City of Las Vegas

Agenda Item No. 131

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5612 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack). The Planning Commission (7-0 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 (7-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Justification letter
5. Backup referenced from the 2/10/2005 Planning Commission meeting Item 8

MOTION:

MACK - APPROVED - 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)

MINUTES:

NOTE: A combined verbatim transcript of Item 131 [ZON-5653], Item 132 [SUP-5853], and Item 133 [SDR-5657] is made a part of the Final Minutes under Item 131 [ZON-5653].

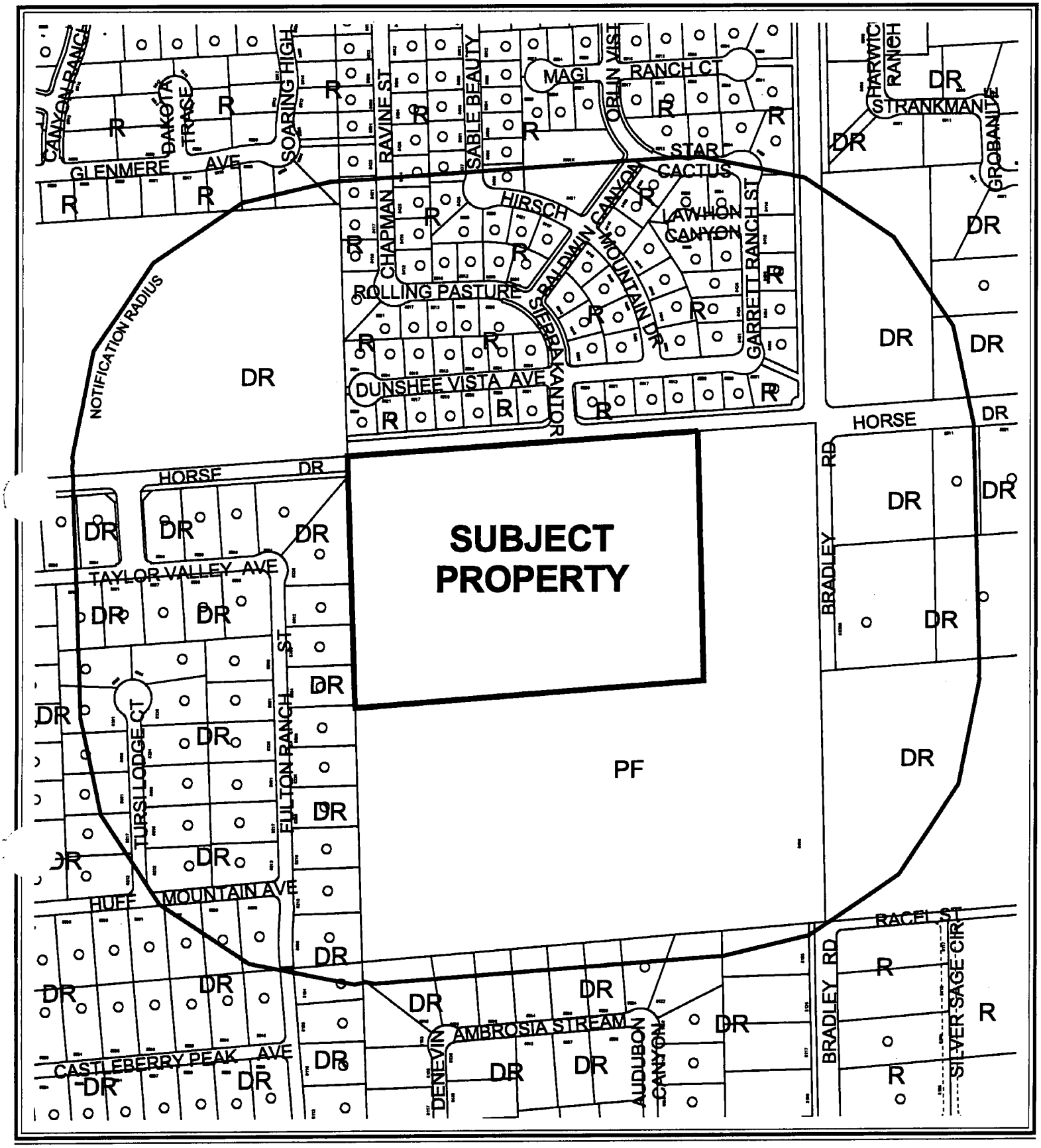
MAYOR GOODMAN declared the Public Hearing open for Item 131 [ZON-5653], Item 132 [SUP-5853], and Item 133 [SDR-5657].

APPEARANCES:
OSCAR GOODMAN, Mayor
CAROL BAILEY, Clark County School District, 4212 Eucalyptus
ROBIN CAULFIELD, JMA Architecture Studios, 10150 Covington Cross Drive
LARRY BROWN, Councilman
MICHAEL MACK, Councilman
GARY REESE, Councilman
TINA SNYDER, 8308 Fulton Ranch Street
DAVID DUNN, 8308 Fulton Ranch Street

MINUTES - Continued:

JEFF ROTH, 8304 Fulton Ranch Street
STAN KOPEC, 8228 Fulton Ranch Street
STEVEN "CAPTAIN TRUTH" DEMPSEY, Resident
BRYAN SCOTT, Deputy City Attorney
STEVE WOLFSON, Councilman
BART ANDERSON, Development Coordination, Public Works Department
MARGO WHEELER, Director, Planning and Development Department
LOIS TARKANIAN, Councilwoman
BARBARA JO RONEMUS, City Clerk

MAYOR GOODMAN declared the Public Hearing closed for Item 131 [ZON-5653], Item 132 [SUP-5853], and Item 133 [SDR-5657].
(4:35 - 5:17)
5-2008



0 300 600 Feet

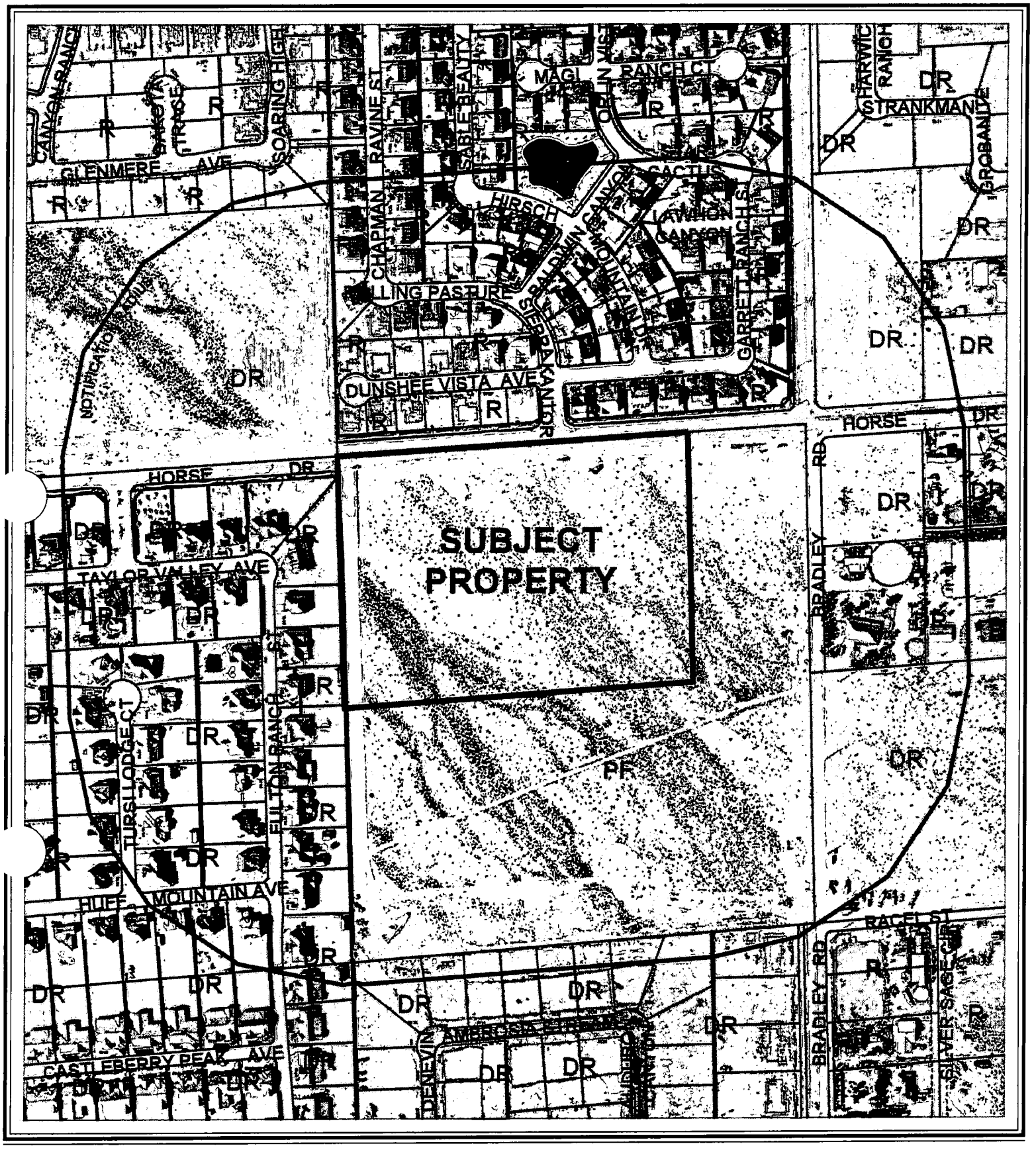
CASE: **GPA-5612**

RADIUS: 750 FT

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

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

N



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CASE: **GPA-5612**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5612 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

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

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land uses with a maximum density of three dwelling Units Per Acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
10/12/98	The City Council approved the Iron Mountain Ranch Master Plan. The plan acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling Units Per Acre, Medium Low Density Residential to allow up to 8 dwelling Units Per Acre, and Medium Density Residential up to 25 dwelling Units Per Acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the "Newly Developing Area" as described in the Plan.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2 dwelling Units Per Acre).
05/09/03	The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.
01/27/05	The Planning Commission held the related items ZON-5613 and SDR-5614 in abeyance to the 02/10/05 meeting.

01/27/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting in an effort to allow the applicant the opportunity to reconsider the design of the companion site plan to move the private drive away from the homes to the west of the site, and bring the set of applications back to the Commission after review by staff and by area residents.

02/10/05 The Planning Commission recommended approval of a companion rezoning (ZON-5613); and recommended denial of a companion Site Development Plan Review (SDR-5614) for a proposed Public School, Primary.

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #8/alj).

DETAILS OF APPLICATION REQUEST

Site Area: 15 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

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

DEFINITIONS

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

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

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

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

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

INTERAGENCY ISSUES

None

SPECIAL PLAN AREA

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

ANALYSIS

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

FINDINGS

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

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

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

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

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

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

PLANNING COMMISSION ACTION

There were 5 speakers protesting this application at the Planning Commission hearing.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 by Planning Department

APPROVALS 0

PROTESTS 5

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
Bureau of Land Management

STATEMENT OF FINANCIAL INTEREST

SEP 17 2004

LAS VEGAS
FIELD OFFICE
Las Vegas, Nevada

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

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon DiPinto

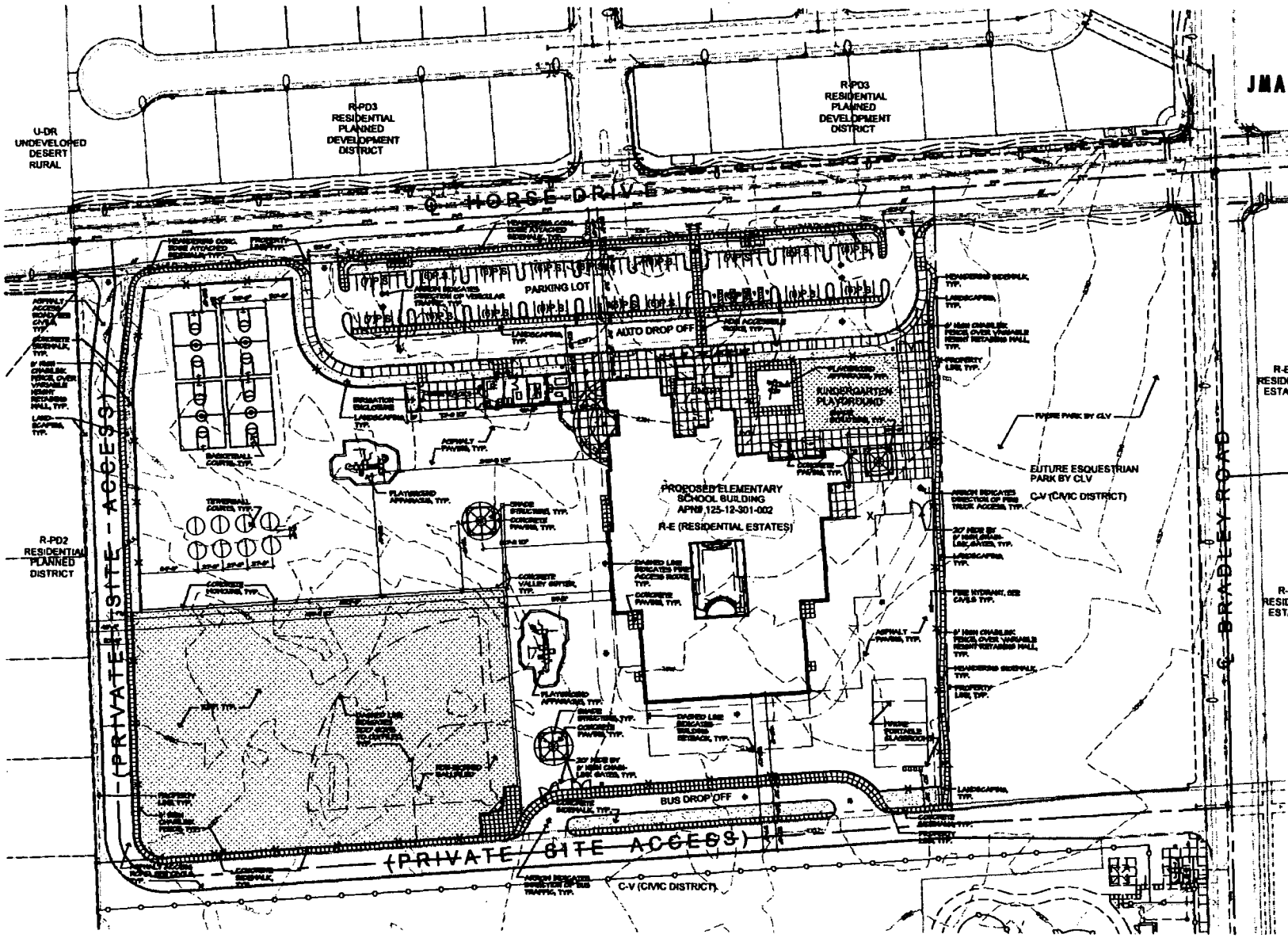
Sharon DiPinto, AFM
Division of Lands, BLM

Subscribed and sworn before me

This 27th day of October, 2004

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

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



JMA ARCHITECTURE [redacted]S

SITE AREA		
	GROSS AREA -	15.0 Acres
	NET AREA -	14.08 Acres
	BUILDING AREA -	65,584 S.F.
	BUILDING/SITE RATIO -	10.01
KINDERGARTEN		
	TURF -	8,715 S.F.
	ASPHALT/CONCRETE -	14,055 S.F.
	PLAY SURFACE -	1400 S.F.
TOTAL AREA		24,570 S.F.
PRIMARY/INTERMEDIATE		
	TURF -	115,250 S.F.
	ASPHALT/CONCRETE -	146,040 S.F.
	PRIMARY PLAY SURFACE -	5,500 S.F.
	INTERMEDIATE PLAY SURFACE -	4,500 S.F.
TOTAL AREA		291,470 S.F.
PARKING		
	STANDARD	101 SPACES
	ACCESSIBLE	3 SPACES
	TOTAL	104 SPACES
PARKING ANALYSIS		
	TOTAL PARKING REQUIRED	87 SPACES
	43 CLASSROOMS 87 SPACES (1.5 SPACES/CLASSROOM	
	1,000 SQ. FT. OFFICE AND 1300 S.F. OF OFFICE	
	ASSESSIBLE PARKING REQ'D	4 SPACES (76 -100 SPACES)
OCCUPANCY:	MIXED USE	
	E-1 OCCUPANCY	58,888 S.F.
	B OCCUPANCY	4,934 S.F.
	A-2.1 OCCUPANCY	6,862 S.F.
CONSTRUCTION:	MIXED USE	TYPE II-N
	AUTOMATIC FIRE SPRINKLER SYSTEM REQ'D.	
	A-2.1 OCCUPANCY	TYPE II-1 HOUR
MAX HEIGHT: TABLE 5-B	E-1 OCCUPANCY	35'-0"
	B OCCUPANCY	35'-0"
	A-2.1 OCCUPANCY	65'-0"
BASIC ALLOWABLE AREA: TABLE 5-B	E-1 OCCUPANCY	19,500 S.F.
	B OCCUPANCY	12,000 S.F.
	A-2.1 OCCUPANCY	13,500 S.F.
ALLOWABLE AREA INCREASE: SEC. 505	1. SEPARATION ON TWO SIDES	
	W 102'-0" -30'-0" = 82'-0"	
	82'-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	R-E (RESIDENTIAL ESTATES)	
MAXIMUM BUILDING HEIGHT	21'-10"	

R-E
RESIDENTIAL
ESTATES

R-E
RESIDENTIAL
ESTATES

VICINITY MAP

Kitty McDonough Ward Elementary School - SITE PLAN

CCSD Project #1492

LEGAL DESCRIPTION

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

10120 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE (702) 731-3553 FAX (702) 731-3535 WWW.JMAARCH.COM

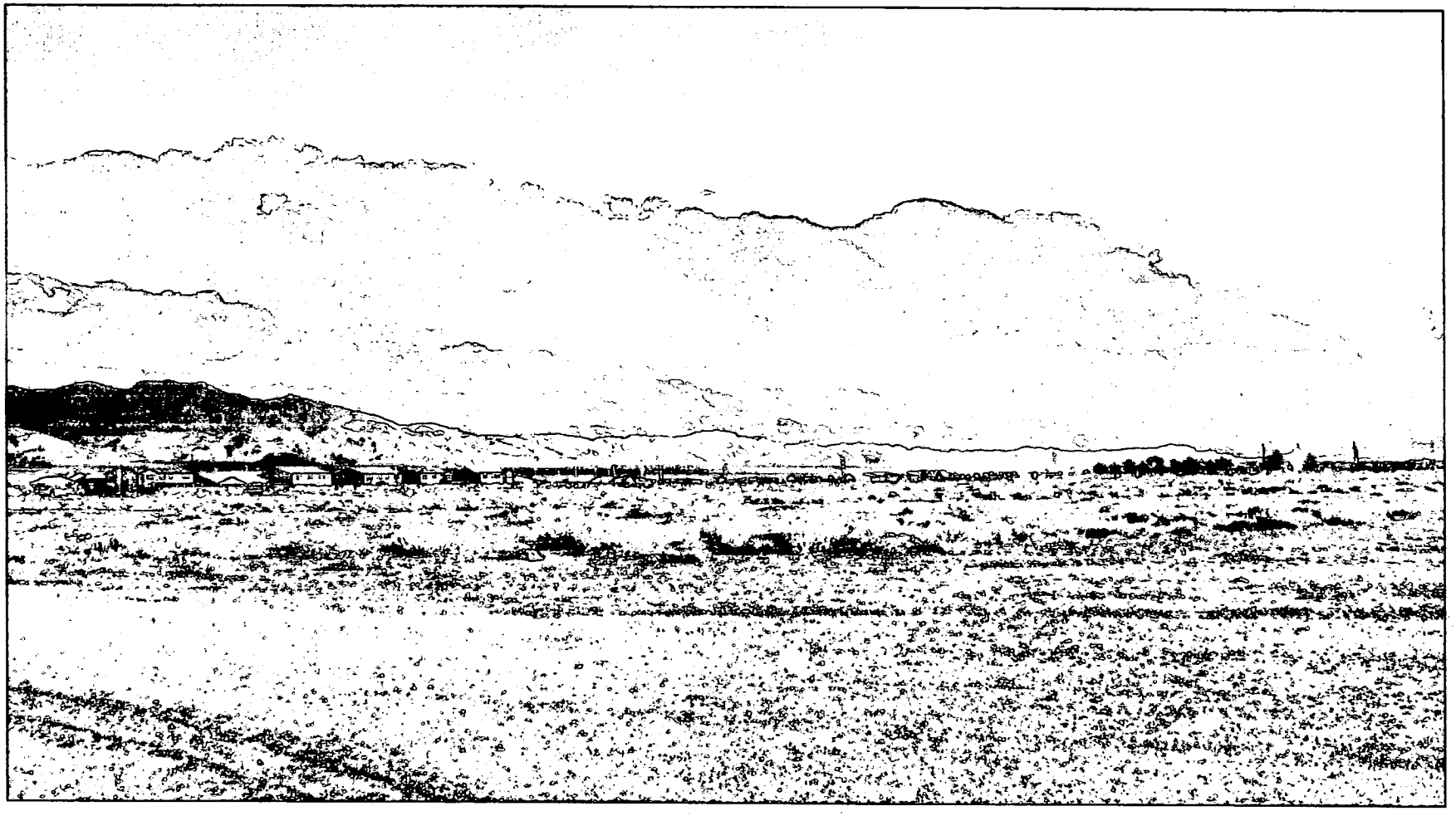
PROJECT NO: 200401155
DATE: 12/28/04

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

RECEIVED
DEC 28 2004

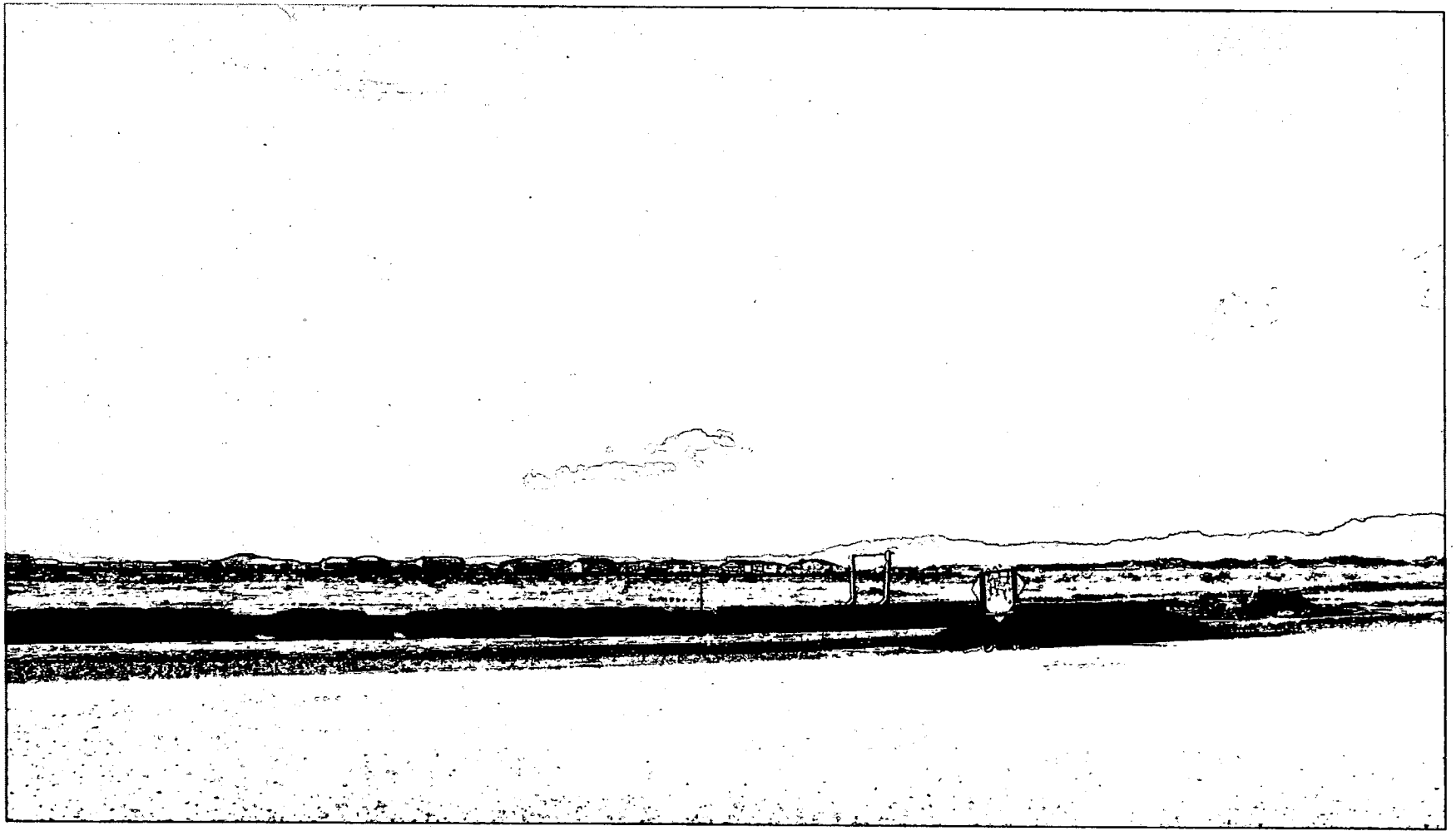
REVISED
12.28.04

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



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

12/30/04



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

12/30/04

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

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

Mr. Carlos Arturo Garcia, Superintendent

November 3, 2004

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

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

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

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

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

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

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

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

Sincerely,

Carol L. Bailey

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

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

CITY COUNCIL MEETING OF
MARCH 16, 2005

COMBINED VERBATIM TRANSCRIPT – Item 131 - 133

Item 131 – GPA-5612 Public Hearing – Applicant: Clark County School District – Owner: United States of America – Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan From: DR (Desert Rural Density Residential) To: PF (Public Facilities) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

Item 132 – ZON-5613 Public Hearing – Applicant: Clark County School District – Owner: United States of America – Request for a Rezoning From: R-E (Residence Estates) To: C-V (Civic) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

Item 133 – SDR-5614 Public Hearing – Applicant: Clark County School District – Owner: United States of America – Request for a Site Development Plan Review For a proposed Public School, Primary on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [Proposed: C-V (Civic) Zone], Ward 6 (Mack).

Appearance List:

OSCAR GOODMAN, Mayor
CAROL BAILEY, Clark County School District, 4212 Eucalyptus
ROBIN CAULFIELD, JMA Architecture Studios, 10150 Covington Cross Drive
LARRY BROWN, Councilman
MICHAEL MACK, Councilman
GARY REESE, Councilman
TINA SNYDER, 8308 Fulton Ranch Street
DAVID DUNN, 8308 Fulton Ranch Street
JEFF ROTH, 8304 Fulton Ranch Street
STAN KOPEC, 8228 Fulton Ranch Street
STEVEN "CAPTAIN TRUTH" DEMPSEY, Resident
BRYAN SCOTT, Deputy City Attorney

COMBINED VERBATIM TRANSCRIPT – Item 131 - 133

STEVE WOLFSON, Councilman
BART ANDERSON, Development Coordination, Public Works Department
MARGO WHEELER, Director, Planning and Development Department
LOIS TARKANIAN, Councilwoman
BARBARA JO RONEMUS, City Clerk

(4:35-5:17)
5-2008/6-1
42 minutes

Typed by: Stacey Campbell
Proofed by: Ydoleena Yturralde

MAYOR GOODMAN

Here we go, 131, 132 and 133. One thirty one is GPA-5612, applicant is Clark County School District. The owner is United States of America. Request to amend a portion of a Centennial Hills Interlocal Land Use Plan of the General Plan from DR (Desert Rural Density Residential) to PF (Public Facilities) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. The Planning Commission and staff recommend approval, this is in Ward 6, it'll be a public hearing.

One thirty two is ZON-5613, same applicant. Request for rezoning from RE (Residence Estates) to CV (Civic) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. Course this is in Ward 6 and the Planning Commission and staff both recommend approval subject to conditions.

And, 133, where are you 133? One thirty three is SDR-5614, same applicant. Request for a site development plan review for a proposed public school (primary) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. This is in Ward 6. The Planning Commission staff recommended, the Planning Commission recommends denial, the staff recommends approval subject to conditions. These are all public hearings and they're now declared open.

That's it. Yes folks.

CAROL BAILEY

Good afternoon. I guess I have a button here.

MAYOR GOODMAN

There you go.

CAROL BAILEY

Good afternoon. Carol Bailey representing Clark County School District, 4212 Eucalyptus, here in Las Vegas, Nevada. With me is Robin Caufiled, he is with JMA Architects. And the project that we have before you today, Mayor, is our, what we have named now, Kitty Ward Elementary School and this is more commonly known as Horse and Bradley.

This site is planned to be open for our school year two thousand and six. This will also relieve Hick, Heckathorn, which is now overcrowded and we anticipate more and more – student enrollment by the year two thousand and six, to accommodate both these schools.

This project is extremely emotionally difficult for all of us. We are dealing with some of the finest neighbors to our west. They have beautiful homes, half and third-acre estates, beautifully groomed. They have not, to my knowledge, stated that they did not want the school. They have a concern with the traffic and the security of their homes. And, I'm sure they're here this afternoon, and they will share those concerns.

What I wanted to mention to you first is that what the school district, although the, all the concerns of the neighbors are definitely something that we look at. We've met with the neighbors, we've worked with traffic here with city staff, and one of the things that we don't want to do is to create another single-sided school, such as Heckathorn. We've had one crossing guard hit and it is a school that we, design that we would rather not duplicate because of the safety issues.

One of the things that we have done, we've done many, one of the things that we did to try to mediate the concern of the neighbors is to move the school, excuse me, move the road on our west boundary, we've moved the road over 40 feet. There was already an existing 20 and I'll – allow our architect to give you the rest of the dimensions. I believe it's now a total of 80 feet, is that correct?

ROBIN CAULFIELD

Total of –

CAROL BAILEY

Here, here.

ROBIN CAULFIELD

What we have, Your Honor, Council members, what we have, my name is Robin Caulfield, JMA Architecture Studios, 10150 Covington Cross Drive, Las Vegas. What we have now is a 40-foot access road, two-way traffic. Initially, the, this 40-foot access road was incorporated into the

design to allow two-way traffic and additional drop off area so we might relieve the kind of congestion that Carol is referring to that occurs at Heckathorn. Of course, one of the problems with that is, we have a neighborhood immediately to the north with a, with only a single point of access onto Horse Drive and we have some concerns about creating traffic and – blockage issues in that area. So, this particular solution involves a road that wraps around the entire school site that can be used for drop off and staging and queuing and such.

What we've done since the initial design to try and address some of the neighbor's concerns with the presence of this road was, move it over and put a 25-foot buffer planted and landscaped to discourage any – active ambulatory activity or drop off activity on that side. But, it's – the road still exists, we just put a buffer there.

CAROL BAILEY

And a sidewalk just on this side.

ROBIN CAULFIELD

And a sidewalk only on the school side, correct, yes.

CAROL BAILEY

(inaudible)

ROBIN CAULFIELD

One of the other things, it's actually not reflected on this plan is, if advisable, we're also willing to install gates here, let me move this for a moment –

CAROL BAILEY

I'm enthusiastic but I'm not very good as a demonstrator.

ROBIN CAULFIELD

We'd like to install gates, if – it's deemed appropriate or helpful to the neighborhood, at Horse Drive and also at the end of the bus turn around at the private drive, if that would help mitigate

some concerns. That still would allow us to have this road operational during school hours and perhaps close it off to access during evening hours.

MAYOR GOODMAN

One of the problems that we have, and I never shoot the messenger –

ROBIN CAULFIELD

Um hm.

CAROLE BAILEY

Thank you.

MAYOR GOODMAN

I've learned that –

CAROL BAILEY

Thank you.

MAYOR GOODMAN

But, one of the problems that we've had as a City is, and I – don't want my hyperbole to get too expressive here, but, one of the problems that we have as a City is that we don't feel that the school district wants to talk to us about these projects and find out what we think before they come to us. And that exhibits to me a certain arrogance that really does not bode well for the school district because I have been told by staff that there has been no communication, no cooperation by the school district even though the City has asked for the same. Now, if I'm misspeaking myself, I'd like somebody on staff to correct me. Well, apparently, I – I'm telling it the way my staff sees it and I have to protect the staff and I think it's very, very unfair for the school board to have that kind of attitude, not to cooperate with us.

And this is not the first time that's happened, by the way. We had a real blood bath here several years ago with the school that was going up in the Gilchrist area. Where the school district just

refused to talk to us and work these things out before they came in front of us and then we had to cope with the neighbors and had to cope with the history of the area. And, I think it's very unfair to the City. But as I said, I'm not – pointing my finger at you, I'm just making a record that I – do not look favorably on that kind of relationship because the City, I believe, bends over and we're very receptive to working with anybody who wants to work with us.
You don't even have to comment on it but that's, I wanted to put that on the record.

CAROL BAILEY
Well, Mayor, I'll certainly take that back to – my staff.

MAYOR GOODMAN
Please, I wish you would because it doesn't help you when you have a negative perception on the part of those people who have to make the decision when were hearing the presentation for the first time.

CAROL BAILEY
And – I appreciate that and I could take all of our time and – give a rebuttal on my part but I don't know that that would be constructive.

MAYOR GOODMAN
There's no reason to. No.

CAROL BAILEY
Thank you.

MAYOR GOODMAN
There's no – as I said, I'm not shooting the messenger.

CAROL BAILEY
Thank you.

COUNCILMAN BROWN

Mayor Goodman?

MAYOR GOODMAN

Yes.

COUNCILMAN BROWN

If I – could add though, one of the things that has been frustrating in the past is the fact that once the City zones an area, or school's entitled to be built, that is by law, all we do. They, by statute, don't even have to come back and share a site development review or work with the neighbors or work with the Council and, this is long ago. In the last, at least, the last seven or eight years, great progress has been made. And, as – you point out, there're still some examples where the communication breaks down but, in – the defense of the school district, they, by statute, don't even have to bother with us once they're entitled. And they've come a long way, at least back from '96/'97, to where they are today. And – again, we just have to continue to increase that communication.

MAYOR GOODMAN

Right. Because my understanding that if we approve 131 today, you never have to come back to us again.

CAROL BAILEY

Well, and – it's my understanding, Mayor, that Councilman Mack and Matt LaCroix have been, have met a couple of times on this site and you could correct me if I'm wrong but that's my understanding –

COUNCILMAN MACK

But, you know –

CAROL BAILEY

Like I said, I could – stand up here and try to debate our side but it – you know, I don't know if it would be beneficial to either one of us.

COUNCILMAN MACK

Your Honor.

MAYOR GOODMAN

Yes.

COUNCILMAN MACK

I think you, both you and Councilman Brown, you know, stated it correctly. It puts – the City, it puts the residents in a very tough situation. I, I've, I still feel the wounds from the Gilchrist, which is Orchard High School –

COUNCILMAN REESE

Arbor.

COUNCILMAN BROWN

Arbor View.

COUNCILMAN MACK

Arbor View High School, which is gonna open up this fall. And, I still feel the wounds from it but, you know, I delicately told the neighbors, and you remember, you know, ask for what you want here today because if we deny this, they can go forward and build this the way they like. And, I've also, when I met with the neighbors on this project, I had to kind of couch myself in the same manner and it really puts us in a real awkward situation where most developments we have a little bit of authority to dictate what will be the best benefit for the community.

MAYOR GOODMAN

All right, folks, it's a public hearing, would anyone like to be heard? Tell us your name and we'd be happy to hear from you.

TINA SNYDER

Good afternoon Mayor Goodman and Council members. My name is Tina Snyder, I live at 8308 Fulton Ranch and I don't know if you still have this on your overhead but I – am, right in this area is my home. We indeed have met with the school district, actually at that lot. We have met with Councilman Mack, I'm sorry, and we have no problem with the school, we've made that perfectly clear. We – would like to welcome them as neighbors but you mentioned a few things, Mayor, that I do think they seem to have an arrogance or entitlement.

We suggested that these, they take the road that's in question here and – just slightly move it from here to the park. There's a small equestrian park right here. We've asked that the road, bring it in off of Bradley, turn it north here, onto Horse, we keep our privacy in our half-acre homes, which we're putting pools in. And, you know, we want to entertain there; we really don't want a road there.

We've asked that that happen and we get very little interaction or very little consideration of some of the minor requests. It would alleviate a lot of black top. Think it would save them some money. Put the road over here by the park where it's equestrian. Where you're gonna have people wanting to use that road anyway to park and put their horse trailer on it, to load their horse, unload their horse. They're certainly not going to want to do that over here on Bradley. Give them that road and let them use it. Then you don't have to gate it. To me that would solve the problem or, have this road turn around and go back out onto Bradley. If you want a two-sided school, you still have a two-sided school. You have your entry on the north, on Horse and you have your entry on the east, on Bradley. But, just turn it around and send it back out to Bradley. Do not send the buses and the entourage of parents behind my home.

That's all I asked. Thank you.

MAYOR GOODMAN

All right. Thank you.

DAVID DUNN

My name's David Dunn, 8308 Fulton Ranch. Our main concern, like Tina stated, was the location of the road. The only thing the school district has given us is the widening of that road. Along with the widening of that road, they're putting boulders in up toward the back wall of our – residences. What's that gonna do? It's gonna entitle or allow anyone who wants to, to get up on the boulders and make it easy access over the wall. There's no reason that we could see that they can't flip the design or at least move the road over into this area. And, that's all we're asking. We're not asking them to take the school out. We're not asking them to do anything else out of the ordinary. And, they bring up the fact that Heckathorn is a one-sided school or one access school. Heckathorn, I pick up two boys there every day. Heckathorn is a mess for about 20 minutes and then it's gone. And there's two buses that drop off there and pick up. Therefore it's not causing any – extended problems.

But that, I think, would alleviate the problem, is moving that road. And that's, like I say, that's all we're asking for.

MAYOR GOODMAN

All right. Good seeing you.

DAVID DUNN

Nice seeing you.

JEFF ROTH

Hello.

MAYOR GOODMAN

The record should reflect that we were roommates at one time.

DAVID DUNN

Yeah, he slept at my feet.

MAYOR GOODMAN

That is true, I did. That is very true, I slept at his feet. That is very true.

JEFF ROTH

Good evening, my name is Jeff Roth, I live at 8304 Fulton Ranch Street. I come here today to voice my concerns for the proposed road behind my block wall. My neighbors and I have met with both the architects of this plan and the members of the school districts in hopes to working something out. We voiced our concerns about constructing this road for, it'll do so in a manner that'll be out of site of anybody driving down either Horse or Bradley Road. Although the school district has listened to our concerns, it seems that they have little concern for our quality of life. In one of our meetings, Carol Bailey made the comment that to prove, she made the comment that, we should just let them build this road and then it would be easier for us to prove that we needed to have it gated off to keep out any criminal element. In other words, be a victim and then, we'll listen.

She also, at one point, offered to put more boulders and larger trees up against our wall. It doesn't take a Ph.D. to realize that that just makes more opportunity to climb over our wall or to hide behind. The school district seems to think that landscaping will satisfy all of our issues, yet landscaping has never been a request of any homeowner in the neighborhood. In fact, at the last commission meeting, the school district increased the landscape buffer by 12 feet. This made the school district look very generous but that, they failed to mention the only reason for the extra buffer was that they had to widen, they had to do so so they could widen this road from 32 feet to 40 feet.

I understand the school district is very concerned about the traffic and they want to do their very best to provide a safe place to drop off and pick up the students. I believe this can be accomplished by moving this roadway to the east side of the property and moving the school back to the, butt up against the houses. Then, create a turn around bus drop on the south side entering from Bradley. I feel this plan would provide a safe place to drop off students as well as take away the invitation for criminal element to thrive behind our homes.

And, I thank you guys for your time.

MAYOR GOODMAN

Thank you very much. Next, please.

STAN KOPEC

Sorry guys, I know you're tired. I am too. I, I'd like to spend a few seconds with the genesis of this. Couple months ago, my name's Stan Kopec, 8228 Fulton Ranch, went to a meeting, middle school, brought this out. Everyone of us immediately said, that road, that road. And, the architect said, well look, the school district wants to be a good neighbor, is this your only problem. We said, yeah, take the road out of there, make the turn road behind, take it right out to Bradley, okay. So we went to the Planning Commission. Interesting, someone in Mr. Mack's office was caught and they said, oh, the road was removed. Which was really interesting 'cause we got here and it was like, oh no, the road's been removed. So, my question at that point was, well, what are we even doing here if the road's been removed? Well, then I saw the architect come in with this thing and I tried to question him about it. Can't talk in here, can't talk in here, finally, walked out there. Well, we haven't moved the road, we're gonna give you some trees and some boulders. I live on the other side of the wall, trees and boulders don't help me a whole lot.

All right, we go for public debate and we finished our public debate and when we sat down, then all of the sudden they broke this news that while the school district, now not only wants this road open during the day, we want this road open in the evening. We want it to be open access to that area anytime they wish it open. That was interesting, after we had the public debate. All right. Well, the Planning Commission I don't think was very impressed with that either, so they postponed two weeks. We came back in two weeks. Some things happened in between that I won't bring up because it becomes extremely contentious so I would just let it lay. But, some of the comments that were made by the Planning Commission that night, district, isn't it time to think outside the box? Another Commissioner, you keep coming here with this stuff, you give people a few trees and you expect them to be happy. Interesting. And the one I love the most, you are talking about putting a school in a neighborhood yet the people that you've never talked to are the neighbors. You never see what their wants, their desires are. It's their kids, their taxes, but you never talk to 'em. I'm almost afraid to go home tonight because it seems every

time I leave this chamber, the road gets bigger, the road gets wider, the road goes two ways, the road is this, the road is that. I'm afraid to go home tonight for fear I'm gonna find out there's a plan for a cloverleaf behind my house.

Now, on a personal note, Mr. Mayor, if you were going to that deserted island and you're taking that bag with you today, please invite me. Thank you.

MAYOR GOODMAN

Oh boy. Can't even say anything.

STEVEN "CAPTAIN TRUTH" DEMPSEY

Yes, my name is Steven "Captain Truth" Dempsey. I – gotta admit, it was pretty interesting to – have your explanation, Councilman Brown. But, I gotta admit I'm a little confused after your comments, Mayor. Evidently they need your approval but they, once they get that then they do whatever they want. I don't understand how they can be treated so differently than the average person standing before this Council. Everybody else has to follow specifications and – get approval, at least some semblance of – support in the neighborhood. These people don't come back to you 'cause evidently, they don't have to. If – there's a law, and I'll contact your office, Councilman Brown, if you don't want to comment anymore. Maybe, if there's a – statutes that's been passed by our State Legislature or, how do these people get, circumvent you is, that's – my only question. I, and if they – have to have this approval right now, it seems pretty self-explanatory to me, you tell 'em, no, until we talk more. Until we get some of the problems resolved. I – appreciate your help, thanks.

MAYOR GOODMAN

All right. Mr. Scott, would you like to –

BRYAN SCOTT

Just for the record, Your Honor.

MAYOR GOODMAN

– explain that for the record?

BRYAN SCOTT

The statutory provision that does not permit the City to review any plans of the school district, community college or the University of Nevada, is NRS 278.580 and that was passed by the legislature it looks like – in, some time ago. It's been amended several times, 1959 seems to be the first time it was actually passed.

COUNCILMAN BROWN

It was a good year.

MAYOR GOODMAN

Thank you.

COUNCILMAN WOLFSON

May I ask a question, Mayor Goodman?

MAYOR GOODMAN

Certainly.

COUNCILMAN WOLFSON

With your permission –

MAYOR GOODMAN

Certainly.

COUNCILMAN WOLFSON

– Councilman Mack?

MAYOR GOODMAN

Oh.

COUNCILMAN WOLFSON

I'm trying to understand the rationality behind that statute Mr. Scott. Why would they pass a law which doesn't allow us to at least question or consider, as in other cases, alternatives or options or modifications?

BRYAN SCOTT

I think the State's just trying to protect its position. They don't want local government interfering with what they deem to be something they should be in control of. So, I think they just don't want you interfering with, they have to comply with our zoning regulations but with regard to, we don't inspect schools, we don't look at the site plan for schools or things of that nature. They do their own inspections and everything like the, even building, even the building inspections.

MAYOR GOODMAN

Well, Mr. Scott, if, should we impose a condition that the road, you know, be moved, they have to abide by that do they not?

BRYAN SCOTT

They should – have to abide by that because they've agreed or, part of their zoning, or part of their approvals today are a GPA, a zoning and for the site plan and, I'm assuming that one of the – conditions of approval for the rezoning and the site and the general plan amendment is that the City Council be allowed to review the site plan.

MAYOR GOODMAN

All right. I sort of liked that cloverleaf idea. Councilman Mack.

COUNCILMAN MACK

Your Honor, I think probably in 1959, when this was first adopted, we were probably building a school every couple years and they were building out in the rural areas and they weren't building anywheres from a dozen to 17 schools a year. And, you know, I think today, you know, times have changed. They have to look at it a whole different view and maybe the legislation needs to be changed. I'm ready to move forward unless there's any other comments.

MAYOR GOODMAN

I've got – , Council, Mayor Pro Tem.

COUNCILMAN REESE

Yes, I just want to make a comment. The way I understand this, okay, I had Desert Pine High School; I asked them, the school district, to relocate the football field of the school, they laughed at me. Today, what we have before us, at the time, with Desert Pine High School, they wasn't comin' in for a zone – change. The zone, zoning was already there so, why'd they even come in and talk to me, I have no idea. I guess it was just out of courtesy or something. On this one here today, I think with the – GPA, I don't know whether we can, if we do approve this, whether we could condition it on the site development as far as moving the road on the other side of the school. I know, in – my instance with Desert Pine High School, I – had no leverage at all. I mean, as you go down there and see Desert Pine High School today, that's the way it was originally stated, that's the way they wanted it. I had neighborhood meetings, I had neighbors come out of the woodwork down there opposing this project and the way it was designed and the bus traffic and all that stuff. They got it on Harris where the, Bonanza, or Washington Avenue, which is a huge street, you know, and they – anyhow, it's just, it was just really intrusive into the neighborhood. But, again though, they didn't have to have a zone change so they could build whatever they wanted and – like I say, I appreciated them coming in, I guess, and giving me the heartache, I guess. I wish they'd just build it and then it would have been their fault instead of mine.

MAYOR GOODMAN

Okay.

BRYAN SCOTT

You know, on this – situation, even though I don't normally recommend this, you may want to make whatever you're gonna, whatever decision you're gonna make, I think you may need to also add those conditions to the rezoning as well as the site plan. If you're gonna make some changes to the site development plan review, you may want to also add those conditions on the rezoning as well.

MAYOR GOODMAN

Okay. As a matter of courtesy, if you'd like to say anything.

CAROL BAILEY

Please.

MAYOR GOODMAN

Sure.

CAROL BAILEY

One of the, the one, the ways that this site evolved is also working with your traffic department and I believe that your Public Works officer over here can vouch for that. They had a concern, as we do at the school district, with all the congestion that would be coming up at Horse and Bradley at that corner, at that intersection. With the – roadway that's coming in from our north, there across from the school, they all had the same concerns as we did. We looked at various options. We looked at putting the – road to the west, excuse me, to the east. We looked at bringing the bus traffic across the bottom of our site, cul-de-sacing and going back out Bradley or this unknown name. In fact, at one time, we called it Chin.

So this isn't a site that we arrogantly designed, brought it in and said this is the way it's going to be. We have worked with your staff. One of the options that the traffic department agreed with

us is this road that circles around the school allowing both private, when we say private, we mean staff and bus traffic, and also with the parent and the teachers and the neighborhood to use the school, I mean, this road. With the two-way traffic discouraging any parking on the west side of this road. When we heard the concerns again with the neighbors, we thought okay, let's push it over as far as we can so that we can have the – road, we can have the staging for the parents, the drop off. We pull the traffic off at Horse and Bradley, the congestion there and we can exit out. The buses we had that all worked out. Staff agreed with us with this layout. The thing that we tried to work out with the neighbors, we tried to put the fence, excuse me, the gates so it is closed off at night. What I said to the gentleman, the neighbor, is that I didn't want to guarantee that this – road would not be opened say, for special events, Christmas, Thanksgiving pageants, of this nature. It may be used at night but it will then be closed off for this specific occasion.

We also pledged to do some extra lighting, heavier landscaping, this type of thing to mediate their concerns. It's not that we don't understand that they do, 'cause they have beautiful homes and we, that's why we tried to push it away. But, we didn't arrogantly go in, design this site and then take it to traffic and say here, accept it. We took their input, they took ours, we took the staging distance along Horse and this is how this site was developed.

Now, if staff tonight, or Council today says no, take this road out, okay, then that's what the school district but the school district does not agree that this is the safest plan for the students. If you choose to make that decision, it's your decision, not the school districts.

MAYOR GOODMAN

We appreciate that. Thank you.

CAROL BAILEY

Thank you.

MAYOR GOODMAN

I'd like to hear from staff, you know, whether I, I've been given certain information and I'm not, I – don't, I'm not looking for a source or anything like that, that there was no cooperation

between the school district and the City. Now I'm being told that the City virtually approved this plan.

COUNCILMAN MACK

Your Honor, at the same time, Bart, maybe you can address the concern I have when Horse gets fully developed out, isn't there some concerned about having parking off Horse?

BART ANDERSON

Yes, there is and – Mr. Mayor, if I may respond.

MAYOR GOODMAN

Please.

BART ANDERSON

I would say that the school district actually works with the Department of Public Works fairly well and fairly regularly but the only things we look at are roadway conditions. We don't look at onsite site plan development or any of the kind of quality of life issues that this Board considers. We look only at the technical issues. At the meeting that we had, at least the one that I attended with the traffic representatives, we were told that the site plan cannot change, school cannot be moved, nothing can be moved. Given that, yes, this seemed to be the best layout in terms of safety for the school bus and passenger car interaction. The other concern that we have is that as the Councilman has alluded to, at some point, well, Horse is a master planned street and traditionally, master planned streets eventually lose their parking ability. At some point, maybe, years from now, maybe fewer years depending on development patterns, there may be no horsing, no horsing, no parking allowed on Horse. No horsing allowed on park. And if, and when, that happens, our concern is how the parents who are picking up and dropping off their children will have access to the site. Right now, everybody's going to be parking on Horse but if Horse goes away, we were looking at providing some kind of a roadway that would relieve that pressure. A longer roadway gives more area so what we had asked them is if you're gonna end

up with this road, make it wider, so that you can have parking on both sides and try to separate where the school buses go from where the passenger cars go.

So, to answer the questions, we do work fairly well with the school district within our specific function. But, we look at technical details only and don't really make comments on the other more quality of life issues that you guys consider.

MAYOR GOODMAN

All right. I –

MARGO WHEELER

Mr. Mayor, if I may just. With regard to what Mr. Anderson said that the basic premise was, can the components of the school be moved, can the road be moved entirely to the other side, can the playgrounds be moved? And it is to those questions that the answer was, no. So, that is the statement why it has been problematic, because the basic framework of the schools are set by the time they get to the City staff.

MAYOR GOODMAN

Okay. Well, Ms. Bailey, when you go back and you report my comments –

CAROL BAILEY

I certainly will.

MAYOR GOODMAN

– no, when you do –

CAROL BAILEY

Yes.

MAYOR GOODMAN

– please make it a complete disclosure as to what the staff said in response to that.

CAROL BAILEY

Thank you.

MAYOR GOODMAN

Good. Okay, Councilman Mack.

COUNCILMAN MACK

Thank you, Your Honor. Just want to say, you know, I don't know what representative from the – school district represented to Leni from my staff but then passed onto the neighborhood that this roadway could go away and it was represented in that manner and that – was passed on and I guess there was hope that this would all be resolved and then, I guess, you showed up at the meeting and saw the roadway right there, again.

When I had a meeting with Mr. LaCroix, I did address my concerns about this roadway, now not only did this private road have concern from the residents but I think, our – own Public Works and our Park Development team has shared some concerns with me as well. We have a horse park that wraps to the east of this and also to the north of this project and if – this private road's to go in there, and we've had some concerns with the private road because we thought the private road issue, by gate, by closing it and gating it alleviated the concerns and also helped with the flow during the day. The problem is, as the Clark County School District's grown and become such a monster, they can't really manage the gates as well as they, as we think they could but a lot of the gates are kept open. At one of the middle schools that was built right adjacent to Centennial Hills Park, Cot, Catwalder Middle School, we have that gate open all the time and it was promised to the neighbors so, I couldn't in my – full conscious, approve a private road for this neighborhood.

When I met with Matt, I asked Matt, Matt, can't we just take this roadway down our, down the northern boundary of the project and allow that project, or, allow the flow to go up there and he said it wouldn't work out but he would go back to his board. And, that's the last I heard. Then he sent me an email saying that they couldn't change it.

So, I'm with the neighborhood. I think that it is a quality of life issue and – I've heard, across the Board, from the whole neighborhood, they want this school to go here. They're gonna be,

their children and grandchildren are gonna be attending this school and they want to be a good neighbor and I think they have been.

So, with that, Your Honor, I'm supportive of the school but I'm not supportive of the – roadway going back there so I will make that part of my motion. So, on Item 131, my motion is, excuse me one second, **motion is for approval of GPA-5612.**

MAYOR GOODMAN

All right. Let's vote on that, please.

COUNCILWOMAN TARKANIAN

Mr. Mayor.

MAYOR GOODMAN

Yes.

COUNCILWOMAN TARKANIAN

I think I need to abstain because I do so much work with the school district. Not only just being a former Board member but also because I'm involved now with the Public Education Foundation, with the Teach Foundation and I'm just intertwined in that school district a lot.

MAYOR GOODMAN

Mr. Scott?

BRYAN SCOTT

Councilwoman, if you feel that you can't vote on that item, then I would suggest that you not vote. Unfortunately, I think we've already voted on one school, you've already voted on one item today –

COUNCILMAN MACK

(inaudible) last week.

BRYAN SCOTT

The school district, which was Item number 99 we made need to go back and revisit that issue, have you abstain from that vote and then have the Council reconsider that issue.

COUNCILMAN MACK

We had one two weeks ago, too.

COUNCILWOMAN TARKANIAN

I didn't realize that until we began talking about so many things and then I began to realize. So, I just abstained.

MAYOR GOODMAN

Okay. If you feel that way, that's what you have to do. All right. We'll – call 99 again, but let's take care of 131 first. Let's vote on that, please.

COUNCILMAN MACK

Your Honor, I think, for the record, I think there were some other school votes that we've had in the last four weeks so she, Councilwoman's staff might revisit those and if we need to correct those.

MAYOR GOODMAN

All right. We'll check that out.

COUNCILWOMAN TARKANIAN

Yeah, I – would like to say that the reason why I feel I need to abstain from this is because this involves closely, some of the things I'm doing. The other item that we had today, I didn't think it involved that closely, but this one I did.

MAYOR GOODMAN

Okay. All right.

COUNCILMAN MACK

Margo, you feel – more comfortable if I also put the condition on the zoning as well?

MARGO WHEELER

I think –

COUNCILMAN MACK

Or, Bryan?

MARGO WHEELER

I certainly concur with what Mr. Scott indicated.

COUNCILMAN MACK

Okay.

MARGO WHEELER

And, that way, in case there's a problem down the road –

COUNCILMAN MACK

Okay.

BRYAN SCOTT

I agree – Councilman.

MARGO WHEELER

We have it on both items.

COUNCILMAN MACK

Your Honor, I move for approval subject to staff conditions with the amendment –

MAYOR GOODMAN

Wait, we haven't voted on 131 yet.

COUNCILMAN MACK

Oh, I'm sorry. One thirty one.

MAYOR GOODMAN

All right. Let's vote on 131, please.

BARBARA JO RONEMUS

Councilman Mack, your vote did not register, there we go.

MAYOR GOODMAN

All right, 131, all right. Motion carries (**Motion carried unanimously with TARKANIAN abstaining because of her involvement with the Public Education Foundation and the T.E.A.C.H. Foundation)** Yes, Councilman Brown.

COUNCILMAN BROWN

Thank you, Mayor. To Councilman Mack, I heard a little bit that parking was an issue that was driving this road and I – know that you've been up to Garhime, and it's a similar situation where apart from the school district land proper, they encroach onto a BLM land lease and use excess parking. So, if parking is big issue, I personally don't see why we wouldn't allow them to do something as an overflow parking to that piece just to the –

CAROL BAILEY

To the east.

COUNCILMAN BROWN

– east of the, I guess it would be just to the east of it –

COUNCILMAN MACK

Right.

COUNCILMAN BROWN

– because we have, as – a precedent in the City, we have that at some of the other elementary schools.

MAYOR GOODMAN

That – I don't think that's a problem. All right.

COUNCILMAN MACK

Item 132, Your Honor, **I move for approval subject to staff conditions and an additional condition stating no driveway or private road shall be allowed west of the playground area. I'm also amending condition number well, this would be, condition number 11 on Item number 133 to also correspond with this item to read, the landscape buffering along the west property line shall have a 36-inch box trees planted 20 feet on center with shrubs planted between the trees.**

MAYOR GOODMAN

All right. Let's vote on that, please. Post please.

MARGO WHEELER

If I may, Councilman?

MAYOR GOODMAN

Yeah, yes.

MARGO WHEELER

Councilman, did you want the condition with regard to the gate, to be added also?

COUNCILMAN MACK

Well, the gate's going away.

MARGO WHEELER

The gate's going, thank you.

MAYOR GOODMAN

Wake up, Ms. Wheeler.

MARGO WHEELER

Thank you, Mayor.

MAYOR GOODMAN

All right. Let's vote, please. Post. Motion carries. **(Motion carried unanimously with TARKANIAN abstaining because of her involvement with the Public Education Foundation and the T.E.A.C.H. Foundation)** And 133, please.

COUNCILMAN MACK

Your Honor, **my motion is for approval with staff conditions, additional condition stating no driveway, private road shall be allowed west of the playground area. I'm also amending the landscape condition number 11 to read, the landscape buffering along the west property line shall have 36-inch box trees planted 20 feet on center with shrub plants, shrubs planted between the trees.**

COUNCILMAN BROWN

(inaudible)

MAYOR GOODMAN

Do you – agree with that, folks?

CAROL BAILEY
Twenty feet on center.

MAYOR GOODMAN
Is that agreeable?

CAROL BAILEY
I'm sorry, what was the distance on the planting?

COUNCILMAN MACK
That's the trees planted 20-feet on center.

CAROL BAILEY
Thank – you.

COUNCILMAN MACK
Thirty-six inch box trees.

MAYOR GOODMAN
Is that agreeable?

CAROL BAILEY
Yeah.

MAYOR GOODMAN
All right. Very good.

MARGO WHEELER
If I may, Mr. Mayor, now that I'm awake? We need to amend condition number four to reflect the site plan that was date stamped February 3rd, 19, 2005.

MAYOR GOODMAN

All right.

COUNCILMAN MACK

As amended.

MAYOR GOODMAN

Do you understand that?

CAROL BAILEY

I think I do.

MAYOR GOODMAN

Okay.

CAROL BAILEY

Okay. May I – reiterate what I believe you just said?

MAYOR GOODMAN

Sure.

CAROL BAILEY

So, we'll do away with the road, is that correct, Councilman?

COUNCILMAN MACK

Um hm.

CAROL BAILEY

We increase the buf, not increase because we had already agreed to the intense landscaping.

COUNCILMAN MACK

Right.

CAROL BAILEY

Okay. How 'bout the private road to the south?

COUNCILMAN MACK

Private road to the south will go away as well.

CAROL BAILEY

Well, that's our bus drop off, Sir.

COUNCILMAN MACK

Oh, well it will cul-de-sac.

CAROL BAILEY

Okay.

COUNCILMAN MACK

Yeah. It'll cul-de-sac.

CAROL BAILEY

Cul-de-sac will be good. Okay.

COUNCILMAN MACK

Yes.

CAROL BAILEY

And then you'll look at working with the school district as far as additional parking if needed?

COUNCILMAN MACK

Yes.

CAROL BAILEY

For the park?

COUNCILMAN MACK

In our part.

CAROL BAILEY

Great.

COUNCILMAN MACK

Okay.

CAROL BAILEY

Thank you so much.

MAYOR GOODMAN

Okay. Thank you. All right. Let's vote on that, please. Post. **(Motion carried unanimously with TARKANIAN abstaining because of her involvement with the Public Education Foundation and the T.E.A.C.H. Foundation)** Thanks for coming.

CAROL BAILEY

Thanks for not shootin' the messenger.

MAYOR GOODMAN

No. There's nothing personal. You know that.

CAROL BAILEY

Oh, I know that.

MAYOR GOODMAN

Okay.

CAROL BAILEY

I've been –

COUNCILMAN REESE

Your Honor –

COUNCILWOMAN TARKANIAN

Mr. Mayor –

COUNCILMAN REESE

– I make a motion that we reconsider Item 99, please, for Councilwoman Tarkanian.

MAYOR GOODMAN

All right.

COUNCILWOMAN TARKANIAN

Mr. Mayor, before they leave, could I just suggest that perhaps somebody, maybe a person from the Council and a person from staff meet with a couple of people in the school district and let them know how we're feeling because I think the perceptions they have are, sort of negative sometimes towards the City. And maybe it's just meeting and getting together and letting them know how you feel.

MAYOR GOODMAN

All right.

COUNCILWOMAN TARKANIAN

Because I don't think they're quite aware of how strongly some of these things have adversely affected you and how you might feel about that.

MAYOR GOODMAN

Okay. Well we certainly believe that communication –

COUNCILWOMAN TARKANIAN

Thank you.

MAYOR GOODMAN

– resolves just about anything.

COUNCILWOMAN TARKANIAN

Right. So –

MAYOR GOODMAN

We could – do that. We'll have Dr. Selby discuss that with us during our briefings.

COUNCILWOMAN TARKANIAN

Fine.

MAYOR GOODMAN

Very good. Thank you.

CAROL BAILEY

Thank you so much.

MAYOR GOODMAN

All right, take –

CAROL BAILEY

And I can go back as a Baptist minister's daughter and I can probably preach the gospel so I'll give it to them.

MAYOR GOODMAN

Okay. Very good. Take care.

(END OF DISCUSSION)

/slc;yy

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

Telephone Protest/ Approval Log

Meeting Date: 2.10.05 PC **Case Number:** GPA-5612 ZON 5613 SDR-5614

Date: 2/8/05
Name: STAN KOPEC
Address: 8228 FULTON RANCH
Phone: 361-2590
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

READ INTO THE RECORD

City of Las Vegas

Agenda Item No. 132

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5612

ZON-5613 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack). The Planning Commission (7-0 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 (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 9

MOTION:

MACK - APPROVED subject to conditions and adding the following conditions as read for the record as follows:

- No driveway or private road shall be allowed west of the playground area.

- The landscape buffering along the west property line shall have 36-inch box trees planted 20 feet on center with shrubs planted between the trees.

- 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)

MINUTES:

NOTE: A combined verbatim transcript of Item 131 [ZON-5653], Item 132 [SUP-5853], and Item 133 [SDR-5657] is made a part of the Final Minutes under Item 131 [ZON-5653].
(4:35 - 5:17)
5-2008

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2559) to a PF (Public Facilities) land use designation approved by the City Council.

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CONDITIONS - Continued:

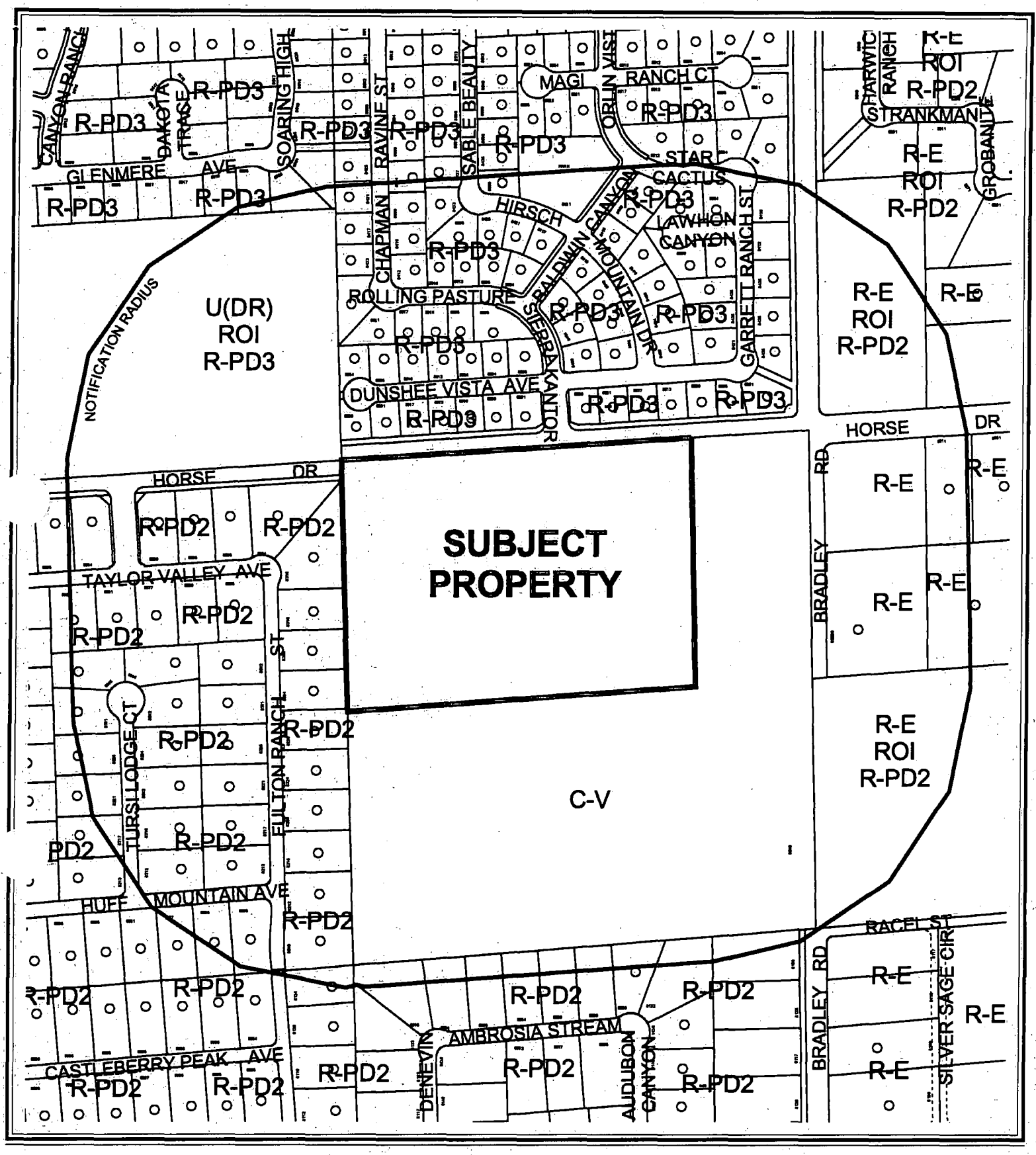
Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Horse Drive prior to the issuance of any permits.

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

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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



CASE: **ZON-5613**

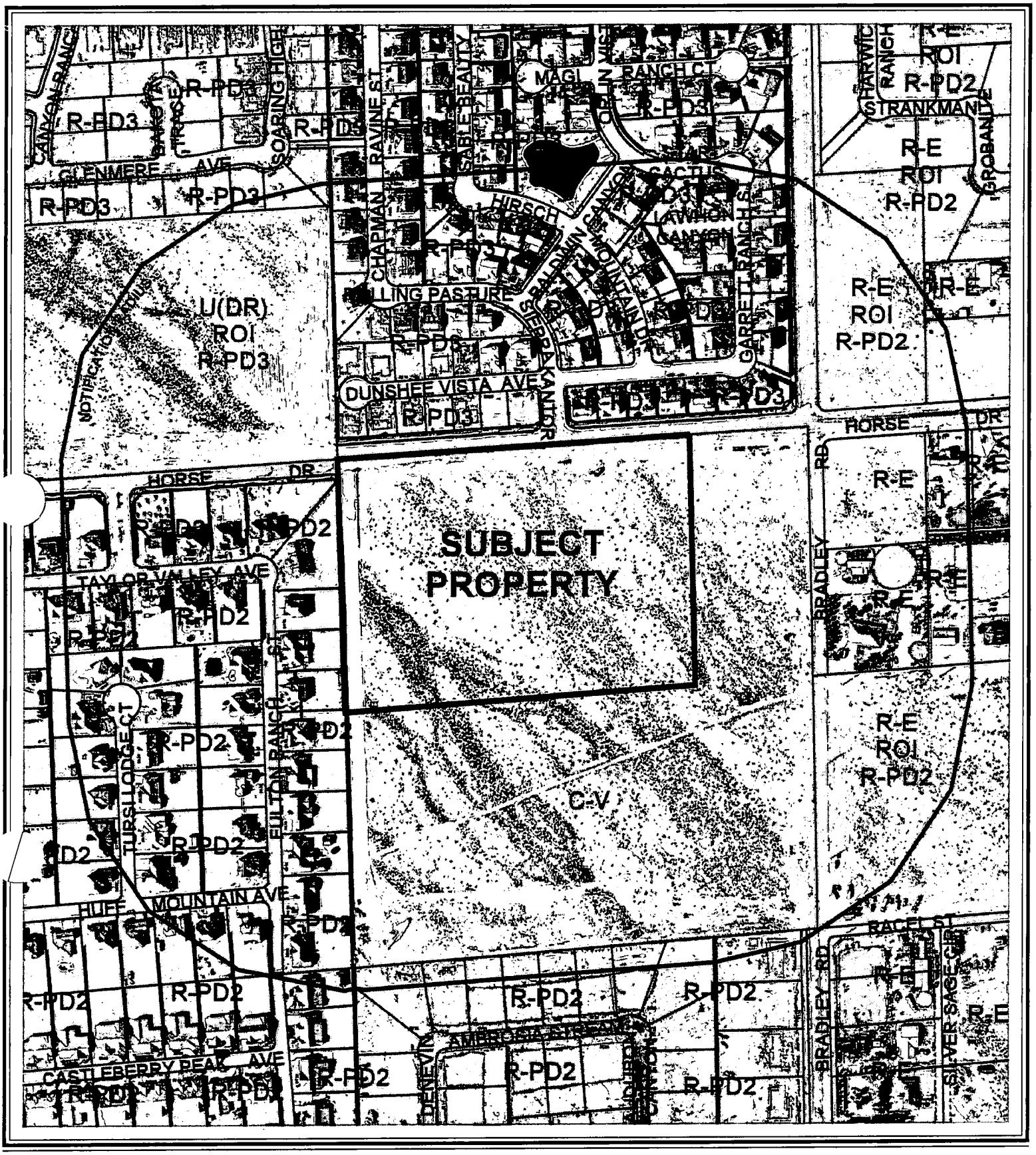
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet

N



CASE: **ZON-5613**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5613 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-2559) to a PF (Public Facilities) land use designation approved by the City Council.

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Horse Drive prior to the issuance of any permits.

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

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) to C-V (Civic) on 15.02 acres located adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. A companion General Plan Amendment (GPA-5612) and a Site Development Plan Review (SDR-5614) for a proposed Public School, Primary will be heard concurrently.

B) Applicant's Justification

The applicant's justification letter states that the school will serve the needs of the rapidly growing neighborhood.

BACKGROUND INFORMATION

A) Related Actions

10/12/98 The City Council approved the Iron Mountain Ranch Master Plan. The plan estimated that the proposed project would generate 527 Kindergarten through Fifth grade students. The plan also acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.

05/09/03 The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.

01/27/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission Meeting to allow the applicant the opportunity to reconsider the design of the companion site plan to move the private drive away from the homes to the west of the site, and bring the set of applications back to the Commission after review by staff and by area residents

02/10/05 The Planning Commission recommended approval of a companion General Plan Amendment (GPA-5612); and recommended denial of a companion Site Development Plan Review (SDR-5614).

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/alj).

B) Pre-Application Meeting

11/09/04 A number of issues, including access and land use were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15
Net Acres:	14.08

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The DR (Desert Rural Density Residential) category of the Centennial Hills General Plan allows a maximum of two dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots. The requested Rezoning to C-V (Civic) and the proposed school development are consistent with the General Plan designation. A related General Plan Amendment (GPA-5612) to modify the plan from DR (Desert Rural Density Residential) to PF (Public Facilities) will be heard concurrently with this application.

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

The site is located within the Iron Mountain Ranch Master Plan and has been planned to be a school.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.18.040 does not require a minimum site area when rezoning to C-V (Civic). See the related application, SDR-2601, for compliance with general development standards.

B) General Analysis and Discussion

The Clark County School District is proposing to develop a 15-acre elementary school complex. The surrounding 25 acres has been approved for a city of Las Vegas equestrian facility and park. The building will be situated on the eastern portion of the site with ballfields and play areas located in the central and western areas. A parking area and drive aisle off Horse Drive accommodates vehicular traffic.

The development of the property for a school is consistent with the Iron Mountain Ranch Master Plan, which identified the need for a Kindergarten through Fifth Grade School within the plan area.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   C-V (Civic) zoning conforms to the proposed PF (Public Facilities) general plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The public or quasi-public uses allowed within the C-V (Civic) zone are compatible with surrounding land that is also zoned C-V and with the semi-rural character of the area.

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

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

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

Principal access to the school will be from Horse Drive, which will have sufficient width (80 feet) to handle the traffic generated by the school.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 by Planning Department

APPROVALS 0

PROTESTS 5

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5613 APN: 125-12-301-002

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon D. Pinto

Sharon DiPinto, ASM
Division of Lands, BLM

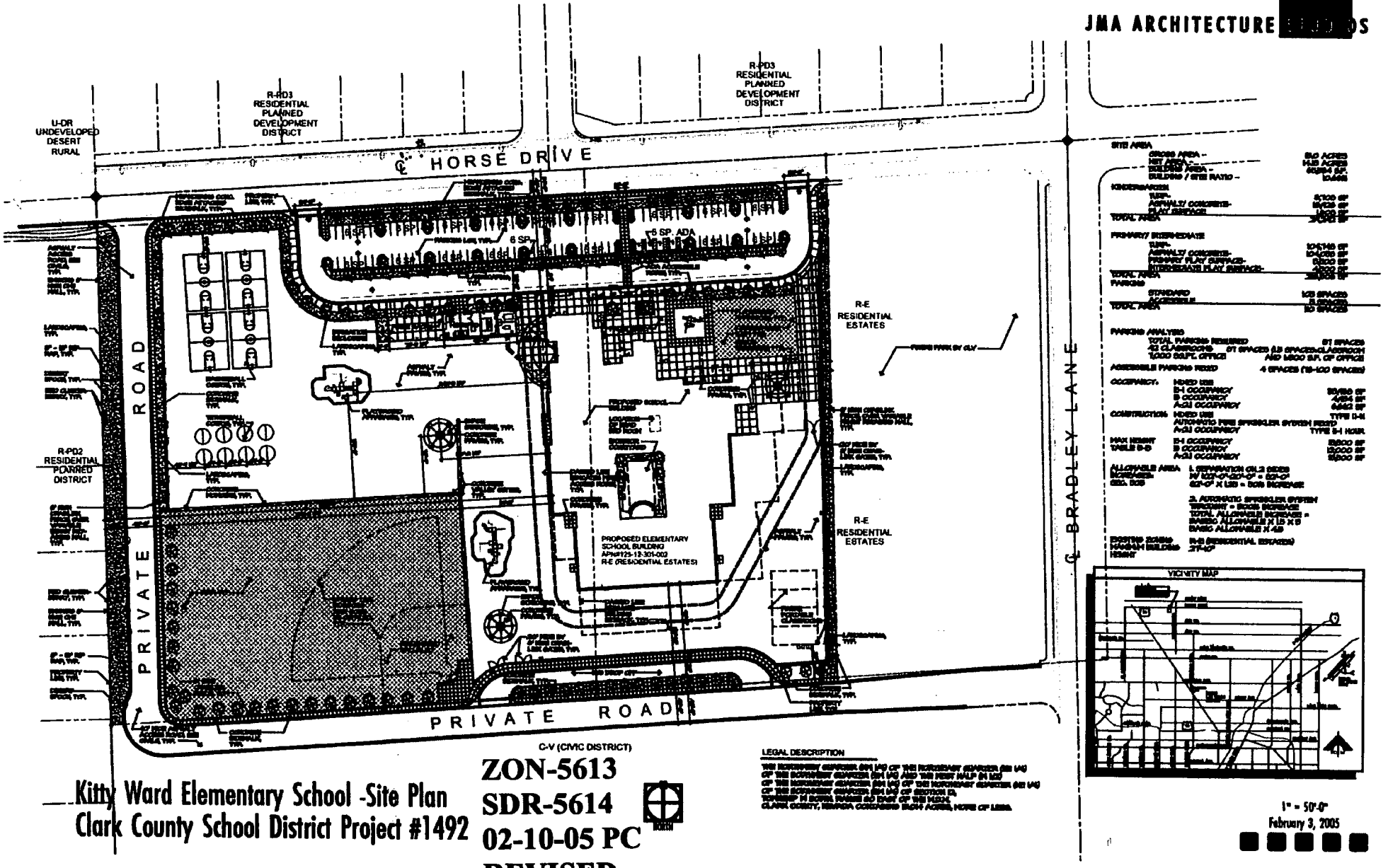
Subscribed and sworn before me

This 17th day of Aug., 2004

Carol A. McDermott

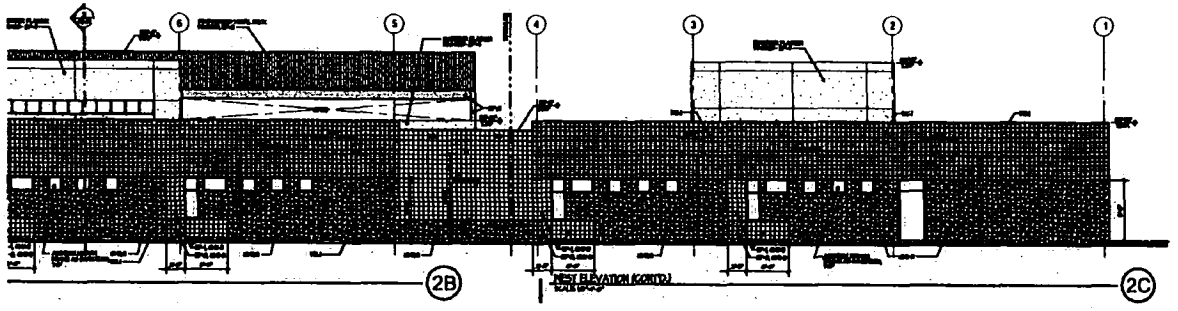
Notary Public in and for said County and State

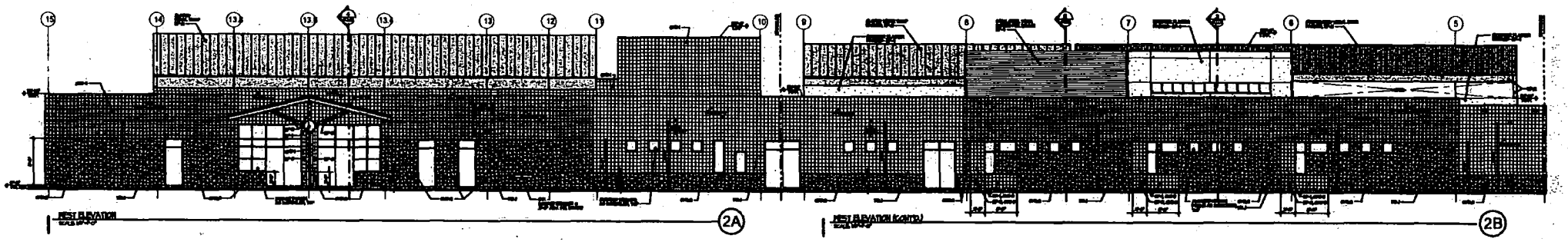
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL A. McDERMOTT
No: 94-4995-1
My Appointment Expires Sept. 8, 2006

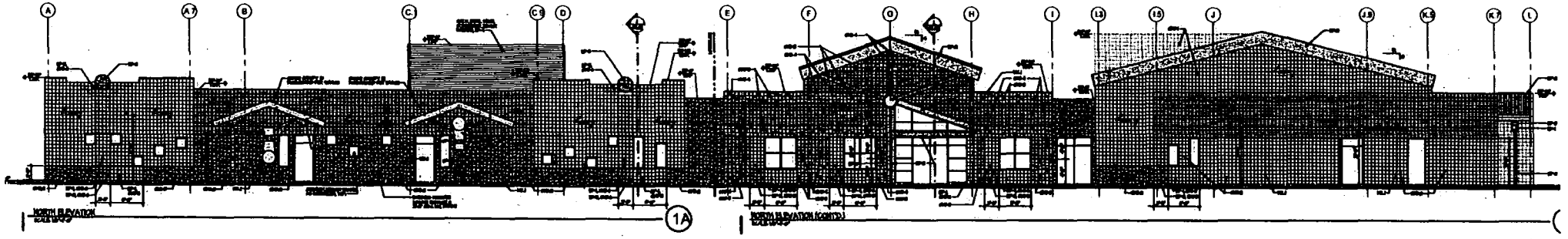


Kitty Ward Elementary School -Site Plan
Clark County School District Project #1492

ZON-5613
SDR-5614
02-10-05 PC
REVISED







JMA ARCHITECTURE [redacted]S

GENERAL NOTES

1. CONCRETE BLOCK:
   - CMU-1: RED. Oxford. TYPE: PREMIUM, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECTS CASEBUILT SAMPLE. COLORS: RED / BROWN
   - CMU-2: RED. Oxford. TYPE: PREMIUM, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECTS CASEBUILT SAMPLE. COLORS: RED/BROWN
   - CMU-3: RED. Oxford. TYPE: PREMIUM, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECTS CASEBUILT SAMPLE. COLORS: TAN
   - CMU-4: RED. Oxford. TYPE: SPLIT FACE, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECTS CASEBUILT SAMPLE. COLORS: TAN
   - CMU-5: RED. Oxford. TYPE: PREMIUM, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
   - CMU-6: RED. Oxford. TYPE: PREMIUM, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE 1774-HIGH DEFENDER LEAF
   - EP-2: COLOR: FRAZEE 10-RED WINDSURF
   - EP-3: COLOR: FRAZEE 1574-CH - LIGHT ARTICLE
   - EP-4: COLOR: FRAZEE 1-CRISP KHAKI
   - EP-5: COLOR: FRAZEE 1-TERRAWOOD

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

3. [illegible]
4. INDICATES MASONRY CONTROL JOINT - REFER TO STRUCTURAL DWGS.
5. ALL CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM HANDRAILS - EP-5.
7. [illegible]
8. [illegible]
9. [illegible]

Kitty McDonough Ward Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1492

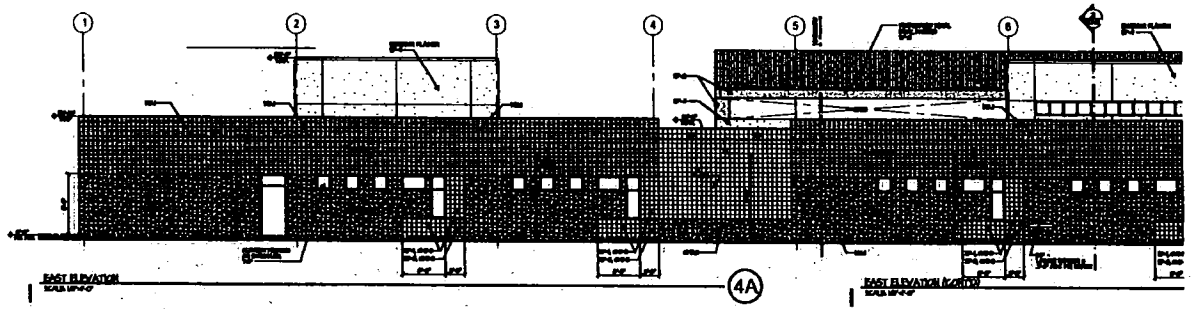
[redacted]

PROJECT NO: 20040115S
DATE: 11/19/04

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

SDR-5614 ZON-5613
GPA-5612
01/27/05 PC

JMA ARCHITECTURE [redacted]S

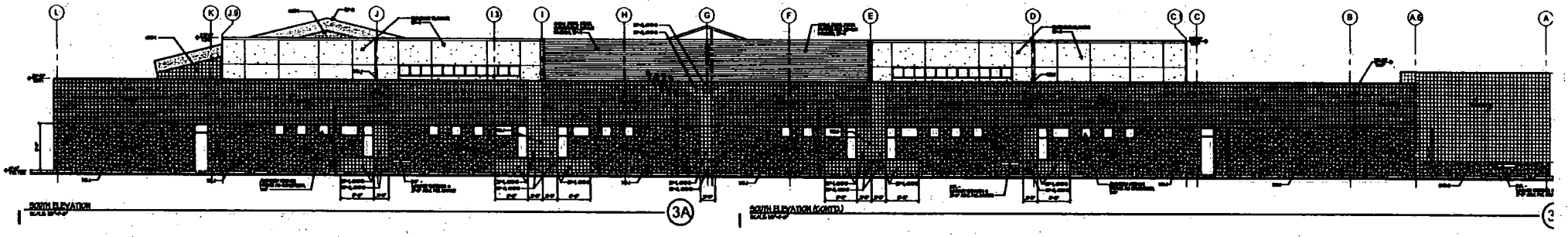


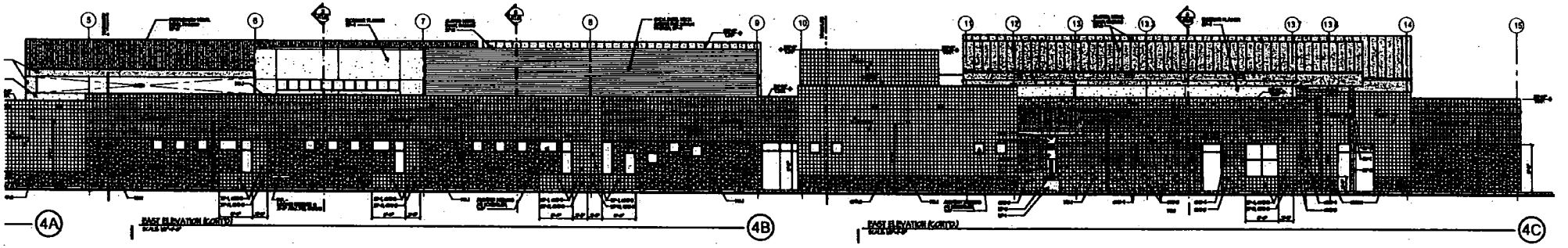
GENERAL NOTES

1. CONCRETE BLOCK:
   - CH-1: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: RED / BROWN
   - CH-2: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: REDBROWN
   - CH-3: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: TAN
   - CH-4: SIZE: 8x8x16 TYPE: SPLIT FACE, SINGLE SCORE, RUNNING BOND, RAKED JOINT, TO MATCH ARCHITECT'S CINDERLITE SAMPLE. COLOR: TAN
   - CH-5: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
   - CH-6: SIZE: 8x8x16 TYPE: PRECISION, SINGLE SCORE, RUNNING BOND, RAKED JOINT, COLOR: GREY
2. PAINT COLORS:
   - EP-1: COLOR: FRAZEE #7114-M SEPTEMBER LEAF
   - EP-2: COLOR: FRAZEE #[illegible] NAPOLEON
   - EP-3: COLOR: FRAZEE #[illegible] - LIGHT ANTIQUE
   - EP-4: COLOR: FRAZEE #[illegible] CRISP KHAKI
   - EP-5: COLOR: FRAZEE #[illegible] - TERRAMOOD

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

3. [illegible] INDICATES LIGHT FIXTURE. SURFACE MOUNT AT 12'-0" TO BOTTOM OF LIGHT FIXTURE A.F.F. UNLESS NOTED TO ELECTRICAL DRAWINGS FOR HEIGHT OF LIGHT FIXTURES AT SERVICE YOKE. FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
4. INDICATES MASONRY CONTROL JOINT - REFER TO STRUCTURAL DWGS.
5. ALL 2" CAP BLOCK COLORS SHALL MATCH BLOCK COURSE BELOW.
6. PAINT ALL ALUMINUM HANRAILS - EP-2.
7. [illegible] INDICATES EXTERIOR SPEAKER. SURFACE MOUNT AT 12'-4" A.F.F. TO BOTTOM OF SPEAKER, U.O.G. SPEAKERS ARE SHOWN FOR LOCATION PURPOSES ONLY, REFER TO ELECTRICAL DWGS. FOR TYPES AND QUANTITIES.
8. ALL PRE-FINISHED METAL FACED FASCIA BOARDS TO MATCH COLOR OF BLOPED METAL ROOF.
9. EXTERIOR INSULATING GLAZING SHALL BE VIRACON GREEN VIRTUOSO OR EQUAL AS APPROVED BY THE ARCHITECT.





10199 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3033 FAX: (702) 731-3939 WWW.JMAARCH.COM

PROJECT NO: 200401158
DATE: 11/10/04

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

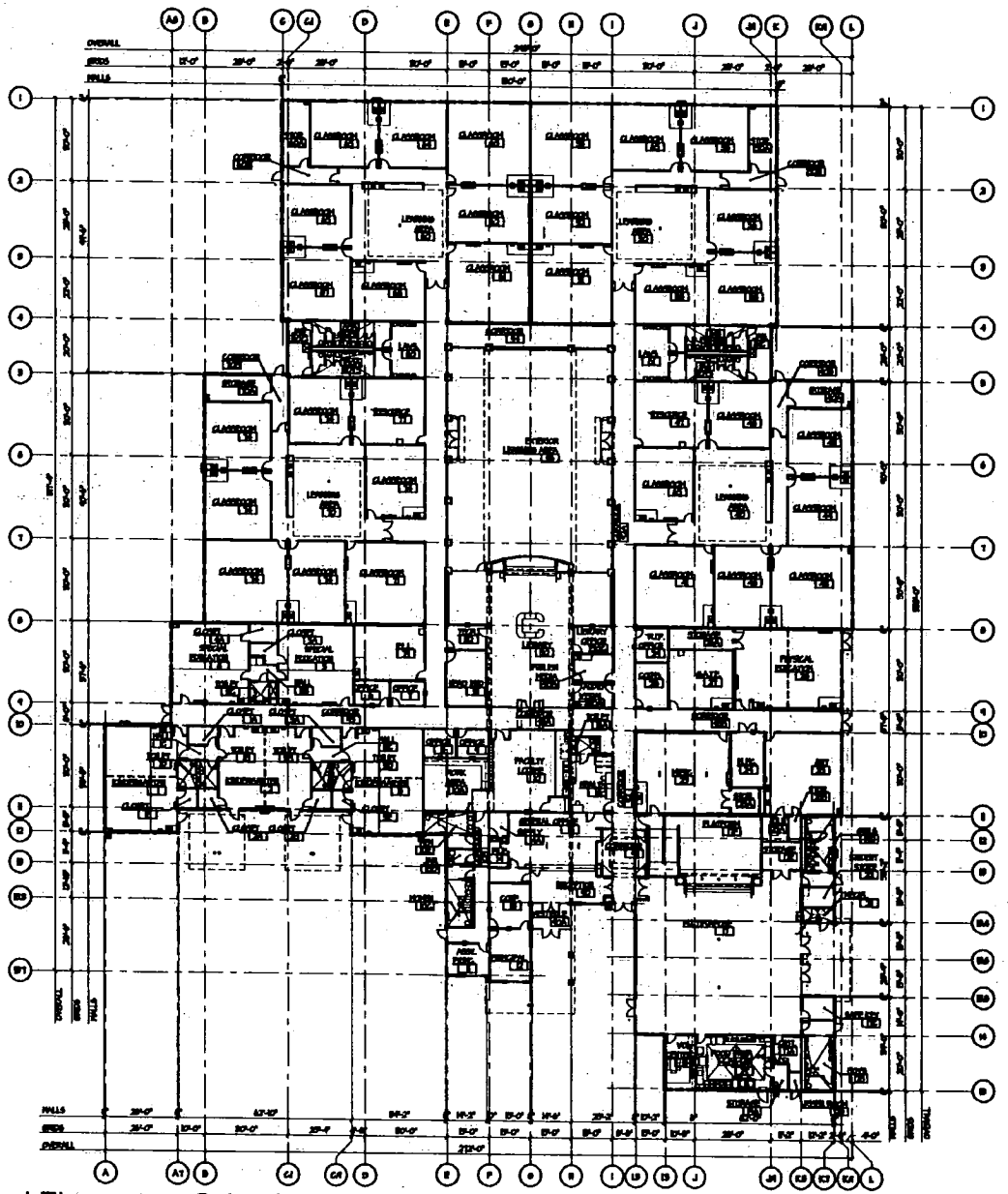
Kitty McDonough Ward Elementary School - EXTERIOR ELEVATIONS

CCSD Project #1492

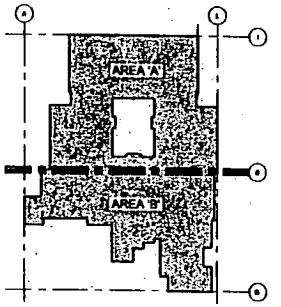
SDR-5614 ZON-5613

GPA-5612

01/27/05 PC



JMA ARCHITECTURE [redacted]S



KEY PLAN

Kitty McDonough Ward Elementary School - Overall Floor Plan

CCSD Project #1492

SDR-5614 ZON-5613
GPA-5612
01/27/05 PC

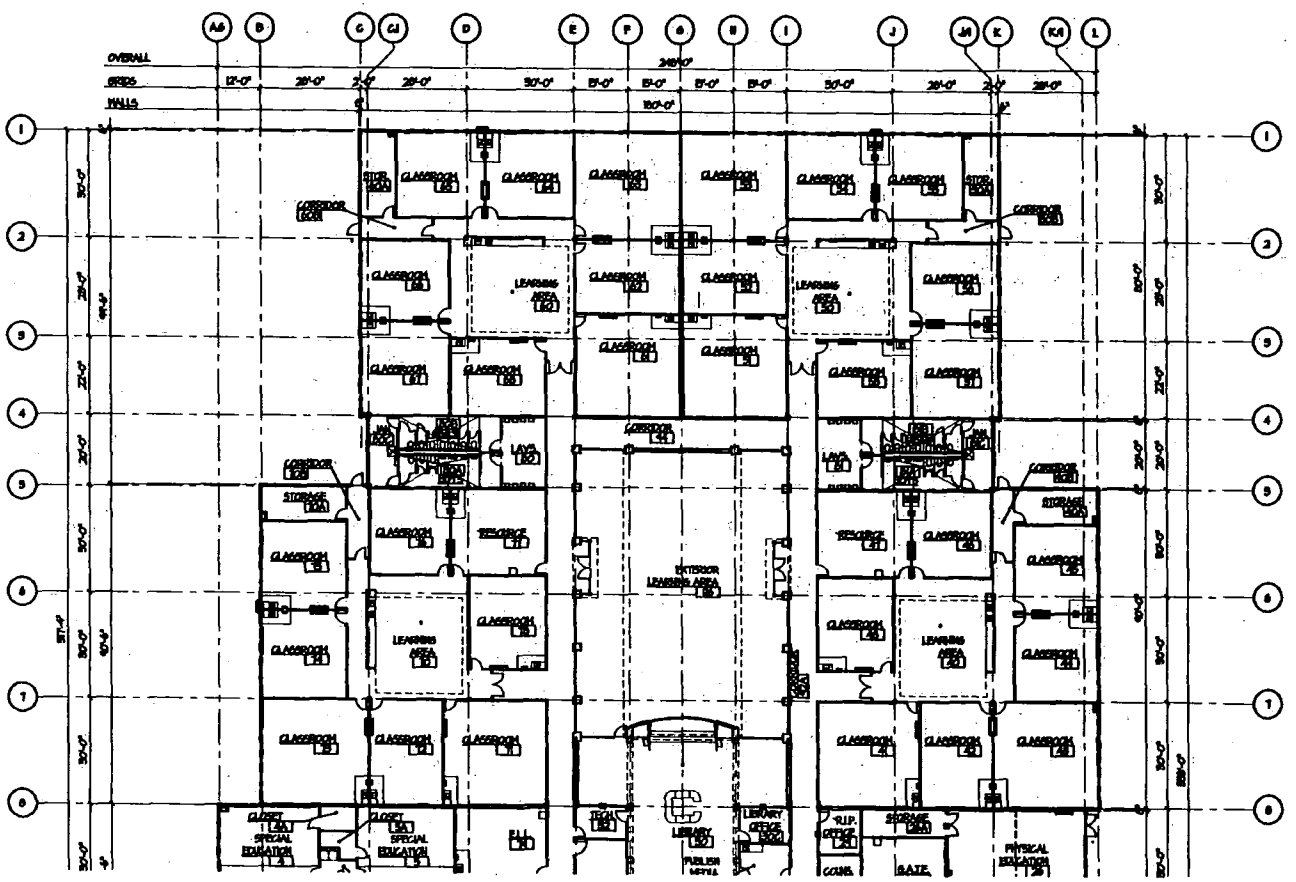
10130 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-9333 FAX: (702) 731-2939 WWW.JMAARCH.COM

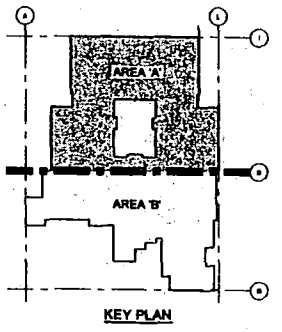
PROJECT NO: 200401155
DATE: 10/27/04

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

NORTH

JMA ARCHITECTURE [redacted]S





KEY PLAN

Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "A"

CCSD Project #1492

SDR-5614 ZON-5613

GPA-5612

01/27/05 PC

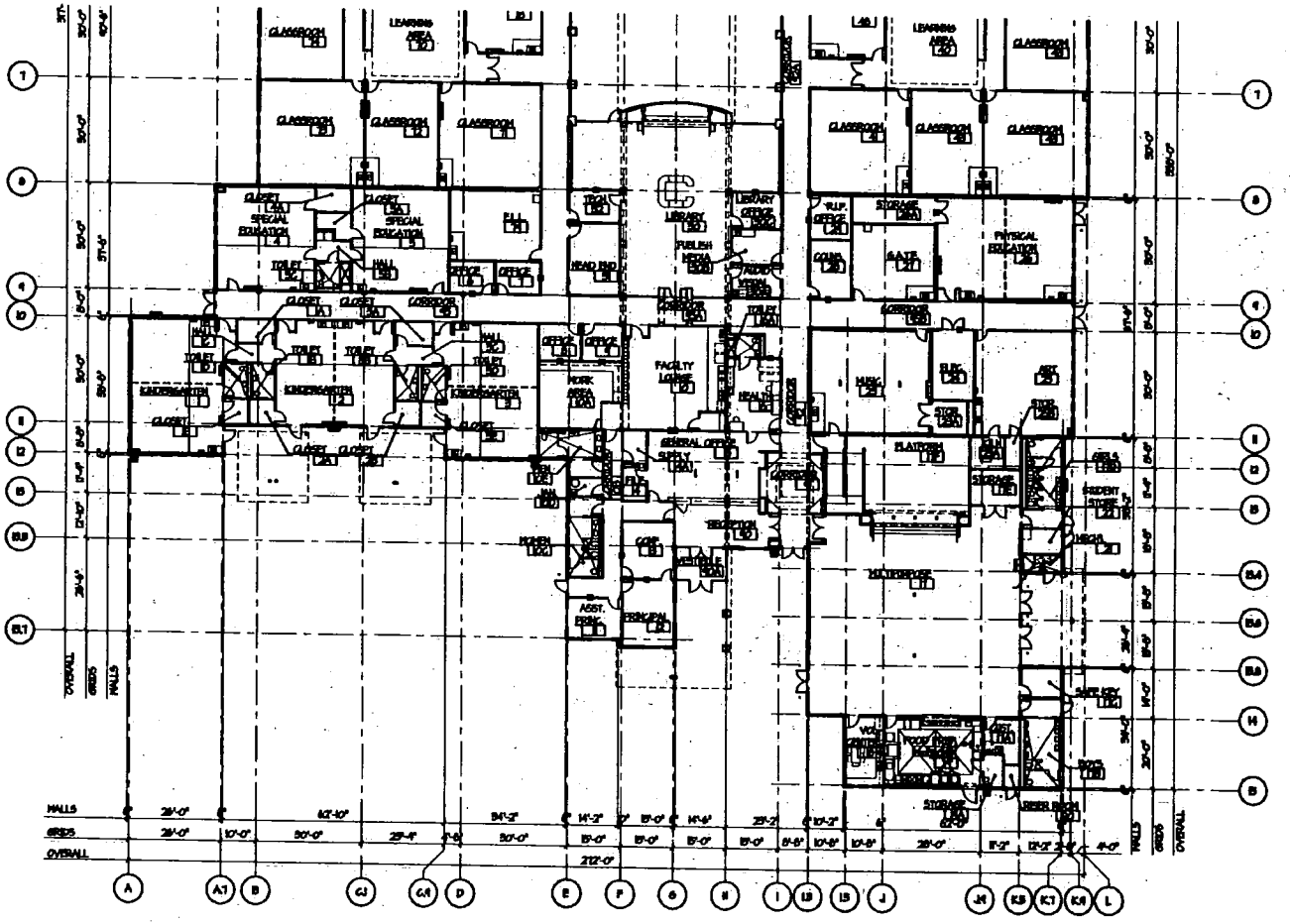
10155 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3933 FAX: (702) 731-3636 WWW.JMAARCH.COM

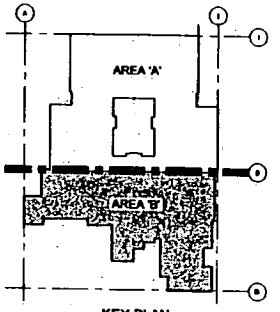
PROJECT NO: 200401155
DATE: 10/27/04

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

NORTH

JMA ARCHITECTURE [redacted]S





KEY PLAN

Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "B"

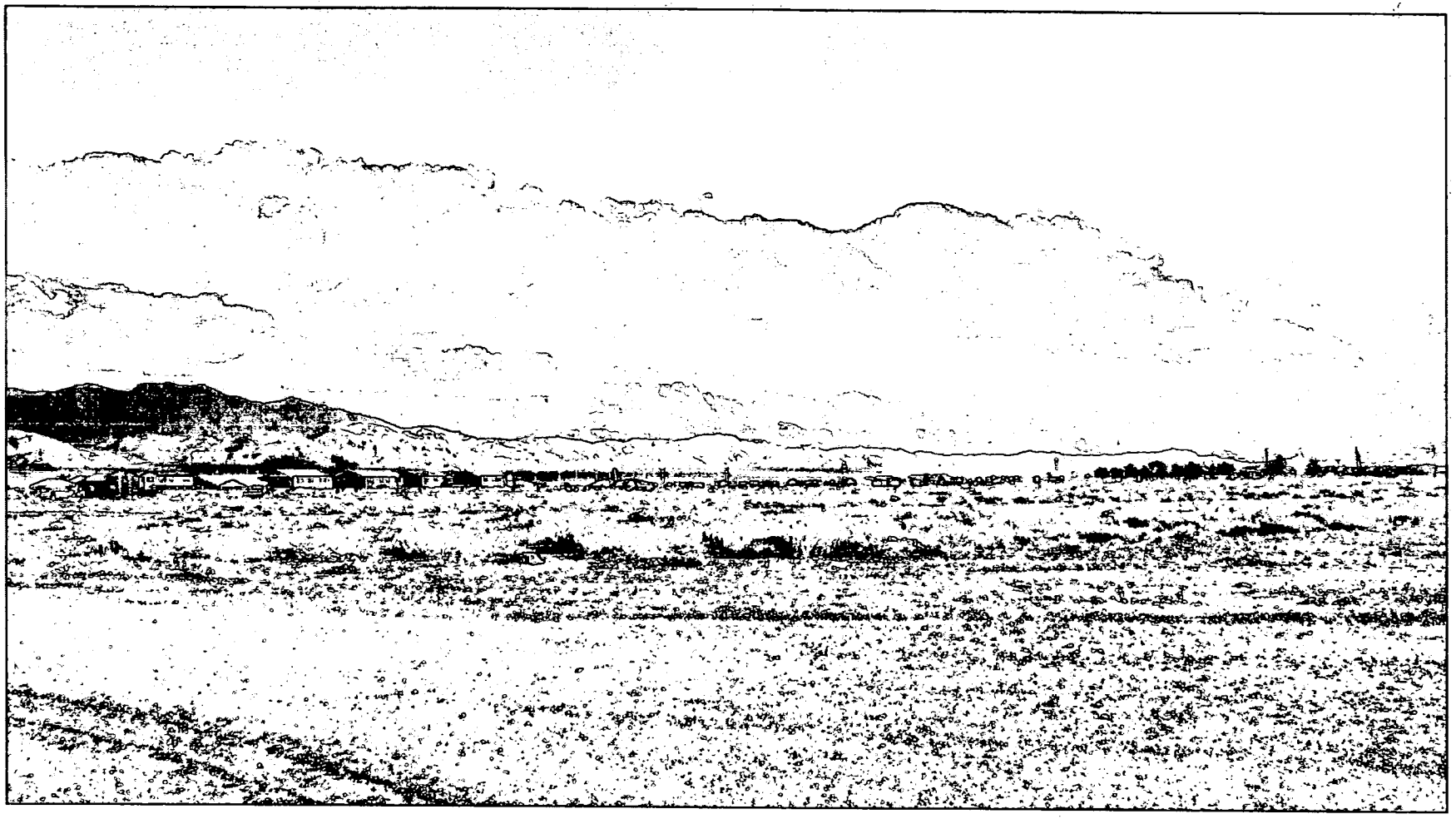
CCSD Project #1492

10120 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE (702) 731-3333 FAX (702) 731-3335 WWW.JMAARCH.COM

PROJECT NO: 200401150
DATE: 10/27/04

1/8" = 1'-0" NORTH

SDR-5614 ZON-5613
GPA-5612
01/27/05 PC



ZON-5613 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

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

Mr. Carlos Arturo Garcia, Superintendent

November 3, 2004

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

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

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

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

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

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

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

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

Sincerely,

Carol L. Bailey

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

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

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

Telephone Protest/ Approval Log

Meeting Date: 2.10.05 PC

Case Number: GPA-5612
ZON 5613
SDR-5614

Date: 2/8/05
Name: STAN KOPEC
Address: 8228 FULTON RANCH

Phone: 361-2590

[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:

Phone:

[ ] **PROTEST** [ ] **APPROVE**

READ INTO
THE RECORD

City of Las Vegas

Agenda Item No. 133

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 GPA-561 AND ZON-5613

SDR-5614 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends 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) recommends DENIAL. Staff recommends 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 10

MOTION:

MACK - APPROVED subject to conditions and amending the following conditions as read for the record as follows:

4. This Site Development Plan Review shall expire two years from 2/3/2005 unless it is exercised or an Extension of Time is granted by the City Council.

11. The landscape buffering along the west property line shall have 36-inch box trees planted 20 feet on center with shrubs planted between the trees.

And adding the following condition as read for the record as follows:

- No driveway or private road shall be allowed west of the playground area.

- 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)

MINUTES:

NOTE: A combined verbatim transcript of Item 131 [ZON-5653], Item 132 [SUP-5853], and Item 133 [SDR-5657] is made a part of the Final Minutes under Item 131 [ZON-5653].

(4:35 - 5:17)

5-2008

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-5613) to a C-V (Civic) Zoning District approved by the City Council.

CONDITIONS - Continued:

2. The "future portable classrooms" depicted on the site plan shall require an administrative site development plan review prior to construction.

3. Handicapped parking spaces shall be provided in the parking area in accordance with code requirements.

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

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

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

7. All development shall be in conformance with the site plan, except as amended by conditions herein.

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

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

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

11. The landscape buffer between the service road and the residential dwelling units shall have 36' box trees planted 20 feet on center with shrubs planted in between the trees.

CONDITIONS - Continued:

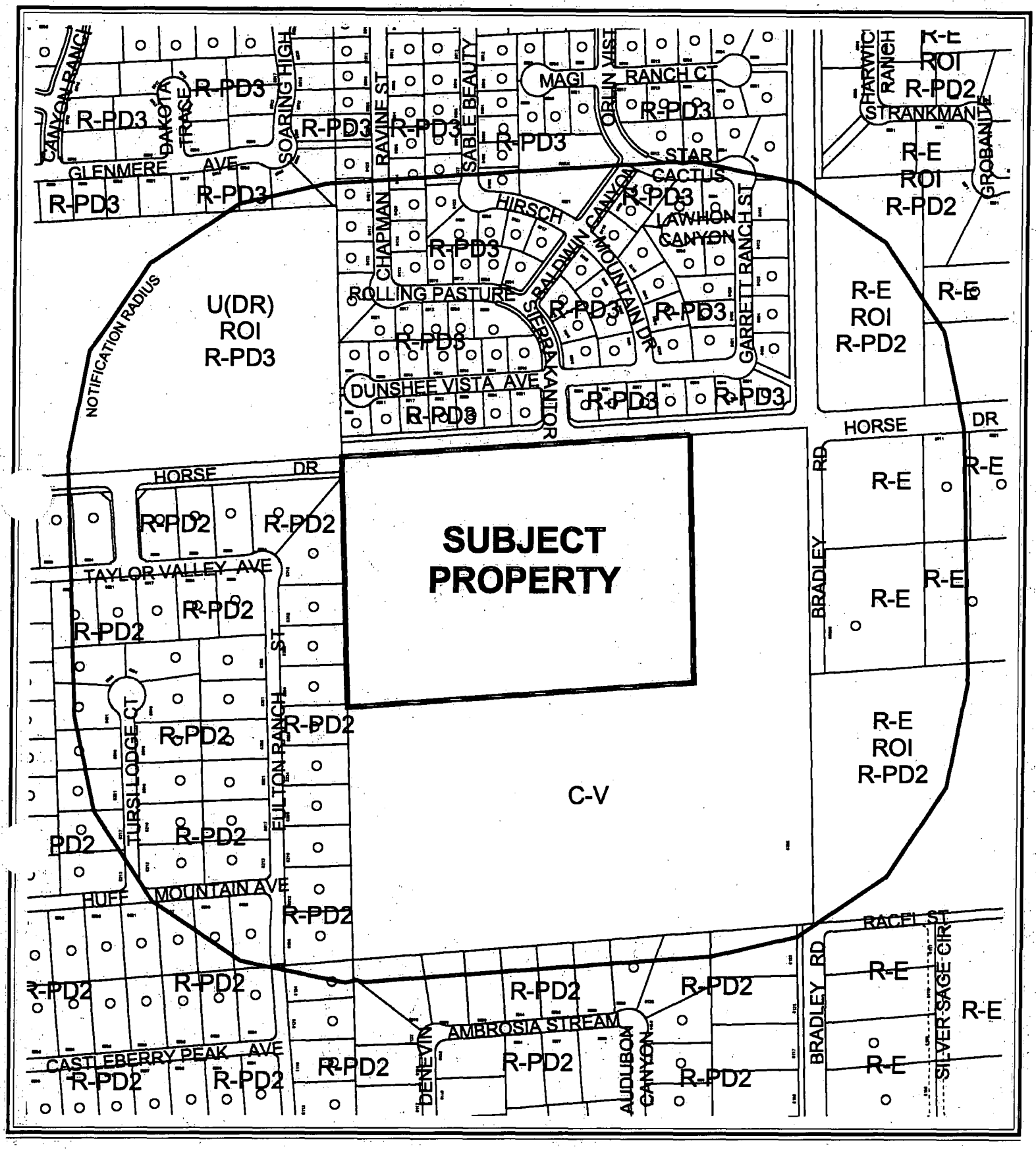
Public Works

12. Coordinate with the City of Las Vegas Parks Development Team prior to submittal of any construction drawings for this site to ensure this site plan is compatible with the Iron Mountain Ranch Park located east and south of the proposed school.

13. Coordinate with the City Engineer's office to determine appropriate turning radius requirements for bus traffic prior to submittal of any construction drawings for this site.

14. Site development to comply with all applicable conditions of approval for ZON-5613 and all other site-related actions.

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



CASE: **SDR-5614**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA

** CONDITIONS **

The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-5613) to a C-V (Civic) Zoning District approved by the City Council.

2. The "future portable classrooms" depicted on the site plan shall require an administrative site development plan review prior to construction.

3. Handicapped parking spaces shall be provided in the parking area in accordance with code requirements.

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

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

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

7. All development shall be in conformance with the site plan, except as amended by conditions herein.

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

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

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

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

11. The landscape buffer between the service road and the residential dwelling units shall have 36' box trees planted 20 feet on center with shrubs planted in between the trees.

Public Works

12. Coordinate with the City of Las Vegas Parks Development Team prior to submittal of any construction drawings for this site to ensure this site plan is compatible with the Iron Mountain Ranch Park located east and south of the proposed school.

13. Coordinate with the City Engineer's office to determine appropriate turning radius requirements for bus traffic prior to submittal of any construction drawings for this site.

14. Site development to comply with all applicable conditions of approval for ZON-5613 and all other site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is for a Site Development Plan Review for a proposed Public School, Primary on 15 acres located on the south side of Horse Drive, approximately 290 feet west of Bradley Road.

B) Applicant's Justification

The applicant's justification letter states that the school will serve the needs of the rapidly growing neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved the Iron Mountain Ranch Master Plan. The plan estimated that the proposed project would generate 527 Kindergarten through Fifth grade students. The plan also acknowledged that the developer would work with the School District to identify appropriate means of providing K-5 school facilities as phased project development occurs.

05/09/03 The city of Las Vegas submitted a letter to the Bureau of Land Management relinquishing 15 acres (the subject site) in favor of the school district for the future development of a school.

01/27/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to allow the applicant the opportunity to move the private drive away from the homes to the west of the site, and bring the set of applications back to the Commission after review by staff and by area residents.

01/27/05 The Planning Commission held a companion General Plan Amendment (GPA-5612) and a Rezoning (ZON-5613) in abeyance to the 02/10/05 meeting.

02/01/05 At the Planning Commission meeting 01/27/05, this item was held in abeyance until the 02/10/05 Planning Commission meeting due to the neighbor's concerns over the service drive located internally to the site. As a result of this abeyance, staff meet with the applicant on 02/01/05 to discuss possible solutions. A number of solutions were discuss, with the outcome resulting in the applicant agreeing to provide a significant landscape buffer between the service road and the residential dwelling units. The applicant indicates that the service road needs to be wider in order to reduce the impact of traffic on Horse and Bradley generated by the purposed School and will be making that change to the site plan along with the landscape buffer. The applicant will be meeting with the neighbors prior to the Planning Commission meeting of 02/10/05.

02/10/05 The Planning Commission recommended approval of related items (GPA-5612 and ZON-5613).

02/10/05 The Planning Commission voted 6-1 to recommend DENIAL (PC Agenda Item #10/alj).

B) Pre-Application Meeting

11/09/04 A number of issues, including access and land use were discussed.

C) Neighborhood Meetings

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15
Net Acres:	14.08

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The DR (Desert Rural Density Residential) category of the Centennial Hills General Plan allows a maximum of two dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots. The requested Rezoning to C-V (Civic) and the proposed school development are consistent with the General Plan designation. A related General Plan Amendment (GPA-5612) to modify the plan from DR (Desert Rural Density Residential) to PF (Pubic Facilities) will be heard concurrently with this application.

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

The site is located within the Iron Mountain Ranch Master Plan and has been planned to be a school.

PROJECT DESCRIPTION

The Clark County School District is proposing to develop a 15-acre elementary school complex. The surrounding 25 acres has been approved for a city of Las Vegas equestrian facility and park. The building will be situated on the eastern portion of the site with ball fields and play areas located in the central and western areas. A parking area and drive aisle off Horse Drive accommodates vehicular traffic.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setbacks and other standards are not automatically applied. The proposed school building will have adequate setbacks from the adjacent street and from abutting properties, and will not exceed 27 feet 10 inches in height.

A2) Residential Adjacency Standards

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

a) Proximity slope. All proposed structures will exceed the required Proximity Slope.
b) Building setback. All proposed structures will exceed the minimum setback from protected properties.

A3) Parking and Traffic Standards

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

Uses	# classrooms	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Public or Private School, Elementary or Junior High/Middle School	42	2 spaces for each classroom, plus 20 spaces for administrative staff	104	See below	110	See below
HC Breakdown			99	5	105	5

The amount of parking proposed exceeds the standard.

A4) Landscape and Open Space Standards

While properties that are zoned C-V (Civic) are exempt from the general application of landscape requirements, the proposed school should conform to parking lot landscaping and residential buffering requirements. The following standards listed in Title 19.12 shall apply to the subject proposal:

Standards	Required		Provided	Conforms
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	19 Trees	28 Trees	Y
Buffer—west: • Min. Trees	1Tree/30 Lin. Feet	295' 10 Trees	18 Trees	Y

While the number of trees in the parking areas exceeds minimum requirements, a landscape island shall be provided for every six parking spaces in conformance with code requirements. Trees shall be required at the west property line of the school to provide a buffer for the abutting residential properties; the trees shall be spaced at a maximum of 30 feet on center. The school abuts an approved city park on its south and west boundaries, the proposed amount of plant material shown on the landscape plan is adequate.

B) General Analysis and Discussion

- Zoning

The subject property is being rezoned (ZON-5613) to C-V (Civic) in accordance with the proposed use.

- Site Plan

  The site plan has been designed so that facilities that will receive the most use are located adjacent to Horse Drive, recreation areas are located towards the west property line. Access and parking are from Horse Drive an additional access road runs along the west and south sides of the site bordering the adjacent city Equestrian Park. The Department of Public Works is requiring coordination with the City of Las Vegas Parks Development Team prior to submittal of any construction drawings to ensure the site plan is compatible with the park.

- Waivers

  No waivers have been requested in conjunction with this application.

- Landscape Plan

  Pink Dawn Chiltalpa, Raywood Ash, Mondel Pine, Chinese Pistache and Japenses Yen trees will be planted on the site. A variety of shrubs and ground coverings will also be utilized.

- Elevation

  A blend of split face and smooth CMU, sloped metal roofs and galvanized steel will be utilized on the exteriors.

- Floor Plan

  Classrooms, a library, a physical education area, faculty lounge and administrative areas are depicted.

FINDINGS

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

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

   The school is compatible with adjacent development and will serve the needs of the growing area.

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

The proposed development is in conformance with the General Plan; the provision of adequate handicapped parking spaces will bring the project into conformance with the parking of Title 19.

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

   Principal access to the school will be from Horse Drive, which will have sufficient width (80 feet) to handle the traffic generated by the school.

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

   The proposed materials are appropriate and widely used throughout the City.

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

   The site design shows consideration for adjacent land uses thus creating a development that will be compatible with the area.

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

   Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

PLANNING COMMISSION ACTION

The Planning Commission denied this site plan as they believed that the plan should be modified to address the concerns of neighbors with regard to the western driveway and associated traffic noise and security concerns. If the site plan is to be approved, Condition #4 needs to be amended to reflect the plans' date stamp of 2/3/05 and a new condition added that there shall be a gate which is locked to prevent vehicular access to the westerly driveway after school and activities have concluded for the day.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 137 by Planning Department

APPROVALS 0

PROTESTS 5

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
Bureau of Land Management

STATEMENT OF FINANCIAL INTEREST

SEP 17 2004

LAS VEGAS
FIELD OFFICE
Las Vegas, Nevada

Case Number: SDR-5614 APN: 125-12-301-002

Name of Property Owner: USA

Name of Applicant: Clark County School District

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

_____ Yes XX No

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

City Official: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: Sharon DiPinto

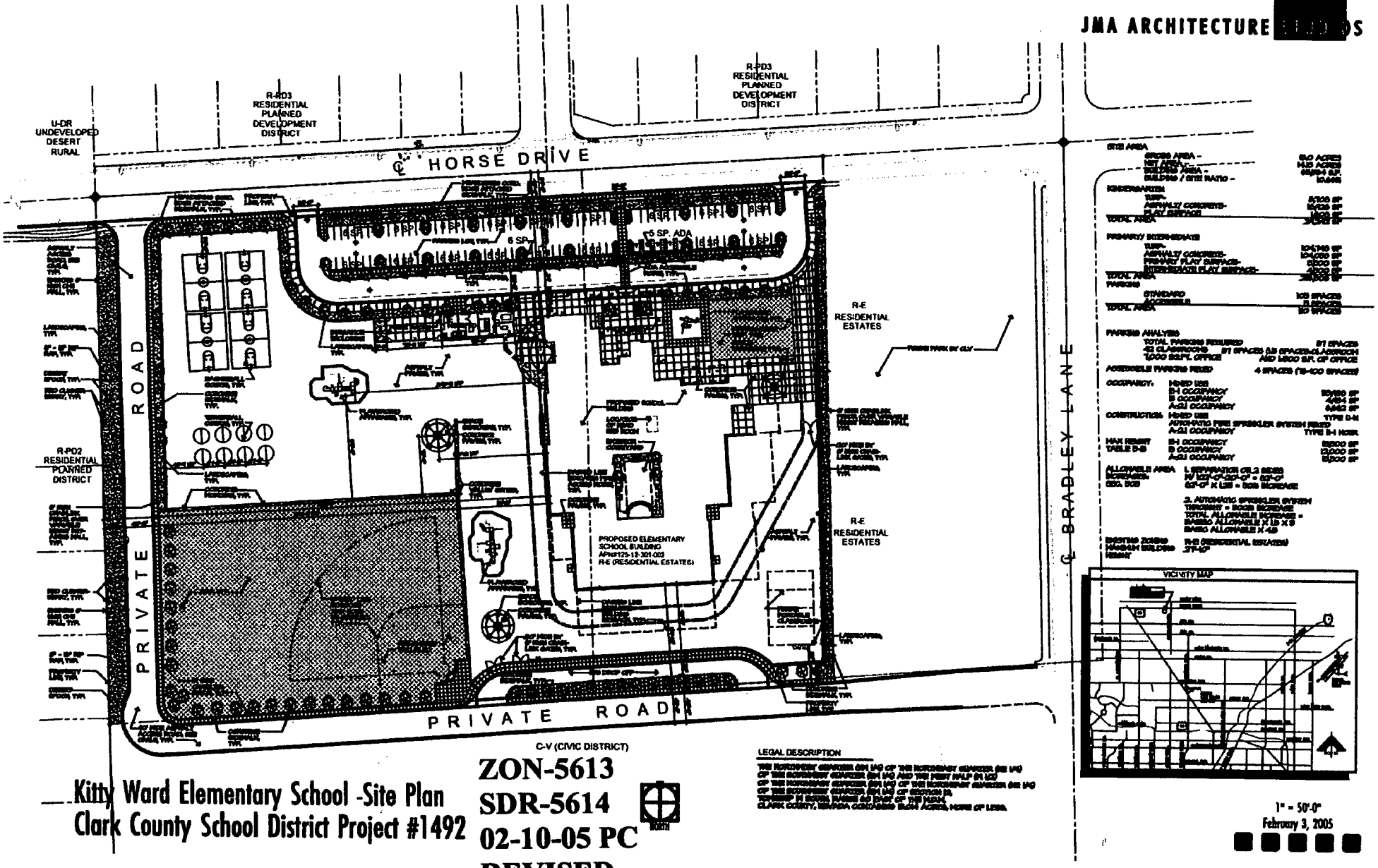
Sharon DiPinto, AFM
Division of Lands, BLM

Subscribed and sworn before me

This 27th day of October, 2004

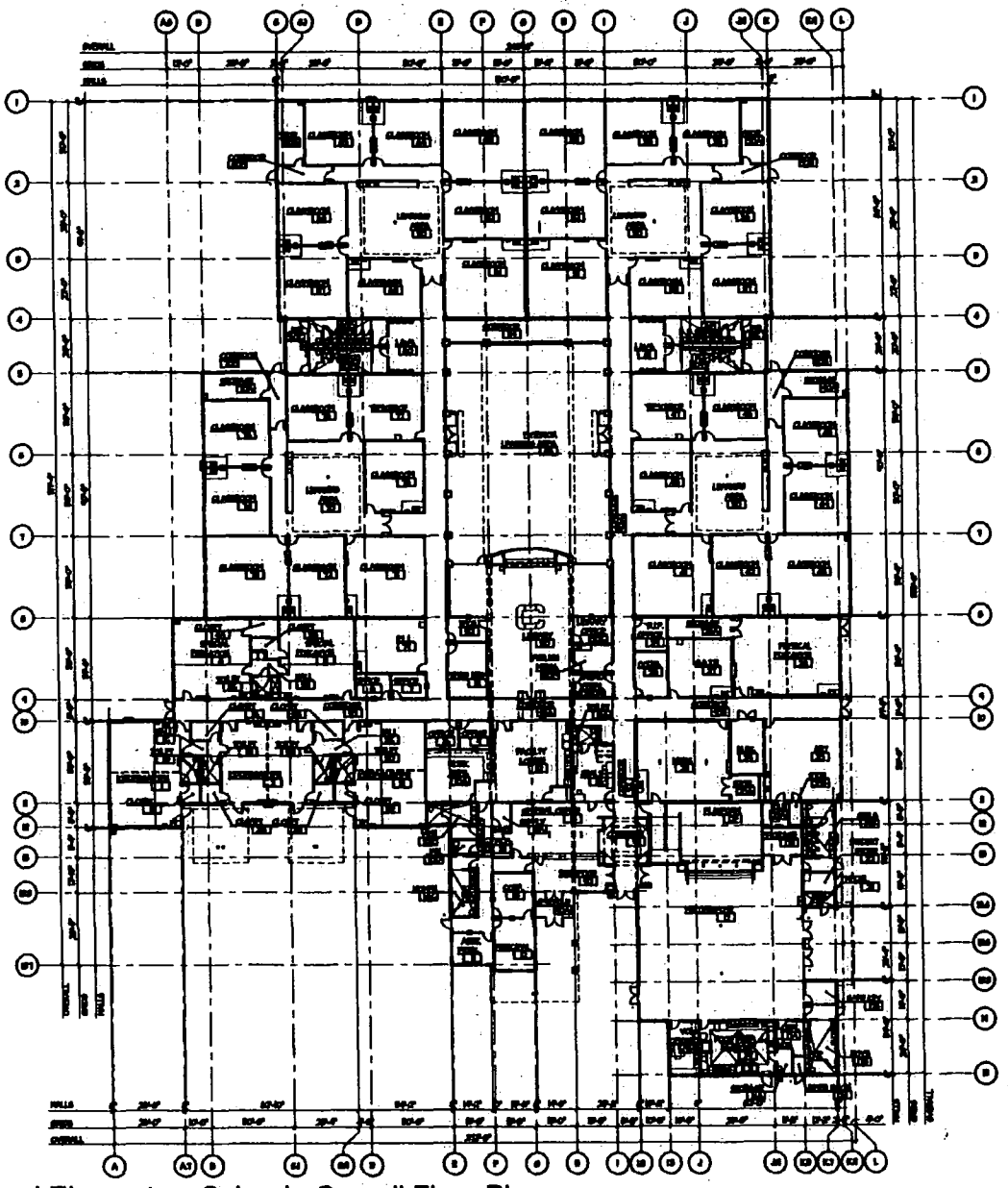
Carol A. McDermott
Notary Public in and for said County and State

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

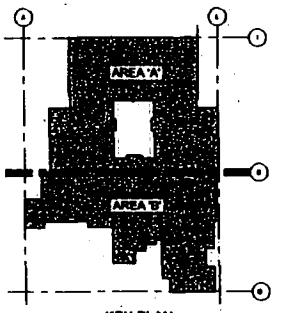


Kitty Ward Elementary School -Site Plan
Clark County School District Project #1492

ZON-5613
SDR-5614
02-10-05 PC
REVISED



JMA ARCHITECTURE [redacted]S



KEY PLAN

Kitty McDonough Ward Elementary School - Overall Floor Plan

CCSD Project #1492

PROJECT NO 200401155

DATE: 10/27/04

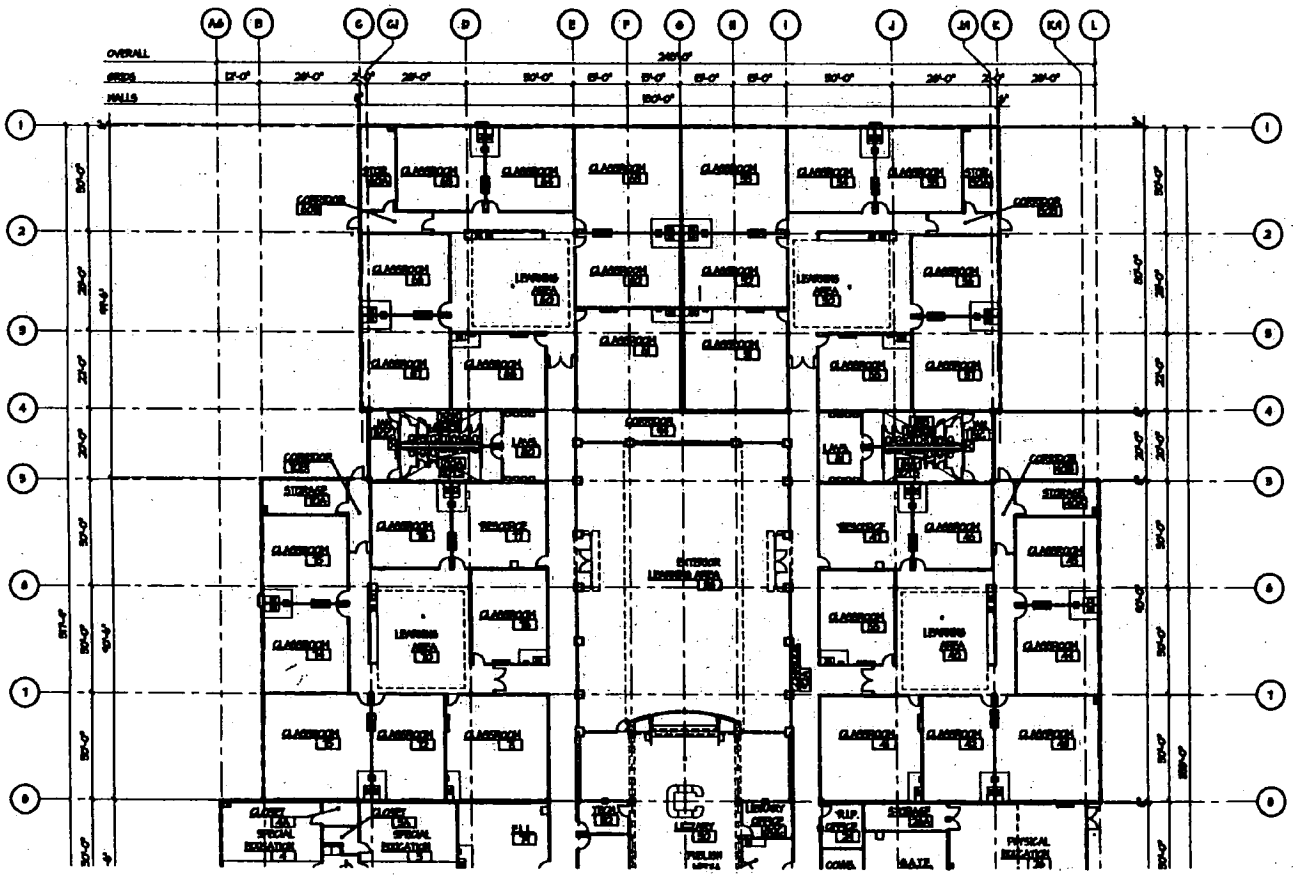
SCALE: 1" = 80'-0"

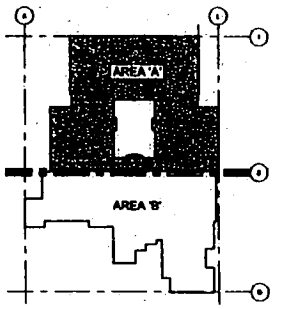
NORTH

SDR-5614

01/27/05 PC

JMA ARCHITECTURE





KEY PLAN

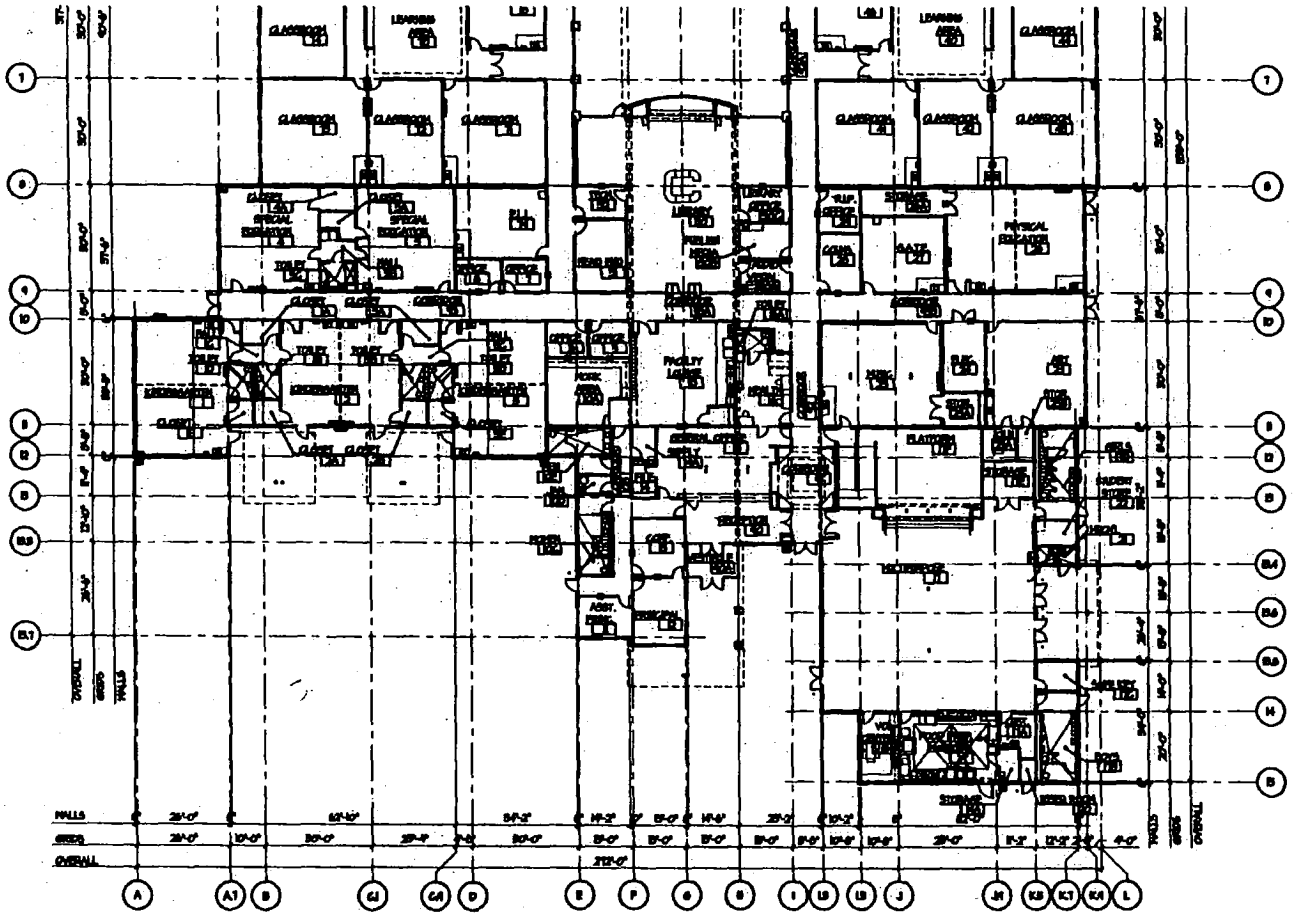
Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "A"

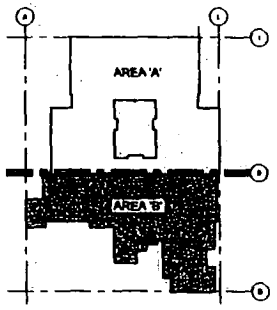
CCSD Project #1492

SDR-5614
01/27/05 PC

PROJECT NO: 200401156
DATE: 10/27/04
SCALE: 1/8" = 1'-0"
NORTH

JMA ARCHITECTURE [redacted]S





KEY PLAN

Kitty McDonough Ward Elementary School - Enlarged Floor Plan Area "B"

CCSD Project #1492

PROJECT NO: 200401186

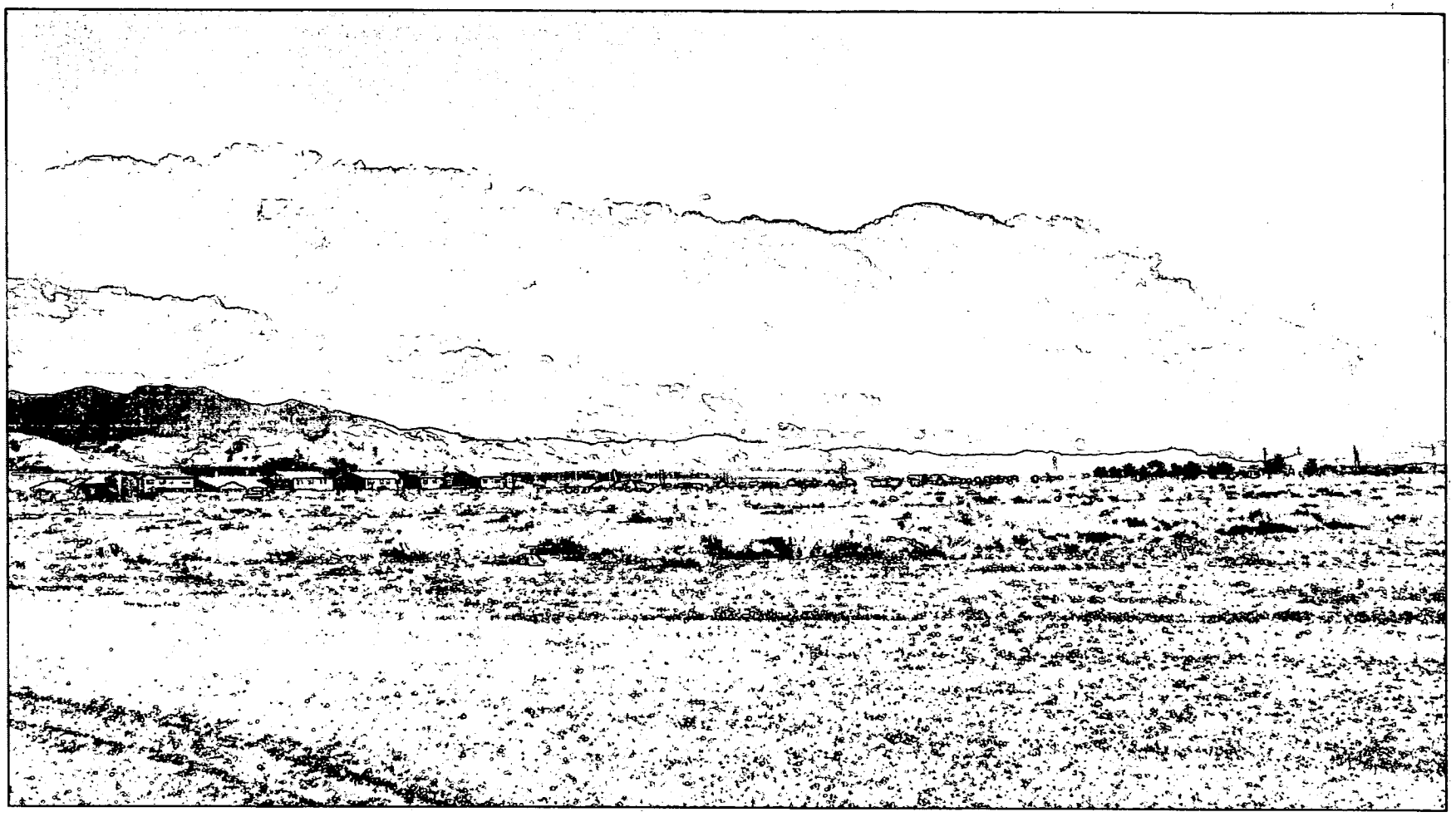
DATE: 10/27/04

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

NORTH

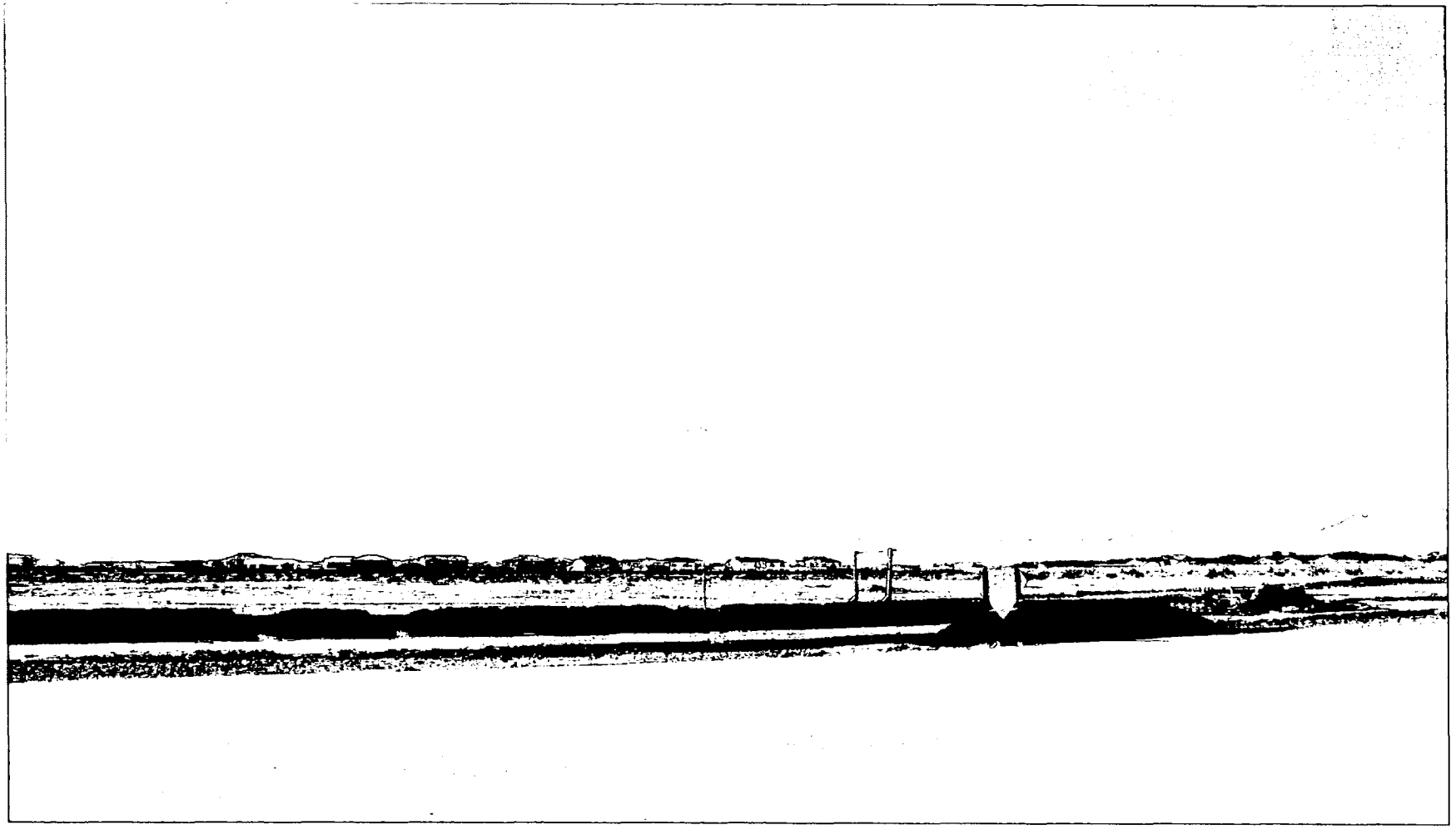
SDR-5614

01/27/05 PC



SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04



SDR-5614 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA
SOUTH SIDE OF HORSE DRIVE, APPROXIMATELY 290 FEET WEST OF BRADLEY ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

12/30/04

AN AFFIRMATIVE ACTION
EQUAL OPPORTUNITY EMPLOYER

CLARK COUNTY SCHOOL DISTRICT

Demographics, Zoning & Realty Department

FACILITIES DIVISION
"Yes, we can"

BOARD OF SCHOOL TRUSTEES

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

Mr. Carlos Arturo Garcia, Superintendent

November 3, 2004

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

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

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

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

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

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

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

Sincerely,

Carol L. Bailey

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

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

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

Telephone Protest/ Approval Log

Meeting Date: 2.10.05 PC **Case Number:** GPA-5612 ZON 5613 SDR-5614

Date: 2/8/05
Name: STAN KOPEC
Address: 8228 FULTON RANCH
Phone: 361-2590
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

READ INTO THE RECORD

City of Las Vegas

Agenda Item No. 134

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5814 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 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 (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Justification letter

MOTION:

MACK - APPROVED - UNANIMOUS

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing for Item 134 [GPA-5814], Item 135 [ZON-5816], Item 136 [VAR-5819] and Item 137 [SDR-5815].

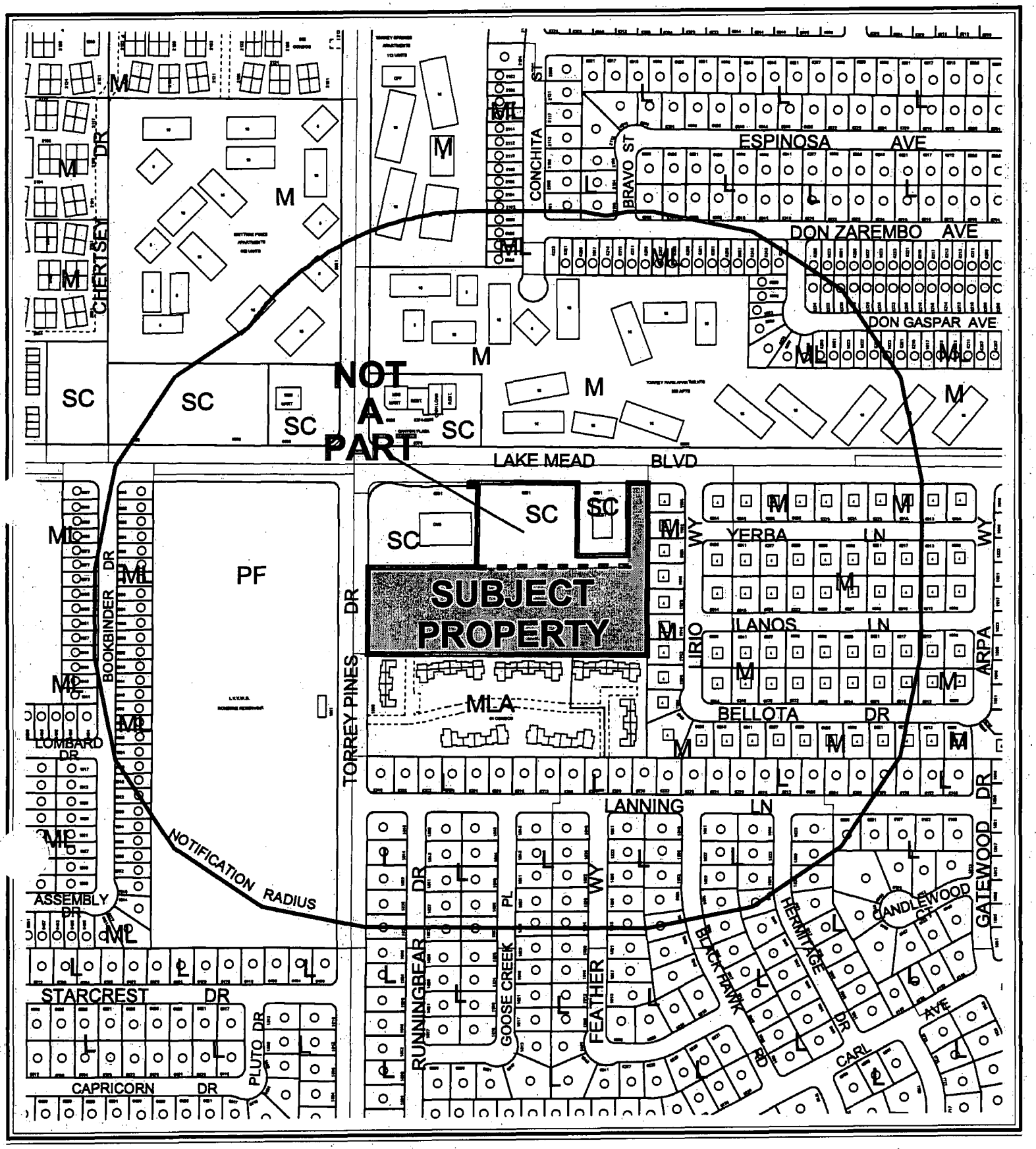
ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated the proposal consists of single-family residential development to serve as an infill project. To the east of the project is Rural Estate (RE) residential zoning, to the south is Residential Planned Development for 12 units (R-PD12), and he describe the commercial along the frontage of the major intersection. Because of the overwhelming commercial development in the vicinity, the residential infill will best suit the neighborhood. He concurred with staff recommendations and respectfully requested approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 134 [GPA-5814], Item 135 [ZON-5816], Item 136 [VAR-5819] and Item 137 [SDR-5815].

(5:17 - 5:22)

6-352



0 400 800 Feet

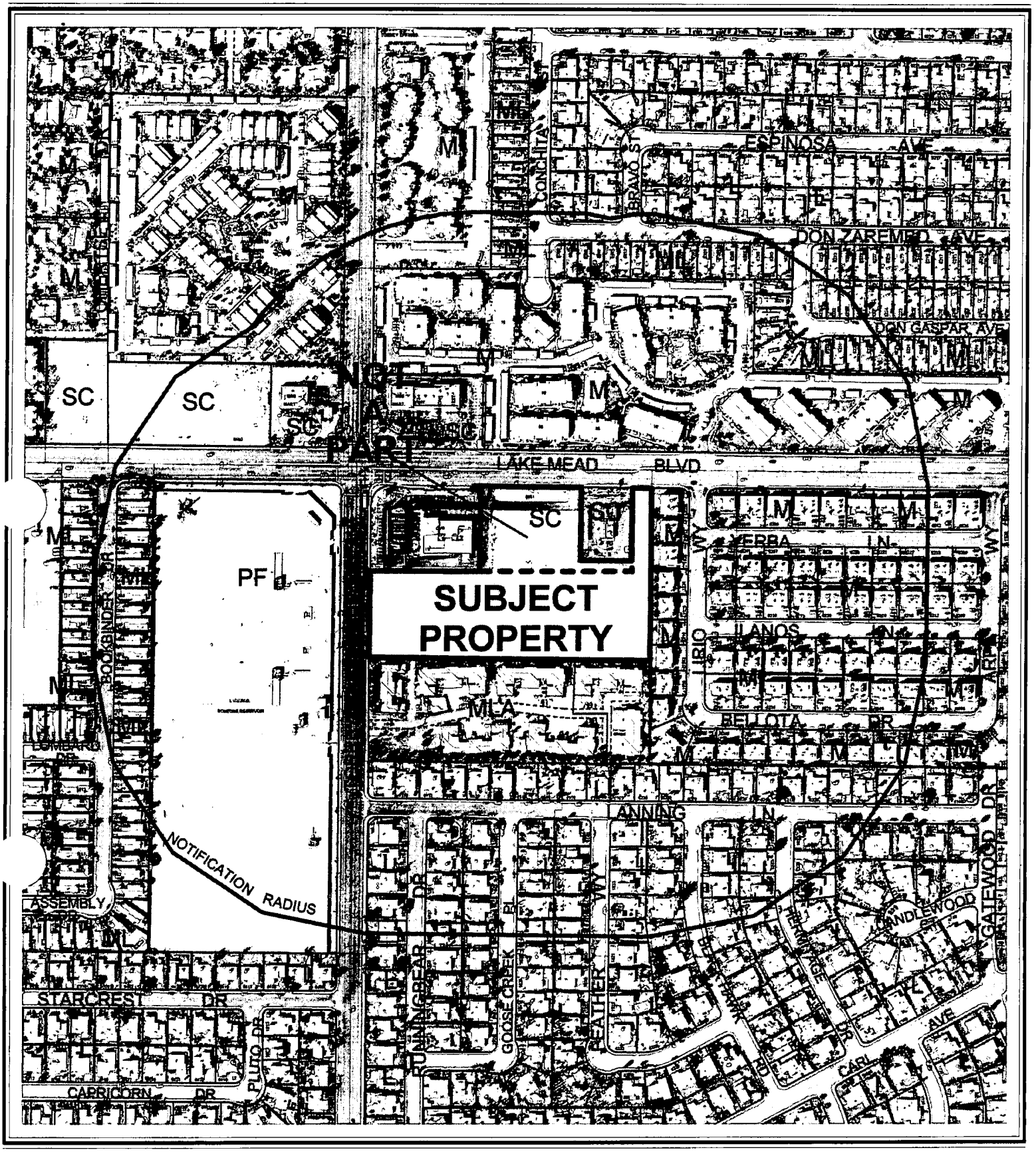
CASE: **GPA-5814**

RADIUS: 750 FT

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

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

N



CASE: **GPA-5814**

RADIUS: 750 FT

0 400 800 Feet

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5814 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential). A companion Rezoning (ZON-5816), Variance (VAR-5819) and Site Development Plan Review (SDR-5815) will be heard concurrently.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for ML (Medium Low Density) Residential land uses with a maximum density of 12 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
06/08/98	The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium-Low Density Residential) to SC (Service Commercial) on the subject site.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Southwest Sector Plan Area as described in the Plan.
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to address easement and access concerns.
02/10/05	The Planning Commission recommended approval of related items (ZON-5816, VAR-5819 and SDR-5815).
02/10/05	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #11).

DETAILS OF APPLICATION REQUEST

Site Area: 5.3 Acres

EXISTING LAND USE

Subject Property	Vacant, fast food restaurant and pharmacy
North	Vacant
South	Multi-family residences
East	Multi-family residences
West	Water District site

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	SC (Service Commercial)
South	MLA (Medium-Low Attached Density Residential)
East	M (Medium Density Residential)
West	PF (Public Facilities)

EXISTING ZONING

Subject Property	R-E (Residence Estates) under Resolution of Intent to C-1 (Service Commercial)
North	C-1 (Service Commercial)
South	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East	R-3 (Medium Density Residential)
West	U (Undeveloped)

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

DEFINITIONS

MLA (Medium Low Attached Density Residential) (8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

None

ANALYSIS

In 1998, Planning and Development Department staff supported and the City Council approved a General Plan Amendment (GPA-0013-98) on the subject site that changed the designation from ML (Medium Low Density Residential) to SC (Service Commercial). The assessment at the time was that the infill parcel situated at the intersection of Lake Mead Boulevard, a Primary (100-foot) Arterial, and Torrey Pines Drive, a Secondary (80-foot) Collector, was more suited for commercial development. Commercial land use in this location was determined to be compatible with the surrounding land uses, which are public facility, multi-family and commercial. That assessment is still valid, as conditions in the area have remained relatively the same. Furthermore, trends in the area seem to support that commercial land use is still viable along Lake Mead Boulevard. In November of 2003, the City Council approved a General Plan Amendment on property located less than 300 feet to the west of the subject site, on the north side of Lake Mead Boulevard that changed the designation on that site from residential to commercial, the opposite of what this application proposes.

FINDINGS

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

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

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

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

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

In regard to "1", the proposed density is considerably lower than the surrounding residential development. A multi-family project south of the subject site is zoned R-PD12, which allows up to 12.49 units per acre. Land to the east also is developed at a higher density, the zoning district and general plan designation allows up to 25 units per acre. Additionally, commercial development exists to the north of the proposed project.

In regard to "2, the requested R-PD9 zoning district is not compatible with the adjacent residential zoning districts, which allow for high density or with the commercial zoning districts to the north of the subject site. An orderly transition of land uses, typically goes from commercial, near the high-traffic corridors, to high-density residential projects to lower density single-family residential developments. This proposal will impair that transition as it seeks to place single-family homes between existing commercial and a multi-family development.

In regard to "3 all public infrastructures necessary to support full development of the subject property are either located near or adjacent to the site or are proposed for construction. A proposed police station is to be located at Lake Mead Boulevard and Tenaya Way, approximately one mile from the site, and a proposed fire station is to be located at Torrey Pines Drive and Smoke Ranch Road, approximately one-half mile from the site.

In regard to "4", *The City of Las Vegas Master Plan 2020* specifies as Policy 2.1.2 (page 42): "That development on vacant and underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." Development on the subject tract, which consists of single-family dwellings, is out of context with the surrounding commercial and multi-family development, does not meet this objective.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 28, 2004 a neighborhood meeting sponsored by the applicant was held. The two persons that attended commented on the timing of construction, but did not appear to be opposed to the project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 267 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S. Saberi

BASKD#2 Nevada LLC

Print Name: Simon Saberi

Subscribed and sworn before me

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

Christy Calvin

Notary Public in and for said County and State

CHRISTY CALVIN
Notary Public State of Nevada
No. 99-99417-1
My appt. exp. Feb. 21, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

_____ **Yes** X **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

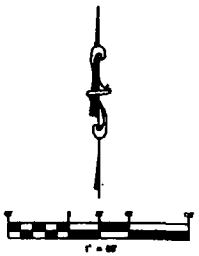
Subscribed and sworn before me

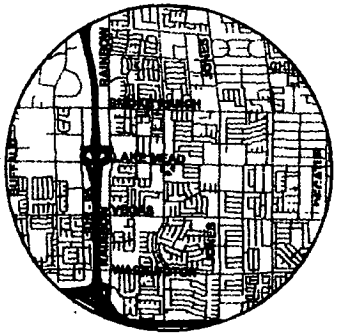
This 6th **day of** October, **20** 04

_____
Notary Public in and for said County and State

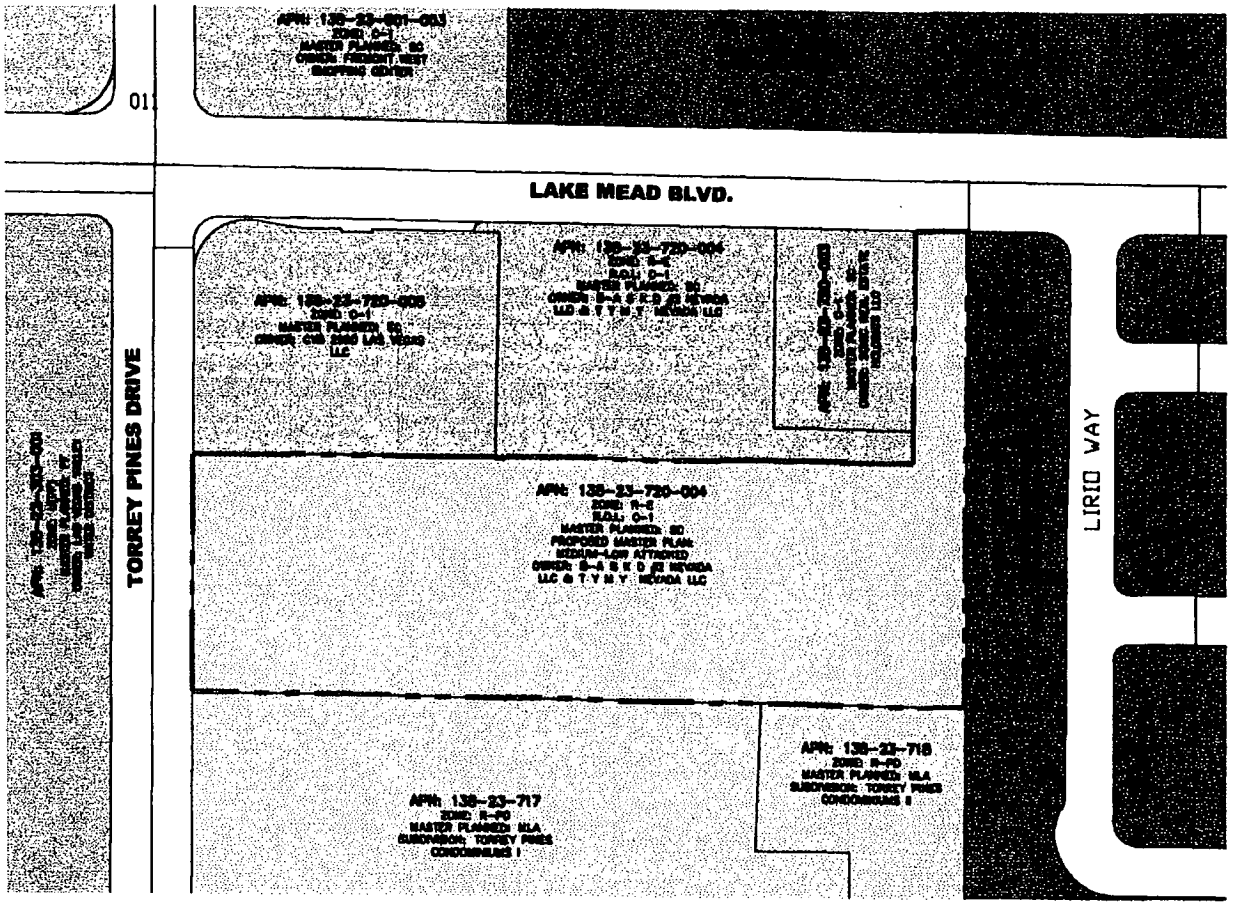
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN D. De COVIC
Appt. No. 03-84335-1
My Appt. Expires Sept. 1, 2007

LAKE MEAD / TORREY PINES





VICINITY MAP
NOT TO SCALE



LEGEND

- LOW (3.5 - 5.5 D.U.A.)
- MEDIUM LOW ATTACHED (8.1 - 12 D.U.A.)
- MEDIUM (12.1 - 25 D.U.A.)
- SERVICE COMMERCIAL
- PUBLIC FACILITY

DEVELOPER

RICHMOND AMERICAN HOMES
7230 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

OWNERS

B-A SKD#2 NEVADA LLC SO
T Y M Y NEVADA LLC SO
20841 VENTURA BLVD #310
WOODLAND HILLS CA, 91364

ASSESSORS PARCEL NUMBER:

138-23-720-004

OVERALL TABULATIONS

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

GPA-5814
01/27/05 PC

DEVELOPER
RICHMOND AMERICAN HOMES
7230 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 340-5800

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7625 Hickman Avenue Las Vegas, NV 89129 Office 702.384.7701 Fax 702.384.7703

SHEET: EXHIBIT TO ACCOMPANY GENERAL PLAN ADMENDMENT

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

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

SHEET 1 OF 1
DRAWING NO. GPA-1

GPA-5814 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

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

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

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

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

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

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

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

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

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

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

Sincerely,
RS Consulting, Inc

Russell Kokuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No. 135

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5814

ZON-5816 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 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 (6-0-1 vote) recommends 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:

NOTE: See Item 134 [GPA-5814] for all related discussion.
(5:17 - 5:22)
6-352

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5814) to a Service Commercial land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

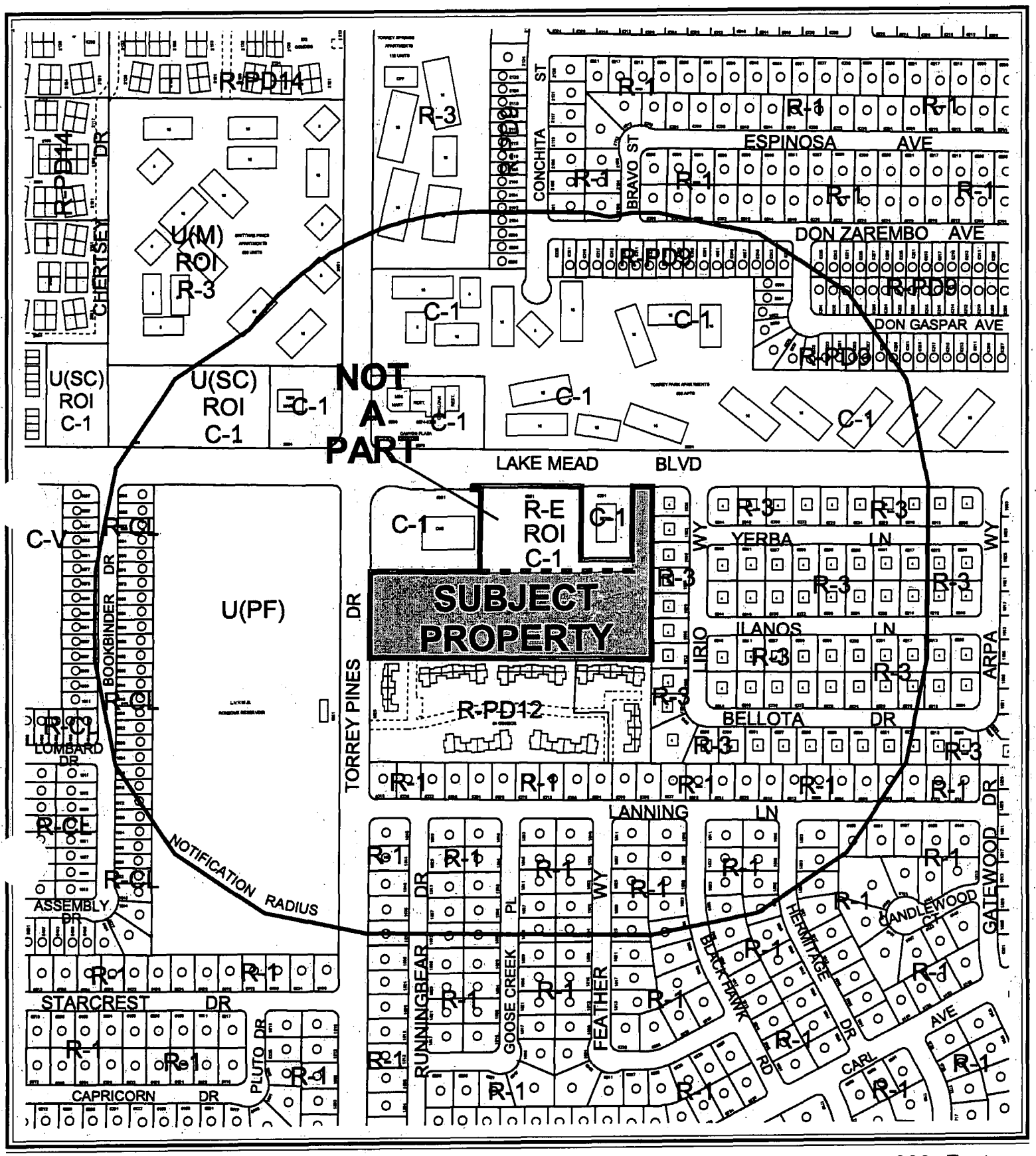
Public Works

4. Coordinate with the City Surveyor to determine the proper mapping procedure for this site and comply with recommendations.

CONDITIONS - Continued:

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

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



0 400 800 Feet

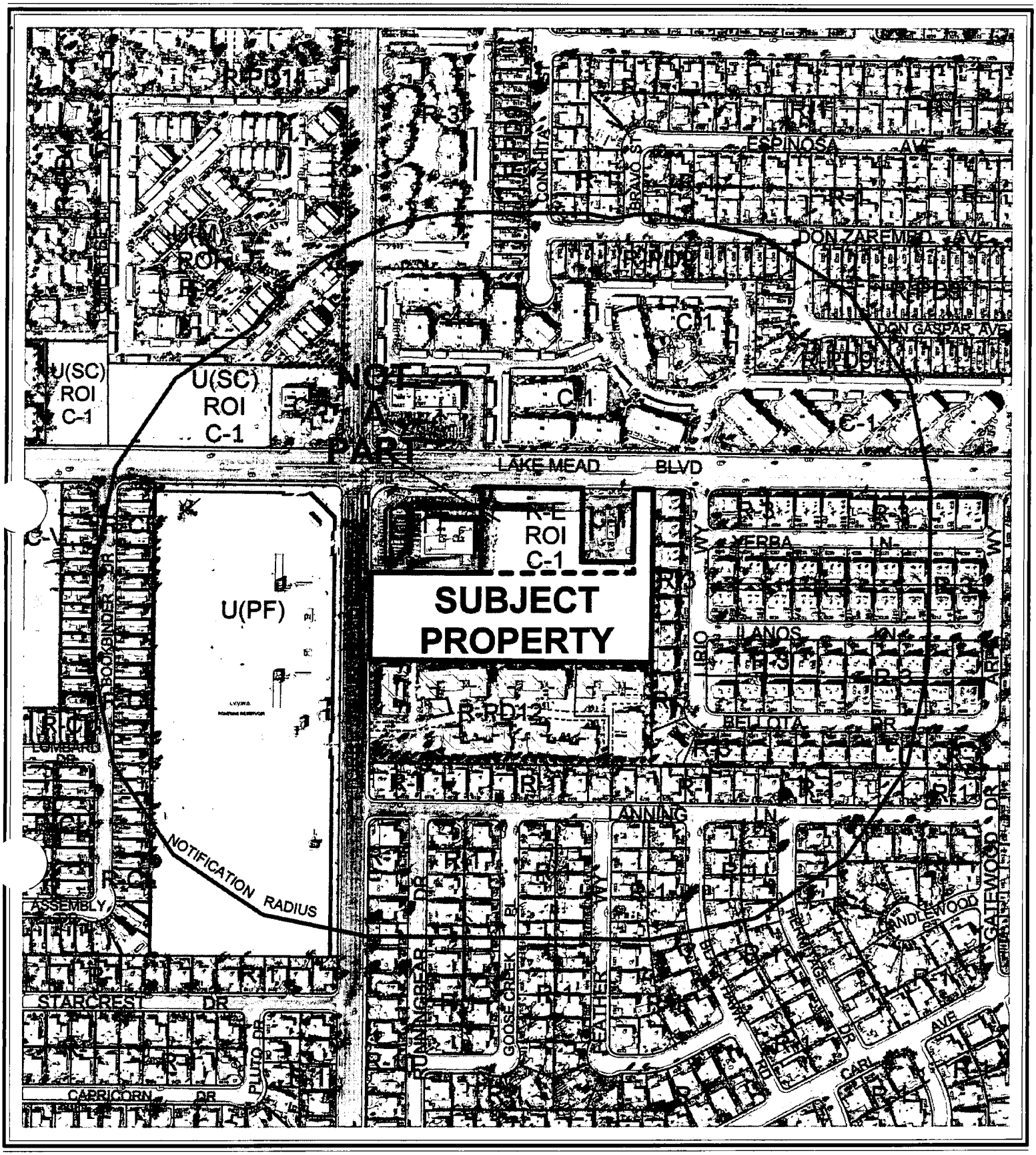
CASE: ZON-5816

RADIUS: 750 FT

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

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

N



CASE: **ZON-5816**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5816 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5814) to a Service Commercial land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine the proper mapping procedure for this site and comply with recommendations.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from C-1 (Limited Commercial) to R-PD9 (Residential Planned Development – 9 Units per Acre) on 5.3 acres located adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard. A companion General Plan Amendment (GPA-5814), Variance (VAR-5819) and Site Development Plan Review (SDR-5815) will be heard concurrently.

B) Applicant's Justification

The applicant justifies the request by stating that the infill parcel will provide much needed affordable single-family housing for the community.

BACKGROUND INFORMATION

A) Related Actions

06/08/98 The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.

06/14/99 The City Council approved three Special Use Permits; (U-0040-99) for a Minor Auto Repair facility, (U-0041-99) for Off-Premise Consumption and (U-0042-99) for Gas Sales in conjunction with a convenience store on the subject site, which is currently part of a larger commercial subdivision. The Planning Commission recommended approval.

06/14/99 The City Council approved a Site Development Plan Review [Z-0025-98(1)] for a 66,195 square foot commercial center, a

04/13/00 The Planning Commission voted to withdraw without prejudice three Special Use Permits; (U-0033-00) for Gas Sales, (U-0035-00) for Off-Premise Consumption and (U-0036-00) for a Full Service Car Wash and a Site Development Plan Review [Z-0025-98(2)] for a 21,505 square foot Car Wash/Minor Auto Repair Facility on the subject site, which is currently part of a larger commercial subdivision.

06/08/00 The Planning Commission approved a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square foot fast food restaurant on land within the same commercial subdivision as the subject site.

04/09/01 Staff administratively approved a Site Development Plan Review [Z-0025-98(4)] for a proposed 13,903 square foot drug store on within the same commercial subdivision as the subject site.

01/27/05 The Planning Commission Meeting held this item in abeyance to the 02/10/05 Planning Commission Meeting at the request of the applicant, in an effort to address easement and access concerns.

02/10/05 The Planning Commission recommended approval of companion items General Plan Amendment (GPA-5814), Variance (VAR-5819) and Site Development Plan Review (SDR-5815).

02/10/05 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #12).

B) Pre-Application Meeting

12/01/04 Issues including the amount of commercial land in the surrounding area and the lack of open space provided on the plan were discussed.

C) Neighborhood Meetings

12/28/04 Two neighbors attended a meeting on the related General Plan Amendment (GPA-5814). Questions about lot and home size, traffic impact on Torrey Pines and the dedication of right-of-way were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.3

B) Existing Land Use

Subject Property:	Vacant
North:	Fast Food Restaurant, Drugstore and Vacant
South:	Multi-family dwellings
East:	Multi-family dwellings
West:	LVVWD site

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	MLA (Medium-Low Attached Density Residential)
East:	ML (Medium-Low Density Residential)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East:	R-3 (Medium Density Residential)
West:	U (Undeveloped)

E) General Plan Compliance

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-5815), a related item.

Pursuant to Title 19.06, the following Open Space Standards for R-PD development apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
5.3 acres	8.7	1.65	14.4%	33,245 SF	7.2%	17,391 SF

The proposed development needs a variance from the open space requirement as site plan is deficient in the amount of open space provided. The Planning and Development Department requested a revised site plan; this revised plan was submitted on 02/01/05. On this revised plan, one lot has been removed, slightly reducing the open space requirement, although the variance requirement remains.

The Department of Public Works believes that an open concrete drainage channel and an easement exist in the location the applicant designates as open space. Drainage areas cannot be counted towards the open space requirement. The applicant has not included the actual 12-foot wide drainage swale in the open space calculation, but has included the remaining westernmost eight feet of the overall 20-foot drainage/sewer easement, where the landscaped area will be over the top of the underground sewer.

The applicant has applied for a Variance (VAR-5819) to allow for a reduction in open space.

B) General Analysis and Discussion

This rezoning application is consistent with the proposed MLA (Medium-Low Attached Residential) General Plan designation for the site. The proposed development will result in the construction of 46 lots on 5.3 acres, for a density of 8.7 dwelling units per acre. A 37-foot wide, private street will be provided with access off Torrey Pines Drive.

Some open space, although less than R-PD (Residential Planned Development) requirements, is provided in conjunction with a drainage easement area along the east boundary of the site. A revised site plan date stamped 02/01/05 dropped one lot from the initial submission and includes a revised design to retain the current access point to the adjacent drug store at the west end of the site.

The basic site design focuses on clusters of four lots around a central 24-foot private drive. This infill parcel on the periphery of two major roadways is better suited for commercial uses, such as a neighborhood shopping center that would provide for the sale of convenience goods (food, drugs, and sundries) and personal services that meet the daily needs of an immediate neighborhood trade area. The nearby Best of the West Shopping Center draws from the regional population and does not provide services specifically for the surrounding neighborhoods.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

A companion General Plan Amendment (GPA-5814) proposed to change the designation to SC (Service Commercial), which is consistent with the proposed C-1 (Limited Commercial) zoning district.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

Single-family homes are not compatible with the surrounding area that consists of multi-family and commercial developments. The proposed project will not create an orderly transition of land uses as the single-family homes will be located between existing commercial and a multi-family development. The applicant has redesigned the western end of the site to retain the existing access point to the existing drug store to the north of this parcel.

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

Trends in the area seem to support that commercial land use is still viable along Lake Mead Boulevard. In November of 2003, the City Council approved a General Plan Amendment on property located less than 300 feet to the west of the subject site, on the north side of Lake Mead Boulevard that changed the designation on that site from residential to commercial, the opposite of what this application proposes. Furthermore, the subject site was rezoned to commercial in 1998 from a residential zoning district to allow for commercial uses.

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

Lake Mead Boulevard, a Primary (100-foot) Arterial and Torrey Pines Drive, a Secondary (80-foot) Collector are fully developed and are adequate for the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 267 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

_____ **Yes** __x__ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

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

Susan D. DeCovic

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S. Saberi

BASKD#2 Nevada LLC

Print Name: Simon Saberi

Subscribed and sworn before me

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

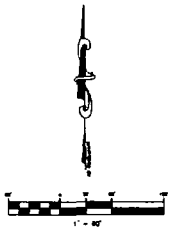
Christy Calvin

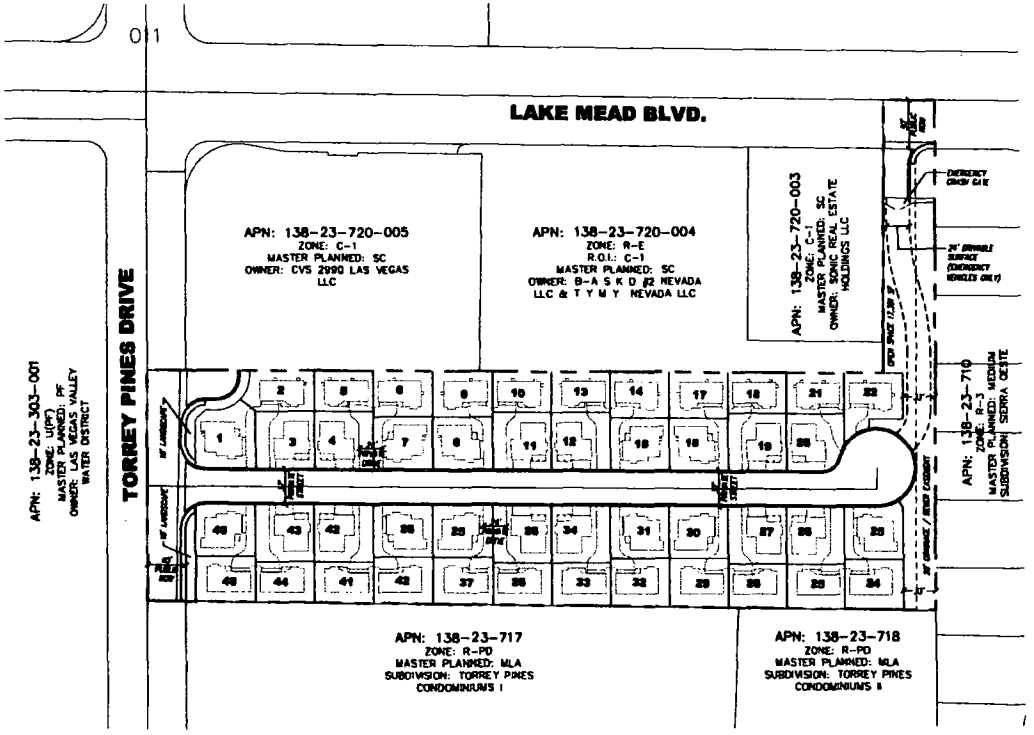
Notary Public in and for said County and State

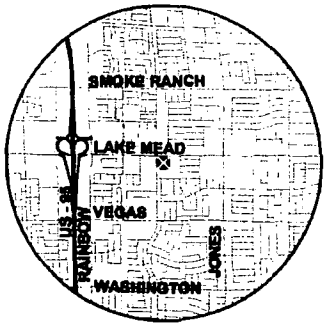
CHRISTY CALVIN
Notary Public State of Nevada
No. 03-83417-1
My appt. exp. Feb. 21, 2007

LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY RICHMOND AMERICAN HOMES







VICINITY MAP
NOT TO SCALE

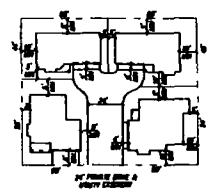
DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y NEVADA LLC
20841 VENTURA BLVD #310
WOODLAND HILLS, CA 91354-2319

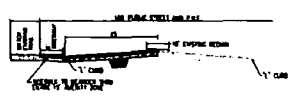
ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

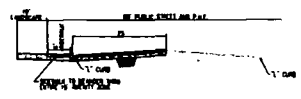
EXISTING ZONING	C-1
PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	46
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A.
OPEN SPACE REQUIRED	0.57 AC (24,633 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 29% REDUCTION OF O.S.	



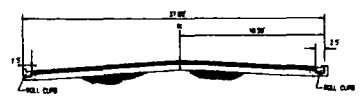
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



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



60' PUBLIC STREET HALF-SECTION (TORREY PINES DRIVE)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

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

RECEIVED
FEB 0 1 2005

DEVELOPER
RICHMOND AMERICAN HOMES
2250 W. PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 240-5600

LAND USE
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7323 Fitchburg Avenue Las Vegas, NV 89129 Office: 702.384.7701 Fax: 702.384.7702

SHEET
SITE PLAN TO ACCOMPANY
ZC / SDR / VC

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

DATE: DECEMBER 12, 2004
DRAWN BY: B. SAHLOE
DESIGNED BY: B. SAHLOE
CHECKED BY: R. SHUSE
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO.
0068 PA SITE 11-21-04.DWG

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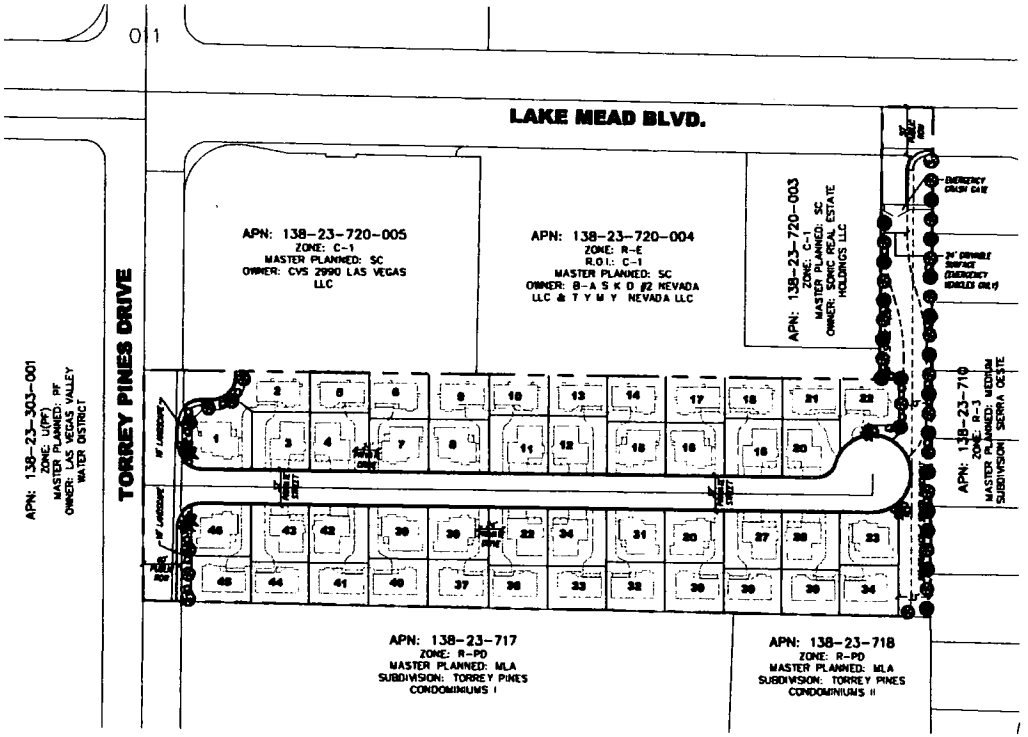
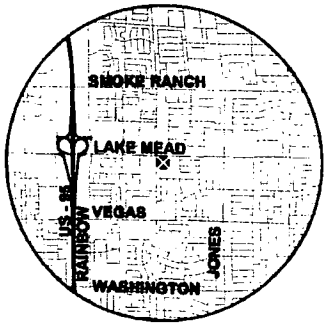
LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





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NOT TO SCALE

DEVELOPER
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LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y NEVADA LLC
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WOODLAND HILLS, CA 91364-2318

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

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PROPOSED ZONING	RPD-8
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DENSITY	8.7 DU/A
OPEN SPACE REQUIRED	0.57 AC (24,833 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 29% REDUCTION OF 0.5	

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

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

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

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

RECEIVED
FEB 0 1 2005

DEVELOPER: RICHMOND AMERICAN HOMES
2750 WEST PEAK AVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7925 Hillside Avenue Las Vegas, NV 89128 Office: 702.384.7701 Fax: 702.384.7703

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

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

DATE: DECEMBER 12, 2004
DRAWN BY: B SAVOIE
DESIGNED BY: B SAVOIE
CHECKED BY: B SAVOIE
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO

C:\Documents and Settings\RS Consulting Inc\My Documents\RS Consulting\Projects\Richmond American\RA-0068\Planning\0068 LAYOUT 1 1-10-05.dwg, 2/1/2005 12:52:09 PM, hp psc 2200 series, 1:1

ZON-5816 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

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

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

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

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

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

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

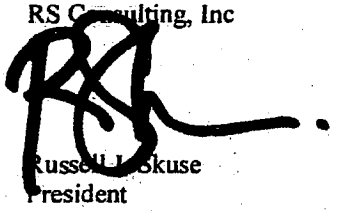
The following minimum setbacks are being requested: See Typical Court Detail

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

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

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

Sincerely,
RS Consulting, Inc



Russell L. Skuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No. 136

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VARIANCE RELATED TO GPA-5814 AND ZON-5816

VAR-5819 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request for a Variance TO ALLOW 0.38 ACRES OF OPEN SPACE WHERE 0.78 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 47-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [Proposed R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 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 (6-0-1 vote) recommends 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:

NOTE: See Item 134 [GPA-5814] for all related discussion.
(5:17 - 5:22)
6-352

CONDITIONS:

Planning and Development

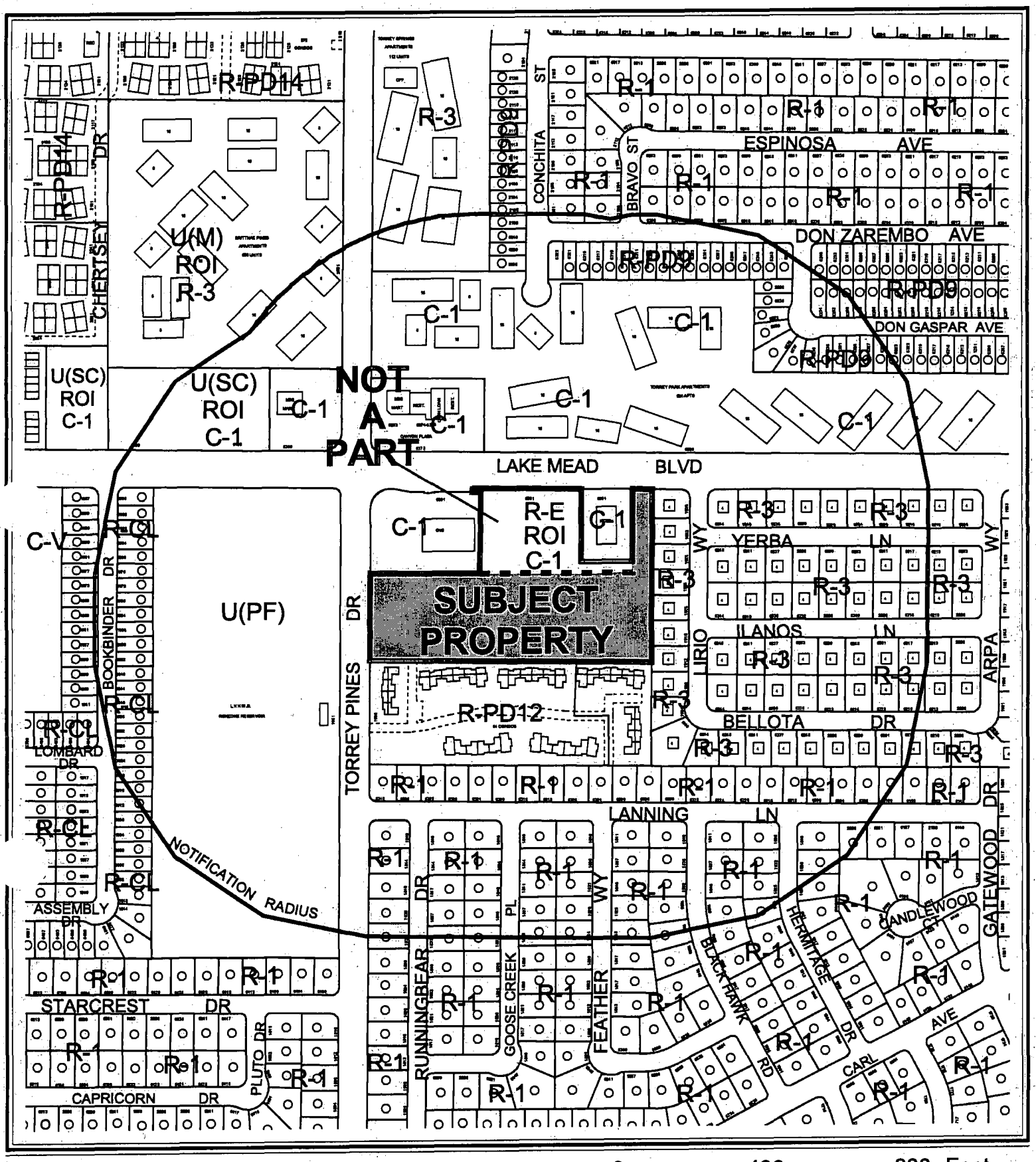
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5816), and Site Development Plan Review (SDR-5815).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution the City of Las Vegas Parks CIP Fund in the amount of $63,416 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still

CONDITIONS - Continued:

required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



0 400 800 Feet

CASE: **VAR-5819**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-5819 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5816), and Site Development Plan Review (SDR-5815).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution the City of Las Vegas Parks CIP Fund in the amount of **$63,416** to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 0.38 acres of open space where 0.78 acres is required in conjunction with a proposed residential subdivision located on the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard.

B) Applicant's Justification

The applicant justifies the request by stating that private useable space will be provided for individual homeowners and the developer is concerned with the current water situation within the Las Vegas Valley.

BACKGROUND INFORMATION

A) Related Actions

06/08/98 The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.

06/14/99 The City Council approved three Special Use Permits; (U-0040-99) for a Minor Auto Repair facility, (U-0041-99) for Off-Premise Consumption and (U-0042-99) for Gas Sales in conjunction with a convenience store on the subject site, which is currently part of a larger commercial subdivision. The Planning Commission recommended approval.

06/14/99 The City Council approved a Site Development Plan Review [Z-0025-98(1)] for a 66,195 square foot commercial center, a

04/13/00 The Planning Commission voted to withdraw without prejudice three Special Use Permits; (U-0033-00) for Gas Sales, (U-0035-00) for Off-Premise Consumption and (U-0036-00) for a Full Service Car Wash and a Site Development Plan Review [Z-0025-98(2)] for a 21,505 square foot Car Wash/Minor Auto Repair Facility on the subject site, which is currently part of a larger commercial subdivision.

06/08/00 The Planning Commission approved a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square foot fast food restaurant on land within the same commercial subdivision as the subject site.

04/09/01 Staff administratively approved a Site Development Plan Review [Z-0025-98(4)] for a proposed 13,903 square foot drug store on within the same commercial subdivision as the subject site.

01/27/05 The Planning Commission held this item in abeyance at the request of the applicant, in an effort to address easement and access concerns.

02/10/05 The Planning Commission recommended approval of companion items General Plan Amendment (GPA-5814), Rezoning (ZON-5816) and Site Development Plan Review (SDR-5815).

02/10/05 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #13).

B) Pre-Application Meeting

12/01/04 Issues including the amount of commercial land in the surrounding area and the lack of open space provided on the plan were discussed.

C) Neighborhood Meetings

12/28/04 Two neighbors attended. Questions about lot and home size, traffic impact on Torrey Pines and the dedication of right-of-way were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.3

B) Existing Land Use

Subject Property:	Vacant
North:	Fast Food Restaurant, Drugstore and Vacant
South:	Multi-family dwellings
East:	Multi-family dwellings
West:	LVVWD site

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	MLA (Medium Low Attached Density Residential)
East:	ML (Medium Low Density Residential)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East:	R-3 (Medium Density Residential)
West:	U (Undeveloped)

E) General Plan Compliance

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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

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

ANALYSIS

A) Zoning Code Compliance

Pursuant to Title 19.06, the following Open Space Standards for R-PD development apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.3 acres	8.7	1.65	14.4%	33,245 SF	7.2%	17,391 SF

The proposed development needs a variance from the open space requirement as the site plan is deficient in the amount of open space provided. The Planning and Development Department requested a revised site plan; this revised plan was submitted on 02/01/05. On this revised plan, one lot has been removed, slightly reducing the open space requirement, although the variance requirement remains.

The Department of Public Works believes that an open concrete drainage channel and an easement exist in the location the applicant designates as open space. Drainage areas cannot be counted towards the open space requirement. The applicant has not included the actual 12-foot wide drainage swale in the open space calculation, but has included the remaining westernmost eight feet of the overall 20-foot drainage/sewer easement, where landscaped area will be over the top of the underground sewer.

B) General Analysis and Discussion

The proposed project will be consistent with portions of Title 19 and the Landscape, Wall and Buffer Standards. The development does not comply, however, with the open space requirements in Title 19 for the R-PD (Residential Planned Development) zoning district. Open space is an integral part of the R-PD zone, as the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided, in effect the project does not meet the standards for the zoning district in which it is located. Essentially, the developer receives the bonuses inherent to the R-PD zone without providing the amenities. Conditions of approval are recommended that would require either a variance, a contribution to the CIP fund or a revised site plan that depicts the required amount of open space.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship in an attempt to maximize profits by overbuilding the site. Alternative site plans would allow conformance to the Title 19 requirements.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 270 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

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

Susan D. De Covic

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S. Sh

Print Name: BASKD#2 Nevada LLC Simon Saberi

Subscribed and sworn before me

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

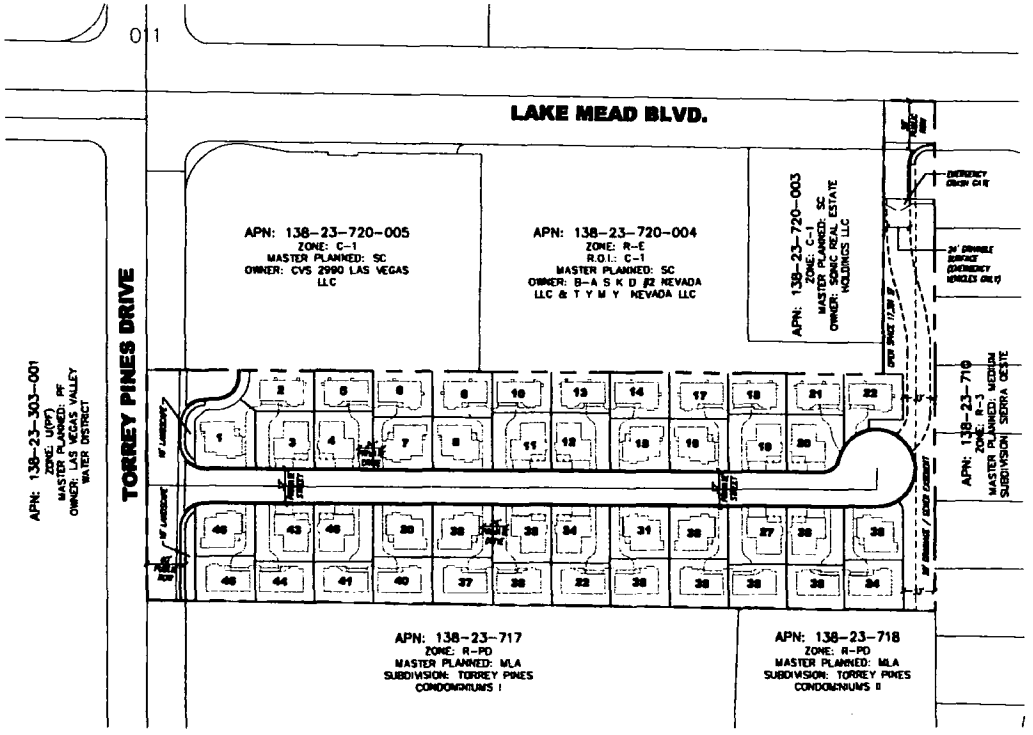
Christy Calvin

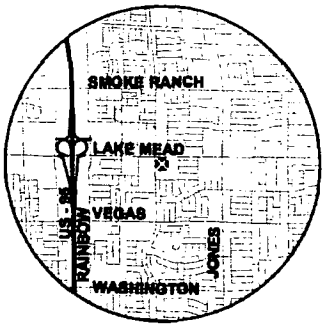
Notary Public in and for said County and State

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

LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

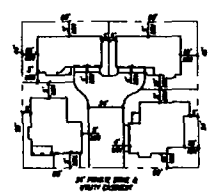
DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y NEVADA LLC
20841 VENTURA BLVD #310
WOODLAND HILLS, CA. 91354-2318

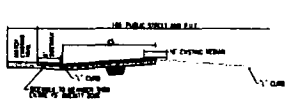
ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

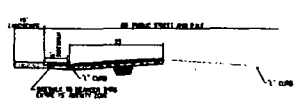
EXISTING ZONING	C-1
PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	46
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A.
OPEN SPACE REQUIRED	0.57 AC (24,633 SF)
OPEN SPACE PROVIDED - 29% REDUCTION OF O.S.	0.40 AC (17,391 SF)



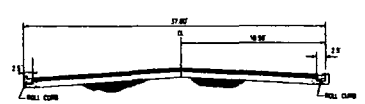
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



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



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



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

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

RECEIVED
FEB 0 1 2005

DEVELOPER:
RICHMOND AMERICAN HOMES
2250 W PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 240-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7523 Hickman Avenue Las Vegas, NV 89128 Office: 702.384.7701 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

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

DATE: DECEMBER 12, 2004
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: R. SMITH
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1

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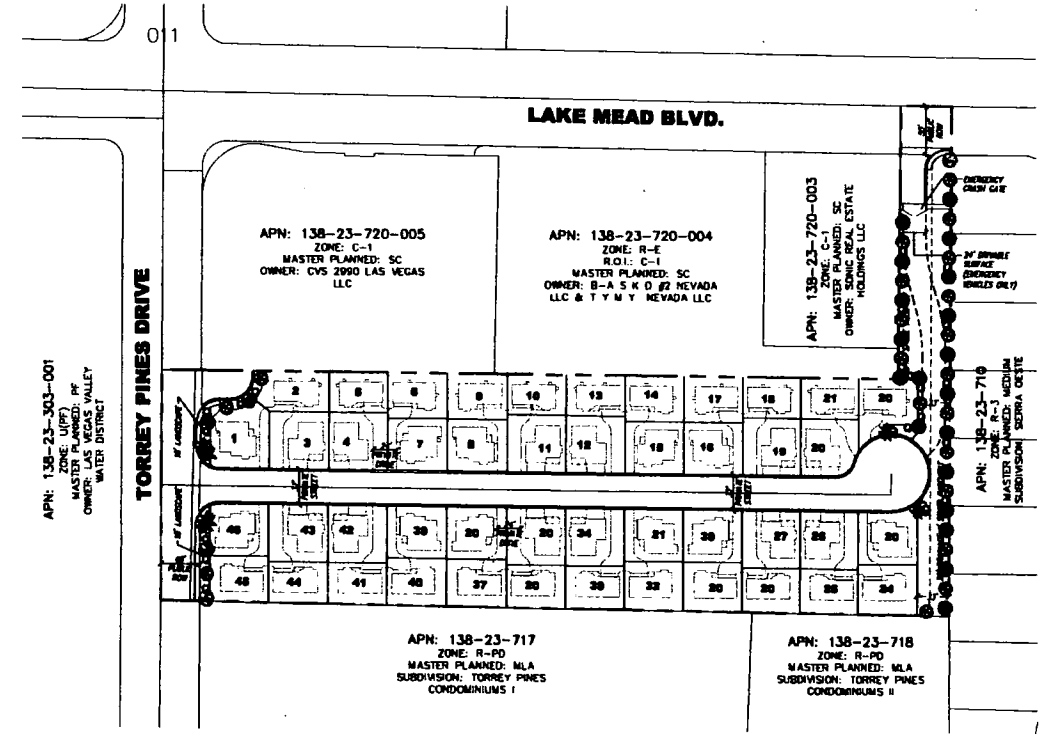
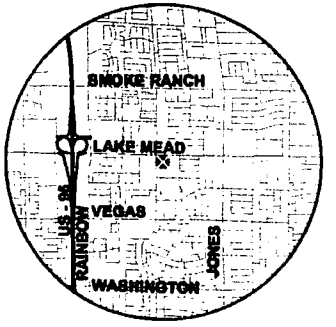
LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 219
LAS VEGAS NEVADA 89178

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

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

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PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
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DENSITY	8.7 D.U.A
OPEN SPACE REQUIRED	0.37 AC (24,633 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 29% REDUCTION OF O.S	

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

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

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

RECEIVED
FEB 0 1 2005

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

DEVELOPER: RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE, SUITE 219
LAS VEGAS, NEVADA
(702) 240-5600

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7325 Hickory Avenue Las Vegas, NV 89129 Office: 702.304-7703 Fax: 702.304-7703

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

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

DATE: DECEMBER 12, 2004
DRAWN BY: B SAVOIE
DESIGNED BY: B SAVOIE
CHECKED BY: B SAVOIE
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO: 0068 RA SITE 11-24-04.DWG

C:\Documents and Settings\RS Consulting Inc\My Documents\RS Consulting\Projects\Richmond American\RA-0068\Planning\0068 LAYOUT 1 1-10-05.dwg, 2/1/2005 12:52:09 PM, hp psc 2200 series, 1:1

VAR-5819 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

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

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

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

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

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

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

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

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

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

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

Sincerely,
RS Consulting, Inc

Russell Askuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No. 137

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 GPA-5814, ZON-5816 AND VAR-5819

SDR-5815 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [Proposed: R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 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 (6-0-1 vote) recommends 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:

NOTE: See Item 134 [GPA-5814] for all related discussion.
(5:17 - 5:22)
6-352

CONDITIONS:

Planning and Development
Planning and Development

1. A Rezoning (ZON-5816) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan date stamped 02/01/05 and building elevations, except as amended by conditions herein for a maximum of 46 units.

4. For this application setbacks are measured as follows:

CONDITIONS - Continued:

Front - is measured from the property line to the face of the garage.
Back - the property line opposite the front
Side - the property lines that runs perpendicular to the front and back

Lot to the lower left of the private drive:
Front (driveway): 6 feet minimum
Back: 5 feet minimum
Side: 5 feet minimum

Lot to the upper left of the private drive:
Front (driveway): 4 feet minimum
Back: 5 feet minimum
Side: 5 feet minimum for one side, 10 feet minimum for opposite side

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Front (driveway): 4 feet minimum
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Lot to the upper right of the private drive:
Front (driveway): 4 feet minimum
Back: 5 feet minimum
Side: 5 feet minimum for one side, 10 feet minimum for opposite side

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

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

7. Air conditioning units shall not be mounted on rooftops

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

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

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

CONDITIONS - Continued:

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

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

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

Public Works

14. Access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of six feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

16. Submit a vacation application for the existing ingress/egress easements, in conflict with this site plan, granted by the Business Center at Lake Mead and Torrey Pines commercial subdivision, Book 96, Page 60.

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

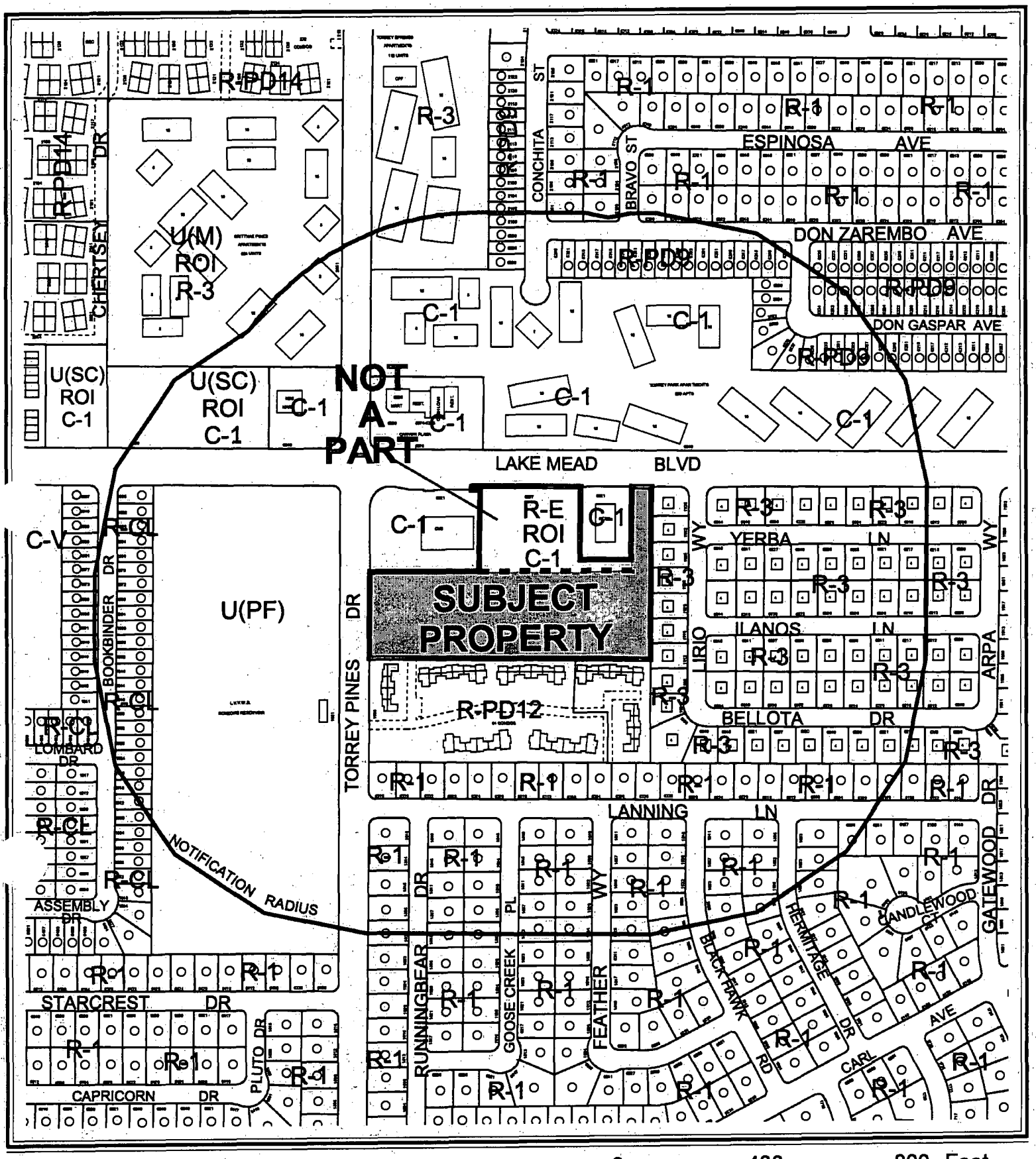
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Site development to comply with all applicable conditions of approval for ZON-5816 and all other

CONDITIONS - Continued:

applicable site-related actions.

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the private street exceeds 500-feet in length and is classified as a deviation from standards.



0 400 800 Feet

CASE: **SDR-5815**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5815 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-5816) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan date stamped 02/01/05 and building elevations, except as amended by conditions herein for a maximum of 46 units.

4. For this application setbacks are measured as follows:

   Front - is measured from the property line to the face of the garage.
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5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

7. Air conditioning units shall not be mounted on rooftops

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

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

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

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

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

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16. Submit a vacation application for the existing ingress/egress easements, in conflict with this site plan, granted by the Business Center at Lake Mead and Torrey Pines commercial subdivision, Book 96, Page 60.

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

19. Site development to comply with all applicable conditions of approval for ZON-5816 and all other applicable site-related actions.

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the private street exceeds 500-feet in length and is classified as a deviation from standards.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 47-lot single family subdivision on 5.3 acres located adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard. A companion General Plan Amendment (GPA-5814), Variance (VAR-5819) and Rezoning (ZON-5816) will be heard concurrently.

B) Applicant's Justification

The applicant justifies the request by stating that the infill parcel will provide much needed affordable single-family housing for the community.

BACKGROUND INFORMATION

A) Related Actions

06/08/98 The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.

06/14/99 The City Council approved three Special Use Permits; (U-0040-99) for a Minor Auto Repair facility, (U-0041-99) for Off-Premise Consumption and (U-0042-99) for Gas Sales in conjunction with a convenience store on the subject site, which is currently part of a larger commercial subdivision. The Planning Commission recommended approval.

06/14/99 The City Council approved a Site Development Plan Review [Z-0025-98(1)] for a 66,195 square foot commercial center, a

04/13/00 The Planning Commission voted to withdraw without prejudice three Special Use Permits; (U-0033-00) for Gas Sales, (U-0035-00) for Off-Premise Consumption and (U-0036-00) for a Full Service Car Wash and a Site Development Plan Review [Z-0025-98(2)] for a 21,505 square foot Car Wash/Minor Auto Repair Facility on the subject site, which is currently part of a larger commercial subdivision.

06/08/00 The Planning Commission approved a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square-foot fast food restaurant on land within the same commercial subdivision as the subject site.

04/09/01 Staff administratively approved a Site Development Plan Review [Z-0025-98(4)] for a proposed 13,903 square-foot drug store on within the same commercial subdivision as the subject site.

01/27/05 The Planning Commission held this item in abeyance at the request of the applicant in an effort to address easement and access concerns.

02/10/05 The Planning Commission recommended approval of a companion General Plan Amendment (GPA-5814), Variance (VAR-5819) and Rezoning (ZON-5816).

02/10/05 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #14/alj).

B) Pre-Application Meeting

12/01/04 Issues including the amount of commercial land in the surrounding area and the lack of open space provided on the plan were discussed.

C) Neighborhood Meetings

12/28/04 Two neighbors attended a meeting on the related General Plan Amendment (GPA-5814). Questions about lot and home size, traffic impact on Torrey Pines and the dedication of right-of-way were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.3

B) Existing Land Use

Vacant

North:	Fast Food Restaurant, Drugstore and Vacant
South:	Multi-family dwellings
East:	Multi-family dwellings
West:	LVVWD site

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	MLA (Medium-Low Attached Density Residential)
East:	ML (Medium-Low Density Residential)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD12 (Residential Planned Development – 12 Units Per Acre)
East:	R-3 (Medium Density Residential)
West:	U (Undeveloped)

E) General Plan Compliance

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The site plan will conform to the MLA land use designation and R-PD9 zoning district requested through the companion General Plan Amendment and Rezoning requests, if approved.

PROJECT DESCRIPTION

The companion rezoning application is consistent with the proposed MLA (Medium-Low Attached Residential) General Plan designation for the site. The proposed development will result in the construction of 46 lots on 5.3 acres, for a density of 8.7 dwelling units per acre. A 37-foot wide, private street will be provided with access off Torrey Pines Drive.

Some open space, although less than R-PD (Residential Planned Development) requirements, is provided in conjunction with a drainage easement area along the east boundary of the site. A revised site plan date stamped 02/01/05 dropped one lot from the initial submission and includes a revised design to retain the current access point to the adjacent drug store at the west end of the site.

The basic site design focuses on clusters of four lots around a central 24-foot private drive. This infill parcel on the periphery of two major roadways is better suited for commercial uses, such as a neighborhood shopping center that would provide for the sale of convenience goods (food, drugs, and sundries) and personal services that meet the daily needs of an immediate neighborhood trade area. The nearby Best of the West Shopping Center draws from the regional population and does not provide services specifically for the surrounding neighborhoods.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Cluster developments contain unique challenges with setbacks. The typical front, side and back definitions typically do not apply because of the nature of the lots.

The setbacks should be measured from the edge of the private drive, as the drive will be mapped as a separate common lot. The applicant is proposing setbacks based upon a typical cluster (four homes around a single 24-foot private drive). For descriptive purposes, each lot and its corresponding setbacks will be referred to in its relation to the central private drive. For this application setbacks are measured as follows:

Front - is measured from the property line to the face of the garage.
Back - the property line opposite the front
Side – the property lines that runs perpendicular to the front and back

Lot to the lower left of the private drive:
Front (driveway): 6 feet minimum
Back: 5 feet minimum
Side: 5 feet minimum

Lot to the upper left of the private drive:
Front (driveway): 4 feet minimum
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Lot to the lower right of the private drive:
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Lot to the upper right of the private drive:
Front (driveway): 4 feet minimum
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Side: 5 feet minimum for one side, 10 feet minimum for opposite side

A3) Parking and Traffic Standards

The submitted floor plans all contain two car garages, in compliance with the parking standards for single-family developments.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer:			
• Min. Trees (24" box)	1 Trees/30 Linear Feet	7 Trees	4 Feet
• Min. Zone Width	6 Feet		10 Feet

The landscape plan meets the required width for the planter along Torrey Pines Drive, however the spacing between the 24-inch box trees must be decreased to meet the standard of one 24-inch box tree for every 30 linear feet. A condition of approval will be included requiring a revised landscape plan.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
5.3 acres	8.7	1.65	14.4%	33,245 SF	7.2%	17,391 SF

The proposed development needs a variance from the open space requirement as site plan is deficient in the amount of open space provided. The Planning and Development Department requested a revised site plan; this revised plan was submitted on 02/01/05. On this revised plan, one lot has been removed, slightly reducing the open space requirement, although the variance requirement remains.

The Department of Public Works believes that an open concrete drainage channel and an easement exist in the location the applicant designates as open space. Drainage areas cannot be counted towards the open space requirement. The applicant has not included the actual 12-foot wide drainage swale in the open space calculation, but has included the remaining westernmost eight feet of the overall 20-foot drainage/sewer easement, where a landscaped area will be over the top of the underground sewer.

The applicant has applied for a Variance (VAR-5819) to allow for a reduction in open space.

B) General Analysis and Discussion

- Zoning

The proposed R-PD9 (Residential Planned Development - 9 Units Per Acre) is consistent with the requested SC (Service Commercial) General Plan designation.

- Site Plan

The proposed project clusters groups of four single-family homes around a central, 24-foot private drive that takes access from a single 37-foot private street that spans the entire length of the overall 5.3-acre parcel. A 17,391 square-foot area connects the subject site to Lake Mead Boulevard.

- Waivers

  No waiver requests are associated with this application.

- Landscape Plan

  A ten-foot landscape planter is shown along Torrey Pines Drive, which exceeds the required width of six feet. The planter is required to have 24-inch box trees spaced 30 feet on center. The plan is deficient by three trees. A condition has been added to bring the plan into compliance with the Landscape, Wall and Buffer Standards.

- Elevation

  The elevations reveal stucco exteriors with tile roofs. Details, such as shutters, wrought-iron railings and variation of the planar wall elements add interest.

- Floor Plan

  All models show two-car garages and a typical arrangement of rooms.

FINDINGS

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

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

   The proposal does not fit within the context of the surrounding area. Development on either side of the subject site consists of commercial uses and multi-family residences. To include single-family dwellings between existing development will disrupt the orderly transition of land uses planned for the area. The applicant has redesigned the western end of the site to retain the existing access point to the existing drug store to the north of this parcel.

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

   The reduction in the amount of open space is not consistent with Title 19 requirements for a R-PD (Residential Planned Development) zoning district. Open space is an integral part of the R-PD zone, as the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided, in effect the project does not meet the standards for the zoning district in which it is located. Essentially, the developer receives the bonuses inherent to the R-PD zone without providing the amenities.

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

   Lake Mead Boulevard, a Primary (100-foot) Arterial and Torrey Pines Drive, a Secondary (80-foot) Collector are fully developed and are adequate for the proposed development.

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

   The proposed materials are commonly used throughout the Valley and are appropriate for area.

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

   The proposed development does not include exceptional design characteristics or imaginative site design. The deficiency of open space will give the site an aesthetically congested appearance that is not compatible with development in the area.

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

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

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #3 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 267 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

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

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

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

_____

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Richmond American

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: S Saberi

Print Name: BASKD#2 Nevada LLC Simon Saberi

Subscribed and sworn before me

This 19th **day of** October, 2004

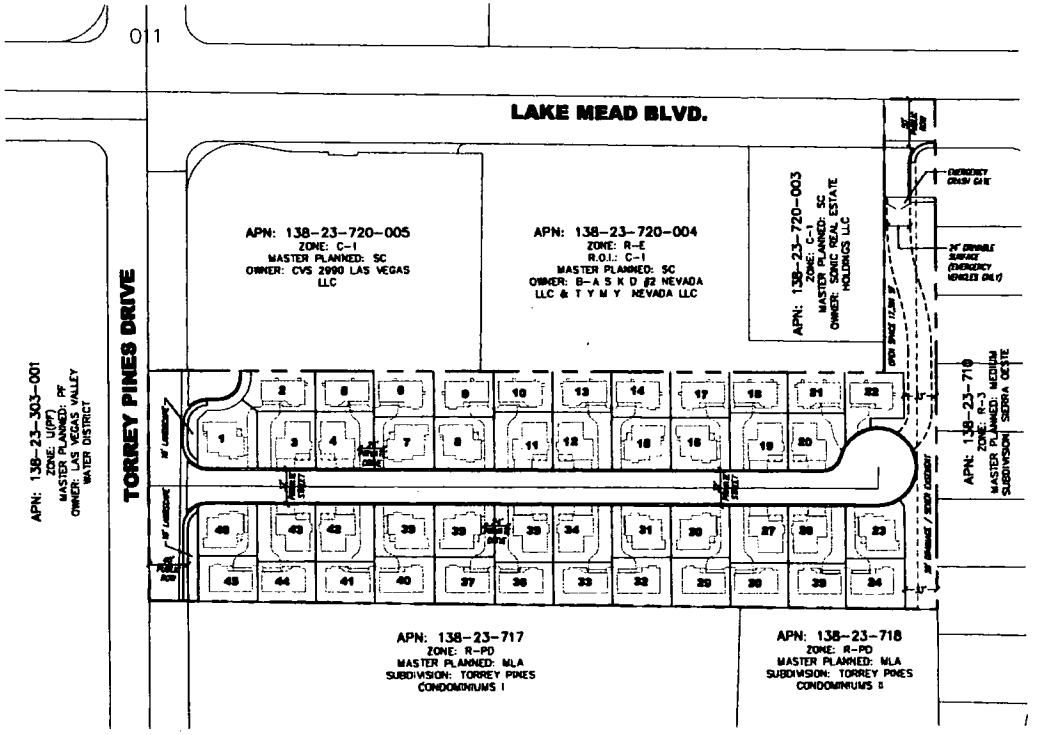
Christy Calvin

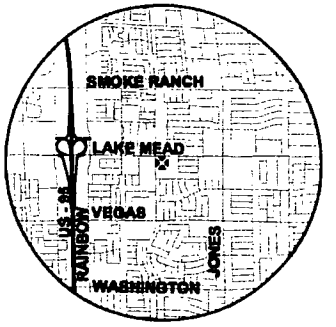
Notary Public in and for said County and State

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

LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

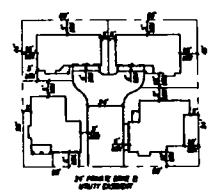
DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y, NEVADA LLC
20841 VENTURA BLVD #310
WOODLAND HILLS, CA. 91354-2319

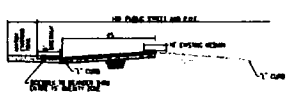
ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

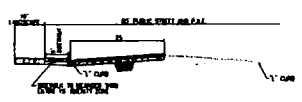
EXISTING ZONING	C-1
PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	48
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A.
OPEN SPACE REQUIRED	0.57 AC (24,833 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 29% REDUCTION OF D.S.	



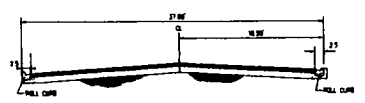
TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'



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



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



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

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

RE...
FEB 0 1 2005

DEVELOPER: RICHMOND AMERICAN HOMES
2250 W. PEAK DRIVE, #212
LAS VEGAS, NEVADA
(702) 240-5800

CONTACT: RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7825 Hollywood Avenue Las Vegas, NV 89129 Office: 702.384.7701 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

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

DATE: DECEMBER 12, 2004
DRAWN BY: B. SAILOR
DESIGNED BY: B. SAILOR
CHECKED BY: R. BRUSE
SCALE: 1" = 60'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO: 0068 PLA SITE 11-29-04.DWG

C:\Documents and Settings\RS Consulting Inc\My Documents\RS Consulting\Projects\Richmond American\RA-0068\Planning\0068 LAYOUT I 1-10-05.dwg, 2/1/2005 12:51:48 PM, hp psc 2200 series, 1:3.29096

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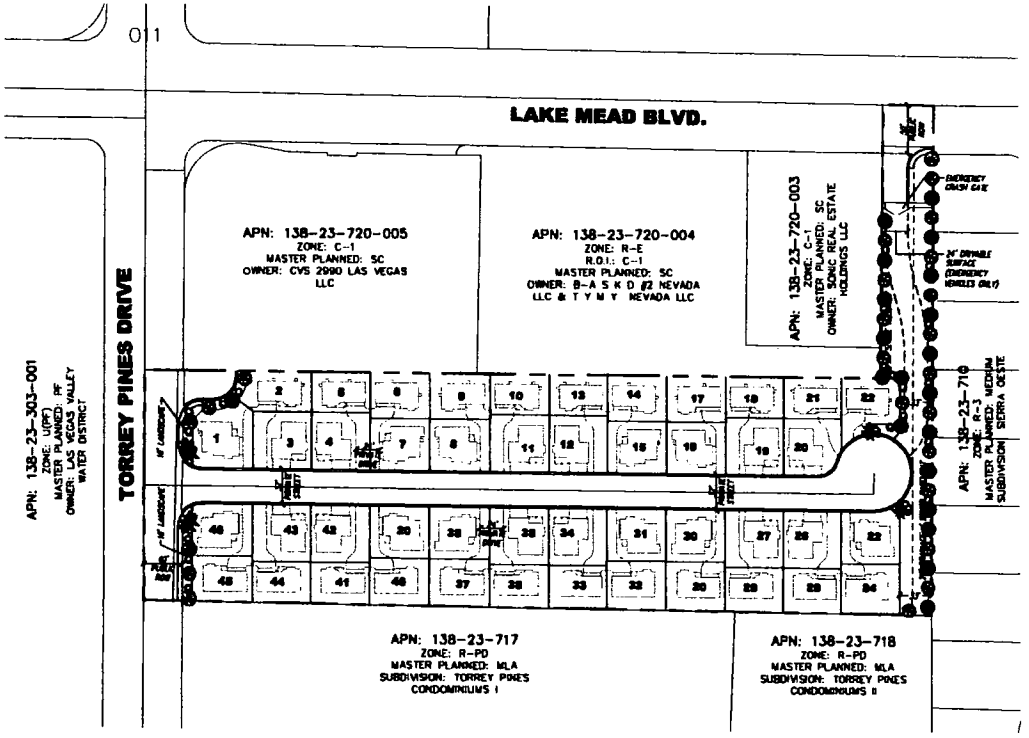
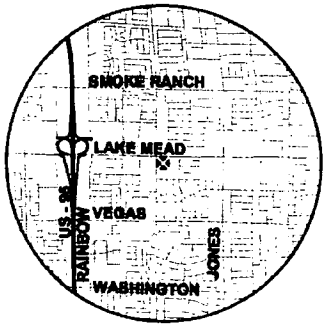
LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK AVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER
B A S K D #2 NEVADA LLC 50
T Y M Y NEVADA LLC
30941 WESTERN BLVD #310
WOODLAND HILLS, CA 91364-2319

ASSESSORS PARCEL NUMBER:
138-23-720-004

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	RPD-9
EXISTING LAND USE	SERVICE COMMERCIAL
# OF UNITS	46
GROSS ACREAGE	5.3 ACRES +/-
DENSITY	8.7 D.U.A
OPEN SPACE REQUIRED	0.57 AC (24,833 SF)
OPEN SPACE PROVIDED	0.40 AC (17,391 SF)
- 29% REDUCTION OF O.S	

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

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

ZON-5816
VAR-5819
SDR-5815
02-10-05 PC
REVISED 02/01/05

RECEIVED
FEB 0 1 2005

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

DEVELOPER: RICHMOND AMERICAN HOMES, 2250 W. PEAK AVE., LAS VEGAS, NV 89128, (702) 240-3000

RS CONSULTING, INC. — STRATEGIC PLANNING SOLUTIONS, 7125 Hickam Avenue Las Vegas, NV 89128 Office: 702.384.7901 Fax: 702.384.7902

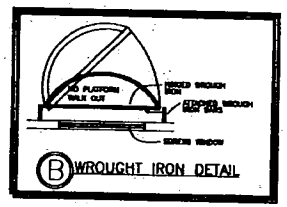
SHEET: SITE PLAN TO ACCOMPANY ZC / SDR / VC

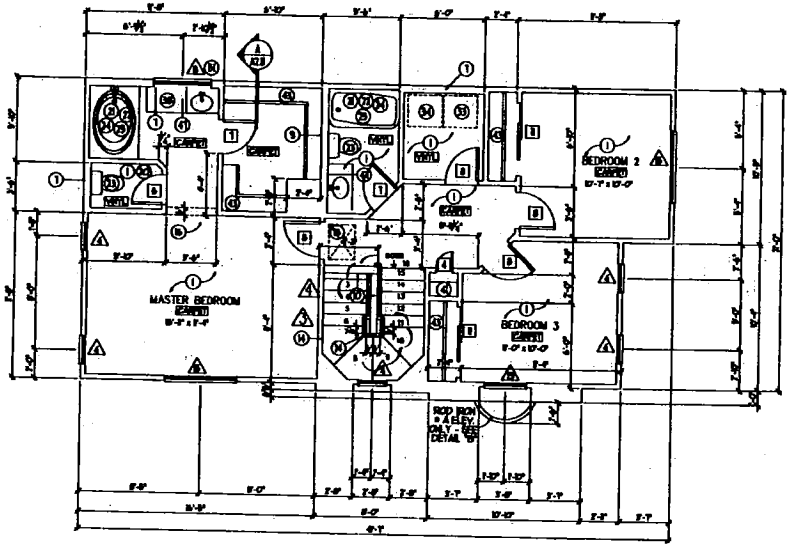
TITLE: LAKE MEAD / TORREY PINES, CITY OF LAS VEGAS, NEVADA

DATE: DECEMBER 16, 2004
DRAWN BY: B SHUE
DESIGNED BY: B SHUE
CHECKED BY: B SHUE
SCALE: 1" = 80'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO
0068 RA SITE 1 1-10-05.DWG

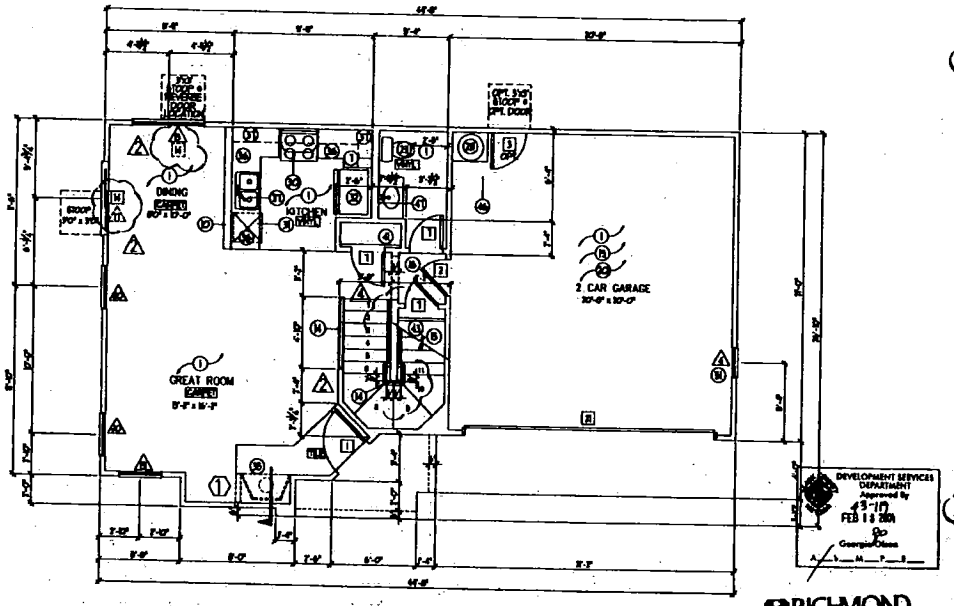
SDR-5815
01/27/05 PC





Second Floor

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



First Floor

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

DEVELOPMENT SERVICES DEPARTMENT
Approved by
FEB 13 2005

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0038417
EXECUTIVE VICE PRESIDENT

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1985 NDA STANDARDS.

Framing - Drywall

Plumbing Fixtures

Appliances

Cabinets - Shelves

Foundations - Finishes - Misc.

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/4" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - H-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C-01 FOR GARAGE DOOR JAMB)

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

△ WDW. SCHED.

GENERAL WINDOW NOTES

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

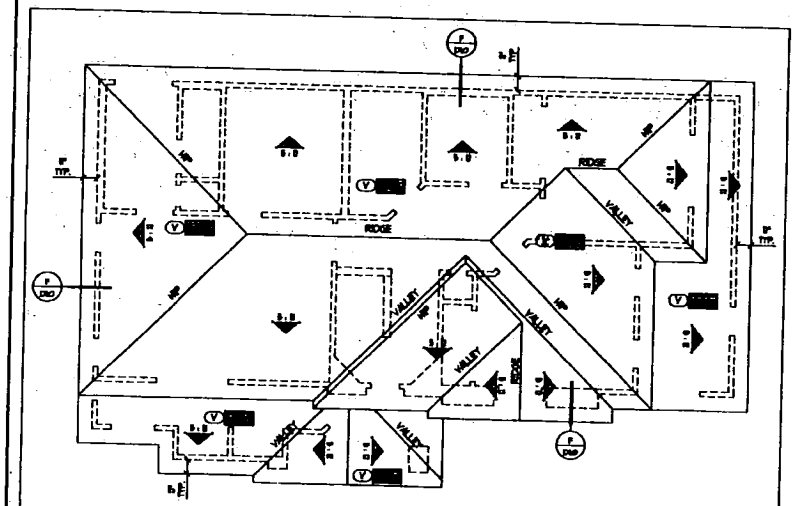
NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "•" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.1 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE PRESSED SILL MUST NOT BE MORE THAN 44" ABOVE FINISHED FLOOR.

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

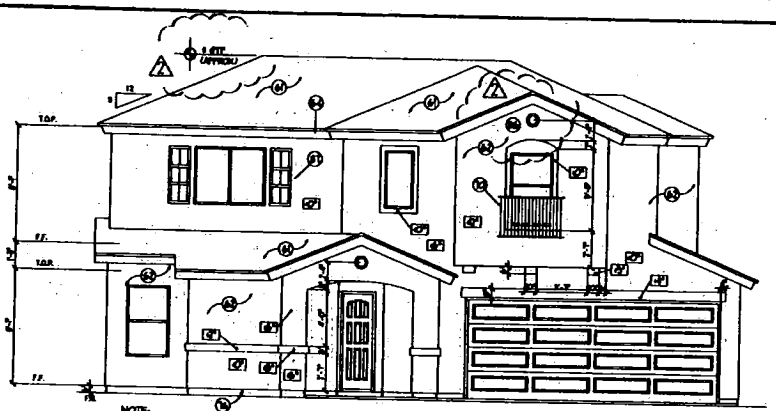
GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

NO.	TYPE	SIZE	FUNCTION	NOTE
△	A	1'-6" x 3'-0"	FIXED	
△	A	2'-6" x 3'-0"	FIXED	
△	A	2'-6" x 3'-0"	FIXED	
△	A	2

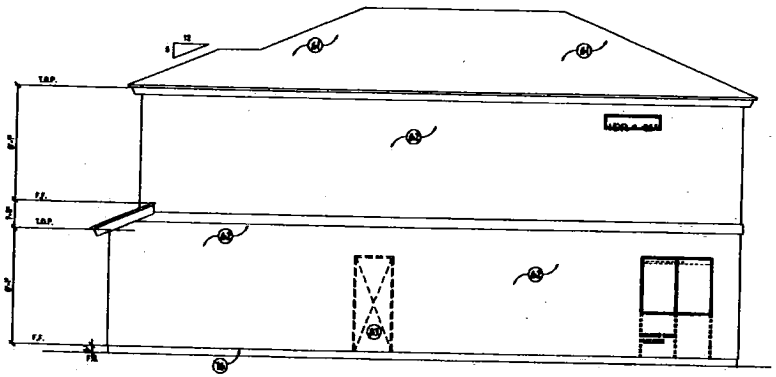
SDR-5815
01/27/05 PC



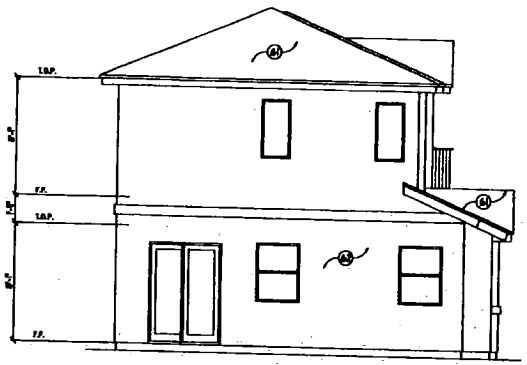
Roof Plan Elevation "A"



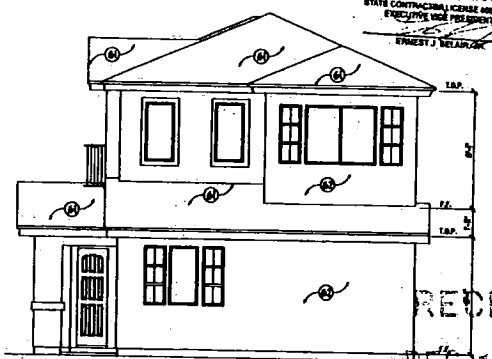
Front Elevation "A"



Typical Rear Elevation



Left Side Elevation "A"



Right Side Elevation "A"

RICHMOND AMERICAN HOMES
STATE CONTRACTORS LICENSE NUMBER 17
EXECUTIVE VICE PRESIDENT
ERNEST J. BELAIR, JR.

DEVELOPMENT SERVICES DIVISION
Approved by
FEB 16 2005
for
Georgia Olson

RECEIVED
DEC 14 R

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R316
2. WINDOW HEADERS SHALL BE @ 7'-0" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

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

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

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

NO.	DESCRIPTION	DATE
1		12/10/03
2		12/15/04
3		01/6/04
4		02/14/04
5		
6		

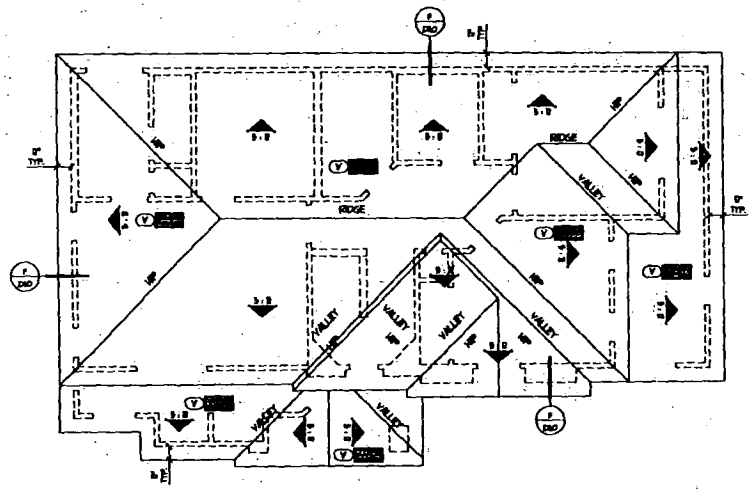
PLAN # 1357

SUBDIVISION: RIDGE COURT II

1357A2A

SHEET No.:

SDR-5815
01/27/05 PC



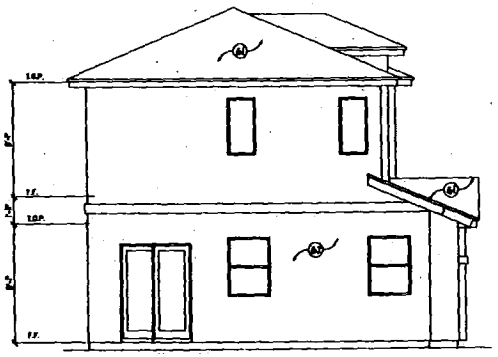
Roof Plan Elevation "A"

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

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

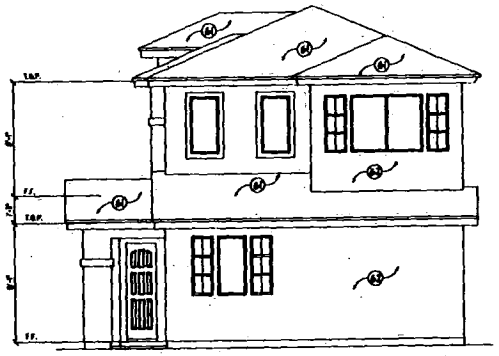
Front Elevation "B"

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



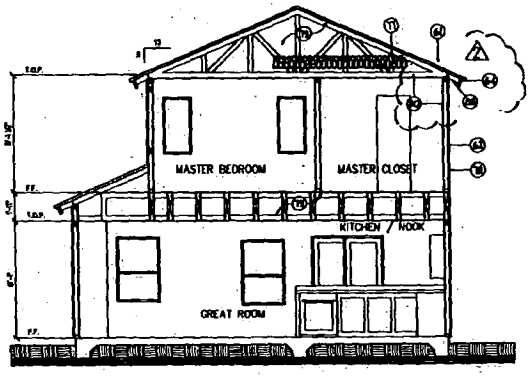
Left Side Elevation "B"

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



Right Side Elevation "B"

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



(A) HORIZONTAL SECTION CUT

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

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE PRESENT
EXECUTIVE VICE PRESIDENT
ERNEST J. SEVAR, JR.

RECEIVED
DEC 14 REC'D

DEVELOPMENT SERVICES DEPARTMENT
Approved by
43-111
FEB 1 8 2004

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

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

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

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

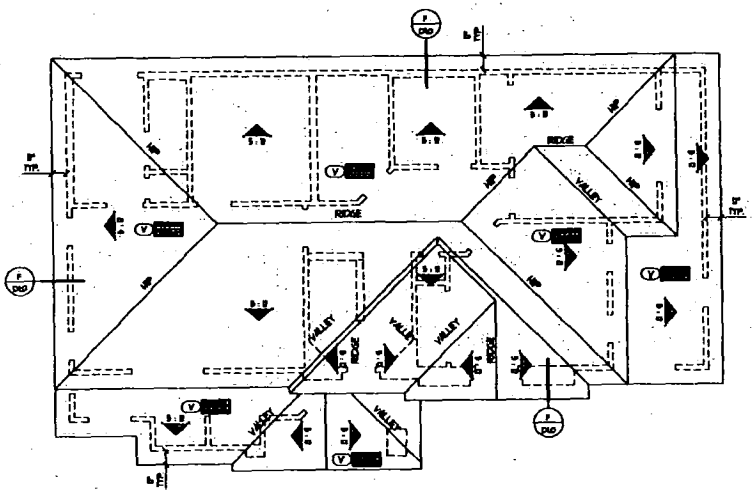
REV. No.	DATE
1	12/02/03
2	12/15/03
3	
4	
5	
6	

PLAN #: 1357

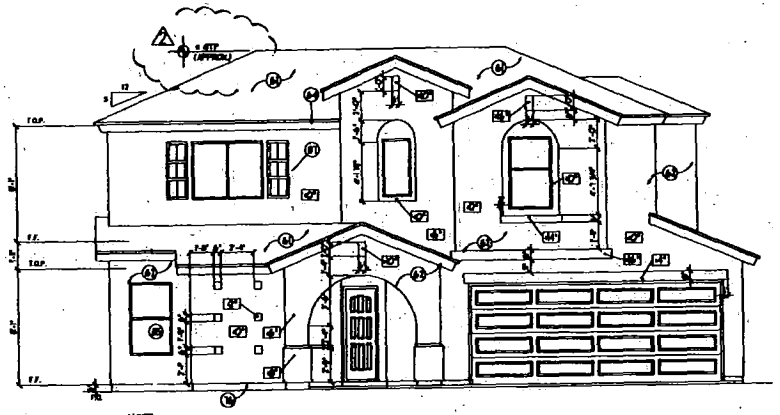
DESIGNED: RIDGE COURT #
1357A2B

SHEET No.:

SDR-5815
01/27/05 PC

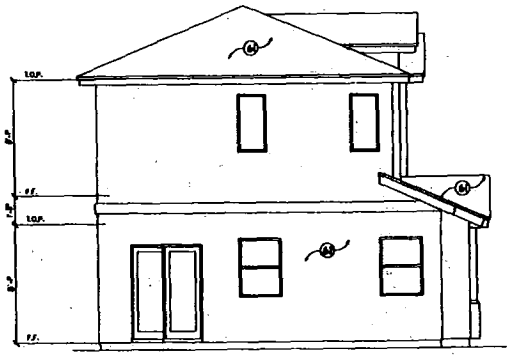


Roof Plan Elevation "A"

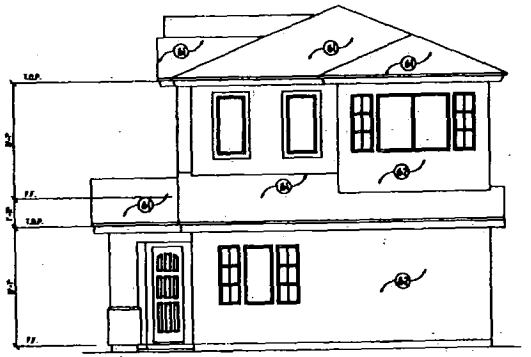


NOTE:
WINDOW HEADERS SHALL BE -0"
UNLESS NOTED OTHERWISE

Front Elevation "C"



Left Side Elevation "C"



Right Side Elevation "C"

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0068417
EXECUTIVE VICE PRESIDENT

RECEIVED
DEC 14 REC'D

DEVELOPMENT SERVICES DEPARTMENT
Approved by
FEB 18 2005

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

CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

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

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

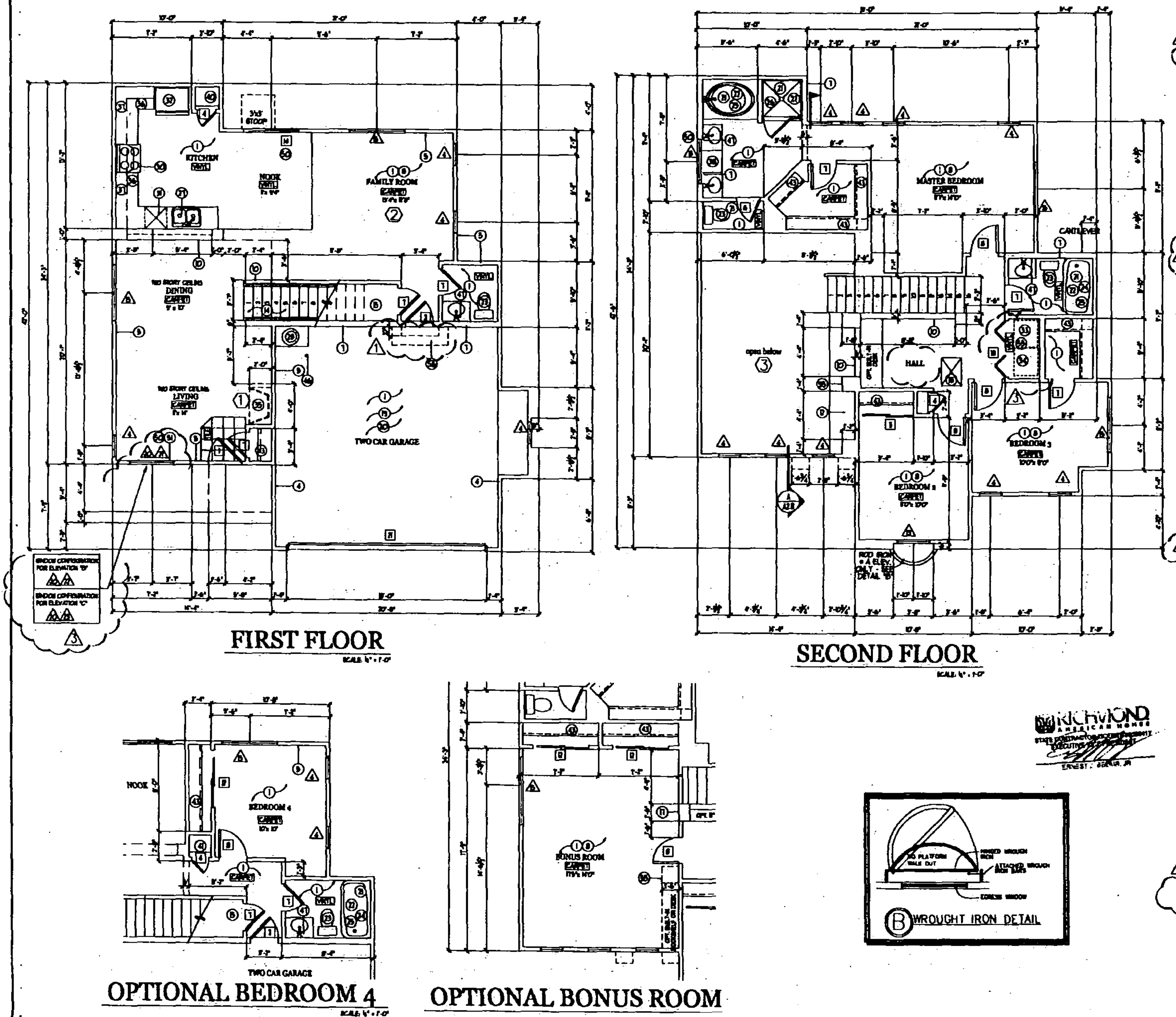
NO.	DATE
1	12/02/03
2	12/15/03
3	
4	
5	
6	

PLAN # 1357

ADDRESS: RIDGE COURT # 1357A2C

SHEET No. A2.2

SDR-5815
01/27/05 PC



RICHMOND AMERICAN HOMES

KEYNOTES

GENERAL FLOOR PLAN NOTES

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

Framing - Drywall

Plumbing Fixtures

Appliances

Cabinets - Shelves

Foundations - Finishes - Misc.

DOOR SCHED.

GENERAL DOOR TYPES

A - MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE

B - SOLID CORE

C - HOLLOW CORE

D - TEMPERED GLASS

E - TEMPERED GLASS - 1-LITE FRENCH SWING DOOR

F - GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/XX FOR GARAGE DOOR JAMB)

WDW. SCHED.

GENERAL WINDOW NOTES

A - ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.

B - SAME AS "A". TEXTURED GLASS.

C - SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

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

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

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

DEVELOPMENT SERVICES DEPARTMENT
FEB 11 2004

LAS VEGAS DIVISION

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

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

TITLE: FLOOR PLAN (1st FLOOR) WITH OPTIONS

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

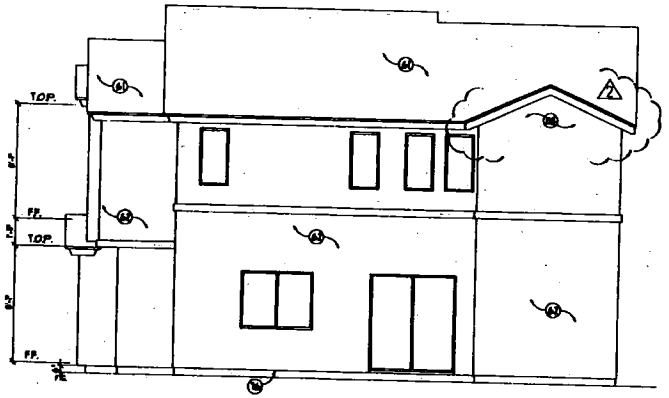
PLAN # 1645

SUBDIVISION: RIDGE COURT II FOUR-A2

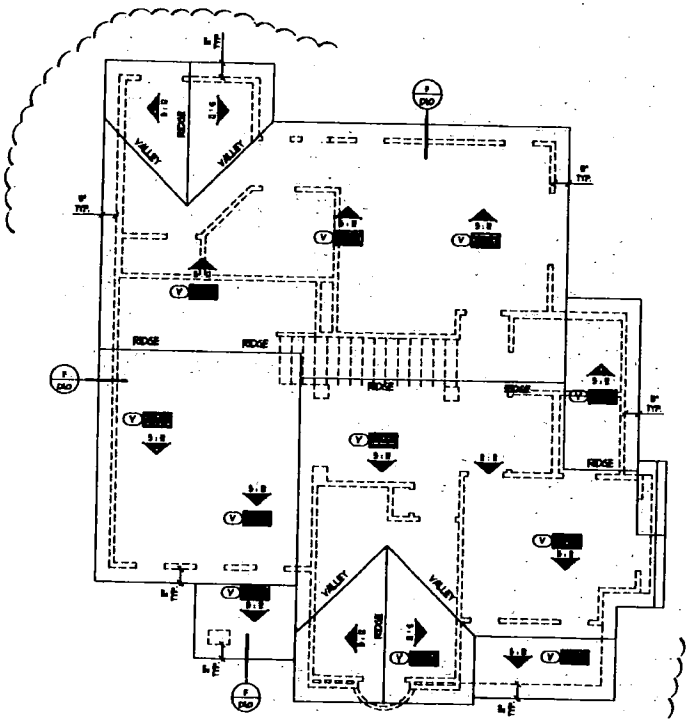
SDR-5815
01/27/05 PC

NOTE:
WINDOW HEADERS SHALL BE @4'
(UNLESS NOTED OTHERWISE)

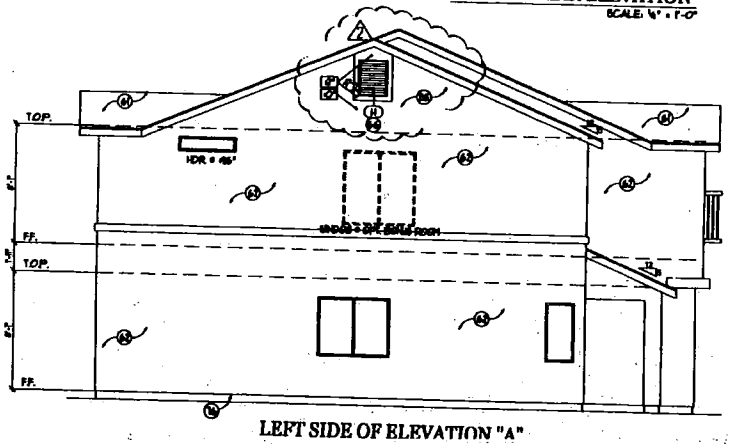
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



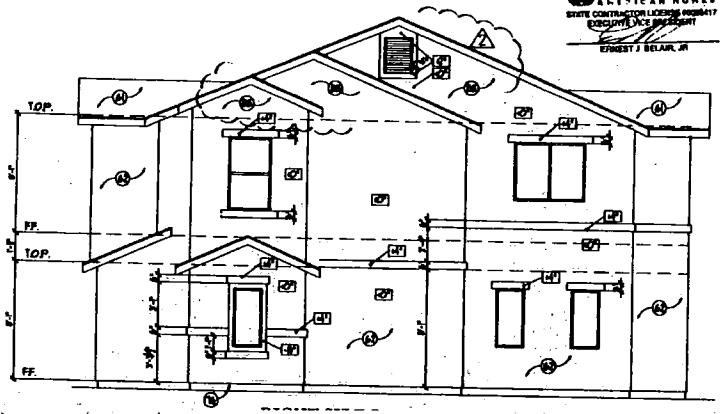
TYPICAL REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



LEFT SIDE OF ELEVATION "A"



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

KEYNOTES

GENERAL ELEVATION NOTES

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

- 60 FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (Shed / END LAPPED 6" (Roof) @60° MIN. (TYP.)
- 64 STUCCO w/FOAM BOARD W.R.B. *OVER w/MINERAL SURFACED WIRE MESH @ 9 GA ACCORDANCE w/ IRC SEC. R703.7
- 65 STONE VENEER # APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.12 REASONABLY SIMILAR TO THAT SHOWN
- 66 TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
- 67 PROVIDE CORROSION RESISTANT METAL TRIM w/ WEEP OPENINGS @ 24" O.C. MAX IN DRIPPING
- 68 ADDRESS PLATE # 60" OFF DOOR LIGHT # 48"
- 69 FIREBLOCKING # 48" - TYP.
- 70 [illegible] / DECORATIVE IRON GATE w/ POST BELL # COUNTY AND ONLY / DECORATIVE WROUGHT IRON HANDRAILING. PER DETAIL L/A1 # PROVIDE DECK RAILING SUPPORT
- 71 BALLOON FRAME TO BOTTOM OF TRUSS
- 72 LINE OF CEILING
- 73 CONTINUE STUCCO TO SLAB
- 74 DECORATIVE 6" ROUND CLAY PIPES
- 75 OPT. PATIO COVER WITH 8" BOX COLUMNS # ROOF SLOPED 1 1/2" BELOW 1F
- 76 PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION RESISTANT SIDING SCREENS w/ ABOVE BARRIER, 3" ABOVE PANELS
- 77 R-30 INSULATION (SEE DETAIL 7/A3 FOR INSULATION BAFFLE # BAR)
- 78 2x4 @ 16" O.C. - TYP. # EXTERIOR LOADS WALL - R-2 BATT with FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
- 79 PREFABRICATED TRUSSES @ 24" O.C. - SEE TABLES CALCULATIONS FOR CONDITIONS INFORMATION
- 80 5/8" GYPSUM BOARD
- 81 2-12"x8" SCREENED CORRUGATED AIR VENTS - LOCATE PER 2000 UPC
- 82 CHANNEL CLOSED VENT TILE *(MINIMUM, 8,000 SQ.IN. - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MANUFACTURER'S SPECS.
- 83
- 84 DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS # OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
- 85 PRE MANUFACTURED DECORATIVE IRON SWING
- 86 PRE MANUFACTURED METAL ROOF WITH IRON SWING
- 87 SHUTTERS WOOD or EQUAL - SEE SPECIFICATIONS
- 88 PROVIDE CORROSION-RESISTANT SHEET METAL VALLEY FLASHING OVER PLASTIC VALLEY LINING MATERIAL
- 89 IN THE EVENT THAT FRAMING MEMBERS # EARTH AREA BLOCK WET FREE AREA PROVIDE REINFORCED ACCEPTABLE PILING
- 90 ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.024" CORROSION-RESISTANT METAL (SEC. R905.2.8)
- 91
- 92
- 93
- 94
- 95
- 96
- 97
- 98

DEVELOPMENT SERVICES DEPARTMENT
Approved By
FEB 1 2005
Date
Conditions

VENT SCHED.

GENERAL ATTIC VENT NOTES

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

A 9'x9"	B 9'x9"	C 9'x9"	D 9'x9"
E 9'x9"	F 9'x9"	G 9'x9"	H 9'x9"
I 9'x9"	J 9'x9"	K 9'x9"	L 9'x9"
M 9'x9"	N 9'x9"	O 9" DIA	P 9" DIA
Q 9"	R 9"	S 9"	T 9" HALF MOON
U 9"	V 9"	W 9"	X 9" HALF MOON
Y 4"x9"	Z 4"x9"		

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

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS # NORTH LAS VEGAS

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

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

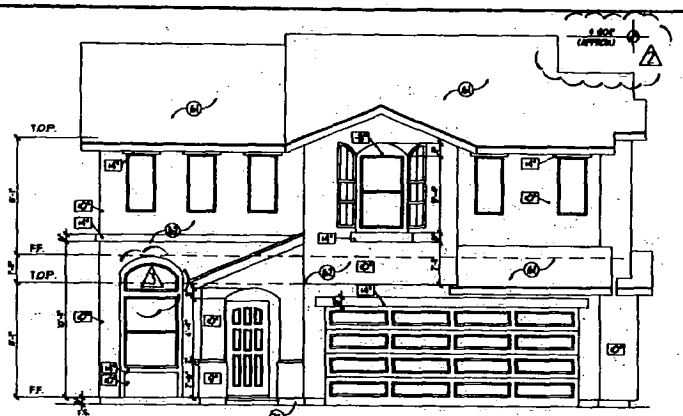
NO.	DATE
1	10/01/03
2	12/15/03
3	01/28/04
4	02/04/04
5	
6	

PLAN # 1645

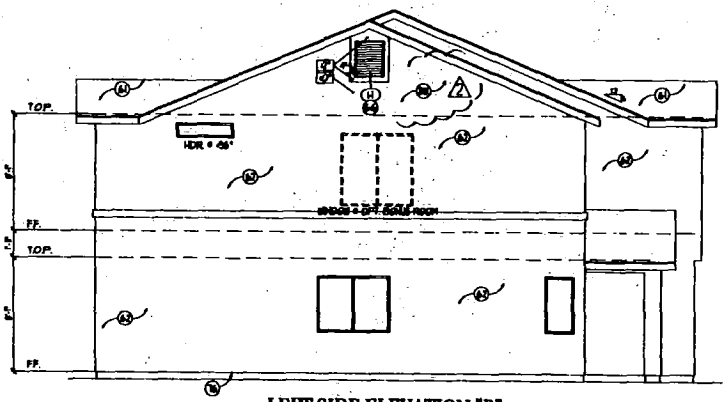
SUBDIVISION: RIDGE COURT II
16454-A

SHEET No.

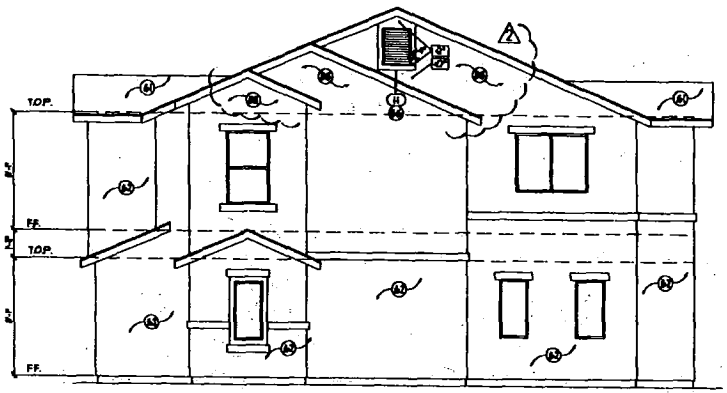
SDR-5815
01/27/05 PC



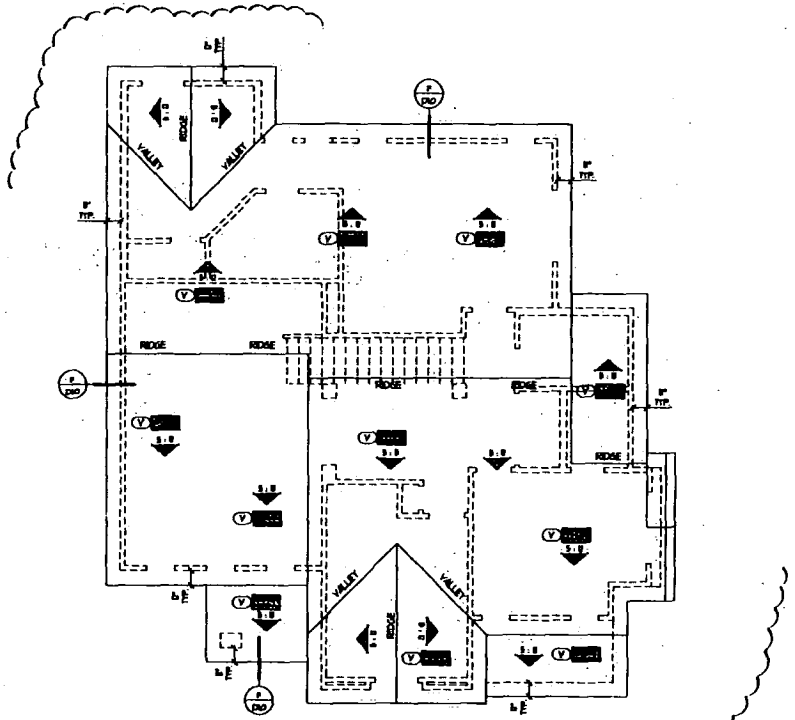
FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



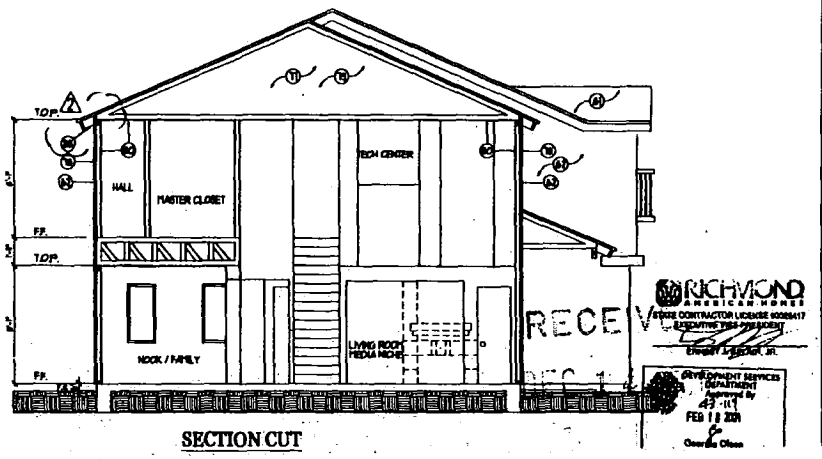
LEFT SIDE ELEVATION "B"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION "B"



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



SECTION CUT

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

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

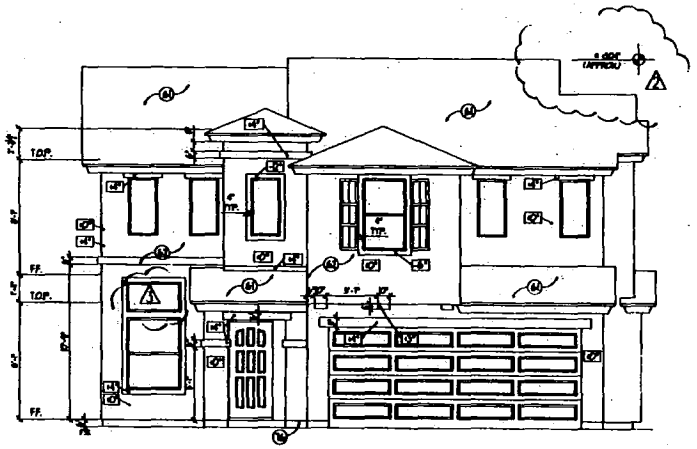
TITLE: ROOF FRAMING, FRONT, & SIDE OF ELEVATION "B" / SECTION CUT

E.D.M.

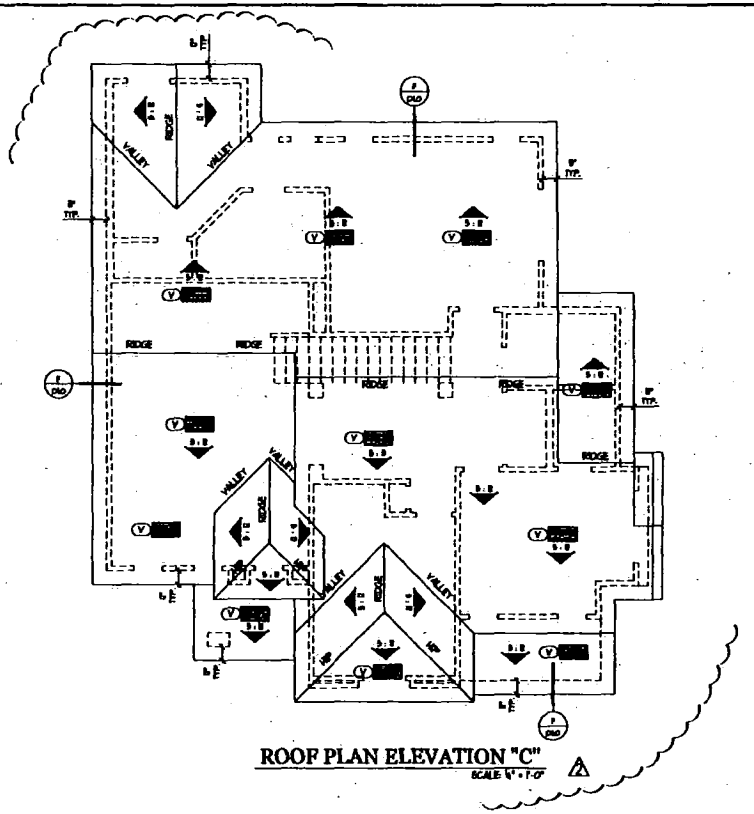
PLAN # 1645

RIDGE COURT II
1645X2.B

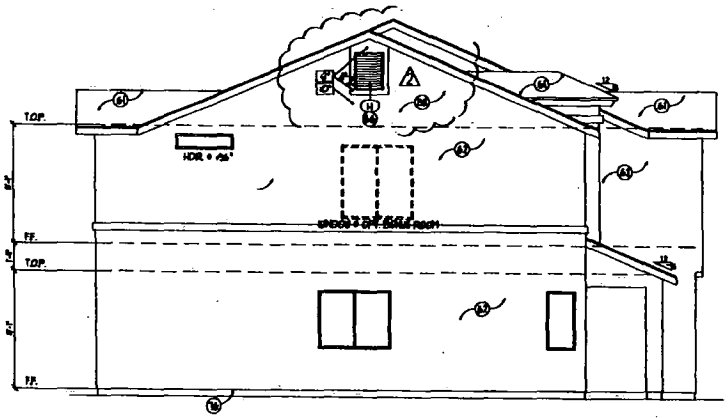
SDR-5815
01/27/05 PC



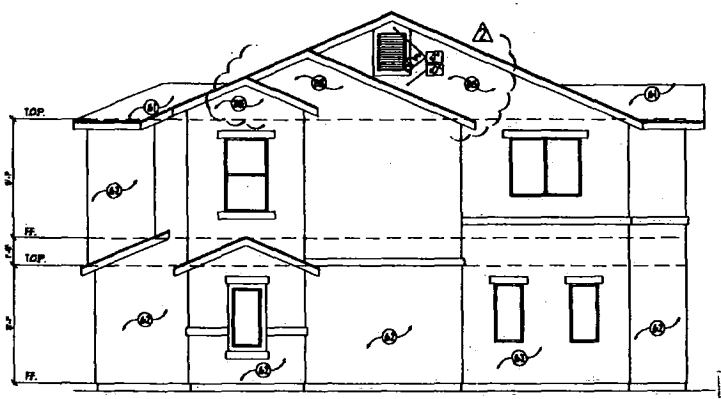
FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



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



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



RIGHT SIDE ELEVATION "C"
SCALE: 1/4" = 1'-0"

RECEIVED
DEC 27 2004

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

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

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

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

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

PLAN # 1645

SUBDIVISION: RIDGE COURT II
1645A2.C

SHEET No.

SDR-5815 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/12/05

December 14, 2004

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

Attention: Steve Swanton, Senior Planner

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

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

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

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

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

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

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

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

SDR-5815

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

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

Sincerely,
RS Consulting, Inc

Russell L. Skuse
President

Cc: Richmond American Homes, Manny Pattni

City of Las Vegas

Agenda Item No. 138

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5820 - PUBLIC HEARING - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.76 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN 125-27-802-002, 003, 004, 005; 125-27-802-008, 009, 012 and 014), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	22	**Planning Commission Mtg.**	5
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Justification letter
5. Backup referenced from the 2/10/2005 Planning Commission meeting Item 15

MOTION:

MACK - APPROVED subject to conditions and the following amended condition as read for the record as follows:

- **Approval is for a density of ML (Medium-Low).**
- **Motion Carried with TARKANIAN voting No**

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 138 [GPA-5820], Item 139 [ZON-5880] and Item 140 [SDR-5881].

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant to state the numerous, changes including the change from Medium-Low Attached Density Residential (MLA) to Medium Low (ML), with 90 units per acre. There were extreme efforts to satisfy everyone but he noted the difficulty in doing so. The current zoning for Office would allow 86,734 square feet of office space on the property, which would require 435 parking spaces. The proposal going down to residential would require 182 parking spaces, which is 42 percent of what it is currently zoned.

The neighbors' major issue was the area that abuts the homes. MR. MORENO explained that certain homes will be torn down and the current vacant land represents only one third of the entire project where the 90 homes will be built. Unfortunately the loan that MS. COLLINS has is only good for another ten days and the project would more than likely disappear if denied or abeyed at this meeting. He concurred with all conditions and humbly requested approval.

MINUTES - Continued:

COUNCILMAN BROWN questioned the proposed density of the overall project and MR. MORENO clarified the total number of homes proposed is 90 units equating to 8 units per acre. COUNCILWOMAN TARKANIAN pointed out the developer's good efforts, including a buffer at their expense.

RAYMOND HOWE, 6901 West Glen Landing, appeared to clarify his position on the project because his comments have been misinterpreted. He stated that he was never told about the project and has no objection to development in the area but strongly objects to this particular project.

JEANETTE RATLIFF, 6904 Glen Landing, stated that the plan shown to the neighbors was not what was presented at the Planning Commission meeting. MAYOR GOODMAN confirmed that what was presented at the Planning Commission meeting is the plan the Council has today. She is in opposition of either plan proposed because of the number of houses per acre and the house space on Balsam Road.

SHERRI HUGHES, 5853 Rebecca Road, requested the item be held in abeyance to allow time to create a cohesive development.

MICHAEL MCALPIN, 5611 Gilbert Lane, expressed concern for this project's approval because of the effect it will have on future development with similar density. He acknowledged that other developers have been congenial in their efforts but ultimately stated the project is far too dense.

COUNCILMAN MACK questioned if there is any extension available to MS. COLLINS. MR. MORENO clarified that because MS. COLLINS is the lone person funding the project there is extreme financial burden.

JUDIE COLLINS, 5685 Balsam Street, stated she has done the assemblage for the project and has eight different sellers that she has held together too long, therefore, time is limited because of escrow. Ultimately, if her project cannot be approved then a construction company who has nearby land and is currently storing commercial trucks there will purchase the remainder of the land to use for more storage of their vehicles. She stated the residents to the north are not in opposition because they realize the construction company has interest in the property to store their equipment. She explained that the assemblage is bound now but, if not kept, the property will become piecework and will not be cohesive to the neighborhood.

COUNCILMAN MACK questioned if she would be willing to go down in density to save the deal or find or compromise in another way. MS. COLLINS stated she has compromised greatly and has already lowered the amount of units from the original proposition, which started at 12 units per acre and is now down to 8 units per acre. She understands the reason for adjusting the project from MLA to ML to keep the maximum at eight units per acre. She has followed all guidelines in order to compromise. Her contact information has been given out to allow anyone the opportunity to arrange a meeting with her and discuss the proposed site plan. MR. MORENO confirmed the houses will start in the low $400,000's, the entry-level price for a home of the proposed size is reasonable and will not hurt the value of the neighborhood.

MINUTES - Continued:

COUNCILMAN MACK emphasized that more time is of the essence and questioned if there was anything he could do to assist in obtaining more time for further negotiations amongst him and the neighbors. MS. COLLINS expressed willingness to hold the item in abeyance if it could be resolved within a week but COUNCILMAN MACK explained that Council meetings are held every two weeks and in actuality the next meeting would not be for another three weeks. MS. COLLINS stated that she does not have the power to extend the escrows.

COUNCILMAN BROWN commented that the area in question has been greatly affected by the change of zoning by the County from residential to commercial. In the early 90's Rainbow was a line of demarcation and there was acknowledgement that everything west of Rainbow Boulevard would be City Urban Development. At that time, the people that lived on Glen Landing Avenue and Haven Hollow Avenue protested against the same people who are here in opposition to this project today. Those people also felt that the neighborhood would be run down because, at that time, it was almost all half-acre lots.

The Council has always identified this area as residential but when the commercial zoning was approved, it put the Council in a difficult position forcing them to deal with infill pieces. He stressed that seven or eight units per acre is a much better infill product when there is a potential for office and or commercial. It is impractical and unrealistic not to consider the proposed plan protect the integrity of the existing homes after the County Commission rezoned area land to commercial so many years ago.

MR. MORENO pleaded with the Council to approve with an understanding to meet and work with neighbors trying to get acceptance of the project. He concurred with COUNCILMAN BROWN'S comments that in today's market the proposed prices are very reasonable. MR. GARCIA stated he too confirmed the comments of COUNCILMAN BROWN and has implored the neighbors for understanding of today's market.

COUNCILWOMAN TARKANIAN confirmed that the proposal is for eight units per acre, similar to the nearby Richmond American project. COUNCILMAN BROWN clarified that the lot range in the area is from half-acre lots to even five-acre estates with as many as six to seven units per acre that surround the infill properties.

KEITH PIERSON, 5710 North Rainbow Boulevard, recapped the protest of the Walgreen's, but stated preference for commercial providing local service, as opposed to the high-density residential development. The project is deceptive and he would rather the Council consider the two separate projects as a whole, because once completed it will drastically affect the neighborhood as it is today. It will add tremendous traffic congestion and crowding to the neighborhood, which would eliminate the rural-like feeling that exists today.

COUNCILMAN BROWN stated that such feeling no longer exists west of Rainbow Boulevard and the area is no longer considered rural. The traffic would, nevertheless, be less than what a commercial product would produce even if the hours of operation could be managed. The housing market could affect the character of existing communities but this particular project is above average and would probably contribute to the community. Communities need to separate the product that's being built from the perception of who is going to be living in that product. The market has changed across the entire

MINUTES - Continued:

city creating an environment for higher densities.

COUNCILMAN WOLFSON clarified that the amount of units per acre was agreed upon as a result of meetings with the neighbors.

CECELIA LOB, 6781 Haven Hollow Avenue, stated she does appreciate the developer's design for the northern edge; however, is still concerned about the density. There is already difficulty getting out onto Rainbow Boulevard and approximately 288 cars will be added to the streets.

JENNIFER SRODES, 5695 North Rainbow, described other development in the area. At the end of Rainbow Boulevard where it dead-ends at the 215 there will be half-acre lots. On Rainbow Boulevard before Jones Boulevard, further north on El Campo Grande, and at Jones Boulevard and Tropical Parkway there are half-acre lots as well. Clearly this project does not reflect what is being developed around the immediate area. She acknowledged the understanding of cost and affordability in regards to the price of land in today's market. She is unsure of whether she prefers commercial versus residential unless there is only six homes to the acre.

COUNCILMAN BROWN clarified he referenced development to the east of Rainbow Boulevard. If Rainbow Boulevard had continued across the 215, which was contemplated, there would be a different complexion of development. Rainbow Boulevard is the line of demarcation now. Ann Road used to consist of two lanes, but now there is a sewer there, the Special Improvement District is complete and travel will increase as more development occurs along the corridor. The intersection of Rainbow Boulevard and Ann Road is completely different from 215 and Rainbow Boulevard or further east of Rainbow Boulevard simply because of the overall land use and some of the consistency with the development. If the Walgreen's was not approved, there would be a completely different product across the whole parcel and the abutting parcel. That zone change altered the entire complexion and has put the Council in a difficult position. There is no rural west of Rainbow Boulevard and the Council has done more than any other municipality in the valley to protect and preserve rural unincorporated residents, especially east of Rainbow Boulevard. There will always be the buffer projects and infill pieces.

JIM EPLEY, 5686 North Rainbow, clarified that the Richmond American project is proposing 8.4 units per acre. He referenced what MR. GARCIA stated for the square footage of lots in the outer edge of the project being a buffer but is concerned with the remainder if approved for 3,000 square foot lots.

COUNCILWOMAN TARKANIAN question if the amount of land is counted to the middle of the street since that belongs to the City taxpayers and not the developer. COUNCILMAN MACK clarified that the developer owns the land but turns it over for public right of way. Even though they must designate a portion of the land for public use, it is accounted for in the amount of spaces dedicated for the lots of the homes. COUNCILWOMAN TARKANIAN suggested the Council and citizens research land usage because the developers always possess more information.

JANE PRATT, 5705 Wandering Ivy, stated that MS. COLLINS has been wonderful to work with and has visited with neighbors to find compromises. They had agreed not to have driveways coming out onto Balsam Road as was presented at the Planning Commission. MAYOR GOODMAN replied that

MINUTES - Continued:

that concern had been acknowledged.

RON JENSEN, 5631 Gilbert Lane, thanked COUNCILMAN MACK for holding the previous nearby project in abeyance for two weeks but stated it would be unfair to decide this project without allowing the two similar projects equal time for further negotiations. There is confusion about the starting price range of the homes since it has changed over the last few meetings. He has viewed homes from Richmond American with several amenities starting at about $250,000 and wants the facts clarified.

STEVEN "CAPTAIN TRUTH" DEMPSEY commented on his understanding of the community's opposition to residential development and stated that commercial development would not contribute to the community with the same amount of negativity as would residential. The commercial development could not be developed if it was not economically feasible but several types of commercial could work for the neighborhood.

COUNCILMAN REESE thanked COUNCILMAN BROWN for pointing out the issues that took place with the previous County Commission. There was a master plan before the zoning was changed. COUNCILMAN BROWN strictly followed the zoning. There were about four projects at that time that were denied and they pursued the denied application in court, where they were granted approval without conditions. It is very difficult for the Council to receive feedback from neighbors who have lived in or around the area for only a couple of years when there are even more who have had to sustain more drastic development. The Council is bound by the law to allow the development. In Ward 3 there are 4.5 acres zoned RE (Residential Estates) and many developers have approached Council to request the allowance for homes of higher density. Though the Council has denied them all, if any developer pursues the request through court after the Council's denial, they will be granted. It is important for the residents to understand the decisions made by the Council can and may be overturned by a Court's ruling at any given time, as has been done in the past.

In reference to the lots facing Balsam Road, MR. MORENO remarked that the plan had originally included the wall along Balsam Road but staff recommended it be changed. The competition, Richmond American Homes, has homes beginning at over $300,000, that are 1800 square foot homes with one-car garages, which are sold out. This averages $237 a square foot. MS. COLLINS' project will be a buffer between Ann Road and Rainbow Boulevard to homes that are six to seven thousand square foot lots, notwithstanding the homes on 12,000 square foot lots. It could not stay the same after the appearance of the Walgreen's. RUSSELL SKUSE suggested approval with the final site development plan to be determined at the tentative map phase.

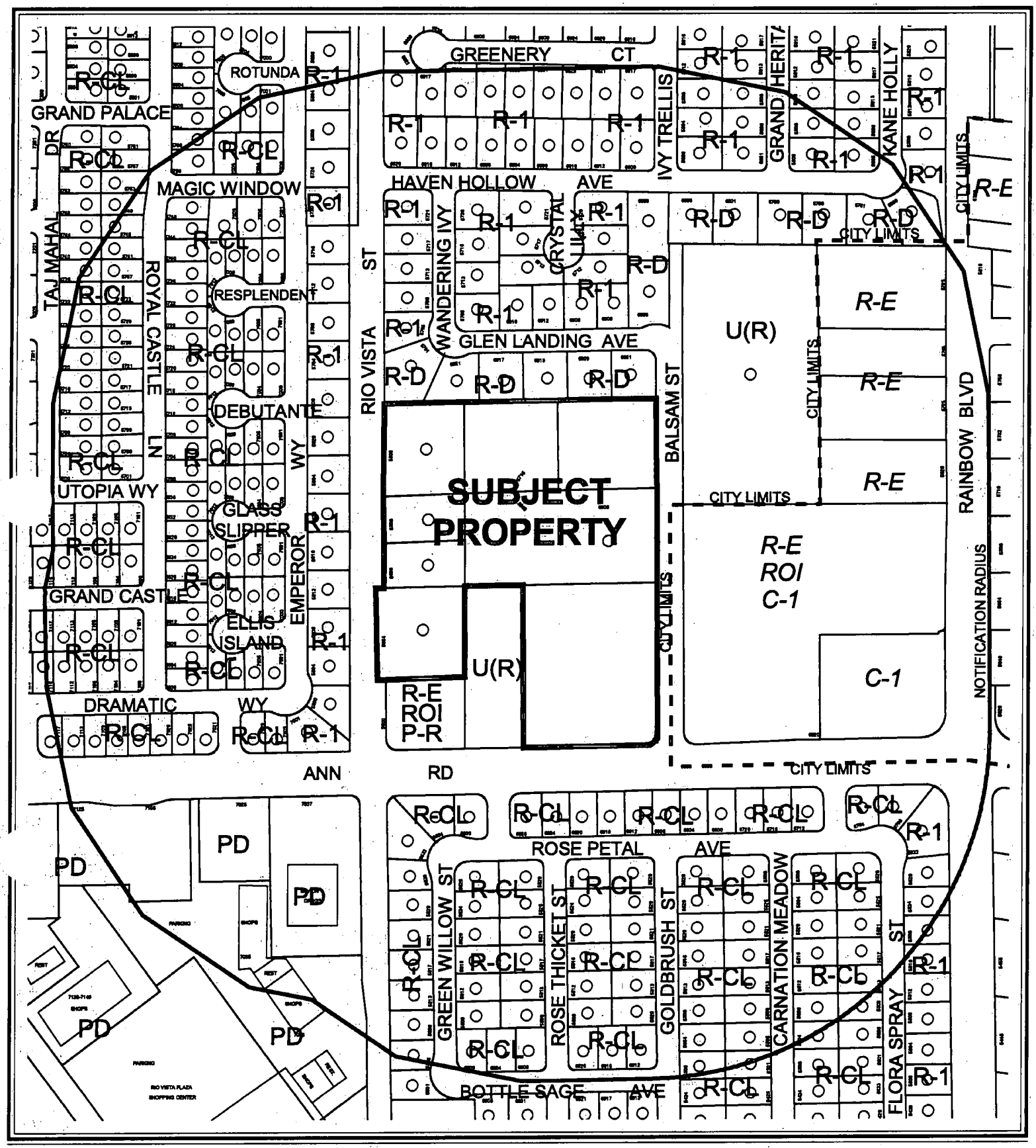
COUNCILMAN MACK affirmed the difficulty of the decision needed and although an abeyance would be best, the next Council meeting would not be for three weeks. He understands the difficulty of reaching a compromise with the neighborhood but realizes that affordability in the valley is scarce. This project is a nicer buffer to the existing residential than commercial would be. He stated that COUNCILWOMAN TARKANIAN should be cautious when seeking the change of gross acreage measure, as affordability plays too big of a role. COUNCILWOMAN TARKANIAN suggested the problem could be solved if the developer would accept less profit.

COUNCILMAN MACK verified with MARGO WHEELER, Director of Planning and Development,

MINUTES - Continued:

that Condition 1 of Item 140 [SDR-5881] shall be deleted and Condition 2 shall be amended to allow the site development plan review only in concept. MR. SKUSE oultined that the final site design could be determined at the tentative map stage. If acceptable, the tentative map would then act as the site development plan review with regard to specific design. BART ANDERSON, Public Works, clarified that a Public Works condition states that approval of all Public Works related items are in concept only and that the final disposition of Public Works items will be addressed with the tentative map. MR. ANDERSON confirmed that the condition already applies to this item but only as a Public Works condition and is not designed to apply to planning related site design issues. COUNCILMAN MACK suggested extending the Public Works condition to directly affect the planning design issues. The applicant and owner agreed to the amendment of Condition 2.

MAYOR GOODMAN declared the Public Hearing closed for Item 138 [GPA-5820], Item 139 [ZON-5880] and Item 140 [SDR-5881].
(3:28 - 4:21)
4-1947



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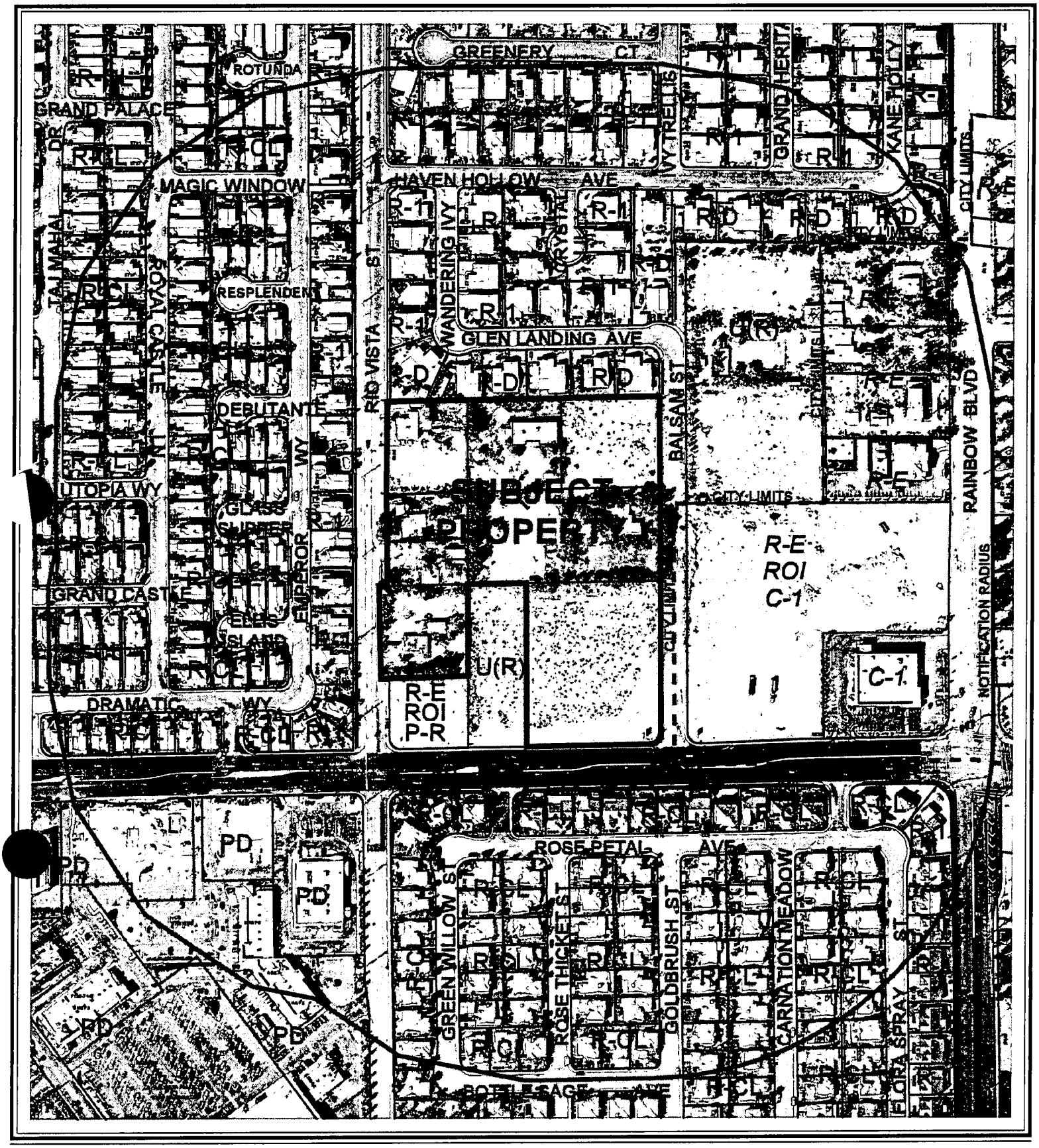
CASE: **GPA-5820**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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

N



0 300 600 Feet

CASE: **GPA-5820**

RADIUS: 750 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of 10.76 acres adjacent to the northwest corner of Ann Road and Balsam Street from O (Office) to ML (Medium-Low Density Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential land uses (if residential) with a maximum density of 3 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject property was designated for DR (Desert Rural Density) uses at that time.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses, (if residential - with a maximum density of 2 dwelling units per acre).
04/24/03	ZON-1987 Request is for rezoning from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. Staff recommended denial.
05/22/03	Planning Commission recommended denial for rezoning: ZON-1987.
06/18/03	City Council approved request for rezoning: ZON-1987.
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to be considered with companion items.

02/10/05 The Planning Commission recommended approval of a companion Rezoning (ZON-5880) and Site Development Plan Review (SDR-5881).

02/10/05 The Planning Commission voted 7-0 to recommend APPROVAL of the amended application to ML (Medium-Low Density Residential) (PC Agenda Item #15/sr).

DETAILS OF APPLICATION REQUEST

Site Area: 10.76 Acres

EXISTING LAND USE

Subject Property	Office
North	Single Family Dwellings
South	Single Family Dwellings
Southwest	Drug Store, Shops
East	Rural Single Family, Undeveloped, Clark County Commercial
West	Single Family Dwellings

PLANNED LAND USE

Subject Property	O (Office)
North	R (Rural Density Residential)
South	ML (Medium Low Density Residential)
Southwest	SC (Service Commercial)
East	R (Rural Density Residential)
West	L (Low Density Residential)
	ML (Medium Low Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates), O (Office)
North	R-D (Single-Family Residential-Restricted)
South	R-CL (Residential Compact-Lot)
Southwest	PD (Planned Development)
East	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
West	R-1 (Single-Family Residential)
	R-CL (Residential Compact-Lot)

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

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 units/gross acre). The Rural Density Residential category allows a maximum of 3.5 units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

ML (Medium Low Density Residential) (5.6 to 8 units/gross acre.) The Medium Low Density Residential category permits a maximum of 8 units per gross acre. This density range permits: single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as infill.

PCD (Planned Community Development) (2 to 8 units/gross acre.) The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from 2 to 8 units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of 2 units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD (Planned Community Development).

Projects in undeveloped areas that are greater than 80 acres in size require a master plan PD (Planned Development) zoning. Projects less than 80 acres in size are not allowed within the PCD (Planned Community Development); however, infill projects may receive a waiver from this requirement.

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

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

No interagency issues.

ANALYSIS

The proposed development is located near Ann Road, Rio Vista Street, and Balsam Road. Currently, the property is adjacent to single-family residential to the north, south, and west. A similar project is proposed east of the subject site across Balsam Road. The proposed change to the General Plan Land Use designation to Medium-Low Density Residential, which would allow for 5.6 – 8 units per acre is an appropriate and compatible addition to the surrounding area.

FINDINGS

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

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

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

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

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

In regard to "1": The proposed ML (Medium-Low Density Residential) allows a proposed density of up to 8.0 dwelling Units Per Acre and is compatible with the adjacent R (Rural) at 2.1-3.5 dua, L (Low Density Residential) at 3.5-5.5 dua, and ML (Medium-Low Density Residential) zoned parcels.

In regard to "2": The proposed General Plan Amendment would allow zoning districts that would be compatible with the existing adjacent zoning districts. Parcels adjacent to the site are zoned R-D (Single-Family Residential) and U (R) (Undeveloped Rural), which allow a maximum density of up to 3.5 units per acre, R-CL (Residential Compact-Lot), which allows a maximum density of 8 units per acre, and R-1 (Single-Family Residential), which allows a maximum of 5.5 units per acre. If the proposed General Plan Amendment were approved, it would allow for zoning districts with densities up to 8.0 Units Per Acre.

In regard to "3": The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 W. Cheyenne, located at the northwest corner of Cheyenne and Metro Academy Way, (west of Grand Canyon). A fire station is located at Lone Mountain Road and Rainbow Boulevard is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

*The applicant has revised the request from MLA (Medium-Low Attached Density Residential) to ML (Medium-Low Density Residential) from the meeting on January 27, 2005. This may have affected the comments and concerns mentioned at the neighborhood meeting of January 5, 2005.

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on January 5, 2005 a neighborhood meeting sponsored by the applicant was held. Fourteen persons attended and had the following comments:

- Too much density
- Traffic concerns
- Do not close Balsam
- Home sizes are smaller than surrounding neighborhoods
- School capacity may not be sufficient
- They like the landscape buffer along the northern boundary of the property

Of the 14, all agree they would like residential, roughly one-half were opposed to the density.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 310 by Planning Department

APPROVALS 5

PROTESTS 22

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802-014

Name of Property Owner: _____

Name of Applicant: RCD HOLDINGS, LLC

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: 125 27-802-014

Signature of Property Owner/Authorized Agent: _____

Print Name: Donald C. Barnes

Subscribed and sworn before me

This 9 day of DECEMBER, 20 04

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
AUDREY J. CARRIZZO
No. 96-3466-1 My Appointment Expires July 17, 2008

PLANNING & DEVELOPMENT

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802 005 & 008

Name of Property Owner: Creative Dream Catchers LLC

Name of Applicant: Judie Collins

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

_____ Yes NO No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jil Windsor

Print Name: JIL WINDSOR

Subscribed and sworn before me

This 10TH day of December 2004

Notary Public in and for said County and State

DAVID J. GARSKE
Commission # 1390747
Notary Public - California
Santa Cruz County
My Comm. Expires Dec 17, 2006

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802-004

Name of Property Owner: Les & Joan LLC

Name of Applicant: RCD HOLDINGS, LLC

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Lawrence Powers

Subscribed and sworn before me

This 7TH day of DEC., 2004

Marie E. Borkowski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARIE E. BORKOWSKI
My Appointment Expires
February 17, 2005
No: 97-0442-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802-003

Name of Property Owner: JAIME GONZALEZ

Name of Applicant: RCD HOLDINGS, LLC

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: JAIME GONZALEZ

Subscribed and sworn before me

This 13 day of December 2004

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

LYNDA SALADINO
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Sept. 06, 2008
92-3293-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-5820** APN: 125-27-802-012

Name of Property Owner: Judie K Collins Trust

Name of Applicant: RCD HOLDINGS, LLC

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

_____ Yes _____ X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Judie K Collins

Print Name: JUDIE K Collins

Subscribed and sworn before me

This 8th day of December, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-81561-1
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802-009

Name of Property Owner: Prince Family [redacted] LP

Name of Applicant: RCD HOLDINGS, LLC

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

____ Yes X No

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

City Official: N/A

Partner(s): _____

APN: _____

PRINCE FAMILY LP, by Mary Susan Steele, Managing Member of CANDY CANE LLC, General Partner

Signature of Property Owner/Authorized Agent: Mary Susan Steele

Print Name: Mary Susan Steele

Subscribed and sworn before me

This 7th day of December, 2004.

Walter N. Prince

Notary Public in and for said County and State

WALTER N. PRINCE, Notary Public Los Angeles County, CA

WALTER N. PRINCE
Comm. # 1332558
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Nov. 30, 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-5820 APN: 125-27-802-002

Name of Property Owner: Susan Shellenbarger

Name of Applicant: RCD HOLDINGS, LLC

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

_____ Yes No No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Susan Apathy Shellenbarger

Print Name: Susan Apathy Shellenbarger

Subscribed and sworn before me

This 8th day of December, 2004

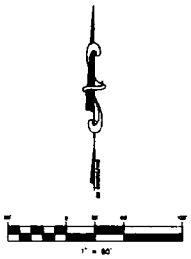
Lynne Cooper

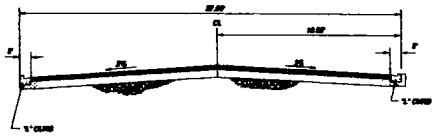
Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-61567-1
My Appt. Expires April 22, 2007

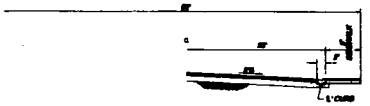
TOSCANA

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



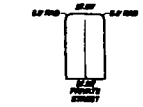


37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

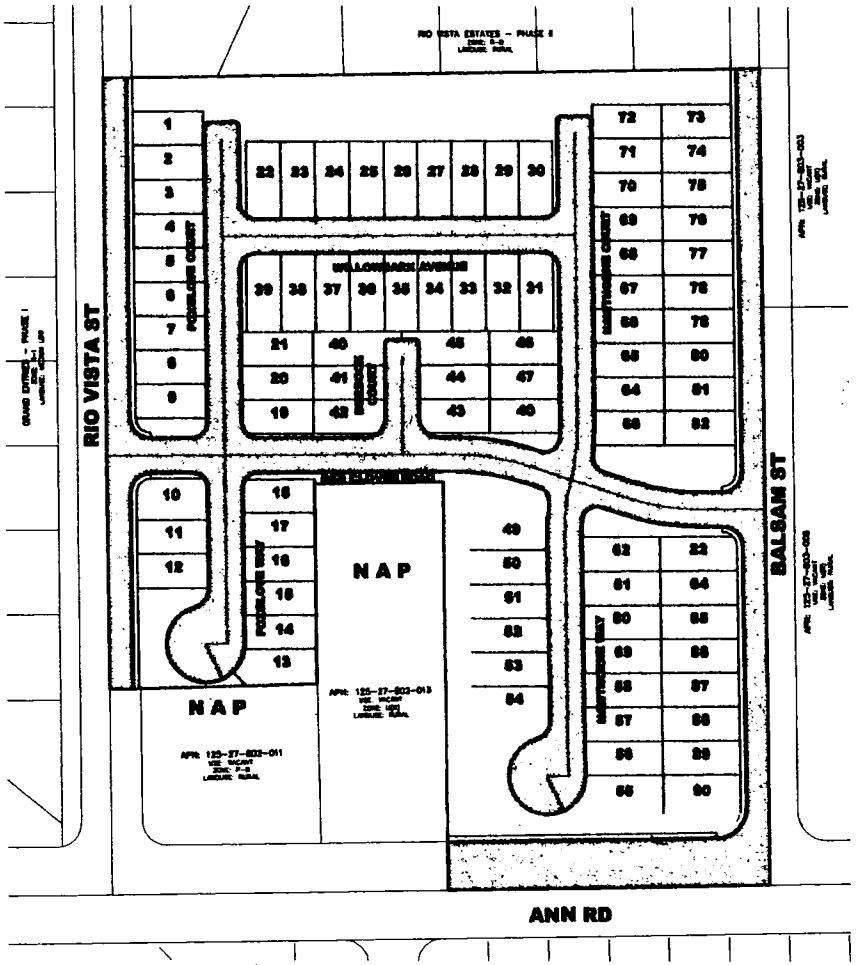


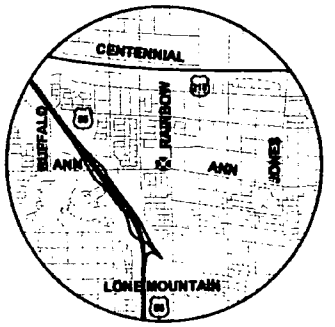
60' PUBLIC STREET HALF-SECTION (BALSAM ST/RIO VISTA ST)
NOT TO SCALE

100' PUBLIC STREET HALF-SECTION (ANN RD)
NOT TO SCALE

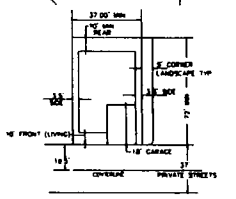


TYPICAL 37' DRIVE
(NOT GREATER THAN 150' in LENGTH)

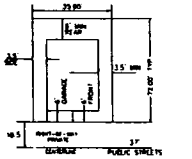




VICINITY MAP
NOT TO SCALE



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 2,520 SQ FT +)



LOT DETAIL (CUL-DE-SAC)
NOT TO SCALE
(TYPICAL LOT SIZE 3,520 SQ FT +/-)

DEVELOPER

RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NV 89130

OWNERS

SUSAN SHELLENBARGER TRUST
5690 RIO VISTA ST
LAS VEGAS, NV 89130

GONZALEZ FAMILY TRUST
7405 W GILMORE
LAS VEGAS, NV 89129

LES & JOAN LLP
520 S 4TH STREET - 2ND FLOOR
LAS VEGAS, NV 89101

CREATIVE DREAM CATCHERS LLC
4839 W DESERT HOLLOW
GLENDALE, AZ 35310

JUDIE COLLINS TRUST
5686 BALSAM ST
LAS VEGAS, NV 89130

PRINCE FAMILY TRUST
202 N CURRY ST #214
CARSON CITY, NV 89703

BORSACK GROUP
4397 W SUNSET RD #8
LAS VEGAS, NV 89118

ENGINEER

THOMASON CONSULTING ENGINEERS
3161 E WARM SPRINGS RD
SUITE 200
LAS VEGAS, NEVADA 89120
(702)932-6125

ASSESSORS PARCEL NUMBERS:

125-27-802-002, 003, 004, 005, 008, 009, 012, 014

OVERALL TABULATIONS

EXISTING ZONING	D
PROPOSED ZONING	R-PDB
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LOW
# OF UNITS	90
GROSS ACREAGE	10.72 ACRES +/-
DENSITY	8.40 D.U.A.
OPEN SPACE REQUIRED	1.50 AC (65,405 SF)
OPEN SPACE PROVIDED	1.72 AC (75,175 SF)

RECEIVED
MAR 04 2005

DEVELOPER
RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NEVADA 89130

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7120 Hillside Meadow Las Vegas, NV 89128 (Office) 702.304.7701 Fax: 702.304.7702

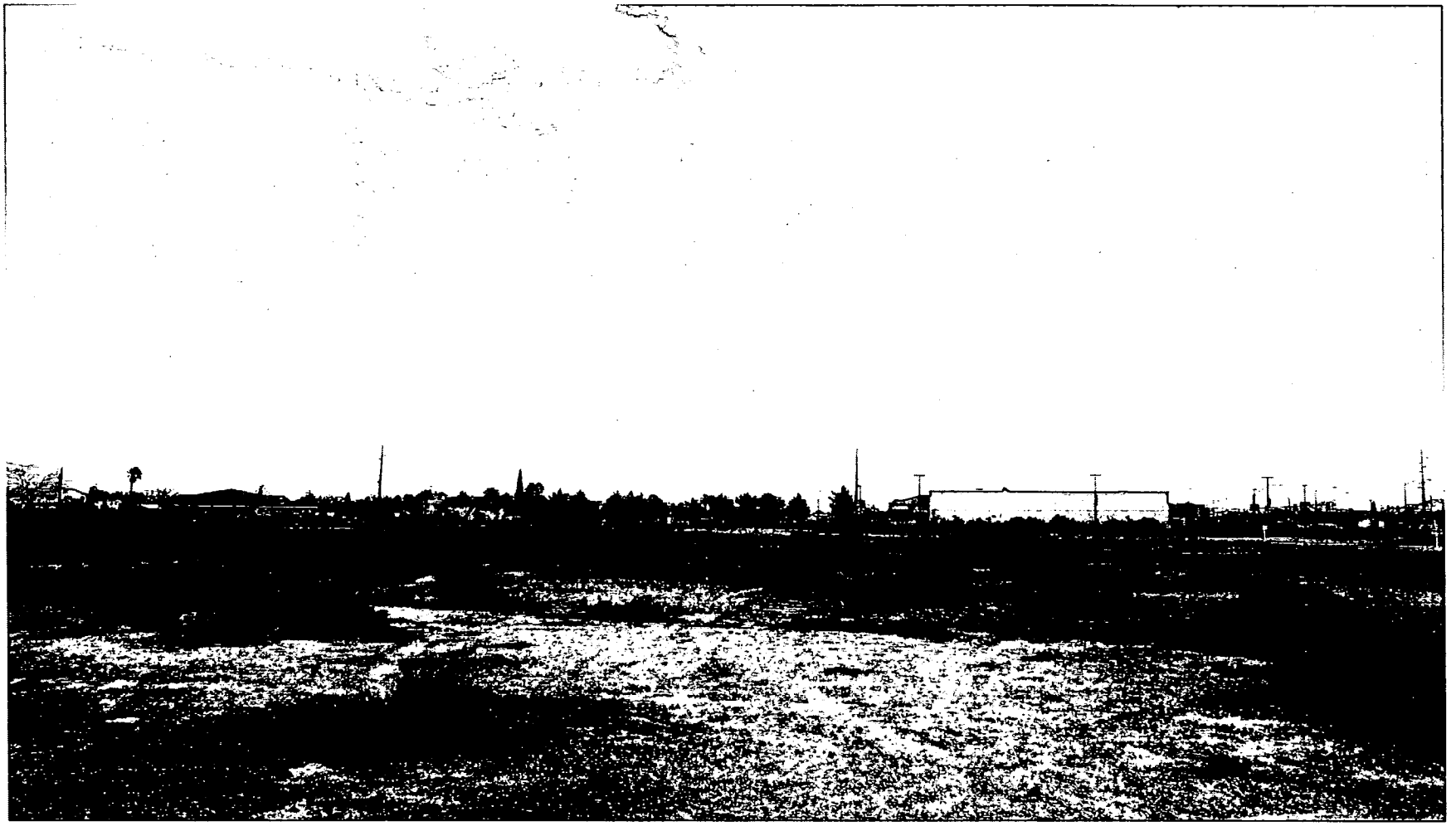
SHEET: TENTATIVE MAP
TITLE: TOSCANA
CITY OF LAS VEGAS, NEVADA

DATE: FEBRUARY 24, 2005
DRAWN BY: B. SAYLOR
DESIGNED BY: P. SHUE
CHECKED BY: P. SHUE
SCALE: 1" = 60'
PROJECT NO: JC-0001
ENGINEERING SEAL

SHEET: TM-1
OF: 2
DRAWING NO:

REVISED 3-4-05

GPA-5820 REVISED
ZON-5880 03/16/05 CC
SDR-5881



GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL
NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05

GPA-5820 - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL
NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05

Toscana

Justification Letter

It is the intention of RCD Holdings, LLC to take the 8 subject properties, that have newer housing all around, and create an attractive, mid level, 2 story detached, single-family housing community of 86 homes. We feel certain this new housing community will support, and more than likely enhance, the values of the surrounding neighborhoods by eliminating the outdated homes that currently exist, as well as build upon the vacant land that exists. The two abandoned and boarded up structures currently standing on Rio Vista will be replaced with new homes. The vacant land that serves those who wish to dump unwanted items will be replaced with new homes. We will be providing a community park that will allow the resident children to play. The appearance of the Ann Road corridor will be greatly enhanced by creating a Transportation Trail along our southern perimeter. In addition, by designing this housing community's main entrance on Ann Rd., we feel that traffic flow for the existing neighbors will not be hindered. Likewise, a 30' greenbelt running the full width of the Northern perimeter wall is being constructed in an attempt to ensure that the neighbors, contiguous on the north, will continue to enjoy a feeling of privacy.

With the elimination of the current general plan of Commercial 'O', and the replacement of residential ML, this location will be built upon more consistently with the original master plan and intentions of the city. Additionally, this change will be in keeping with the existing residential zoning around the subject property.

RECEIVED

JAN 18 2005

REVISED 1.18.05

GPA-5820

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

11/16/05

Dear Sirs:

We approve of all of the enclosed plans.

Joan Konya
Cynthia Olsen
6824 Koa Retreat
Juneau 99801

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

January 18, 2005

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

Dear Gary Leobold, Planning Supervisor,

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

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

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

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

Sincerely,

Walter Nieczkowski

5509 GOLDBRUSH STREET
LAS VEGAS, NEVADA 89130

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Resident

Resident

6912 Glen Landing Ave. LV.
Address

GPA-5820
ZON-5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I support these changes.

Sincerely,

Darlene J. Bolko

Resident

Brian K. Wolfe

Resident

5717 Wandering Ivy St.

Address L.V. NV., 89130

(702) 363-8737

GPA-5820
ZON-5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Michael A. Cornell

Resident

Patricia M. Cornell

Resident

6900 Haven Hollow Ave

Address

GPA-5820
ZON-5880 A

RECEIVED

JAN 18 2005

Jan. 10, 2005

To: Las Vegas City Planning Dept.
Re: GPA & Zone Change Application #5820 for the 10.76 Acres located at Ann Rd/ Balsam St/ Rio Vista from Commercial "O" to Residential "MLA" with a zoning of RPD9.

I/We hereby submit that I/we have no objections and/or support the above request for changes.

Name	Address
Steve & Ann CRAIG	5716 WANDERING Ivy St.
Tom & Rae Gallagher	6921 Glen Landing Ave

GPA-5820
ZON-5860 A

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Helene Prosser
Name

Helene Prosser
Name

6913 Glen Landing Ave
Address
89130

GPA-5820
ZON-5880
STR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Donald F. Sutton
Name

LeRae Sutton
Name

5701 W Wandering Sky St.
Address

GPA-5820
ZON-5880
SDR-5881
P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Name

Anita M. Gallegos
Name

6912 Glen Landing Ave
Address

GPA 5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Tom Gallagher
Name

Name

Address

GPA-5820
ZON-5880
SDR-5881

City of Las Vegas

Agenda Item No. 139

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO GPA-5820

ZON-5880 - PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014), Ward 6 (Mack). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	67	**Planning Commission Mtg.**	4
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
5. Submitted after final agenda - Protest petition with 40 signatures and cover letter from Jeanette Ratliff for Item 139 [ZON-5880] and Item 140 [SDR-5881] filed under Item 139 [ZON-5880]
6. Backup referenced from the 2/10/2005 Planning Commission meeting Item 16

MOTION:

MACK - APRROVED subject to conditions - Motion Carried with TARKANIAN voting No

MINUTES:

NOTE: See Item 138 [GPA-5820] for all related discussion.
(3:28 - 4:21)
4-1947

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General

CONDITIONS - Continued:

Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).

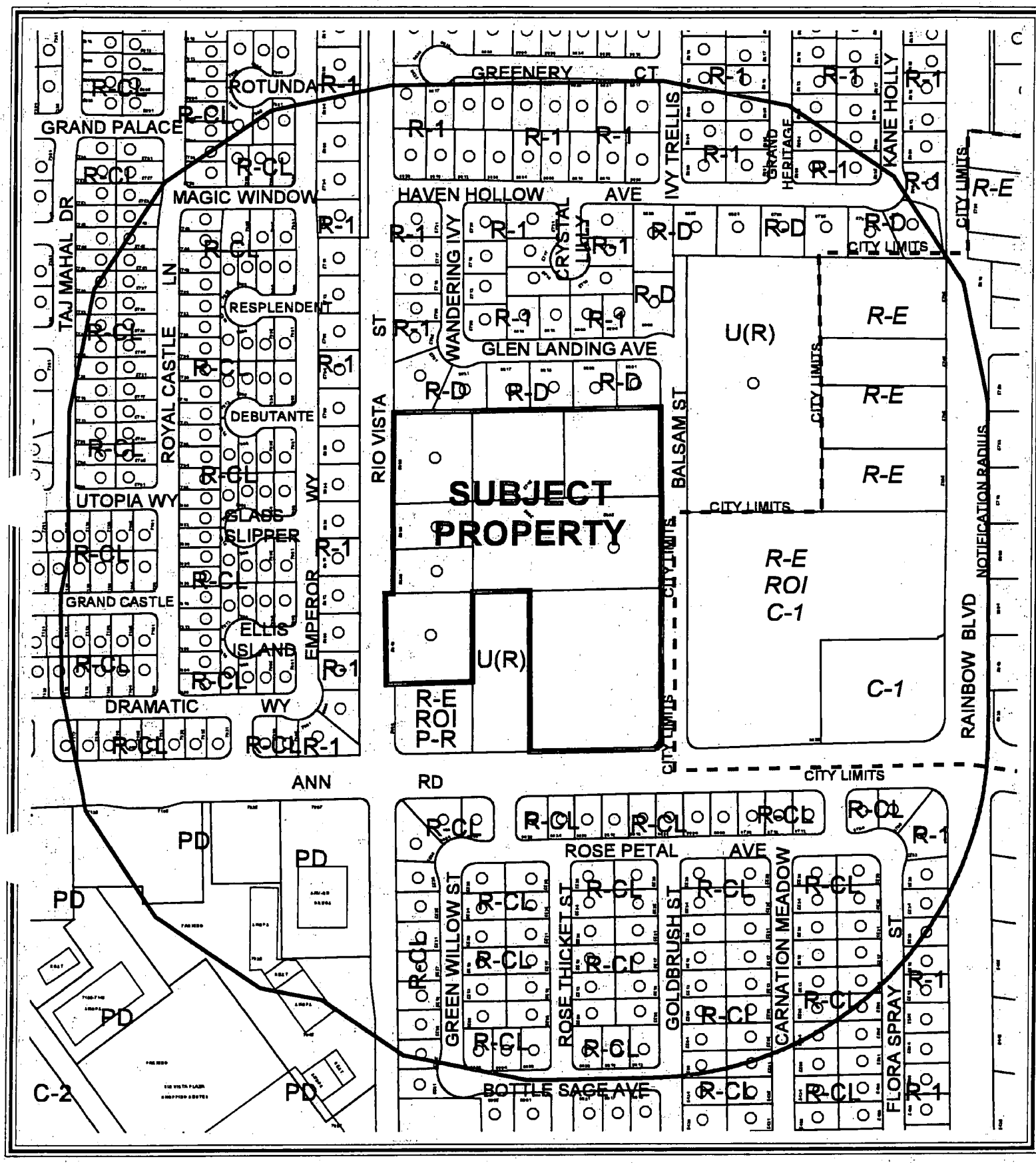
Public Works

5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.

6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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



0 300 600 Feet

N

CASE: **ZON-5880**

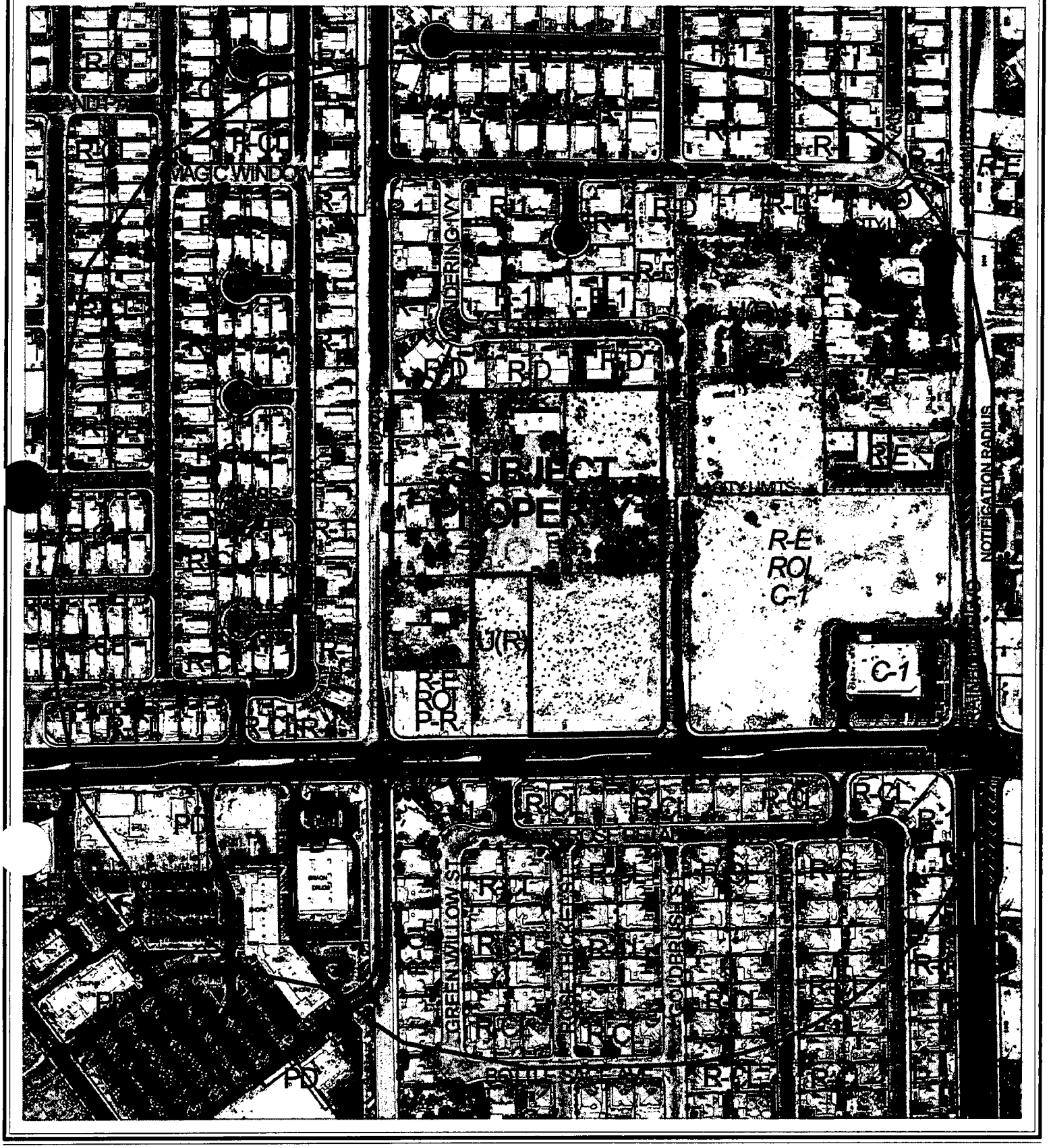
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE)

ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)



CASE: **ZON-5880**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE)

ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-5880 - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).

Public Works

5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.

6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the

City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [O (Office) General Plan Designation] Under Resolution of Intent to O (Office), R-E (Residence Estates) Zone Under Resolution Of Intent To O (Office) To: R-PD8 (Residential Planned Development - 8 Units per acre) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

B) Applicant's Justification

The applicant states that the new housing community will enhance the value of the surrounding neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

02/19/03 The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.

06/18/03 The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.

01/27/05 The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to be considered with companion items.

02/10/05 The Planning Commission recommended approval of a companion General Plan Amendment (GPA-5820) and Site Development Plan Review (SDR-5881).

02/10/05 The Planning Commission voted 6-1 to recommend APPROVAL (PC Agenda Item #16/bts).

B) Pre-Application Meeting

12/03/04 The following items were discussed at the pre-application meeting.

- Multi-use transportation trail required along Ann Road
- Site needs a flood study and off-site improvements
- (MLA) Medium Low Attached General Plan Amendment required.
- R-PD9 which permits 9.49 dwelling units per acre

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.76

B) Existing Land Use

Subject Property:	Single Family Dwellings and Undeveloped
North:	Single Family Dwellings
South:	Single Family Dwellings and Undeveloped
East:	Undeveloped
West:	Single-Family Dwellings

C) Planned Land Use

Subject Property:	O (Office)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential) and ML (Medium Low Density Residential
East:	R (Rural Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office)
North:	R-D (Single Family Residential-Restricted)
South:	R-CL (Single Family Compact-Lot)
East:	U (Undeveloped) Zone R [(Rural Density Residential) General Plan Designation]
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified O (Office) land use category. The property is zoned U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office). The proposed development of 86 single-family lots on 10.76 acres, which generates a density of development of 8.0 dwelling units per acre, is permitted within the ML land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 units per acre.

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

A Multi-Use Transportation Trail is identified along the north side of Ann Road, on the southern edge of the subject site. The developer will be required to include this trail as part of the companion Site Development Plan review (SDR-5881) and to develop that segment of the trail as part of this development.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   This subsequent General Plan Amendment (GPA-5820) is proposed to ML (Medium-Low Density Residential) on the Centennial Hills Sector of the General Plan. If the proposed amendment is approved, the proposed R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning will be compatible with this land use designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The proposed single-family detached dwellings on this site will be similar in style with other development in the area and therefore will be compatible with the surrounding land uses and zoning districts.

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

The R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning on the subject site is appropriate as it allows for the continuation of the existing single-family development to the around the development. The project in terms of design will be most compatible with the development along Balsam Street.

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

The site is accessed from Rio Vista Street, a Secondary (80-foot) Collector, Balsam Street, a Local Collector (60-foot) Street and Ann Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. These streets are adequate to serve the proposed development.

PLANNING COMMISSION ACTION

Plan submitted and dated 02/10/05 indicates a maximum of 91 units which should be added to conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 310 by Planning Department

APPROVALS 5

PROTESTS 67

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-002

Name of Property Owner: SUSAN SHELLENBARGER

Name of Applicant: RCD Holdings LLC

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Susan Shellenbarger

Print Name: Susan Shellenbarger

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-81681
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-003

Name of Property Owner: Gonzalez Family Trust

Name of Applicant: RCD Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jaime Gonzalez

Print Name: Jaime Gonzalez

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815581
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-004

Name of Property Owner: Les & Joan LLC

Name of Applicant: RCO Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: LAWRENCE POWERS

Subscribed and sworn before me

This 27 day of Dec., 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815581
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-005 & 008

Name of Property Owner: Creature Dream Catchers LLC

Name of Applicant: RCD Holdings LLC

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jil Windsor

Print Name: Jil Windsor

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815581
My Appt. Expires: April 22, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-009

Name of Property Owner: Prince Family LLP

Name of Applicant: RCD Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mary Susan Steele

Print Name: Mary Susan Steele

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03615981
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-012

Name of Property Owner: JUDIE COLLINS

Name of Applicant: RCD Holding LLC

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Judie Collins

Print Name: JUDIE COLLINS

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-61231
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5880 APN: 125-27-802-014

Name of Property Owner: Borsack Group Inc

Name of Applicant: RCD Holdings LLC

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

_____Yes X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Donald D. Borsack

Subscribed and sworn before me

This 12 day of Dec, 2004

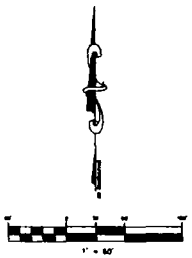
Lynne Cooper

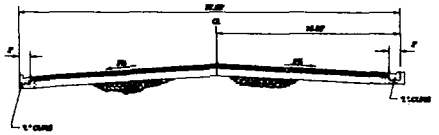
Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of New
Appointment No.
My Appt. Expires April 29, 2007

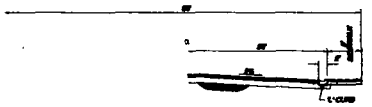
TOSCANA

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT





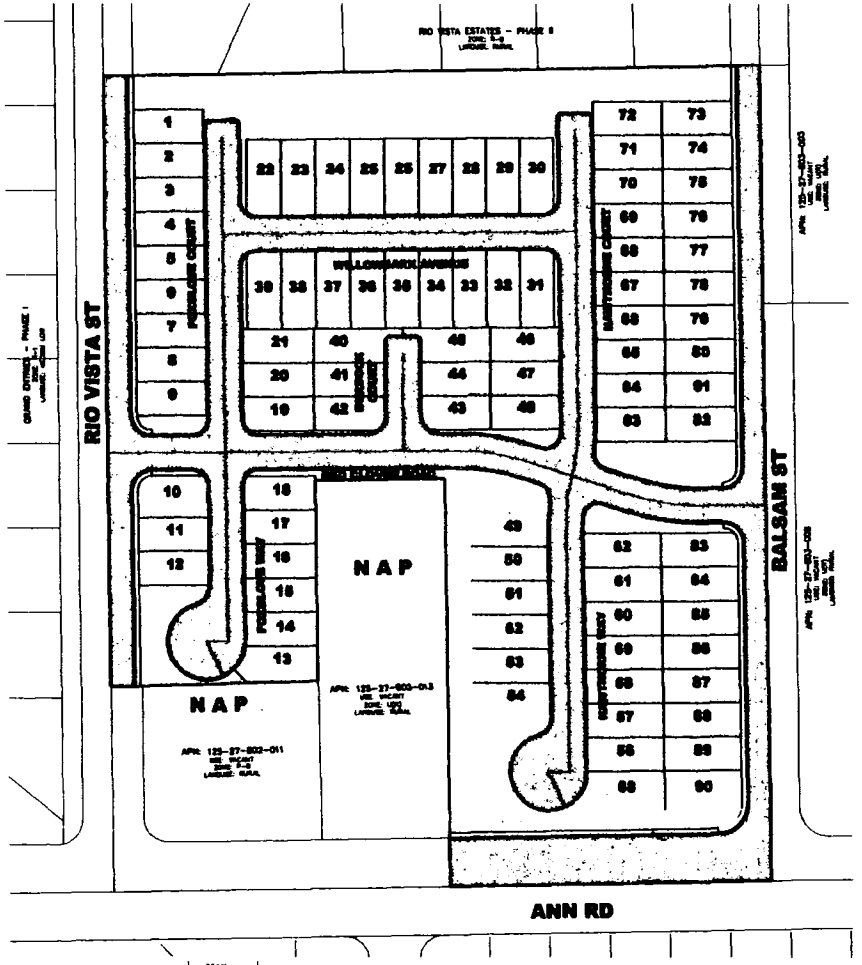
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

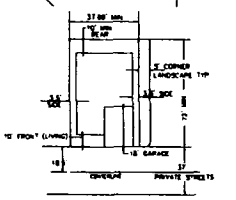


60' PUBLIC STREET HALF-SECTION (BALSAM ST/RIO VISTA ST)
NOT TO SCALE

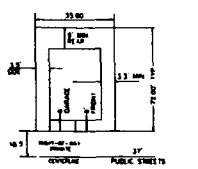
100' PUBLIC STREET HALF-SECTION (ANN RD)
NOT TO SCALE

TYPICAL 37' DRIVE
(NOT GREATER THAN 150' IN LENGTH)

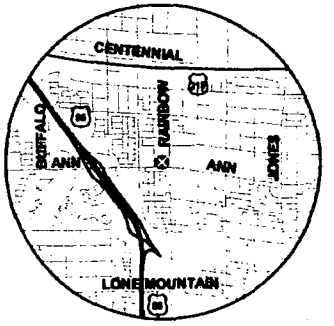




LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 2,520 SQ FT +)



LOT DETAIL (CUL-DE-SAC)
NOT TO SCALE
(TYPICAL LOT SIZE 2,520 SQ FT +/-)



VICINITY MAP
NOT TO SCALE

DEVELOPER

RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NV 89130

OWNERS

SUSAN SHELLENBARGER TRUST
5690 RIO VISTA ST
LAS VEGAS, NV 89130

GONZALEZ FAMILY TRUST
7405 W GILMORE
LAS VEGAS, NV 89129

LES & JOAN LLP
520 S 4TH STREET - 2ND FLOOR
LAS VEGAS, NV 89101

CREATIVE DREAM CATCHERS LLC
4839 W DESERT HOLLOW
GLENDALE, AZ 35310

JUDIE COLLINS TRUST
5686 BALSAM ST
LAS VEGAS, NV 89130

PRINCE FAMILY TRUST
202 N CURRY ST #214
CARSON CITY, NV 89703

BORSACK GROUP
4397 W SUNSET RD #B
LAS VEGAS, NV 89118

ENGINEER

THOMASON CONSULTING ENGINEERS
3161 E WARM SPRINGS RD
SUITE 200
LAS VEGAS, NEVADA 89120
(702)932-6125

ASSESSORS PARCEL NUMBERS:

125-27-802-002, 003, 004, 005, 008, 009, 012, 014

OVERALL TABULATIONS

EXISTING ZONING	0
PROPOSED ZONING	R-PDB
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LOW
# OF UNITS	90
GROSS ACREAGE	10.72 ACRES +/-
DENSITY	8.40 D.U.A.
OPEN SPACE REQUIRED	1.50 AC (65,405 SF)
OPEN SPACE PROVIDED	1.72 AC (75,175 SF)

RECEIVED
MAR 04 2005

DEVELOPER
RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NEVADA 89130

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hidden Avenue Las Vegas, NV 89129 Office: 702.394.7701 Fax: 702.394.7702

SHEET: TENTATIVE MAP

TITLE: TOSCANA
CITY OF LAS VEGAS, NEVADA

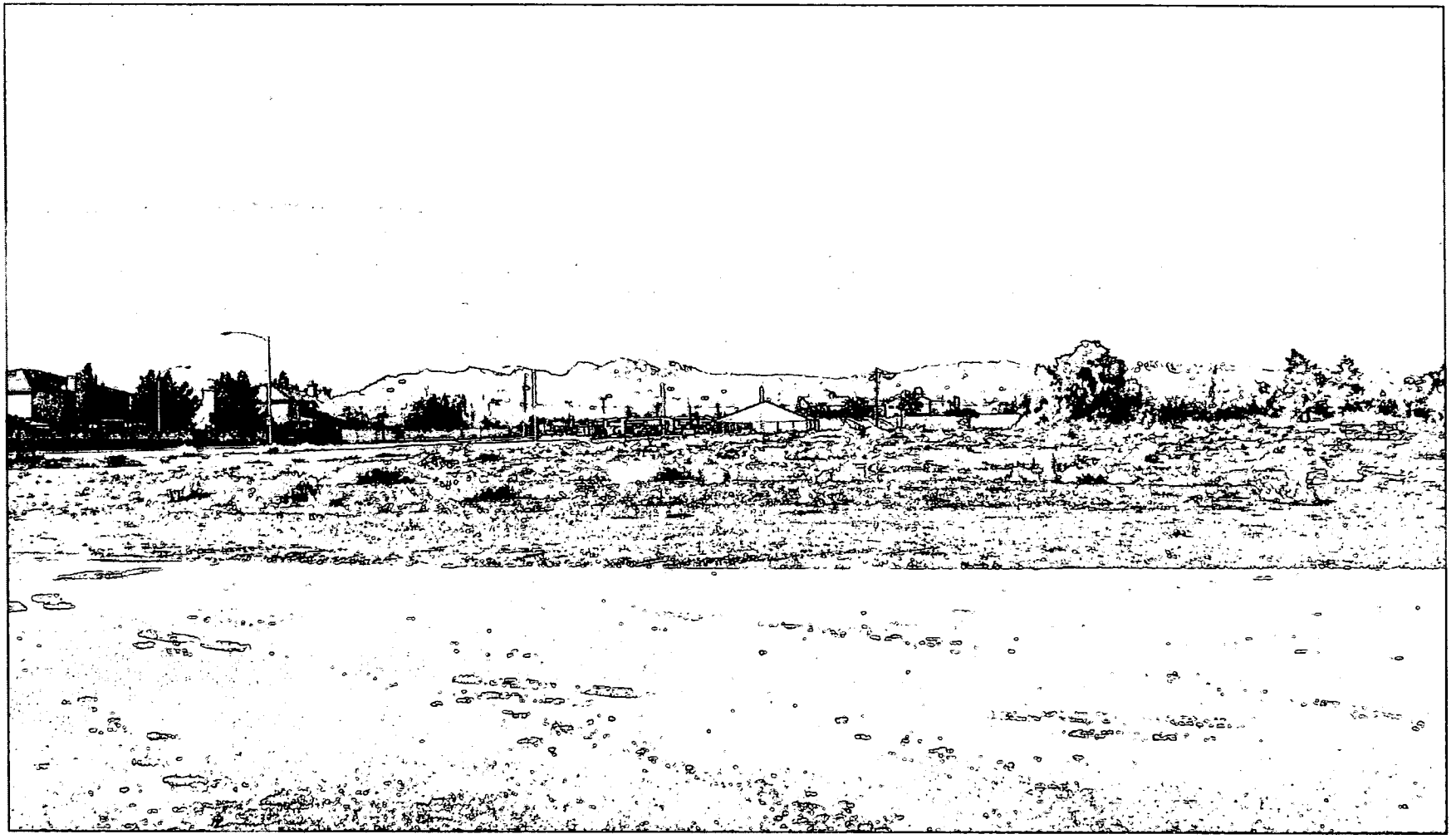
DATE: FEBRUARY 24, 2005
DRAWN BY: B. SAYLOR
DESIGNED BY: P. SAUSE
CHECKED BY: P. SAUSE
SCALE: 1" = 60'
PROJECT NO: JC-0001
ENGINEERING SEAL

SHEET TM-1 OF 2
DRAWING NO

REVISED 3-4-05

GPA-5820
ZON-5880
SDR-5881

REVISED
03/16/05 CC



ZON-5880 - APPLICANT: RCD HOLDINGS, LLC - OWNER: JUDIE K. COLLINS, ET AL
NORTHEAST CORNER F RIO VISTA STREET AND ANN ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05

Toscana

Justification Letter

It is the intention of RCD Holdings, LLC to take the 8 subject properties, that have newer housing all around, and create an attractive, mid level, 2 story detached, single-family housing community of 93 homes. We feel certain this new housing community will support, and more than likely enhance, the values of the surrounding neighborhoods by eliminating the outdated homes that currently exist, as well as build upon the vacant land that exists. The boarded up structure currently standing on Rio Vista will be replaced with new homes. The vacant land that serves those who wish to dump unwanted items will be replaced with new homes. We will be providing a community park that will allow the resident children to play. The appearance of the Ann Road corridor will be greatly enhanced by creating a Transportation Trail along our southern perimeter. In addition, by designing this housing community's main entrance on Ann Rd., we feel that traffic flow for the existing neighbors will not be hindered. Likewise, a 30' greenbelt running the full width of the Northern perimeter wall is being constructed in an attempt to ensure that the neighbors, contiguous on the north, will continue to enjoy a feeling of privacy.

With the elimination of the current general plan of Commercial 'O', and the replacement of residential, this location will be built upon more consistently with the original master plan and intentions of the city. This change will be in keeping with the existing residential zoning along Ann Rd.

ZON-5880

March 14, 2005

Reference: Notice of Public Hearing, VAR 5810/SDR 5807 and
ZON 5880/SDR5881

RECEIVED
CITY CLERK
2005 MAR 15 A 9:5

City Clerk
City Hall
400 Stewart Ave
Las Vegas, NV 89101

Attached are forty (40) signatures protesting the above listed proposed actions based on:

1. High Density homes (10 per acre) being built adjacent to medium density homes (4-6 per acre). Request compatibility to "existing homes.

2. Subdivision needs to be enclosed with no home facing Balsam St. Compatibility with surround subdivisions.

3. No two story houses built on back-side of existing single story homes.

The Planning Commission Meeting met on Feb 10, 2005 and approved the action despite Staff recommendation of denial. During the allotted time for public participation three members of the Planning Commission took a break and returned only to vote.

Jeanette Ratliff

Jeanette Ratliff
6904 Glen Landing Ave
Las Vegas, NV 89130
(702) 656-4156
(702) 375-2366

Protest

Submitted after final agenda
Date 3/15/05 Item #139 & 140

PETITION FOR RECONSIDERATION OF PROPOSED LAND DEVELOPMENT ON 10.76 ACRES ADJACENT EAST OF RIO VISTA STREET AND ANN ROAD (GPA 5820, ZON 5880, SDR 5881) AND 6.86 ACRES ADJACENT TO THE NORTH SIDE OF ANN ROAD, APPROXIMATELY 290 FEET WEST OF RAINBOW BLVD (ZON 5809, GPA 5804, VAR 5810)

(KEY ISSUES: OPPOSITION TO HIGH DENSITY HOUSES, NO TWO STORY HOUSES ON NORTH AND ~~EAST~~ OF PROPERTIES AND NO ACCESS ONTO BALSAM STREET).

PRINTED NAME	SIGNATURE	ADDRESS	PHONE/NOTES
Albert L. Stratton	Albert L. Stratton	6921 Greenery Ct.	839-9739
Esther Pratt	Esther Pratt	6926 Greenery Ct	566-7180
Herbert C. Wolfs		5918 Ivy Trails	457-2304
Cecilia P. Laub	Cecilia P. Laub	6781 Haven Hollow	870-6742
Jean Stratton	Jean Stratton	6921 Greenery Ct	839-9739
Jason Hawkes		6911 Greenery Ct	878-6930
Robbin Bascher	Robbin Bascher	6781 Haven Hollow	870-6742
Ron Jonson		5631 Gilbert Ct	838-3733
Maria Kusher		5710 N. Rainbow	655 3712
Keith Pearson		5710 N Rainbow	655-3712
Jim Epley		5686 No. Rainbow	639.6109

PETITION FOR RECONSIDERATION OF PROPOSED LAND DEVELOPMENT ON 10.76 ACRES ADJACENT TO NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET

(KEY ISSUES, OPPOSITION TO HIGH DENSITY HOUSES, NO TWO-STORY HOUSES BUILT ON BACK-SIDE OF SINGLE STORY HOMES, SUBDIVISION NEEDS TO BE ENCLOSED WITH NO HOMES FACING BALSAM ST.)

PRINTED NAME	SIGNATURE	ADDRESS	PHONE/NOTES
Jeanette Ratliff	Jeanette Ratliff	6904 Glen Landing Ave	656-4156
Gary Ratliff	Gary Ratliff	6904 Glen Landing Ave	656-4156
Eileen Howe	Eileen Howe	6901 Glen Landing	6554959
Raymond Howe	Raymond Howe	6901 Glen Landing	655-4959
Ollie Gallegos		6912 Glen Landing Ave	655 7495
Jack J. Bumbach	Jack J. Bumbach	5917 Kane Hollow	395-7014
Andrew D Coop	Andrew D Coop	6900 Glenlanding Ave	656-5269
Anita M. Gallegos	Anita M. Gallegos	6900 Glen Landing Av	656-5269
Ann Craig	Ann Craig	5716 Wandering Trl	396-7861
Lucille Marstellar	Lucille Marstellar	5717 Crystal Hill	
Marie Dennis	Marie Dennis	4808 Haven Hollow	

PETITION FOR RECONSIDERATION OF PROPOSED LAND DEVELOPMENT ON 10.76 ACRES ADJACENT TO NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET

(KEY ISSUES, OPPOSITION TO HIGH DENSITY HOUSES, NO TWO-STORY HOUSES BUILT ON BACK-SIDE OF SINGLE STORY HOMES, SUBDIVISION NEEDS TO BE ENCLOSED WITH NO HOMES FACING BALSAM ST.)

PRINTED NAME	SIGNATURE	ADDRESS	PHONE/NOTES
Krishna Shrivastava, AICP	Krishna Shrivastava	6908 Glen Landing Ave	702-396-4132
Madhu Shrivastava	Madhu Shrivastava	6908 Glen Landing Ave	702-396-4132
ANGELA FARRIS	Angela M Farris	5721 WANDERING IVY ST	702-396-4482
ROBERT FARRIS	Robert Farris	5721 Wandering Ivy St	702 396-4482
DONALD W. PRATT	Donald Pratt	5705 Wandering Ivy St	702-658-4852
Leah JANE PRATT	Leah Jane Pratt	5705 Wandering Ivy St	702-658-4852
DONAID SUTTON	Donald Sutton	5701 Wandering Ivy	702-645-6549
LARAE SUTTON	LaRae Sutton	5701 Wandering Ivy	702-645-6549
Pamela Holmes	Pamela Holmes	6909 Glen Landing	702-310-6909
ROBERT L. HOLMES		6909 GLEN LANDING	702-310-6909
Kendra Brown	Kendra D Brown	6906 Glen Landing	702-839-2896

PETITION FOR RECONSIDERATION OF PROPOSED LAND DEVELOPMENT ON 10.76 ACRES ADJACENT TO NORTHWEST CORNER OF ANN ROAD AND BALSAM STREET

(KEY ISSUES, OPPOSITION TO HIGH DENSITY HOUSES, NO TWO-STORY HOUSES BUILT ON BACK-SIDE OF SINGLE STORY HOMES, SUBDIVISION NEEDS TO BE ENCLOSED WITH NO HOMES FACING BALSAM ST.)

PRINTED NAME	SIGNATURE	ADDRESS	PHONE/NOTES
RON JOHNSON		5631 GILBERT LN	838-3733
~~Leah Jane Trail~~	~~Leah Jane Trail~~	~~5705~~	
STEVE CRAIG	Steve Craig	5716 W. IVY	396-4561
Ann CRAIG	Ann Craig	5716 WANDERING IVY	396 4561

PETITION FOR RECONSIDERATION OF PROPOSED LAND DEVELOPMENT ON 10.76 ACRES ADJACENT TO NORTHWEST CORNER OF ANN ROAD (GPA 5820, ZON 5880, SDR 5881) AND 6.86 ACRES ADJACENT TO THE NORTH SIDE OF ANN ROAD, APPOXIMATELY 290 FEET WEST OF RAINBOW BLVD (ZON 5809, GPA 5804, VAR 5810)

(KEY ISSUES, OPPOSITION TO HIGH DENSITY HOUSES, NO TWO-STORY HOUSES BUILT ON BACK-SIDE OF SINGLE STORY HOMES, SUBDIVISION NEEDS TO BE ENCLOSED WITH NO HOMES FACING BALSAM ST.)

PRINTED NAME	SIGNATURE	ADDRESS	PHONE/NOTES
Pat BRADFORD	[signature]	6809 Haven Hollow	396-4420
Joan K. Zubrodt	Joan K. Zubrodt	6789 Haven Hollow	6565478
William CANTRELL	William Cantrell	5924 Kane Holly	395-6083
STEPHEN ORLANDO	[signature]	5921 KANE HOLLY ST	313-8844

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

CICELIA KAY & E. BRYAN LAUB
6781 HAVEN HOLLOW DRIVE
LAS VEGAS, NEVADA 89130
PHONE: (702)870-6742
FAX: (702)870-5992

31 January 2005

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

Re: SDR-5881
ZON-5880

To Whom It May Concern:

This is to object to the zoning change and land use application as referenced above. The development as proposed is not consistent with the surrounding neighborhood and because of the high density (and 8 units to an acre is high density) the impact by the vehicular traffic would be unacceptable. We are already inundated with traffic on Ann Road and it is only going to get worse with the completion of the developments on Azure and Rio Vista as well as the developments on Tropical and Allen. Add to this what they want to build on the corner of Rainbow and Ann (ZON-5809, GPA-5804, VAR-5810).

If Ms. Collins was truly concerned with the area, she could build something like the Promenade at Meadows Lane i.e. single-story, attached garages and adults 60 and over only. This would eliminate some of the traffic and there would be no impact on the schools.

Respectfully,

Cicelia K. Laub E. Bryan Laub Raymond Pendergrass Robbin Buscher

ZON-5880 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Helene Prosser
Name

Helene Prosser
Name

6913 Glen Landing Ave
Address
89130

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Donald F. Sutton
Name

LeRae Sutton
Name

5701 Wandering Bay St.
Address

GPA-5820
ZON-5880
SDR-5881
P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

[signature]
Name

Anita M. Gallegos
Name

6412 Glen Landing Ave
Address

GPA 5820
ZON - 5880
SDR - 5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Tom Gallagher
Name

Name

Address

GPA-5820
ZON-5880
SDR-5881

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Resident

Resident

6912 Glen Landing Ave. LV.
Address

GPA-5820
ZON-5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I support these changes.

Sincerely,

Darlene J. Bolko

Resident

Brian K. Wolfe

Resident

5717 Wandering Ivy St,

Address L.V. NV., 89130

(702) 363-8737

GPA-5280
ZON-5880 A

January 14, 2005

RECEIVED

JAN 18 2005

To: Las Vegas City Planning & Las Vegas City Council

Re: GPA #5280, Zone Change #5880

Dear City Planning,

I am a neighbor living very near to the subject property of the above named requested changes. I am aware that the intention is to change the General Plan from the current commercial status of "O" to "ML" which will allow up to 8 units per acre to be built, and the Zone Change will allow 86 homes. I want you to know that I have no objections to these changes.

Sincerely,

Michael A. Arnell

Resident

Patricia M. Arnell

Resident

6900 Haven Hollow Ave

Address

GPA-5820
ZON-5880 A

RECEIVED

JAN 18 2005

Jan. 10, 2005

To: Las Vegas City Planning Dept.
Re: GPA & Zone Change Application #5820 for the 10.76 Acres located at Ann Rd/ Balsam St/ Rio Vista from Commercial "O" to Residential "MLA" with a zoning of RPD9.

I/We hereby submit that I/we have no objections and/or support the above request for changes.

Name	Address
Steve & Ann CRAIG	5716 WANDERING Ivy St.
Tom & Rae Gallagher	6921 Glen Landing Ave

GPA-5820
ZON-5660 A

City of Las Vegas

Agenda Item No. 140

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 GPA-5820 AND ZON-5880

SDR-5881 - PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL - Request for a Site Development Plan Review FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) Zone under Resolution of Intent to O (Office) Zone, [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) Zone], Ward 6 (Mack). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	24	**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
5. Submitted after final agenda - Protest petition with 40 signatures and cover letter from Jeanette Ratliff for Item 139 [ZON-5880] and Item 140 [SDR-5881] filed under Item 139 [ZON-5880]
6. Backup referenced from the 2/10/2005 Planning Commission meeting Item 17

MOTION:

MACK - APPROVED subject to the conditions, deleting Condition 1 and amending Condition 2 as follows:

2. All development shall be in conformance with the site plan and building elevations, submitted at the 02/10/05 Planning Commission meeting, with the removal of the northern most lot (numbered 48) for a maximum of 90 single-family lots. The Site Plan is in concept only. Specific design and construction details relating to size, type and/or alignment of 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 Planning Director prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

- UNANIMOUS

MINUTES:

NOTE: See Item 138 [GPA-5820] for all related discussion.

(3:28 - 4:21)

4-1947

CONDITIONS:

CONDITIONS - Continued:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 02/07/2005 except as amended by conditions herein.

2. All development shall be in conformance with the site plan and building elevations, submitted at the 02/10/05 Planning Commission meeting, with the removal of the northern most lot (numbered 48) for a maximum of 90 single-family lots.

3. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.

4. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.

5. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.

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 by the City Council.

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

8. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

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

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.

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

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

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 mechanical equipment, air conditioners and trash areas shall be fully screened in views from the

CONDITIONS - Continued:

abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

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

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

Public Works

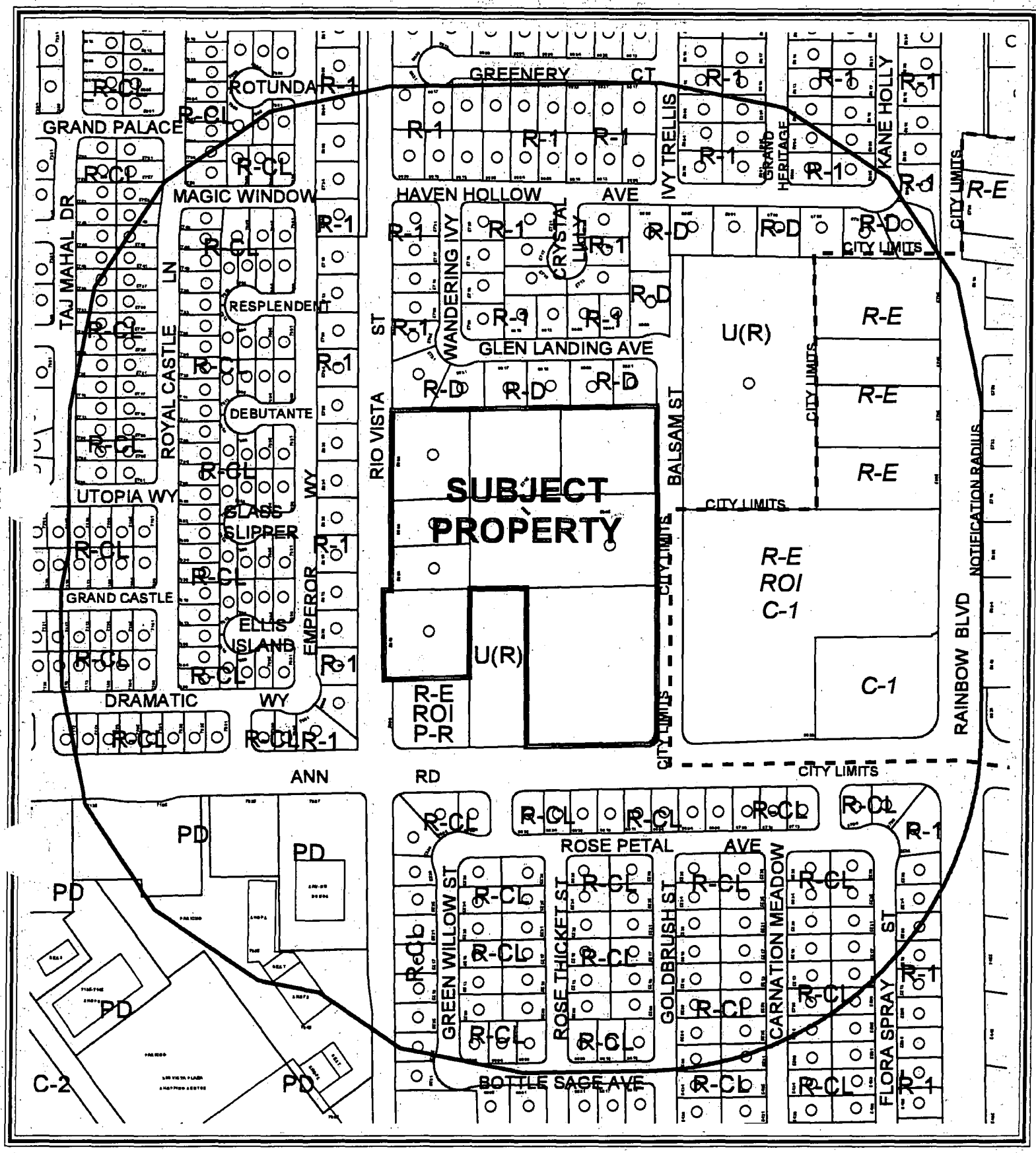
17. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.



0 300 600 Feet

CASE: **SDR-5881**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE)

ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 16, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-5881 - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 02/07/2005 except as amended by conditions herein.

2. All development shall be in conformance with the site plan and building elevations, submitted at the 02/10/05 Planning Commission meeting, with the removal of the northern most lot (numbered 48) for a maximum of 90 single-family lots.

3. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.

4. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.

5. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.

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 by the City Council.

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

8. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

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

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.

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

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

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 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.

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

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

Public Works

17. All active gated access driveways, if proposed, 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. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for an 86-lot single-family development on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

B) Applicant's Justification

The applicant states that the new housing community will enhance the value of the surrounding neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

02/19/03	The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.
06/18/03	The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.
01/27/05	The Planning Commission held this item in abeyance to the 02/10/05 Planning Commission meeting to be considered with companion items.
02/10/05	The Planning Commission recommended approval of a companion General Plan Amendment (GPA-5820) and Rezoning (ZON-5880).
02/10/05	The Planning Commission voted 6-1 to recommend APPROVAL (PC Agenda Item #17).

B) Pre-Application Meeting

12/03/04 The following items were discussed at the pre-application meeting.

- Multi-use transportation trail required along Ann Road
- Site needs a flood study and off-site improvements
- (MLA) Medium Low Attached General Plan Amendment required
- R-PD9 which permits 9.49 dwelling units per acre

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.76

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	O (Office)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential) and ML (Medium Low Density Residential
East:	R (Rural Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office)
North:	R-D (Single Family Residential-Restricted)
South:	R-CL (Single Family Compact-Lot)
East:	U (Undeveloped) Zone R [(Rural Density Residential) General Plan Designation]
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified O (Office) land use category. The property is zoned U (Undeveloped) Zone O [Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office). The proposed development of 86 single-family lots on 10.76 acres, which generates a density of development of 8.0 units per acre, is permitted within the MLA land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD8 (Residential Planned Development – 8 Units per Acre) that would permit up to 8.49 units per acre.

PROJECT DESCRIPTION

This Site Development Plan Review is for a proposed 86-lot residential subdivision on 10.75 acres. The site is accessed from Rio Vista Street, a Secondary (80-foot) Collector, Balsam Street, a Local Collector (60-foot), and Ann Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The internal streets are 37 feet wide. The average lots size is 3,327 square feet. The homes are all two-story with a maximum height of the 31 feet. The applicant exceeds Title 19 Open Space Standards by 1.2% or 5,624 square feet of open space. The total open space provided is 67,518 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	**Proposed**
Average Lot Size	3,327 s.f.
Min. Lot Width	36 Feet
Min. Setbacks • Front - to house • Side • Corner • Rear	 5 Feet 3 Feet Not indicated 10 Feet
Max. Lot Coverage	Not indicated
Max. Building Height	2 Story / 31 Feet

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject site.

A3) Parking and Traffic Standards

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

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	86-Units	2 spaces/unit	172 spaces	N/A	172 spaces	N/A

The proposed site plan meets the required number of parking spaces pursuant to Title 19.10.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer: • Min. Trees required-Ann Road	*1 Trees/ 30 Linear	11 Trees	11 Trees
• Min. Zone Width-north property line	15 Feet		30 Feet
• south property line (multi-use trail)	20 Feet		20 Feet
• Wall height	8 Feet		6 Feet

* The Las Vegas Urban Design Guidelines and Standards indicate that all single-family development adjacent to all primary and/or secondary thoroughfare shall conform to the Urban Design Guidelines. Rio Vista Street and Balsam Street are not designated as primary or secondary streets, therefore they are not subject to perimeter landscaping standards.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
10.76 acres	8	1.65	14.9 %	69,696 SF	14.4 %	67,518

The applicant exceeds Title 19 Open Space Standards by 1.2% or 5,624 square feet of open space.

B) General Analysis and Discussion

- Zoning

  The R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning allows densities up to 8.49 units per acre. The proposed site plan depicts an overall density of 8.00 units per acre, which is consistent with the proposed R-PD8 (Residential Planned Development – 8 Units Per Acre) Zoning.

- Site Plan

  The project consists of 86 single-family residential homes on 10.76 acres. The original site plan was inconsistent with the adjacent development to the east. The revised site plan indicates lots located along Balsam, which is consistent with the proposed neighborhood to the east. The majority of the homes within the development are accessed via Ann Road and Rio Vista Street. The homes, which front Balsam Street are accessed directly from Balsam. The organization of these lots is harmonious with the overall character of the area.

- Waivers

  There are no Waivers proposed as part of this application.

- Landscape Plan

  The landscape plan indicates 24-inch box Canary Island Palms, Blue Palo Verde Tree, and Native Mesquite. These trees are utilized throughout the site with an arrangement of shrubs such as; Red Yucca, Autumn Sage, and Silvercloud Texas Ranger. A (20-foot) Multi-Use Trail as identified in the Las Vegas 2020 Master Plan, is also required along the south side of the project.

- Elevation

  The submitted elevations will be appropriate for the depicted lots within this development. The homes are proposed at two stories and 31 feet in height. There are five different floor plans for the homes, which depict an earth tone palette, tile roofs, and a stucco finish.

FINDINGS

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

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

The proposed 86-lot single-family development is located adjacent to residential uses on all sides. The project will compliment the surrounding community as well as the project to the east. Both projects will have similar streetscapes with homes that front onto Balsam Road.

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

The subject site is designated O (Office). The companion General Plan amendment (GPA-5820) will amend the subject site to ML (Medium-Low Density Residential). The companion Rezoning (ZON-5880) will rezone the subject site to RPD-8 (Residential Planned Development - 8 Units Per Acre). The proposed site plan conforms to all city policies and standards as conditioned.

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

A portion of the site will be accessed from Balsam Street a (60-foot) Local Collector street not listed in the Master Plan of Streets and Highways. The majority of the homes will be accessed from Ann Road and Rio Vista Street. These streets will be adequate for allowable development under the proposed RPD-8 (Residential Planned Development - 8 Units Per Acre) zoning district.

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

The proposed street and landscaping design as well as the proposed residences will provide an aesthetically appropriate environment throughout the site. The proposed open space is internal to the site and provides compliance with Code requirements.

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

The proposed street and landscaping design as well as the proposed residences will provide an aesthetically appropriate site. The site is designed to provide internal circulation except along Balsam Street. The homes located along the eastern side of the development will front onto Balsam Street. This design is both harmonious and compatible with the proposed development across Balsam Street.

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

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

PLANNING COMMISSION ACTION

There were 6 persons protesting this matter at the Planning Commission hearing. Condition #1 shall have to be removed as it was replaced by Condition #2.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 310 by Planning Department

APPROVALS 0

PROTESTS 24

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-012

Name of Property Owner: JUDIEK COLLINS

Name of Applicant: RCD HOLDINGS LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Judiek Collins

Print Name: JUDIEK COLLINS

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-81581
My Appt Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-004

Name of Property Owner: Les & Joan LLC

Name of Applicant: RCD Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: LAWRENCE POWELL

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03-61581-1
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-009

Name of Property Owner: Prince Family LLP

Name of Applicant: RCD Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mary Susan Steele

Print Name: Mary Susan Steele

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815581
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-005 & 008

Name of Property Owner: Creature Dream Catchers LLC

Name of Applicant: RCD Holdings LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jil Windsor

Print Name: JIL WINDSOR

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 02-61581
My Appt. Expires April 29, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-003

Name of Property Owner: Gonzalez Family Trust

Name of Applicant: RCO Holdings LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Jaime Gonzalez

Subscribed and sworn before me

This 27 day of Dec, 2004

[signature]

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nev[illegible]
Appointment No. 03[illegible]
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-27-802-002

Name of Property Owner: Susan Shellenbarger

Name of Applicant: RCD Holdings LLC

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Susan Shellenbarger

Print Name: Susan Shellenbarger

Subscribed and sworn before me

This 27 day of Dec, 2004

Lynne Cooper

Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. 03815081
My Appt. Expires April 22, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5881 APN: 125-37-802-014

Name of Property Owner: Borsack Group Inc

Name of Applicant: RCD Holdings LLC

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Donald R Borsack

Subscribed and sworn before me

This 07 day of Dec, 2004

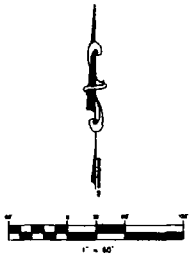
[signature]

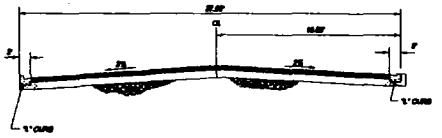
Notary Public in and for said County and State

LYNNE COOPER
Notary Public, State of Nevada
Appointment No. [illegible]
My Appt. Expires April 22, 2007

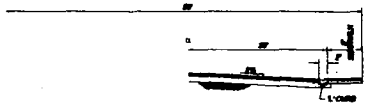
TOSCANA

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

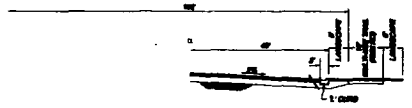




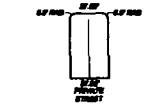
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



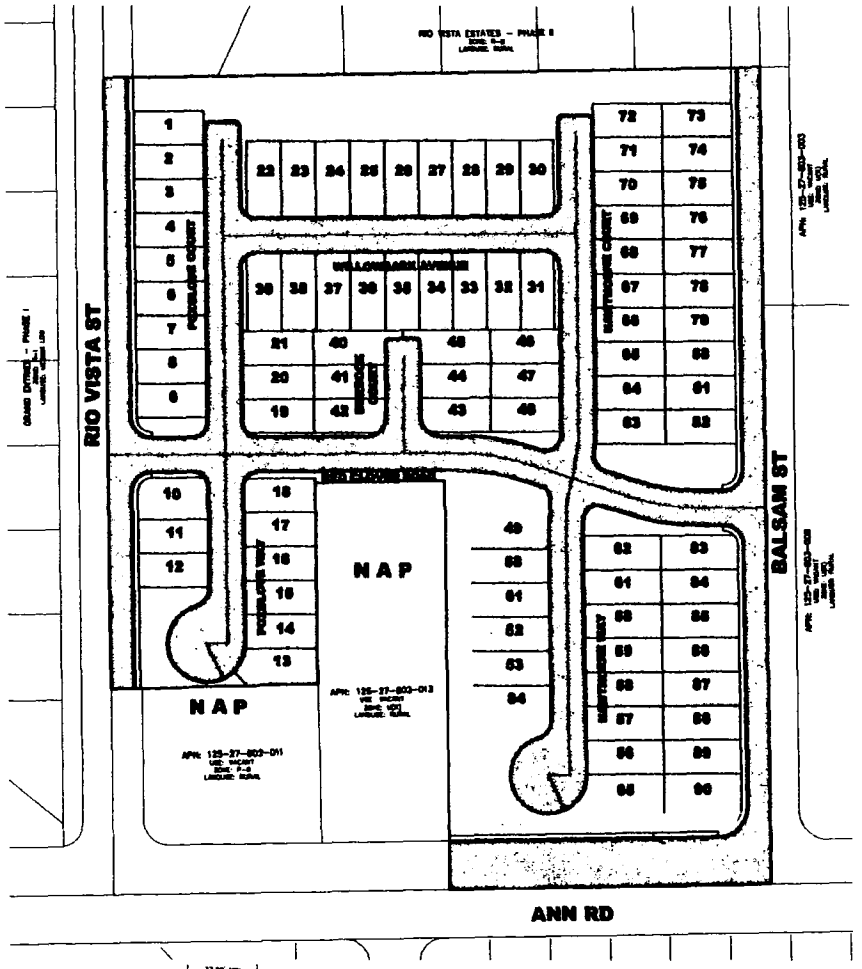
60' PUBLIC STREET HALF-SECTION (BALSAM ST/RIO VISTA ST)
NOT TO SCALE

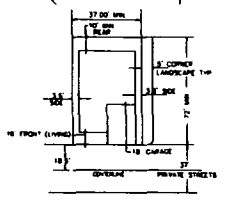


100' PUBLIC STREET HALF-SECTION (ANN RD)
NOT TO SCALE

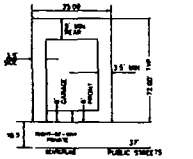


TYPICAL 57' DRIVE
(NOT GREATER THAN 150' IN LENGTH)

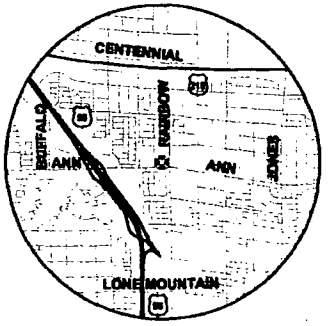




LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 2,520 SQ FT +)



LOT DETAIL (CUL-DE-SAC)
NOT TO SCALE
(TYPICAL LOT SIZE 2,520 SQ FT +/-)



VICINITY MAP
NOT TO SCALE

DEVELOPER

RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NV 89130

OWNERS

SUSAN SHELLENBARGER TRUST
5690 RIO VISTA ST
LAS VEGAS, NV 89130

GONZALEZ FAMILY TRUST
7405 W. GILMORE
LAS VEGAS, NV 89129

LES & JOAN LLP
520 S 4TH STREET - 2ND FLOOR
LAS VEGAS, NV 89101

CREATIVE DREAM CATCHERS LLC
4839 W DESERT HOLLOW
GLENDALE, AZ 35310

JUDIE COLLINS TRUST
5686 BALSAM ST.
LAS VEGAS, NV 89130

PRINCE FAMILY TRUST
202 N CURRY ST #214
CARSON CITY, NV 89703

BORSACK GROUP
4397 W SUNSET RD #B
LAS VEGAS, NV 89118

ENGINEER

THOMASON CONSULTING ENGINEERS
3161 E WARM SPRINGS RD
SUITE 200
LAS VEGAS, NEVADA 89120
(702)932-8125

ASSESSORS PARCEL NUMBERS:

125-27-802-002, 003, 004, 005, 008, 009, 012, 014

OVERALL TABULATIONS

EXISTING ZONING	O
PROPOSED ZONING	R-PD8
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LDW
# OF UNITS	90
GROSS ACREAGE	10.72 ACRES +/-
DENSITY	8.40 D.U.A.
OPEN SPACE REQUIRED	1.50 AC (65,405 SF)
OPEN SPACE PROVIDED	1.72 AC (75,175 SF)

RECEIVED
MAR 04 2005

DEVELOPER
RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NEVADA 89130

CONTACT
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hillside Avenue Las Vegas, NV 89129 Office: 702.384.7700 Fax: 702.384.7702

SHEET: TENTATIVE MAP
TITLE: TOSCANA
CITY OF LAS VEGAS, NEVADA

DATE: FEBRUARY 14, 2005
DRAWN BY: B. TAYLOR
DESIGNED BY: R. SHUE
CHECKED BY: R. SHUE
SCALE: 1" = 60'
PROJECT NO: JC-0001
ENGINEERING SEAL

SHEET: TM-1
OF: 2

REVISED
3-4-05

GPA-5820 REVISED
ZON-5880 03/16/05 CC
SDR-5881

Toscana

Las Vegas, Nevada

A master planned single family residential development.

Toscana is 50 single family residences.

- Ample open space in a park like setting
- Private Streets throughout
- Landscaped parkwaits
- Landscaped buffers
- Private toilets
- Scent custom designs in each model
- Full sized three bedroom models throughout
- Italian villa exterior designs
- Fully landscaped front yards throughout
- All models include rear yards

METRO Development Group, LLC
7402 West Sahara Avenue Suite 101
Las Vegas, Nevada 89117

METRO

Toscana Villa Verde
Model 'A'
Front elevation

Right elevation

Rear Elevation

Left elevation

ZON-5880
SDR-5881
02-10-05 PC

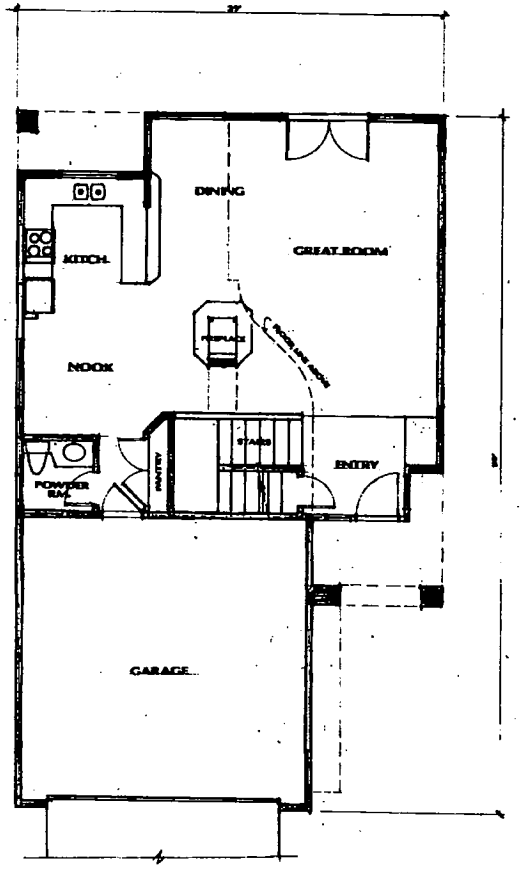
Toscana **A-1**

REVISIONS	BY

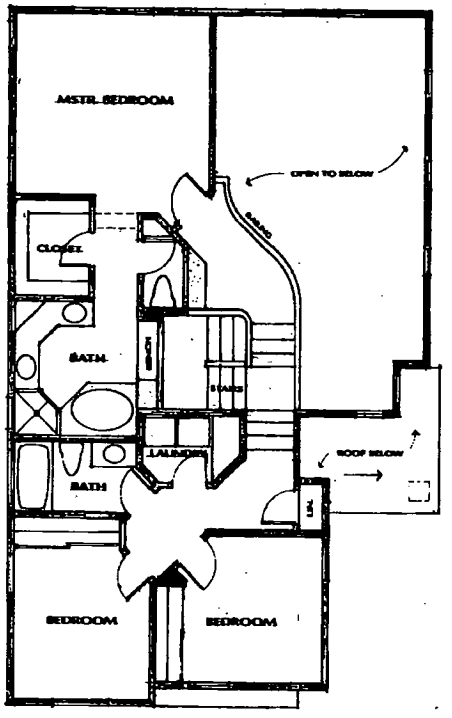
TOSCANA MODEL 'A'

DATE 12/26/04
SCALE NTS
DRAWN
JOB Toscana
SHEET A-1
OF SHEETS

TOSCANA
MODEL "A"
1730 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ZON-5880
SDR-5881
02-10-05 PC

Toscana

Las Vegas, Nevada

A master planned single family residential development.

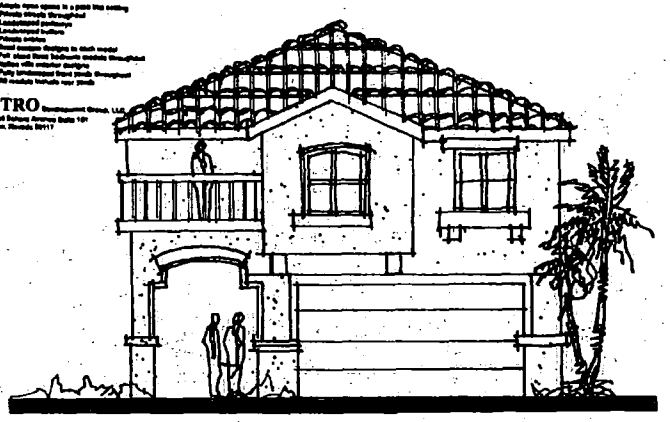
Toscana is its single family residences.

- Ample eyes spaces in a pass line setting
- Private streets throughout
- Landscaped parkways
- Landscaped buffers
- Private entries
- Road access designs in each model
- Full stone front hardware models throughout
- Italian villa exterior designs
- Fully landscaped front yards throughout
- All models include rear yards

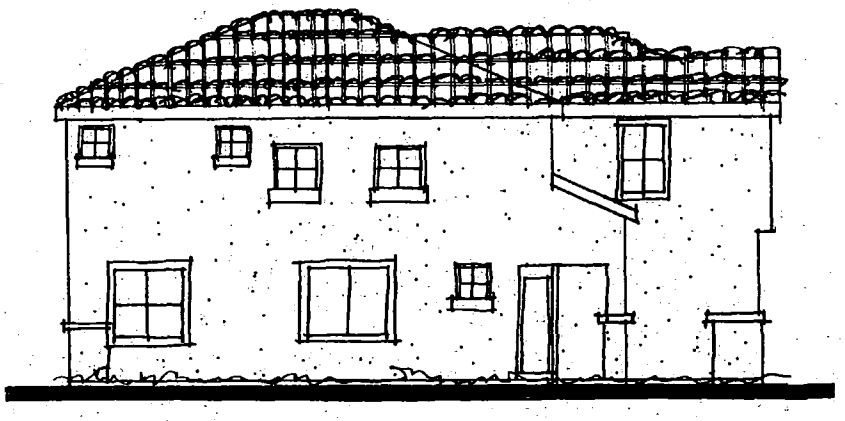
METRO Development Group, LLC

[illegible]

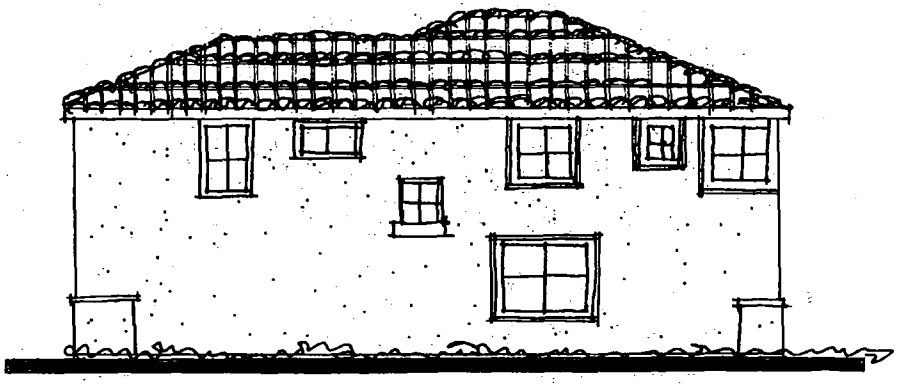
Las Vegas, Nevada 89117



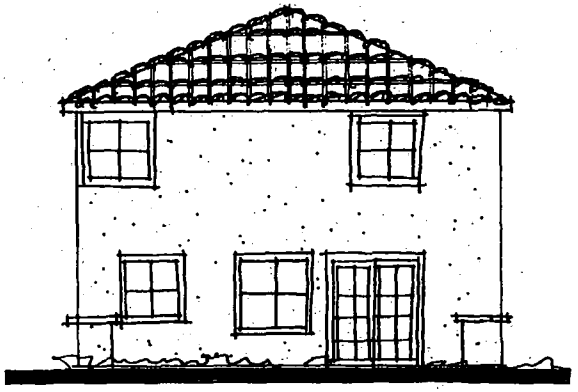
Toscana Villa Roma
Model 'B'
Front elevation



Left elevation



Right elevation



Rear elevation

METRO

Toscana A-2

REVISIONS	BY

TOSCANA MODEL 'B'

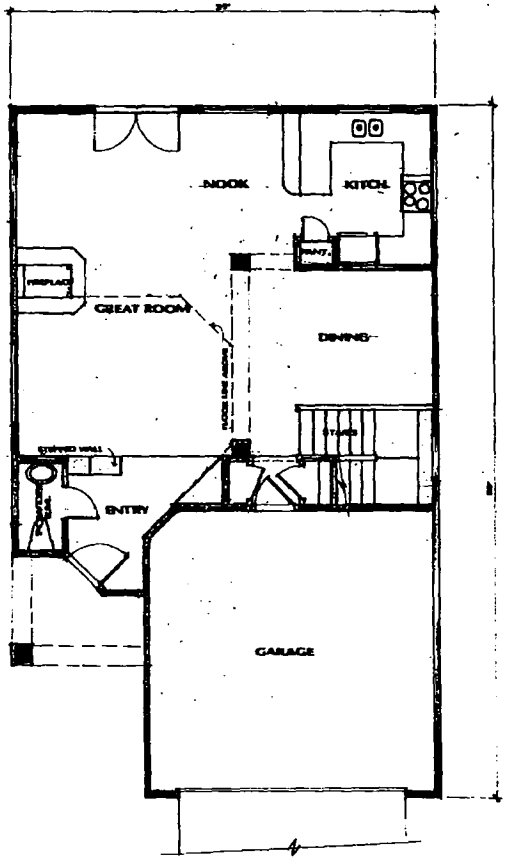
DATE 2/24/04
SCALE NTS
DRAWN
JOB TOSCANA
SHEET A-2
OF SHEETS

ZON-5880
SDR-5881
02-10-05 PC

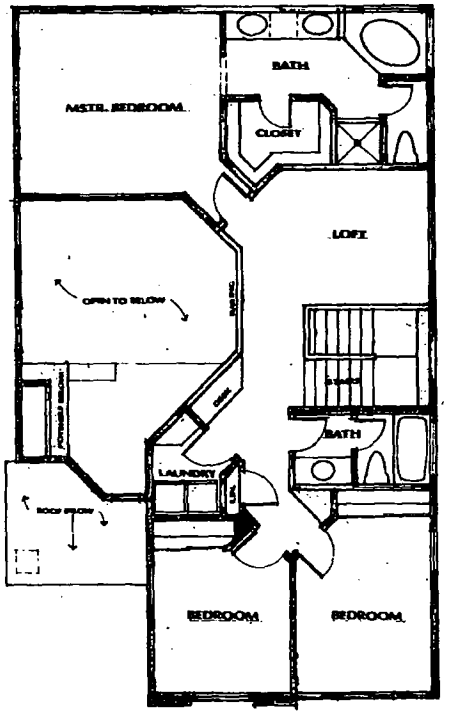
TOSCANA

MODEL "B"

1915 SQ. FT.

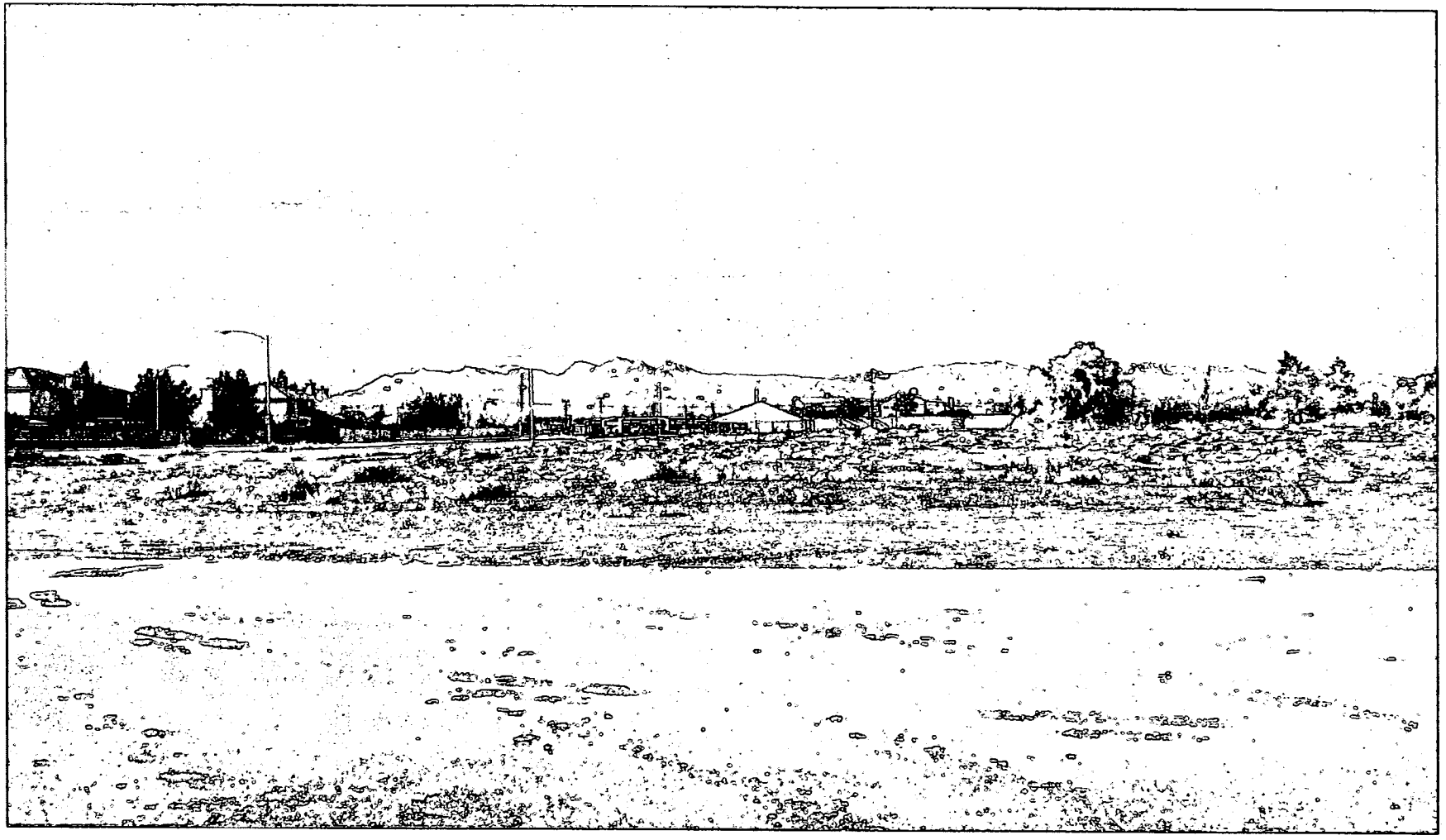


FIRST FLOOR PLAN



SECOND FLOOR PLAN

ZON-5880
SDR-5881
02-10-05 PC



SDR-5881 - APPLICANT: RCD HOLDINGS, LLC - OWNER: JUDIE K. COLLINS, ET AL
NORTHEAST CORNER F RIO VISTA STREET AND ANN ROAD
FEBRUARY 10, 2005 PLANNING COMMISSION

1/6/05

Toscana

Justification Letter

It is the intention of RCD Holdings, LLC to take the 8 subject properties, that have newer housing all around, and create an attractive, mid level, 2 story detached, single-family housing community of 93 homes. We feel certain this new housing community will support, and more than likely enhance, the values of the surrounding neighborhoods by eliminating the outdated homes that currently exist, as well as build upon the vacant land that exists. The boarded up structure currently standing on Rio Vista will be replaced with new homes. The vacant land that serves those who wish to dump unwanted items will be replaced with new homes. We will be providing a community park that will allow the resident children to play. The appearance of the Ann Road corridor will be greatly enhanced by creating a Transportation Trail along our southern perimeter. In addition, by designing this housing community's main entrance on Ann Rd., we feel that traffic flow for the existing neighbors will not be hindered. Likewise, a 30' greenbelt running the full width of the Northern perimeter wall is being constructed in an attempt to ensure that the neighbors, contiguous on the north, will continue to enjoy a feeling of privacy.

With the elimination of the current general plan of Commercial 'O', and the replacement of residential, this location will be built upon more consistently with the original master plan and intentions of the city. This change will be in keeping with the existing residential zoning along Ann Rd.

SDR-5881

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

CICELIA KAY & E. BRYAN LAUB
6781 HAVEN HOLLOW DRIVE
LAS VEGAS, NEVADA 89130
PHONE: (702)870-6742
FAX: (702)870-5992

31 January 2005

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

Re: SDR-5881
ZON-5880

To Whom It May Concern:

This is to object to the zoning change and land use application as referenced above. The development as proposed is not consistent with the surrounding neighborhood and because of the high density (and 8 units to an acre is high density) the impact by the vehicular traffic would be unacceptable. We are already inundated with traffic on Ann Road and it is only going to get worse with the completion of the developments on Azure and Rio Vista as well as the developments on Tropical and Allen. Add to this what they want to build on the corner of Rainbow and Ann (ZON-5809, GPA-5804, VAR-5810).

If Ms. Collins was truly concerned with the area, she could build something like the Promenade at Meadows Lane i.e. single-story, attached garages and adults 60 and over only. This would eliminate some of the traffic and there would be no impact on the schools.

Respectfully,

Cicelia K. Laub E. Bryan Laub Raymond Pendergrass Robbin Buscher

SDR-5881P

Gary Leobold

From: Irma and Paul Kebisek [irmandpaul@earthlink.net]
Sent: Thursday, February 03, 2005 8:07 AM
To: gleobold@lasvegasnevada.gov
Subject: FW: SDR-5881

February 3, 2005
Dear Mr. Gary Leobold,

RE: SDR-5881

My husband and I are aghast that the planning commission is asking Judie Collins to change the site plan development to where there would be houses facing Balsam. The consequences would be dramatic. Safety of the families and children living on Balsam, Glen Landing and Wandering Ivy would be at risk. Furthermore the increase in traffic would be hazardous for families on Glen Landing and Wandering Ivy. The safety issue cannot and should not be ignored. When you add the distinct probability that there will be vehicles parked on Balsam, you are courting disaster.

Judie Collins has worked diligently with the neighbors, taking their concerns into consideration.
This has resulted in a plan (the original one with no homes facing Balsam, which everyone can accept.

Balsam is not a very long or wide street and should not be expected to handle increased traffic. Rio Vista and Ann are both readily able to handle the traffic load.

We are opposed to any plan that would allow houses facing.

Paul Kebisek

Irma Kebisek

5708 Wandering Ivy
Las Vegas, Nv. 89130

SDR-5881 P

msn® Hotmail®

From : Irma and Paul Kebisek <irmandpaul@earthlink.net>
Sent : Monday, January 31, 2005 8:41 PM
To : <judiecollins@msn.com>
Subject : SITE DEVELOPMENT PLAN

January 31. 2005

Las Vegas Planning Commission,

My husband and I are opposed to the proposed change to the development site plan (SDR-5881). To permit an entrance/exit from this residential tract on Balsam would increase the cars traveling on Glen Landing and Wandering Ivy streets. The safety issue would be a major concern for Paul & I as well as, I am certain, the other families living on these streets. Children play and walk to and from school daily. The safety factor alone is reason enough to not have entrance/exit on Balsam. Judie Collins and the neighbors have worked together to come to agreement that gives everyone something. Please DO NOT change the development site plans, keep them with entrances/exits only on Rio Vista and Ann.

Thank you.

Paul Kebisek

Irma Kebisek

SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Helene Prosser
Name

Helene Prosser
Name

6913 Glen Landing Ave
Address 89130

GPA-5820
ZON-5880
STR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Donald F. Sutton
Name

LeRae Sutton
Name

5701 Wandering Bay St.
Address

GPA-5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Name

Anita M. Gallegos
Name

6912 Glen Landing Ave
Address

GPA 5820
ZON-5880
SDR-5881 P

January 31, 2005

Las Vegas City Planning Dept.

Re: GPA #5820, Zoning #5880 & SDR #5881

It has been brought to our attention that Planning is requesting that houses be built facing Balsam as opposed to having this community be surrounded with a block wall. If that were to occur that would mean that these houses' driveways would turn in on Balsam. Due to the fact that Balsam turns into Glen Landing toward the north, into Rio Vista Estates, we feel this would cause an increase in our neighborhood traffic that we *do not want.*

Please, *do not allow* additional homes to be built facing Balsam St.

Tom Gallagher
Name

Name

Address

GPA-5820
ZON-5880
SDR-5881

City of Las Vegas

Agenda Item No. 141

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

MINUTES:

DB 1176 Hassell Avenue, NL 1804 Plantea Court, DB 704 W. Wilson Avenue, DB 371 Maydell Place, SUP-5691, SUP-5859, SUP-5908, SUP-5910, SUP-5912, SUP-5917, SUP-5938, SUP-5947, SUP-5998, SUP-6004, SUP-6020, RQR-5925, RQR-5939, VAC-5901, VAC-5902, VAC-5936, VAC-5954, and VAC-6015 - AGENDA 4/6/2005

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 16, 2005

CITIZENS PARTICIPATION:

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

MINUTES:

Under Item 125 [ZON-5849] MAYOR GOODMAN announced late breaking news that the Energy Department revealed that the government might have falsified documents related to the Yucca Mountain Nuclear Waste Project in Nevada. Back in the 1950's when the atomic testing was taking place in the Southern Nevada area the government stated there was no danger. During the issues of Yucca Mountain, MAYOR GOODMAN referenced COUNCILMAN REESE who grew up in Penaca and witnessed the mushroom cloud because the government assured the public there was no danger. COUNCILMAN REESE confirmed that 23 individuals belonging to his graduating class have died, and one is currently suffering from terminal lung cancer. Out of 11 friends, 9 have died from cancer related sickness often referred to as "down winders."

Disgruntled, MAYOR GOODMAN stated the energy secretary initiated the investigation and stated if any work were found deficient, it should be supplemented with analysis and documents. MAYOR GOODMAN expressed he was gravely disturbed by this information and does not believe they deserve Yucca Mountain, and the director and his predecessors should be punished.
(4:35 -)
5-1700

TOM McGOWAN, Las Vegas resident, appeared to recommend a suitable route for the public bus system to benefit the community of Ward 1. He requested COUNCILWOMAN TARKANIAN take action on his recommendation to prevent future complaints with applicable law. He submitted his written public comments.
(5:22 - 5:26)
6-507

DOROTHY BARNES, Las Vegas resident, discussed problems she has encountered while traveling on the City bus system. She explained continuing problems with the abuse of her identity, and spoke of her labors throughout her life.
(5:26 - 5:29)
6-615

STEVEN "CAPTAIN TRUTH" DEMPSEY commented on his appreciation to be able to speak freely to political officials, as communication is vital. He is searching for a representative who will have the courage to prevent criminal activities.
(5:29 - 5:33)

MINUTES - Continued:
6-854

MEETING ADJOURNED AT 5:34 P.M.

TM / LAS CNCL. MTG. 9A WED. 16 MARCH, '05 (CNCL. CHMB.) (CH: MAY O/G)

(1½ mins)

CITIZ. PARTIC.

TOM MCGOWAN. RESIDENT OF WARD 1 IN THE DOWNTOWN CITY OF LAS VEGAS, NEVADA.

1. YOUR ATTENTION IS INVITED TO THE OVERHEAD VIEWGRAPH (EXHIBIT) WHERE YOU SEE THE GRAPHIC DEPICTION OF MY RECOMMENDED ROUTING EXTENSION OF THE PUBLICLY-OWNED "CITY RIDE" BUS SYSTEM, TO SERVE THE PUBLIC MASS TRANSIT NEEDS, NECESSITY AND CONVENIENCE OF LOCAL RESIDENTS AND BUSINESSES LOCATED IN THE ARTS COMMUNITY DISTRICT IN WARD 1. OF THE DOWNTOWN CITY OF LAS VEGAS, NEVADA.

PURSUANT THERETO, I RECOMMEND AND REQUEST THE REPRESENTATIVE OF WARD 1, COUNCILWOMAN LOIS TARKANIAN, NOW TIMELY DIRECT THE AGENDA-ITEMIZATION OF AN OPEN PUBLIC HEARING, DISCUSSION, AND POSSIBLE ACTION ON MY RECOMMENDED "CITY RIDE" BUS ROUTING EXTENSION, PURSUANT TO ITS ADOPTION AND IMPLEMENTATION IN THE GENUINE BEST PUBLIC INTEREST OF ALL RESIDENTS OF AND BUSINESSES IN THE ARTS COMMUNITY DISTRICT OF WARD 1. I REQUEST THE EXHIBITED GRAPHIC AND THE APPENDAGED PERTINENT TEXT BE COPIED TO COUNCILWOMAN TARKANIAN, PURSUANT TO HER PERSONAL REVIEW, ASSIMILATION, AND AGENDA-ITEMIZATION OF THE SUBJECT "CITY RIDE" BUS SYSTEM ROUTING EXTENSION MATTER, AS SCHEDULED TO OBTAIN NOT LATER THAN THE NEXT ENSUING MEETING OF THE COUNCIL, OR OPTIMALLY SOONER, IN A THERETO-PERTINENT SPECIAL MEETING OF THE CITY COUNCIL.

ABSENT YOU COMPLY WITH THE HEREIN RECOMMENDATION AND REQUEST, THE ENTIRE CITY COUNCIL AND REDEVELOPMENT AGENCY, AS WELL AS THE CLARK COUNTY REGIONAL TRANSPORTATION COMMISSION AND THE STATE OF NEVADA TAXICAB AUTHORITY WILL BE THE SUBJECTS OF A SERIES OF COMPLAINTS FILED WITH THE OFFICE OF THE ATTORNEY GENERAL FOR THE STATE OF NEVADA, CITING PRIOR KNOWLEDGABLE, INTENTIONAL AND MALICIOUS VIOLATIONS OF THE CONSTITUTIONAL AND STATUTORY RIGHTS OF ALL RESIDENTS OF AND BUSINESSES LOCATED IN THE AFFECTED ARTS DISTRICT COMMUNITY, AND PURSUANT TO PROSECUTION AND ADJUDICATION IN ACCORDANCE WITH APPLICABLE LAW. THE VERBATIM WRITTEN TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES OF TODAY'S MEETING, IN COMPLIANCE WITH NRS 241., THE NEVADA OPEN MEETING LAW. (SUBMITTED)

THANK YOU.

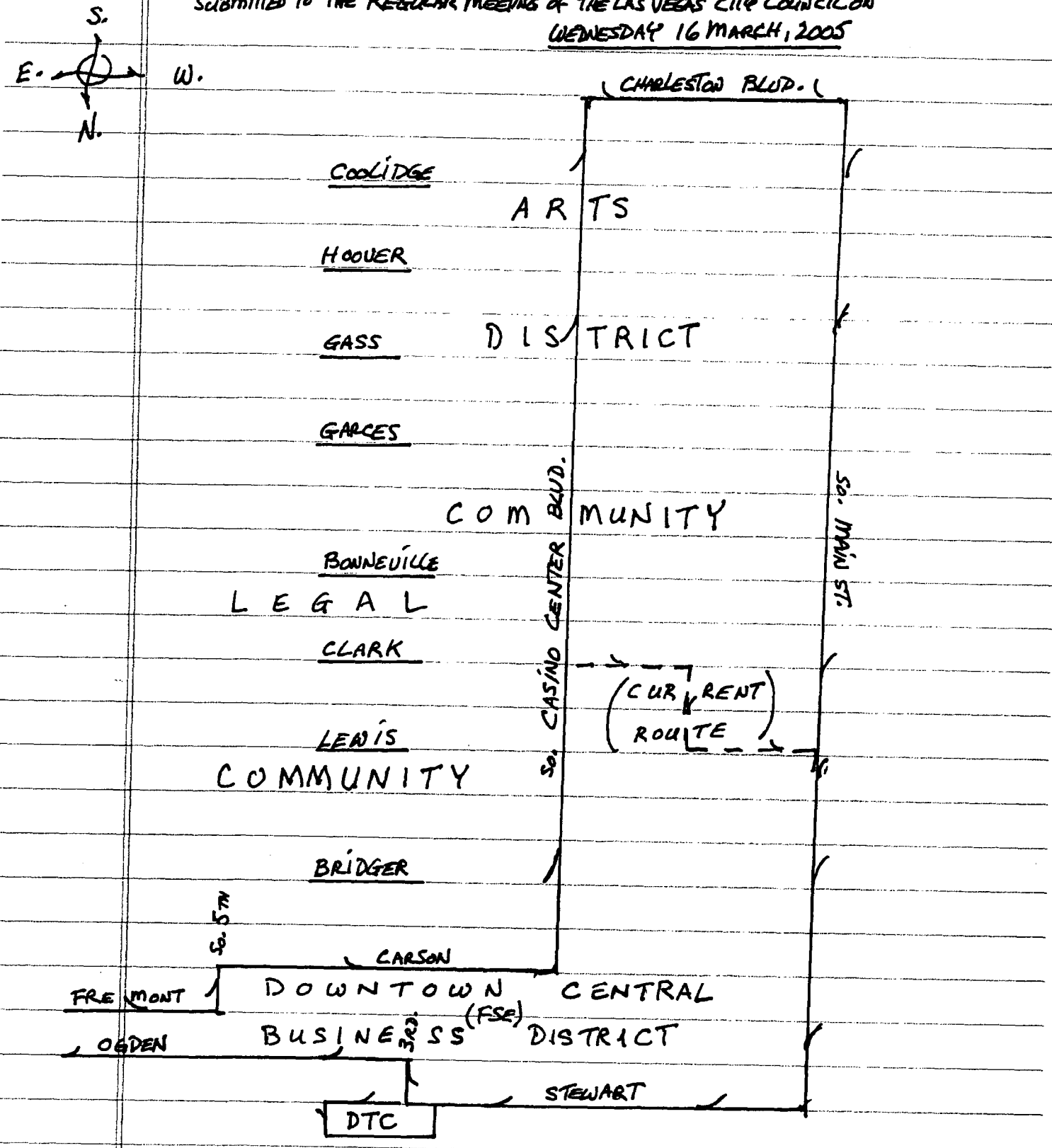
Submitted at City Council
Date 3/16/05 Item Citizen Participation

(TM/cont'd)

GRAPHIC DEPICTION:- OF THE TOM MC GOWAN - RECOMMENDED AND REQUESTED ROUTING EXTENSION OF THE "CITY RIDE" BUS SYSTEM

(NOT TO SCALE)

SUBMITTED TO THE REGULAR MEETING OF THE LAS VEGAS CITY COUNCIL ON WEDNESDAY 16 MARCH, 2005



(TM/cont'd)

GRAPHIC - APPENDAGED TEXT

WHEREAS:~

1. THE "CITY RIDE" BUS SYSTEM CURRENTLY DOES NOT EXTEND SOUTH BEYOND CASINO CENTER AND CLARK AVE., AND LEWIS AVE. AND MAIN ST.; AND WHEREAS:~

2. THE #105 'CAT' BUS ROUTE IS AN EAST/WEST LOOP, AND DOES NOT EXTEND NORTH BEYOND BONNEVILLE AVE.; AND WHEREAS:—

3. TAXICABS IN THE DOWNTOWN AREA REFUSE TO PROVIDE SERVICE TO FARE-PAYING LOCAL RESIDENTS OF THE ARTS DISTRICT IN WARD 1., NOTWITHSTANDING COMPLAINTS TO THE CITY COUNCIL, AND REPEATED CALLS AND COMPLAINTS TO THE TAXICAB AUTHORITY; AND WHEREAS:—

4. THE LAS VEGAS MAYOR AND CITY COUNCIL AND REDEVELOPMENT AGENCY, AND THE REGIONAL TRANSPORTATION COMMISSION CAUSED THE TERMINATION OF THE #108 'CAT' BUS SERVICE BETWEEN CHARLESTON BLVD. AND ALONG MAIN ST. TO THE DTC, AND RE-ROUTED THE #108 'CAT' BUS TO SERVE:
   - THE NON-EXISTENT, HENCE NON-OPERATIONAL 'DOWNTOWN LEG' OF THE 'STRIP MONORAIL';
   - THE PREMIUM OUTLET MALL, AND THE NEONOPOLIS COMPLEX;
   - THE CLARK COUNTY GOVERNMENT BLDG., AND THE RTC BUILDING;

CONSEQUENTLY:~

5. THE RESIDENTS OF THE ARTS DISTRICT COMMUNITY IN WARD 1, INCLUDING SENIORS, DISABLED AND HANDICAPPED PERSONS OF LIMITED FIXED INCOMES ARE RECOGNIZED TO WALK AS FAR AS EIGHT (8) CITY BLOCKS, DAY AND/OR NIGHT, AND IN INCLEMENT WEATHER, AND/OR TO TAKE AS MANY AS TWO (2) OR MORE 'CAT' BUSSES, IN ORDER TO OBTAIN PUBLIC TRANSPORTATION TO MEET THEIR PRACTICAL LIVING NEEDS (!)

THEREFORE:~ 6. THE TOM MCGOWAN-RECOMMENDED AND REQUESTED (AND 'QUALITY OF LIFE'-PERTINENT) ROUTING EXTENSION OF THE "CITY RIDE" BUS SYSTEM IS OF COMPELLING IMMEDIATE AND CONTINUING PRIORITY SIGNIFICANCE AND (3.) PUBLIC-INTERESTED CONCERN. THANK YOU.