City of Las Vegas

Agenda Item No. 89

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT

EOT-6339 - APPLICANT/OWNER: SMOKE RANCH ENTERPRISES, INC. - Request for an Extension of Time for an approved Special Use Permit (SUP-1148) FOR A SELF SERVICE CAR WASH at 6120 Smoke Ranch Road (APN 138-14-802-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for SUP-1148

MOTION:

REESE - APPROVED subject to conditions Item 89 [EOT-6339], Item 90 [EOT-6340] and Item 91 [EOT-6172] - UNANIMOUS

MINUTES:

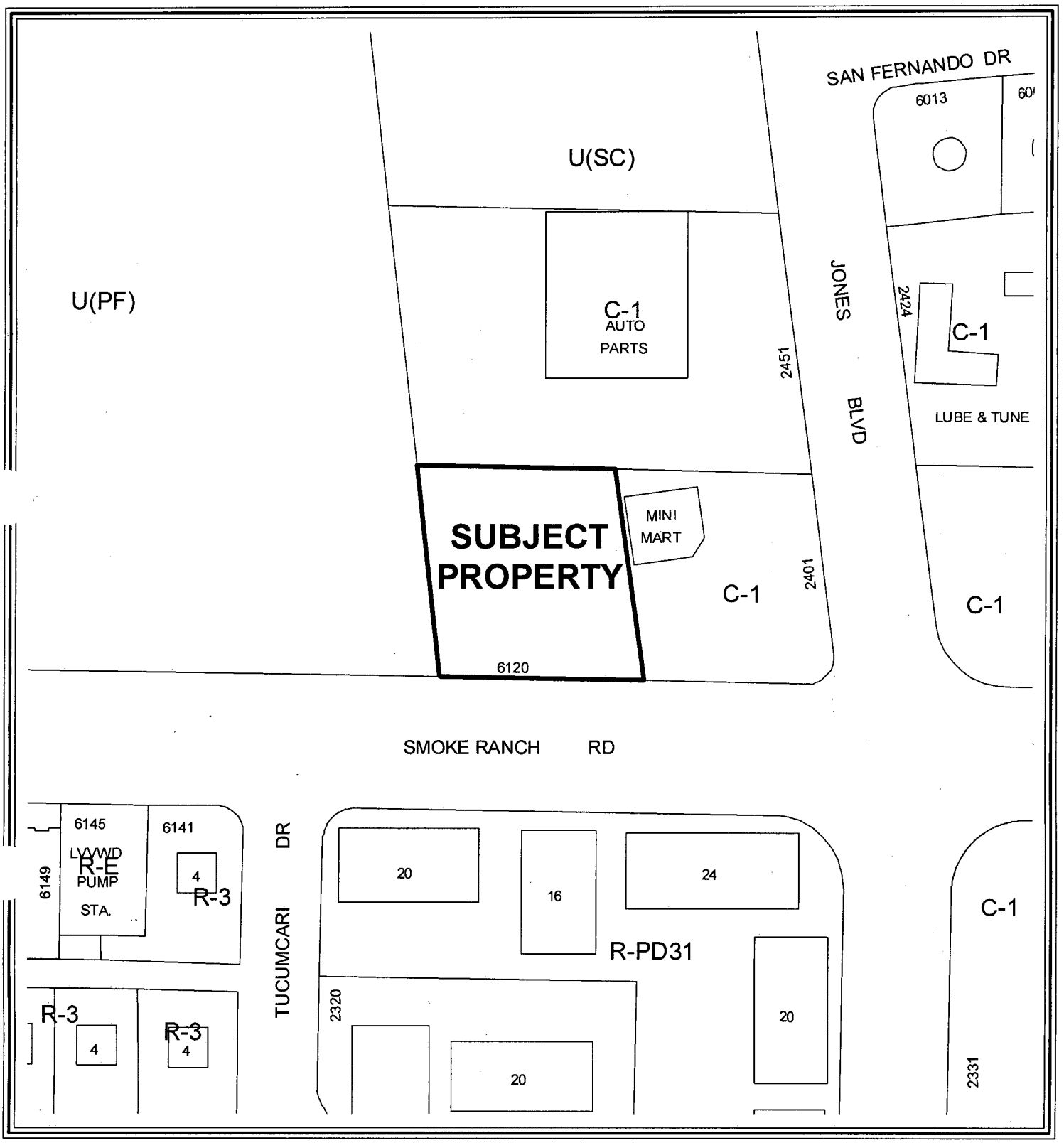
There was no discussion.
(2:16 - 2:17)
4-250

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 02/27/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0093-01, Site Development Plan Review Z-0093-01(1), Special Use Permit SUP-1148 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: **EOT-6339**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6339 - APPLICANT/OWNER: SMOKE RANCH ENTERPRISES, INC.

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 02/27/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0093-01, Site Development Plan Review Z-0093-01(1), Special Use Permit SUP-1148 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for an Extension of Time for an approved Special Use Permit (SUP-1148) for a self service car wash at 6120 Smoke Ranch Road.

B) Applicant's Justification

The applicant's justification letter indicates additional time is necessary to obtain a building permit for the approved self service car wash.

BACKGROUND INFORMATION

A) Related Actions

08/12/02	The City Council approved a Rezoning (Z-0093-01) to C-1 (Limited Commercial) and a Site Development Plan Review [Z-0093-01(1)] for a proposed full and self-service car wash on this site subject obtaining approval of a Special Use Permit for the car wash. The Planning Commission and staff recommended denial on 02/28/02.
02/27/03	The Planning Commission approved a Special Use Permit (SUP-1148) for a self service car wash on this site. Staff recommendation was for denial.
04/01/05	To date, no building permits have been issued for development of this site. However, building plans are under review in the Department of Building and Safety.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.53

B) Existing Land Use

Subject Property:	Undeveloped
North:	Auto Parts Store
South:	Apartments
East:	Middle School
West:	Convenience Store

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	H (High Density Residential)
East:	SC (Service Commercial)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD31 (Residential Planned Development – 31 Units Per Acre)
East:	C-1 (Limited Commercial)
West:	U (Undeveloped) [PF (Public Facility) General Plan Designation]

E) General Plan Compliance

The subject site is located within the Southwest Sector Map of the General Plan and is designated as SC (Service Commercial). The existing C-1 (Limited Commercial) zoning is in compliance with this General Plan designation.

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

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

B) General Analysis and Discussion

- Zoning

The proposed self service car wash is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

The Planning Commission found in approving the original request the self service car wash is compatible with the established land development pattern in the area, which includes the an auto parts store, convenience store, apartments and middle school. Therefore, the recommendation for this request is approval subject to another two-year time limit.

FINDINGS

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

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

   The Planning Commission found in approving the original request that the use is consistent with the General Commercial designation of the General Plan. It is compatible with the existing surrounding land use pattern, which includes commercial, high density residential and school uses.

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

   The Planning Commission found in approving the original request that the site is physically suitable for the proposed self service car wash.

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

   The abutting street network of Jones Boulevard and Smoke Ranch Road will be adequate for the traffic generated by this car wash facility and will not negatively impact adjacent roadways.

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

   The business will be subject to regular inspection by City and County staff for licenses and permits and will not compromise the public health, safety and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ~~SUP-1148~~ EOT-6339 APN: 138 14 802009

Name of Property Owner: Smoke Ranch Enterprises Inc.

Name of Applicant: Smoke Ranch Enterprises Inc.
Rapinder Chima

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: Rapinder Chima

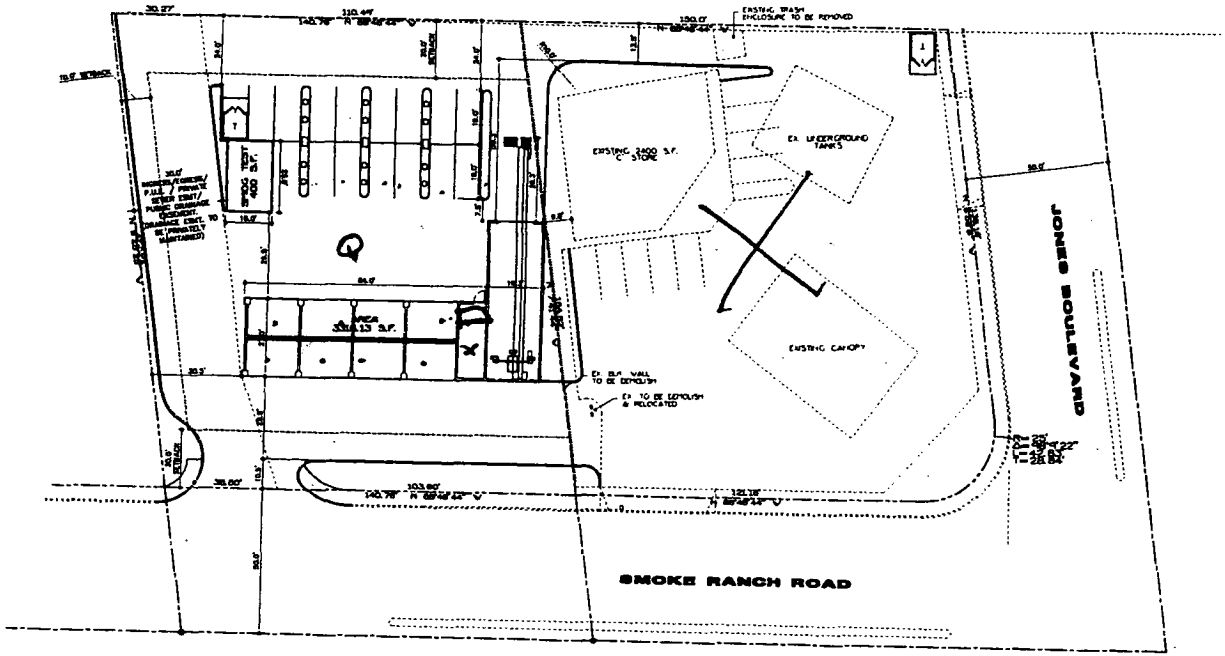
Subscribed and sworn before me

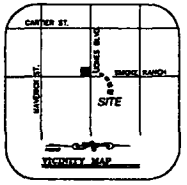
This 16th day of MARCH, 2005

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

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007

STAFF





PARKING ANALYSIS

PARKING REQUIRED PER SELF SERVICE CAR WASH = 2 x (4 BAYS) = 8
PARKING REQUIRED FOR FULL SERVICE CAR WASH = 1 PER EACH 1500S.F.
RETAIL AREA = 3083.39 S.F. = 6.9 STALLS ∴ 7 PARKINGS
TOTAL PARKING REQUIRED = 15
TOTAL PARKING PROVIDED = 15

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 ft.

EOT-6339
EOT-6340

4-20-05 CC

ACE ENGINEERING
8720 S VALLEY VIEW BLVD.
SUITE 200, LAS VEGAS, NV 89139
PHONE: (702) 944-1188, FAX (702) 944-7702
CIVIL • PLANNING • LAND DEVELOPMENT • SURVEYING

REVISIONS:

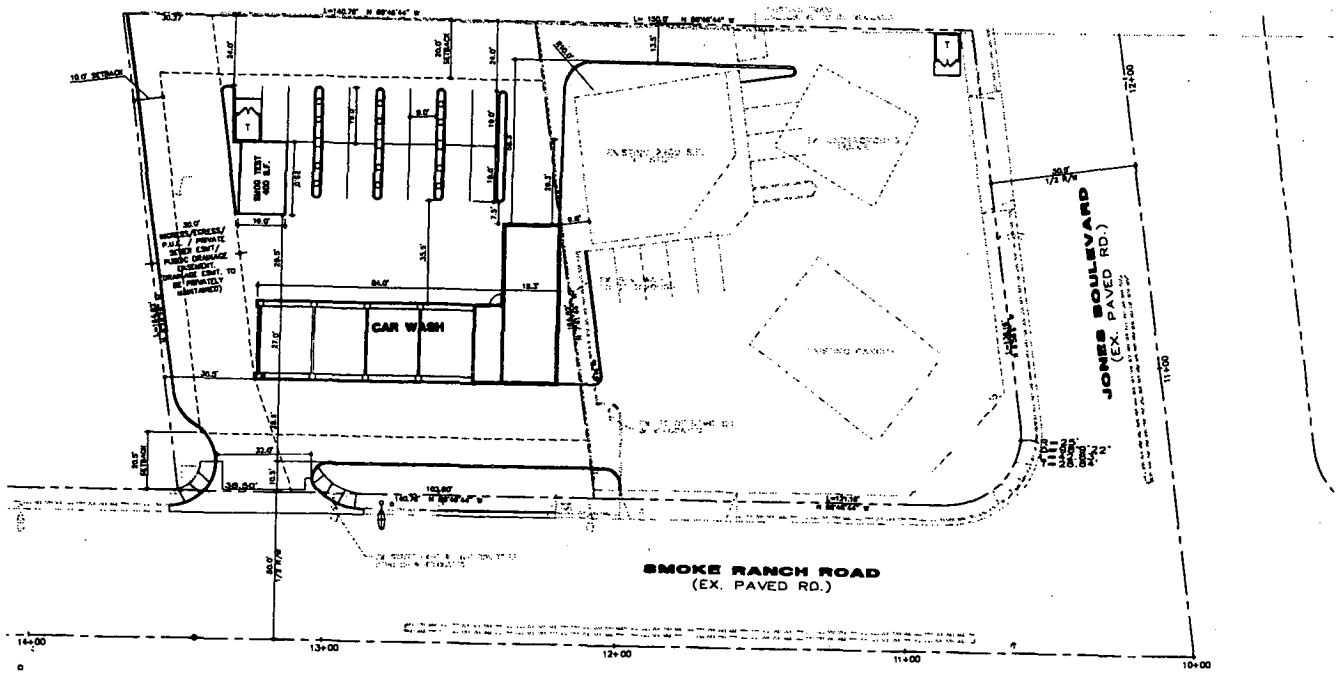
TITLE: SITE PLAN
PROJECT: SMOKE RANCH CAR-WASH
SW. CORNER OF SMOKE RANCH AND JONES
LAS VEGAS, NEVADA. 89108

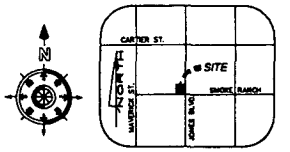
DATE: 11-29-01
JOB : 01-61
DWG. BY: ED

A1

SHEET 1 OF 3

C:\ALL_DWGS\01-61\A1.dwg, Layout1, 12/13/01 09:43:39 AM,
Brother HL-1240 series.pc3



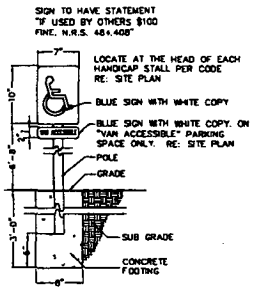


VICINITY MAP:

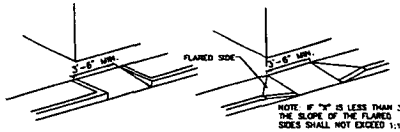
PARKING ANALYSIS:

PARKING REQUIRED PER SELF SERVICE CAR WASH = 2 x (4 BAYS) = 8
PARKING REQUIRED FOR FULL SERVICE CAR WASH = 1 PER EACH 150S.F.
RETAIL AREA = 1063.39 S.F. = 6.9 STALLS :. 7 PARKINGS
TOTAL PARKING REQUIRED = 15
TOTAL PARKING PROVIDED = 15

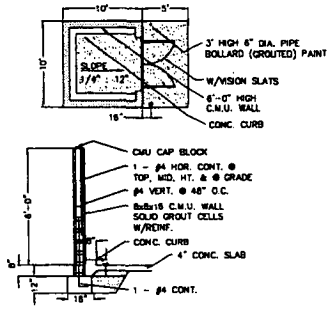
SITE INFORMATION	
A.P.N. :	138-14-802-006
ZONING :	LIMITED COMMERCIAL DISTRICT (C-1)
JURISDICTION:	CITY OF LAS VEGAS, NEVADA
SITE DATA :	0.53 AC / 23,100 SF.
BUILDING DATA	
CAR WASH AREA BUILDING AREA	3316 S.F.
BUILDING HEIGHT	
ALLOWED	2 STORIES OR 35'-0"
PROPOSED	1 STORY 20 FEET



Ⓐ HANDICAP PARKING SIGN:



Ⓑ HANDICAP CURB RAMPS:



Ⓒ TYP. TRASH ENCLOSURE & SECTION





GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REVISIONS:

ACE ENGINEERING
5720 S. VALLEY VIEW BLVD.
SUITE 200, LAS VEGAS, NV 89118
PHONE (702) 946-9181, FAX (702) 946-7916
CIVIL • PLANNING • LAND DEVELOPMENT • SURVEYING

TITLE: SITE PLAN
PROJECT: SMOKE RANCH CAR-WASH
SW. CORNER OF SMOKE RANCH AND JONES
LAS VEGAS, NEVADA. 89108

DATE: 9-24-02
JOB : 01-61
DWG. BY: ED-OS

A1

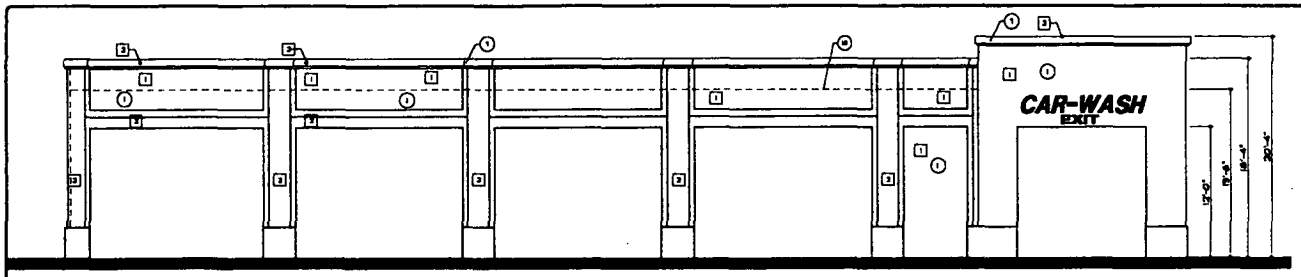
SHEET 1 OF 1

O:\All_dwgs\01-61 Smoke Rnch\final\9-24-02A1.dwg, Layout1, 9/24/2002 9:26:11 AM, Samsung ML-1200 Series

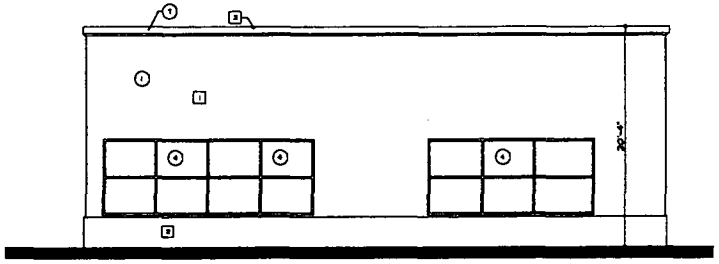
EOT-6339
EOT-6340
4-20-05 CC

STAFF

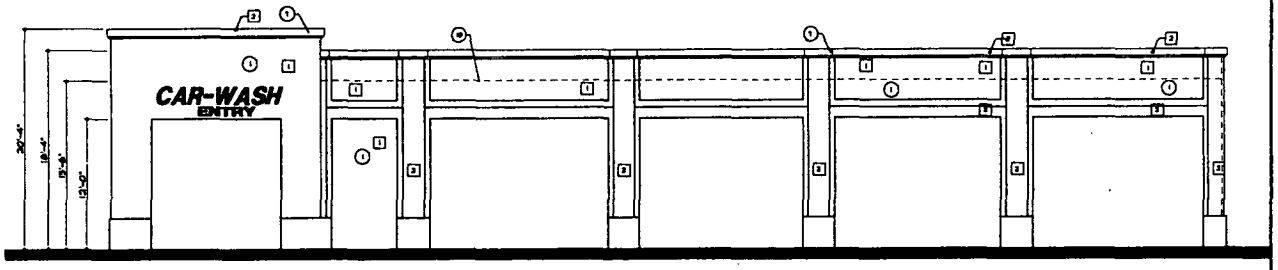
[redacted]
[redacted] PC



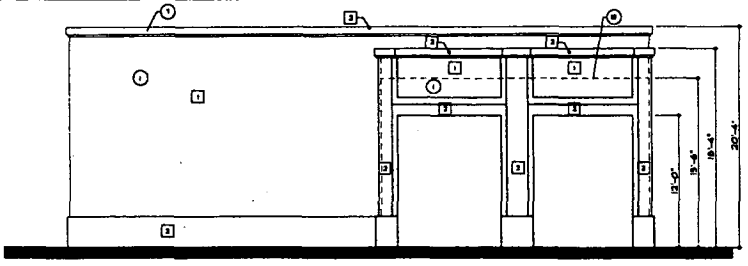
1 FRONT ELEVATION SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION SCALE: 3/16" = 1'-0"



3 REAR ELEVATION SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. APPLY ONE COAT OF WATERPROOFING TO ALL HORIZ. STUCCO SURFACES.
3. SEE SPECIFICATIONS FOR NAILING AND REQUIREMENTS FOR EXTERIOR GRADE PLYWOOD.
4. NOT IN USE
5. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR & INTERIOR).
6. STUCCO FINISH TO BE "LIGHT LACE" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION ALTERNATE - "MEDIUM DASHED", MACHINE APPLIED.
7. NOT IN USE
8. PROVIDE BUILDING ADDRESS # ON FRONT WALL & LEFT SIDE) OR AS DIRECTED BY LOCAL AUTHORITY AND AS SPECIFIED HEREIN.

STUCCO NOTES

1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
3. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
4. MESH WITH #16D EXCEEDING 2"x7" WILL BE REJECTED.
5. USE OF FASTENERS OTHER THAN GALVANIZED WILL NOT BE ACCEPTED.
6. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
7. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

EXTERIOR FINISH SCHEDULE

SURFACE	COLOR
STUCCO - FIELD COLOR	1
STUCCO - FACIAL BOARD	2
DOOR AND WINDOW FRAMES	3
EXPOSED UTILITY PIPES AND CONDUIT	1
GAS METER AND ELECTRICAL SERVICE	1

PAINT SPECIFICATION

1 FIELD-	DUNN-EDWARDS DE 3480 (MESQUITE TOE)
2 ACCENT-	DUNN-EDWARDS DE 3088 (ALEC TAN)
4 WALL VENEER	7-5/8"x2-1/4" BRICK VENEER.

KEY NOTES:

1. (3) COLOR COAT STUCCO PER TABLE 25(F) 1997 UBC, TO BE "DASH" FINISH, CONTR. TO SUBMIT FINISH SAMPLE TO OWNER FOR APPROVAL PRIOR TO START OF WORK. COLOR, SEE EXTERIOR FINISH SCHEDULE.
2. NOT USED
3. NOT USED
4. STOREFRONT WINDOW SYSTEM, GLAZING- LITE BRONZE, FRAME-BRONZE ANODIZED
5. 26 GA. G.I. MTL. CAP FLASHING, PAINTED TO MATCH STUCCO.
6. STORE SIGN, DIRECT ALL INQUIRIES TO THE OWNER
7. STUCCO OVER 8"x27" x (4"x4") POPOUTS
8. NOT USED
9. FIRE- HYDR. ROOF ACCESS LADDER BY OVER KEEPER INC. MODEL 1000-CA WITH SECURITY DOOR, VERIFY METHOD OF ATTACHMENT WITH MANUFACTURER.
10. LINE OF ROOF BEYOND, TYP. AS SHOWN
11. A/C UNITS BEYOND, PAINT TO MATCH STUCCO TYP.

[redacted]

STAFF

ACE ENGINEERING
5720 S. VALLEY VIEW BLVD.
SUITE 200, LAS VEGAS, NV 89118
PHONE (702) 946-88... FAX (702) 946-...
CIVIL · PLANNING · LAND DEVELOPMENT · BUILDING DESIGN

REVISIONS:

TITLE: ELEVATIONS

PROJECT: SMOKE RANCH CAR-WASH
SW. CORNER OF SMOKE RANCH AND JONES
LAS VEGAS, NEVADA. 89108

DATE: 11-29-01
JOB : 01-61
DWG. BY: ED

A3

SHEET 3 OF 3

EOT-6339
EOT-6340

4-20-05 CC

C:\ALL_DWGS\01-61\A3.dwg, Layout1, 12/13/01 09:42:54 AM,
Brother HL-1240 series

Smoke Ranch Enterprises

2401 North Jones Blvd.
Las Vegas, NV 89108
(702) 498-6058

February 10, 2005

City of Las Vegas
Planning and Development
ATTN: Margo Wheeler

RE: SUP-1148Z-00093-01 (1)
Smoke Ranch Car Wash Extension Request

Dear Ms. Wheeler,

On March 2004 my plans were approved in an express planned meeting with the exception of my civil plans due to the fact that I did not have a cross axis easement agreement between the ARCO property and the car wash property. Arco was not providing this cross axis easement agreement and therefore, I had to purchase the property from ARCO, which occurred in November 2004. After this purchase, I became owner of both the ARCO and the car wash parcels and turned in a cross axis easement agreement between the two parcels I owned in January to Jesus Corbel in the Planning Department.

In addition, in December, we had to resubmit our architectural and structural plans due to new City codes which have been going back and forth between Gerald Gunny and Jaspal Sidhu, my engineer/contractor with Ace Engineering.

I understand that I need to pay certain traffic fees and pay a bond with the City, which I will be doing in the next few days.

Due to the above listed facts, I am requesting an extension for my car wash project which is in it's final stages of obtaining permit approvals.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Rapinder Chima
PRESIDENT

EOT-6339

ANNING &
EVELOPMENT

CITY OF LAS VEGAS

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

February 28, 2003

Mr. Louis Mitchell
BP West Coast Products
7821 Wing Span Drive
San Diego, California 92119

RE: ABEYANCE - SUP-1148 - SPECIAL USE PERMIT

Dear Mr. Mitchell:

Your request for a Special Use Permit FOR A SELF SERVICE CAR WASH adjacent to the north side of Smoke Ranch Road, approximately 190 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on February 27, 2003.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. The hours of operation shall be limited to the period between 7:00 A.M. and 10:00 P.M.

2. The applicant shall meet with the Planning and Development Department for approval of an appropriate screening method along Smoke Ranch Road prior to submittal for any permits for this site

3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel.

4. No retail sale of vehicles is allowed.

5. No repair or servicing of vehicles is allowed.

6. The use must not be located within 200 feet of a residential property unless the use is separated from the residential property by a street with a minimum right-of-way width of 80 feet.

7. The applicant must demonstrate that the use can be made inoperable and inaccessible to the public after business hours.

8. Vacuum bays are permitted as part of this use if their operation is in compliance with the other base standards for this use.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby

EOT-6339

9. The use must be operated in conjunction with another motor vehicle related use, such as, gasoline sales, smog inspection, minor automotive repair, or recreational vehicle and boat storage.

10. An attendant must be on the premises during all times the equipment is operational.

11. The handicap parking space depicted on the site plan shall be revised to comply with Title 19 standards.

12. Any Auto Smog Check Facility on the site shall conform to all Minimum Requirements under Title 19.04.050 for Auto Smog Check Facility and shall be architecturally compatible with the primary building.

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

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

15. Conformance to the Conditions of Approval for Rezoning (Z-0093-01), Site Development Plan Review [Z-0093-01(1)], and Review of Condition (ROC-1798) except as amended by conditions herein.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on ***February 28, 2003***.

Sincerely,

Eddie Dichter

Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Ms. Evelyn Cummings
Smoke Ranch Jones Partnership
1314 South King Street, Suite #617
Honolulu, Hawaii 96814

Mr. Rupec Chima
Smoke Ranch Enterprises
2400 North Jones Boulevard
Las Vegas, Nevada 89108

Mr. Jaspal Sidhu
5720 South Valley View Boulevard, Suite #200
Las Vegas, Nevada 89118

City of Las Vegas

Agenda Item No. 90

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

EXTENSION OF TIME RELATED TO EOT-6339 - SITE DEVELOPMENT PLAN REVIEW

EOT-6340 - APPLICANT/OWNER: SMOKE RANCH ENTERPRISE INC. - Request for an Extension of Time for an approved Site Development Plan Review [Z-0093-01(1)] FOR A SELF SERVICE CAR WASH at 6120 Smoke Ranch Road (APN 138-14-802-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for ROC-1788
6. City Council approval letter for Z-0093-01(1)

MOTION:

REESE - APPROVED subject to conditions Item 89 [EOT-6339], Item 90 [EOT-6340] and Item 91 [EOT-6172] - UNANIMOUS

MINUTES:

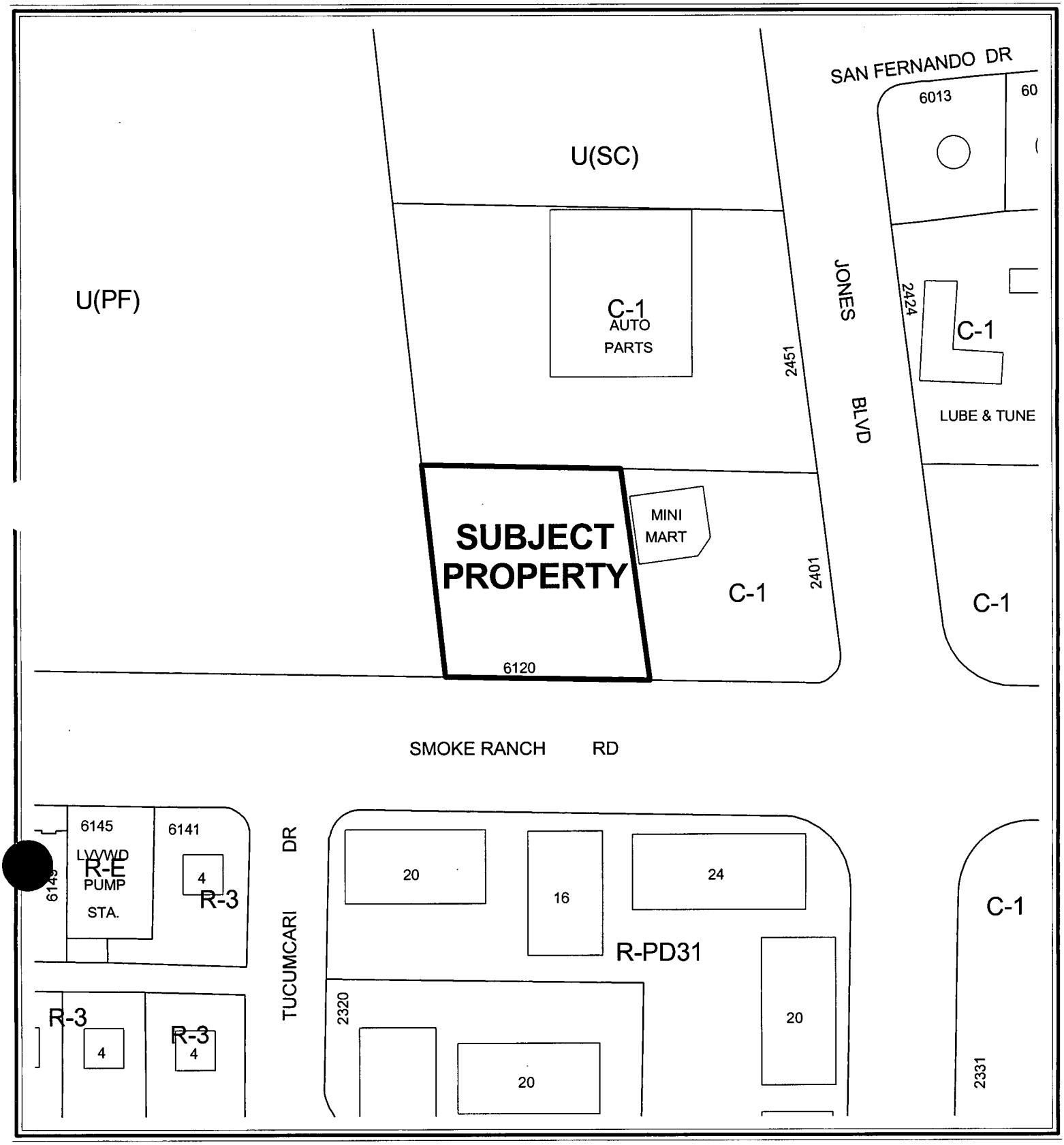
There was no discussion.
(2:16 - 2:17)
4-250

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 08/21/06 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0093-01, Site Development Plan Review Z-0093-01(1), Special Use Permit SUP-1148 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: **EOT-6340**

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMERCIAL)

N



0 100 200 Feet

CASE: EOT-6339

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6340 - APPLICANT/OWNER: SMOKE RANCH ENTERPRISE, INC.

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 08/21/06 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0093-01, Site Development Plan Review Z-0093-01(1), Special Use Permit SUP-1148 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for an Extension of Time for an approved Site Development Plan Review [Z-0093-01(1)] for a self service car wash at 6120 Smoke Ranch Road.

B) Applicant's Justification

The applicant's justification letter indicates additional time is necessary to obtain a building permit for the approved self service car wash.

BACKGROUND INFORMATION

A) Related Actions

08/12/02	The City Council approved a Rezoning (Z-0093-01) to C-1 (Limited Commercial) and a Site Development Plan Review [Z-0093-01(1)] for a proposed full and self-service car wash on this site subject to obtaining approval of a Special Use Permit for the car wash. The Planning Commission and staff recommended denial on 02/28/02.
02/27/03	The Planning Commission approved a Special Use Permit (SUP-1148) for a self service car wash on this site. Staff recommendation was for denial.
04/01/05	To date, no building permits have been issued for development of this site. However, building plans are under review in the Department of Building and Safety.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.53

B) Existing Land Use

Subject Property:	Undeveloped
North:	Auto Parts Store
South:	Apartments
East:	Middle School
West:	Convenience Store

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	H (High Density Residential)
East:	SC (Service Commercial)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD31 (Residential Planned Development – 31 Units Per Acre)
East:	C-1 (Limited Commercial)
West:	U (Undeveloped) [PF (Public Facility) General Plan Designation]

E) General Plan Compliance

The subject site is located within the Southwest Sector Map of the General Plan and is designated as SC (Service Commercial). The existing C-1 (Limited Commercial) zoning is in compliance with this General Plan designation.

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

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

PROJECT DESCRIPTION

The approved site plan depicts 4 self-service car wash bays facing Smoke Ranch Road. A drive-through car wash positioned toward the east side of the site also faces the public right-of-way. Vacuum bays are located behind the self-service car wash stalls with landscape planters along the north, south, and west property lines. Two access aisles run through the north and south portions of the property to provide access from the car wash to the adjacent convenience store. An additional access aisle is located west of the car wash bays, providing access to the commercial development to the north of the site.

ANALYSIS

A) Zoning Code Compliance

The subject site is zoned C-1 (Limited Commercial). The self service car wash is a permitted use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Special Use Permit application SUP-1148 was approved by the Planning Commission on 02/27/03 and therefore remains appropriate for the site.

B) General Analysis and Discussion

The applicant is requesting additional time because they are in the final stages of obtaining building permits for the car wash. The proposed development remains appropriate at this location, therefore approval is recommended with another two year time limit.

FINDINGS

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

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

   The City Council found in approving the original request that the use is consistent with the General Commercial designation of the General Plan. It is compatible with the existing surrounding land use pattern, which includes commercial, high density residential and school uses.

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

   The proposed self service car wash remains consistent with the General Plan and all other city codes and policies as long as all conditions of approval of Z-0093-01, Z-0093-01(1) and SUP-1148 are addressed.

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

   The abutting street network of Jones Boulevard and Smoke Ranch Road remain adequate for the traffic generated by this car wash facility and will not negatively impact adjacent roadways.

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

   The City Council found in approving the original application the proposed building and landscape materials to be appropriate for the area.

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

   The City Council found in approving the original application the proposed building elevations to be appropriate for the area.

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

   The business will be subject to regular inspection by City and County staff for licenses and permits and will not compromise the public health, safety and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-6340 ~~Z-0003-01(1)~~ APN: 138 14 802009

Name of Property Owner: Smoke Ranch Enterprises Inc.

Name of Applicant: Smoke Ranch Enterprises Inc.

Rapindr Chima

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: RChima

Print Name: Rapindr Chima

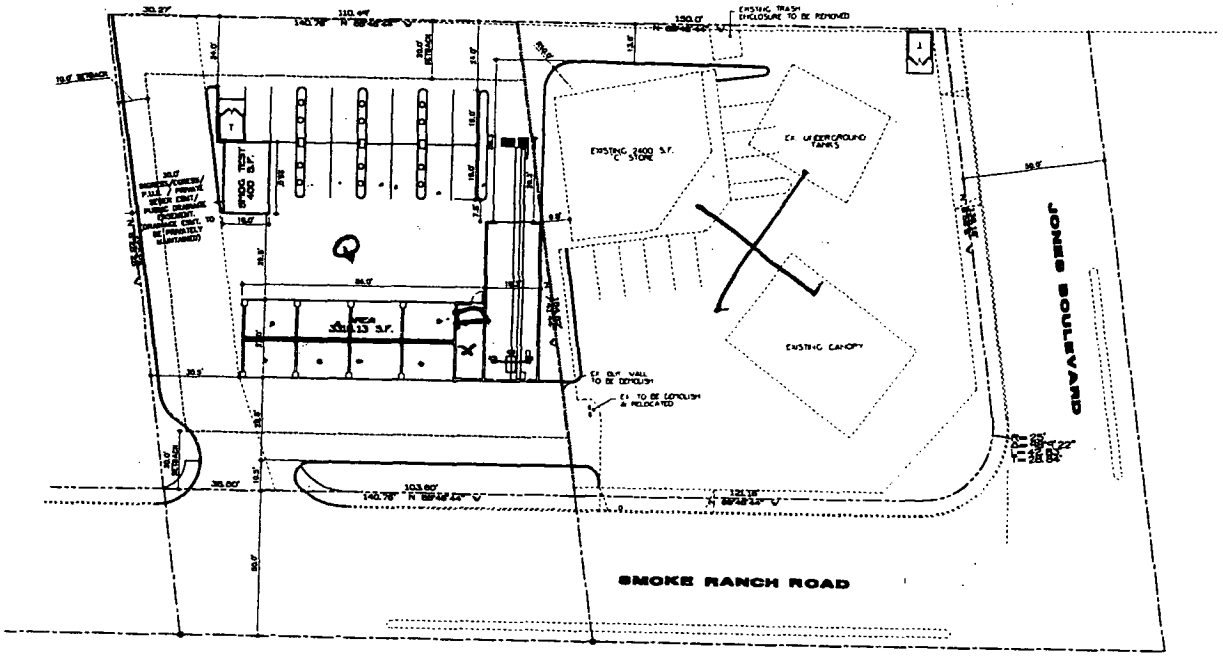
Subscribed and sworn before me

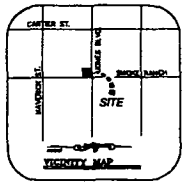
This 16th day of March, 2005

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007

STAFF





PARKING ANALYSIS

PARKING REQUIRED FOR 3BAY SERVICE CAR WASH = 2 x (4 BAYS) = 8
PARKING REQUIRED FOR FULL SERVICE CAR WASH = 1 PER EACH EMPLOY.
RETAIL AREA = 2083.34 S.F. = 6.9 STALLS :. 7 PARKINGS
TOTAL PARKING REQUIRED = 15
TOTAL PARKING PROVIDED = 15

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

EOT-6339
EOT-6340

4-20-05 CC

REVISIONS:

ACE ENGINEERING
6720 S. VALLEY VIEW BLVD.
SUITE 200, LAS VEGAS, NV 89118
PHONE (702) 944-9500, FAX (702) 944-7793
CIVIL · PLANNING · LAND DEVELOPMENT · BUILDING DESIGN

TITLE: SITE PLAN

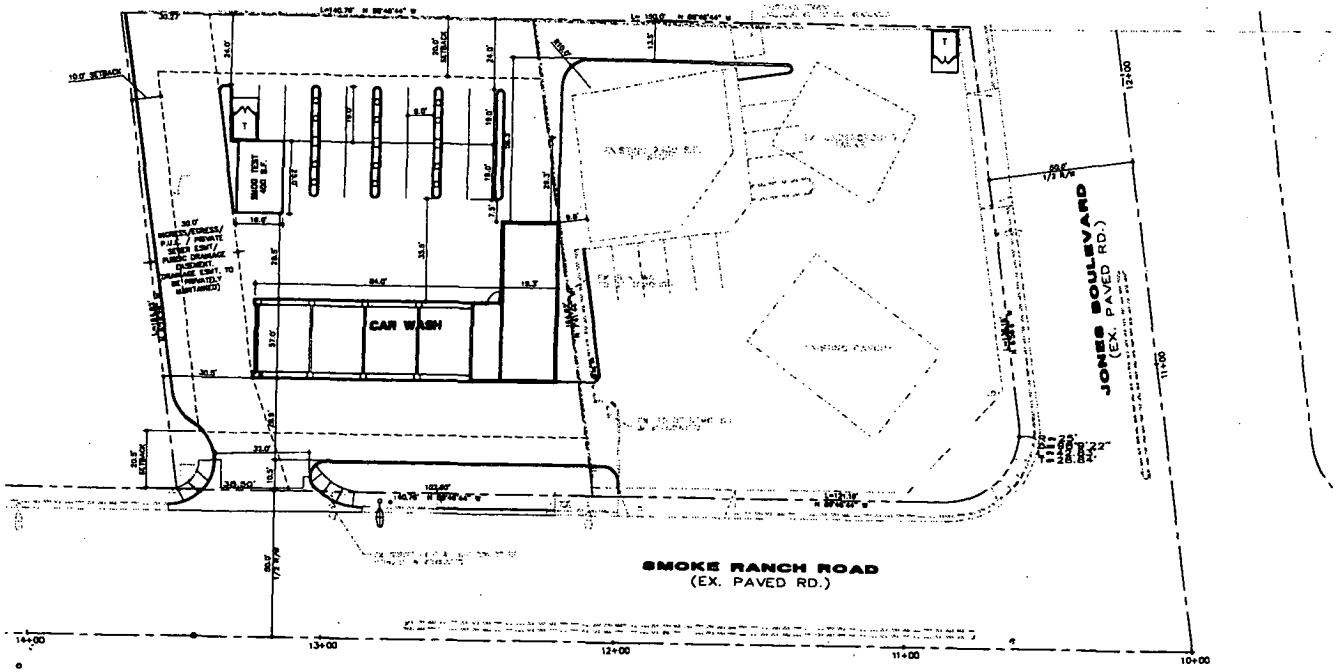
PROJECT: SMOKE RANCH CAR-WASH
SW. CORNER OF SMOKE RANCH AND JONES
LAS VEGAS, NEVADA. 89108

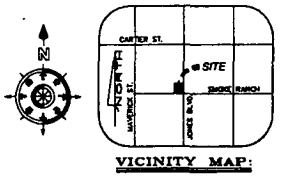
DATE: 11-29-01
JOB : 01-61
DWG. BY: ED

A1

SHEET 1 OF 3

C:\ALL_DWGS\01-61\A1.dwg, Layout1, 12/13/01 09:43:39 AM,
Brother HL-1240 series.pc3



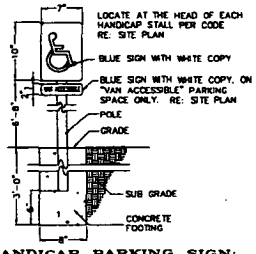


VICINITY MAP:

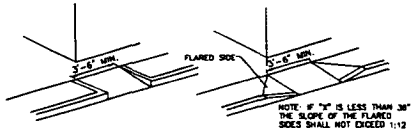
PARKING ANALYSIS:

PARKING REQUIRED PER SELF SERVICE CAR WASH = 2 x (4 BAYS) = 8
PARKING REQUIRED FOR FULL SERVICE CAR WASH = 1 PER EACH 150S.F.
RETAIL AREA = 1063.39 S.F. = 6.9 STALLS :. 7 PARKINGS
TOTAL PARKING REQUIRED = 15
TOTAL PARKING PROVIDED = 15

SITE INFORMATION	
A.P.N. :	138-14-802-006
ZONING :	LIMITED COMMERCIAL DISTRICT (C-1)
JURISDICTION:	CITY OF LAS VEGAS, NEVADA
SITE DATA :	0.53 AC / 23,100 SF.
BUILDING DATA	
CAR WASH AREA BUILDING AREA	3316 S.F.
BUILDING HEIGHT	
ALLOWED:	2 STORIES OR 35'-0"
PROPOSED:	1 STORY 20 FEET

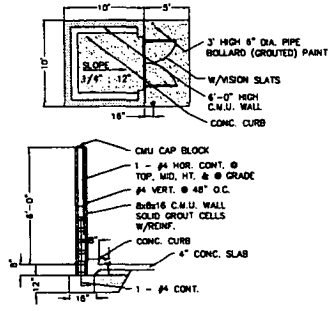


(A) HANDICAP PARKING SIGN:



NOTE: IF "X" IS LESS THAN 36" THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 1:12

(B) HANDICAP CURB RAMPS:



(C) TYP. TRASH ENCLOSURE & SECTION





GRAPHIC SCALE
(IN FEET)
1 INCH = 20 ft.

REVISIONS:

ACE ENGINEERING
5720 S. VALLEY VIEW BLVD.
SUITE 200, LAS VEGAS, NV 89118
PHONE (702) 944-88... FAX (702) 944-7...
CIVIL • PLANNING • LAND DEVELOPMENT • SURVEYING

TITLE: SITE PLAN
PROJECT: SMOKE RANCH CAR-WASH
SW. CORNER OF SMOKE RANCH AND JONES
LAS VEGAS, NEVADA. 89108

DATE: 9-24-02
JOB : 01-61
DWG. BY: ED-OS

A1

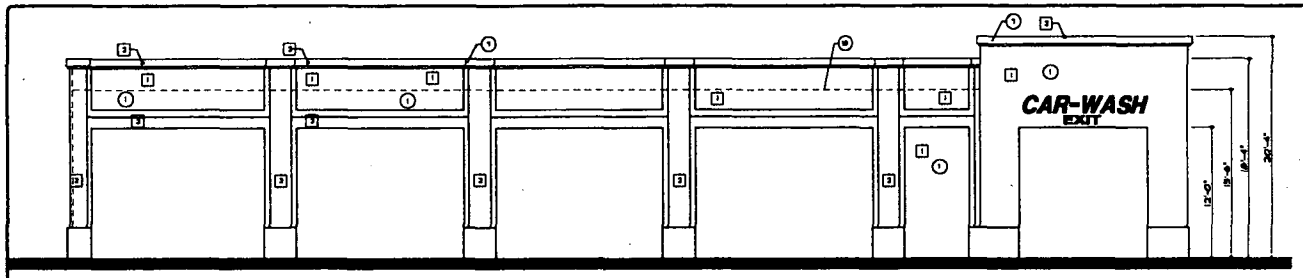
SHEET 1 OF 1

EOT-6339
EOT-6340
4-20-05 CC

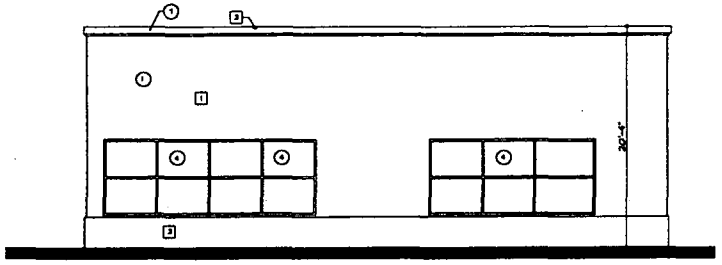
STAFF

[redacted]

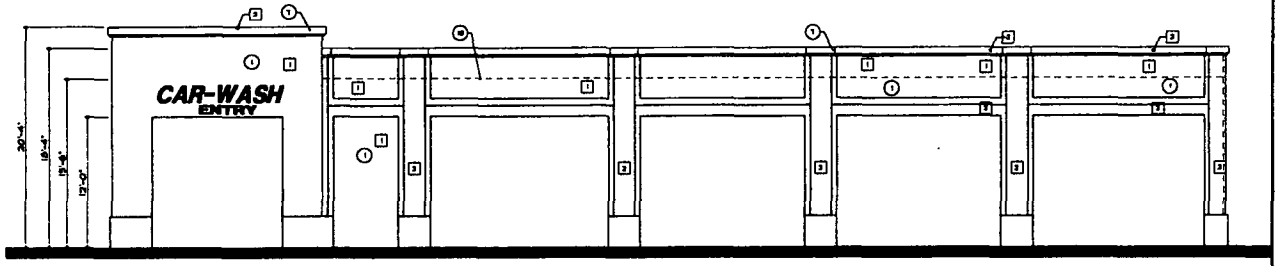
O:\All_dwgs\01-61 Smoke Rnch\fina\19-24-02\A1.dwg, Layout1, 9/24/2002 9:26:71 AM, Samsung ML-1200 Series



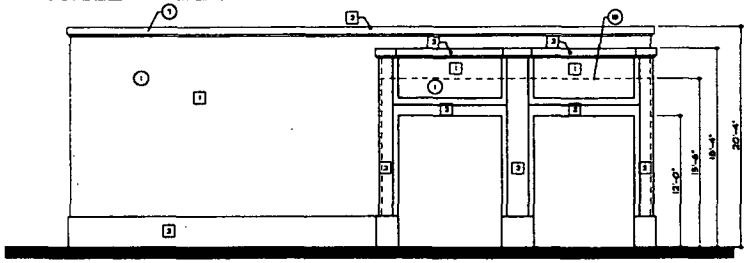
1 FRONT ELEVATION SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION SCALE: 3/16" = 1'-0"



3 REAR ELEVATION SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. APPLY ONE COAT OF WATERPROOFING TO ALL HORIZ. STUCCO SURFACES.
3. SEE SPECIFICATIONS FOR NAILING AND REQUIREMENTS FOR EXTERIOR GRADE PLYWOOD.
4. NOT IN USE
5. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR & INTERIOR).
6. STUCCO FINISH TO BE "LIGHT LACE" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION. ALTERNATE - "MEDIUM DASHED", MACHINE APPLIED.
7. NOT IN USE
8. PROVIDE BUILDING ADDRESS # OR FRONT WALL (LEFT SIDE) OR AS DIRECTED BY LOCAL AUTHORITY AND AS SPECIFIED HEREIN.

STUCCO NOTES

1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
3. MESH OVERLAPS SHALL NOT CONFLICT WITH PLYWOOD JOINTS.
4. MESH WITH GRID EXCEEDING 2"x2" WILL BE REJECTED.
5. USE OF FASTENERS OTHER THAN GALVANIZED WILL NOT BE ACCEPTED.
6. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
7. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

EXTERIOR FINISH SCHEDULE

SURFACE	COLOR
STUCCO - FIELD COLOR	1
STUCCO - FACIAL BOARD	2
DOOR AND WINDOW FRAMES	3
EXPOSED UTILITY PIPES AND CONDUIT	1
GAS METER AND ELECTRICAL SERVICE	1

PAINT SPECIFICATION

1 FIELD-	DUNN-EDWARDS SP 2480 (MESQUITE TOE)
2 ACCENT-	DUNN-EDWARDS DE 3088 (ALEC TAN)
4 WALL VENEER	7-5/8"x2-1/4" BRICK VENEER.

KEY NOTES:

1. (3) COLOR COAT STUCCO PER TABLE, 25(F) MAT UBC., TO BE "DASH" FINISH, CONTR. TO SUBMIT FINISH SAMPLE TO OWNER FOR APPROVAL PRIOR TO START OF WORK. COLOR: SEE EXTERIOR FINISH SCHEDULE.
2. NOT USED
3. NOT USED
4. STOREFRONT WINDOW SYSTEM, GLAZING- LITE BRONZE, FRAME-BRONZE ANODIZED
5. 25 GA. G.I. MTL. CAP FLASHING, PAINTED TO MATCH STUCCO.
6. STORE SIGN, DIRECT ALL INQUIRIES TO THE OWNER
7. STUCCO OVER 8"x12" & (4"x4") POPOUTS
8. NOT USED
9. PRE- MFGR. ROOF ACCESS LADDER BY OVER KEEPER'S INC. MODEL 1632-OA WITH SECURITY DOOR. VERIFY METHOD OF ATTACHMENT WITH MANUFACTURER.
10. LINE OF ROOF BEYOND, TYP. AS SHOWN
11. A/C UNITS BEYOND, PAINT TO MATCH STUCCO TYP.

[redacted]

STAFF

ACE ENGINEERING
5720 S. VALLEY VIEW BLVD.
SUITE 200, LAS VEGAS, NV 89118
PHONE (702) 948-8118, FAX (702) 948-8119
CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

REVISIONS:

TITLE: ELEVATIONS

PROJECT: SMOKE RANCH CAR-WASH
SW. CORNER OF SMOKE RANCH AND JONES
LAS VEGAS, NEVADA. 89108

DATE: 11-29-01
JOB: 01-61
DWG. BY: ED

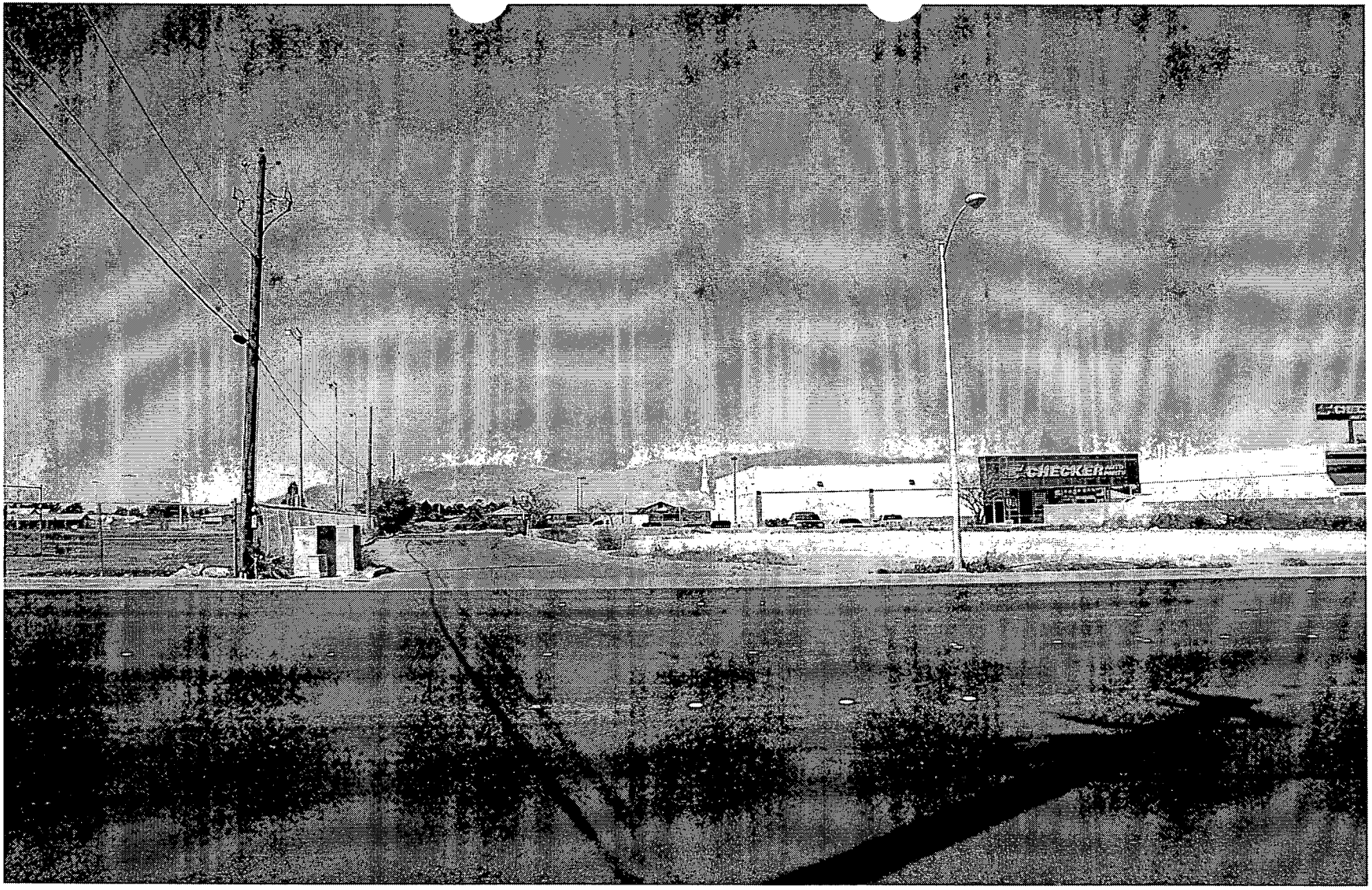
A3

SHEET 3 OF 3

EOT-6339
EOT-6340

4-20-05 CC

C:\ALL_DWGS\01-61\A3.dwg, Layout1, 12/13/01 09:42:54 AM,
Brother HL-1240 series



EOT-6339 AND EOT-6340 - APPLICANT/OWNER: SMOKE RANCH ENTERPRISES, INC.
6120 Smoke Ranch Road
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05



EOT-6339 AND EOT-6340 - APPLICANT/OWNER: SMOKE RANCH ENTERPRISES, INC.
6120 Smoke Ranch Road
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05

Smoke Ranch Enterprises

2401 North Jones Blvd.
Las Vegas, NV 89108
(702) 498-6058

February 10, 2005

City of Las Vegas
Planning and Development
ATTN: Margo Wheeler

RE: SUP-1148Z-00093-01 (1)
Smoke Ranch Car Wash Extension Request

Dear Ms. Wheeler,

On March 2004 my plans were approved in an express planned meeting with the exception of my civil plans due to the fact that I did not have a cross axis easement agreement between the ARCO property and the car wash property. Arco was not providing this cross axis easement agreement and therefore, I had to purchase the property from ARCO, which occurred in November 2004. After this purchase, I became owner of both the ARCO and the car wash parcels and turned in a cross axis easement agreement between the two parcels I owned in January to Jesus Corbel in the Planning Department.

In addition, in December, we had to resubmit our architectural and structural plans due to new City codes which have been going back and forth between Gerald Gunny and Jaspal Sidhu, my engineer/contractor with Ace Engineering.

I understand that I need to pay certain traffic fees and pay a bond with the City, which I will be doing in the next few days.

Due to the above listed facts, I am requesting an extension for my car wash project which is in it's final stages of obtaining permit approvals.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Rapinder Chima
PRESIDENT

EOT-6340

EOT-6340



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

February 20, 2003

Ms. Evelyn Cummings
Smoke Ranch Jones Partnership
1314 South King Street, #617
Honolulu, Hawaii 96814

RE: ROC-1788 - **REVIEW OF CONDITION**
CITY COUNCIL MEETING OF FEBRUARY 19, 2003

Dear Ms. Cummings:

The City Council at a regular meeting held February 19, 2003 APPROVED the request for a Review of Condition Numbers 5 and 12 of Site Development Plan Review [Z-0093-01(1)] on property located adjacent to the north side of Smoke Ranch Road, approximately 190 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2003. This approval is subject to:

1. Condition Number 5 of [Z-0093-01(1)] shall be deleted.

2. Amend Condition Number 12 to read as follows: "All signage shall be approved by the Planning and Development Department prior to the issuance of any building permits."

3. Conformance to all other Conditions of Approval of [Z-0093-01(1)] and other site related actions, not amended herein.

4. An attendant shall to be required to be on premises at all times during operation.

5. Conformance to all other base conditions of approval for a self-service car wash in Title 19.04.050.

Sincerely,

Linda M. Owens

Linda M. Owens
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Rupec Chima
Smoke Ranch Enterprises
2400 North Jones Boulevard
Las Vegas, Nevada 89108

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

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

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

September 27, 2002

Mr. Lou Mitchell
Atlantic Richfield Company
6 Center Pointe Drive
La Palma, California 90623

RE: Z-0093-01(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0051-01 & Z-0093-01

Dear Mr. Mitchell:

The City Council at a regular meeting held August 21, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED FULL AND SELF-SERVICE CAR WASH on 0.53 acres located north of Smoke Ranch Road approximately 150 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. A Rezoning (Z-0093-01) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

2. A Special Use Permit for the self-service car wash shall be required to be heard as a public hearing at the Planning Commission and City Council prior to the issuance of a building permit.

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

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

#5 DELETED PER ROC 1788

The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the elimination of the access aisle along the north property line, to re-site the trash enclosure on the adjacent parcel to the east in a more appropriate location, to depict the car-wash stalls in a manner in which they will not face any street frontages, to depict the locations of any proposed vacuums and drying areas, and to provide one handicap accessible parking space that complies with Title 19A standards.

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

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

EOT-6340

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

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 6-foot wide planters along the west and north property lines and 15-foot wide landscape planters along the south property line adjacent to Smoke Ranch Road, with minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

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

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

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

[redacted]

A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

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

15. 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.

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

Public Works

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

18. Site development to comply with all applicable conditions of approval for Z-93-01, on this same agenda, and all other site-related actions.

Sincerely,

Doreen Araujo

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

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

Ms. Evelyn Cummings
Smoke Ranch Jones Partners
1314 South King Street, Suite #616
Honolulu, Hawaii 96814

Mr. Rupec Chime
Smoke Ranch Enterprises
2400 North Jones Boulevard
Las Vegas, Nevada 89108

City of Las Vegas

Agenda Item No. 91

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

EXTENSION OF TIME - REZONING

EOT-6172 - APPLICANT: EN ENGINEERING, INC. - OWNER: LOWE'S HIW, INC. - Request for an Extension of Time of an approved Rezoning (Z-0081-02) FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 35.0 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN 138-02-601-004), Ward 6 (Mack). Staff recommends APPROVAL

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

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for Z-0081-02

MOTION:

REESE - APPROVED subject to conditions Item 89 [EOT-6339], Item 90 [EOT-6340] and Item 91 [EOT-6172] - UNANIMOUS

MINUTES:

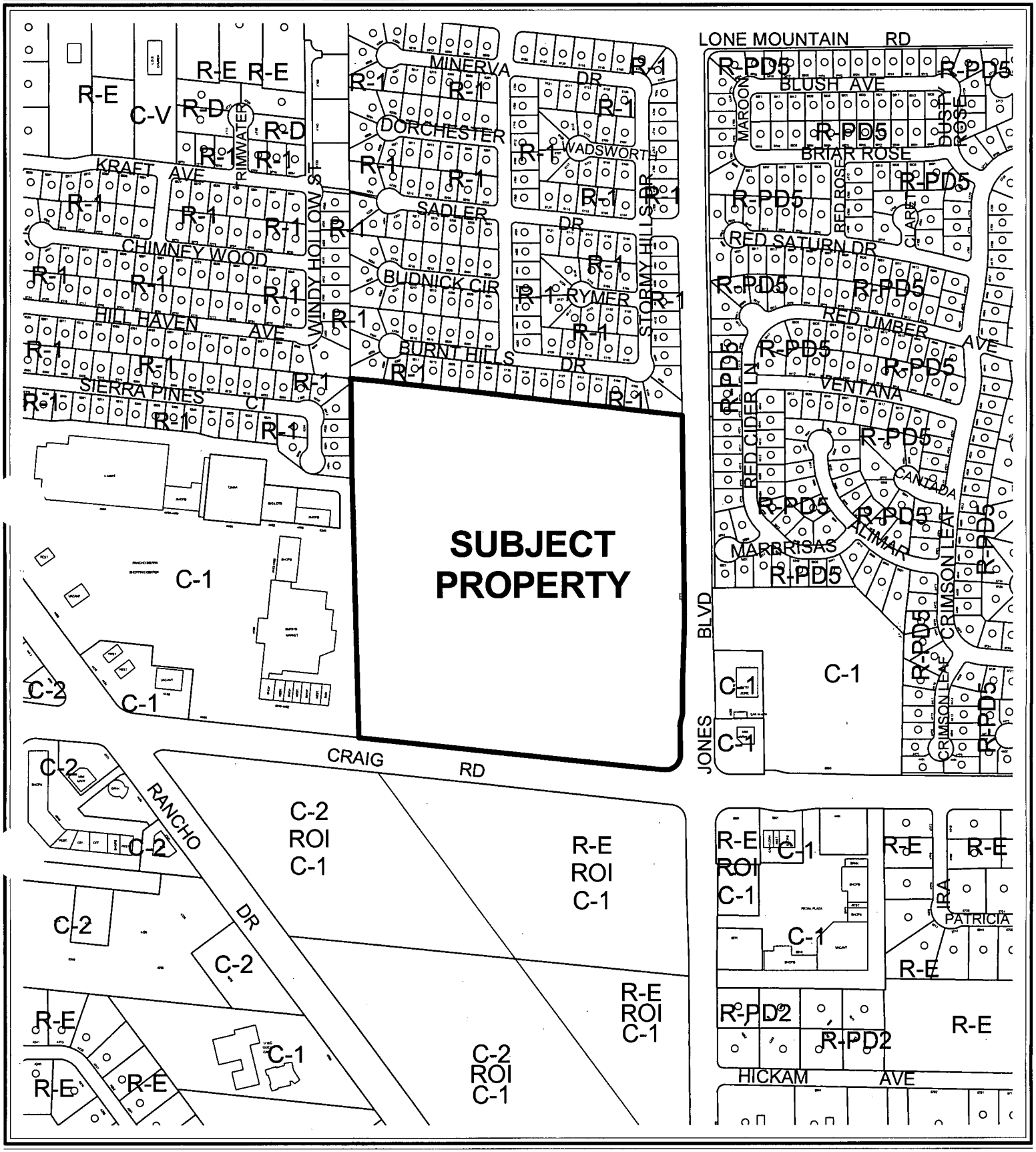
There was no discussion.
(2:16 - 2:17)
4-250

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on 03/19/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0081-02, Special Use Permit SUP4996, Site Development Plan Review SDR-4995 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

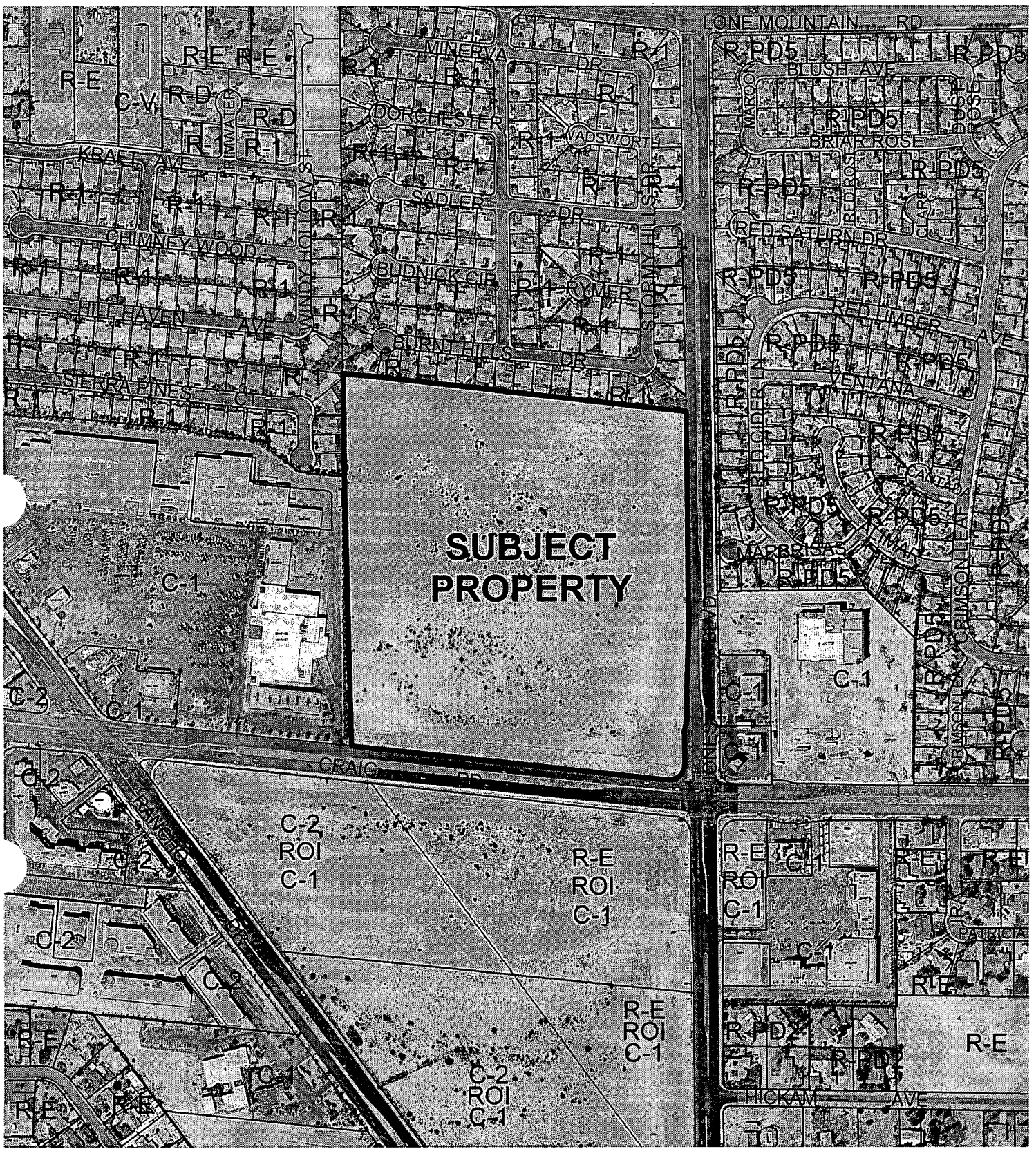


0 500 1000 Feet

CASE: **EOT-6172**

ZONING OF SUBJECT PROPERTY:

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



CASE: **EOT-6172**

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-6172 - APPLICANT: EN ENGINEERING, INC. – OWNER: LOWE'S HIW, INC.

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time shall expire on 03/19/07 unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning Z-0081-02, Special Use Permit SUP4996, Site Development Plan Review SDR-4995 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for an Extension of Time of an approved Rezoning (Z-0081-02) FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 35.0 acres adjacent to the northwest corner of Craig Road and Jones Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates the Extension of Time is necessary to complete the permitting process at the City of Las Vegas Building Department, in which the plans are currently under review.

BACKGROUND INFORMATION

A) Related Actions

03/19/03	The City Council approved a General Plan Amendment (GPA-0035-02) to SC (Service Commercial) and a Rezoning (Z-0081-02) to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval on 11/21/02. Staff recommendation was for denial.
10/20/04	The City Council approved a Special Use Permit (SUP-4996) for a home improvement warehouse store and a Site Development Plan Review (SDR-4995) for a 204,193 square foot commercial development and a waiver of the build to line standards on a portion of this site. The Planning Commission and staff recommended approval on 09/23/04.
01/13/05	The Planning Commission approved a Tentative Map for Lowes Plaza at Craig & Jones (TMP-5698) for a 1 lot commercial subdivision on a portion of this site. Staff recommendation was for approval.
04/01/05	To date, no building permits have been issued for development of any portion of the overall commercial site. However, building plans are under review in the Department of Building and Safety.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 35.0

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-1 (Single Family Residential)
South:	R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to C-1 (Limited Commercial)
East:	R-PD5 (Residential Planned Development – 5 Units Per Acre) and C-1 Limited Commercial)
West:	R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector Map of the General Plan and is Designated as SC (Service Commercial). The existing C-1 (Limited Commercial) zoning is in compliance with this General Plan designation.

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

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

ANALYSIS

A) Zoning Code Compliance

The design of the site and conformance to code requirements for a portion of the site were determined with Site Development Plan Review SDR-4995 and the home improvement warehouse store was allowed by Special Use Permit SUP-4996. However, the development of the remainder of the site is subject to approval of Site Development Plan Reviews or other appropriate applications.

B) General Analysis and Discussion

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

FINDINGS

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

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

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

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

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

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

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

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-6172 APN: 138-02-601-004

Name of Property Owner: Lowe's HIW Inc.

Name of Applicant: EN Engineering, Inc.

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: M. C. Ski
Vice President

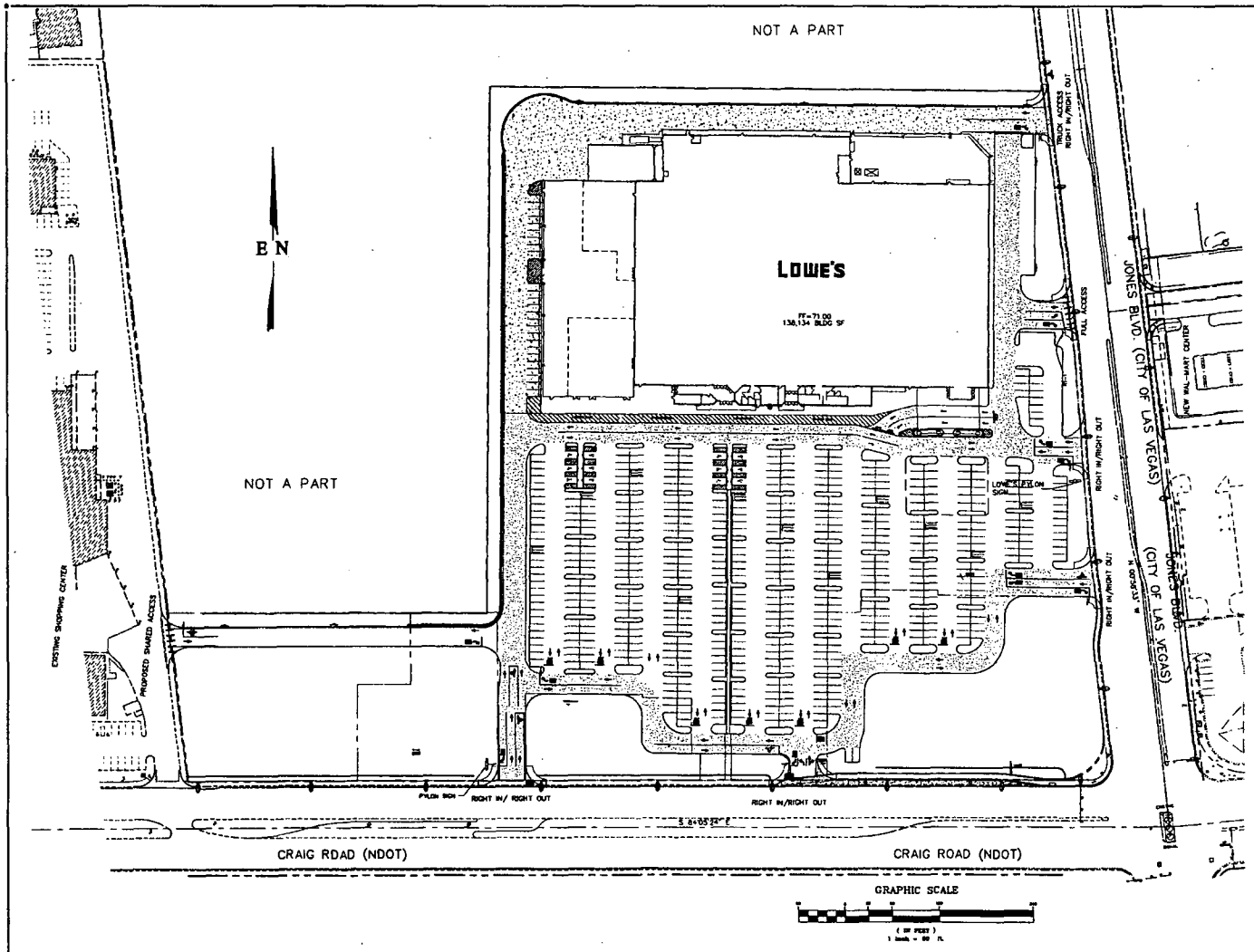
Print Name: Michael Skiles

Subscribed and sworn before me

This 22nd day of February, 2005

C Kawamoto
Notary Public in and for said County and State

CHRISTINE KAWAMOTO
Commission # 1441250
Notary Public - California
San Diego County
My Comm. Expires Sep 23, 2007



SITE DATA

GENERAL

Site:
- Acreage:
  - Total: 12.74
  - Developed: 12.74
- Latitude: 36.239841
- Longitude: -115.226014

Building:
- Classification: 18K DEEP
- Total Sq. Ft.: 138,134
- Garden Center Sq. Ft.: 31659
- Vestibule Store: YES
- List Architectural Upgrades Required: TBD
- Can Flex Space be Used for Display and Staging of Merchandise? TBD
- List Limits to Visibility of Building: None

SIGNS

Road Signage Requested:
- No. of Pylon Signs: 2
  - Max. sq. ft.: TBD
  - Max. height: TBD
  - Freestanding? NO
  - Shopping Center? YES (Position on SC Sign? TOP)
- No. of Monument Signs: 1
  - Max. sq. ft.: TBD
  - Max. height: TBD
- List Limits to Visibility of Road Sign: TBD

Building Signage Requested:
- Front Elevation Max. sq. ft.: TBD
- Additional Building Signs Requested:
  - Right Side: TBD
  - Left Side: TBD
  - Rear of Bldg: TBD

PARKING

Lowe's Standard Requirements:
- Standard Spaces: 610
- Handicapped Spaces: 12
- Total Spaces: 622
- Ratio (spaces/1000 sq. ft.): 4.5

City/Municipality Parking Requirements:
- Standard Spaces: 552
- Handicapped Spaces: 12
- Total Spaces: 564
- Ratio (spaces/1000 sq. ft.): 5.0
- Ratio w/GC sq. ft.: 4.1

Parking Provided:
- Standard Spaces: 584
- Handicapped Spaces: 12
- Total Spaces: 596 *(49 Future)
- Ratio (spaces/1000 sq. ft.): 4.3
- Ratio w/GC sq. ft.: 3.9

TRAFFIC

Signals:
- Existing: X Yes ___ No
  - Location: Int. of Craig Road & Jones Blvd
- Proposed: ___ Yes X No
  - Location: ___
- Required: ___ Yes X No

Traffic Counts:
- 22,500 /Day
  - Craig Road
- 11,900 /Day
  - Jones Blvd
- ___ /Day
- ___ /Day

Infrastructure:
- Future Infrastructure Improvements Proposed by Government Agencies That Will Affect the Lowe's Site: None at this time

PROJECT NOTES:
1. 549 PARKING SPACES IN FRONT OF STORE.
2. 25 PARKING SPACES AT SIDE OF GARDEN CENTER.

Call before you Dig. | Call before you OVERHEAD | Call before you Dig.

BASIS OF BEARING
THE WEST LINE OF THE SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.
BEARING BEING N00°26'53"W ALSO BEING THE CENTERLINE OF JONES BOULEVARD.

BENCHMARK:
BENCHMARK IS (FILED)(NGS) DISC & FLARE IN TOP OF CURB ON WEST SIDE OF JONES, 1/4 MILE NORTH OF CRAIG. NAD83 ELEVATION=(FND) (RECORD) NAVD 88 DATUM 2.2(NGS)(LV) U.S. SURVEY FEET=(-) METERS, ELEVATION = 2,267.02 FEET

EOT-6172

RECEIVED
FEB 28 2005

4-20-05 CC

REAL ESTATE MANAGER: Bart Hollander
LAST MODIFIED: 01-20-04 by P Holliday
DRAWING FILE NAME: Las Vegas, AZ app3.dwg

REVISIONS

DATE	DESCRIPTION

Engineers Planners Surveyors
EN ENGINEERING
245 East Warm Springs Road, Suite 100
Las Vegas, NV. 89119 (702) 896-6564

LOWE'S H.I.W., INC.
1626 FARADAY AVE., SUITE 140
CARLSBAD, CA 92008
PH: 760.931.3500 (V) 760.918.8112 (F)

THIS DRAWING IS THE PROPERTY OF LOWE'S H.I.W., INC. AND IS NOT TO BE USED FOR ANY WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. ANY REPRODUCTION, ALTERATION OR USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF LOWE'S H.I.W., INC. IS FORBIDDEN.

LOWE'S

SITE PLAN

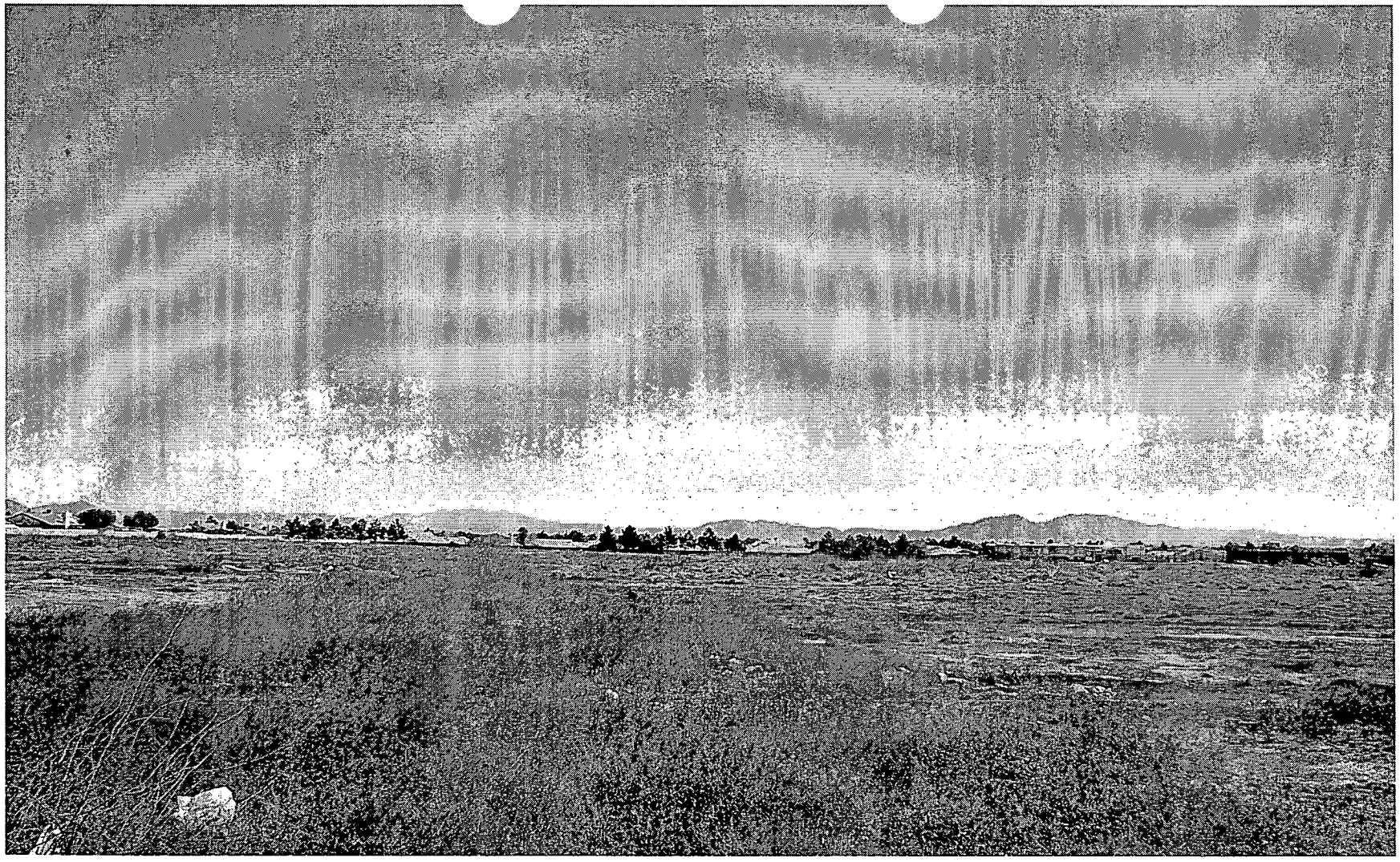
LOWE'S OF NW LAS VEGAS, NEVADA

LAS VEGAS PROJECT No. 03-480

DRAWN BY: Rob CHECKED BY: ML

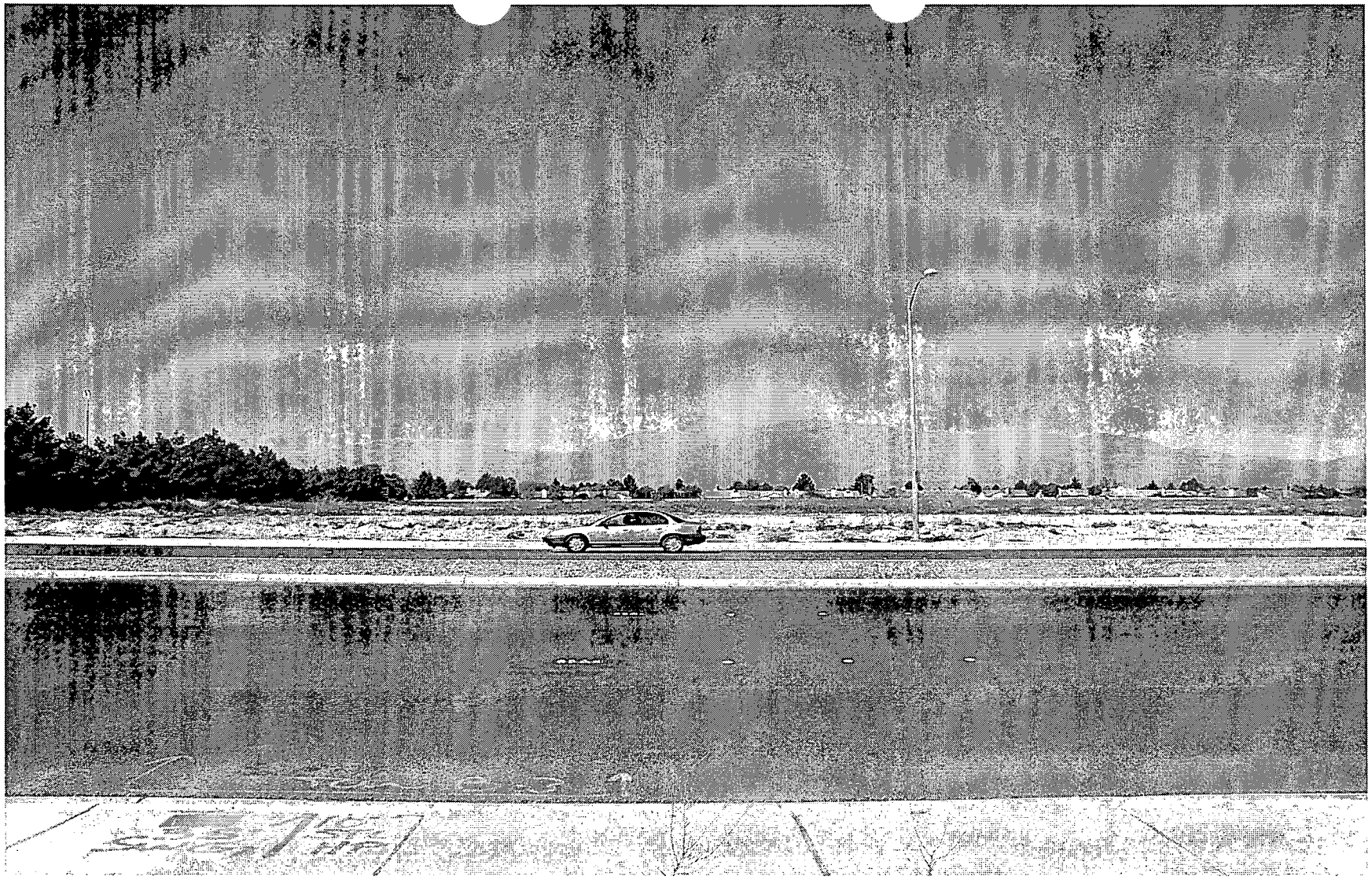
ORIGINAL ISSUE DATE:	00/00/04
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER
CP-22
1 OF 1 SHEETS



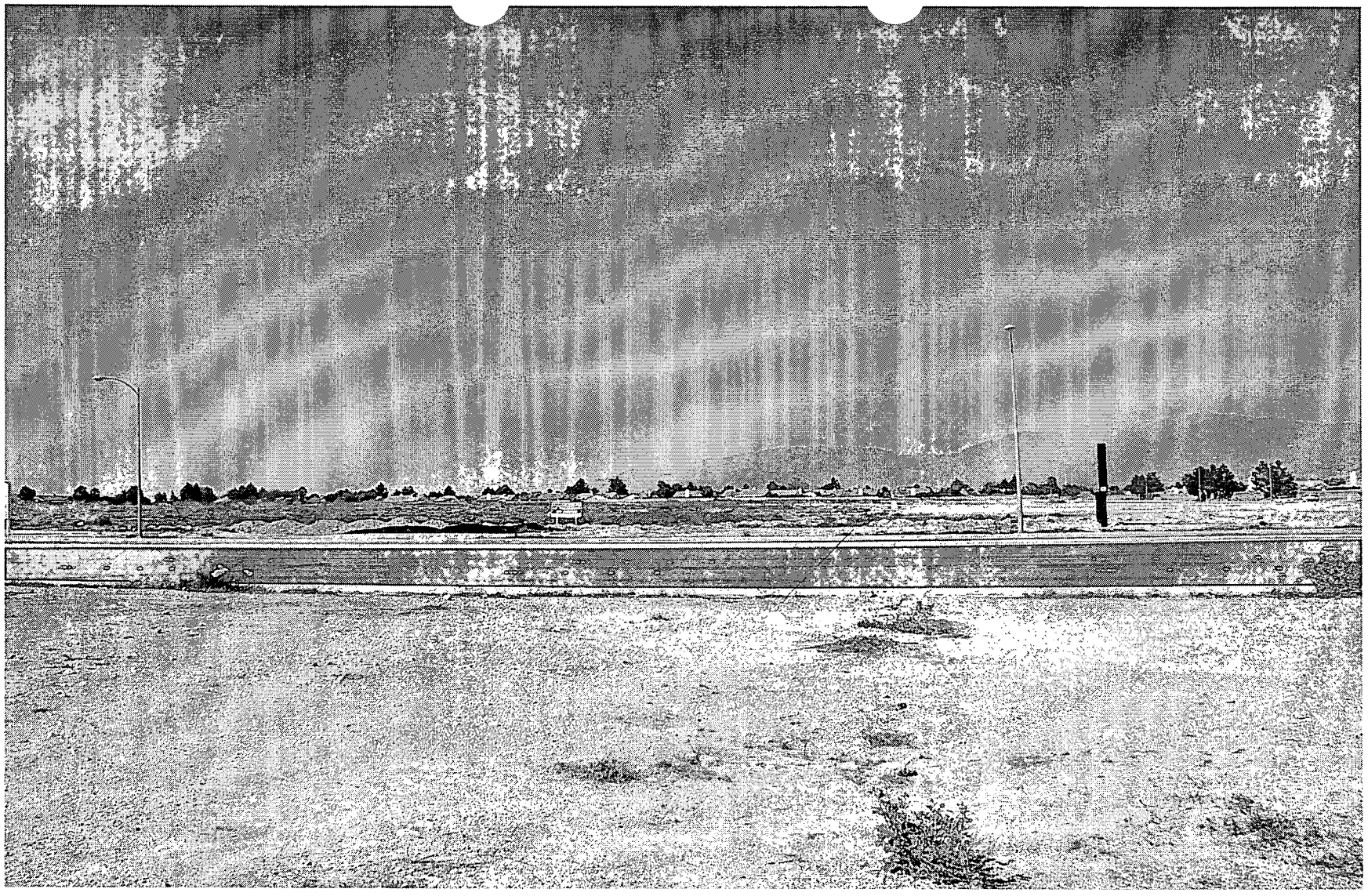
EOT-6172 - APPLICANT: EN ENGINEERING, INC. – OWNER: LOWE'S HIW, INC.
Adjacent to the northwest corner of Craig Road and Jones Boulevard
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05



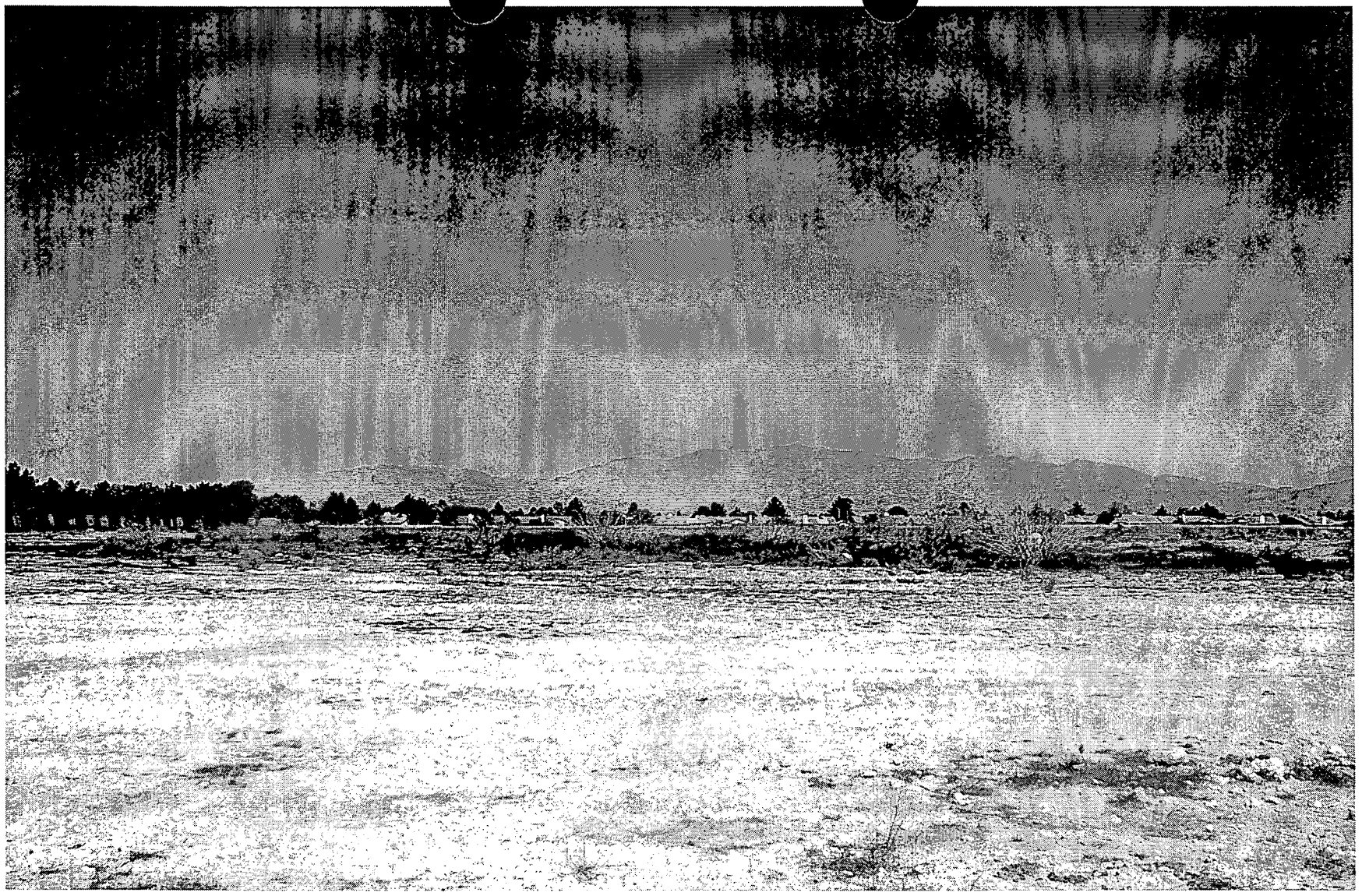
EOT-6172 - APPLICANT: EN ENGINEERING, INC. – OWNER: LOWE'S HIW, INC.
Adjacent to the northwest corner of Craig Road and Jones Boulevard
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05



EOT-6172 - APPLICANT: EN ENGINEERING, INC. – OWNER: LOWE'S HIW, INC.
Adjacent to the northwest corner of Craig Road and Jones Boulevard
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05



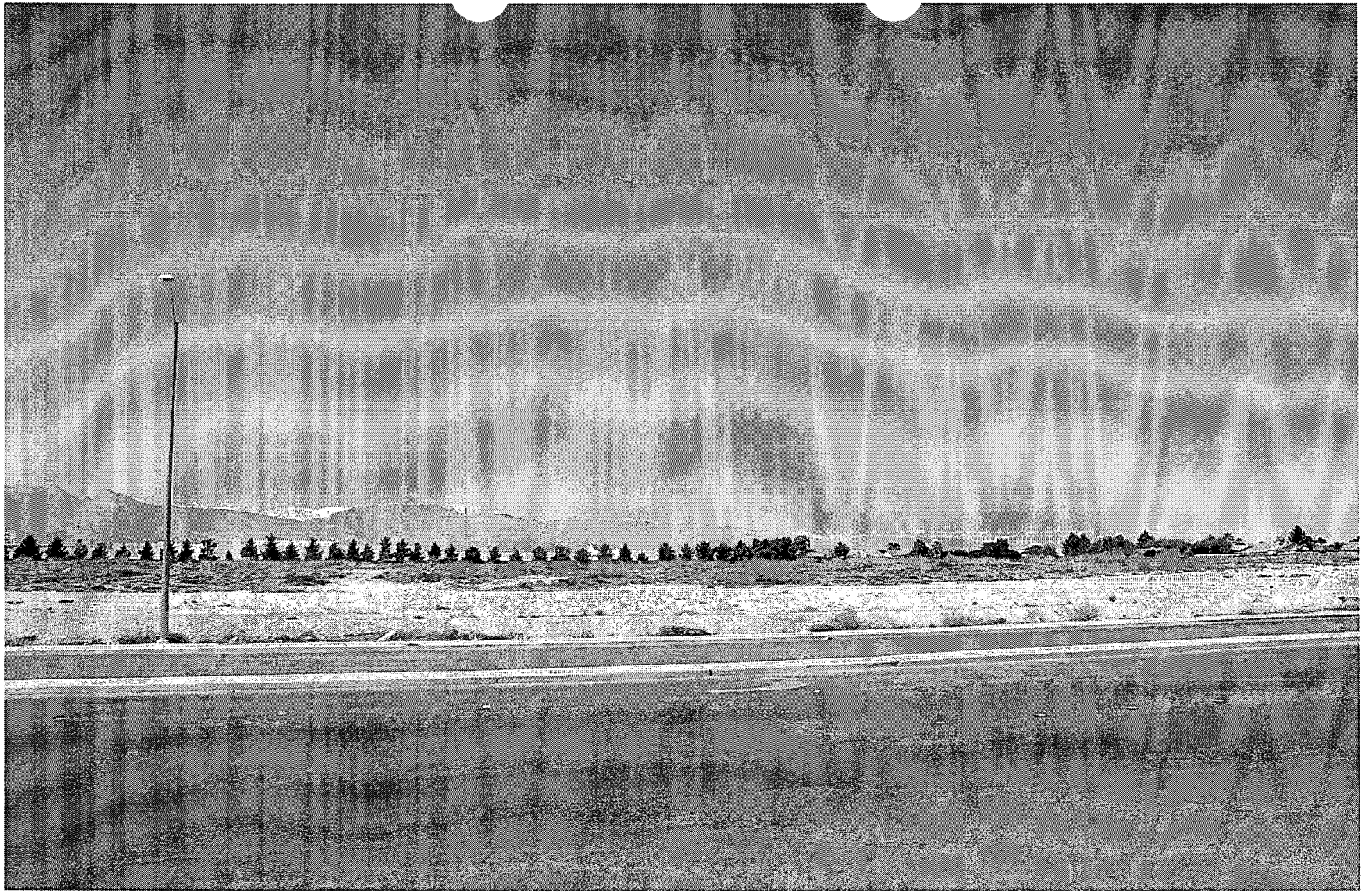
EOT-6172 - APPLICANT: EN ENGINEERING, INC. – OWNER: LOWE'S HIW, INC.
Adjacent to the northwest corner of Craig Road and Jones Boulevard
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05



EOT-6172 - APPLICANT: EN ENGINEERING, INC. – OWNER: LOWE'S HIW, INC.
Adjacent to the northwest corner of Craig Road and Jones Boulevard
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05



EOT-6172 - APPLICANT: EN ENGINEERING, INC. – OWNER: LOWE'S HIW, INC.
Adjacent to the northwest corner of Craig Road and Jones Boulevard
APRIL 20, 2005 CITY COUNCIL MEETING

Picture taken 03/31/05

EN
ENGINEERING

February 23, 2005
E.N. Project No. 04-510

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

RE: **EXTENSION OF TIME FOR LOWE'S HOME IMPROVEMENT WAREHOUSE (Parcel#138-02-601-004)**

EN Engineering, Inc., on behalf of Lowe's HIW, Inc., respectfully requests an Extension of Time to Z-0081-02 (Condition 3, Resolution of intent with a two-year limit). The Lowe's is approximately 169,793 located on a portion of the 34 acres. The site is located at the NWC of Craig Road and Jones Boulevard. The site is currently zoned R-E with a resolution of intent to C-1, which would allow for retail and home improvement stores of this type. The extension of time is necessary to complete the permitting process at the City of Las Vegas Building Department, in which the plans are currently under review for permit.

The site plan includes five pads bordering Craig Road, totaling approximately 35,000sqft of retail, financial institution, or restaurant usage. It also includes the Lowe's Home Improvement Warehouse of 138,134sqft. The proposed use conforms to the underlying zoning standards associated with the site. This proposed development will not adversely affect the natural environment (e.g. water, air noise, storm water management, wildlife and vegetation), safety and welfare of the surrounding neighborhoods or property values. The site plan for this project allows sufficient fire department access and turn radius, ingress and egress for the proposed square footage and use. The project is designed to meet or exceed all City of Las Vegas Development Standards for this type of development.

A General Plan Amendment (GPA-0035-02) was also approved without time limit conditions.

Should you have any questions or concerns, please fell free to contact our office at (702) 866-6604.

Sincerely,
EN ENGINEERING, INC.

Kristopher Munn, M.B.A.
Planning Manager

EOT-6172

EN Engineering, Inc.

Planning
Civil Engineering
Surveying

Las Vegas, Nevada
Irvine, California
www.enengineeringinc.com

245 E. Warm Springs Road, Suite 100
Las Vegas, Nevada 89119
T:702.866.6604 F:702.866.6605



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

April 24, 2003

Mr. John Netzorg
Ms. Mary Bartsas, et al
6300 West Craig Road
Las Vegas, Nevada 89104

RE: Z-0081-02 - REZONING
CITY COUNCIL MEETING OF MARCH 19, 2003
Related to GPA-0035-02

Dear Applicant:

The City Council at a regular meeting held March 19, 2003 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-0035-02) to a SC (Service Commercial) and O (Office) designation approved by the City Council. The portion of this site within 200 feet of any adjacent existing residential development shall be designated at) (Office) with the remainder of the parcel designated SC (Service Commercial).

2. An accompanying subdivision map to create a separate parcel shall be submitted and approved prior to issuance of any building permits.

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

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

5. All buildings in the O (Office) portion of this site must be single story and may not exceed 26 feet in height. The site plan shall depict a staggered layout of buildings in a garden style design.

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

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

EOT-6172

6. A minimum 20-foot landscape planter with two staggered rows of Mondale Pines shall be installed adjacent to any existing single-family homes abutting this site.

7. No commercial driveways or trash enclosures shall be allowed adjacent to the required 20-foot wide landscape.

Public Works

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Unless specifically directed otherwise by the City Traffic Engineer, there shall be no driveway accessing this site from Jones Boulevard located farther north than the northern most allowable driveway to the commercial parcel directly east of this site.

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

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

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Mr. John Shields
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119

Mr. Greg Borgel
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

City of Las Vegas

Agenda Item No. 92

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

DIRECTOR'S BUSINESS

DIR-6476 - APPLICANT: Speakeasy Gaming of Fremont, Inc. - Appeal of a decision by the Downtown Casino Overlay District Design Review Committee (DRC) per Title 19.06.100(D) to deny a MASTER SIGN PLAN FOR A GAMING ESTABLISHMENT located at 100-128 Fremont Street (APN: 139-34-111-014; 139-34-111-019; 139-34-111-021 through 026; 139-34-111-065; 139-34-111-066; 139-34-510-001 through 003), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter dated March 4, 2005 from Fremont Street Experience

MOTION:

REESE - Motion to STRIKE Item 92 [DIR-6476]; HOLD IN ABEYANCE Item 95 [SDR-6057] and Item 96 [SDR-6058] to 5/4/2005 - UNANIMOUS

MINUTES:

There was no discussion.
(2:06 - 2:10)
4-1

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: DIR-6476 - APPLICANT: SPEAKEASY GAMING OF FREMONT, INC.

** CONDITIONS **

Staff recommends DENIAL.

** STAFF REPORT **

APPLICATION REQUEST

This is a request for an appeal of a decision by the Downtown Casino Overlay District Design Review Committee (DRC) per Title 19.06.100(D) to deny a Master Sign Plan for a gaming establishment located at 100-128 Fremont Street.

BACKGROUND DATA

04/17/57	The Board of Commissioners approved a Special Use Permit (U-0003-57) to allow a 98-foot high sign on one of the subject properties. The Board of Zoning Adjustment recommended approval of the request on 03/28/57.
04/12/61	The Board of Commissioners approved a Special Use Permit (U-0007-61) to allow three signs over fifty feet in height on the subject properties. The Board of Zoning Adjustment recommended approval of the request on 03/23/61.
12/16/64	The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
04/07/05	The Design Review Committee (DRC) voted to hold case number DRC-0002-05 in abeyance in order to give the applicant redesign the proposed sign plan. Staff had recommended approval of the proposed sign plan.
04/14/05	The Design Review Committee (DRC) voted to deny the sign plan, based upon a finding that the sign plan did not fully conform to the goals and objectives of the Downtown Casino Overlay District.

DETAILS OF APPLICATION REQUEST

The applicant, Speakeasy Gaming of Fremont, Inc., has taken ownership of the Binion's Horseshoe property, and as part of the contract, must remove the word "Horseshoe" from all signage. The proposed Master Sign Plan includes both refurbished existing signage and new signage. Fremont Street Experience reviewed and approved the proposed sign plan.

At the Design Review Committee (DRC) meeting of April 7, 2005, the committee recommended changes to the signs identified on Sheet 1, Sheet 2, Sheet 3, Sheet 5A, Sheet 6B and Sheet 11 of the attached Master Sign Plan. The committee felt that these signs did not meet the goals and objectives of the Downtown Casino Overlay District, and voted to hold the item in abeyance to give the applicant time to address the concerns raised by the committee.

At the following meeting on April 14, 2005, the committee voted to recommend denial of the Master Sign Plan, noting that the modifications still did not meet the objectives of the Downtown Casino Overlay District. Specifically, the committee felt that the signage did not meet the following standards from Title 19.06.100(B):

- Advertising within this area shall use iconic images or three-dimensional representations.
- Advertising shall be state-of-the-art, utilizing cutting-edge signage and displays, which will support and bolster the reputation of downtown Las Vegas.

ANALYSIS & FINDINGS

Title 19.06.100 requires that all signage within the Downtown Casino Overlay District be approved as part of a Master Sign Plan. Specific requirements for the signage are listed in Title 19.06.100(B) and (C). In addition, signage within the Pedestrian Mall as defined by Title 11 of the Code of Ordinances is required to be reviewed and approved by the Fremont Street Experience. The applicant has submitted a letter of approval from the Fremont Street Experience in conjunction with the application.

In reviewing the Master Sign Plan, staff generally found the proposed signage to be in conformance with the dimensional requirements contained in Title 19.06.100(C), "Special Sign Standards." The new and remodeled signage incorporates both neon tubing and animated elements, as required by the Overlay regulations. Several of the existing signs that are being remodeled exceed the height or area requirements currently in place; however, the proposed modifications reduce the nonconforming aspects of the existing signage.

However, Title 19.06.100(B), "Special Sign Standards—Background," also contains general goals and objectives for the downtown area that must be addressed as part of the Master Sign Plan review. The Design Review Committee (DRC) generally found the signage to be in conformance with the overall goals and objectives of the district, but found the signage lacking on two points:

- The proposed signage lacked the iconic images or three-dimensional representations intended for the downtown area; and
- The signage did not exhibit state-of-the-art qualities, or utilize cutting-edge signage and displays.

Based on those issues, it is recommended that the appeal request be denied.

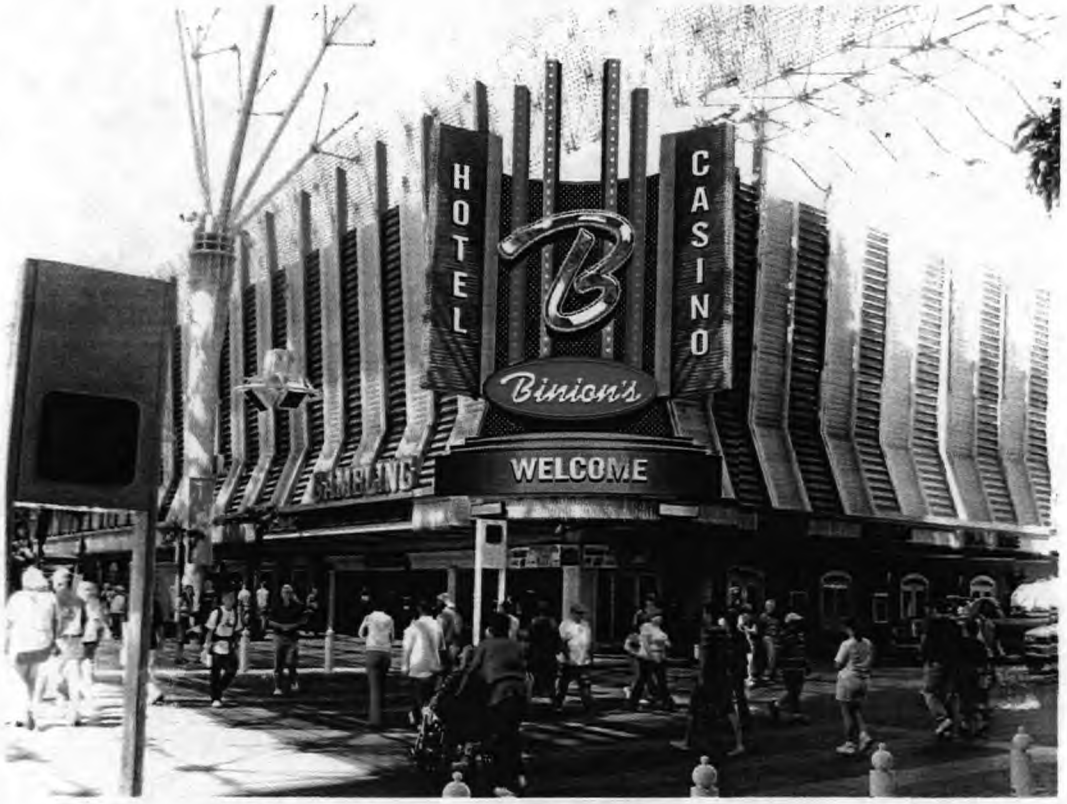
NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



EXISTING



PROPOSED

DIR-6476
4-20-05 CC

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach
Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-1

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 1 Of
Design Number: 9972-1

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its

92



EXISTING



PROPOSED

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-2

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 2 Of
Design Number: 9972-2

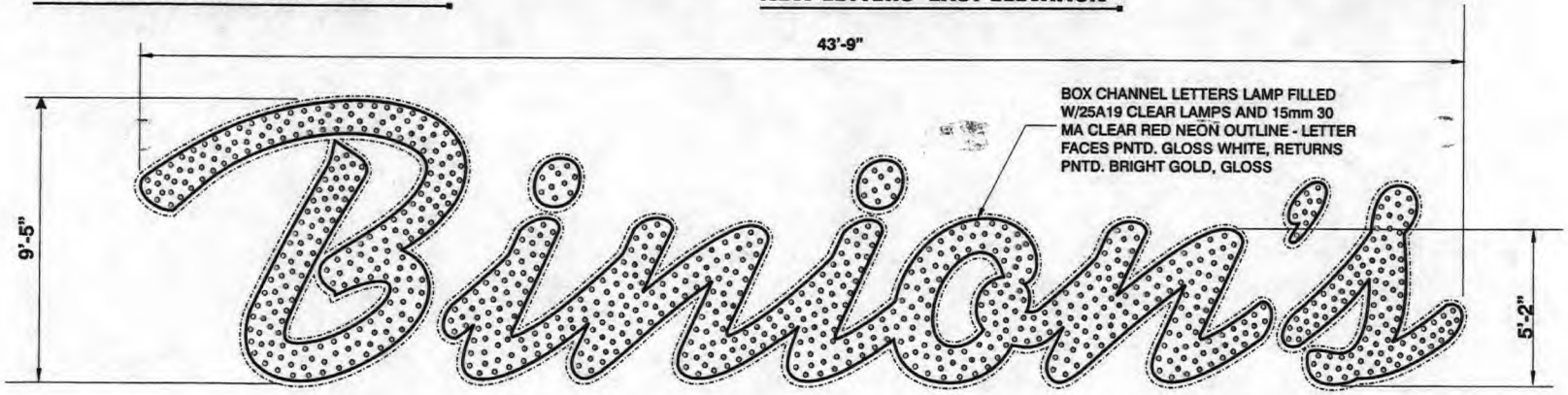
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



EXISTING LETTERS EAST ELEVATION



NEW LETTERS EAST ELEVATION



ELEVATION / NEW LETTERS
SCALE 1/4"=1'-0" 3 SETS REQD.

OPTIONS: 3 WATT COLD CATHODE LAMPS APP. 5" O.C. RANDOM SPACED / RANDOM SCINTILLATING. 895 TOTAL
OPTION: LED LAMPS

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-3

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 3 Of
Design Number: 9972-3

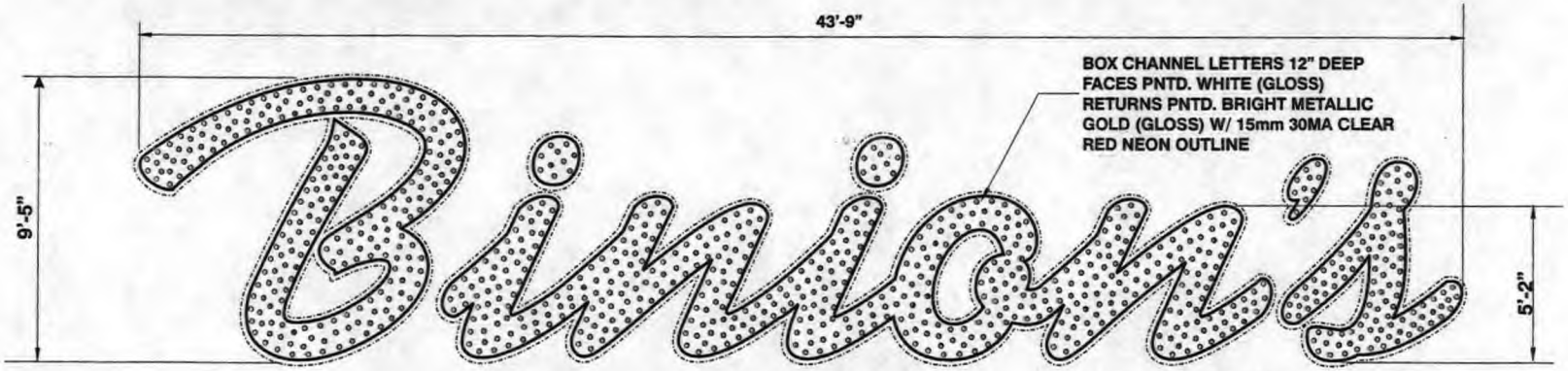
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



EXISTING LETTERS WEST ELEVATION



NEW LETTERS WEST ELEVATION



ELEVATION / NEW LETTERS-TYPICAL EAST/WEST ELEV.

SCALE 1/4"=1'-0" 2 SETS REQD.

OPTION: 25AI9 CLEAR LAMPS @ APP 6" O.C
3 WATT COLD CATHODE
LAMPS APP. 5" O.C.
RANDOM SPACED / RANDOM
SCINTILLATING. 895 TOTAL
OPTION: LED LAMPS

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-4

BINION'S HOTEL & CASINO Las Vegas

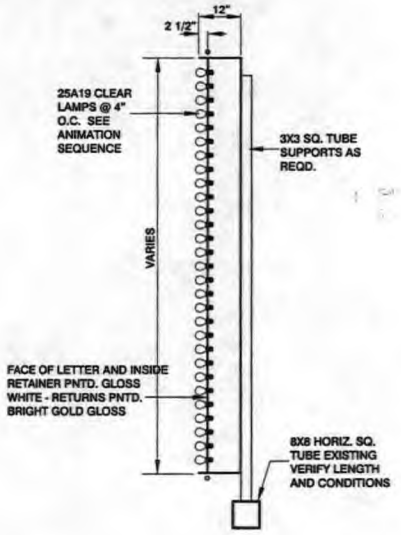
Job Number: 9972
Date: 12/9/04
Sheet Number: 4 Of
Design Number: 9972-4

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent



A ELEVATION - FREMONT ST. LETTERS
1/4"=1'-0" 1 SET REQD.

ANIMATION SEQUENCE:
LETTER "B" SPELLS ON AS INDICATED BY ARROWS.
AT END OF SEQUENCE IT TRIGGERS WASH ON ANIMATION ON REMAINING LETTERS.
ALL LETTERS HOLD, (INDIVIDUAL ANIMATION SEQUENCES CONT.)
ALL LETTERS HOLD.
ALL OFF - REPEAT SEQUENCE.



FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach
Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-5

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 5 Of
Design Number: 9972-5

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-5A

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 5A Of
Design Number: 9972-5A

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



EXISTING VERTICAL SIGN EAST ELEVATION



SHOWN W/ TOP PIECE REMOVED

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-6B

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 6B Of
Design Number: 9972-6B

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



EXISTING SIGN

REMOVE EXISTING HORSESHOE AND "H" LOGO

CLEAN AND REPAINT REMAINING STRUCTURE

REMOVE EXISTING COPY "CASINO" AND NEON



REMODELED SIGN

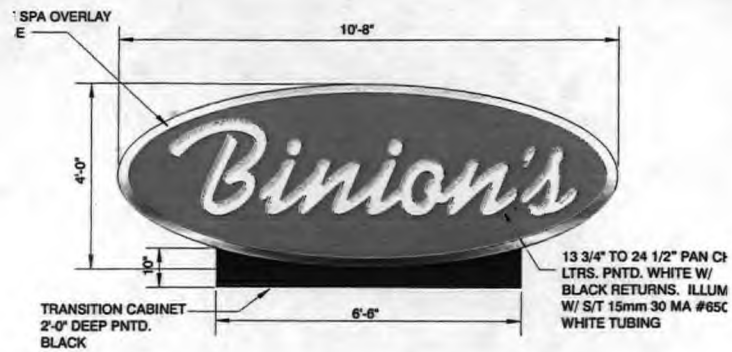


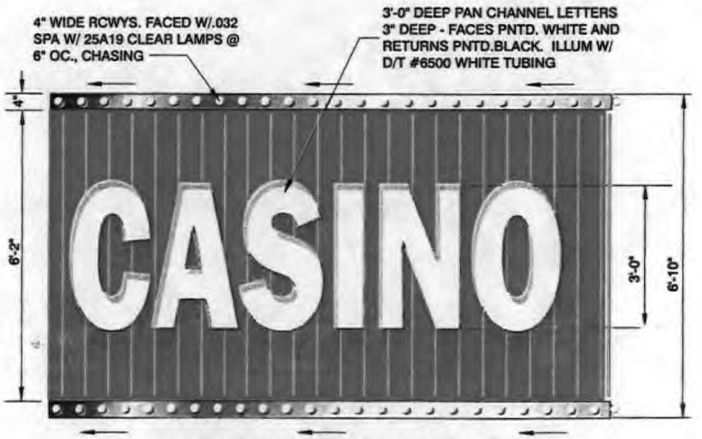
EXISTING LETTERS CLEAN AND RELAMP AS REQD.

CLEAN AND REPAINT REMAINING STRUCT.

NEON AND LAMPS ON FRONT

Ⓐ ELEVATIONS
3/8"=1'-0"





3" DEEP PAN CABINET OVERLAYED ON EXISTING BKGD.
W/ NEW GRID NEON AND PAN CHANNEL LETTERS .
NEON 15mm 30MA CLEAR RED @ 6" O.C. CHASING
FROM MID CENTER FRONT TO BACK

Ⓑ DETAILS
3/8"=1'-0"

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-7

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 7 Of
Design Number: 9972-7

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



EXISTING

NOTE:
VERIFY ALL CONDITIONS FOR REMOVAL OF EXISTING AND INSTALL OF NEW WORK PRIOR TO MANUFACTURE



Ⓐ ELEVATION S/F REMODELED CABINET
3/16"=1'-0"

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach
Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-8-R1

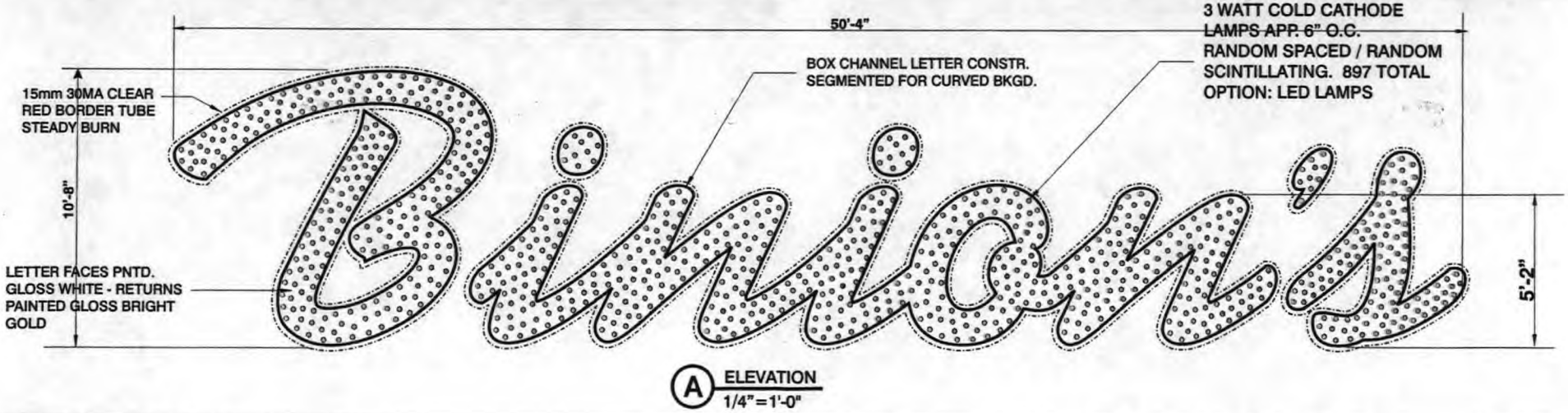
BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 8 Of
Design Number: 9972-8-R1

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.







A ELEVATION
1/4"=1'-0"

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

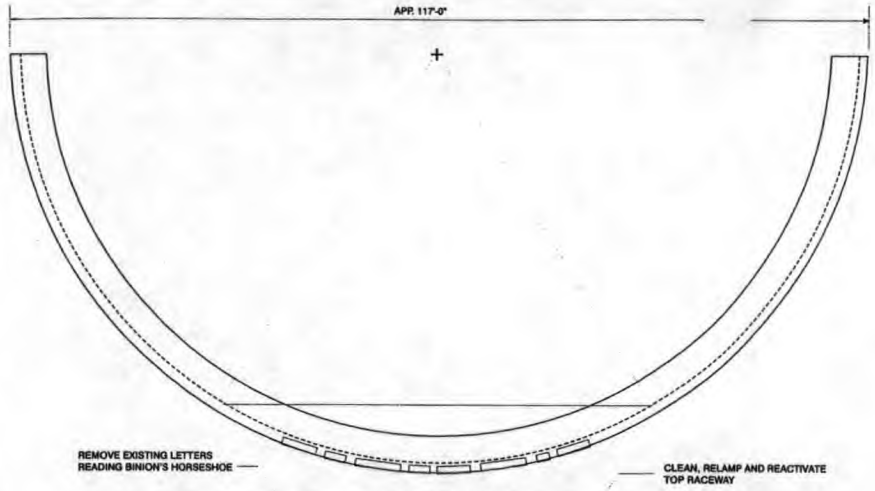
Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-9

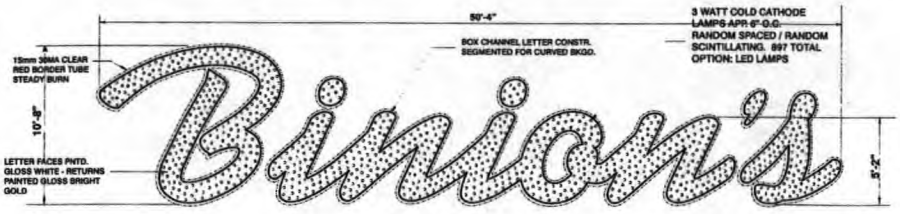
BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 9 Of
Design Number: 9972-9

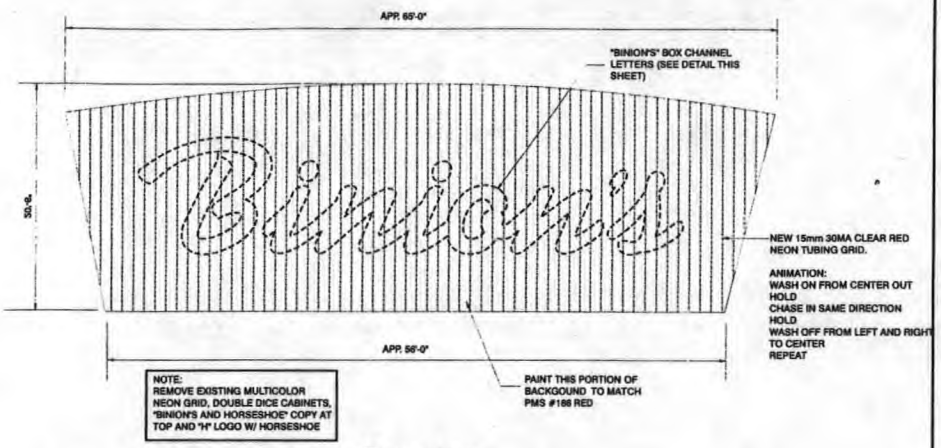
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



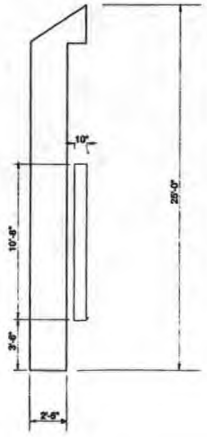
Ⓐ ELEVATIONS
1/8"=1'-0"



Ⓑ ELEVATIONS
1/4"=1'-0"



Ⓒ ELEVATIONS
3/16"=1'-0"





FEDERAL HEATH SIGN COMPANY
3900 W. Post Oak Drive Houston, TX 77018
(713) 739-9466 Fax (713) 782-0278

NOTICE: This is an unpublished drawing created for your personal use in planning a project. It is not to be exhibited, copied or reproduced without written permission from Federal Heath Sign Co., L.P. All rights reserved under the Federal Copyright Act of 1976.

BINION'S
HOTEL / CASINO
LAS VEGAS, NV.

NO.	REVISIONS	DATE	BY
A	UPDATED 12/1/06 LBM		
B			
C			
D			
E			
F			

DESIGN NO: 9972
ACCOUNT REP.: L. BURNS
DRAWN BY: & LEMING
DATE: 12/9/04
APPROVED BY:
SCALE: 1/4"=1'-0"
JOB NO: 9972-9A

SHEET NO: 9A OF:



EXISTING



PROPOSED

SCOPE:
REMOVE EXISTING COPY READING "BINION'S HORSESHOE"
PATCH ALL HOLES AND REPAINT DISPLAY,
INSTALL NEW PAN CHANNEL LETTERS W/ D/T AND S/T
NEON ILLUM.

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

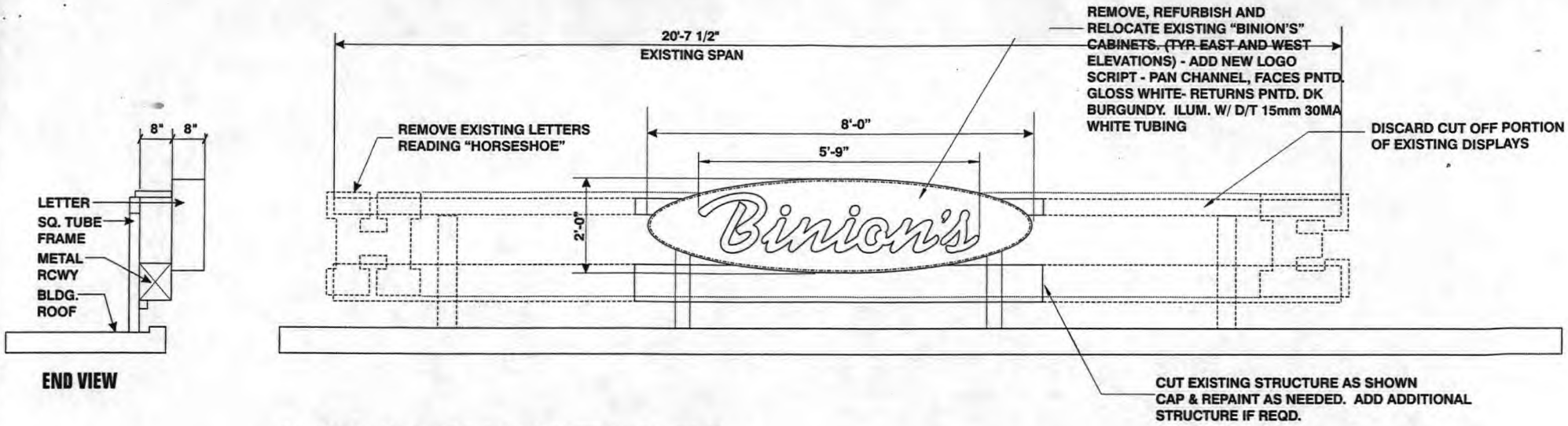
Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-10

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 10 Of
Design Number: 9972-10

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



END VIEW

TYP. EAST/WEST WALKWAY SIGNS / REMODEL / NEW LTRS.

SCALE ½"=1'-0"



ELEVATION / EXISTING



ELEVATION / REMODELED

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

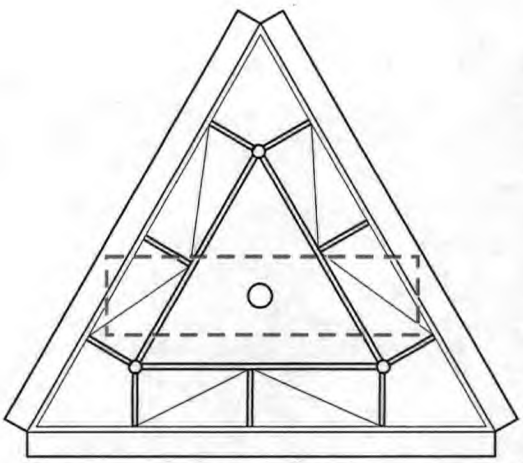
Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-11

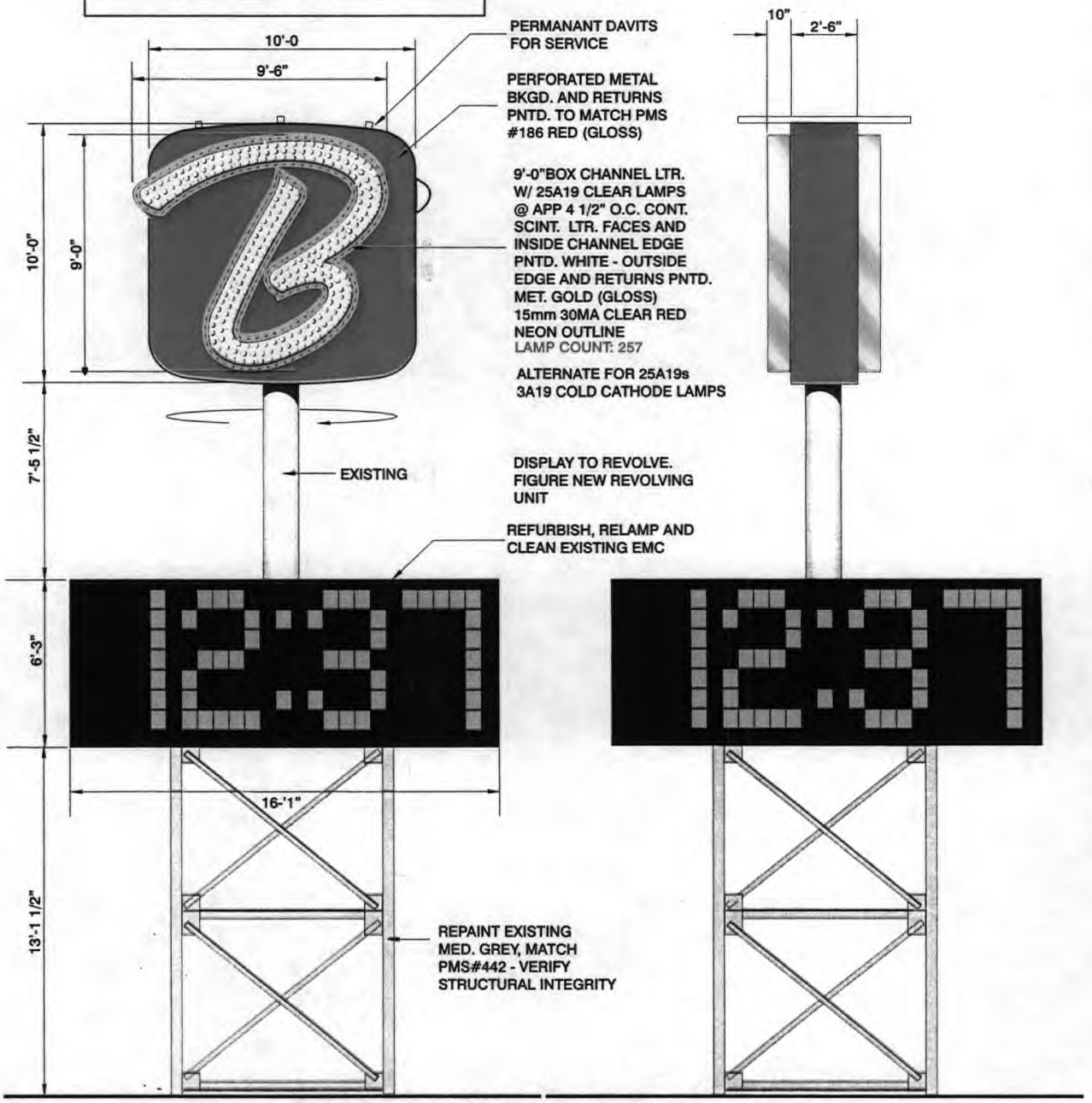
BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 11 Of
Design Number: 9972-11

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.







D/F ROOF TOP REVOLVING DISPLAY - SCALE: 1/4"=1'-0"

FEDERAL HEATH SIGN COMPANY
www.federalheath.com
3900 W. Dewey Drive
Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

One Office Locations:
Oceanside - Los Angeles - Tacoma
Kansas City - Willowbrook - Milwaukee
Euless - Houston - San Antonio
Atlanta - Tampa - Daytona Beach

Quality Custom Signage for America's Brands

Revisions:
1 UPDATED 1/31/05 LEM
2
3
4
5
6
7

Account Rep: L. BUSTIOS
Project Mgr: B. GASTINEAU
Drawn By: B. LEMING

Project / Location:
BINION'S HOTEL & CASINO Las Vegas

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent.

Job Number: 9972
File Name:
Date: 12/9/04
Sheet Number: 12B of
Design Number: 9972-12B



EXISTING



PROPOSED

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-12C

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 12C Of
Design Number: 9972-12C

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



EXISTING



NEW FACE

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

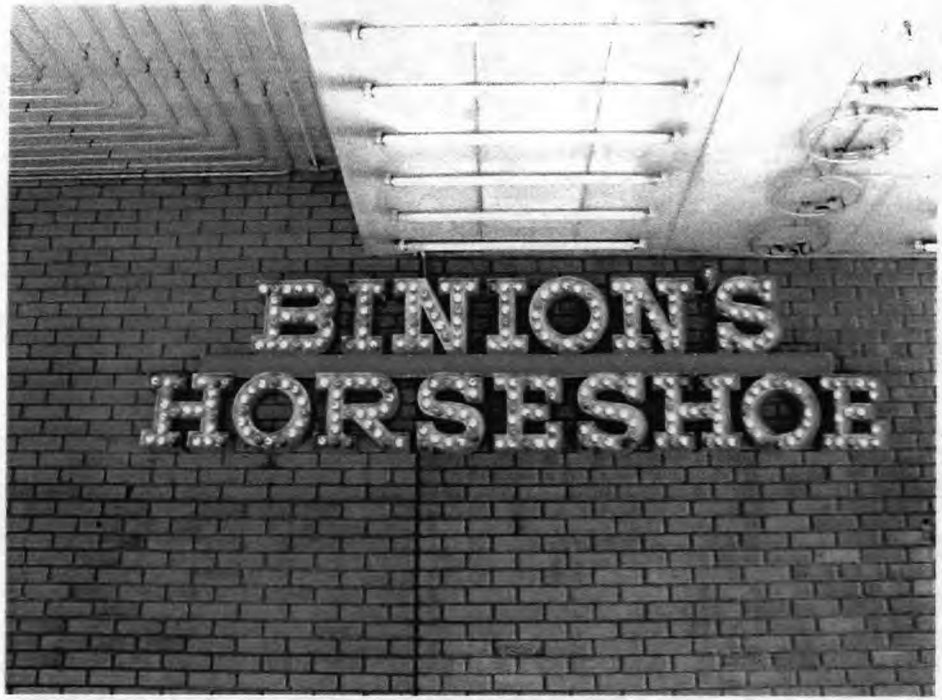
Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-13

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 13 Of
Design Number: 9972-13

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



EXISTING RCWY MOUNTED LTRS.



EXISTING RCWY MOUNTED LTRS. / NEW LAYOUT

NOTE: REMOVE EXIST. HORSESHOE LTRS., AND RELAMP, REPAINT AND REFURBISH EXIST. BINION LTRS.

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Other Office Locations:
Oceanside - Los Angeles
Tacoma - Indianapolis - Kansas City
Euless - Houston - San Antonio
Corpus Christi - Willowbrook - Milwaukee
Tampa - Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:
UPDATED 1/31/05 LEM

Account Rep: L. BUSTIOS
Project Manager: B. GASTINEAU
Drawn By: R. PRATT/B. LEMING
File Name: AVL/B/BINIONS/9972-14

BINION'S HOTEL & CASINO Las Vegas

Job Number: 9972
Date: 12/9/04
Sheet Number: 14 Of
Design Number: 9972-14

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.

Fremont Street Experience • 425 Fremont Street • Las Vegas, Nevada 89101
Phone: (702) 678-5600 • Fax: (702) 678-5611 • www.vegasexperience.com

March 4, 2005

Brenda Gastineau, PMP
Federal Heath
3900 W. Dewey Dr.
Las Vegas, NV 89119

Via Facsimile and U.S. Mail

Re: Binion's Hotel & Casino @ Fremont Street Experience
Signage Replacement

Dear Ms. Gastineau,

On 02/28/05, you submitted seventeen (17) drawings describing proposed changes to the existing "Binion's Horseshoe Signage" for aesthetic review to Fremont Street Experience. The drawings prepared by Federal Heath Sign Company are labeled with the following Design Numbers; 9972-1,9972-2, 9972-3, 9972-4, 9972-5, 9972-5A, 9972-6B, 9972-7, 9972-8-R1, 9972-9, 9972-9A, 9972-10, 9972-11, 9972-12B, 9972-12C, 9972-13 and 9972-14.

The submitted drawings consist of proposed signage changes to the existing "Binion's Horseshoe" property and include designs, dimensions and materials to be used in the development of the newly named "Binion's Hotel & Casino". We understand that these are necessary changes per the contractual agreements involved in the sale of the "Horseshoe" name.

Fremont Street Experience has reviewed the documents and at this time has no objections to the projected signage and fascia plans. We understand that many aspects of this signage will be in view of the Fremont Street Experience property and feel that it would enhance the visual appeal of current area.

The Binion's Hotel & Casino signage is approved as submitted and depicted on the drawings submitted for this aesthetic review, with stipulations outlined under "Other" below.

Other:

As outlined in the Design Criteria Manual, all illumination elements on the exterior of the building shall be interfaced with the FSE lighting control system. The sign contractor shall note the same on all drawings and coordinate the interface with the FSE Assistant Show Operations Manager.

a. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for submittal to the City of Las Vegas for applicable licenses, permits and other approvals.

b. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for compliance with all applicable codes.

c. Deviation from the approved plans as indicated by this aesthetic approval will not be accepted by the FSE.

DIR-6476

Fremont Street Experience • 425 Fremont Street • Las Vegas, Nevada 89101
Phone: (702) 678-5600 • Fax: (702) 678-5611 • www.vegasexperience.com

- Correction of non-compliant work is the responsibility of the contractor and/or property owner/tenant.
- Correction of non-compliant conditions must be quickly undertaken by the contractor and/or property owner/tenant upon notification of the variance by the FSE.

d. The use of amplified sounds is not permitted on the FSE Mall pursuant to the FSE Amplified Sounds Policy established June 7, 2000.

e. The contactor is required to execute the FSE Contractor Rules and Regulations and to comply with the requirements outlined therein prior to undertaking any work within the FSE Mall.

We appreciate your proactive presentation seeking our input and review. Let me know if you have any questions regarding this aesthetic review of signage replacement for Binion's Hotel & Casino – Las Vegas.

Sincerely,

Mark Fragale

Mark Fragale
Mall Compliance Manager

cc: Joseph Schillaci, President & CEO, Fremont Street Experience
John P. Cole, COO & CFO, Fremont Street Experience
Bob Genzer, Director of Planning & Development, City of Las Vegas
Eddie Dichter, Planning & Development, City of Las Vegas
Brian Leming, Design Director, Federal Heath Sign Co.

DIR-6476

City of Las Vegas

Agenda Item No. 93

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REVIEW OF CONDITION

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

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter
5. City Council approval letter for SDR-1336

MOTION:

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

1. The sidewalk shall be modified by cutting 1 foot of the easterly side of the sidewalk, to provide a 6 foot wide sidewalk and a 4.75 foot wide landscape planter between the back of curb and the sidewalk. This alternative shall be in conformance with the revised cross section date stamped as received on 03/28/05.

- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

PATRICK HELFRIDGE, 5555 West Padura, appeared on behalf of the applicant and requested approval. MARGO WHEELER, Director of Planning and Development, stated that the date in Condition 1 should be changed to 3/28/05.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:17 - 2:19)

4-264

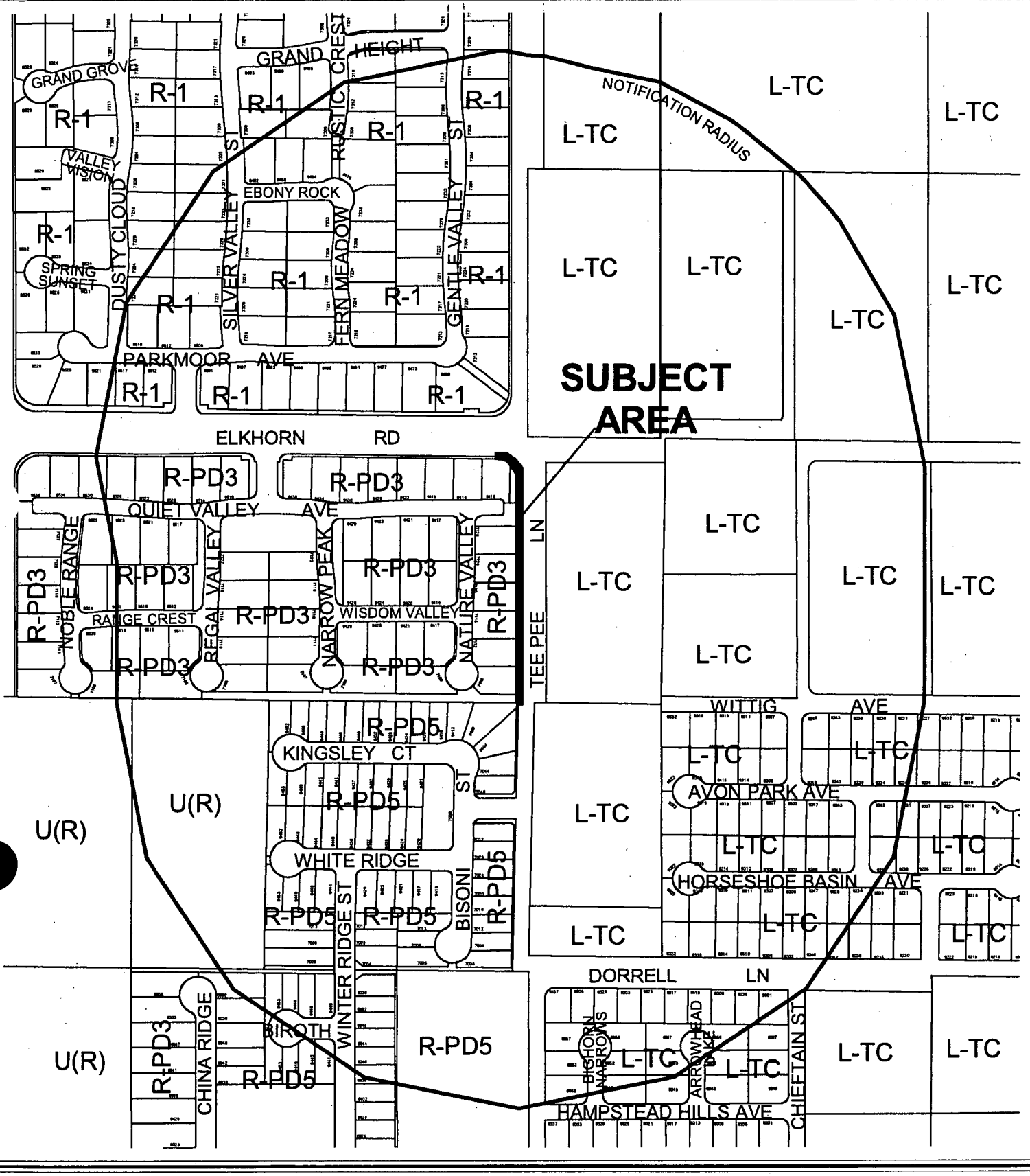
CONDITIONS:

CONDITIONS - Continued:

Planning and Development

1. The sidewalk shall be modified by cutting 1 foot of the easterly side of the sidewalk, to provide a 6 foot wide sidewalk and a 4.75 foot wide landscape planter between the back of curb and the sidewalk. This alternative shall be in conformance with the revised cross section date stamped as received on 03/38/05.

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



0 400 800 Feet

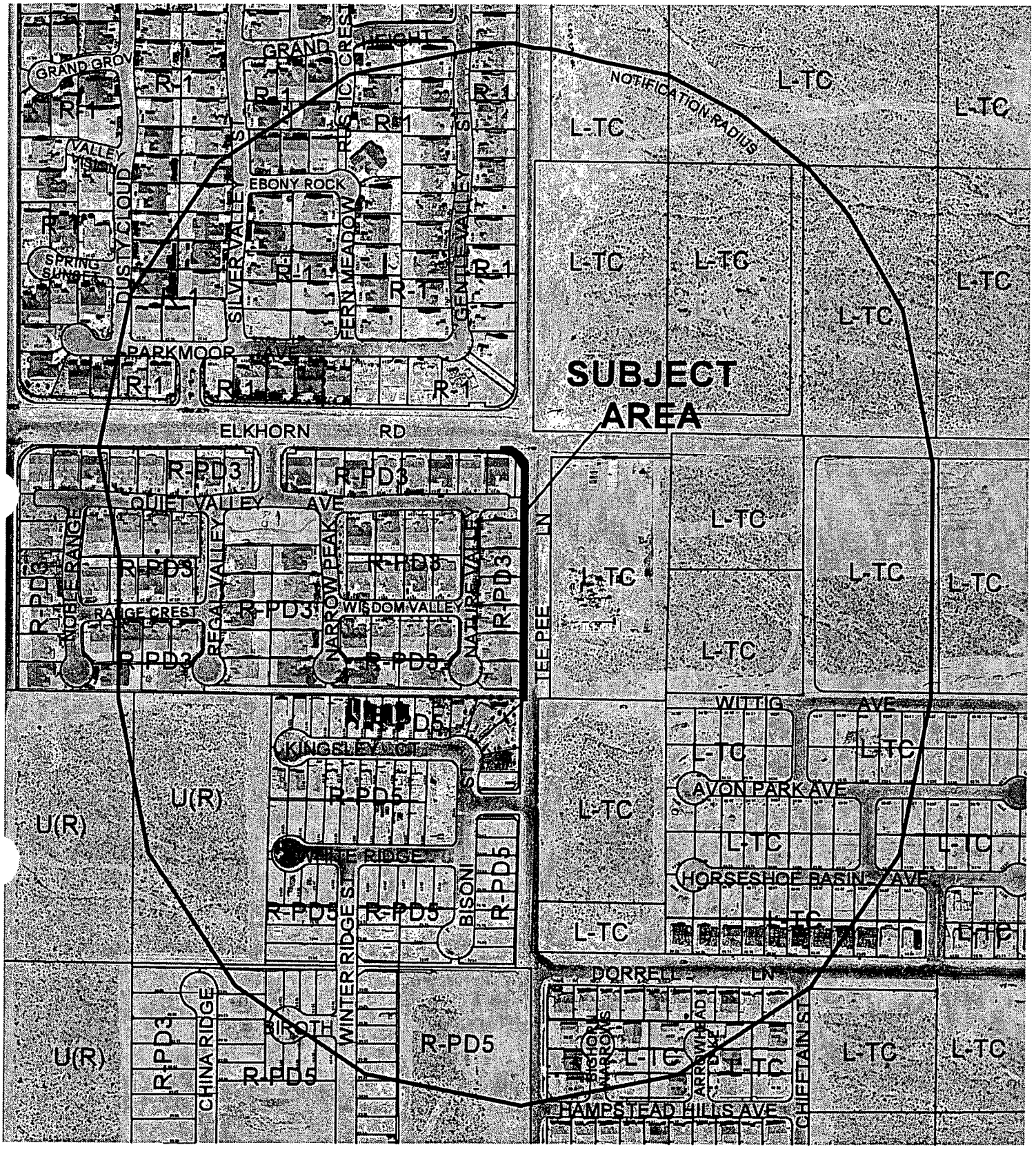
CASE: **ROC-6081**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 400 800 Feet

CASE: **ROC-6081**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - ROC-6081 - APPLICANT/OWNER: MERITAGE HOMES

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 16, 2005 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

Staff recommends DENIAL. If Approved subject to:

Planning and Development

1. The sidewalk shall be modified by cutting 1 foot of the easterly side of the side walk, to provide a 6 foot wide sidewalk and a 4.75 foot wide landscape planter between the back of curb and the sidewalk. This alterative shall be in conformance with the revised cross section date stamped as received on 03/38/05.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

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

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.16

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

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

ANALYSIS

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

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

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

FINDINGS

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

On 03/28/05 the applicant submitted plans for the cross sections of the sidewalk. One alternative is to cut 1 foot of the easterly side of the side walk, which will provide a 6 foot wide sidewalk and a 4.75 foot wide landscape planter between the back of curb and the sidewalk. This still does not meet the requirements of the Town Center Standards, but does create a wider landscape planter. The recommendation is still for denial and if this request is approved and condition has been added requiring conformance to this configuration.

NOTICES MAILED 171 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: MERITAGE HOMES

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

_____ Yes __X__ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: ROBERT M. BEVILLE

Subscribed and sworn before me

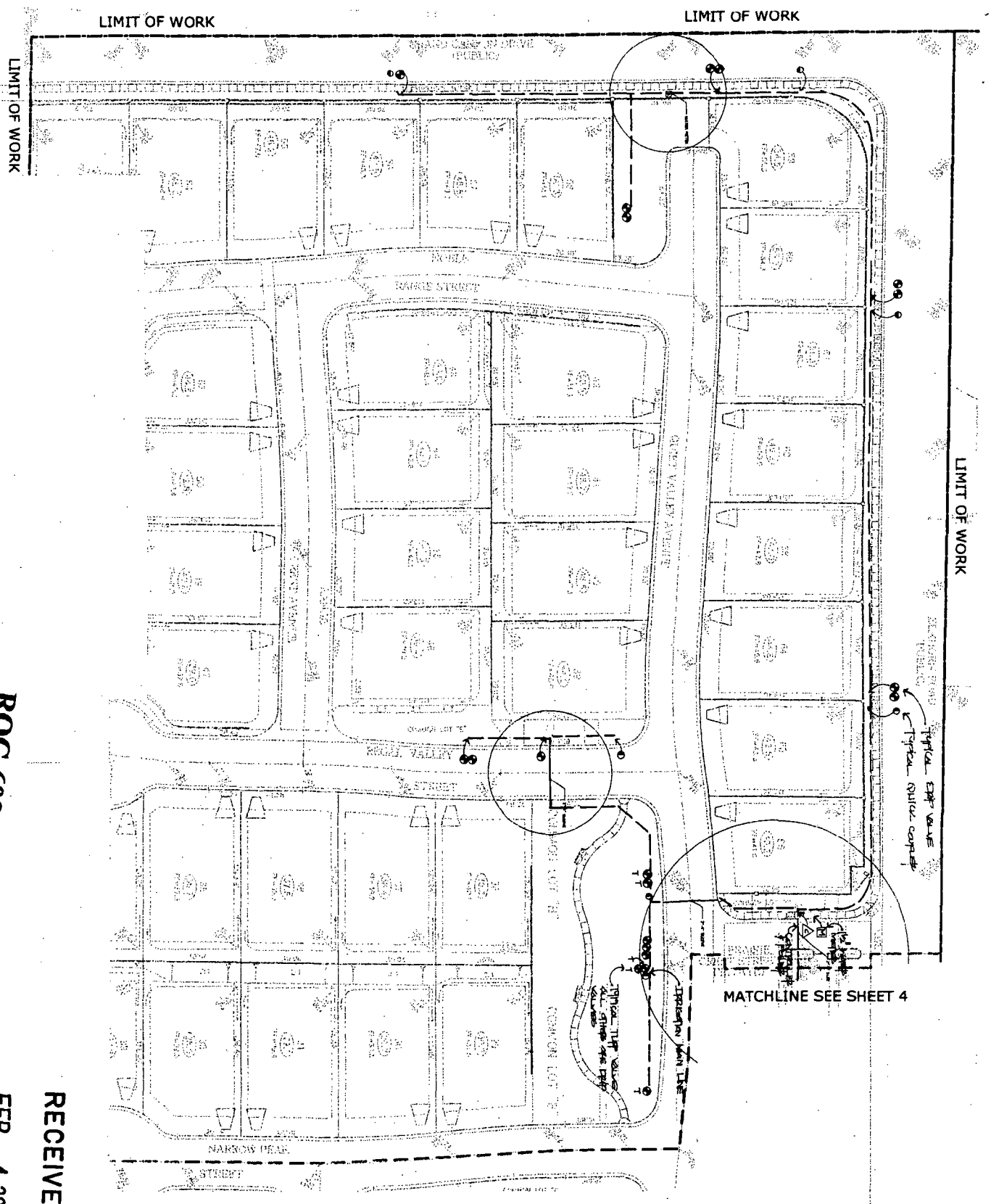
This 2 day of February, 2005

[signature]

Notary Public in and for said County and State

Clark County, Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JACOBS
02-70276-1



ROC-6081
3-16-05 CC

RECEIVED
FEB 4 2005

IRRIGATION PLAN

VALLEY CREST
UNIT 3
AS-BUILT LANDSCAPE PLAN

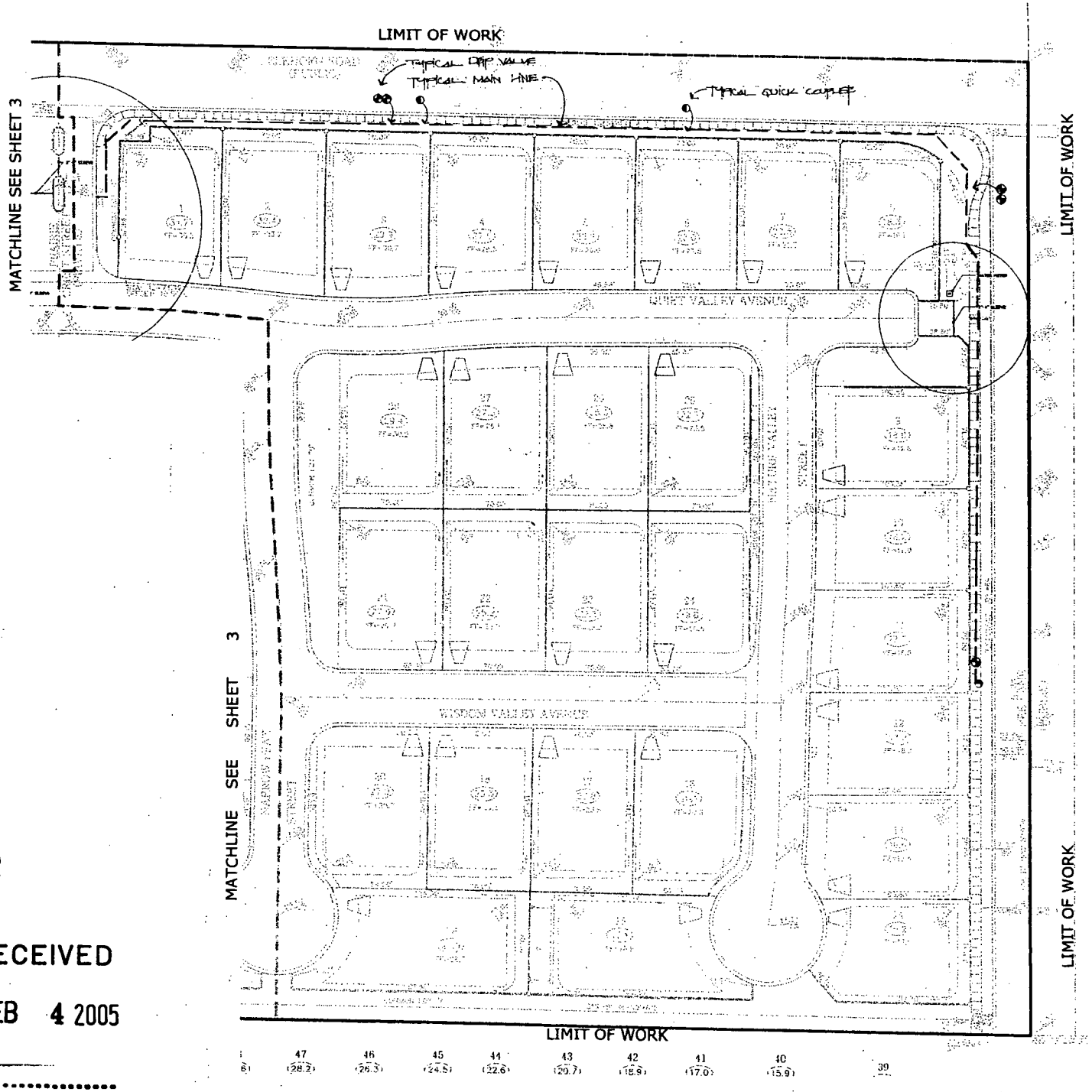
MERITAGE HOMES
5555 W. BADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118

Reyburn Lawn & Landscape Designers, Inc.

date: 12/01/04
scale: 1" = 30'
drawn by:
approved by:
project manager:

SHEET 1 4

REVISIONS



ROC-6081
3-16-05 CC

RECEIVED
FEB 4 2005

REVISIONS

VALLEY CREST
UNIT 3
AS-BUILT LANDSCAPE PLAN

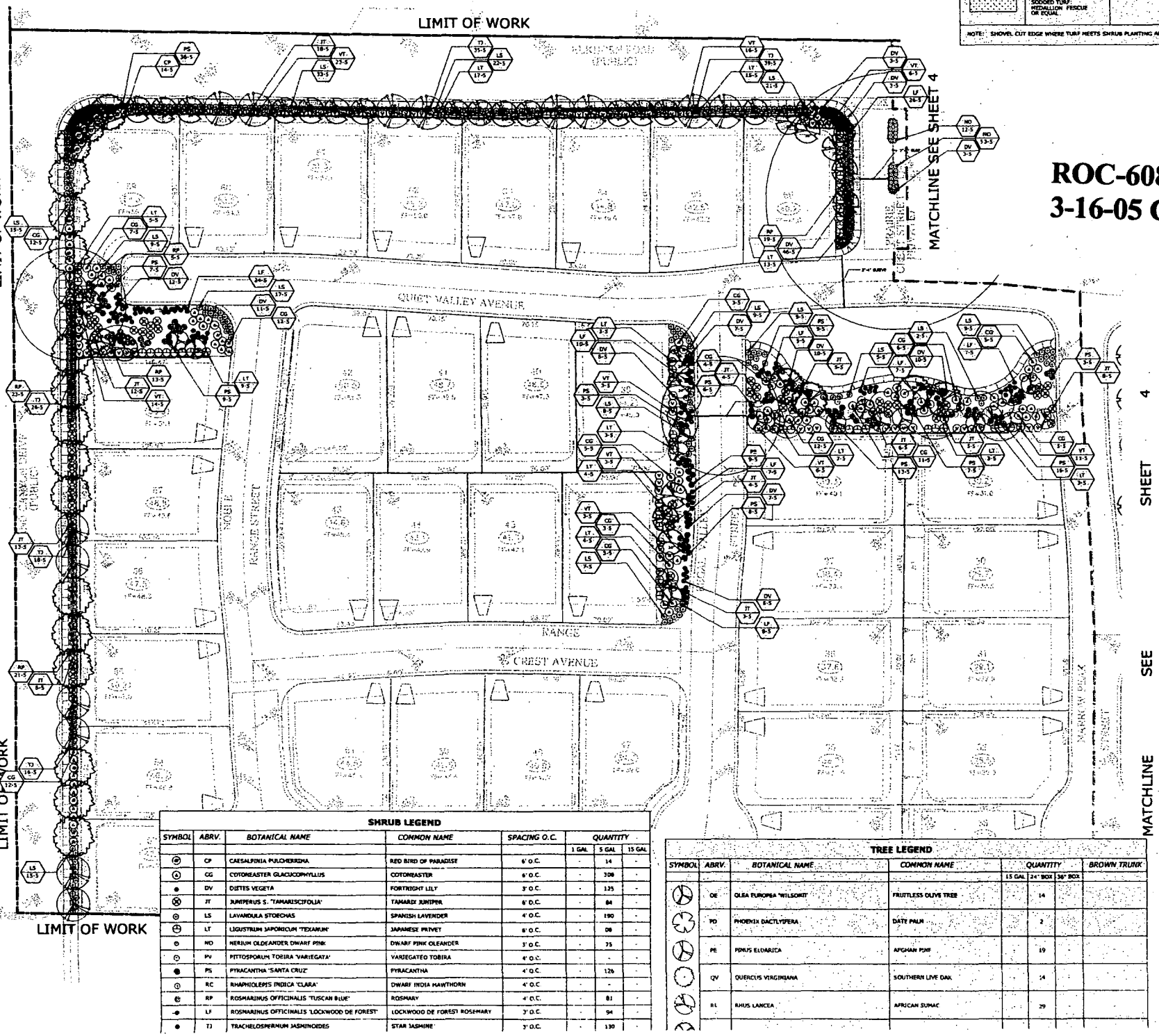
MERITAGE HOMES
5555 W. BADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118

IRRIGATION PLAN

Reyburn Lawn & Landscape
DESIGN, INC.

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

SHEET 2 of 4



GROUNDCOVER LEGEND

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

NOTE: SHOVEL CUT EDGE WHERE TURF MEETS SHRUB PLANTING AREA

ROC-6081
3-16-05 CC

SHRUB LEGEND

SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	SPACING O.C.	QUANTITY 1 GAL	5 GAL	15 GAL
	CP	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	6' O.C.	-	14	-
	CG	COTONEASTER GLAUCOPHYLLUS	COTONEASTER	6' O.C.	-	308	-
	DV	DIETES VEGETA	FORTNIGHT LILY	3' O.C.	-	135	-
	JT	JUNIPERUS S. 'TAMARISCIFOLIA'	TAMARIX JUNIPER	6' O.C.	-	84	-
	LS	LAVANDULA STOECHAS	SPANISH LAVENDER	4' O.C.	-	190	-
	LT	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	6' O.C.	-	08	-
	NO	NERIUM OLEANDER DWARF PINK	DWARF PINK OLEANDER	3' O.C.	-	75	-
	PV	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	4' O.C.	-	-	-
	PS	PYRACANTHA 'SANTA CRUZ'	PYRACANTHA	4' O.C.	-	126	-
	RC	RHAPHIOLEPIS INDICA 'CLARA'	DWARF INDIA HAWTHORN	4' O.C.	-	-	-
	RP	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSMARY	4' O.C.	-	81	-
	LF	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST'	LOCKWOOD DE FOREST ROSEMARY	3' O.C.	-	94	-
	TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	3' O.C.	-	130	-

TREE LEGEND

SYMBOL	ABRV.	BOTANICAL NAME	COMMON NAME	QUANTITY 15 GAL	24" BOX	36" BOX	BROWN TRUNK
	OE	OLEA EUROPEA 'WILSONII'	FRUITLESS OLIVE TREE		14		
	PD	PHOENIX DACTYLIFERA	DATE PALM		2		
	PE	PINUS ELDARICA	AFGHAN PINE		19		
	QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		14		
	RL	RHUS LANCEA	AFRICAN SUMAC		29		

RECEIVED
FEB 4 2005

REVISIONS

VALLEY CREST UNIT 3
AS-BUILT LANDSCAPE PLAN

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

PLANTING PLAN

LAND CONCER
LANDSCAPE ARCHITECTU
17N. East Eleven Avenue, Suite 100, CA 92705
Ph: (714) 835-1811, F 644 752 7469

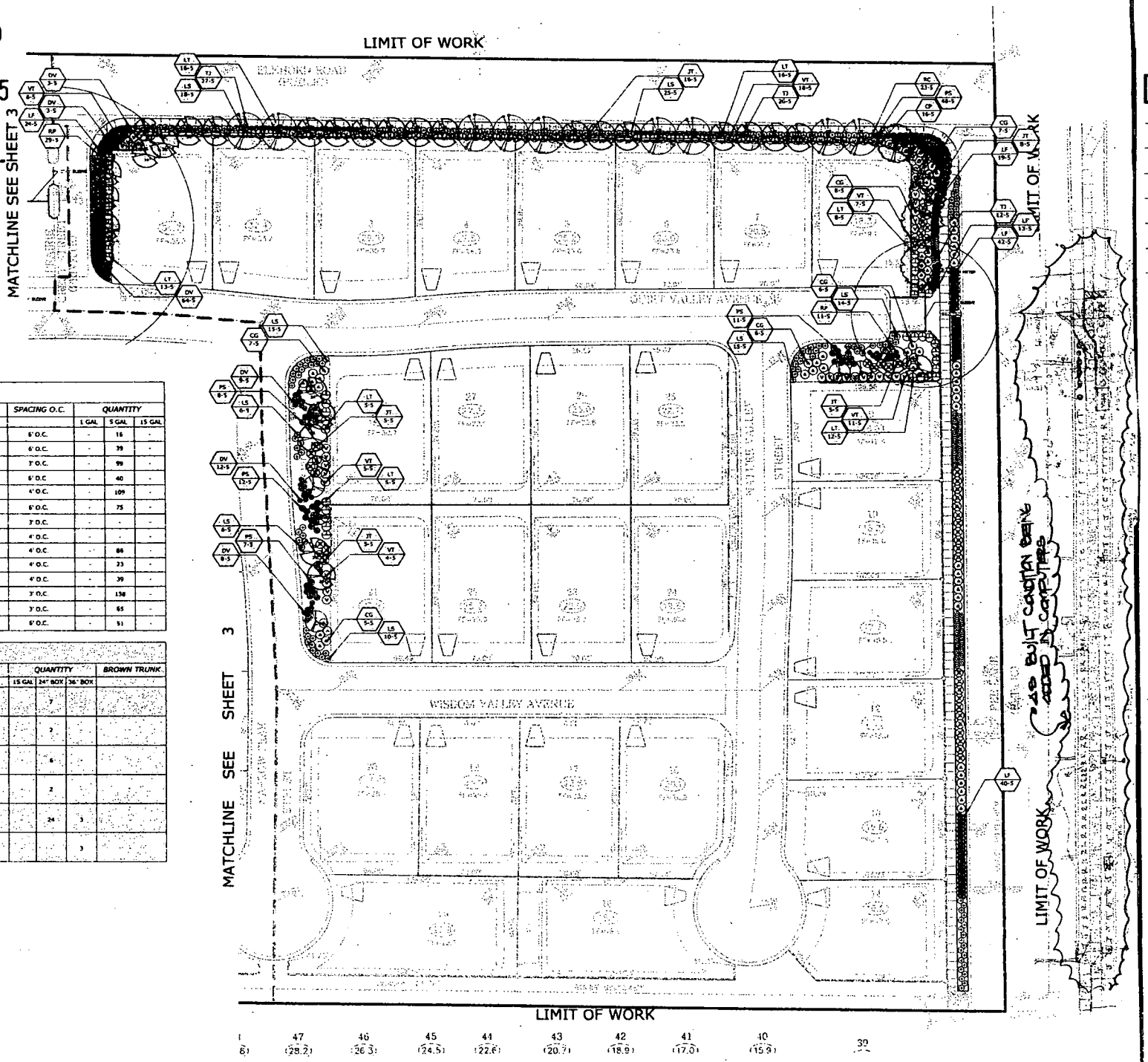
project manager:
approved by:
drawn by:
date: 12/03/04
scale: 1" = 30'

SHEET 3 4

RECEIVED

FEB 4 2005

ROC-6081
3-16-05 CC



SHRUB LEGEND

CAL NAME	COMMON NAME	SPACING O.C.	QUANTITY		
			1 GAL	5 GAL	15 GAL
CHERRINA	RED BIRD OF PARADISE	6' O.C.	-	16	-
LAUCOPHYLLUS	COTONEASTER	6' O.C.	-	39	-
	FORTNIGHT LILY	3' O.C.	-	99	-
MARISCIFOLIA'	TAMARIX JUNIPER	6' O.C.	-	40	-
ECHAS	SPANISH LAVENDER	4' O.C.	-	109	-
NICUM 'TEXANUM'	JAPANESE PRIVET	6' O.C.	-	75	-
DER 'DWARF PINK	DWARF PINK OLEANDER	3' O.C.	-	-	-
OBIRA 'VARIEGATA'	VARIEGATED TOBIRA	4' O.C.	-	-	-
NTA CRUZ'	PYRACANTHA	4' O.C.	-	88	-
VDICA 'CLARA'	DWARF INDIA HAWTHORN	4' O.C.	-	23	-
FICINALIS 'TUSCAN BLUE'	ROSMARY	4' O.C.	-	39	-
FICINALIS 'LOCKWOOD DE FOREST'	LOCKWOOD DE FOREST ROSEMARY	3' O.C.	-	138	-
UM JASMINOIDES	STAR JASMINE	3' O.C.	-	65	-
S	LAURUSTINUS	6' O.C.	-	51	-

TREE LEGEND

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

VER LEGEND

AL	COMMENTS
RT GRANITE	ALL SHRUB AREAS
ESCUE	
RF MEETS SHRUB PLANTING AREA	

REVISIONS

VALLEY CREST
UNIT 3
AS-BUILT LANDSCAPE PLAN

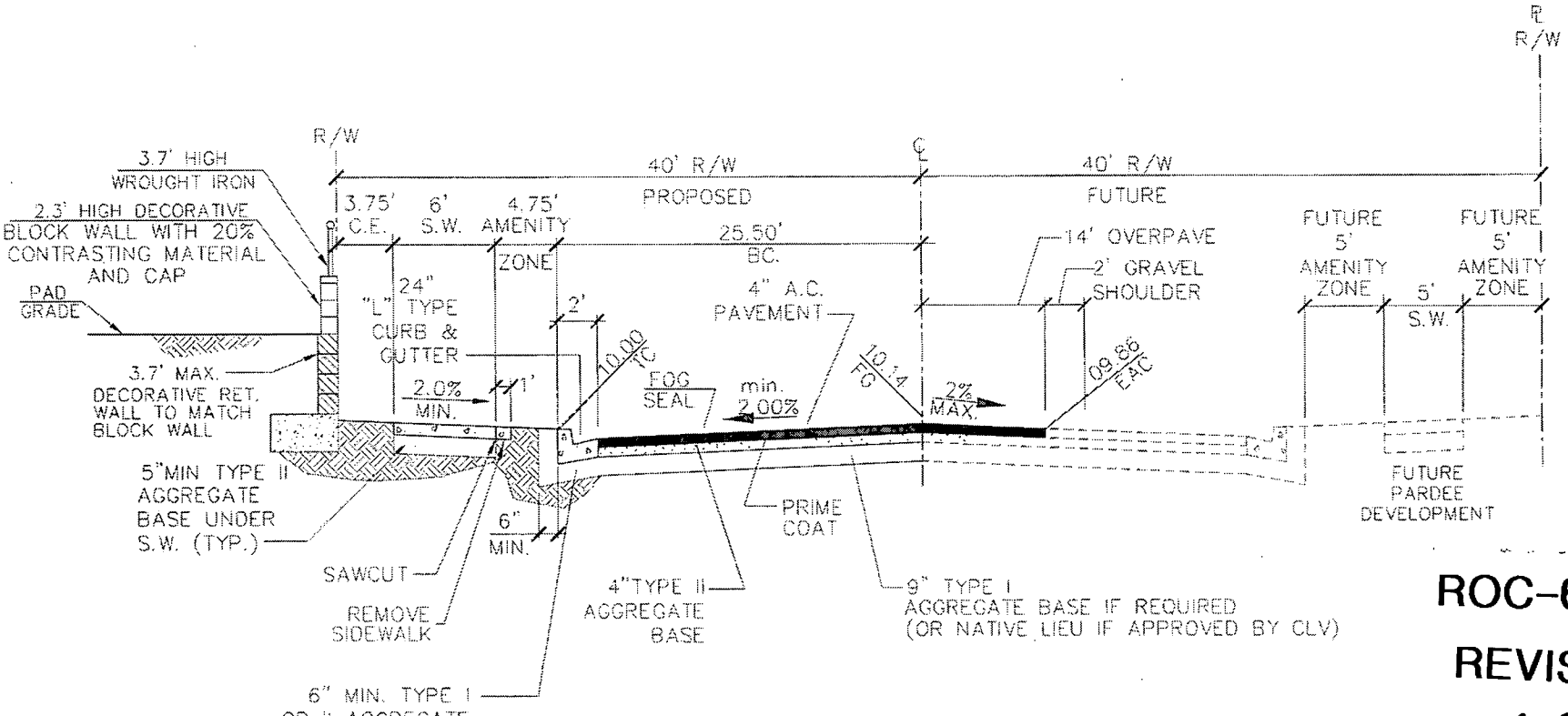
MERITAGE HOMES
5555 W. BADURA AVENUE, SUITE 120
LAS VEGAS, NEVADA 89118

PLANTING PLAN

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 East Deere Avenue, Santa Ana, CA 92705
949 250 4822, F 949 752 1469

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

SHEET
4 4



TEE PEE LANE STREET SECTION

PUBLIC STREET NO SCALE

ROC-6081

REVISED

RECEIVED 4-6-05 CC

MAR 2 8 2005

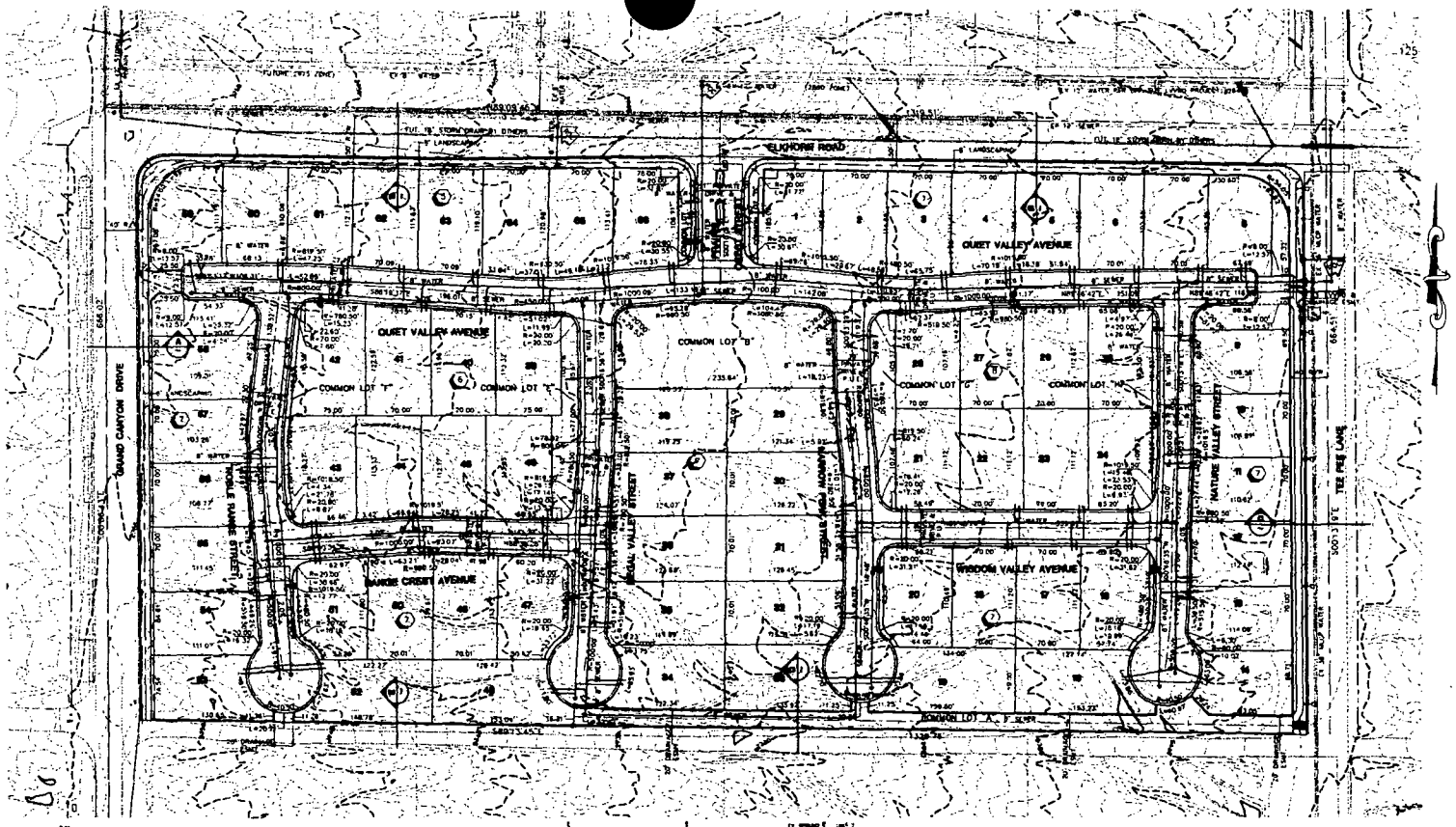
REVISED 3-28-05

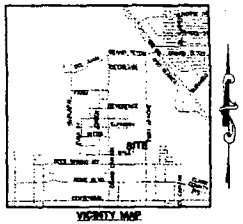
5987_CE DETAIL

vtm nevada

(ROC-6081) CONCEPTUAL DETAIL

W.O.#:	5897
DATE:	3/18/05
BY:	twk
SCALE:	N.T.S.
SHEET	6 OF 6





VICINITY MAP

GRAPHIC SCALE

1" = 60'

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION - 0.0570 M.G.D. PEAK, 0.0190 M.G.D. AVG.
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA FIRM # 32003C0761 E.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 36' WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADII = 20', AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & WILL MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY WITHIN 30 FT OF SURFACE.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY.

NOTE:
THERE ARE NO EXISTING STRUCTURES ON THIS SITE.

NOTE:
THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC OR QUASI-PUBLIC USES.

TABULATION

EXISTING ZONING ..... RE & R-PD-3
GROSS ACREAGE 33.9
COMMON LOTS NO. 6
RESIDENTIAL LOTS NO. 88
PROPOSED ZONING FOR EAST 1/2 ..... 13.0 & RPD 13.0
EXISTING ZONING FOR WEST 1/2 ..... 2-TND

OWNER/DEVELOPER

LA LAS VEGAS LLC
7130 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 896-8100
CONTACT : BART MONROE

LEGEND

- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- 20 — LOT NUMBER
- 1 — BLOCK NUMBER
- C.A. "A" — COMMON AREA LOT
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 5.0% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 2675' — EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- C.G. — CURB AND GUTTER
- S/W — SIDEWALK
- R/W — RIGHT-OF-WAY

LEGAL DESCRIPTION

SITUATE IN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

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

PROJECT BENCHMARK: CLARK COUNTY BENCHMARK ICR030HA
NAVD88 ELEVATION: 819.908 METERS (2688.87 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN THE SOUTHEAST CORNER OF A ELECTRICAL CABINET BASE (600700, 200 FT. SOUTH AND 40 FT. WEST CENTERLINE PKWY. AND GRAND CANYON DR.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°06'48" WEST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 114 AT PAGE 57

Call before you Overhead 1-702-739-6111

Call before you Dig 1-800-227-2600

PERMA-BILT HOMES
7130 POLLOCK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 896-8100

CITY OF LAS VEGAS, NEVADA

vtn nevada
3727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5140
PH. (702) 873-7500 FAX (702) 362-7997
CIVIL ENGINEERS & PLANNERS & LAND SURVEYORS

TENTATIVE MAP

ELKHORN / GRAND CANYON
UNIT 3

NO	DATE	BY	REVISION

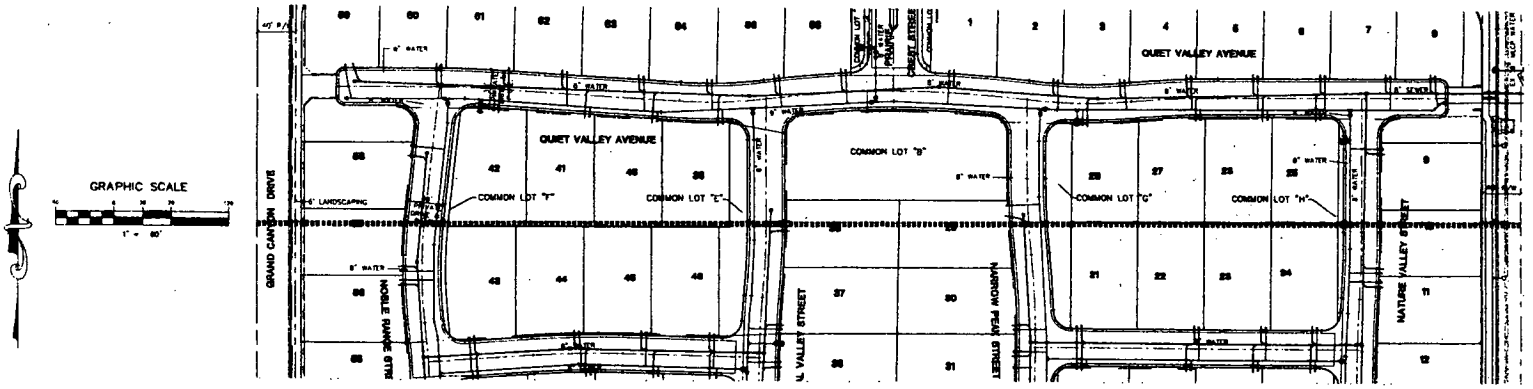
DRAWN BY: RBW — DATE: DEC. '04
DESIGNED BY: RBW — DATE: DEC. '04
CHECKED BY: DJH — DATE: DEC. '04
PROJECT NO.: 3697 — SCALE: 1"=60' HORIZ. N/A VERT.

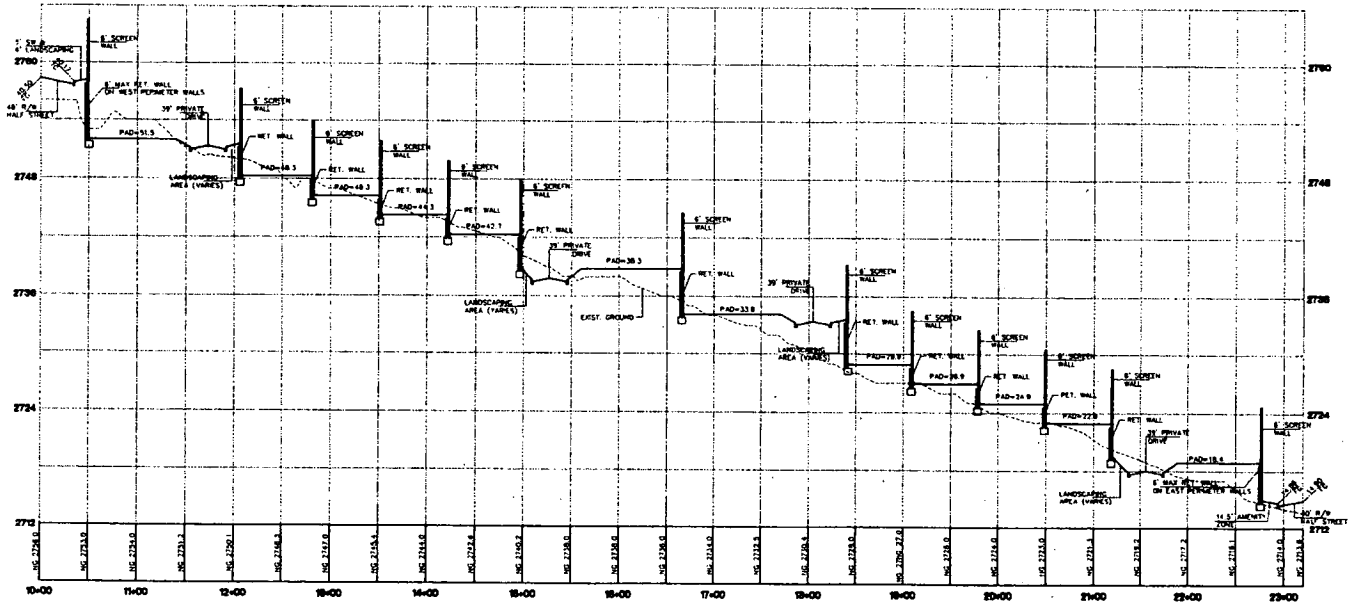
DEBORAH J. HALBERG — 14871 — NEVADA — PROFESSIONAL ENGINEER
EXPIRES 06-30-05

SHEET
TM1
1 OF 3 SHEETS
DRAWING NO.

RECEIVED
FEB 4 2005

ROC-6081
3-16-05 CC





Call before you Overhead 1-702-383-6111

Call before you Dig 1-800-227-2600

BENCHMARK

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

PROJECT BENCHMARK: CLARK COUNTY BENCHMARK TOPOSONH NAVD88 ELEVATION 819.508 METERS (2688.97 FEET)

PIVET AND SQUARE ALUMINUM PLATE IN THE SOUTHEAST CORNER OF A ELECTRICAL CABINET BASE (600720), 200 FT. SOUTH AND 10 FT. WEST CENTERLINE PKWY AND GRAND CANYON DR

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°06'46" WEST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 114 AT PAGE 57.

RECEIVED

FEB 4 2005

ROC-6081
3-16-05 CC

PERMA-BILT HOMES
710 FOLLOW DRIVE, SUITE 100
LAS VEGAS, NEVADA 8919
(702) 896-1900

CITY OF LAS VEGAS, NEVADA

TENTATIVE MAP

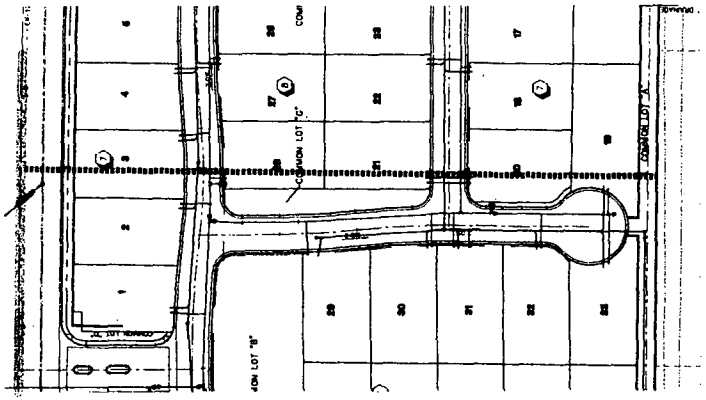
ELKHORN / GRAND CANYON
UNIT 3

DRAWN BY: RSM DEC. '03
DESIGNED BY: RSM DEC. '03
CHECKED BY: SJH DEC. '03
PROJECT NO: 3897
SCALE: 1"=60' HORIZ. N/A VERT.

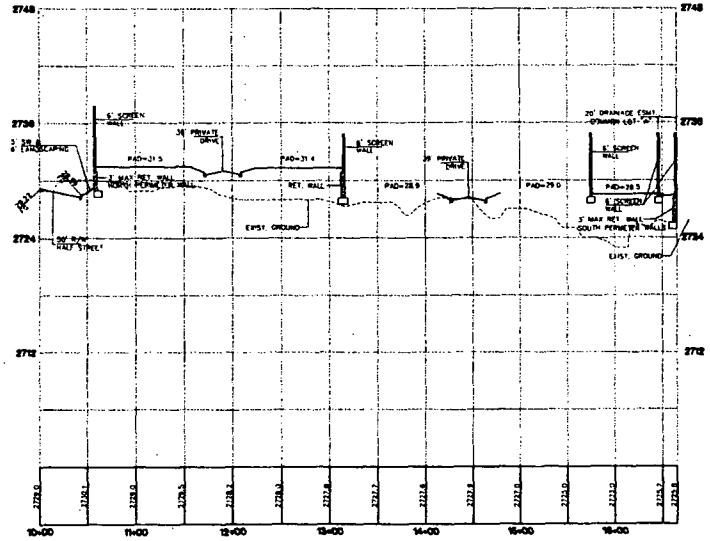
DEBORAH KALEIGH JOHNSTON 14871 STATE OF NEVADA
EXPIRES 06-30-05

SHEET TM2
2 OF 3 SHEETS
DRAWING NO.

REVISIONS
NO. DATE BY



GRAPHIC SCALE



Call before you Overhead 1-702-383-4111

Call before you Dig 1-800-227-2600

BENCHMARK

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

PROJECT BENCHMARK: CLARK COUNTY BENCHMARK 1C16304
HAVD88 ELEVATION: 819.508 METERS (2686.67 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN THE SOUTHEAST CORNER OF A ELECTRICAL CABINET BASE (@07720), 200 FT. SOUTH AND 40 FT. WEST CENTENNIAL PKWY. AND GRAND CANYON DR.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°06'48" WEST BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 114 AT PAGE 57.

RECEIVED

FEB 4 2005

ROC-6081
3-16-05 CC

PERMA-BILT HOMES
CITY OF LAS VEGAS, NEVADA

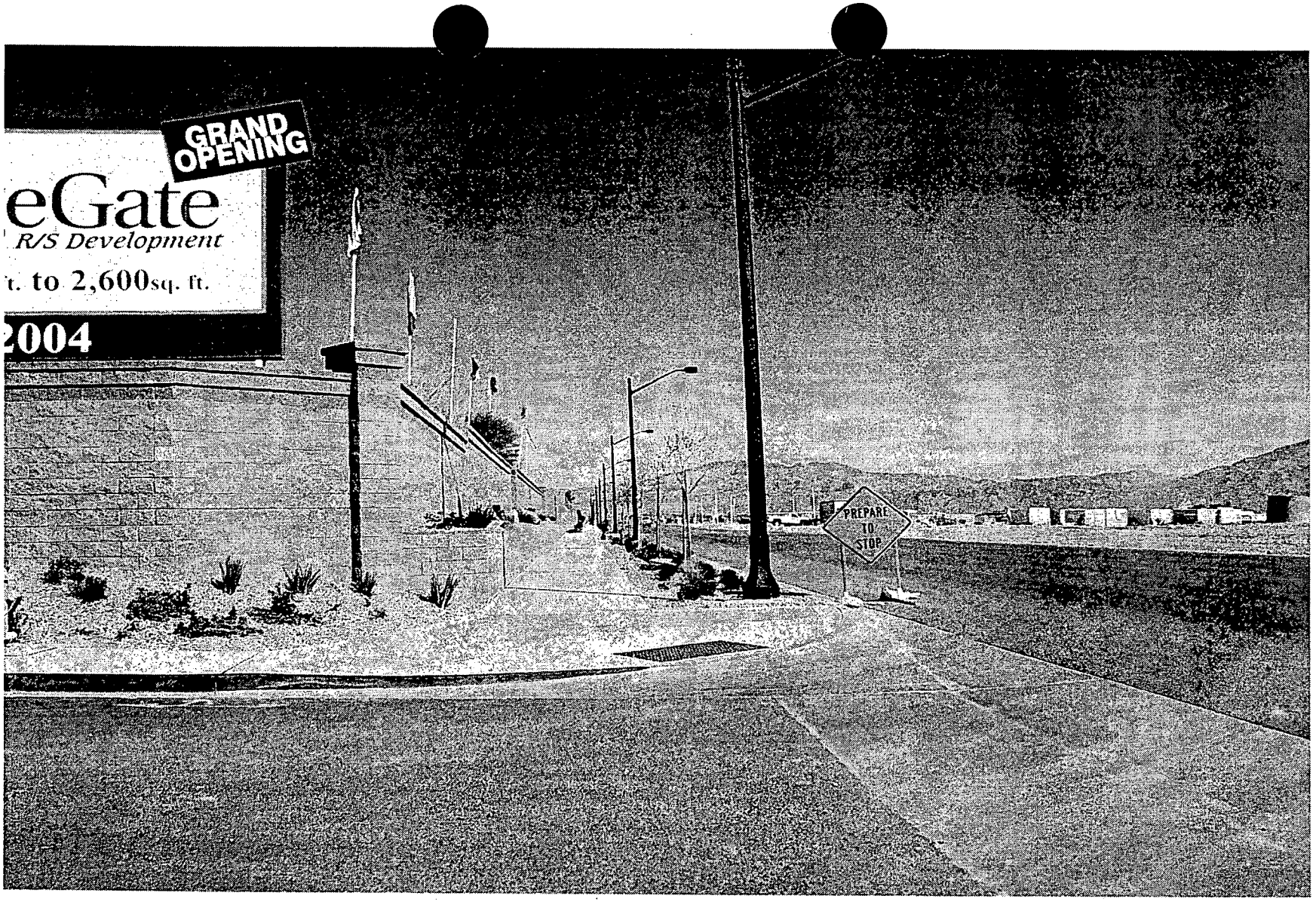
TENTATIVE MAP

ELKHORN / GRAND CANYON
UNIT 3

DRAWN BY: DEC.'05
DESIGNED BY: DEC.'05
CHECKED BY: DEC.'05
PROJECT NO.
SCALE: 1"=60' HORIZ. N/A VERT.

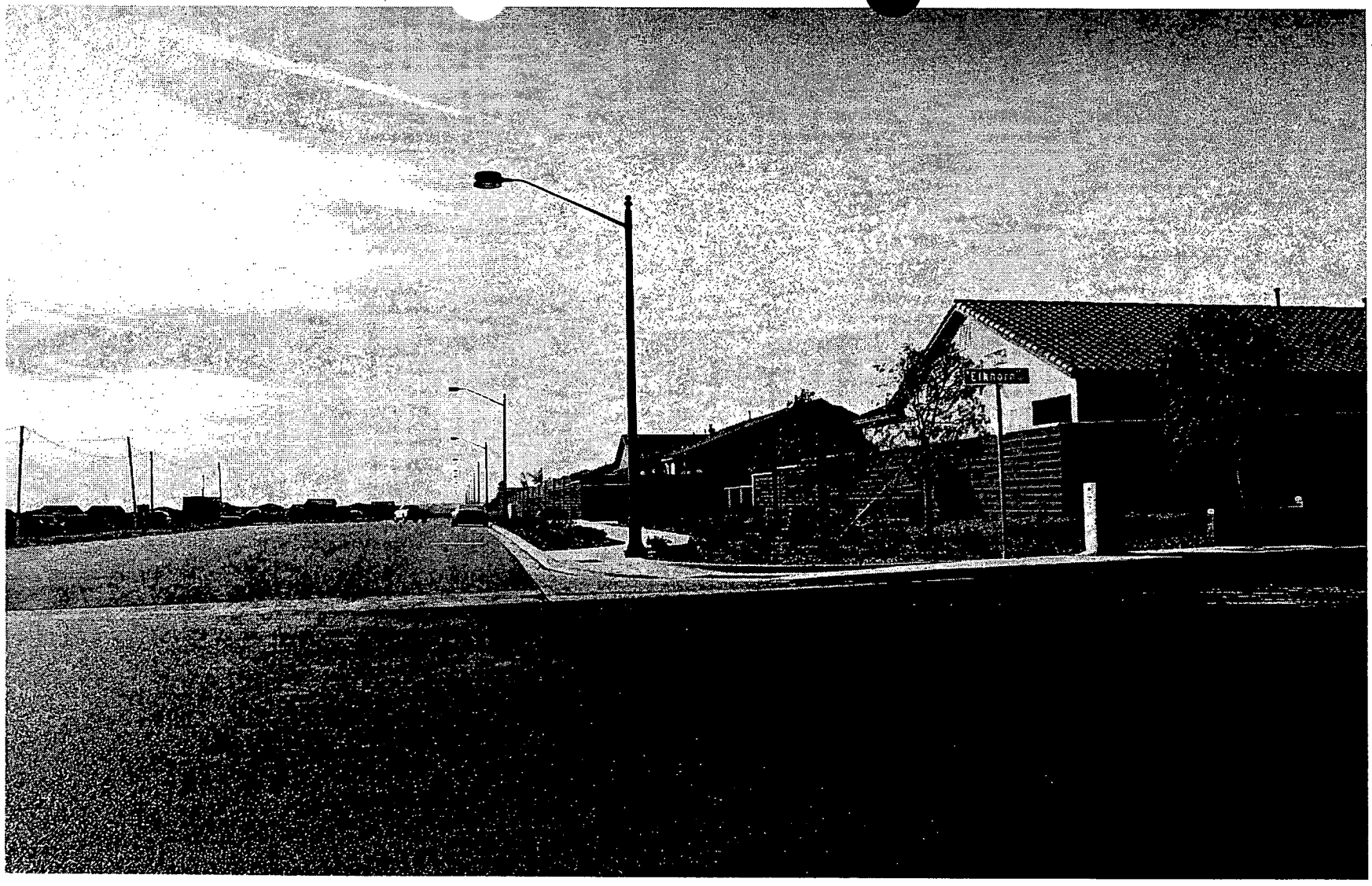
DEBORAH KALEKAS JOHNSON
14871
EXPIRES 06-30-05

SHEET
TM3
3 OF 3 SHEETS
DRAWING NO.



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

Picture taken 02/22/05



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

Picture taken 02/22/05

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

February 4, 2004

W.O. 5897-X

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

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

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

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

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

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

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

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

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

ROC-6081

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

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

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

Sincerely,

VTN Nevada

Jeffrey Armstrong, Senior Planner

Rose Milner, Meritage Homes
Dave Edwards, PM.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

February 7, 2003

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

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

Dear Mr. Andrews:

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

Planning and Development

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

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

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

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

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

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

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

ROC-6081

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

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

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

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

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

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

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

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

Public Works

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

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

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

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

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

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

Sincerely,

Doreen Araujo

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

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

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

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

City of Las Vegas

Agenda Item No. 94

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-6023 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON FESTIVAL, LLC - Request for a Site Development Plan Review FOR A 94,978 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 10.21 acres adjacent to the southeast corner of Torrey Pines Drive and Casada Way (APN 138-35-801-002, 138-35-803-001, and 138-35-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	**Planning Commission Mtg.**	3
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (6-0 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. Submitted at City Council - Letter from the Department of Transportation
6. Submitted at City Council - Letter from Rick Schroder, Public Works Department
7. Submitted at City Council - Letter from Hutchison & Steffen
8. Backup referenced from the 3/24/2005 Planning Commission meeting Item 13

MOTION:

GOODMAN - ABEYANCE to 5/4/2005 - UNANIMOUS

MINUTES:

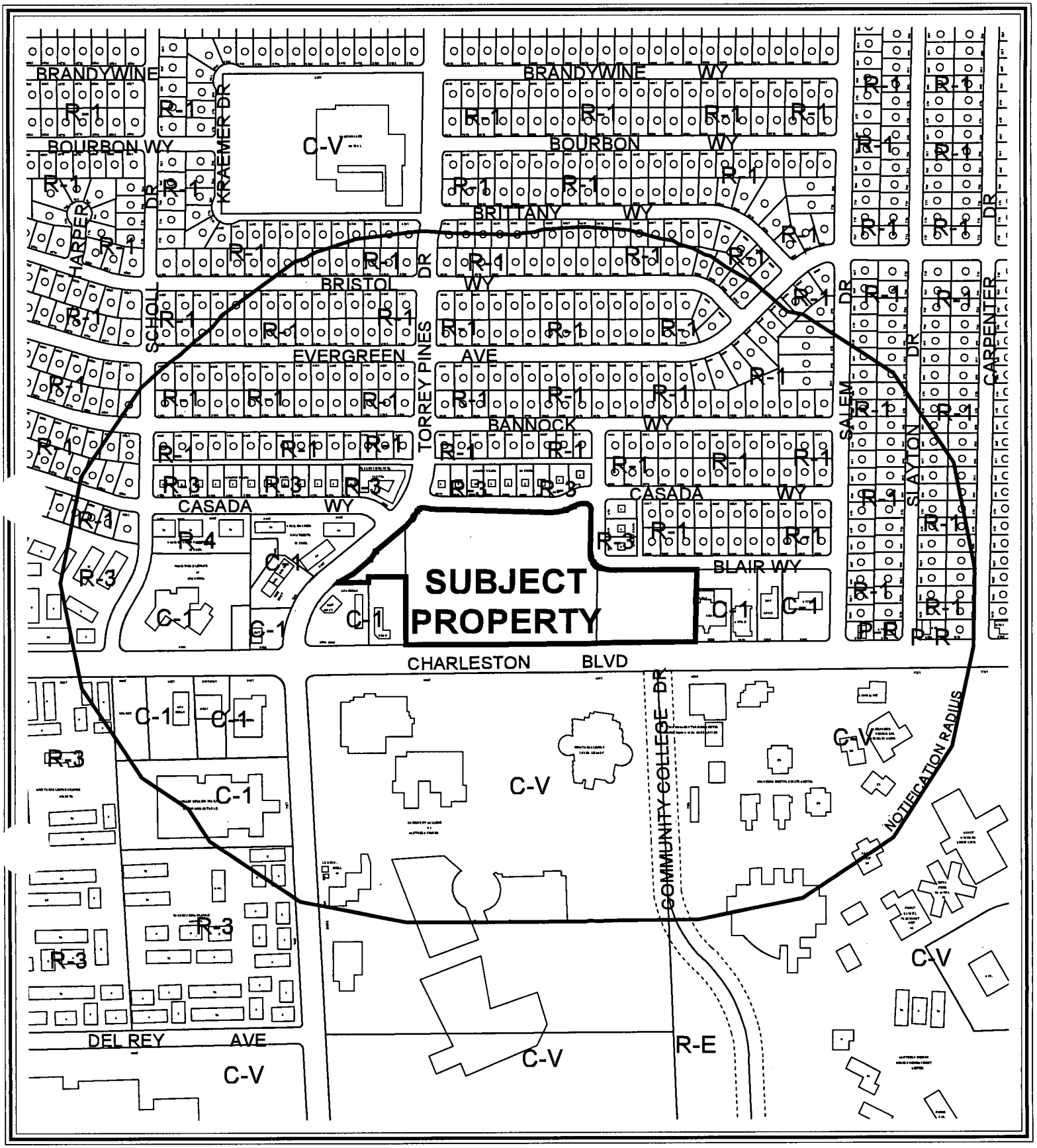
NOTE: A transcript is made a part of the final minutes.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:
OSCAR GOODMAN, Mayor
RUDY STARKS, Perkowitz and Ruth Architects, 3980 Howard Hughes Parkway
TROY WALLIN, Hutchison and Steffen
TED KRUGER, Bullseye Commercial, 28632 Roadside Drive, Grayhills, California
GENE LONARDO, 6300 Blair Way
STEVE WOLFSON, Councilman
LOIS TARKANIAN, Councilwoman
MARGO WHEELER, Director of Planning and Development Department
BART ANDERSON, Public Works Department
TOM McGOWAN, Las Vegas Resident
LEO MAINWALL, Mr. Pool and Mrs. Patio, 6220 West Charleston Boulevard

MINUTES - Continued:
BRYAN SCOTT, Deputy City Attorney
BARBARA JO RONEMUS, City Clerk

MAYOR GOODMAN declared the Public Hearing closed.
(2:19 - 2:50)
4-324



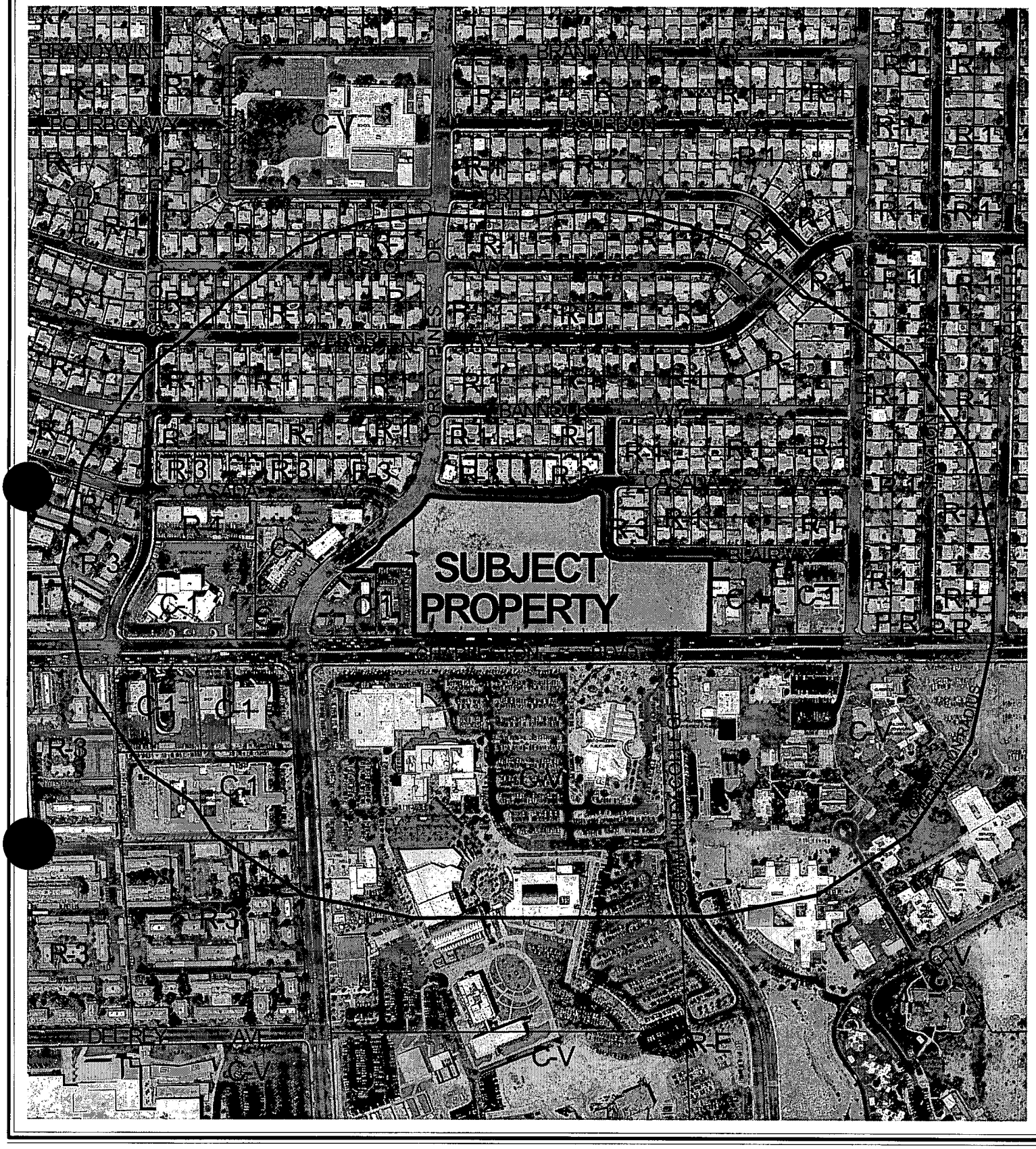
0 500 1000 Feet

CASE: **SDR-6023**

RADIUS: 1000 FT

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

N



CASE: **SDR-6023**

RADIUS: 1000 FT

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

0 500 1000 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6023 - APPLICANT/OWNER: CHARLESTON FESTIVAL, LLC

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The south elevation of buildings D and E as shown on elevations date stamped 03/07/05, which shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. The buildings shall carry the same level of detail around all sides of a building providing for a more consistent design and higher quality of development.

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 03/16/05 and the landscaping plans date stamped 03/07/05, except as amended by conditions herein.

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

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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

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

9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

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

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

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

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

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

15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

16. Delivery hours shall be between 5:30 A.M. and 10:00 P.M. A one-year review from the time a temporary or permanent Certificate of Occupancy is issued for the delivery hours.

Public Works

17. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

18. Construct all incomplete half-street improvements on Charleston Boulevard, Torrey Pines Drive, Blair Way, Bishop Drive and Casada Way adjacent to this site concurrent development of this site. Also, construct bus turnouts on Charleston Boulevard and Torrey Pines Drive. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. 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. Improvements on Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Access of any type, including construction traffic, shall not be taken from the proposed Campus Drive entry until all necessary modifications to the existing traffic signal are complete. All work within the Charleston Boulevard right-of-way shall receive approval from the Nevada Department of Transportation.

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

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

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-49-99 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 94,978 square-foot commercial development on 10.21 acres adjacent to the southeast corner of Torrey pines Drive and Casada Way.

B) Applicant's Justification

The applicant is requesting a reduction in the total building square footage on the subject site. The requested changes are outlined in the report.

BACKGROUND INFORMATION

A) Related Actions

02/09/61 The City Council approved a request for Rezoning (Z-0057-60) to R-3 and C-1 on property generally located on the north side of Charleston Boulevard, east of Torrey Pines Drive. The Planning Commission recommended approval on 01/12/61.

06/19/92 The City Council approved an appeal for a Special Use Permit (U-0092-95) to allow a 672 square-foot Off-Premise Advertising Sign on property generally located on the north side of Charleston Boulevard, 450 east of Torrey Pines Drive. The Board of Zoning Adjustment recommended denial on 05/26/92.

10/13/97 The City Council approved an appeal for a Five-Year Required Review of a Special Use Permit [U-0092-95(1)] to allow a 672 square-foot Off-Premise Advertising Sign to continue on property generally located on the north side of Charleston Boulevard, 450 east of Torrey Pines Drive. The Planning Commission recommended denial on 09/11/97.

03/12/98 The Planning Commission approved a request for a Site Development Plan Review [Z-0057-60(1)] on property located on the north side of Charleston Boulevard approximately 200 feet east of Torrey Pines Drive (immediately to the west of the subject site) for a proposed 4,270 square-foot fast food restaurant.

04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3790) and Waivers of perimeter buffering and landscaping standards for a 101,000 square-foot retail center and a Special Use Permit (SUP-3815) for Liquor Sales (Off-Premise Consumption) adjacent to the north side of Charleston Terrace, approximately 375 feet east of Torrey Pines Drive. The Planning Commission and staff recommended approval.

02/16/05 The City Council held Review of Condition (ROC-5940) in abeyance to 03/02/05. The request for a Review of Condition Number 17 of an approved Site Development Plan Review (SDR-3790) to allow delivery hours between 5:30 A.M. and 10 P.M. where the hours were restricted to 8:00 A.M. TO 8:00 P.M. for an approved 94,978 Square Foot Retail Center on 9.74 acres adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive.

03/02/05 The City Council approved the Review of Condition (ROC-5940). The request for a Review of Condition Number 17 of an approved Site Development Plan Review (SDR-3790) was amended to allow for delivery hours to be between 5:30 A.M. and 10:00 P.M. A condition was imposed for a one-year review from the time a temporary or permanent Certificate of Occupancy is issued for the delivery hours.

03/10/05 The applicant requested this item to be held in abeyance to the 03/24/05 Planning Commission meeting. The item was held in abeyance in-order to incorporate revisions, which were required by staff.

03/24/05 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #13/bts/gl).

B) Pre-Application Meeting

11/09/04 The following items were discussed at the pre-application meeting:

- Parking lot landscaping
- Provide a table showing changes in square footage and parking

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.21

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Community College
East:	Retail Uses
West:	Fast Food Restaurants

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-3 (Medium Density Residential)
	R-1 (Single Family Residential)
South:	C-V (Civic)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated as SC (Service Commercial) on the Southwest Sector Plan map of the General Plan. The SC designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The current C-1 (Limited Commercial) zoning district that applies to the subject site is in conformance with the current SC General Plan designation. The site plan as proposed is substantially in compliance with both the General Plan designation and the zoning district, provided the requested waivers are approved.

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

The site is not affected by any special area plans, overlay districts or study areas.

PROJECT DESCRIPTION

The City Council approved the original Site Development Plan Review (SDR-3790) on 04/07/04. The approved site plan consisted of 95,050 square feet of total building area and Waivers of perimeter buffering and landscaping standards. Since the project was approved, several changes have been proposed to the overall site plan. These changes require a new Site Development Plan Review (SDR-6023). The following items are related to the revised Site Development Plan Review: The revised site plan indicates a reduction in the total building square-footage from 95,050 to 94,978. The east property line has been adjusted based on a boundary survey. An additional 0.45 acres located at the northwest corner of the property has been added to the site, which consisted of 40 additional parking spaces with no access to Torrey Pines or the existing gas station/restaurant to the south. The screen wall along Casada Way is now six feet except along the loading dock where it is 10 feet.

The complex is oriented towards Charleston Boulevard, with two vehicular entrances accessing Charleston Boulevard. No vehicular access is provided to Casada Way, Bishop Drive or Blair Way. Buildings D, E, and F, as indicated on the site map are pushed forward on the site,

pursuant to commercial design standards. The four remaining buildings on the site are off-set or located towards the rear, with the parking area to the front of the site; however, given the proximity of the site to residential areas to the north, this configuration is acceptable.

The Site Development Plan Review (SDR-6023) was held in abeyance to the 03/24/05 Planning Commission meeting, because of revisions, which were required by staff. The applicant also asked that the item be held in abeyance. The revised site plan has incorporated the following changes to the overall site.

- The western most entrance has been moved six feet to the east.
- Parking located north of the western access has been changed to angled parking.
- Detail has been added to the bus turnout area, which is depicted on the northwest portion of the site adjacent to Torrey Pines Drive.
- The eastern most access has been aligned with College Campus Drive south of Charleston Boulevard.
- Building F has been reduced in size by 1,200 square feet, while building E has been increased by 1,200 square feet. The total overall building square footage has remained at 94,978 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards C-1 District	**Required**	**Provided**	**Compliance**
Min. Lot Size	None	10.21 acres	N/A
Min. Lot Width	100 Feet	1,275 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side (east)	10 Feet	10 Feet	Y
• Side (west)	10 Feet	58 Feet	Y
• Rear	20 Feet	74.75 Feet	Y
Max. Lot Coverage	50 %	21%	Y
Max. Building Height	None	34 Feet	N/A
Trash Enclosure	Walled, gated, roofed	4 Indicated, plus compactors for the two anchors	Y
Loading Zone	4 Required	4 Indicated, plus 2 loading docks for the anchors	Y
Mech. Equipment	Screened on roof	Screened on roof	Y

The application appears to meet the development standards of the Code.

A2) Residential Adjacency Standards

a) Proximity slope - Only the eastern portion of the site is affected by proximity slope requirements, where there are single-family homes on the north side of Blair Way. The structures depicted on Pads D, F, and G would be the closest to these homes. Pad F is the tallest of the three buildings, which is indicated at height of 27 feet, these buildings need to be at least 81 feet away. Since the actual shortest distance to the property line of these homes is approximately 216 feet, this development complies with the requirements of this portion of the Code.

b) Building setback - The rear setback for these single-family homes is 20 feet. Since the closest buildings proposed for this site will be approximately 216 feet, the project conforms to this requirement.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Retail, other than listed	77,685 s.f.	1 space/250 s.f. GFA	311 spaces			
Restaurant	13,403 s.f.	1 space /50 s.f. seating space + 1 space/200 s.f. remaining space	188 spaces			
Restaurant w/ Drive-thru	3,890 s.f.	1 space/100 s.f. GFA + 1 lane for each drive up + stacking for 6	39 spaces			
Totals	94,978 s.f. GFA		538 spaces	11 spaces	540 spaces	18 spaces

The site plan as proposed indicates 540 parking spaces with 18 handicap spaces. The site plan as proposed meets Title 19.10 Parking, Loading, and Traffic Standards.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree/6 Spaces	90 Trees	94 Trees
Buffer: • Min. Trees	1 Tree/20 Linear Feet along exterior perimeters (2,590 Feet) + 1 Tree /30 Linear Feet along interior perimeters (735 Feet)	130 Trees 25 Trees	93 Trees 9 Trees
• Min. Zone Width • Wall height	15 Feet exterior, 8 Feet interior 6 Feet		Y Y The screen wall along Casada Way is six feet except along the loading dock where it is 10 feet.

The proposed landscape plan does not meet landscape buffer standards. The previous Site Development Plan Review (SDR-3790) approved Waivers of perimeter buffering and landscaping standards. Therefore, the current landscape plan complies with the previously approved Site Development Plan Review and associated Waivers.

A5) Sign Standards

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

No on-site signage proposals were submitted with the project. The applicant intends to obtain signage approvals separately through the subsequent submission of a Master Sign Plan application.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial category of the General Plan.

- Site Plan

  The site plan depicts a 94,978 square-foot retail commercial complex that provides a range of shopping, dining and service commercial uses that area designed to cater to both area residents and the student and employee populations of the Community College of Southern Nevada, which is directly across Charleston Boulevard to the south. The site plan attempts to integrate with other commercial uses along Charleston Boulevard in this area, and to buffer nearby residential uses from any adverse noise or traffic impacts.

- Waivers

  The previous Site Development Plan Review (SDR-3790) approved Waivers of the perimeter buffering and landscaping standards. There are no additional Waivers, which are required or requested with this Site Development Plan Review.

- Landscape Plan

  The landscape plan depicts a variety of 24-inch box trees used for perimeter and parking lot landscaping, including Desert Museum Palo Verde and Arizona Ash, with one-gallon and five-gallon shrubs as ground cover plantings. Plant and shrub requirements call for a minimum of four five-gallon shrubs and four one-gallon shrubs for each 24 inch box tree planted.

- Elevation

  The south elevation of buildings D and E shall be revised to incorporate Title 19.08 Development Standards. The southern elevation lacks the same level of detail, which is provided on the north elevation. Title 19.08 Development Standards states: "carrying the same level of detail and finish around all sides of a building provides for a more consistent design and higher quality of development." A condition of approval has been added, which requires this revision.

  The elevations as conditioned, illustrate an interesting and architecturally pleasing design using a combination of stucco plaster finish, a variety of metal cladding surfaces, aluminum storefronts, and exposed structural steel columns and framing supporting standing seam metal roofs and canopies in each building. The variety and uniqueness of the architectural details and the angled roof and canopy elements combine to give the project a flair that should be a welcome addition to the area.

FINDINGS

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

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

This proposed development will be compatible with other development that is adjacent or nearby within this portion of the Charleston Boulevard corridor. Nearby areas within the Community College of Southern Nevada campus and the related public development in that area, including the West Charleston Library, should benefit from, and be complimented by, this proposed Charleston Festival Marketplace project.

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 project is consistent with the Service Commercial policies of the General Plan and the zoning regulations of the C-1 (Limited Commercial) zoning district.

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

Principal access to the site will be from Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. This street has adequate capacity to serve the proposed development.

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

The building and landscape materials present a creative and exciting design that will be complementary to the design of buildings found across Charleston Boulevard on the community college campus site, and with the design of other surrounding and nearby commercial, office and institutional projects in the area.

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

As conditioned, proposed elevations are appropriate for the proposed use and present a development that will be compatible with the surrounding area.

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

The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

PLANNING COMMISSION ACTION

At the Planning Commission hearing there was one speaker in protest. The applicant indicated NDOT was consulted with regard to access.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 376 by Planning Department

APPROVALS 3

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6023 APN: 138-35-403-005 138-35-801-002 & 803-001

→ Name of Property Owner: Charleston Festival, LLC

Name of Applicant: PERKOWITZ + RUTH ARCHITECTS

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: _____

@Charleston Festival, LLC.

Signature of Property Owner: Robert A. Shaver.

Print Name: Robert A. Shaver

Subscribed and sworn before me

This 7th day of January, 2005

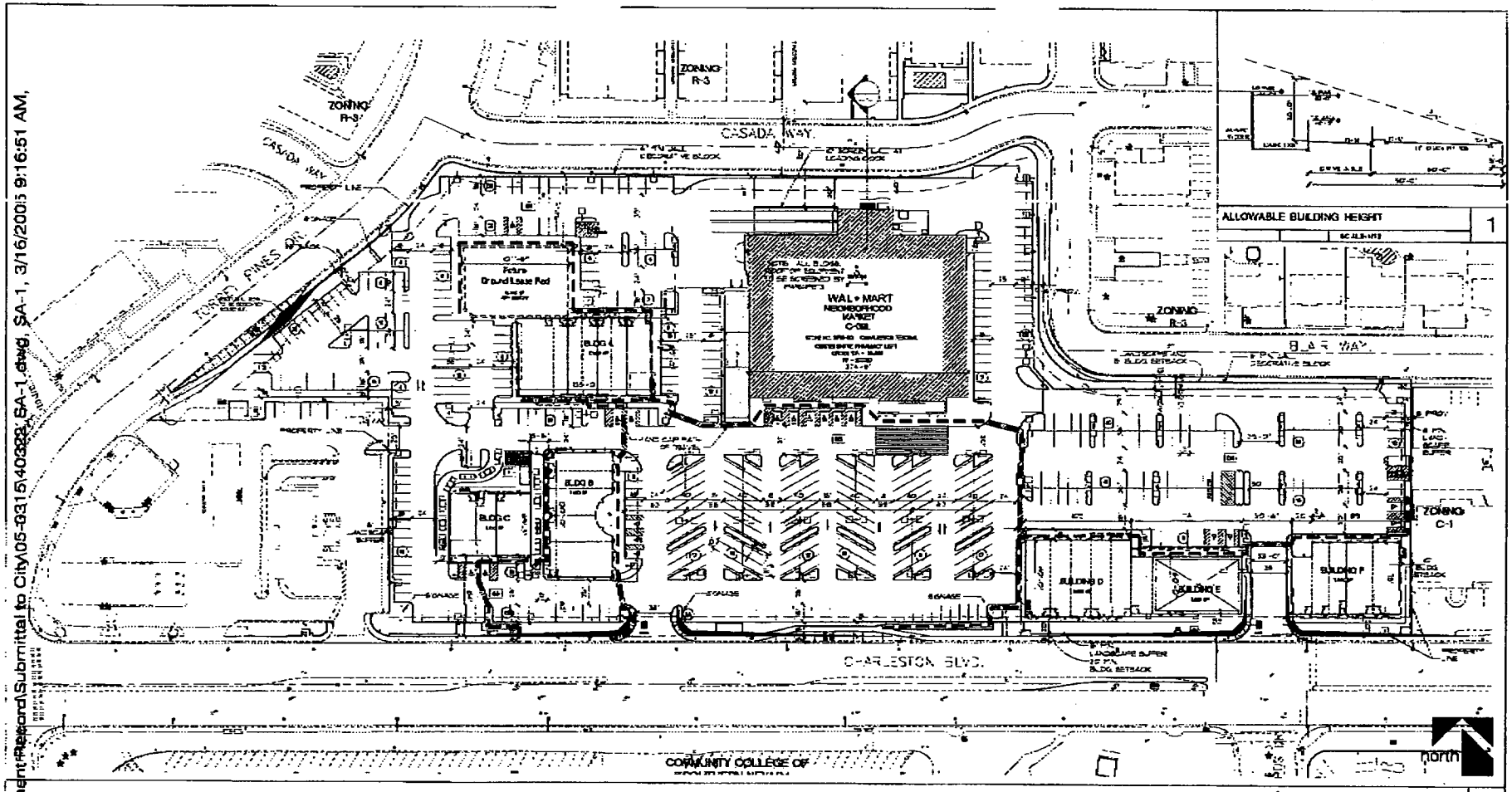
Gail B. deAnde, Los Angeles County/California

Notary Public in and for said County and State

GAIL B. DE ANDE
Commission # 1341237
Notary Public - California
Los Angeles County
My Comm. Expires Feb 20, 2006

/16/2005 09:21 FAX 702 892 8514 PERKOWITZ+RUTH LV 002

N:\03-Projects\03-403_Charleston\1 Entitlement\Record\Submittal to City\05-03\15\403_SA-1.dwg, SA-1, 3/16/2005 9:16:51 AM, deborah



ALLOWABLE BUILDING HEIGHT 1

OVERALL SITE PLAN 3

SYMBOL	DESCRIPTION
	PROPERTY LINE
	LINES OF CONSTRUCTION (FUTURE BUILDING)
	CENTERLINE
	EASEMENT
	BACK OF CURB
	TRANSFORMER
	DETENTION BASIN, REFER TO CIVIL PLANS
	GAS METER LOCATION, REFER TO BUILDING PLANS
	FUTURE GREASE INTERCEPTOR
	TELEPHONE PULLBOX
	BACKFLOW PREVENTER, REFER TO CIVIL PLANS
	FIRE DEPARTMENT CONNECTION, REFER TO CIVIL PLANS & ARCHITECTURAL
	FIRE HYDRANT, REFER TO CIVIL PLANS
	FIRE HYDRANT VALVE, REFER TO CIVIL PLANS
	ACTUATOR CONTROLLER, REFER TO LANDSCAPING PLANS
	LIGHT METER
	PARKING LOT LIGHT, REFER TO ELEC.
	FIRE DEPARTMENT ACCESS PATH
	ACCESSIBLE ROUTE PATH

SITE PLAN LEGEND 20

GENERAL NOTES:

HANDICAP PARKING SPACES:

1. SINGLE SPACE - MIN. OF [illegible] WIDE PARKING SPACE AND 5'-0" WIDE ACCESS AISLE.
2. DOUBLE SPACE - MIN. OF [illegible] WIDE PARKING SPACES AND 5'-0" WIDE ACCESS AISLE.
3. VAN SPACE - MIN. OF [illegible] WIDE PARKING SPACE AND 8'-0" WIDE ACCESS AISLE.
4. SLOPE - SLOPE OF SPACE SHALL NOT EXCEED 1:50.
5. PARKING SPACES ARE CONSIDERED PART OF THE ACCESSIBLE ROUTE OF TRAVEL. EACH SPACE SHALL HAVE A 48" WIDE WALKWAY BETWEEN THE ACCESSIBLE LOT LOCATED SO THAT A PARKED VEHICLE DOES NOT OBSTRUCT.
6. [illegible]

ACCESSIBLE ROUTE:

[illegible] MINIMUM WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36".

SLOPE - ACCESSIBLE ROUTES SHALL BE A MAXIMUM SLOPE OF 1:20 (5%). A MAXIMUM CROSS SLOPE OF 1:50.

NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 IS CONSIDERED A RAMP.

CURB RAMPS

LOCATION - WHERE AN ACCESSIBLE PATH OF TRAVEL CROSSES A RAISED CURB.

SLOPE - MAXIMUM SLOPE OF ADJOINING SURFACES IS 1:20 SLOPE OF CURB IS A MAXIMUM OF 1:2

SIDES - [illegible] PROTECTED BY HANDRAILS OR GUARDRAILS. RAMPS WITH A RISE [illegible] A MAXIMUM SLOPE OF 1:12 ARE NECESSARY. WHERE RAMPS ARE NECESSARY IN CROSS TRAFFIC RETURNED CURBS MAY BE USED.

NOTE: [illegible] MINIMUM USE EXCLUSIVE OF PLANTED AREAS.

GENERAL NOTES 12

LAND AREA	= 10.21 ACRES (444,859 SF)	
BUILDING AREA	= 55,288 SF	
NOT A PART	= 39,690 SF	
TOTAL BUILDING AREA	= 94,978 SF	
LAND/BUILDING RATIO	= 4.7/1 (21%)	
PARKING REQUIRED	= 538 STALLS	
PARKING PROVIDED	= 540 STALLS	

PARKING REQUIRED BASED UPON THE FOLLOWING:
SHOPPING CENTER (77,685 SF) = 1 STALL/250 SF = 311 STALLS
RESTAURANT (9,433 SF) = CUSTOMER 1/50 SF
ALL OTHER 1/200 SF = 168 STALLS
DRIVE/THRU = (3,890 SF) = 1 STALL/100 SF = 39 STALLS

REQUIRED BUILDING SETBACKS
FRONT: 20'-0"
SIDE: 20'-0"
REAR: 20'-0"

REQUIRED LANDSCAPE SETBACKS
ADJACENT TO STREET: 15'-0"
ADJACENT TO COMM: 8'-0"
(WAIVER OF STANDARDS FOR LESS)

RECEIVED
MAR 16 2005

SITE PLAN SUMMARY 4

SDR-6023
3-24-05 PC

REVISED 3.16.05

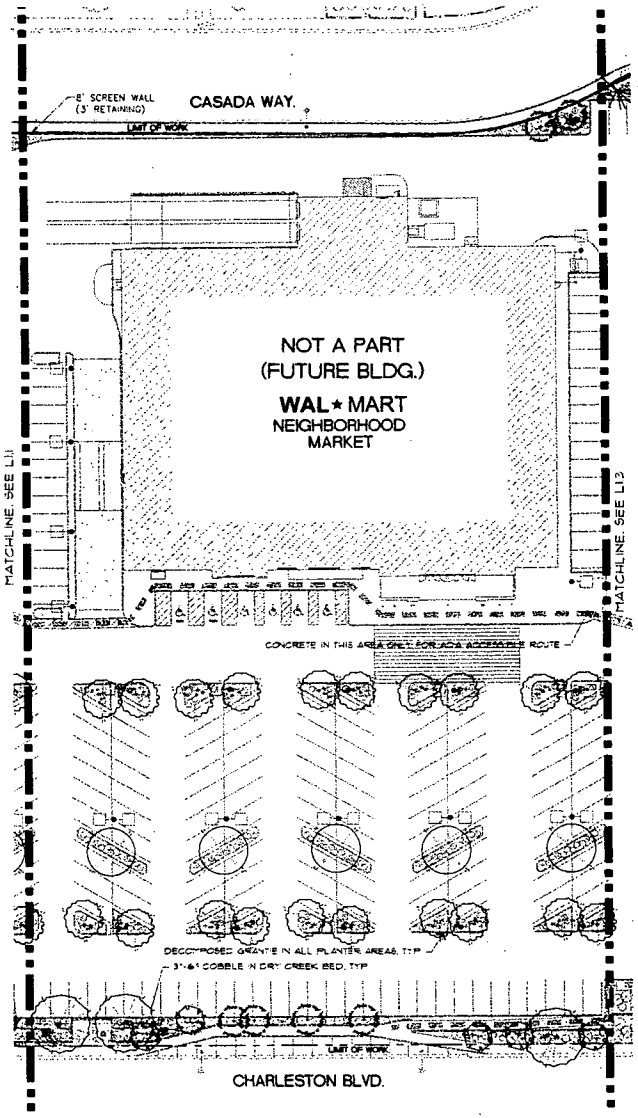
REVISIONS

BUILDING SERVICE C.I.E.

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3950 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892 8500

CHARLESTON FESTIVAL
NWC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

SA-1



GENERAL NOTES

ANY CHANGES MADE TO THESE DOCUMENTS WHICH ARE NOT APPROVED BY THE LANDSCAPE ARCHITECT RELEASE THE LLB GROUP OF ANY LIABILITY INCURRED AS A RESULT OF SAID CHANGE.

1. The contractor shall study the drawings, shall examine the site and shall be aware of all existing work and conditions that could affect his work.
2. Before beginning work, the contractor shall verify the accuracy of the plans to the site conditions and shall report all discrepancies to the Owner's Representative.
3. Contractor shall verify the location of all underground and overhead utilities. Call Underground Service Alert and Overhead Service Alert. Contractor shall be responsible to repair all damage to utilities or other property that he causes.
4. The contractor shall comply with all laws, rules and regulations of all authorities having jurisdiction over the premises. The contractor shall obtain all necessary permits for this work.
5. Owner shall be responsible for rough grades (+/- .10') plus the contractor hired Landscape contractor shall provide finish grading in planting areas to have positive drainage away from all structures. Finish grade for all planting areas shall be 1/2" below adjacent paving.
6. Plant quantities on this list are for the convenience of the contractor only contractor must verify all counts.
7. All plant materials shall conform to nursery standards according to American Association of Nurserymen, Inc. and shall be free from pests, eggs, diseases and to be representative of species in size, quality, form, color and well root bound, damaged or substandard in any way.
8. 10% of each plant material species shall be tagged with botanical name from nursery or supplier, tags to remain on plant material until final acceptance.
9. Landscape contractor shall spray all decomposed granite areas with a pre-emergent (Surflan 1qt. equal), apply per manufactures specs.
10. Prior to planting, the contractor shall perform one (1) percolation test per 10,000 square feet of planting area. The contractor shall fill a 24" deep x 24" wide hole with water. If it does not completely drain in within 24 hours the contractor shall notify the owner's representative. Test shall be done under the supervision of the owner's representative.
    Other options if encountered during plant pit excavation:
    - If impervious layer is less than 8' thick, remove completely.
    - If layer is 6'-8' thick, auger a hole through the layer. Place a 24" diameter PVC pipe chimney, filled with 3/8" pea gravel through the caliche layer to the bottom of planting pit.
    - If layer is greater than 8' enlarge the planting pit to twice the (1) above dimension called out in details.
11. Contractor shall be responsible to obtain a copy of the Geotechnical Soils Report. Contractor shall study and review a soils engineering test prior to beginning construction, and shall advise city if, towards the completion of this work, any discrepancies between the report and these plans should be brought to the immediate attention of the Landscape Architect prior to construction. Soil preparation shall be installed as per the soils report.
12. Root barriers are required for all trees (except palms) within 5' of walls, walkways, streets, curbs and other hardscape areas. Size and installation per manufacturer's specification and detail.
13. Landscape contractor shall replace all plant material found to be in an unhealthy, damaged, related condition missing or dead during the maintenance period. Contractor shall install per the soils report.
14. Contractor shall provide complete maintenance see specifications for duration. Maintenance shall begin upon use for Landscape Maintenance and Guarantee Period. The maintenance shall consist of but not be limited to keeping areas clean, weed-free, trimmed, watered, replaced, pest and disease free and all other work necessary for healthy vigorous growth and clean appearance. Prior to commencement of maintenance periods, contractor shall submit a watering / maintenance schedule to the construction manager for approval.
15. Irrigation drawings are schematic, contractor shall follow as close as practical, and make no changes or alterations to plans, details or written schedules without the prior approval of the owner's representative.
16. The contractor shall verify available water pressure on the site prior to beginning work. If there is a discrepancy between the reading and the minimum pressure required as noted on plan, the contractor shall immediately notify the owner.
17. The contractor shall furnish an irrigation system that provides complete coverage to all hydrozoned areas. The contractor shall add additional sprinkler heads, adjust all sprinklers to provide for maximum coverage and minimize over spray on walkways and structures.
18. The contractor shall provide written documentation verifying that he or she has located and reserved all of the plant material necessary to complete the work as specified. The documentation shall indicate the quantity and size of the plant material, the nursery where it is held, the contact person at the nursery, and the phone number and the location of the nursery. Submit the written verification to the Owner's Representative within thirty (30) days of the Notice to Proceed.

NOTE: BOX SIZES ARE FOR CONVENIENCE ONLY. UTILIZE HEIGHT, WIDTH AND CALIPER MEASUREMENTS FOR MINIMUM PLANT MATERIAL SIZE REQUIREMENTS

PLANT SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS (H x W x D) CAL
TREES					
	16	24"-Box	Cercidium hybrid 'Desert Museum' ES	Desert Museum Palo Verde	STD, 15' X 4' X 150"
	16	24"-Box	Fraxinus velutina	Arizona Ash	STD, 10' X 4' X 150"
	53	24"-Box	Pinus elderica	Mondell Pine	STD, 10' X 4' X 120"
	15	24"-Box	Prosopis hybrid 'Phoenix' ES	Phoenix (thornless) Mesquite	STD, 8' X 4' X 180"
	51	24"-Box	Rhus lancea	African Sumac	MULTI, 8' X 8' X 120"
	58	24"-Box	Ulmus parvifolia	Lacebark Elm	STD, 8' X 3' X 120"
SHRUBS / GROUND COVERS					
	156	5-Gal	Acacia redolens 'Desert Carpet' ES	Desert Carpet	6" X 16"
	63	5-Gal	Agave weberi	Weber's Agave	18" X 18"
	69	5-Gal	Cassia artemisioides	Feathery Cassia	24" X 72"
	61	5-Gal	Dasylirion wheeleri	Desert Spoon	18" X 18"
	184	5-Gal	Hesperaloe parviflora	Red Yucca	12" X 12"
	84	1-Gal	Lantana sp. 'Nel Gold'	Nel Gold Lantana	8" X 12"
	570	5-Gal	Leucophyllum revolutum 'Houblit' TF	Houblit Texas Ranger	12" X 24"
	233	1-Gal	Pennisetum setaceum 'Eaton Canyon'	Dwarf Red Fountain Grass	6" X 12"
	10	1-Gal	Artemisia arcockeri	Povis Castle Santolina	8" X 8"
	55	1-Gal	Teucrium chamaedrys	Germander	8" X 8"

MISCELLANEOUS

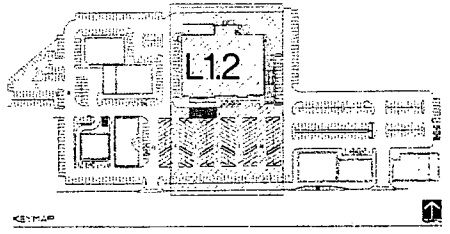
41,500 SF — DECOMPOSED GRANITE IN ALL PLANTING AREAS (1" DEPTH, TYP.)
COLOR: 'PINK CORAL' 1/2" SCREENED.

850 SF — 3"-6" COBBLE IN DRY CREEK BED (3" DEPTH). SEE PLAN FOR LOCATION.
COLOR TO MATCH DECOMPOSED GRANITE

46 — BOULDERS (30%) 5'x5'x5' (36%) 4'x5'x4' (24%) 3'x4'x3'. SEE ALSO NOTE SOURCE
COLOR TO MATCH DECOMPOSED GRANITE

DECOMPOSED GRANITE/BOULDER SOURCE:
KEARNY-ECO MATERIALS INC
6575 NORTH CRACLE ROAD
TUCSON, AZ 85704
(520) 575-9401

TREE/SHRUB/ PLANT MATERIAL SOURCE:
MOUNTAIN STATES NURSERY
6006 W. GLENDALE AVE.
GLENDALE, AZ 85301
(602) 241-8925



Call before you Overhead 563-6111

Call before you Dig. 1-800-227-2600

NORTH
SCALE: 1" = 30'-0"

SDR-6023

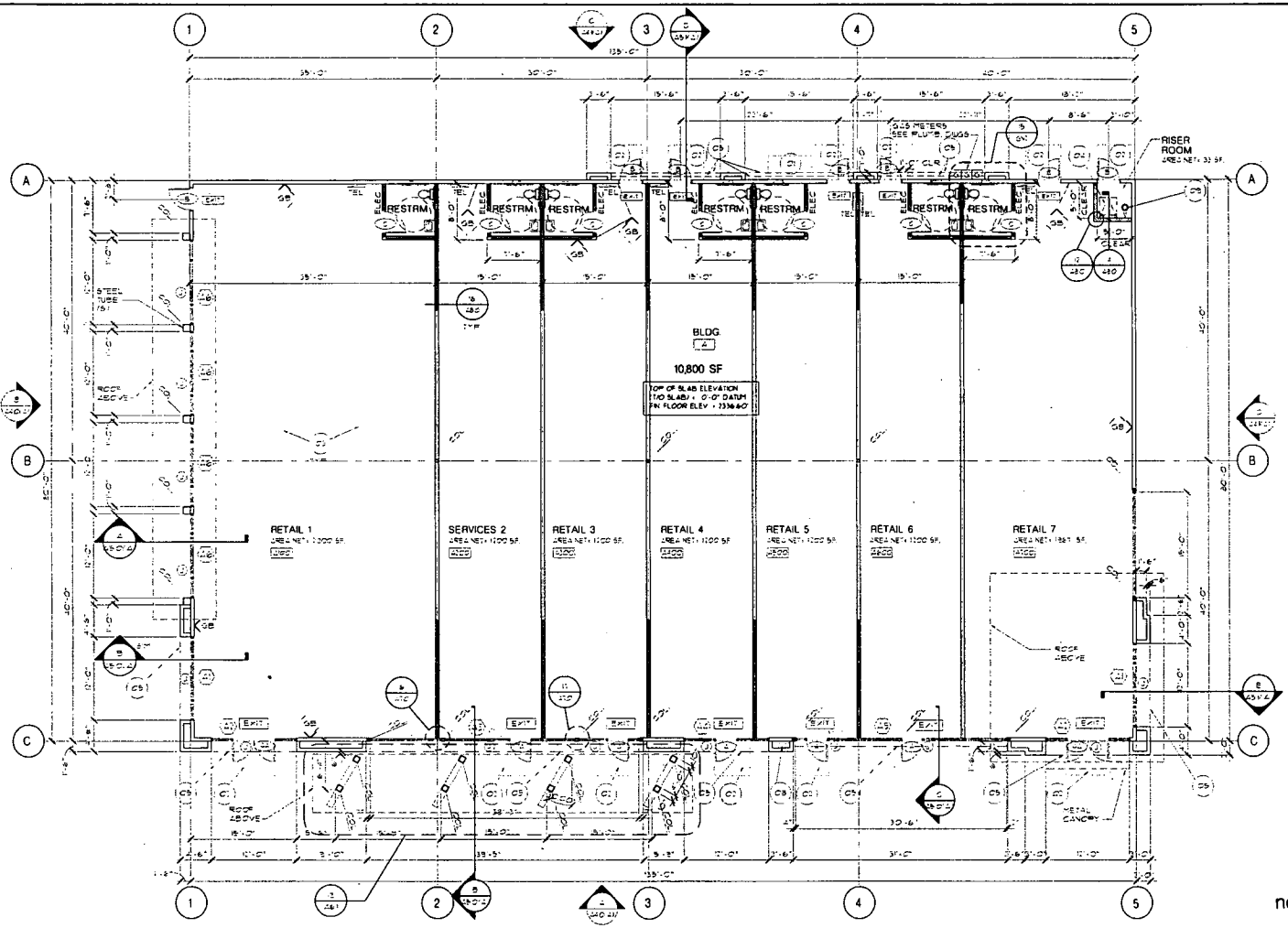
REVISIONS

OWNER: BULLSEYE C.R.E.
2663 Rancho Drive, Suite 200
Las Vegas, NV 89102
T: (702) 360-4250

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 410, Las Vegas, NV 89169 Tel (702) 892-8080

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

CASE DATE:
SUBMISSION:
JOB NUMBER: 0604.07
PLOT DATE:
DRAWN BY:
CHK'D BY:
SHEET TITLE: LANDSCAPE PLAN
SHEET NO.: L1.2



DESCRIPTION	OCCUPANT LOAD:	EXIT ACCESS: REQUIRED	EXIT ACCESS: PROVIDED
RETAIL 1 / A-CO1	1,800/30 = 54	54 X 0.2 = 10.8"	1 @ 36" (1 @ 32" (28" CLR.)
SERVICES / A-CO1	1,200/100 = 12	12 X 0.2 = 2.4"	1 @ 36" (32" CLR.)
RETAIL 3 / A-CO1	1,200/30 = 40	40 X 0.2 = 8"	1 @ 36" (68" CLR.)
RETAIL 4 / A-CO1	1,200/30 = 40	40 X 0.2 = 8"	1 @ 36" (68" CLR.)
RETAIL 5 / A-CO1	1,200/30 = 40	40 X 0.2 = 8"	1 @ 36" (68" CLR.)
RETAIL 6 / A-CO1	1,200/30 = 40	40 X 0.2 = 8"	1 @ 36" (68" CLR.)
RETAIL 7 / A-CO1	3,600/30 = 84	84 X 0.2 = 16.8"	1 @ 36" (1 @ 32" (32" CLR.)

SDR-6023

(E)	SWITCHGEAR
(G)	5'-0" X 5'-0" MIN. LEVEL AREA
(H)	CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS
(J)	ROOF ACCESS LADDER AND HATCH ABOVE
(K)	PROJECTING SCRIPT LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS
(L)	PROJECTING CORNICE LINE ABOVE, SHOWN DASHED SEE WALL SECTIONS FOR DIMENSIONS
(M)	PROJECTING METAL CANOPY LINE ABOVE, SHOWN DASHED SEE WALL SECTIONS FOR DIMENSIONS
(N)	ROOF DRAIN, RUN UNDER SIDEWALK/LANDSCAPE. DAYLIGHT ONTO PARKING SEE CIVIL AND PLUMBING DWGS AND
(P)	FIRE SPRINKLER RISER LOCATION
(Q)	TUBE STEEL STRUCTURE ABOVE SEE WALL SECTIONS AND STRUCTURAL DWGS
(R)	FUTURE GREASE TRAP

FLOOR PLAN - BLDG. - A | 7

KEY NOTES | 3

FIRE BLOCKING NOTES

PROVIDE FIRE BLOCKING (PER 2003 IBC SECTION 716)

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS
3. OPENINGS BETWEEN ATTIC SPACES

FIRE BLOCKING CONSTRUCTION (PER 2003 IBC SECTION 716.2)

1. FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75" PARTICLE BOARD
2. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY REMAINS IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

DRAFT STOP CONSTRUCTION (PER 2003 IBC SECTION 717.3)

1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS

FLOOR PLAN GENERAL NOTES

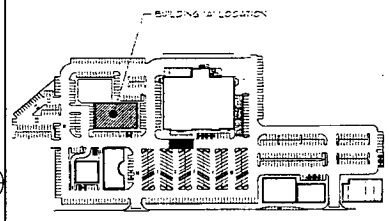
1. ONE SET OF APPROVED PLANS AND SPECIFICATIONS SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS (2003 IBC SECTION 303)
2. GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION
3. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
4. ALL PROJECT CONSTRUCTION SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT GUIDELINES AND CHAPTER 11, 2003 IBC
5. THIS BUILDING SHALL BE FULLY SPRINKLED, REFER TO FIRE SAFETY DRAWINGS
6. PROVIDE 2x6 STUDS AT INTERIOR PARTITIONS 16" O.C. FOR ALL REST ROOM AND PLUMBING WALLS TO 8'-0" ABOVE CEILING
7. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE
8. PROVIDE ONE 10 LB. ABC FIRE EXTINGUISHER IN LOCATION APPROVED BY FIRE DEPT.
9. PAINT ALL EXPOSED EXTERIOR METALS TO MATCH ADJACENT SURFACE.
10. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND FRAMING WALL DESIGN AND LOCATIONS
11. BUILDING INSULATION MINIMUMS WILL BE AS FOLLOWS: R-19 FOR THE ROOF AND R-11 FOR EXTERIOR WALLS
12. SHELL BUILDING: NO OCCUPANCY WILL BE ALLOWED UNTIL PROVISIONS FOR SANITARY FACILITIES HVAC DISABLED ACCESS REGULATIONS AND MODEL ENERGY CODE REQUIREMENTS ARE MET.

FLOOR PLAN LEGEND

GRID LINE
FACE OF STUD WALL
FACE OF CMU WALL
CENTER LINE OF COL.
WALL SECTION DETAIL
DETAIL IDENTIFICATION
INTERIOR ELEVATION IDENTIFICATION (SEE INTERIOR PANEL SCHEDULE)
CHANGE IN ELEVATION
RHB - RECESSED HOSE BIBB
HB - HOSE BIBB
FDC FIRE DEPARTMENT CONNECTION
MATCHLINE SYMBOL
JUNCTION BOX (REFER TO ELEC. DWGS.)
SALES FLOOR
ROOF NAME
ROOF NUMBER
DOOR SYMBOL (SEE SHEET A7.0)
CONCRETE STOREFRONT (TYP.) (SEE SHEET A7.1 / A7.2)
STUD WALL
STUD WALL
INSULATED STUD WALL
STOREFRONT
FACE OF STUD
1 HOUR FIRE RATED WALL TO UNDERSIDE OF ROOF DECK PER 2003 IBC TABLE
E - EXPOSED STUDS AND INSUL.
GB - GYPSUM SHEATING STUDS AND INSUL. TAPED AND SANDED
GAS METER

KEY NOTES | 3

KEY PLAN



KEY PLAN | 4

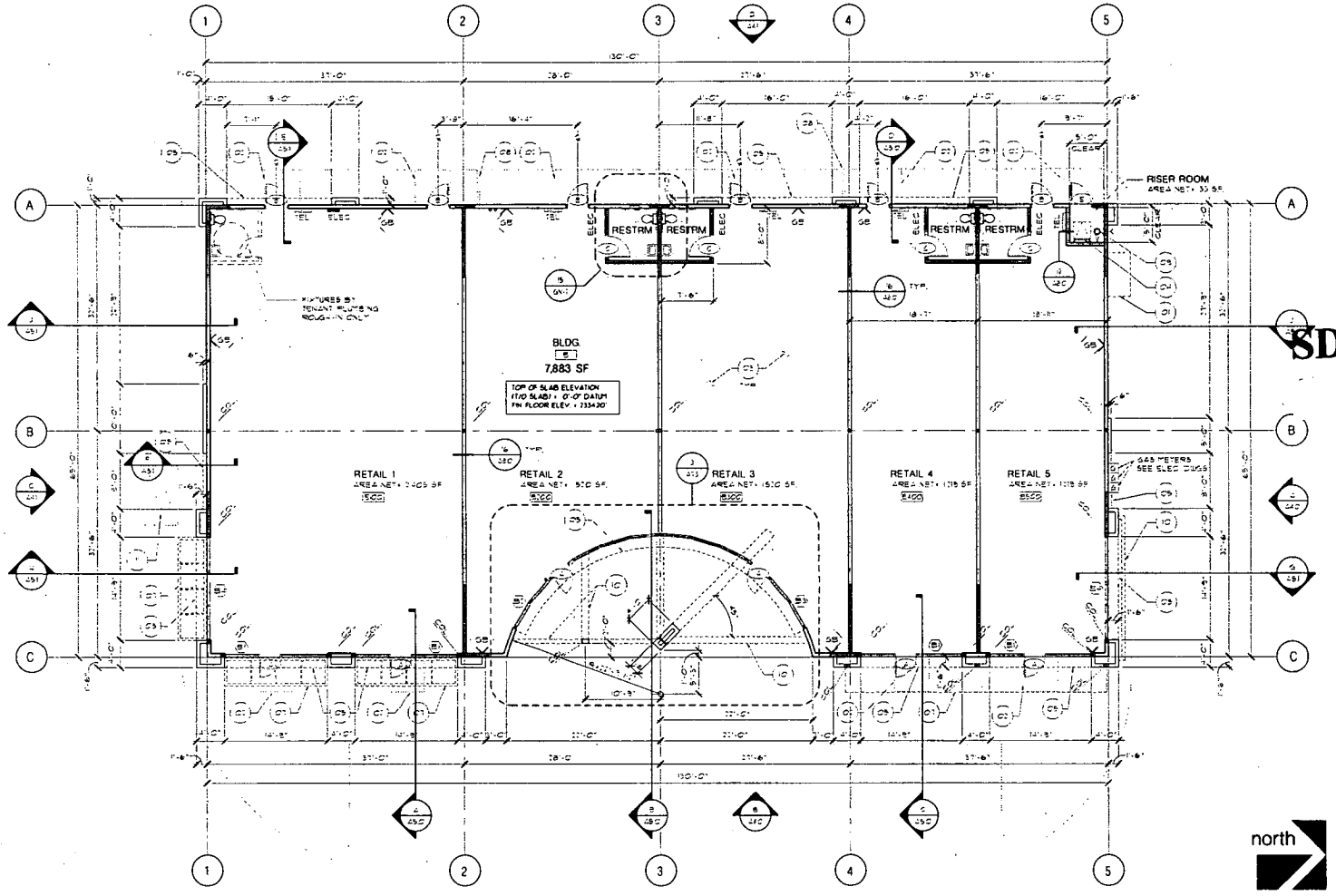
REVISIONS

OWNER: BULLSEYE C.R.E.
28632 Roadside Drive, Suite 285
Agoura Hills, CA 91301
T: (818) 597-1255

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
2029 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
T: (702) 995-3500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 03-4023.25
PLOT DATE: 01/07/05
DRAWN BY: TEAM
SHEET TITLE: BLDG. A FLOOR PLAN
SHEET NO.: A1.0(A)



SDR-6023

DESCRIPTION	OCCUPANT LOAD	EXIT ACCESS: REQUIRED	EXIT ACCESS: PROVIDED
RETAIL 1 (B100)	2,005/30 = 67	61 x 0.1 = 16.1"	1 @ 36" (1 @ 32" CLR.)
RETAIL 2 (B100)	570/30 = 19	61 x 0.1 = 10.2"	1 @ 36" (1 @ 32" CLR.)
RETAIL 3 (B100)	1,510/30 = 51	61 x 0.1 = 10.2"	1 @ 36" (1 @ 32" CLR.)
RETAIL 4 (B100)	1,178/30 = 43	71 x 0.1 = 8.6"	1 @ 36" (1 @ 32" CLR.)
RETAIL 5 (B100)	1,178/30 = 43	71 x 0.1 = 8.6"	1 @ 36" (1 @ 32" CLR.)

1. SWITCHGEAR
2. 5'-0" x 5'-0" FLAT LEVEL AREA
3. CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS
4. ROOF ACCESS LADDER AND HATCH ABOVE (4/A6.0)
5. PROJECTING SPRIT LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS
6. PROJECTING CORNICE LINE ABOVE, SHOWN DASHED SEE WALL SECTIONS FOR DIMENSIONS.
7. PROJECTING METAL CANOPY LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS.
8. ROOF DRAIN RUN UNDER SIDEWALK/LANDSCAPE. DAYLIGHT ONTO PARKING. SEE CIVIL AND PLUMBING DWGS. AND (4/A6.1)
9. FIRE SPRINKLER RISER LOCATION.
10. TUBE STEEL STRUCTURE ABOVE. SEE WALL SECTIONS AND STRUCTURAL DWGS
11. FUTURE GREASE TRAP

FLOOR PLAN - BLDG. - B

7

A1.0-B FLOOR PLAN.dwg | 10/15/04 | SCALE: 1/8" = 1'-0"

KEY NOTES

3

A1.0-KEYNOTES.dwg | 10/15/04 | SCALE: N.T.S.

FIRE BLOCKING NOTES

PROVIDE FIRE BLOCKING PER IBC 1003.19, IBC SECTION 716:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS, IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.
3. OPENINGS BETWEEN ATTIC SPACES

FIRE BLOCKING CONSTRUCTION, PER 1003.19.2 SECTION 716.3.1:

1. FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75" PARTICLE BOARD.
2. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY REMAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

DRAFT STOP CONSTRUCTION, PER 1003.19.2 IBC SECTION 716.3.1:

1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS

FLOOR PLAN GENERAL NOTES

1. ONE SET OF APPROVED PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. 5" U.B.C. SECTION 302.2
2. GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION
3. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL PROJECT CONSTRUCTION SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT GUIDELINES AND CHAPTER 11, 2003 IBC.
5. THIS BUILDING SHALL BE FULLY SPRINKLED. REFER TO FIRE SAFETY DRAWINGS.
6. PROVIDE 2x6 STUDS AT INTERIOR PARTITIONS 16" O.C. FOR ALL REST ROOM AND PLUMBING WALLS TO 6" ABOVE CEILING.
7. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE.
8. PROVIDE ONE (1) 4A-40BC FIRE EXTINGUISHER IN LOCATION APPROVED BY FIRE DEPT.
9. PAINT ALL EXPOSED EXTERIOR METALS TO MATCH ADJACENT SURFACE.
10. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BRACING WALL DESIGN AND LOCATIONS
11. BUILDING INSULATION MINIMUMS WILL BE AS FOLLOWS: R-19 FOR THE ROOF AND R-11 FOR EXTERIOR WALLS.
12. SHELL BUILDING. NO OCCUPANCY WILL BE ALLOWED UNTIL PROVISIONS FOR SANITARY FACILITIES, HVAC, DISABLED ACCESS REGULATIONS AND MODEL ENERGY CODE REQUIREMENTS ARE MET.

FLOOR PLAN LEGEND

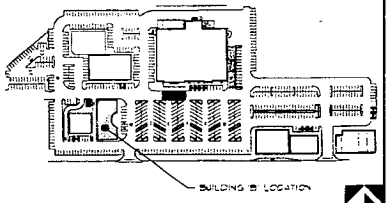
SALES FLOOR — ROOM NAME
000 — ROOM NUMBER
(####) — DOOR SYMBOL (SEE SHEET A7.0)
(#) — WINDOW SYMBOL (SEE SHEET A7.1 & A7.2)
CMU WALL
STUD WALL
INSULATED STUD WALL
STOREFRONT
FOS — FACE OF STUD
1 HOUR FIRE RATED WALL TO UNDERSIDE OF ROOF DECK PER 1003.19.2 TABLE 719.3.1 ITEM 1.1.3 (3/A6.0)
E - EXPOSED STUDS AND NSUL
GB - GYPSUM SHEETING STUDS AND NSUL TAPED AND SANDED
GAS METER

XX — SPOT LINE FACE OF EXISTING CURB OR CITY CURB
XX — CENTERLINE OF CURB
WALL SECTION DETAIL
DETAIL IDENTIFICATION
INTERIOR ELEVATION IDENTIFICATION (SEE INTERIOR FINISH SCHEDULE)
CHANGE IN ELEVATION
R=6 - RECESSED HOSE BIBB
HB - HOSE BIBB
DETECTION
FDC - FIRE DEPARTMENT CONNECTION
HOSE FIRE SYMBOL
JUNCTION BOX (REFER TO ELEC. DWGS.)

KEY PLAN

4

KEY PLAN | 10/15/04 | SCALE: N.T.S.



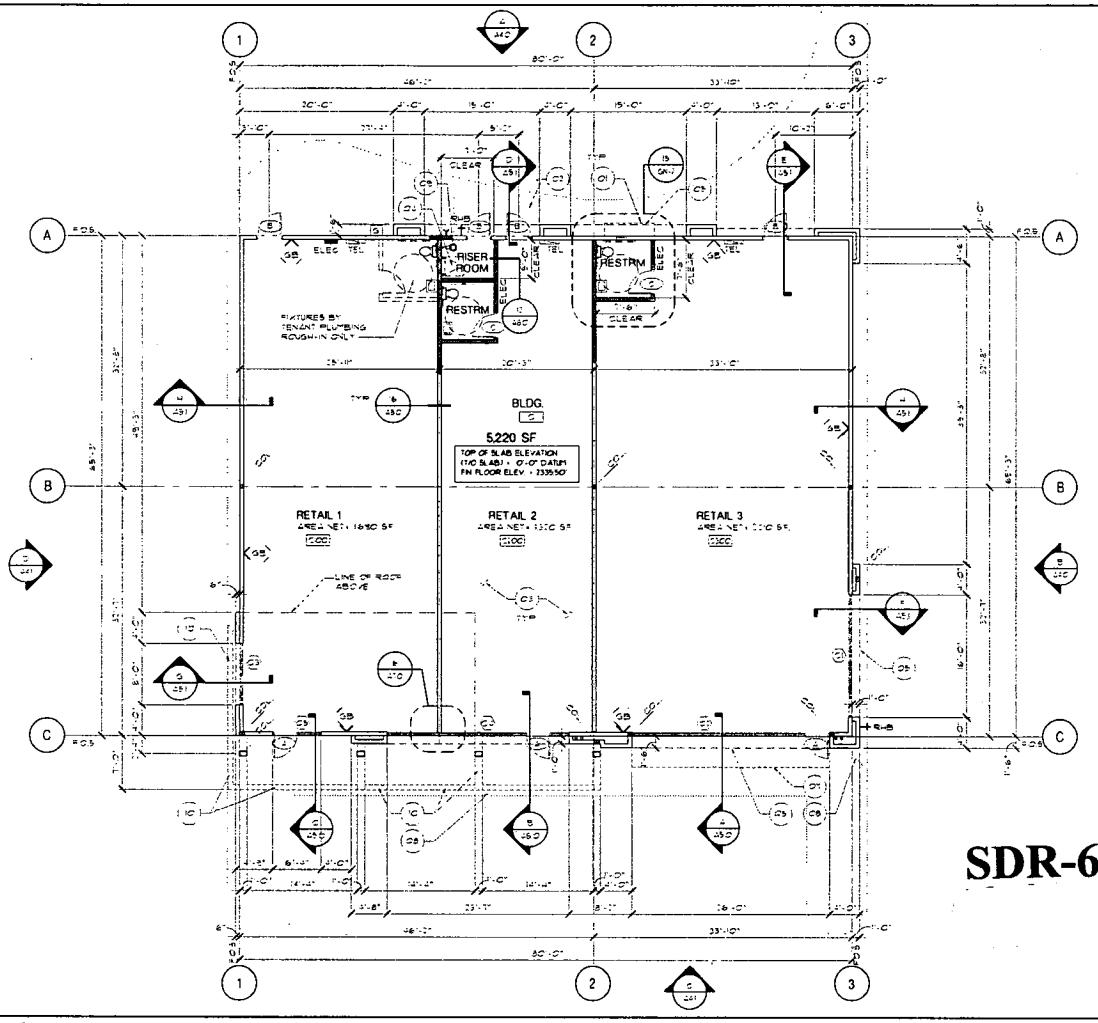
REVISIONS

OWNER: BULLSEYE C.R.E.
28432 Roadside Drive, Suite 285
Agoura Hills, CA 91301
T: (703) 580-4250

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3990 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
Tel (702) 892-3030

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV.

ISSUE DATE:
JOB NUMBER: 03-403.25
PLOT DATE: 10/15/04
DRAWN BY: TEAM
SHEET TITLE: BLDG. B FLOOR PLAN
SHEET NO: A1.0(B)



DESCRIPTION	OCCUPANT LOAD	EXIT ACCESS: REQUIRED	EXIT ACCESS: PROVIDED
RETAIL 1 (1C100')	1680/30 = 57	57 X 0.2 = 11.4"	1 @ 36" = 68" CLR
RETAIL 2 (2C100')	1320/30 = 44	44 X 0.2 = 8.8"	1 @ 36" = 68" CLR
RETAIL 3 (3C100')	1320/30 = 44	44 X 0.2 = 14.8"	1 @ 36" = 68" CLR

(E) (G) (F) (E) (D) (C) (B) (A) (1) (2) (3) (4) (5) (6) (7) (8) (9)

1. SWITCHGEAR
2. 5'-10" X 5'-10" MIN. LEVEL AREA
3. CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS
4. ROOF ACCESS LADDER AND HATCH ABOVE (4/A8.0)
5. PROJECTING SOFFIT LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS
6. PROJECTING CORNICE LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS.
7. PROJECTING METAL CANOPY LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS.
8. ROOF DRAIN, RAIN UNDER SIDEWALK/LANDSCAPE, DAYLIGHT ONTO PARKING. SEE CIVIL AND PLUMBING DWGS AND (4/SB1)
9. FIRE SPRINKLER RISER LOCATION
10. TUBE STEEL STRUCTURE ABOVE. SEE WALL SECTIONS AND STRUCTURAL DWGS
11. FUTURE GREASE TRAP

north

FLOOR PLAN - BLDG. - C

7

A1.0(C)-FLOOR PLAN.DWG | 10.18.04 | SCALE: 1/8" = 1'-0"

KEY NOTES

3

KEY-NOTES.DWG | 10.18.04 | SCALE: NTS

FIRE BLOCKING NOTES

PROVIDE FIRE BLOCKING PER IBC/IRC SECTION 708.1

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
4. OPENINGS BETWEEN ATTIC SPACES.

FIRE BLOCKING CONSTRUCTION (IRC) IBC SECTION 717.2.1

1. FIREBLOCKING SHALL CONSIST OF: 1" NOMINAL LUMBER OR TWO THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.719" PARTICLE BOARD.
2. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY REMAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

DRAFT STOP CONSTRUCTION (IRC) IBC SECTION 717.3

1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

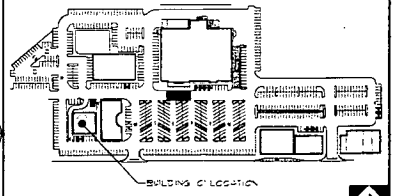
FLOOR PLAN GENERAL NOTES

1. ONE SET OF APPROVED PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. (IFC/UBC SECTION 3203)
2. GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL PROJECT CONSTRUCTION SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT GUIDELINES AND CHAPTER 11 OF IBC.
5. THIS BUILDING SHALL BE FULLY SPRINKLED. REFER TO FIRE SAFETY DRAWINGS.
6. PROVIDE 2x6 STUDS AT INTERIOR PARTITIONS 16" O.C. FOR ALL REST ROOM AND PLUMBING WALLS TO 9" ABOVE CEILING.
7. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE.
8. PROVIDE ONE (1) MINIMUM FIRE EXTINGUISHER IN LOCATION APPROVED BY FIRE DEPT.
9. PAINT ALL EXPOSED EXTERIOR METALS TO MATCH ADJACENT SURFACE.
10. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BRACING WALL DESIGN AND LOCATIONS.
11. BUILDING INSULATION MINIMUMS WILL BE AS FOLLOWS: R-19 FOR THE ROOF AND R-11 FOR EXTERIOR WALLS.
12. SHELL BUILDING. NO OCCUPANCY WILL BE ALLOWED UNTIL PROVISIONS FOR SANITARY FACILITIES, ADA/DISABLED ACCESS REGULATIONS AND MODEL ENERGY CODE REQUIREMENTS ARE MET.

FLOOR PLAN LEGEND

SALES FLOOR

KEY PLAN



4

KEY-PLAN | 10.18.04 | SCALE: NTS

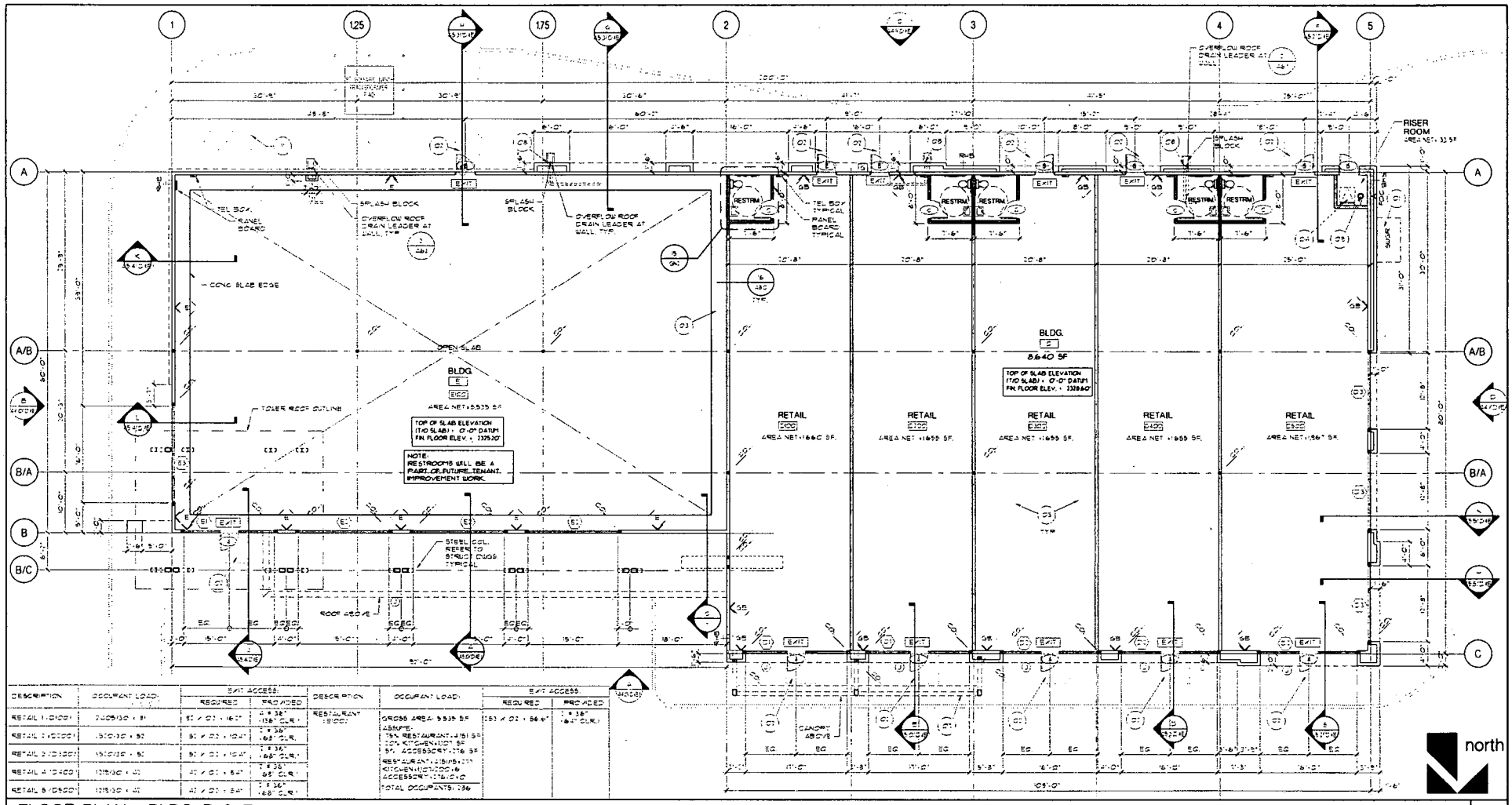
REVISIONS

OWNER: BULLSEYE C.R.E.
26632 Rancho Drive, Suite 265
Agoura Hills, CA 91301
Ph. (702) 280-4530

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3990 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-9500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 03-0637
PLOT DATE: 01/07/05
DRAWN BY: TEAM
SHEET TITLE: P.O.C. FLOOR PLAN
SHEET NO: A1.0(C)



DESCRIPTION	OCCUPANT LOAD	EXIT ACCESS: REQUIRED	EXIT ACCESS: PROVIDED
RETAIL 1 (E100)	2405/100 = 24	50' x .02 = 16.2"	± 36" (136" CLR.)
RETAIL 2 (E200)	1310/100 = 92	50' x .02 = 10.4"	± 36" (68" CLR.)
RETAIL 3 (E300)	1310/100 = 92	50' x .02 = 10.4"	± 36" (68" CLR.)
RETAIL 4 (E400)	1310/100 = 92	50' x .02 = 10.4"	± 36" (68" CLR.)
RETAIL 5 (E500)	1215/100 = 92	50' x .02 = 8.4"	± 36" (68" CLR.)

DESCRIPTION	OCCUPANT LOAD	EXIT ACCESS: REQUIRED	EXIT ACCESS: PROVIDED
RESTAURANT (E100)	GROSS AREA: 5535 SF ASSUME: 15% RESTAURANT: 4151 SF 20% KITCHEN: 1107 SF 5% ACCESSORY: 276 SF RESTAURANT: 4151/15 = 277 KITCHEN: 1107/200 = 6 ACCESSORY: 276/100 = 3 TOTAL OCCUPANTS: 286	150' x .02 = 56.4"	± 36" (64" CLR.)

FLOOR PLAN - BLDG. D & E

NOTE: REFER TO SHEET A1.0(A) FOR KEYNOTES

3

10/22/04 | SCALE: 1/8" = 1'-0"

FIRE BLOCKING NOTES

PROVIDE FIRE BLOCKING PER 2003 IBC SECTION 716:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
3. OPENINGS BETWEEN ATTIC SPACES.

FIRE BLOCKING CONSTRUCTION (PER 2003 IBC SECTION 716.2.1)

1. FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75" PARTICLE BOARD.
2. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY REMAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

DRAFT STOP CONSTRUCTION (PER 2003 IBC SECTION 716.3)

1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

FLOOR PLAN GENERAL NOTES

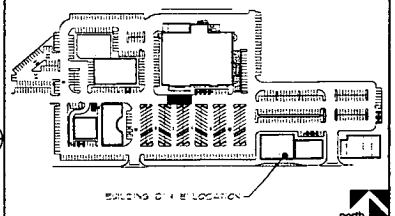
1. ONE SET OF APPROVED PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. 8" U.A.C. SECTION 303.2
2. GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL PROJECT CONSTRUCTION SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT GUIDELINES AND CHAPTER 11, 2003 I.B.C.
5. THIS BUILDING SHALL BE FULLY SPRINKLED. REFER TO FIRE SAFETY DRAWINGS.
6. PROVIDE 2x6 STUDS AT INTERIOR PARTITIONS 16" O.C. FOR ALL REST ROOM AND PLUMBING WALLS TO 6" ABOVE CEILING.
7. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE.
8. PROVIDE ONE (1) MIN. 4A:60BC FIRE EXTINGUISHER IN LOCATION APPROVED BY FIRE DEPT.
9. PAINT ALL EXPOSED EXTERIOR METALS TO MATCH ADJACENT SURFACES.
10. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BRACING WALL DESIGN AND LOCATIONS.
11. BUILDING INSULATION MINIMUMS WILL BE AS FOLLOWS: R-19 FOR THE ROOF AND R-13 FOR EXTERIOR WALLS.
12. SHELL BUILDING: NO OCCUPANCY WILL BE ALLOWED UNTIL PROVISIONS FOR SANITARY FACILITIES, HVAC, DISABLED ACCESS REGULATIONS AND MODEL ENERGY CODE REQUIREMENTS ARE MET.

SDR-6023

FLOOR PLAN LEGEND

SALES FLOOR — ROOM NAME
E100 — ROOM NUMBER
(####) — DOOR & FRAME (SEE SHEET A7.1)
KEYED AS DIFFERENT TYPE (SEE SHEET A7.1 & A7.2)
CMU WALL
STUD WALL
INSULATED STUD WALL
STOREFRONT
F.O.S. — FACE OF STUD
1 HOUR FIRE RATED WALL TO UNDERSIDE OF ROOF DECK PER 2003 IBC TABLE 719.1 (ITEM 1A, 1B & 2)
E = EXPOSED STUDS AND INSUL.
GB = GYPSUM SHEATHING STUDS AND INSUL. TAPED AND SANDED
GAS METER

KEY PLAN



KEY PLAN | 10/22/04 | SCALE: 1" = 80'-0"

4

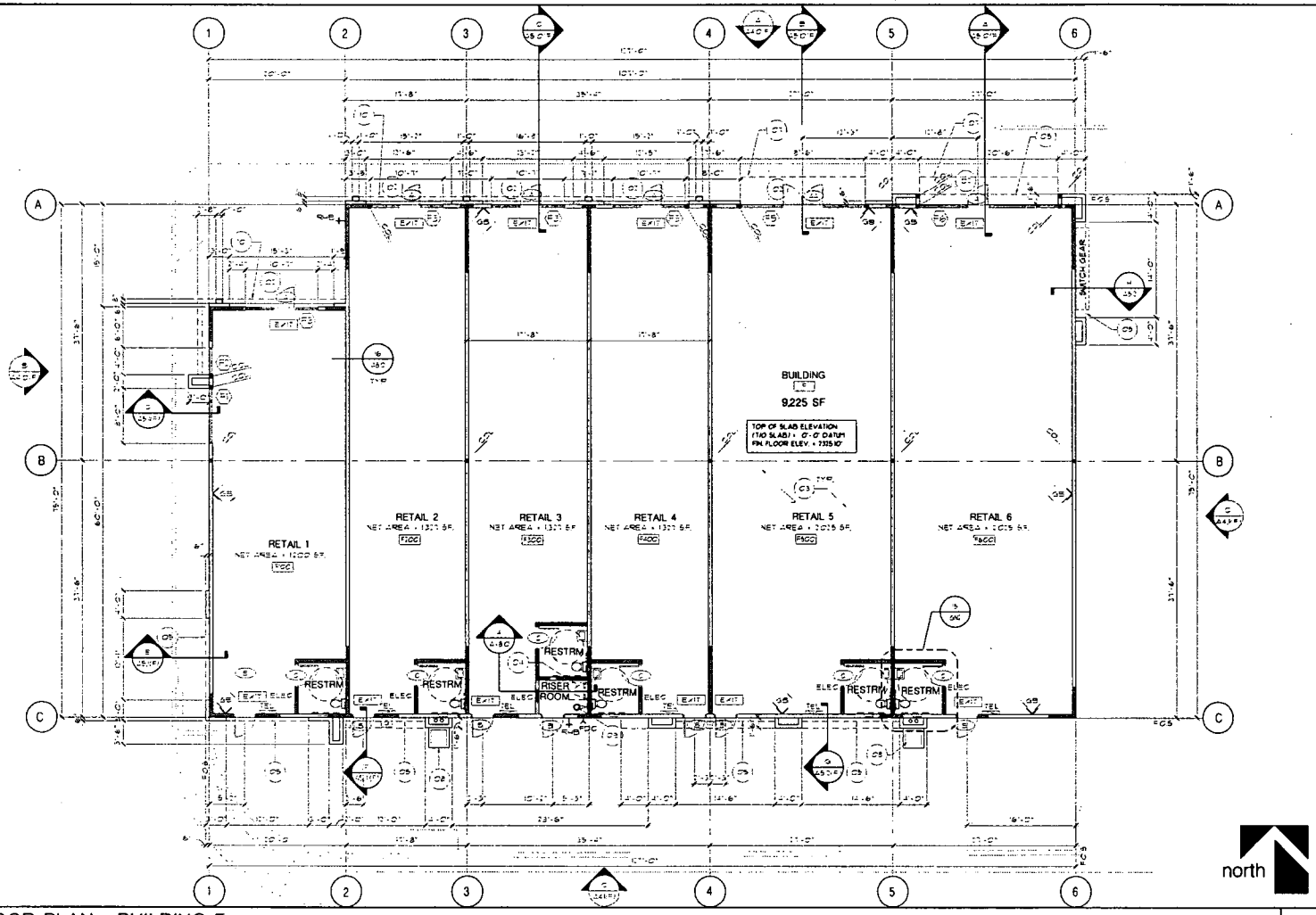
REVISIONS

OWNER: BULLSEYE C.R.E.
28632 Roadside Drive, Suite 285, Agoura Hills, CA 91301, T: (703) 380-4560

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3080 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 03-0325
PLOT DATE: 01/07/05
DRAWN BY: TEAM
SHEET TITLE: BLDG D & E FLOOR PLAN
SHEET NO: A1.0(D&E)



FLOOR PLAN - BUILDING F

DRAWING SHEET | 10:1/8"=1'-0" | SCALE: 1/8" = 1'-0" | 7

DESCRIPTION	OCCUPANT LOAD	EXIT ACCESS: REQUIRED	EXIT ACCESS: PROVIDED
RETAIL 1 (FIRST)	1200/30 = 40	40 X 01 = 8"	1 @ 36" (68" CLR.)
RETAIL 2 (FIRST)	1323/30 = 45	45 X 01 = 0.9"	1 @ 36" (68" CLR.)
RETAIL 3 (FIRST)	1323/30 = 45	45 X 01 = 0.9"	1 @ 36" (68" CLR.)
RETAIL 4 (FIRST)	1323/30 = 45	45 X 01 = 0.9"	1 @ 36" (68" CLR.)
RETAIL 5 (FIRST)	2015/30 = 68	68 X 01 = 1.36"	1 @ 36", 1 @ 44" (100" CLR.)
RETAIL 6 (FIRST)	2015/30 = 68	68 X 01 = 1.36"	1 @ 36" (68" CLR.)

(1) SWITCHGEAR
(2) 5'-0" X 5'-0" MIN. LEVEL AREA
(3) CONCRETE FLOOR SLAB REF. STRUCTURAL DRAWINGS
(4) ROOF ACCESS LADDER AND HATCH ABOVE
(5) PROJECTING SOFFIT LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS
(6) PROJECTING CORNICE LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS
(7) PROJECTING METAL CANOPY LINE ABOVE, SHOWN DASHED. SEE WALL SECTIONS FOR DIMENSIONS
(8) ROOF DRAIN, RUN UNDER SIDEWALK/LANDSCAPE, DAYLIGHT ONTO PARKING. SEE CIVIL AND PLUMBING DWGS AND
(9) FIRE SPRINKLER RISER LOCATION
(10) TUBE STEEL STRUCTURE ABOVE SEE WALL SECTIONS AND STRUCTURAL DWGS
(11) FUTURE GREASE TRAP

KEY NOTES

KEY-KEYNOTES#=0 | FINISH | SCALE: N.T.S. | 3

FIRE BLOCKING NOTES

ESCAPE FIRE BLOCKING (PER 703.2 IBC SECTION 718.)

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

FIRE BLOCKING CONSTRUCTION (PER 703.2 IBC SECTION 718.7.1)

1. FIRE BLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESS OF NOMINAL 1" LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 3/4" PARTICLE BOARD.
2. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRESTOP. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRESTOP UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

DRAFT STOP CONSTRUCTION (PER 703.2 IBC SECTION 718.)

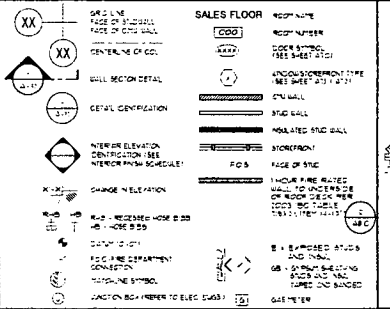
1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" TYPE 2-M PARTICLE BOARD, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

FLOOR PLAN GENERAL NOTES

1. ONE SET OF APPROVED PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. (PER U.B.C. SECTION 303.)
2. GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL PROJECT CONSTRUCTION SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT GUIDELINES AND CHAPTER 11 (2003 I.B.C.)
5. THIS BUILDING SHALL BE FULLY SPRINKLED. REFER TO FIRE SAFETY DRAWINGS.
6. PROVIDE 2X6 STUDS AT INTERIOR PARTITIONS 16" O.C. FOR ALL REST ROOM AND PLUMBING WALLS TO 8'-0" ABOVE CEILING.
7. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND OFF THE INTERIOR WALL SURFACE.
8. PROVIDE ONE (1) 2A:10B:C FIRE EXTINGUISHER IN LOCATION APPROVED BY FIRE DEPT.
9. PAINT ALL EXPOSED EXTERIOR METALS TO MATCH ADJACENT SURFACE.
10. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND FRAMING WALL DESIGN AND LOCATIONS.
11. BUILDING INSULATION MINIMUMS WILL BE AS FOLLOWS: R-19 FOR THE ROOF AND R-11 FOR EXTERIOR WALLS.
12. SHELL BUILDING. NO OCCUPANCY WILL BE ALLOWED UNTIL PROVISIONS FOR SANITARY FACILITIES, HVAC, DISABLED ACCESS REGULATIONS AND MODEL ENERGY CODE REQUIREMENTS ARE MET.

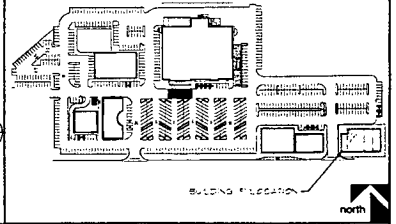
SDR-6023

FLOOR PLAN LEGEND



KEY PLAN

KEYPLAN | 10:1/16" | SCALE: N.T.S. | 4



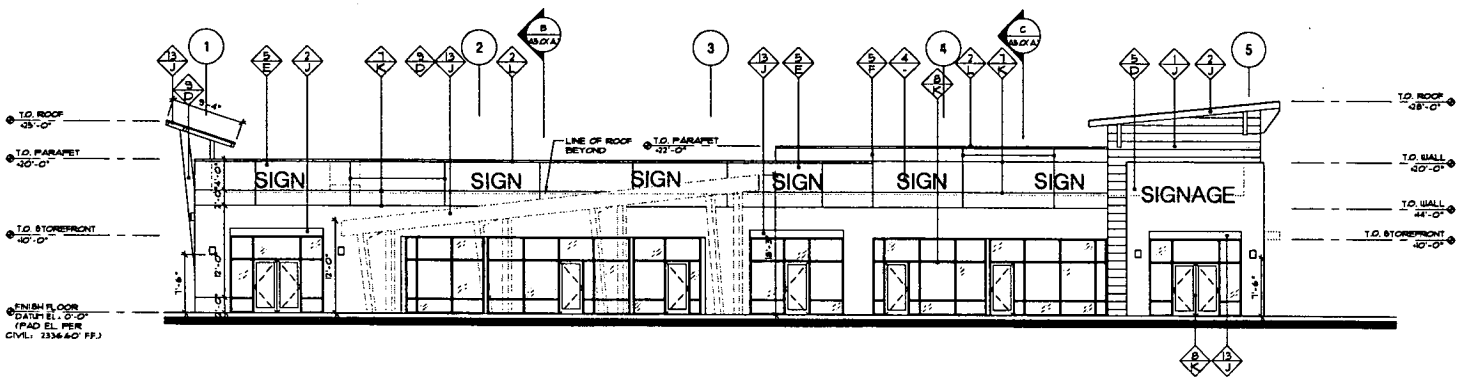
REVISIONS

OWNER: BULLSEYE C.R.E.
28632 Roadside Drive, Suite 285
Agoura Hills, CA 91301
t. (702) 382-4750

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3990 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 tel (702) 892-3500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 03-0035
PLOT DATE: 01/07/05
DRAWN BY: TE/JH
SHEET TITLE: BUILDING F FLOOR PLAN
SHEET NO: A1.0(F)



BUILDING A -- SOUTH ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

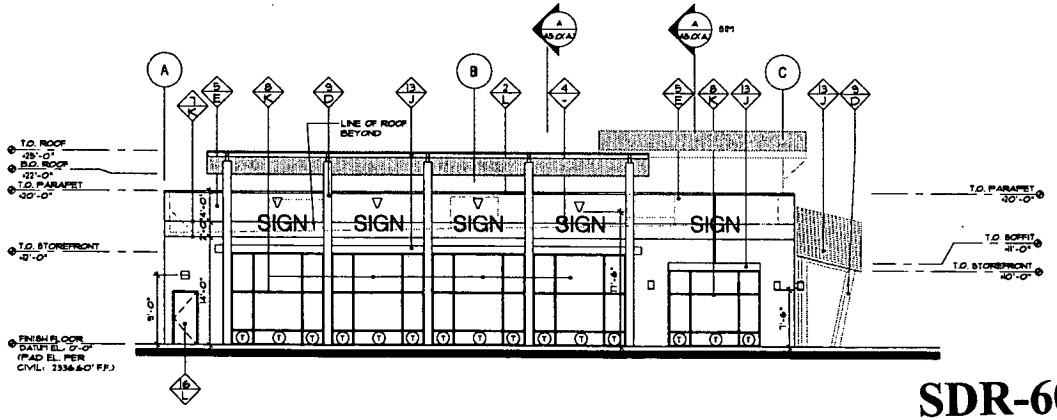
SCALE: 1/8" = 1'-0"

A

MATERIAL		FINISH	
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH FRAZEE 8813U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH FRAZEE CI0021U "RAIN SHIFTER"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH FRAZEE 1313A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH FRAZEE 4C13A "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH FRAZEE 8821U "HALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH FRAZEE CI1060U " SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	J	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



BUILDING A -- WEST ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

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

B

SDR-6023

G		FLOOD LIGHT
H		SCONCE 1
C		WALL PACK WITH BACK-UP BATTERY
I		SCONCE 3
F		WALL PACK WITHOUT BACK-UP BATTERY
F		WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND

XLTGLEGEND | 12/13/04 | SCALE: NTS

3

TITLE

DRAWING.DWG | MM/DD/YY | SCALE:X-X/X"= X'

4

REVISIONS

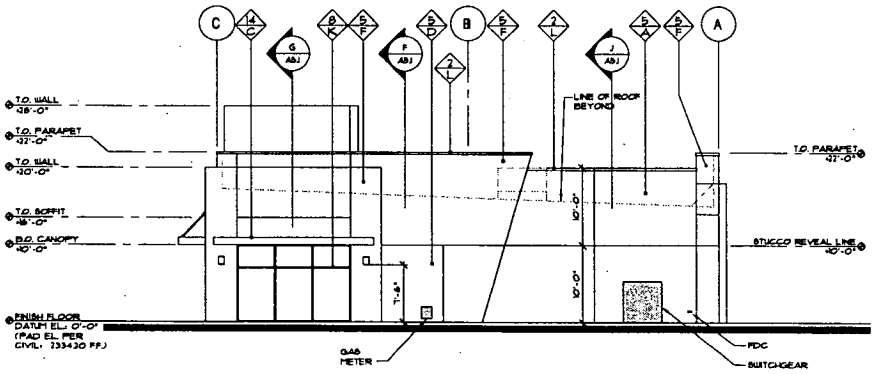
OWNER: BULLSEYE C.R.E.
28202 Princeton Drive, Suite 200
Aliso Viejo, CA 92656
T: (702) 330-4280

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
Tel (702) 692-6500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:

JOB NUMBER: 03-403.25
PLOT DATE: 01/07/05
DRAWN BY: TEAM
SHEET TITLE: BLDG A ELEVATIONS
SHEET NO.: A4.0(A)



BLDG. B - NORTH ELEVATION

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

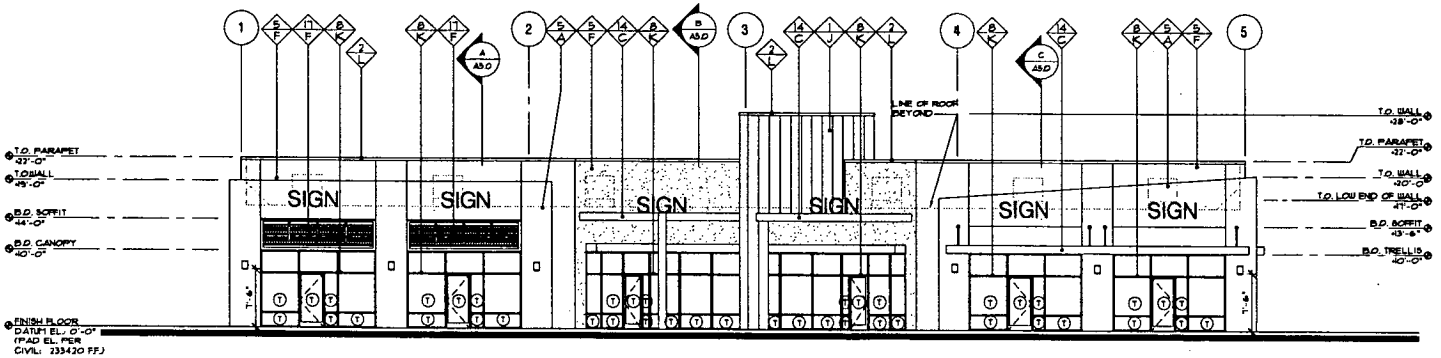
ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

A

MATERIAL		FINISH	
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH PRAIZEE 8853U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH PRAIZEE C1000W "RAIN SHIPPER"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH PRAIZEE 1375A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH PRAIZEE AC150 "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH PRAIZEE 8572U "HALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH PRAIZEE C1006W " SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	I	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



BLDG. B - EAST ELEVATION

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

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

B

G		FLOOD LIGHT
H		SCONCE 1
C		WALL PACK WITH BACK-UP BATTERY
I		SCONCE 3
F		WALL PACK WITHOUT BACK-UP BATTERY
F		WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND | 3

XLTGLEGEND | 01/13/04 | SCALE: NTS

TITLE | 4

DRAWING DATE: | MM/DD/YY | SCALE: X-X/X" = 1'

SDR-6023

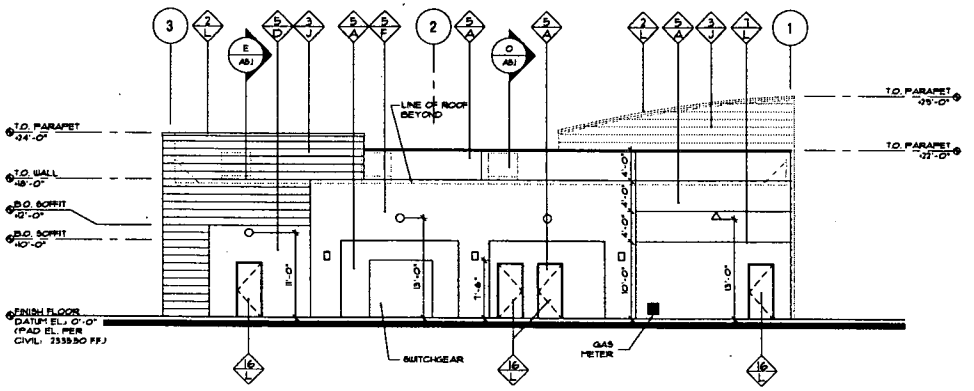
REVISIONS

OWNER: BULLSEYE C.R.E.
3800 Howard Hughes Pkwy, Suite 500
Las Vegas, NV 89109
T: (702) 990-4350

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
Tel (702) 892-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 03.40329
PLOT DATE: 01/07/05
DRAWN BY: TEAM
SHEET TITLE: BLDG. B ELEVATIONS
SHEET NO.: A4.0(B)



BLDG. C - NORTH ELEVATION

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

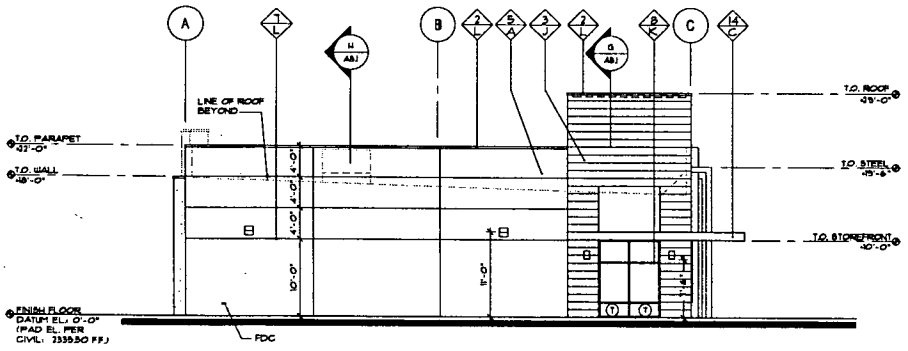
ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

A

MATERIAL		FINISH	
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH PRAIZEE 8813W "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH PRAIZEE CW0013W "RAIN SHIMMER"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH PRAIZEE 1319-A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH PRAIZEE AC18N "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH PRAIZEE 8878U "MALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH PRAIZEE CW0640U " SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	J	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



BLDG. C - EAST ELEVATION

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

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

B

G	FLOOD LIGHT
H	SCONCE 1
C	WALL PACK WITH BACK-UP BATTERY
I	SCONCE 3
F	WALL PACK WITHOUT BACK-UP BATTERY
F	WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND

3

XLTGLEGEND | 12/13/04 | SCALE: NTS

SDR-6023

TITLE

4

DRAWING.DWG | MM/DD/YY | SCALE: X-X/X"= X'

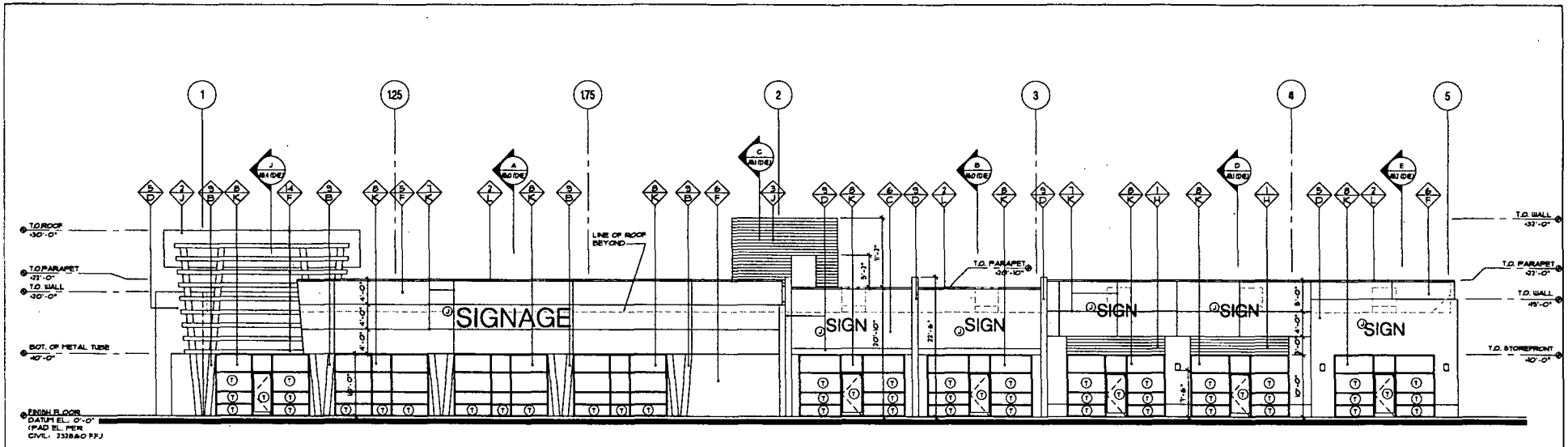
REVISIONS

OWNER: BULLSEYE C.R.E.
2300 Paseo Verde Pkwy, Suite 200
Henderson, NV 89074
T: (702) 990-4280

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
Tel (702) 892-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 03.40329
PLOT DATE: 01/07/05
DRAWN BY: TEAM
SHEET TITLE: BLDG. C ELEVATIONS
SHEET NO: A4.0(C)

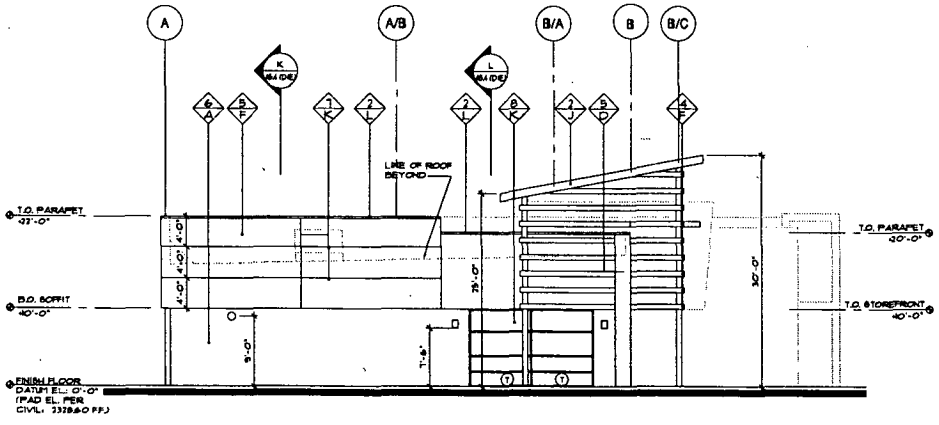


BLDG D & E -- NORTH ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR

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

A



BLDG. D & E -- EAST ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR

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

B

G	FLOOD LIGHT
H	SCONCE 1
C	WALL PACK WITH BACK-UP BATTERY
I	SCONCE 3
F	WALL PACK WITHOUT BACK-UP BATTERY
F	WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND

XLTGLEGEND | 12/13/04 | SCALE: NTS

SDR-6023

MATERIAL		FINISH
1	CORRUGATED METAL CLADDING	A — COLOR TO MATCH FRAZEE 8613U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B — COLOR TO MATCH FRAZEE CL1007U "RAIN SHIPPER"
3	FLUSH PANEL METAL CLADDING	C — COLOR TO MATCH FRAZEE 1315A "TANGERINE"
4	SIGNAGE BY OTHERS	D — COLOR TO MATCH FRAZEE AC15N "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E — COLOR TO MATCH FRAZEE 8571U "MALATION"
6	HEAVY DASH PLASTER FINISH	F — COLOR TO MATCH FRAZEE CL1010U " SEA CLOUD"
7	METAL REVEAL	G — ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H — "DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	J — "CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K — CLEAR ANODIZED
11	RECESSED LIGHTS	L — MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M — -
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N — -
14	TUBULAR STEEL HORIZONTAL BASE	P — -
15	STEEL ROLL-UP DOOR	Q — -
16	HOLLOW METAL DOOR	R — -
17	METAL LOUVERS	S — -

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.

EXTERIOR FINISH SCHEDULE

- | 10/10/04 | SCALE: NONE | -

REVISIONS

OWNER:
BULLSEYE C.R.E.
20382 Rockfield Drive, Suite 255
Aliso Viejo, CA 92656
T: (949) 580-4280

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
Tel (702) 892-8500

PROJECT:
CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:

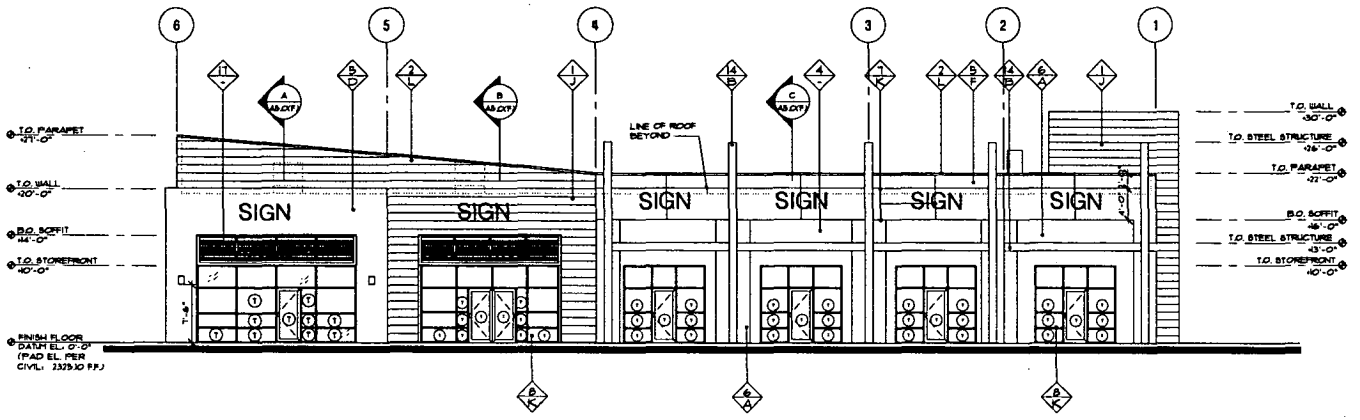
JOB NUMBER:
03.403.25

PLOT DATE:
01/07/05

DRAWN BY:
TEAM

SHEET TITLE:
BLDG D&E ELEVATIONS

SHEET NO:
A4.0(D&E)



BUILDING F -- NORTH ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

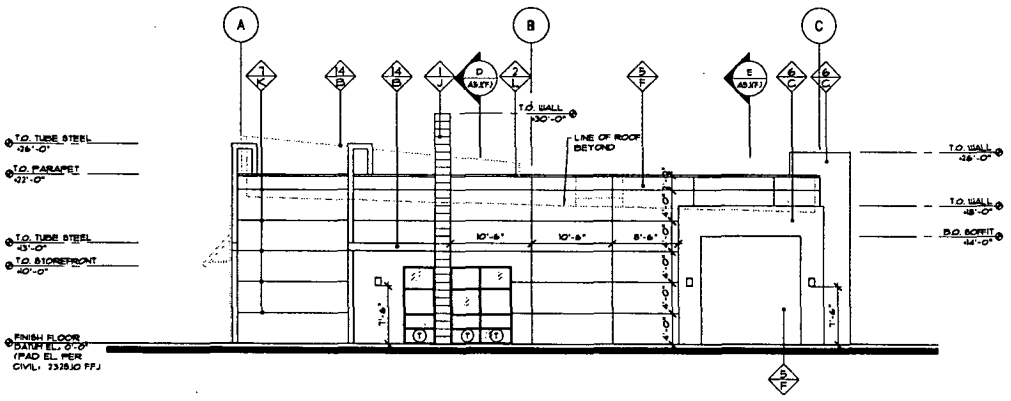
SCALE: 1/8" = 1'-0"

A

MATERIAL		FINISH	
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH FRAZEE 8813U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH FRAZEE 0U0031U "RAIN SHUTTER"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH FRAZEE 1313A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH FRAZEE 4C13N "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH FRAZEE 8831U "SALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH FRAZEE 0U0040U " SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	J	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



SDR-6023

BUILDING F -- WEST ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

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

B

G	FLOOD LIGHT	
H	SCONCE 1	
C	WALL PACK WITH BACK-UP BATTERY	
I	SCONCE 3	
F	WALL PACK WITHOUT BACK-UP BATTERY	
F	WALL PACK WITHOUT BACK-UP BATTERY	

EXTERIOR LIGHTING LEGEND

XLTGLEGEND | 07/13/04 | SCALE: NTS

3

TITLE

DRAWING.DGN | MM/DD/YY | SCALE: X-X/X" = X'

4

REVISIONS

CIVIL/STRUCTURAL ENGINEER: BULLSEYE C.R.E. 2850 Pinnacle Drive, Suite 205, Agoura Hills, CA. 91301, T: (702) 880-4282

ARCHITECT: Perkowitz+Ruth Architects, Architecture / Planning / Store Design, 3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109, Tel (702) 892-8500

PROJECT: CHARLESTON FESTIVAL, NEC of Charleston Blvd. & Torrey Pines, Las Vegas, NV

ISSUE DATE:

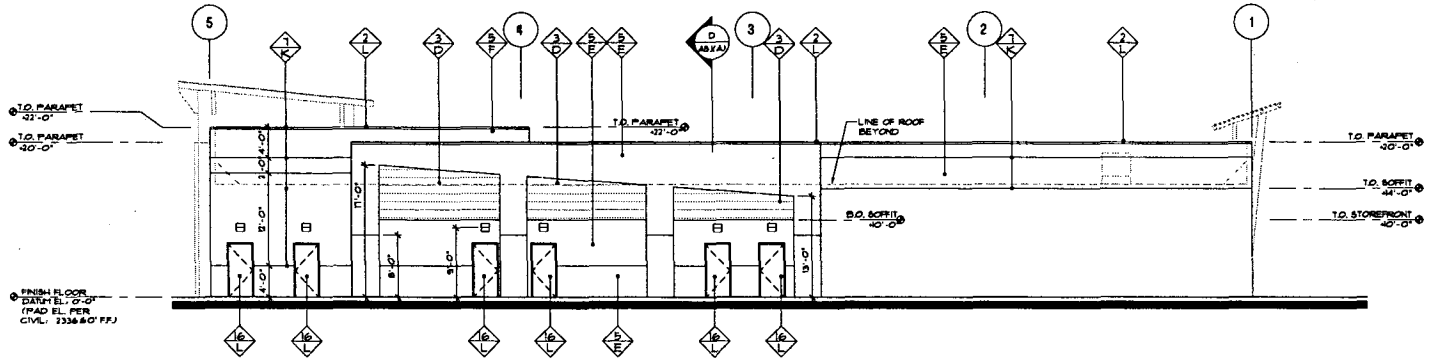
JOB NUMBER: 03.403.25

PLOT DATE: 01/07/05

DRAWN BY: TEAM

SHEET TITLE: BLDG F ELEVATIONS

SHEET NO: A4.0(F)



BUILDING A -- NORTH ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

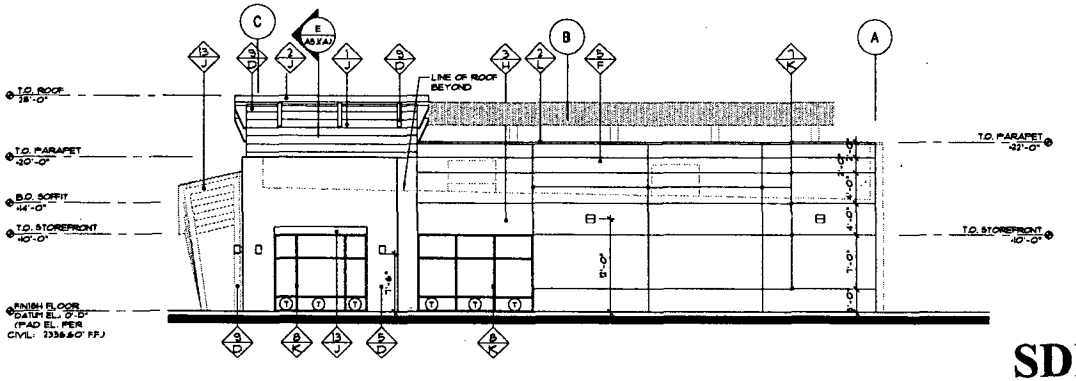
SCALE: 1/8" = 1'-0"

C

MATERIAL		FINISH	
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH FRAZEE 8813U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH FRAZEE 6100U "RAIN SHIFTER"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH FRAZEE 1378A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH FRAZEE 4618U "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH FRAZEE 8521U "HALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH FRAZEE 6140U "SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	J	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



BUILDING A -- EAST ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

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

D

SDR-6023

G FLOOD LIGHT

H SCONCE 1

C WALL PACK WITH BACK-UP BATTERY

I SCONCE 3

F WALL PACK WITHOUT BACK-UP BATTERY

F WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND | 3

XL.TGLEGEND | 01/13/04 | SCALE: NTS

TITLE | 4

DRAWING.DWG | MM/DD/YY | SCALE:X-X/X"=1'-X"

REVISIONS

OWNER: BULLSEYE C.R.E. 20833 Stevens Creek Blvd., Suite 205 Cupertino, CA 95014 T: (702) 880-4280

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 893-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:

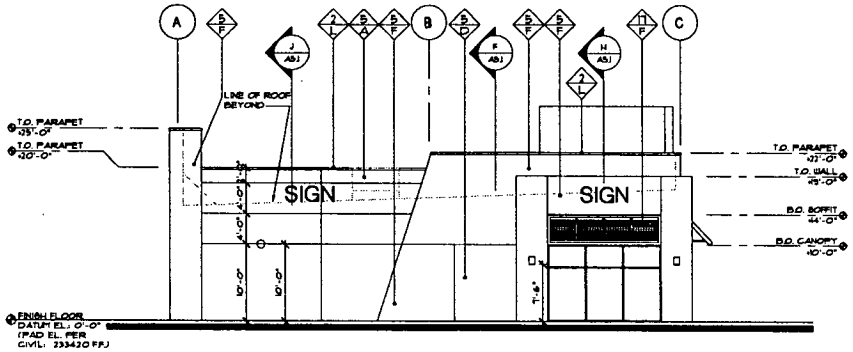
JOB NUMBER: 03.40325

PLOT DATE: 01/07/05

DRAWN BY: TE.AM

SHEET TITLE: BUILDING A ELEVATIONS

SHEET NO: A4.1(A)



BLDG. B - SOUTH ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

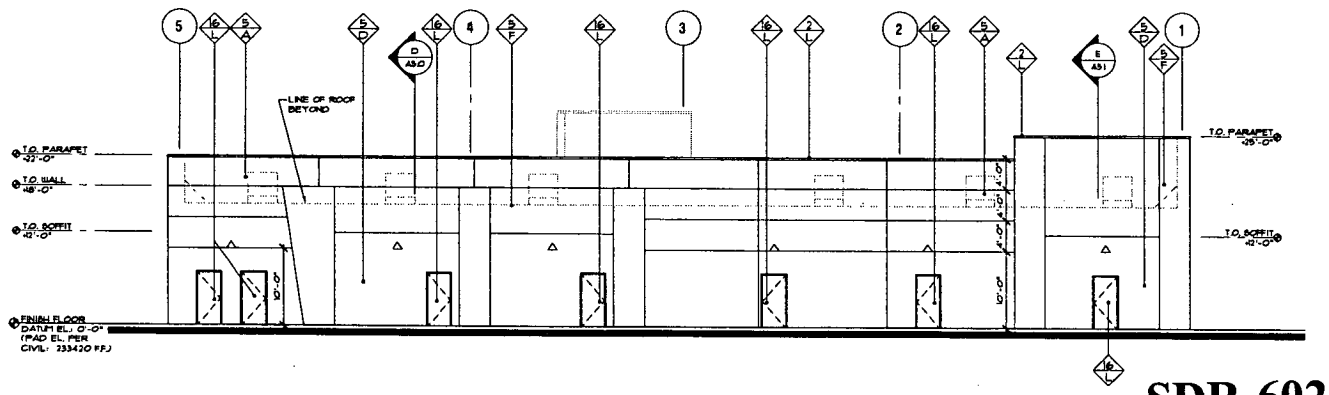
C

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

MATERIAL		FINISH	
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH PRAZEE 8813U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH PRAZEE CW0031U "RAIN SHIFTER"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH PRAZEE 1318A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH PRAZEE AC15N "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH PRAZEE 8821U "HALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH PRAZEE CW0640U " SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	J	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS.	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



SDR-6023

BLDG. B - WEST ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

D

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

G	FLOOD LIGHT
H	SCONCE 1
C	WALL PACK WITH BACK-UP BATTERY
I	SCONCE 3
F	WALL PACK WITHOUT BACK-UP BATTERY
F	WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND 3

XLTGLEGEND | 12/13/04 | SCALE: NTS

TITLE 4

DRAWING.DWG | MM/DD/YY | SCALE: X-X/X"= X'

REVISIONS

OWNER: BULLSEYE C.R.E. 2850 Redhill Drive, Suite 205 Newport Hills, CA 92660 T: (702) 880-4280

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:

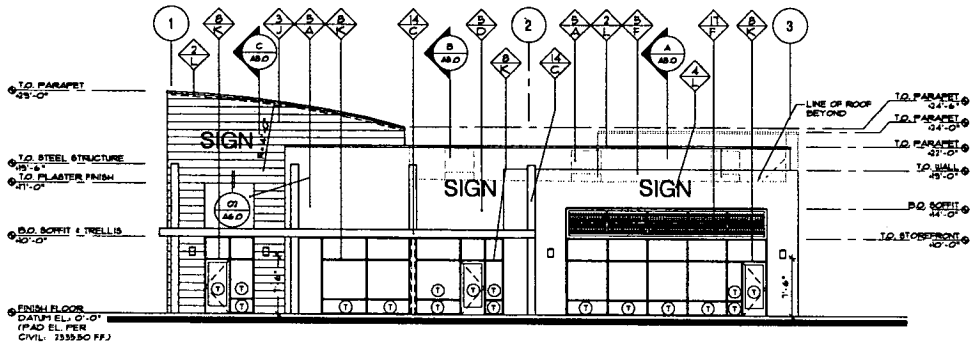
JOB NUMBER: 03.40325

PLOT DATE: 01/07/05

DRAWN BY: TEAM

SHEET TITLE: BLDG. B ELEVATIONS

SHEET NO.: A4.1(B)



BLDG. C - SOUTH ELEVATION

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

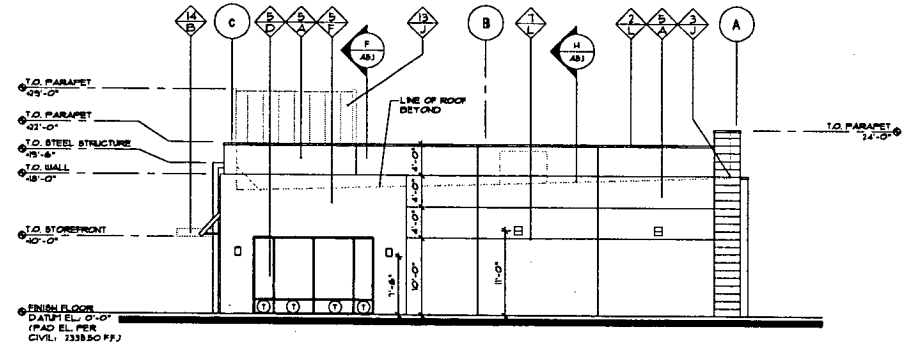
ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

C

	MATERIAL		FINISH
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH PRAZEE 8883W "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH PRAZEE CU0021W "RAIN SHUTTER"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH PRAZEE 1313A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH PRAZEE AC15W "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH PRAZEE 8873U "HALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH PRAZEE CU0040U " SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	J	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



BLDG. C - WEST ELEVATION

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

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONC. FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

D

SDR-6023

G	FLOOD LIGHT
H	SCONCE 1
C	WALL PACK WITH BACK-UP BATTERY
I	SCONCE 3
F	WALL PACK WITHOUT BACK-UP BATTERY
F	WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND | 3

XLTGLEGEND | 12/13/04 | SCALE: NTS

TITLE | 4

DRAWING.DWG | MM/DD/YY | SCALE: X"=X/X"=1'-X"

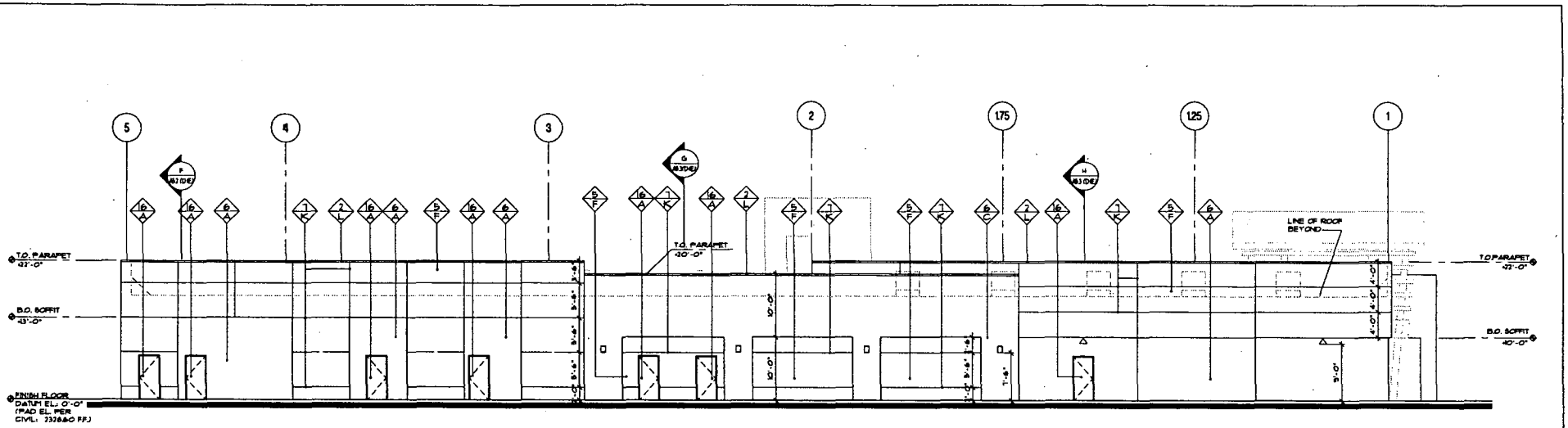
REVISIONS

OWNER: BULLSEYE C.R.E.
25252 Paseo De Alicia, Suite 200
Laguna Hills, CA 92653
T: (949) 580-4280

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
Tel (702) 892-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 0340325
PLOT DATE: 01/01/05
DRAWN BY: TEAM
SHEET TITLE: BLDG. C ELEVATIONS
SHEET NO: A4.1(C)

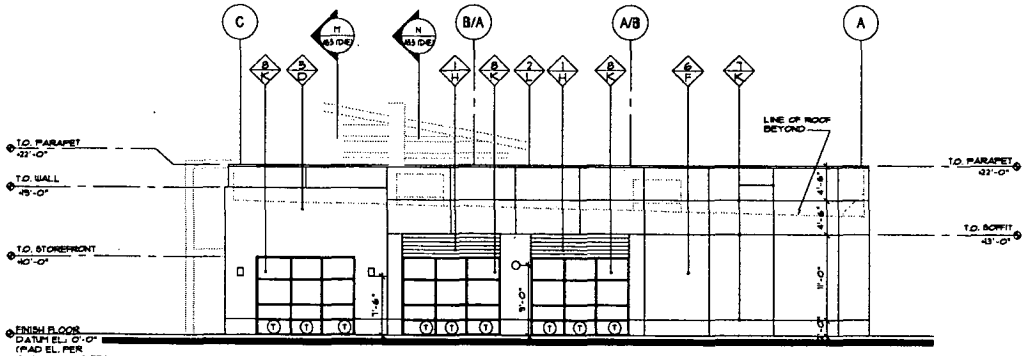


BLDG D & E -- SOUTH ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

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

C



BLDG. D & E -- WEST ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

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

D

G	FLOOD LIGHT
H	SCONCE 1
C	WALL PACK WITH BACK-UP BATTERY
I	SCONCE 3
F	WALL PACK WITHOUT BACK-UP BATTERY
F	WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND

XLTGLEGEND | 12/13/04 | SCALE: NTS

SDR-6023

	MATERIAL	FINISH
1	CORRUGATED METAL CLADDING	A: COLOR TO MATCH FRAZEE 8813U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B: COLOR TO MATCH FRAZEE CU0072U "RAIN 84129"
3	FLUSH PANEL METAL CLADDING	C: COLOR TO MATCH FRAZEE 1315A "TANGERINE"
4	SIGNAGE BY OTHERS	D: COLOR TO MATCH FRAZEE 4C115A "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E: COLOR TO MATCH FRAZEE 8871U "HALATION"
6	HEAVY DASH PLASTER FINISH	F: COLOR TO MATCH FRAZEE CU0640U " SEA CLOUD"
7	METAL REVEAL	G: ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H: "DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING, PAINTED	I: "CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K: CLEAR ANODIZED
11	RECESSED LIGHTS	L: MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M: -
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N: -
14	TUBULAR STEEL HORIZONTAL BASE	P: -
15	STEEL ROLL-UP DOOR	Q: -
16	HOLLOW METAL DOOR	R: -
17	METAL LOUVERS	S: -

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.

EXTERIOR FINISH SCHEDULE

- | 10/10/04 | SCALE: NONE

-

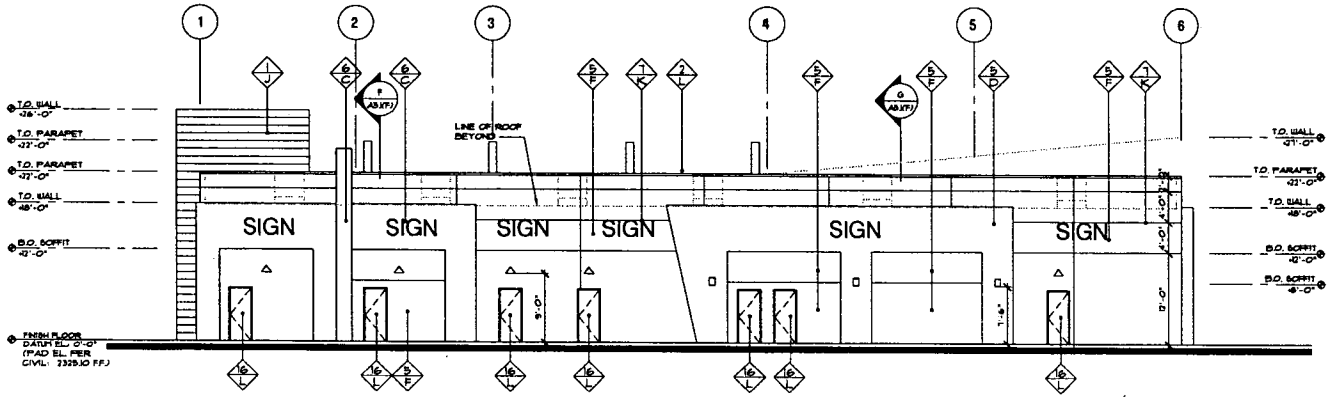
REVISIONS

OWNER: BULLSEYE C.R.E.
23852 Pacifica Drive, Suite 200, Aliso Viejo, CA 92656, T: (703) 880-4200

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3950 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:
JOB NUMBER: 03.40325
PLOT DATE: 01/07/05
DRAWN BY: TEAM
SHEET TITLE: BLDG D/E ELEVATIONS
SHEET NO.: A4.1(D&E)



BUILDING F -- SOUTH ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

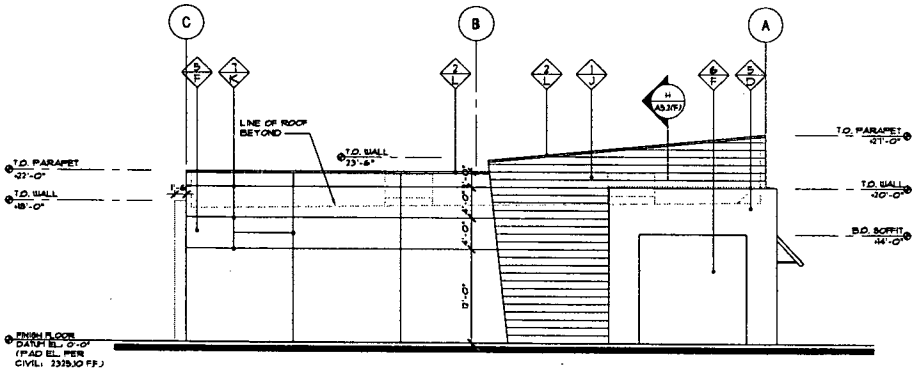
SCALE: 1/8" = 1'-0"

C

MATERIAL		FINISH	
1	CORRUGATED METAL CLADDING	A	COLOR TO MATCH PRAZEE 8833U "STONE CISTERN"
2	STANDING SEAM METAL ROOF/CANOPY/COPING	B	COLOR TO MATCH PRAZEE CU007U "RAIN SHEPHERD"
3	FLUSH PANEL METAL CLADDING	C	COLOR TO MATCH PRAZEE 1318A "TANGERINE"
4	SIGNAGE BY OTHERS	D	COLOR TO MATCH PRAZEE AC15N "TOMATILLO"
5	LIGHT DASH PLASTER FINISH	E	COLOR TO MATCH PRAZEE 8871U "HALATION"
6	HEAVY DASH PLASTER FINISH	F	COLOR TO MATCH PRAZEE CU06CU " SEA CLOUD"
7	METAL REVEAL	G	ANGELUS BLOCK "WARM GREY"
8	ALUMINUM STOREFRONT	H	"DARK BRONZE" BY BERRIDGE MANUFACTURING CO.
9	EXPOSED STRUCTURAL STEEL COLUMNS & BEAMS, PAINTED	J	"CLEAR ANODIZED" BY BERRIDGE MANUFACTURING CO.
10	CONCRETE COLUMN BASE	K	CLEAR ANODIZED
11	RECESSED LIGHTS	L	MATCH COLOR TO ADJACENT SURFACE
12	CENTER IDENTIFICATION SIGN TOWER	M	-
13	CORRUGATED METAL PANEL/CANOPY/ROOF	N	-
14	TUBULAR STEEL HORIZONTAL BASE	P	-
15	STEEL ROLL-UP DOOR	Q	-
16	HOLLOW METAL DOOR	R	-
17	METAL LOUVERS	S	-

NOTES

1. ALL GLAZING PANELS ADJACENT TO FINISH FLOOR AND TO EITHER SIDE OF DOOR ENTRANCES ARE TO BE TEMPERED. ALL GLAZING SET IN STOREFRONT DOORS IS ALSO TO BE TEMPERED U.N.O.
2. SEE ROOF PLAN FOR TOP OF SHEATHING HEIGHTS.
3. SOFFITS TO MATCH ADJACENT STOREFRONT WALL COLOR.



BUILDING F -- EAST ELEVATION

ALL ELEVATION HEIGHTS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATION HEIGHTS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

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

D

SDR-6023

G — FLOOD LIGHT

H — SCONCE 1

C — WALL PACK WITH BACK-UP BATTERY

I — SCONCE 3

F — WALL PACK WITHOUT BACK-UP BATTERY

F — WALL PACK WITHOUT BACK-UP BATTERY

EXTERIOR LIGHTING LEGEND | 3

XLTGLEGEND | 01/13/04 | SCALE: NTS

TITLE | 4

DRAWING.DWG | MM/DD/YY | SCALE: X-X/X"= X'

REVISIONS

OWNER: BULLSEYE C.R.E. 20352 Brookhurst Street, Suite 236 Aliso Viejo, CA 92656 T: (702) 880-4280

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel: (702) 892-8500

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

ISSUE DATE:

JOB NUMBER: 03.403.29

PLOT DATE: 01/07/05

DRAWN BY: TEAM

SHEET TITLE: BUILDING F ELEVATIONS

SHEET NO.: A4.1(F)



SDR-6023 - APPLICANT/OWNER: CHARLESTON FESTIVAL, LLC
SOUTHEAST CORNER OF TORREY PINES DRIVE AND CASADA WAY
MARCH 24, 2005 PLANNING COMMISSION

02/22/05



SDR-6023 - APPLICANT/OWNER: CHARLESTON FESTIVAL, LLC
SOUTHEAST CORNER OF TORREY PINES DRIVE AND CASADA WAY
MARCH 24, 2005 PLANNING COMMISSION

02/22/05

Perkowitz+Ruth
ARCHITECTS

REVISED MEMORANDUM

Date: January 24, 2005

To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT

From: Deborah McCutchen

Project: **CENTENNIAL BUSINESS PARK** Project No.: 03-403
APN: 138-35-801-002 and 138-35-803-001
New parcel: 138-35-403-005

Re: **ADMINISTRATIVE REVIEW:** File No.: 5.1
Justification Letter
Related to: SDPR #3790 and SUP #3815

Perkowitz+Ruth Architects, on behalf of Charleston Festival, LLC, respectfully request Administrative Design Review approval for site revisions after approval of SPDR #3790. The site, a 10-acre parcel located is on the north side of Charleston Blvd, east of Torrey Pines, opposite the Community College of Southern Nevada is zoned C-1. The proposed uses on this site are a neighborhood market anchor in addition to commercial/retailers and restaurants.

We respectfully request approval of the following site changes: east property line adjustment based on boundary survey, addition of .45 acres at the northwest corner of the property and buildings that have moved and changed in size. The total building square footage has decreased from 101,000 down to 94,978 square foot.

Included for your review and approval with the building elevations are the exterior elevations of the Wal-market for this location and a building height profile showing that they will have a 22' building height where 30' is allowed. In addition to the 6' decorative block wall at the property line, Wal-Mart will provide a 10' screen wall at the loading dock.

The proposed site plan changes will not adversely affect the surrounding neighborhood. The site plan allows for required Fire Department access and turn radiuses and ingress and egress.

Document13
NB-MEMO (r. 11/2/00)

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

DISTRICT I
123 E. Washington Avenue
P.O. Box 170
Las Vegas, Nevada 89125-0170
(702) 385-6500 (702) 385-6511 Fax

KENNY C. GUINN, *Governor*

JEFF FONTAINE, P.E., *Director*

February 24, 2004

Mr. Rick Schroder
City of Las Vegas
731 S. Fourth St.
Las Vegas, NV 89101

Re: Traffic Study - Charleston Festival, Charleston Blvd. and Torrey Pines Dr.
Prepared by Superior Engineering

Dear Mr. Schroder,

The Nevada Department of Transportation has reviewed the referenced traffic study addendum. We have the following comments:.

1. The site plan must include all proposed and existing driveways which will access the site and all adjacent and opposing driveways.

2. The proposed driveways on Charleston Blvd. do not meet the requirements of the NDOT access policy. Only two driveways will be considered on Charleston. The driveway proposed at the west property line is not acceptable due to the proximity of the existing driveway. The site plan and study should be revised accordingly.

3. The on-site circulation should be improved to facilitate the entry of vehicles at the main driveway on Charleston Blvd. It is recommended that buildings D, E, F, and G be relocated to allow a clear entry isle leading to the main parking area.

Sincerely,

Kent Sears
District I Traffic Engineer

c: Scott Thorson
Roger Freeman, Superior Engineering

L:\TRAFFIC\ksdocuments\tis\lv804.wpd

Submitted at City Council
Date 4/20/05 Item # 94

RECEIVED
MAR 30 2004
BY: RLF

W.O. 1701

March 26, 2004

Roger L. Freeman, P.E.
Superior Engineering Services, Inc.
7464 West Sahara Avenue
Las Vegas, Nevada 89117-2740

RE: Traffic Impact Analysis for Charleston Festival
SDR-3790

COPY

Dear Mr. Freeman:

The Traffic Engineering Division of the City of Las Vegas has reviewed the traffic impact study for a shopping center, to be located on the northeast corner of Charleston Boulevard and Torrey Pines Drive. This development is proposed to consist of 18,940 square feet of specialty retail, 17,000 square feet of free-standing discount superstore, 39,910 square foot of discount supermarket, 4,200 square foot of drive-in bank, 8,000 square foot of quality restaurant and 9,800 square feet of high turnover sit down restaurants. Prior to approving the analysis, the following issues must be addressed:

1. The site plan and driveway locations must be revised to meet the requirements to the Nevada Department of Transportation (NDOT).

2. Information must be provided to justify the classification of ITE-931, quality restaurant or this pad must be reclassified as ITE-932, high turnover sit down restaurant.

Please contact me at 229-2452 if you have any questions.

Sincerely,

Rick Schroder, P.E.
Transportation Planning

RES

cc: O. C. White, P.E.
Qiong Liu, P.E.
Victor Bolanos
Kent Sears, P.E., NDO
file

Post-it® Fax Note 7671 | Date 4-2-04 | # of pages ▶ 1
To DEBORAH | From Jacob
Co./Dept. CAT-MK-1 | Co.
Phone # | Phone # 363-2246
Fax # | Fax #

Project No. | File No.

RECEIVED
APR 02 2004
Perkowitz+Ruth ARCHITECTS
Las Vegas

Submitted at City Council
Date 4/20/05 Item # 94

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

DEPARTMENT OF
PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION

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

VOICE 702.229.6527
FAX 702.366.0032
TDD 702.386.9108
www.ci.las-vegas.nv.us

HUTCHISON & STEFFEN
A PROFESSIONAL LLC
PECCOLE PROFESSIONAL PARK
10080 WEST ALTA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89145
(702) 385-2500
(877) HSNVLAW
Fax (702)385-2086
hsnvlaw.com

FACSIMILE TRANSMITTAL

DATE: April 14, 2005

TO: Honorable Mayor Goodman # 385-7960

All City Council Members # 382-8558

FROM: Mark A. Smith

OUR FILE # 1872-004

RE: Letter of Opposition to SDR-6023
Scheduled for Hearing, April 20, 2005

SPECIAL INSTRUCTIONS: See attached correspondence.

NUMBER OF PAGES (including cover page): 6

Original	**Will ✓**	**Will Not**	**Follow:**
By:	**U.S. Mail ✓**	**FedEx**	**Hand Delivery**

IF NOT PROPERLY RECEIVED, PLEASE CALL JEANNETTE (702) 385-2500

THE FOLLOWING PAGES ARE CONFIDENTIAL COMMUNICATION INTENDED ONLY FOR THE PERSON OR PERSONS NAMED ABOVE. IF YOU ARE NOT THAT PERSON, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR THE DELIVERY OF THE FOLLOWING INFORMATION, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTICE US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US BY MAIL. WE WILL GLADLY REIMBURSE YOUR TELEPHONE AND POSTAGE EXPENSES. THANK YOU.

Submitted at City Council
Date 4/20/05 Item 92

HUTCHISON & STEFFEN
A PROFESSIONAL LLC
ATTORNEYS

MARK A. HUTCHISON
JOHN T. STEFFEN
JAMES H. RANDALL
JOSEPH R. GANLEY
L. KRISTOPHER RATH

MICHAEL K. WALL
TROY A. WALLIN
WHITNEY C. WILCHER
C. DREW STACC
SCOTT A. FLINDLING
PATRICIA THOMPSON
MARK A. SMITH
SHANA L. LARSON
TANYA N. LEWIS
CECILIA T. VENTIMIGLIA
JASON S. COOK
G. ASA GINAPP
MICHELLE L. ROBERTS
SUZANNE R. FITTS[1]
KEVIN M. SUTEHALL[2]

[1]ADMITTED IN UTAH AND OHIO ONLY
[2]ADMITTED IN MASSACHUSETTS AND NEW YORK ONLY

PECCOLE PROFESSIONAL PARK
10080 ALTA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89145
702-385-2500
877-HSNVLAW
FAX 702-385-2086
HSNVLAW.COM

THOMAS L. STEFFEN
CHIEF JUSTICE NEVADA SUPREME COURT (RET.)
OF COUNSEL

JANET TOLLESON
FIRM ADMINISTRATOR

RENO OFFICE:
SUITE G-12, #313
3702 SOUTH VIRGINIA
RENO, NEVADA 89502

April 14, 2005

Via Facsimile and U.S. Mail
(702) 382-8558

City of Las Vegas
City Council
400 Stewart Avenue
Las Vegas, NV 89101

Re: Letter of Opposition to SDR-6023
Scheduled for Hearing, April 20, 2005
Our File No. 1872-004

Dear Honorable Mayor Goodman and City Council Members:

Please be advised that this firm has very recently been retained to represent the interests of Leo Mainwal and Catherine Mainwal (the "Mainwal's"), owners of Mr. Pool and Mrs. Patio, located at 6220 W. Charleston Boulevard, Las Vegas, Nevada, with regard to a Site Development Plan Review, SDR-6023, submitted by Charleston Festival, LLC. It is our understanding that a hearing before the City Council has been set for April 20, 2005. The Mainwal's submit this Letter of Opposition to SDR-6023 due to the fact that if the site plan is approved and allowed to move forward as presently submitted, the business value and the property value of Mr. Pool and Mrs. Patio will be severely harmed and damaged.

The Mainwal's have operated business in Las Vegas since 1972, and have operated Mr. Pool and Mrs. Patio in this particular location since 1984. The business, building, and property of Mr. Pool and Mrs. Patio is located directly adjacent to the proposed Building "F" on the Site Development Plan, sharing a common property line. A copy of the current Landscape Plan is enclosed for your reference.

HUTCHISON & STEFFEN
A PROFESSIONAL CORPORATION

As noted in a City of Las Vegas Planning Commission Memo from March 10, 2005, Buildings "D," "E," and "F" on the Site Development Plan have been pushed forward on the proposed site, as compared to a previous plan. As currently proposed, Building "F" would be located forward of Mr. Pool and Mrs. Patio's building in relation to proximity to Charleston Boulevard. With Buildings "D," "E," and "F" in such close proximity to Charleston Boulevard, potential patrons traveling Eastbound on Charleston Boulevard will not be able to see or identify Mr. Pool and Mrs. Patio's business until after they have passed, if at all. Such a situation detrimentally impacts both the value of Mr. Pool and Mrs. Patio's business and the value of its property.

Additionally, Mr. Pool and Mrs. Patio's building has large plate glass windows facing to the West. If Building "F" is allowed to be constructed as presently proposed, Mr. Pool and Mrs. Patio's view through these windows would be completely obscured. Essentially, if SDR-6023 is approved as submitted, the Mainwal's and the business of Mr. Pool and Mrs. Patio will lose light, air, and visibility. Because of the jeopardy to the value of the business and property, the Mainwal's oppose SDR-6023 as submitted, and are requesting Building "F" to be set-back from Charleston, to at least the same set-back as Mr. Pool and Mrs. Patio. Such set-back would not affect the number of parking spaces that could be arranged, and it would solve the issues of visibility and encroachment on the business of Mr. Pool and Mrs. Patio.

You will note that several of the proposed buildings on SDR-6023 are already off-set or located towards the rear of the property. As noted in the Staff Report on SDR-6023 for the March 10, 2005 Planning Commission Meeting, the buildings on the proposed site that are off-set or located towards the rear were acceptable, given the proximity of the site to other properties. A copy of the relevant portion of the Staff Report is also enclosed for your reference. In fact, a previous approved Site Development Plan Review for the subject property, SDR-3790, had some of the subject buildings located nearer the rear of the property than currently proposed. Notably, the Mainwal's were never advised of any proposed building that would cause loss of light, air, and visibility, until the present SDR-6023.

We respectfully submit this Opposition to SDR-6023, in part, and request the Mayor and the members of the City Council to initiate a discussion with the Developer, Staff, and Planning, to explore the possibility of an amicable solution to a very real threat to the Mainwal's business and property. If this is not practical at the hearing currently set for April 20, 2005, the Mainwal's request the hearing on SDR-6023 be continued to a later date, so that the parties could explore settlement of this dispute with the Developer of the property, and avoid unnecessary litigation.

HUTCHISON & STEFFEN
A PROFESSIONAL CORPORATION

Thank you for your attention to these matters. We intend to raise the foregoing issues at the hearing before the Council on April 20, 2005, and, for the reasons stated herein, respectfully request that the Council deny the portion of the Site Development Plan that would interfere with Mr. Pool and Mrs. Patio's building and business.

Very truly yours,

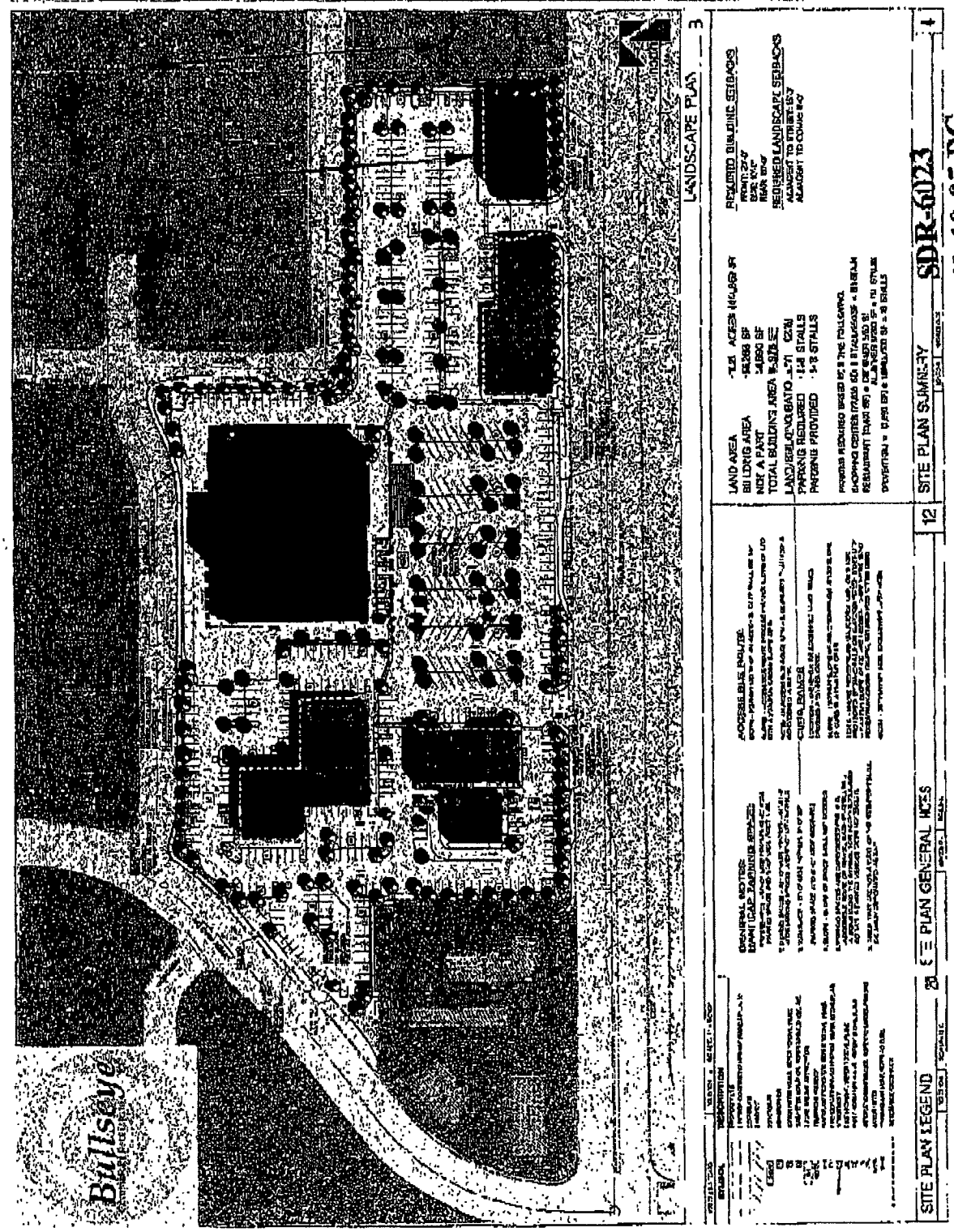
HUTCHISON & STEFFEN, LLC

Mark A. Smith
For the Firm

MAS:ju
Enclosures

cc: Leo T. Mainwal
Troy A. Wallin, Esq.
Charleston Festival, LLC

04/13/2005 Wed 11:15 Fax Received - See Attached MAS Jeannette 702-385-2086 ID: #11023 Page 4 of 5



PROJECT DESCRIPTION

The City Council approved the original Site Development Plan Review (SDR-3790) on 04/07/04. The approved site plan consisted of 95,050 square feet of total building area and Waivers of perimeter buffering and landscaping standards. Since the project was approved, several changes have been proposed to the overall site plan. These changes require a new Site Development Plan Review (SDR-6023). The following items are related to the revised Site Development Plan Review: The revised site plan indicates a reduction in the total building square-footage from 95,050 to 94,978. The east property line has been adjusted based on a boundary survey. An additional 0.45 acres located at the northwest corner of the property has been added to the site, which consisted of 40 additional parking spaces an no access to Torrey Pines or the existing gas station/restaurant to the south. The screen wall along Casada Way is now six feet except along the loading dock where it is 10 feet.

The complex is oriented towards Charleston Boulevard, with two vehicular entrances accessing Charleston Boulevard. No vehicular access is provided to Casada Way, Bishop Drive or Blair Way. Buildings D, E, and F, as indicated on the site map are pushed forward on the site, pursuant to commercial design standards. The four remaining buildings on the site are off-set or located towards the rear, with the parking area to the front of the site; however, given the proximity of the site to residential areas to the north, this configuration is acceptable.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

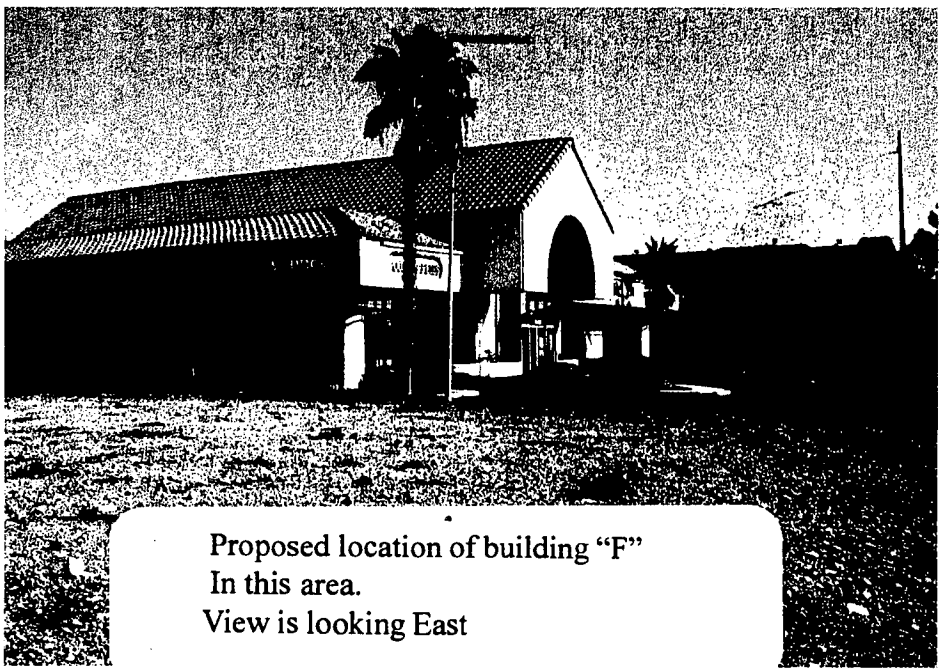
Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards C-1 District	Required	Provided	Compliance
Min. Lot Size	None	10.21 acres	N/A
Min. Lot Width	100 Feet	1,275 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side (east)	10 Feet	10 Feet	Y
• Side (west)	10 Feet	58 Feet	Y
• Rear	20 Feet	74.75 Feet	Y
Max. Lot Coverage	50 %	21%	Y
Max. Building Height	None	34 Feet	N/A

BTS

04/13/2005 Wed 13:41 Fax Received - See Attached MAS Jeannette 702-385-2086 ID: #11058 Page 8 of 14

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



Proposed location of building "F"
In this area.
View is looking East

READ INTO THE RECORD

March 18, 2005

The business, building, and property of Mr. Pool and Mrs. Patio is located directly adjacent to building "F" of the proposed site plan identified as SDR-6023. Building "F" is located forward on the site closest to Charleston Blvd. pursuant to commercial design standards.

With building "F" in that placement it creates a very detrimental impact on my business and on the value of my property. People traveling Eastbound on Charleston Blvd. will not be able to see or identify my business until after they have passed, if at all. We are all familiar with the adage - "location-location-location". One of those "locations" can be defined as visibility. Please take me out of the shadow of building "F" and make this new and welcomed development compatible with adjacent development. Mr. Pool and Mrs. Patio being considered one of the adjacent developments.

I propose that building "F" be set-back to at least the same set-back as Mr. Pool and Mrs. Patio. If you allow building "F" to be to be set-back away from Charleston Blvd., it would not affect the number of parking spaces that could be arranged. Also, it would solve the problem of visibility to the adjacent business.

Considering that several of the buildings on this site are off-set or located towards the rear, with the parking area to the front of this site, I believe this configuration would be acceptable to Staff and Commission. Please see Project Description, 2nd paragraph, SDR-6023 - Staff Report Page Four, March 10, 2005. (copy of page 4 enclosed)

I have been a respected businessman in Las Vegas since 1972 and in this particular location since 1984. I acknowledge your capacity to act using logic and common sense to make this request part of your conditions for approval.

Sincerely,

Leo T. Mainwal, dba Mr. Pool and Mrs. Patio

cc: Councilwoman Lois Tarkanian, Ward 1
cc: Commissioner Todd Nigro, Chairman
cc: Commissioner Richard Truesdell, Vice-Chairman
cc: Commissioner Byron Goynes
cc: Commissioner Laura McSwain
cc: Commissioner Steven Evans
cc: Commissioner Leo Davenport
cc: Commissioner David Steinman

Objection in part to SDR-6023
Charleston Festival, LLC

by:

Leo Mainwal,
owner of,
adjacent business, building and property

Mr. Pool and Mrs. Patio
6220 W. Charleston Blvd.
Las Vegas, NV 89146

Page 1. Excerpts from Las Vegas Urban Design - Guidelines and Standards

Page 2. Site Plan showing relationship of building "F" to Mr. Pool and Mrs. Patio

Page 3. Bottom picture showing the area that building "F" would stand

Pages 4-5 Pictures of existing development adjacent to Charleston Festival
(with emphasis on existing "Streescape" along Charleston Blvd.)

Page 6. Previously approved plan on this site showing the feasibility of building
set-back with parking to the front.

Submitted at Planning Commission

Date 3/24/05 Item #13

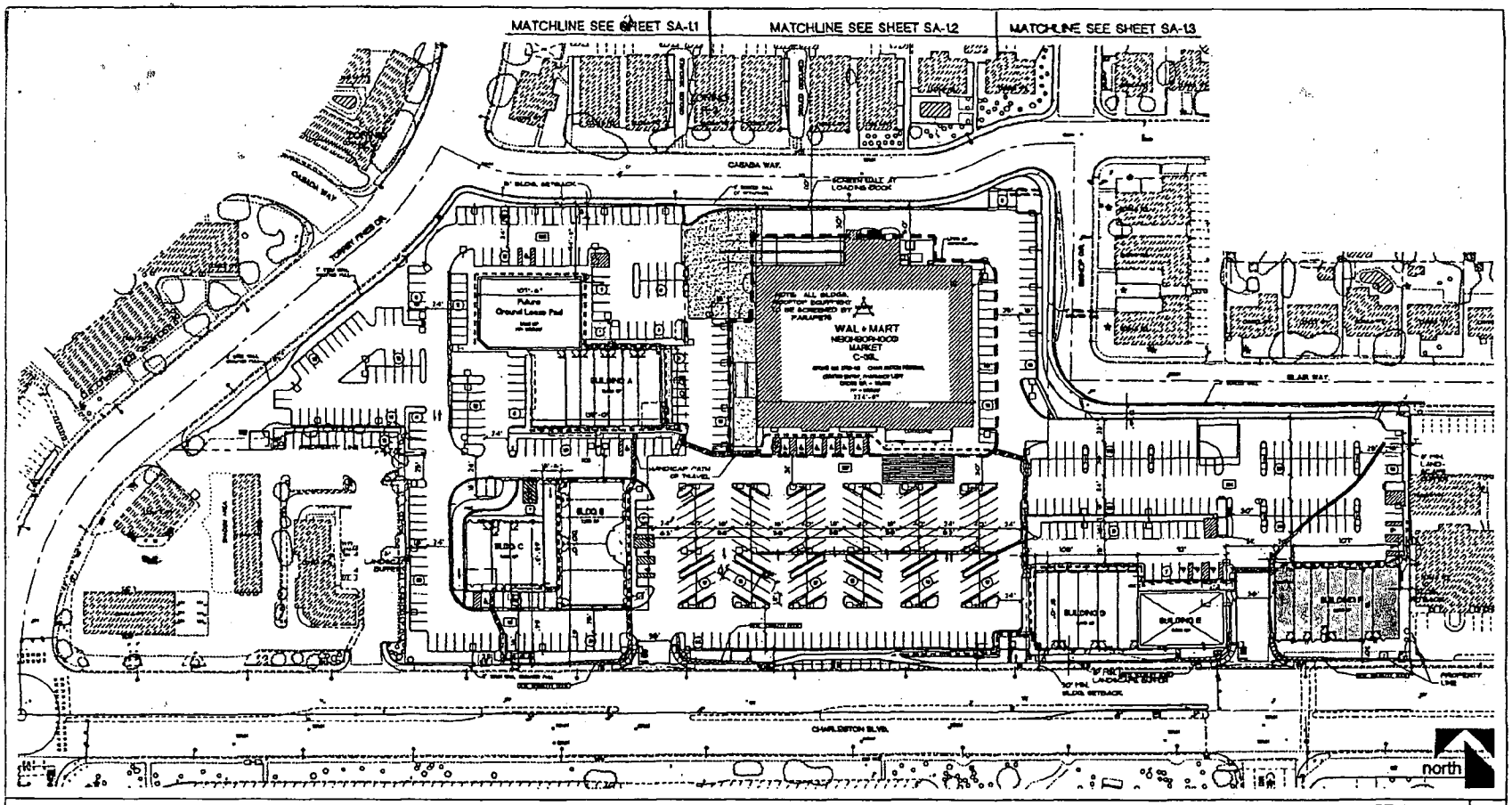
Excerpts from:
Las Vegas Urban Design - Guidelines and Standards

Design Standards (Site Planning):

A site plan should provide for the interrelationship of all the elements on the site and the **coordination of these elements with the existing developments** or natural features **found on the adjacent sites.** The design process should include consideration of the **impact on the City,** thesurrounding neighborhood, nearby streets, **and adjacent properties.**

Design Standards (Building Orientation and Siting)

Placement of the building in relation to the surrounding elements is just as important as the design of the building. **The proposed building orientation should respect the orientation of surrounding buildings.**



OVERALL SITE PLAN 3

SYMBOL	DESCRIPTION
	PROPERTY LINE
	CENTER LINE
	EASEMENT
	TRANSFORMER
	TELEPHONE PULLBOX
	FIRE HYDRANT
	ACCESSIBLE ROUTE PATH

SITE PLAN LEGEND 20

GENERAL NOTES:

HANDICAP PARKING SPACES:

1. SINGLE SPACE - 16'-0" WIDE MINIMUM WITH 9'-0" WIDE PARKING SPACE AND 5'-0" WIDE ACCESS AISLE.
2. DOUBLE SPACE - 23'-0" WIDE MINIMUM WITH TWO 9'-0" WIDE PARKING SPACES AND 5'-0" WITH ACCESS AISLE.
3. VAN SPACE - 11'-0" WIDE MINIMUM 9'-0" WIDE PARKING SPACE AND 5'-0" WIDE ACCESS AISLE.
4. SLOPES - SLOPE OF SPACE SHALL NOT EXCEED 1:50.
5. PARKING SPACES ARE CONSIDERED PART OF THE ACCESSIBLE ROUTE OF TRAVEL. EACH SPACE SHALL HAVE A SIGN SHOWING THE SYMBOL FOR ACCESSIBILITY LOCATED SO THAT A PARKED VEHICLE DOES NOT OBSCURE IT.
6. AREAS THAT ARE NOT A PART OF THE PRESENT PROPERTY SHALL BE SHOWN DESIGNATED AS HAP

ACCESSIBLE ROUTE:

WIDTH - MINIMUM WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36".

SLOPE - ACCESSIBLE ROUTE SHALL BE A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE OF 2%.

NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 IS CONSIDERED A RAMP.

CURB RAMPS

LOCATION - RAMPS ARE AN ACCESSIBLE PATH OF TRAVEL CROSSES A RAISED CURB.

SLOPE - MAXIMUM SLOPE OF ADJOINING SURFACES IS 1:20 SLOPE OF CURB IS A MAXIMUM OF 1:12

SIDES - WHERE PEDESTRIANS WALK ACROSS RAMP, OR IF NOT PROTECTED BY HANDRAILS OR GUARDRAILS, FLARED SIDES WITH A MAXIMUM SLOPE OF 1:10 ARE NECESSARY. WHERE THERE IS NO PEDESTRIAN CROSS TRAFFIC, RETURNED CURBS MAY BE USED.

WIDTH - 36" MINIMUM WIDE, EXCLUSIVE OF FLARED SIDES.

SITE PLAN GENERAL NOTES 12

LAND AREA	• 10.21 ACRES (444,869 SF)
BUILDING AREA	• 55,288 SF
NOT A PART	• 39,690 SF
TOTAL BUILDING AREA	• 94,978 SF
LAND/BUILDING RATIO	• 4.7/1 (21%)
PARKING REQUIRED	• 538 STALLS
PARKING PROVIDED	• 543 STALLS

PARKING REQUIRED BASED UPON THE FOLLOWING:

SHOPPING CENTER (77,865 SF) ÷ 1 STALL/250 SF = 311 STALLS

RESTAURANT (13,423 SF) = CUSTOMER 1/50 SF
ALL OTHER 1/200 SF = 188 STALLS

DRIVE/THRU = (3,890 SF) ÷ 1 STALL/100 SF = 39 STALLS

REQUIRED BUILDING SETBACKS

FRONT: 20'-0"
SIDE: 10'-0"
REAR: 20'-0"

REQUIRED LANDSCAPE SETBACKS

ADJACENT TO STREET: 15'-0"
ADJACENT TO COMM: 8'-0"

SITE PLAN SUMMARY 4

REVISIONS

BULLSEYE C.R.E.

Perkowitz+Ruth Architects
Architecture/Planning/Store Design

PROJECT: CHARLESTON FESTIVAL
NEC of Charleston Blvd. & Torrey Pines
Las Vegas, NV

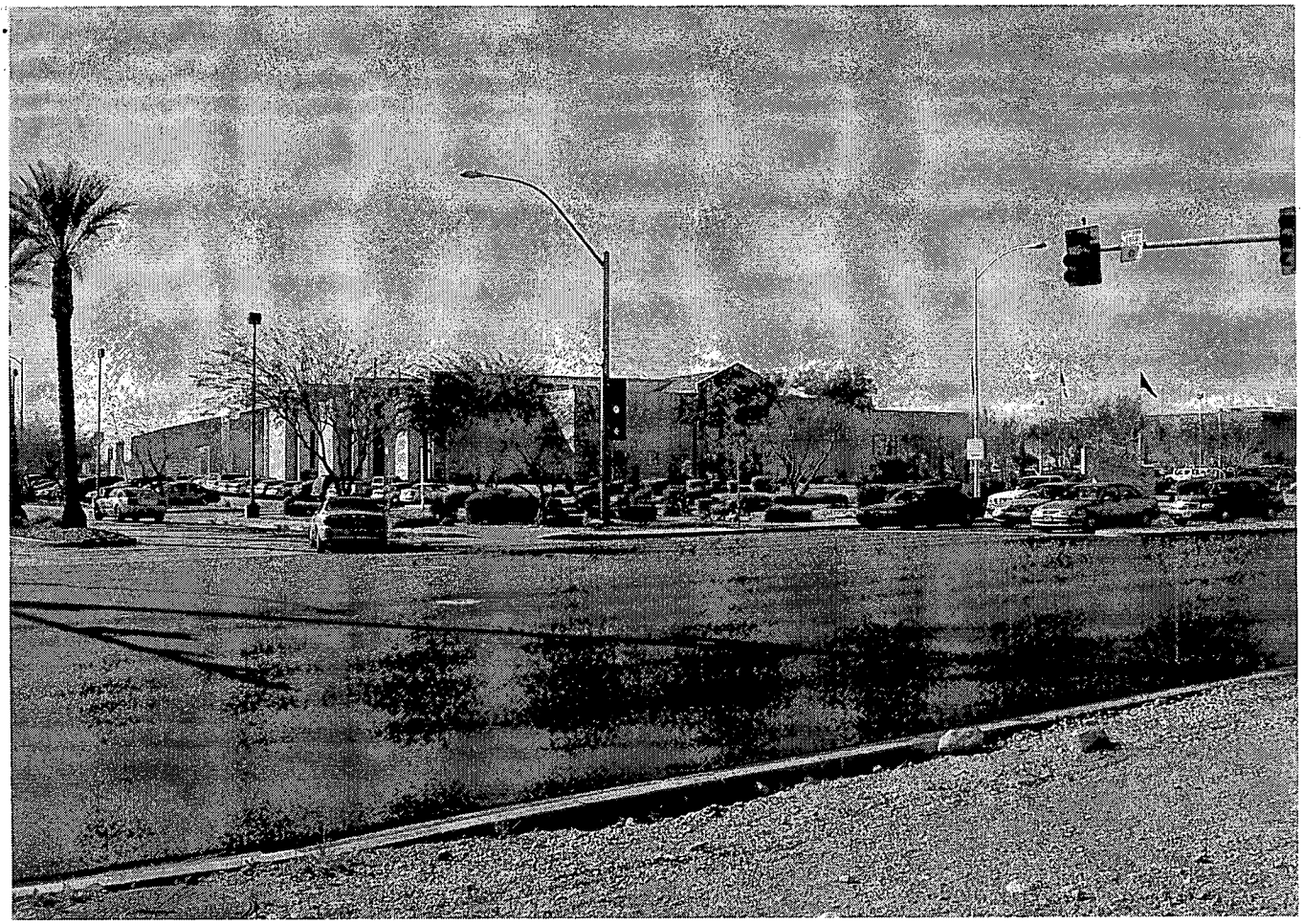
ISSUE DATE:
JOB NUMBER: 03.403.20
PLOT DATE: 1/10/05
DRAWN BY: TEAM
SHEET TITLE:
SHEET NO.: SA-1

Pg. 2.

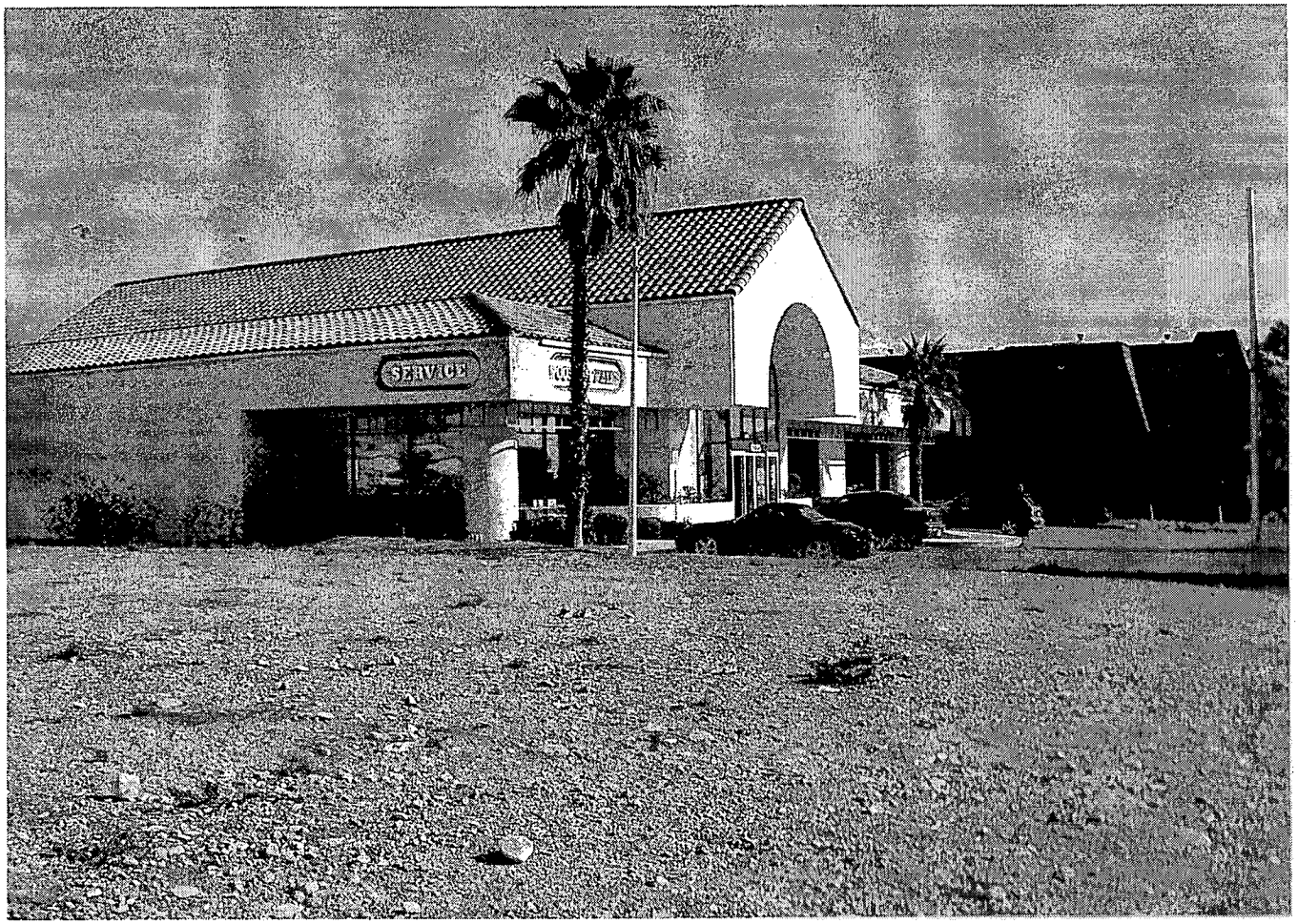
N:\03-Proj\03-403_Charleston\22\SITE_IN PROGRESS\40322_SA-1.dwg, SA-1, 1/10/2005 12:47:21 PM, Deborah_M

ROC-5940 2-16-05 CC

RECEIVED
JAN 11 REC'D



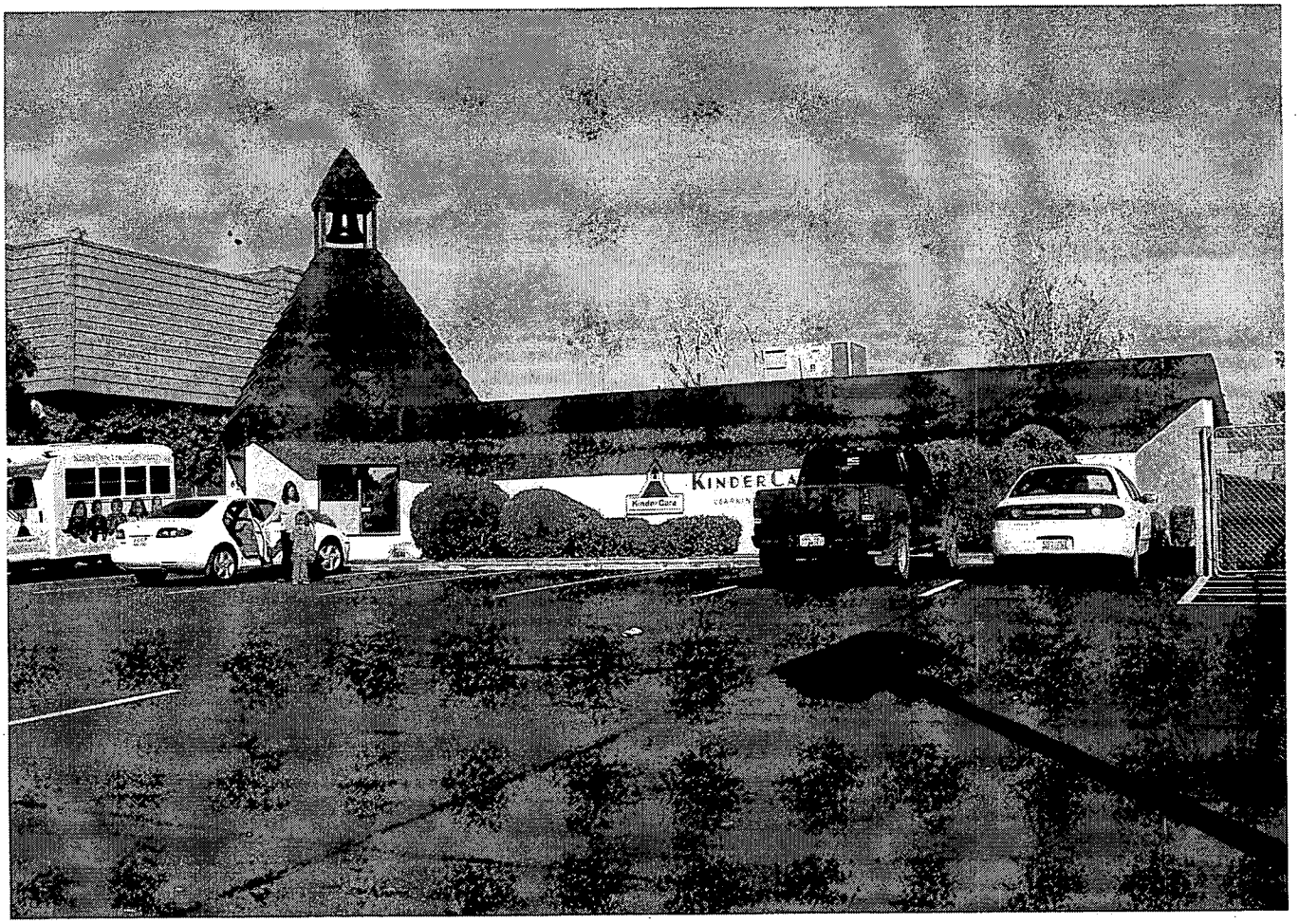
LIBRARY



MR. POOL & MCS. PATIO



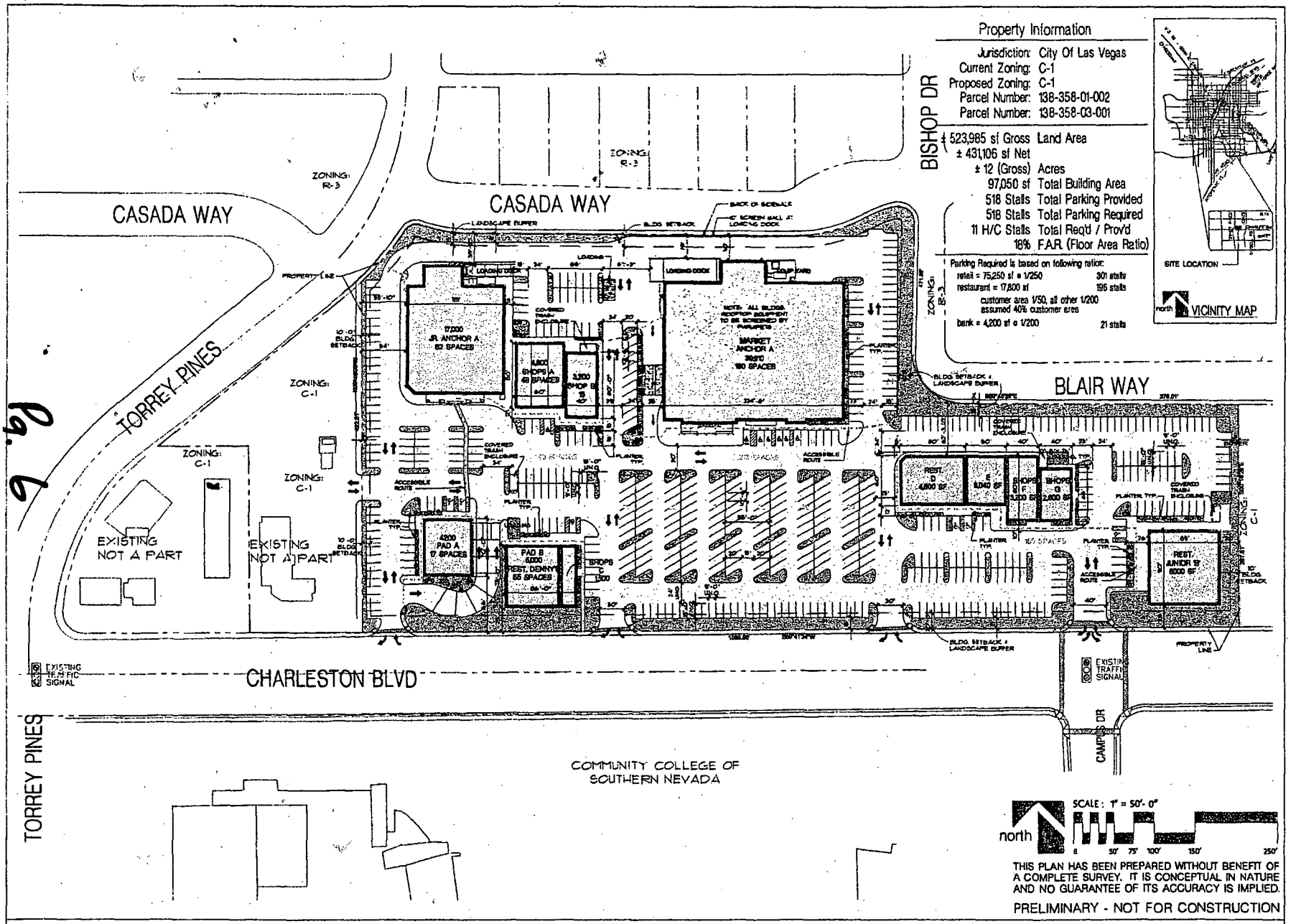
CLARK COUNTY



KINDER CARE

MR. POOL & MRS. PATIO

CHIROPRACTOR



Property Information

Jurisdiction:	City Of Las Vegas
Current Zoning:	C-1
Proposed Zoning:	C-1
Parcel Number:	138-358-01-002
Parcel Number:	138-358-03-001
± 523,985 sf Gross	Land Area
± 431,106 sf Net	
± 12 (Gross)	Acres
97,050 sf	Total Building Area
518 Stalls	Total Parking Provided
518 Stalls	Total Parking Required
11 H/C Stalls	Total Req'd / Prov'd
18%	F.A.R. (Floor Area Ratio)

Parking Required is based on following ratios:

retail = 75,250 sf @ 1/250	301 stalls
restaurant = 17,800 sf	195 stalls
customer area 1/50, all other 1/200 assumed 40% customer area	
bank = 4,200 sf @ 1/200	21 stalls

SITE LOCATION

north VICINITY MAP

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECTURAL DESIGN SITE PLAN

SUP-3815
SDR-3790
03-11-04 PC

PRI
3980 Howard Hughes Pkwy, Suite 450
Las Vegas, Nevada 89109
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office: Long Beach, CA
Regional Offices: Newport Beach, CA; Washington, DC; Las Vegas, NV

BULLSEYE COMMERCIAL REAL ESTATE
29100 Old Mill Creek Lane
Agura, CA 91301
(310) 456-7366
(818) 879-1697 fax

Perkowitz + Ruth ARCHITECTS

CHARLESTON BLVD AND TORREY PINES

CHARLESTON FESTIVAL
Las Vegas, Nevada

Revisions

Date	01/30/04
Drawn By	DLM
Checked By	RJS
Project No.	03-403.11
File Name	4031-SP1.dwg
Scale	1" = 100'

SITE PLAN

SA-1

CITY COUNCIL MEETING OF
APRIL 20, 2005

VERBATIM TRANSCRIPT – Item 94

Item 94 – SDR-6023 – APPLICANT/OWNER: CHARLESTON FESTIVAL, LLC

Appearance List:

OSCAR GOODMAN, Mayor
RUDY STARKS, Perkowitz and Ruth Architects, 3980 Howard Hughes Parkway
TROY WALLIN, Hutchison and Steffen
TED KRUGER, Bullseye Commercial, 28632 Roadside Drive, Grayhills, California
GARY REESE, Councilman
GENE LONARDO, 6300 Blair Way
STEVE WOLFSON, Councilman
LOIS TARKANIAN, Councilwoman
MARGO WHEELER, Director of Planning and Development Department
BART ANDERSON, Public Works Department
TOM McGOWAN, Las Vegas Resident
LEO MAINWALL, Mr. Pool and Mrs. Patio, 6220 West Charleston Boulevard
BRYAN SCOTT, Deputy City Attorney
BARBARA JO RONEMUS, City Clerk

(2:17 – 2:49)
4-320

35 minutes

Typed by: Angela Crolli/Stacey Campbell
Proofed by: Stacey Campbell/Vicky Darling

VERBATIM TRANSCRIPT – Item 94

MAYOR GOODMAN

Item 94 is SDR-6023. The Applicant/Owner is Charleston Festival, LLC. Request for a Site Development Plan Review for ninety-four thousand nine hundred and seventy-eight square foot commercial development on 10.21 acres adjacent to the southeast corner of Torrey Pines Drive and Casada Way. This is in Ward 1. The Planning Commission and staff recommend approval subject to conditions. It's a public hearing, which is now open. Yes, Sir?

RUDY STARKS

Good afternoon, Your Honor, Council. Rudy Starks, Perkowitz and Ruth Architects, 3980 Howard Hughes Parkway, on behalf of Ted Kruger with Bullseye Commercial Real Estate, who is in attendance here. This project came before you 'bout a year ago and by Planning Commission and City Council, it was unanimously approved with conditions that we continue to work with NDOT, which is, Charleston is a NDOT right-of-way. And in working with NDOT, the plan that is on the podium at this present time is the one that was approved, and there's – buildings that are located on the street. What we were directed to do and will submit into your record by – NDOT was continue to work with them to – increase the throat depths. NDOT determined that the intersection at the, at this location, NDOT determined that the intersection at this location already signalized would become the primary ingress and egress from the site. And given that, they wanted to increase the throat depth since Charleston Boulevard is a 45-mile an hour right-of-way. With any less throat depth then they would end up with cars backing onto Charleston and interrupting the traffic flows.

In – a letter that we submitted, the Department of Transportation sent us a letter that said that the site plan must include all proposed driveways entering and exiting according to NDOT standards. And after we worked with, I'll submit this letter into your record. And then the City of Las Vegas, Rick Schroeder, sent us a letter and told us that the – driveways must conform to the NDOT standards, that NDOT had to approve those – requirements. And that's paragraph number one on this, that we're submitting in from the City of Las Vegas. So, we continue to work with staff and came up with the site plan you see before you, which moves the buildings to the street and increases the throat depths. We looked at other ways of pushing the buildings back and it created unusable parking areas at the southeast corner of the site, when the building were pushed all the way to the back. When the buildings were pushed to the middle of the site, it

again created unusable space that – we could not circulate around the buildings to get to certain parking areas. So, that – is the plan that we submitted into Planning that – we have before you today.

We also believe that the adjustment to the buildings was originally at staff level, so pushing the buildings around to work with NDOT was a condition of our original approval. And we understand that the real reason that we're here before you today is approximately a half acre of land located in this triangular shaped area was added to the site. And we understand that if the site area increases any then it constitutes a new Site Development Plan Review.

In – the past we have canvassed the neighborhood. The developer was with me on a – couple of occasions where we, as we submitted into your record at the last meeting, submitted, I believe it was 45 signatures of people supporting the project along with a letter from the Community College and the Charleston Neighborhood Preservation Community, all in support of the project.

We actually have submitted the drawings to the City of Las Vegas Department of Building and they have planned checked those. We are waiting permits at this time, pending the outcome of this meeting. But all of their comments, Public Works, traffic, right-of-ways, all those comments have been incorporated into the plan that you see before you today. So, they requested that driveway modifications and alignments. They requested bus turnouts and – various things like that. So, everything they've asked we've given them. We've worked with staff extensively on this project.

The – we held a couple of meetings, neighborhood meetings earlier in the process, had unanimous support from the neighbors and we – ask that you approve this project as did the Planning Commission and the staff recommendation for approval. We're happy to answer any questions.

MAYOR GOODMAN

All right. Thank you. I received a fax from the attorney who represents Mr. Pool and Mrs. Patio, who made a request that they wanted to discuss with the developer the – issues that confronted where they felt that based on their location the, their property values would be sorely diminished. Have – there been any discussions with them?

RUDY STARKS

Yes, in fact, a year ago when we went before the Planning Commission and City Council, there was no opposition to the project. When we came back before you with a – hours of delivery for the anchor tenant then, that's when we were introduced to the commercial neighbor to the east. And our developer reached out to him a number of ways to try to offer him some – visibility, to address his visibility concerns, and did not hear back from him. Subsequent meetings, including at the Planning Commission, it was determined that, I think it was Commissioner McSwain that said that she was sorry that this was going to happen to him but this – project was for the greater good and the placement of the buildings in – location.

We've also heard that, from the Council members here and from Planning Commission that they believe his business will be increased greatly by – this project, by our project and the number of traffic trips that will be generated on our site. But we did reach out to him and – try to help him with a couple of issues. I think it was three or four issues.

MAYOR GOODMAN

Are you Mr. Smith?

TROY WALLIN

I'm Troy Wallin. Mark Smith's my associate.

MAYOR GOODMAN

Okay. Would you like to be heard now?

TROY WALLIN

Yes.

TED KRUGER

Can I be heard, please?

MAYOR GOODMAN

Everybody has an opportunity to be heard. It's a public hearing. Would you like to go before Mr. Smith?

TED KRUGER

Actually, Mr. Smith is welcome to go first. Excuse me, Troy is welcome to go before me.

MAYOR GOODMAN

Oh, very good.

TROY WALLIN

As I stated, my name's actually Troy Wallin.

MAYOR GOODMAN

I apologize.

TROY WALLIN

Mark Smith is my associate. No problem at all.

MAYOR GOODMAN

Thank you.

TROY WALLIN

Troy Wallin of Hutchison and Steffen, representing the property owner directly to the east, Mr. Pool and Mrs. Patio, 6220 West Charleston Boulevard. Just want to address a couple of the issues that have been raised and follow up to the letter that we sent with regard to our objection to this current proposed site plan. As you can see on the site plan here, this is the current location of Mr. Pool and Mrs. Patio. Traffic traveling eastbound will undoubtedly be completely obstructed in being able to view our property as it currently is proposed.

Now, immediately prior to this meeting, we – attempted to discuss with the developer and the architect the possibility of moving this building back to the right hand corner, and the response

was that that's not possible because NDOT has mandated that these buildings be in these particular locations. And they asserted that – NDOT has, in fact, prepared some sort of letter that requires that these buildings be in these particular locations. I've spoken both Kent Sears of NDOT and Rick Schroeder of traffic and both has affirmed that the building locations themselves are not required to be in any particular location as long as you have sufficient throat depth and things related to the circulation of – traffic within the – site.

There was an assertion made that if this building that we would request be moved to the back would, is in fact moved to the back, that there wouldn't be available parking on the southeast corner. And we would respectfully disagree. We think if you keep the throat depth where it is, you're gonna have parking down in here and you would still have your building back in here. It shouldn't affect the ability of – delivery trucks to make their deliveries to Wal-Mart. And – so – we – take issue with their representation both at this hearing and at the prior Planning Commission hearing that NDOT is insisting that these buildings be located towards the front as they are.

We understand that they may have tenants who would like to have frontage visibility as would we, but we think at some point there has to be a weighing of – interest here. And I – would just direct your attention to the conditions and the findings that were made at the March 10th staff report for the Planning Commission meeting. Number one, the proposed development is compatible with adjacent development and development in the area. And then Number five, was something to that same effect. And – really, ultimately, this comes down to weighing their ability to get tenants who would have frontage visibility with our ability to maintain the visibility and – attractiveness of our property. Literally, if – the project is approved the way it is, we're going to be in the shadows of this – building. There's no reason, as I see it, that they can't move their building back. From an NDOT standpoint, from a traffic circulation standpoint, this is merely an economic interest that they have in – putting this building where it is.

And so for those reasons, we would respectfully request that the applicant be required to move the building back to a location where we would still have visibility from – the street. Our building has been there since 1984. We've been in Las Vegas since 1972. This is a thriving business and we continue to expect great things. We're not opposed to this project. We think it's a great project. We welcome them as a neighbor, but we would like to see a little more discussion on – the placement of this building up.

MAYOR GOODMAN

All right. Thank you very much. I'm going to make your record, your letter part of the record here.

TROY WALLIN

Great.

MAYOR GOODMAN

All right. Ms. Ronemus, thank you. Would you like to respond to that?

RUDY STARKS

Yes, absolutely. The – visibility issues concerning the eastbound traffic on Charleston already impede access to the adjacent tenant as there is a median. So, even when you get, and – this is going to be a signalized intersection, so cars are going to be stopped at that intersection, and then by time they proceed further east, then they'll be able to see Mr. Pool and Mrs. Patio. But they – won't be able to access them at that location, even the way the condition is now. So, that's not – going to hurt them anymore by having the building there, as far as the visibility with respect to his access.

MAYOR GOODMAN

But –

RUDY STARKS

The –

MAYOR GOODMAN

– how about the issue as far as the representations by Mr. Wallin about NDOT not saying that this was mandated –

RUDY STARKS

The – letters that I submitted to you told us that – Rick Schroeder told us that we must follow the direction of NDOT. That was said, and, it said, must follow the direction of NDOT with respect to the driveways. So, that's what we submitted in writing because that's what we understood when we talked to them over a year ago on this project.

MAYOR GOODMAN

All right.

RUDY STARKS

And then on the, let's see what, the other issue was the, moving the buildings back. Actually, if you did push the building all the way back to the – north property line, you would end up with a parking area that only has one ingress and egress, and – if you have any tenants in there that are credible, they need to access that. If they can't circulate in that – parking field, then they won't use it. And that's exactly what would happen if you push the buildings back and maintain that throat depth that's there. The building, basically, would be where the parking is here, in that location, and then you'd only have one way to get in if you could get in, at all with the proper building canopy for shade control and – access. So, that would be a pinch point that – you'd only have one way in and out.

MAYOR GOODMAN

Mayor Pro Tem?

COUNCILMAN REESE

With Ms. Tarkanian's permission, what is going to separate this new shopping center from the existing Mr. Pool and Mrs. Patio?

RUDY STARKS

It's a – concrete block wall, decorated block wall and landscaping.

COUNCILMAN REESE

Is that, to me it just seems like natural, that maybe you could offer them access from this piece of property to Mr. Pool and Mrs. Patio.

RUDY STARKS

That was actually one of things that we offered Mr. Pool and Mrs. Patio, and it was, he currently has cross access with the chiropractor located adjacent to him. His site does not directly touch this site, and when we suggested that it would be an agreement that he has with his current neighbor. But that was one of the offerings that we made to increase his access. And then from the signalized intersection –

COUNCILMAN REESE

Let 'em go from here (inaudible).

MAYOR GOODMAN

(inaudible)

RUDY STARKS

– they would be able to make a left turn onto our site and then – traverse to get to this site. He's – told us today that that's not possible just because he doesn't own that piece of property. But it would have to be an agreement between the chiropractor and Mr. Pool and Mrs. Patio.

TROY WALLIN

Just to be clear on that, my client does not own that back rear piece of property, that is owned by the adjacent property owner, the chiropractor. And we've discussed that with the chiropractor and he's refused to grant us any kind of cross easement for the use of – parking area. And his concern is that if you were to open that up what would in fact happen is, people from the shopping center would be parking in his parking lot. He doesn't want to make that available. It, we – we've tried to reach out to him on that and it's just not going to be possible.

MAYOR GOODMAN

All right. Let me hear from the gentleman who's waiting patiently.

TED KRUGER

Thank you Mr. Mayor, members of the City Council, Ted Kruger, Bullseye Commercial, 28632 Roadside Drive, Grayhills, California. Thank you very much for always taking time to – consider the Charleston Festival Shopping Center and its issues. After all, we're trying to fit into an infill. We have neighbors, we have schools, we have commercial neighbors. We've tried our very, very best from day one to listen and to work with and to follow the direction of the City and its staff.

I really want to compliment the City staff who this time around came up with four or five major changes to the site plan, including realigning the driveways so they match perfectly with the college. They've asked us and we've agreed to put in two different new bus stops, and, of course, the side wall has been expanded in the back. Every time the City has asked us to do something to improve this site, we have said absolutely.

When we first met Mr. Mainwall, our commercial neighbor, as has been discussed, I personally reached to this gentleman, really without a duty, but just like we reached to all the residential neighbors. I tried to offer him signing on my signs. By the way, he has a terrific sign. Drive over there. His sign is right up on the street. You can see his business going east and west. It's just that his building is setback. Of course, then after he built his building the chiropractor built his building blocking off his view driving westerly. So, he's concerned my building, which was approved last year on the street, is now a very big impinchment (sic).

But really, I must tell you, we've done everything we've been asked to do. We've reached out to this gentleman. All we were told today was, we need you to move your building. Then there, that was it and it was very forcefully put to us by this gentleman, Troy.

So, I will just tell you that we respect all the work we've done and the work that the Council's done and the staff has done. We think we have a terrific project, as planned. And we will be happy to continue to work with Mr. Mainwall, but we, we've followed the directions. It said specifically in Mr. Rick Schroeder's letter, the site plan and driveway locations, must be revised to meet the requirements to the N, to the NDOT letter. The NDOT letter was February of last year, this is March of last year. So, we sat down with City at that point and we said, okay,

you've told us we got to move our buildings. So we tried to find ways, this way and that way. And, the way we ended up with all the buildings on the street was the only feasible way of laying the buildings out and still satisfying NDOT's concerns, rightfully so, that traffic would pile back onto Charleston.

So, please understand, we've done everything we can logistically, working with staff and try to consider everyone's needs and issues to build the best site and we think we have the best site plan. Thank you for your consideration.

MAYOR GOODMAN

All right. Thank you, folks. This is a Public Hearing, would anybody like to be heard? Just step right up, tell us your name and we're happy to hear from you.

GENE LONARDO

My name is Gene Lonardo, I'm a resident just to the rear of the development we're talking about, on Blair Way. I've heard 'em say, the developer, his problem, and the developer, this Mr. Pool, Mr. Patio but I'm a neighbor, a private citizen in the back. I see everybody's back there. I personally don't want no buildings anymore pushed any closer to our neighborhood. We got at least four homes right there. And, I hope Ms. Tarkanian, my Councilwoman there, and I hope the attorneys will be my attorneys to understand my problem, as a public citizen. And, I belong with the Charleston Neighborhood Preservation, I work with them quite a bit. And, just to let you know, I go around and I – report curbs that's broke, I report graffiti on the side of Mr. Pool and Mr. Sat, Patio, the wall, it gets broke, I report it, 'cause I can see it. I've even got someone busted there one time for – graffiti. So, I'm always on top of things. And, when I was, about five years ago, when the other developer came in here, Ms. Tarkanian, they didn't want to do anything for us, see, us residents. They didn't want to put a wall up at first and they didn't want, they wanted to put a driveway comin' right out on Casada, with their, all their meat trucks would come out. So, they went back and took their ball home, I guess that's how you call it.

And, so then Ted and Mr. Kruger and they came in and they invited us right to meetings and stuff. I got all the neighbors to come and I – had nothing to fight about until now. So, I don't have anything to say except I want that plaza to get in there as quickly as possible. I lived there since 1960, 65 actually and 60 in Las Vegas. And, I remember the place when it was a gravel

road. Grandchildren, I want to see that place get going. I'm tired of weeds and junk, homeless people landing on the walls and stones on our street. And, if I have to I will get, I didn't think I had to work, but if this don't go through, I'm gonna start packin' my people back in here again to go through with this. I refuse to see this happen. Thank you.

MAYOR GOODMAN

'Kay. Anybody else please?

COUNCILMAN WOLFSON

Your Honor, may I ask a question, please?

MAYOR GOODMAN

Certainly.

COUNCILMAN WOLFSON

I still have a question in my mind, unless I missed something, that there is a discrepancy between, as far as what NDOT is requiring. We have the applicant that says that you must have your buildings in a certain location, we have a representative of an adjacent property owner that says that's not true. Now, to me, this is a pretty classic case of a lot of competing interests and this is what City Councils do. We have to weigh the interests of many things. I'm sensitive to the fact that your client's been there since 1984. That weighes heavily on me so, from my own personal perspective, I still have an unanswered question regarding the NDOT issue. And it's hard for me to feel comfortable voting until I have a pretty good answer on that.

COUNCILWOMAN TARKANIAN

Mr. Mayor – ?

MAYOR GOODMAN

Councilwoman.

COUNCILWOMAN TARKANIAN

I would just like to say that this is a very fine project and I hope it does get completed as soon as possible. And, I feel in talking with our own department, in Planning, that it is possible to move that a little further back, not have any problem with NDOT and not impede the view from the rear. And, my understanding from Margo is that this is possible and that the applicant can work with her and that they could work that out. Am I correct?

MARGO WHEELER

Yes, and, I, Mr. Anderson in Public Works can speak I think to, Mayor, the questions with regard to NDOT and the letters from – the traffic engineer.

MAYOR GOODMAN

Very good, like to hear that. Thank you.

BART ANDERSON

Yes, Your Honor, when our traffic engineering department requires them to meet with NDOT because it's an NDOT street, and comply with NDOT standards, those standards specifically address the width of the driveway and the throat depth of the driveway. They don't deal with the location of the buildings except as so far as the throat depth is concerned. And they won't let you put a building too close to the driveway, forcing people to turn left or right instead of running into a building, for example. But their only concern is with that throat depth. Moving a building, the building suggested, to the north, would not inhibit the throat depth. So, it's – not really NDOT saying the buildings must be there. NDOT's saying, wherever you move those buildings, don't screw up our throat depth. And, certainly it is the position of our Public Works department, our traffic division, that the building can be moved without screwing up the throat depth. So, I guess what I'd like to say is that NDOT does have a concern, but it's not on the building placement, it's on the keeping the throat open.

MAYOR GOODMAN

What doess that do to Mr. Casada (sic).

BART ANDERSON

Mr. Casada?

MAYOR GOODMAN

The – gentleman that just came up, he said he doesn't want the building pushed back on him.

BART ANDERSON

Well, again, that's – not an NDOT concern. That would be a concern that you guys would have to take into account. But from a technical standboint (sic), standpoint, NDOT would not object to them moving their building to the north as long as they did not try to move it in front of the driveway.

MAYOR GOODMAN

All right. Then it doesn't have to be moved that much in order to satisfy everybody's objective, –

COUNCILWOMAN TARKANIAN

Right.

MAYOR GOODMAN

– I would think. Your client would have the visibility that he's interested in, Mr. Casada (sic) would not be crushed by another building being pushed into his backyard and the – Wal-Mart folks could have a beautiful project there.

RUDY STARKS

If I – may respond?

MAYOR GOODMAN

Sure.

RUDY STARKS

The only thing is to push the building further north and maintain the throat depths would – be an economic hardship on this project because we'd have to lose footage to do that. The building would have to get smaller and as – far back as the building is pushed without pushing it all the way to the north, on the north property line, would create unusable parking area. It would be nothing but landscaping out front to push it back in a line with Mr. Pool and Miss (sic) Patio in order to maintain that throat depth.

The reason Mr. Pool and Miss (sic) Patio are – pushed back as far as they are is that's what the building setback was at that time. And, the chiropractor came along later when the – setbacks had changed and that's what allowed the chiropractor to be pushed to the street more. And our Urban Design Guidelines recommend that we push the buildings to the street to – screen the parking from visibility. And, that was one of the other things.

But – to get to this plan, NDOT didn't say put the buildings on the street, but they did not give us an approved plan until we went through many iterations of the site plan and ended up with the buildings on the street following the Urban Design Guidelines, which created the greater throat depth. And – pushing it back – any would require that you either lose parking or drive aisle. And – this project as it – stands now, again, with the piece that was added behind the McDonalds, allows us to balance the parking. So, by the time we're looking at that food tenants (sic), we can meet those requirements without asking for waivers.

And, with, at, by the time we did the – truck circulation for the Fire Department access and the – trash collection and the loading zones and so on and so forth, we are – absolutely balanced on parking, to meet the City's requirements at five hundred and thirty eight for the center. So, to move the building north any, even five feet, would mean that a driveway goes away, which means you'd lose about 10 parking spaces. And, to access that parking that if you move the building back and try to put parking, then you have to lose footage off of one end of the building in order to access that parking that would be on the street. That would be similar to Mr. Pool and Miss (sic) Patio.

MAYOR GOODMAN

Thank you . All right. Would anybody else like to be heard?

TOM McGOWAN

Yes. Tom McGowan, Las Vegas resident. I recommend you approve the project as amended and implement the (inaudible), this, you say the illusion of it.

MAYOR GOODMAN

All right. Anybody else like to be heard?

GENE LONARDO

I'd like to be heard.

MAYOR GOODMAN

Sure.

GENE LONARDO

Well, I'd just like to make comment that anything back north to me and, you know, I go around, I see people's businesses like washing machines in the back, they're doing things in the back, and they're cussin' and swearin'. My – front window and yard is right there. And so are my other three – neighbors' so, just keep bearing in mind that – I, we've got to look. And, what about the smell? What about the odors if there's anything coming from back there? Please, think of the, think of your citizens, the – regular neighbors also, that's all.

MAYOR GOODMAN

All right, thank you. Anybody else, please?

TED KRUGER

I wanna make one final comment, please.

MAYOR GOODMAN

Sure.

TED KRUGER

Just to reiterate, we have a small area in there. It was the City who said you must, and the word is must in the letter which we delivered, follow the NDOT recommendation. NDOT recommended a change from where we started. So, when the City said – you must change, we didn't do it arbitrarily. We did it by working with staff and we did it in consideration of the residential people who had reached out in the neighborhood and who are our primary concern to field. So, I think we've done the best we can and still produce a project that can be built under all circumstances.

MAYOR GOODMAN

Thank you. Yes, Sir.

LEO MAINWALL

I'm Leo Mainwall, owner of Mr. Pool and Mrs. Patio at 6220 West Charleston. And, just one comment in regards to the extreme resistance we have to this, the developer just told my attorney and myself, just a few minutes ago, that they already have leases signed for that building that is on Charleston Boulevard there and I believe that that is the primary reason why they're so strongly opposing any adjustment. I don't think they can legally have a signed lease agreement for a plan that hasn't been approved yet.

MAYOR GOODMAN

All right, thank you. Anybody else? Anybody else? Okay. We'll close the public hearing then. Councilwoman Tarkanian.

COUNCILWOMAN TARKANIAN

I first would like to state that I've driven this area seven, several times. I've looked at the neighbors who live in the back. I really don't feel there would be a big problem in moving this building slightly backwards. And, I feel that I've talked with staff enough and I believe that they can work out a plan that would be feasible to meet the needs of both. Then we could have a win/win situation in this.

I also feel, as Councilman Wolfson said, a tug at the heart for someone who's been there since 1984 and who's had this business. It's not his fault that all this has happened and he was told to go one place and somebody else comes someplace else.

So, I move to approve with all conditions and an additional condition that the applicant work with staff to move the easternmost pad, building F, to the north while maintaining Code requirement setbacks, including residential adjacency and meeting parking requirements. And it is my understanding from staff that this can be done.

BRYAN SCOTT

Maybe we should talk with, I'm sorry, Mayor, I think we may need more direction, I don't know in terms of how much you want it moved back. Did you want it in line with Mr. Pool and Mrs. Patio's building? Was there a certain distance you'd like it removed from the street, like five feet, ten feet?

COUNCILWOMAN TARKANIAN

I would, I, all I, my thought, when I spoke with staff, was that they would determine the necessary footage back in order to not ruin the alignment of his building. What would that be, Margo?

MARGO WHEELER

Again, Councilwoman, Mayor and Councilwoman, we would have to work with the applicant. That it can be done, yes. That it, there is no guarantee that it can be done without a reduction in square footage, which of course is the concern that the applicant has. So, I – don't want to make, purport that the same amount of square footage can be accomplished, 'cause it may not be, as the applicant indicated with the, still meeting the requirements for drive aisles, etcetera. So, in essence, the most reasonable way to move it back would be the 20 feet for the – parking space and then an additional 26. So, it would be considerably back in order to accomplish parking in the front of the building.

MAYOR GOODMAN

Has there been any effort on this particular issue to have discussions with your staff and the developer and Mr. Pool and Mrs. Patio? Have, has any discussion taken place about the placement?

MARGO WHEELER

Well, we –

MAYOR GOODMAN

'Cause I get the impression that much of what has taken place, took place a year ago. And you're back before us now –

TED KRUGER

Right, right.

MAYOR GOODMAN

– and I'm not sure that the parties have gotten together as was the request of – Mr. Wallin's letter to have an opportunity to see whether they can work it out to everybody's satisfaction, with staff though.

MARGO WHEELER

Mayor, staff does not put forward a proposal –

MAYOR GOODMAN

I know that.

MARGO WHEELER

– unless the applicant –

MAYOR GOODMAN

I understand that.

MARGO WHEELER

– wishes us to do so.

MAYOR GOODMAN

But I'm just saying that perhaps one other go at it with the staff being present, acting as a, not a mediator, but a participant, that perhaps we could have some resolution that everybody could live with.

MARGO WHEELER

Staff would, of course, certainly be happy to meet with the applicant and see –

MAYOR GOODMAN

Does two weeks affect your project? I – know every other argument but, does two weeks affect the project?

TED KRUGER

Mr. Mayor, it affects the project –

MAYOR GOODMAN

Okay.

TED KRUGER

– but I will tell you, we'll wait the two weeks in the best interest of all people concerned. But I will tell you this, we could have been told a long time ago to consider other measures –

MAYOR GOODMAN

Don't doubt that.

TED KRUGER

We feel we have followed –

MAYOR GOODMAN

I agree with you.

TED KRUGER

– to the letter what has been suggested by the City and –

MAYOR GOODMAN

I – agree with you, I agree with you.

TED KRUGER

Thank you.

BRYAN SCOTT

Mayor, if I could, just for the record also, it's not the City that told them to move that to the – street. I think Bart clearly explained the fact that –

MAYOR GOODMAN

I understand that but, basically, what the gentleman is saying to us, what Mr. Kruger's saying that he's been very responsive to all the requests of all of the agencies and we appreciate that. But, I'd like to see whether or not you can work it out in two weeks. If you can't, then we'll just vote it either up or down. And that's it. Okay? So, is that agreeable with you, Councilwoman?

COUNCILWOMAN TARKANIAN

That's agreeable.

MAYOR GOODMAN

All right. **Then let's move to abey it for two weeks then. That's the motion.** Post, please.

BARBARA JO RONEMUS

(inaudible) thank you.

MAYOR GOODMAN

All right. Motion carries. **(Motion carried unanimously.)** Try to work it out. If you can't, then we'll just push the buttons in two weeks.

TED KRUGER

Thank you.

(END OF DISCUSSION)

/ac;sc;vwd

City of Las Vegas

Agenda Item No. 95

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-6057 - PUBLIC HEARING - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 448 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 19.68 acres at 8600 Starboard Drive (APN 163-08-601-005), R-PD23 (Residential Planned Development - 23 units per acre) Zone, Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	1
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1 vote) 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 3/24/2005 Planning Commission meeting Item 31

MOTION:

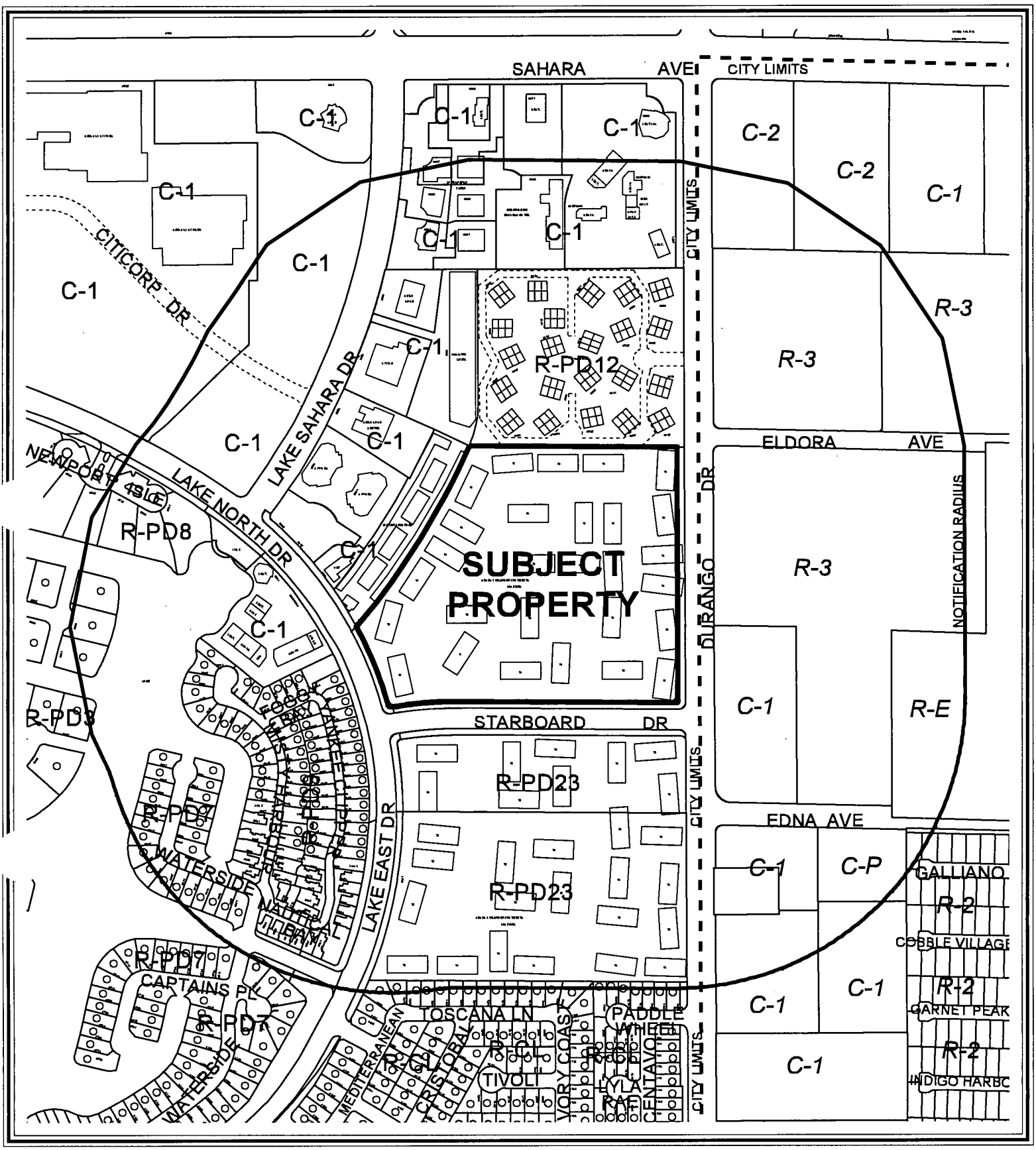
REESE - Motion to STRIKE Item 92 [DIR-6476]; HOLD IN ABEYANCE Item 95 [SDR-6057] and Item 96 [SDR-6058] to 5/4/2005 - UNANIMOUS

MINUTES:

COUNCILMAN WOLFSON requested to hold in abeyance Item 95 [SDR-6057] and Item 96 [SDR-6058] to 5/4/2005. He announced that a member of his staff would be available to explain the reason for the abeyance.

(2:06 - 2:10)

4-1

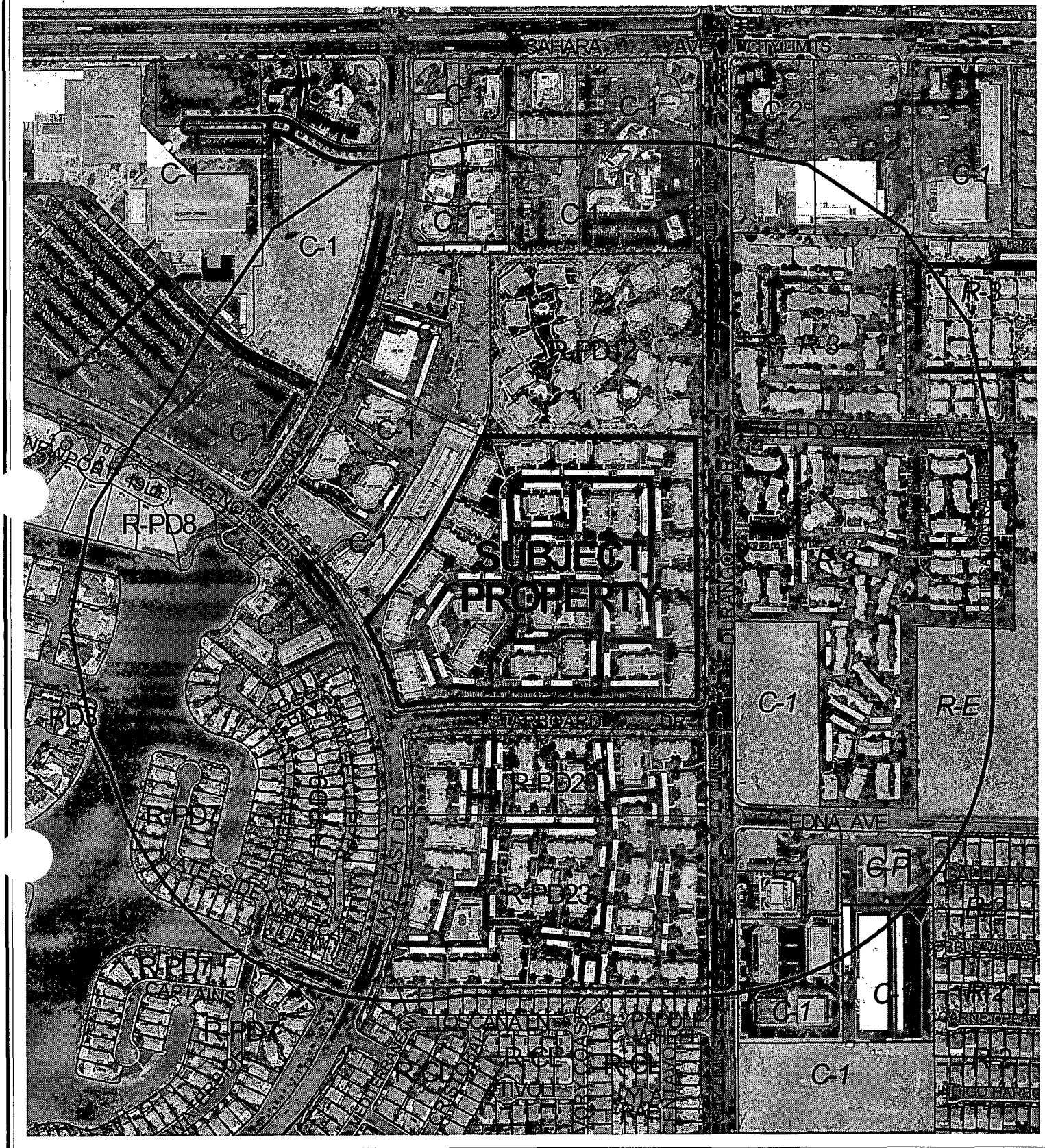


0 400 800 Feet

CASE: **SDR-6057**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)



0 400 800 Feet

CASE: **SDR-6057**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6057 - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC

** CONDITIONS **

Staff recommends Denial. The Planning Commission (5-1 vote) recommends APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations date stamped 02/01/05, and with all applicable conditions of approval of Rezoning (Z-0024-86) and subsequent site-related actions, except as amended by conditions herein.

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

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

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

6. The trash enclosure shall be rebuilt to meet code standards and maintained, subject to approval of the Planning and Development Department.

7. The number of trees on project perimeter shall be provided to meet code, pursuant to a landscape plan to be submitted for review and approval by the Planning and Development Department.

Public Works

8. Grant a Traffic Signal Chord Easement on the northwest corner of Durango Drive and Starboard Drive.

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of a map for this site.

10. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

11. 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.

12. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the proposed conversion of an existing 448 unit apartment project to a condominium development on 19.68 acres at 8600 Starboard Drive.

B) Applicant's Justification

The applicant's representative has stated in a letter that the property owner has years of experience converting apartment units to condominiums. This conversion will adhere to Uniform Common Interest Ownership Act of 1994 (UCOIA) requirements, providing all tenants with a 120-day minimum notice of the conversion and a minimum 60-day notice for first right of refusal. A Homeowners' Association will be created to meet Nevada Department of Real Estate requirements.

BACKGROUND INFORMATION

A) Previous Actions

04/02/86 The City Council approved a Rezoning (Z-0024-86) from N-U (Non-Urban) under Resolution of Intent to R-PD23 (Residential Planned Development – 23 units per acre) and P-R (Professional Office and Parking) to R-PD23 (Residential Planned Development – 23 units per acre) on the subject site. The Planning Commission and staff recommended approval.

03/24/05 The Planning Commission voted 5-1 to recommend APPROVAL (PC Agenda Item #31/ss).

B) Pre-Application Meeting

01/21/05 Requirements for submittal of Site Development Plan Review and Tentative Map applications were discussed. The applicant was informed that the earliest that hearings for the Tentative Maps could be scheduled would be 14 days after final approval of the Site Development Plan Reviews.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 19.68

B) Existing Land Use

Subject Property:	Apartments
North:	Residential Condominiums
South:	Apartments
East:	Condominiums and Undeveloped
West:	Mini-Warehouse and Single Family Dwellings

C) Planned Land Use

Subject Property:	H (High Density Residential)
North:	MLA (Medium-Low Attached Density Residential)
South:	M (Medium Density Residential)
East:	Clark County
West:	SC (Service Commercial) and ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	R-PD23 (Residential Planned Development – 23 units per acre)
North:	R-PD12 (Residential Planned Development – 12 units per acre)
South:	R-PD23 (Residential Planned Development – 23 units per acre)
East:	R-3 (Multiple-Family Residential – 18 units per acre – Clark County) and C-1 (Local Business – Clark County)
West:	C-1 (Limited Commercial) R-PD9 (Residential Planned Development – 9 units per acre) and R-PD7 (Residential Planned Development – 7 units per acre – perimeter common area)

E) General Plan Compliance

The subject property is designated H (High Density Residential) on the Southwest Sector Map of the General Plan. Although this land use category is intended for residential development with a minimum density of 25 dwelling units per gross acre, lower density residential land uses are acceptable. The existing apartment development has a density of 22.76 units per gross acre; therefore, the proposed conversion project conforms to the General Plan.

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

No special districts, zones, or plans are associated with the subject property.

PROJECT DESCRIPTION

The complex consists of 448 units in 28 two-story buildings. Recreational amenities include three swimming pools. A landscaped meandering walk maintained by others abuts the north side of Starboard Drive and the east side of Lake East Drive. Access is provided from two entrances

from Starboard Drive. A total of 710 parking spaces is provided, including 431 covered spaces. Landscaping is provided on the perimeter of the site and in the parking area, but does not meet current Zoning Code requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD project are established by Site Development Plan Review. The following Development Standards are proposed for the subject property:

Standards	Proposed
Min. Setbacks	
• Front	10 Feet
• Side	15 Feet
• Corner	20 Feet
• Rear	15 Feet
Max. Building Height	20 Feet
Trash Enclosure	Walled, gated
Mech. Equipment	Screened

The existing development proposes development standards similar to other condominium developments in this area of the City. Parking and landscaping is deficient with regard to the current code; those issues are discussed in the appropriate sections below.

A2) Residential Adjacency Standards

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

a) Proximity slope. Existing buildings along the southwestern portion of the property are approximately 20 feet tall at their highest point, requiring at least a 60-foot setback from the property lines of the single-family homes located to the southwest of the subject property across Lake East Drive. These buildings are set back at least 140 feet from the protected properties; therefore, the Residential Adjacency Standards with respect to proximity slope have been met.

b) Building setback. These same buildings along the southwestern portion of the property are also set back at least the minimum 10 feet required for the back yards of the protected single-family homes.

A3) Parking and Traffic Standards

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

Uses	Units	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Condominiums 1-bedroom	144	1.25 spaces/unit + 1 space per 6 units	204			
Condominiums 2-bedroom	248	1.75 spaces/unit + 1 space per 6 units	475			
Condominiums 3-bedroom	56	2.00 spaces/unit + 1 space per 6 units	122			
TOTAL	448		801	N/A	704	6

The site met parking requirements when first approved, but is deficient 91 spaces according to current Zoning Code parking requirements. This represents an 11% deviation from the current requirements. Handicapped parking spaces provided do not meet Title 19 accessibility standards.

The Department of Public Works has recommended a condition of approval requiring all active gated access driveways to be designed, located and constructed in accordance with Standard Drawing #222A.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area (279 uncovered spaces)	1 Tree/6 uncovered spaces + half of all trees at end of rows	67 Trees (47+20)	26
Buffer: • Min. Trees	1 Tree/30 Linear Feet	141 Trees	73 Trees
• Min. Zone Width	14 Feet with meandering sidewalk, 19 Feet across from single family uses; 6 feet sides and rear		25 Feet 15 Feet rear
• Wall height	8 Feet		Not shown

The site is deficient with respect to the number and spacing of trees and shrubs planted in the parking lot and perimeter planter areas.

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
19.68 acres	22.8	1.65	37.6 %	7.40 acres	29.2 %	5.75 acres

The site provides less for open space than the 7.4 acres required by the current codes, based on density. The Zoning Code bases the minimum amount of open space to be provided on the gross acreage of the project.

A5) Sign Standards

All signage for the site is subject to the standards contained in Title 19.14 for multi-family developments in an R-PD (Residential Planned Development) zoning district, except where allowed by Variance.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-PD23 (Residential Planned Development – 23 units per acre), allowing residential development of up to 23.49 dwelling units per acre. The current development (and proposed conversion) is a permitted use in an R-PD zone. The site plans may establish development standards for R-PD projects; however, the Zoning Code requires certain open space provisions to be met. Staff does not encourage the conversion of nonconforming apartment complexes into condominium developments; rather, it recommends compliance with current codes where possible. As the subject development will be unable to provide parking, open space and landscaping according to code standards, staff recommends denial.

- Site Plan

The site plan depicts an orderly arrangement of buildings and parking areas. Circulation is logical, and there is an adequate sidewalk system connecting all buildings.

- Waivers

No waivers are sought in conjunction with this project.

- Landscape Plan

  The landscape plan shows the existing planting materials and locations. Although some trees and shrubs are missing per the current landscaping codes, no additional landscaping is proposed. Perimeter landscaping along public rights-of-way is located in a common area and includes clusters of Ash, Mulberry, Sycamore, Purple-Leaf Plum and Pine. Along Starboard Drive, trees are scattered on either side of a meandering sidewalk. There are nearly no trees along the side and rear; these areas, as well as all other unpaved areas, contain turf. A significant amount of landscaping has been planted onsite and is well maintained. Generally, the existing landscaping along Durango Drive and Starboard Drive is aesthetically pleasing though not code compliant. Parking lot trees are planted heavily near the entrances, but are missing throughout most of the development. No planter islands have been constructed.

- Elevation

  The existing elevations are of adequate design and materials to be appropriate for and compatible with surrounding development in the area.

- Floor Plan

  The existing buildings house one, two and three bedroom units ranging from 703 square feet to 1,109 square feet.

FINDINGS

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

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

   Much of the surrounding area is currently developed with medium density residential and commercial uses that are compatible with the proposed conversion.

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

   The proposed condominium conversion is consistent with the General Plan. However, the development fails to meet current Title 19 and Landscape, Wall and Buffer standards in regard to parking, perimeter and parking lot landscaping, and the provision of open space. The applicant is encouraged to bring the site into compliance with current codes, if possible, prior to the conversion of condominium units. If compliance is not possible, conversion of the units is not recommended.

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

   Starboard Drive, a 70-foot right-of-way, provides access to the site. No negative impacts to traffic in the surrounding area are caused by access points or site circulation.

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

   The building materials are appropriate for this area, which contains a similar apartment complex to the south, condominiums to the north and commercial to the west. Landscaping materials are appropriate, but are deficient in number under the current Landscape, Wall and Buffer Standards.

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

   The existing elevations are uniform in appearance and materials and create a pleasing environment for residents and guests.

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

   The proposed development will be subject to compliance with building codes, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission added Conditions #6 and 7.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 583 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6057 APN: 163-08-601-005

Name of Property Owner: Starboard LLC

Name of Applicant: Lake East LLC and Starboard 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: Jacquelyn J. Muis

Print Name: Jacquelyn J. Muis, Secretary and as Attorney-in-Fact for Richard L Hearrean

Subscribed and sworn before me

This 20 day of October, 2004

Erica Rogan LA CA

Notary Public in and for said County and State

ERICA ROGAN
COMM. # 1458041
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. DEC. 23, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6057** APN: 163-08-601-005

Name of Property Owner: Lake East LLC

Name of Applicant: Lake East LLC and Starboard 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: Roy E. Hearrean

Print Name: Roy E. Hearrean, Trustee

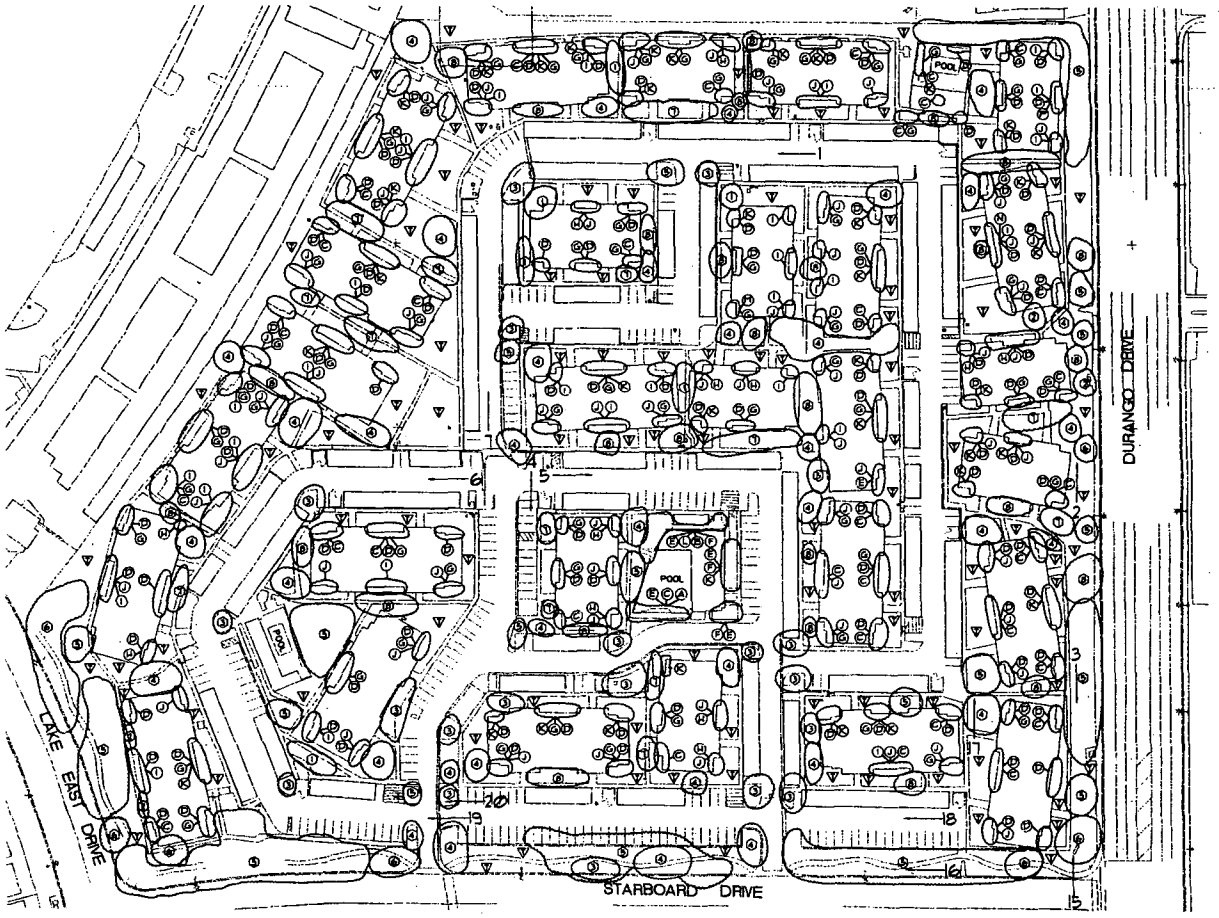
Subscribed and sworn before me

This 20th day of October, 2004

Jacquelyn J. Muns

Notary Public in and for said County and State

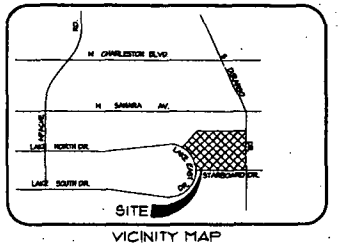
JACQUELYN J. MUNS
COMM. # 1298936
Notary Public - California
LOS ANGELES COUNTY
My Commission Expires March 27, 2005



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
	EXISTING TREES	
	ALBIZIA	SILK TREE
	CUPRESSUS	CYPRESS
	FRAXINUS	ASH
	PINUS	MELBOURNE
	PINUS	PINE
	PLATANUS	SYCAMORE
	ROBINIA	LOCUST
	PRUNUS	PURPLE-LEAF PLUM
	ULMUS	HONEY LOCUST
	WASHINGTONIA	PALM
	EXISTING GROUNDCOVERS, SHRUBS, AND ACCENTS	
	CAESALPINIA	BIRD OF PARADISE
	DASYLIRION	DESERT SPOON
	EUONYMUS	EUONYMUS
	JUNIPERUS	JUNIPER
	LEUCOPHYLLUM	TEXAS RANGER
	MISCANTHUS	EDGE GRASS
	NANDINA	DWARF HEAVENLY BAMBOO
	PHOTINIA	PHOTINIA
	PITTOSPORUM	DOUG ORANGE
	PYRACANTHA	FIRETHORN
	RAPHIOLEPIS	INDIAN HAWTHORN
	YUCCA	YUCCA
	LIGUSTRUM	PRIVET
	PODOCARPUS	LAUREL
	STUARTIA	YEW PINE
	STUARTIA	STUARTIA
	RAPHIOLEPIS	INDIAN HAWTHORN
	FERNEA	FENCE VINE

GENERAL NOTES:
1. THIS PLAN PORTRAYS EXISTING PLANT MASSINGS ONLY.
2. ALL SHRUB PLANTER BEDS CONTAIN DECOMPOSED GRANITE.
3. TURF EXISTS IN ALL REMAINING PLANTER AREAS OUTSIDE THE SHRUB PLANTER BED
4. TOTAL TREES = 559



VICINITY MAP
NTS

NORTH

SDR-6057
03/24/05 PC

IWZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE — LAND PLANNING

SUNRISE MEADOWS @ THE LAKES

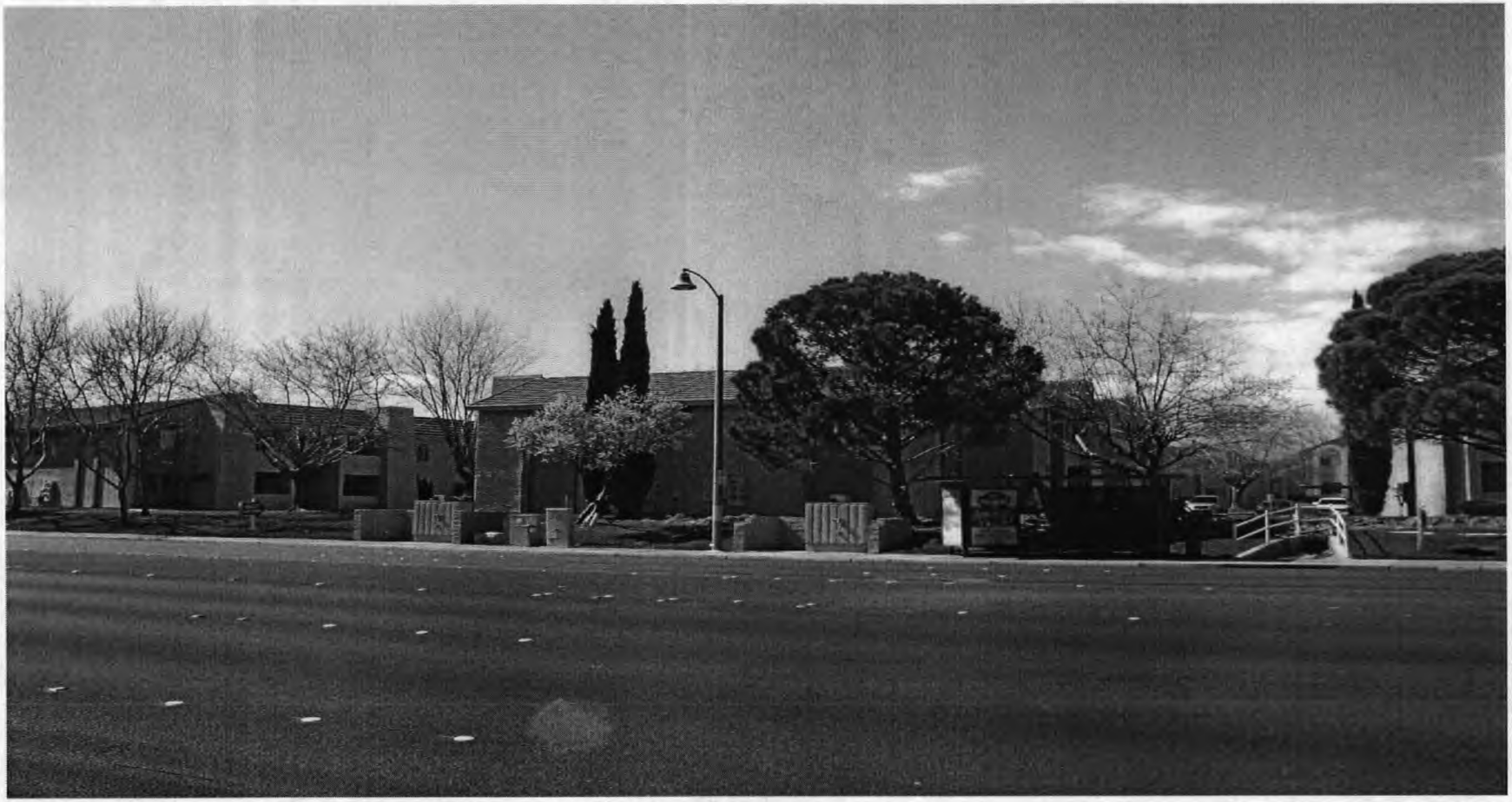
Project Number: 04-150.00
Date: 01-31-05
Drawn By: AJH
Checked By: JUZ
Scale: 1"=50'-0"
Revisions:

Sheet Title: EXISTING PLANTING PLAN
Sheet Number: L1.01
3 TOTAL



SDR-6057 - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC
8600 STARBOARD DRIVE
MARCH 24, 2005 PLANNING COMMISSION

3/3/05



SDR-6057 - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC
8600 STARBOARD DRIVE
MARCH 24, 2005 PLANNING COMMISSION

3/3/05

February 1, 2005

Mr. Gary Leobold, AICP
Planning Manager
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

RE: Sunrise Meadows at The Lakes

Dear Gary:

On behalf of our client, Lake East, LLC and Starboard, LLC, I am submitting some backround and experience information regarding the main principal of the two LLC's as it relates to condominium conversions.

The main principal of the two LLC'S, Roy E. Hearrean, has been in the real estate development business since 1962. His firm, State Wide Investors, Inc., was founded in 1966 and has built and converted more than 4,000 condominium units. Mr.Hearrean is a licensed general contractor with over 40 years of active involvement in real estate development, marketing, construction, and management. As with prior condominium conversions completed by State Wide Investors, Inc., Mr. Hearrean has indicated that the condominium conversion of Sunrise Meadows at The Lakes will adhere to the requirements of UCOIA, (Uniform Common Interest Ownership Act of 1994).

During the condominium process, State Wide Investors, Inc. will follow the procedures of UCOIA and provide all tenants with a minimum of 120 day notice of the proposed condominium conversion and a minimum 60 day notice for first right of refusal. For tenants who choose not to purchase a condominium unit, funds are available to long term tenants as well as those with specific needs which include an age provision.

The condominiums are expected to have sales prices in the range from $130,000's to the $230,000's. A Homeowner's Association will be created in accordance with the State of Nevada Department of real Estate requirements. All owners will be a member of this association which will be operated under the requirements provided by the state of Nevada.

Sincerely,
Integrity Engineering

David Moran, Project Manager

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: 03/24/05 **Case Number:** SDR-6057

Date: 03/15/05
Name: Joyce Tachet (President of Home owners Assoc)
Address: Home owners Assoc. "TAMCO"
P.O. BOX 12117 L.V. NV. 89112
Phone: (702) 383-8928

☐ **PROTEST** ☒ **APPROVE**

"Grand View CLE & VIEW Landing H.O. Assoc"
Total of 81 Homes

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**

City of Las Vegas

Agenda Item No. 96

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-6058 - PUBLIC HEARING - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 448 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 20.00 acres at 3001 Lake East Drive (APNs 163-08-701-001 and 163-08-603-001), R-PD23 (Residential Planned Development - 23 units per acre) Zone, Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	1
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1 vote) 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 03/24/2005 Planning Commission meeting Item 32

MOTION:

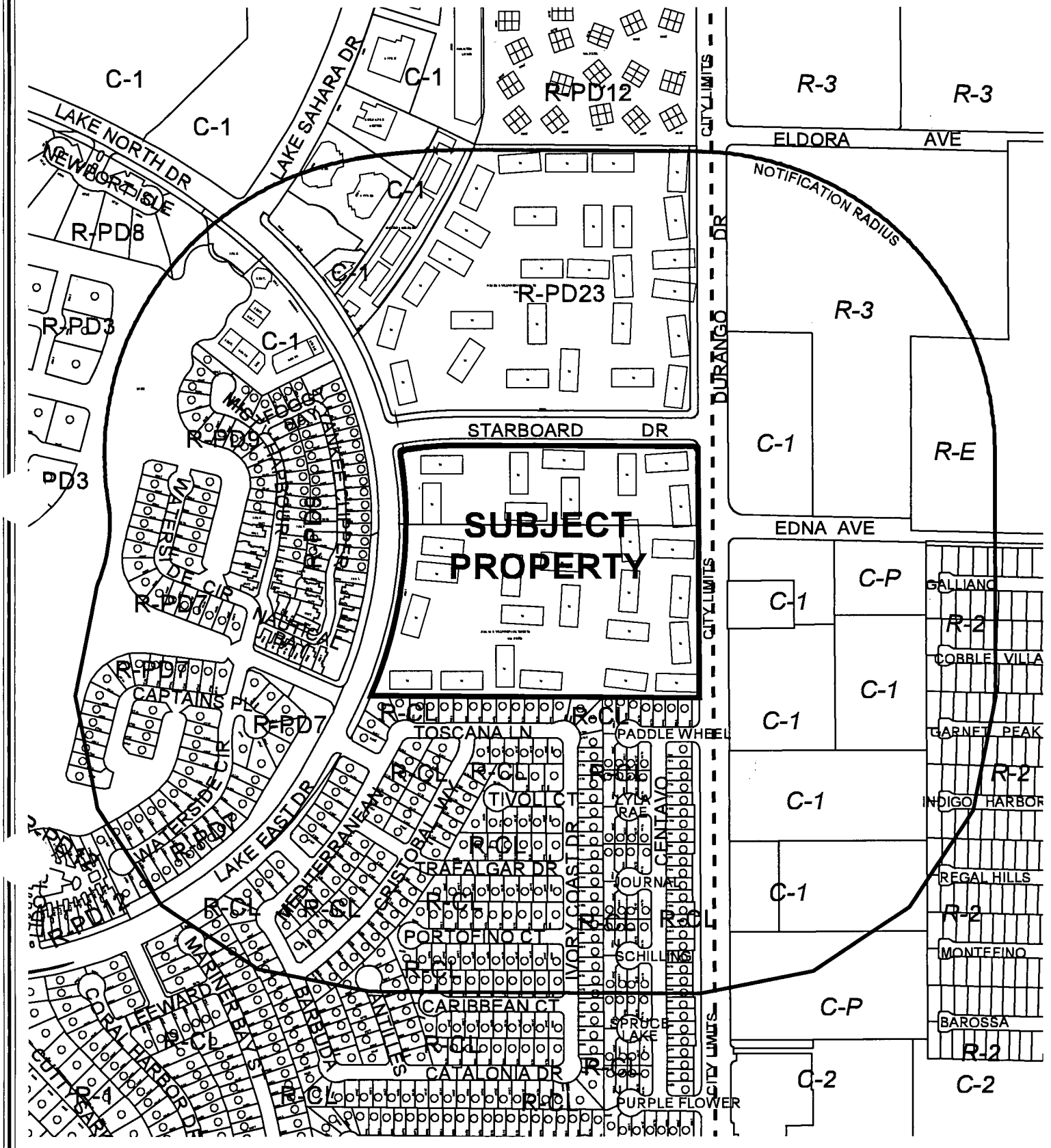
REESE - Motion to STRIKE Item 92 [DIR-6476]; HOLD IN ABEYANCE Item 95 [SDR-6057] and Item 96 [SDR-6058] to 5/4/2005 - UNANIMOUS

MINUTES:

COUNCILMAN WOLFSON requested to hold in abeyance Item 95 [SDR-6057] and Item 96 [SDR-6058] to 5/4/2005. He announced that a member of his staff would be available to explain the reason for the abeyance.

(2:06 - 2:10)

4-1



0 400 800 Feet

CASE: **SDR-6058**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

N



0 400 800 Feet

CASE: **SDR-6058**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6058 - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC

** CONDITIONS **

Staff recommends Denial. The Planning Commission (5-1 vote) recommends APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations date stamped 02/01/05, and with all applicable conditions of approval of Rezoning (Z-0004-85) and subsequent site-related actions, except as amended by conditions herein.

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

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

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

6. The trash enclosure shall be rebuilt to meet code standards and maintained, subject to approval of the Planning and Development Department.

7. The number of trees on project perimeter shall be provided to meet code, pursuant to a landscape plan to be submitted for review and approval by the Planning and Development Department.

8. The chain link fence around the recreation area shall be replaced with wrought iron or tubular steel fencing, subject to review and approval by the Planning and Development Department.

Public Works

9. Grant a Traffic Signal Chord Easement on the southwest corner of Durango Drive and Starboard Drive.

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of a map for this site.

11. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

13. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the proposed conversion of an existing 448 unit apartment project to a condominium development on 20.00 acres at 3001 Lake East Drive.

B) Applicant's Justification

The applicant's representative has stated in a letter that the property owner has years of experience converting apartment units to condominiums. This conversion will adhere to Uniform Common Interest Ownership Act of 1994 (UCOIA) requirements, providing all tenants with a 120 day minimum notice of the conversion and a minimum 60-day notice for first right of refusal. A Homeowners' Association will be created to meet Nevada Department of Real Estate requirements.

BACKGROUND INFORMATION

A) Previous Actions

05/06/85 The City Council approved a Rezoning from N-U (Non-Urban) under Resolution of Intent to R-PD23 (Residential Planned Development – 23 units per acre), R-PD7 (Residential Planned Development – 7 units per acre) and C-1 (Limited Commercial) to R-PD23 (Residential Planned Development – 23 units per acre) on the subject site as part of a larger request (Z-0004-85). The Planning Commission and staff recommended approval.

03/24/05 The Planning Commission voted 5-1 to recommend APPROVAL (PC Agenda Item #32/ss).

B) Pre-Application Meeting

01/21/05 Requirements for submittal of Site Development Plan Review and Tentative Map applications were discussed. The applicant was informed that the earliest that hearings for the Tentative Maps could be scheduled would be 14 days after final approval of the Site Development Plan Reviews.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 20.00

B) Existing Land Use

Subject Property:	Apartments
North:	Apartments
South:	Single Family Dwellings
East:	Offices
	Commercial
West:	Single Family Dwellings
	Townhouses

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	H (High Density Residential)
South:	ML (Medium-Low Density Residential)
East:	Clark County
West:	ML (Medium Low Density Residential)
	MLA (Medium-Low Attached Residential)
	SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-PD23 (Residential Planned Development – 23 units per acre)
North:	R-PD23 (Residential Planned Development – 23 units per acre)
South:	R-CL (Single Family Compact-Lot)
East:	C-P (Office and Professional – Clark County) under Resolution of Intent to C-2 (General Commercial – Clark County) and C-1 (Local Business – Clark County)
West:	R-PD9 (Residential Planned Development – 9 units per acre) and R-PD7 (Residential Planned Development – 7 units per acre – perimeter common area)

E) General Plan Compliance

The subject property is designated M (Medium Density Residential) on the Southwest Sector Map of the General Plan. This land use category is intended for residential development with up to 25 dwelling units per gross acre. The existing apartment development has a density of 22.4 units per gross acre; therefore, the proposed conversion project conforms to the General Plan.

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

No special districts, zones, or plans are associated with the subject property.

PROJECT DESCRIPTION

The complex consists of 448 units in 28 two-story buildings. Recreational amenities include two centrally located swimming pools and a playground area. A landscaped buffer area with a sidewalk maintained by others abuts the south side of Starboard Drive and the east side of Lake East Drive. Access is provided from two entrances from Starboard Drive. A total of 621 parking spaces is provided, including 443 covered spaces. Landscaping is provided on the perimeter of the site and in the parking area, but does not meet current Zoning Code requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD project are established by Site Development Plan Review. The following Development Standards are proposed for the subject property:

Standards	Proposed
Min. Setbacks	
• Front (Lake East Dr.)	10 Feet
• Side	15 Feet
• Corner	20 Feet
• Rear	25 Feet
Max. Building Height	22 Feet
Trash Enclosure	Walled and gated
Mech. Equipment	Screened

The existing development proposes development standards similar to other condominium developments in this area of the City. Parking and landscaping is deficient with regard to the current code; those issues are discussed in the appropriate sections below.

A2) Residential Adjacency Standards

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

a) Proximity slope. Existing buildings along the southern portion of the property are approximately 22 feet tall at their highest point, requiring at least a 66-foot setback from the property lines of the single-family homes located to the south of the subject property. These buildings are only set back approximately 20 to 25 feet from the protected properties; therefore, the Residential Adjacency Standards with respect to proximity slope cannot be met. Buildings along the west side of the property require at least a 60-foot setback from single-family homes on the west side of Lake East Drive; they are set back at least 130 feet from the property lines of these homes, thereby meeting the proximity slope standard.

b) Building setback. These same buildings along the southern edge of the property are set back at least the minimum 10 feet required for the back yards of the protected single-family homes, thereby complying with the standard. The buildings along the west edge of the property are set back more than the 10 feet required for the rear yards of homes along the west side of Lake East Drive, also meeting the standard.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Condominiums 1-bedroom	144	1.25 spaces/unit + 1 space per 6 units	204			
Condominiums 2-bedroom	248	1.75 spaces/unit + 1 space per 6 units	475			
Condominiums 3-bedroom	56	2.00 spaces/unit + 1 space per 6 units	122			
TOTAL	448		801	N/A	618	3

The site met parking requirements when first approved, but is deficient 180 spaces according to current Zoning Code parking requirements. This represents a 22% deviation from the current requirements. Handicapped parking spaces provided do not meet Title 19 accessibility standards.

The Department of Public Works has recommended a condition of approval requiring all active gated access driveways to be designed, located and constructed in accordance with Standard Drawing #222A.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area (178 uncovered spaces)	1 Tree/6 uncovered spaces + half of all trees at end of rows	60 Trees (30+30)	17
Buffer: • Min. Trees	1 Tree/30 Linear Feet	127 Trees	106 Trees
• Min. Zone Width	14 Feet with meandering sidewalk, 19 Feet across from single family uses; 6 feet rear		25 Feet 15 Feet rear
• Wall height	8 Feet		Not shown

The site is deficient with respect to the number and spacing of trees and shrubs planted in the parking lot and perimeter planter areas.

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
20.00 acres	22.4	1.65	37 %	7.39 acres	35.5 %	7.10 acres

The site provides slightly less open space than the 7.4 acres required by the current codes, based on density. The Zoning Code bases the minimum amount of open space to be provided on the gross acreage of the project.

A5) Sign Standards

All signage for the site is subject to the standards contained in Title 19.14 for multi-family developments in an R-PD (Residential Planned Development) zoning district, except where allowed by variance.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-PD23 (Residential Planned Development – 23 units per acre), allowing residential development of up to 23.49 dwelling units per acre. The current development (and proposed conversion) is a permitted use in an R-PD zone. The site plans may establish development standards for R-PD projects; however, the Zoning Code requires certain open space provisions to be met. Staff does not encourage the conversion of nonconforming apartment complexes into condominium developments; rather, it recommends compliance with current codes where possible. As the subject development will be unable to provide parking, open space and landscaping according to code standards, and buildings along the south edge of the project do not meet Residential Adjacency standards, staff recommends denial.

- Site Plan

  The site plan depicts an orderly arrangement of buildings and parking areas. Circulation is logical, and there is an adequate sidewalk system connecting all buildings.

- Waivers

  No waivers are sought in conjunction with this project.

- Landscape Plan

  The landscape plan shows the existing planting materials and locations. Although some trees and shrubs are missing per the current landscaping codes, no additional landscaping is proposed. Perimeter landscaping along Lake East Drive and Starboard Drive is located in a common area and includes clusters of sycamore, Purple-Leaf Plum and pine. Trees along Durango Drive are sparse but include primarily Ash and Honey Locust. Turf is existing on all other unpaved areas. Generally, the existing landscaping along the entire perimeter is aesthetically pleasing though not code compliant. A significant amount of landscaping, including various species of groundcover, has been planted onsite and is well-maintained. Parking lot trees are missing throughout most of the development. No planter islands have been constructed.

- Elevation

  The existing elevations are of adequate design and materials to be appropriate for and compatible with surrounding development in the area.

- Floor Plan

  The existing buildings house one, two and three bedroom units ranging from 703 square feet to 1,109 square feet.

FINDINGS

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

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

   Much of the surrounding area contains existing development with medium-low to medium density residential and commercial uses that are compatible with the proposed conversion.

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

The proposed condominium conversion is consistent with the General Plan. However, the development fails to meet current Title 19 and Landscape, Wall and Buffer standards in regard to parking, perimeter and parking lot landscaping, and the provision of open space. The applicant is encouraged to bring the site into compliance with current codes, if possible, prior to the conversion of condominium units. If compliance is not possible, conversion of the units is not recommended.

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

   Starboard Drive, a 70-foot right-of-way, provides access to the site. No negative impacts to traffic in the surrounding area are caused by access points or site circulation.

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

   The building materials are appropriate for this area, which contains a similar apartment complex to the north, single family dwellings to the south and west and commercial to the east. Landscaping materials are appropriate, but are deficient in number under the current Landscape, Wall and Buffer Standards.

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

   The existing elevations are uniform in appearance and materials and create a pleasing environment for residents and guests.

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

   The proposed development will be subject to compliance with building codes, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission added Conditions 6-8 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 459 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6058** APN: 163-08-701-001, 163-08-603-001

Name of Property Owner: Starboard LLC

Name of Applicant: Lake East LLC and Starboard 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: Jacquelyn J. Muis

Print Name: Jacquelyn J. Muis, Secretary and as Attorney-in-fact for Richard L. Hebrean

Subscribed and sworn before me

This 20 day of October, 2004

Erica Rogan LA, CA

Notary Public in and for said County and State

ERICA ROGAN
COMM. # 1458041
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. DEC. 23, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6058** APN: 163-08-701-001, 163-08-603-001

Name of Property Owner: Lake East LLC

Name of Applicant: Lake East LLC and Starboard 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: Roy E Hearrean

Print Name: Roy E. Hearrean, Trustee

Subscribed and sworn before me

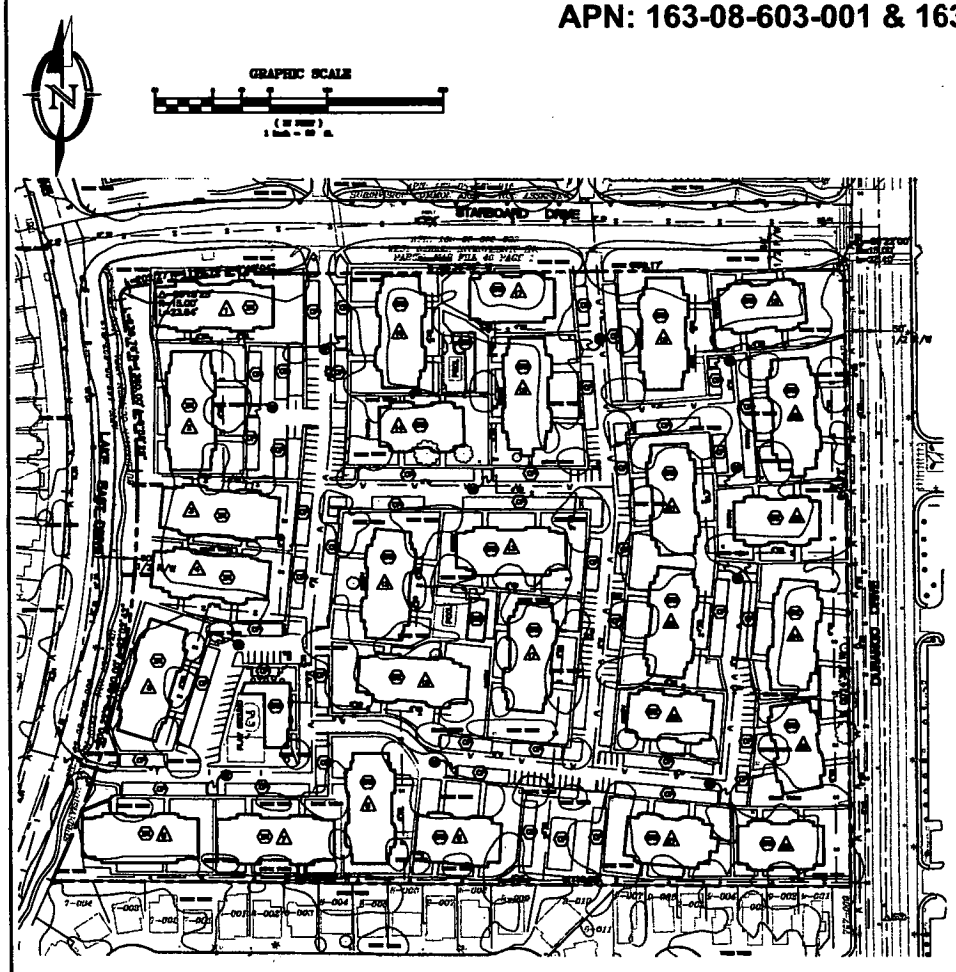
This 20th day of October, 2004

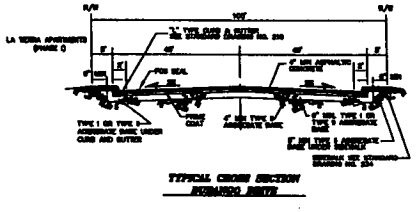
Jacquelyn J Muis

Notary Public in and for said County and State

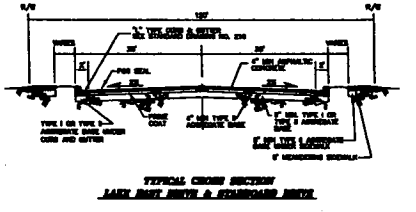
JACQUELYN J. MUIS
COMM. # 1298935
Notary Public - California
LOS ANGELES COUNTY
My Commission Expires March 27, 2005

SITE PLAN FOR
SUNSET BREEZE @ THE LAKES
APN: 163-08-603-001 & 163-08-701-001

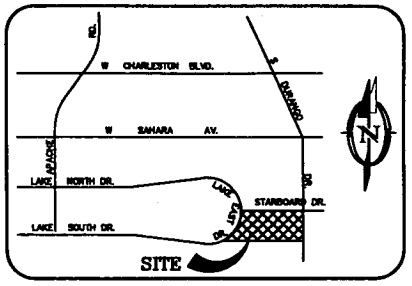




TYPICAL CROSS SECTION
DURANGO DRIVE



TYPICAL CROSS SECTION
LAKE MEAD DRIVE & STANDARD DRIVE



VICINITY MAP
NTS

GRAPHIC SCALE

OWNER & DEVELOPER

LAKE EAST L L C 89.69
STANDARD L L C 13.31
ICH GROUP
3000 E SPRING ST #300
LONG BEACH CA 90815-3229
TEL: (949) 942-3579
FAX: (949) 262-3083

ENGINEER

INTEGRITY ENGINEERING
2480 EAST TROPICANA AVE, # 332
LAS VEGAS, NEVADA 89121
TEL: (702) 456-4644
FAX: (702) 456-4919

UTILITIES

UTILITIES ARE SERVED BY THE FOLLOWING AGENCIES:

POWER	NEVADA POWER COMPANY	TEL: (702)367-5533
TELEPHONE	SPRINT TELEPHONE	TEL: (702)244-7400
CABLE	COX COMMUNICATIONS	TEL: (702)383-4000
SEWER	CITY OF LAS VEGAS	TEL: (702)399-0298
WATER	LAS VEGAS VALLEY WATER DISTRICT	TEL: (702)434-8900
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA	TEL: (702)735-5151
GAS	SOUTHWEST GAS CORPORATION	TEL: (702)876-7011

BASIS OF BEARING

NORTH 89°39'39" WEST ALONG THE CENTERLINE OF STANDARD DRIVE AS SHOWN ON PARCEL MAP FILE NO. 49 PAGE 71 OF PARCEL MAPS IN THE CITY OF LAS VEGAS, CLARK COUNTY IN THE STATE OF NEVADA.

LEGAL DESCRIPTION

ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF (E 1/2) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOW

LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 89 OF PARCEL MAPS, PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SAID LAND BEING FURTHER DESCRIBED ON THAT CERTAIN A.L.T.A. SURVEY DATED JULY 7, 1994 AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8; THENCE SOUTH 00°14'39" EAST ALONG THE EAST LINE THEREOF, 1,833.94 FEET; THENCE NORTH 89°39'39" WEST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°39'39" WEST, 1,110.32 FEET TO A POINT ON A CURVE; A RADIAL LINE OF SAID POINT BEARS NORTH 87°33'04" EAST; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST CONCAVE WESTERLY AND HAVING A RADIUS OF 1,969.86 FEET, THROUGH A CENTRAL ANGLE OF 27°07'47", AN ARC DISTANCE OF 932.63 FEET TO A POINT OF COMPOUND CURVATURE; CURVING TO THE LEFT CONCAVE WESTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THROUGH A CENTRAL ANGLE OF 06°39'25", AN ARC DISTANCE OF 119.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE RIGHT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,095.76 FEET, THROUGH A CENTRAL ANGLE OF 09°49'04", AN ARC DISTANCE OF 202.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°26'28" EAST 778.17 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CURVING TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°32'06" AN ARC DISTANCE OF 23.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°14'28" EAST, 840.72 FEET TO THE POINT OF BEGINNING.

ASSESSING INFORMATION

APN 163-08-717-009

-001	ROUNDS CHARLES, BAYSIDE UNIT #3 – LOT 8 BLOCK 1
-002	BOYLE FAMILY TRUST and BOYLE ROBERT F & NANCY C TRS
-003	BAYSIDE UNIT #3 – LOT 9 BLOCK 1
-004	MITCHELL DONALD L & AUDREY J, BAYSIDE UNIT #3 – LOT 4 BLOCK 1
-005	MASSINGS JOHN R, BAYSIDE UNIT #3 – LOT 3 BLOCK 1

APN 163-08-718

-006	BRENNEMEYER MICHAEL D & ANNET H, BAYSIDE UNIT #4 – LOT 7 BLOCK 1
-007	JONES JEFFREY A, BAYSIDE UNIT #4 – LOT 8 BLOCK 1
-008	JAVA JOSE LUIS, BAYSIDE UNIT #4 – LOT 9 BLOCK 1
-009	EXCELSIOR FAMILY TRUST, and EXCELSIOR JOSEPH S & SHIRLEE TRS
	BAYSIDE UNIT #4 – LOT 10 BLOCK 1
-010	MICHEL JERRY D & JANET J, BAYSIDE UNIT #4 – LOT 11 BLOCK 1
-011	RILEY FAMILY TRUST and RILEY KENNETH H & CLNA TRS,
	BAYSIDE UNIT #4 – LOT 12 BLOCK 1
-012	KNIGHT BETTY R, BAYSIDE UNIT #4 – LOT 13 BLOCK 1
-013	WARD PETER A, BAYSIDE UNIT #4 – LOT 14 BLOCK 1
-014	HODSON RAYMOND & TRACY, BAYSIDE UNIT #4 – LOT 15 BLOCK 1
-015	BRENNAN DENNIS, BAYSIDE UNIT #4 – LOT 16 BLOCK 1
-016	BRUNN WYATT, BAYSIDE UNIT #4 – LOT 17 BLOCK 1

APN 163-08-719

-001	MEEKS ALICE, LOS LAGOS – LOT 54 BLOCK 1
-002	HESS FREDDY P & GERALDINE, LOS LAGOS – LOT 54 BLOCK 1
-003	BARKER JOHN DAVID III, LOS LAGOS – LOT 53 BLOCK 1
-004	CHISHOLM MICHAEL, LOS LAGOS – LOT 51 BLOCK 1
-005	JOHNSON MARCUS & BARBARA, LOS LAGOS – LOT 50 BLOCK 1
-006	HOLM ELBERT W JR, LOS LAGOS – LOT 49 BLOCK 1
-007	GUARINO FRANK J & JANET A, LOS LAGOS – LOT 48 BLOCK 1

APN 163-08-797

-009	SUBDIVISION COMMON AREA – NOT ASSESSED

LAND AREA

671, 243.84 SQ FT (20 ACRES)

BUILDING TYPE	AREA (SQ.FT.)	NO. OF BUILDINGS	GARAGE/UNIT
1BR/1BA	703	144	1 (POOL &
2BR/2BA	923	248	PLAYGROUND AREA)
3BR/2BA	1,109	56	
		TOTAL: 448 UNITS	

BUILDING RESTRICTIONS

SETBACKS

FRONT:	20'
SIDE:	20' STREET & 15' INTERIOR
REAR:	15'
HEIGHT:	2 STORIES OR 35'
REAR:	15'

ZONING: R-PD-23 (RESIDENTIAL PLANNED DEVELOPMENT)

PARKING
STUDIO & ONE BEDROOM
1 1/4 SPACES PER UNIT PLUS
1 GUEST SPACE FOR EVERY 6 UNITS

TWO BEDROOM
1 3/4 SPACES PER UNIT, PLUS
1 GUEST SPACE FOR EVERY 6 UNITS

THREE BEDROOM
2 SPACES PER UNIT, PLUS
1 GUEST SPACE FOR EVERY 6 UNITS

PARKING STALLS

STANDARD STALLS	469
HANDICAPPED STALLS	9
COVERED STALLS	443
TOTAL STALLS	921

NUMBER OF UNITS

TOTAL 339

SEWAGE FLOW

115,000 GALLONS PER DAY AVERAGE (0.113 MGD)
230,000 GALLONS PER DAY PEAK (0.3384 MGD)

NOTES

1. THERE ARE NO RECEIVING BODIES OR REGIONAL FOR PARKS, SCHOOLS, OR OTHER PUBLIC USE.
2. THERE ARE NO EXISTING OR PROPOSED STORM DRAINS ON THIS PROJECT.
3. THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHT-OF-WAY ON THIS PROJECT.

LEGEND

	2 STORY STUCCO BUILDING, HEIGHT=20±, AREA = 5,198 SQFT.±
	3 STORY STUCCO BUILDING, HEIGHT=32±, AREA = 8,330 SQFT.±
	3 STORY STUCCO BUILDING, HEIGHT=31.7±, AREA = 8,313 SQFT.±
	1 STORY STUCCO BUILDING, HEIGHT=12.0±, AREA = 2,737 SQFT.±
	1 STORY STUCCO BUILDING, HEIGHT=12.0±, AREA = 570 SQFT.±
	1 STORY STUCCO BUILDING, HEIGHT=13.0±, AREA = 775 SQFT.±
	COVERED PARKING
	TRASH ENCLOSURE
	BUILDING NUMBERS

LEGEND

SYMBOLS	DESCRIPTIONS
	CACTUS
	FENCE ROY
	FLAG
	HORIZONTAL & VERTICAL POINT
	MAIL BOX
	SINGLE PALM TREE
	PEDESTRIAN SIGNAL
	POST
	STAND PIPE
	SPOT ELEVATION POINT
	SPOT ELEVATION TEXT
	TRANSMISSION TOWER
	CANTILEVER SIGN
	CURB & GUTTER CATCH BASIN
	CUT POLE
	FIRE HYDRANT
	MISC. UTILITY
	MAN HOLE
	SIGN WITH MULTIPLE POST
	STREET LIGHT
	LIGHT POLE
	UTILITY POLE
	BACK TO BACK SIGN POST
	SINGLE GATE
	SIGN BRIDGE
	SINGLE POST SIGN
	STREET NAME SIGN
	TELEPHONE BOOTH
	SINGLE TREE
	TRAFFIC SIGNAL
	UTILITY PEDESTAL
	UTILITY POLE WITH STREETLIGHT
	MISC. UTILITY
	MULTI USE VALVE
	ARROW, LEFT TURN
	ARROW, RIGHT TURN
	ARROW, LEFT STRAIGHT
	ARROW, RIGHT STRAIGHT
	ARROW, STRAIGHT
	PAINT "EXIT"
	PAINT "ONLY"
	PAINT "STOP"
	HANDICAPPED
	BUILDING
	BRIDGE
	CANOPY
	ROAD CENTER LINES
	CONCRETE
	CONTOUR ELEVATION TEXT
	CONTROL POINT TEXT
	CURB
	DIRT ROAD
	GOLF FAIRWAY
	FENCE
	1990 MINOTA ROY
	GUTTER
	INTERMEDIATE CONTOUR
	OBSCURED BUILDING
	ASPHALT PAVEMENT
	DIRT OR TRASH PILES
	SWIMMING POOL
	RETAINING WALL
	PAVED ROAD
	ROCK OUTCROPPINGS
	RAILROAD
	SANDTRAP
	STAIRS
	TANKS
	GOLF TEE
	TREE LINE
	MISC. TEXT
	WALLS
	UNDER CONSTRUCTION BUILDING
	UTILITY BOX
	GUARD RAIL

SDR-6058
03/24/05 PC

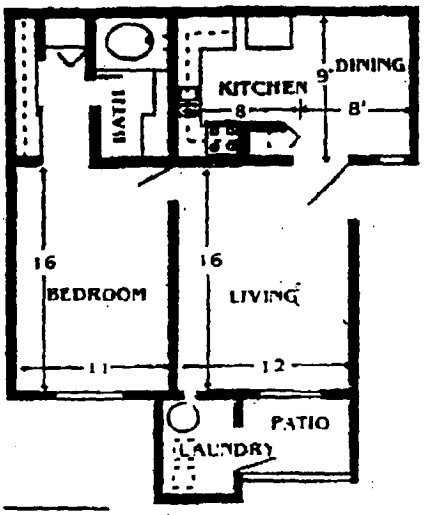
SCALE:	1"=80'
DRAWN BY:	CA
DESIGNED BY:	CA
CHECKED BY:	DM
DATE:	
JOB NO:	13-171

REV. #	BY	DATE	DESCRIPTION	APP.
			REVISION APPROVAL BLOCK	

INTEGRITY ENGINEERING
2480 E. Tropicana Ave.
Suite 332
Las Vegas, NV 89121
phone: 702.456.4644
fax: 702.456.4919

SUNSET BREEZE
@ THE LAKES
SITE PLAN

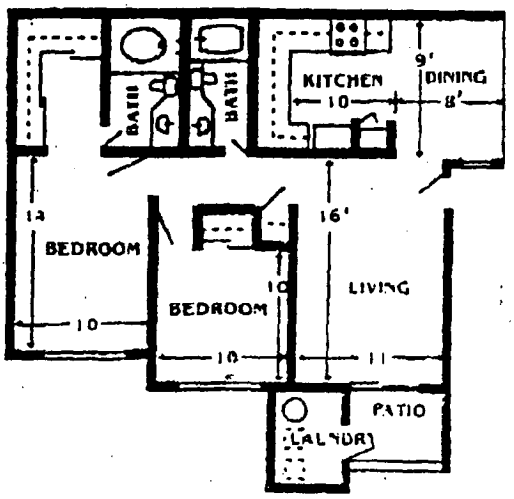
SHEET
C-1
OF 1 SHEETS
DRAWING NO.



ent Rent

One Bedroom
703 Square Feet

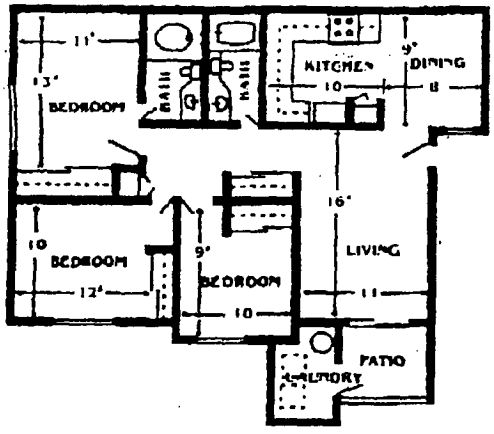
703 ft



Apartment Rent

Two Bedroom
923 Square Feet

923 ft



Apartment Rent

Three Bedroom
1109 Square Feet

1109 ft



SDR-6058 - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC
3001 LAKE EAST DRIVE
MARCH 24, 2005 PLANNING COMMISSION

3/3/05

February 1, 2005

Mr. Gary Leobold, AICP
Planning Manager
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

RE: Sunset Breeze at The Lakes

Dear Gary:

On behalf of our client, Lake East, LLC and Starboard, LLC, I am submitting some backround and experience information regarding the main principal of the two LLC's as it relates to condominium conversions.

The main principal of the two LLC'S, Roy E. Hearrean, has been in the real estate development business since 1962. His firm, State Wide Investors, Inc., was founded in 1966 and has built and converted more than 4,000 condominium units. Mr.Hearrean is a licensed general contractor with over 40 years of active involvement in real estate development, marketing, construction, and management. As with prior condominium conversions completed by State Wide Investors, Inc., Mr. Hearrean has indicated that the condominium conversion of Sunset Breeze at The Lakes will adhere to the requirements of UCOIA, (Uniform Common Interest Ownership Act of 1994).

During the condominium process, State Wide Investors, Inc. will follow the procedures of UCOIA and provide all tenants with a minimum of 120 day notice of the proposed condominium conversion and a minimum 60 day notice for first right of refusal. For tenants who choose not to purchase a condominium unit, funds are available to long term tenants as well as those with specific needs which include an age provision.

The condominiums are expected to have sales prices in the range from $130,000's to the $230,000's. A Homeowner's Association will be created in accordance with the State of Nevada Department of real Estate requirements. All owners will be a member of this association which will be operated under the requirements provided by the state of Nevada.

Sincerely,
Integrity Engineering

David Moran, Project Manager

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: 03/24/05 **Case Number:** SDR-6058

Date: 03/15/05.
Name: Joyce Tachiet (President of Home Owners Assc)
Address: Home Owners Assoc. "TAMCO"
P.O. BOX 12117 L.V. NV. 89112
Phone: (702) 383-8928

☐ **PROTEST** ☒ **APPROVE**

"Grand View CLEAR VIEW Landing H.O. Assoc."
Total of 81 Homes.

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**

City of Las Vegas

Agenda Item No. 97

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW

SDR-6102 - PUBLIC HEARING - APPLICANT: HARTCO - OWNER: JESUS IS LORD FELLOWSHIP, LAS VEGAS CHAPTER - Request for a Site Development Plan Review FOR A PROPOSED CHURCH AND WAIVERS OF BUILDING PLACEMENT, PERIMETER AND FOUNDATION LANDSCAPING STANDARDS on 2.44 acres adjacent to the west side of Marion Drive, approximately 530 feet north of Charleston Boulevard (APN 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 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. Submitted at City Council - Petition with 14 signatures submitted by Gary Hart

MOTION:
REESE - APPROVED subject to conditions and the following added conditions as read for the record:
- **No outside speakers or music shall be allowed.**
- **Bollards shall block vehicle access to the rear undeveloped portion of the lot.**
- **UNANIMOUS**

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

GARY HART, Hartco Construction, appeared with PASTOR ROBERTO AQUINO, 4265 E. Boston Avenue, and asked for approval. COUNCILMAN REESE noted the applicant is not willing to landscape the west area of that property and questioned their intent with the vacant land. KEN ERLANGER, 4130 South Sandhill, stated the property is vacant for future expansion and described the surrounding area that justifies their access to the property. He stated there will be bollards and trees lining the area of access until they decide to expand west of the church building.

TOM McGOWAN questioned the reason for each of the waivers. MR. ERLANGER explained the perimeter and landscaping waiver is to be able to set the Church building as far away from the residential homes, pushing it far south near the commercial shopping center. The same reason applies to the waiver of the building placement. MR. McGOWAN expressed support of the project. DR. TONI

MINUTES - Continued:

HART, 1044 South Sixth Street, also appeared in support of the development of the Church.

COUNCILMAN REESE questioned if there would be any outside events at the location. PASTOR ROBERTO AQUINO confirmed there would be special occasions but agreed not to have any outside music or loud speakers. A petition of 14 signatures was submitted to reflect support of the Church.

COUNCILMAN REESE motioned to approve the project with an additional condition stating there would be no outside loud speakers or music of any kind. MARGO WHEELER, Director of Planning and Development, stated the issue with regard to the bollards is not currently within the conditions, and suggested adding a condition stating that bollards shall block vehicle access to the rear undeveloped portion of the lot.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:50 - 2:58)
4-1444

CONDITIONS:

Planning and Development

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

2. Waivers of the church building placement, perimeter and foundation landscaping standards of the commercial design standards of Title 19 shall be approved as follows:

The church building may be located more than 20 feet from the front lot line.
The perimeter trees along the south property line may be omitted.
The landscape island width along the south property line may be reduced from eight feet to five feet.
Landscaping around the church building foundation may be omitted.

3. One additional handicapped parking space shall be provided for a total of three. If the number of seats in the sanctuary exceeds 204 seats, then one additional parking space for each four spaces over 204 seats shall be provided.

4. Vacant property to the west of the proposed church shall not be developed until a Site Development Plan Review has been submitted and approved for this portion.

5. All development shall be in conformance with the site plan date stamped 03/08/05 and with the building elevations date stamped 02/08/05, except as amended by conditions herein.

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting on the proposed building shall utilize 'shoe-box' fixtures and downward-directed lights. Lighting shall be directed away from residential

CONDITIONS - Continued:

property or screened and shall not create fugitive lighting on the adjacent properties.

7. Any newly constructed 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.

8. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the conditions of approval noted in this report.

9. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the following:

Minimum 24-inch box evergreen trees planted a maximum of 20 feet on-center along the north property line.

Minimum of four five gallon shrubs for each tree within provided planters.

Two trees planted within 15 feet of Marion Drive.

Trees planted at the ends of the northerly parking row.

Texas Ranger bushes planted 10 feet on center along the south perimeter wall.

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

11. The elevations shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the correct paint colors for the building.

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

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

14. 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.

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

Public Works

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

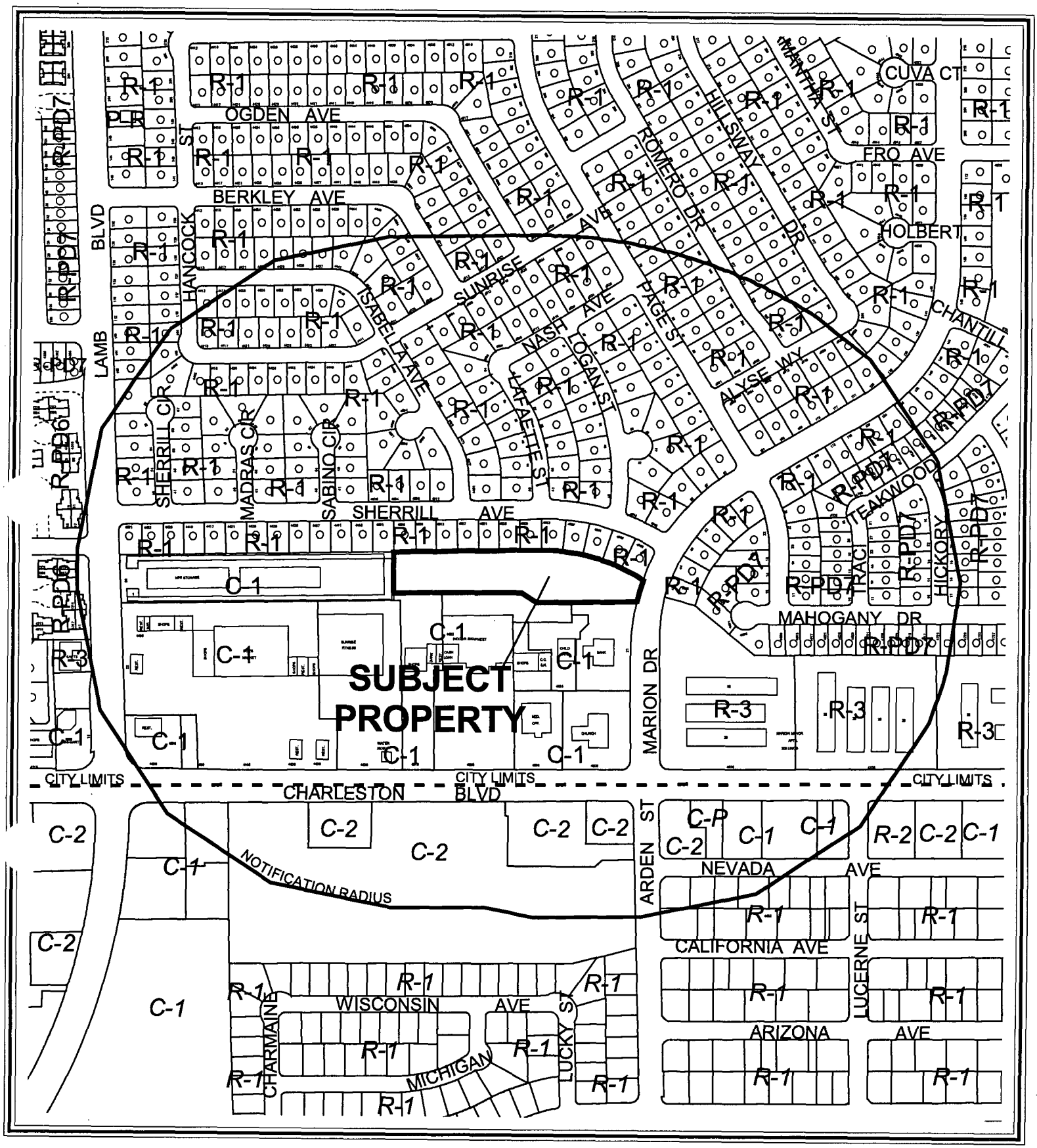
17. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire

CONDITIONS - Continued:

requirements for the proposed use of this facility.

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

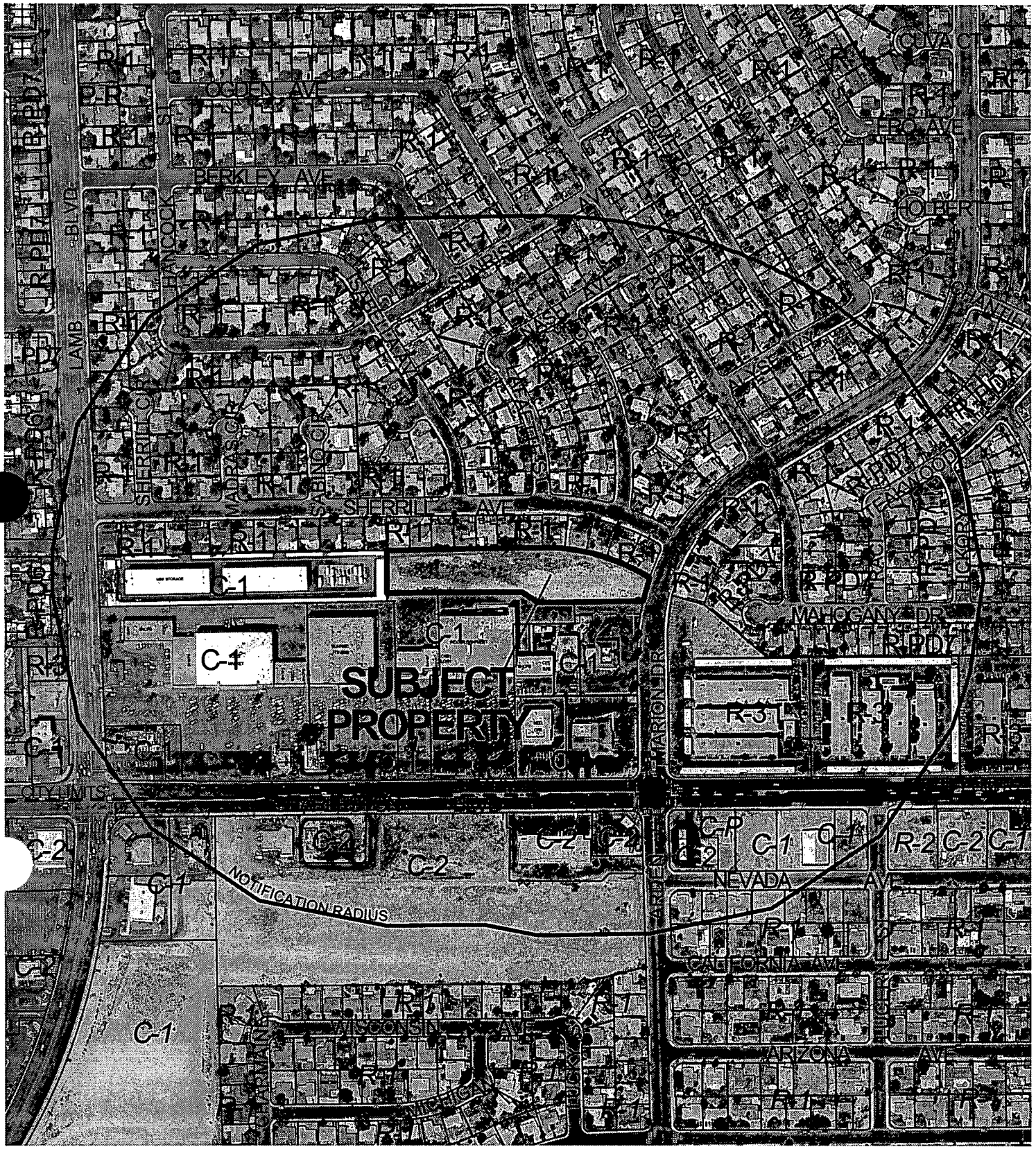


CASE: **SDR-6102**

RADIUS: 1000 FT

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

97



0 400 800 Feet

CASE: **SDR-6102**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6102 - APPLICANT: HARTCO - OWNER: JESUS IS LORD FELLOWSHIP, LAS VEGAS CHAPTER

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. Waivers of the church building placement, perimeter and foundation landscaping standards of the commercial design standards of Title 19 shall be approved as follows:
   - The church building may be located more than 20 feet from the front lot line.
   - The perimeter trees along the south property line may be omitted.
   - The landscape island width along the south property line may be reduced from eight feet to five feet.
   - Landscaping around the church building foundation may be omitted.

3. One additional handicapped parking space shall be provided for a total of three. If the number of seats in the sanctuary exceeds 204 seats, then one additional parking space for each four spaces over 204 seats shall be provided.

4. Vacant property to the west of the proposed church shall not be developed until a Site Development Plan Review has been submitted and approved for this portion.

5. All development shall be in conformance with the site plan date stamped 03/08/05 and with the building elevations date stamped 02/08/05, except as amended by conditions herein.

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting on the proposed building shall utilize 'shoe-box' fixtures and downward-directed lights. Lighting shall be directed away from residential property or screened and shall not create fugitive lighting on the adjacent properties.

7. Any newly constructed 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.

8. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the conditions of approval noted in this report.

9. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the following:
   - Minimum 24-inch box evergreen trees planted a maximum of 20 feet on-center along the north property line.
   - Minimum of four five-gallon shrubs for each tree within provided planters.
   - Two trees planted within 15 feet of Marion Drive.
   - Trees planted at the ends of the northerly parking row.
   - Texas Ranger bushes planted 10 feet on center along the south perimeter wall.

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

11. The elevations shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the correct paint colors for the building.

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

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

14. 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.

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

Public Works

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

17. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the

City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed church and for Waivers of building placement, perimeter and foundation landscaping standards on 2.44 acres adjacent to the west side of Marion Drive, approximately 530 feet north of Charleston Boulevard.

B) Applicant's Justification

A letter was submitted with this application to provide justification for Waivers requested by the applicant. Because of the property's narrow configuration, space for landscaping is constrained. The narrow configuration also requires that the church be set back further on the lot to allow for an access drive at the entrance.

BACKGROUND INFORMATION

A) Related Actions

12/18/76	The City Council approved a Rezoning (Z-0068-75) on the subject property as part of a larger request. The Planning Commission recommended approval.
06/01/88	The City Council approved a Variance (V-0031-88) to allow a mini-warehouse on property to the west.
09/05/90	The City Council denied a request for a Special Use Permit (U-0079-90) for a 60-unit apartment complex on the subject property.
12/08/97	The City Council approved a General Plan Amendment (GPA-0054-97) to SC (Service Commercial) on the subject property as part of a larger request. The Planning Commission recommended approval.
03/12/98	The Planning Commission approved a Site Development Plan Review [Z-0068-75(6)] for a commercial recreational vehicle parking lot on the subject property.
05/2/01	The City Council approved a Site Development Plan Review [Z-0068-75(9)], Special Use Permit (U-003-01) and a Variance [V-0015-01] for a mini-warehouse facility on the subject property. The Planning Commission recommended approval.

02/07/03 The Planning Commission approved a Site Development Plan Review for a church on the subject property. The staff recommended approval.

03/24/05 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #33/dds).

B) Pre-Application Meeting

01/18/05 The staff met with the prospective applicant on plans to construct a church on the subject property. The staff reviewed the requirements that must be met, including those for parking, setbacks, residential adjacency, and the commercial development standards.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review, and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.44

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family dwellings
South:	Commercial center
East:	Single-family dwellings and an apartment complex
West:	Mini-warehouse facility

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-1 (Single-Family Residential)
South:	C-1 (Limited Commercial)
East:	R-1 (Single-Family Residential) R-3 (Medium Density Residential)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The SC (Service Commercial) designation of the Southeast General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local 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
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no area plans or other districts or zones that affect the property.

PROJECT DESCRIPTION

This request represents the initial development of a proposed church. The subject property is of sufficient area to accommodate the current and future needs of the church. The scope of this application includes an 8,800 square-foot building, perimeter landscaping, a parking lot, and parking lot landscaping. The rear portion of the lot is left vacant for future expansion and is not a part of this submittal. The floor plans illustrate a sanctuary, multi-function room, classrooms, and ancillary spaces for church functions.

The site is surrounded by commercial development to the west, south, and east. A single-family residential area is located north of the subject property. Appropriate measures have been taken to buffer the single-family dwellings from the proposed church. In addition to an existing block wall that separates the residential area from the subject property, trees spaced 20 feet on-center, as well as shrubs and ground cover, are proposed.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards
Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	None	106,286 sq. ft.	Y
Min. Lot Width	100 feet	86 feet	N
Min. Setbacks			
• Front	20 feet	370 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	N/A	N/A
• Rear	20 feet	400 feet	Y
Max. Lot Coverage	50 %	8.3 %	Y
Max. Building Height	None	20 feet	Y

Except for the lot width requirement, the proposed development is in conformance with the commercial Development Standards set forth in Title 19. The lot is an established "nonconforming" lot, because the lot width does not meet the lot width requirement by reason of the establishment of the zoning district that requires it. No further action is needed.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, when a property is to be developed for a nonresidential use and it is located adjacent to residential property, the building shall not exceed the height of a line drawn from the property line of the residential property at a 3:1 slope directly onto the property to be developed. At the proposed building height of 20 feet, a setback of 60 feet from the residential property adjacent to the subject property's north property line is required. The site plan shows the building would be 73 feet from the north property line, ensuring compliance with the residential adjacency standards.

A3) Parking and Traffic Standards

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

Uses	Floor Area (sq.ft.)	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church	3,400	1/100 SF of non-fixed seating area in gathering room.	34	(2)	51	(2)

The proposed project exceeds the parking demand required by Title 19 for regular parking spaces. If the number of seats in the sanctuary exceeds 204 seats, then one additional parking space for each four spaces over 204 seats shall be provided. For 34 parking spaces, only two handicapped spaces are required; however, for 51 parking spaces, three are required. Two parking spaces are shown, so one additional handicapped space will be needed. This discrepancy is noted as a condition of approval in this report.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Space	13 Trees	11 Trees
Buffer: • Min. trees	• 1 tree/20 linear feet (adjacent to ROW) • 1 tree/ 20 linear feet (adjacent to residential) • 1 tree/30 linear feet (side)	2 Trees 20 Trees 12 Trees	0 Trees 20 Trees 5 Trees
Min. zone width	15 feet (adjacent to ROW.)/8 feet (sides)		15 feet/ 8 and 5 feet
Wall height	6 Feet		Existing walls

The parking area is required to have 13 trees and 11 trees are shown. Two trees should be provided, one at the westerly end and one at the easterly end of the northerly parking row.

One tree is to be provided for every 20 linear feet along the street. One tree is shown in a landscaped island to the north of the driveway entrance, but it should be moved to within 15 feet of the street to provide the street tree canopy effect intended by Title 19. The development is not provided with the required number of trees and tree island width along the south property line. The applicant, however, has requested a Waiver in these requirements. As addressed below, approval of these Waivers is recommended.

Where nonresidential development is located adjacent to residential development, evergreen trees are required to be planted at 20 feet on center to serve as a screen. According to the landscape plan, mesquite trees are shown. An evergreen tree such as African Sumac is recommended.

These deficiencies and discrepancies are addressed as conditions of approval in this report.

B) General Analysis and Discussion

- Zoning

A church is a permitted use in a C-1 (Limited Commercial) Zone.

- Site Plan

  The site plan depicts an 8,800 square-foot building centrally located on a long, narrow lot. Access is provided by one driveway onto Marion Drive. Parking is located to the east and north sides of the proposed building. There is a large, vacant area to the west of the proposed building that will be used for expansion in a future phase. This area is to be closed off by bollards along the parking area that will prevent patrons from parking in this vacant area.

- Waivers

  Waivers of the building placement, perimeter and foundation landscaping standards of the commercial design standards of Title 19 have been requested. Buildings are required to be placed as far forward on the property as the required building setback allows. The purpose of this requirement is to encourage pedestrian access to buildings from street side sidewalks. The type of use and its juxtaposition to a bank located south of the property is not enhanced by a forward location. It is, therefore recommended that this Waiver be granted.

  The applicant has also requested that a Waiver be granted in the provision of foundation landscaping. A soils report prepared for the applicant suggests that foundation landscaping be avoided because of the expansive type of soils that are present. For this reason, it is recommended that a Waiver be granted in this requirement.

  The third Waiver requested is in the required planting of trees and tree island width along the south property line perimeter wall. The applicant states that the odd shape and narrowness of the lot preempts the planting of trees and a required eight-foot wide tree island. It is recommended that this Waiver be granted, provided Texan Rangers, as proposed, be planted at 10-foot intervals along the wall.

  These Waivers are addressed as conditions of approval in this report.

- Landscape Plan

  Except as noted above, the landscape plan has adequate perimeter and parking lot landscaping. Plant materials include Mesquite trees across the entire property. Measures have been taken to buffer the residential dwellings that exist to the north of the property; however, evergreen trees in lieu of the Mesquite trees are required. As addressed above, Waivers have been requested in landscape requirements. It is recommended that these Waivers be granted.

- Elevation

  The elevations show a 20-foot high-church building with multiple level roofs of lightweight concrete tile. A main entrance is shown to the front or east side of the building and three side entrances along the north side. A handicapped entrance

connected to a ramped sidewalk is proposed at the south side of the building. Utility access is provided to the rear. The building's exterior façade is composed of a three-coat exterior stucco sand finish. The elevation plans indicate that the predominant color is to be "Cookie Dough" in a flat finish and that prominent features are to be in an "Orange Parrot" color also in a flat finish. However, a color and material chart indicates that the stucco color is to be "Swiss Coffee," the door color is to be "Mesa Tan," and the roof is to be a red orange, with brown streaks. The exact colors need to be clarified on the plans, and this discrepancy is made a condition of approval of this report.

- Floor Plan

  The floor plan illustrates a large sanctuary. A vestibule is flanked by restrooms and will provide access to the sanctuary, multi-function room, classrooms, and ancillary spaces for church functions.

FINDINGS

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

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

   The development of this site as a church is compatible with the residential land uses in the area. With the amount and type of landscaping proposed, the church should not adversely affect the surrounding properties.

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;"**

   Except as noted above, the landscaping and setbacks comply with City requirements under Title 19, the Design Standards Manual, and the Landscape, wall and buffer standards. Waivers have been requested in some landscape provisions and in the front setback. It is recommended that theses Waivers be granted.

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

   The proposed church will be located on property that has access to Marion Drive, a 80 foot wide secondary collector street. The roadway is adequate in size to meet the requirements of the proposed use.

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

The landscaping and building materials are similar to that found in the existing commercial development in the vicinity.

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;"**

   With implementation of the proposed conditions, the design of the building and the site will create a development that is harmonious and compatible with the area.

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

   The church building will be subject to the Uniform Building Code (UBC). The public health, safety and welfare, therefore, should not be compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 331 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6102** APN: 140-32-401-002

Name of Property Owner: Jesus Is Lord Church Las Vegas, INC.

Name of Applicant: Pr. Roberto A. Aquino

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

____ Yes ✓ No

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

City Official: N/A

Partner(s): -0-

APN: N/A

Signature of Property Owner/Authorized Agent: X

Print Name: X ROBERTO A AQUINO

Subscribed and sworn before me

This 7 day of FEBRUARY, 20 05

Notary Public in and for said County and State

Liliana Monica Reinoso
Notary Public, State of Nevada
Appointment No. 04-90140-1
My Appt. Expires Jun. 01, 2008

CALL before you DIG 1-800-227-2600

CALL before you Overhead 1-702-593-6111

PLANT SCHEDULE

SYMBOL	KEY	COMMON NAME	SIZE	QUANTITY
TREES				
	PROSOPIS	MESQUITE	24" BOX	45
SHRUBS				
	LEUCOPHYLLUM	TEXAS RANGER	5 GAL	134
GROUND COVER				

1/2" DECOMPOSED SCREENED GRANITE COLOR "PALOMINO CORAL"

GRAPHIC SCALE

VICINITY MAP
NTS

SHERRILL AVENUE

APN 142-02-401-001

APN 142-02-401-008

APN 140-02-401-007

APN 140-02-401-010

APN 140-02-401-001

MARION DRIVE

PROPOSED BUILDING

LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED GRADE
EXISTING GRADE
PROPOSED SANITARY SEWER LINE
EXISTING SANITARY SEWER LINE
PROPOSED WATER LINE
EXISTING WATER LINE
PROPOSED FIRE SPRINKLER LINE
EXISTING GAS LINE
EXIST./PROP. EDGE OF ASPHALT
PROPERTY/RIGHT-OF-WAY LINE
CENTERLINE
EXIST./PROP. BLOCK WALL
EX. OVERHEAD POWER/TELEPHONE
SAWCUT LINE
EXIST./PROP SANITARY SEWER MANHOLE
EXIST./PROP. 1000 WPS STREETLIGHT
EXIST./PROP. 1000 WPS STREETLIGHT
EXIST./PROP. 3000 WPS STREETLIGHT
HANDICAPPED PARKING
EXIST./PROP. FIRE HYDRANT
EXIST./PROP. GATE VALVE
EXIST./PROP. REDUCING VALVE
EXIST./PROP. CLEANOUT
PROPOSED ASPHALT
PROPOSED CONCRETE

ABBREVIATIONS

ASPHALTIC CONCRETE
BEGINNING OF CURB RETURN
BACK OF SIDEWALK
CLARK COUNTY
CITY OF LAS VEGAS
CITY OF NORTH LAS VEGAS
CITY OF HENDERSON
CENTERLINE
CLEANOUT
CONCRETE
CONCRETE ASPHALTIC CONCRETE
END OF CURB RETURN
EDGE OF PAVEMENT
EXISTING TOP OF CURB
EXISTING
FINISHED FLOOR
FLOWLINE
GRADE BREAK
HIGH POINT
INVERT ELEVATION
LAS VEGAS VALLEY WATER DISTRICT
NOT TO SCALE
NORTH LAS VEGAS POWER
PAD ELEVATION
PROPERTY LINE
POWER POLE
EXISTING SEWER LINE
SQUARE FEET
STREET LIGHT
SANITARY SEWERLINE
STATION
SIDEWALK
TOP OF CURB
TYPICAL
VALLEY GUTTER
FLOWLINE
WATER METER

BENCHMARK

BASIS OF BEARINGS

SDR-6102

03/24/05 PC

HARTCO CONST.

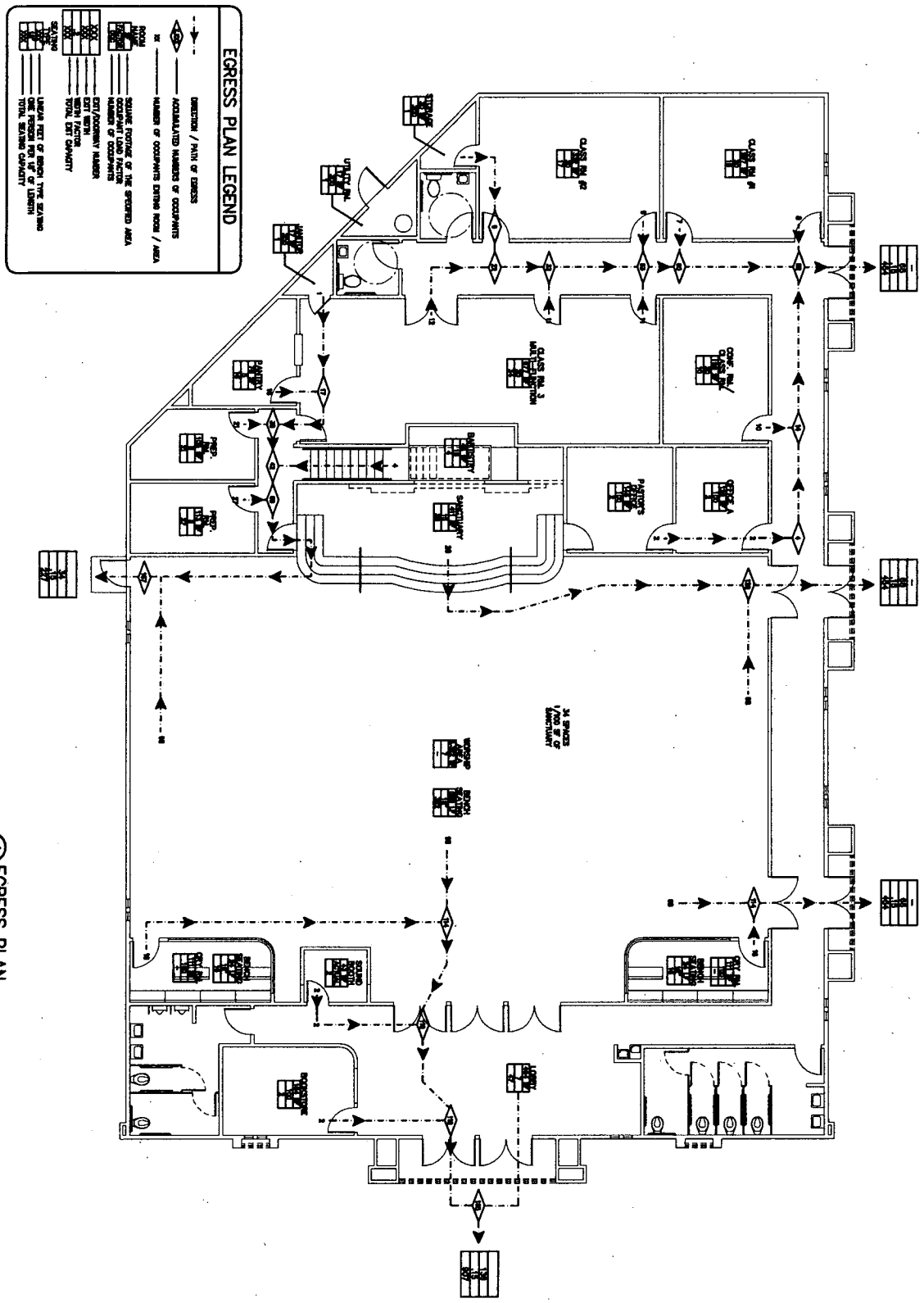
KJE CONSULTING ENGINEERS, INC.

LANDSCAPE PLAN

JESUS IS LORD CHURCH
APN 140-32-401-002

SCALE
HORIZONTAL 1"=30'
VERTICAL N/A

SHEET
LS1
1 OF 1 SHEETS



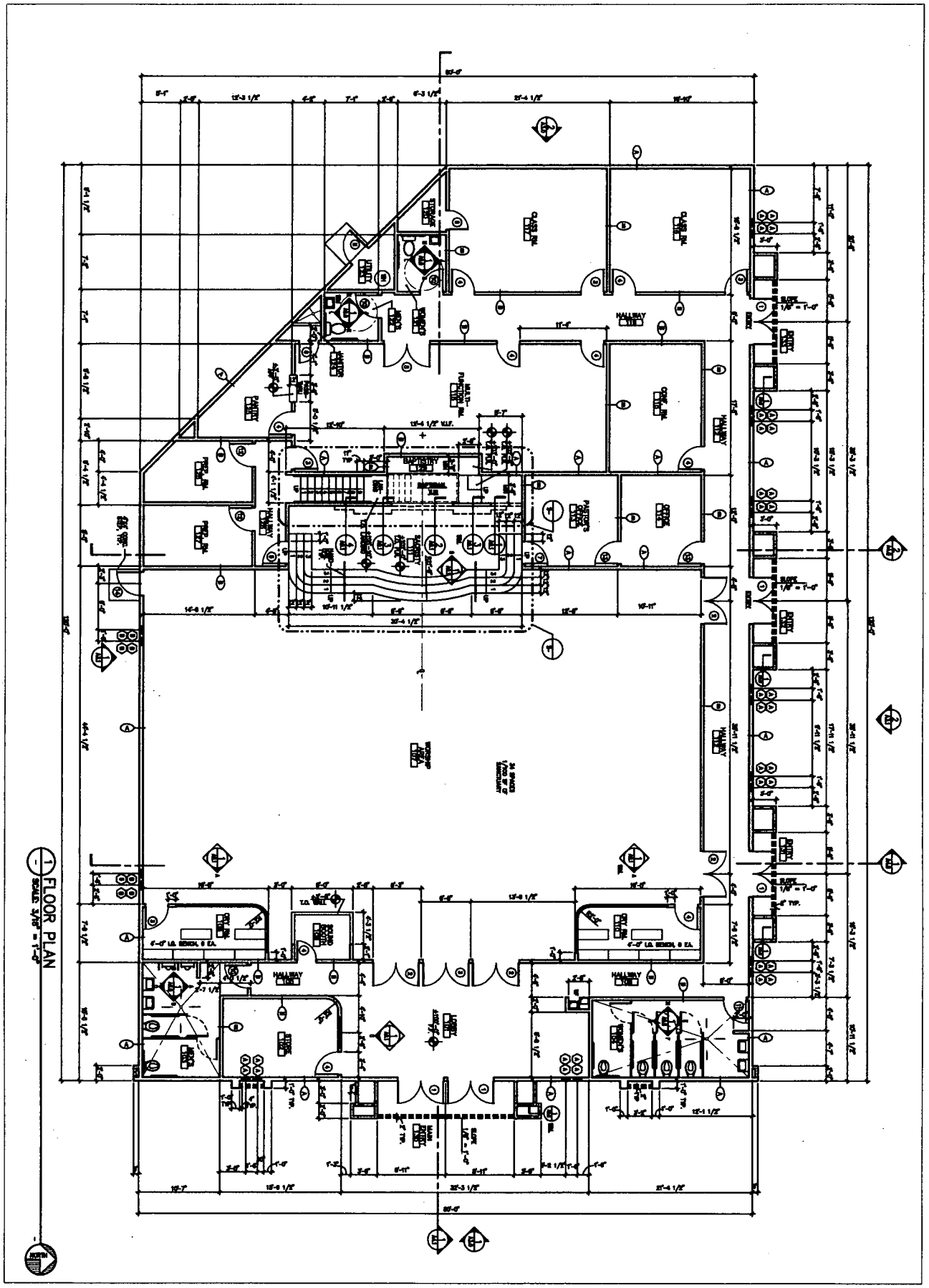
1 EGRESS PLAN
SCALE: 3/16" = 1'-0"

SDR-6102
03/24/05 PC

A1.0	EGRESS PLAN	NO.	DATE	REVISION DESCRIPTION	'JESUS IS LORD' CHURCH PARCEL # 140-32-401-002 CORNER OF MARION DR. AND E. CHARLESTON BL., LV, NV 89110
	SCALE: AS NOTED · DRAWING DATE: 19 APR 04 · DRAWN BY: BL				

HARTCO Construction
P.O. BOX 15714, LAS VEGAS, NV 89114
TEL: (702) 382-9600
FAX: (702) 382-9595

FILE: D:\DRAWINGS\HARTCO\CHURCH\EGRESS PLAN.DWG DATE: 19 APR 2004 TIME: 1:13 PM



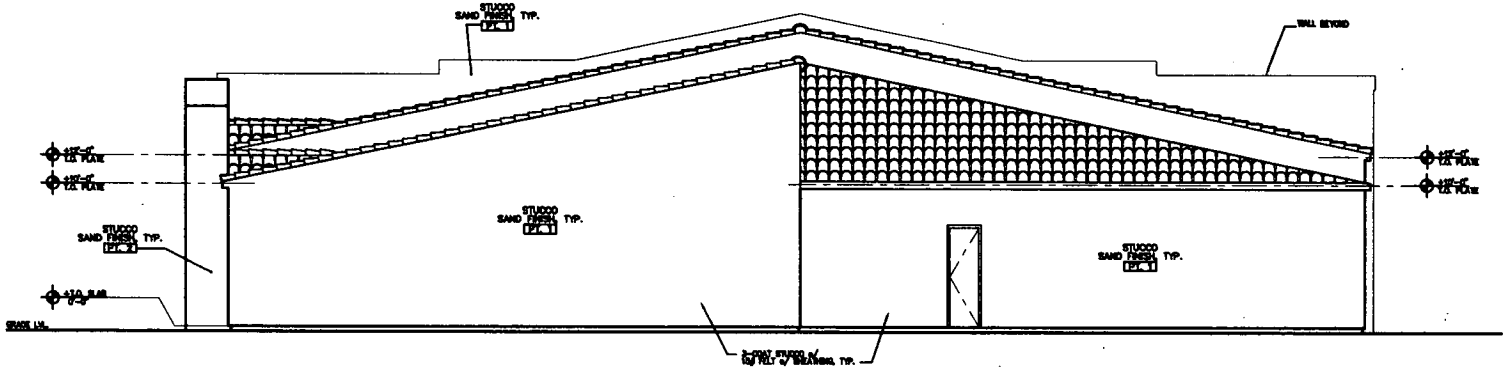
1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

SDR-6102
03/24/05 PC

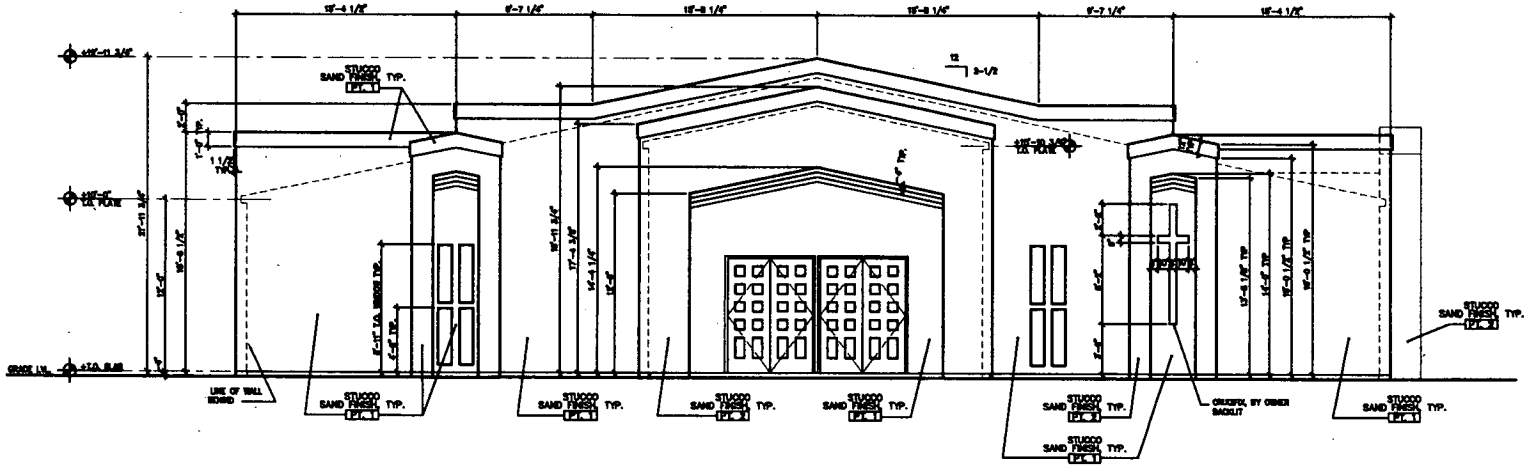
A2.0	SHEET CONTENTS: FLOOR PLAN	NO. DATE REVISION DESCRIPTION	PROJECT: 'JESUS IS LORD' CHURCH PARCEL # 140-32-401-002 CORNER OF MARION DR. AND E. CHARLESTON BL., LV, NV 89110	HARTCO Construction P.O. BOX 15714, LAS VEGAS, NV 89114 TEL: (702) 382-9600 FAX: (702) 382-9595
	SCALE: AS NOTED DRAWING DATE: 18 APR 05 DRAWN BY: BL			

FILE: C:\BUSINESS\HARTCO\CHURCH\FLOOR PLAN.DWG DATE: 05 APR 2005 TIME: 9:55 AM

PAINT LEGENDS:



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SDR-6102
03/24/05 PC

HARTCO Construction
P.O. BOX 15714,
LAS VEGAS, NV 89114
TEL: (702) 382-9600
FAX: (702) 382-9595

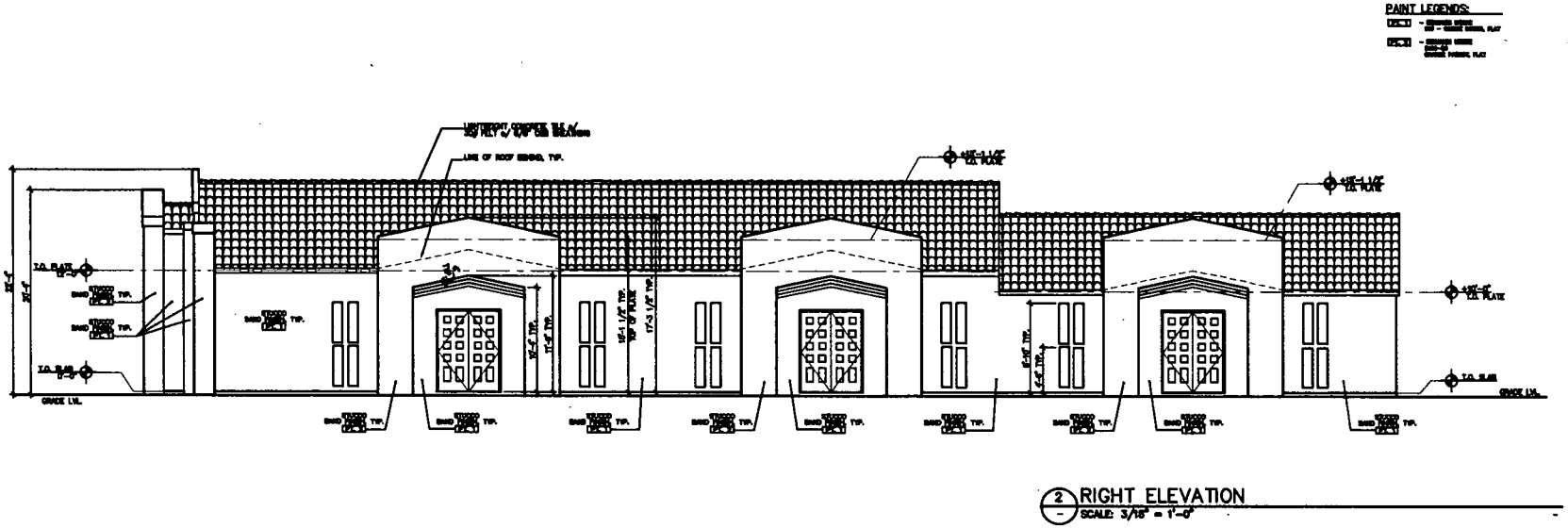
PROJECT
'JESUS IS LORD' CHURCH
PARCEL # 140-32-401-002
CORNER OF MARION DR. AND
E. CHARLESTON BL., LV, NV 89110

NO.	DATE	REVISION DESCRIPTION
1	-	-

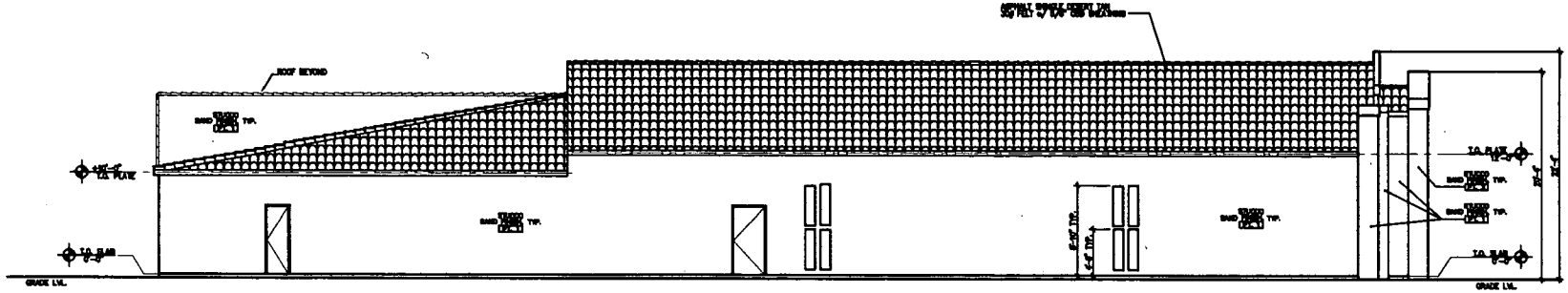
SHEET DESCRIPTION: BUILDING ELEVATIONS
SCALE: AS NOTED
DRAWN BY: EL
DRAWING DATE: 18 APR 05

A3.0

FILE: O:\DRAWINGS\WATTS\CHURCH-ELV.DWG 04.15.18 APR 2005 - 1:14:1 PM



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



1 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

HARTCO Construction
P.O. BOX 15714,
LAS VEGAS, NV 89114
TEL: (702) 382-9600
FAX: (702) 382-9595

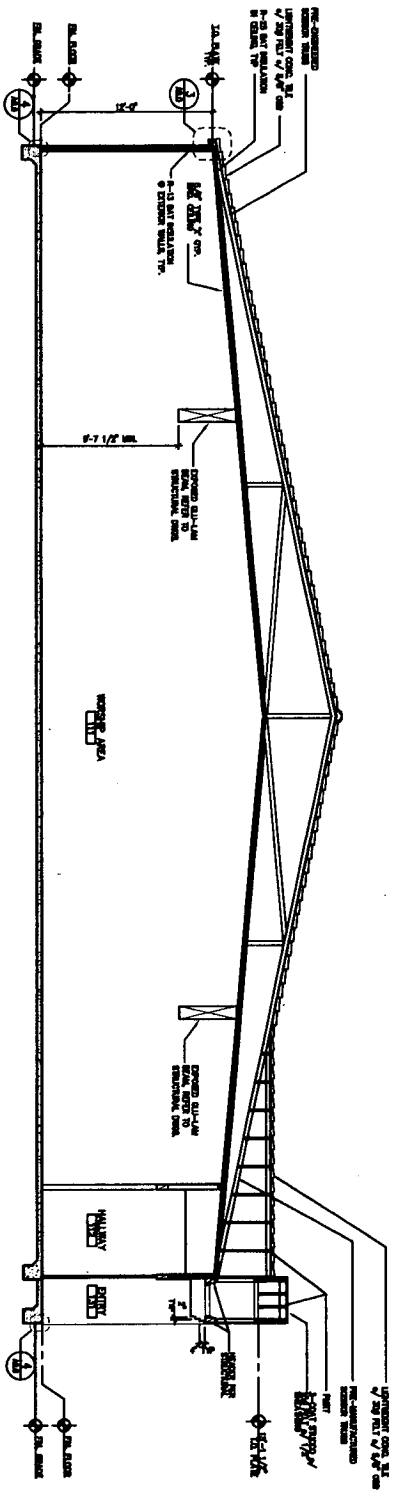
PROJECT
'JESUS IS LORD' CHURCH
PARCEL # 140-32-401-002
CORNER OF MARION DR. AND
E. CHARLESTON BL., LV, NV 89110

NO.	DATE	REVISION DESCRIPTION
-	-	-

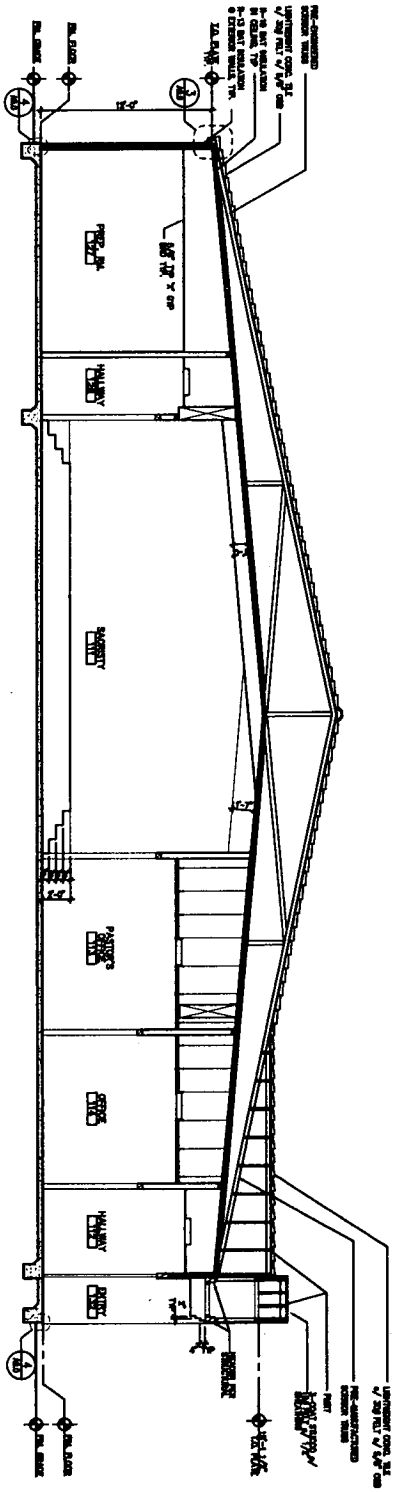
SHEET CONTENTS: BUILDING ELEVATIONS
SCALE: AS NOTED
DRAWING DATE: 19 APR 04
DRAWN BY: BL

A3.1

SDR-6102
03/24/05 PC



1 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"

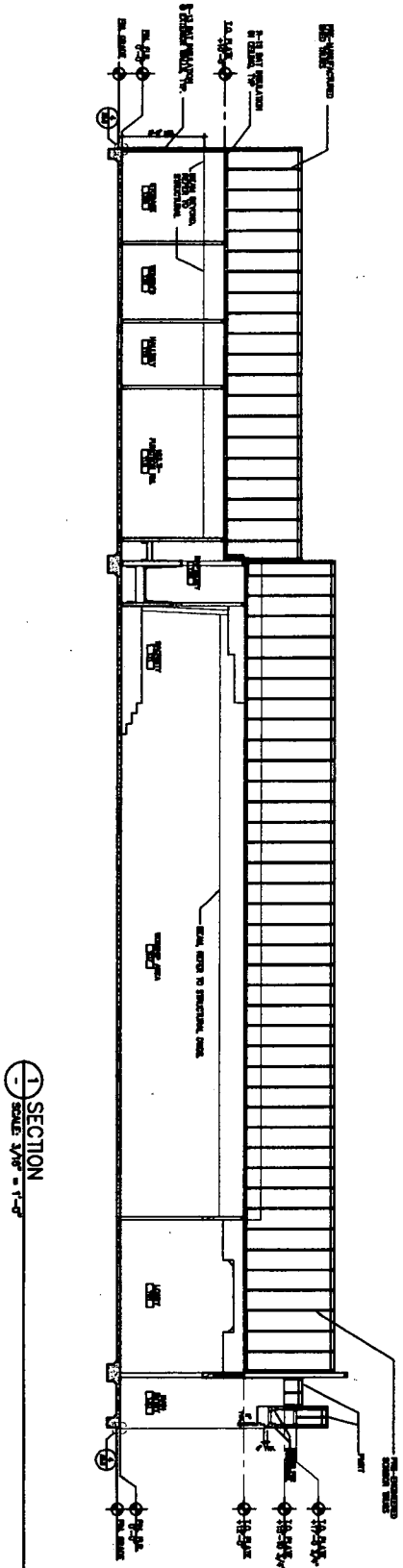
A4.0	SHEET CONTENTS: BUILDING SECTIONS	NO.	DATE	REVISION DESCRIPTION
	SCALE: AS NOTED			
	DRAWING DATE: 19 APR 04			
	DRAWN BY: BL			

PROJECT:
NEW 'JESUS IS LORD' CHURCH
PARCEL # 140-32-401-002
CORNER OF MARION DR. AND
E. CHARLESTON BL., LV, NV 89110

HARTCO Construction
P.O. BOX 15714,
LAS VEGAS, NV 89114
TEL: (702) 382-9600
FAX: (702) 382-9595

FILE: C:\BRAVIN\STUFF\HARTCO\CHURCH SECTION.DWG DATE: 06 APR 2004 TIME: 9:41 AM

SDR-6102
03/24/05 PC



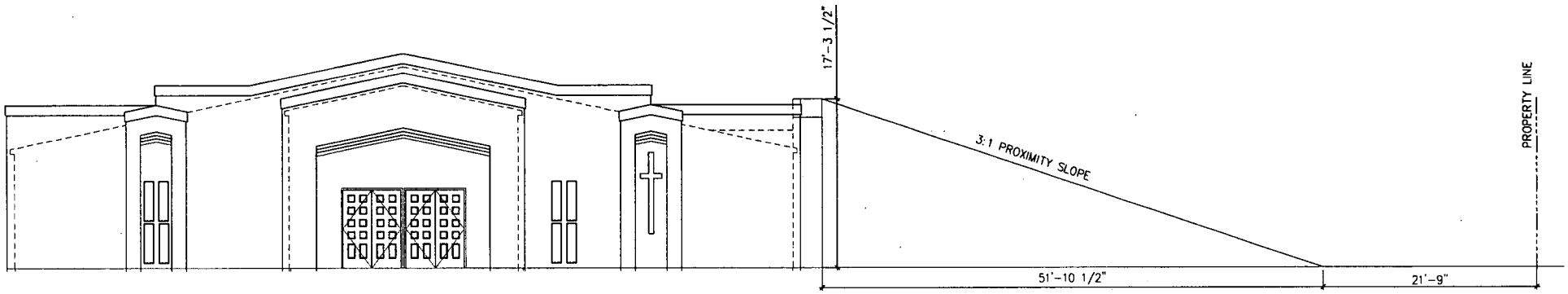
1 SECTION
SCALE: 1/4" = 1'-0"

SDR-6102
03/24/05 PC

A4.1	SHEET CONTENTS: BUILDING SECTION	NO.	DATE	REVISION DESCRIPTION	PROJECT: NEW 'JESUS IS LORD' CHURCH PARCEL # 140-32-401-002 CORNER OF MARION DR. AND E. CHARLESTON BL., LV, NV 89110
	SCALE: AS NOTED				
	DRAWING DATE: 18 APR 04				
	DRAWN BY: BL				

HARTCO Construction
P.O. BOX 15714, LAS VEGAS, NV 89114
TEL: (702) 382-9600
FAX: (702) 382-9595

FILE: C:\BIM\PROJECTS\HARTCO\CHURCH_SECTION.DWG DATE: 06 APR 2004 TIME: 9:44 AM



1/- PROXIMITY SLOPE DETAIL
SCALE: NONE

SDR-6102
03/24/05 PC



SDR-6102 - APPLICANT: HARTCO - OWNER: JESUS IS LORD FELLOWSHIP, LAS VEGAS CHAPTER
WEST SIDE OF MARION DRIVE, APPROXIMATELY 530 FEET NORTH OF CHARLESTON BOULEVARD
MARCH 24, 2005 PLANNING COMMISSION

3/7/05

KJE
CONSULTING
ENGINEERS, INC.

February 8, 2005

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

Subject: Justification for submittal of this Site Development Plan Review application

Dear Sir/Mam:

This letter is being submitted as a justification for the development of the Jesus is Lord Church for a site development plan review (APN 140-32-401-002).

The reason that we have submitted this design review is for approval of this project in regards to the layout of the site, proposed building colors and Architectural features, and requested waivers from standard conditions.

We are requesting a waiver to reduce the landscaping buffer between the commercial site to the south and the proposed church from 8' feet to 5' due to the how narrow the lot is and the requirement that we provide an ADA accessibility path between the building and Marion Drive. With the installation of the ADA path, providing a 8' landscape buffer next to the residential lots, and the installation of the driveways and parking, we are left with 5' for landscaping next to the commercial site. It should also be noted that the commercial site to the south already includes an existing CMU wall and that landscaping was not provided on the adjacent commercial site next to the proposed church site.

We are requesting a waiver for the 6' separation of the sidewalk from the building on the west and south sides due to how close the building has been set to the property line which was required to allow for the future expansion of the parking lot and access driveway to the rear of the lot during future expansion. If the sidewalk is moved away from the rear side of the building, this would require that the building be located further to the north to allow for the 8' landscape buffer, which would reduce the area on the north side for the future expansion as discussed above.

We are requesting a waiver to reduce the standard radius on the driveway from the 25' on the entrance and 15' on the exit to a 10' radius on both sides. This request is due to how narrow the width of the lot is along the Marion Drive frontage (75').

4130 S. Sandhill Road, Suite A-16 • Las Vegas, Nevada 89121
Tel (702) 597-2988 • Fax (702) 597-0309

We are requesting a waiver to place the parking in the front adjacent to Marion Drive and to place the building near the middle of the lot instead of the other way around due to the fact that with the lot being so narrow (75') we would not allow for an access drive if the building was moved to the front of the site.

Please review and approve this site development plan review and waivers so that we may complete the project approval process.

Sincerely,

KJE Consulting Engineers, Inc.

Kenneth J. Erlanger, P.E.
President
234-1jus2-8-05.wps

JESUS IS LORD CHURCH

Las Vegas

3049 East Charleston Blvd. Las Vegas, Nevada 89104, P.O. Box 20553 Las Vegas, Nevada 89112
Tel: (702) 385-1112 (Office) 385-0612 (Sanctuary), Telefax: (702) 432-9645

Submitted at City Council
Date 4/20/05 Item #97

March 22, 2005

To Our Neighborhood,

(A) The Jesus Is Lord Church is requesting your permission to build a community Church located at North Marion and East Charleston Boulevard.

Our purpose is to help build a strong family relationship within the community. We are asking your permission for this project by signing this letter.

Your concern is very much appreciated.

Cordially,

Rev. Roberto Aquino

Name	Address	Signature
1. FRANCISCO SANCHEZ	4521 SHERRILL	
2. Kathy Rivera	4505 Sherrill	
3. Ana Reyes	4501	
4. VIDAL F. SOLIS	4429 SHERRILL.	
5. Mr & Mrs Derek Phillips	45 SABINO Cir	
6. Mr & Mrs Douglas Jane Lewis	53 Sabino Cir	
7. Sr. José De Paz	4500 Sherrill Ave	
8. ENGELBERTO CISNEROS	4461 ISABELLA AVE LAS VEGAS NV.	
9. Ray Myers	4477 Isabella Dr LVNV	
10. Margaret McIntosh	4451 Isabella Ln NV 89110	
11. Jose Canales	210 Lafette st Las Vegas NV. 89110	
12. Georgina Tinoco	4 & Marion	
13. Jonathan Medina	4725 E. Utah Las Vegas N.V. 89110	
14. Rosa Crisantos	4620 E Charleston Las Vegas Nv.	

City of Las Vegas

Agenda Item No. 98

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-6140 - PUBLIC HEARING - APPLICANT: GWEN BRAIMOH - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 13,107 SQUARE FOOT COSMETOLOGY SCHOOL AND WAIVERS OF BUILDING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS on 0.99 acres on the west side of Stella Lake Street, approximately 600 feet south of Lake Mead Boulevard (a portion of APN 139-21-313-001), C-PB (Planned Business Park) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

GWEN BRAIMOH appeared on behalf Expertise School of Beauty and stated the project will begin construction at the end of May or beginning of June. MAYOR GOODMAN commented on how well the project is expected to look.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:58 - 2:59)
4-1755

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations date stamped 02/08/05, except as amended by conditions herein.

CONDITIONS - Continued:

3. The site plan shall be revised and approved by staff of the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect one van accessible parking space and the conditions of approval listed herein.

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

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the following:

Except along the south property line, a minimum of nine additional 24-inch box trees shall be planted in conformance with the Landscape, Wall and Buffer Guidelines of Title 19 and as discussed in this report.

A minimum of four five gallon shrubs for each tree shall be provided within designatec planters.

6. A Waiver shall be granted to omit the required landscaping between the proposed building and the south property line, subject to the following:

Two trees shall be provided along the south lot line in an eight-foot planter area south of the parking area.

One tree shall be provided along the south property line in an eight-foot planter area in front of the building.

7. Landscaping and a permanent underground sprinkler system shall be installed as required and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)

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

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize "shoe-box" fixtures and downward-directed lights. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building.

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

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

12. All City code requirements and design standards of all City departments shall be satisfied.

Public Works

13. Construct all incomplete half-street improvements on Stella Lake Street adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard

CONDITIONS - Continued:

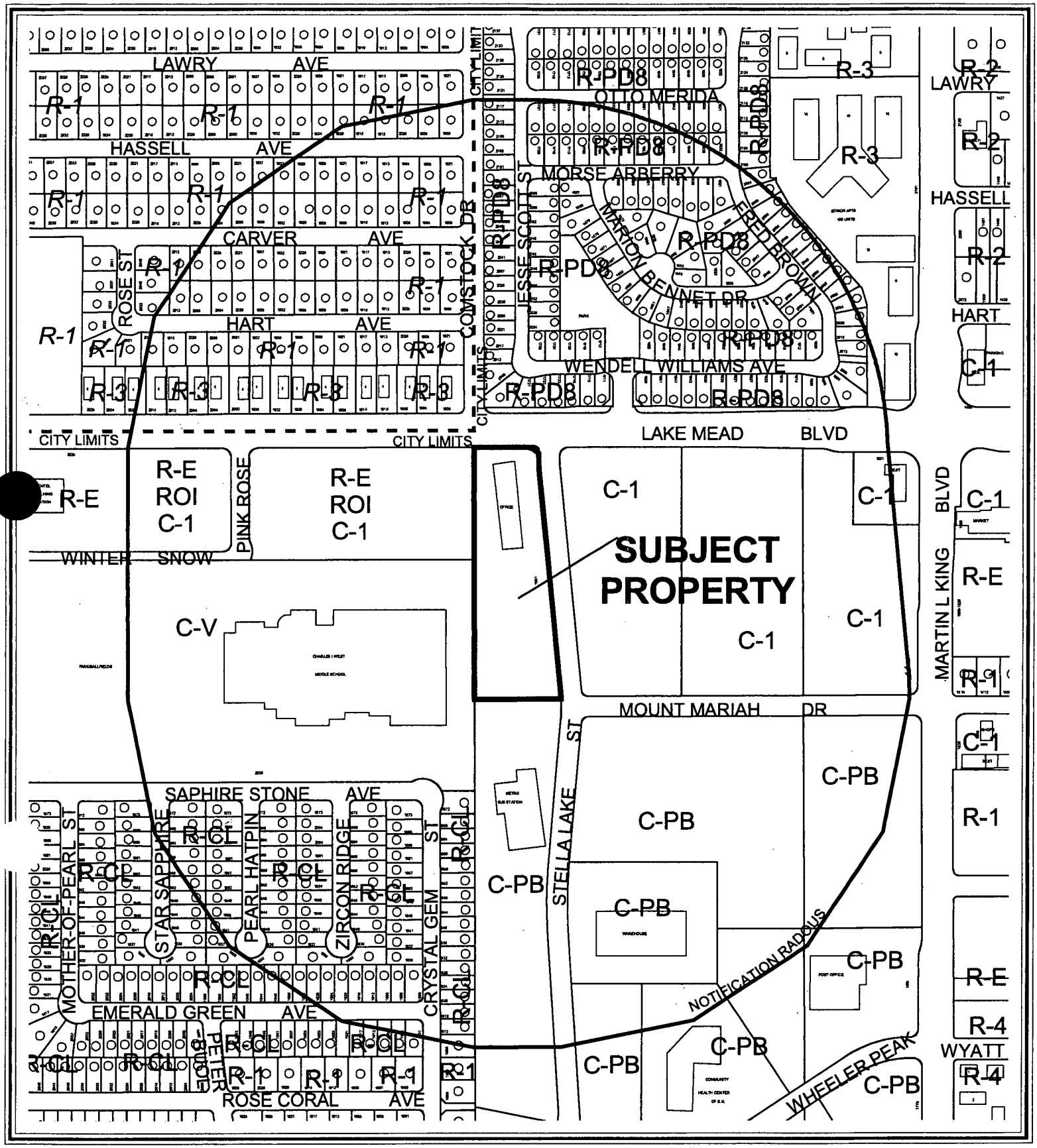
public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

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

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

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z 136 94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site related actions.



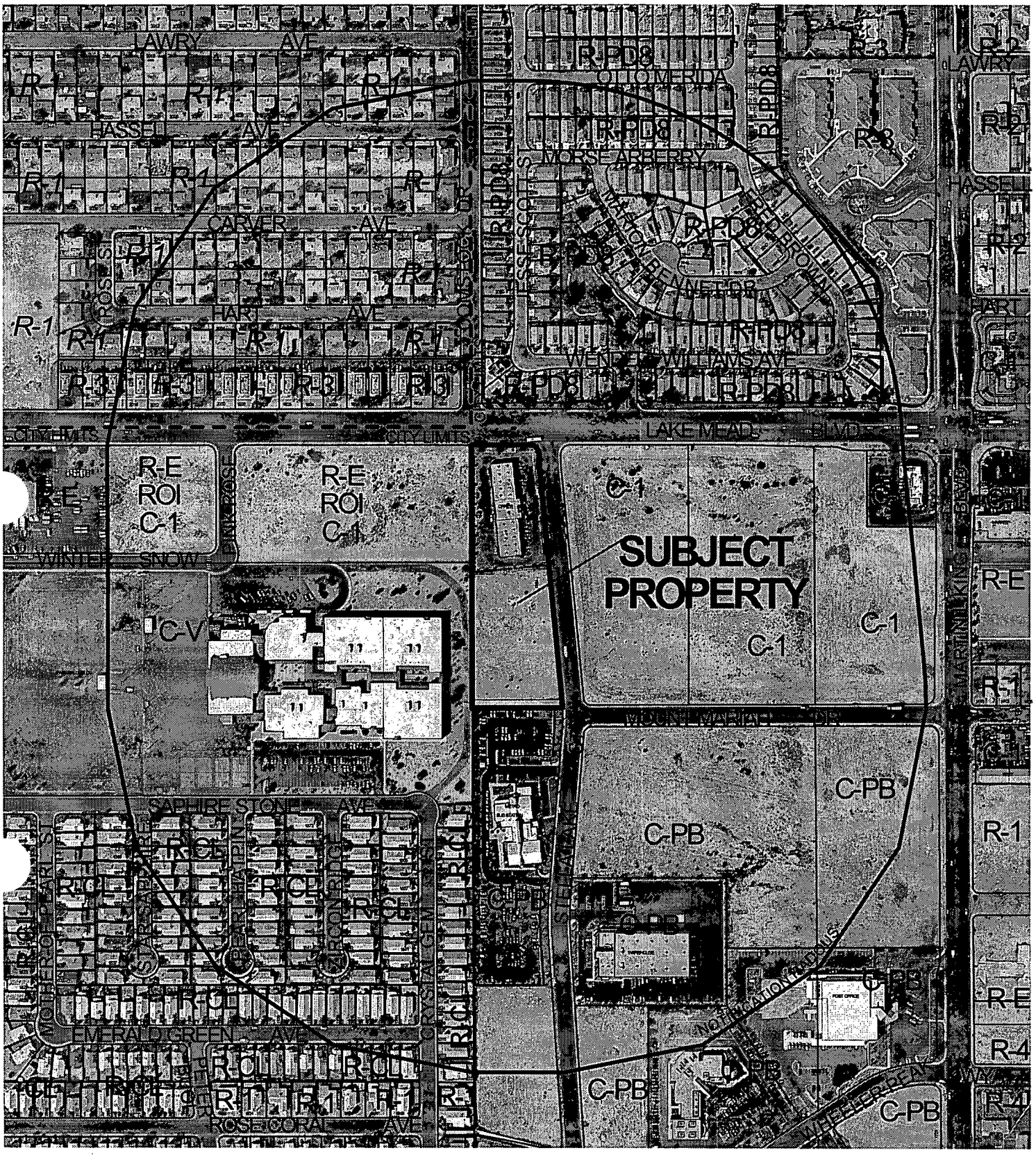
0 400 800 Feet

CASE: **SDR-6140**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N



CASE: **SDR-6140**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6140 - APPLICANT: GWEN BRAIMOH - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations date stamped 02/08/05, except as amended by conditions herein.

3. The site plan shall be revised and approved by staff of the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect one van accessible parking space and the conditions of approval listed herein.

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

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the following:
   - Except along the south property line, a minimum of nine additional 24-inch box trees shall be planted in conformance with the Landscape, Wall and Buffer Guidelines of Title 19 and as discussed in this report.
   - A minimum of four five-gallon shrubs for each tree shall be provided within designated planters.

6. A Waiver shall be granted to omit the required landscaping between the proposed building and the south property line, subject to the following:
   - Two trees shall be provided along the south lot line in an eight-foot planter area south of the parking area.
   - One tree shall be provided along the south property line in an eight-foot planter area in front of the building.

7. Landscaping and a permanent underground sprinkler system shall be installed as required and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)

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

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize "shoe-box" fixtures and downward-directed lights. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building.

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

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

12. All City code requirements and design standards of all City departments shall be satisfied.

Public Works

13. Construct all incomplete half-street improvements on Stella Lake Street adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

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

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

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 13,107 square-foot cosmetology school and for Waivers of building setback and perimeter landscaping requirements on 0.99 acres on the west side of Stella Lake Street, approximately 600 feet south of Lake Mead Boulevard.

B) Applicant's Justification

A letter of justification was submitted with the subject application, explaining that the project is designed with the intent to expand the services of the Expertise School of Beauty. Its mission is to recruit and train students so they can accomplish their goals in the beauty industry. As a partner with the City, the business will continue the City's goals of reducing unemployment, improving the local economy, providing educational programs, and bridging the gap for individuals in need of vocational skills training for career advancement, which leads to economic independence.

A letter of justification was also submitted requesting Waivers in the building setback and perimeter landscaping requirements. The letter states: "The waiver will allow for the creation of 20-foot buffer in addition to the seven foot buffer set back." It goes on to say: "The additional three feet will allow the building to be in compliance with the City of Las Vegas zoning codes."

BACKGROUND INFORMATION

A) Related Actions

12/21/94	The City Council Rezoned (Z-0136-94) the subject property from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission recommended approval.
09/18/96	The City Council approved a Plot Plan [Z-0136-94(4)] and Building Elevation Review for a proposed 17,100 square-foot office/warehouse building on part of the subject property (north of the site). The Planning Commission recommended approval.
03/24/05	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #36/dds).

B) Pre-Application Meeting

01/19/05 The staff met with the prospective applicant on a proposal to establish a cosmetology school on the subject property. The process and requirements for a Site Development Plan Review were discussed.

C) Neighborhood Meetings

No neighborhood meeting is required for a Site Development Plan Review, and no meeting was held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	0.99

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office/warehouse
South:	Metro substation
East:	Undeveloped
West:	Middle school

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	PF (Public Facilities)
East:	LI/R (Light Industrial/Research)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	C-PB (Planned Business Park)
North:	C-PB (Planned Business Park)
South:	C-PB (Planned Business Park)
East:	C-1 (Limited Commercial)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is located within the Las Vegas Redevelopment Area on the Southeast Sector Plan Map of the General Plan. To stimulate revitalization of the City's historic, urban core, several special overlay districts have been adopted which contain standards for redevelopment.

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

Downtown Redevelopment Area

The subject site is located within the Downtown Redevelopment Area on the Southeast Sector Plan Map of the General Plan. To stimulate revitalization of the City's historic urban core, several special overlay districts have been adopted that contain standards for redevelopment.

Las Vegas Enterprise Park

The Las Vegas Enterprise Park is intended as a mixed-use business development under the City's zoning standards. The standards provide for an area exclusively for and conducive to the development and protection of modern administrative facilities, research institutions, and specialized manufacturing operations. The essence of the business park is to provide for an aesthetically attractive working environment.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 feet	173 feet	Y
Min. Setbacks			
• Front	20 feet	21 feet	Y
• Side	10 feet	7 feet	N
• Corner	20 feet	NA	N/A
• Rear	15 feet	74 feet	Y
Max. Lot Coverage	50 %	33%	Y
Max. Building Height	NA	1 Stories / 20 feet	N/A
Trash Enclosure	Screened with roof	Screened with roof	Y

The proposed building does not have the required 10-foot side yard setback from the south property line, as seven feet is proposed. The applicant has requested a Waiver in the building setback requirement, and as discussed below, it is recommended that this Waiver be granted.

The Las Vegas Enterprise Park Covenants, Conditions, and Restrictions (CC&Rs) for development require a 25-foot front yard setback and a 10-foot side yard setback. Title 19, however, does not recognize CC&Rs. The Enterprise Park Architectural Review Committee, an established committee responsible for reviewing and approving plans for development in the Las Vegas Enterprise Park, has approved the development as submitted.

A2) Parking and Traffic Standards

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

Use	**Floor Area**	**Ratio**	**Parking Required**		**Parking Provided**	
			Regular	Handicap	Regular	Handicap
Trade School	10,725 sq.ft.	1/staff + 1/2 students	30	(2)	42	(2)
Office	2,382 sq.ft.	1/300	8			
Total	13,107 sq.ft.		38	(2)	42	(2)

The proposed uses for the subject property comply with required number of parking spaces. Two handicapped parking spaces are required; however, one space is required to be van accessible. This deficiency is noted as a condition of approval in this report.

A3) Landscape Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 trees/6 spaces + 1/2 row ends	9 trees	5 trees
Buffer:	• 1 tree/20 linear feet (adjacent to ROW) • 1 tree/ 30 linear feet (adjacent to lot lines)	6 trees 22 trees	5 trees 13 trees
Min. zone width	15 feet (adjacent to ROW)/8 feet (sides)		15 feet/ 10 and 7 feet

The development is deficient in the number of trees required by the Landscape Standards. The applicant has requested a Waiver to eliminate part of the landscaping requirements. As discussed below, it is recommended that a Waiver be granted, subject to perimeter landscaping being provided where it is possible to so. A total of 37 trees are required and 23 are provided. With a Waiver, five of the eight trees required along the south property line could be eliminated for a total of nine additional trees needed.

B) General Analysis and Discussion

- Zoning

The proposed development is consistent with the C-PB (Planned Business Park) zoning district.

- Site Plan

The site plan illustrates the location of a 13,107 square-foot building for a cosmetology school toward the south side of the 0.99-acre site. Parking for the development is shown along the north and west sides of the property. Access to the facility would be from Stella Lake Street.

- Waivers

Waivers are requested in the side yard setback from the south property line and in perimeter landscaping along the same side. The building is proposed to be seven feet from the property line instead of the required 10 feet. This deficiency is attributed to a 20 foot drainage channel along the south side of the property. The Enterprise Park Architectural Review Committee has approved the development as submitted, including a reduced side yard setback. The applicant is requesting that a Waiver in the perimeter landscaping required along the south side of the building also be approved.

The 20 foot drainage channel located along the south side of the property provides a large separation between the proposed building and the property to the south. The existing perimeter wall along the south side of the building is 3.5 feet high, and a new four-foot high wrought iron fence is to be placed on top. With the separation and unrestricted view between the properties, it is recommended that a Waiver in the side yard setback be approved. It is also recommended that a Waiver in the perimeter landscaping required along the south side of the building be approved, provided the landscaping requirements are met along the south side of the parking area and in front of the building. This matter is addressed as a condition of approval in this report.

- Landscape Plan

  As addressed above, the development is deficient in the number of trees required by the Landscape Standards. The applicant has requested a Waiver to eliminate part of the requirement (the trees and shrubs along the south property line). It is recommended that five of eight trees required along the south lot line be omitted.

- Elevation

  The elevation drawings depict a 20-foot high one-story building with walls of "Monterey Stone" (reddish-brown) colored split-face block with "Snowdrift" (tan) colored vertical columns of stucco intermittently spaced. The building front shows varying rooflines of flat, peaked and arched roofs. In addition to an entrance for the school, additional entrances are shown for office space to be leased to other businesses.

- Floor Plan

  The floor plan illustrates space for three classrooms, a large clinic area, and space for ancillary functions for the cosmetology school. Two additional spaces of 2,382 square feet are shown for leased office space. The space configuration is well designed and efficient for the proposed uses.

FINDINGS

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

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

   The proposed development will operate at a level of intensity comparable to the development within the Las Vegas Enterprise Park.

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

   The proposed project overall is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer standards. As noted above, there are minor discrepancies in the Las Vegas Enterprise Park CC&R's; however, the Enterprise Park Architectural Review Committee has approved the development as submitted.

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

   The site will have access to Stella Lake Street. This street is adequate to serve the proposed uses. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building elevations and landscape plan submitted will demonstrate visual consistency with the surrounding developments within the Las Vegas Enterprise Park. The plans depict appropriate façade design and adequate landscape buffering. Although a Waiver is requested in part of the landscape requirements, it is recommended that an additional nine trees be provided for the development. This matter is discussed above and addressed as a condition of approval in this report.

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

   The building elevations and landscape plans submitted demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate façade design and adequate landscape buffering. The development will be harmonious and compatible with development in the area.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 324 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6140** APN: 139-21-313-001 (part)

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: Expertise School of Beauty

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: Douglas Selby

Print Name: Douglas Selby

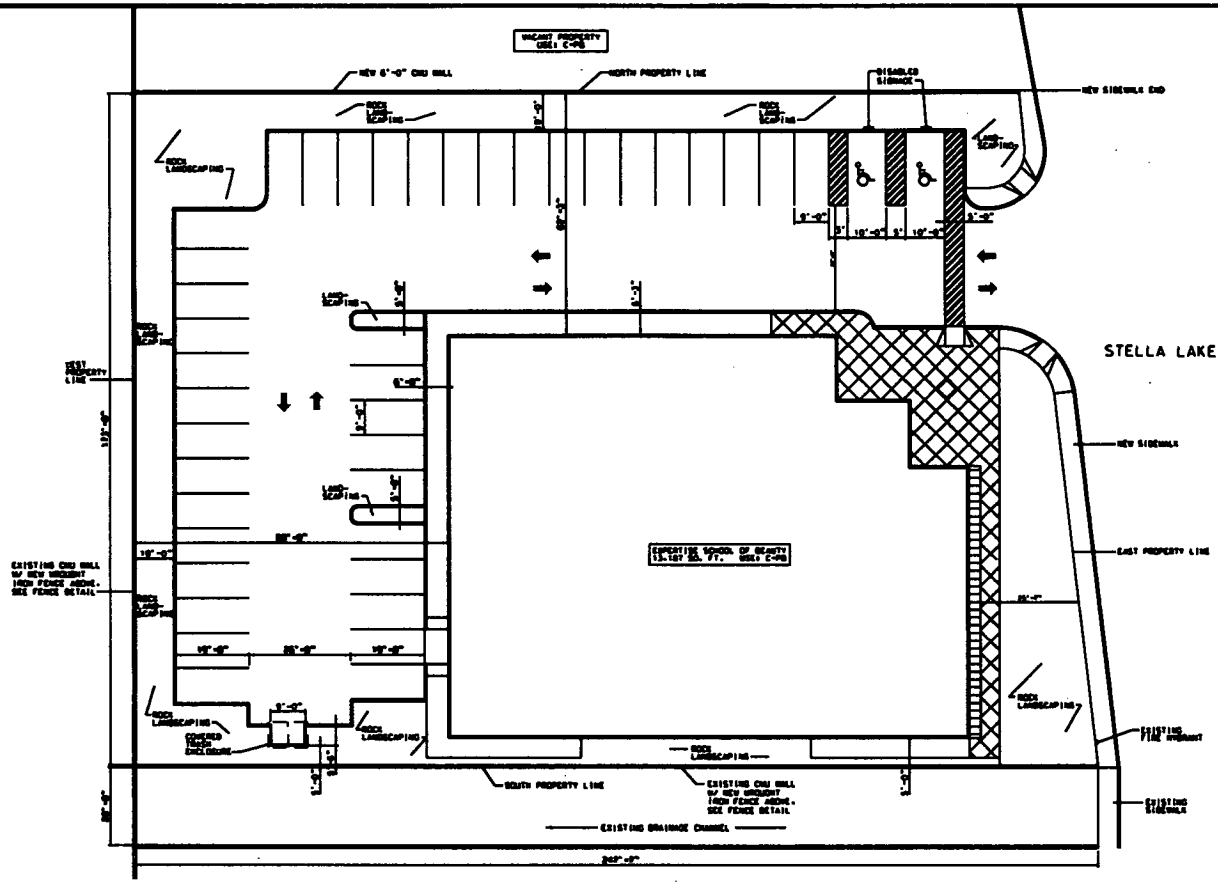
Subscribed and sworn before me

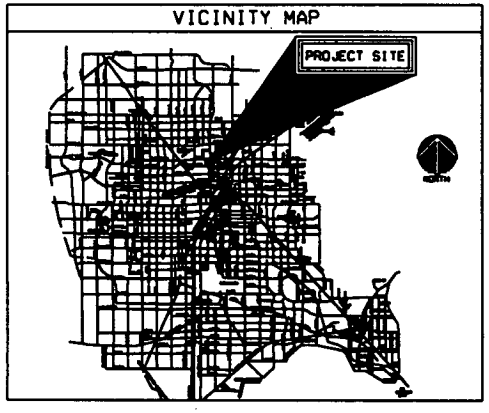
This 15TH day of February, 2005

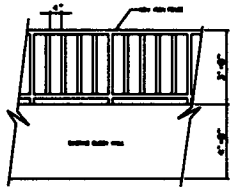
Arlene Coleman

Notary Public in and for said County and State

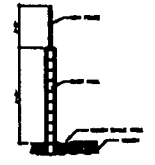
ARLENE COLEMAN
Notary Public State of Nevada
No. 00-66111-1
My appt. exp. Nov. 13, 2008

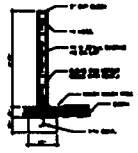


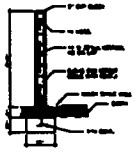


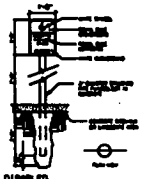


PARKING ANALYSIS		SITE ANALYSIS
30 Standard @ 1/300 = 10		
Handicap @ 1/1 = 1		
Off. Loads @ 1/300 = 1		
Required	= 36	
Provided	= 42	

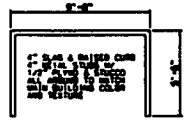

FENCE ABOVE WALL DETAIL

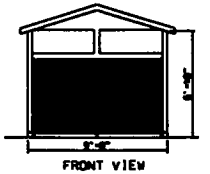

EXISTING PERIMETER WALL DETAIL

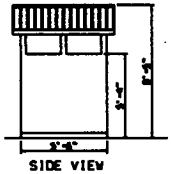

PROPOSED PERIMETER WALL DETAIL


DISABLED DIRECTION SIGN

COVERED TRASH ENCLOSURE


PLAN VIEW


FRONT VIEW


SIDE VIEW

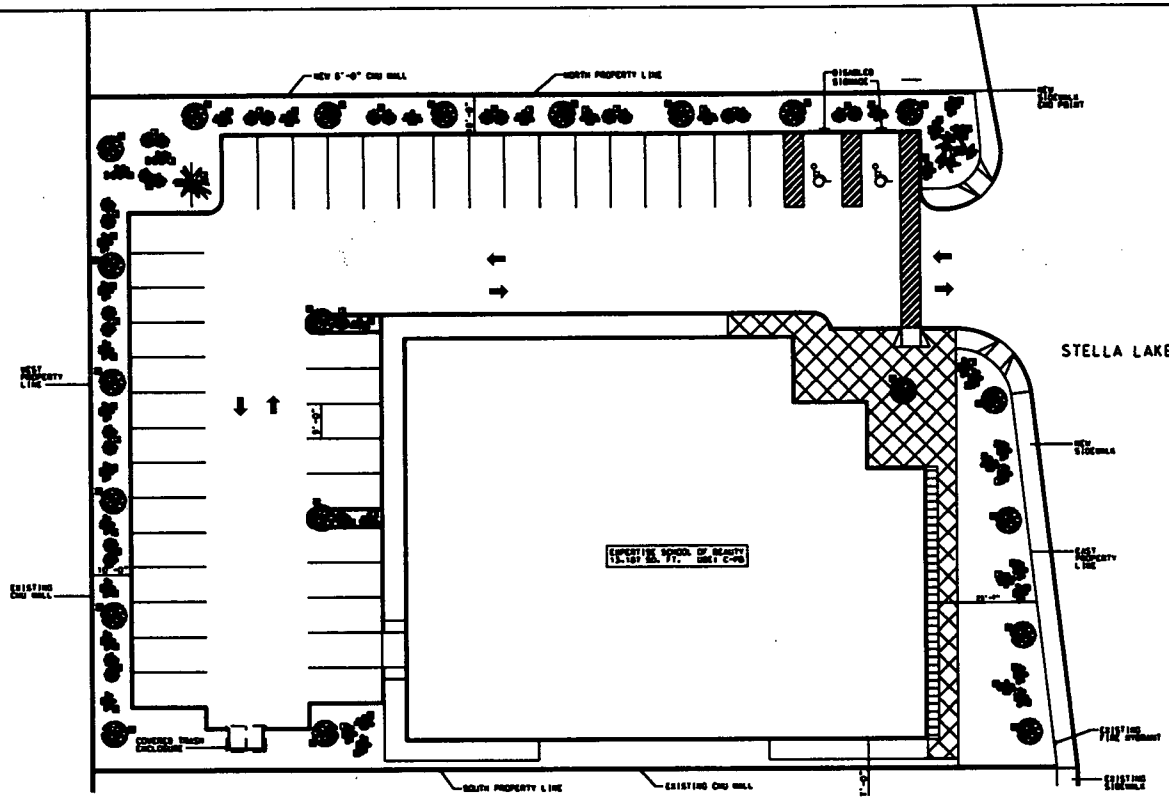
GRAPHIC SCALE
0 8 16 24 32 40 48 FEET
1/16" = 1'-0"

EXPERTISE SCHOOL OF BEAUTY
1955 STELLA LAKE STREET
LAS VEGAS, NEVADA

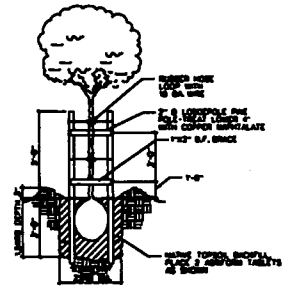
SITE PLAN

SDR-6140

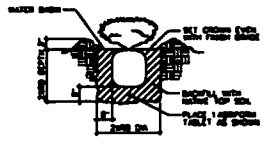
03/24/05 PC



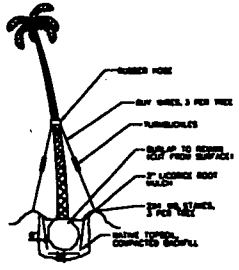
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GALLON	
2			5 GALLON	
3	TRACHYCARPUS FORTUNEI	WINDMILL PALM	24" BOX	
4	RHUS LANCEA	AFRICAN SUMAC	24" BOX	



TYPICAL TREE PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PALM TREE PLANTING

IRRIGATION NOTES

1. THE SPRINKLER SYSTEM DESIGN WILL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION, REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. THIS SHOP DRAWING DESIGN WILL BE DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDING AS MUCH AS POSSIBLE.
5. ALL POP-UP SPRINKLERS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO DEBRIS OR SOIL OF ANY KIND WILL BE SWEPT OR WASHED INTO THE SPRINKLER CAUSING THE RISER PISTON TO STICK IN THE "UP" POSITION.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.

REVISIONS	BY

CONSULTANTS:

CONTRACTOR:

PROJECT: EXPERTISE SCHOOL OF BEAUTY
1955 STELLA LAKE STREET
LAS VEGAS, NEVADA

SHEET TITLE: LANDSCAPE PLAN

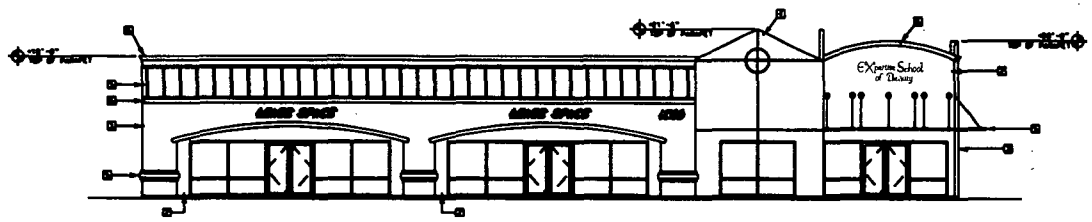
DATE:
SCALE:
DRAWN:
JOB NO.:

SHEET

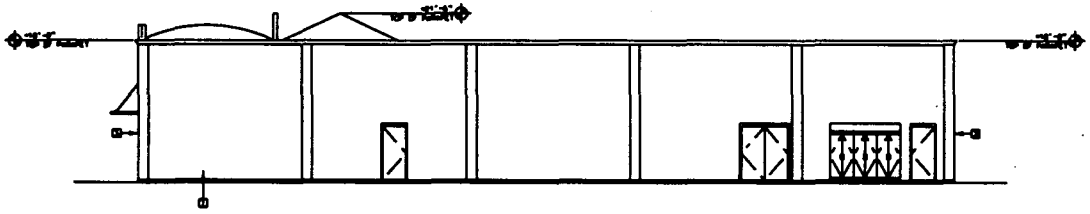
OF SHEETS

SDR-6140

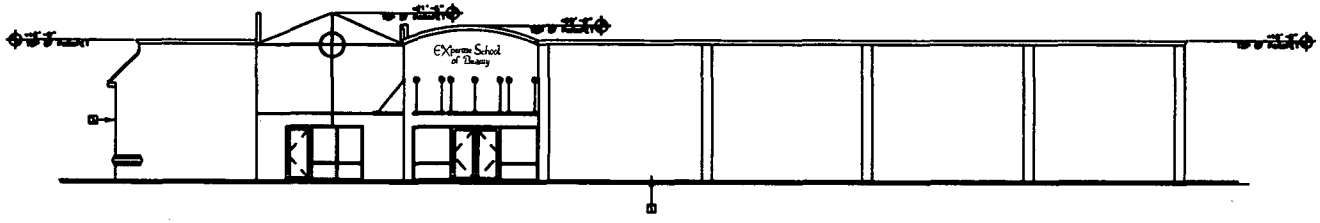
03/24/05 PC



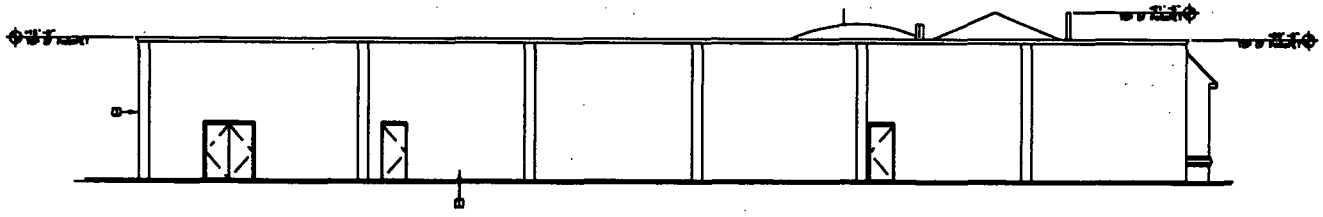
EAST ELEVATION (FRONT)



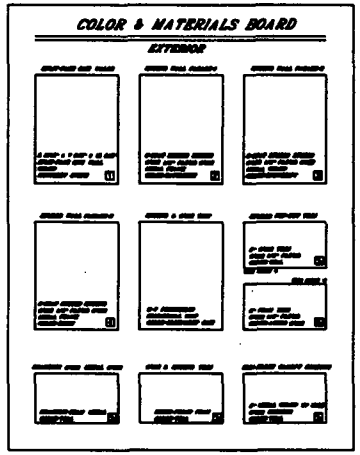
WEST ELEVATION (REAR)



NORTH ELEVATION (R. SIDE)



SOUTH ELEVATION (L. SIDE)



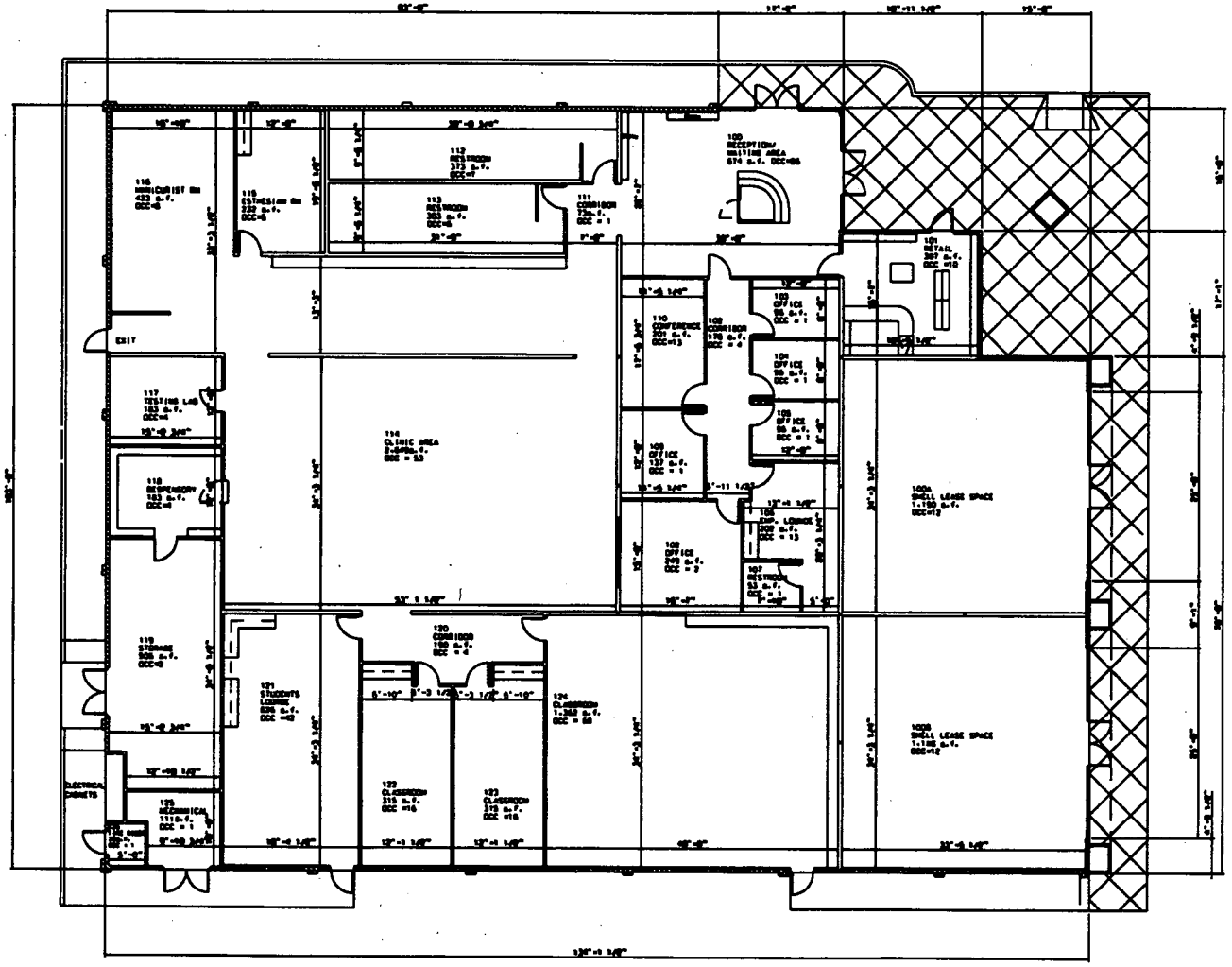
GRAPHIC SCALE

PROJECT: EXPERTISE SCHOOL OF BEAUTY
1955 STELLA LAKE STREET
LAS VEGAS, NEVADA

SHEET TITLE: EXTERIOR ELEVATIONS

SDR-6140

03/24/05 PC



GRAPHIC SCALE

EXPERTISE SCHOOL OF BEAUTY
1955 STELLA LAKE STREET
LAS VEGAS, NEVADA

FLOOR PLAN

SDR-6140

03/24/05 PC



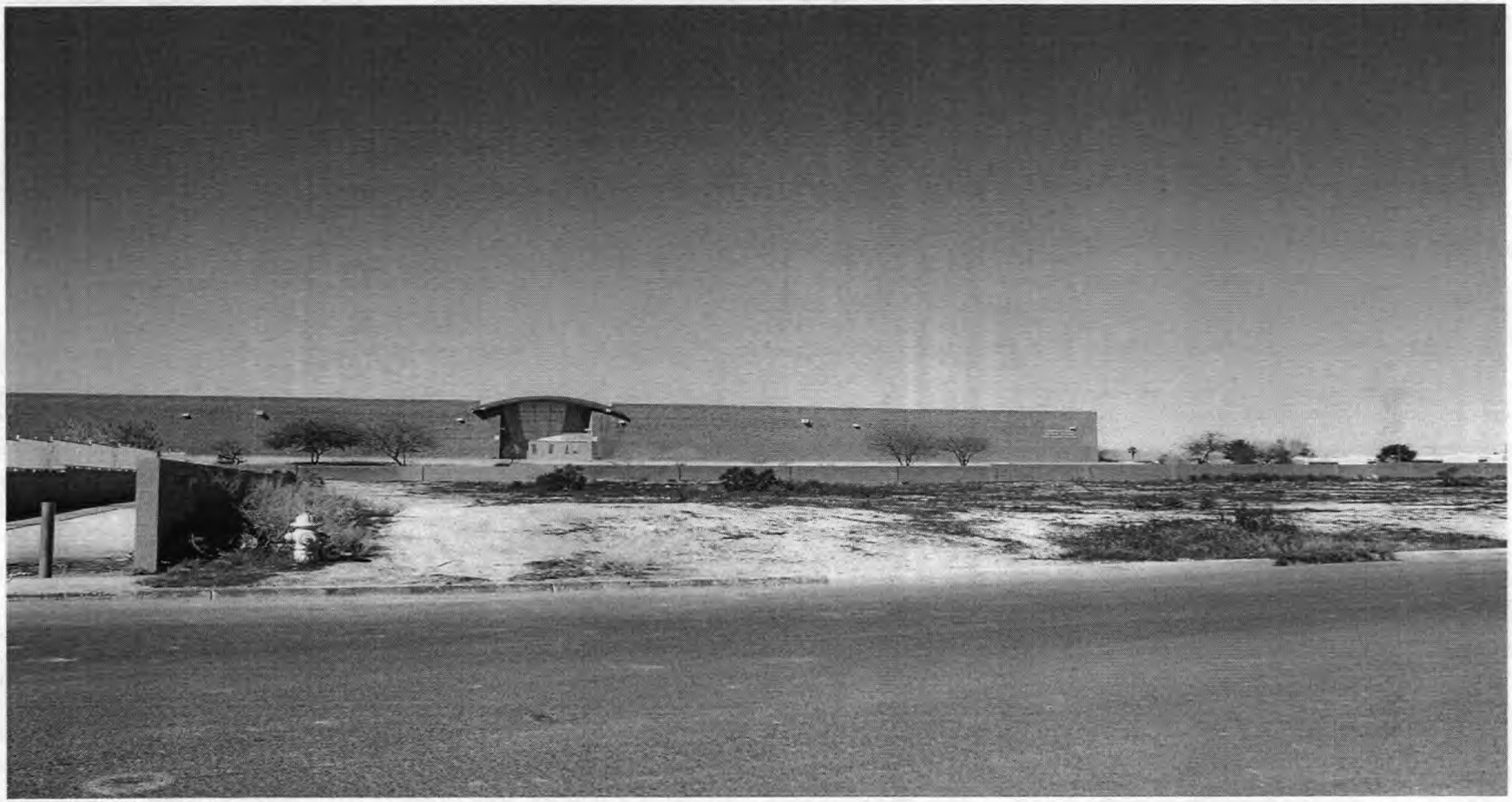
SDR-6140 - APPLICANT: GWEN BRAIMOH - OWNER: CITY OF LAS VEGAS
WEST SIDE OF STELLA LAKE STREET, APPROXIMATELY 600 FEET SOUTH OF LAKE MEAD BOULEVARD
MARCH 24, 2005 PLANNING COMMISSION

3/7/05



SDR-6140 - APPLICANT: GWEN BRAIMOH - OWNER: CITY OF LAS VEGAS
WEST SIDE OF STELLA LAKE STREET, APPROXIMATELY 600 FEET SOUTH OF LAKE MEAD BOULEVARD
MARCH 24, 2005 PLANNING COMMISSION

3/7/05



SDR-6140 - APPLICANT: GWEN BRAIMOH - OWNER: CITY OF LAS VEGAS
WEST SIDE OF STELLA LAKE STREET, APPROXIMATELY 600 FEET SOUTH OF LAKE MEAD BOULEVARD
MARCH 24, 2005 PLANNING COMMISSION

3/7/05

Expertise
School of Beauty

February 4, 2005

City of Las Vegas
Planning and Development Department
400 Stewart 2nd Floor
Las Vegas, Nevada 89101

Dear Sir:

This letter of justification is in regards to the proposed Expertise School of Beauty project, located on Stella Lake in the West Las Vegas enterprise community. This project was designed with the intent to expand the services of the Expertise School of Beauty. Services that have and will continue to enhance the growing Las Vegas community. Our mission is to recruit and train students so that they can accomplish their goals in the beauty industry.

Our partnership with the City of Las Vegas-Business Development division will allow us to continue with our goals of reducing unemployment, improving the local economy, providing educational programs and bridging the gap for individuals in need of vocational skills training for career advancement, which leads to economic independence. The proposed property will also allow Expertise School of Beauty to add two additional courses to our educational program, increase enrollment, continue to offer discounted beauty services to the public in a location which will reach our diverse community.

Thank you for considering our project proposal. If there are any questions or comments, please feel free to contact me at 702-636-8686.

Sincerely,

Gwen Braimoh
School Director

902 W. Owens • Las Vegas • Nevada • 89106
Tel (702) 636-8686 • Fax (702) 636-0367

City of Las Vegas

Agenda Item No. 99

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
VACATION

VAC-6095 - PUBLIC HEARING - APPLICANT/OWNER: STREAMLINE TOWER, LLC - Petition to Vacate a Public Sewer Easement adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
WEEKLY - APPROVED subject to conditions - UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

TONY SASSONE, appeared on behalf of Streamline Tower, LLC to request approval. MAYOR GOODMAN questioned the progress of the project and the status of the presale. DUSTY ALLEN, Streamline Tower, 913 Estrella Vista, stated a fully erected building will stand 22 stories high at the end of 2006. He stated conversions are still underway to purchase the sale agreements after receiving exemptions. Presales are going well and the location is exciting.

TOM McGOWAN questioned what percentage of locally owned occupants is versus out of state ownership. MR. ALLEN estimated 50 percent to be locally purchased and 50 percent out of state. MR. McGOWAN emphasized the term "community," which consists of all ages and demographics.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:59 - 3:03)
4-1804

CONDITIONS:
1. The existing sewer main must be relocated prior to recordation of the Order of Vacation, unless an alternative arrangement is approved by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to or concurrent with the recordation

CONDITIONS - Continued:

of an Order of Vacation.

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

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

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

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

Expertise
School of Beauty

February 4, 2005

City of Las Vegas
Planning and Development Department
400 Stewart 2nd Floor
Las Vegas, Nevada 89101

To whom it may concern:

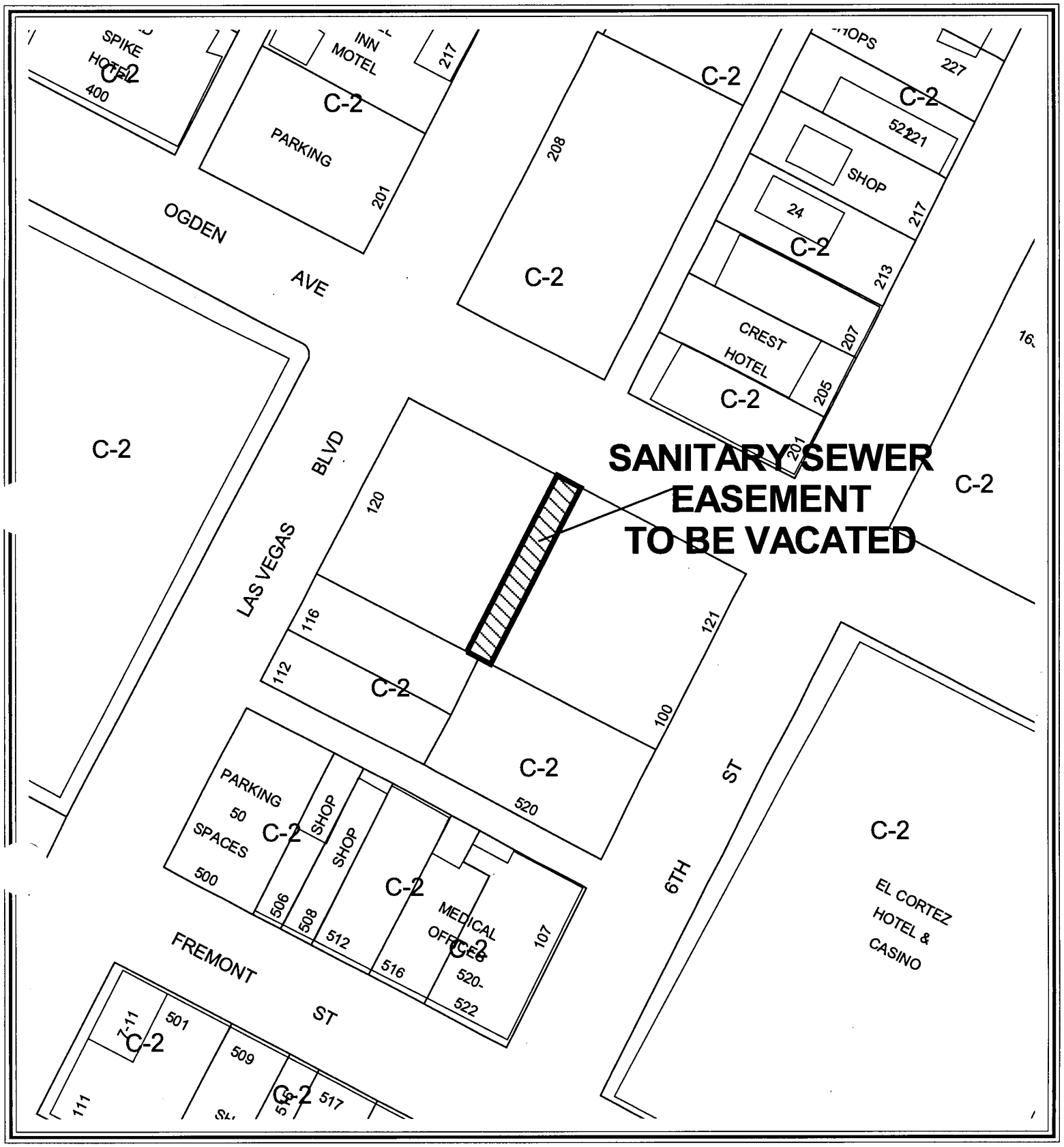
This letter is in regards to the acquisition of a waiver for the proposed Expertise School of Beauty project, located on Stella Lake in the West Las Vegas enterprise community. The existing drainage channel holds a 20 foot easement between the adjacent property. The waiver will allow for the creation of 20 foot buffer in addition to the 7 foot buffer set back. The additional 3 feet will allow the building to be in compliance with the City of Las Vegas zoning codes.

Thank you for considering the proposed property waiver. If there are any additional questions or comments, please feel free to contact me at 702-636-8686.

Sincerely,

Gwen Braimoh
School Director

902 W. Owens • Las Vegas • Nevada • 89106
Tel (702) 636-8686 • Fax (702) 636-0367



CASE: VAC-6095



0 100 200 Feet

CASE: VAC-6095

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-6095 - APPLICANT/OWNER: STREAMLINE TOWER, LLC

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

1. The existing sewer main must be relocated prior to recordation of the Order of Vacation, unless an alternative arrangement is approved by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to or concurrent with the recordation of an Order of Vacation.

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate a Public Sewer Easement on property adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue.

B) Applicant's Justification

The applicant justifies this application by stating that the public sewer easement must be abandoned to allow for the construction of a proposed residential condominium tower on the site. Proposed sanitary sewerage will replace the existing sewers in the adjacent right-of-way; this will be adequate to serve the proposed development.

BACKGROUND INFORMATION

A) Related Actions

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

05/18/88 The City Council approved a Petition to Vacate (VAC-0010-88) the 20-foot wide north-south alley extending south from Odgen Avenue between Las Vegas Boulevard North and Sixth Street. The Planning Commission and staff recommended approval.

11/17/04 The City Council approved a Special Use Permit (SUP-5181) for a proposed Mixed-Use Development and a Site Development Plan Review (SDR-5180) for a proposed 267-foot tall mixed-use building with 251 residential units and 16,157 square feet of commercial space. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission approved a Tentative Map (TMP-5492) for Streamline Tower, containing 251 condominium units. Staff recommended approval.

03/24/05 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/ss).

DETAILS OF APPLICATION REQUEST

This Vacation application is described as a 20-foot wide Public Sewer Easement in a portion of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 34, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed public sewer easement must be vacated to place the approved condominium building on the site. The existing easement had been located in a public alley which had previously been vacated. Appropriate sewerage will be located within adjacent rights-of-way. For these reasons, the Vacation is appropriate.

B) Public Works discussion

This Vacation application proposes to only vacate public sewer easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-6095 APN: 139-34-611-056

Name of Property Owner: Streamline Tower, LLC

Name of Applicant: Lochsa Engineering

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

_____ Yes __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: Scott D. Peel

Subscribed and sworn before me

This 7th day of February, 2005

Heidi L. Yunker

Notary Public in and for said County and State

HEIDI L. YUNKER
Notary Public, State of Nevada
Appointment No. 04915491
My Appt. Expires Sept. 13, 2008



VAC-6095 - APPLICANT/OWNER: STREAMLINE TOWER, LLC
SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND OGDEN AVENUE
MARCH 24, 2005 PLANNING COMMISSION

3/3/05

LOCHSA ENGINEERING

JESS. S HALDEMAN, S.E.
MARK L. HEDGE, P.E.
KENNETH W. (BILL) KARREN, JR., S.E.
DAVID S. PETERSON, S.E.
TED T. EGERTON, P.E.

February 7, 2005

City of Las Vegas
Planning Department
731 So. 4th Street
Las Vegas, Nevada 89101

Subject: Stream Line Towers Condominiums
Sanitary Sewer Easement Vacation
Lochsa Engineering 041188

To whom it Concerns,

This letter is to provide a justification for vacation of the existing 20-foot wide sanitary sewer easement. The proposed structure will be placed over the existing easement, thus requiring the vacation of the existing easement and service. Proposed sanitary sewer will be constructed that will replace the existing sewer in the adjacent public right-of-ways and will be adequate to meet the needs of the proposed development.

If you have any questions or comments, please contact our office at your earliest convenience.

Sincerely,

LOCHSA ENGINEERING

Richard D. Smedley
Senior Project Manager

Mark L. Hedge, P.E
Principal

City of Las Vegas

Agenda Item No. 100

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VACATION

VAC-6106 - PUBLIC HEARING - APPLICANT/OWNER: OFFICE DISTRICT PARKING I, INC. - Petition to Vacate Fourth Street Corridor Landscape Easements at 600, 612, and 618 South Fourth Street, Ward 1 (Tarkanian). The Planning Commission (6-0 vote) and staff recommends APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

TARKANIAN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

TOM McGOWAN inquired who the principle owners are of Office District Parking Inc. CITY MANAGER DOUG SELBY replied the corporation is a wholly owned non-profit corporation for the City of Las Vegas and he serves as the President.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(3:03 - 3:05)
4-1951

CONDITIONS:

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

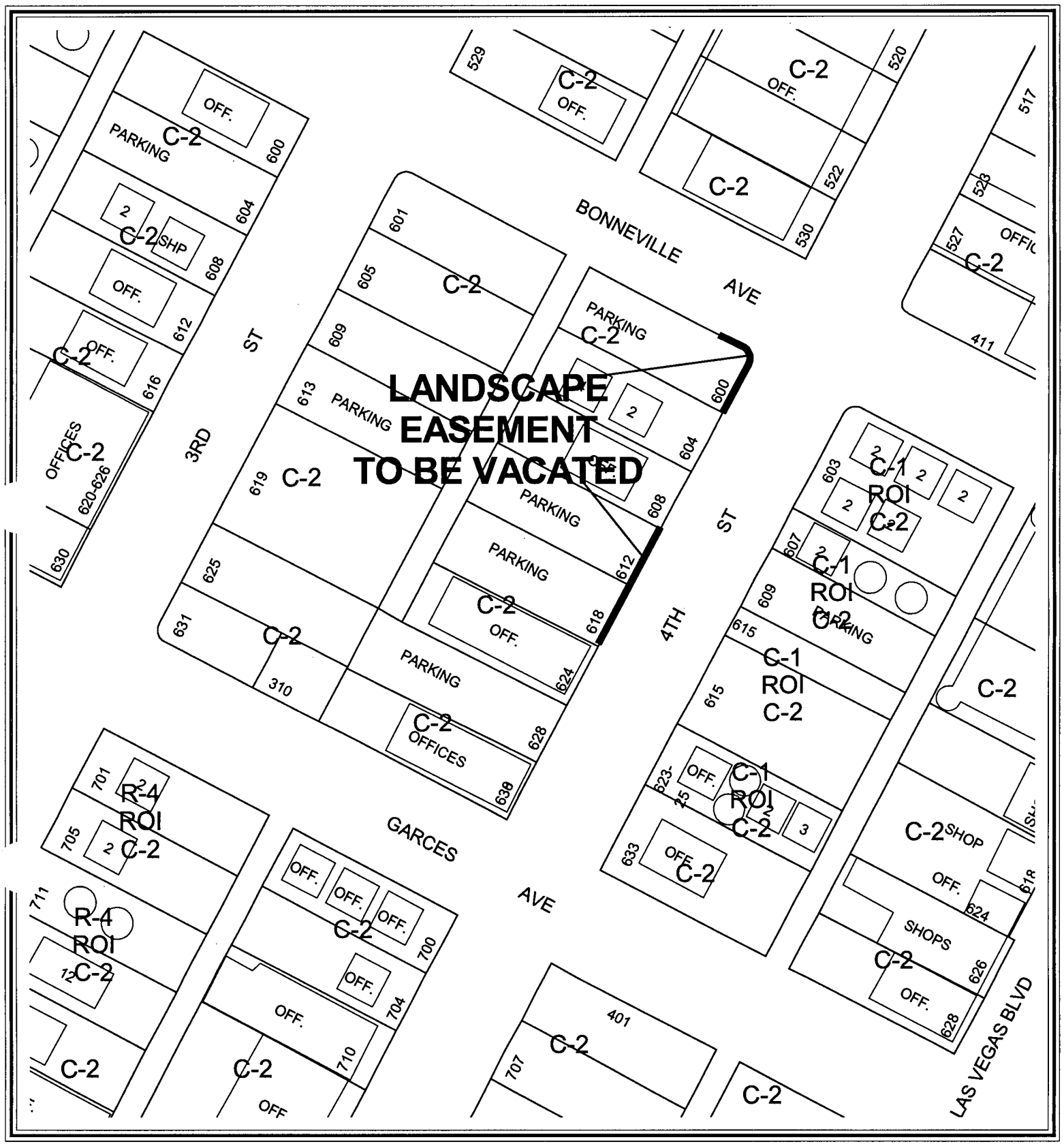
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

CONDITIONS - Continued:

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

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



0 100 200 Feet

CASE: VAC-6106

100 N



0 100 200 Feet

CASE: VAC-6106

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-6106 - APPLICANT/OWNER: OFFICE DISTRICT PARKING I, INC.

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for the Petition to Vacate Fourth Street Corridor Landscape Easements at 600, 612, and 618 South Fourth Street.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

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

03/02/05 The City Council approved a Special Use Permit (SUP-5686) to allow a mixed-use commercial and residential development and a waiver to allow ground-floor residential units adjacent to the northeast corner of Garces Avenue and Third Street. The Planning Commission recommended approval on 01/13/05.

03/02/05 The City Council approved a Special Use Permit (SUP-5690) to allow live/work units within a proposed building adjacent to the northeast corner of Garces Avenue and Third Street. The Planning Commission recommended approval on 01/13/05.

03/02/05 The City Council approved a Site Development Plan Review (SDR-5692) for a 15 story mixed-use development to include 342 residential units, 13 live/work units, and 8,600 square feet of commercial space and a waiver of the Centennial Plan building step-back requirements on 2.38 acres adjacent to the northeast corner of Garces Avenue and Third Street. The Planning Commission recommended approval on 01/13/05 with added conditions.

03/24/05 The Planning Commission approved a Tentative Map (TMP-6110) for a 345 unit mixed-use condominium development on 2.39 acres adjacent to the southeast corner of Third Street and Bonneville Avenue. Staff is recommending approval.

03/24/05 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #7/pl).

DETAILS OF APPLICATION REQUEST

The subject Vacation request proposes to vacate Fourth Street Corridor Landscape Easements at 600, 612, and 618 South Fourth Street as follows:

Those portions of the Southwest Quarter (SW¼) of Section 34, Township 20 South, Range 61, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those portions of Block 25 of CLARK'S LAS VEGAS TOWNSITE, on file in Book 1 of Plats, Page 37 of Clark County, Nevada Records, described as:

The Southeasterly 3 feet of Lots 23, 24, 25 and 26, the Southeasterly 3 feet of the Northeasterly 20 feet of Lot 31, the Southeasterly 3 feet of Lot 32 and the Northeasterly 3 feet of the Southeasterly 30 feet of lot 32 in Block 25 of said CLARK'S LAS VEGAS TOWNSITE.

ANALYSIS

A) Planning discussion

The vacating of landscape easements along South Fourth Street is an acceptable request since the future development of the site will create an alternative landscape design, therefore not resulting in the loss of landscape amenities.

B) Public Works discussion

This Vacation application proposes to vacate City of Las Vegas landscape easements only. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City of Las Vegas landscape easements are involved; any utility company interests will not be affected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 5 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-6106** APN: 139-34-311-106, 107 & 110

Name of Property Owner: Office District Parking I, Inc.

Name of Applicant: Office District Parking I, Inc.

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: Douglas A. Selby

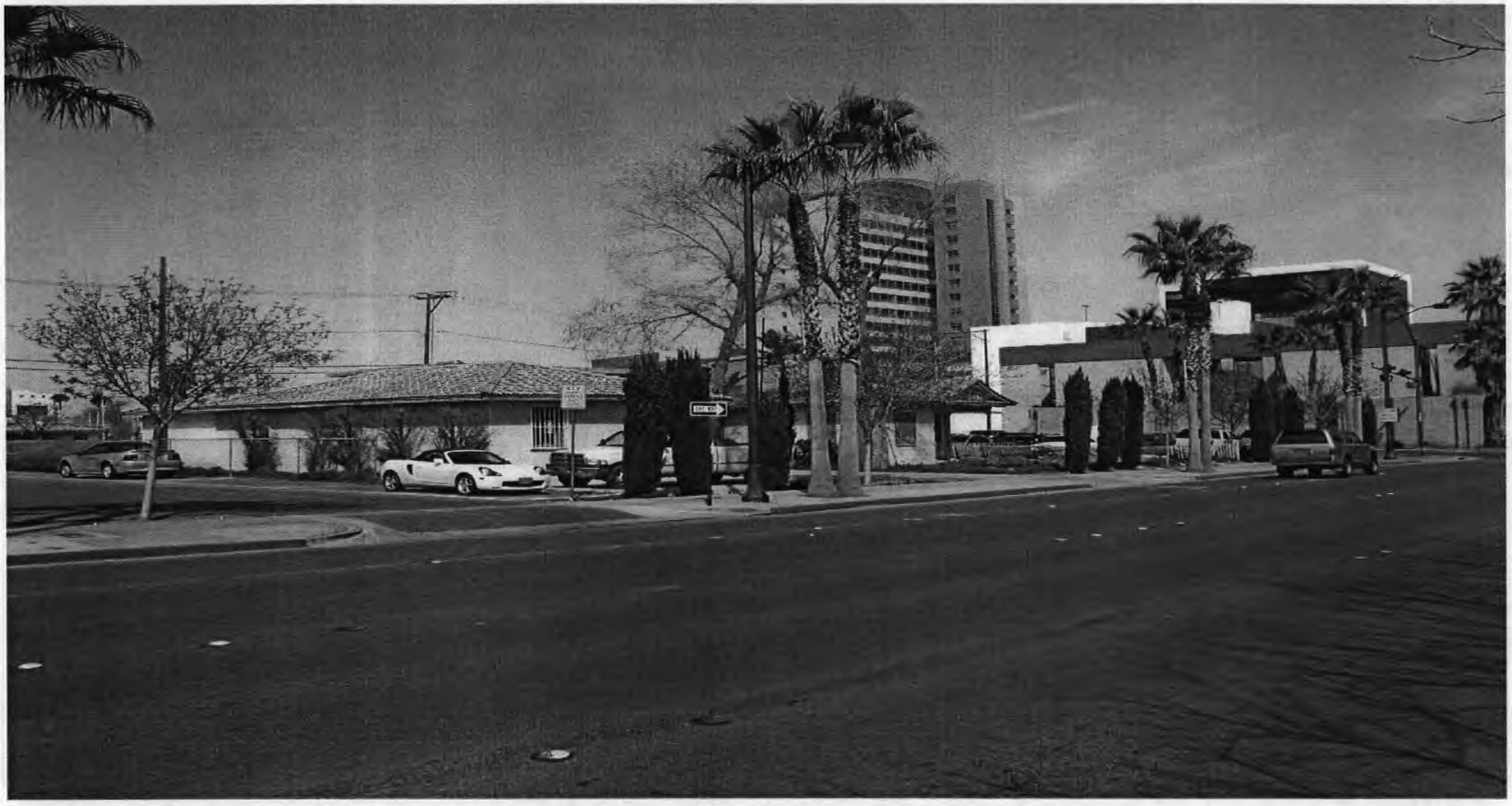
Print Name: Douglas A. Selby

Subscribed and sworn before me

This 26th day of January, 2005

Notary Public in and for said County and State

Notary Public-State of Nevada
COUNTY OF CLARK
CECELI C. GREEN
My Appointment Expires
March 7, 2008
No. 98-1693-1



VAC-6106 - APPLICANT/OWNER: OFFICE DISTRICT PARKING I, INC.
600, 612, AND 618 SOUTH FOURTH STREET
MARCH 24, 2005 PLANNING COMMISSION

2/28/05



VAC-6106 - APPLICANT/OWNER: OFFICE DISTRICT PARKING I, INC.
600, 612, AND 618 SOUTH FOURTH STREET
MARCH 24, 2005 PLANNING COMMISSION

2/28/05



VAC-6106 - APPLICANT/OWNER: OFFICE DISTRICT PARKING I, INC.
600, 612, AND 618 SOUTH FOURTH STREET
MARCH 24, 2005 PLANNING COMMISSION

2/28/05

City of Las Vegas

Agenda Item No. 101

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VARIANCE

VAR-5952 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST - Request for a Variance to ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT on 4.87 ACRES WHERE 5.00 ACRES IS THE MINIMUM AREA REQUIRED adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 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. Submitted after final agenda - Protest letter from Joseph J. Carmody
6. Submitted at City Council - Traffic study report from Public Works Department for Item 102 [ZON-5788] filed under Item 101 [VAR-5952]
7. Submitted at City Council - Map of the subject property submitted by Councilman Mack for Item 101 [VAR-5952], Item 102 [ZON-5788], Item 103 [WVR-5790] and Item 104 [SDR-5789] filed under Item 101 [VAR-5952]

MOTION:

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5788) and Site Development Plan Review (SDR-5789).

- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 101 [VAR-5952], Item 102 [ZON-5788], Item 103 [WVR-5790], and Item 104 [SDR-5789].

RICHARD MORENO, 300 South Fourth Street, stated there have been meetings with the neighbors to attempt to find compromise but not every person's problem had a solution. A major concern was the access to Mustang Street. There have been two other site plan changes and the plan now will alleviate the entrance from Mustang. The ingress and egress is now arranged at Ann Road, which will be safer for the neighborhood.

MINUTES - Continued:

RICK REXIUS, 5500 Mustang Street, stated there was a neighborhood meeting that addressed an old plan that he opposed. He gave several additional reasons for opposing each set of plans. He has three horses on his property and is concerned with the amount of lots for the land. He acknowledged the relief of ingress and egress displayed on the new plan and presented a tentative map he created to offer as a suggestion. MR. REXIUS thanked COUNCILMAN MACK'S staff for their extended efforts to help reach an understanding of the infill project. He asked the Council to take the density and property value into consideration.

DOLORES GLASS, 5501 North Torrey Pines Drive, expressed concern for property values. REX EWING, 5521 North Torrey Pines Drive, appeared in opposition of the subdivision containing 15 homes. More large homes surround the area than dense communities and urged the Council to consider less lots.

MAYOR GOODMAN acknowledged the many constituents who appeared in opposition at the previous Council meeting. He detailed a traffic report based on peak-hour use which reflected 15 additional cars arriving every hour, which will not negatively impact the area. He submitted the traffic study conducted by Public Works and noted it to be a determining fact to consider.

COUNCILMAN MACK referenced the notification area and pointed out different zoning area nearby proving that not only rural exists. He noted that Ann Road and Torrey Pines Drive are both heavily traveled roads which make it difficult to retain rural character. Constituents from the previous Council meeting showed strong desire not to have access onto Mustang Street and were also concerned with the open space. COUNCILMAN MACK requested MR. MORENO work with staff to move the open space where lots five and six are currently located and rearrange those lots so as not to iimpact the horses of MR. REXIUS. COUNCILMAN MACK questioned what the starting prices will be of the homes and if the community would be gated. MR. MORENO confirmed the community would not be gated and the entry level price would be in the $500,000 range because of the size of the lots proposed.

COUNCILMAN MACK motioned to approve Item 101 [VAR-5952] with an amendment to Condition 1 to read: Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5788), and Site Development Plan Review (SDR-5789). COUNCILMAN MACK approved Item 102 [ZON-5788] with an amendment to Condition 2 to remove the language of Title 18 Waiver (WVR-5790). MARGO WHEELER, Director of Planning and Development, stated the applicant would be withdrawing Item 103 [WVR-5790]; therefore, the appropriate motion would be to accept the withdrawal of the waiver. MS. WHEELER stated Condition 1 of Item 104 [SDR-5789] would require the deletion of the language referring to the waiver of Title 18. Condition 3 would be date stamped 4/18/2005 and adding a sentence that the open space may be relocated subject to approval of the Planning and Development staff with no reduction in size of acreage. Condition 4 would be deleted. MR. MORENO agreed to all of the amendments.

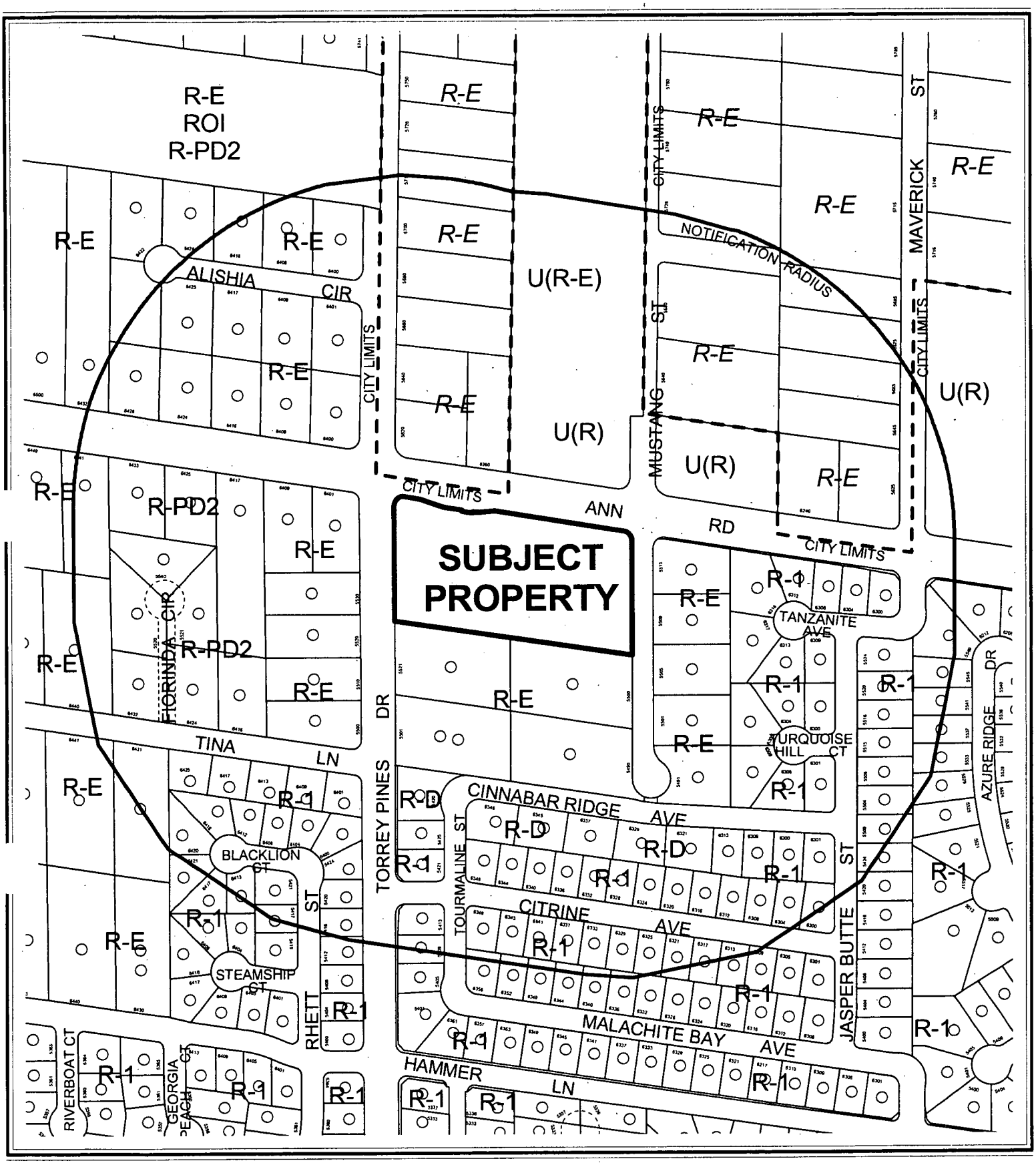
MAYOR GOODMAN declared the Public Hearing closed for Item 101 [Var-5952], Item 102 [ZON-5788], Item 103 [WVR-5790], and Item 104 [SDR-5789].
(3:05 - 3:26)
4-2014

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5788), Title 18 Waiver (WVR-5790), and Site Development Plan Review (SDR-5789).

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



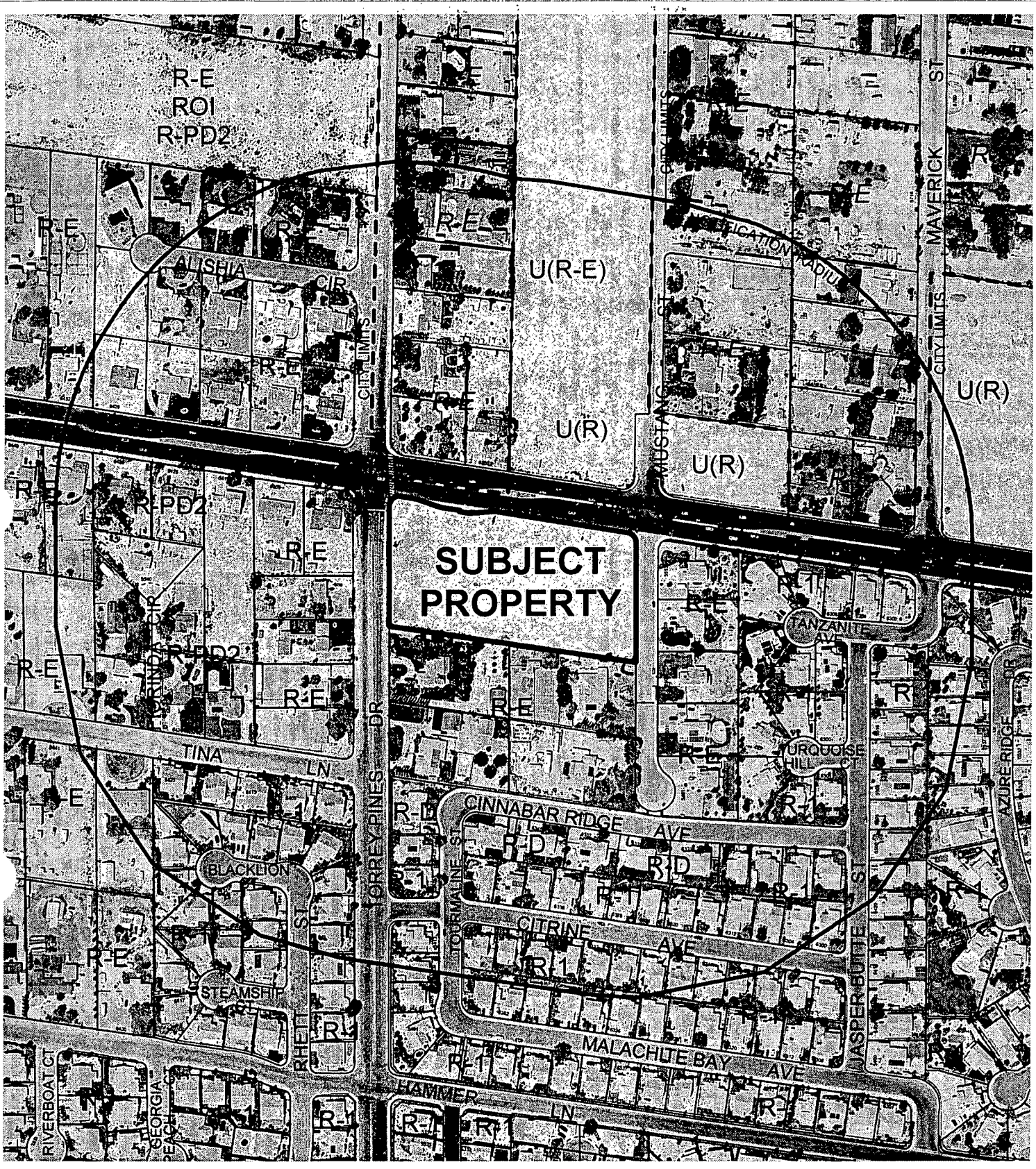
0 300 600 Feet

CASE: **VAR-5952**

RADIUS: 750 FT

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

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



0 300 600 Feet

CASE: **VAR-5952**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - VAR-5952 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT – OWNER: COX FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 6, 2005 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5788), Title 18 Waiver (WVR-5790), and Site Development Plan Review (SDR-5789).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow Residential Planned Development zoning to be implemented on a 4.87-acre parcel where five acres is the minimum site area required, adjacent to the southeast corner of Ann Road and Torrey Pines Drive.

B) Applicant's Justification

According to the applicant's justification letter, the proposed R-PD development will be similar to other residential developments in the area and will also provide landscaping that conforms to City requirements.

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission recommended denial of related items ZON-5788, WVR-5790 and SDR-5789 as part of this agenda.

03/10/05 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #10/ss).

B) Pre-Application Meeting

12/03/04 A pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.87 acres
Net Acres:	3.37 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single-family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units

per acre, is permitted within the R land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that would permit up to 3.49 dwelling units per acre. This Variance request is not directly affected by General Plan policies.

ANALYSIS

A) Zoning Code Compliance

A1) Residential Planned Development Standards

Pursuant to Title 19.06.040.A, the minimum site area that is eligible for rezoning to the R-PD category is five acres. As the subject site is 4.87 acres in size, the applicant has requested a Variance from this standard in order to allow the related applications to proceed, in order to develop a 15-unit single-family project on the site. The subject deviation is 2.6%.

B) General Analysis and Discussion

The project as conceived would not readily fit within the parameters of any of the standard residential zoning districts in Title 19. Although the R-D (Single-Family Residential - Restricted) zoning district allows up to the 3.59 units per acre that is the maximum density allowed in the property's existing R (Rural Density Residential) land use designation, the R-D district contains a minimum lot size requirement of 11,000 square feet, minimum width requirement of 90 feet, and front and rear setbacks that would not work with the project as proposed. There are no other standard zoning districts in the Code that would be adequate for a project of this type within the existing allowable density range. The extent of the requested Variance is minor, as the site is approximately three percent smaller than the minimum standard.

FINDINGS

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

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

Additionally, Title 19.18.070.L states:

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

As this is an infill parcel, no additional land is available to develop according to the requirements of a standardized zoning district. There is no alternative design or option that would allow conformance to these specific Title 19 requirements. In view of the limitations imposed by the site's physical characteristics, it is concluded that the applicant's hardship is real, and it is recommended that the Variance be granted.

PLANNING COMMISSION ACTION

Three neighbors spoke in protest at the Planning Commission hearing. The Planning Commission believes the overall project is incompatible with the neighborhood.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 163 by City Clerk

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5952 APN: 125-35 501-001

Name of Property Owner: Cox, Orlo E.

Name of Applicant: William Richardson, Graughan Richardson, Dev.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Orlo E. Cox JR

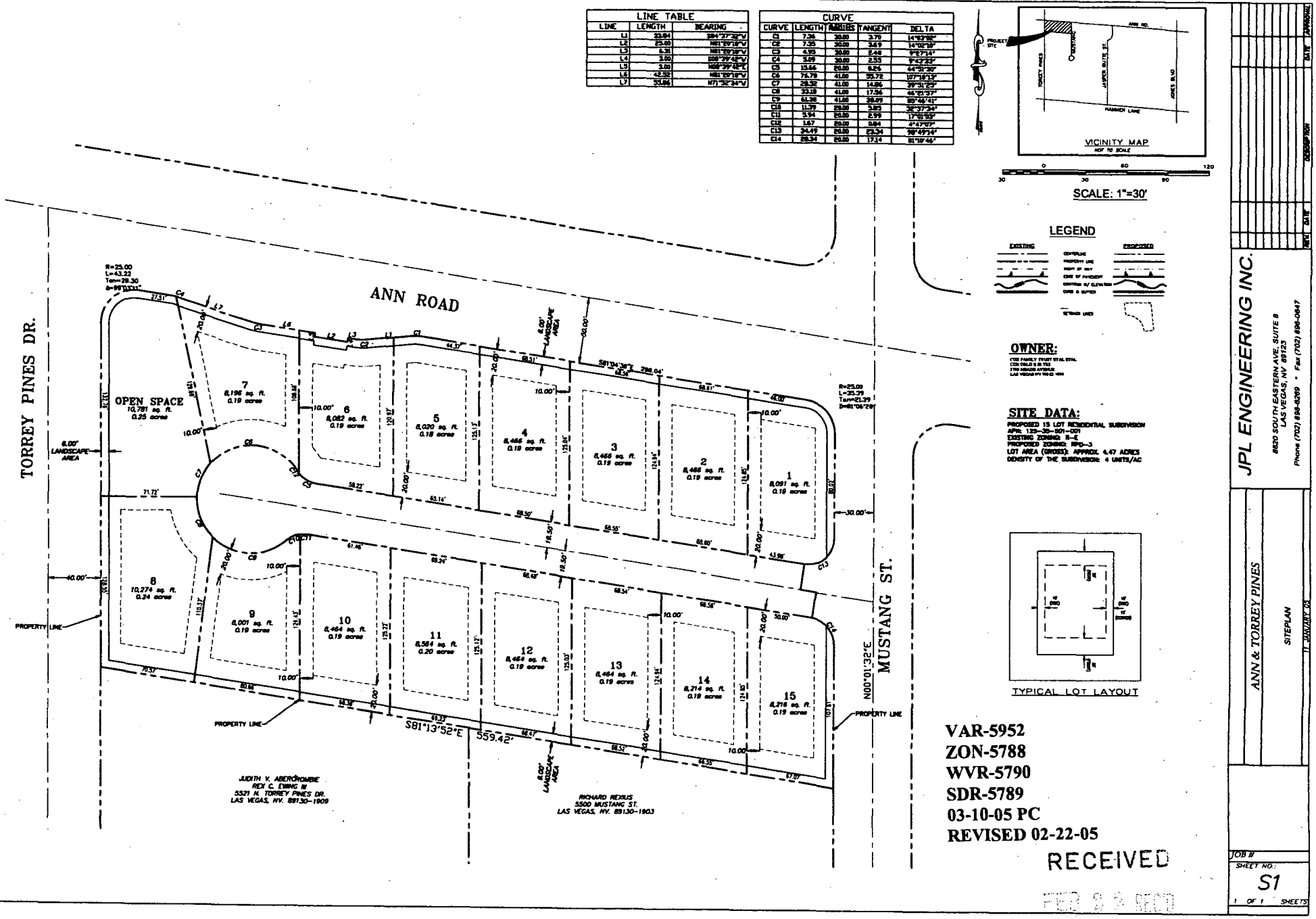
Subscribed and sworn before me

This 10th day of Jan, 2005

[signature]

Notary Public in and for said County and State

CAROL K. SCHILCHER
Notary Public, State of Nevada
Appointment No. 9229471
My Appt. Expires May 22, 2008



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.84	S84°17'38"W
L2	23.00	N81°29'18"W
L3	6.31	N81°29'18"W
L4	3.08	S08°39'48"W
L5	3.08	N08°39'48"E
L6	42.52	N81°29'18"W
L7	55.86	N71°36'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.36	30.00	3.70	14°03'36"
C2	7.35	30.00	3.69	14°02'39"
C3	4.95	30.00	2.48	9°27'14"
C4	5.09	30.00	2.55	9°43'23"
C5	15.66	20.00	8.25	44°51'30"
C6	74.79	41.00	55.72	107°18'13"
C7	28.52	41.00	14.86	39°51'29"
C8	33.18	41.00	17.56	46°21'57"
C9	64.38	41.00	38.49	89°56'41"
C10	11.79	20.00	6.05	36°37'34"
C11	5.94	20.00	2.99	17°01'03"
C12	1.67	20.00	0.84	4°47'07"
C13	34.49	20.00	23.34	98°49'14"
C14	28.34	20.00	17.14	81°10'46"

SCALE: 1"=30'

LEGEND

EXISTING | PROPOSED

CENTERLINE
PROPERTY LINE
RIGHT OF WAY
EDGE OF PAVEMENT
CONTOUR W/ ELEVATION
CURB & GUTTER
RETAINING WALLS

OWNER:

CCSE FAMILY TRUST ETAL ETAL
CCSE CHILD II SE TR3
2780 MEADS AVENUE
LAS VEGAS NV 89102-1004

SITE DATA:

PROPOSED 15 LOT RESIDENTIAL SUBDIVISION
APN: 125-35-301-007
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 4.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC

TYPICAL LOT LAYOUT

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 2 2 2005

JPL ENGINEERING INC.
8620 SOUTH EASTERN AVE, SUITE 8
LAS VEGAS, NV 89123
Phone (702) 896-8266 • Fax (702) 896-0847

ANN & TORREY PINES
SITEPLAN
11 JANUARY 05

JOB #
SHEET NO.: S1
1 OF 1 SHEETS

JPL ENGINEERING INC

8620 S. Eastern Ave., Suite 8
Las Vegas, NV 89123

January 11. 2005

Current Planning Division
City of Las Vegas
731 south 4th Street
Las Vegas, NV 89101

RE: Variance (5+/- gross acres) located at the northeast corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The intent of this letter is to request a Variance for the 5-acre minimum for RPD3 development. The subject parcel is 4.87 acres.

The proposed development is 15-lot subdivision located at the northeast corner of Ann Rd. and Torrey Pines Dr. The average lot save is approximately 8300 sq-ft. There are like type developments with similar lot site (R1) to the (east, north, west, and south).

The site will conform to all landscaping requirements and will provide approximately 10,700 square foot of open space amenities and landscape buffer around the perimeter of the site. It is anticipated that future residences on the site will be 1 and 2 story custom homes 2000 to 4000 square feet with landscaped front yards and stucco and rock facade finishes.

We sincerely hope that these requests will be reviewed and considered. Please contact me at 898-6269 if you have any questions or concerns.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

JPL/JJL

Dear Barbara Jo Ronemus: April 18, 2005

This letter is in reference to VAR-5952

My name is Joseph J. Carmody My wifes name is Mary

We are concerned about changes in our area , We will not be able to attend the meeting due to something that came up.

We do not agree to the change of zone in order for the owner and builder to build three houses to an acre as that would create a problem as more houses mean more cars as it is now here on Mustang st. it is a short dead end street and very narrow, to get onto Ann rd. takes quite a while as there are no stops on Ann Rd. seems that the cars are going at freeway speed.

Also on the area around the subject property there are mostly one or two houses per acre more then two houses per acre would change the look of the area which I do not like at all.

Lets think about the safety factor is the city putting in a stop signal or four way stops on Ann Rd. to make it safer for children to go to our nearby school.

We think this is a small area and too close to a highway to consider building three houses to an acre.

We love the area here just the way it is very private and peaceful we are glad we built on this lot.

Thank You,

Joseph J.Carmody
5513 Mustang St.
Las Vegas, Nv. 89130

Protest

RECEIVED
CITY CLERK
2005 APR 21 A 10:21

Submitted after final agenda
Date 4/21/05 Item #101

Item #102
ZON-5788
Gaughan-Richardson Development

Ann/Torrey Pines

Proposed 15-unit single family subdivision.
Adjacent to Ann Road, a primary arterial, and Torrey Pines Drive, a secondary arterial.

Traffic produced by proposed development:

	Rate per dwelling unit	# units	totals
Average Daily Traffic (ADT)	9.57	15	144
PM Peak Hour *(heaviest 60 minutes)*	1.01	15	15

Traffic Capacity of adjacent streets:

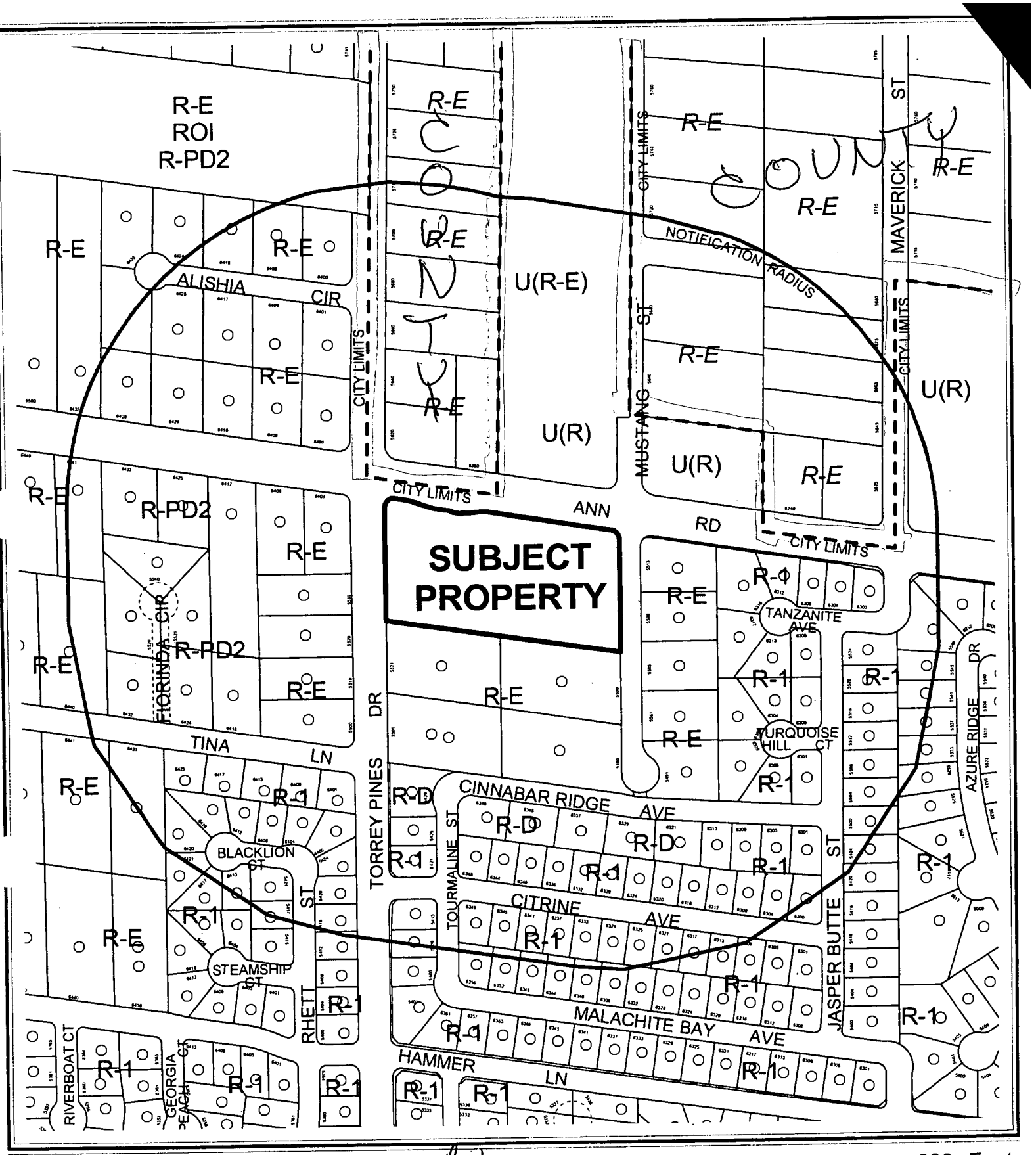
	Adjacent street ADT Capacity	Existing Volumes
Ann Road	51700	18000
Torrey Pines Drive	34300	5200
Maverick Street	3000	300

Analysis:

This project will add approximately 144 trips per day, distributed among the adjacent streets. Assuming the traffic is all directed on one street, the increased traffic would represent a net increase of 8-tenths of one percent on Ann Road, which is currently at less than half capacity. It would increase Torrey Pines Drive by 2.8 percent; Torrey Pines Drive is currently at roughly 1/6 capacity.

Based on Peak Hour use, this development will produce roughly 15 additional cars into the area; which works out to roughly 1 every 4 minutes.

Submitted at City Council
Date 4/20/05 Item #102



CASE: **VAR-5952**

RADIUS: 750 FT

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

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

6.7 acres.

Submitted at City Council
Date 4/20/05 Item #101-104/101

City of Las Vegas

Agenda Item No. 102

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

REZONING RELATED TO VAR-5952

ZON-5788 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 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. Submitted at City Council - Traffic study report from Public Works Department for Item 102 [ZON-5788] filed under Item 101 [VAR-5952]
6. Submitted at City Council - Map of the subject property submitted by Councilman Mack for Item 101 [VAR-5952], Item 102 [ZON-5788], Item 103 [WVR-5790] and Item 104 [SDR-5789] filed under Item 101 [VAR-5952]

MOTION:

MACK - APPROVED subject to conditions and amending Condition 2 as read for the record as follows:

2. Approval of Variance (VAR-5952) and Site Development Plan Review (SDR-5789) by the City Council prior to issuance of any other permits, any site grading, and all development activity for the site.

- UNANIMOUS

MINUTES:

NOTE: See Item 101 [VAR-5952] for all related discussion.
(3:05 - 3:26)
4-2014

CONDITIONS:

Planning and Development

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

2. Approval of Variance (VAR-5952), Title 18 Waiver (WVR-5790), and a Site Development Plan

CONDITIONS - Continued:

Review (SDR-5789) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Torrey Pines Drive and Ann Road.

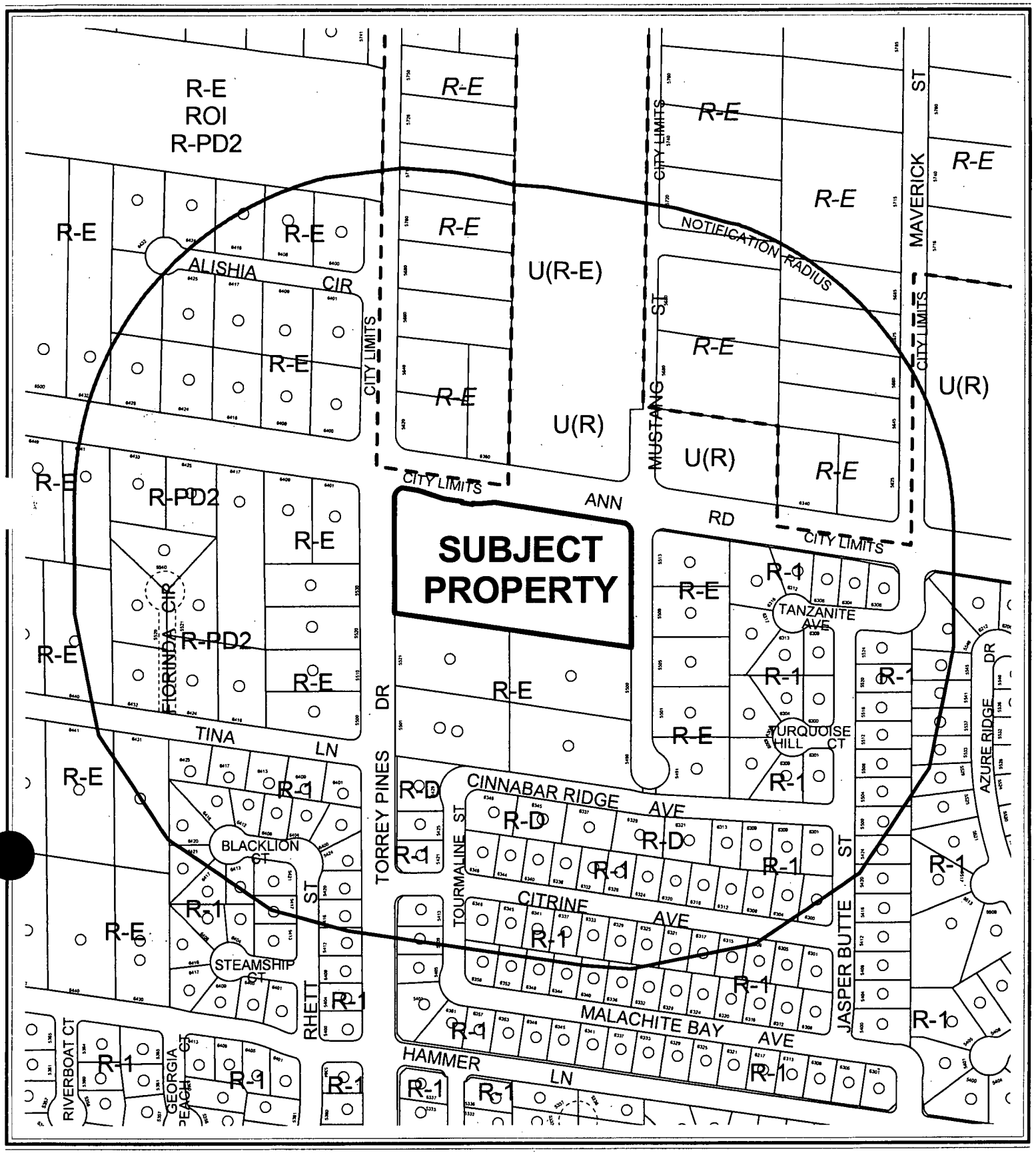
4. Remove all substandard public street improvements on Ann Road, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

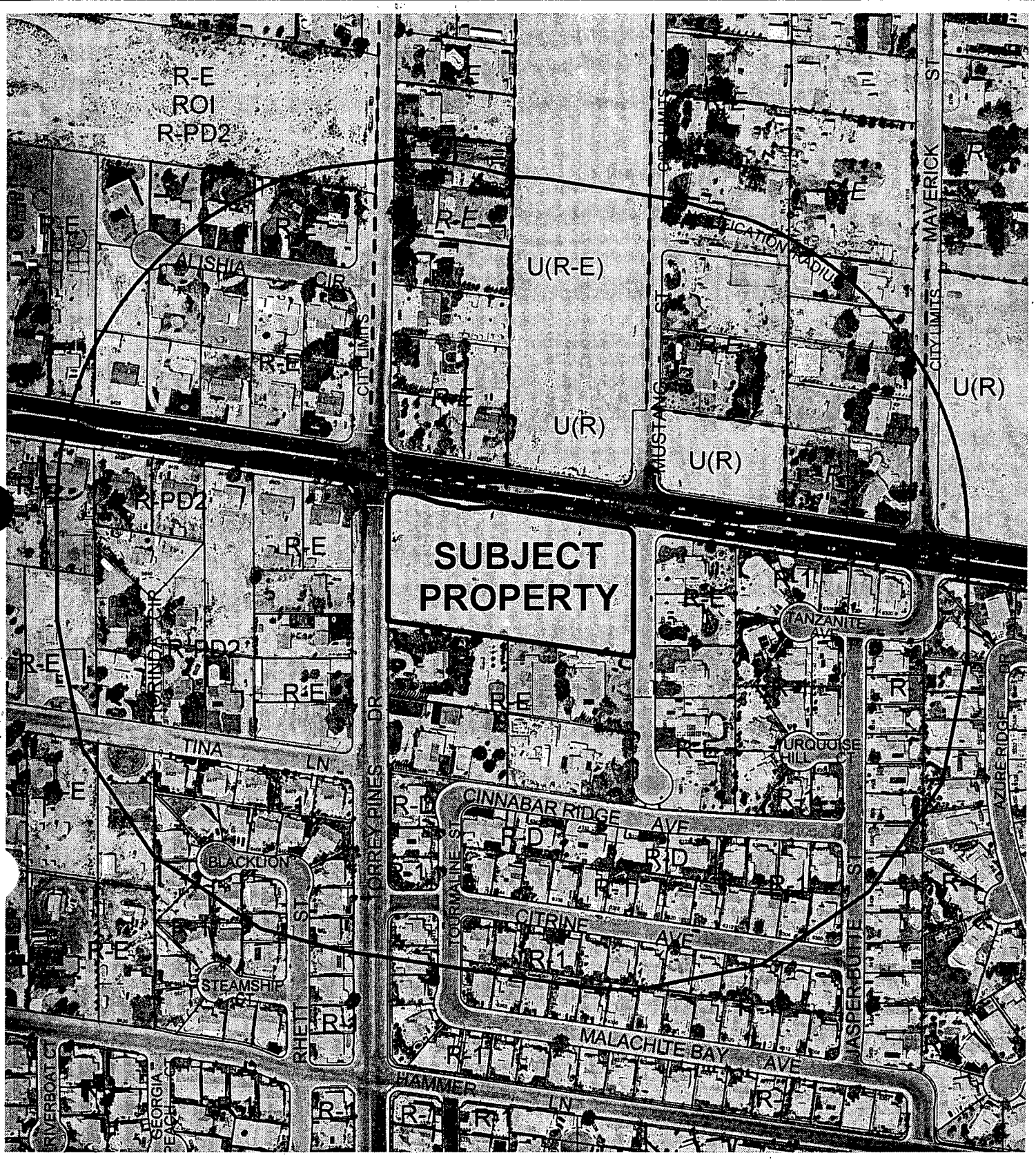
5. Construct all incomplete half-street improvements on Mustang Street and Torrey Pines Drive, adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Landscape and maintain all unimproved right(s)-of-way, if any, adjacent to this site.

7. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

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


R-E
ROI
R-PD2
R-E
R-E
ALISHIA CIR
R-E
R-E
R-E



0 300 600 Feet

CASE: **ZON-5788**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - ZON-5788 – APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT – OWNER: COX FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 6, 2005 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

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

2. Approval of Variance (VAR-5952), Title 18 Waiver (WVR-5790), and a Site Development Plan Review (SDR-5789) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Torrey Pines Drive and Ann Road.

4. Remove all substandard public street improvements on Ann Road, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. Construct all incomplete half-street improvements on Mustang Street and Torrey Pines Drive, adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Landscape and maintain all unimproved right(s)-of-way, if any, adjacent to this site.

7. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive.

B) Applicant's Justification

The applicant justifies this application by stating that the proposed rezoning is consistent with the overall plan of the area. There are also similar developments in the area.

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission recommended denial of related items VAR-5952, WVR-5790 and SDR-5789 as part of this agenda.

03/10/05 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #11/da/ss).

B) Pre-Application Meeting

12/03/04 A pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.87 acres
Net Acres:	3.37 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single-family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units per acre, is permitted within the R land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that will permit up to 3.49 dwelling units per acre.

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

No special districts, plans, zones or trails are associated with the subject site.

ANALYSIS

A) General Analysis and Discussion

The proposed Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) will allow for a proposed 15-lot single-family residential subdivision on the subject site. The proposed gross density of 3.1 dwelling units per acre conforms to the density range required by the R (Rural Density Residential) General Plan designation, which allows up to 3.59 units per acre. The average size of lots within the development is approximately 8,500 square feet, which is comparable to lots recently approved in the single-family development on the north side of Ann Road. Other existing lots surrounding the subject area are half-acre or larger in size. Access to the site will be from Mustang Street. A Waiver of Title 18 for minimum distance separation with regard to the entrance and the intersection of Ann Road and Mustang Street will be heard concurrently with this application and is supported by staff.

FINDINGS

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

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

   The proposed Rezoning request to R-PD3 (Residential Planned Development – 3 Units per Acre) conforms to the existing R (Rural Density Residential) General Plan designation for this area.

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

   The area surrounding the subject property consists of primarily half-acre rural residential lots, with some smaller lots on the north side of Ann Road. The proposed single-family uses, though slightly higher in density, will be compatible with these surrounding R-E (Residence Estates) and R-PD3 (Residential Planned Development – 3 Units per Acre) zoning districts.

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

   The proposed rezoning will allow for development of an infill parcel that is only appropriate for single-family residential uses.

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

   The access to the site will be off of Mustang Street which is classified a Collector Street (60') according to the Master Plan of Streets and Highways. Mustang will be sufficient in size to accommodate the increased traffic into the site without affecting neighboring properties. The site will then have access on too Ann Road which is a Primary Thoroughfare (100') according to the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 160 by Planning Department

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-5788 APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson Dev.

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: ORLO E COX JR

Subscribed and sworn before me

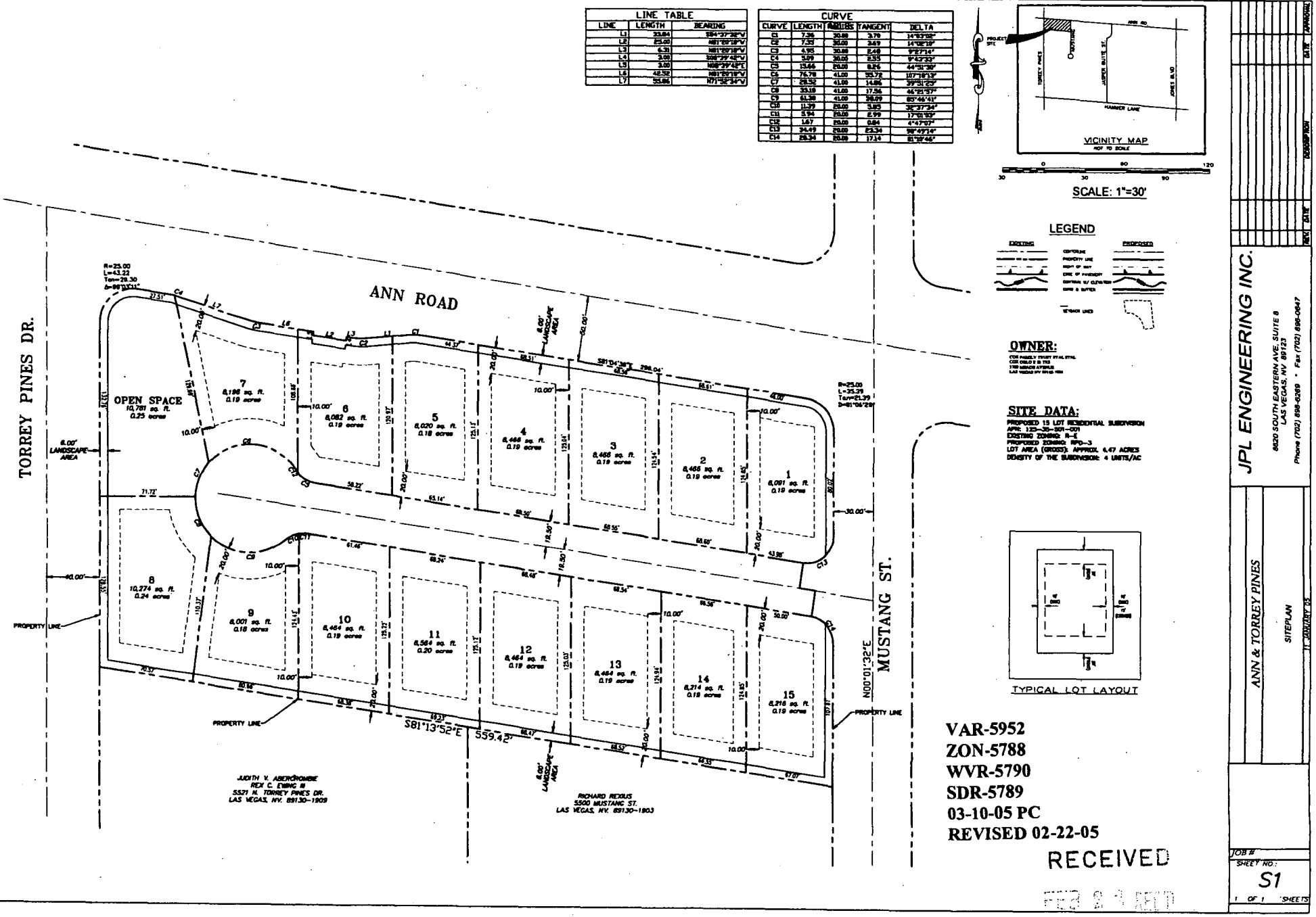
This 16th day of Dec, 2004

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

County of Clark
State of Nevada

RECEIVED
DEC 16 2004

CAROL K. SCHILLER
Notary Public, State of Nevada
Appointment No. 92-0471
My Appt. Expires May 2, 2008



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.84	S84°37'38"W
L2	25.00	N81°59'18"W
L3	6.31	N81°59'18"W
L4	3.08	S66°29'42"W
L5	3.08	N66°29'42"E
L6	48.50	N81°59'18"W
L7	55.86	N71°52'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.35	30.00	3.70	14°02'02"
C2	7.35	30.00	3.69	14°02'12"
C3	4.95	30.00	2.48	9°27'14"
C4	3.99	30.00	2.35	9°42'33"
C5	15.46	20.00	8.26	44°15'38"
C6	76.78	41.00	56.72	107°18'13"
C7	28.52	41.00	14.86	39°51'29"
C8	33.18	41.00	17.56	46°22'57"
C9	61.36	41.00	38.09	85°46'41"
C10	11.39	20.00	5.85	32°37'34"
C11	5.94	20.00	2.99	17°01'03"
C12	1.67	20.00	0.84	4°47'07"
C13	34.49	20.00	23.34	98°49'14"
C14	28.34	20.00	17.14	81°97'46"

SCALE: 1"=30'

LEGEND

EXISTING PROPOSED

CENTERLINE
PROPERTY LINE
RIGHT OF WAY
EDGE OF PAVEMENT
CONTOUR W/ ELEVATION
CURB & GUTTER
SETBACK LINES

OWNER:

SITE DATA:

PROPOSED 15 LOT RESIDENTIAL SUBDIVISION
APN: 123-36-801-001
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 6.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC

TYPICAL LOT LAYOUT

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 2 2 2005

JPL ENGINEERING INC.
8620 SOUTH EASTERN AVE. SUITE 8
LAS VEGAS, NV 89123
Phone (702) 896-6269 • Fax (702) 896-0647

ANN & TORREY PINES

SITEPLAN

11 JANUARY 05

JOB #

SHEET NO.: S1

1 OF 1 SHEETS

JPL ENGINEERING INC

8620 S. Eastern Ave., Suite 8
Las Vegas, NV 89123

December 7, 2004

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-1841

RE: Zone Change from R-E to R-PD3 of (3.73 acres +/-) located at the northwest corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The intent of this letter is to request a conforming zone change for the above referenced site. The proposed development is 15-lot subdivision located at the northwest corner of Ann Rd. and Torrey Pines Dr. The request is inconsistent with current R-E to RPD3 zoning which allows 3.5 units per acre density.

The conforming Zone Change is consistent with the overall plan of the area. The average lot save is approximately 8300 sq-ft. There are like type developments with similar lot site (R1) to the (east, north, west, and south).

The site will conform to all landscaping requirements and will provide approximately 10,700 square foot of open space amenities and landscape buffer around the perimeter of the site. Lots only are proposed at this time but it is anticipated that in the future homes in this development are anticipated to be 1 and 2 story custom homes 2000 to 4000 square feet with landscaped front yards and stucco and rock facade finishes.

We sincerely hope that these requests will be reviewed and considered. Please contact me at 898-6269 if you have any questions or concerns.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

RECEIVED
DEC 14 2004

JPL/JJL

City of Las Vegas

Agenda Item No. 103

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

WAIVER OF TITLE 18 RELATED TO VAR-5952 AND ZON-5788

WVR-5790 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 190 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

The Planning Commission (7-0 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. Submitted at City Council - Map of the subject property submitted by Councilman Mack for Item 101 [VAR-5952], Item 102 [ZON-5788], Item 103 [WVR-5790] and Item 104 [SDR-5789] filed under Item 101 [VAR-5952]

MOTION:

MACK - WITHDRAWN - UNANIMOUS

MINUTES:

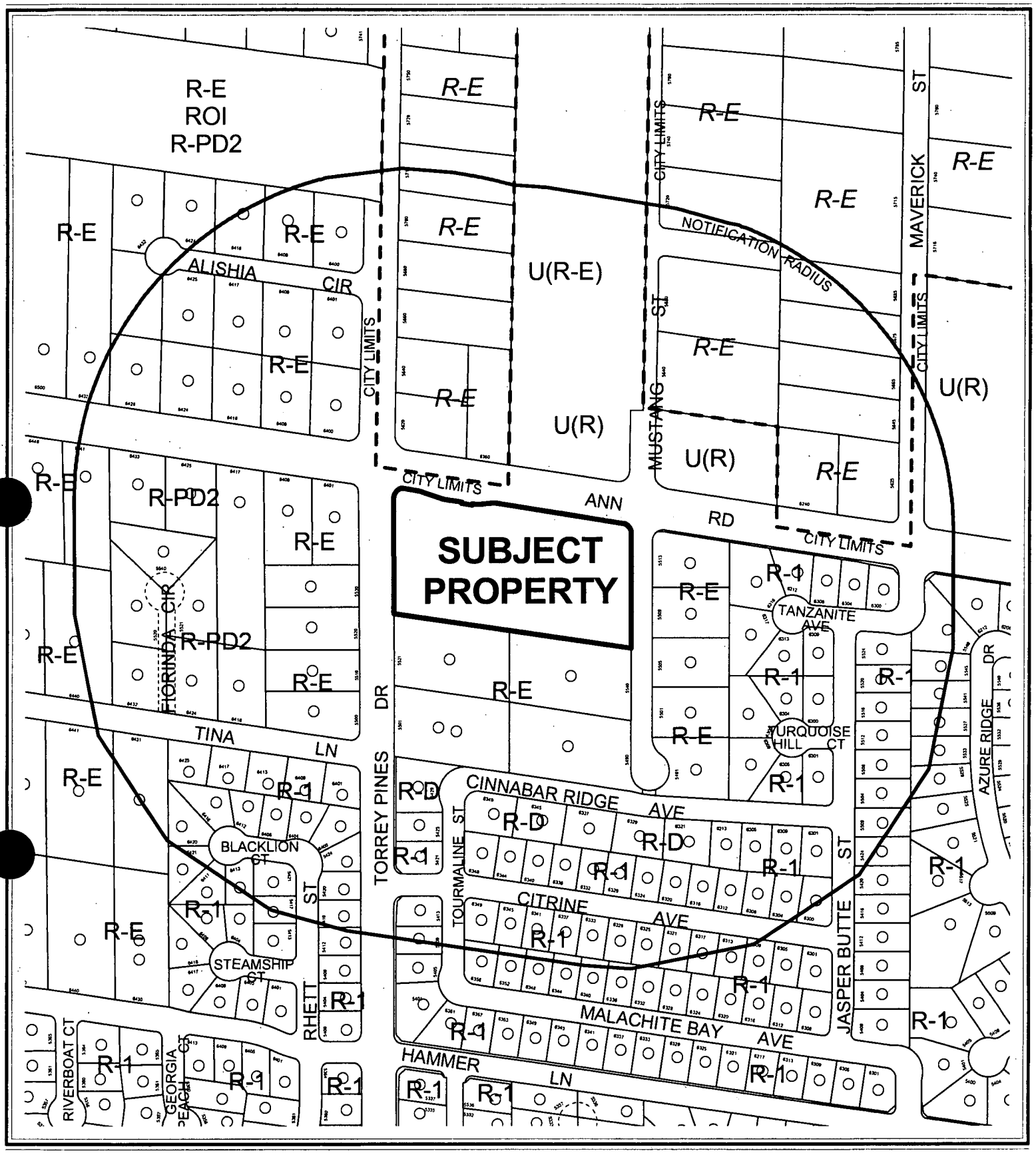
NOTE: See Item 101 [VAR-5952] for all related discussion.
(3:05 - 3:26)
4-2014

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-5952), Rezoning (ZON-5788), and Site Development Plan Review (SDR-5789).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.



CASE: **WVR-5790**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - WVR-5790 – APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT – OWNER: COX FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 6, 2005 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-5952), Rezoning (ZON-5788), and Site Development Plan Review (SDR-5789).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow approximately 196 feet between street intersections where 220 feet is the minimum distance separation required in conjunction with a proposed 15-lot single-family residential development on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive.

B) Applicant's Justification

The applicant's justification pertained to a proposed access from Mustang Street, which had a 190-foot separation from Ann Road. The applicant claimed that no adverse impacts to adjacent properties would result from approval of the waiver, since Mustang Street is built out and existing development along this street is minimal. The site plan has since been revised so that the entrance to the development is on Torrey Pines Drive. The applicant offered no justification for the waiver of intersection separation distance requirements still necessary

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission recommended denial of related items ZON-5788, VAR-5952 and SDR-5789 as part of this agenda.

03/10/05 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #12/ss).

B) Pre-Application Meeting

12/03/04 A Pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.87 acres
Net Acres:	3.73 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single-family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units per acre, is permitted within the R land use category but not in the present zoning. Therefore,

the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that would permit up to 3.49 dwelling units per acre. This Title 18 Waiver request is not directly affected by General Plan policies.

ANALYSIS

A) General Analysis and Discussion

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

"Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant is proposing to have the access for a 15-lot subdivision onto Mustang Road, which is classified a Collector Street (60') by the Master Planned Streets & Highways. The proposed entrance for the subdivision will be 195 feet from the centerline of Ann Road to the centerline of the subdivision street. This location of the access to the development, though not the most desirable choice because of the potential increase in traffic to the surrounding neighborhoods, will not affect the integrity of the surrounding neighborhood and will not restrict access to and from the site.

FINDINGS

Due to the location of the entrance on Mustang Street being closer to Ann Road it will help minimize the impact to the other residential properties surrounding the site. Also the access to the site will be unrestricted and will allow better flow onto and from Ann Road.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 160 by Planning Department

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-5790** APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson Dev. LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: William J Richardson

Subscribed and sworn before me

This 13TH day of DECEMBER, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct 26, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5790 APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson De, .

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Orlo E Cox JR

Subscribed and sworn before me

This 16th day of Dec, 2004

Carol K Schilcher

Notary Public in and for said County and State

County of Clark

State of Nevada

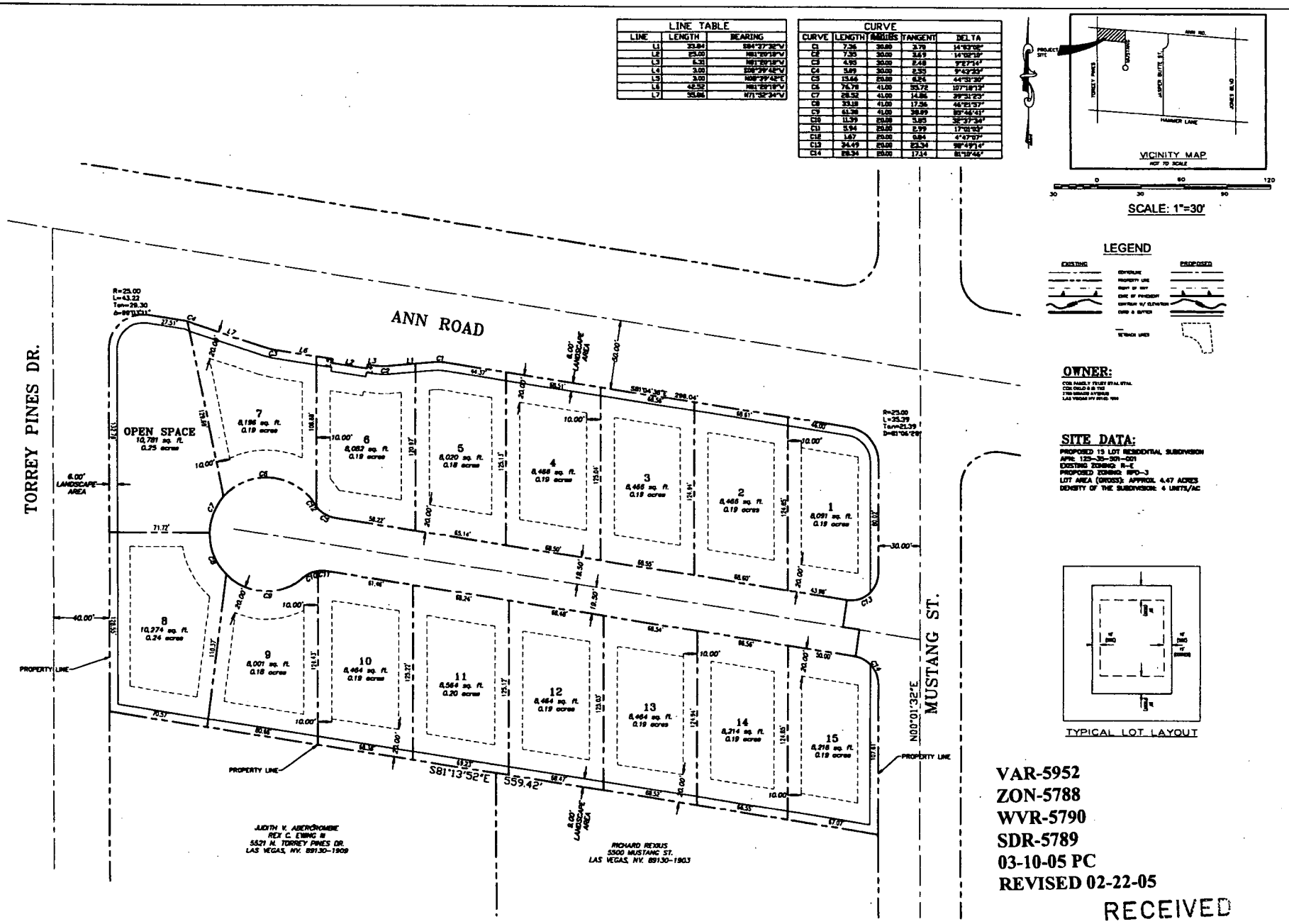
RECEIVED

DEC 16 2004

Revised 12-03-04

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

CAROL K. SCHILCHER
Notary Public, State of Nevada
Appointment No. 9229471
My Appt. Expires May 22, 2008



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.84	S84°07'36"W
L2	23.00	N81°59'18"W
L3	6.31	N81°59'18"W
L4	3.00	S08°29'48"W
L5	3.00	N08°29'48"E
L6	42.52	N81°59'18"W
L7	56.66	N71°52'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.36	30.00	3.70	14°03'06"
C2	7.35	30.00	3.69	14°02'19"
C3	4.93	30.00	2.48	9°24'14"
C4	5.89	30.00	2.95	9°43'22"
C5	13.46	20.00	6.96	44°01'36"
C6	76.78	41.00	55.72	107°18'13"
C7	28.52	41.00	14.86	39°51'23"
C8	33.18	41.00	17.36	46°21'57"
C9	61.36	41.00	38.89	85°44'41"
C10	11.39	20.00	5.85	36°37'34"
C11	5.94	20.00	2.99	17°01'03"
C12	1.67	20.00	0.84	4°47'07"
C13	34.49	20.00	22.34	98°49'10"
C14	28.34	20.00	17.14	81°12'46"

SCALE: 1"=30'

LEGEND

EXISTING | PROPOSED

OWNER:

SITE DATA:

PROPOSED 13 LOT RESIDENTIAL SUBDIVISION
APN: 123-35-301-001
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 4.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC

TYPICAL LOT LAYOUT

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 2 2 REC'D

JPL ENGINEERING INC.
8620 SOUTH EASTERN AVE. SUITE 8
LAS VEGAS, NV 89123
Phone (702) 898-8269 • Fax (702) 896-0647

ANN & TORREY PINES

SITEPLAN

11 JANUARY 05

JOB #
SHEET NO.
S1
1 OF 1 SHEETS

JPL ENGINEERING INC
8620 S. Eastern, Suite 8
Las Vegas, NV 89123
Ph. (702) 898-6269 Fx. (702) 896-0647

December 14, 2004

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-1841

Re: Waiver of Development Standards for 15-lot subdivision at the northwest corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The purpose of this letter is to request a waiver of development standards for the proposed 15-lot subdivision located at the northwest corner of Ann Road and Torrey Pines Dr. The requested standards to be waived are: minimum distance separation between center line of Torrey Pines and the site drive entrance and for full off-sites on Mustang Street.

The minimum distance between center line of Torrey Pines to the site entrance drive is 220-feet. The proposed site plan has distance separation is 190-feet.

We are requesting that the standards of providing full off-site improvements for Mustang Street be waived. As an alternative, street improvements will be made in accordance to non-urban standard guidelines for Mustang Street. Non-urban standards for Mustang Estates for this development are in conformance to adjacent parcels and to similar developments in this area.

Mustang is a minor local street servicing fully built out residential property. There are 7 lots currently being accessed on Mustang. These lots are fully developed and no future development is anticipated. Mustang also terminates in a cul-de-sac and all indications are that this will remain this way in perpetuity. The waiver request is similar to those that have been granted in the general area and is consistent with existing improvements on Mustang Street. There will be no adverse impacts to adjacent properties as a result of the waiver of standards and all other standards will be met as required. Because of the minimal existing development on Mustang and because Mustang is currently in full "future built out" condition we feel as this waiver is justifiable and consistent with the land usage in the area.

We sincerely hope that these requests for a waiver of development standards be reviewed and considered. Please feel free to contact me at 702.898.6269, Monday thru Friday, 8 a.m. to 5 p.m., if you have any questions or comments.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

JPL/JJL

RECEIVED
DEC 14 2004

City of Las Vegas

Agenda Item No. 104

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5952, ZON-5788 AND WVR-5788

SDR-5789 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (7-0 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. Submitted at City Council - Map of the subject property submitted by Councilman Mack for Item 101 [VAR-5952], Item 102 [ZON-5788], Item 103 [WVR-5790] and Item 104 [SDR-5789] filed under Item 101 [VAR-5952]

MOTION:

MACK - APPROVED subject to conditions, deleting Condition 4 and amending Condition 1 and 3 as read for the record as follows:

1. A Variance (VAR-5952) to allow an R-PD zoning district on less than five acres, a Rezoning (ZON-5788) to a R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District approved by the City Council.

3. All development shall be in conformance with the site plan and building elevations date stamped 04/18/05, except as amended by Conditions herein. The open space may be relocated subject to approval of the Planning and Development staff with no reduction in size of acreage.

- UNANIMOUS

MINUTES:

NOTE: See Item 101 [VAR-5952] for all related discussion.

(3:05 - 3:26)

4-2014

CONDITIONS:

Planning and Development

1. A Variance (VAR-5952) to allow an R-PD zoning district on less than five acres, a Rezoning

CONDITIONS - Continued:

(ZON-5788) to a R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District, and a Waiver of Title 18 (WVR-5790) approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations date stamped 02/22/05, except as amended by conditions herein.

4. All homes within the development shall be single-story homes.

5. The elevations shall be submitted and approved by Planning and Development Department staff prior to the time application is made for a building permit.

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house and face of garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 20 feet in the rear.

7. The 6-foot landscaped strip located on the perimeter of the development must be placed within a common lot element that will be maintained by a homeowners' association.

8. The landscape plan shall be revised to show the required one 24 inch box tree every 30 feet on center be planted along Ann Road and Torrey Pines Drive, with the required four 5-gallon shrubs per tree. The revised landscape plan will also need to call out the number, species and size of the trees and shrubs that is scheduled to be planted. This plan will need to be reviewed and approved by Planning and Development Department staff, prior to the time application is made for a building permit.

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

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

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

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

CONDITIONS - Continued:

be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

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

Public Works

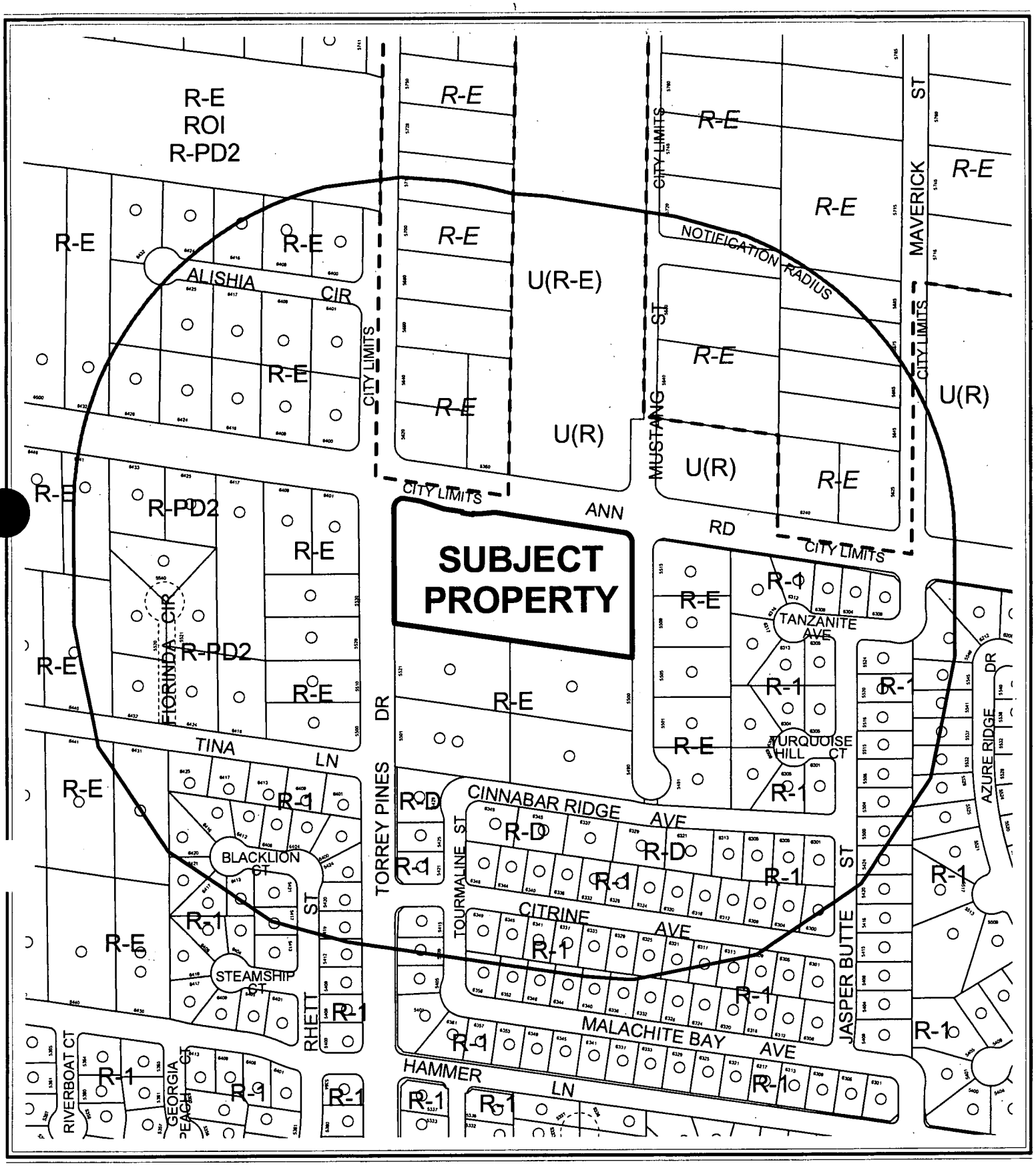
14. The proposed 39-foot street shall be private and may not be gated as currently configured.

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

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

17. Site development to comply with all applicable conditions of approval for ZON-5788 and all other site-related actions.

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



0 300 600 Feet

CASE: **SDR-5789**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-5789 – APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT – OWNER: COX FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 6, 2005 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. A Variance (VAR-5952) to allow an R-PD zoning district on less than five acres, a Rezoning (ZON-5788) to a R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District, and a Waiver of Title 18 (WVR-5790) approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations date stamped 02/22/05, except as amended by conditions herein.

4. All homes within the development shall be single-story homes.

5. The elevations shall be submitted and approved by Planning and Development Department staff prior to the time application is made for a building permit.

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house and face of garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 20 feet in the rear.

7. The 6-foot landscaped strip located on the perimeter of the development must be placed within a common lot element that will be maintained by a homeowners' association.

8. The landscape plan shall be revised to show the required one 24 inch box tree every 30 feet on center be planted along Ann Road and Torrey Pines Drive, with the required four 5-gallon shrubs per tree. The revised landscape plan will also need to call out the number, species and size of the trees and shrubs that is scheduled to be planted. This plan will need to be reviewed and approved by Planning and Development Department staff, prior to the time application is made for a building permit.

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

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

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

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

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

Public Works

14. The proposed 39-foot street shall be private and may not be gated as currently configured.

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

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

17. Site development to comply with all applicable conditions of approval for ZON-5788 and all other site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Site Development Plan Review for a proposed 15-lot single family residential subdivision on 4.87 acres located adjacent to the southeast corner of Torrey Pines Road and Ann Road.

B) Applicant's Justification

This is a proposed 15 lot subdivision that will conform to the proposed zone change from R-E to R-PD3 that will allow up to 3.49 dwelling units to the acre. Lots sizes will be approximately 8,300 square feet, which conforms to similar developments that are found to the south, northwest and east. The subdivision will conform to title 19 standards for landscaping and buffering with a 6 foot perimeter landscaping buffer and approximately 10,700 square feet of open space. All homes within the subdivision will be a one-story home that will have landscaped front yards and stucco and rock façade finishes.

BACKGROUND INFORMATION

A) Related Actions

There are no recent zoning actions on the subject property.

12/15/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R-E (Rural Estates) to R (Rural Density Residential) on approximately 6.7 acres (GPA-5172), a Rezoning (ZON-5174) from U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan designations] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 10.65 acres, a Waiver of Title 18.12.160 (WVR-5331) to allow a 182-foot separation between intersections where a minimum of 220 feet is required, and a Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Planning Commission recommended approval of all items. Staff recommended denial on all applications.

02/10/05 The Planning Commission held this item in abeyance to the 03/10/05 Planning Commission meeting to allow the applicant time to work with staff to redesign the site.

03/10/05 The Planning Commission recommended denial of related items ZON-5788, VAR-5952 and WVR-5790 as part of this agenda.

03/10/05 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #13/da).

B) Pre-Application Meeting

12/03/04 A Pre-application meeting was held and staff made the following recommendations:

1. Right-of-way will need to be dedicated on Ann Road and Torrey Pines. Also a flood study will need to be done.
2. All off-site half-street improvements, including Mustang will need to be installed. A turn lane along Ann Road may be needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.87 acres
Net Acres:	3.73 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Rural Estates Residential – Clark County Designation) R-PD3 (Residential Planned Development – 3 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is presently classified R (Rural Density Residential) land use category. The property is zoned R-E (Residence Estates). The proposed development of 15 single family lots on 4.87 acres, which generates a density of development of 3.1 dwelling units per acre, is permitted within the Rural land use category but not in the present zoning. Therefore, the applicant is requesting approval of an application for Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) that will permit up to 3.49 dwelling units per acre.

PROJECT DESCRIPTION

The proposed project is a 15-unit single family residential subdivision on 4.87 acres located adjacent to the southeast corner of Ann Rd and Torrey Pines Road. The subject site will be accessed from Mustang Street, which is a Collector Street 60-foot as defined and depicted in the Master Plan of Streets and Highways.

The proposed subdivision will consist of lots ranging from approximately 7,965 to 8,500 square feet, which results in a density of 3.1 units per acre. Based on R-PD standards such a density will require 10,500 square feet of open space to be supplied for the purpose of public use or enjoyment. The supplied site plan indicates 10,781 square feet of open space that will be placed on the interior of the project on the west end of the development at the corner intersection of Ann Road and Torrey Pines Drive.

There were no proposed elevations or floor plans submitted with this development. It will be required that all homes within the development are to be single story.

The proposed landscaping substantially complies with the requirements of Title 19. The required six-foot landscape strip along Ann Road and Torrey Pines Drive depicts the proposed trees being planted every 40 feet on center where City Code requires these trees to be planted every 30 feet on center.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for an R-PD (Residential Planned Development) zoning district are established at the time of Site Development Plan Review. The applicant is proposing the following development standards:

Standards	Proposed
Min. Lot Size	7,700 sq feet
Min. Lot Width	50 Feet
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	20 Feet
Max. Building Height	1 Story / 35 Feet

The proposed lot sizes, setbacks and building height are appropriate for a residential project of this nature.

A3) Parking and Traffic Standards

The applicant is requesting a waiver (WVR-5790) to title 18.12.160 to allow an approximately 195 foot separation of intersection on Mustang Road from Ann Road.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	26 Trees	22 Trees
• Min. Zone Width (Torrey Pines Rd. and Ann Rd.)	6 Feet		6 feet
• Wall height	6 Feet		

The proposed landscaping does not meet the requirements set forth by Title 19.12. The perimeter landscaping adjacent to Ann Road and Torrey Pines Drive is showing the proposed trees only 40 feet apart on center. The landscape plan will be revised to show a minimum of 1 tree every 30 feet on center with the required four 5-gallon shrubs per tree along Ann Road and Torrey Pines Drive.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
4.87 acres	3.1	1.65	4.95%	10,500 SF	5.08 %	10,781 SF

The proposed development does meet the open space requirements for Title 19.

B) General Analysis and Discussion

- Zoning

The R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning will allow densities up to 3.49 dwelling units per acre. The proposed site plan is depicting an overall density of 3.1 dwelling units per acre, which is consistent with the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning.

- Site Plan

The proposed development consists of 15 single family residential lots on 3.37 acres. The access for the development will be off of Mustang Road, which will have unrestricted access to and from Ann Road.

- Waivers

  The applicant is applying for a waiver to title 18.12.160 to allow an approximately 195 foot separation between street intersections where 220 feet is the minimum distance required.

- Landscape Plan

  The landscaping plan for this project is showing a 6 foot wide landscaped area around the perimeter of the project. The landscaped area is currently being shown as being placed on individual properties rather than in a common element. This landscaping should be placed into a common lot rather then being placed on individual lots. The landscape strip shows 1 tree being place every 40 feet on center along the north property line adjacent to Ann Road, and along the east property line adjacent to Mustang Street, and along the south property line adjacent to the abutting property owners. Staff will recommend that the Landscape plan be modified to depict the required one 24 inch box tree every 30 feet on center be planted along Ann Road and Torrey Pines Drive, with the required four 5-gallon shrubs per tree. The revised landscape plan will need to call out the number, species and size of the trees and shrubs that are scheduled to be planted.

- Elevation

  No elevations were provided at this time from the applicant. The homes will be required to be 1 story.

FINDINGS

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

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

   The proposed 15-lot single family residential development is located adjacent to other single family residential properties on all sides. The project will tie into the surrounding community with its proposed open space and increased landscaping.

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

   The subject site is designated R-E (Residence Estate). The companion rezoning (ZON-5788) will rezone the site to R-PD3 (Residential Planned Development – 3 Dwelling Units Per Acre). The proposed site plan does conform to all Title 19 requirements and design standards.

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

   The proposed entrance to the site will be onto Mustang Street which is classified a Collector Street (60') by the Master Plan Streets & Highway. Mustang will be sufficient in size to accommodate the increased traffic that will be generated by the development. Mustang Street will have unrestricted access to and from Ann Road. The companion Waiver (WVR-5790) for the distance separation of an intersection to a major street will not have an adverse affect on this site.

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

   The proposed street and landscaping design as well as the proposed residences will provide an aesthetically appropriate environment throughout the site. The proposed open space is internal to the site and provides compliance with the code requirements.

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

   No building elevations or floor plans were submitted at this time. The exterior material of the homes will be stucco and stone, which is aesthetically harmonious with this area and will be compatible.

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

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

PLANNING COMMISSION ACTION

Following 3 protesting speakers, the Planning Commission recommended denial of the project due to access and density incompatibility.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 160 by Planning Department

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5789 APN: 125-35-501-001

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: William T Richardson

Subscribed and sworn before me

This 13th day of DECEMBER 2004

_____

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. TROUGH
Appt. No. 95-1171-1
My Appt. Expires Oct 26, 2005

RECEIVED
DEC 14 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5789 APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: William Richardson, Gaughan Richardson Dev.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Orlo E Cox JR

Subscribed and sworn before me

This 16th day of Dec, 2004

Carol K. Schlicher

Notary Public in and for said County and State

County of Clark

State of Nevada

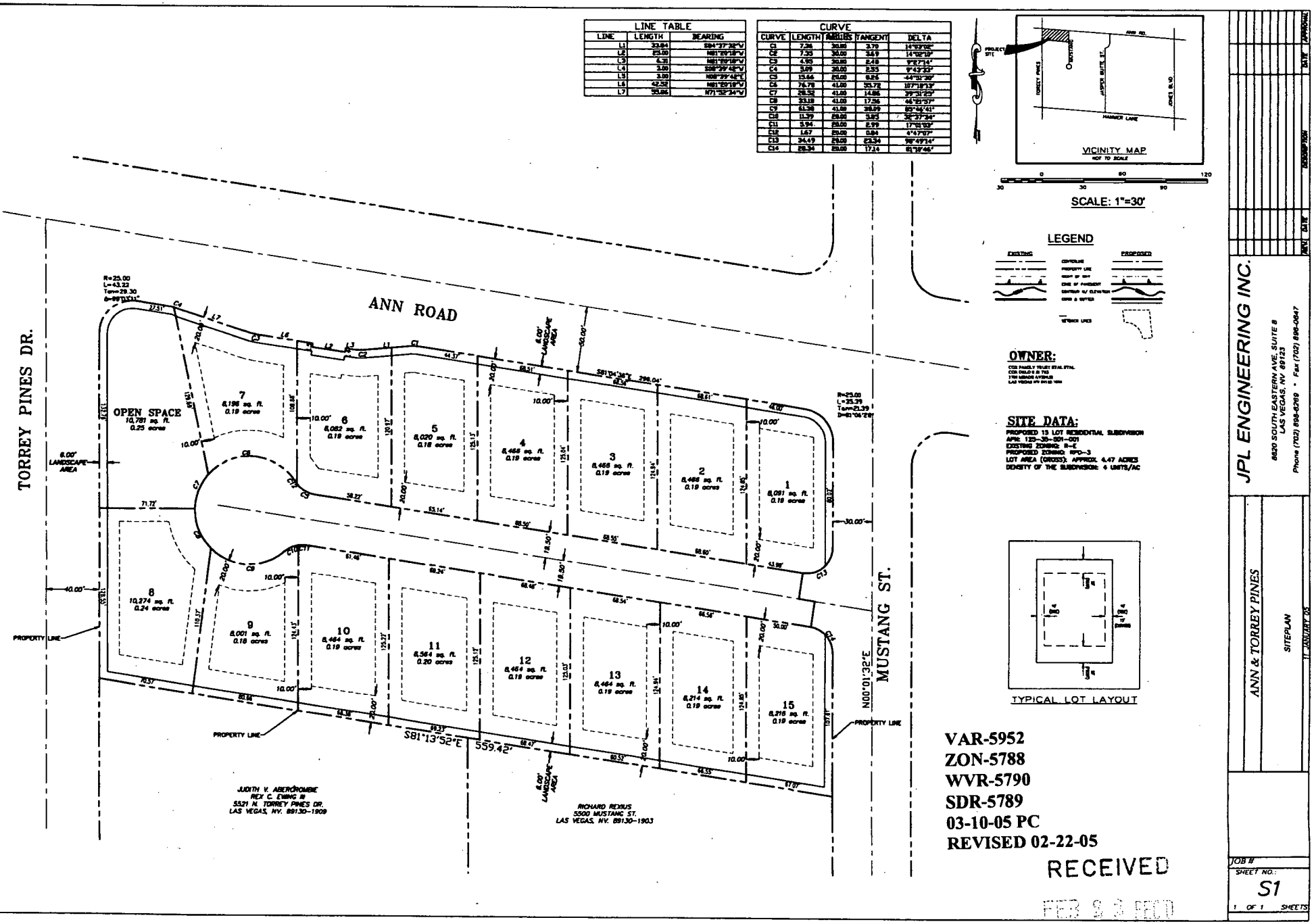
RECEIVED

DEC 16 2004

Revised 12-03-04

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

CAROL K. SCHLICHER
Notary Public, State of Nevada
Appointment No. 9229471
My Appt. Expires May 22, 2008



LINE TABLE		
LINE	LENGTH	BEARING
L1	32.84	S84°37'36"W
L2	23.00	N81°59'18"W
L3	4.31	N81°59'18"W
L4	3.00	S08°29'48"W
L5	3.00	N08°29'48"E
L6	42.52	N81°59'18"W
L7	95.86	N71°52'34"W

CURVE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	7.26	30.00	3.70	14°03'05"
C2	7.33	30.00	3.69	14°00'19"
C3	4.95	30.00	2.48	9°27'14"
C4	3.09	30.00	2.55	9°43'23"
C5	13.66	20.00	8.26	44°01'39"
C6	76.78	41.00	55.72	107°19'13"
C7	28.52	41.00	14.86	39°51'23"
C8	33.18	41.00	17.56	46°21'57"
C9	61.36	41.00	38.09	85°46'41"
C10	11.39	20.00	3.85	32°37'34"
C11	3.94	20.00	2.19	11°01'03"
C12	1.67	20.00	0.84	4°47'07"
C13	34.49	23.00	23.34	98°49'14"
C14	28.34	20.00	17.14	81°09'46"

SCALE: 1"=30'

LEGEND

OWNER:

COS FAMILY TRUST ETAL ETAL
C/O DELO E & TAS
1700 MEADE AVENUE
LAS VEGAS NV 89106-1004

SITE DATA:

PROPOSED 13 LOT RESIDENTIAL SUBDIVISION
APN: 125-36-001-001
EXISTING ZONING: R-E
PROPOSED ZONING: RPD-3
LOT AREA (GROSS): APPROX. 6.47 ACRES
DENSITY OF THE SUBDIVISION: 4 UNITS/AC

TYPICAL LOT LAYOUT

VAR-5952
ZON-5788
WVR-5790
SDR-5789
03-10-05 PC
REVISED 02-22-05

RECEIVED
FEB 23 RECD

JPL ENGINEERING INC.
8820 SOUTH EASTERN AVE, SUITE 8
LAS VEGAS, NV 89123
Phone (702) 898-6269 • Fax (702) 898-0847

ANN & TORREY PINES

SITEPLAN

11 JANUARY 05

JOB #

SHEET NO.: S1

1 OF 1 SHEETS



VAR-5952, ZON-5788, WVR-5790 & SDR-5789 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST
SOUTHEAST CORNER OF ANN ROAD AND TORREY PINES DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05



VAR-5952, ZON-5788, WVR-5790 & SDR-5789 - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST
SOUTHEAST CORNER OF ANN ROAD AND TORREY PINES DRIVE
FEBRUARY 10, 2005 PLANNING COMMISSION

01/21/05

8620 S. Eastern Ave., Suite 8
Las Vegas, NV 89123

December 7, 2004

Current Planning Division
City of Las Vegas
731 south 4th Street
Las Vegas, NV 89101

RE: Site Development Plan for parcel (3.73 acres +/-) located at the northwest corner of Ann Road and Torrey Pines Dr. (APN 125-35-501-001)

The intent of this letter is to request a site Development Review for the above referenced site. The proposed development is a 15-lot subdivision located at the northwest corner of Ann Rd. and Torrey Pines Dr. The request is in conjunction with a zone change from R-E to R-PD3 to both of which designates 3.5 units per acre density. Lots sizes are approximately 8300 sq-feet and there are similar type developments (R1) to the south northwest and east. The site will conform to all landscaping requirements including 6-foot landscaping buffer around the perimeter and approximately 10,700 sq-ft of open space.

Lots only are being developed at this time but it is anticipated that the future typical homes in this development are anticipated to be 1 and 2 story homes 2000 to 4000 square feet with landscaped front yards and stucco and rock façade finishes.

We sincerely hope that these requests will be reviewed and considered. Please contact me at 898-6269 if you have any questions or concerns.

Respectfully,

James P. Lopez, P.E.
President
JPL Engineering, Inc.

RECEIVED
DEC 14 2004

JPL/JJL

City of Las Vegas

Agenda Item No. 105

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 20, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
VARIANCE

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

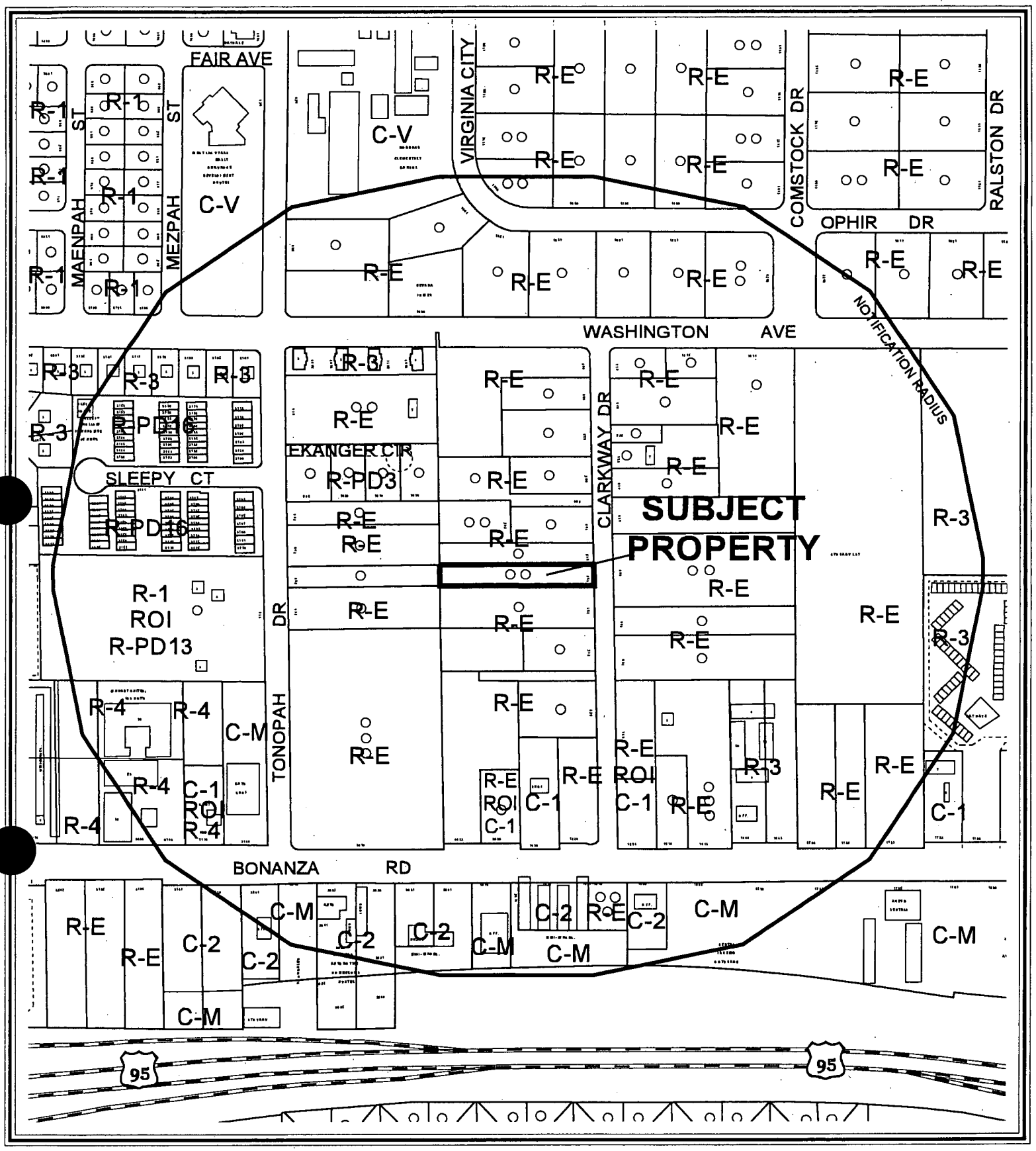
MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

TIM AYALA, 4600 Sunset Road, appeared on behalf of the applicant. He described the parcel that was not conforming and stated the house was built 40-50 years ago. The house only has room to add along the side and the back because the parcel is 55 feet by 392 feet. COUNCILMAN WEEKLY questioned what type of expansion is planned. MR. AYALA stated the addition would be to the back of the property for a family room and a master bedroom.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(3:26 - 3:29)
4-3074

CONDITIONS:
Planning and Development
1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



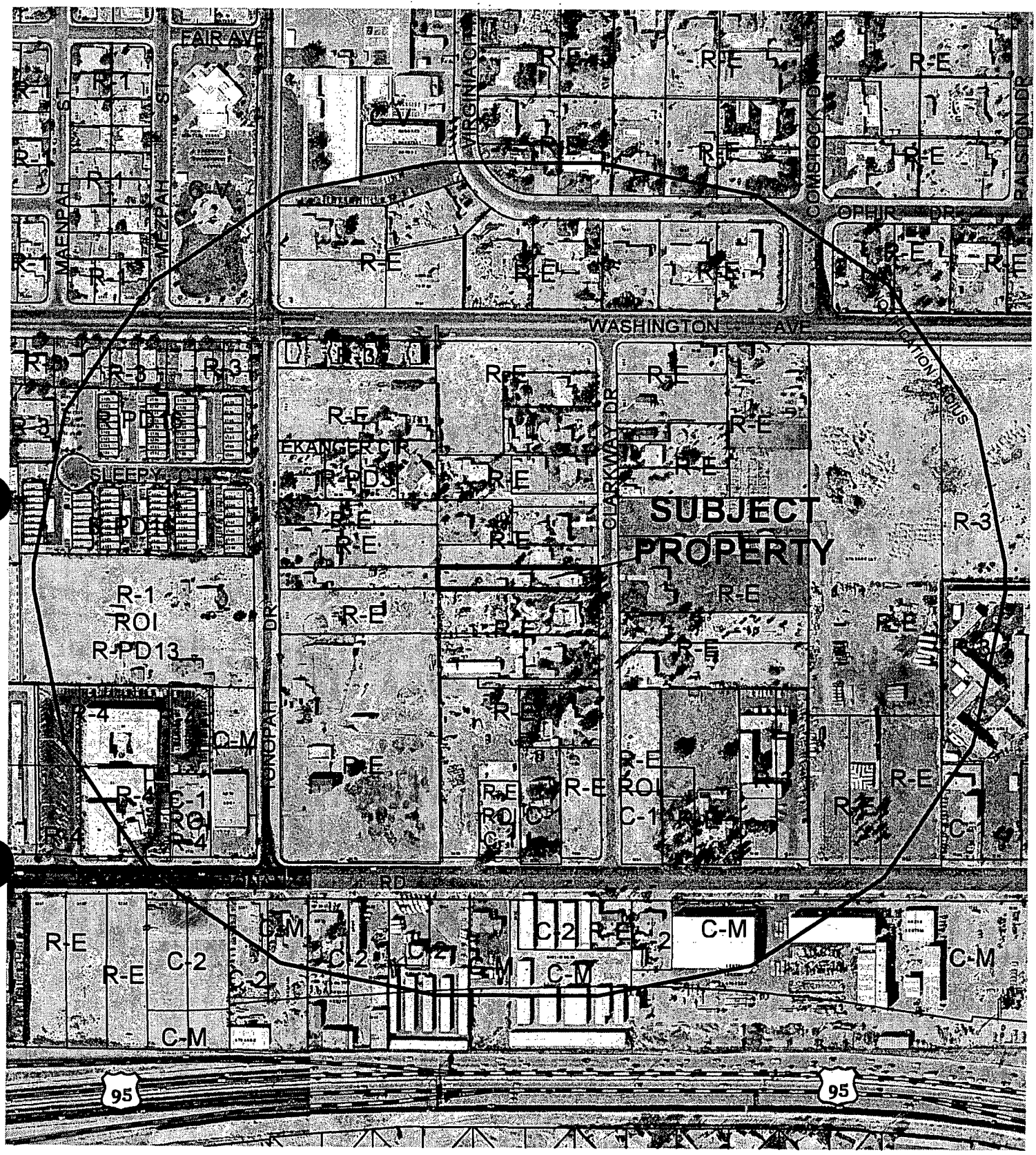
0 300 600 Feet

CASE: **VAR-6028**

RADIUS: 1000 FT

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

N



CASE: **VAR-6028**

RADIUS: 1000 FT

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 20, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - VAR-6028 – APPLICANT: TIM C. AYALA – OWNER: REYES G. PALACIOS

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 6, 2005 CITY COUNCIL MEETING AT COUNCILMAN WEEKLY'S REQUEST.

** CONDITIONS **

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

Planning and Development

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a five-foot side yard setback where ten feet is the minimum required for a proposed room addition on 0.50 acres at 729 Clarkway Drive.

B) Applicant's Justification

The applicant indicates that the home has been in existence for 40 years and would like to expand their residence.

BACKGROUND INFORMATION

A) Related Actions

There are no related actions related to the subject site.

03/10/05 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #28/bts).

B) Pre-Application Meeting

12/28/04 The following items were discussed at the pre-application meeting:

- Existing home constructed in 1961 is 1,006 square feet.
- The room addition is 25' x 30' (exceeds 50% of the original building footprint).
- The existing home is on a non-conforming lot.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	0.50 acres

B) Existing Land Use

Subject Property:	Single Family Dwelling
North:	Single Family Dwelling
South:	Single Family Dwelling
East:	Single Family Dwelling
West:	Single Family Dwelling

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is currently designated on the Southeast Sector of the General Plan as L (Low Density Residential). The Low Density Residential category allows a maximum of 5.5 dwelling units per acres. This category permits single-family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This site plan conforms to the companion-zoning district.

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

West Las Vegas Plan
The subject site is located within the West Las Vegas Plan area, which is currently under review. The Plan conforms to the General Plan designation with respect to this site.

Airport Overlay
The subject site is located in the North Las Vegas Airport Overlay, which limits heights in this area to 140 feet without further F.A.A. review. The subject request complies with this provision, since the home is only 12 feet in height.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	20,000 SF	21,780 SF	Y
Min. Lot Width	100 Feet	54 Feet	N
Min. Setbacks			
• Front	50 Feet	30 Feet	N*
• Side (north)	10 Feet	10 Feet	Y
• Corner (south)	10 Feet	5 Feet	N
• Rear	35 Feet	278 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	1 Story / 12 Feet	Y

* A Variance is required for the five-foot side setback from the south property line.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject site.

B) General Analysis and Discussion

The existing 40-year old home and lot are both legal and non-conforming. The home is located five feet from the southern property line. Any proposed changes to the home, which are outside of the Title 19.08 Development Standards, require a Variance. The existing home and proposed expansion are five feet from the southern property line, where ten feet is required in an R-E (Residence Estates) Zone. The proposed 750 square-foot addition will perpetuate this non-conformity, which results in the subject Variance request.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to encroach into a side setback and perpetuate a non-conformity, by proposing to add an additional 750 square feet to the existing house. Alternative design utilizing a conforming setback and a smaller building addition 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 16

NOTICES MAILED 220 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-6028 APN: 139-28-301-017

Name of Property Owner: BEYES PALACIOS

Name of Applicant: TIM C. AYALA

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: Reyes T. Palacios

Print Name: BEYES PALACIOS

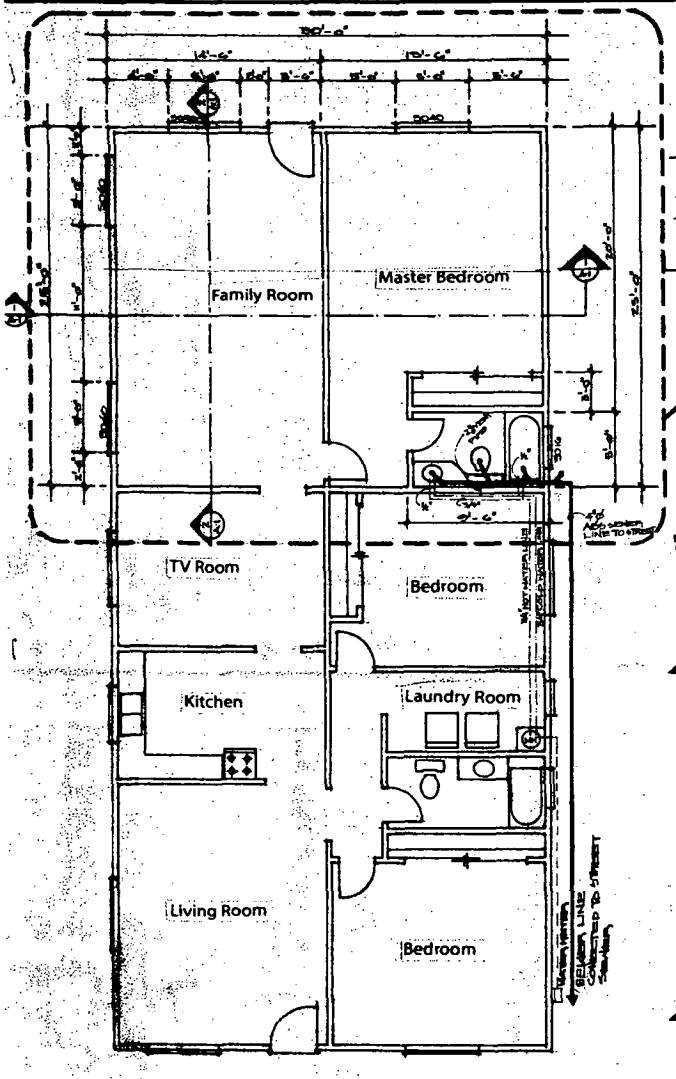
Subscribed and sworn before me

This 14 day of February, 2005

Kathryn M. McDonald

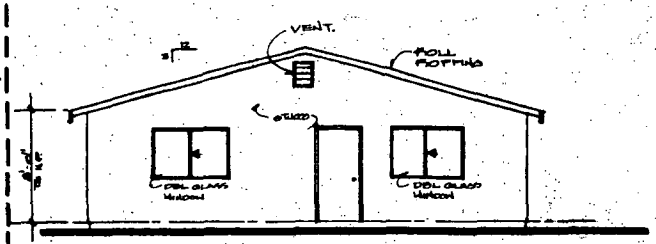
Notary Public in and for said County and State

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



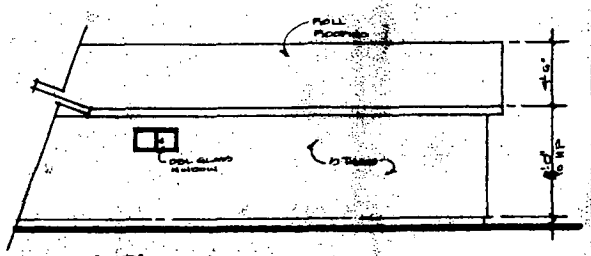
Floor Plan

Scale 1'-0" = 1/4"



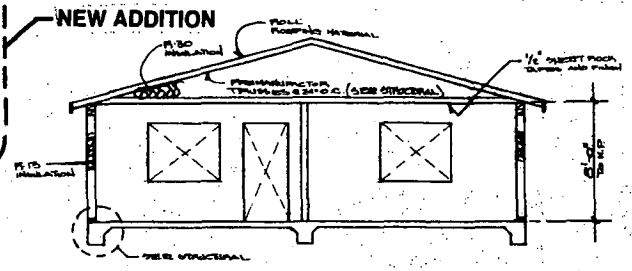
West Elevation

Scale 1'-0" = 1/4"

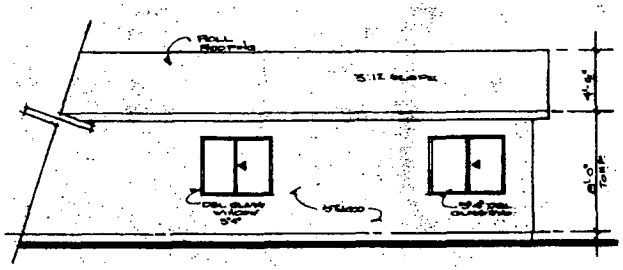


North Elevation

Scale 1'-0" = 1/4"

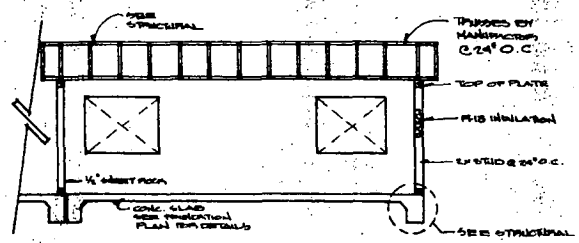


1 Cross Section



South Elevation

Scale 1'-0" = 1/4"



2 Cross Section

Scale 1'-0" = 1/4"

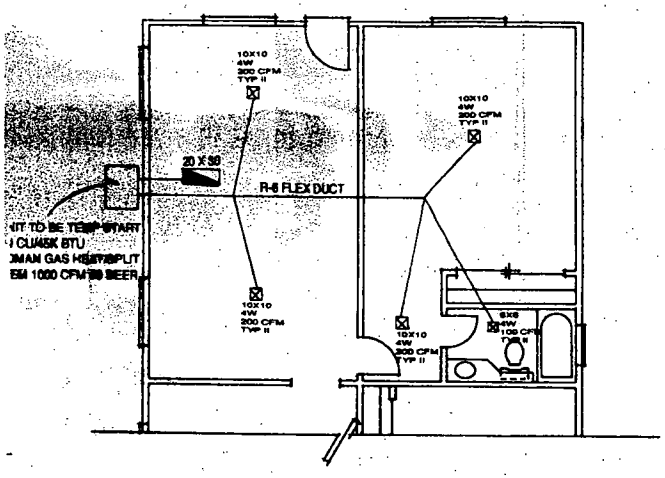
Master Bedroom Addition

Nov. 24, 2004

Reyes G. Palacios
729 Clark Way Dr.
Las Vegas Nevada

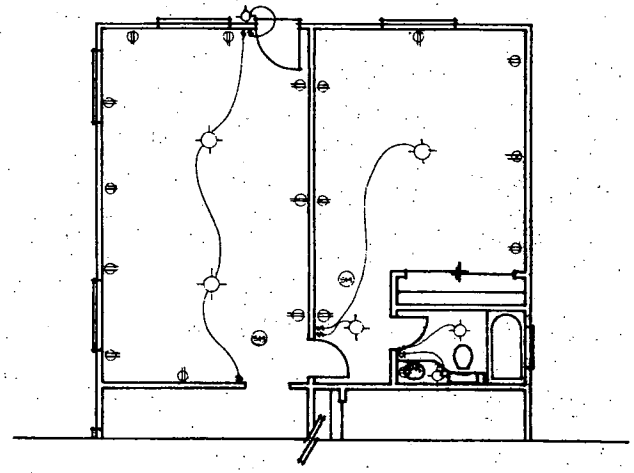
A-1

VAR-6028
03-10-05 PC



Mechanical Plan

SCALE 1'-0"=1/4"

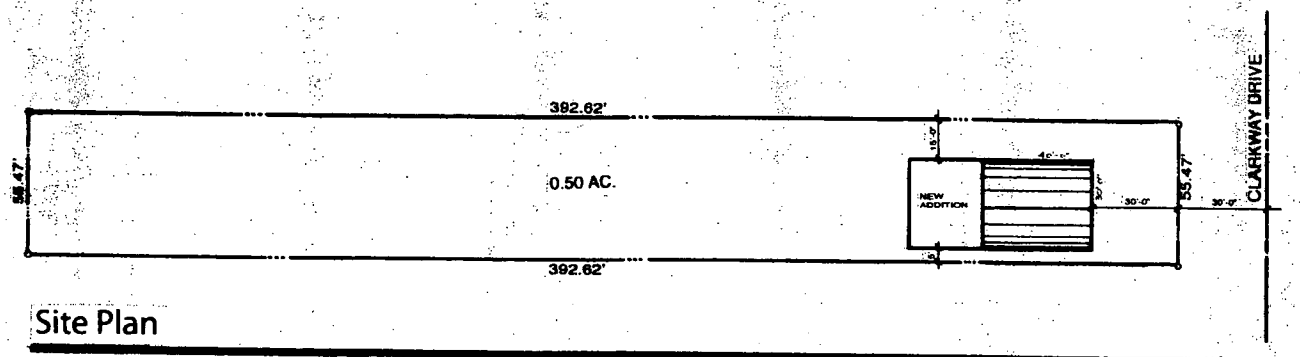


Electrical Plan

Scale 1'-0"= 1/4"

ELECTRICAL PANEL CALCULATIONS

(a)	General lighting load 1,800 sq.ft. x 3 Volt Amps	=	5,400 VA
(b)	Small appliance circuits at 1500 VA each	=	3,000 VA
(c)	Laundry (wash machine) 1500 VA (Minimum of one)	=	1,500 VA
(d)	Subtotal (a + b + c)	=	9,900 VA
(e)	First 3,000 VA of Subtotal (d) at 100%	=	3,000 VA
(f)	Remainder subtotal (9,900) x .35	=	3,465 VA
	Over 120,000 subtotal (d) ( ) x .25	=	0 VA
(g)	Electrical Cooking Appliances From name plate from table 220-19		
	/	=	0 VA
(h)	Dryer Load 100 % VA___GAS__Table 220-18	=	6,465 VA
(i)	Subtotal (e+f+g+h)	=	12,930 VA
(j)	Heating A/C		
	AC-1 8300 VA		
	AC-2 8300 VA		
	VA		
	VA	=	16,600 VA
	Fixed appliances (Use 100% if 4 or more use 75 %)		
	(x) Garb. Disp ( ) GAS Water Htr.		
	(x) Trash Comp (x) Dish Washer		
	(x) Microwave -		
(k)	Subtotal 3,680 x (75 %)	=	2,760 VA
(l)	Miscellaneous Motor Loads		
	Name VA Rating		
	= 25 % LM	=	1,975 VA
	Grand total (k)+(k+1)	=	34,265 VA
	Total Volt Amps 34,265 divide by 240 Volts	=	143 AMPS
	ADDITINAL 57 AMP CIRCUIT AND CAPACITY RESERVED FOR FUTURE EXPANSION	=	200 AMPS



Site Plan



SCALE 1"=20'

1,000 SQ FT

VAR-6028

03-10-05 PC

Reyes G. Palacios
728 Clarkway Drive
Las Vegas, Nevada

Mechanical & Electrical Plan

A-2



VAR-6028 - APPLICANT: TIM C. AYALA - OWNER: REYES G. PALACIOS
729 CLARKWAY DRIVE
MARCH 10, 2005 PLANNING COMMISSION

02/22/05

TC Ayala Planning & Development
4600 Sunset Rd. Ste. 148
Henderson, Nevada 89014

City of Las Vegas
Planning Department
Las Vegas, Nevada

December 27, 2004

APN. # 139-28-301-017
129 Clarkway Drive

To Whom It May Concern:

I am writing this letter to inform your department of the purpose of our application. My client would like to submit an application for a variance in order to reduce the side setback on the property to 5 feet where 10 feet are required. The parcel is an R-E Residential Zone, according to your guidelines this parcel doesn't meet the R-E criteria and it's a noncomforming parcel. The existing home has been on this property for more than 40 years and now my client needs to expand his residence in order to have a Family Room. This type of adjustment has been granted by the City to other projects and that is why we respectfully ask for your approval of this application.

Thank you for your time.

Sincerely,

Tim C. Ayala

VAR-6028