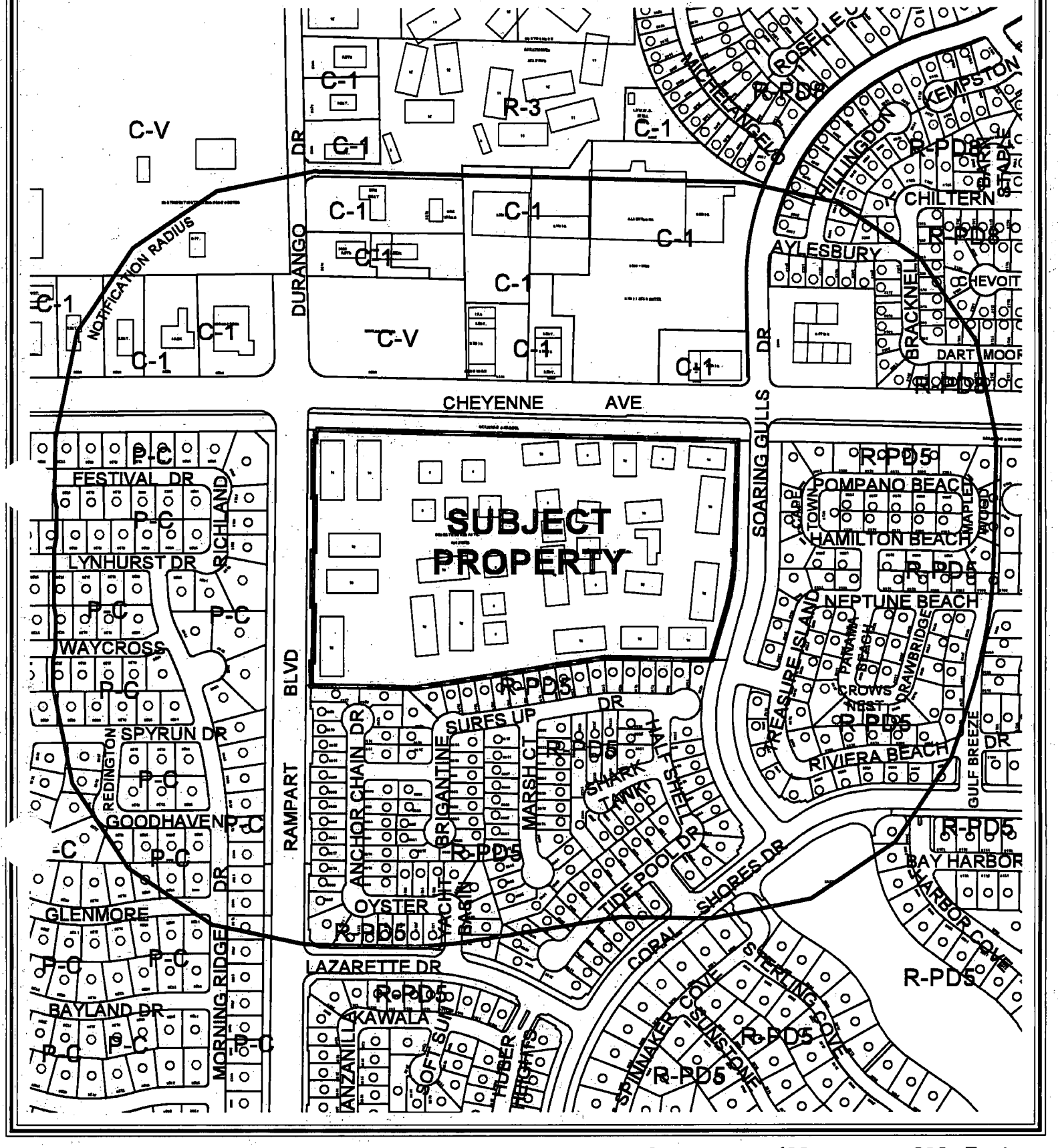
9. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

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

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

13. Site development to comply with all applicable conditions of approval for Z-43-87 and all other subsequent site-related actions.



CASE: **SDR-5890**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5890 - APPLICANT: DESERT SHORES HOLDINGS, LLC - OWNER: DESERT SHORES L.L.C

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0043-87 (1)], except as amended by conditions herein.

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

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

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

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

Public Works

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of a map for this site.

8. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

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

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

13. Site development to comply with all applicable conditions of approval for Z-43-87 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the for the conversion of an existing 424-unit apartment project to a condominium development on 19.23 acres adjacent to the southwest corner of Cheyenne Avenue and Soaring Gulls Drive.

B) Applicant's Justification

The developer intends to change the subject development from a "for rent" apartment complex into an undivided common interest community. Condominium conversion projects have become very popular in the Las Vegas valley due to the rapidly increasing property value. This application addresses a housing niche not otherwise served by the current trend of luxury condominium conversions.

BACKGROUND INFORMATION

A) Previous Actions

06/03/87 The City council approved an application for reclassification of property (Z-0043-87) generally located west of Buffalo Drive between Lake Mead Boulevard and Cheyenne Avenue, From: N-U (Non-Urban) To: R-PD5 (Residential Planned Development) and C-1 (Limited Commercial) and C-2 (General Commercial), Proposed use: Single and Multi-Family Residential, Retail Commercial, and a Hotel. The Planning Commission recommended approval.

06/28/88 The Planning Commission approved a Plot Plan Review [Z-0043-87 (1)] regarding a proposed apartment complex on property located on the southeast corner of Cheyenne Avenue and Rampart Boulevard.

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #56).

B) Pre-Application Meeting

12/19/04 The elements of a Site Development Plan Review were discussed with the applicant during a pre-application conference.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 19.23

B) Existing Land Use

Subject Property:	Apartments
North:	Water Facility
	Commercial
South:	Single Family Detached
East:	Single Family Detached
West:	Single Family Detached

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-PD5 (Residential Planned Development- 5 units per acre)
North:	C-V (Civic)
	C-1 (Limited Commercial)
South:	R-PD5 (Residential Planned Development- 5 units per acre)
East:	R-PD5 (Residential Planned Development- 5 units per acre)
West:	P-C (Planned Community)

E) General Plan Compliance

The subject parcel is designated M (Medium Density Residential) on the Southwest Sector Plan of the General Plan. The subject development has a density of 22 dwelling units per acre when 24 dwelling units per acre are allowed, conforming to the M (Medium Density Residential) General Plan designation. The current zoning of R-PD5 (Residential Planned Development- 5 units per acre) is consistent with M land use as the zoning of the development is within the density range of the land use designation. The proposed condominium conversion is not affected by any specific General Plan policies.

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

There are no area plans, overlay districts, trail corridors, or special notifications that pertain to the subject request.

PROJECT DESCRIPTION

Two driveways, one on Soaring Gulls Drive, the primary access, and the other on Rampart Boulevard, provide access to the apartment complex. The site features an internal loop road network with parking along the interior roads and the majority of the apartment buildings toward the inside. The apartment complex has two pools at opposite ends of the development for use by the residents. The administrative office is located on the east end of the property off of the primary access to Soaring Gulls Drive. The elevations portray two-story typical elevations with single color stucco wall construction with contrasting colored eve trim and concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards- R-3	Required	Provided	Compliance
Min. Lot Size	6,500 Feet	873,659 SF	Y
Dwelling Units per Acre	12-25	22	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	5 Feet	20 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Min. Between Bldg	10 Feet	10 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The proposal meets the multi-family development requirements of Title 19.

A2) Parking and Traffic Standards

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

Use: Condos	Units	Required Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
•One Bedroom	112	1.25 Spaces / Unit	140			
•Two Bedroom	168	1.75 Spaces / Unit	294			
•Three Bedroom	144	2.0 Spaces / Unit	288			
Guest Units		1 Space / 6 Units: 424/6=	71			
Total	424		777	16	749	5

The proposed conversion of an existing apartment complex to a condominium complex will utilize the same parking requirements as defined within Title 19.10. The subject development has 754 existing parking spaces where 793 are required and therefore is considered as "parking impaired". Specifically the development has 28 fewer regular spaces and 11 fewer handicap spaces. The reason for a recommendation for denial for the conversion is due to the parking deficiency of the development.

A4) Landscape and Open Space Standards

The proposal meets the requirements for landscaping for a multi-family development. The buffers appear to be six or more feet in width, most of which have curvilinear sidewalks separated from the streets by landscaped strips. There are fully mature deciduous and evergreen trees in the buffers and through out the development and a decorative stuccoed wall is around the perimeter of the site.

B) General Analysis and Discussion

- Zoning

The current zoning of R-PD5 (Residential Planned Development- 5 Dwelling Units per Acre) is consistent with M land use as the zoning of the development is within the density range of the land use designation.

- Site Plan

The submitted site plan depicts 17 condominium buildings, which are accessible from entry gates located on Soaring Gulls Drive and Rampart Boulevard. There is no evident change between the approved site plan from Site development Plan Review Z-0043-87 (1) and current Site Development Plan Review (SDR-5887) site plan.

- Waivers

The applicant is requesting no waivers as part of this application.

- Landscape Plan

  The photos that were supplied instead of a landscape plan show a well maintained and designed landscape layout with wide buffers that have mature tress and dense shrubbery.

- Elevation

  The building elevations show a development that will be visually compatible with the future residential developments, in that the submitted materials depict appropriate façade design.

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 condominium uses are consistent with planned development in the area. This development will act as a buffer between traffic and commercial uses along Charleston Boulevard and the adjacent lower density residential uses to the south.

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

   The condominium development is compatible with City Ordinances and Standards except for the amount of necessary parking. This parking deficiency is the reason for the recommendation of denial of the proposal.

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

   The proposed site plan shows two access points, the primary access being on Soaring Gulls Drive, and a secondary access to Rampart Boulevard. These access streets will be sufficient to handle the traffic impacts of this site.

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

   The existing project, as established by the conditions of [Z-0043-87(1)], has provided an appropriate appearance of the site from surrounding existing development and surrounding streets.

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 design of the development is harmonious with existing development around the site.

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

   The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5890 APN: 138-16-110-001

Name of Property Owner: Desert Shores, LLC

Name of Applicant: Sunvest Communities

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: _____

OWNER: DESERT SHORES, L.L.C.
a DELAWARE limited liability company
BY: CRW HOLDINGS MANAGERS, L.L.C.,
a TEXAS limited liability company
ITS MANAGER

Print Name: Robert A. MacLean

TITLE: VICE PRESIDENT

Subscribed and sworn before me

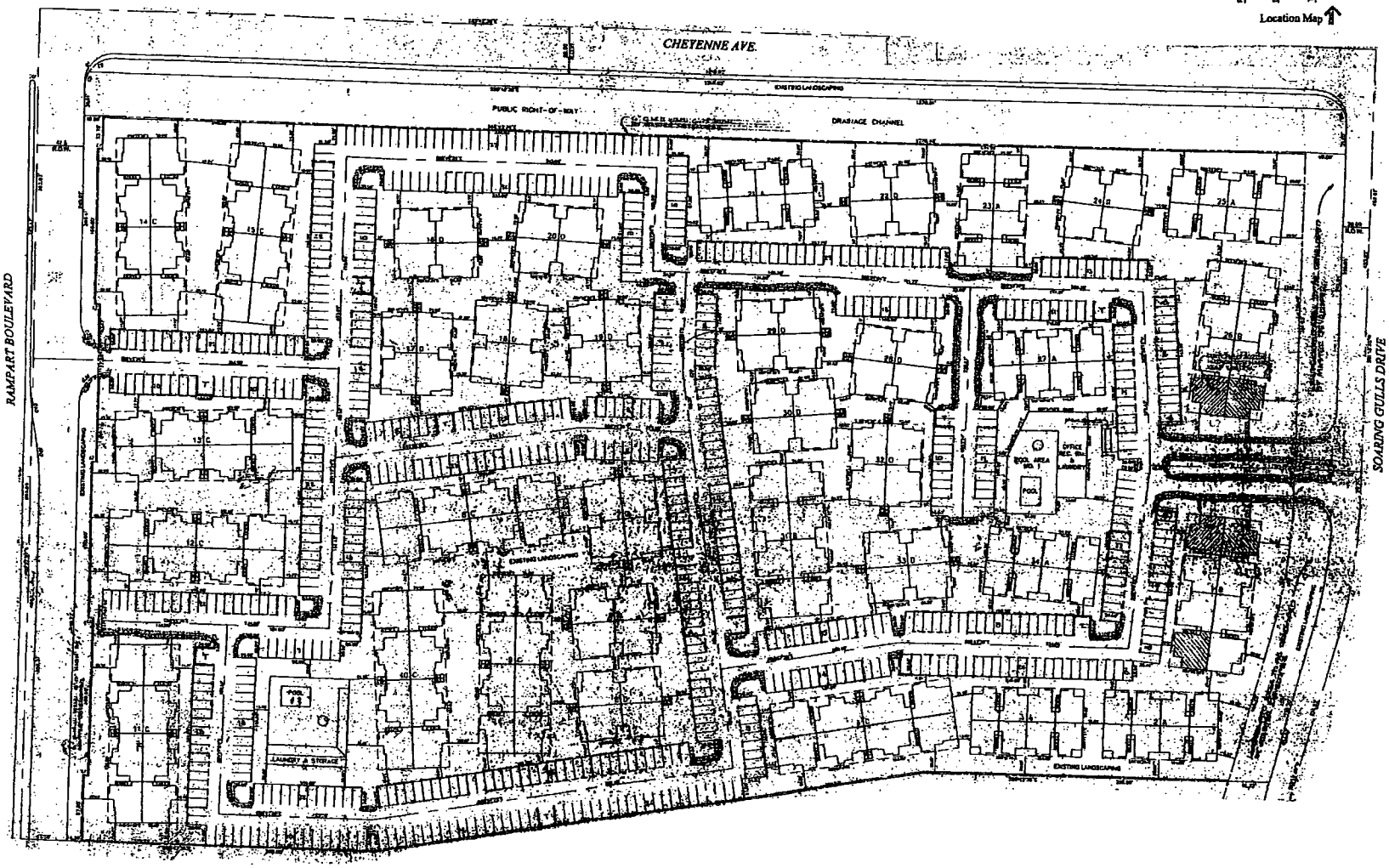
This 16th day of December, 2004

Maria Sheppard

Notary Public in and for said County and State

SHEPPARD
NOTARY PUBLIC
State of Texas

Revised 2/12/02

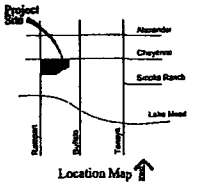


CMU Wall C-C

Fire Turning Radius

Typical Parking Spaces

Typical Carport Elevation



Location Map

SITE INFORMATION

ZONING - City of Las Vegas
R-PD5 Residential Planned Development
APN - 138-16-110-001

AREA (Approximate, to be Verified)

Parcel Area:	837,659 sf	19.23 acres

BUILDINGS

Buildings	17 totoal	Bldgs	%	Units
Type A	One Bedroom- 16 plex	7	21	112
Type B	Two Bedroom- 16 plex	3	9	48
Type C	Three Bedroom- 16 plex	9	26	144
Type D	Two Bedroom- 8 plex	15	44	120
TOTALS		34	100	424

DENSITY: 22.0 units / acre

PARKING REQUIREMENTS

Parking Required:		
1 - Bedrooms	112 * 1.25 =	140
2 - Bedrooms	168 * 1.75 =	280
3 - Bedrooms	144 * 2.00 =	288
Guest	424 / 6.0 =	71
TOTAL		779
Parking Provided		
Motorcycle		10
Covered Spaces		423
Open Spaces		316
TOTAL		749
Parking Ratio		1.77 / unit
H.C. Parking Required		16
H.C. Parking Provided		5

SETBACKS

Front	10 ft
Side	5 ft
Corner Side	5 ft
Rear	20 ft

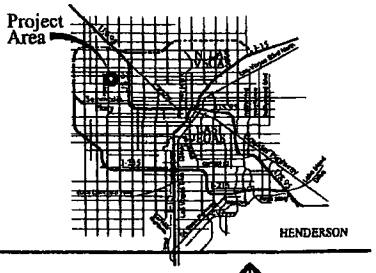
LANDSCAPE BUFFERS
Road Frontage: Existing

HEIGHT

Maximum Allowed:	55 ft
Provided:	Two Story less than 55 ft

Accessible Route
Required to each ground floor unit, and all common use buildings and facilities
5% max running slope, 2% max cross slope, changes in level over 1/2"
via 8% max slope ramp with handrails or curb ramp 8% max slope

Accessible Dwelling Unit = Accessible Dwelling unit
UBC Type 'A' accessible unit at ground floor per ANSI A117.1
All other ground floor units UBC Type 'B' adaptable dwelling units



Vicinity Map

Desert Shores Multi-Family

Cheyenne Ave. and Rampart Blvd.

Existing Site Plan

Date: December 22, 2004
Project Number: 04-0024

Scale: 1 : 50

0 50' 100'

N

SDR-5890
02-10-05 PC

BROADSTONE AT DESERT SHORES

PARKING SURVEY

CARS

DATE/ TIME OF DAY	TOTAL # OF SPACES AVAILABLE	TOTAL # OF CARS	TOTAL # OF EMPTY SPACES	PERCENTAGE OF SPACES USED
Monday 02/07/05				
1:30 PM	749	208	541	27%
7:30 PM	749	375	374	50%
Tuesday 02/08/05				
1:30 PM	749	228	521	30%
7:00 PM	749	383	366	51%
Wednesday 02/09/05				
1:30 PM	749	217	532	29%
7:00 PM	749	367	382	49%
Thursday 02/10/05				
8:30 AM	749	329	420	44%
4:00 PM	749	221	528	29%
AVERAGE	749	291	458	38%

SDR-5890

Submitted at Planning Commission

Date 2/10/05 Item 5B

pk

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

JON EVENSEN FIELD
jfield@kkbr.com

December 28, 2004

Via Hand Delivery

PLANNING & DEVELOPMENT DEPARTMENT
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter – Desert Shores Holdings, LLC
Site Development Plan Review and Parking Variance for a condominium conversion generally located on the southwest corner of Cheyenne and Soaring Gulls
Assessors Parcel Number 138-16-~~101~~-001
10

Ladies and Gentlemen:

This office represents Desert Shores Holdings, LLC (hereinafter "Applicant") in connection with its proposed conversion of an existing "for rent" apartment complex to a "for sale" condominium complex. Applicant seeks a site development plan review and a parking variance with its proposed condominium conversion generally located at the southwest corner of Cheyenne and Soaring Gulls, as more particularly described as Assessor's Parcel Number 138-16-101-001 (the "Property").

Site Development Plan Review

The Property is situated on approximately 19.23 improved acres and the existing apartment complex consists of 17 buildings with 424 total units. The 34 buildings are designed into 4 types as follows: Type A – one bedroom 16 plex consisting of 7 buildings and 112 units; Type B – two bedroom 16 plex consisting of 3 buildings and 48 units; Type C – three bedroom 16 plex consisting of 9 buildings and 144 units; and Type D – two bedroom 8 plex consisting of 15 buildings and 120 units.

Applicant proposes to convert the existing "for rent" apartment use to a "for sale" condominium project. Condominium conversion projects have become very popular in the Las Vegas Valley due to the rapidly increasing property values. This application addresses a housing niche not otherwise served by the current trend of luxury condominium conversions. The practical effects of this change on surrounding properties are minimal, if affected at all. The proposed intensity/density of the condominium project will be substantially similar what presently exists and thus remains compatible with the surrounding uses in this area. The only change will be that the individuals already living on the subject property will have the opportunity to own a home as opposed to renting.

As stated previously, the proposed conversion does not represent a change that will have any effect on public facilities or infrastructure that were not already contemplated by the existing use. The demographics of individuals and families using the property now will be substantially similar to the demographics of the owners of units once converted to condominiums. Accordingly, there should be increase in the usage of facilities and services than what is the present effect on the same. All public

facilities and services have been operated in accordance with Las Vegas requirements with no adverse effects.

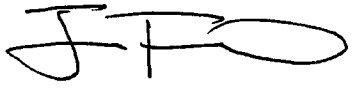
Parking Variance

Applicant provides for 749 parking spaces where 779 are required, which only results in approximately 4% reduction. The requested reduction in required parking space is justified because the demographics of individuals and families using the property now will be substantially similar to the demographics of the owners of units once converted to condominiums. Presently, there are substantially more parking spaces available than needed by the residents of the apartment complex. As such, it is unlikely that the actual parking usage on any given day will create a lack of available parking at the project.

Should you have any questions or require additional information to evaluate this request, please do not hesitate to contact me directly.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Jon Evensen Field

DESERT SHORES

March 15, 2005

Las Vegas City Council
City Hall
400 Steward Avenue
Las Vegas, NV 89101

Re: SDR-5890 – Conversion of 424-unit apartment project to a condominium Development

Ladies and Gentlemen,

Please be advised the Board of Directors of Desert Shores Community Association has no objection to the proposed conversion of a 424-unit apartment project to a condominium development on 19.23 acres adjacent to the southeast corner of Rampart Boulevard and Cheyenne Avenue.

The Association has met with representatives of the applicant to discuss the project and the formation of a new sub-association under the Desert Shores Community Association master association.

Sincerely,

DESERT SHORES COMMUNITY ASSOCIATION

Rita Peterson

Rita Peterson, Secretary

Submitted at City Council
Date 3/16/05 Item 105

member COMMUNITY ASSOCIATIONS INSTITUTE

2500 Regatta Drive • Las Vegas, Nevada 89128-6800
(702) 254-0628 • Fax (702) 254-1345

City of Las Vegas

Agenda Item No. 106

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5896 - PUBLIC HEARING - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC. - Request for a Site Development Plan Review FOR A PROPOSED 12,360 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF FOUNDATION LANDSCAPING AND THE 20-FOOT PERIMETER LANDSCAPING REQUIREMENT on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN a portion of 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. Backup referenced from the 2/10/2005 Planning Commission meeting Item 57

MOTION:

MACK - APPROVED subject to conditions and amending Condition 5 as read into the record as follows:

5. That the revised landscape plan shall also be submitted to the Collections Systems, Planning Section of Public Works for approval of the placement and type of landscaping along Craig Road prior to any building permits being issued.

- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CAM PRESTON, 2010 North Redwood Road, Salt Lake City, Utah, appeared on behalf of Amsource Companies and concurred with all conditions.

MARGO WHEELER, Director of Planning and Development, requested that Condition 5 be amended as read into the record. BART ANDERSON, Public Works, explained that there is an existing sewer line that runs through the area to be landscaped. Staff will allow an accommodation for the landscaping, including trees, but needs to make sure the landscaping does not get close to the sewer line itself. MR. PRESTON concurred with the revised condition.

No one appeared in opposition.

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.
(2:19 - 2:21)
3-2845

CONDITIONS:

Planning and Development

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

2. Conformance to all applicable Conditions of Approval for Rezoning (Z-0108-88), Site Development Plan Review [Z-0108-88(15)], Tentative Map (TM-0024-99), Final Map (FM?0077-99), and Master Sign Plan (MSP-5003).

3. All development shall be in conformance with the site plan and building elevations date stamped 12/28/04 of Site Development Plan Review [SDR-5896] except as amended by conditions herein.

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

5. 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 an additional four 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 along Craig Road. A total of nineteen 24-inch box trees are required along Craig Road.

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

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

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

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

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

CONDITIONS - Continued:

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

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

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

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

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

14. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map or building permit, to reflect the move of the east pylon sign proposed for the Craig Boulevard frontage so that it will be located a minimum of 73'-6" from the nearest single-family property to the east in accordance with the Residential Protection Standards listed in Title 19.14. and Master Sign Plan MSP-5003.

Public Works

15. 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. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. No structures shall be built within the existing public sewer easements located along the south and east portion of this site.

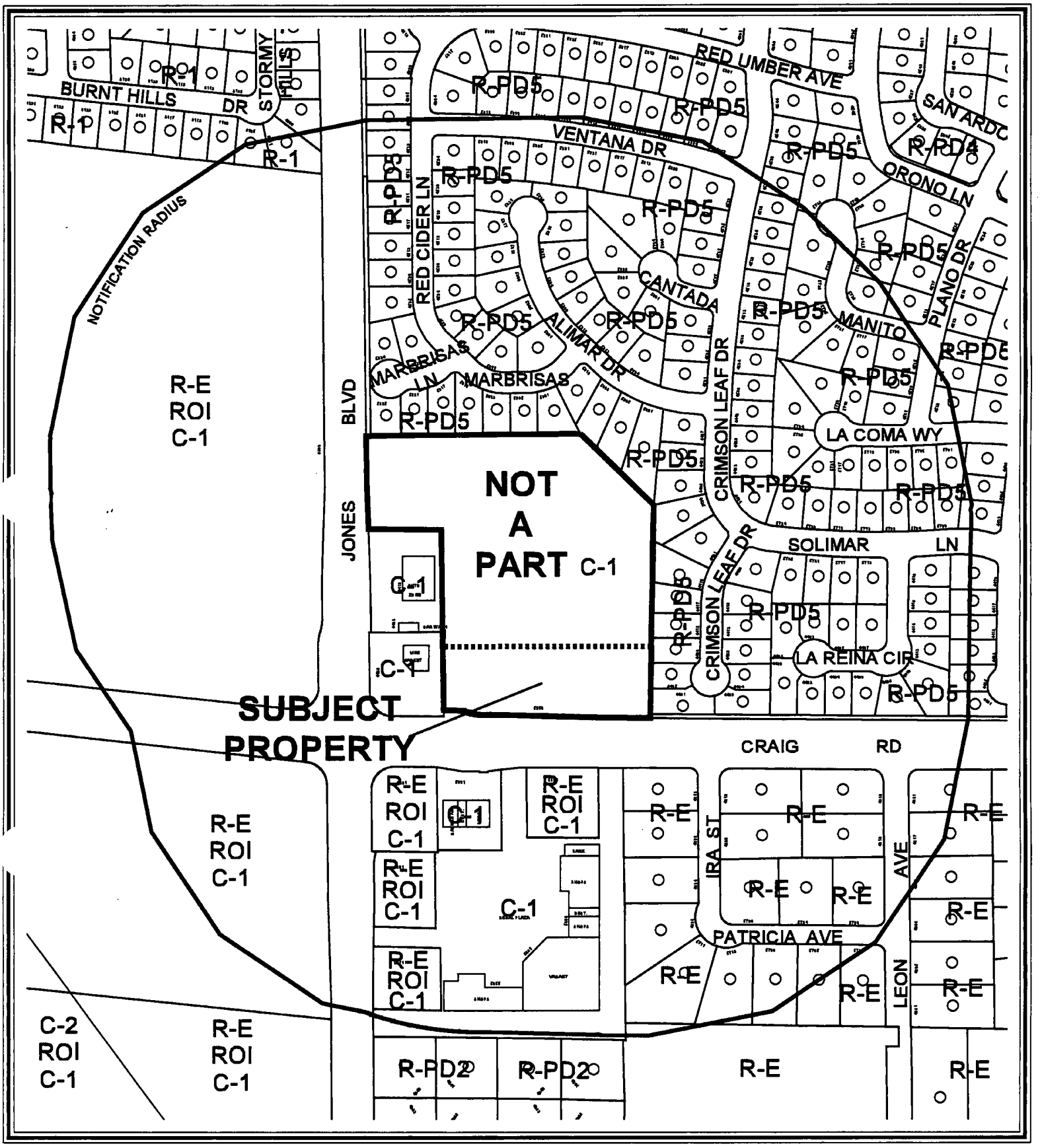
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting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

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be

CONDITIONS - Continued:

submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, the submittal of any construction drawings, or the recordation of a Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

19. Site development to comply with all applicable conditions of approval for Z-108-88, the Alta Mira Plaza (Commercial Subdivision) and all other subsequent site-related actions.



CASE: **SDR-5896**

RADIUS: 750 FT

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



0 300 600 Feet

CASE: **SDR-5896**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5896 - PUBLIC HEARING – APPLICANT: AMSOURCE COMPANIES – OWNER: WAL-MART STORES

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. Conformance to all applicable Conditions of Approval for Rezoning (Z-0108-88), Site Development Plan Review [Z-0108-88(15)], Tentative Map (TM-0024-99), Final Map (FM-0077-99), and Master Sign Plan (MSP-5003).

3. All development shall be in conformance with the site plan and building elevations date stamped 12/28/04 of Site Development Plan Review [SDR-5896] except as amended by conditions herein.

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

5. 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 an additional four 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 along Craig Road. A total of nineteen 24-inch box trees are required along Craig Road.

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

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

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

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

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

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

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

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

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

14. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map or building permit, to reflect the move of the east pylon sign proposed for the Craig Boulevard frontage so that it will be located a minimum of 73'-6" from the nearest single-family property to the east in accordance with the Residential Protection Standards listed in Title 19.14. and Master Sign Plan MSP-5003.

Public Works

15. 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. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. No structures shall be built within the existing public sewer easements located along the south and east portion of this site.

17. 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.

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

19. Site development to comply with all applicable conditions of approval for Z-108-88, the Alta Mira Plaza (Commercial Subdivision) and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers of foundation and perimeter landscaping requirements for a proposed 12,360 square foot commercial development on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard.

B) Applicant's Justification

The applicant has justified the Waiver of perimeter landscaping by stating: "In order to provide the required amount of parking and a loading zone and dumpster enclosure for each building, the amount of landscaping provided along Craig Road was reduced from the 20-foot requirement determined for the overall Wal-Mart to 15 feet. The 15-foot landscape along Craig Road doesn't meet the conditions of approval for the overall site, but does meet the requirements set on the current zoning of the site."

BACKGROUND INFORMATION

A) Previous Actions

12/07/88	The City Council approved a Rezoning (Z-0108-88) to C-1 (Limited Commercial) on this site as part of a larger request.
06/10/99	The Planning Commission approved the Alta Mira Commercial Tentative Map (TM-0024-99) on this site. Staff recommended approval.
10/28/99	The Planning Commission approved the Alta Mira Commercial Final Map (FM-0077-99) on this site. Staff recommended approval.
10/16/02	The City Council approved a request for a Site Development Plan Review (Z-0108-88(15) for a 39,910 square foot Wal-Mart Neighborhood Market located adjacent to the northeast corner of Craig Road and Jones Boulevard. The Planning Commission and staff both recommended approval.
09/23/04	The Planning Commission approved a request for a Master Sign Plan (MSP-5003) for a 39,910 square-foot Wal-Mart Neighborhood Market on 8.17 acres adjacent to the northeast corner of Craig Road and Jones Boulevard.
02/10/05	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #57/srs).

B) Pre-Application Meeting

10/20/04 Submission requirements for a Site Development Plan Review Request were discussed at the meeting. Of note:

1) The applicant was informed that that the Center Driveway onto Craig Road needs NDOT approval, was not supported by Public Works staff, and nor was it approved as part of the site review.

2) The applicant was asked to show elevations that include Residential Adjacency slope from the single family residential to the east into the proposed Pad B building.

C) Neighborhood Meetings

A neighborhood meeting is not required of this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	1.76 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Undeveloped
	Commercial Center Use
	Single Family Dwellings
East:	Single Family Dwellings
West:	Car Wash Use
	Convenience Store Use
	Undeveloped

C) Planned Land Use

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

C) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
South:	R-E (Residence Estates)
	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
	C-1 (Limited Commercial)

East:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated SC (Service Commercial) within the Centennial Hills Section Plan of the General Plan. The Service Commercial designation 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 proposed use is in conformance with the General Plan designation.

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

PROJECT DESCRIPTION

These are two retail pads that are to be located in front of the Wal-Mart Neighborhood Market along Craig Road. The site will be accessed by two entrances off of Craig Road that will feed into the Wal-Mart parking lot and then into the proposed site. The two pad buildings are 6,180 square-feet in size and will contain space for general retail and a restaurant. There are 85 parking spaces provide on site along with four handicap stalls adjacent to the buildings. The two trash enclosures and loading zones will be placed on the north side of the buildings along the driveway. The trash enclosures will be enclosed with material to match the buildings along with being roofed. The enclosures will be screened with landscaping.

The landscaping in the parking lot area is showing the appropriate amount of 24-inch box deciduous trees and 5 gallon shrubs at the end of the parking rows as well as a tree every six parking stalls along the north end of the site. The remaining perimeter landscaping along the north end of the site is providing 24-inch box deciduous trees every 20 feet on center, along with four five gallon shrubs per tree. The landscaping along Craig road is showing 24-inch box deciduous trees approximately 30 feet on center in a cluster design. This landscape area is deficient five 24-inch box deciduous trees that will need to be installed along with the appropriate amount of 5 gallon shrubs. The size of the landscape area along Craig Road was required to be a minimum 20 feet wide, but the site currently only shows a 15 foot wide landscape area.

The elevations of the buildings will be stucco with a brick veneer that will be similar in style and design to that of the Wal-Mart Neighborhood Market.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	30 & 40 feet	Y
• Side	10 Feet	20 feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	35 feet	Y
Max. Lot Coverage	50 %		
Max. Building Height	N/A	N/A	
Trash Enclosure	Walled, gated, roofed	Walled, gated, roofed	Y
Loading Zone	2	2	Y
Mech. Equipment	Screened	Screened	Y

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

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards do not apply to the subject property.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Retail	10,160 SF.	1/175 GFA	59	2	59	2
Restaurant Indoor Seating,	800 SF.	1/50 GFA	16	1	16	1
Outdoor Seating,	120 SF.	1/50 GFA	3		3	
Remaining	1400 SF.	1/200 GFA	7	1	7	1

Public works is requiring that all substandard public street improvements be removed as well as any unused driveway cuts that are adjacent to the site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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 Trees/ 6 Spaces	14 Trees	30
Buffer: • Min. Trees	1 Trees/ 20 Linear Feet	19 Trees	15
• Min. Zone Width - Along Street - Perimeter • Wall height	20 Feet 8 Feet N/A		15 8

The project site has sufficient number of trees within the parking areas. The required landscaped area along Craig Rd. is not meeting the landscaping requirements of Title 19 or the Urban Standards & Design Guidelines.

A5) Sign Standards

Pursuant to Master Sign Plan MSP-5003 approved for the entire Alta Mira Commercial Center (Wal-Mart Neighborhood Market and Outpads), the following Sign Standards apply to the subject proposal, Numbered as Conditions of Approval in MSP-5003:

2. All freestanding signage shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

3. Freestanding signage for the development shall be restricted to the pylon sign and monument sign proposed for the Craig Boulevard frontage, and the monument sign proposed for the Jones Boulevard frontage.

4. The pylon sign proposed for the Craig Boulevard frontage shall be located a minimum of 73'-6" from the nearest single family property to the east in accordance with the Residential Protection Standards listed in Title 19.14.

The proposal does not meet Condition number 4 of MSP-5003. The east pylon sign should be located at least 73'-6" from the residential property to the east. The proposed site plan depicts a distance of only 67 feet. A Condition of Approval has been added above, requiring a revised site plan showing compliance with this location change.

B) General Analysis and Discussion

- Zoning

  The proposed supermarket is a permitted use within the C-1 (Limited Commercial) zoning district.

- Site Plan

  The submitted site plan indicates, for the most part, an effective means of ingress/egress and circulation throughout the site. However, staff notes that the layout of the proposed parking lot is not appropriate. Staff finds the proposed parking lot depicts five 20-foot wide one-way driveways, one 25-foot wide two-way driveway, one 30-foot wide two-way driveway, and one 31-foot wide two-way driveway. Staff finds that if the three eastern most rows of parking were "flipped," the parking lot would be less confusing. Therefore staff has included a condition requiring the site plan to be revised to depict revised parking layout. In addition, staff finds that there is a row of handicap parking spaces that are directly adjacent to the front of the building. Staff notes that the parking that directly abuts the front of a building is undesirable and can prove to be dangerous when allowed. Therefore, staff has included a condition requiring the deletion of the row of parking abutting the front of the proposed supermarket.

- Waivers

  The requested waiver to the landscape buffer from 20-feet to 15-feet along Craig Road will not have an overall effect on the site plan. The landscaping along Craig Road will need to be installed per City requirements.

- Landscape Plan

  The submitted landscape plan indicates landscaping that is in conformance with the requirements of the Urban Design Guidelines and Standards for the parking areas, but along Craig Road the landscaping is short five 24" box trees. These trees will need to be installed to meet code requirements. A condition of approval has been included to addresses this.

- Elevation

  Section 19A.08.060 of the Las Vegas Zoning Code requires any new non-residential development to maintain a three to one slope away from the nearest residential property. In this case, there are existing residential uses to the north and east of the site. The building height is staggered from front to rear. At the front elevation, the building has a maximum height of twenty-four feet (24'), and the rear elevation has a maximum height of sixteen feet (16'). Therefore, staff finds the proposed supermarket is in compliance with the Residential Adjacency Standards.

In addition, staff finds the submitted building elevations depict an attractive building with appropriate contrast and architectural design.

- Floor Plan

The floor plans for the two buildings show a typical layout for individual suites to be built out. The suites will include general retail and restaurant uses.

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 commercial development will be appropriate, in terms of the type and intensity of anticipated uses, as neighborhood-serving retail and potential restaurant uses for existing and planned residential development in the surrounding area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

   The proposed project will be consistent with Title 19 and applicable policies and standards with implementation of the conditions that are recommended.

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

   The site circulation is appropriate and will not negatively impact adjacent roadways in that three driveways are being proposed for the site.

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

   The proposed project will incorporate appropriate building and landscape materials for the area and for the City in that the elevations provide adequate architecture and materials and the landscaping will help buffer surrounding uses by creating a visual screen.

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 project will create an aesthetically pleasing and orderly site plan with a central parking area. Staff finds the building elevations and landscaping will also provide an aesthetically pleasing environment by creating a visual screen.

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

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

PLANNING COMMISSION ACTION

Condition #5 should be amended to add "The revised landscape plan shall also be submitted to the Collections System Planning section of Public Works for approval of the placement and type of landscaping along Craig Road prior to any building permits being issued.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 196 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5896 APN: 1380121 9002

Name of Property Owner: WALMART STORES INC.

Name of Applicant: AMSOURCE COMPANIES

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: Carole J. Baker

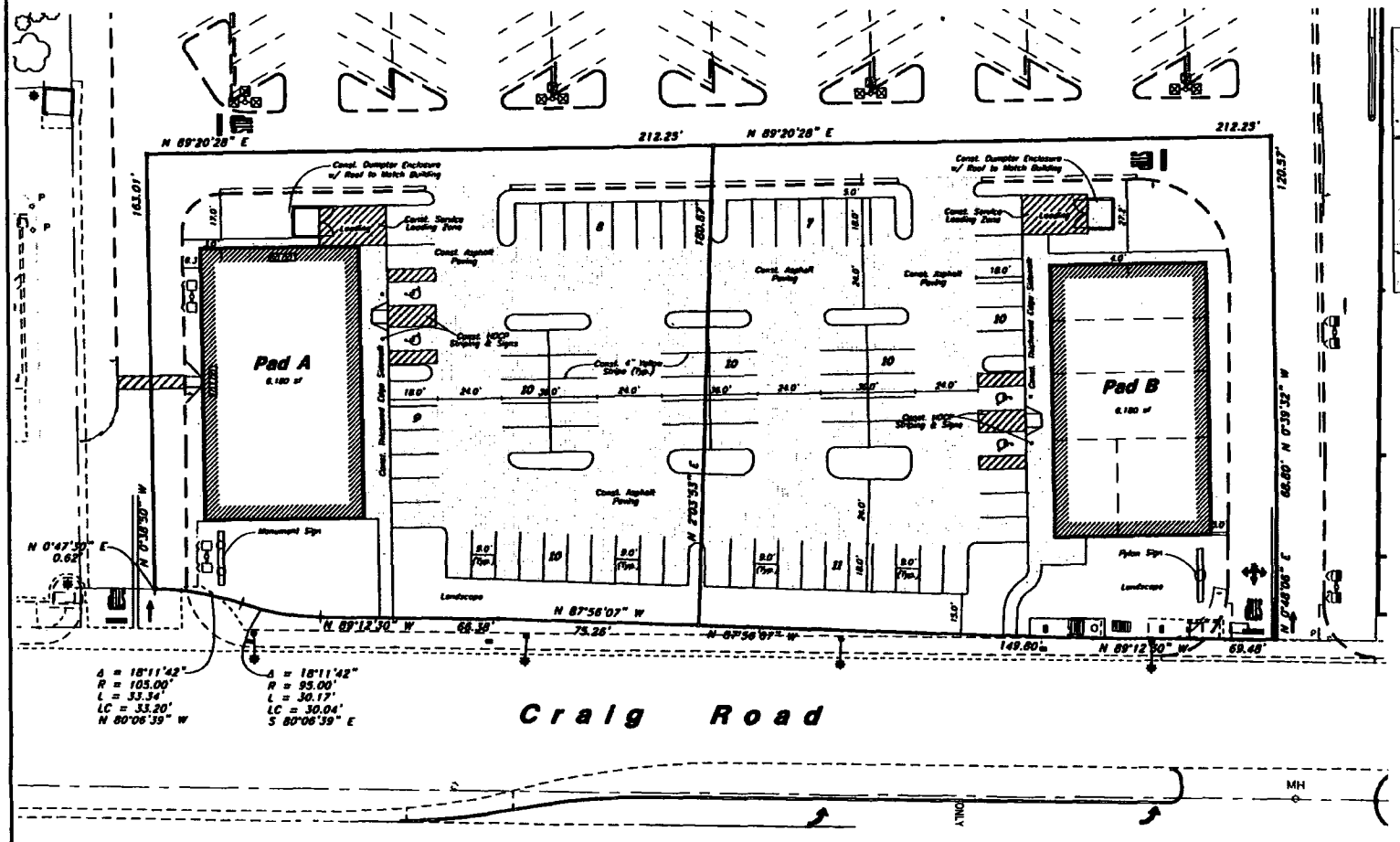
Print Name: CAROLE J. BAKER

Subscribed and sworn before me

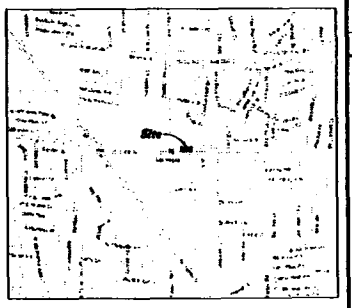
This 8th day of December, 2006

Notary Public in and for said County and State

Arkansas
Benton County



Scale : 1" = 20'



Vicinity Map

Site Data:

Zoning = C-1 Limited Commercial District

Total Site Area = 76,538 sf (1.76 Ac.)

Building Area = 12,360 sf (16.1%)

Landscape Area Provided = 13,463 sf (17.6%)

Parking Required:

Pad A

Retail - 6,180 s.f. @ 1/175 = 36 stalls

Pad B

Retail - 3,980 s.f. @ 1/175 = 23 stalls

Restaurant - 800 s.f. @ 1/50 = 16 stalls

- 1,400 s.f. @ 1/200 = 7 stalls

Outdoor Seating - 120 s.f. @ 1/50 = 3 stalls

Total Parking Required = 85 stalls

Parking Provided = 85 Stalls (5.58/1000)

No Perimeter Wall

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

SDR-5896
02-10-05 PC

Amsource
358 South Rio Grande
Suite 200
Salt Lake City, Utah 84101
801-994-7000
801-532-2109 fax

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116

Conceptual Site Plan

Craig & Jones

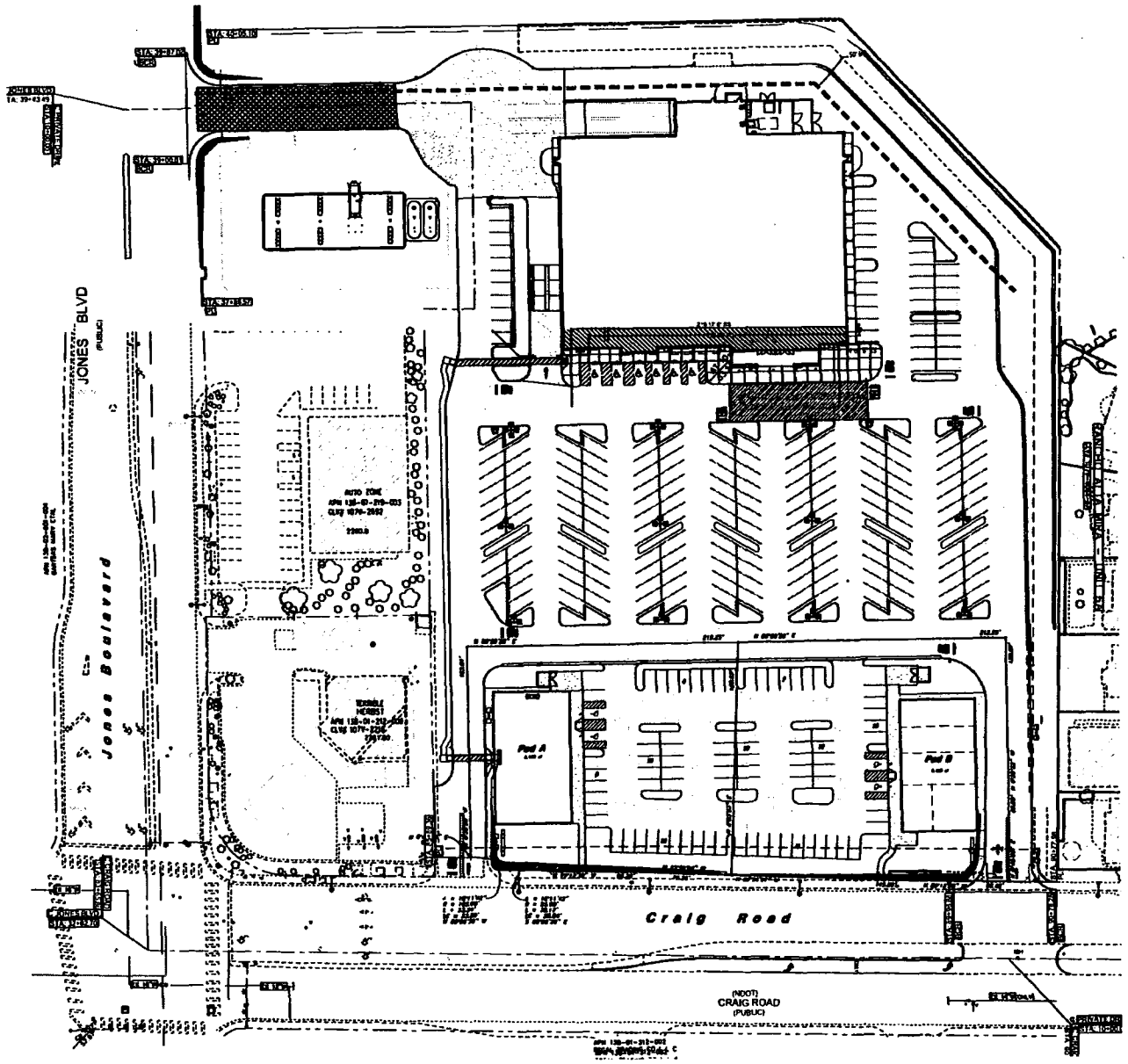
Craig Rd & Jones Blvd
Las Vegas, Nevada

17 Dec, 2004

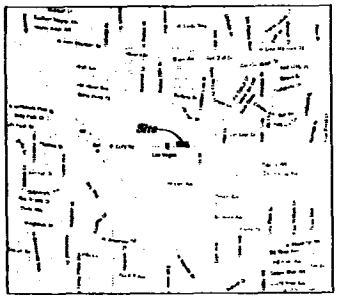
SHEET NO 1

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Scale : 1" = 40'



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- 1,300 s.f. @ 1/200 = 7 stalls
Outdoor Seating - 130 s.f. @ 1/50 = 3 stalls
Total Parking Required = 85 stalls

Parking Provided = 85 Stalls (6.00/1000)

ACREAGE:

Wal-Mart:	5.75 AC
Future Lease Lot:	0.67 AC
Outlots:	1.76 AC
Total:	8.18 AC

BUILDING AREA:

Wal-Mart:	39,690 SF

PARKING REQUIRED (WAL-MART):

Standard:	193
Accessible:	4
Cart Corrals:	3
Total Required:	200

PARKING PROVIDED (WAL-MART):

Standard:	190
Accessible:	6
Cart Corrals:	4
Total Provided:	200
Ratio:	5.00

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16743
Salt Lake City, Utah 84116

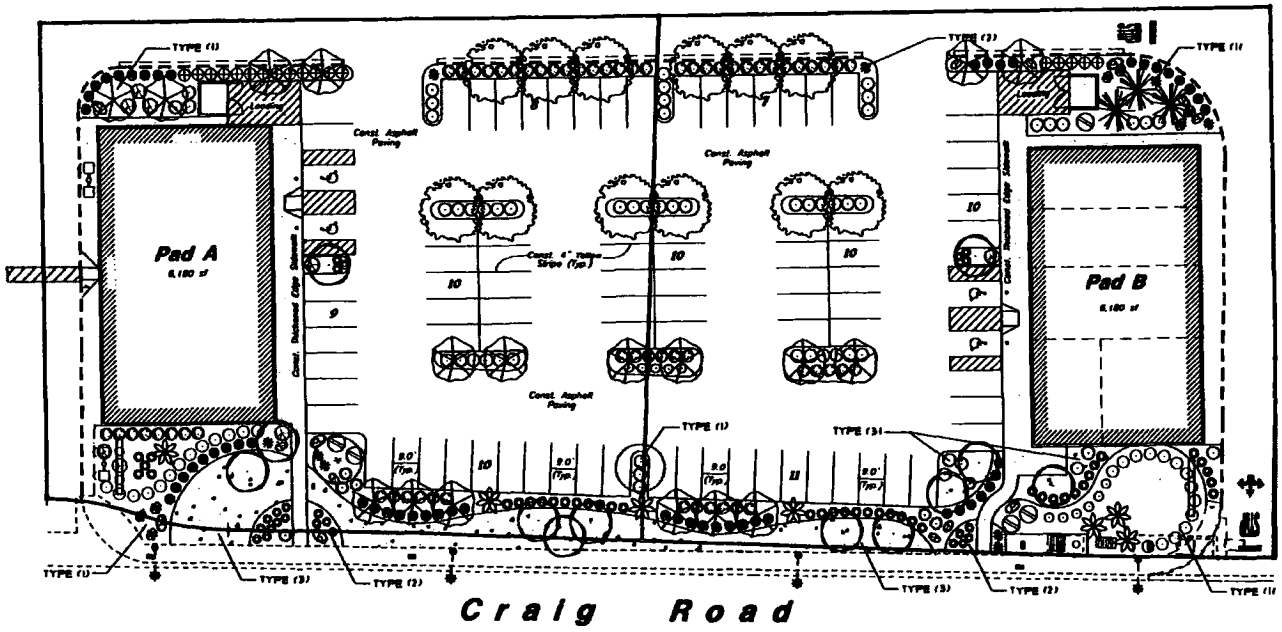
Conceptual Site Plan
Craig & Jones
Craig Rd & Jones Blvd
Las Vegas, Nevada

28 Oct, 2004

2

SDR-5896
02-10-05 PC

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Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
12		Acacia stenophylla	Shoestring Acacia	24" Box	10'-12' Height
1		Chamaerops humilis	Mediterranean Fan Palm	24" Box	3'-4' Height
15		Eucalyptus microtheca 'Blue Ghost'	Blue Ghost Eucalyptus	24" Box	10'-12' Height
3		Pinus eldarica	Mondel Pine	24" Box	6'-8' Height
3		Prosopis chilensis	Chilean Mesquite	24" Box	10'-12' Height
12		Pyrus kawakamii	Evergreen Pear	24" Box	8'-10' Height

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		Agave americana	Century Plant	5 Gallon	15" - 18"
58		Cassia artemisioides	Feathery Cassia	5 Gallon	18" - 24"
9		Dasylirion wheeleri	Desert Spoon	5 Gallon	15" - 18"
61		Leucophyllum f. 'Green Cloud'	Green Cloud Texas Ranger	5 Gallon	18" - 24"
18		Oleander 'Petite Salmon'	Petite Salmon Oleander	5 Gallon	18" - 24"
26		Pittosporum tobira 'Variegata'	Variegated Mockorange	5 Gallon	15" - 18"
8		Rhaphiolepis indica 'Ballerina'	Ballerina Dwarf Hawthorn	5 Gallon	15" - 18"
55		Rosemarinus 'Prostratus'	Prostrate Rosemary	5 Gallon	15" - 18"
7		Yucca aloifolia	Spanish Bayonet	5 Gallon	18" - 24"
7		Yucca recurvifolia	Curveleaf Yucca	5 Gallon	18" - 24"

Plant List (GRASSES)

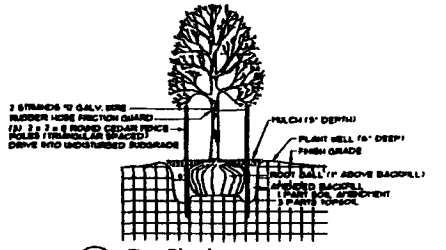
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Cortaderia selloana	Pampas Grass	5 Gallon	36" - 36"
24		Muhlenbergia rigens	Deer Grass	1 Gallon	15" - 18"
41		Pennisetum setaceum 'Cupreum'	Cupreum Fountain Grass	1 Gallon	12" - 15"

Planting Notes

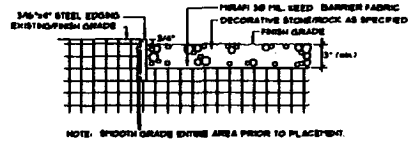
1. All landscaped areas shall receive topsoil and/or fill material to provide a rough grade at (4") inches below finish grade, allowing for the weed barrier fabric and gravel surfacing installation.
2. All plant material holes shall be dug twice the diameter of the rootball and (6") inches deeper. Excavated material removed from the site.
3. Plant backfill shall be composed of 3 parts topsoil to 1 part native soil, to 1 part humus mitch additive and shall be roughly mixed on-site prior to installation.
4. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
5. Upon completion of planting operations, all shrub and tree wells shall receive a (3") inch minimum depth of stone surfacing as specified. The stone surfacing shall be placed immediately following the installation of the weed barrier fabric.
6. All areas where different types of stone surfacing are to used shall be separated with 3/16"x4" steel edging, and shall be installed per manufacturer's recommendations.
7. All landscape boulders shall be of similar color and shape previously used on the site.
8. The project shall be swept clean of dirt and debris prior to completion of the project.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.
10. The landscape contractor shall be responsible for completing all maintenance requirements as outlined in the project specifications.

General Notes

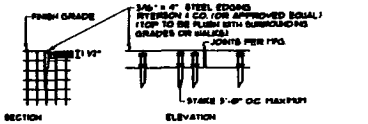
1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of the surrounding walks, curbs, etc.
3. The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and groundcovers shall be triangular and equally spaced.
4. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
5. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
6. The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
7. The contractor shall plant all plants per the planting details, staking as shown. The top of the root balls shall be planted flush with the finish grade.
8. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.



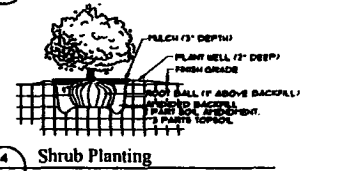
1 L1 Tree Planting



2 L1 Steel Edging / Stone Surfacing



3 L1 Steel Edging - 3/16" x 4"



4 L1 Shrub Planting



5 L1 Decorative Boulder

Legend/Miscellaneous

Symbol for edge/3/16"x4" Steel Edging

Landscape Boulders (1'-3' Diameter)

Stone Surfacing

TYPE (1) - "Rebel Red" Decomposed Granite (3/4"-1")
TYPE (2) - "Native Gold" Decomposed Granite (3/4"-1")
TYPE (3) - "Native Gold" Decomposed Granite (1"-3")

APPLICATION PROCEDURE:

1. Place pre-emergent herbicide on the grade layer.
2. Place weed barrier fabric as specified.
3. Place 3" minimum decomposed granite to finish grade.
4. Place pre-emergent herbicide on finish grade.

Scale: 1" = 20'

SDR-5896

02-10-05 PC

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116

Conceptual Landscape Plan

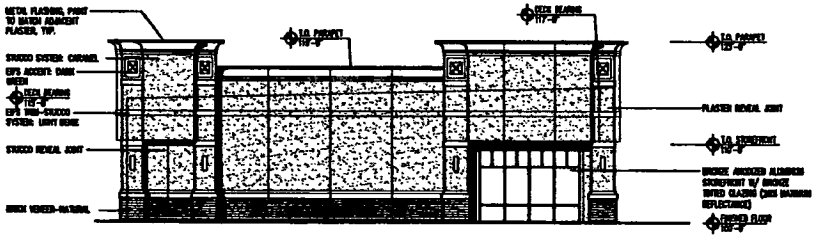
Craig & Jones

22 Dec, 2004

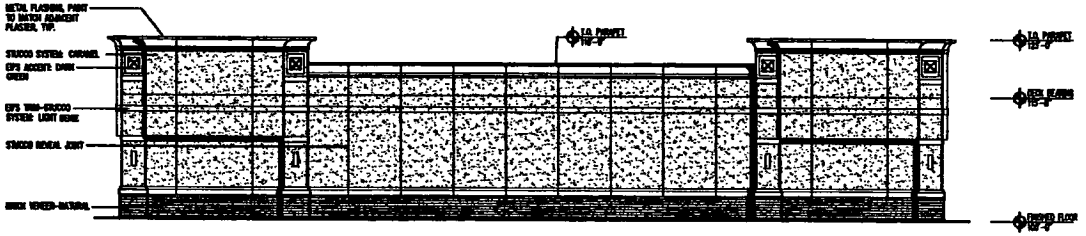
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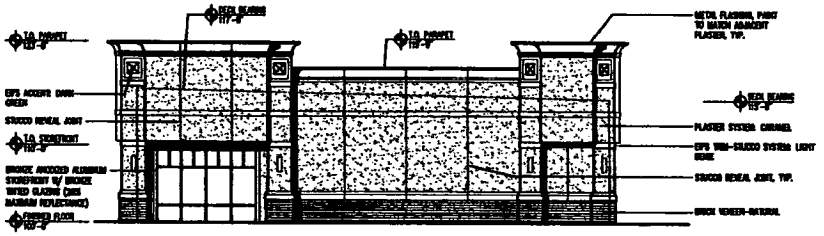
CRAIG & JONES
EAST ELEVATION BUILDING A
1/8"=1'-0"



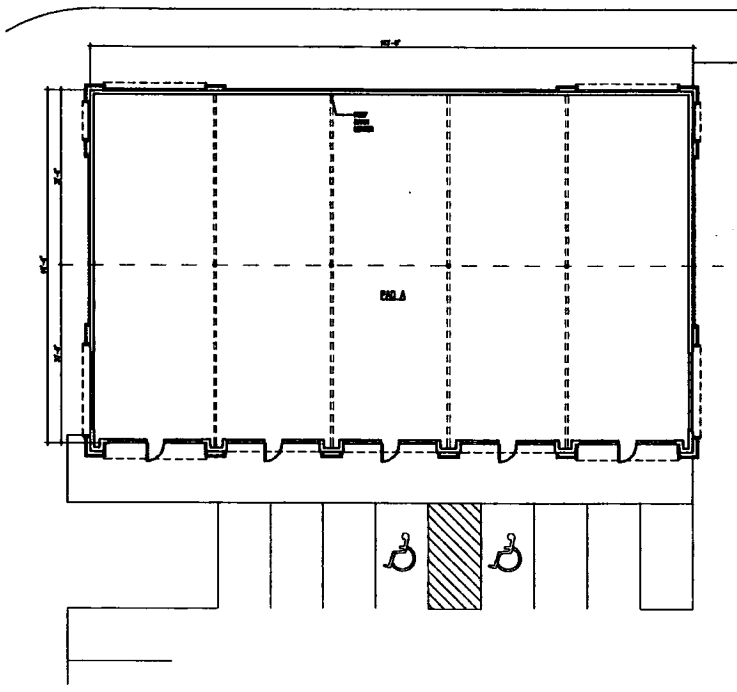
CRAIG & JONES
SOUTH ELEVATION BUILDING A
1/8"=1'-0"



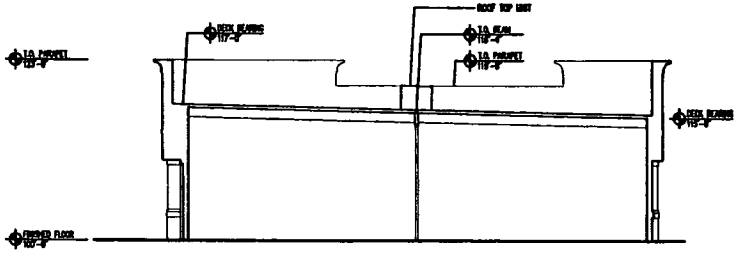
CRAIG & JONES
WEST ELEVATION BUILDING A
1/8"=1'-0"



CRAIG & JONES
NORTH ELEVATION BUILDING A
1/8"=1'-0"



CRAIG & JONES
BUILDING A FLOOR PLAN
3/32"=1'-0"



CRAIG & JONES
BUILDING SECTION LOOKING SOUTH
1/8"=1'-0"

SDR-5896
02-10-05 PC

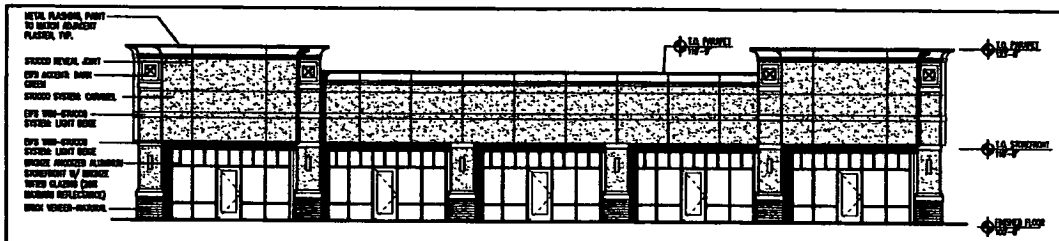
PRESCOTT MUIR ARCHITECTS, P.C. • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

AMSOURCE SHOPS
BUILDINGS
LAS VEGAS, NEVADA

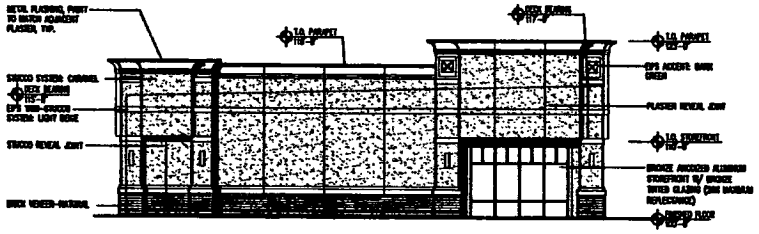
DRAWN BY:
PROJECT NO.: 3456

DATE: 1/28/05

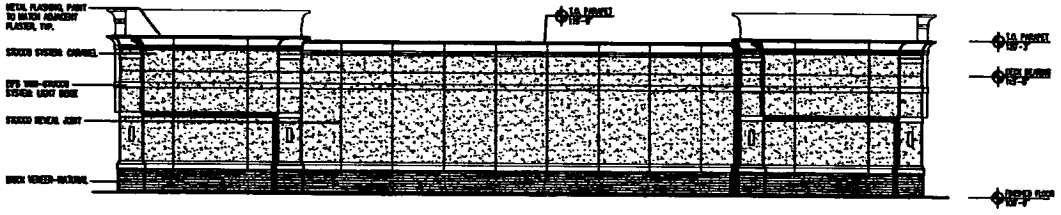
SHEET NO.: A1.2A



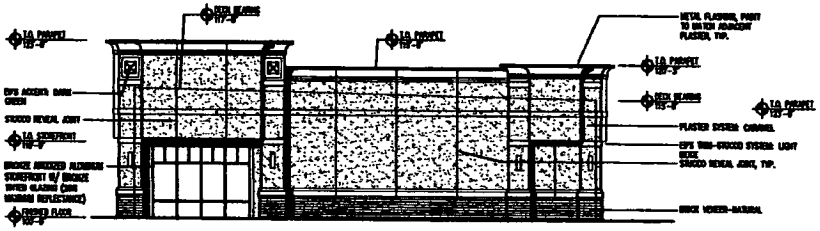
CRAIG & JONES
WEST ELEVATION BUILDING B
1/8"=1'-0"



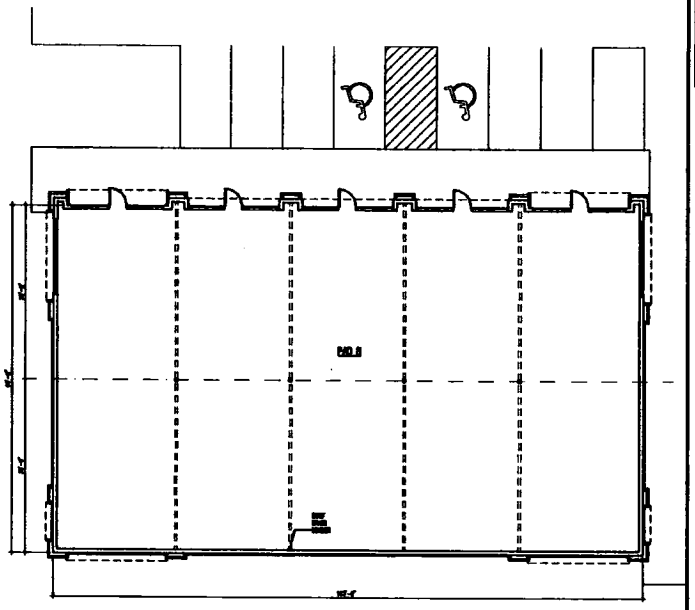
CRAIG & JONES
NORTH ELEVATION BUILDING B
1/8"=1'-0"



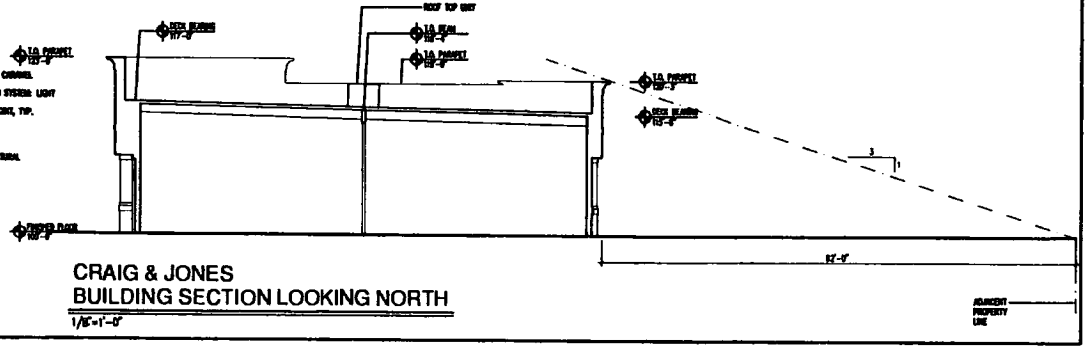
CRAIG & JONES
EAST ELEVATION BUILDING B
1/8"=1'-0"



CRAIG & JONES
SOUTH ELEVATION BUILDING B
1/8"=1'-0"



CRAIG & JONES
BUILDING A FLOOR PLAN
3/32"=1'-0"



CRAIG & JONES
BUILDING SECTION LOOKING NORTH
1/8"=1'-0"

SDR-5896
02-10-05 PC

PRESCOTT MUIR ARCHITECTS, P.C. • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9153

AMSOURCE SHOPS
BUILDINGS
LAS VEGAS, NEVADA

SHEET NO: A1.2B



SDR-5896 - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC.
NORTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5896 - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC.
NORTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5896 - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC.
NORTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

GREAT BASIN ENGINEERING - South
2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551

CONSULTING ENGINEERS
AND LAND SURVEYORS

November 9, 2004

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

Attention: Stephen Swanton

RE: Pad A – Craig Road & Jones Blvd.
Justification Letter

Dear Stephen,

Amsource Companies is proposing a retail site which is part of the overall Wal-Mart site located near the intersection of Craig Road & Jones Boulevard. The site consists of two 6,180 s.f. retail buildings to be used for retail and restaurant space. The Pad A building will be used for retail space only and Pad B will have 3 retail tenants and 1 restaurant or food service tenant on the south end of the building. The site data table shown on the Conceptual Site Plan displays the breakdown of the building uses and the required parking for each use and the overall site. In order to provide the required amount of parking and a 25'x10' loading zone and dumpster enclosure for each building, the amount of landscaping provide along Craig Road was reduced from the 20 foot requirement determined for the overall Wal-Mart to 15 feet. The 15 foot landscape along Craig Road doesn't meet the conditions of approval for the overall site, but does meet the requirements set on the current zoning of the site.

The building setbacks from Craig Road are slightly more than the standard. The driving factor for the placement of the buildings is the location of the existing pylon and monument sign for the Wal-Mart store. In order to provide the appropriate amount of parking the buildings were placed as close to the existing driveways as possible. With the buildings being close to the driveways, the signs limit how close the buildings can be placed toward Craig Road.

This site plan has been designed to meet all codes and ordinances. We would respectfully request your approval of this application. Please see the attached site plan for your review. If you have any questions or concerns, please contact me at (801) 521-8529.

Sincerely,

Cameron Preston
Project Manager

SDR-5896

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

February 1, 2005

City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

RE: SDR-5896/Hearing February 10, 2005

As a member of the community in close proximity to the Wal-Mart development at the intersection of Craig and Jones, I wish to register an objection. I do not want the proposed changes in my neighborhood. The reduction of the landscaping is objectionable. It's bad enough that we've got one of those loansharking operations across the street from the Wal-Mart. Please don't add to the trashing of the neighborhood. I feel our property values will ultimately be effected if this passes.

M. R. Holmes

Merrilee R. Holmes
5701 La Coma Way
Las Vegas, NV 89130

SDR-5896
P

READ INTO
THE RECORD

City of Las Vegas

Agenda Item No. 107

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5898 - PUBLIC HEARING - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A TEMPORARY MODULAR HOUSE OF WORSHIP on 4.24 acres adjacent to the southwest corner of Vegas Drive and Durango Drive (APN a portion of 138-29-501-007), C-V (Civic) Zone, Ward 4 (Brown). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions and amending Condition 4 as read into the record as follows:

4. A three-year review of the temporary Modular House of Worship shall be conducted by the City of Las Vegas Planning Commission following the issuance of building permits.

- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

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

TOM McGOWAN, Las Vegas resident, commended this as a worthwhile project and urged approval.

COUNCILMAN BROWN indicated that he heard from various residents as a result of some confusion with the project. The correct information will be provided at a neighborhood meeting following this Council meeting.

MARGO WHEELER, Director of Planning and Development read a revision to Condition 4 into the record and the applicants' representatives concurred with the amendment.

No one appeared in opposition.

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.
(2:21 - 2:24)
3-2953

CONDITIONS:

Planning and Development

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

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

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

4. Upon the issuance of building permits, a three year review of the temporary Modular House of Worship shall be conducted by the City of Las Vegas Planning Commission.

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

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

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

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

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

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

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

CONDITIONS - Continued:

be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

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

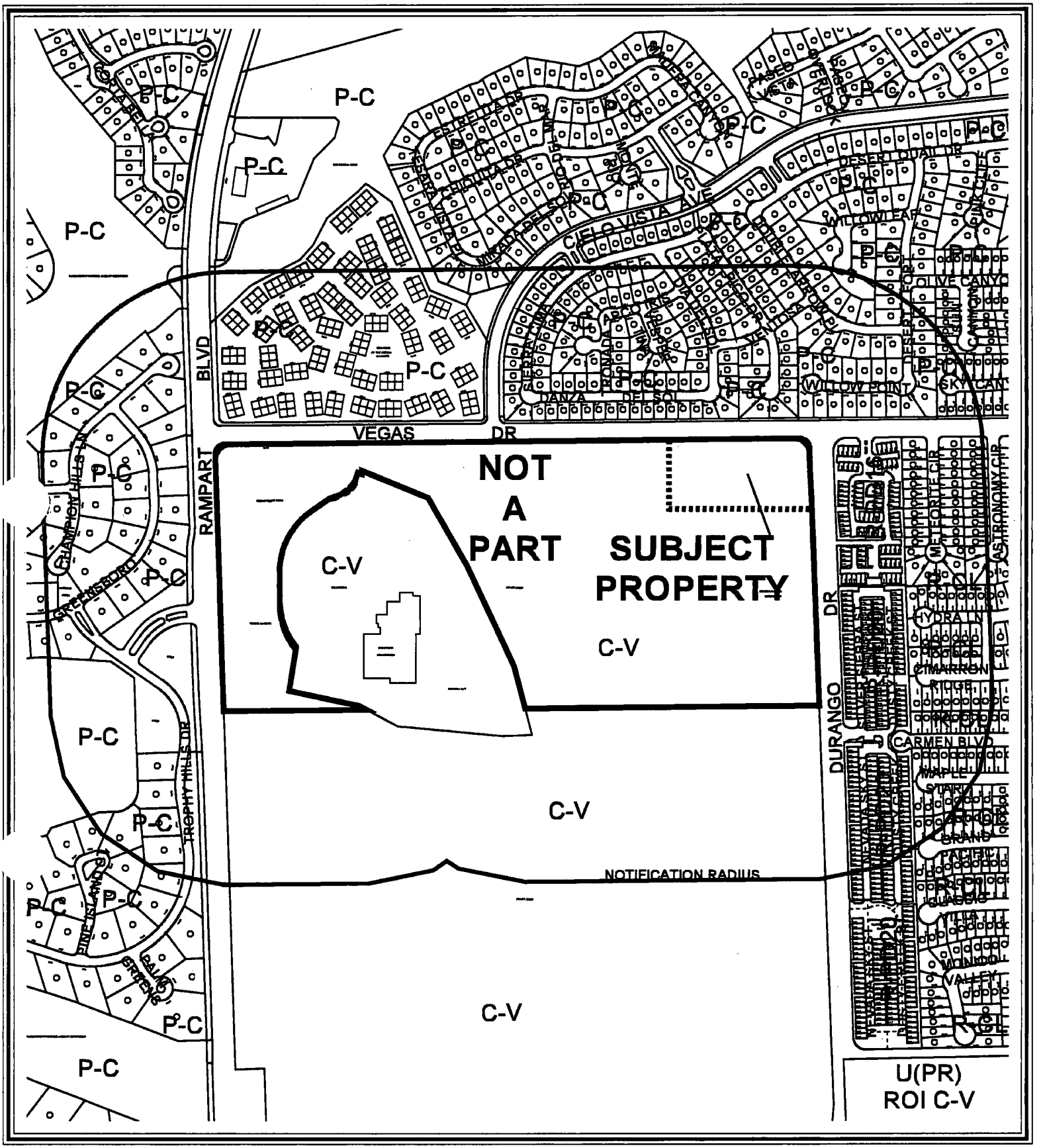
Public Works

13. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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

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



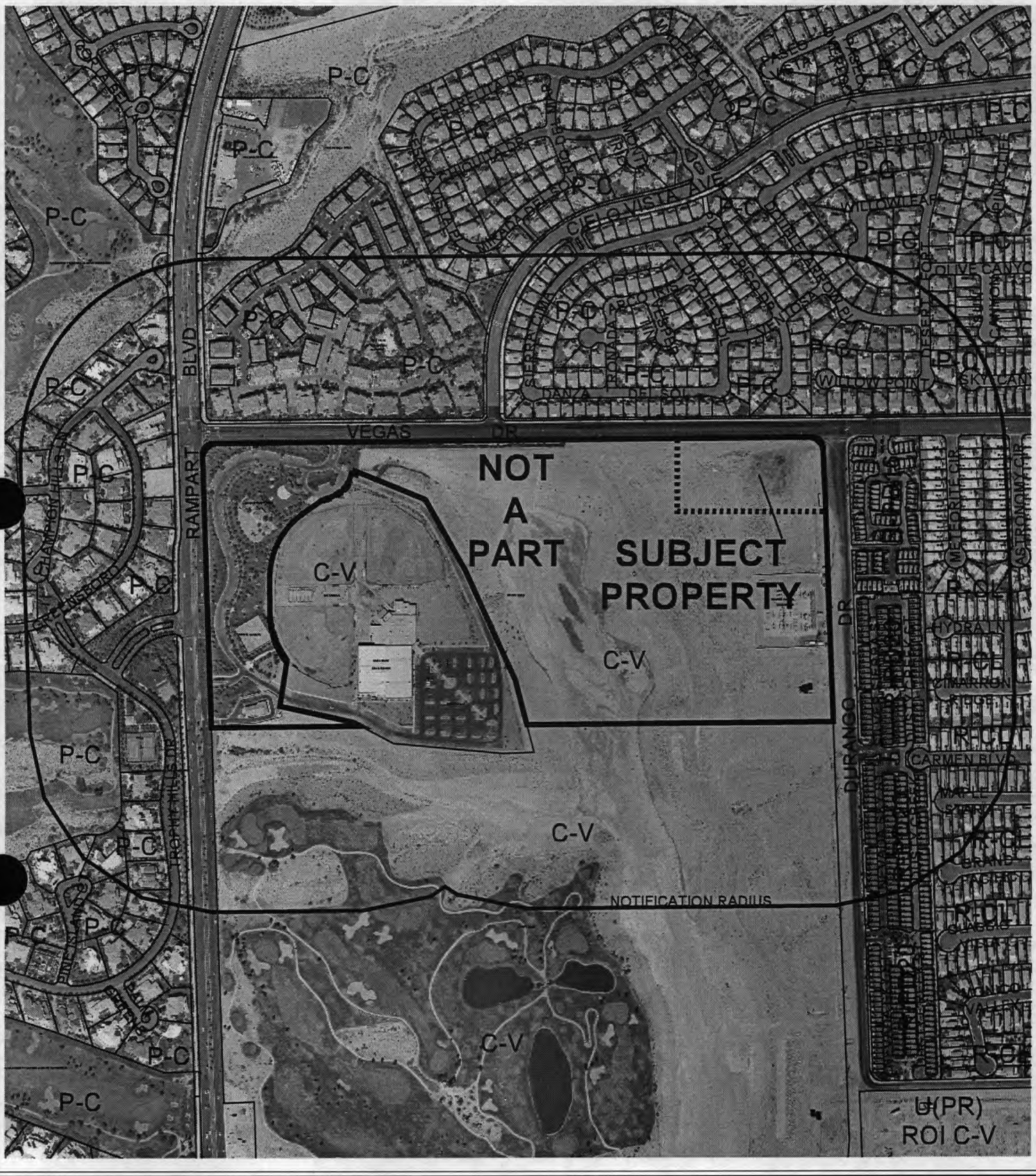
0 500 1000 Feet

CASE: **SDR-5898**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N


NOT A PART
SUBJECT PROPERTY
C-V
C-V
C-V
C-V
P-C
P-C
P-C

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5898 - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

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

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

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Public Works

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

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

B) Pre-Application Meeting

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

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	50.68
Net Acres:	4.24

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

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

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

A4) Landscape and Open Space Standards

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

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

A5) Sign Standards

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

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Waivers

  There are no waiver requests associated with this application.

- Landscape Plan

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

- Elevation

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

- Floor Plan

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION

The Planning Commission added Condition #4. There were 5 speakers protesting this application at the Planning Commission hearing.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 759 by Planning Department

APPROVALS 0

PROTESTS 5

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City of Las Vegas

Name of Applicant: Chabad Hebrew Center

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Roark

Print Name: David Roark

Subscribed and sworn before me

This 27th day of December, 2004

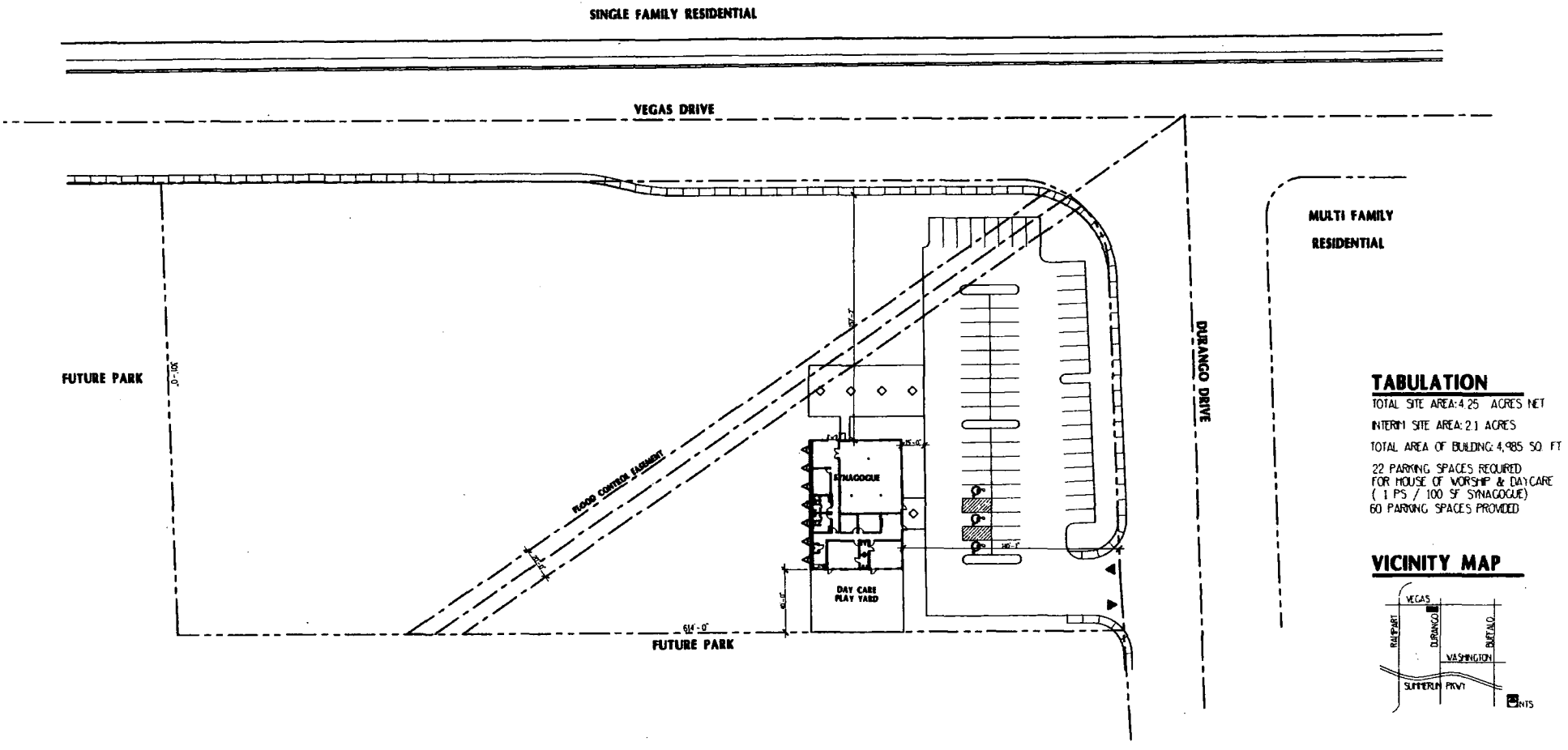
Jill Malone

Notary Public in and for said County and State

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

001

12/20/2004 13:42 FAX



TABULATION

TOTAL SITE AREA: 4.25 ACRES NET

INTERIM SITE AREA: 2.1 ACRES

TOTAL AREA OF BUILDING: 4,985 SQ. FT.

22 PARKING SPACES REQUIRED
FOR HOUSE OF WORSHIP & DAY CARE
(1 PS / 100 SF SYNAGOGUE)
60 PARKING SPACES PROVIDED

VICINITY MAP

ARCHITECTURAL SITE PLAN

SUMMERLIN HEBREW CENTER INTERIM FACILITIES

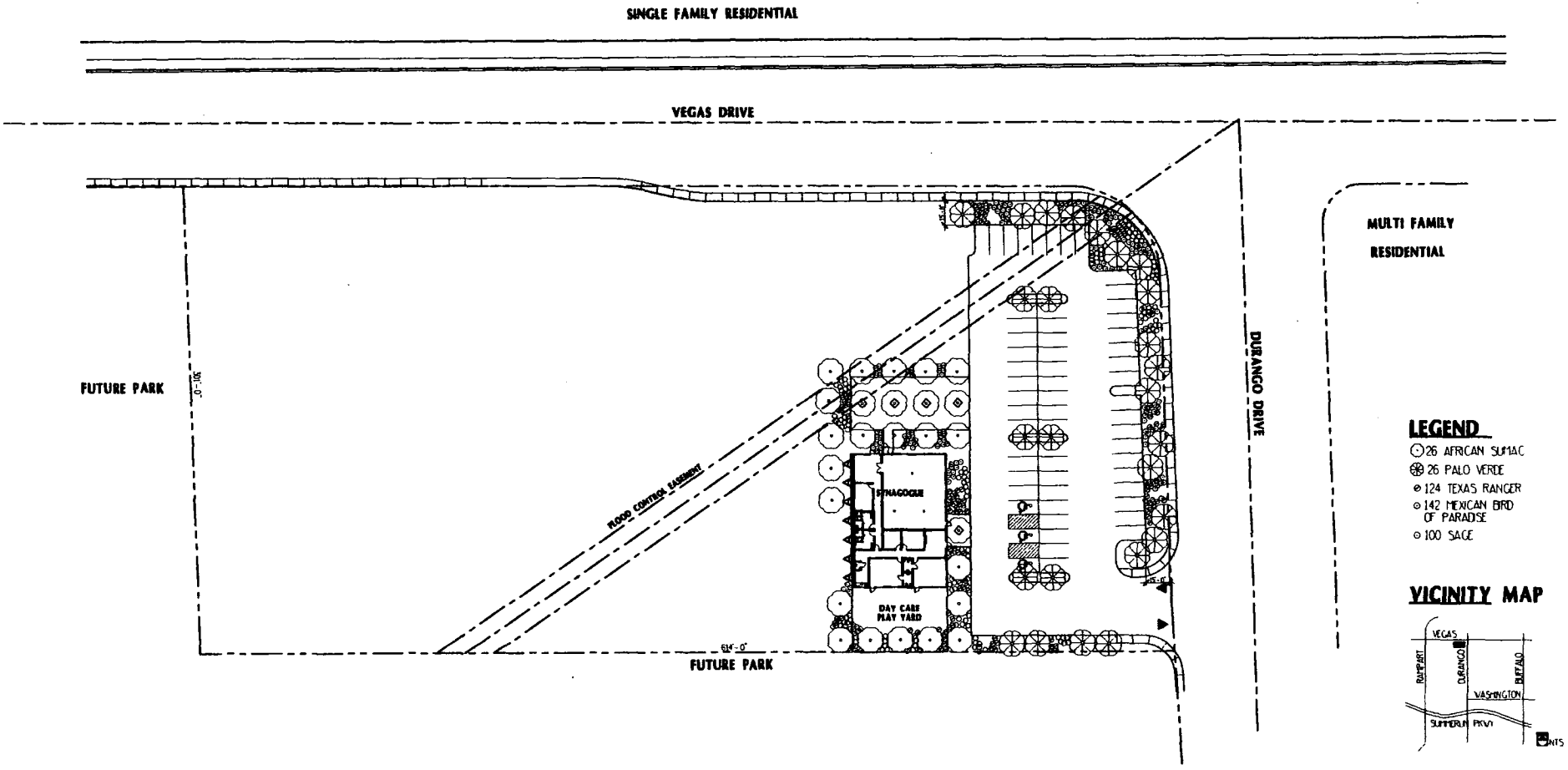
SCALE 1" = 30'-0"

NORTH

MARC LEBRUN ARCHITECTURE, LLC

SDR-5898
02-10-05 PC

RECEIVED
DEC 28 2004



LANDSCAPE PLAN

SUMMERLIN HEBREW CENTER INTERIM FACILITIES

SCALE 1"=30'-0"

NORTH

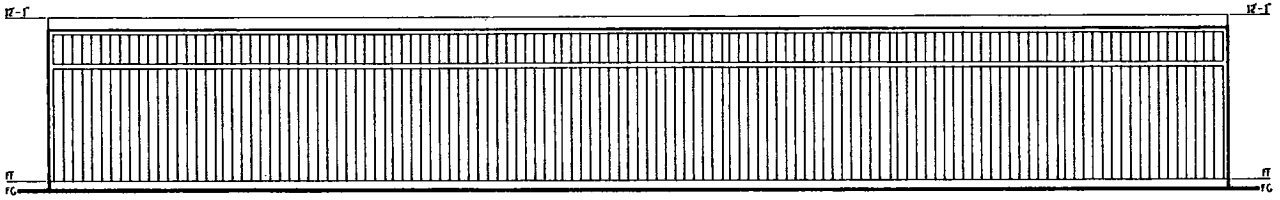
MARC LEBRUN ARCHITECTURE, LLC

RECEIVED

DEC 28 2004

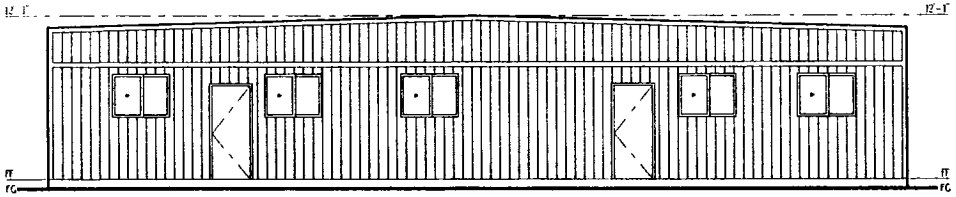
SDR-5898

02-10-05 PC



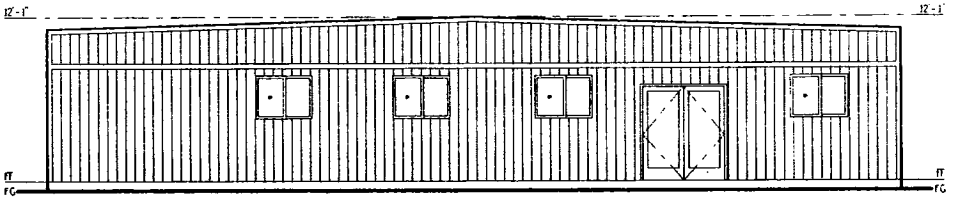
WEST EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



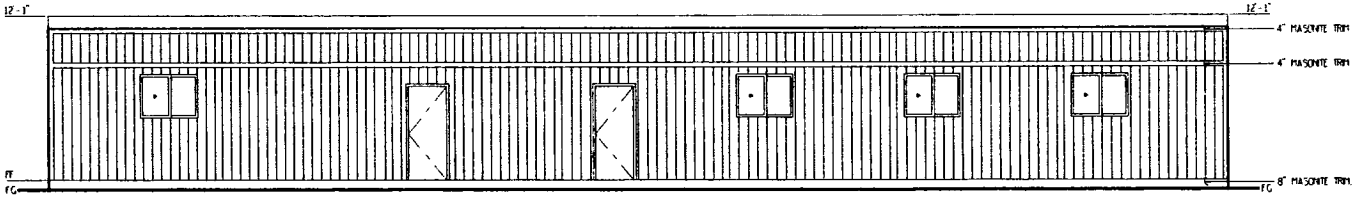
SOUTH EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



NORTH EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



EAST EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

BUILDING ELEVATIONS

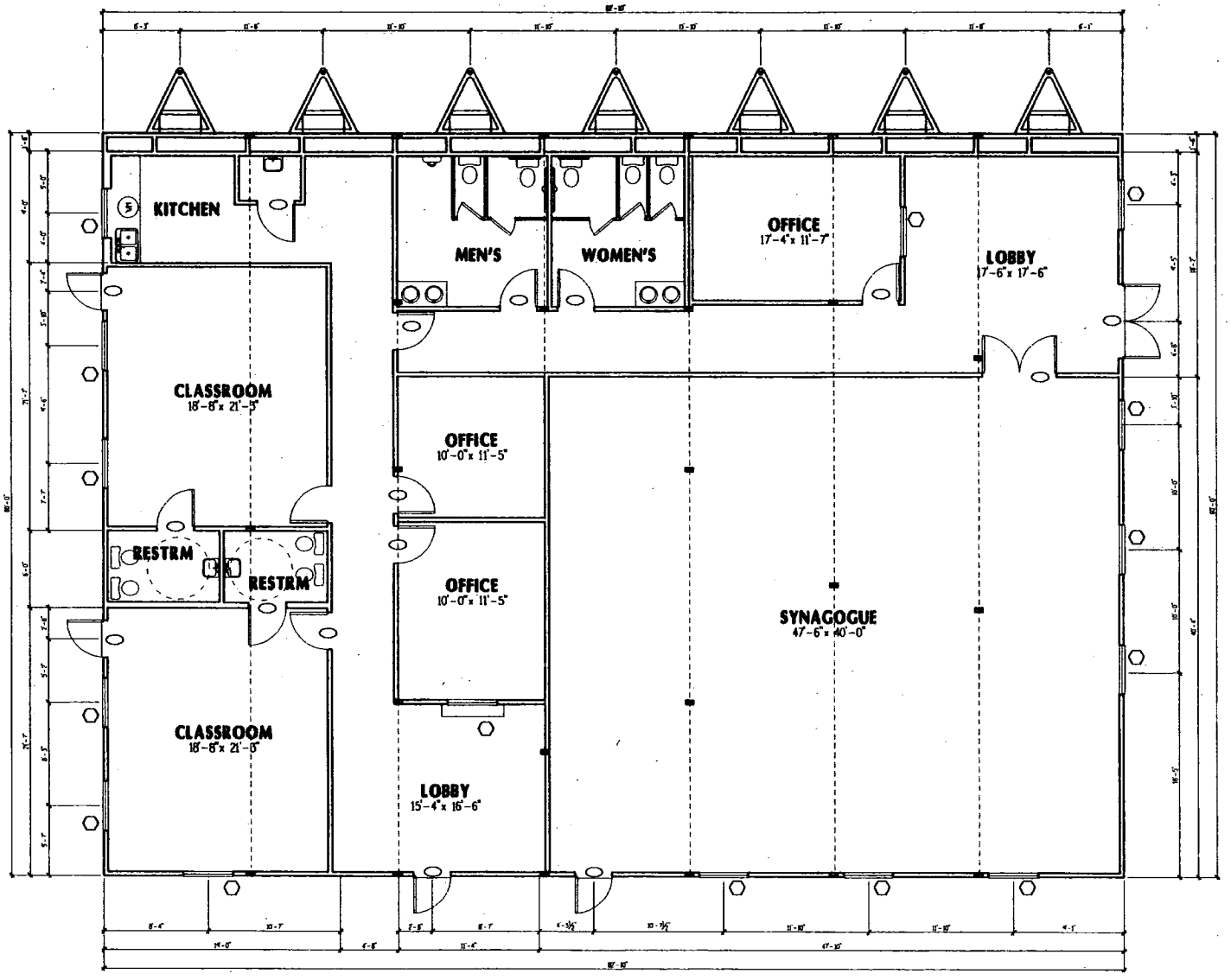
SUMMERLIN HEBREW CENTER INTERIM FACILITIES

SCALE 1/4"=1'-0"

MARC LEMOINE ARCHITECTURE, LLC

RECEIVED
DEC 28 2004

SDR-5898
02-10-05 PC



FLOOR PLAN - 4,985 SQ. FT.

SUMMERLIN HEBREW CENTER INTERIM FACILITIES

SCALE 1/4"=1'-0"

SDR-5898

02-10-05 PC

RECEIVED

DEC 28 2004



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

01/21/05



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

01/21/05

03043

December 28, 2004



MARC LEMOINE
ARCHITECTURE, LLC

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

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

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

To Whom It May Concern:

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

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

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

SDR-5898

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

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

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

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



MARC LEMOINE
ARCHITECTURE, LLC

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

Sincerely,
MARC LEMOINE ARCHITECTURE, LLC

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

SDR-5898

City of Las Vegas

Agenda Item No. 108

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5899 - PUBLIC HEARING - APPLICANT/OWNER: COLIN AND JENNIFER FRANK - Request for a Site Development Plan Review FOR A CHILD CARE FACILITY AND WAIVERS OF THE BUILD-TO STANDARD, FOUNDATION LANDSCAPING, AND PERIMETER LANDSCAPING on 0.65 acres adjacent to the southeast corner of Martin Luther King Boulevard and Miller Avenue (APN 139-21-510-078, 079), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MELVIN GREEN, 3305 West Spring Mountain Road, appeared on behalf of the applicants and concurred with all conditions.

TOM McGOWAN, Las Vegas resident, commended this as a well-executed project and concurred with the recommendations.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:24 - 2:25)
3-3091

CONDITIONS:

Planning and Development

1. A Waiver of the building placement, foundation landscaping, and perimeter landscaping regulations as requested shall be granted.

CONDITIONS - Continued:

2. The existing sign located on the site shall be removed.

3. All development shall be in conformance with the site plan and building elevations, date stamped 02/02/2005 except as amended by conditions herein.

4. The existing fence on the southern property line shall be replaced with a six-foot block wall. 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.

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

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

7. 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.

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

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. A copy of the approved address plan shall be submitted with any future building permit applications related to the 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 properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

12. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance facade articulation.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

14. 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

CONDITIONS - Continued:

away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

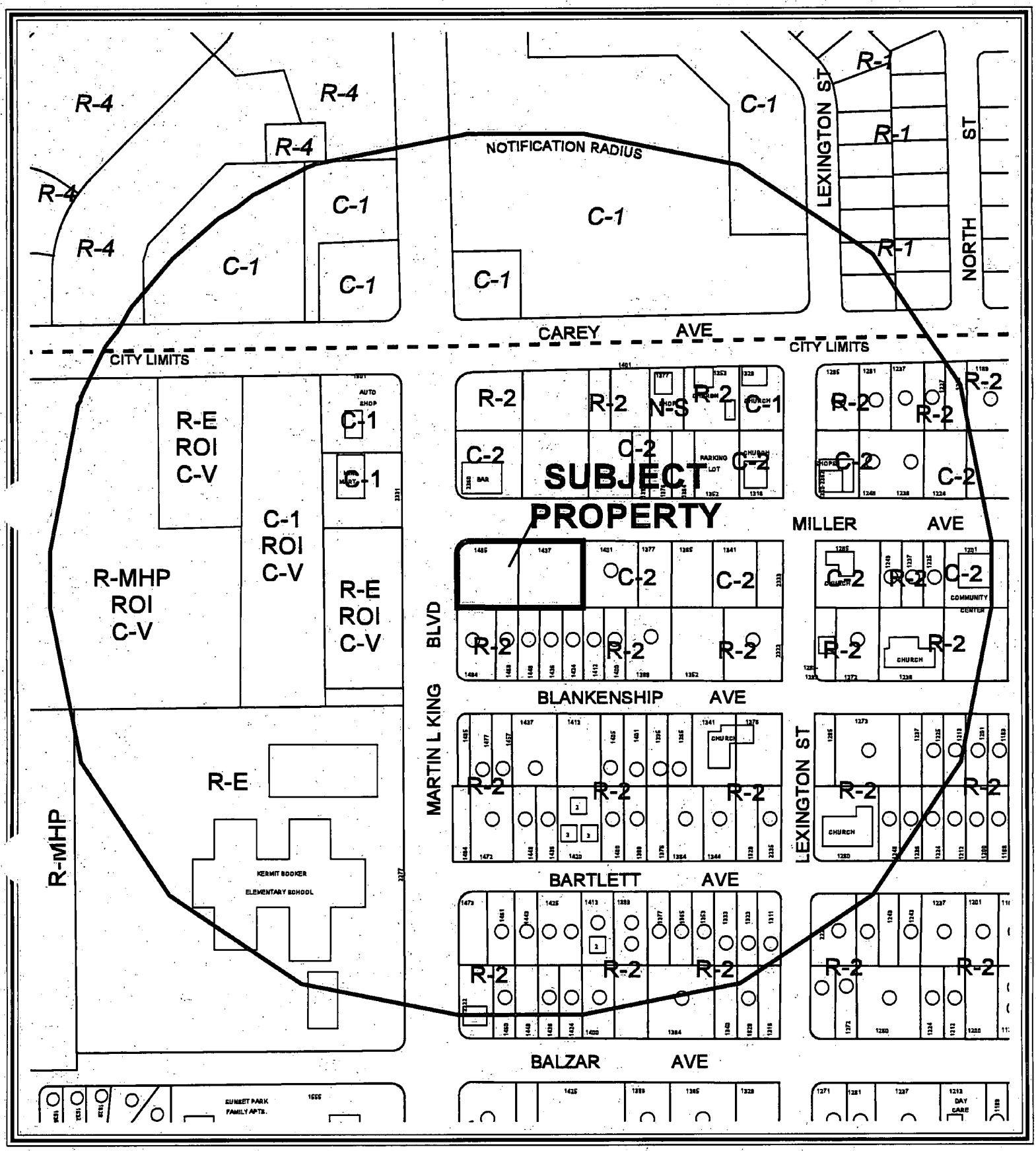
17. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. Driveways shall be designed, located and constructed as required by City of Las Vegas Traffic Engineering.

19. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

20. 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.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



CASE: **SDR-5899**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **SDR-5899**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5899 - APPLICANT/OWNER: COLIN AND JENNIFER FRANK

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Waiver of the building placement, foundation landscaping, and perimeter landscaping regulations as requested shall be granted.

2. The existing sign located on the site shall be removed.

3. All development shall be in conformance with the site plan and building elevations, date stamped 02/02/2005 except as amended by conditions herein.

4. The existing fence on the southern property line shall be replaced with a six-foot block wall. 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.

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6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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

12. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

14. 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.

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

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

17. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. Driveways shall be designed, located and constructed as required by City of Las Vegas Traffic Engineering.

19. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

20. 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.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Child Care Facility and Waivers of building placement, foundation landscaping, and perimeter landscaping on 0.65 acres adjacent to the southeast corner of Martin L King Boulevard and Miller Avenue.

B) Applicant's Justification

The applicant has provided no justification for the proposed site.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous history on the subject property.

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #58).

B) Pre-Application Meeting

12/16/04 Planning and Public works expressed the following comments:

- 22 parking spaces are required on the site.
- Setbacks: Front-20 feet, Corner Side-15 feet, Rear-20 feet, and Side-10 feet
- Landscape requirements 15-foot buffer at the streets and 1 tree every 20 feet
- Eight foot buffer at the side and rear and 1 tree every 20 feet
- Additional articulation of the façade may be needed.
- Residential adjacency standards are a concern
- Configuration of driveway; appears the right-of-way has been dedicated; bring off-site improvements up to code; meet with flood control.
- Traffic signal impact fee is based on the 150 students, which may require a traffic study.
- Trash enclosure is 50 feet from the residential area.

C) Neighborhood Meetings

A neighborhood meeting is not required for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	0.65

B) Existing Land Use

Subject Property:	Undeveloped
North:	Liquor Establishment (Tavern)/Undeveloped
South:	Single-family residential
East:	Single-family residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	DTR-MXU (Downtown Mixed-Use)/ SC (Service Commercial)
North:	DTR-MXU (Downtown Mixed-Use/ SC (Service Commercial)
South:	DTR-MXU (Downtown Mixed-Use)
East:	SC (Service Commercial)
West:	DTR-MXU (Downtown Mixed-Use)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	R-2 (Medium-Low Density Residential)
East:	C-2 (General Commercial)
West:	R-E (Residence Estates)

E) General Plan Compliance

The site is designated as DTR-MXU (Downtown Mixed Use) on the City of Las Vegas Downtown Redevelopment Plan and SC (Service Commercial) on the West Las Vegas Plan on the Southeast Sector Map of the General Plan. The SC (Service Commercial) category 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 DTR-MXU category allows for L, ML, M, H, O, SC, GC and PF. The C-2 (General Commercial) zoning is consistent with DTR-MXU and SC land uses. The proposed site plan conforms with General Plan requirements.

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

West Las Vegas Plan
The West Las Vegas Plan, which is currently under review, does not provide specific future land use or other policy direction for the site other than reflecting the SC (Service Commercial) land use designation that was in place on the overall site at the time the Plan was prepared.

The Las Vegas Redevelopment Plan
The Las Vegas Redevelopment Plan area applies to the west 0.32 acres of the overall site along Martin L King Boulevard. This site was part of a comprehensive amendment to the Redevelopment Plan in October 2003, which streamlined the land use approach in the Plan and reduced the number of land use designations in the Plan to four. The DTR-MXU (Downtown Redevelopment Mixed Use) special land use category was applied to the above-noted portion of the subject site.

Airport Overlay District
The subject site lies within the North Las Vegas Airport Overlay District. The maximum height allowed within this area is 105 feet without additional F.A.A. review. The building is proposed at 24 feet in height. The project is below the maximum height allowed.

PROJECT DESCRIPTION

The applicant is proposing one 6,658 square foot building located at the southeast corner of Martin L King Boulevard and Miller Avenue. The site provides ingress and egress from Miller Avenue and egress from Martin L King Boulevard. The site provides 21 standard parking spaces with one handicapped space.

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	100 Feet	220 Feet	Y
Min. Setbacks			
• Front	20 Feet	33.8 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	25.5 Feet	Y
• Rear	20 Feet	67.8 Feet	Y
Max. Lot Coverage	50 %	17.4%	Y

The subject property complies with the Development Standards set forth in the C-2 (General Commercial) zoning district.

A2) Residential Adjacency Standards

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

Residential Adjacency Standards apply to east half of the subject site, APN 139-21-510-079. The west half of the site is located in the Las Vegas Redevelopment Plan Area, which does not require residential adjacency standards to be adhered to. There is a proposed Text Amendment, which would remove this exemption, but has not been approved yet.

a) Proximity slope. The proposed building is 20 feet from the nearest property line. The applicant is proposing a building 24 feet in height. If the entire building were 24 feet tall the required setback would be 72 feet. Since the portion of the building affected by the 3:1 proximity slope is 14.6 feet tall, that portion of the building is exempt. The proposed daycare meets all proximity slope requirements.

b) Building setback. The proposed daycare is 24-feet four-inches from the nearest property line, where only 20 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	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Child Care Center	6,658 SF.	One space for each staff member, plus one space for each ten children	22	1	22	1

The proposed Child Care Center meets the Title 19.10 Parking Standards.

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 Trees/ 6 Space	6 Trees	2 Trees
Buffer: • Min. Trees along Martin Luther King Blvd. and Miller Ave.	1 Trees/30 Linear Feet	12 Trees	16 Trees
• Min. Trees along East and South	1 Trees/ 20 Linear Feet	18 Trees	25 Trees
• Wall height	6 Feet		6 Feet

The applicant does not meet the landscape buffer, parking island, and foundation requirements required by Title 19. The Waivers can be approved, because the applicant is increasing the amount of trees and shrubs in several areas. The landscape plan indicates 24-inch box trees 15 feet on center where 30 feet is required, and 24-inch box trees 10 feet on center where 20 feet is required.

B) General Analysis and Discussion

- Zoning

The Child Care Center is a permitted use in the C-2 (General Commercial) zoning district. The proposed project meets all height, setback, and lot coverage requirements.

- Site Plan

The proposed one-story structure is approximately 6,658 square-feet. Phase II will be added at a later date. The proposal takes Phase II into account for setbacks, lot coverage, and parking. Vehicular access will be from two access points, one from Miller Avenue and the other from Martin L King Boulevard.

- Waivers

The applicant is requesting Waivers of building placement, foundation landscaping, and perimeter landscaping. The proposed Waivers can be supported because the intended use and the additional landscaping the applicant is providing.

- Landscape Plan

The landscape plan indicates 42 Date Palms and a variety of Junipers, Desert Cassia, and Rosemary shrubs. The applicant is requesting Waivers of the foundation landscaping and perimeter landscaping. The applicant acknowledges the lack of landscaping, and is including additional trees and shrubs throughout the site. The landscape plan includes trees 15-foot on center where 30 feet is required, and 10 feet on center where 20 feet is required.

- Elevation

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

FINDINGS

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

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

   The proposed Child Care center will be an appropriate use adjacent to an elementary school and single family residential uses. The overall site contains sufficient landscaping and visual buffering.

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

   The applicant has requested waivers of the foundation and perimeter landscaping. The applicant has mitigated the waivers by increasing the amount of required landscaping throughout the site. The request for the waivers can be supported due to the additional landscaping.

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

   The site is bordered by Martin L King Boulevard a Primary (100-foot) Arterial to the west, as designated by the Master Plan of Streets and Highways, and by Miller Avenue (60-foot local street) to the south. Ingress and egress will be provided from Miller Avenue, while only egress will be from Martin L King Boulevard. These streets will be adequate to provide access to the subject site for the intensity of the development.

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

   The proposed development will be appropriate for the City, in terms of the facility layout, buildings, and vehicular and pedestrian circulation. The proposed site layout demonstrates an effective arrangement of amenities that will create a harmonious facility.

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 105 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5899 APN: 139-21-510-78, 79

Name of Property Owner: COLIN FRANK & JENNIFER FRANK

Name of Applicant: COLIN FRANK & JENNIFER FRANK

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Colin Frank

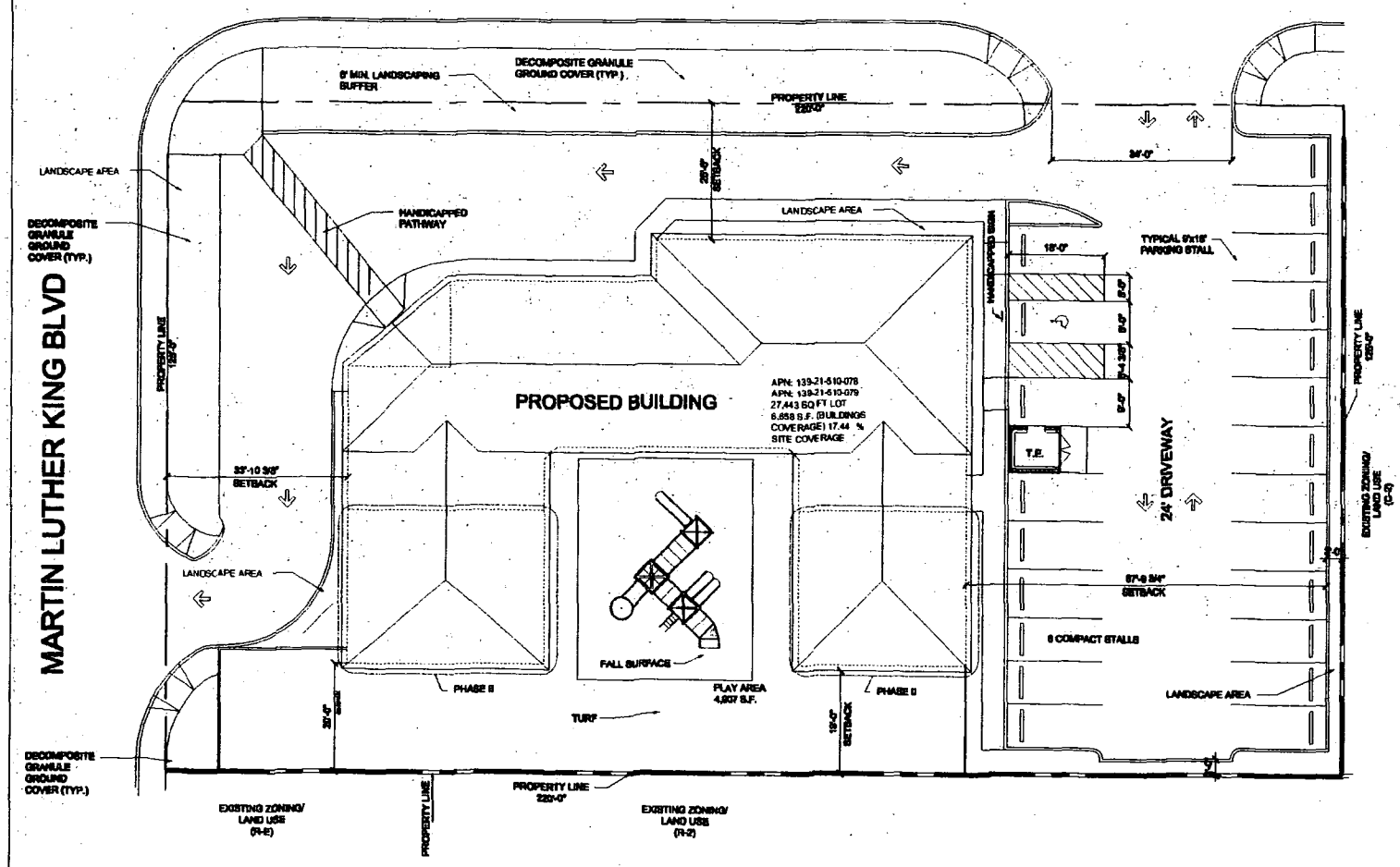
Subscribed and sworn before me

This 30th day of November, 2004

Jamie E Typovsky

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JAMIE E. TYPOVSKY
No: 02-77763-1
My Appointment Expires Sept. 16, 2006



1 SITE PLAN - 6,658 S.F.
1" = 10'

PROJECT SITE ANALYSIS

SITE

SITE AREA =	.89 ACRES
BUILDING AREA	6,658 S.F.
SITE COVERAGE =	24%
OCCUPANCY GROUP	E
TYPE OF CONSTRUCTION	V-B

ZONING

PROJECT PROPERTY = SITE DEVEL. PLAN	C-2 (EXISTING)

PARKING

REQUIRED

CLASSROOM USE
1 SPACES PER 10 CHILDREN = 15 SPACES

STAFF
1 SPACES PER STAFF = 7 SPACES

HANDICAPPED PARKING (APART OF TOTAL)
VAN HANDICAPPED SPACES = 1 SPACE

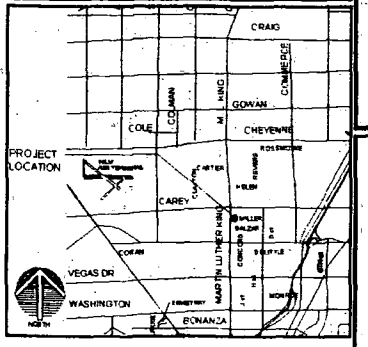
TOTAL PARKING REQUIRED = 22 SPACES

PARKING PROVIDED

STANDARD PARKING STALLS = 15 SPACES
COMPACT CARS = 6 SPACES
VAN HANDICAPPED SPACES = 1 SPACE

TOTAL PARKING PROVIDED = 22 SPACES

VICINITY MAP



SDR-5899
02-10-05 PC

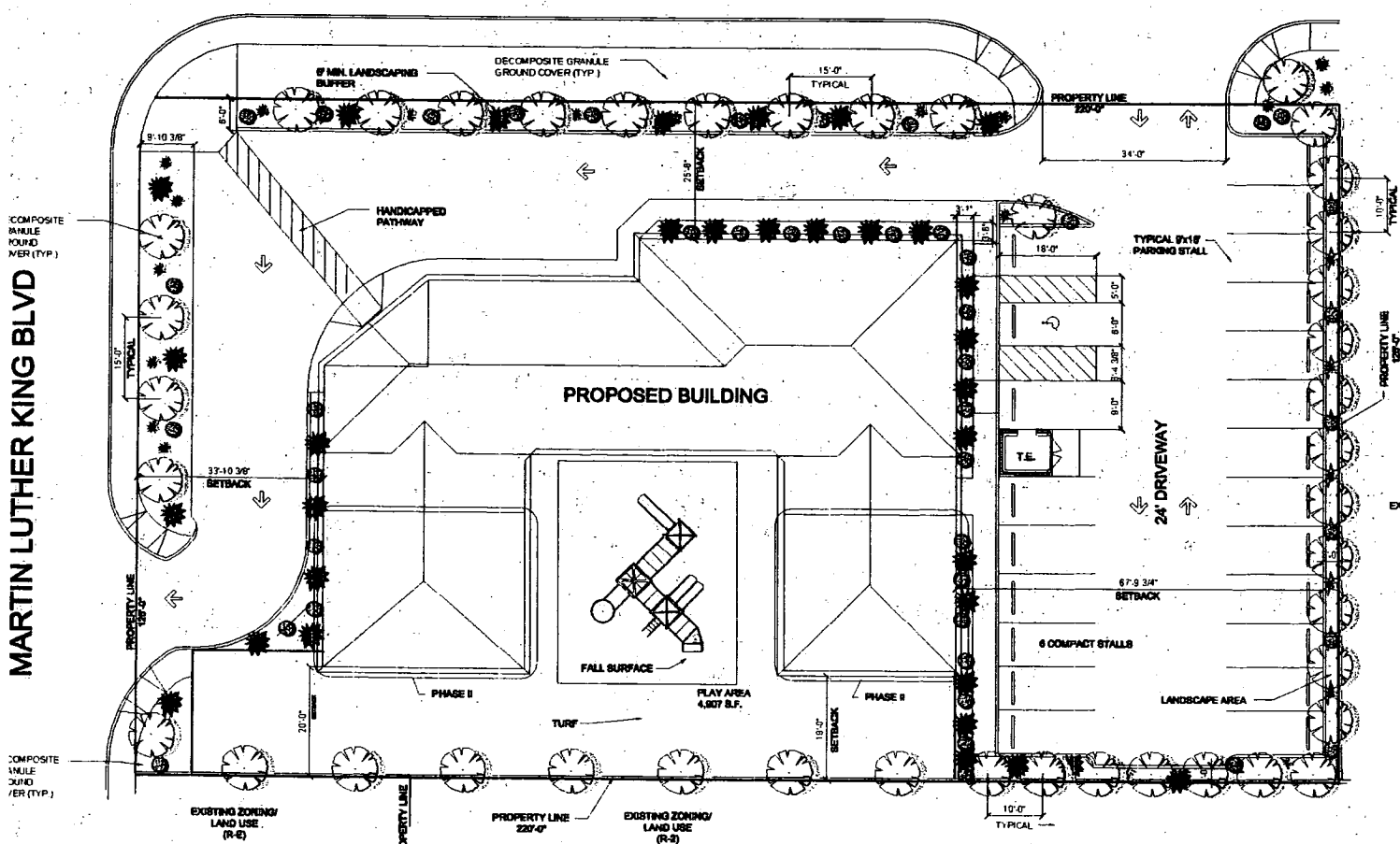
MGA Melvin Green Architect, Ltd.

PROJECT: OBSIDIAN ACADEMY CHILD DAYCARE CENTER
1437 AND 1485 MILLER STREET
LAS VEGAS, NEVADA 89106

SHEET TITLE: SITE PLAN

DATE:
SCALE: AS INDICATED
DRAWN:
JOB NO:

SHEET: AS1.01



1 LANDSCAPE PLAN
1" = 10'

DEC 29 2004

LANDSCAPING

LANDSCAPE / IRRIGATION NOTES:

THE CONCEPTUAL LANDSCAPING PLAN INDICATES LAND AREAS WITHIN THE PROJECT LIMITS THAT ARE TO RECEIVE LANDSCAPING
AND IRRIGATION SYSTEMS. ALL LANDSCAPING TREE SPECIMENS, SHRUBS, GROUND-COVER, INCLUDING DENSITIES AND SIZES SHALL BE IN FULL COMPLIANCE WITH THE CITY OF LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS.
THE OWNER SHALL SUBMIT FULLY-DETAILED LANDSCAPING / IRRIGATION CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND LANDSCAPING PALETTE, PREPARED BY THE LANDSCAPE ARCHITECT, TO A BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	PHOENIX	DATE PALM	24" BOX @ 20'-0" o.c.	
	JUNIPERUS, CASSIA, ROSEMARINUS	SHURB JUNIPERS, DESERT CASSIA, ROSEMARY	5 GALLON	GROUP OF THREE

MGA Martin Grace Architect, Ltd.

PROJECT: OBSIDIAN ACADEMY CHILD DAYCARE CENTER
1437 AND 1485 MILLER STREET
LAS VEGAS, NEVADA 89106

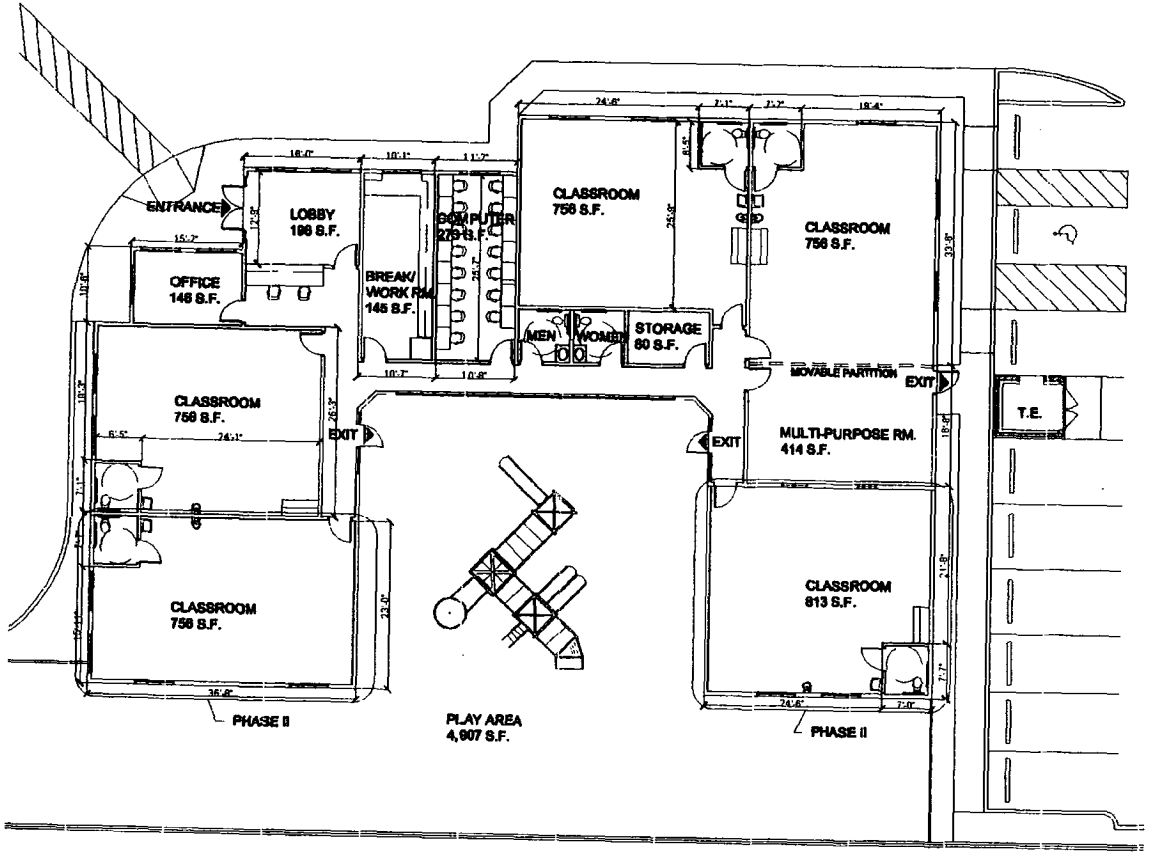
SHEET TITLE: LANDSCAPE PLAN

DATE: 12-29-04
SCALE: AS INDICATED
DRAWN: MGA
JOB NO: 0445

SHEET LS1.01
OF SHEETS

SDR-5899
02-10-05 PC

MAXIMUM OCCUPANCY	
LOBBY	154 S.F. /7 = 22
OFFICE	98 S.F. / 100 = 1
BREAK/WORK ROOM	145 S.F. /15 = 9
CLASSROOM	756 S.F. /20 = 37
CLASSROOM	756 S.F. /20 = 37
CLASSROOM	756 S.F. /20 = 37
CLASSROOM	756 S.F. /20 = 37
CLASSROOM	756 S.F. /20 = 37
COMPUTER ROOM	273 S.F. / 20 = 13
MULTI-PURPOSE ROOM	414 S.F. / 15 = 27
MAXIMUM OCCUPANCY	257



1 FLOOR PLAN - 6,658 S.F.
1/8" = 1'-0"

NORTH

SDR-5899
02-10-05 PC

© Melvin Green and Associates, Ltd. 2002

REVISIONS	BY

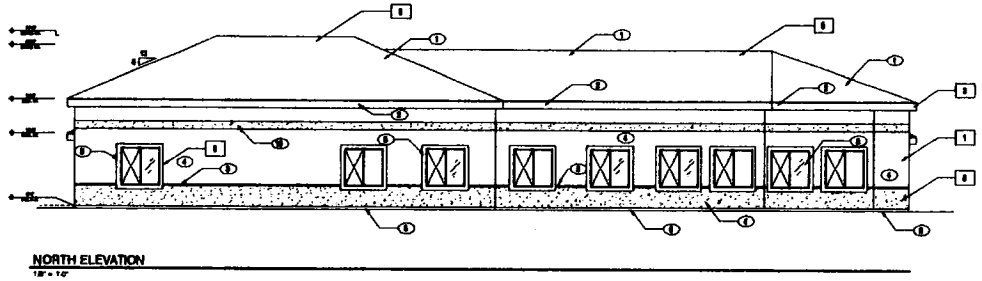
MGA Melvin Green Architect, Ltd.

PROJECT:
OBSIDIAN ACADEMY CHILD DAYCARE CENTER
1437 AND 1485 MILLER STREET
LAS VEGAS, NEVADA 89136

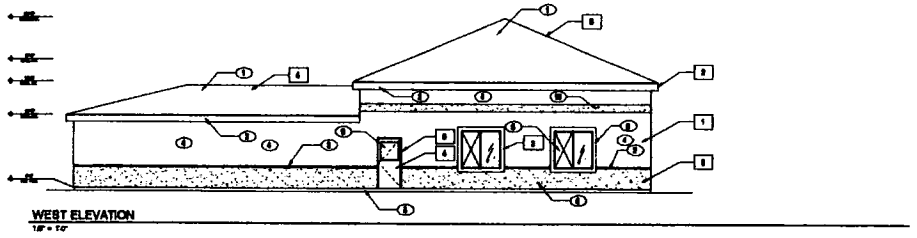
SHEET TITLE:
FLOOR PLAN

DATE: 01-05-04
SCALE: AS NOTED
DRAWN: MMB
JOB NO: 0442

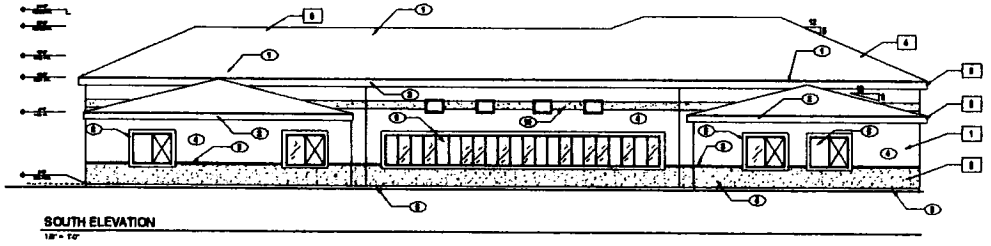
SHEET
A1.01
OF SHEETS



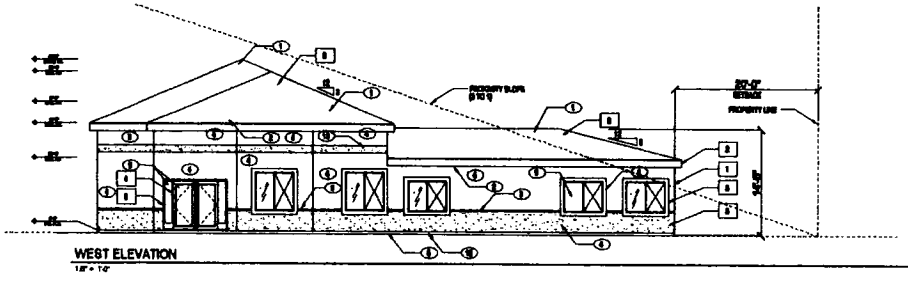
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

KEY NOTES

NO.	DESCRIPTION
1	ROOFING MATERIAL, REFER TO ROOF PLAN.
2	S.S.D. FASCIA.
3	2-1/2" METAL REVEAL, PAINTED.
4	STUCCO OVER PAPER BACKED WELDED WIRE LATH.
5	1 at TRIM.
6	SLIDING GLASS DOOR.
7	STUCCO OVER WOOD TRIM.
8	S.S. CONTINUOUS GUTTER SCUPPER.
9	TEMPERED GLASS.
10	12" STUCCO POP OUT BAND

EXTERIOR FINISH SCHEDULE

NO.	MATERIAL	FINISH	DESCRIPTION/COLOR
1	STUCCO	TEXTURED	LT. TAN - SLIGHTLY DARKER THAN "ADOBE" BY DUNN EDWARDS
2	ROOF SHINGLES	SMOOTH	MED. BROWN - SLIGHTLY DARKER THAN "ADOBE" BY DUNN EDWARDS
3	STUCCO POP-OUT	TEXTURED	MED. BROWN - SLIGHTLY DARKER THAN "ADOBE" BY DUNN EDWARDS
4	DOOR	SMOOTH	LT. TAN - SLIGHTLY DARKER THAN "ADOBE" BY DUNN EDWARDS
5	DOOR TRIM	SMOOTH	MED. BROWN - SLIGHTLY DARKER THAN "ADOBE" BY DUNN EDWARDS
6	ROOF SLAB	SMOOTH	SIMILAR PRODUCTS "WOODRIDGE" BROWN

RECEIVED

FEB 02 2005

SDR-5899
02-10-05 PC
REVISED 02/02/05

MGA Melvin Green Architect, Ltd.

PROJECT:
OBSIDIAN ACADEMY CHILD DAYCARE CENTER
1437 AND 1485 MILLER STREET
LAS VEGAS, NEVADA 89108

SHEET TITLE:
BUILDING ELEVATIONS

DATE: 12-03-04
SCALE: AS NOTED
DRAWN:
JOB NO.: 0442

SHEET
A6.01



SDR-5899 - APPLICANT/OWNER: COLIN AND JENNIFER FRANK
SOUTHEAST CORNER OF MARTIN LUTHER KING BOULEVARD AND MILLER AVENUE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



SDR-5899 - APPLICANT/OWNER: COLIN AND JENNIFER FRANK
SOUTHEAST CORNER OF MARTIN LUTHER KING BOULEVARD AND MILLER AVENUE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

MGA

MELVIN GREEN ARCHITECT, LIMITED

December 28, 2004

Planning and Development Department
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter for Site Development Plan Review
For a Child Care Facility in a C-2 Zone
APN # 139-21-510~~078~~,079

On behalf of the applicants, Colin and Jennifer Frank, we are requesting a Site Development Plan Review for a Private Child Care Facility in a C-2 Zone.

0.65 The project will consist of approximately 6,658 square feet, single-storey wood/stucco structure, located on ~~.63~~ acres. The building will have five (5) classrooms (three classrooms under Phase I, and two classrooms under Phase II) and support offices, reception, and multi-purpose room.

The building will not have an adverse affect on the surrounding neighborhood. The elevation of the building will be residential in character with flat concrete roof tiles. Color selections will be earth tone in nature.

In addition, we are requesting a waiver to Las Vegas Zoning Code Title 19A Design Standards for building placement on property, 15 foot buffer on Martin Luther King and Miller Street, 8 foot buffer at East side of property, and 6 foot landscape buffer at foundation of building between building and sidewalk. We are requesting this waiver in order to provide better protection for the playground area. We have located the building away from the busy streets and also have provided the required drop-off lane in front of the building. The site is relatively compact and in lieu of providing the full 15-foot and 8-foot landscape buffers, we propose providing intense landscaping in these areas – including 24-inch box 15-foot on center trees where 30-foot is required, and 24-inch box trees 10-foot on center where 20-foot is required.

Please contact us at 702-362-8974 or 702-353-0988 with questions.

Sincerely,

Melvin Green, NCARB
President
Melvin Green Architect, Ltd.

SDR-5899

3305 WEST SPRING MOUNTAIN ROAD, SUITE 92 ■ LAS VEGAS, NEVADA 89102
PHONE: 702.362.8974 ■ FAX: 702.364.9406 ■ email: mgreen@mgci.com

City of Las Vegas

Agenda Item No. 109

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MAJOR MODIFICATION TO THE LONE MOUNTAIN MASTER DEVELOPMENT PLAN USE TABLE

MOD-5854 - PUBLIC HEARING - APPLICANT: GREEN WORLD CLEANERS - OWNER: LONE MOUNTAIN PLAZA, LLC - Request for a Major Modification to the Lone Mountain Master Development Plan Use Table TO ADD "DRY CLEANERS" AS A PERMITTED USE IN NEIGHBORHOOD COMMERCIAL AND VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATIONS, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report
4. Justification letter

MOTION:

BROWN - APPROVED subject to condition - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JOE NGUYEN, 7621 Jacaranda Bay Street, appeared on behalf of the applicants.

COUNCILMAN BROWN clarified with MR. NGUYEN that the location will be selected after approval of the major modification.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:25 - 2:27)
3-3169

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-5854 - APPLICANT: GREEN WORLD CLEANERS - OWNER: LONE MOUNTAIN PLAZA, LLC

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Major Modification to the Lone Mountain Master Development Plan to add "Dry Cleaners" as a permitted use in areas of the Lone Mountain with the NC (Neighborhood Commercial) or VC (Village Commercial) special land use designations.

B) Applicant's Justification

According to the applicant the Dry Cleaner use is very common in the typical shopping center. The use is allowed in developments zoned as C-1 (Limited Commercial) and C-2 (General Commercial).

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a request for a rezoning (Z-0033-97) on property generally located on the north side of Cheyenne Avenue, east and west of Hualapai Way from: C-V (Civic), N-U (Non Urban) and N-U (Non Urban) under Resolution of Intent to R-CL (Single Family Compact Lot), R-PD9 (Residential Planned Development - 9 Units per Acre), R-2 (Two Family Residence) and C-V (Civic), to PD (Planned Development) Zone. Proposed Use: Mixed Use Master Plan.

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #34/kcw).

B) Pre-Application Meeting

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

- Language of the request
- The Land Use Districts in Lone Mountain that should permit the use
- Location of the first Dry Cleaner business

C) Neighborhood Meetings

A neighborhood meeting is not required for a Major Modification application.

D General Plan Compliance

The subject area that is governed by the Lone Mountain Master Development Plan is designated PCD (Planned Community Development) land use on the Centennial Hills Interlocal Land Use Plan map within the Centennial Hills Sector Plan of the General Plan. The commercial use Dry Cleaner is similar to other uses in the Neighborhood Commercial and Village Commercial Special Land Use Districts so the use conforms to the PCD (Planned Community Development) General Plan designation. The proposed addition of a use to the Use Table of the Lone Mountain Master Development Plan is not affected by any specific General Plan policies.

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

Lone Mountain Plan
The Lone Mountain Master Development Plan shall reflect the objectives set forth in the PD (Planned Development) zoning district which is a Special Purpose District defined in Title 19.06.050 and adopted by the City Council of the City of Las Vegas 02/05/97. Development within the Lone Mountain Plan area is subject to the policies and standards of the Lone Mountain Master Development Plan.

DETAILS OF APPLICATION REQUEST

This proposed Major Modification seeks to add the use Dry Cleaner to the table of permitted uses in the Lone Mountain Master Development Plan as a permitted use in the NC (Neighborhood Commercial) or VC (Village Commercial) special land use districts of the Lone Mountain Master Development Plan. This request will potentially affect any location within the Lone Mountain Master Development Plan area that is, or will in the future be, designated with the NC (Neighborhood Commercial) or VC (Village Commercial) Special Land Use designations.

The operation will be within a fully enclosed building. The use conforms to the definition of a Dry Cleaner found Title 19.20. Specifically, the use will be a facility that is used to provide, to individual households, cleaning services for items such as clothing and linens. The use includes a facility where the plant operation is located on- or off-site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Major Modification will have no effect on zoning regulations, guidelines, or other development standards, other than those contained within the definitions of the NC (Neighborhood Commercial) or VC (Village Commercial) special land use designations and associated standards of the Lone Mountain Master Development Plan.

B) General Analysis and Discussion

The proposed Major Modification of the Lone Mountain Master Development Plan is appropriate in that it will add a low-intensity commercial use to the land use table for the NC (Neighborhood Commercial) or VC (Village Commercial) land use categories. The use is found in the typical strip commercial center located throughout the valley. The use is of the low intensity type similar to grocery stores, furniture stores, barber shops, beauty salons, and other low impact commercial uses; therefore, it is recommended that this request be approved.

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."**

   All land designated as NC (Neighborhood Commercial) or VC (Village Commercial) within the Lone Mountain Master Development Plan area is designated in the General Plan as PCD (Planned Community Development). The subject request is consistent with the intent of this General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   This Major Modification of the Lone Mountain Master Development Plan would allow Dry Cleaners within the areas designated with the NC (Neighborhood Commercial) or VC (Village Commercial) land use designations within the Lone Mountain area. The proposed use would be compatible with multi-family, single family residential, public facilities, and other commercial development on adjacent or nearby sites.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

The proposed addition the Land Use table of the Lone Mountain Master Development Plan is a very common commercial use in light to medium intensity commercial development elsewhere in the valley. At present the public in Lone Mountain Plan area is forced to drive considerable distances in some cases to find a Dry Cleaner. The change to the use table will enable the citizens in the Lone Mountain to minimize the amount driving currently done to find a dry cleaning business.

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."**

This request will affect the areas designated as NC (Neighborhood Commercial) or VC (Village Commercial) in the Lone Mountain Master Development Plan. Both of these areas have access to Cheyenne Avenue, designated as a Primary (100-foot) Arterial and as a Secondary (80-foot) Collector west of the Beltway, on the Master Plan of Streets and Highways. It is anticipated that this street will be adequate in size to meet the requirements of the project as proposed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED Newspaper Only

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-5854 APN: 138-07-401-016

Name of Property Owner: Lone Mountain Plaza, LLC

Name of Applicant: Joe Nguyen / Green World Cleaners

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: ALAN ROSELINSKY

Subscribed and sworn before me

This 17th day of December, 2004

_____

Notary Public in and for said County and State

JENNIFER L. ROBERTS
Notary Public State of Nevada
No. 97-4318-1
My appt. exp. Sept. 23, 2005

Joe Nguyen and Harry Gibson
7621 Jacaranda Bay Street
Las Vegas, NV 89139

December 3, 2004

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

RE: REQUEST FOR MODIFICATION TO LONE MOUNTAIN PLAN USE TABLE
Lone Mountain Plaza, NE Corner Cheyenne & Hualapai
Las Vegas, NV

Dear Planner,

I am requesting a modification to the Lone Mountain Plan for my dry cleaning store which will be located in the above referenced Center, and I would like to present this Letter of Justification and also request that "Dry Cleaner with Laundry/Plant" be added to the Use Table as a permitted use in Neighborhood and Village Commercial Districts.

I presently am in the dry cleaning business in California. I intend to have both dry cleaning and laundry equipment in the premises to offer the best service possible. I am aware of all the Hazardous Waste issues including proper handling and disposal of these materials, and the owner has deemed this an accepted use based upon my long-term experience in the industry. The use is not out of the ordinary to be situated in a Shopping Center; rather such stores are typically located in shopping centers throughout the City and County. This use is an allowed use in a C-1 zone per Title 19. requirements.

This is a very up-scale Center and the Landlord requires a very professional look and operation. As a Tenant, I am bound to keep all areas in and around the building in which I am located immaculate and sanitary. There is ample parking in the Center and easy ingress and egress is provided for all visitors to the Center and to the Premises. There is no adverse impact on vehicular traffic as I will have the use of a special drive-thru lane adjacent to my Premises.

The commercial building in which I am leasing space is part of the larger commercial project. It is presently under construction and my dry cleaning store and my equipment will be new and will be built to all of the latest Uniform Building Codes. The architecture of the building has previously been approved by the City. It is architecturally compatible with the surrounding neighborhood and the business shall be operated in a strictly professional manner.

If you have any further questions, please call the Owner at their office, 253-5751 or the Applicant (Tenant).

Yours truly,

Joe Nguyen

Joe Nguyen
Partner
Green World Cleaners

MDD-5854



A Leader in Diversified Real Estate Development

December 17, 2004

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

RE: REQUEST FOR MODIFICATION TO THE LONE MOUNTAIN PLAN TO INCLUDE "DRY CLEANER" AS A USE
Lone Mountain Plaza located at the NE corner of Cheyenne & Hualapai, Las Vegas, NV

Dear Planning and City Council Members,

As part of the application for a dry cleaning store which will be located in our above referenced Center, we would like to present this additional Letter of Justification in reference to the requirement for your Major Modification approval. Our tenant is presently in the dry cleaning business in California. He intends to have both dry cleaning and laundry equipment in the premises to offer the best service possible to the neighborhood community. He has a keen awareness and sensitivity for the Hazardous Waste issues including proper handling and disposal of these materials, as do we as the owners of this Center, and we are pleased to have such a professional operator with long-term experience in the industry.

The use is not out of the ordinary to be situated in a Shopping Center; rather such stores are typically located in shopping centers throughout the City and County. This use is an allowed use in a C-1 zone. We respectfully request your additional approval of the Major Modification proposal to add "Dry Cleaner with Laundry/Plant" to the list of Personal Service Permissible Uses in the Lone Mountain Plan.

This is a very up-scale Center and we require a very professional look and operation from our Tenants. Mr. Nguyen is bound to keep all areas in and around the building in which he is located immaculate and sanitary.

The commercial building in which he is located is part of our larger commercial project. It is presently under construction and the dry cleaning store will be all new and will be built to all of the latest Uniform Building Codes. The architecture of the building has previously been approved by the City. It is architecturally compatible with the surrounding neighborhood and the business shall be operated in a strictly professional manner. If you have any further questions, please call us at our office at 253-5751.

Yours truly,

Noam Schwartz, Treasurer
Great American Capital (formerly Great American Homes), the Manager of
Lone Mountain Plaza, LLC, Owner

MDP-5854

8350 West Sahara Ave., Suite 210 • Las Vegas, NV 89117 • P: 702.253.5751 • F: 702.851.7733 • www.GreatAC.com

City of Las Vegas

Agenda Item No. 110

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION

VAC-5834 - PUBLIC HEARING - OWNER/APPLICANT: BEAZER HOMES - Petition to Vacate U.S. Government Patent Easements generally located at the southeast corner of Elkhorn Road and Fort Apache Road, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

SALLY PELHAM, 3610 North Rancho, appeared on behalf of the applicant and concurred with the recommendations.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:27)
3-3241

CONDITIONS:

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

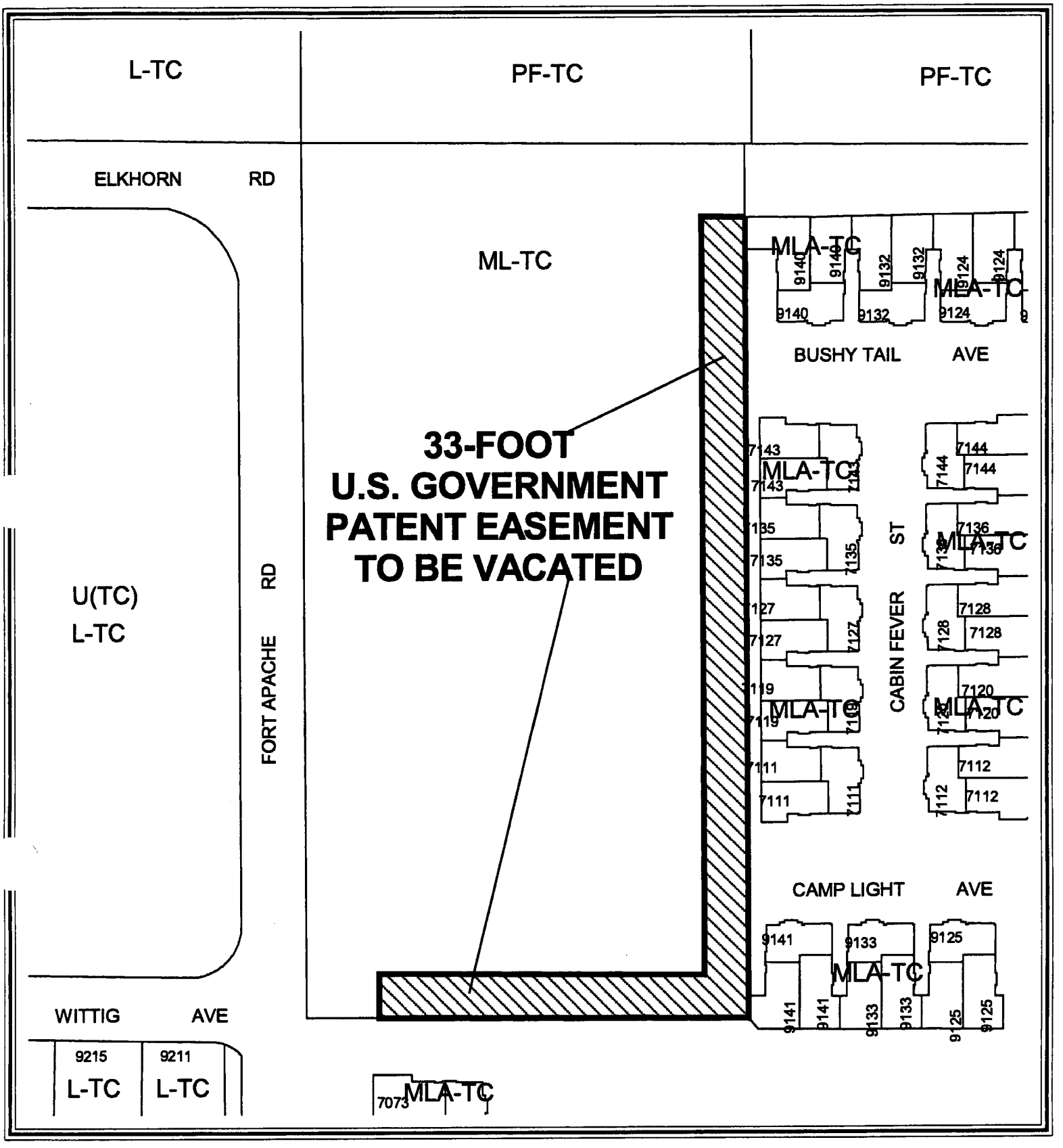
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

CONDITIONS - Continued:

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

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

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



0 100 200 Feet

CASE: **VAC-5834**

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-5834 - OWNER/APPLICANT: BEAZER HOMES

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

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

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

02/10/05 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #3/bts).

DETAILS OF APPLICATION REQUEST

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

ANALYSIS

A) Planning discussion

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Beazer Homes

Name of Applicant: Southwest Engineering

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Kirk Brynjulsen

Subscribed and sworn before me

This 6 day of Dec, 2004

Marina Louise Dean

Notary Public in and for said County and State

[illegible] - State of Nevada
County of Clark
MARINA LOUISE DEAN
[illegible] Expires
[illegible] 2007



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

01/21/05



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

01/21/05

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT

December 7, 2004

Mr. Robert Genzer
City of Las Vegas Planning Department
741 S. Fourth Street
Las Vegas, NV 89101

Re: Elkhorn and Ft. Apache
Vacation Application
SWE Ref. No. 040519

Dear Bob:

Please accept this letter of Justification for Vacation of Patent Easement for property located at Elkhorn and Ft. Apache within the Centennial Hills Master Plan, APN: 125-20-101-001. The City of Las Vegas approved the Site Development Review on July 22, 2004 for a single-family 30-lot subdivision on approximately 5.1 acres with a density of 5.88 and providing 0.51 acres of open space.

We are requesting that the City of Las Vegas allow the vacation of Patent Easements of the East 33' and the South 33' within APN: 125-20-101-001. Granting of these Patent Easements are not needed for road or drainage purposes and will not create a hardship for the surrounding property owners.

Please place this item on the next available Planning Commission and City Council Agenda. Thank you for your consideration in the above matter.

Very truly yours,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SIP:jkd

VAC-5834

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

City of Las Vegas

Agenda Item No. 111

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE

VAR-5825 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS - Request for a Variance TO ALLOW 3,000 SQUARE-FOOT MINIMUM SPACES WHERE 4,000 SQUARE FEET IS THE MINIMUM REQUIRED AND TO ALLOW 40-FOOT WIDE SPACES WHERE 45 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED MOBILE HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

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

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting - Requirements for Rulon Earl Mobile Home Park - Phase II by applicant's representative for Item 111 [VAR-5825] and Item 112 [SDR-5821] filed under Item 111 [VAR-5825]

MOTION:

REESE - APPROVED subject to conditions and deleting Condition 2 - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 111 [VAR-5825] and Item 112 [SDR-5821].

COUNCILMAN REESE indicated that this property is just south of an existing mobile home park owned by the Las Vegas Housing Authority where the residents own their own units. This is a very difficult parcel to develop and has been vacant for more than ten years. There have been many proposals for the site and he expressed his appreciation for the Las Vegas Housing Authority's cooperation resulting in this affordable senior housing development.

CLAYTON MILTON, 3515 East Harmon Avenue, appeared on behalf of the applicant. Since the abeyance two weeks ago, representatives of the Las Vegas Housing Authority met with COUNCILMAN REESE. He submitted a written list of concessions agreed to by the applicant, which were partially read into the record with the remaining submitted for the record and incorporated into the

MINUTES - Continued:

motion for approval under item 112 [SDR-5821].

TOM McGOWAN, Las Vegas resident, pointed out the difference between staff's recommendation for denial and Planning Commission's recommendation for approval. This is a difficult property and, in this instance, the Las Vegas Housing Authority is doing the right thing.

MARGO WHEELER, Director of Planning and Development, explained that staff's basis for denial was the lack of legal findings to justify the associated variance application and the number of pads have changed from 37 to 51. She recommended that Condition 2 be deleted from the variance request.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 111 [VAR-5825] and Item 112 [SDR-5821].
(2:27 - 2:33)
3-3285

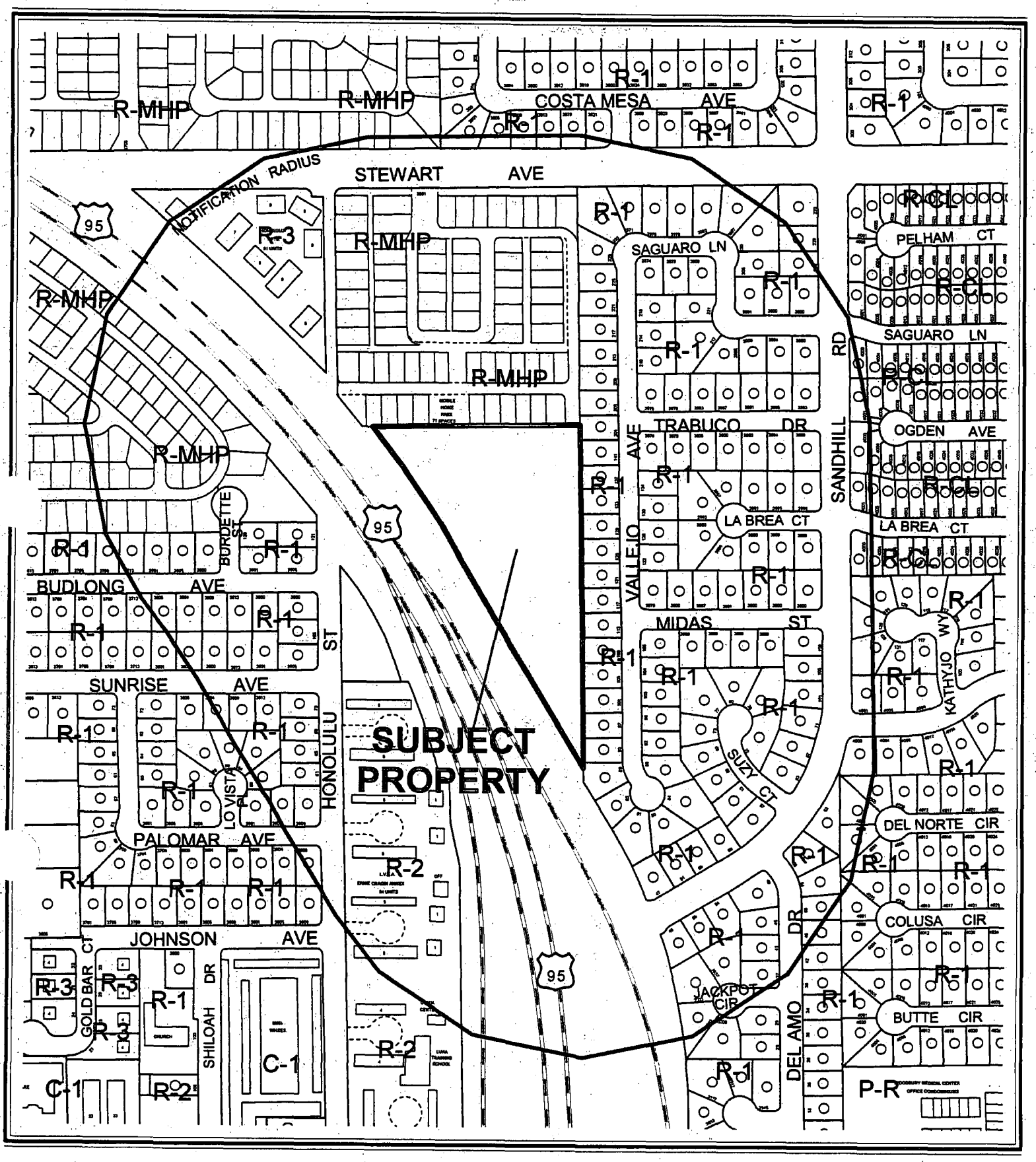
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5817) and Site Development Plan Review [SDR-5821].

2. Submit a revised site plan indicating the reduction in the number of lots to comply with the General Plan and increase the width of the lots along the east property line prior to the application for a building permit, as required by the Planning and Development Department.

3. 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-5825**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - VAR-5825 - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 2, 2005 CITY COUNCIL MEETING AT COUNCILMAN REESE'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5817) and Site Development Plan Review [SDR-5821].

2. Submit a revised site plan indicating the reduction in the number of lots to comply with the General Plan and increase the width of the lots along the east property line prior to the application for a building permit, as required by the Planning and Development Department.

3. 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 3,000 square-foot minimum spaces where 4,000 square feet is the minimum required and to allow 40-foot wide spaces where 45 feet is required within a R-MHP (Residential Mobile/Manufactured Home Park) zoning district for a proposed mobile home park expansion. An associated Rezoning (ZON-5817) and Site Development Plan Review (SDR-5821) application will be considered in conjuncture with this application.

B) Applicant's Justification

The applicant justifies the Rezoning application by stating that the proposed project is a continuation of an existing manufactured housing project (Rulon Earl – Phase I) and that it will assist the Las Vegas Housing Authority, a separate entity from the City of Las Vegas, in achieving the occupancy needs and demands for manufactured housing pads.

BACKGROUND INFORMATION

A) Previous Actions

04/04/79 The Board of City Commissioners approved a request for reclassification of property from R-1 (Single Family Residential) to R-T (Trailer Residence), which was later modified to R-MHP (Residential Mobile/Manufactured Home Park), on the property to the north (Z-0021-79).

05/27/80 The Board of Zoning Adjustment approved a request for a Waiver of Mobile Home Setback Requirements (BZA-2-80) on the property to the north. This request allowed the side yard setback for open carports and patio covers to be reduced from five feet to three feet on the individual spaces.

08/18/99 The Las Vegas City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow a density up to 8 units per acre, and Medium Density Residential up to 25 units per acre.

06/21/00 The City Council approved a Rezoning (Z-0020-00) application for the reclassification of property from R-1 (Single Family Residential) to R-MHP (Residential Mobile/Manufactured Home Park) on 5.40 acres adjacent to the east side of the I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission and Staff both recommended approval. [**The application was approved for a maximum of 37 lots.**]

09/06/00 The City Council approved a General Plan Amendment (GPA-0014-00) application to amend a portion of the Southeast Sector Plan of the General Plan from ML (Medium Low Density Residential) to M (Medium Density Residential)

on 5.40 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval. Staff recommended denial.

09/06/00 The City Council approved a Variance (V-0013-00) application to allow 3,000 square feet mobile home spaces where 4,000 square feet is the minimum space size allowed, and 40-foot wide lots where 45 feet is the minimum lot width allowed on 5.40 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval. Staff recommended denial.

09/06/00 The City Council approved a Site Development Plan Review (SD-0022-00) application for a proposed 58-space mobile home park on 5.40 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval. Staff recommended denial. [**The application was conditioned not to exceed a development density of 10.8 dwelling units per acre, i.e. 37 lots.**]

01/27/05 The Planning Commission recommended approval of related items (ZON-5817 and SDR-5821).

01/27/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #63/pl).

B) Pre-Application Meeting

11/29/04 A pre-application conference was held resulting in the following comments:

1. The subject property must be rezoned from R-1 (Single Family Residential) to R-MHP (Residential Mobile/Manufactured Home Park).
2. The R-MHP (Residential Mobile/Manufactured Home Park) zoning designation requires a minimum space size of 4,000 square feet, a minimum space width of 45 feet and a front, side and rear setback of 5 feet.
3. Plans were previously submitted for a proposed 58-lot development in 2000.
4. Private street widths within a mobile/manufactured home park maybe 32 feet in width.
5. A drainage study will be required by Public Works.
6. Traffic signal fee will be required by Public Works.
7. The project is to be rental units for the Housing Authority.
8. A Multi-Use trail presently exists along the western alignment of the subject property.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.40

B) Existing Land Use

Subject Property:	Undeveloped [Previously approved for a 37-lot mobile/manufactured home park]
North:	Mobile/Manufactured Home Park
South:	I-515
East:	Single Family Detached Residential Dwellings
West:	I-515

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	ML (Medium Low Density Residential)
South:	Right-Of-Way
East:	L (low Density Residential)
West:	Right-Of-Way

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-MHP (Residential Mobile/Manufactured Home Park)
South:	Right-Of-Way
East:	R-1 (Single Family Residential)
West:	Right-Of-Way

E) General Plan Compliance

The subject parcel is designated M (Medium Density Residential) within the Southeast Sector Land Use Map of the General Plan. The M (Medium Density Residential) General Plan designation allows for a density range of 12.1 to 25 dwelling units per acre and includes a variety of multi-family uses such as plexes, townhouses, and low density apartments. The current zoning of subject site is R-1 (Single Family Residential), which allows for a density of 5.5 dwelling units per acre. The proposed rezoning of the property to a R-MHP (Residential Mobile/Manufactured Home Park) zoning designation would allow for a density of 8 dwelling units per acre. The proposed rezoning is within the density range permitted by the M (Medium Density Residential) General Plan designation.

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

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

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	4,000 Feet	3,000 Feet	NO
Min. Lot Width	45 Feet	40 Feet	NO
Min. Setbacks			
• Front	5 Feet	5 Feet	YES
• Side	5 Feet	5 Feet	YES
• Corner	5 Feet	5 Feet	YES
• Rear	5 Feet	5 Feet	YES
Max. Lot Coverage	N/A	46 %	N/A
Max. Building Height	2 Stories / 35 Feet	Not Provided	Undetermined

The proposed development seeks to reduce the required square footage of a mobile/manufactured home space by 1,000 square feet, while further reducing the required minimum space width by five feet. Therefore, the proposed expansion of Rulon Earl mobile home park fails to meet the minimum space width and the minimum space square footage required within a R-MHP (Residential Mobile/Manufactured Home Park) zoning district.

B) General Analysis and Discussion

The applicant has requested a Variance to allow the space size to be reduced from the required 4,000 square foot minimum to 3,000 square feet. Since the site plan does not show any open space areas within the project, the need for the 3,000 square foot space sizes cannot be vindicated. Additionally, even though the proposed project is in conformance with the General Plan density requirements for a M (Medium Density Residential) designation the proper designation associated with a R-MHP (Residential Mobile/Manufactured Home Park) zoning district is a ML (Medium Low Density Residential) designation. The ML General Plan designation allows up to a maximum of eight units per acre, meanwhile M General Plan designation allows up to 25 units per acre. The maximum number of units that can be placed on this site is 37 under a ML General Plan designation as compared to potential 135 under the M General Plan designation. The proposed 51-space mobile home park expansion would result in the overbuilding of the site. Therefore, this request cannot be supported. The lots shown along the east property line are 40 feet wide and 75 feet deep, while the lots in the abutting single family residential development to the east are 65 feet wide a 100 feet deep. Title 19 requires lots in the R-MHP zoning district to be 45 feet wide not 40 feet as the site plan shows. It is recommended that the spaces along the eastern property line increase in width to 65 feet to align with existing development and to provide a smoother transition to the new project. Furthermore it can be argued that 3,000 square foot lots are an impractical size of lot for today's manufactured/mobile homes. Currently, buyers of mobile homes prefer the wider 26 and 28-foot doublewide homes. Several of the older mobile home communities in Las Vegas are unable to accommodate the wider homes because space sizes are too small, and setbacks cannot be met.

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 attempting to over build the site. Alternative site design 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.

PLANNING COMMISSION ACTION

The Planning Commission recommended approval of the Variance and therefore Condition #3 should have been removed as it was for the accompanying Site Development Plan Review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 205 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5825** APN: 141-31-303-002

Name of Property Owner: Housing Authority of the City of Las Vegas

Name of Applicant: Parviz Ghadiri, Executive Director

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: Parviz Ghadiri

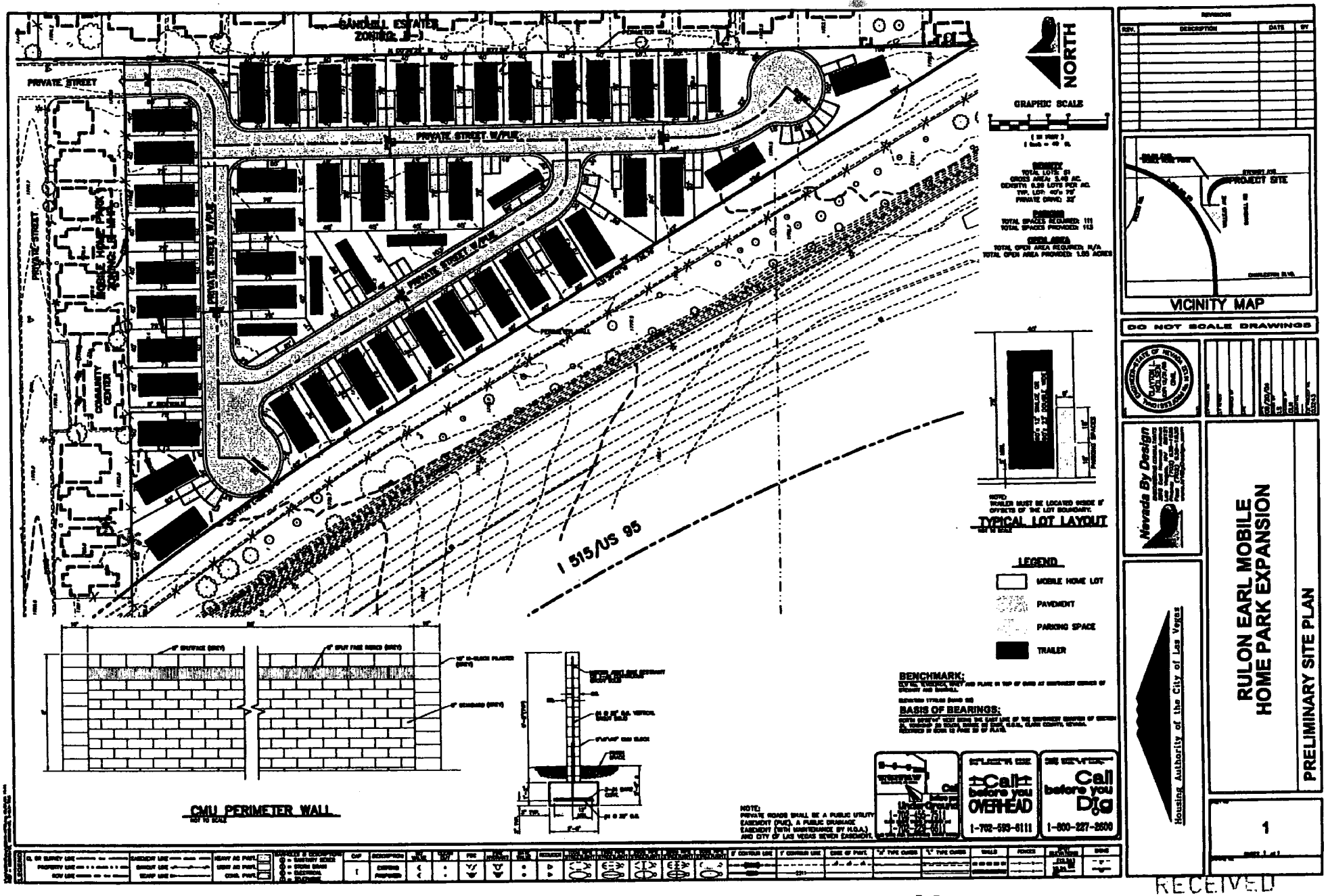
Print Name: PARVIZ GHADIRI

Subscribed and sworn before me

This 9TH day of DECEMBER, 2004

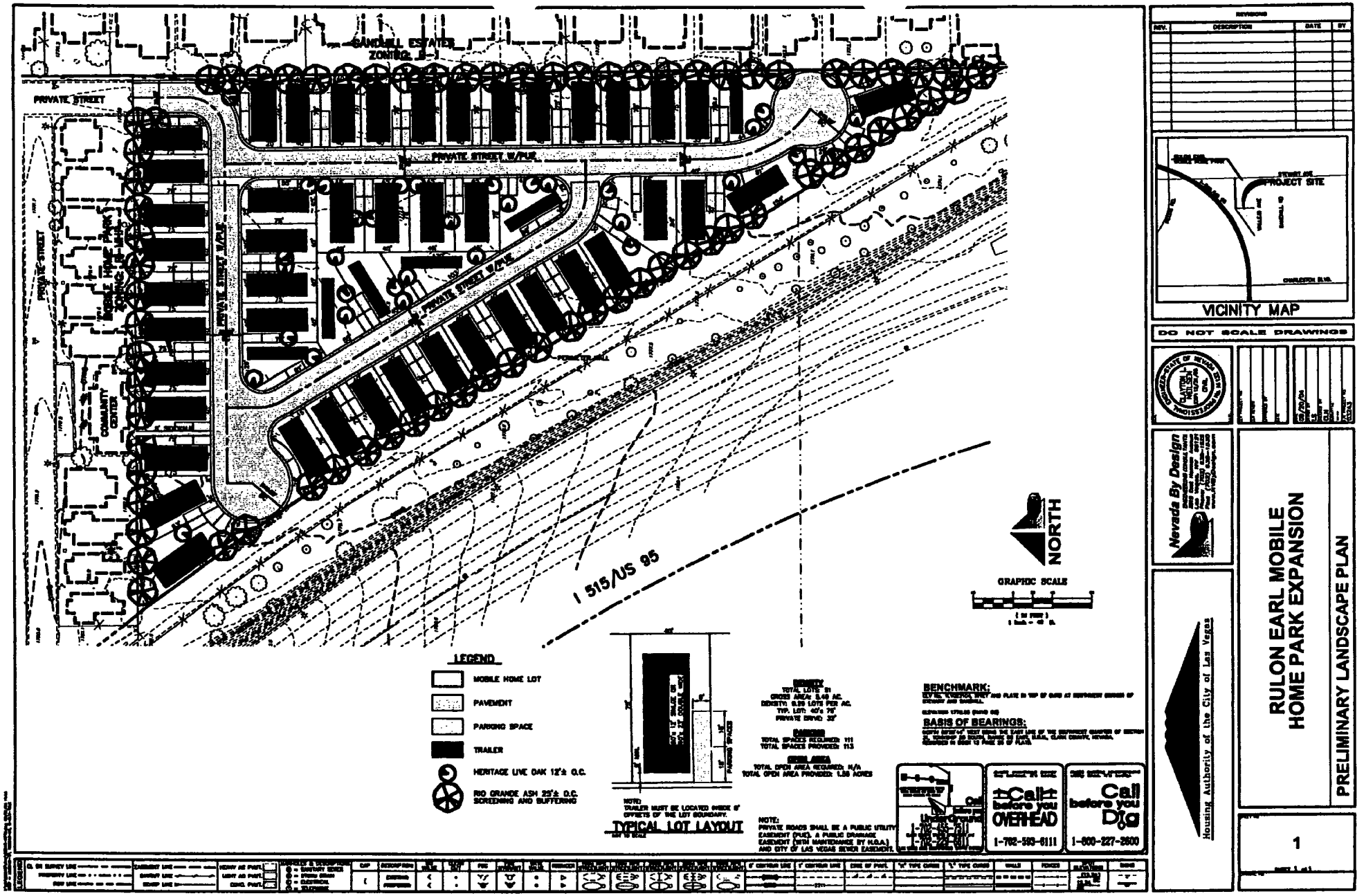
Notary Public in and for said County and State

SHARON L. SMITH
Notary Public State of Nevada
No. 02-75527-1
My appt. exp. May 14, 2006



RECEIVED
DEC 14 2004

VAR-5825
01/27/05 PC



DO NOT SCALE DRAWINGS

Nevada By Design

Housing Authority of the City of Las Vegas

RULON EARL MOBILE HOME PARK EXPANSION

PRELIMINARY LANDSCAPE PLAN

1

SDR-5821 ZON-5817
VAR-5825
01/27/05 PC

RECEIVED
DEC 14 2004



VAR-5825 - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
EAST SIDE OF THE INTERSTATE 515 FREEWAY, APPROXIMATELY 1,000 FEET SOUTH OF STEWART AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



VAR-5825 - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
EAST SIDE OF THE INTERSTATE 515 FREEWAY, APPROXIMATELY 1,000 FEET SOUTH OF STEWART AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

Nevada By Design

ENGINEERING CONSULTANTS

3515 E. Harmon Avenue ▪ Las Vegas, NV 89121 ▪ Phone 702•938•1525 ▪ Fax 702•938•1530

November 29, 2004

City of Las Vegas
Planning and Development Department
741 South 4th Street
Las Vegas, NV 89101

Re: Justification Letter for Variance for the Rulon Earl Mobile Home Park Expansion

To Whom it May Concern,

This letter is to provide justification for the Variance to allow 3,000 square foot mobile home spaces where 4,000 square feet is the minimum space allowed and 40-foot wide lots where 45 feet is the minimum lot width. The reasons for the justification are that this project is a continuation of the existing manufactured housing project (Rulon Earl – Phase I). This project will also help the Las Vegas Housing Authority to achieve the occupancy needs and demands for more manufactured housing pads. This variance will also ensure that the lots of the Phase II expansion are compatible with the Phase I lots.

Sincerely,

NEVADA BY DESIGN

Clayton L. Neilsen, P.E.
Senior Engineer

DCN: 1129094

EXHIBIT B

REQUIREMENTS FOR
RULON EARL MOBILE HOME PARK - PHASE II

MANAGER:_____ **PHONE:**_____

1. All members residing in the mobile home must be 55 years of age or older.
2. You must be a resident of Clark County
3. Income, including assets, should not exceed Fifty Thousand ($50,000) dollars annually.

MOBILE HOME REQUIREMENTS:

1. Mobile Home must be a 1995 or newer
2. Mobile Home must be a minimum of 12'x 40'
3. Mobile Home must pass a Housing Authority Inspection prior to being accepted for admittance to the park
4. Mobile Home must receive an installation certification from the State of Nevada.
5. All single wide must be tied down.

PARK AMENITIES:

1. Coin operated Laundry Facilities
2. Free of charge Community Room (Club House)

UTILITIES:

Natural Gas, Electricity, Telephone and Cable TV are available. All utilities paid by the Mobile Home Owner.

SPACE SIZES:

51 Lots.....Typical Lot Size: 40'x 75'

Submitted at City Council
Date 3/16/05 Item 111 & 112

City of Las Vegas

Agenda Item No. 112

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5825

SDR-5821 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 51-PAD MOBILE/MANUFACTURED HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

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

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting - Requirements for Rulon Earl Mobile Home Park - Phase II by applicant's representative for Item 111 [VAR-5825] and Item 112 [SDR-5821] filed under Item 111 [VAR-5825]

MOTION:

REESE - APPROVED subject to conditions and accepting the Requirements for Rulon Earl Mobil Home Park-Phase II, partially read for the record and submitted in writing, as a component as follows:

- **All members residing in the mobile home must be 55 years of age or older.**
- **Must be a resident of Clark County.**
- **Income, including assets, should not exceed fifty thousand dollars ($50,000) annually.**
- **Mobile home must be a 1995 or newer.**
- **Mobile home must be a minimum of 12' x 40'.**
- **Mobile home must pass a Housing Authority inspection prior to being accepted for admittance to the park.**
- **Mobile home must receive an installation certification from the State of Nevada.**
- **All single wide must be tied down.**
- **Coin operated laundry facilities.**
- **Free of charge community room (club house).**
- **Utilities - natural gas, electricity, telephone and cable TV available. All utilities paid by the mobile home owner.**
- **Space sizes - 51 lots, typical lot size 40' x 75'.**

- UNANIMOUS

MINUTES:

NOTE: See Item 111 [VAR-5825] for all related discussion.
(2:27 - 2:33)
3-3285

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-5817] to a R-MHP (Residential Mobile/Manufactured Home Park) Zoning District and Variance [VAR-5825] 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. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for civil plans, to reflect the addition of three handicap parking spaces and the distribution of guest parking throughout the site in accordance with Title 19.10.010 (F).

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for civil plans, to reflect the addition of two points of pedestrian access, or gates, be added to connect this project to the I-515 trail, which is located immediately to the west of the project.

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for civil plans, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five?gallon shrubs for each tree within provided planters, as well as the landscape plan shall reflect size of the plant materials within the legend.

6. 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.

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.

8. 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.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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

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

CONDITIONS - Continued:
in this development.

12. 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.

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

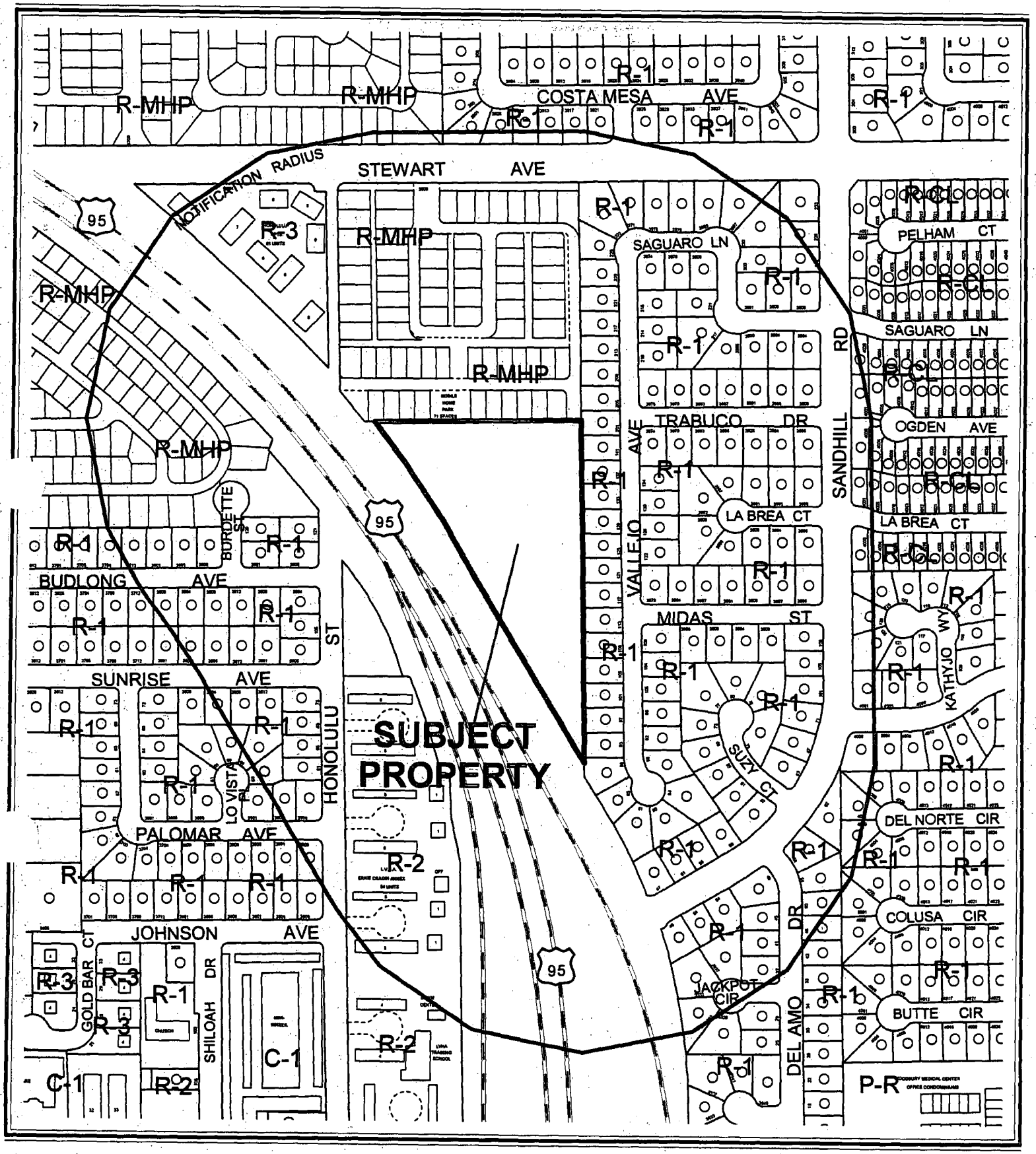
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works
15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings 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.

17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of construction drawings. 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 construction drawings.

18. Site development to comply with all applicable conditions of approval for ZON-5817 and all other subsequent site-related actions.



CASE: **SDR-5821**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-5821 - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 2, 2005 CITY COUNCIL MEETING AT COUNCILMAN REESE'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-5817] to a R-MHP (Residential Mobile/Manufactured Home Park) Zoning District and Variance [VAR-5825] 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. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for civil plans, to reflect the addition of three handicap parking spaces and the distribution of guest parking throughout the site in accordance with Title 19.10.010 (F).

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for civil plans, to reflect the addition of two points of pedestrian access, or gates, be added to connect this project to the I-515 trail, which is located immediately to the west of the project.

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for civil plans, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, as well as the landscape plan shall reflect size of the plant materials within the legend.

6. 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.

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.

8. 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.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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

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

12. 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.

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

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

Public Works

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

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings 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.

17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer

and drainage improvements, shall be resolved prior to submittal of construction drawings. 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 construction drawings.

18. Site development to comply with all applicable conditions of approval for ZON-5817 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 51-space mobile/manufacture home park on 5.40 acres adjacent to the east side of the I-515, approximately 620 feet south of Stewart Avenue. An associated Rezoning (ZON-5817) and Variance (VAR-5825) application will be considered in conjuncture with this application.

B) Applicant's Justification

The applicant justifies the Rezoning application by stating that the proposed project is a continuation of an existing manufactured housing project (Rulon Earl – Phase I) and that it will assist the Las Vegas Housing Authority, a separate entity from the City of Las Vegas, in achieving the occupancy needs and demands for manufactured housing pads.

BACKGROUND INFORMATION

A) Previous Actions

04/04/79 The Board of City Commissioners approved a request for reclassification of property from R-1 (Single Family Residential) to R-T (Trailer Residence), which was later modified to R-MHP (Residential Mobile/Manufactured Home Park), on the property to the north (Z-0021-79).

05/27/80 The Board of Zoning Adjustment approved a request for a Waiver of Mobile Home Setback Requirements (BZA-2-80) on the property to the north. This request allowed the side yard setback for open carports and patio covers to be reduced from five feet to three feet on the individual spaces.

08/18/99 The Las Vegas City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow a density up to 8 DUA, and Medium Density Residential up to 25 dwelling units per acre.

06/21/00 The City Council approved a Rezoning (Z-0020-00) application for the reclassification of property from R-1 (Single Family Residential) to R-MHP (Residential Mobile/Manufactured Home Park) on 5.40 acres adjacent to the east side of the I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission and Staff both recommended approval. [**The application was approved for a maximum of 37 lots.**]

09/06/00 The City Council approved a General Plan Amendment (GPA-0014-00) application to amend a portion of the Southeast Sector Plan of the General Plan from ML (Medium Low Density Residential) to M (Medium Density Residential) on 5.40 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval. Staff recommended denial.

09/06/00 The City Council approved a Variance (V-0013-00) application to allow 3,000 square feet mobile home spaces where 4,000 square feet is the minimum space size allowed, and 40-foot wide lots where 45 feet is the minimum lot width allowed on 5.40 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval. Staff recommended denial.

09/06/00 The City Council approved a Site Development Plan Review (SD-0022-00) application for a proposed 58-space mobile home park on 5.40 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval. Staff recommended denial. [**The application was conditioned not to exceed a development density of 10.8 dwelling units per acre, i.e. 37 lots.**]

01/27/05 The Planning Commission recommended approval of related items (ZON-5817 and VAR-5825).

01/27/05 The Planning Commission voted 6-1 to recommend APPROVAL (PC Agenda Item #64/pl).

B) Pre-Application Meeting

11/29/04 A pre-application conference was held resulting in the following comments:

1. The subject property must be rezoned from R-1 (Single Family Residential) to R-MHP (Residential Mobile/Manufactured Home Park).
2. The R-MHP (Residential Mobile/Manufactured Home Park) zoning designation requires a minimum space size of 4,000 square feet, a minimum space width of 45 feet and a front, side and rear setback of 5 feet.
3. Plans were previously submitted for a proposed 58-lot development in 2000.
4. Private street widths within a mobile/manufactured home park maybe 32 feet in width.
5. A drainage study will be required by Public Works.
6. Traffic signal fee will be required by Public Works.
7. The project is to be rental units for the Housing Authority.
8. A Multi-Use trail presently exists along the western alignment of the subject property.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.40

B) Existing Land Use

Subject Property:	Undeveloped [Previously approved for a 37-lot mobile/manufactured home park]
North:	Mobile/Manufactured Home Park
South:	I-515
East:	Single Family Detached Residential Dwellings
West:	I-515

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	ML (Medium Low Density Residential)
South:	Right-Of-Way
East:	L (low Density Residential)
West:	Right-Of-Way

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-MHP (Residential Mobile/Manufactured Home Park)
South:	Right-Of-Way
East:	R-1 (Single Family Residential)
West:	Right-Of-Way

E) General Plan Compliance

The subject parcel is designated M (Medium Density Residential) within the Southeast Sector Land Use Map of the General Plan. The M (Medium Density Residential) General Plan designation allows for a density range of 12.1 to 25 dwelling units per acre and includes a variety of multi-family uses such as plexes, townhouses, and low density apartments. The current zoning of subject site is R-1 (Single Family Residential), which allows for a density of 5.5 dwelling units per acre. The proposed rezoning of the property to a R-MHP (Residential Mobile/Manufactured Home Park) zoning designation would allow for a density of eight units per acre. The proposed rezoning is within the density range permitted by the M (Medium Density Residential) General Plan designation.

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

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

PROJECT DESCRIPTION

The proposed 51-space mobile/manufactures home park development is intended to be built on a triangular shaped infill parcel. Access to the site will be achieved through the connection of a private drive to an existing private drive within the existing mobile/manufactured home park to the north.

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	4,000 Feet	3,000 Feet	NO
Min. Lot Width	45 Feet	40 Feet	NO
Min. Setbacks			
• Front	5 Feet	5 Feet	YES
• Side	5 Feet	5 Feet	YES
• Corner	5 Feet	5 Feet	YES
• Rear	5 Feet	5 Feet	YES
Max. Lot Coverage	N/A	46 %	N/A
Max. Building Height	2 Stories / 35 Feet	Not Provided	Undetermined

The proposed development fails to meet the minimum space size and width standards and will require approval of the associated Variance (VAR-5825) application to be in conformance with Title 19. Additionally, no elevations were submitted therefore, the height of the mobile/manufactured homes could not be determined at this time.

A2) Parking and Traffic Standards

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

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Mobile Home Park	51 Units	Two spaces per site (may be tandem) and one guest space for every six mobile home sites, distributed throughout the development	108	3	113	Zero

The proposed development meets the required number of regular parking spaces bur fails to provide any handicap parking spaces. Therefore, this application will be conditioned to provide a revised site plan indicating a total of three handicap parking spaces distributed throughout the development. Furthermore, the proposed guest parking spaces are concentrated at the southern portion of the site, therefore failing to be distributed throughout the site and will be conditioned to do so.

A3) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Tree / 30 Linear Feet	73 Trees	73 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	8 Feet Max		6 Feet

The proposed development meets the required number of trees, but fails to illustrate the required number of five-gallon shrubs to placed around each tree. The landscape plan includes a perimeter wall detail that illustrates a six-foot CMU wall with two rows contrasting material out of eleven, thus failing to meet the 20% contrasting material requirement. Therefore this application will be conditioned so as to meet the before mentioned requirements.

B) General Analysis and Discussion

- Zoning

The proposed zoning district is compatible with the General Plan land use designation. The M (Medium Density Residential) General Plan designation allows up to a maximum of 25 units per gross acre, and the current site plan shows a density of 9.44 units per acre. The proposed density is in conformance with both the General Plan and the R-MHP zoning district.

- Site Plan

The site plan depicts a 51-lot subdivision with 32-foot wide private drives. The site plan shows entrances to the project from one street on the northeast end of the project. The entrance on the northeastern edge of the property is shown to align with an existing private drive.

The typical lot size is 3,000 square feet. The applicant has requested a Variance (VAR-5825) to allow the lot size to be reduced from the required 4,000 square foot minimum to 3,000 square feet. The lots in the abutting single-family residential development to the east are 45 feet wide a 75 feet deep. Although Title 19 only requires lots in the R-MHP zoning district to be 45 feet wide, staff recommends increasing these lots along the east property line to 65 feet wide to align with existing development to provide a smoother transition to the new project. It has been found, also, that 3,000 square foot lots are an impractical size of lot for today's manufactured/mobile homes. Currently, buyers of mobile homes prefer the wider 26 and 28-foot doublewide homes. Several of the older mobile home communities in Las Vegas are unable to accommodate the wider homes because space sizes are too small, and setbacks cannot be met.

In addition, access to the existing recreation building in Phase I has been granted to the new residence via a five-foot sidewalk as indicated on the site plan. Actually, an improvement to this application would be the expansion of the recreation area in a site similar to the existing recreation building lot, which would be located immediately to the south of that lot. The expanded recreation site could offer outdoor recreation amenities such as basketball courts or picnic tables. It has been noted that the adopted Parks Element of the City of Las Vegas Master Plan shows that this site is in an area outside the service radius of City of Las Vegas Schools, Neighborhood Parks, or Private Parks. The addition of recreation opportunities on this site would be beneficial to the residents of the existing Rulon Earl project, as well as the new residents. Furthermore, it is recommended that the provision be made for two points of pedestrian access, or gates, be added to connect this project to the I-515 trail, which is located immediately to the west of the project. This trail will provide residents with pedestrian access all the way to the downtown area.

- Waivers

  The proposed development is requesting a variance from the minimum lot size of 4,000 square feet and the minimum lot width of 45 feet, which will be considered as part of a separate Variance (VAR-5825) application.

- Landscape Plan

  The proposed landscape plan illustrates 73 Rio Grande Ash trees along the perimeter at a spacing of 25 feet on center. Additional Heritage Live Oak trees will be placed throughout the interior of the site.

- Elevation

  No elevations were submitted.

- Floor Plan

  No floor plans were submitted.

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;"**

   Another mobile home park exists to the north, a freeway to the west and a single-family residential development to the east. Staff notes, however, that the size of lots is not compatible with the properties to the east and recommends a condition requiring that the width of the lots abutting the east property line be increased to match the width of the existing R-1 (Single Family Residential) lots. With the approval of Variance (VAR-5825) the proposed mobile/manufactured home park will be compatible with the existing mobile/manufactured home park to the north.

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 does not conform to City plans, policies, and standards in the areas of lot size and width. This has been made evident by the number of additional conditions to placed on the application as well as the associated Variance (VAR-5825) application.

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

   Site access may need to be reconfigured to provide a smooth transition between this project and the development to the north. In addition, access to the trail system located to the west of the project should be added.

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

   Insufficient information has been submitted to evaluate the building and 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;"**

   Insufficient information has been submitted to evaluate the building elevations or design characteristics.

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.

PLANNING COMMISSION ACTION

There were two speakers at Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 203 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5821 APN: 141-31-303-002

Name of Property Owner: Housing Authority of the City of Las Vegas

Name of Applicant: Parviz Ghadiri, Executive Director

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: Parviz Ghadiri

Print Name: PARVIZ GHADIRI

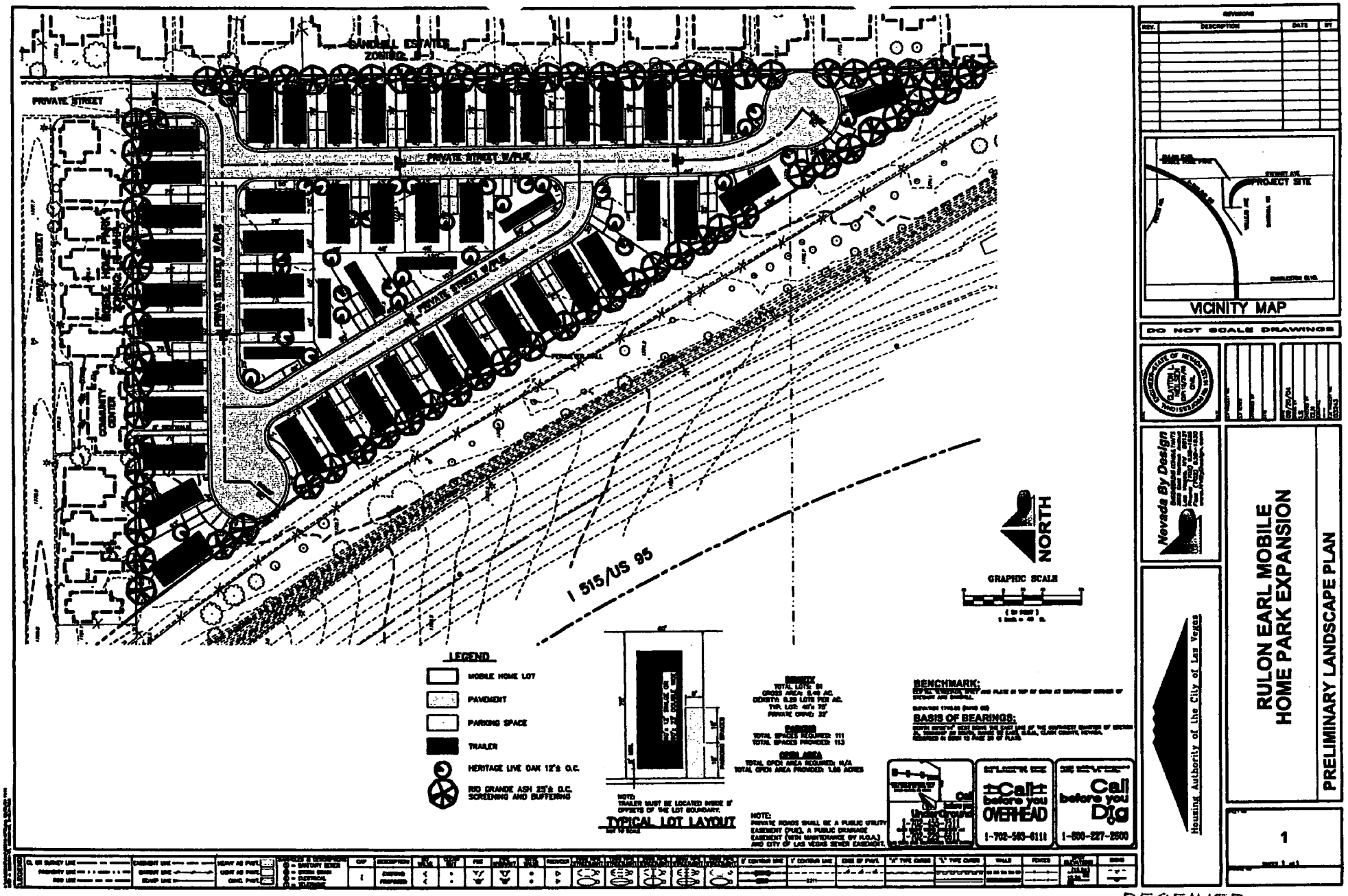
Subscribed and sworn before me

This 9TH day of December, 2004

Sharon L. Smith

Notary Public in and for said County and State

SHARON L. SMITH
Notary Public State of Nevada
No. 02-75527-1
My appt. exp. May 14, 2006



VICINITY MAP

DO NOT SCALE DRAWINGS

Nevada By Design

Housing Authority of the City of Las Vegas

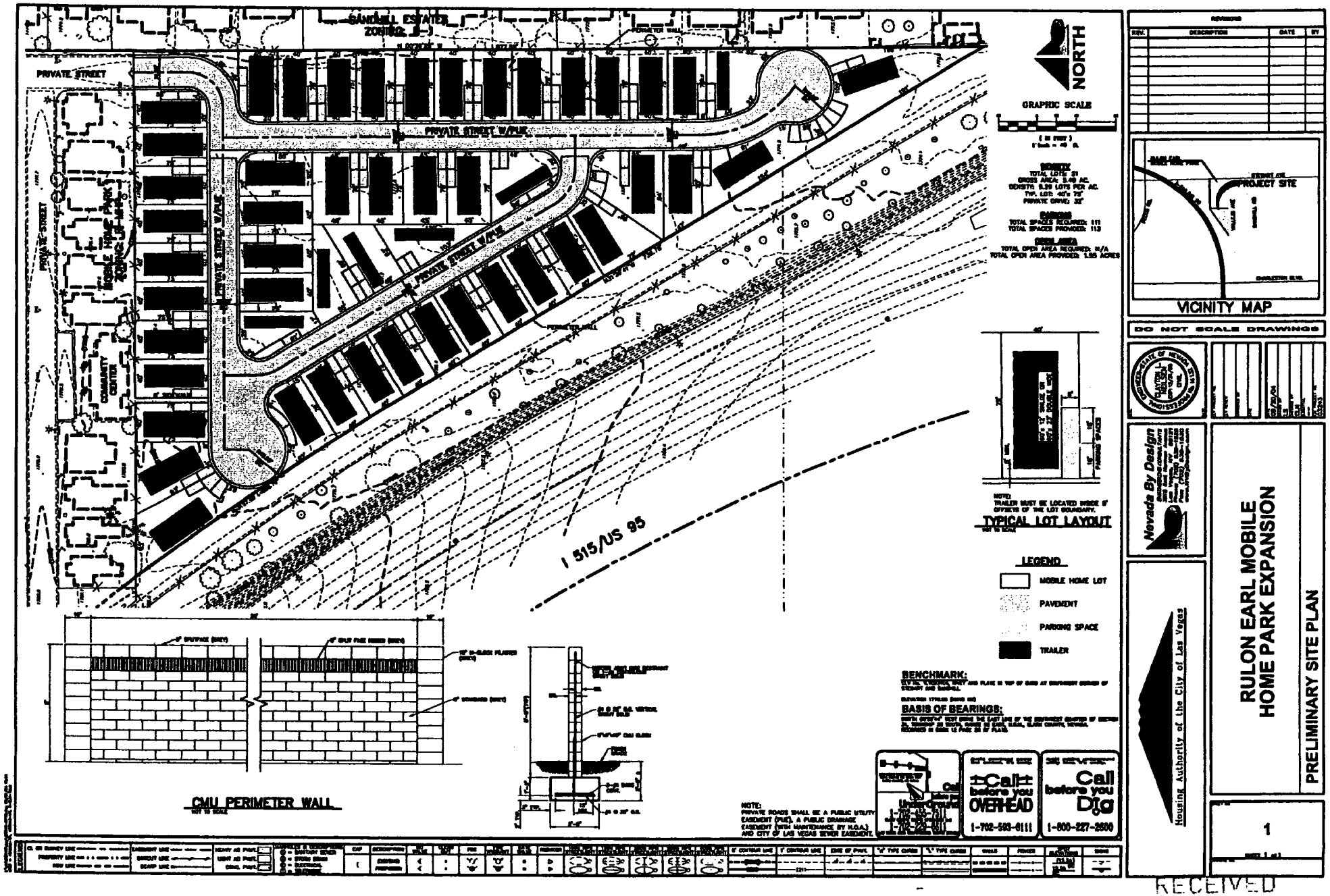
RULON EARL MOBILE HOME PARK EXPANSION

PRELIMINARY LANDSCAPE PLAN

1

RECEIVED
DEC 1 6 2004

SDR-5821
01/27/05 PC



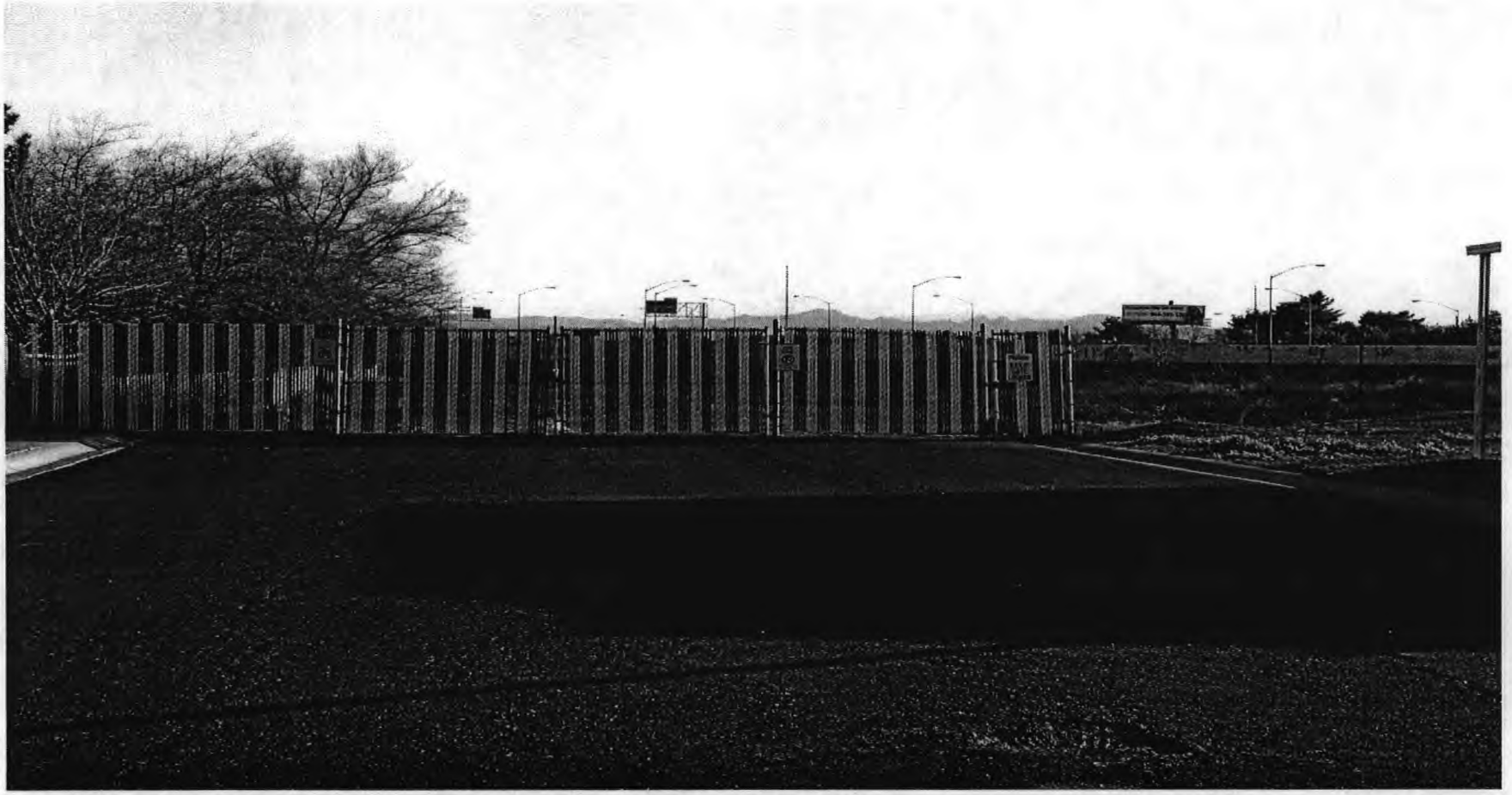
RECEIVED
DEC 14 2004

SDR-5821
01/27/05 PC



SDR-5821 - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
EAST SIDE OF THE INTERSTATE 515 FREEWAY, APPROXIMATELY 1,000 FEET SOUTH OF STEWART AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05



SDR-5821 - APPLICANT: NEVADA BY DESIGN - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
EAST SIDE OF THE INTERSTATE 515 FREEWAY, APPROXIMATELY 1,000 FEET SOUTH OF STEWART AVENUE
JANUARY 27, 2005 PLANNING COMMISSION

1/11/05

Nevada By Design

ENGINEERING CONSULTANTS

3515 E. Harmon Avenue ▪ Las Vegas, NV 89121 ▪ Phone 702•938•1525 ▪ Fax 702•938•1530

November 29, 2004

City of Las Vegas
Planning and Development Department
741 South 4th Street
Las Vegas, NV 89101

Re: Justification Letter for Site Development Review for the Rulon Earl Mobile Home Park Expansion

To Whom it May Concern,

This letter is to provide justification for the Site Development Review for the Rulon Earl Mobile Home Expansion. The reasons for the justification are that this project is a continuation of the existing manufactured housing project (Rulon Earl – Phase I). This project will also help the Las Vegas Housing Authority to achieve the occupancy needs and demands for more manufactured housing pads. This variance will also ensure that the lots of the Phase II expansion are compatible with the Phase I lots.

Sincerely,

NEVADA BY DESIGN

Clayton L. Neilsen, P.E.
Senior Engineer

DCN: 1129104