

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING

April 28, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

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

Commissioners

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the minutes of the March 24, 2005 Planning Commission Meeting minutes by reference (____ Vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

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

1. TMP-6237 - TENTATIVE MAP - COKE AND MAGGIE EAST - APPLICANT/OWNER: COKE MAGGIE L.L.C. - Request for a Tentative Map FOR A 19 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).
2. TMP-6246 - TENTATIVE MAP - LAKE MEAD/TORREY PINES - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC AND T.Y.M.Y. NEVADA LLC - Request for a Tentative Map FOR A 46 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre), Ward 6 (Mack).
3. TMP-6271 - TENTATIVE MAP - QUARTERHORSE ESTATES UNIT 4 - APPLICANT/OWNER: QUARTERHORSE FALLS ESTATES, LLC - Request for a Tentative Map FOR A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-508-003, 125-11-503-001, 002; 125-11-507-002 and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development- 2 units per acre) Zone, Ward 6 (Mack).

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4. TMP-6286 - TENTATIVE MAP - LAMB-BINGHAM - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FREDY SIDHOM AND JOEL ARMSTRONG - Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APNs 140-29-401-005 and 006), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone, Ward 3 (Reese).

ONE MOTION - ONE VOTE:

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

5. ABEYANCE - VAC-5793 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Petition to Vacate U.S. Government Patent Easements generally located west of Cliff Shadows Parkway, north of the Buckskin Avenue alignment, Ward 4 (Brown).
6. SNC-6338 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: MARY JANE JARVIS - OWNER: A & A, INC. - Request for a Street Name Change FROM: LEWIS AVENUE TO: CHEF ANDRE ROCHAT PLACE, between Sixth Street and Seventh Street, Ward 1 (Tarkanian).
7. RQR-6150 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FERRIS INVESTMENTS, INC. - Required Two Year Review of an approved Required Review (RQR-1704) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN 162-04-301-008), M (Industrial) Zone, Ward 1 (Tarkanian).

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8. **RQR-6151 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR** - Request for a Required Review of an approved Required Review (RQR-1706), WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN 162-04-402-001), M (Industrial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

9. **ABEYANCE - MOD-5784 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Major Modification of the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: L (LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL), AND TO AMEND TABLES #1, #2, #3 AND #4 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).
10. **ABEYANCE - ZON-5785 - REZONING RELATED TO MOD-5784 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).
11. **ABEYANCE - VAR-5786 - VARIANCE RELATED TO MOD-5784 AND ZON-5785 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW A PROPOSED 15 STORY BUILDING WHERE THREE STORIES IS THE MAXIMUM PERMITTED on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

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12. ABEYANCE - VAR-5792 - VARIANCE RELATED TO MOD-5784, ZON-5785 AND VAR-5786 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Variance TO ALLOW 168 PARKING SPACES WHERE 222 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 15 STORY RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
13. ABEYANCE - SDR-5781 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5784, ZON-5785, VAR-5786 AND VAR-5792 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 15 STORY, 125 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
14. ABEYANCE - ZON-5669 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 5.33 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).
15. ABEYANCE - SDR-6109 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHEA COMMERCIAL - OWNER: CENTENNIAL RANCH, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 104,398 SQUARE FOOT OFFICE CONDOMINIUM COMPLEX on 10.04 acres adjacent to the south side of Azure Drive, approximately 1,250 feet west of Tenaya Way (APNs 125-27-113-003 and 125-27-222-007), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
16. ABEYANCE - VAR-6228 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOWNE VISTAS, LLC - Request for a Variance TO ALLOW 38 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 180 FOOT SETBACK IN CONJUNCTURE WITH A PROPOSED 372 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

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17. **ABEYANCE - SDR-6105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO AND VAR-6228 - PUBLIC HEARING - APPLICANT/OWNER: TOWNE VISTAS, LLC** - Request for a Site Development Plan Review FOR A 372 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
18. **GPA-6270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WESTCARE WORKS, INC.** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres adjacent to the southwest corner of Bradley Road and Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).
19. **GPA-6273 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road (139-29-704-019 through 023), Ward 5 (Weekly).
20. **GPA-6287 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a General Plan Amendment to revise portions of the Conservation Element related to water conservation, water quality, and drainage.
21. **GPA-6288 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a General Plan Amendment to add a Water element containing goals, policies and objectives related to water conservation, water quality, and drainage.
22. **GPA-6362 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request to modify Exhibit 1 ("Multi-Use Transportation Trail") of the Transportation Trails Element of the Las Vegas 2020 Master Plan TO ALLOW AN EIGHT FOOT CONCRETE PATH WHERE 10 FEET IS REQUIRED FOR A PROPOSED MULTI-USE TRANSPORTATION TRAIL along the west side of Tule Springs Road and the south side of Farm Road (APNs 125-17-702-003 and 005), Ward 6 (Mack).

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23. GPA-6363 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to adopt an updated Land Use Element and revise the 2020 Master Plan.
24. ZON-6261 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MONA H. AGAMEZ - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [GC -TC (General Commercial - Town Center) Special Land Use Designation] on 0.51 acres at 8560 West Regena Avenue (APN 125-29-502-013), Ward 6 (Mack).
25. MSH-6024 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT, NEVADA - OWNER: GREAT MALL LAS VEGAS, LLC - Request to amend the Master Plan of Streets and Highways TO REALIGN A PORTION OF GRAND MONTECITO PARKWAY BETWEEN DORRELL LANE AND DEER SPRINGS, Ward 6 (Mack).
26. GPA-6254 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 7.99 acres adjacent to the southwest corner of Brent Lane and Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), Ward 6 (Mack).
27. ZON-6255 - REZONING RELATED TO GPA-6254 - PUBLIC HEARING - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) on 7.99 acres adjacent to the southwest corner of Brent Lane and Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), Ward 6 (Mack).
28. SDR-6256 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6254 AND ZON-6255 - PUBLIC HEARING - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL - Request for a Site Development Plan Review FOR A 55 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.99 acres adjacent to the southwest corner of Brent Lane and Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 units per acre) Zone], Ward 6 (Mack).

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29. GPA-6285 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 4.16 acres, adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), Ward 6 (Mack).
30. ZON-6291 - REZONING RELATED TO GPA-6285 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), Ward 6 (Mack).
31. VAC-6293 - VACATION RELATED TO GPA-6285 AND ZON-6291 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Petition to Vacate a portion of Balsam Street, Ward 6 (Mack).
32. VAR-6289 - VARIANCE RELATED TO GPA-6285, ZON-6291, AND VAC-6293 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request for a Variance TO ALLOW A PLANNED UNIT DEVELOPMENT TO BE LESS THAN FIVE ACRES FOR A PROPOSED RESIDENTIAL DEVELOPMENT on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 6 (Mack).
33. SDR-6294 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6285, ZON-6291, VAC-6293, AND VAR-6289 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD - Request for a Site Development Plan Review FOR A 36 LOT RESIDENTIAL DEVELOPMENT on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre)], Ward 6 (Mack).

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34. GPA-6296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: L (LOW DENSITY RESIDENTIAL) on a 5.0 acre portion of a 74.46 acre site adjacent to the east side of Rainbow Boulevard, approximately 500 feet south of Rancho Santa Fe Drive (APN 125-35-301-014), Ward 6 (Mack).
35. ZON-6302 - REZONING RELATED TO GPA-6296 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on a 27.00 acre portion of a 74.46 acre site adjacent to the east side of Rainbow Boulevard, approximately 500 feet south of Rancho Santa Fe Drive (APN 125-35-301-014), Ward 6 (Mack).
36. SUP-6314 - SPECIAL USE PERMIT RELATED TO GPA-6296 AND ZON-6302 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC - Request for a Special Use Permit FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED 102 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the east side of Rainbow Boulevard, approximately 500 feet south of Rancho Santa Fe Drive (APN 125-35-301-014), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Mack).
37. GPA-6298 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN 138-02-601-004), Ward 6 (Mack).
38. ZON-6300 - REZONING RELATED TO GPA-6298 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN 138-02-601-004), Ward 6 (Mack).

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39. WVR-6441 WAIVER RELATED TO GPA-6298 AND ZON-6300 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request for Waivers to Title 18.12.105 AND 18.12.130 TO ALLOW PRIVATE DRIVES OF UP TO 234 FEET IN LENGTH WHERE 200 FEET IS THE MAXIMUM LENGTH ALLOWED AND TO ALLOW PRIVATE DRIVES GREATER THAN 150 FEET IN LENGTH TO TERMINATE WITHOUT A TURNAROUND OR AN EMERGENCY ACCESS GATE on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 6 (Mack).
40. VAR-6305 - VARIANCE RELATED TO GPA-6298, ZON-6300, AND WVR-6441 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request for a Variance TO ALLOW 1.34 ACRES OF OPEN SPACE WHERE 3.00 ACRES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 182 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 6 (Mack).
41. SDR-6307 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6298, ZON-6300, WVR-6441 AND VAR-6305 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request for a Site Development Plan Review FOR A PROPOSED 182 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 6 (Mack).
42. GPA-6303 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.14 acres at 2417 East Wilson Avenue (APN 139-26-811-079), Ward 5 (Weekly).
43. ZON-6311 - REZONING RELATED TO GPA-6303 - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.14 acres at 2417 East Wilson Avenue (APN 139-26-811-079), Ward 5 (Weekly).

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44. **SDR-6313 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6303 AND ZON-6311 - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ** - Request for a Site Development Plan Review FOR A PROPOSED PARKING AREA AND FOR A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.14 acres at 2417 East Wilson Avenue (APN 139-26-811-079), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone] Ward 5 (Weekly).
45. **ZON-6312 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-501-009, 010, 125-19-601-001, and 007), Ward 6 (Mack).
46. **WVR-6322 - WAIVER RELATED TO ZON-6312 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 190 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-501-009, 010, 125-19-601-001, and 007), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
47. **VAC-6325 - VACATION RELATED TO ZON-6312 AND WVR-6322 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Petition to Vacate U.S. Government Patent Easements generally located east of Grand Canyon Drive between Dorrell Lane and Wittig Avenue and between Haley Avenue and Dorrell Lane and a 50 foot wide public utility easement located on Deer Springs Way and Grand Canyon Drive, Ward 6 (Mack).
48. **VAR-6328 - VARIANCE RELATED TO ZON-6312, WVR-6322 AND VAC-6325 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Variance TO ALLOW 0.41 ACRES OF OPEN SPACE WHERE 1.19 ACRES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 72 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-501-009, 010, 125-19-601-001 and 007), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).

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49. **SDR-6315 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6312, WVR-6322, VAC-6325 AND VAR-6328 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A 72 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-601-001, 007, 125-19-501-009 and 010), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
50. **GPA-6318 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR-OS (PARK/RECREATION/OPEN SPACE) TO: SC (SERVICE COMMERCIAL) on 5.00 acres adjacent to the north side of Cheyenne Avenue, approximately 635 feet east of El Capitan Way (APN 138-08-801-006 and 007), Ward 4 (Brown).
51. **ZON-6324 - REZONING RELATED TO GPA-6318 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 5.00 acres adjacent to the north side of Cheyenne Avenue, approximately 635 feet east of El Capitan Way (APN 138-08-801-006 and 007), Ward 4 (Brown).
52. **SDR-6331 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6318 AND ZON-6324 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: CITY OF LAS VEGAS** - Request for Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 40,000 SQUARE FOOT, TWO-STORY OFFICE BUILDING AND TWO SINGLE-STORY 5,000 SQUARE FOOT RETAIL BUILDINGS on 4.22 acres adjacent to the north side of Cheyenne Avenue, approximately 635 feet east of El Capitan Way (APN 138-08-801-006 and 007), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
53. **GPA-6321 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: CITY OF LAS VEGAS, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR-OS (PARK/RECREATION/OPEN SPACE) AND O (OFFICE) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.26 acres at 4705, 4723 and 4743 Balsam Street and on property adjacent to the southeast corner of Lone Mountain Road and Balsam Street (APNs 138-03-510-003, 023, 024 and 025), Ward 6 (Mack).

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54. **ZON-6327 - REZONING RELATED TO GPA-6321 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: CITY OF LAS VEGAS, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [PR-OS (PARK/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 3.26 acres at 4705, 4723 and 4743 Balsam Street and on property adjacent to the southeast corner of Lone Mountain Road and Balsam Street (APNs 138-03-510-003, 023, 024 and 025), Ward 6 (Mack).
55. **SDR-6332 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6321 AND ZON-6327 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 124 LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 12.00 acres adjacent to the southeast corner of U.S. 95 and Lone Mountain Road (APN 138-03-510-001, 002, 003, 023, 024, 025 and 031), R-E (Residence Estates) Zone, U (Undeveloped) Zone [PR-OS (Park/Recreation/Open Space) General Plan Designation], R-E (Residence Estates) and U (Undeveloped) Zones [O (Office) General Plan Designation] under Resolution of Intent to R-PD10 (Residential Planned Development - 10 units per acre) Zone [PROPOSED: R-PD10 (Residential Planned Development - 10 units per acre) Zone], Ward 6 (Mack).
56. **GPA-6333 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).
57. **ZON-6334 - REZONING RELATED TO GPA-6333 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

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58. ABEYANCE - VAC-6163 - VACATION RELATED TO GPA6333 AND ZON-6334 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).
59. SDR-6336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6333, ZON-6334 AND VAC-6163 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL - Request for Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 4 (Brown).
60. MOD-6295 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C. - Request for a Major Modification of the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan TO CHANGE THE LAND USE DESIGNATION FROM: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER) on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), Ward 6 (Mack).
61. ZON-6297 - REZONING RELATED TO MOD-6295 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C. - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [PROPOSED: MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation] on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), Ward 6 (Mack).

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62. WVR-6310 - WAIVER RELATED TO MOD-6295 AND ZON-6297 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C. - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 177 FEET AND 208 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [PROPOSED: MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
63. SUP-6306 - SPECIAL USE PERMIT RELATED TO MOD-6295, ZON-6297, AND WVR-6310 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C. - Request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS AND A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A SINGLE GATED ENTRANCE WHERE A MINIMUM OF TWO GATED ENTRANCES IS REQUIRED adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [PROPOSED: MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
64. SDR-6301 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-6295, ZON-6297, WVR-6310, AND SUP-6306 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C. - Request for a Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [PROPOSED: MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
65. ZON-6274 - REZONING - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS - OWNER: EXBER, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), Ward 6 (Mack).

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66. WVR-6277 - WAIVER OF TITLE 18 RELATED TO ZON-6274 - PUBLIC HEARING -
APPLICANT: ALL INVESTMENTS - OWNER: EXBER, INC. - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET OVER 150 FEET IN LENGTH TO TERMINATE WITHOUT A TURN AROUND OR EMERGENCY ACCESS GATE IN CONJUNCTION WITH A PROPOSED EIGHT LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
67. VAR-6276 - VARIANCE RELATED TO ZON-6274 AND WVR-6277 - PUBLIC HEARING -
APPLICANT: ALL INVESTMENTS - OWNER: EXBER, INC. - Request for a Variance TO ALLOW A R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 1.79 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
68. SDR-6275 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6274, WVR-6277,
AND VAR-6276 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS - OWNER:
EXBER, INC. - Request for a Site Development Plan Review FOR A PROPOSED EIGHT LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
69. ZON-6231 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES,
LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), Ward 1 (Tarkanian).
70. VAR-6232 - VARIANCE RELATED TO ZON-6231 - PUBLIC HEARING -
APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 26,450 SQUARE FEET IS THE MINIMUM REQUIRED on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).

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71. SDR-6233 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6231 AND VAR-6232 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 37 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).
72. VAR-6283 - VARIANCE - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC - Request for a Variance TO ALLOW A 20.5 FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; TO ALLOW A 20.1 FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; AND TO ALLOW A 71.2-FOOT SETBACK FROM MARTIN L KING BOULEVARD WHERE 77 FEET IS THE MINIMUM REQUIRED on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
73. SUP-6284 - SPECIAL USE PERMIT RELATED TO VAR-6283 - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND A WAIVER FROM THE PRIMARY ENTRYWAY BEING DIRECTLY FROM AND ORIENTED TO A STREET adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
74. SDR-6282 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6283 AND SUP-6284 - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF THREE (3) NINE STORY TOWERS AND ONE (1) FIVE STORY TOWER CONTAINING 664 RESIDENTIAL UNITS AND 24,970 SQUARE FEET OF COMMERCIAL SPACE on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
75. SUP-6319 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WELLES-PUGSLEY ARCHITECTS, LLP - OWNER: ANN ROAD PROPERTIES, LTD. - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION adjacent to the northeast corner of Ann Road and Leggett Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

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76. SUP-6320 - SPECIAL USE PERMIT RELATED TO SUP-6319 - PUBLIC HEARING - APPLICANT: WELLES-PUGSLEY ARCHITECTS, LLP - OWNER: ANN ROAD PROPERTIES, LTD. - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) adjacent to the northeast corner of Ann Road and Leggett Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Mack).
77. SDR-6316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6319 AND SUP-6320 - PUBLIC HEARING - APPLICANT: WELLES-PUGSLEY ARCHITECTS, LLP - OWNER: ANN ROAD PROPERTIES, LTD. - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE FOOT RETAIL DEVELOPMENT CONSISTING OF A CONVENIENCE STORE IN CONJUNCTION WITH A SERVICE STATION AND A RESTAURANT AND A WAIVER OF THE FOUNDATION LANDSCAPING STANDARDS on 1.14 acres adjacent to the northeast corner of Ann Road and Leggett Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Mack).
78. SUP-6323 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 5,200 SQUARE FOOT TAVERN adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
79. SUP-6326 - SPECIAL USE PERMIT RELATED TO SUP-6323 - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 7,256 SQUARE FOOT SUPPER CLUB adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
80. SUP-6330 - SPECIAL USE PERMIT RELATED TO SUP-6323 AND SUP-6326 - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT IN EXCESS OF 12 STORIES adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

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81. SDR-6317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6323 AND SUP-6330 - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF TWO 24 STORY TOWERS CONTAINING 474 RESIDENTIAL UNITS AND 144,200 SQUARE FEET OF COMMERCIAL SPACE, OF WHICH 102,744 SQUARE FEET IS OFFICE SPACE on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-201-016 and 025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
82. SUP-6226 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERGIO L. PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB WITHIN AN EXISTING RESTAURANT at 1401 South Las Vegas Boulevard (APN 162-03-202-001), C-2 (General Commercial) Zone, Ward 3 (Reese).
83. SUP-6245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 401 South Maryland Parkway (APN 139-34-811-047 and 139-34-811-052), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
84. SUP-6267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OSKA THAMMAVONGSA - OWNER: CITY CENTER ENTERPRISES, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 731 Fremont Street (APN 139-34-612-022), C-2 (General Commercial) Zone, Ward 5 (Weekly).
85. SDR-6244 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FLEMING'S PRIME STEAKHOUSE - OWNER: LENA PICCOLI-OSTUNIO - Request for a Site Development Plan Review FOR A 524 SQUARE FOOT ADDITION TO AN EXISTING RESTAURANT on 8.26 acres at 8721 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING

April 28, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>
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86. SDR-6260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING AND WAIVERS OF LOT COVERAGE AND PERIMETER LANDSCAPE STANDARDS on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

87. SDR-6266 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT:
INLINE CONSTRUCTION SERVICES, INC. - OWNER: MARIA STELLA GAERLAN - Request for a Site Development Plan Review FOR A PROPOSED ONE STORY, 3,050 SQUARE FOOT MEDICAL OFFICE BUILDING; WAIVERS TO ALLOW A 13 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED; AND TO ALLOW WAIVERS OF THE FOUNDATION AND PERIMETER LANDSCAPING STANDARDS on 0.36 acres at 2525 West Charleston Boulevard (APN 162-05-511-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

NON-PUBLIC HEARING ITEMS:

88. TMP-6189 - TENTATIVE MAP - RYLAND HOMES @ CLIFFS EDGE PODS 305 AND 309 -
APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - Request for a Tentative Map FOR A 275 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.81 adjacent to the northeast corner of Durango Road and Puli Road (APN 126-24-310-003 and 126-24-410-001), PD (Planned Development) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS ITEMS:

89. ABEYANCE - TXT-6421 - TEXT AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16.040 relating to standards for the Expansion of a Nonconforming Use in a Conforming Building.
90. TXT-6278 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF
LAS VEGAS - Discussion and possible action to amend Title 19.04.020, "Accessory Uses and Structures," in order to revise the standards applicable to Garage or Yard Sales; to Amend Title 19.14.040, "Signs Permitted Without a Certificate," to revise the standards for Garage Sale signage; and to amend Title 19.20.020, "Words and Terms Defined," in order to revise the definition for Garage or Yard Sales.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 28, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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91. TXT-6359 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.050, Liquor Establishment (On-Sale/Off-Sale/On-Off Sale) [C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial)].

CITIZENS PARTICIPATION:

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

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

AFFIDAVIT OF POSTING

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

State of Nevada)

County of Clark)

City of Las Vegas)

I John Holloway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of April 21, 2005, at the hour of 9:45, there were posted copies of the April 28, 2005 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Grant Sawyer Building
555 East Washington Avenue
(Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)
3. In the Las Vegas Library
833 Las Vegas Boulevard North
(Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

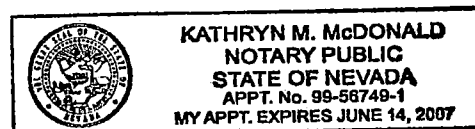
John Holloway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 21st day of April, 2005.

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



AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

I Carman Livingston Burney, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of April 21, 2005, a copy of the April 28, 2005 Planning Commission Agenda, the attached of which is a true and correct copy, was mailed electronically and/or deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman Livingston Burney

SIGNATURE

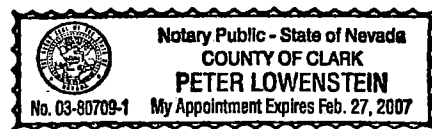
Planning and Development Department

Subscribed and sworn to before me this

21st day of April, 2005

Peter Lowenstein

NOTARY PUBLIC in and for said County and State



City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN NIGRO.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

EXCUSED: MEMBERS STEVEN EVANS AND DAVID STEINMAN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., MARIO SUAREZ – PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., PETER LOWENSTEIN – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, RICK SCHRODER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, LEAN COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

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

Item 5 [VAC-5793]	Tabled
Item 9 [MOD-5784]	Tabled
Item 10 [ZON-5785]	Tabled

Item 11 [VAR-5786]	Tabled
Item 12 [VAR-5792]	Tabled
Item 13 [SDR-5781]	Tabled
Item 14 [ZON-5669]	Tabled
Item 18 [GPA-6270]	Withdrawn Without Prejudice
Item 19 [GPA-6273]	Abeyance to 05/26/2005 Planning Commission Meeting
Item 25 [MSH-6024]	Abeyance to 05/12/2005 Planning Commission Meeting
Item 56 [GPA-6333]	Abeyance to 05/12/2005 Planning Commission Meeting
Item 57 [ZON-6334]	Abeyance to 05/12/2005 Planning Commission Meeting
Item 58 [VAC-6163]	Abeyance to 05/12/2005 Planning Commission Meeting
Item 59 [SDR-6336]	Abeyance to 05/12/2005 Planning Commission Meeting

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

Item 23 [GPA-6363]	Abeyance to 05/12/2005 Planning Commission Meeting
Item 88 [TMP-6189]	Abeyance to 05/26/2005 Planning Commission Meeting
Item 89 [TXT-6421]	Abeyance to 05/12/2005 Planning Commission Meeting

MR. LEOBOLD also indicated that residents have requested the following items be held in abeyance. Letters are on file for each of the requests; however, the letters did not specify an abeyance date. Staff was later informed that May 12th would be an acceptable date for abeyance.

Item 69 [ZON-6231]	Abeyance to 05/12/2005 Planning Commission Meeting
Item 70 [VAR-6232]	Abeyance to 05/12/2005 Planning Commission Meeting
Item 71 [SDR-6233]	Abeyance to 05/12/2005 Planning Commission Meeting

Regarding Item 90 [TXT-6278], MR. LEOBOLD stated that there was request to bring this item forward so a discussion could take place.

Regarding Item 56, 57, 58 and 59, TABITHA KEETCH, Attorney, 3800 Howard Hughes Parkway, Las Vegas, NV represented the applicants on these items for BOB GRONAUER, Attorney, 3800 Howard Hughes Parkway, Las Vegas, NV. She clarified that the neighbors were contacted and informed that the request would be to hold the items in abeyance to May 12th.

In addition, she represented the applicant on Item 88 [TMP-6189] for ATTORNEY GRONAUER. She stated that staff's concerns have been addressed and requested the item be heard at this meeting and not held in abeyance.

Regarding the May 12th abeyance request on Item 25, CHRIS KAEMPFER, Attorney, KUMMER KAEMPFER BONNER & RENSHAW, 3800 Howard Hughes Parkway, informed the Commissioner that he would be out of town. He, along with PAUL LARSEN, Attorney, 300 S. 4th Street, asked if the item could be held to the May 26th Planning Commission meeting and still go forward to the June 1st City Council meeting. MARGO WHEELER, Planning and Development, responded that if the item was held to May 26th, it would not be sufficient time for notification and preparing documentation for the item to be heard at that meeting. After brief

discussion, it was agreed that the item would be held to the May 12th Planning Commission meeting, and ATTORNEY KAEMPFER would have someone else present at that meeting.

Regarding Item 69, 70 and 71 ATTORNEY LARSEN concurred with the abeyance of these items to the May 12th Planning Commission meeting. ANNA WILLIAMS, Neighborhood Alliance, 7451 O'Bannon Drive, appeared on behalf of the residents and stated she was not aware that there was an agreement to hold the items to May 12th. She did not believe the May 12th abeyance was sufficient time for the applicant to bring back a plan that is acceptable to the residents. In addition, this is the fourth meeting that some of the residents have attended. More than likely, at the May 12th Planning Commission meeting, the applicant would request another abeyance, and the residents would still have to come back for an additional meeting. She requested holding the items for one month. MR. LEOBOLD clarified for CHAIRMAN NIGRO that ASSEMBLYMAN MABEY was informed by staff that the next Planning Commission meeting was May 12th. Since there was not a request for a specific date to hold these items, the next meeting date was chosen.

CHAIRMAN NIGRO asked ATTORNEY LARSEN if an abeyance to May 26th would be amenable. ATTORNEY LARSEN was not sure of all the issues that needed to be discussed with the residents and/or what compromises there would be. If progress is made after a neighborhood meeting and additional time is needed, the request to abey would be made at the May 12th meeting. He added that he and MS. WILLIAMS have spoken and another neighborhood meeting would be scheduled and residents would be notified. In addition, COUNCILWOMAN TARKANIAN would be notified, as she has indicated she would like to attend the meeting as well.

COMMISSIONER DAVENPORT added that COUNCILWOMAN TARKANIAN requested additional time because she felt that the residents did not have sufficient notice. He stated that he has been substantially involved with this project and felt that a two-week abeyance would be sufficient time for the residents to receive proper notice and attend the meeting.

MR. LEOBOLD confirmed for CHAIRMAN NIGRO that the applicant requested to hold Item 56, 57, 58 and 59 to May 12th Planning Commission and staff concurred.

In fairness to the residents, COMMISSIONER McSWAIN added that the applicant agreed to a two-week abeyance, and stressed that it is incumbent upon the applicant to present a plan that is approvable by the Commission and/or City Council.

CHAIRMAN NIGRO stated that Item 90 [TXT-6278] and Item 91 [TXT-6359] would be brought forward for discussion.

McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

(6:04 – 6:20)

1-84

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

SUBJECT:

Approval of the minutes of the March 24, 2005 Planning Commission Meeting

MOTION:

McSWAIN - APPROVED – UNANIMOUS with TRUESDELL abstaining as he was not present at the aforementioned meeting and EVANS and STEINMAN excused

MINUTES:

There was no discussion.

(6:03)

1-40

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

ACTIONS:

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

CHAIRMAN NIGRO noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-6237 - TENTATIVE MAP - COKE AND MAGGIE EAST - APPLICANT/OWNER:
COKE MAGGIE L.L.C. - Request for a Tentative Map FOR A 19 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions Consent Item 1 [TMP-6237], Item 2 [TMP-6246], Item 3 [TMP-6271] and Item 4 [TMP-6286] – **UNANIMOUS** with NIGRO abstaining on Item 3, McSWAIN abstaining on Item 2, 3 and 4 and EVANS and STEINMAN excused

This is Final Action

NOTE: Chairman Nigro abstained on Item 3, as the applicant is in litigation with a firm that his company is involved with. Commissioner McSwain abstained on Items 2, 3 and 4, as her company, Terra Contracting, is presently under contract with the applicants.

MINUTES:

CHAIRMAN NIGRO stated this is a Consent item.

(6:20 – 6:21)

1-587

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 1 – TMP-6237

CONDITIONS:

Planning and Development

1. The design of the drainage easement shall be consistent with the adjoining easement to the west.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for VAR-5227 and SUP-4558.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common in terest 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.

Public Works

7. A Petition of Vacation, such as VAC-5508, to vacate the west half of Buffalo Drive adjacent to this site shall record prior to the recordation of a Final Map for this site adjacent to or overlying Buffalo Drive.
8. Dedicate 25.5 feet of right-of-way adjacent to this site for Maggie Avenue and the appropriate right-of-way for a cul-de-sac meeting current City Standards.

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 1 – TMP-6237

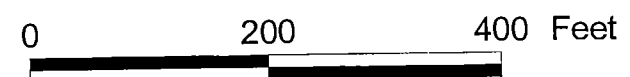
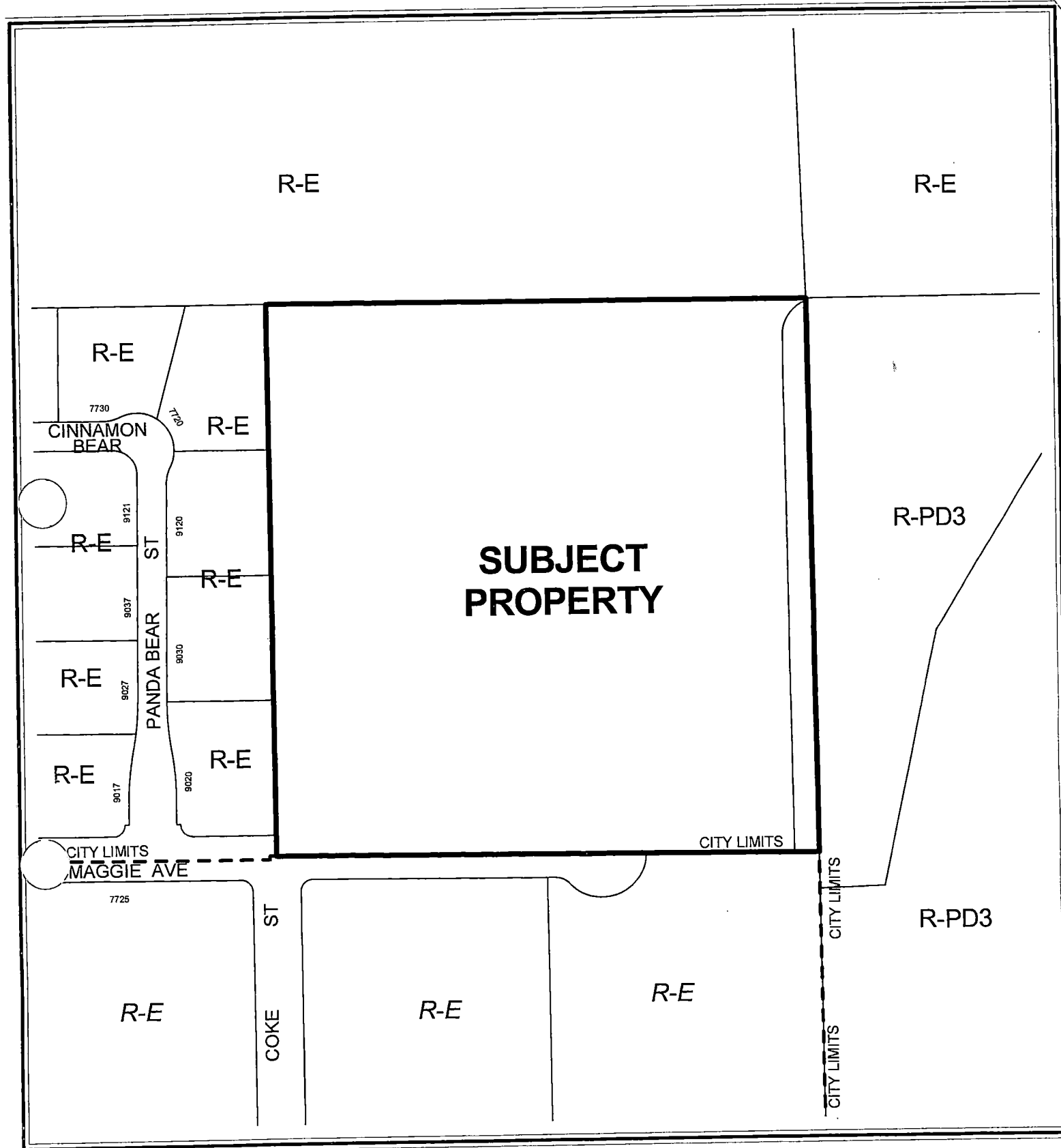
CONDITIONS – Continued:

9. Construct half street improvements on Maggie Avenue, including appropriate overpaving and full turn-around (if legally able), adjacent to this site concurrent with development of this site. Installation of sidewalk on Maggie Avenue shall be deferred at this time provided that the developer sign and record a covenant running with the land for all urban improvements not constructed at this time. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.
10. Landscape and maintain all unimproved right-of-way, if any, on Maggie Avenue adjacent to this site, unless otherwise allowed by the City Engineer.
11. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Maggie Avenue public right-of-way adjacent to this site prior to occupancy of this site, unless otherwise allowed by the City Engineer.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. Site development to comply with all applicable conditions of approval for SUP-4558 and all other applicable site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 1 – TMP-6237

CONDITIONS – Continued:

deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

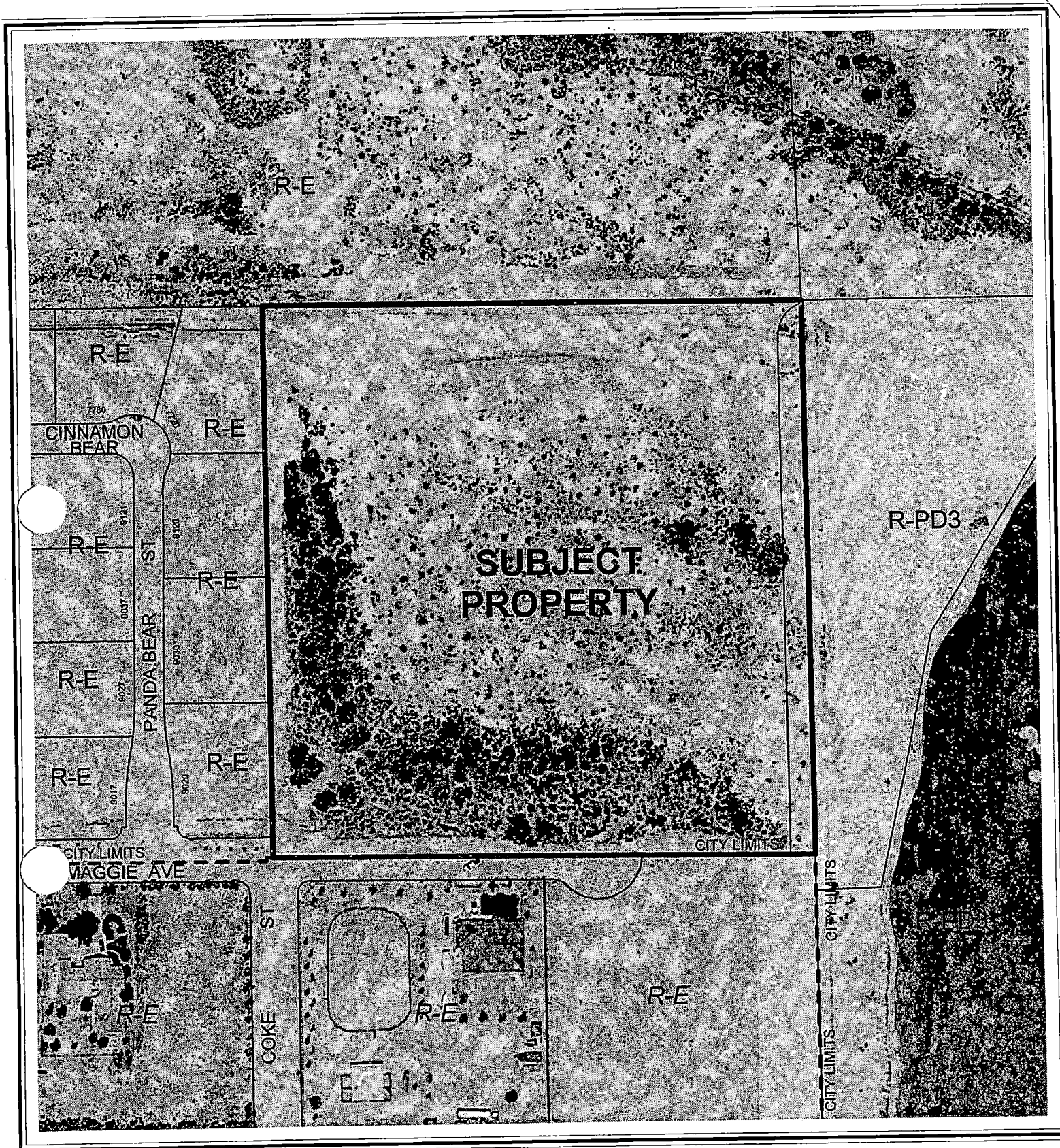


CASE: TMP-6237

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]





0 200 400 Feet

CASE: TMP-6237

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-6237 - COKE AND MAGGIE EAST -

APPLICANT/OWNER: COKE MAGGIE L.L.C.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The design of the drainage easement shall be consistent with the adjoining easement to the west.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
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4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

7. A Petition of Vacation, such as VAC-5508, to vacate the west half of Buffalo Drive adjacent to this site shall record prior to the recordation of a Final Map for this site adjacent to or overlying Buffalo Drive.

8. Dedicate 25.5 feet of right-of-way adjacent to this site for Maggie Avenue and the appropriate right-of-way for a cul-de-sac meeting current City Standards.
9. Construct half street improvements on Maggie Avenue, including appropriate overpaving and full turn-around (if legally able), adjacent to this site concurrent with development of this site. Installation of sidewalk on Maggie Avenue shall be deferred at this time provided that the developer sign and record a covenant running with the land for all urban improvements not constructed at this time. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.
10. Landscape and maintain all unimproved right-of-way, if any, on Maggie Avenue adjacent to this site, unless otherwise allowed by the City Engineer.
11. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Maggie Avenue public right-of-way adjacent to this site prior to occupancy of this site, unless otherwise allowed by the City Engineer.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. Site development to comply with all applicable conditions of approval for SUP-4558 and all other applicable site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 19-lot single-family residential subdivision on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

- 05/05/04 The City Council approved a petition for Annexation (ANX-3871) of 10.75 acres, most of which encompasses the subject property. The effective date of the annexation was 06/11/04.
- 08/04/04 The City Council approved a request for a Special Use Permit (SUP-4558) for private streets in conjunction with a proposed single-family residential development adjacent to the northeast corner of Coke Street and Maggie Avenue. The Planning Commission and staff recommended approval.
- 01/05/05 The City Council approved a request for a Variance (VAR-5227) to allow 25-foot front setbacks where 30 feet is the minimum setback required and to allow 25 foot rear setbacks where 35 feet is the minimum setback required on 9.46 acres on the northeast corner of Maggie Avenue and Coke Street. The Planning Commission and staff recommended denial.

B) Pre-Application Meeting

- 02/23/05 The following was discussed at a pre-application submittal conference with the applicant.
- This is a 19-lot single-family residential subdivision with private streets.
 - There is a previously approved review of condition and deferment of lighting and sidewalks.
 - The R-O-W will be to the back of the sidewalk.
 - The northwest corner may require a waiver for wall height. Will be a public hearing if item if this is the case.

- Northern property line will have a four-foot retaining wall with a six-foot screen to match adjacent property to the west.
- Perimeter wall detail and elevations required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.25

B) Existing Land Use

Subject Property: Undeveloped
North: Floyd Lamb State Park
South: Single Family Dwellings
East: Undeveloped
West: Single Family Dwellings

C) Planned Land Use

Subject Property: RE (Rural Estates)
North: PR-OS (Park/Recreation/Open Space)
South: RE (Rural Estates)
RNP (Residential Neighborhood Preservation)
East: PCD (Planned Community Development)
West: DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) (R-E (Rural Estates) General Plan Designation)
North: R-E (Residence Estates)
South: Clark County
East: R-PD3 (Residential Planned Development - 3 units per acre)
West: R-E (Residence Estates)

E) General Plan Compliance

This site is designated DR (Desert Rural Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing U (Undeveloped) (R-E (Rural Estates) General Plan Designation) zoning designation is one of the two zoning districts consistent with the DR residential category of the General Plan and therefore is in conformance with the General Plan.

TMP-6237 - Staff Report Page Three
April 28, 2005 - Planning Commission Meeting

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

This property is not associated with any special plan, district, or overlay.

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	20,000 Sq. Ft.	20,000 Sq. Ft.	Y
Min. Lot Width	100 Feet	140 Feet	Y
Min. Setbacks			
• Front	50 Feet	25 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	25 Feet	N
Max. Lot Coverage	N/A		N/A
Max. Building Height	2 Stories / 35 Feet		Y
Number of Lots		19	
Max. Density		0.5	
Private/Public Street		Private	
Min. Street Width		39 Feet	

The proposal meets the residential district development requirements except for setbacks. VAR-5227 was approved by City Council to address this issue.

B) General Analysis Discussion

- General information

The development is proposed to consist of 19 single-family homes on 10.25 acres, a density of approximately 0.5 dwelling units per acre. Lots are accessed from 39-foot private streets. Site access is provided from Coke Street and Maggie Avenue, 60-foot public streets.

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum four-foot retaining wall. None of the retaining walls shown are greater than four-foot in height therefore complying with Title 18. The total vertical wall height adjacent to the northern boundary is shown as 10 feet, however the wall is adjacent to flood control channel.

- Trails

There are no trails that effect this subdivision.

- Special Conditions of Approval (from SUP-4558)

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. 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.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Private streets shall be identified as "Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowners' Association."
5. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

7. 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.
8. Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Coke Maggie LLC

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

Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

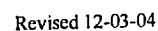
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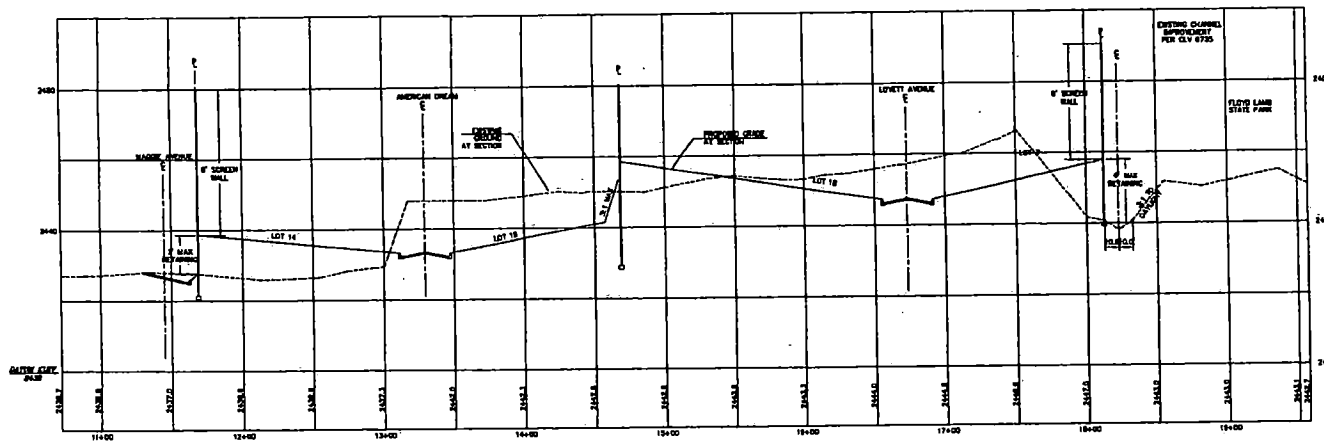
Subscribed and sworn before me

This 8th day of February, 20 05

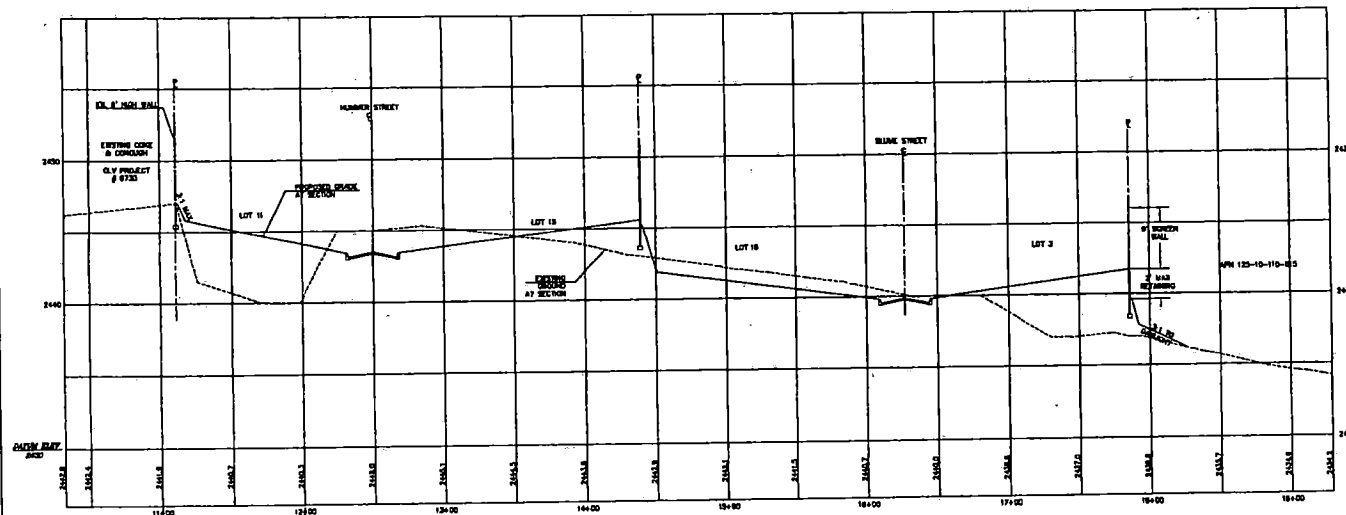
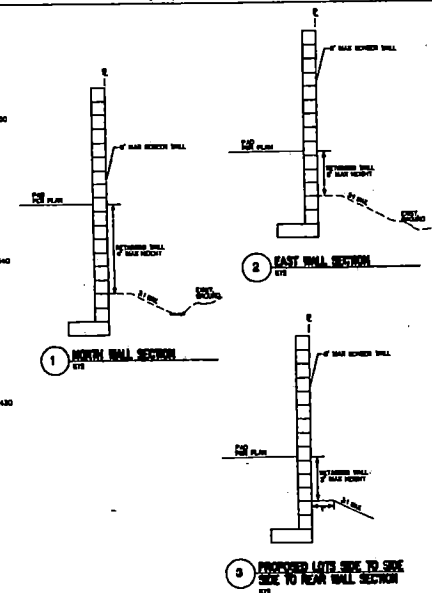
Notary Public in and for said County and State

County and State
Clark, Nevada

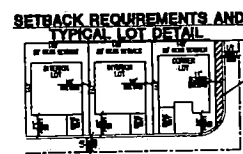




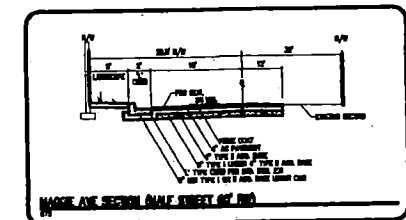
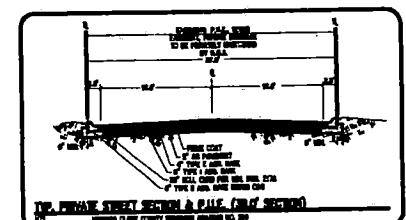
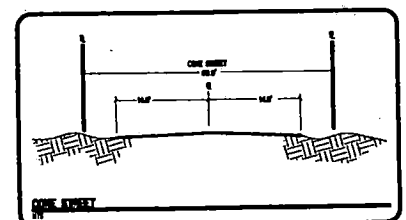
SECTION A
NORTH-SOUTH
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



SECTION B
WEST-EAST
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



FOR VARIANCE # 140-1527



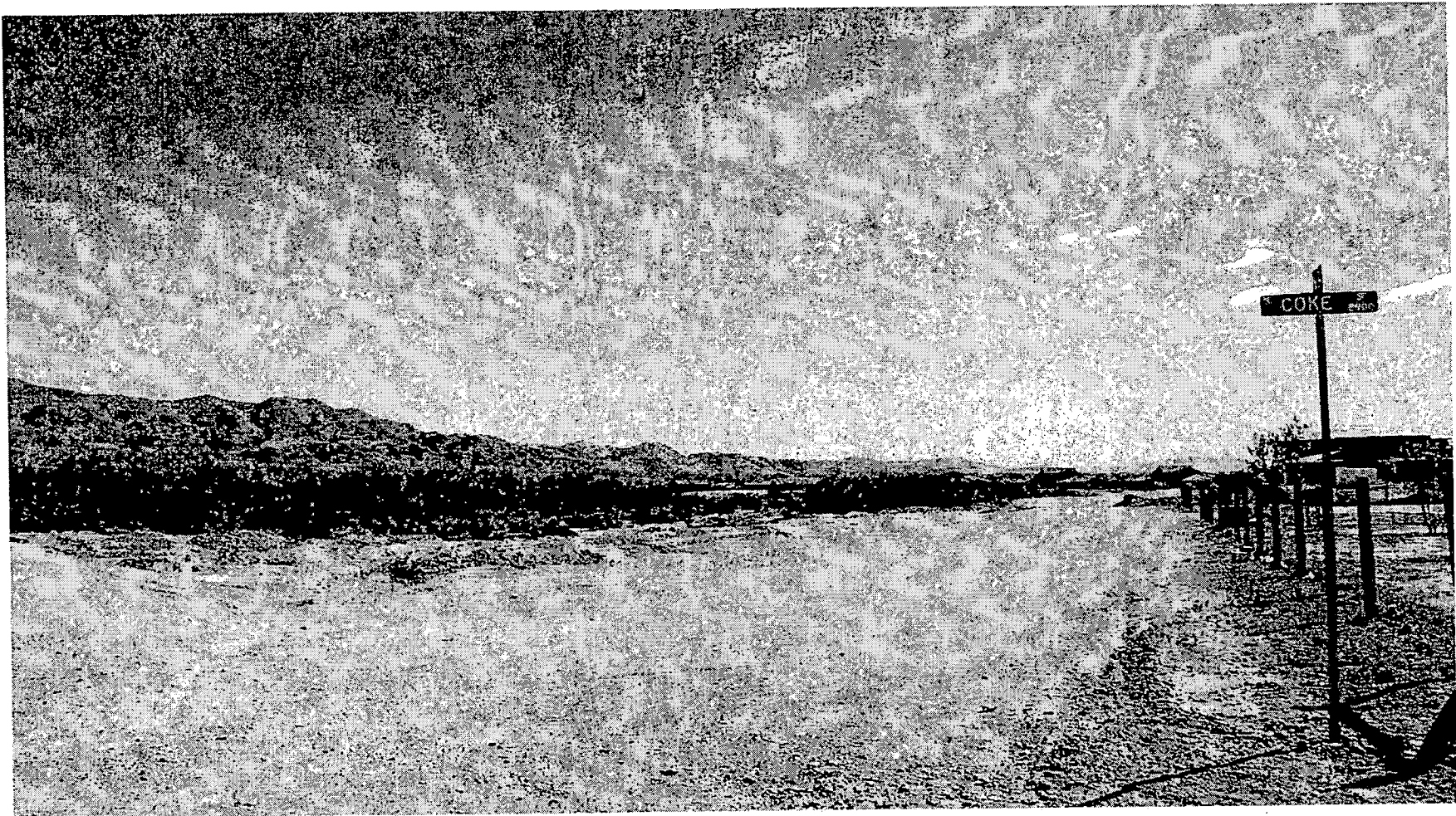
W R C
D E S I G N I N G
301 W. JORDAN ROAD (N.W.) ANCHORAGE, ALASKA 99501
TEL: 702.595.5500 FAX: 702.595.5505
ALASKA • ILLINOIS • IOWA • KANSAS • MINNESOTA • NEBRASKA • NORTH DAKOTA • SOUTH DAKOTA • WISCONSIN

TENTATIVE MAP
BY
COKE AND MAGGIE EAST
BUILDING THE AMERICAN DREAM
CITY OF LAS VEGAS

DATE	DESCRIPTION

DATE 1/02/2005
DRAWN 1/02/2005
CHECKED 1/02/2005
PROJECT A 1/02/2005
SHEET TITLE
SECTIONS
SHEET NUMBER
2
1 OF 2 SHEETS

TMP-6237
04/28/05 PC



TMP-6237 - COKE AND MAGGIE EAST - APPLICANT/OWNER: COKE MAGGIE L.L.C.
NORTHEAST CORNER OF MAGGIE AVENUE AND COKE STREET
APRIL 28, 2005 PLANNING COMMISSION

3/30/05



TMP-6237 - COKE AND MAGGIE EAST - APPLICANT/OWNER: COKE MAGGIE L.L.C.
NORTHEAST CORNER OF MAGGIE AVENUE AND COKE STREET
APRIL 28, 2005 PLANNING COMMISSION

3/30/05

March 7, 2005

City of Las Vegas
Planning Department
Attn: Peter Lowenstein
Las Vegas, NV 89101



DEVELOPMENT
SERVICES



LAND
PLANNING



CIVIL
ENGINEERING



LANDSCAPE
ARCHITECTURE



LAND
SURVEY

RE: Coke and Maggie East-Justification for Retaining Wall.
APN 125-09-501-003

The applicant (Coke Maggie LLC) is proposing a 19 lot single family residential located at Coke Street and Maggie Avenue. The North property line is adjacent to an existing Clark County Regional Flood Control District (CCRFCD) facility, and Floyd Lamb State Park. The proposed finished floor elevations are designed to meet CCRFCD requirements for flood protection, creating a retaining situation. The proposed wall height shall be no greater than 10 feet, (4 feet of retaining wall and 6 feet of screen wall). Currently, there is no existing wall on the proposed property. Our client proposes to match the existing wall to the west. Please review the attached Tentative Map and details, and feel free to contact WRG Design with any questions or comments.

Thank you for your consideration and assistance with our request. If you should have any questions or comments, please do not hesitate to contact me at 990-9300.

Sincerely,
WRG Design, Inc.

Erik Stocken
Project Manager

Attachment
cc: Dave Koerber, Building the American Dream

3011 West
Horizon Ridge Pkwy.
Suite 100
Henderson, NV
89052

PH 702/990-9300
FX 702/990-9305

www.wrgd.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-6246 - TENTATIVE MAP - LAKE MEAD/TORREY PINES - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC AND T.Y.M.Y. NEVADA LLC - Request for a Tentative Map FOR A 46 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUEDELL – APPROVED subject to conditions Consent Item 1 [TMP-6237], Item 2 [TMP-6246], Item 3 [TMP-6271] and Item 4 [TMP-6286] – UNANIMOUS with NIGRO abstaining on Item 3, McSWAIN abstaining on Item 2, 3 and 4 and EVANS and STEINMAN excused

This is Final Action

NOTE: Chairman Nigro abstained on Item 3, as the applicant is in litigation with a firm that his company is involved with. Commissioner McSwain abstained on Items 2, 3 and 4, as her company, Terra Contracting, is presently under contract with the applicants.

MINUTES:

CHAIRMAN NIGRO stated this is a Consent item.

(6:20 – 6:21)

1-587

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 2 – TMP-6246

CONDITIONS – Continued:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning ZON-5816, Site Development Plan Review SDR-5815, and Variance VAR-5819.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

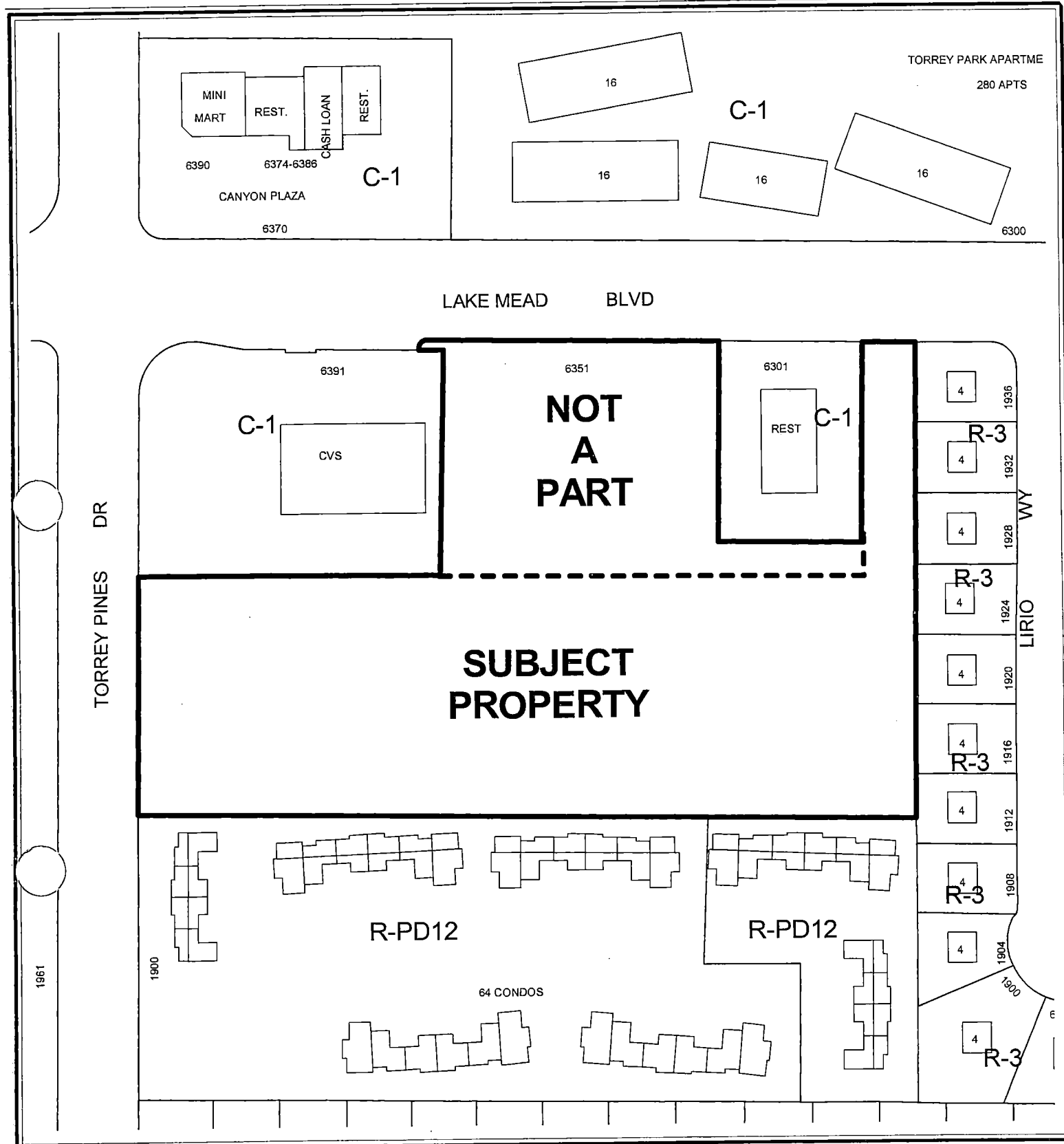
Public Works

6. The Provide public sewers in each "cluster" or private drive. Provide Public Sewer Easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Site development to comply with all applicable conditions of approval for ZON-5816, SDR-5815 and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 2 – TMP-6246

CONDITIONS – Continued:

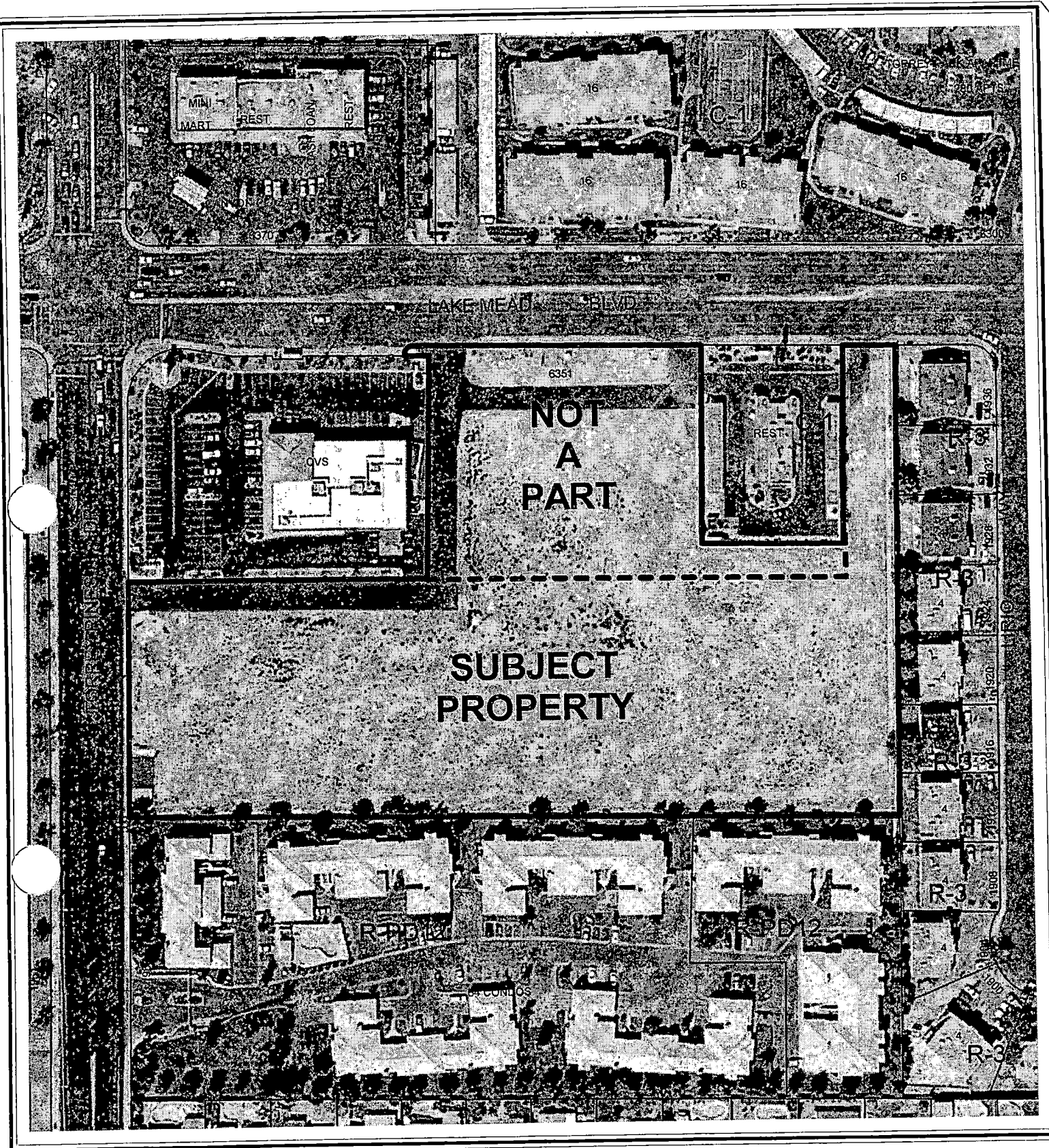
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-6246

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)



CASE: TMP-6246

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6246 - LAKE MEAD/TORREY PINES - APPLICANT:
RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC AND
T.Y.M.Y. NEVADA LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning ZON-5816, Site Development Plan Review SDR-5815, and Variance VAR-5819.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. The Provide public sewers in each "cluster" or private drive. Provide Public Sewer Easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

KCW

TMP-6246 - Conditions Page Two
April 28, 2005 - Planning Commission Meeting

7. Site development to comply with all applicable conditions of approval for ZON-5816, SDR-5815 and all other applicable site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 46-lot single family residential subdivision on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

- 06/08/98 The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.
- 06/14/99 The City Council approved three Special Use Permits; (U-0040-99) for a Minor Auto Repair facility, (U-0041-99) for Off-Premise Consumption and (U-0042-99) for Gas Sales in conjunction with a convenience store on the subject site, which is currently part of a larger commercial subdivision. The Planning Commission recommended approval.
- 06/14/99 The City Council approved a Site Development Plan Review [Z-0025-98(1)] for a 66,195 square foot commercial center, a
- 04/13/00 The Planning Commission voted to withdraw without prejudice three Special Use Permits; (U-0033-00) for Gas Sales, (U-0035-00) for Off-Premise Consumption and (U-0036-00) for a Full Service Car Wash and a Site Development Plan Review [Z-0025-98(2)] for a 21,505 square-foot Car Wash/Minor Auto Repair Facility on the subject site, which is currently part of a larger commercial subdivision.
- 06/08/00 The Planning Commission approved a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square-foot fast food restaurant on land within the same commercial subdivision as the subject site.

KCW

TMP-6246 - Staff Report Page Two
April 28, 2005 - Planning Commission Meeting

- 04/09/01 Staff administratively approved a Site Development Plan Review [Z-0025-98(4)] for a proposed 13,903 square-foot drug store on within the same commercial subdivision as the subject site.
- 03/16/05 The City Council approved a request to Amend a portion of the Southwest Sector Plan (GPA-5814) of the General Plan from: SC (Service Commercial), to: MLA (Medium-Low Attached Density Residential) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard.
- 03/16/05 The City Council approved a request for a Rezoning (ZON-5816) from: R-E (Residence Estates) under resolution of intent to C-1 (Limited Commercial), to: R-PD9 (Residential Planned Development - 9 units per acre) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard.
- 03/16/05 The City Council approved a request for a Variance (VAR-5819) to allow 0.38 acres of open space where 0.78 acres is the minimum required for a proposed 47-unit single-family residential development on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard.
- 03/16/05 The City Council approved a request for a Site Development Plan Review (SDR-5815) for a proposed 47-lot single-family residential development on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard.

B) Pre-Application Meeting

- 03/03/05 During a pre-application submittal conference with the applicant the following was discussed.
- Proposal based on SDR-5815 approved at the 3/16/05 City Council.
 - 46 lots complies with requirements from site plan review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.3

B) Existing Land Use

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

KCW

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to R-PD9
(Residential planned Development- 9 units per acre)
North: C-1 (Limited Commercial)
South: R-PD12 (Residential Planned Development – 12 units per acre)
East: R-3 (Medium Density Residential)
West: U (Undeveloped) [PF (Public Facility) General Plan Designation]

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a MLA (Medium Low Attached Density Residential) land use designation, which allows a residential density up to 12 dwelling units per acre. The proposed R-PD9 zoning district is consistent with MLA designation and therefore is in compliance with the General Plan.

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

TMP-6246 - Staff Report Page Four
April 28, 2005 - Planning Commission Meeting

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

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

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

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

The proposal meets the requirements established by the conditions of approval of SDR-5815.

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
5.3 acres	8.7	1.65	14.4 %	24,633 SF	10.2 %	17,391 SF

The proposal needs a variance from the open space requirements for R-PD developments. VAR-5819 was approved by the City Council to address the issue.

B) General Analysis Discussion

- General information

The development is proposed to consist of 46 single-family homes on 5.30 acres, a density of approximately 8.7 dwelling units per acre. The site has been designed with 17,391 square feet of open space. The lots are accessed from a 37-foot private street. Site access is provided from Torrey Pines Drive, a Secondary (80-foot) Arterial as indicated on the Master Plan of Streets and Highways.

- **Cross Section**

The submitted east/west cross section depicts maximum natural grade between 0% and 2% across this site. Per table A Subdivision Code 18.08.110 a development with natural slope between 0% and 2%, is allowed a maximum four-foot retaining wall. None of the retaining walls shown are greater than four-foot in height therefore complying with Title 18.

The submitted south/north cross sections depict a maximum natural grade of 0% and 2% across this site. Per table A Subdivision Code 18.08.110 a development with natural slope between 0% and 2%, is allowed a maximum four-foot retaining wall. None of the retaining walls shown are greater than four-foot in height therefore complying with Title 18.

- **Trails**

There are no trails that involve the subject request.

- **Special Conditions of Approval (from Zoning or SDPR)**

1. A Rezoning (ZON-5816) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan date stamped 02/01/05 and building elevations, except as amended by conditions herein for a maximum of 46 units.

4. For this application setbacks are measured as follows:

Front - is measured from the property line to the face of the garage.

Back - the property line opposite the front

Side - the property lines that runs perpendicular to the front and back

Lot to the lower left of the private drive:

Front (driveway): 6 feet minimum

Back: 5 feet minimum

Side: 5 feet minimum

Lot to the upper left of the private drive:

Front (driveway): 4 feet minimum

Back: 5 feet minimum

Side: 5 feet minimum for one side, 10 feet minimum for opposite side

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

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

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

Public Works

7. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of six feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
8. Submit a vacation application for the existing ingress/egress easements, in conflict with this site plan, granted by the Business Center at Lake Mead and Torrey Pines commercial subdivision, Book 96, Page 60.
9. Site development to comply with all applicable conditions of approval for ZON-5816 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the private street exceeds 500-feet in length and is classified as a deviation from standards.

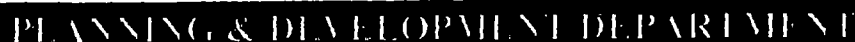
TMP-6246 - Staff Report Page Seven
April 28, 2005 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



Case Number: **TMP-6246** APN: 138-23-720-004

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

Name of Applicant: Richmond American

Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ellie Josef
TYMY Nevada LLC

Subscribed and sworn before me

This 15th day of October, 2004

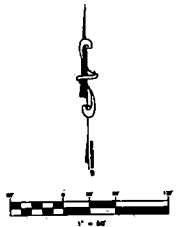
Steven D. DeCose
Notary Public in and for said County and State



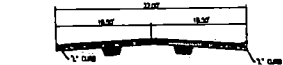
LAKE MEAD / TORREY PINES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

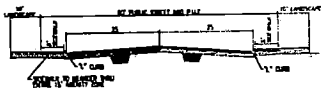
BY RICHMOND AMERICAN HOMES



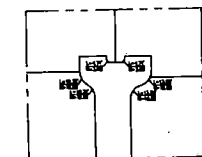
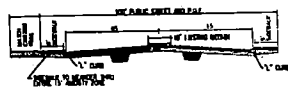
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



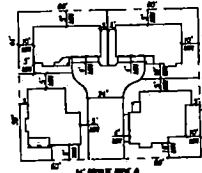
50' PUBLIC STREET HALF-SECTION (TORREY PINES DRIVE)
NOT TO SCALE



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



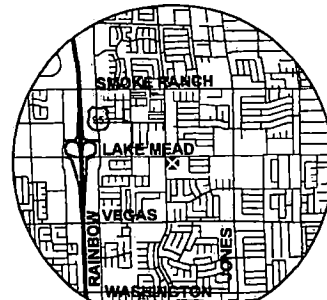
TYPICAL COURT RADII DETAIL
SCALE: 1"=40'



TYPICAL COURT SETBACKS DETAIL
SCALE: 1"=40'

LEGEND:

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- EXISTING STORM DRAIN
- FIRE HYDRANT
- LOT NUMBER
- BOUNDARY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- 2330
- PRESSURE ZONE WATER
- PRESSURE ZONE BOUNDARY
- EXISTING GROUND CONTOUR LINE



VICINITY MAP
NOT TO SCALE

DEVELOPER

RICHMOND AMERICAN HOMES
2350 WEST PEAK AVE.
SUITE 212
LAS VEGAS, NEVADA 89128
(702) 240-5800

OWNERS

B.A.S.O. 87 NEVADA LLC 50
T.M.V. NEVADA LLC
2000 VENTURA BLVD. #310
ROCKLAND HILLS, CA 91324-2318

ENGINEER

INFORMATION CONSULTING
ENGINEERS
3101 E. WASH SPRINGS RD.
SUITE 200
LAS VEGAS, NEVADA 89120
(702) 832-8123

ASSESSOR'S PARCEL NUMBER:

130-23-700-04

LEGAL DESCRIPTION

BEING A PORTION OF LOT ONE (1) OF RECORD OF SURVEY, FILE NO. PAGE 60 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

OVERALL TABULATIONS

EXISTING ZONING	C-1
PROPOSED ZONING	R-FD
EXISTING LAND USE	SERVICE COMMERCIAL
PROPOSED LAND USE	RESIDENTIAL
# OF LOTS	48
GROSS ACRES	8.7 ACRES +/-
DENSITY	5.5 D.U.A.
OPEN SPACE REQUIRED	0.97 AC (24,632 SF)
OPEN SPACE PROVIDED	0.40 AC (17,381 SF)
	- 56% REDUCTION IN OS

- ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
- ALL WITHIN-STREET AREAS ARE 37' PRIVATELY MAINTAINED.
- RIGHTS-OF-WAY
- THE BOUNDARY SHOWN HEREON IS FROM AN ACTUAL BOUNDARY SURVEY.
- THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
- THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES, DRIVEWAYS AND AVAILABLE ON-STREET PARKING.
- THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
- GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 25' OF THE EXISTING GROUND SURFACE.
- AT THIS TIME COAR'S ARE ANTICIPATED FOR THIS DEVELOPMENT.
- LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LMA OR HOA PER TITLE 18.
- THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
- THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE AND IS LOCATED IN ZONE "X".
- ESTIMATED SEWER CONTRIBUTION (0.0004 MGD x 48 LOTS) = 0.0192 MGD.
- NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.
- ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
- THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE EASEMENTS ON THIS SITE.

ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CLARK COUNTY AREA WIDE STANDARDS. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CLARK COUNTY RECLAMATION DISTRICT
SOLID WASTE DISPOSAL	DISTRICT
TELEPHONE	REPUBLIC SERVICES OF SOUTHERN NEVADA
CABLE	SPRINT CENTRAL - NEVADA
	COX COMMUNICATIONS

RICHMOND AMERICAN HOMES

TENTATIVE MAP

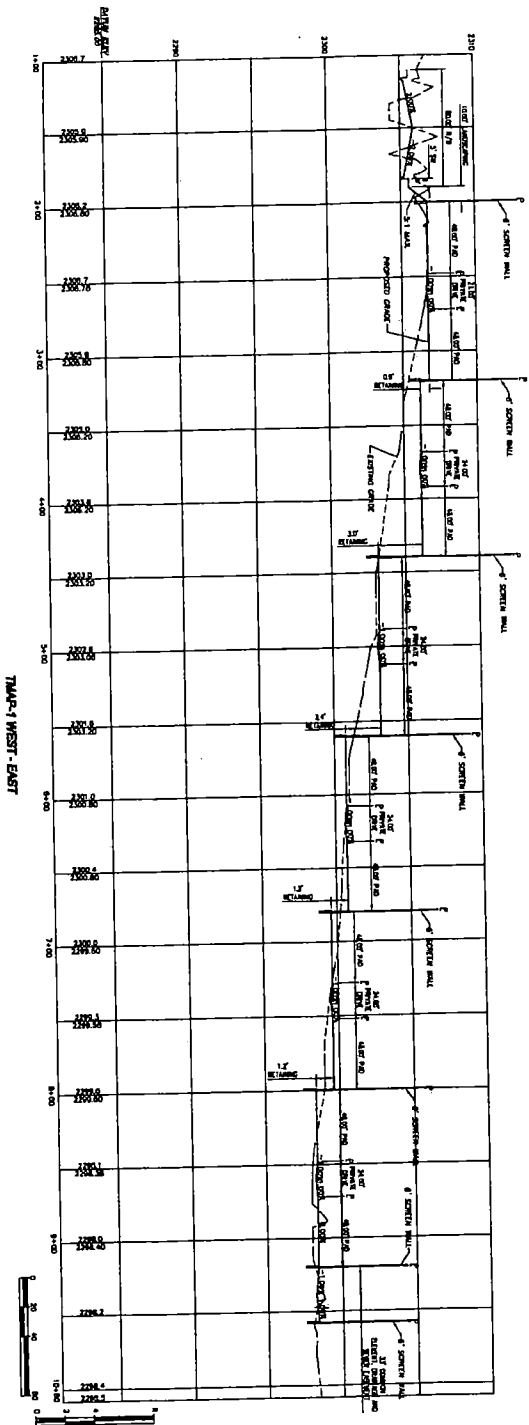
LAKE MEAD / TORREY PINES
CITY OF LAS VEGAS, NEVADA

DATE: MARCH 3, 2005
DRAWN BY: B. SAKLE
DESIGNED BY: B. SAKLE
CHECKED BY: B. SAKLE
SCALE: 1" = 40'
PROJECT NO: RA-0068
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 0001-TMP-6246-04

TMP-6246
04/28/05 PC

RECEIVED
MAR 30 2005



ENGINEER
THOMSON CONSULTING
3011 E. BLAKE SPRINGS RD
LAS VEGAS, NEVADA 89130
(702) 832-8735

RECEIVED

DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5000



RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hickman Avenue, Las Vegas, NV 89127 Office: 702.384.7701 Fax: 702.384.7702

TENTATIVE MAP CROSS SECTIONS

LAKE MEAD / TORREY PINES
CITY OF LAS VEGAS, NEVADA

SHEET

TITLE

DATE: 08/01/2003
DRAWN BY: R. JOHNSON
DESIGNED BY: R. JOHNSON
CHECKED BY: R. JOHNSON
SCALE: 1" = 20'
PROJECT NO: FEA-0098
DRAWING SCALE: UNCHANGING SCALE

SHEET

TM-2

THOMSON CONSULTING

3011 E. BLAKE SPRINGS RD

LAS VEGAS, NEVADA 89130

(702) 832-8735

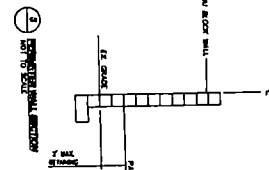
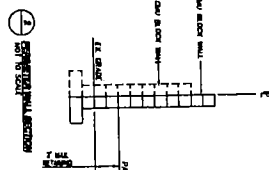
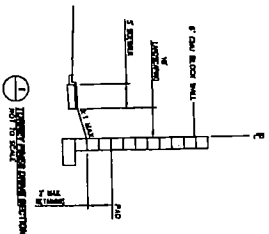
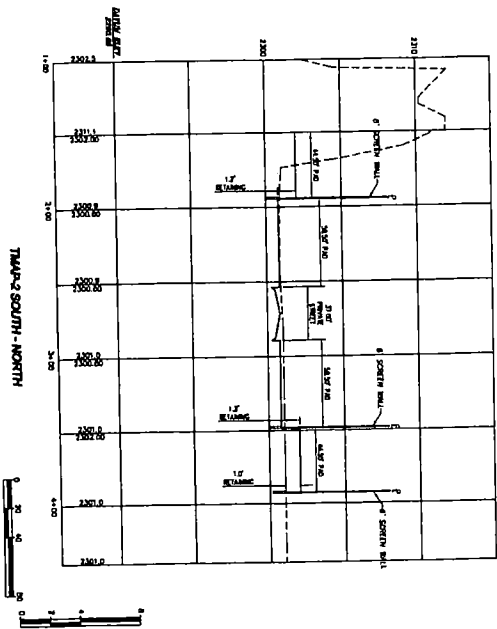
FAX: (702) 832-8735

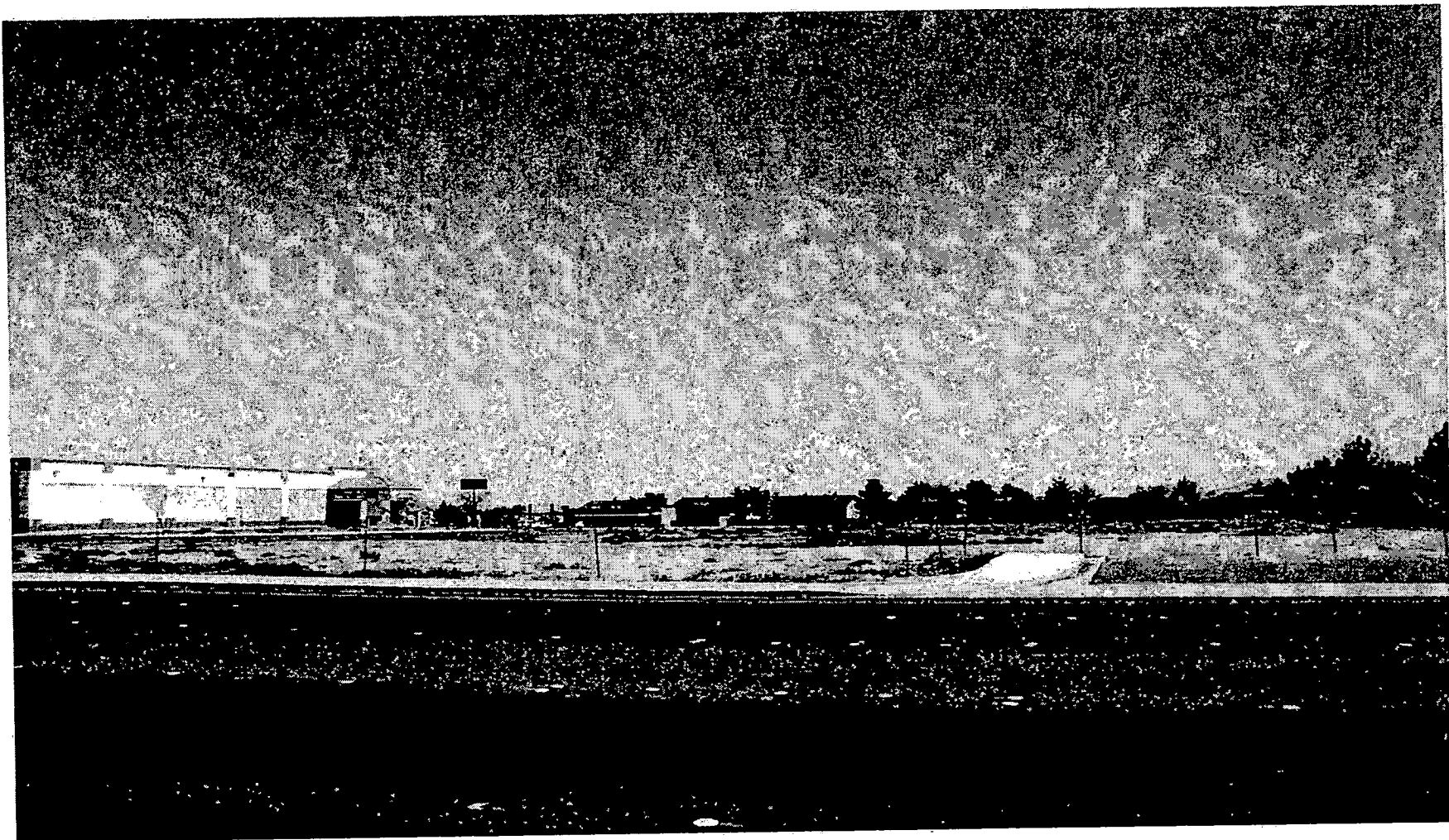
WWW.THOMSONCONSULTING.COM

04/28/05 PC

TMP-6246

04/28/05 PC





TMP-6246 - LAKE MEAD/TORREY PINES - APPLICANT: RICHMOND AMERICAN HOMES - OWNER:
B-A.S.K.D. #2 NEVADA, LLC AND T.Y.M.V. NEVADA LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
APRIL 28, 2005 PLANNING COMMISSION

3/30/05



TMP-6246 - LAKE MEAD/TORREY PINES - APPLICANT: RICHMOND AMERICAN HOMES - OWNER:
B-A.S.K.D. #2 NEVADA, LLC AND T.Y.M.Y. NEVADA LLC
EAST SIDE OF TORREY PINES DRIVE, APPROXIMATELY 230 FEET SOUTH OF LAKE MEAD BOULEVARD
APRIL 28, 2005 PLANNING COMMISSION

3/30/05

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TMP-6271 - TENTATIVE MAP - QUARTERHORSE ESTATES UNIT 4 -
APPLICANT/OWNER: QUARTERHORSE FALLS ESTATES, LLC - Request for a Tentative Map FOR A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-508-003, 125-11-503-001, 002; 125-11-507-002 and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development- 2 units per acre) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions Consent Item 1 [TMP-6237], Item 2 [TMP-6246], Item 3 [TMP-6271] and Item 4 [TMP-6286] – **UNANIMOUS** with NIGRO abstaining on Item 3, McSWAIN abstaining on Item 2, 3 and 4 and EVANS and STEINMAN excused

This is Final Action

NOTE: Chairman Nigro abstained on Item 3, as the applicant is in litigation with a firm that his company is involved with. Commissioner McSwain abstained on Items 2, 3 and 4, as her company, Terra Contracting, is presently under contract with the applicants.

MINUTES:

CHAIRMAN NIGRO stated this is a Consent item.

(6:20 – 6:21)

1-587

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 3 – TMP-6271

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-5302) and (ZON-4200), Site Development Plan Reviews (SDR-4198) & (SDR-5304) and Variance (VAR-5306), as well as plans date stamped 04/06/05.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

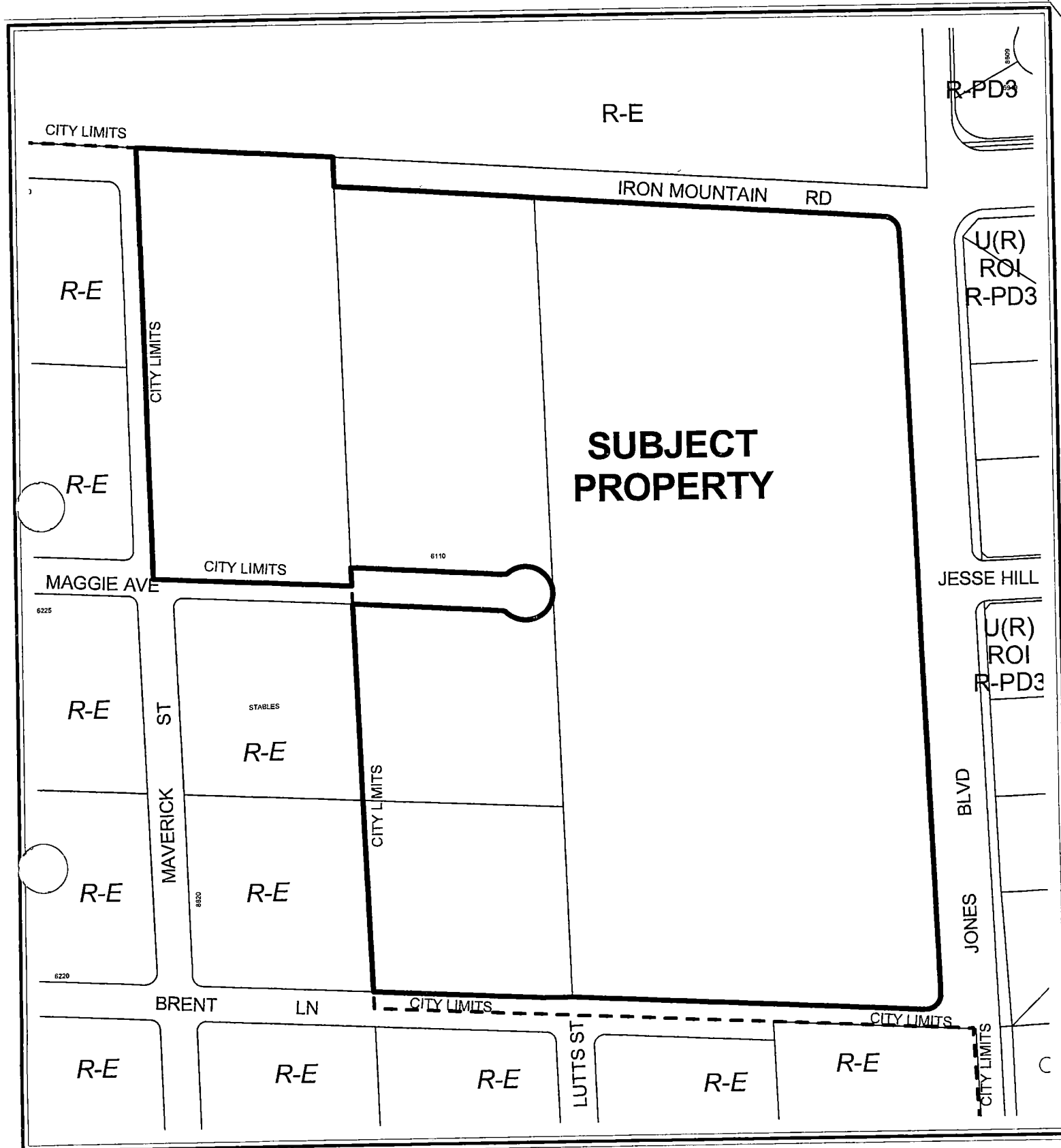
Public Works

6. A Petition of Vacation, such as VAC-5464, must record prior to the recordation of a Final Map overlying or abutting the existing right-of-way in conflict with this site plan. Vacations for those portions of Maverick Street and Maggie Avenue within Clark County adjacent to this site shall record prior to recordation of a Final Map overlying or abutting those portions of existing right-of-way. Should those vacations within Clark County not record, this Tentative Map shall be rendered as "null and void" and a revised Tentative Map shall be submitted to Planning and Development reflecting appropriate right-of-way dedications.

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 3 – TMP-6271

CONDITIONS – Continued:

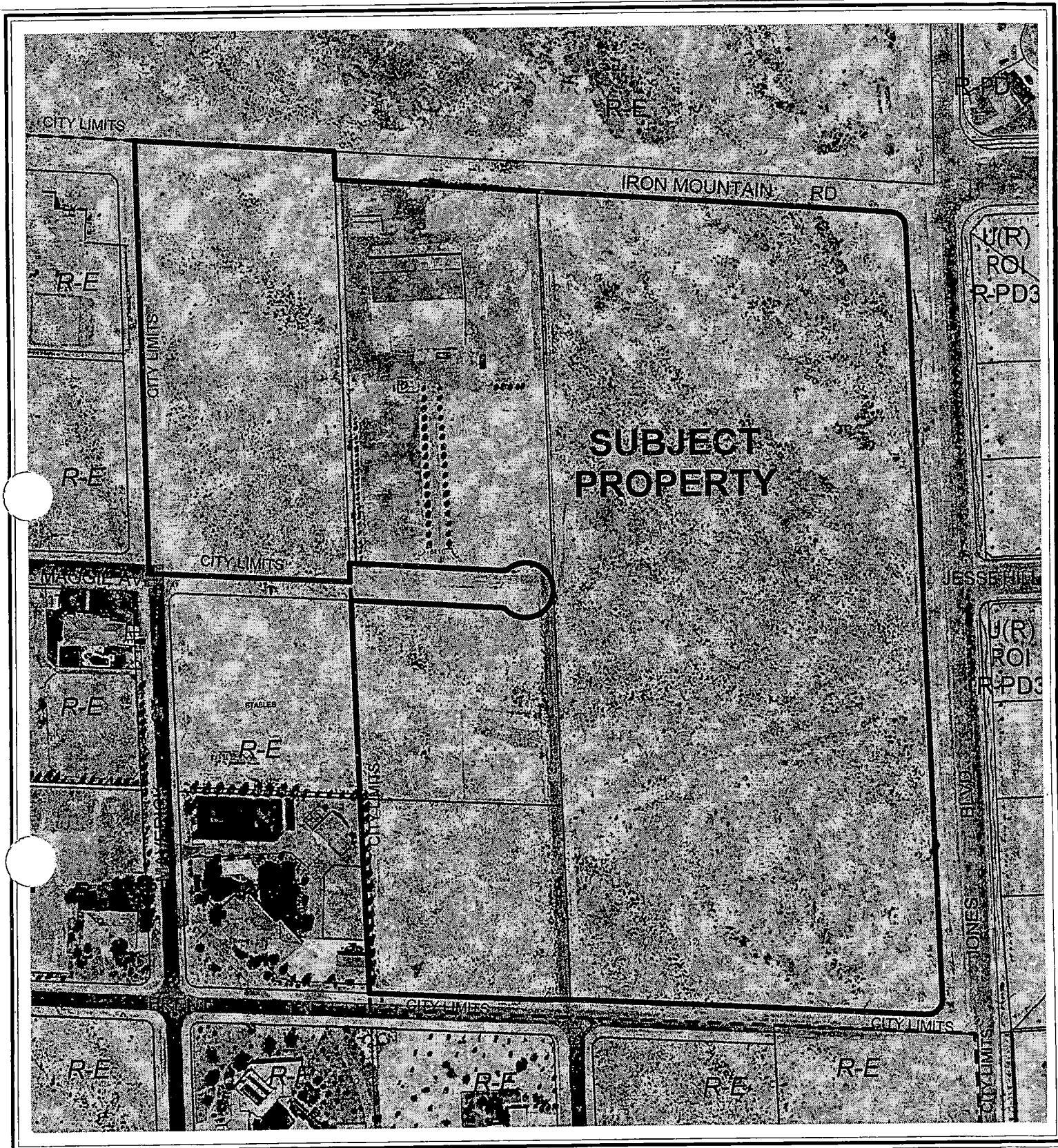
7. Submit a Petition of Vacation for 10-feet of right-of-way for those portions of Iron Mountain Road adjacent to this site that have 50-feet of existing right-of-way prior to submittal of a Final Map for this site. Such vacation shall record prior to a Final Map for this site. Alternatively, revise this Tentative Map to dedicate 50-feet of right-of-way on Iron Mountain Road.
8. Dedicate appropriate right-of-way for a knuckle meeting current City Standards at the intersection of Maggie Avenue and Maverick Street and construct appropriate half street improvements for the knuckle concurrent with development of this site unless a Petition of Vacation for Maggie Avenue in Clark County cannot be recorded, whereby appropriate dedication and construction for Maggie Avenue is required.
9. On the Final Map for this site, label the Multi Use Transportation Trail adjacent to this site along Iron Mountain Road as a "20-foot wide Multi-Use Trail Easement to be privately maintained by the Homeowner's Association". In addition, per Title 18 Appendix E, the Owner's Certificate shall include the following paragraph, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."
10. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
11. 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.
12. Site development to comply with all applicable conditions of approval for ZON-4200, ZON-5302, SDR-4198, SDR-5304 and all other applicable site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-6271

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE



CASE: TMP-6271

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-6271 - QUARTERHORSE ESTATES UNIT 4 -

APPLICANT/OWNER: QUARTERHORSE FALLS ESTATES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-5302) and (ZON-4200), Site Development Plan Reviews (SDR-4198) & (SDR-5304) and Variance (VAR-5306), as well as plans date stamped 04/06/05.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. A Petition of Vacation, such as VAC-5464, must record prior to the recordation of a Final Map overlying or abutting the existing right-of-way in conflict with this site plan. Vacations for those portions of Maverick Street and Maggie Avenue within Clark County

TMP-6271 - Conditions Two
April 28, 2005 - Planning Commission Meeting

adjacent to this site shall record prior to recordation of a Final Map overlying or abutting those portions of existing right-of-way. Should those vacations within Clark County not record, this Tentative Map shall be rendered as "null and void" and a revised Tentative Map shall be submitted to Planning and Development reflecting appropriate right-of-way dedications.

7. Submit a Petition of Vacation for 10-feet of right-of-way for those portions of Iron Mountain Road adjacent to this site that have 50-feet of existing right-of-way prior to submittal of a Final Map for this site. Such vacation shall record prior to a Final Map for this site. Alternatively, revise this Tentative Map to dedicate 50-feet of right-of-way on Iron Mountain Road.
8. Dedicate appropriate right-of-way for a knuckle meeting current City Standards at the intersection of Maggie Avenue and Maverick Street and construct appropriate half street improvements for the knuckle concurrent with development of this site unless a Petition of Vacation for Maggie Avenue in Clark County cannot be recorded, whereby appropriate dedication and construction for Maggie Avenue is required.
9. On the Final Map for this site, label the Multi Use Transportation Trail adjacent to this site along Iron Mountain Road as a "20-foot wide Multi-Use Trail Easement to be privately maintained by the Homeowner's Association". In addition, per Title 18 Appendix E, the Owner's Certificate shall include the following paragraph, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."
10. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
11. 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.
12. Site development to comply with all applicable conditions of approval for ZON-4200, ZON-5302, SDR-4198, SDR-5304 and all other applicable site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 60 lot single family residential subdivision on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard.

B) Applicant's Justification

A justification letter is not required as part of this application, nor was one submitted.

BACKGROUND INFORMATION

A) Related Actions

08/18/04 The City Council approved the request for a Site Development Plan Review (Phase I) for a 27-lot single-family residential subdivision on 18.2 acres adjacent to the southeast corner of Iron Mountain Road and Jones Boulevard (SDR-4198). The Planning Commission recommended approval and staff recommended denial on 7/08/04.

11/03/04 The City Council approved the request to annex 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (ANX-4777). The Planning Commission and staff recommended approval on 8/26/04.

12/01/04 The City Council approved a request for Site Development Plan Review (SDR-5304) for Phase II of a single family residential that included 33 lots on 15.79 acres. The City Council also approved a related Variance (VAR-5306) to reduce the amount of required open space to 0 acres and a Rezoning (ZON-5302) of the properties to R-PD2 (Residential Planned Development – 2 units per acre). The Planning Commission and Staff recommended approval for these cases.

B) Pre-Application Meeting

03/07/05 A pre-application meeting was held where the following items were discussed:

1. Public works required that an eight-foot tall wall be constructed along the west property line per SDR-5304.
2. Single story homes are required on lots 42 and 53 on the most recent plan, where originally it was lots 27 and 28.

DA

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.39 acres

B) Existing Land Use

Subject Property: Equestrian Facilities/Undeveloped

North: Undeveloped

South: Single Family Residential

East: Single Family Residential

West: Single Family Residential

C) Existing Zoning

Subject Property: R-PD2 (Residential Planned Development – 2 units per acre)

North: R-E (Residence Estates)

South: R-E (Rural Estates) [Clark County designation]

East: R-PD3 (Residential Planned Development – 3 units per acre)

West: R-E (Rural Estate Residential) [Clark County designation]

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an RNP (Rural Neighborhood Preservation), DR (Desert Rural) and R-E (Residence Estates) land use designations. The proposed R-PD2 (Residential Planned Development – 2 units per acre) zoning district is consistent with the proposed General Plan designations.

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

A twenty (20) foot Multi-use Transportation Trail is required along the south side of Iron Mountain Road. The trail is required to have the following components: a five (5) foot transition strip, a ten (10) foot public transportation trail, and a five (5) foot private landscaped corridor. The trail shall be incorporated in the improvements of the south side of Iron Mountain Road and the proposed development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	Proposed
Min. Lot Size	21,780 Feet
Min. Lot Width	120 Feet
Min. Setbacks	
• Front (Garage)	20 Feet
• Front (Living Area)	16 Feet
• Side	5 Feet
• Corner	5 Feet/15 Feet
• Rear	20 Feet

These standards are appropriate for this type and scale of development. Pursuant to the two Site Development Plan Reviews that were approved for this site, a clarification of the corner side yard setback are as follows: The 27 lots approved under SDR-4198 will have a corner side yard setback of 5 feet. The remaining 33 lots approved under SDR-5304 will have a corner side yard setback of 15 feet. The applicant will be imposing a 15-foot corner side yard setback for all corner lots that may fall under the 5-foot corner side yard setback requirement. This requirement will only affect two corner lots that were approved under SDR-4198 that would otherwise have a 5-foot corner side yard setback.

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
18.2 acres	1.48	1.65	2.44%	0.44 acres	3.35%	0.61 acres

This project was approved under two separate Site Development Plan Reviews SDR-4198 and SDR-5304. SDR-4198 covered the 27 lots on the east portion of this project along Jones Boulevard and Iron Mountain Road. This portion of the development is required to provide a minimum 0.44 acres of open space. The submitted Tentative Map does depicted 0.61 acres of open space within this portion of the development, which does conform to the Site Development Plan Review.

SDR-5304, which covers the remaining 33 lots of this subdivision along the western portion the development, received a Variance (VAR-5306) that was approved by the City Council, which alleviated the open space requirement for this portion of the project. The request was approved with the condition that in lieu of the required open space the applicant is to contribute \$94,089.60 into the City of Las Vegas Parks CID Fund. For the overall development this project is in compliance with open space standards for the R-PD zone.

B) General Analysis Discussion

- General information

The proposed development will consist of 60 single family residential lots on 33.39 acres. The overall density of the project will be 1.79 units per acre. Lots 42 and 53 are required to be single story homes adjacent to the properties to the west of this development. The development will be access from Jones Boulevard, a Primary (90') Arterial, and Iron Mountain Road, a Secondary (80') Collector as indicated on the Master Plan of Streets and Highways. All interior streets will be 39 feet wide and shall be designated private. There will two common lots within the development that will provide sufficient open space areas that will be usable by the residents.

- Cross Section

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 2-foot in height therefore complying with Title 18.

The submitted east/west cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 2-foot in height therefore complying with Title 18.

- Trails

A twenty (20) foot wide Multi-use Transportation Trail is required to be installed along the south side of Iron Mountain Road. The multi-use trail is to conform to the following standards: a five (5) foot transition strip, a ten (10) public transportation trail, and a five (5) foot private landscaped corridor.

TMP-6271 - Staff Report Page Five
April 28, 2005 - Planning Commission Meeting

- Special Conditions of Approval (SDR-5304)
 3. Landscaping shall be installed on the north side of Brent Lane in a six (6) foot wide planter with 1 - 24" box tree every 30 linear feet on center, plus one (1) additional tree. Four (4), five (5) gallon shrubs shall be planted around each tree.
 4. A twenty (20) foot Multi-use Transportation Trail is required south of Iron Mountain Road as indicated on Exhibit 1, Multi-Use Transportation Trail of the Transportation Trails Element of the 2020 Master Plan. The trail is required to have the following components: a five (5) foot transition strip, a ten (10) foot public transportation trail, and a five (5) foot private landscaped corridor. The trail shall be incorporated in the improvements of the south side of Iron Mountain Road and the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-6271** APN: 125-11-503-001,002;125-11-507-002,004;
125-11-508-003

Name of Property Owner: Quarterhorse Falls Estates, LLC

Name of Applicant: Quarterhorse Falls Estates, LLC

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

Yes

No

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

City Official: _____

Partner(s) _____

APN: _____

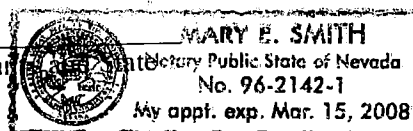
Signature of Property Owner/Authorized Agent:

Print Name: _____

Subscribed and sworn before me

This 22 day of February, 20 09

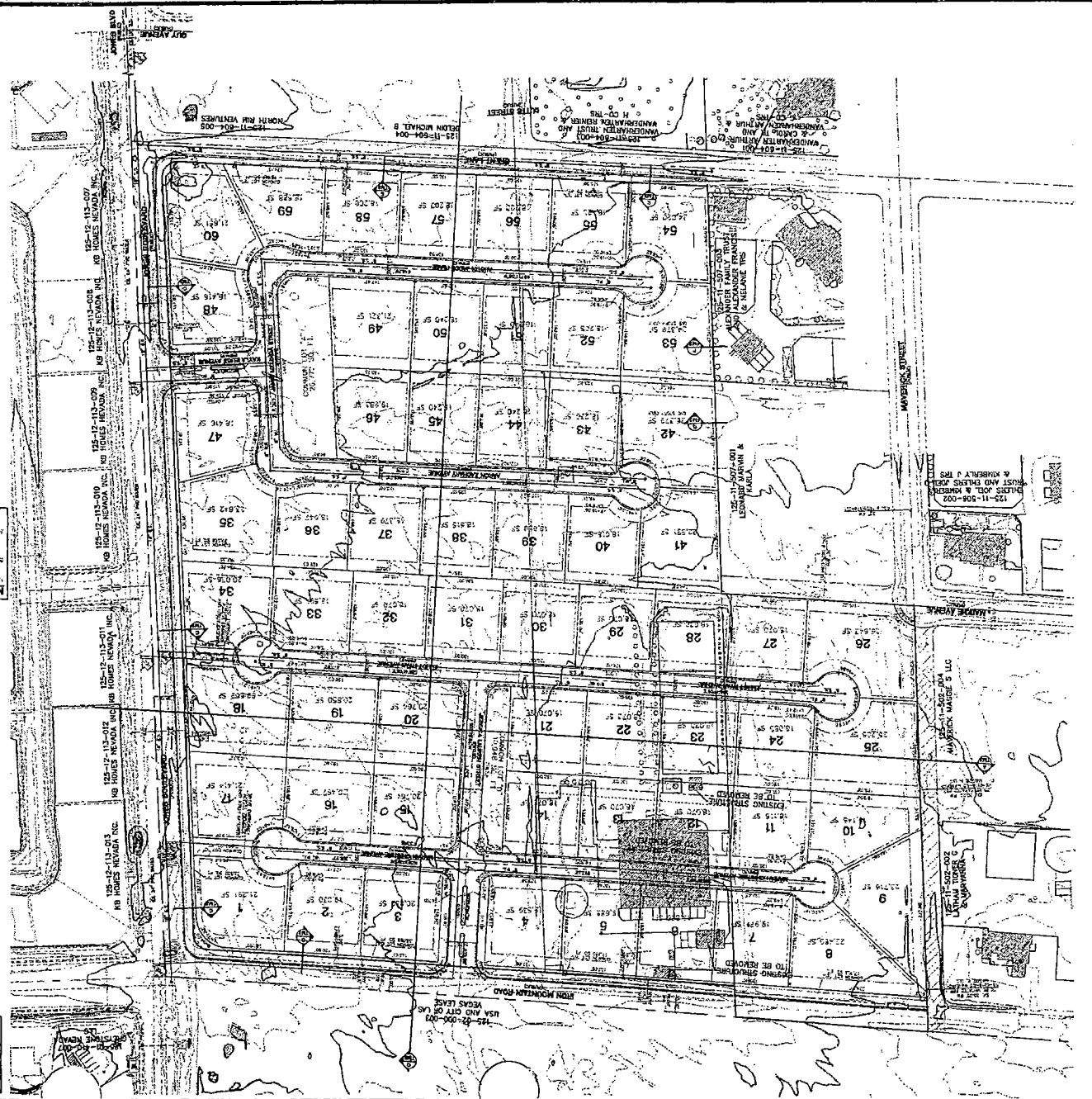
Notary Public in and for said County

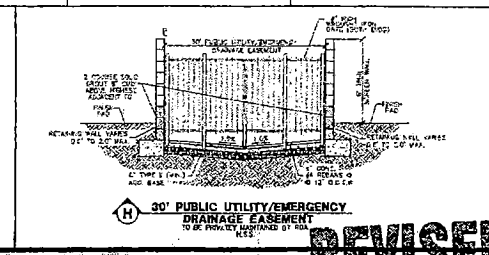
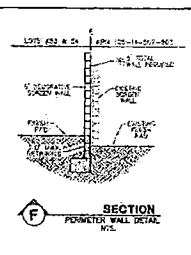
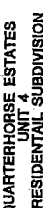


TMP-6271

4.6.05

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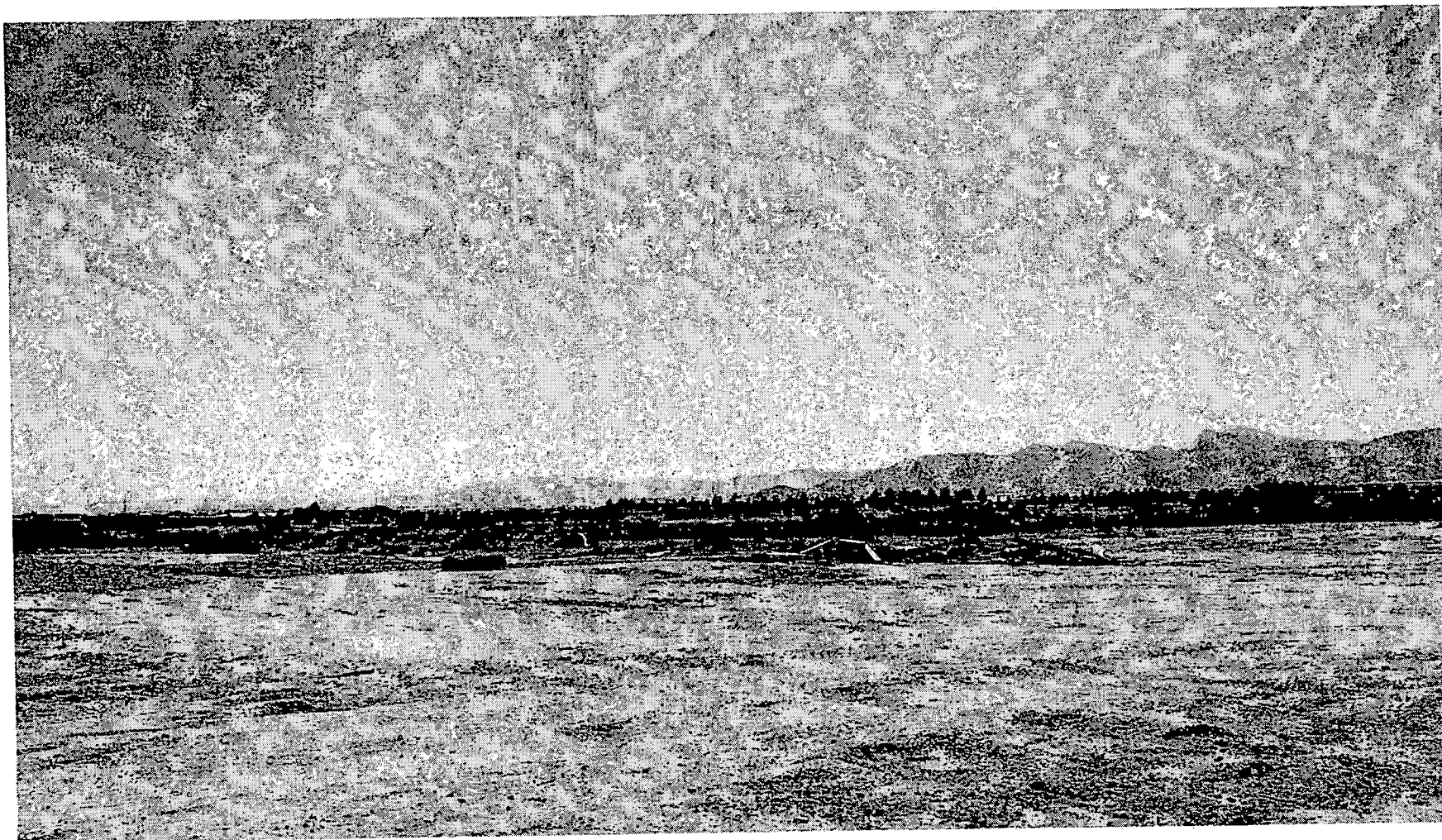


LR 6-175



TMP-6271 - QUARTERHORSE ESTATES UNIT 4 - APPLICANT/OWNER: QUARTERHORSE FALLS
ESTATES, LLC
SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
APRIL 28, 2005 PLANNING COMMISSION

3/31/05



TMP-6271 - QUARTERHORSE ESTATES UNIT 4 - APPLICANT/OWNER: QUARTERHORSE FALLS
ESTATES, LLC
SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
APRIL 28, 2005 PLANNING COMMISSION

3/31/05

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-6286 - TENTATIVE MAP - LAMB-BINGHAM - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FREDY SIDHOM AND JOEL ARMSTRONG -
Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APNs 140-29-401-005 and 006), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone, Ward 3 (Reese).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions Consent Item 1 [TMP-6237], Item 2 [TMP-6246], Item 3 [TMP-6271] and Item 4 [TMP-6286] – **UNANIMOUS** with NIGRO abstaining on Item 3, McSWAIN abstaining on Item 2, 3 and 4 and EVANS and STEINMAN excused

This is Final Action

NOTE: Chairman Nigro abstained on Item 3, as the applicant is in litigation with a firm that his company is involved with. Commissioner McSwain abstained on Items 2, 3 and 4, as her company, Terra Contracting, is presently under contract with the applicants.

MINUTES:

CHAIRMAN NIGRO stated this is a Consent item.

(6:20 – 6:21)

1-587

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 4 – TMP-6286

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4545).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

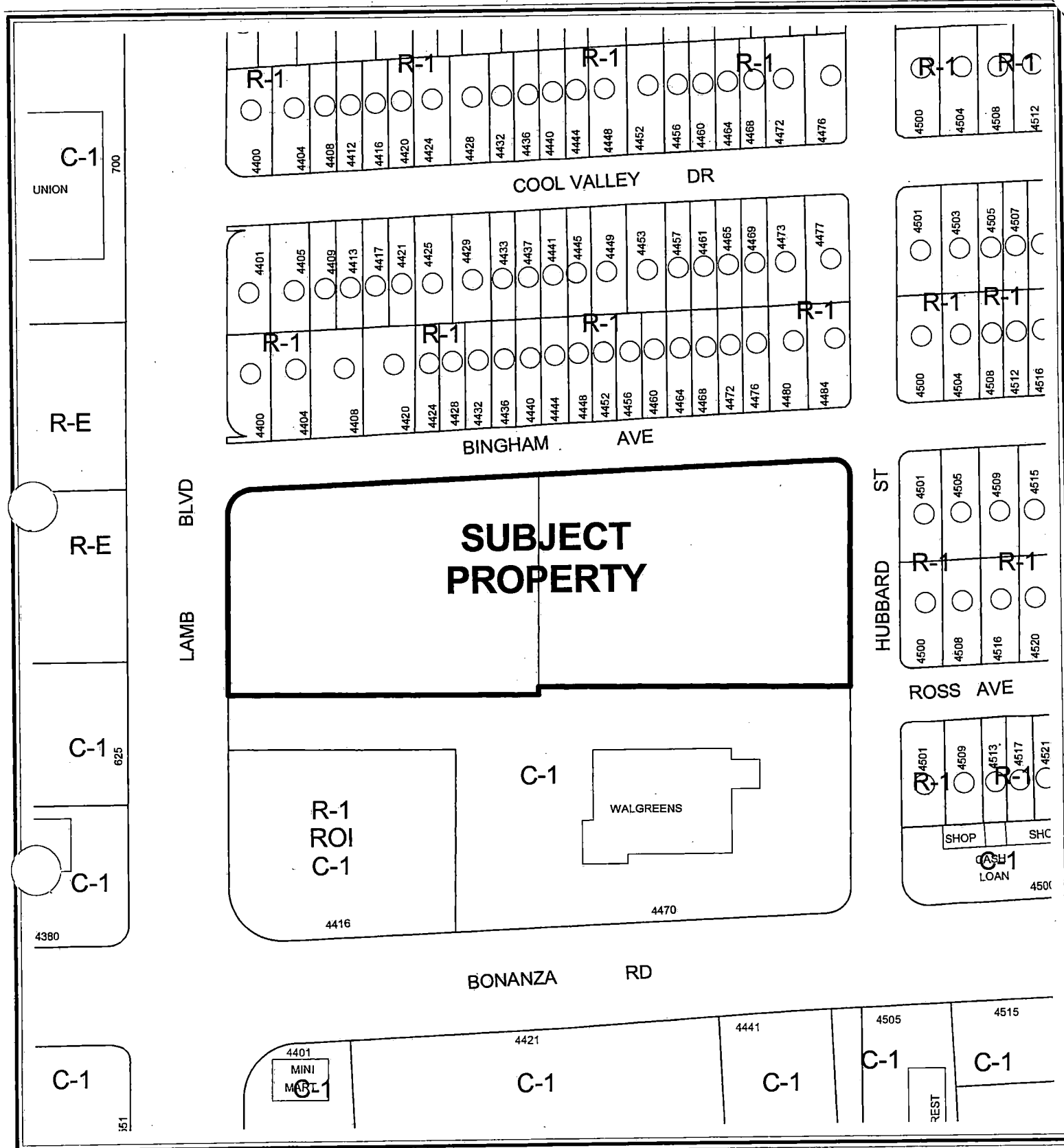
Public Works

6. Prior to the submittal of a Final Map, coordinate with the City Surveyor to determine if a Reversionary Map or other map is necessary for this site.
7. A gated entry drive will not be permitted for this site unless otherwise allowed by the City Traffic Engineer.
8. Extend the median island on Lamb Boulevard to Bingham Avenue concurrent with development of this site acceptable to the City Engineer.
9. Provide proof acceptable to the Land Development Division of the Department of Public Works that the existing access agreement between this site and the parcel to the south has been terminated prior to submittal of a Final Map for this site.

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 4 – TMP-6286

CONDITIONS – Continued:

10. Site development to comply with all applicable conditions of approval for ZON-4543 and all other applicable site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



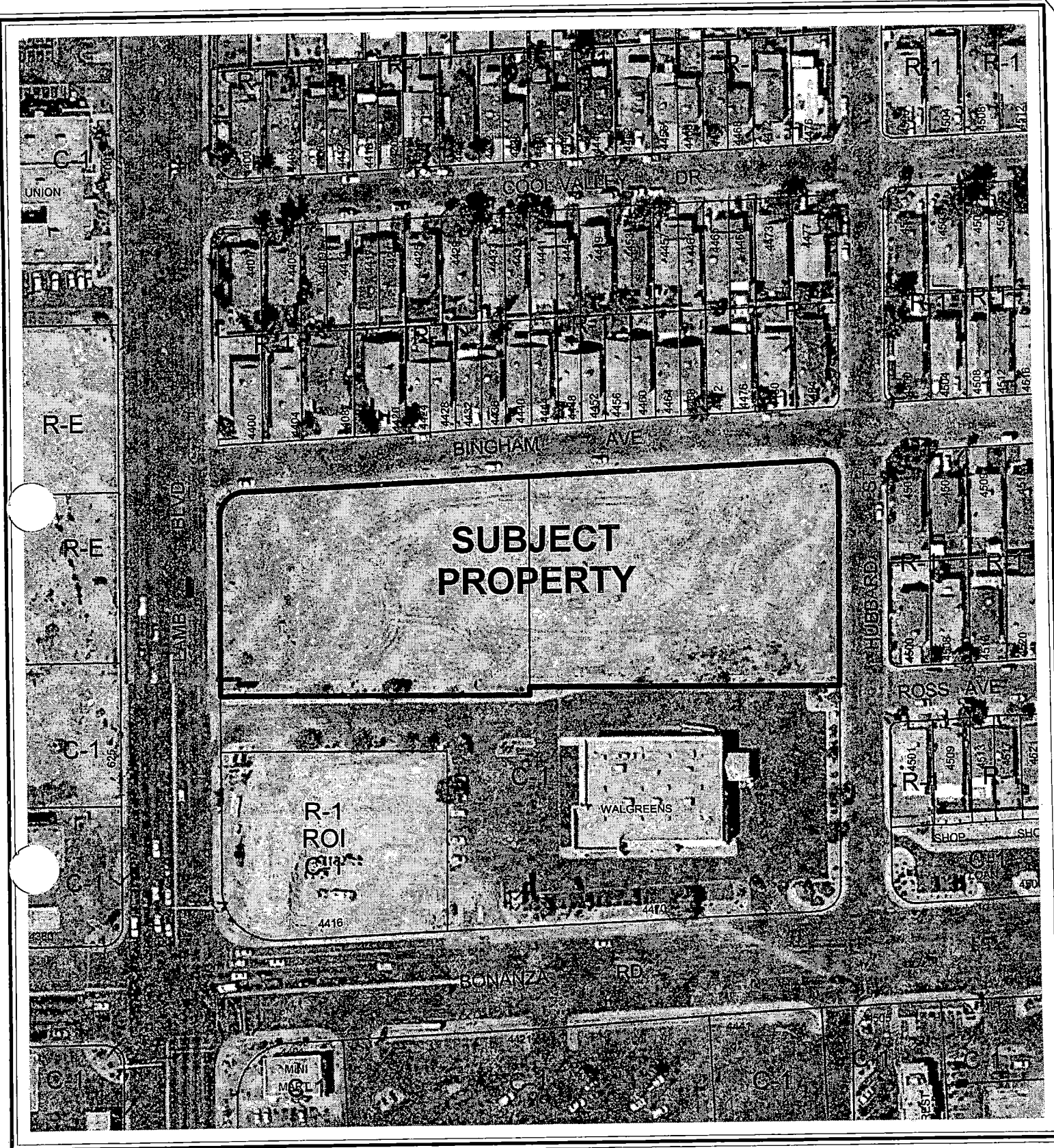
0 100 200 Feet

CASE: TMP-6286

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD9
(RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)





0 100 200 Feet

CASE: TMP-6286

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD9
(RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6286 - LAMB-BINGHAM - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: FREDY SIDHOM AND JOEL ARMSTRONG

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4545).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

Public Works

6. Prior to the submittal of a Final Map, coordinate with the City Surveyor to determine if a Reversionary Map or other map is necessary for this site.
7. A gated entry drive will not be permitted for this site unless otherwise allowed by the City Traffic Engineer.

TMP-6286 - Conditions Page Two
April 28, 2005 - Planning Commission Meeting

8. Extend the median island on Lamb Boulevard to Bingham Avenue concurrent with development of this site acceptable to the City Engineer.
9. Provide proof acceptable to the Land Development Division of the Department of Public Works that the existing access agreement between this site and the parcel to the south has been terminated prior to submittal of a Final Map for this site.
10. Site development to comply with all applicable conditions of approval for ZON-4543 and all other applicable site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map (TMP-6286) for a 32-lot single-family residential subdivision on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Related Actions

11/02/00 The Planning Commission tabled a request by Clark County for a General Plan Amendment (GPA-0022-00) to amend a portion of the Southeast Sector Plan from ML (Medium Low Density Residential) to O (Office) for a proposed County-operated office building that would contain the Family and Youth Services Division and branches of the Business License Department, District Courts, and Clark County Social Services, a request by Clark County for a Rezoning (Z-0076-00) from R-1 (Single Family Residential) to O (Office) for the above County operated office building, and a request by Clark County for a Site Development Plan Review [Z-0076-00(1)] for the above proposed County operated office building. Staff recommended approval.

09/15/04 The City Council approved a request for a General Plan Amendment (GPA-4542) to amend a portion of the Southeast Sector Plan of the General Plan from ML (Medium Low Density Residential) to MLA (Medium Low Attached Residential), a Site Development Plan Review (SDR-4545) for a proposed 35-lot single-family development and a Waiver for a reduction of open space requirements, a Variance (VAR-4547) to allow an R-PD (Residential Planned Development) Zoning District on 3.58 acres where 5.00 acres is the minimum required, a Variance (VAR-4572) to allow 14,352 square feet of open space where 25,870 square feet is required, and a Rezoning (ZON-4543) from R-1 (Single Family Residential) Zone to R-PD9 (Residential Planned Development - 9 Units Per Acre). The Planning Commission recommended approval, while staff recommended denial.

B) Pre-Application Meeting

- 02/15/05 The following is a list of the items discussed at the pre-application conference:
- Move the intersection a minimum of 220 feet from Hubbard.
 - Locate the open space to approximately the middle of the subdivision.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.80
Net Acres: 3.58

B) Existing Land Use

Subject Property: Undeveloped
North: Single family residential
South: Retail Commercial
East: Single family residential
West: Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-1 (Single Family Residential) under Resolution of Intent to R-PD9
(Residential Planned Development - 9 units per acre)
North: R-1 (Single Family Residential)
South: C-1 (Limited Commercial)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential) under Resolution of Intent to R-PD9
(Residential Planned Development - 9 units per acre)

E) General Plan Compliance

The site is located on the Southeast Sector Map of the General Plan. The current land use designation for the subject property is MLA (Medium-Low Attached Density Residential), which permits up to eight dwelling units per acre. The site is zoned R-1 (Single Family Residential) under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre). The proposed R-PD9 (Residential Planned Development - 9 units per acre) zoning district is in compliance with the current General Plan designation.

TMP-6286 - Staff Report Page Three
 April 28, 2005 - Planning Commission Meeting

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

There are no special plans, study areas or overlays that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD zoned project are established by the site plan. In the case of the subject proposal, these are as follows:

Standards	Provided
Min. Lot Size	2,450 SF
Min. Lot Width	35 Feet
Min. Setbacks	
• Front	10 Feet
• Side	4 Feet
• Corner	4 Feet
• Rear	9 Feet
Max. Lot Coverage	NA
Max. Building Height	NA
Number of Lots	32
Max. Density	8.4
Private/Public Street	Public
Min. Street Width	37 Feet

The above-mentioned development standards were approved with the Site Development Plan Review (SDR-4545).

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
3.8	8.4	1.65	13.89	22,996 sq. ft.*	8.8	19,291 sq. ft.

* A Variance (VAR-4572) was approved, which allowed 14,532 square-feet of open space where 25,870 square feet were required. The density of the project has been reduced from 9.8 to 8.4 dwelling units. Therefore, the applicant is providing 4,759 square-feet more open space than what was permitted by the Variance.

BTS

B) General Analysis Discussion

- General information

The approved Site Development Plan Review (SDR-4545) depicted 35 single-family residential lots on 3.58 gross acres, resulting in a density of 9.8 dwelling units per acre. The tentative map has been revised and indicates 32 lots, which result in a density of 8.4. Access to these lots will be provided from series of 37-foot private streets. The subdivision is accessed from Bingham Avenue, which has a 50-foot right-of-way. The typical lot size is approximately 2,450 square feet in size. Setbacks proposed for this development are 10 feet in the front yard, five feet to the garage door, nine feet in the rear, four feet for side yards and four feet for corner side yards, which contain common landscaped areas. The applicant has provided 19,291 square-feet of open space, where only 14,532 square-feet of open space was required by Variance (VAR-4572).

- Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 2.8-foot in height therefore complying with Title 18.

- Trails

There are no trails that affect the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

There are no Special Conditions of Approval from the Zoning or SDPR.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-6286** APN: 140-29-401-005,006
Name of Property Owner: JOEL ARMSTRONG 50
FREDY SIDHOM 50
Name of Applicant: RICHMOND AMERICAN HOMES

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

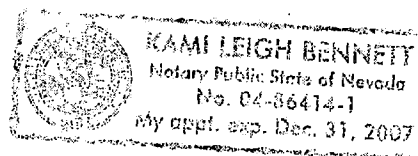
Signature of Property Owner/Authorized Agent: _____

Print Name: JOE ARMSTRONG

Subscribed and sworn before me

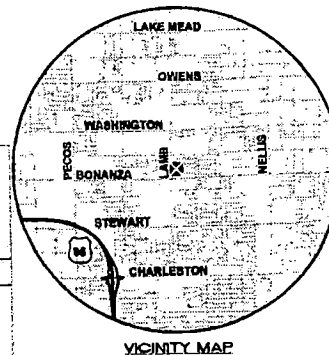
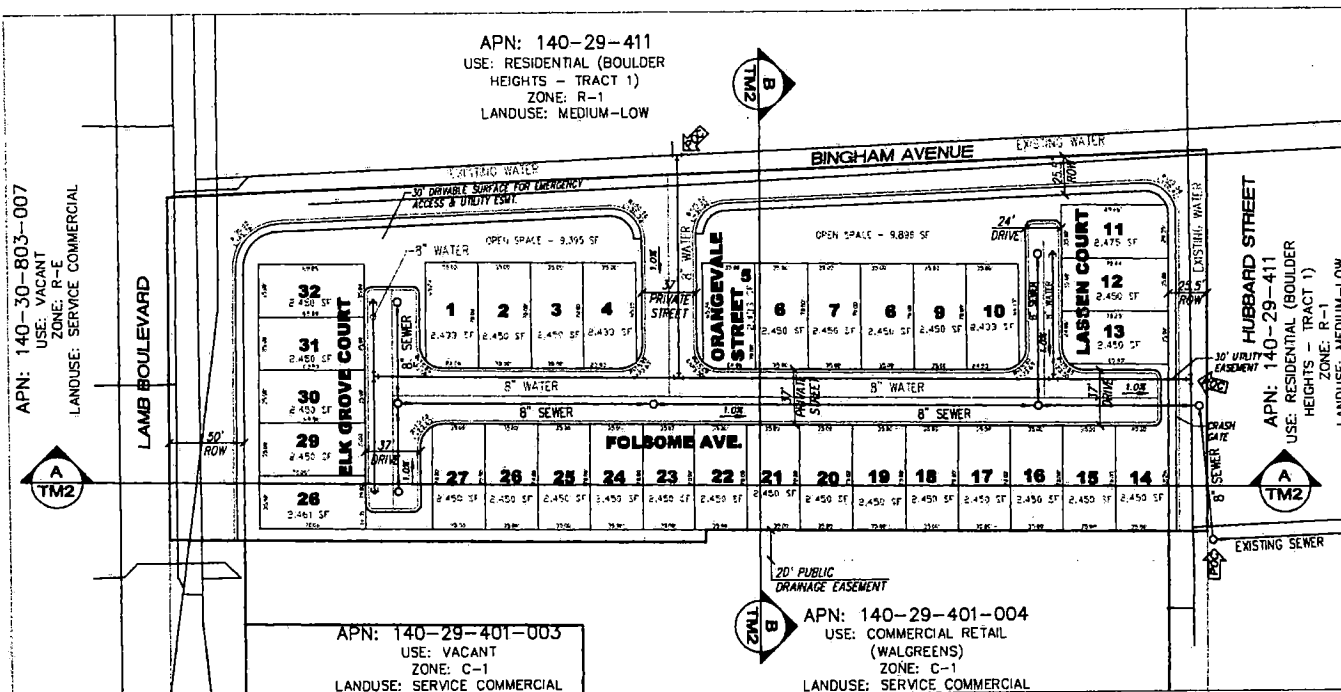
This 4 day of FEB, 2005

Notary Public in and for said County and State



LAMB / BINGHAM

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY RICHMOND AMERICAN HOMES



DEVELOPER
RICHMOND AMERICAN HOMES
2340 BASED VORSE PARK
SUITE 100
HENDERSON, NEVADA 89014
(702) 617-8400

OWNER
JAN ARMSTRONG & FRED SOWAN
2004 CORONADO CIRCLE
LAS VEGAS, NEVADA 89120
(702) 932-6125

ENGINEER
RICHMOND CONSULTING
ENGINEERS
3151 F. MARK SPRINGS RD
SUITE 200
LAS VEGAS, NEVADA 89120
(702) 932-6125

ASSESSOR'S PARCEL NUMBER:
140-29-401-003 & 004

LEGAL DESCRIPTION
BEING LOT THREE (3) AND LOT FOUR (4) OF PARCEL MAP FILE NO. 88, PAGE 61 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

OVERALL TABULATIONS

EXISTING ZONING	RPO-8
EXISTING LAND USE	MEDIUM-LOW ATTACHED
# OF UNITS	32
GROSS ACREAGE	8.4 ACRES
200% LOT	20,000 SF
OPEN SPACE REQUIRED	14,532 SF
APPROVED	10-4572

GENERAL NOTES

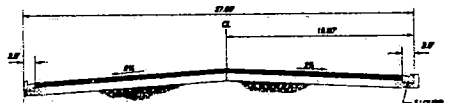
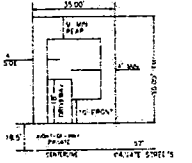
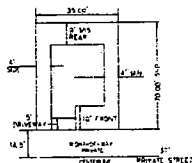
1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL INTERIOR STREETS ARE 30' & 24' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREIN IS FROM AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PLANNING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES, DRIVEWAYS AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
7. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 20' OF THE EXISTING GROUND SURFACE.
8. AT THIS TIME COAR'S ARE ANTICIPATED FOR THIS DEVELOPMENT.
9. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LOT OR LOTS NEW TITLE IS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE AND IS LOCATED IN ZONE "X".
12. ESTIMATED SEWER CONTRIBUTION (0.0004 MG/D + 32 LOTS) = 0.01 MG/D.
13. NO PRESERVATION FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES ADJACENT TO THIS SITE.

ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CLARK COUNTY AREA WIDE STANDARDS UTILITIES SERVICES PROVIDED AS FOLLOWS:

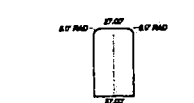
WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS
SOLID WASTE DISPOSAL	REPUBLIC SERVICES OF SOUTHERN NEVADA
TELEPHONE	SPRINT CENTRAL - NEVADA
CABLE	COM COMMUNICATIONS

LEGEND

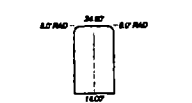
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- EXISTING STORM DRAIN
- FIRE HYDRANT
- LOT NUMBER
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- PRESSURE ZONE WATER
- PRESSURE ZONE BOUNDARY
- EXISTING GROUND CONTOUR LINE



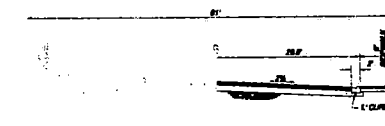
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



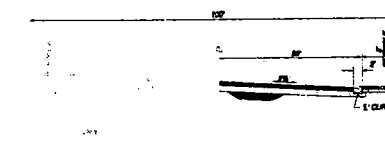
TYPICAL 37' DRIVE
(NOT GREATER THAN 150' IN LENGTH)



TYPICAL 24' DRIVE
(NOT GREATER THAN 150' IN LENGTH)



81' PUBLIC STREET HALF-SECTION (BINGHAM AVE. / HUBBARD ST.)
NOT TO SCALE



100' PUBLIC STREET HALF-SECTION (LAMB BLVD.)
NOT TO SCALE

RICHMOND AMERICAN HOMES

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7525 Hubbard Avenue, Las Vegas, NV 89127 Office: (702) 344-7701 Fax: (702) 344-7702

TENTATIVE MAP

LAMB / BINGHAM
CITY OF LAS VEGAS, NEVADA

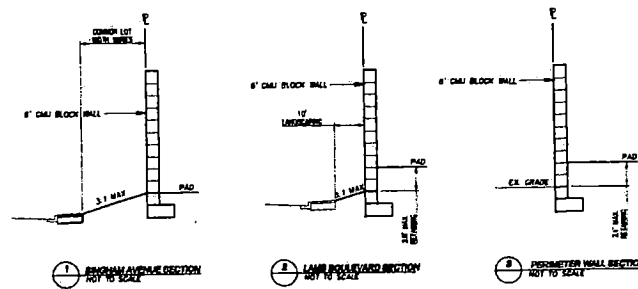
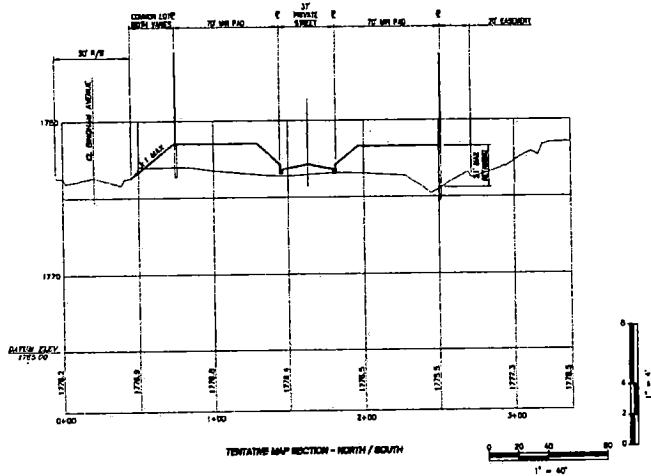
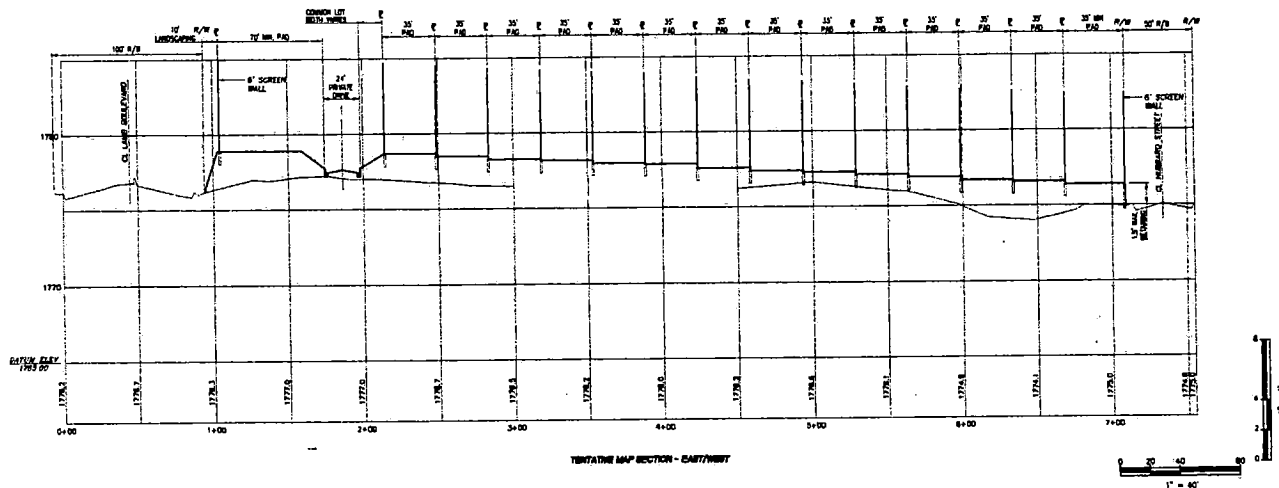
DATE	MARCH 12, 2004
DRAWN BY	B. SAMP
DESIGNED BY	B. SAMP
CHECKED BY	A. WATZ
SCALE	1" = 40'
PROJECT NO.	RA-0087
ENGINEERING SEAL	
SHEET	TM-1 OF 2
DRAWING NO.	0001 TM-1 P. 3-1400-DWG

TMP-6286

RECEIVED

04/28/05 PC

04/28/05



TMP-6286
04/28/05 PC

RECEIVED
 MAR 25 2005

FOR THE CLIENT: RICHMOND AMERICAN HOMES

2000 PAGO PAGO ROAD, PAGO PAGO, SAITE 120
 HONOLULU, HAWAII 96819
 (808) 541-1200

RS CONSULTING, INC.
 STRATEGIC PLANNING SOLUTIONS
 7535 Melrose Avenue, Las Vegas, NV 89129 OFFICE: 702.364.7701 FAX: 702.364.7702

TENTATIVE MAP
 CROSS SECTIONS

LAMB / BINGHAM
 CITY OF LAS VEGAS, NEVADA

SHEET

DATE:

DESIGNED BY:

CHECKED BY:

SCALE:

45 NOTED

PROJECT NO.

RA-0087

ENGINEERING SEAL

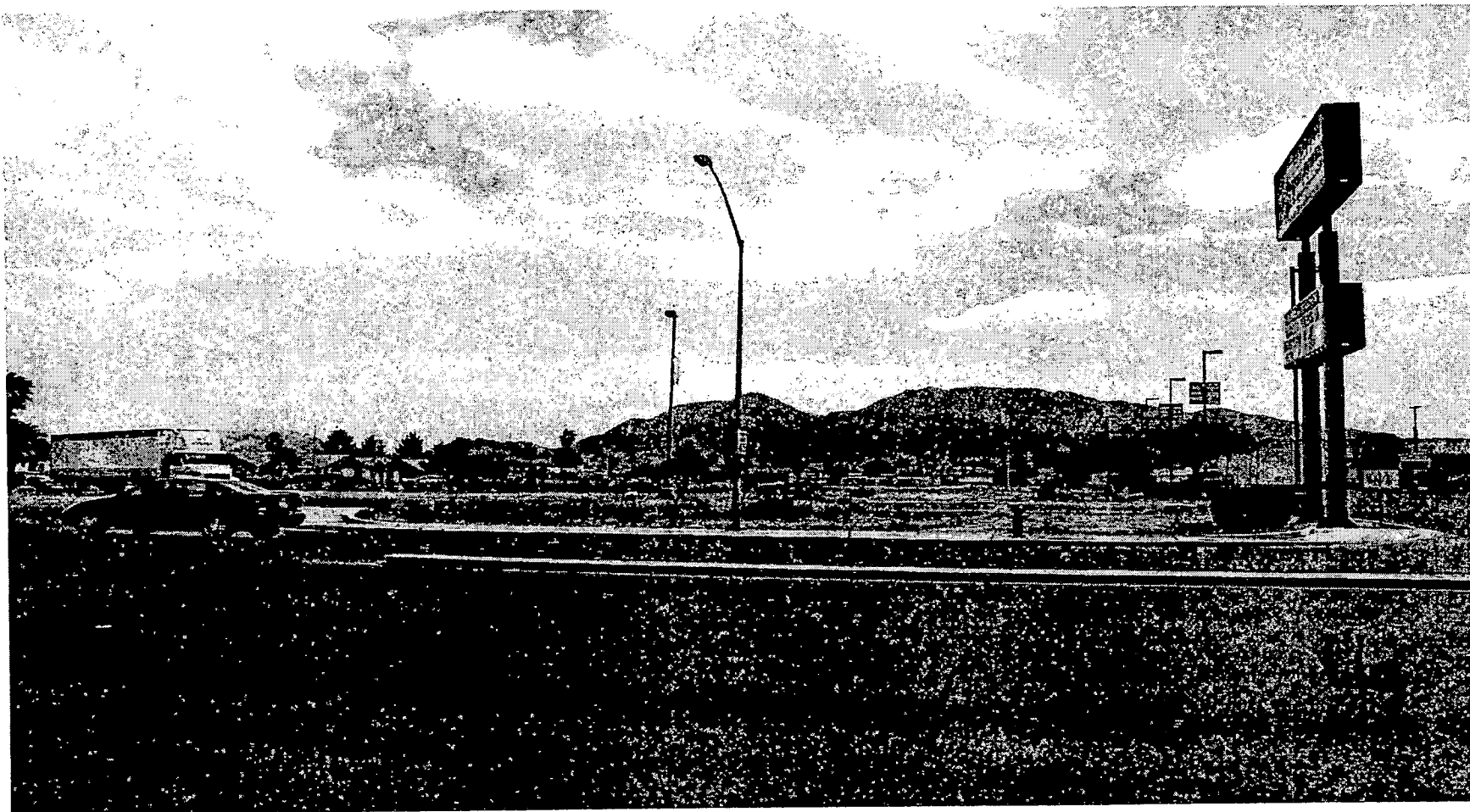
CHECK

TM-2

2

DATE: 04/28/05

04/28/05



TMP-6286 - LAMB-BINGHAM - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FREDY SIDHOM
AND JOEL ARMSTRONG
SOUTHEAST CORNER OF LAMB BOULEVARD AND BINGHAM AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05



TMP-6286 - LAMB-BINGHAM - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FREDY SIDHOM
AND JOEL ARMSTRONG
SOUTHEAST CORNER OF LAMB BOULEVARD AND BINGHAM AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

SET DATE: 05/18/05

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

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

MOTION:

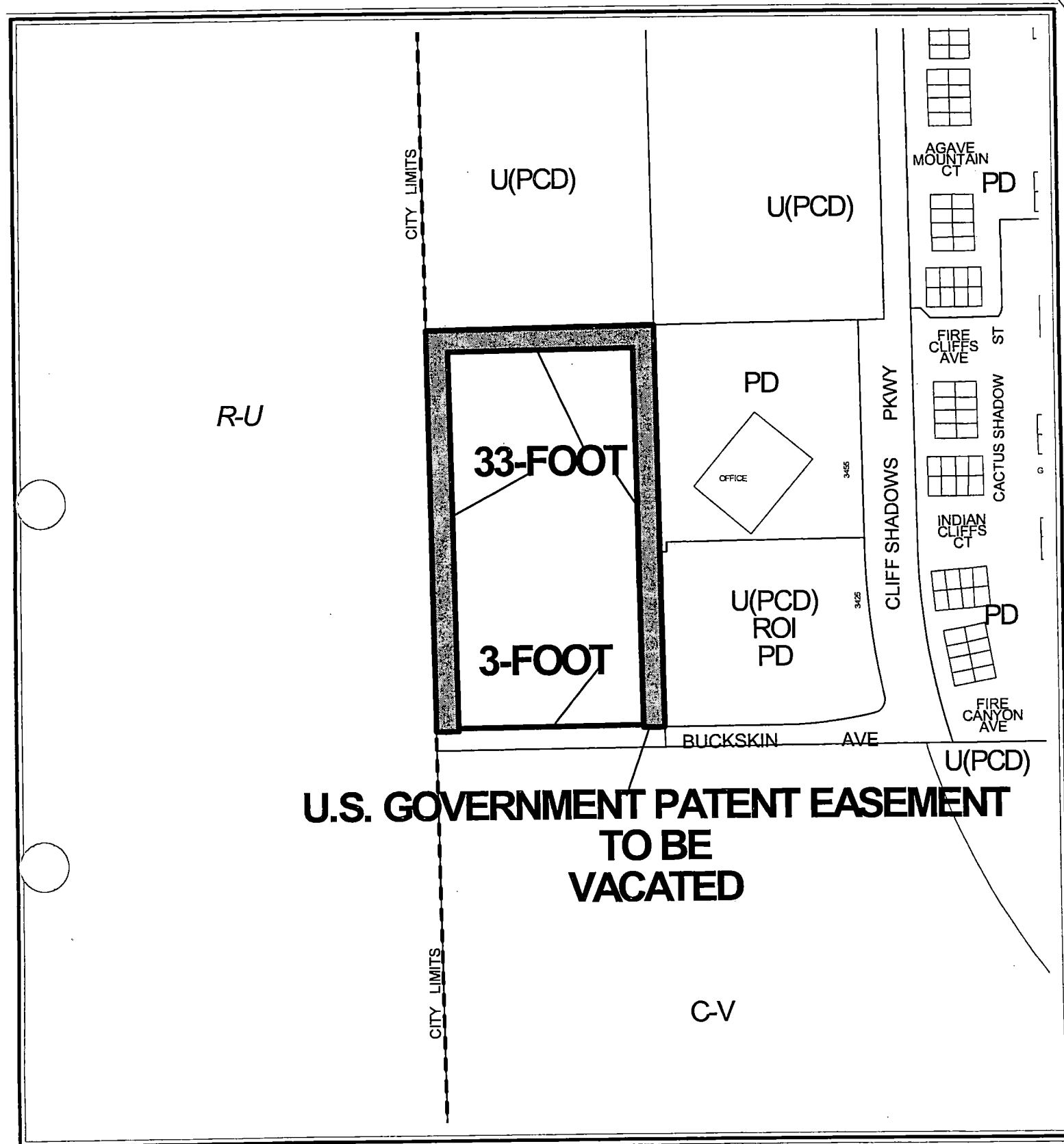
McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363],
Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59
[SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89
[TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the
05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784],
Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and
Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] –
UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:04 – 6:20)

1-84

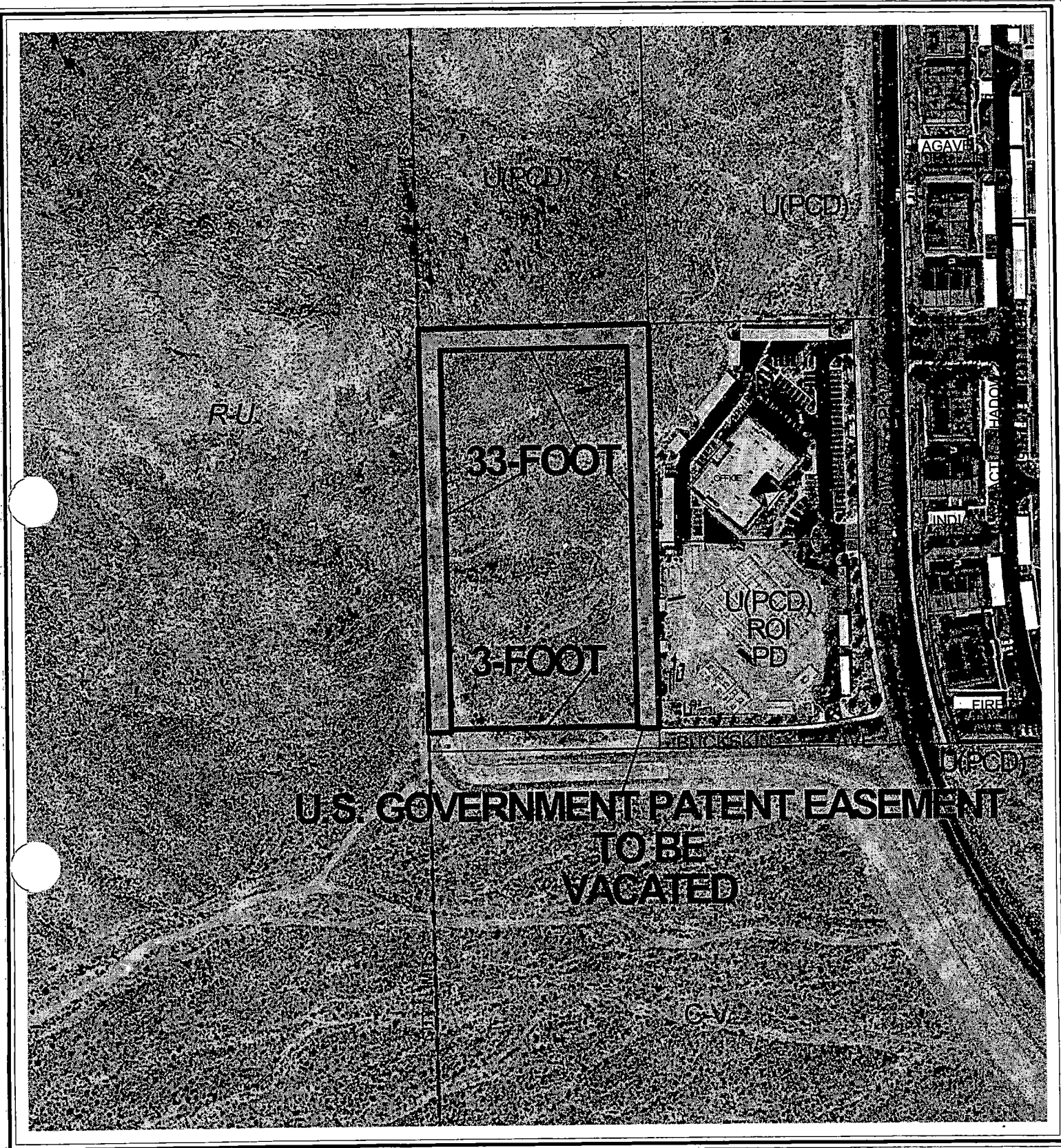


**U.S. GOVERNMENT PATENT EASEMENT
TO BE
VACATED**

0 200 400 Feet

CASE: VAC-5793





CASE: VAC-5793

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAC-5793 - APPLICANT/OWNER: UNIPRO
HOLDINGS, LLC

***ON APRIL 25, 2005 THE APPLICANT
REQUESTED THIS ITEM BE TABLED***

Unipro Holdings, LLC
Frank Hamadani
Cell: 949. 246 7700 Fax: 949. 203 6317
Email: F@Hamadani.com

Facsimile Cover Letter

To: Mr. Gary Leobold **From:** Frank Hamadani
Company: City of Las Vegas **Date:** April 25, 2005
Fax: 702. 385 7268 **Pages:** 1 including this cover
Re: "Marquise" APN: 137-12-301-009 **Cc:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Re: MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781

Dear Mr. Leobold,

We would hereby like to request that all of the above referenced applications be TABLED at this time.

Please disregard the previous request for abeyance.

Thank you again for your assistance.

Best Regards,

Frank Hamadani
Unipro Holdings, LLC



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: UNIPRO HOLDINGS, LLC

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

Yes No ✓

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

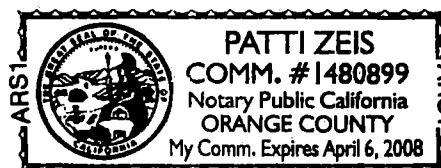
Print Name: FRANK HAMADANI, Manager

Subscribed and sworn before me

This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA

Notary Public in and for said County and State





VAC-5793 - APPLICANT/OWNER: UNIPRO HOLDINGS
WEST OF CLIFF SHADOWS PARKWAY, NORTH OF THE BUCKSKIN AVENUE ALIGNMENT
APRIL 28, 2005 PLANNING COMMISSION

01/21/05



VAC-5793 - APPLICANT/OWNER: UNIPRO HOLDINGS
WEST OF CLIFF SHADOWS PARKWAY, NORTH OF THE BUCKSKIN AVENUE ALIGNMENT
APRIL 28, 2005 PLANNING COMMISSION

01/21/05

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SNC-6338 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: MARY JANE JARVIS - OWNER: A & A, INC. - Request for a Street Name Change FROM: LEWIS AVENUE TO: CHEF ANDRE ROCHAT PLACE, between Sixth Street and Seventh Street, Ward 1 (Tarkanian).

SET DATE: 05/18/05

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to condition on Item 6 [SNC-6338] and APPROVED subject to conditions on Item 7 [RQR-6150] and Item 8 [RQR-6151] – UNANIMOUS with EVANS and STEINMAN excused

To be heard by the City Council on 6/01/2005

MINUTES:

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

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 6 – SNC-6338

MINUTES – Continued:

CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SNC-6338], Item 7 [RQR-6150] and Item 8 [RQR-6151].

Regarding Item 6, VICE CHAIRMAN TRUESDELL questioned if the size of the street sign would accommodate the street name change. MARGO WHEELER, Planning and Development, responded that the words “Chef” and “Place” would be smaller than Andre Rochat. The proposed street name change is in anticipation of Mr. Rochat’s 25th anniversary in the subject location. Staff was happy to recommend approval and VICE CHAIRMAN TRUESDELL concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SNC-6338], Item 7 [RQR-6150] and Item 8 [RQR-6151].

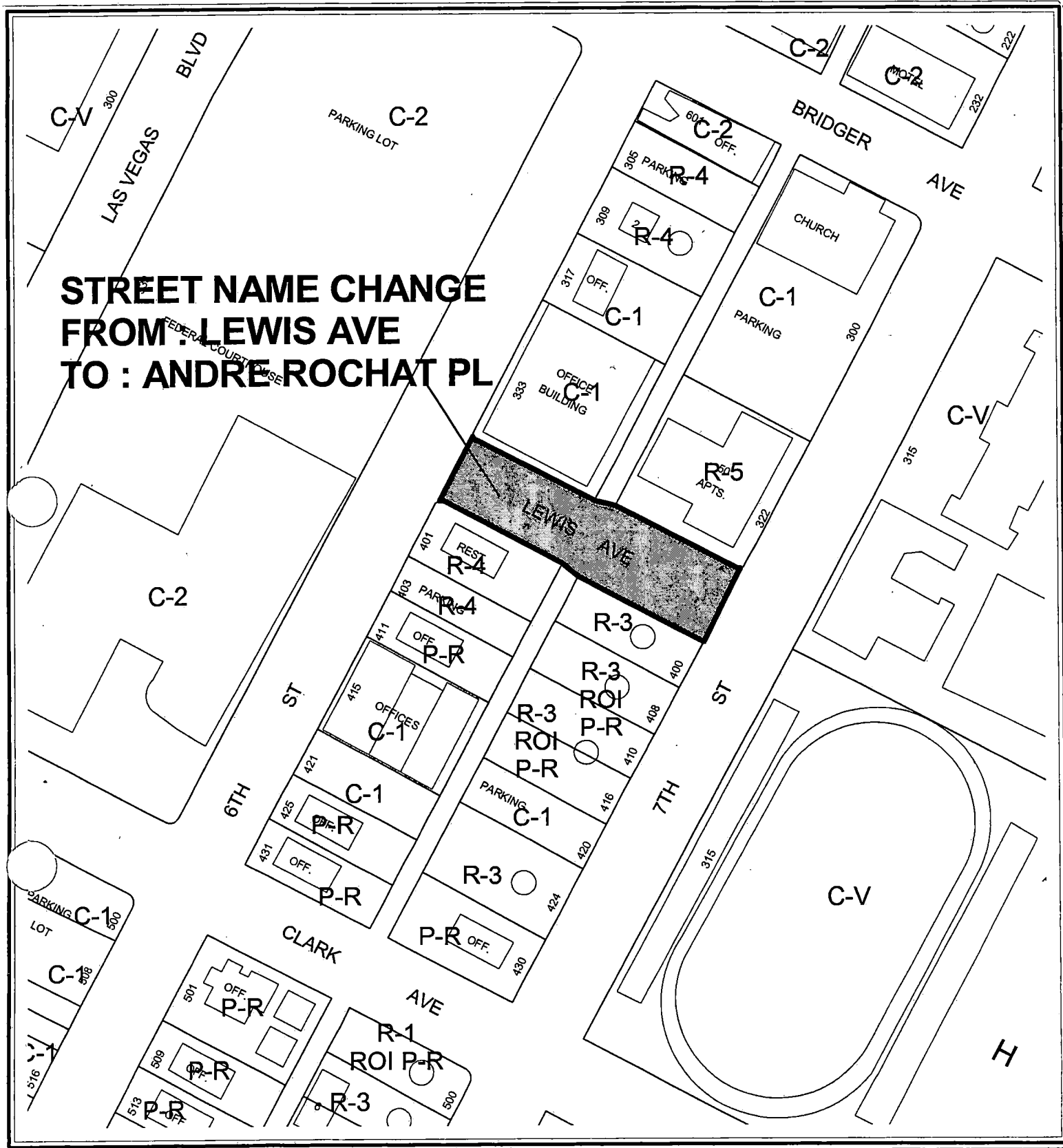
(6:31 – 6:34)

1-948

CONDITIONS:

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.



CASE: SNC-6338

0 100 200 Feet





0 100 200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SNC-6338 - APPLICANT: MARY JANE JARVIS - OWNER: A
& A, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a Street Name Change to change the name of Lewis Avenue, between Sixth Street and Seventh Street, to Chef Andre Rochat Place.

B) *Applicant's Justification*

The applicant states that Andre's French Restaurant, located at 401 South Sixth Street is celebrating its 25th anniversary this year and in honor of the long-term commitment of Chef Andre Rochat to the Downtown and its current redevelopment would like to rename a portion of Lewis Avenue to Chef Andre Rochat Place. The applicant further states that subject portion of Lewis Avenue is self-contained, meaning not a through street; as well, there are no properties addressed from the subject section of 6th street.

BACKGROUND INFORMATION

A) *Related Actions*

There are no previous actions that pertain to this request.

ANALYSIS

A) *General Analysis and Discussion*

As the subject portion of Lewis Avenue is bound by Sixth and Seventh Street and does not continue through said boundaries, as well as there are no physical addresses derived from this portion of Lewis Avenue, the requested name change will have little to no impact on the adjacent parcels. Furthermore, since the acclaimed Chef Andre Rochat has been an integral part of the City of Las Vegas' culinary scene for more than the past quarter century, the obliging of this request would solidify his renowned stature as a member of the Las Vegas community and would be our honor as well.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

SNC-6338 - Staff Report Page Two
April 28, 2005 - Planning Commission Meeting

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0





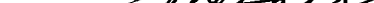
Case Number: **SNC-6338** APN: 139-34-710-007
Name of Property Owner: Andre M. Rochat
Name of Applicant: Mary Jane Jarvis

Yes **No**

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: 

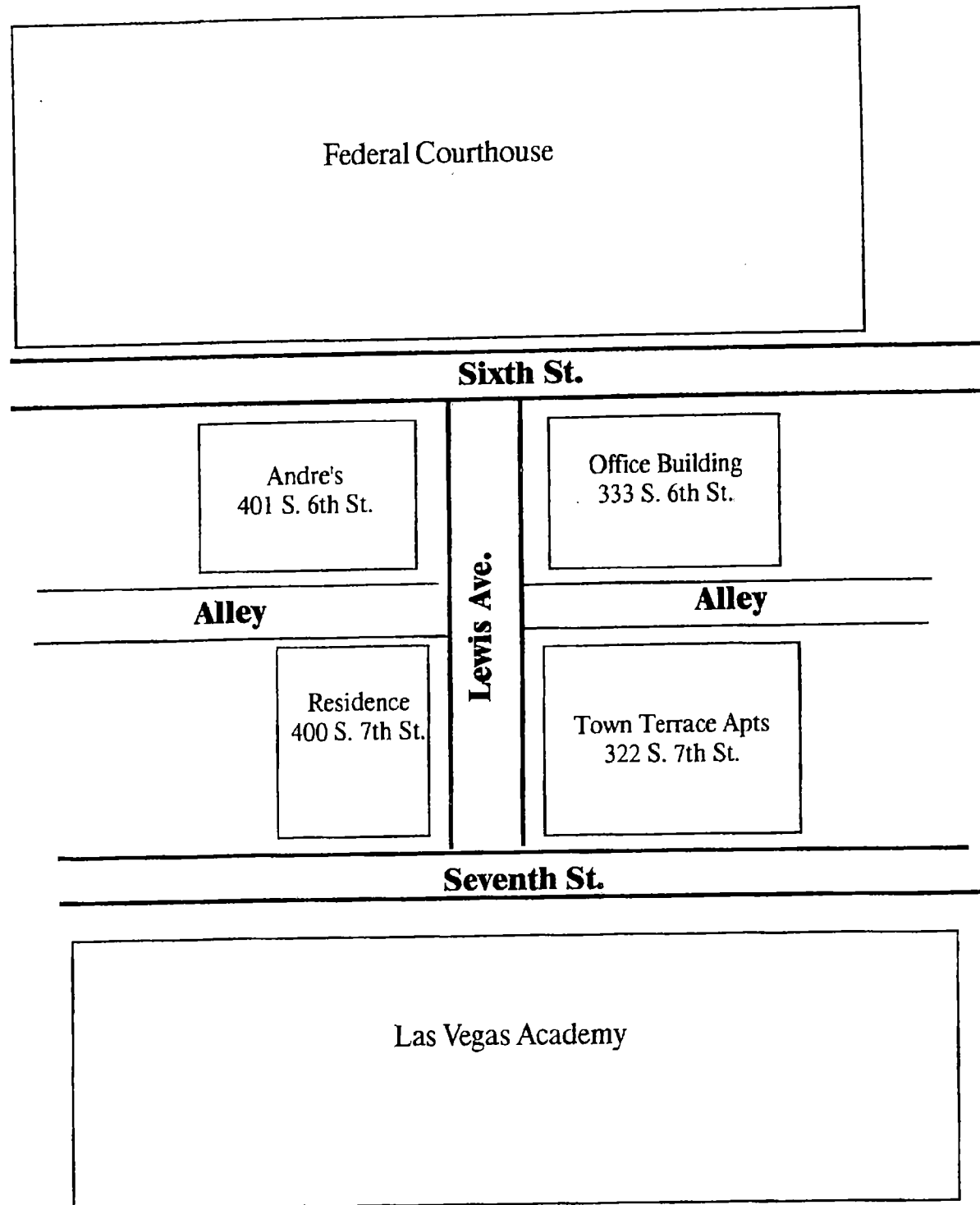
Print Name: ANDRE M. ROCHAS

Subscribed and sworn before me

This 2nd day of March, 2005

Marie M. Puhalski
Notary Public in and for said County and State

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



SNC-6338
04/28/05 PC



GASTRONOMY MANAGEMENT GROUP, INC.

Excellence in Food, Wine and Service

Corporate Office: 5145 Rogers Street, #C • Las Vegas, Nevada 89118 • 702/385-1930

March 14, 2005

Mr. Edie Dechter
Planning and Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Dear Mr. Dechter,

This letter is a request for a street name change.

Andre's French Restaurant, located at 401 South Sixth Street is celebrating its 25th Anniversary this year, a remarkable milestone in the restaurant business in any city, but a rare feat in the midst of the long-term redevelopment of downtown Las Vegas.

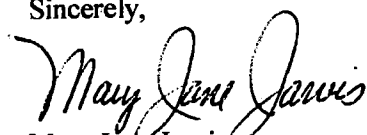
June 30, 2005 we are hosting a great party with dignitaries, celebrities and alumni to celebrate the occasion. I am hoping to surprise Andre with the renaming of Lewis Ave. between Sixth and Seventh Streets to Chef Andre Rochat Place in conjunction with our Anniversary party. Andre was the pioneer of the downtown transformation and this would be a fitting tribute and honor.

Not only has Andre's been a favorite restaurant for locals and visitors alike, it is a culinary landmark that has earned many prestigious awards including, most recently the AAA Five Diamond Award for dining excellence. Andre has worked conscientiously and tirelessly in the community and has served as a mentor to many successful individuals who work in the hospitality industry through out Las Vegas. His talents and efforts have earned him the respect of his colleagues and he has gone on to open three additional highly acclaimed restaurants in major Las Vegas hotel properties, and I'm not sure it's going to stop there.

Lewis Avenue is a "chopped up" street to begin with. It is closed on both sides of the proposed area, as well as many sections west to Main Street. Since there are no physical addresses on this portion of Lewis Ave., I feel that this would be a simple revision that would create no inconvenience to the three abutting properties.

In closing, I would like to thank you for your consideration and can assure you that this mark of respect would gratify and humble Andre to know that his legacy will live on in Las Vegas, his home for more than 35 years.

Sincerely,


Mary Jane Jarvis
Co-owner



The Original
401 South Sixth Street
Las Vegas, Nevada 89101
702/385-5016
andreiv.com info@andreiv.com



Top of the Palms Casino Resort
4321 West Flamingo Road
Las Vegas, Nevada 89103
702/951-7000
alizeiv.com info@alizeiv.com



3770 Las Vegas Boulevard South
Las Vegas, Nevada 89109
702/798-7151
andreiv.com info@andreiv.com



3000 Paradise Road
Las Vegas, Nevada 89109
702/792-6373
mistraliv.com info@mistraliv.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

RQR-6150 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT:
CLEAR CHANNEL OUTDOOR - OWNER: FERRIS INVESTMENTS, INC. - Required
 Two Year Review of an approved Required Review (RQR-1704) WHICH ALLOWED A 14
 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF
 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland
 Avenue (APN 162-04-301-008), M (Industrial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 06/01/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for RQR-1704
5. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to condition on Item 6 [SNC-6338] and **APPROVED**
 subject to conditions on Item 7 [RQR-6150] and Item 8 [RQR-6151] – **UNANIMOUS** with
EVANS and STEINMAN excused

To be heard by the City Council on 6/01/2005

MINUTES:

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

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 7 – RQR-6150

MINUTES – Continued:

CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SNC-6338], Item 7 [RQR-6150] and Item 8 [RQR-6151].

Regarding Item 6, VICE CHAIRMAN TRUESDELL questioned if the size of the street sign would accommodate the street name change. MARGO WHEELER, Planning and Development, responded that the words “Chef” and “Place” would be smaller than Andre Rochat. The proposed street name change is in anticipation of Mr. Rochat’s 25th anniversary in the subject location. Staff was happy to recommend approval and VICE CHAIRMAN TRUESDELL concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SNC-6338], Item 7 [RQR-6150] and Item 8 [RQR-6151].

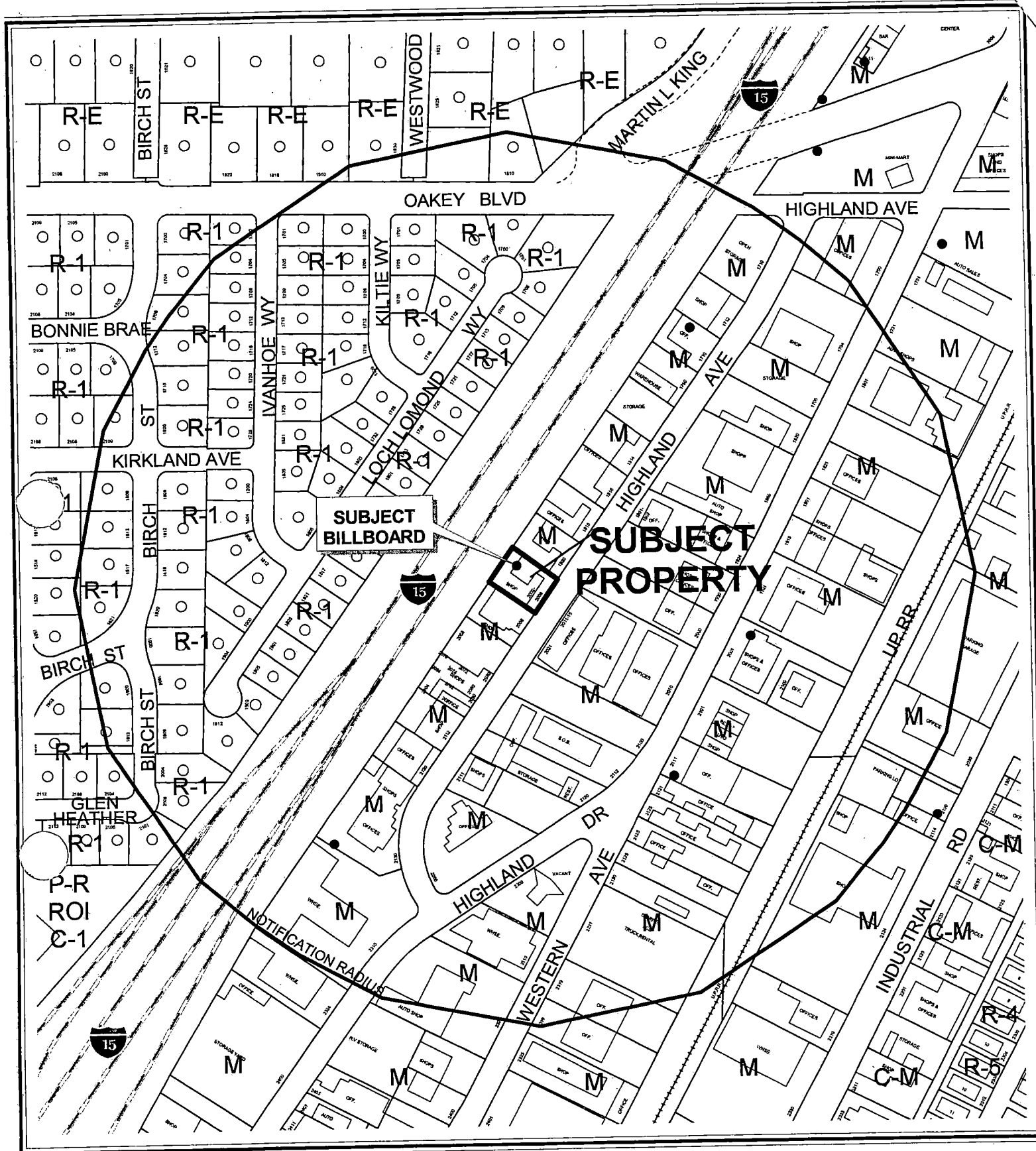
(6:31 – 6:34)

1-948

CONDITIONS:

Planning and Development

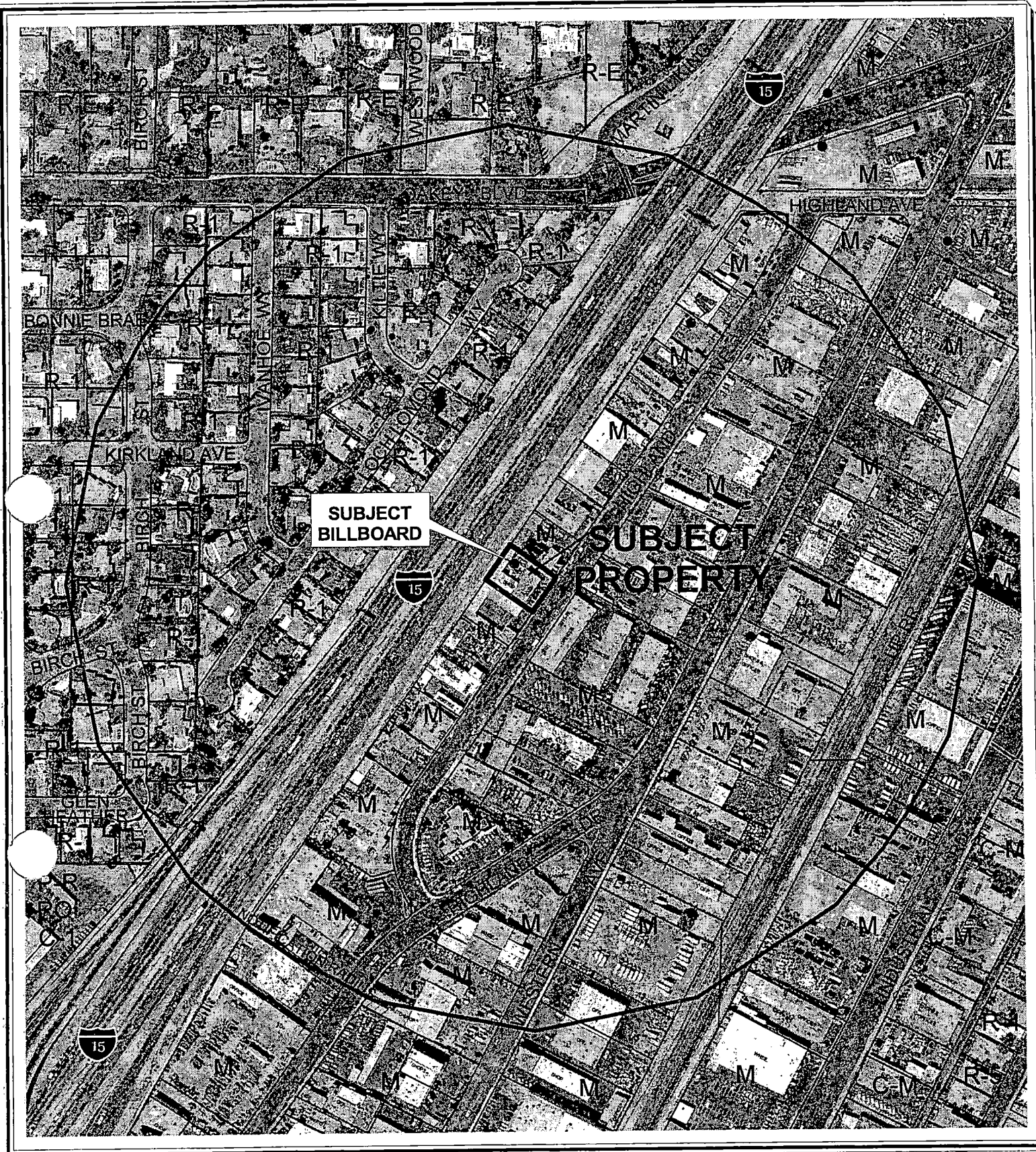
1. The Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.



CASE: **RQR-6150**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



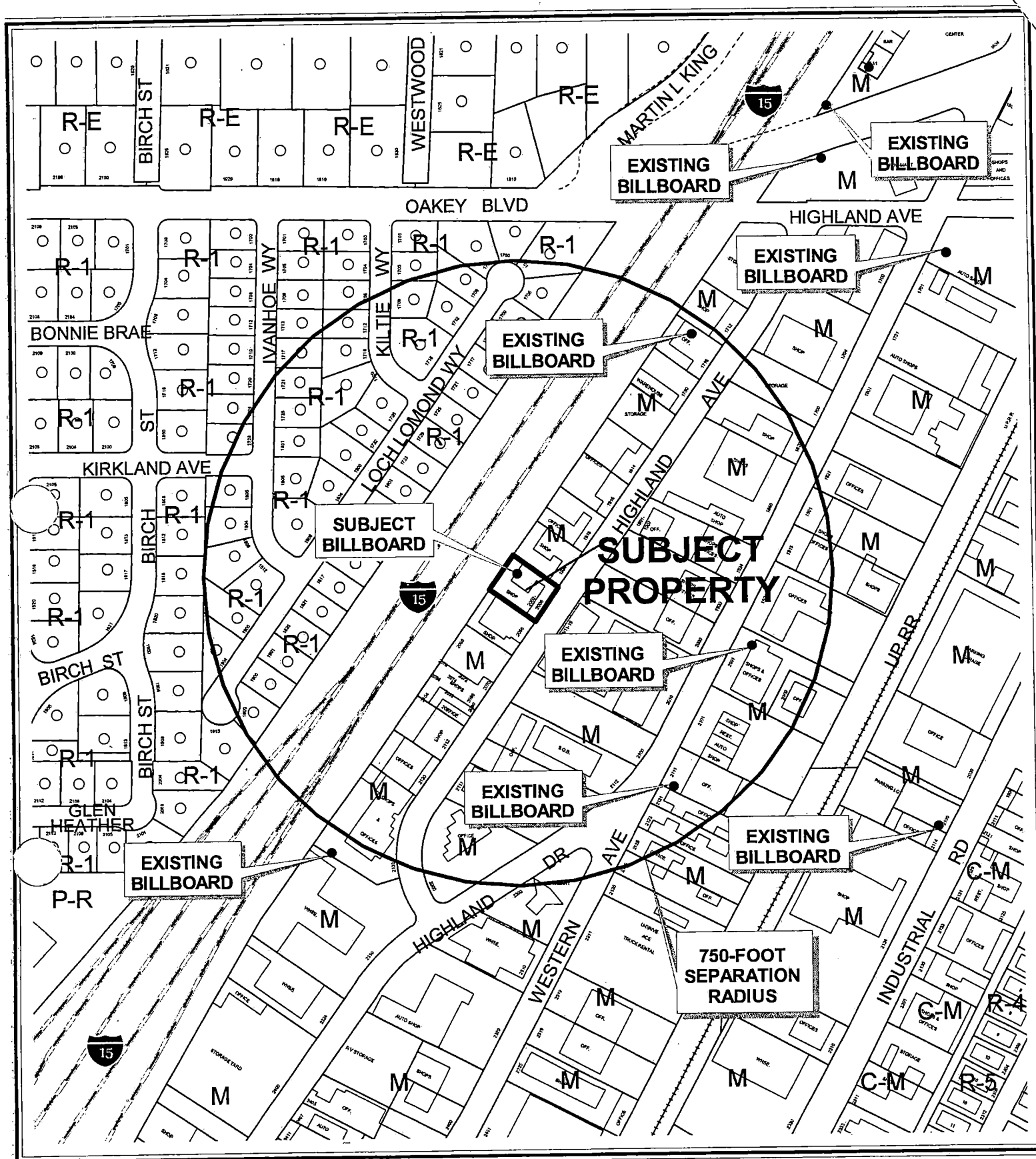
CASE: RQR-6150

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





CASE: **RQR-6150**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-6150

City of Las Vegas Billboard Data

- | | | |
|--|--|---|
|  Subject Parcel |  300 Foot Buffer Around Billboard |  Off Premise Sign Exclusion Area |
|  City of Las Vegas Billboard Location |  750 Foot Buffer Around Freeway Billboard |  Exempt - Off Premise Area Sign Area |
|  Clark County Billboard Location | | |



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-6150 - APPLICANT: CLEAR CHANNEL OUTDOOR -

OWNER: FERRIS INVESTMENTS, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Required Two Year Review of an approved Required Review (RQR-1704) which allowed a 14-Foot by 48-Foot Off-Premise Advertising (Billboard) Sign at a height of 65 feet where 40 feet is the maximum height allowed at 2002 Highland Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

06/15/88 The City Council approved a Variance (V-0026-88), which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended denial on 05/26/88.

07/21/93 The City Council approved a Required Review [V-0026-88 (1)] of an approved Variance, which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on 06/22/93.

07/27/98 The City Council approved a Required Review [V-0026-88 (2)] of an approved Variance, which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on 07/07/98.

04/16/03 The City Council approved a Required Review (RQR-1704) of an approved Variance [V-0026-88 (2)], which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a two-year review. The Planning Commission recommended approval on 02/27/03. Staff recommendation was for denial.

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: 0.30

B) Existing Land Use

Subject Property: Industrial Shop

North: Industrial Shop

South: Industrial Shop

East: Offices

West: Interstate 15 and Single Family residences on the west side of
Interstate 15

C) Planned Land Use

Subject Property: LI/R (Light Industry/Research)

North: LI/R (Light Industry/Research)

South: LI/R (Light Industry/Research)

East: LI/R (Light Industry/Research)

West: ROW (Right-of-Way) and L (Low Density Residential)

D) Existing Zoning

Subject Property: M (Industrial)

North: M (Industrial)

South: M (Industrial)

East: M (Industrial)

West: Interstate 15 and R-1 (Single Family Residential)

E) General Plan Compliance

This site is designated as LI/R (Light Industry/Research) on the Southeast Sector of the General Plan. The existing M (Industrial) zoning is compatible with this land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	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*

Pursuant to Title 19.14, Off-Premise Advertising (Billboard) Signs shall not be allowed within 300 feet from the nearest property line of a lot in any "R" (Residential) zoning district. The subject Off-Premise Advertising (Billboard) Sign is located approximately 280 feet from R-1 (Single-Family Residential) zoned property to the west. When the original Variance was approved this separation requirement did not exist.

B) *General Analysis and Discussion*

○ Title 19.14 of the Las Vegas Municipal Code allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the Off-Premise Advertising (Billboard) Sign no longer meets the standards established in Title 19.18.060(L). The continued use of the Off-Premise Advertising (Billboard) Sign on the subject site is appropriate, in that the area has not changed significantly in the past two years. Therefore, the recommendation for this request is approval subject to another two-year review.

On 04/04/05 a site inspection was conducted and photos were taken. The inspection revealed the sign is in good condition and free of graffiti. A condition has been included that requires the sign to be maintained and kept free of graffiti and clean at all times.

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."

MP

Additionally, Title 19.18.070L states:

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



The City Council found in approving the original Variance evidence of a unique or extraordinary circumstance existed and the billboard was acceptable at this location.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

NOTICES MAILED 143

APPROVALS 0



PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-6150** APN: 162 04 301 008

Name of Property Owner: FERRAS INVESTMENTS INC

Name of Applicant: Clean Channel Dredger

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: ~~XXXX~~

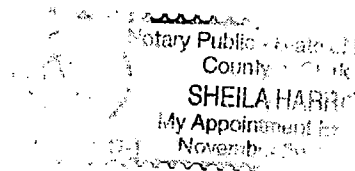
Signature of Property Owner: Alfons

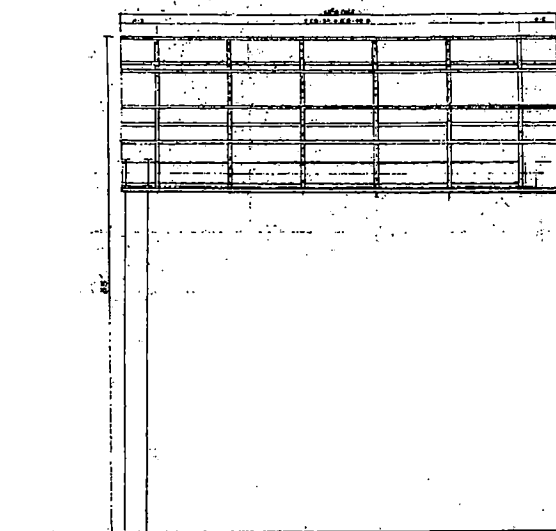
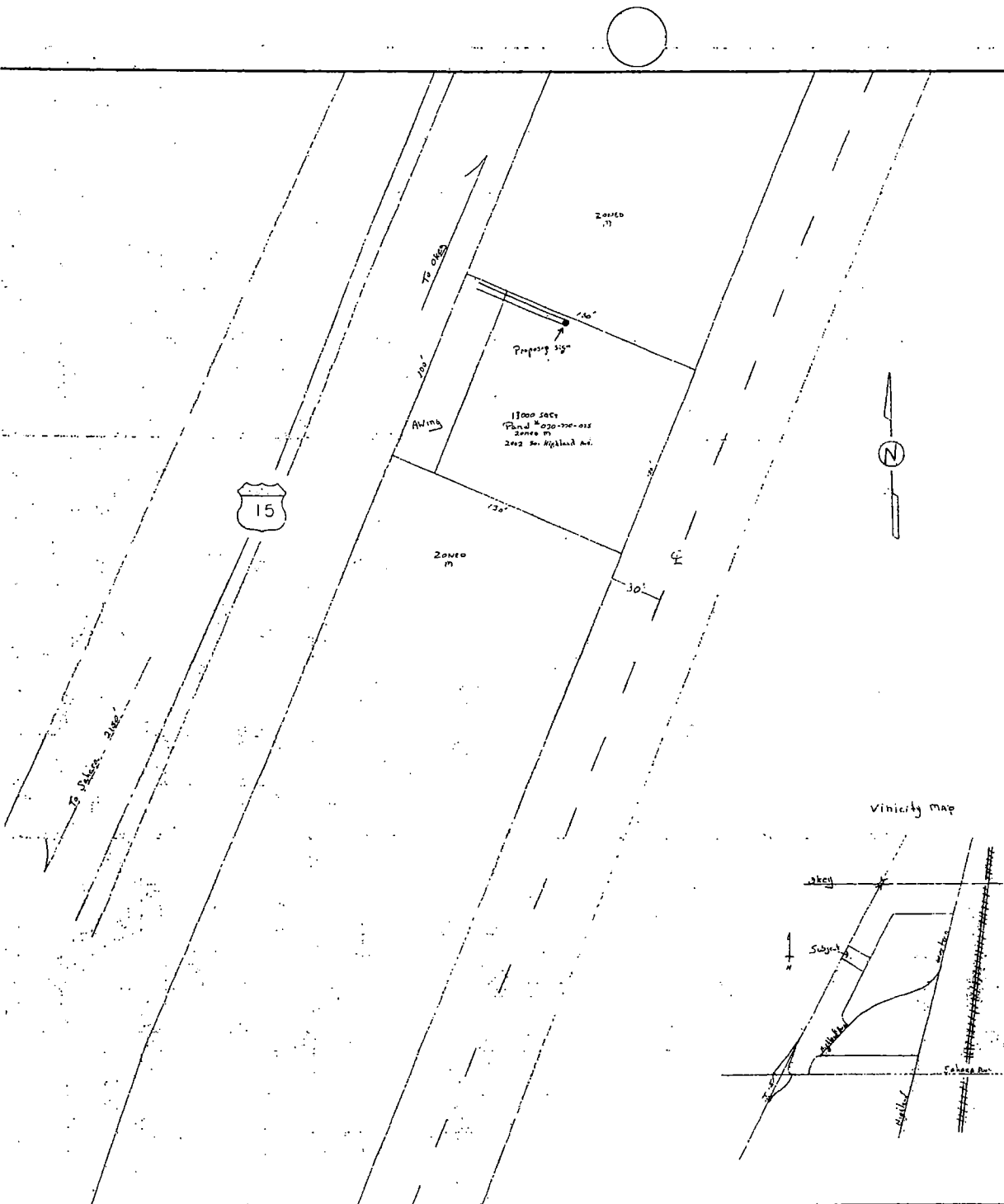
Print Name: H. C. FEPRIS

Subscribed and sworn before me

This 14th day of February, 2005

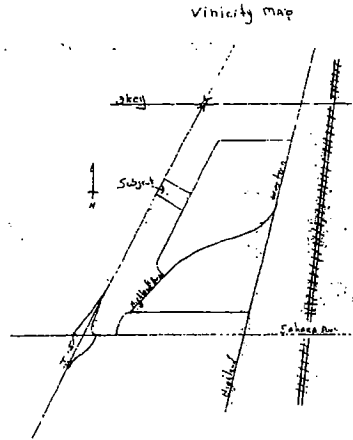
Shirley Harris
Notary Public in and for said County and State





Northeast & Southwest & Part Northwest & Southeast & Section 4 Township 21 South Range 61 East

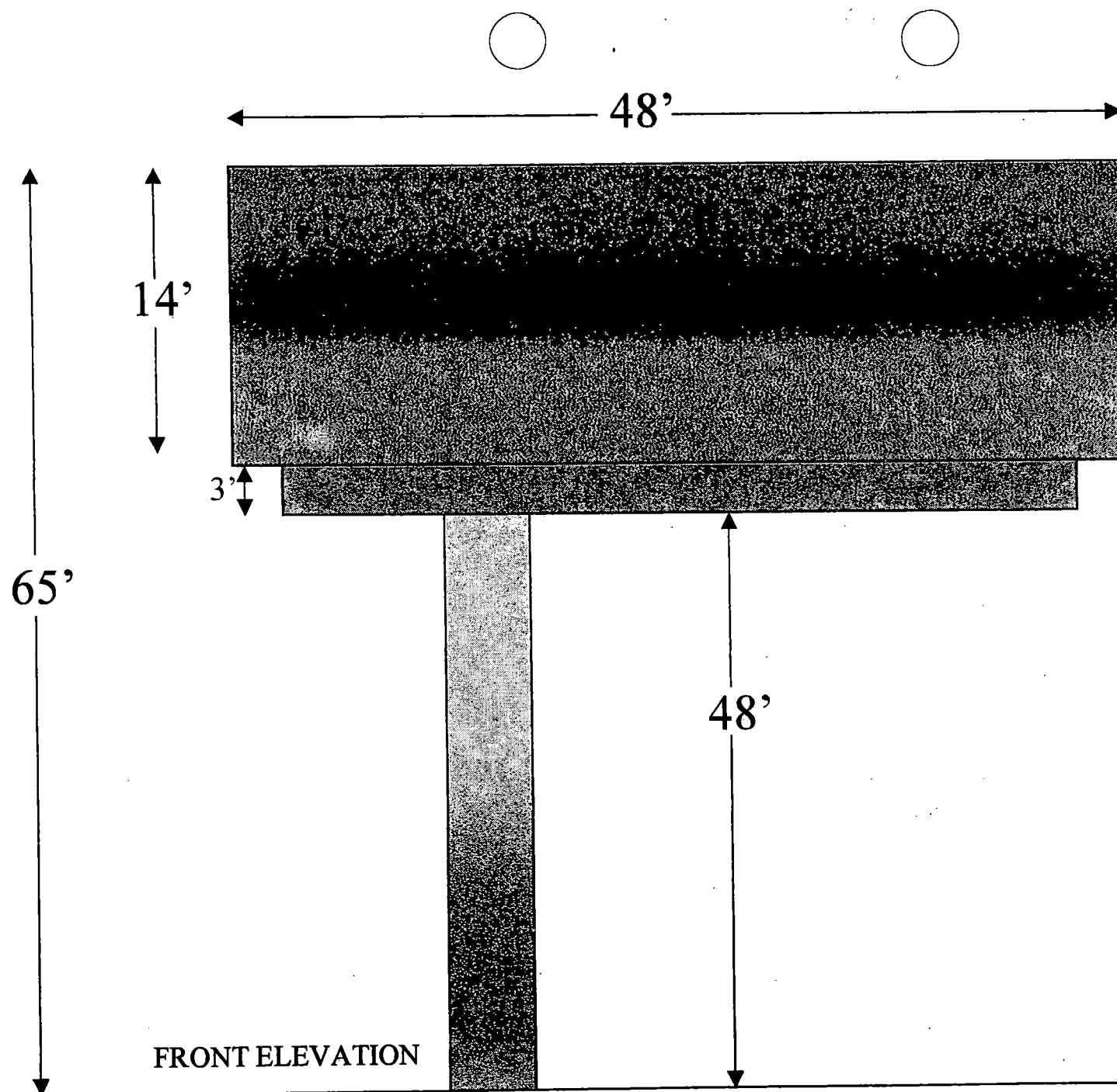
There are (2) existing off-premise signs within 500' of this location. Both of these signs will be removed prior to construction of the new sign.



Dorsey Outdoor Advertising
1211 N. Hennepin Ave.
Minneapolis, MN 55403
Phone: 612-338-3333
Fax: 612-338-3333

Ferris Investment Inc. "Chuck Ferris"	
APPROVED BY:	DATE: 2-18-05
2002 So. Highway Ave.	2002 So. Highway Ave.
1111 So. Highway Ave.	1111 So. Highway Ave.

RQR-6150
04/28/05 PC



RQR-6150
04/28/05 PC
NOT TO SCALE



RQR-6150 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FERRIS INVESTMENTS, INC.
2002 HIGHLAND AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
TTE B. McDONALD
VRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

June 23, 2003

Mr. Chuck Ferris
Ferris Investments, Inc.
2002 South Highland Drive
Las Vegas, Nevada 89102

RE: RQR-1704 - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF APRIL 16, 2003

Dear Mr. Ferris:

The City Council at a regular meeting held April 16, 2003 APPROVED the Required Five Year Review of an approved Variance [V-0026-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN: 162-04-301-008), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2003. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.

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

Mr. Chuck Ferris
RQR-1704 – Page Two
June 23, 2003

5. The metal screening portion of the sign shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

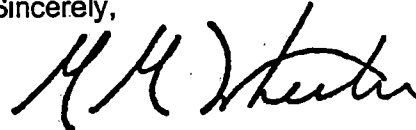
Sincerely,



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

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

Sincerely,



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

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106



February 9, 2004

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

RE: Justification Letter for **RQR-1704**

APN# 162-04-301-008

Clear Channel Outdoor is requesting the above said **Required Review -1704** to be approved at the scheduled Planning Commission Meeting on May 26, 2005 and for Final Approval at City Council on a latter date. This location meets all of the requirements set forth by Title 19A which governs all Off-Premise Advertising "Billboard" Sign. Therefore we humbly request your approval for the continuation of our Special Use Permit.

Sincerely,
Clear Channel Outdoor

A handwritten signature in black ink, appearing to read 'Rod Carter', written over a circular stamp.

Rod Carter
Senior Real Estate Representative

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

RQR-6151 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR - Request for a Required Review of an approved Required Review (RQR-1706), WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN 162-04-402-001), M (Industrial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 06/01/05**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for RQR-1706
5. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to condition on Item 6 [SNC-6338] and **APPROVED** subject to conditions on Item 7 [RQR-6150] and Item 8 [RQR-6151] – **UNANIMOUS** with **EVANS** and **STEINMAN** excused

To be heard by the City Council on 6/01/2005**MINUTES:**

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

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 8 – RQR-6151

MINUTES – Continued:

CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SNC-6338], Item 7 [RQR-6150] and Item 8 [RQR-6151].

Regarding Item 6, VICE CHAIRMAN TRUESDELL questioned if the size of the street sign would accommodate the street name change. MARGO WHEELER, Planning and Development, responded that the words “Chef” and “Place” would be smaller than Andre Rochat. The proposed street name change is in anticipation of Mr. Rochat’s 25th anniversary in the subject location. Staff was happy to recommend approval and VICE CHAIRMAN TRUESDELL concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SNC-6338], Item 7 [RQR-6150] and Item 8 [RQR-6151].

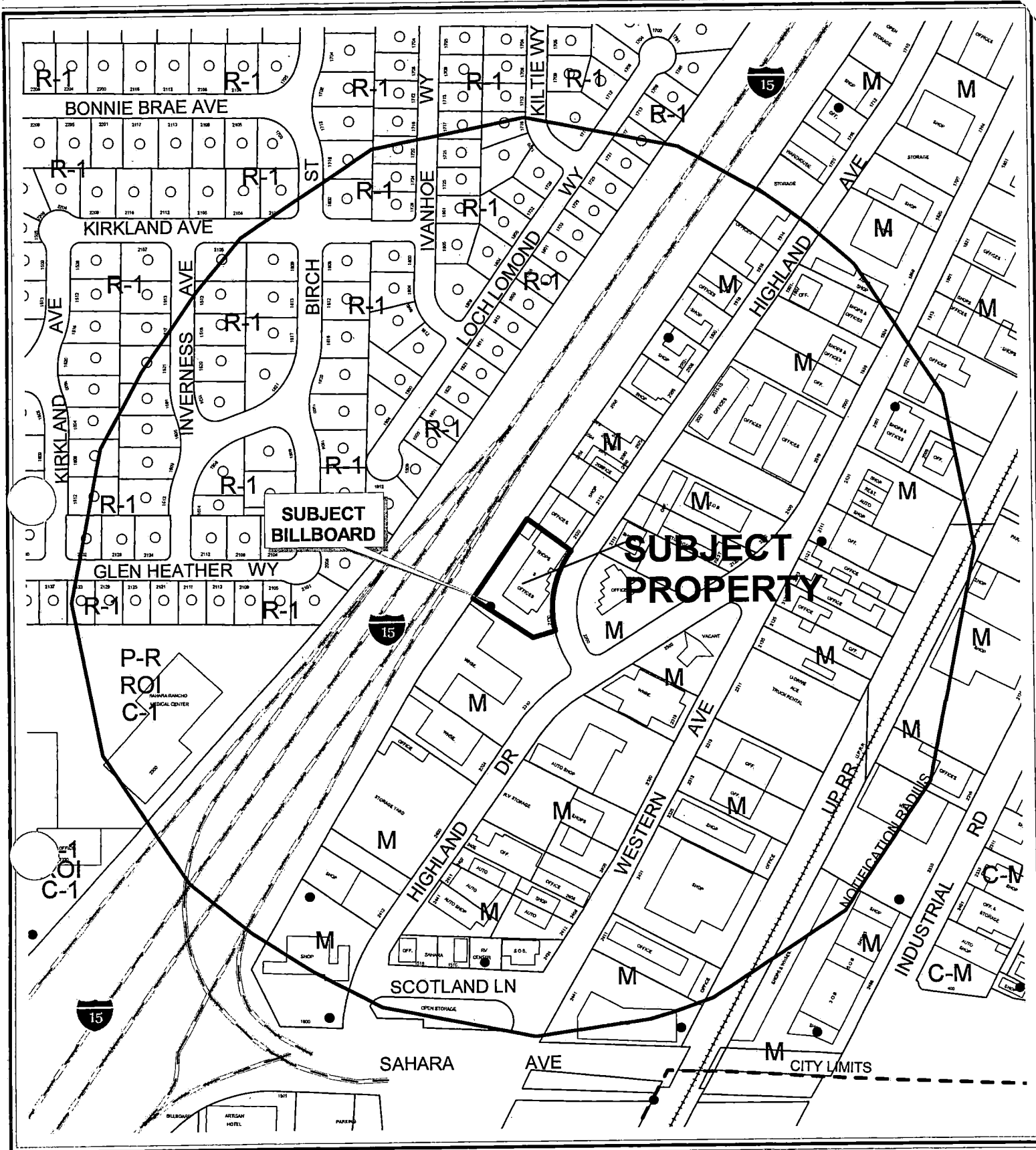
(6:31 – 6:34)

1-948

CONDITIONS:

Planning and Development

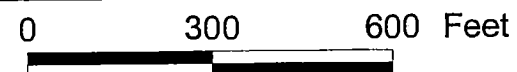
1. The Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
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4. All City Code requirements and design standards of all City Departments shall be satisfied.

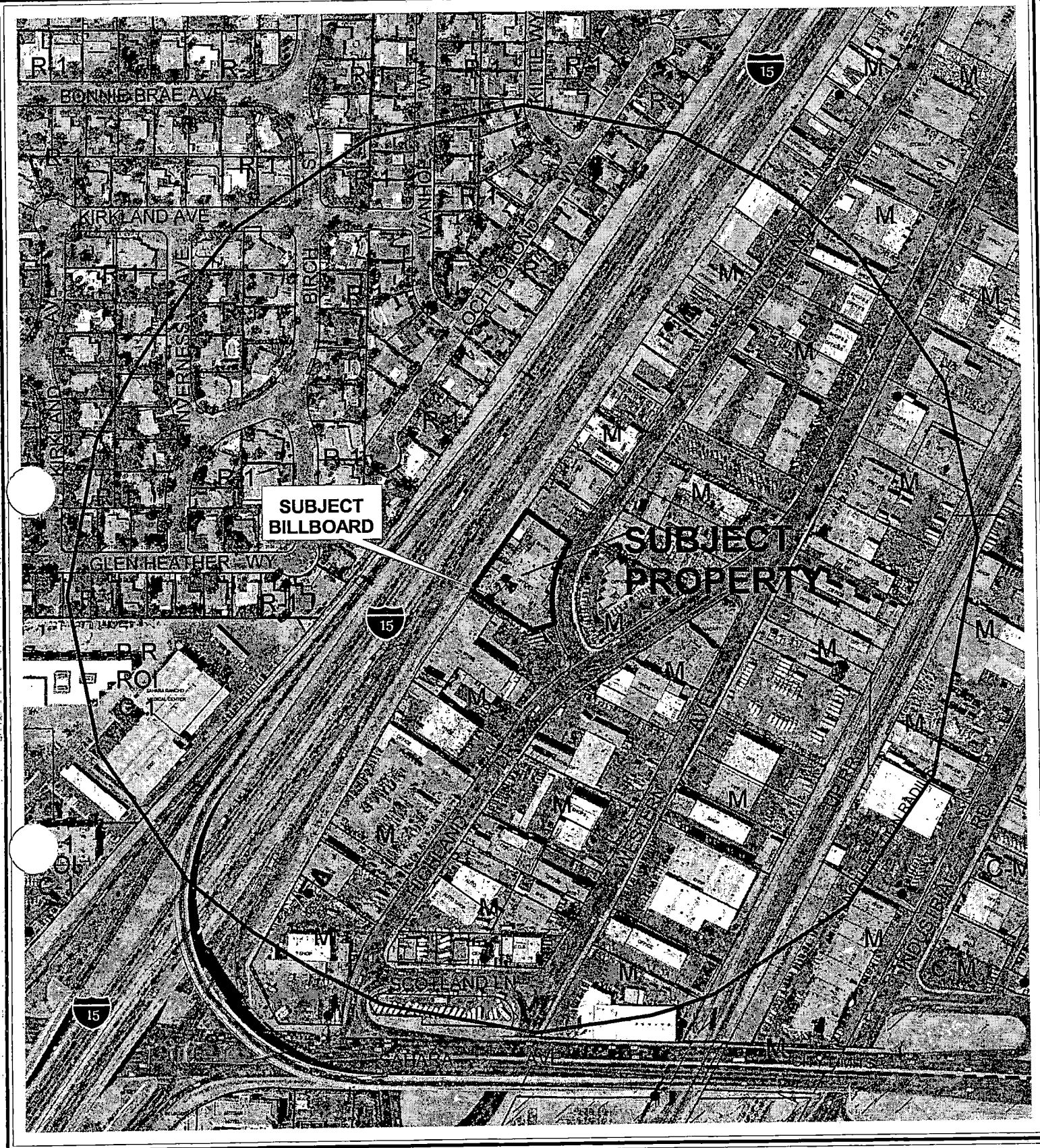


CASE: RQR-6151

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

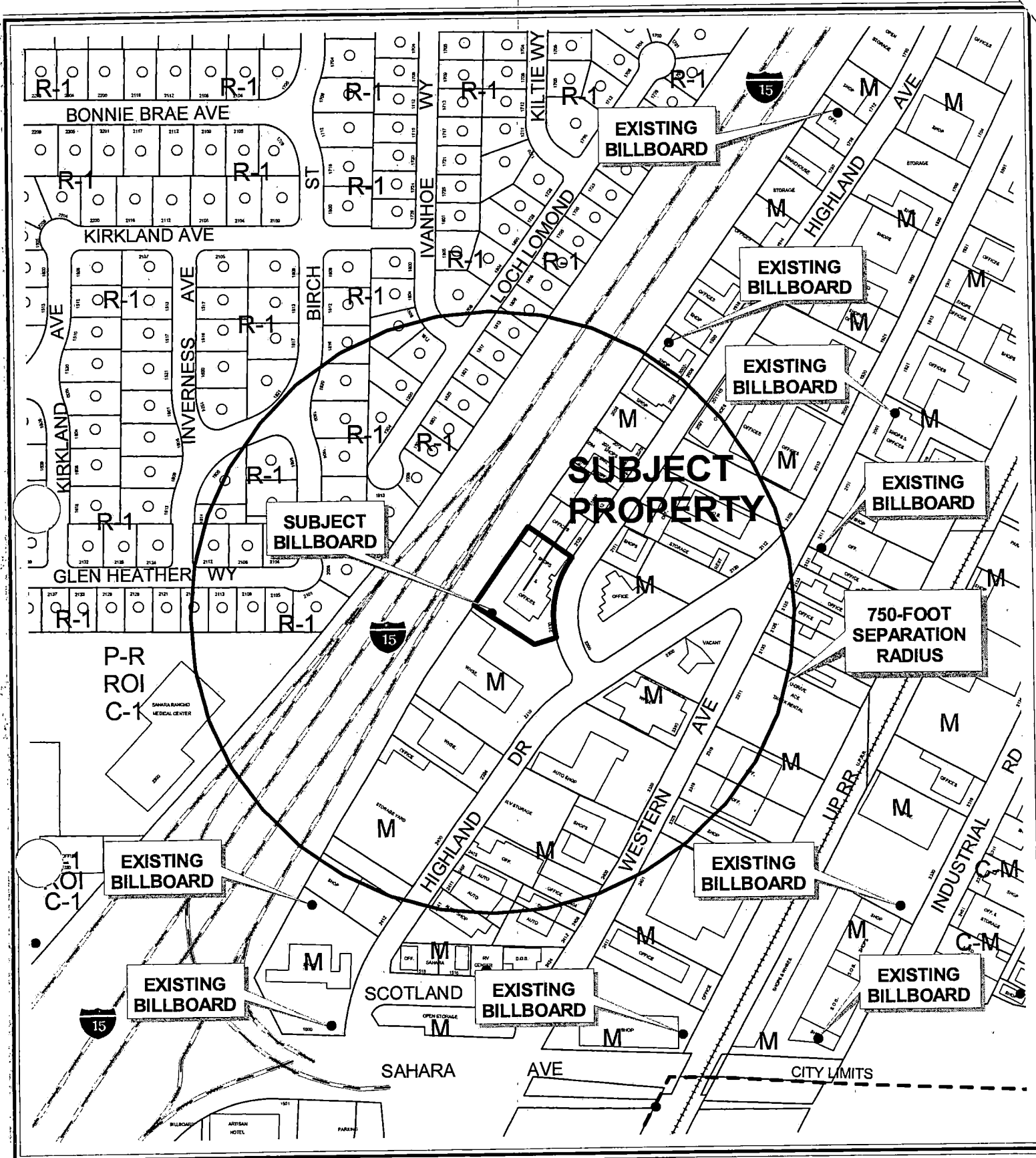




CASE: RQR-6151

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: RQR-6151
SEPARATION RADIUS: 750 FT
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-6151

City of Las Vegas Billboard Data

- | | | |
|--|--|---|
|  Subject Parcel |  300 Foot Buffer Around Billboard |  Off Premise Sign Exclusion Area |
|  City of Las Vegas Billboard Location |  750 Foot Buffer Around Freeway Billboard |  Exempt - Off Premise Area Sign Area |
|  Clark County Billboard Location | | |



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-6151 - APPLICANT/OWNER: CLEAR CHANNEL
OUTDOOR**

**** CONDITIONS ****

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

Planning and Development

1. The Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Required Review of an approved Required Review (RQR-1706), which allowed a 14-Foot x 48-Foot Off-Premise Advertising (Billboard) Sign at a height of 80 feet where 40 feet is the maximum height allowed at 2130 Highland Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

- 06/15/88 The City Council approved a Variance (V-0025-88) which allowed a 80-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended denial on 05/26/88.
- 07/21/93 The City Council approved a Required Review [V-0025-88(1)] of an approved Variance, which allowed a 80-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on 06/22/93.
- 07/27/98 The City Council approved a Required Review [V-0025-88 (2)] of an approved Variance, which allowed a 80-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on 07/07/98.
- 04/16/03 The City Council approved a Required Review (RQR-1706) of an approved Variance [V-0025-88 (2)], which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign where 40 feet was the maximum height allowed on this site, subject to a two-year review. The Planning Commission recommended approval on 02/27/03. Staff recommendation was for denial.

B) Pre-Application Meeting

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

MP

C) *Neighborhood Meetings*

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.95

B) *Existing Land Use*

Subject Property: Industrial Shops and Offices
North: Offices
South: Industrial Shop
East: Offices
West: Interstate 15
Single Family Residences on the west side of Interstate 15

C) *Planned Land Use*

Subject Property: LI/R (Light Industry/Research)
North: LI/R (Light Industry/Research)
South: LI/R (Light Industry/Research)
East: LI/R (Light Industry/Research)
West: ROW (Right-of-Way)
L (Low Density Residential)

D) *Existing Zoning*

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M (Industrial)
West: Interstate 15
R-1 (Single Family Residential)

E) *General Plan Compliance*

This site is designated as LI/R (Light Industry/Research) on the Southeast Sector of the General Plan. The existing M (Industrial) zoning is compatible with this land use designation

<i>SPECIAL DISTRICTS/ZONES</i>	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

Pursuant to Title 19.14, Off-Premise Advertising (Billboard) Signs shall not be allowed within 300 feet from the nearest property line of a lot in any "R" (Residential) zoning district. The subject Off-Premise Advertising (Billboard) Sign is located approximately 280 feet from R-1 (Single-Family Residential) zoned property to the west. When the original Variance was approved this separation requirement did not exist.

B) General Analysis and Discussion

Title 19.14 of the Las Vegas Municipal Code allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the Off-Premise Advertising (Billboard) Sign no longer meets the standards established in Title 19.18.060(L). The continued use of the Off-Premise Advertising (Billboard) Sign on the subject site is appropriate, in that the area has not changed significantly in the past two years. Therefore, the recommendation for this request is approval subject to another two-year review.

On 04/04/05 a site inspection was conducted and photos were taken. The inspection revealed the sign is in good condition, however there is some graffiti on the base of the pole. A condition has been included that requires the sign to be maintained and kept free of graffiti and clean at all times.

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."

MP

Additionally, Title 19.18.070L states:

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

The City Council found in approving the original Variance evidence of a unique or extraordinary circumstance existed and the billboard was acceptable at this location.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

NOTICES MAILED 144

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: CLEAV CHANNEL OUTDOOR

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: 162 04 402 001

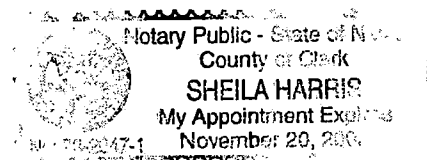
Signature of Property Owner: [Signature]

Print Name: ROD CARTER
AUTHORIZED AGENT OF CLEAR CHANNEL OUTDOOR

Subscribed and sworn before me

This 10th day of February, 2005

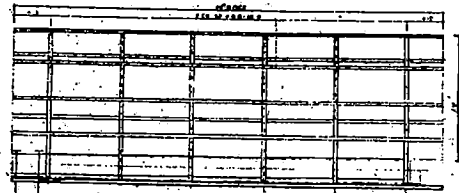
Shirley Harris
Notary Public in and for said County and State



15

Parcel # 020 140 024
145 ALLEN
2130 So. Highland Ave.
Zoned R1

Storage shed
Proposed



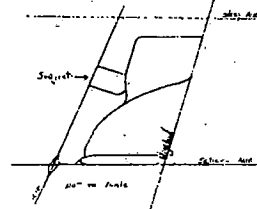
There is an existing sign at 2130 So. Highland Ave. that will be removed upon the construction of the proposed sign. When this new sign is installed, it will be a 12' x 12' sign. The existing sign is a 12' x 12' sign. The new sign will be a 12' x 12' sign.

Sign to be located at the corner of
Turning 21 South Range St. East

HIGHLAND AVE.

WESTERN AVE.

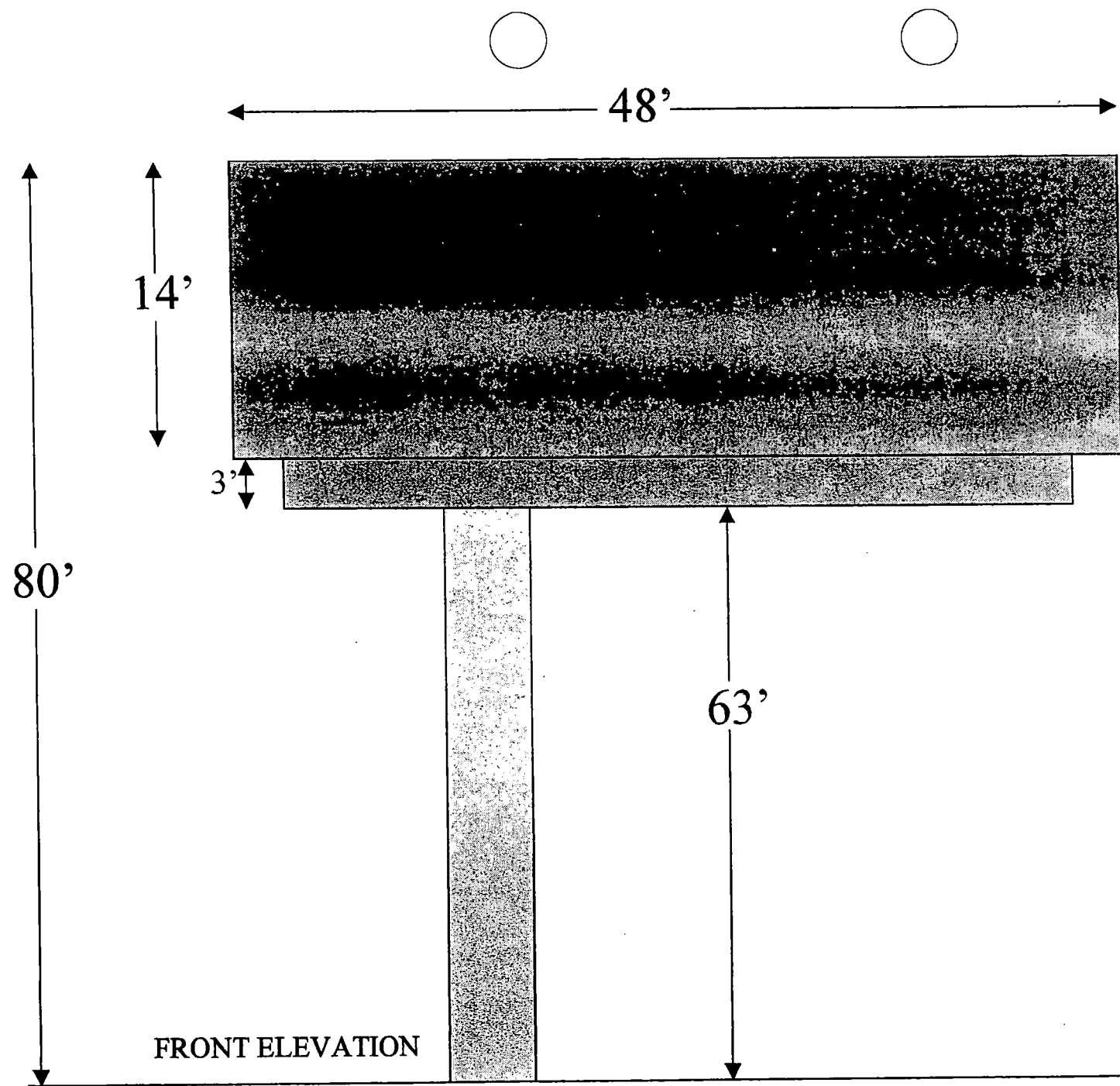
Vicinity MAP



Design: Outdoor Advertising
1811 G. Avenue, St.
San Jose, CA 95126
Drawn by: Mike Pyle
Phone: 408-282-2222

Thomas Meyer & Louis Weiner Inc.	
Scale: 1" = 10'	Drawn by: Mike Pyle
Date: 1-18-05	Reviewed by: [Signature]
4535 W. Sahara #108	Drawn by: Mike Pyle
215 % 1130' % Sahara	Reviewed by: [Signature]

RQR-6151
04/28/05 PC



RQR-6151

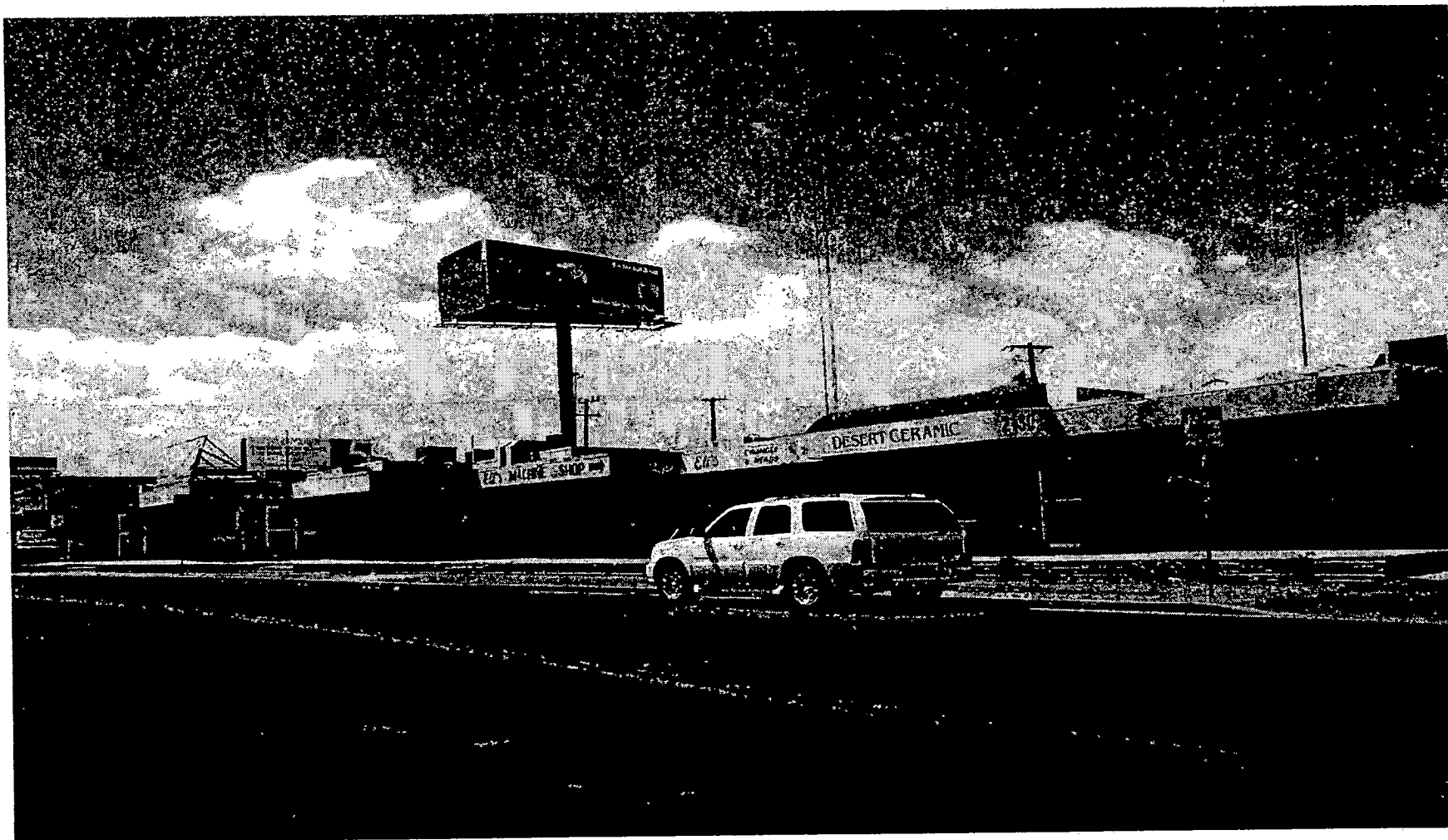
04/28/05 PC

NOT TO SCALE



RQR-6151 - APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR
2130 HIGHLAND AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05



RQR-6151 - APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR
2130 HIGHLAND AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
PATTE B. McDONALD
VANCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

June 23, 2003

Mr. Mordechai Yerushaimi
2400 Western Avenue, Suite B
Las Vegas, Nevada 89102

RE: RQR-1706 - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF APRIL 16, 2003

Dear Mr. Yerushaimi:

The City Council at a regular meeting held April 16, 2003 APPROVED the Required Five Year Review of an approved Varlance [V-0025-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN: 162-04-402-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2003. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.

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

Mr. Mordechai Yerushaimi
RQR-1706 – Page Two
June 23, 2003

5. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

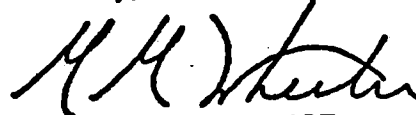
Sincerely,



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

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

Sincerely,



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

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106



February 9, 2004

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

RE: Justification Letter for **RQR-1706**

APN# 162-04-402-001

Clear Channel Outdoor is requesting the above said **Required Review -1706** to be approved at the scheduled Planning Commission Meeting on May 26, 2005 and for Final Approval at City Council on a latter date. This location meets all of the requirements set forth by Title 19A which governs all Off-Premise Advertising "Billboard" Sign. Therefore we humbly request your approval for the continuation of our Special Use Permit.

Sincerely,
Clear Channel Outdoor

A handwritten signature in black ink, appearing to be 'Rod Carter', written over a circular stamp.

Rod Carter
Senior Real Estate Representative

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - MOD-5784 - MAJOR MODIFICATION - PUBLIC HEARING -
APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Major Modification of the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: L (LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL), AND TO AMEND TABLES #1, #2, #3 AND #4 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).

C.C.: 06/01/05**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

5**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

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

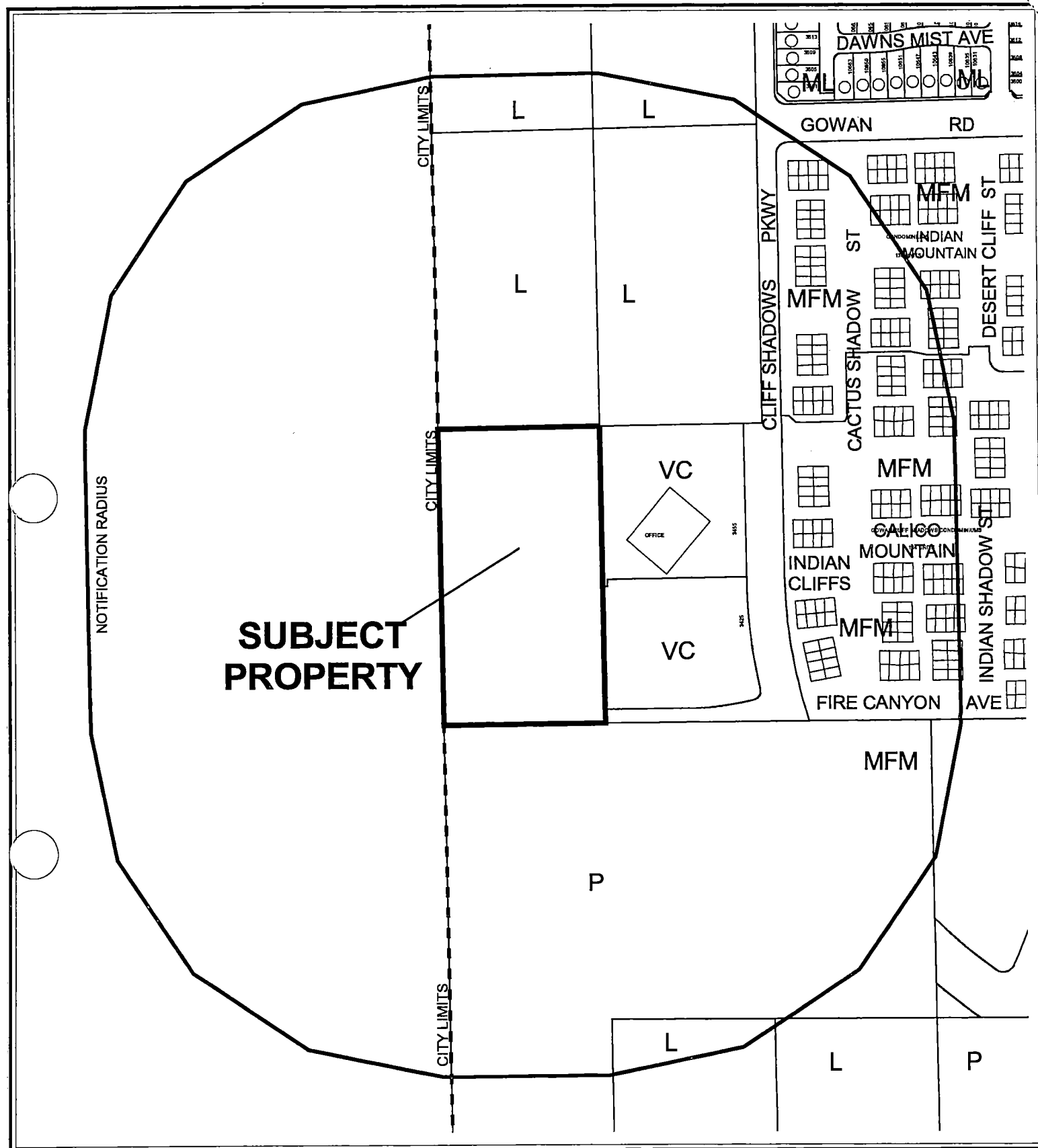
MOTION:

McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:04 – 6:20)



CASE: **MOD-5784**

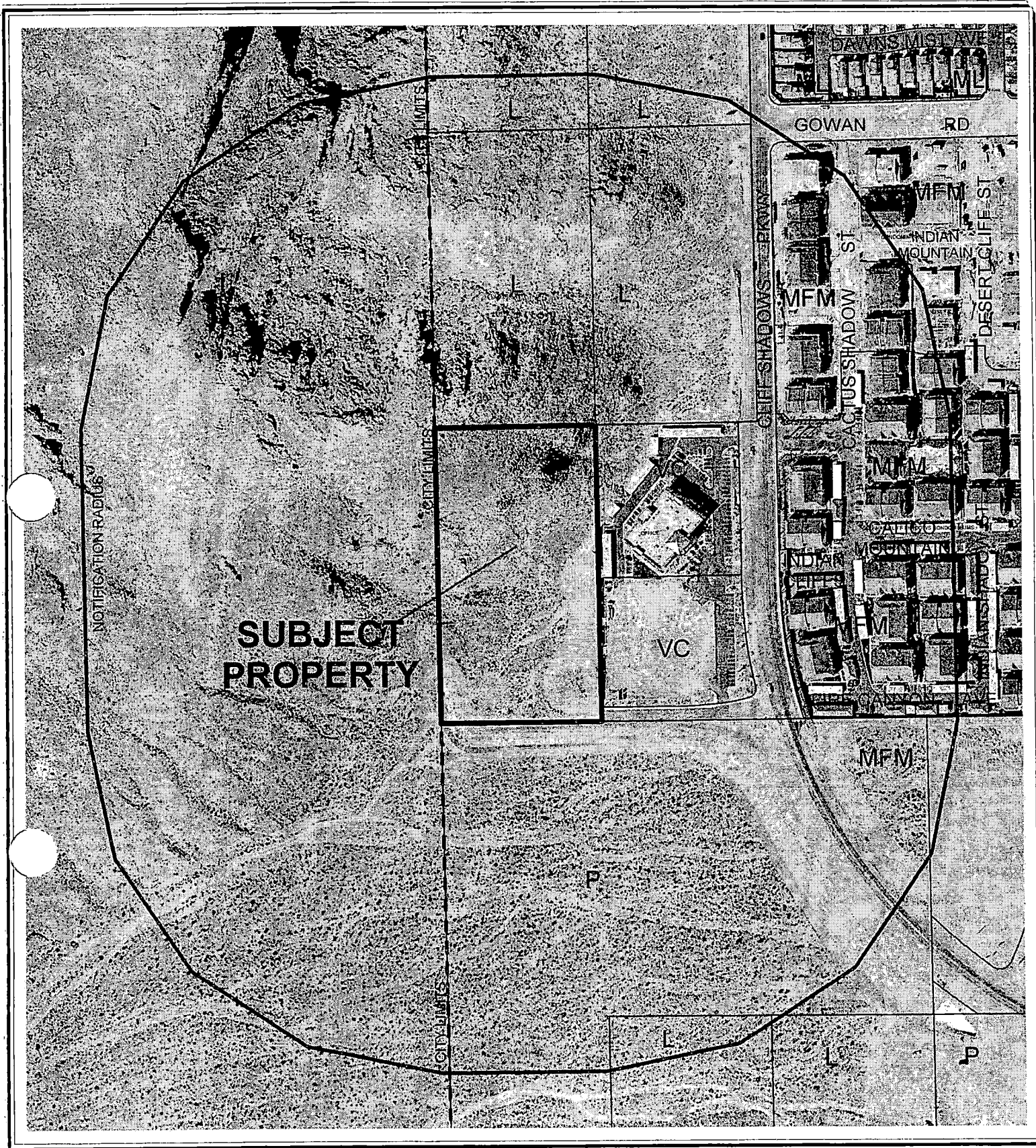
RADIUS: 750 FT

LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY

MFM (MULTI-FAMILY MEDIUM RESIDENTIAL)



CASE: MOD-5784

RADIUS: 750 FT

LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED LONE MOUNTAIN WEST MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY

MFM (MULTI-FAMILY MEDIUM RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - MOD-5784 - APPLICANT/OWNER: UNIPRO
HOLDINGS, LLC

***ON APRIL 25, 2005 THE APPLICANT
REQUESTED THIS ITEM BE TABLED***

Unipro Holdings, LLC
Frank Hamadani
Cell: 949. 246 7700 Fax: 949. 203 6317
Email: F@Hamadani.com

Facsimile Cover Letter

To: Mr. Gary Leobold **From:** Frank Hamadani
Company: City of Las Vegas **Date:** April 25, 2005
Fax: 702. 385 7268 **Pages:** 1 including this cover
Re: "Marquise" APN: 137-12-301-009 **Cc:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Re: MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781

Dear Mr. Leobold,

We would hereby like to request that all of the above referenced applications be TABLED at this time.

Please disregard the previous request for abeyance.

Thank you again for your assistance.

Best Regards,

Frank Hamadani
Unipro Holdings, LLC



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: UNIPRO HOLDINGS, LLC

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

☒ Yes ☐ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: FRANK HAMADANI, Manager

Subscribed and sworn before me

This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA

Notary Public in and for said County and State

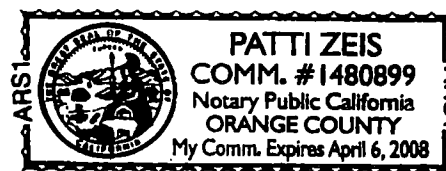


Table 2 - LONE MOUNTAIN WEST LAND USE DESIGNATIONS - SUMMERY

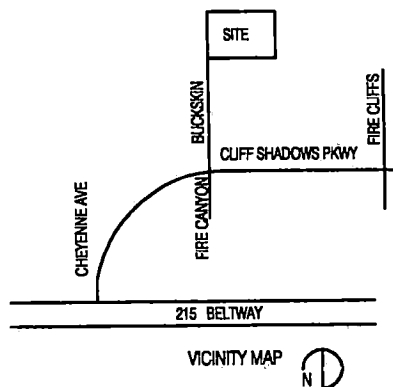
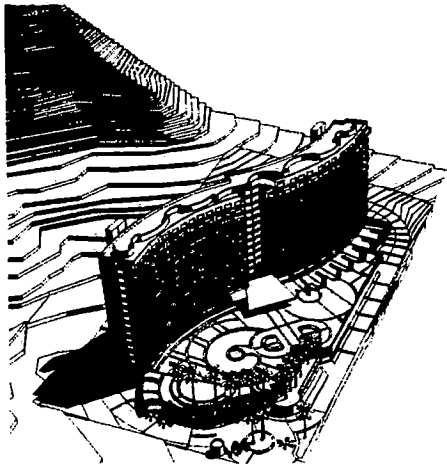
LAND USE		
PUBLIC FACILITIES/ OPEN SPACE	APPROX GROSS ACRES	
PARK 1	5.5	
PARK 2	20	
PARK 3	10	
TRAIL SYSYTEM (within existing power easement)	10.5	
POCKET PARKS / OPEN SPACE (within LMW Plan)	6.14	
SCHOOL	22.25	
OTHER PUBLIC FACILITY	24.5	
TOTAL PUBLIC FACILITY / OPEN SPACE	98.84	
PUBLIC LANDS		
BUREAU OF LAND MANAGEMENT (Excludes parcels planned for schools, parks and other public facilities shown above.)	90.35	
COMMERCIAL	APPROX GROSS ACRES	
NEIGHBORHOOD COMM	10.6	
VILLAGE COMMERCIAL	12.8	
TOTAL GROSS COMMERCIAL	23.4	
RESIDENTIAL	APPROX GROSS ACRES	MAX TOTAL UNITS
LOW DENSITY RESIDENTIAL	76.62	421.4
MEDIUM-LOW DENSITY RESIDENTIAL	20.5	205
MULTI-FAMILY MEDIUM RESIDENTIAL	57.2	1030
TOTAL GROSS ACRES RESIDENTIAL	154.32	
TOTAL DWELLING UNITS		
TOTAL PROJECT AREA (Includes 44.39 acres for schools, trail system, park 1 and 6.14 acres for open space & pocket parks)	222.11	
TOTAL ACRES IN PCD (Outside of project area, includes BLM parcels planned for PCD)	296.86	
TOTAL PLANNING AREA ACRES	518.97	
GROSS RESIDENTIAL DENSITY (Project Only)		7.46

**Table 3 - GENERAL LAND USE DESIGNATIONS FOR PARCELS
SURROUNDING THE PROJECT AREA (IN PCD)**

LAND USE		
COMMERCIAL	APPROX GROSS ACRES	
NEIGHBORHOOD COMM	15	
VILLAGE COMMERCIAL	2.5	
TOTAL GROSS COMMERCIAL	17	
RESIDENTIAL	APPROX GROSS ACRES	MAX TOTAL UNITS
LOW DENSITY RESIDENTIAL	201	1231
MEDIUM-LOW DENSITY RESIDENTIAL	20	240
MULTI-FAMILY MEDIUM RESIDENTIAL	10	215
TOTAL GROSS ACRES RESIDENTIAL	231	
TOTAL DWELLING UNITS		1686
 TOTAL LONE MOUNTAIN WEST PROJECT AREA	 222.11	
(Includes 44.39 acres for schools, trail system, park 1 and 6.14 acres for open space & pocket parks)		
TOTAL ACRES IN PCD (Outside of project area, includes BLM parcels planned for PCD)	296.86	
TOTAL PLANNING AREA ACRES	518.97	
GROSS RESIDENTIAL DENSITY (Project Only)		5.68

Table 4 - LAND USE DESIGNATIONS TOTALS FOR ALL PARCELS

LAND USE		
COMMERCIAL	APPROX GROSS ACRES	
NEIGHBORHOOD COMM	35.8	
VILLAGE COMMERCIAL	5.1	
TOTAL GROSS COMMERCIAL	40.9	
RESIDENTIAL	APPROX GROSS ACRES	MAX TOTAL UNITS
LOW DENSITY RESIDENTIAL	277.62	1653
MEDIUM-LOW DENSITY RESIDENTIAL	40.5	445
MULTI-FAMILY MEDIUM RESIDENTIAL	67.2	1245
TOTAL GROSS ACRES RESIDENTIAL	385.8	
TOTAL DWELLING UNITS		3343
PUBLIC FACILITIES/OPEN SPACE	APPROX GROSS ACRES	
TOTAL PUBLIC FACILITIES / OPEN SPACE	92.75	
TOTAL LONE MOUNTAIN WEST PROJECT AREA	222.11	
(Includes 44.39 acres for schools, trail system, park 1 and 6.14 acres for open space & pocket parks)		
TOTAL ACRES IN PCD (Outside of project area, includes BLM parcels planned for PCD)	296.86	
TOTAL PLANNING AREA ACRES	518.97	
GROSS RESIDENTIAL DENSITY (Project Only)		6.44



PROJECT DATA

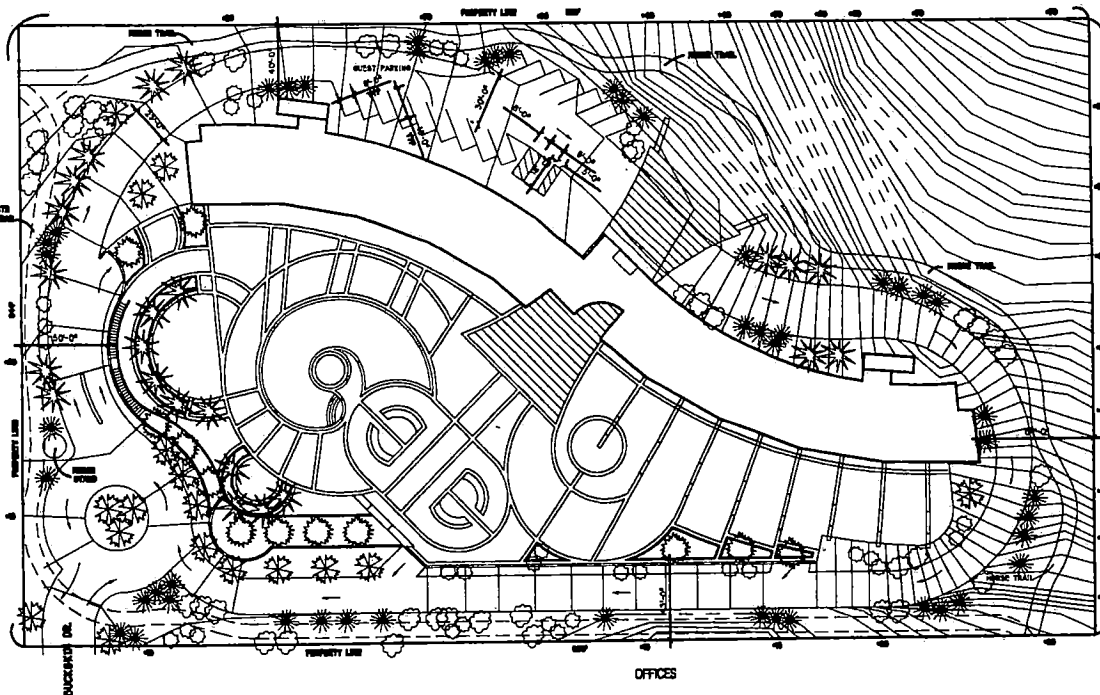
SITE AREA: 5 ACRES (217,800 sq ft)
 NO. OF UNITS: 125
 BUILDING AREA: 298,000 SF
 DENSITY: 25 UNITS/ACRE
 F.A.R.: 1.36 TO 1
 NO. OF STORIES: 14
 (ABOVE 2 BASEMENT PARKING LEVELS): 14
 BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30') TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING: L
 PROPOSED: MFM
 ZONING: U(PCD)
 PROPOSED: PD

	1 ST LEVEL	TYP. LEVEL (2 THROUGH 12)	13 TH & 14 TH (2 PENTHOUSE LEVEL)	TOTAL	PARKING REQUIRED
1 BDRM.	0	2 (X11) = 22	0	22	@ 1.5 /UNIT = 33
2 BDRM.	3	6 (X11) = 66	0	69	@ 1.75 /UNIT = 121
3 BDRM.	1	2 (X11) = 22	11	34	@ 2 /UNIT = 68
				125	TOTAL 222 SPACES @ 2% = 5 HANDICAPPED REQUIRED AND PROVIDED
					NON-TANDEM CARS: 168 25 % REQUESTED TANDEM: 54 TOTAL: 222 SPACES
					PARKING PROVIDED NON-TANDEM CARS: 168 TANDEM: 75 TOTAL: 243 SPACES GUEST PARKING 17 SPACES

LANDSCAPING SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
☼	WYOM PINE	WYETHEA WYOM	11
☼	SPINY PINE PALM	YUCCA WAX AGAVE	71
☼	CACTUS PEA	BARBAREA WALKER	10
☼	BOTUL	DARTYRON ACUTECHAM	80
☼	INDIAN PEA	BORRHARTON RUTAB	80
☼	BLUE BRASS PEA	SOUTHERN BRACKET	80



SITE PLAN
 1"=30'

781 terminal street
 los angeles, california 90021
 213 624 1894 / 213 624 1896
 mfuner@isaamedagroup.com

funesarchitecture

UNIPRO HOLDINGS, LLC.
 2102 BUSINESS CENTER DRIVE
 IRVINE, CA 92612
 949 720 1100

MOD-5784
04/28/05 PC

The Marquise
AT LONE MOUNTAIN
 A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 13-1001
 APN 13712301009 LAS VEGAS, NV WARD # 4

SHEET NO.

1

RECEIVED
 DEC 14 2000

Justification Letter

**The "Marquise" at Lone Mountain
APN 13712301009**

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05.

Case Number: VAR 5792

VAR 5784

VAR 5785

VAR 5786

VAR 5787

Date: 01/18/05
Name: Fretz, Lois.
Address: 3411 Cactus Mountain St
#203 L.V. NV. 89129
Phone: (702) 243-6407
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
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☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----

From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----

From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----

From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov;
dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----

From: James C [mailto:jclcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - ZON-5785 - REZONING RELATED TO MOD-5784 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

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

MOTION:

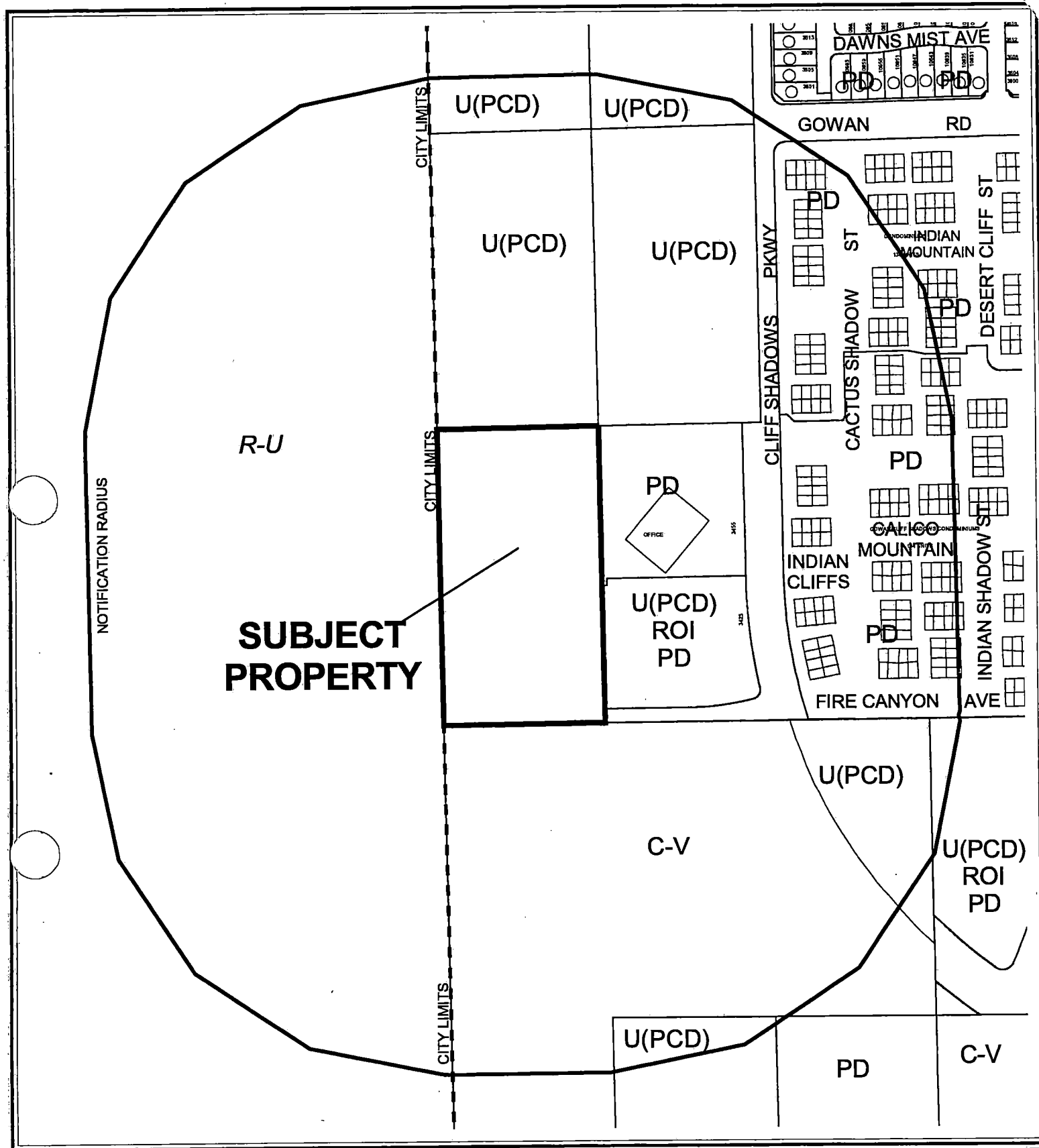
McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:31 – 6:34)

1-948



CASE: ZON-5785

RADIUS: 750 FT

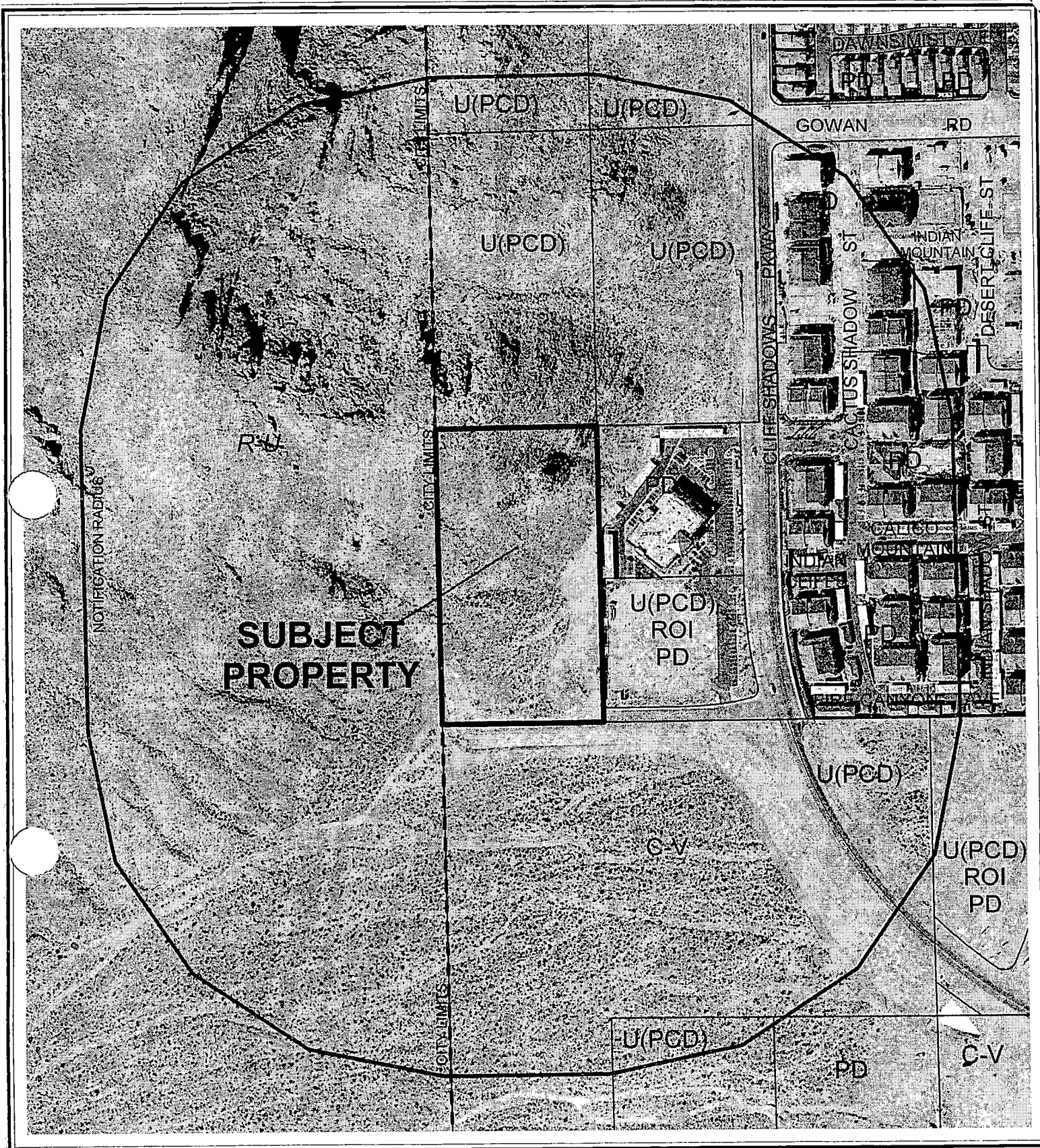
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)





CASE: ZON-5785

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - ZON-5785 - APPLICANT/OWNER: UNIPRO
HOLDINGS, LLC

***ON APRIL 25, 2005 THE APPLICANT
REQUESTED THIS ITEM BE TABLED***

Unipro Holdings, LLC
Frank Hamadani
Cell: 949. 246 7700 Fax: 949. 203 6317
Email: F@Hamadani.com

Facsimile Cover Letter

To: Mr. Gary Leobold **From:** Frank Hamadani
Company: City of Las Vegas **Date:** April 25, 2005
Fax: 702. 385 7268 **Pages:** 1 including this cover
Re: "Marquise" APN: 137-12-301-009 **Cc:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Re: MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781

Dear Mr. Leobold,

We would hereby like to request that all of the above referenced applications be TABLED at this time.

Please disregard the previous request for abeyance.

Thank you again for your assistance.

Best Regards,

Frank Hamadani
Unipro Holdings, LLC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5785** APN: 137 12 301 009

Name of Property Owner: UNIPRO HOLDINGS, LLC

Name of Applicant: UNIPRO HOLDINGS, LLC

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

Yes

☒ Yes ☐ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

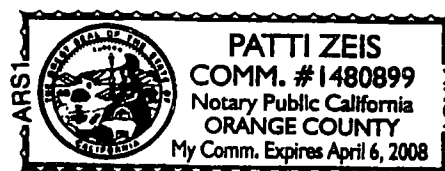
Print Name: FRANK HAMADANI, Manager

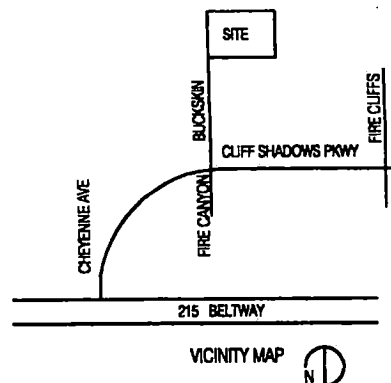
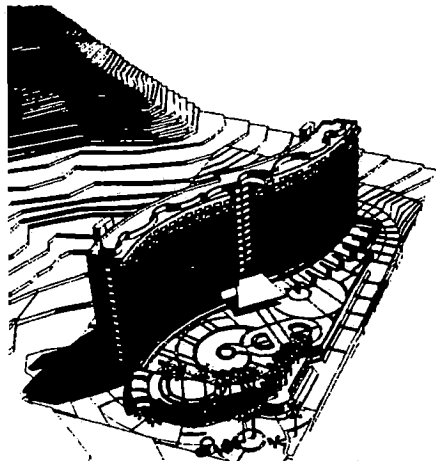
Subscribed and sworn before me

This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA

Notary Public in and for said County and State





PROJECT DATA

SITE AREA: 5 ACRES (217,800 sq ft)
 NO. OF UNITS: 125
 BUILDING AREA: 298,000 SF
 DENSITY: 25 UNITS/ACRE
 F.A.R.: 1.38 TO 1

NO. OF STORIES
 (ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
 TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING: L
 PROPOSED: MFM

ZONING

EXISTING: U(PCD)
 PROPOSED: PD

	1 st LEVEL	TYP. LEVEL (2 THROUGH 12)	13 th & 14 th (2 PENTHOUSE LEVEL)	TOTAL	PARKING REQUIRED
1 BDRM.	0	2 (X11) = 22	0	22	@ 1.5 /UNIT= 33
2 BDRM.	3	8 (X11) = 88	0	91	@ 1.75 /UNIT= 121
3 BDRM.	1	2 (X11) = 22	11	34	@ 2 /UNIT= 68
				125	TOTAL 222 SPACES
					@ 2% = 5 HANDICAPPED REQUIRED AND PROVIDED

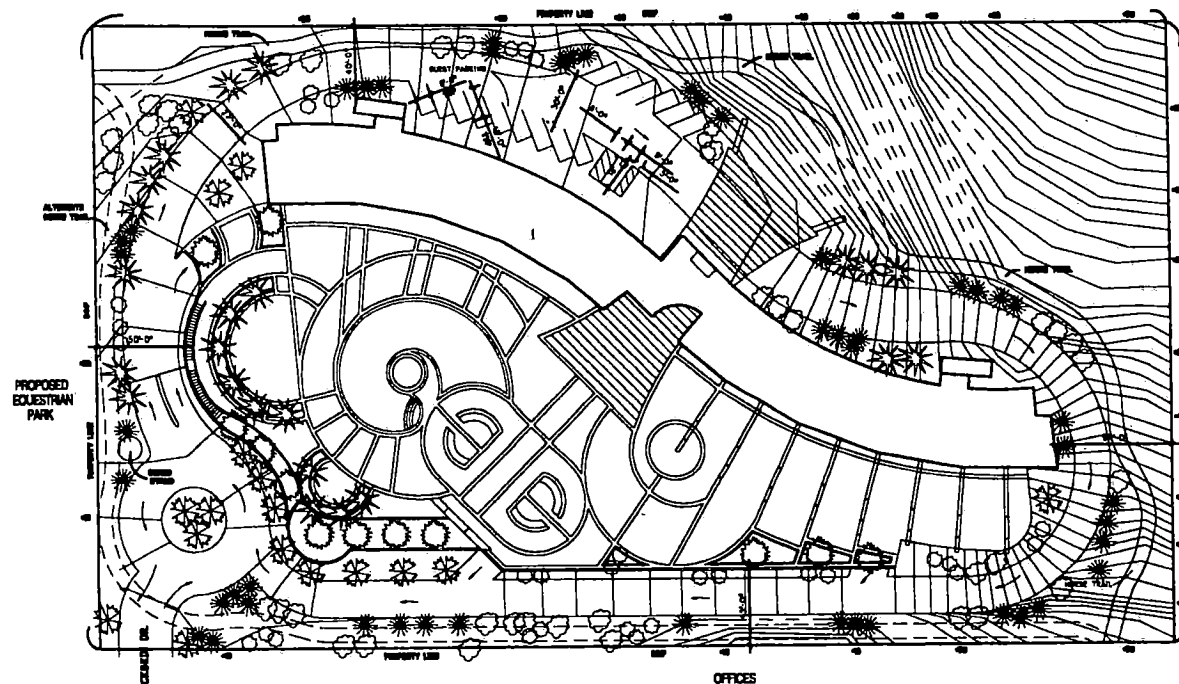
LANDSCAPING SCHEDULE			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY
☼	SPYR PALM	WETTING WIND	14
☼	SPYR PALM	WETTING WIND	12
☼	CACTUS PEA	SHARPLEY WALKER	40
☼	SOYAL	DAVEYSON ACETICODEN	80
☼	SHARPLEY	SHARPLEY WALKER	80
☼	SHARPLEY	SHARPLEY WALKER	80

NON-TANDEM CARS: 168
 25 % REQUESTED TANDEM: 54
 TOTAL: 222 SPACES

PARKING PROVIDED

NON-TANDEM CARS: 168
 TANDEM: 75
 TOTAL: 243 SPACES

GUEST PARKING: 17 SPACES



SITE PLAN
 1"=30'

781 Terminal Street
 Los Angeles, California, 90021
 213 624 1894 T 213 624 1898
 munes@hessmadesgroup.com **tunesarchitecture**

UNIPRO HOLDINGS, LLC.
 2102 BUSINESS CENTER DRIVE
 IRVINE, CA 92612
 949 720 1100

**SDR-5781 ZON-5785
 VAR-5792
 04/28/05 PC**

The Marquise
AT LONE MOUNTAIN
 A LUXURY CONDOMINIUM DEVELOPMENT

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 12-10-04
 APN 13712301039 WARD # 4
 LAS VEGAS, NV

SHEET NO.
1

Justification Letter

The "Marquise" at Lone Mountain
APN 13712301009

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05.

Case Number: VAR 5792

MOD 5784

20N 5785 VAR 5786 SUR 5781

Date: 01/18/05
Name: Fretz, Lois.
Address: 3411 Cactus Mountain St
#203 L.V. M. 84129
Phone: (702) 243-6467
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

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Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----

From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----

From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

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STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

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From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov;
dwsteinman@aol.com
Subject:

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Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----

From: James C [mailto:jclcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-5786 - VARIANCE RELATED TO MOD-5784 AND ZON-5785 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Variance TO ALLOW A PROPOSED 15 STORY BUILDING WHERE THREE STORIES IS THE MAXIMUM PERMITTED on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

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

MOTION:

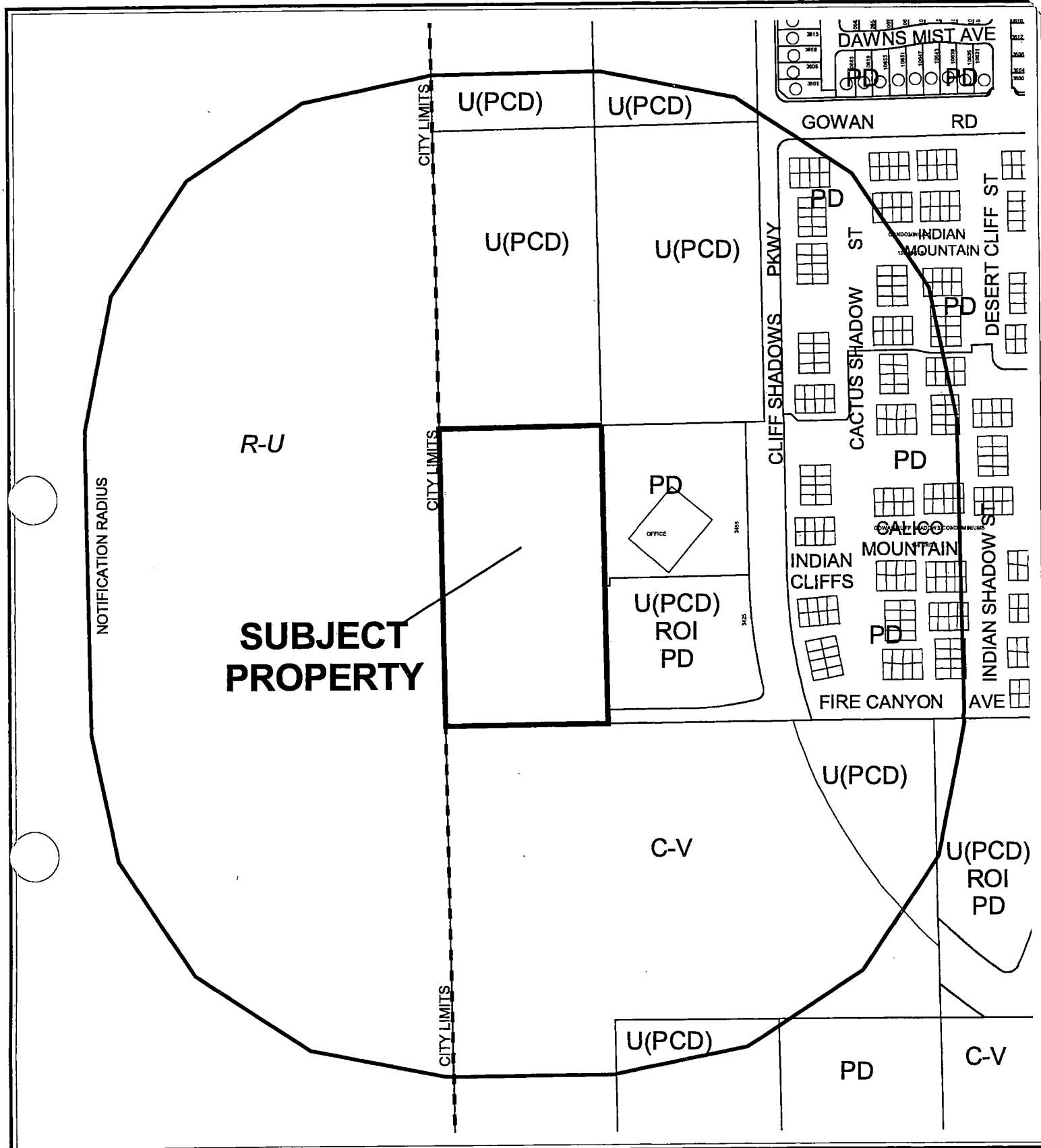
McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:31 – 6:34)

1-948



CASE: **VAR-5786**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 300 600 Feet



Unipro Holdings, LLC
Frank Hamadani
Cell: 949. 246 7700 Fax: 949. 203 6317
Email: F@Hamadani.com

Facsimile Cover Letter

To:	Mr. Gary Leobold	From:	Frank Hamadani
Company:	City of Las Vegas	Date:	April 25, 2005
Fax:	702. 385 7268	Pages:	1 including this cover
Re:	"Marquise" APN: 137-12-301-009 Cc:		

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Re: MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781

Dear Mr. Leobold,

We would hereby like to request that all of the above referenced applications be TABLED at this time.

Please disregard the previous request for abeyance.

Thank you again for your assistance.

Best Regards,

Frank Hamadani
Unipro Holdings, LLC

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-5786 - APPLICANT/OWNER: UNIPRO
HOLDINGS, LLC

***ON APRIL 25, 2005 THE APPLICANT
REQUESTED THIS ITEM BE TABLED***



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: UNIPRO HOLDINGS, LLC

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

✓ No

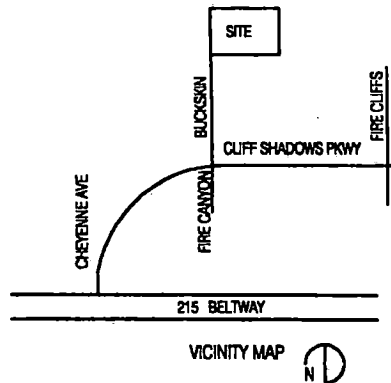
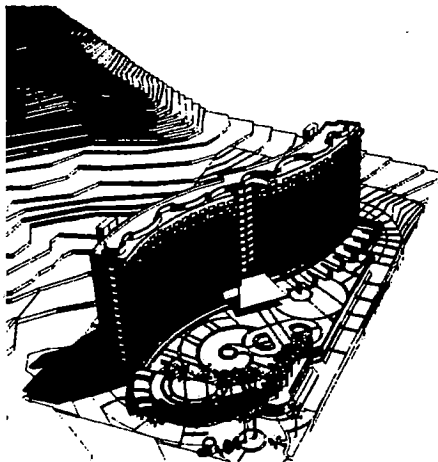
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

APN: _____

Print Name: FRANK HAMADANI, Manager

ORANGE, CALIFORNIA
Notary Public in and for said County and State





PROJECT DATA

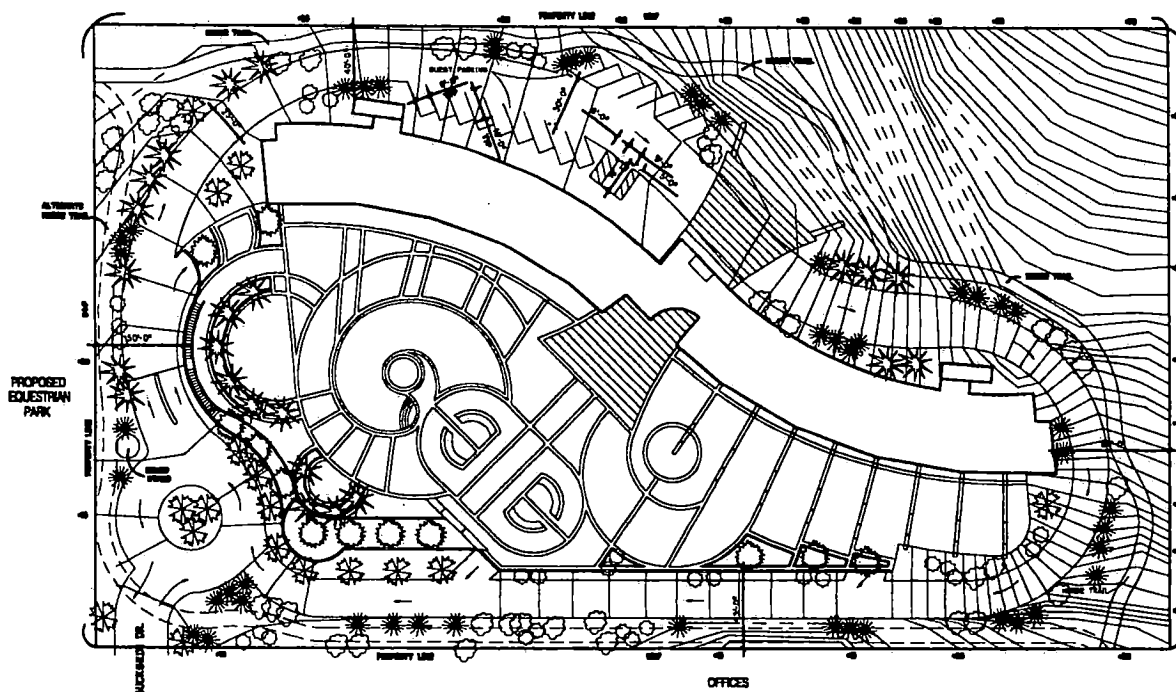
SITE AREA: 5 ACRES (217,800 sq ft)
 NO. OF UNITS: 125
 BUILDING AREA: 298,000 SF
 DENSITY: 25 UNITS/ACRE
 F.A.R.: 1.38 TO 1
 NO. OF STORIES (ABOVE 2 BASEMENT PARKING LEVELS): 14
 BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30') TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING: L
 PROPOSED: MFM
 ZONING
 EXISTING: U(PCO)
 PROPOSED: PD

	1 st LEVEL	TYP. LEVEL (2 THROUGH 12)	13 th & 14 th (2 PENTHOUSE LEVEL)	TOTAL	PARKING REQUIRED
1 BDRM.	0	2 (X11) = 22	0	22	@ 1.5 /UNIT = 33
2 BDRM.	3	6 (X11) = 66	0	69	@ 1.75 /UNIT = 121
3 BDRM.	1	2 (X11) = 22	11	34	@ 2 /UNIT = 68
				125	TOTAL 222 SPACES
					@ 2% = 5 HANDICAPPED REQUIRED AND PROVIDED
					NON-TANDEM CARS: 168
					25% REQUESTED TANDEM: 54
					TOTAL 222 SPACES
					PARKING PROVIDED
					NON-TANDEM CARS: 168
					TANDEM: 75
					TOTAL: 243 SPACES
					GUEST PARKING 17 SPACES

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
☼	SPYR PALS	NYCTHILA QUIN	10
☼	SPYR PALS	YUCCA ACANTHOIDEA	10
☼	CACTUS PEA	BRASSICA TRILEPS	40
☼	ROSE	DAURICUM ACANTHOIDEA	40
☼	ROSE BRASS	DAURICUM ACANTHOIDEA	40
☼	BLUE BRASS BRASS	DAURICUM ACANTHOIDEA	40



SITE PLAN
 1"=30'



781 Terminal Street
 Los Angeles, California 90021
 213 624 1854 / 213 624 1856
 mfuner@lessemodegroup.com **funesarchitecture**

UNIPRO HOLDINGS, LLC.
 2102 BUSINESS CENTER DRIVE
 IRVINE, CA 92612
 949 720 1100

**SDR-5781 ZON-5785
 VAR-5792
 04/28/05 PC**

The Marquise
AT LONE MOUNTAIN
 A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO.

1

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 10-10-05
 APN 13712301009 LAS VEGAS, NV WARD # 4

Justification Letter

**The "Marquise" at Lone Mountain
APN 13712301009**

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05.

Case Number: VAR 5792

MOD 5784

20N 5785 VAR: 5786 50K 5781

Date: 01/18/05
Name: Fretz, Lois.
Address: 3411 Cactus Mountain St
#203 L.V. NV. 89129
Phone: (702) 243-6407
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Jan 13, 2005

Mr. Gary Leobold, Planning Supervisor
Planning & Development Dept.
Current Planning Division
731 S. Fourth St.
Las Vegas, NV 89101

Dear Sir,

Please note that I vehemently object to the proposed development (attached).

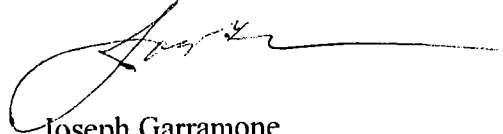
I purchased a condominium (Cliff Shadows) across from the proposed project about a year ago.
I paid an additional \$5,000 for a unit facing the mountains with a view.

At the time of purchase the proposed project was on Low-Density Land and my decision to purchase was based on such.

☐ proposed project will undeniably block that view, increase congestion and disturb the animal inhabitants, such as big horn sheep, who are regularly seen grazing near the bottom of the mountains.

I respectfully urge you to disapprove the proposal.

Yours truly,



Joseph Garramone
3455 Cactus Shadow St. #203
Las Vegas, NV 89129



VAR-5786

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----

From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

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Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

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STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----

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To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov;
dwsteinman@aol.com
Subject:

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Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
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Subject: FW:

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To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
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JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-5792 - VARIANCE RELATED TO MOD-5784, ZON-5785 AND VAR-5786 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
 - Request for a Variance TO ALLOW 168 PARKING SPACES WHERE 222 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 15 STORY RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

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

MOTION:

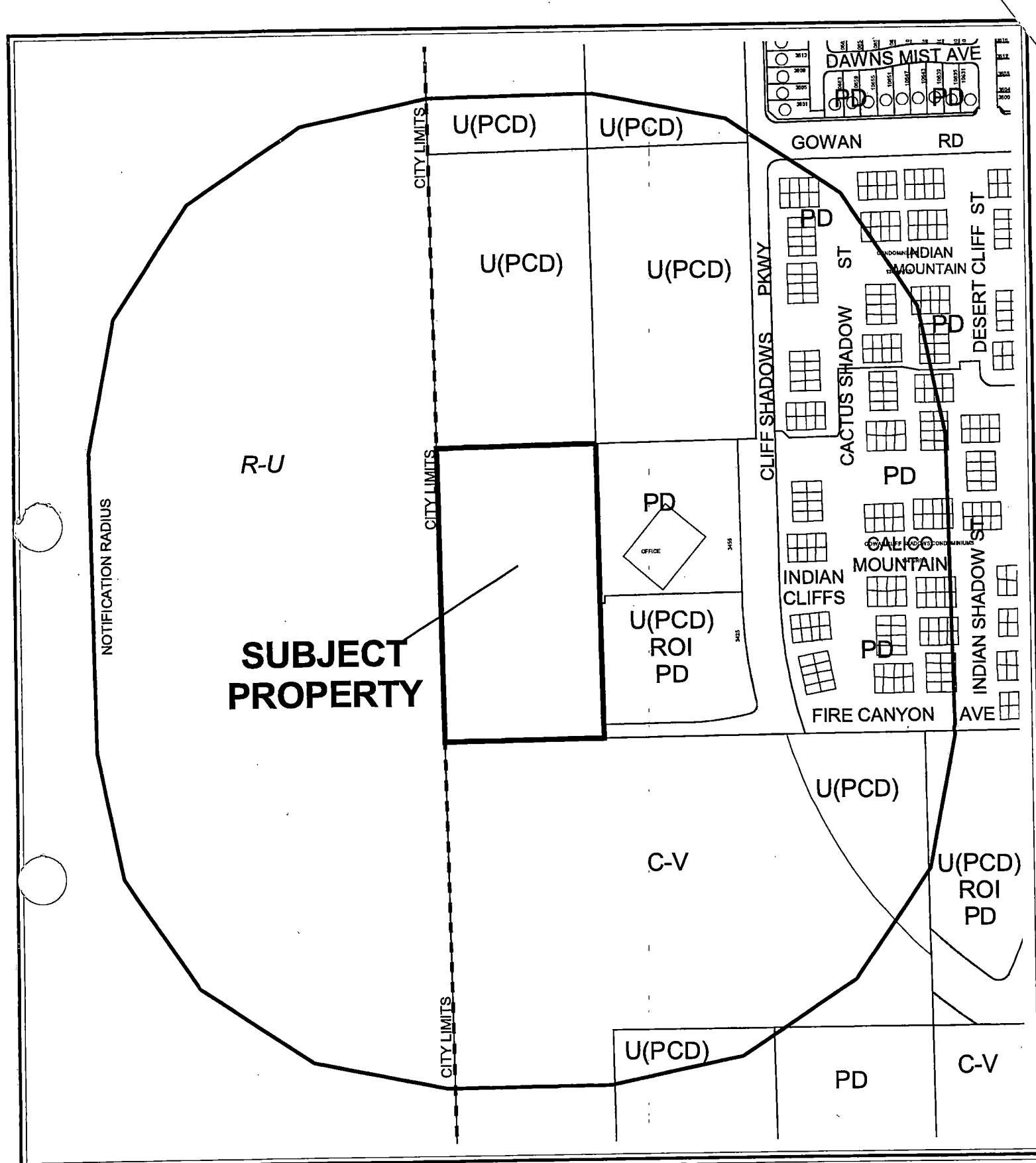
McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:31 – 6:34)

1-948



CASE: VAR-5792

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL
PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-5792 - APPLICANT/OWNER: UNIPRO
HOLDINGS, LLC

***ON APRIL 25, 2005 THE APPLICANT
REQUESTED THIS ITEM BE TABLED***

Unipro Holdings, LLC
Frank Hamadani
Cell: 949. 246 7700 Fax: 949. 203 6317
Email: F@Hamadani.com

Facsimile Cover Letter

To:	Mr. Gary Leobold	From:	Frank Hamadani
Company:	City of Las Vegas	Date:	April 25, 2005
Fax:	702. 385 7268	Pages:	1 including this cover
Re:	"Marquise" APN: 137-12-301-009 Cc:		

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Re: MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781

Dear Mr. Leobold,

We would hereby like to request that all of the above referenced applications be TABLED at this time.

Please disregard the previous request for abeyance.

Thank you again for your assistance.

Best Regards,

Frank Hamadani
Unipro Holdings, LLC



STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-5792** APN: **137 12 301 009**

Name of Property Owner: **UNIPRO HOLDINGS, LLC**

Name of Applicant: **UNIPRO HOLDINGS, LLC**

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

Yes

✓	No
---	----

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

City Official: _____

Partner(s): _____

APN: _____

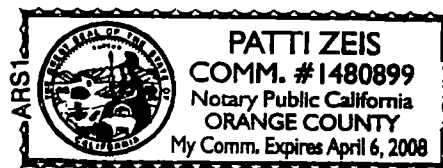
Signature of Property Owner/Authorized Agent: _____

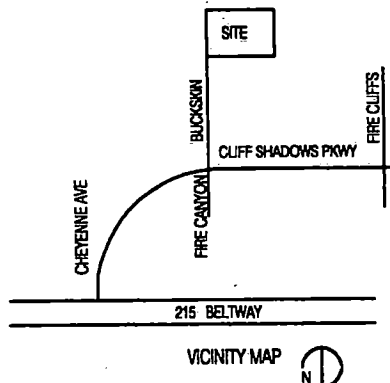
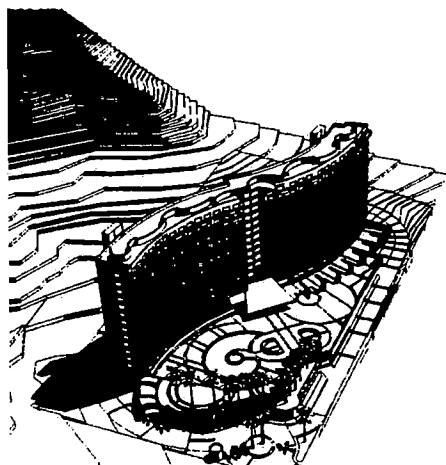
Print Name: FRANK HAMADANI, Manager

Subscribed and sworn before me

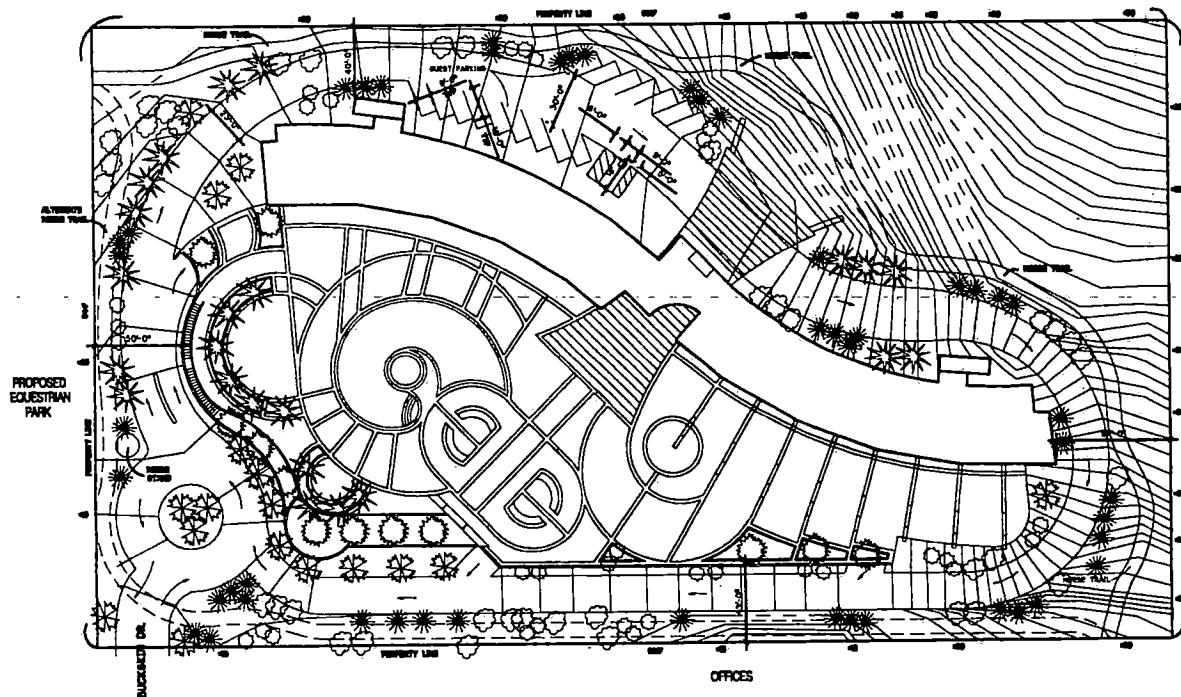
This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA
Notary Public in and for said County and State





OPEN SPACE



PROJECT DATA

SITE AREA: 5 ACRES (217,800 sf)
 NO. OF UNITS: 125
 BUILDING AREA: 298,000 SF
 DENSITY: 25 UNITS/ACRE
 F.A.R.: 1.38 TO 1

NO. OF STORIES
 (ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
 TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING: L
 PROPOSED: MFM

ZONING
 EXISTING: U(PCD)
 PROPOSED: PD

	1 ST LEVEL	TYP. LEVEL (2 THROUGH 12)	13 TH & 14 TH (2 PENTHOUSE LEVEL)	TOTAL	PARKING REQUIRED
1 BDRM.	0	2 (X11) = 22	0	22	@ 1.5 / UNIT = 33
2 BDRM.	3	6 (X11) = 66	0	69	@ 1.75 / UNIT = 121
3 BDRM.	1	2 (X11) = 22	11	34	@ 2 / UNIT = 68
				125	TOTAL 222 SPACES
					@ 2% = 5 HANDICAPPED REQUIRED AND PROVIDED

LANDSCAPING SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
	SILVER PALM	VEGETARIA SPIN	11
	SPRAY FIGUS PALM	TETRAEAS AGATHOICOLA	12
	CACTUS PEA	BIMBAZA NALLEYI	10
	BOTTLE	BAUTLUPUS ACUTICODAN	80
	DESERT SHRUB	SARVATHUS MYANS	80
	BLUE SHRUB GRASS	SOUTHERN GRACILE	80

NON-TANDEM CARS: 168
 25 % REQUESTED TANDEM: 54
 TOTAL: 222 SPACES

PARKING PROVIDED

NON-TANDEM CARS: 168
 TANDEM: 75
 TOTAL: 243 SPACES

GUEST PARKING: 17 SPACES

SDR-5781 ZON-5785
 VAR-5792
 04/28/05 PC

SITE PLAN
 1"=30'



781 Terminal Street
 Los Angeles, California, 90021
 213 624 1894 1 213 624 1898
 mfunee@vestalmediagroup.com

funessarchitecture

UNIPRO HOLDINGS, LLC.
 2102 BUSINESS CENTER DRIVE
 IRVINE, CA 92612
 949 720 1100

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
 APN 13712301009 WARD # 4
 LAS VEGAS, NV

The Marquise
 A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO.

1

Justification Letter

The "Marquise" at Lone Mountain
APN 13712301009

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05.

Case Number: VAR 5792

MOD-5784

200-5785 VAR-5786 504-5181

Date: 01/18/05
Name: Fretz, Lois.
Address: 3411 Cactus Mountain St
#203 L.V. NV. 89129
Phone: (702) 243-6407
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----

From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

1/25/2005

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----

From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----

From: Michael/Darla Coleman [mailto:dmmcoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov;
dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----

From: James C [mailto:jclcinlv@hotmail.com]

Sent: Monday, January 24, 2005 5:56 PM

To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com

: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov

Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - SDR-5781 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5784, ZON-5785, VAR-5786 AND VAR-5792 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 15 STORY, 125 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

C.C.: 06/01/05**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

5**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

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

MOTION:

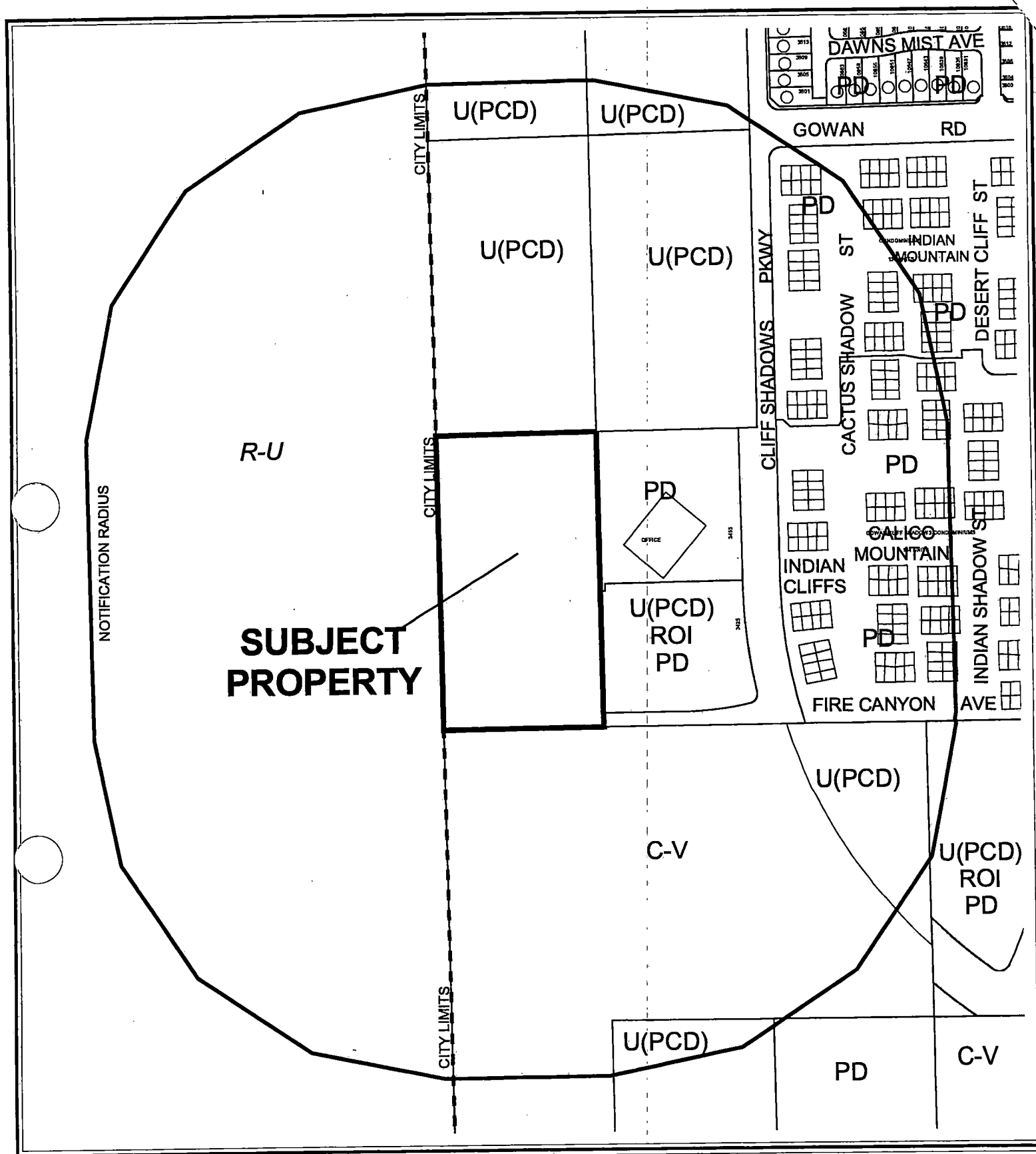
McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:31 – 6:34)

1-948



CASE: SDR-5781

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABYANCE - SDR-5781 - APPLICANT/OWNER: UNIPRO
HOLDINGS, LLC

***ON APRIL 25, 2005 THE APPLICANT
REQUESTED THIS ITEM BE TABLED***

Unipro Holdings, LLC
Frank Hamadani
Cell: 949. 246 7700 Fax: 949. 203 6317
Email: F@Hamadani.com

Facsimile Cover Letter

To: Mr. Gary Leobold **From:** Frank Hamadani
Company: City of Las Vegas **Date:** April 25, 2005
Fax: 702. 385 7268 **Pages:** 1 including this cover
Re: "Marquise" APN: 137-12-301-009 **Cc:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Re: MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781

Dear Mr. Leobold,

We would hereby like to request that all of the above referenced applications be TABLED at this time.

Please disregard the previous request for abeyance.

Thank you again for your assistance.

Best Regards,

Frank Hamadani
Unipro Holdings, LLC



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: UNIPRO HOLDINGS, LLC

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

 Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

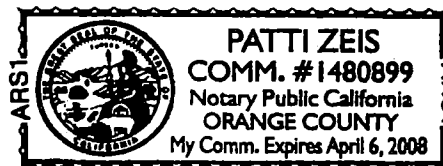
Signature of Property Owner/Authorized Agent: _____

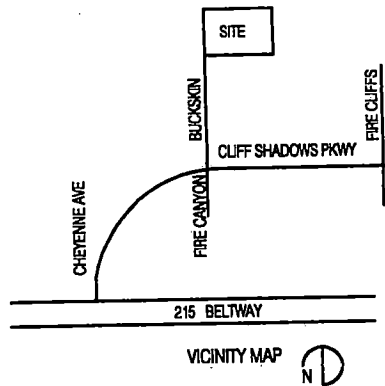
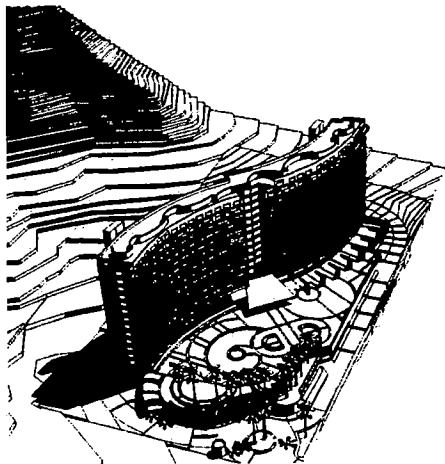
Print Name: FRANK HAMADANI, Manager

Subscribed and sworn before me

This 10th day of DECEMBER, 2004

ORANGE, CALIFORNIA
Notary Public in and for said County and State





PROJECT DATA

SITE AREA: 5 ACRES (217,800 sq ft)
 NO. OF UNITS: 125
 BUILDING AREA: 298,000 SF
 DENSITY: 25 UNITS/ ACRE
 F.A.R.: 1.36 TO 1

NO. OF STORIES
 (ABOVE 2 BASEMENT PARKING LEVELS): 14

BUILDING HEIGHT: 157' FROM BASE OF ENTRY (AT +30')
 TO ROOF OF PENTHOUSE UNITS

GENERAL PLAN DESIGNATION

EXISTING: L
 PROPOSED: MFM

ZONING
 EXISTING: U(PCD)
 PROPOSED: PD

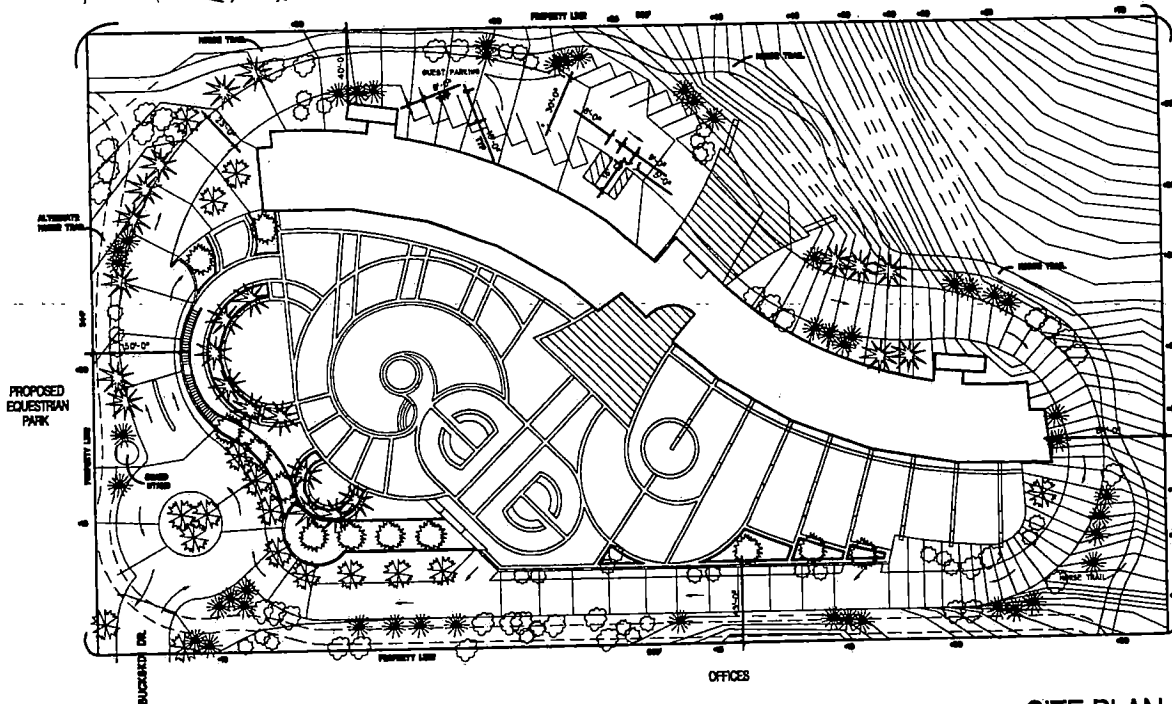
	1 st LEVEL	TYP. LEVEL (2 THROUGH 12)	13 th & 14 th (2 PENTHOUSE LEVEL)	TOTAL	PARKING REQUIRED
1 BDRM.	0	2 (X11) = 22	0	22	@ 1.5 /UNIT= 33
2 BDRM.	3	6 (X11) = 66	0	69	@ 1.75 /UNIT= 121
3 BDRM.	1	2 (X11) = 22	11	34	@ 2 /UNIT= 68
				125	TOTAL 222 SPACES
					@ 2% = 5 HANDICAPPED REQUIRED AND PROVIDED

LANDSCAPING SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
☼	WIDE PALM	VEITCHIA VINCH	14
☼	SPINY PINE PALM	YUCCA SPINOSA	11
☼	CACTUS PEA	ROSAEA WALKER	40
☼	BOTUL	DAVIDSONIA ACROSTICHUM	40
☼	INDIAN PRASS	BORRERIA ALTA	40
☼	BLUE DRAGON PRASS	SOUTHERN BRACLES	40

NON-TANDEM CARS: 168
 25 % REQUESTED TANDEM: 54
 TOTAL 222 SPACES

PARKING PROVIDED
 NON-TANDEM CARS: 168
 TANDEM: 75
 TOTAL 243 SPACES

GUEST PARKING 17 SPACES



SITE PLAN
 1"=30'



SDR-5781
04/28/05 PC

761 Terminal Street
 Los Angeles, California 90021
 213 624 1894 1 213 624 1895
 mturner@islamodagroup.com

islamodagroup

UNIPRO HOLDINGS, LLC.
 2102 BUSINESS CENTER DRIVE
 IRVINE, CA 92612
 949 720 1100

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
 APN 13712301009 LAS VEGAS, NV

RECEIVED

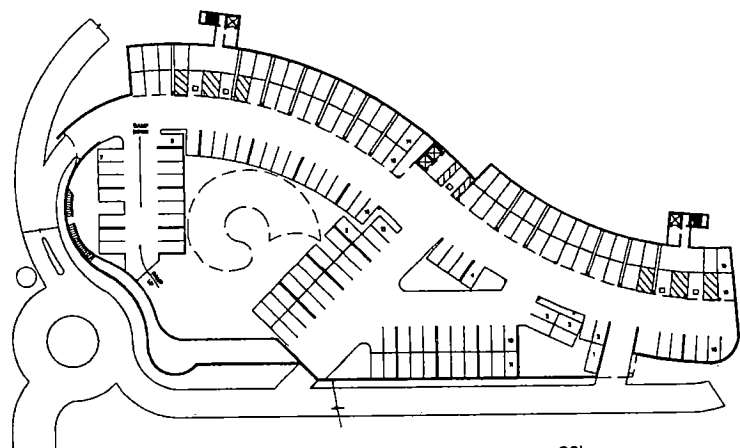
DEC 14 2005

The Marquise
AT LONE MOUNTAIN
 A LUXURY CONDOMINIUM DEVELOPMENT

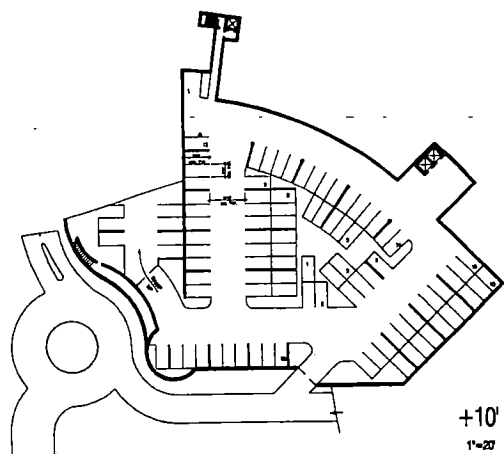
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1

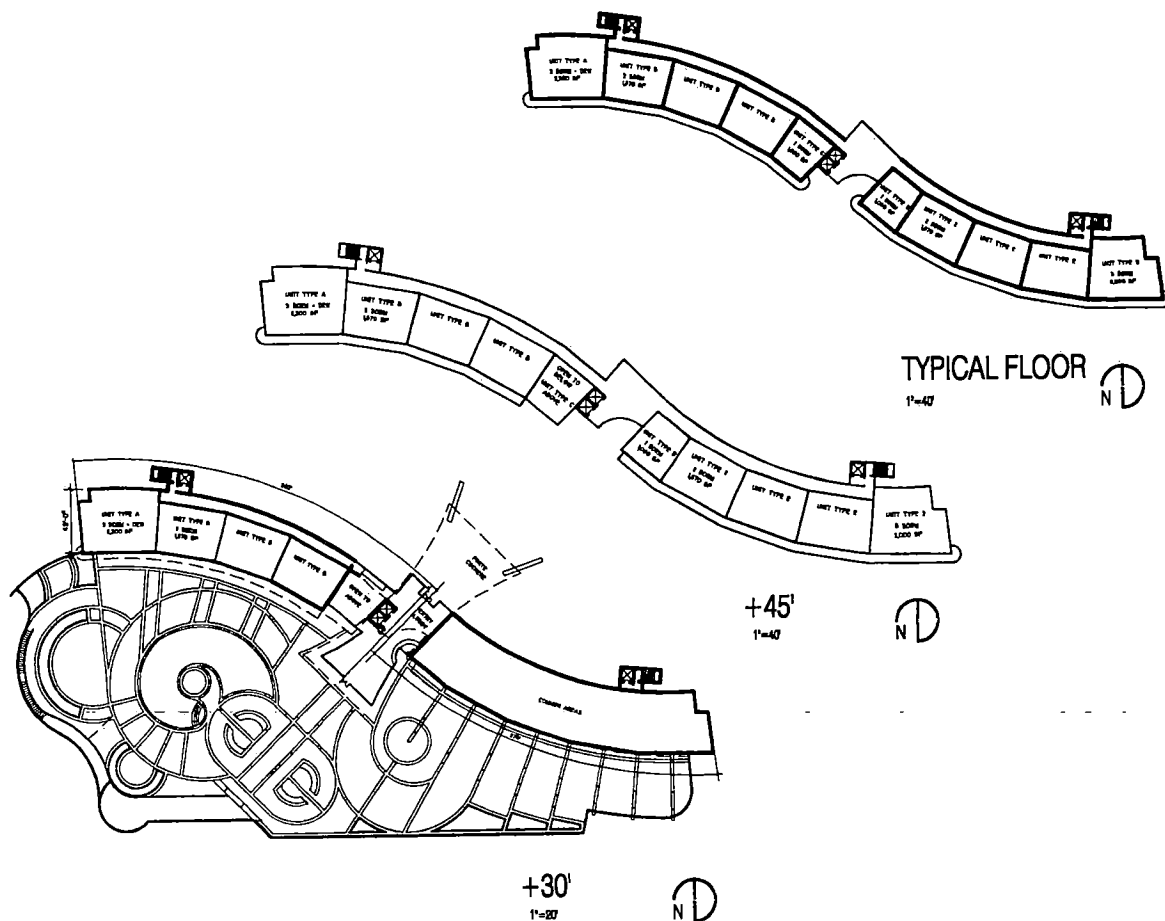
12-10-05



+20'
1"=20' N



+10'
1"=20' N



TYPICAL FLOOR
1"=40' N

+45'
1"=40' N

+30'
1"=20' N

RECEIVED
DEC 14 2005

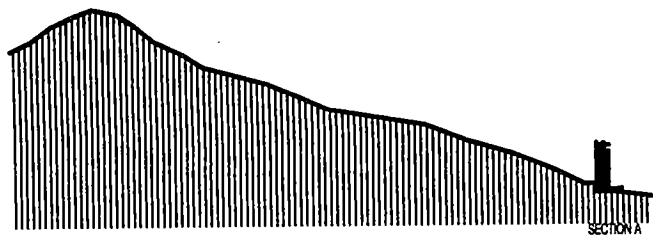
SDR-5781
04/28/05 PC

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

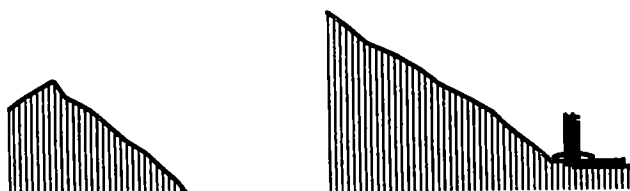
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT
BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST
APN 13712301009 LAS VEGAS, NV
WARD # 4

SHEET NO.
2
18-1004

781 terminal street
los angeles, california, 90021
213 624 1894 f 213 624 1896
mtunes@lslamedagroup.com **funesarchitecture**



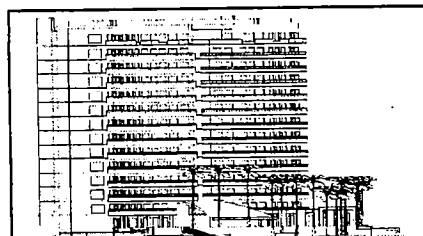
SECTION A



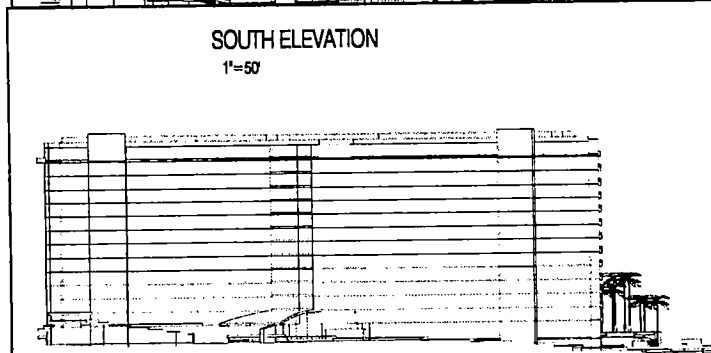
SECTION B



SECTION C



SOUTH ELEVATION
1"=50'



WEST ELEVATION
1"=50'

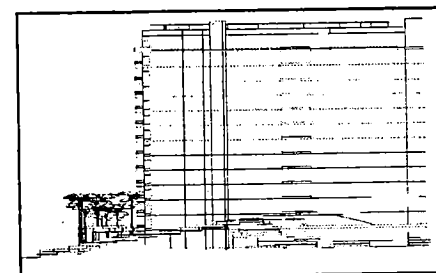
EXTERIOR MATERIALS

EXT. WALLS: LIGHT-TEXTURED EXT. PLASTER
GLAZING: BRONZED GLASS
BALCONIES: TOP RAILING: PAINT
GUARDWALL: BRONZED GLASS
ENTRY CANOPY AND LOBBY ROOF: PATINAED COPPER
STANDING SEAM ROOFING

GARAGE / PODIUM
TOWERS

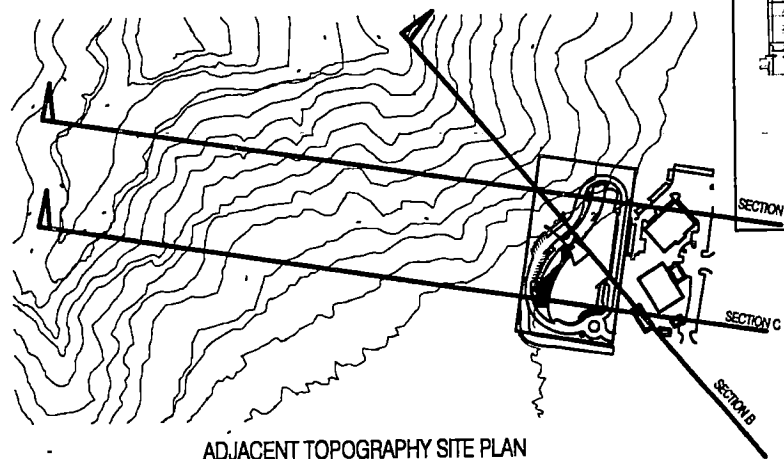
COLOR (VISTA PAINT)
B552 "SWISS CREAM"
B487 "BAJA BEACH"

WHITE



EAST ELEVATION
1"=50'

NORTH ELEVATION
1"=50'



ADJACENT TOPOGRAPHY SITE PLAN
1"=200'

RECEIVED
DEC 14 2007

SDR-5781 ZON-5785
VAR-5792
04/28/05 PC

UNIPRO HOLDINGS, LLC.
2102 BUSINESS CENTER DRIVE
IRVINE, CA 92612
949 720 1100

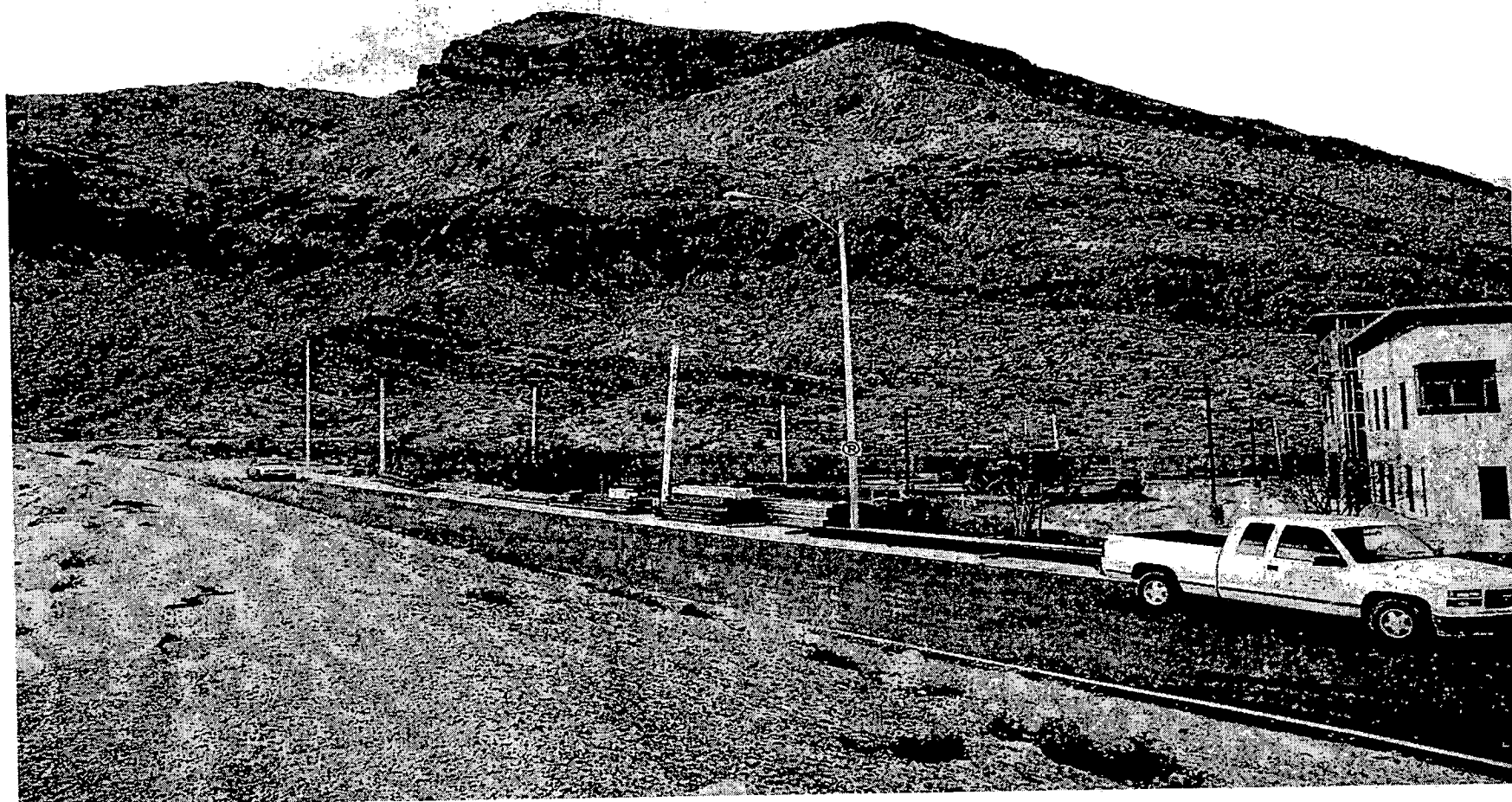
The Marquise
AT LONE MOUNTAIN
A LUXURY CONDOMINIUM DEVELOPMENT

SHEET NO.

3

BUCKSKIN AND CLIFFSHADOWS LONE MOUNTAIN WEST 12-1004
APN 13712301009 WARD # 4
LAS VEGAS, NV

751 terminal street
los angeles, california, 90021
213 624 1884 f 213 624 1888
mfunes@laalamedagroup.com **funesarchitecture**



MOD-5784, ZON-5785, VAR-5786, VAR-5792 & SDR-5781 - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
APRIL 28, 2005 PLANNING COMMISSION

12/30/04



MOD-5784, ZON-5785, VAR-5786, VAR-5792, & SDR-5781 - APPLICANT/OWNER: UNIPRO
HOLDINGS, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 340 FEET WEST OF CLIFF SHADOWS PARKWAY
APRIL 28, 2005 PLANNING COMMISSION

12/30/04

Justification Letter

**The "Marquise" at Lone Mountain
APN 13712301009**

Proposed 125 Unit Residential Condominium Project

The "Marquise" is a high quality residential condominium project which is intended to serve a market niche not presently served in this part of the community.

The Density Studies attached indicate that the proposed project WILL preserve the Lone Mountain West residential density requirement of 8 units per acre, per Tables 2, 3 and 4.

Sincerely,

Unipro Holdings LLC

Telephone Protest/ Approval Log

Meeting Date: 01/27/05.

Case Number: VAR 5792

MOD 5784

200 5785 VAR 5786 SUR 5781

Date: 01/18/05
Name: Fretz, Lois.
Address: 3411 Cactus Mountain St
#203 L.V. NV. 89129
Phone: (702) 243-6407
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

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☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW: High Rise Condo Project

-----Original Message-----

From: Kouli Pouridis [mailto:pouridis@cox.net]
Sent: Monday, January 24, 2005 8:47 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov;
dwsteinman@lasvegasnevada.gov
Subject: High Rise Condo Project

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

Regards,

Kouli and Para Pouridis
3329 Lacebark Pine Street
Las Vegas NV 89129

702-304-1726 home phone

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:03 AM
To: Gary Leobold
Subject: FW: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

-----Original Message-----

From: Felecia Giordano [mailto:feleciag@cox.net]
Sent: Tuesday, January 25, 2005 7:32 AM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov; dwsteinman@aol.com
Subject: MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

I strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

STRONGLY AGAINST:

MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781

Felecia Giordano

Gary Leobold

From: Margo Wheeler
Sent: Tuesday, January 25, 2005 8:02 AM
To: Gary Leobold
Subject: FW:

-----Original Message-----

From: Michael/Darla Coleman [mailto:dmccoleman@cox.net]
Sent: Monday, January 24, 2005 10:55 PM
To: lbrown@lasvegasnevada.gov; dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov;
dwsteinman@aol.com
Subject:

I wish to share with you my strong opposition to MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high density project is another in a string of projects that does not meet with the original intent of the community in this area. This will continue to tax the infrastructure of the surrounding area and place a high rise apartment complex in amongst single family dwellings. The nature of the project will also detract from the mountain landscape of the area.

Thank you for your consideration on this matter.

Darla & Michael Coleman
3325 Lacebark Pine Street
Las Vegas, Nevada 89129

Gary Leobold

From: Margo Wheeler
Sent: Monday, January 24, 2005 6:20 PM
To: Gary Leobold
Subject: FW:

-----Original Message-----

From: James C [mailto:jdcinlv@hotmail.com]
Sent: Monday, January 24, 2005 5:56 PM
To: lbrown@lasvegasnevada.gov; dwsteinman@aol.com
Cc: dhayes@lasvegasnevada.gov; mwheeler@lasvegasnevada.gov
Subject:

We strongly oppose MOD-5784, ZON-5785, VAR-5786, VAR-5792 and SDR-5781 on the January 27, 2005 Planning Commission Agenda. This high rise condominium project is not compatible with the surrounding developments. It is too dense for the proposed parcel and will have a visual impact on the foothills. Additionally, it will set a precedent for remaining undeveloped parcels in the area. Please deny these items and protect the integrity of the our neighborhood.

JC & Lisa Campbell
3413 White Bark Pine Street
Las Vegas, Nevada 89129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

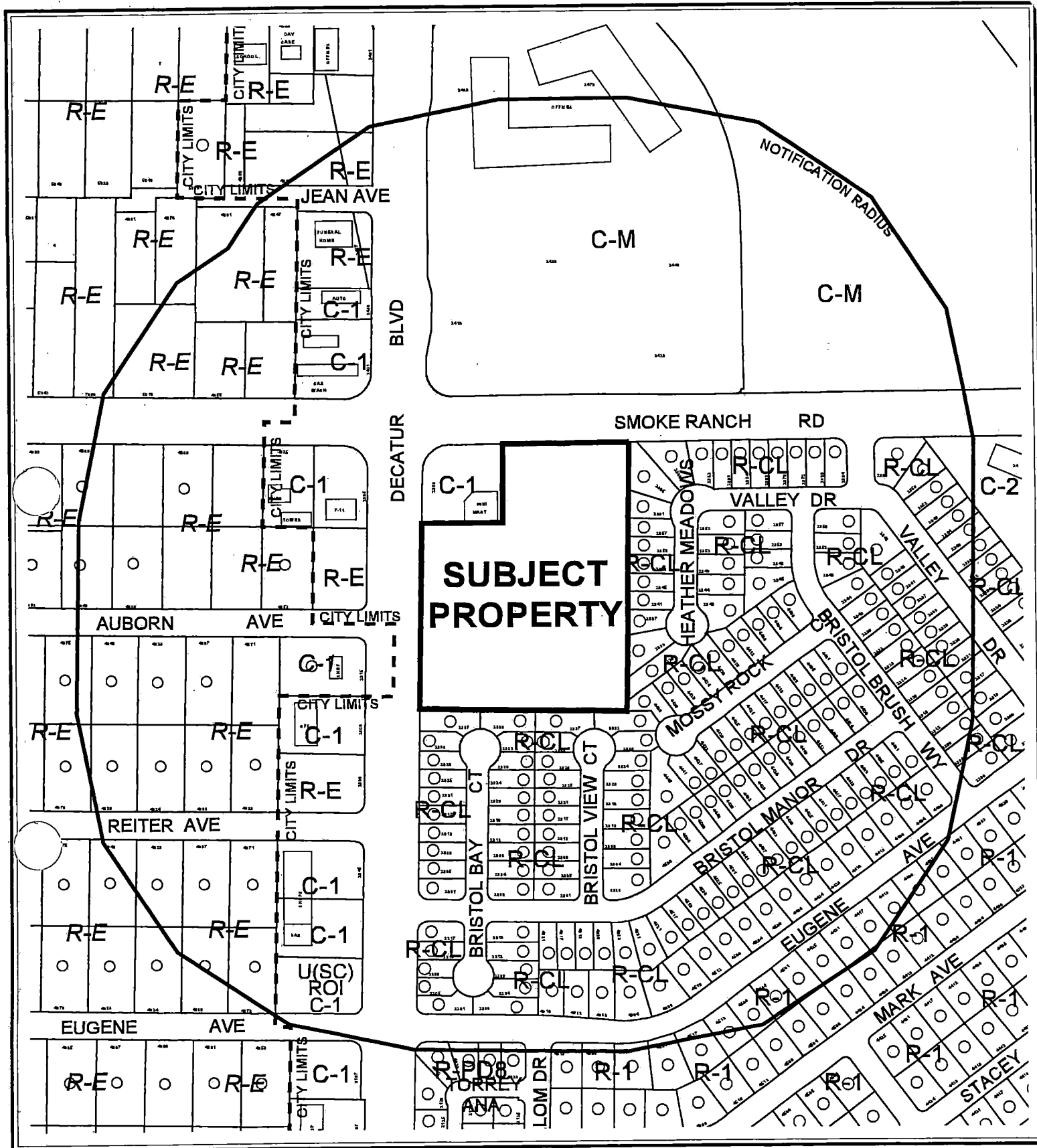
McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363],
 Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59
 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89
 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the
 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784],
 Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and
 Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] –
 UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:31 – 6:34)

1-948

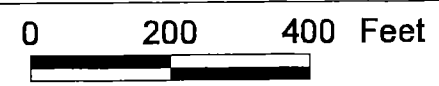


CASE: **ZON-5669**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

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



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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - ZON-5669 - APPLICANT/OWNER: SMOKE RANCH LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

Public Works

2. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes and Standard Drawings #234.1 #234.2 and #234.3 for bus turnouts shall be dedicated prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.
3. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other Map is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
4. Construct all incomplete half-street improvements on Smoke Ranch Road and Decatur Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site
5. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
6. 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.

ZON-5669 - Conditions Page Two
April 28, 2005 - Planning Commission Meeting

7. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. In accordance with the intent of a commercial subdivision, all pad sites shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
9. 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.
10. 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for Rezoning from R-1 (Single-Family Residential) to C-1 (Limited Commercial) a 5.33-acre parcel located adjacent to the southeast corner of Decatur Boulevard and Smoke Ranch Road.

B) Applicant's Justification

The applicant indicates that the character of Smoke Ranch Road and Decatur Boulevard justifies the subject request for Rezoning to a local business district C-1 (Limited Commercial), as there is commercial to the north and west and industrial to the north. Also mentioned is that this change would conform to other plans and goals for similar sized properties on the same and adjacent streets in the area. There are too many properties to mention that have set the precedent for a C-1 (Limited Commercial) designation. This change would absolutely not set a precedent for future zoning.

BACKGROUND INFORMATION

A) Previous Actions

- 07/02/087 The Resolution of Intent to Rezone (Z-0044-86) the subject site to C-1 (Limited Commercial) expired.
- 01/13/05 The subject application was abeyed to the 03/24/05 Planning Commission meeting at the request of the applicant.
- 03/24/05 The subject application was abeyed to the 04/28/05 Planning Commission meeting at the request of the applicant.

B) Pre-Application Meeting

- 11/15/04 The staff met with the prospective applicant to discuss the following items:
- Parking for retail;
 - Development standards for commercial uses;
 - Landscaping standards; and
 - Residential adjacency standards:
 - Residential Adjacency standards will limit the mini-warehouses and the north buildings to one story; and
 - Delay of a Site Development Plan Review for the site to allow redesign of the project.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a rezoning application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.33

B) *Existing Land Use*

Subject Property: Undeveloped

North: Retail

Industrial

South: Single family development

East: Single family development

West: Retail

Undeveloped

C) *Planned Land Use*

Subject Property: SC (Service Commercial)

North: LI/R (Light Industrial/ Research)

South: ML (Medium-Low Density Residential)

East: ML (Medium-Low Density Residential)

West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: R-1 (Single Family Residential)

North: C-M (Commercial/ Industrial)

South: R-CL (Single Family Compact-Lot)

East: R-CL (Single Family Compact-Lot)

West: C-1 (Limited Commercial)

R-E (Residence Estates)

Clark County

E) *General Plan Compliance*

The subject parcel is designated SC (Service Commercial) on the Southeast Sector Plan Map of the General Plan. The requested C-1 (Limited Commercial) Zone is in conformance with this land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance," because the use may generate more than 6,250 average daily vehicle trips. An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments or recommendations for mitigation measures have been received.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to a C-1 (Limited Commercial) Zone:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	5.33 acres	NA
Min. Lot Width	100 feet	280 feet	Y
Min. Setbacks			
• Front	20 feet	Will be determined at time of development	Will be determined at the time of development
• Side	10 feet		
• Corner	15 feet		
• Rear	20 feet		
Max. Lot Coverage	50 %	✓	
Max. Building Height	NA		

The subject property has sufficient size to meet the Development Standards of Title 19. At such time as a Site Development Plan is submitted for a proposed development, the development will be compared to these standards.

B) General Analysis and Discussion

The rezoning to C-1 (Limited Commercial) conforms to the SC (Service Commercial) land use designation of the site. The site is across from industrial zoning to the north, commercial to the northwest, and commercial to the west. The location is an infill parcel surrounded by mature development, including residential development to the east and south.

Because of the properties juxtaposition to commercial and industrial development to the north and west and its exposure to two high traffic carriers, the change in zoning has merit. With proper controls in development of the site, assured through the approval of a Site Development Plan Review, development of the property can be made compatible to residential development to the east and south.

FINDINGS

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 to C-1 (Limited Commercial) conforms to the General Plan designation of SC (Service Commercial).

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 uses that are possible within the C-1 (Limited Commercial) Zone are compatible with the commercial uses to the west and the industrial uses to the north. By compliance of the development with the commercial design standards and the Urban Design Guidelines and Standards of Title 19, the development can be made compatible with residential development to the south and east.

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

The location is an infill parcel in an area that has been steadily developing according to the plans and policies of the city. This area in particular has been developing as commercial and industrial because of the proximity of the North Las Vegas Airport.

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."

ZON-5669 - Staff Report Page Five
April 28, 2005 - Planning Commission Meeting

Decatur Boulevard and Smoke Ranch Road have sufficient capacity to handle the traffic needs of the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 254 [2/10/05 PC]

APPROVALS 0

PROTESTS 0

11/24/2004 10:06 AM FROM: Fax Creative Systems, Inc TO: 362-4348 PAGE: 001 OF 001

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-5669** 1 APN: 139-19-101-002

Name of Property Owner: Smoke Ranch 11c

Name of Applicant: Smoke Ranch 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 XX 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: _____, Snow, Ranch Realty, LLC

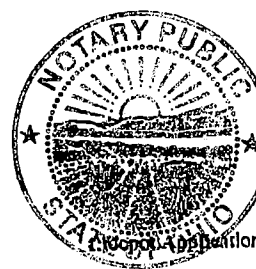
Signature of Property Owner/Authorized Agent: _____

Print Name: Thomas H. Bengtson, Trustee of
MBJR Trust, Manager

Subscribed and sworn before me

This 24th day of November, 2004

Notary Public in and for said County and State

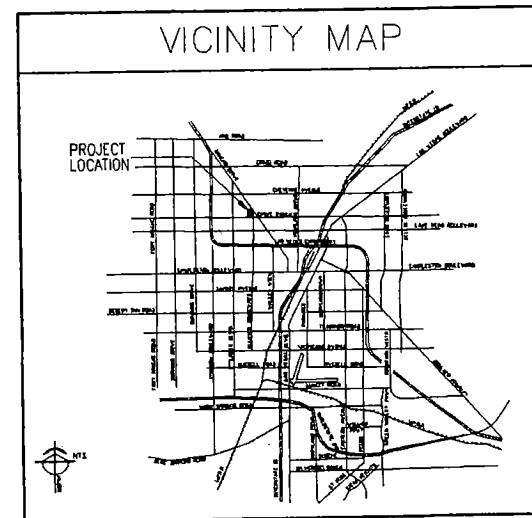


JILL RENEE McGRAIL

Notary Public, State of Ohio
My Commission Expires
November 11, 2007

[illegible]

SCALE: $1/32" = 1'-0"$



3-24-05 PC

[illegible]



ZON-5669 - APPLICANT/OWNER: SMOKE RANCH, LLC
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
APRIL 28, 2005 PLANNING COMMISSION

01/21/05

Smoke Ranch, llc
8360 West Sahara Avenue
Suite 230
Las Vegas, Nevada 89117
Tel: (702) 362-4450
Fax: (702) 362-4348

November 23, 2004

Subject: Conforming Zone change Smoke Ranch & Decatur
Parcel Number: 139-19-101-002
Justification Letter

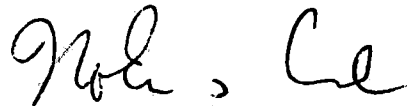
The character of Smoke Ranch and Decatur justifies the subject properties [APN: 139-19-101-002] change of zoning to Local Business District (C-1). The 5.2 gross acre property fronts on Smoke Ranch and Decatur. There is high density residential to the north and west and Commercial Industrial to the South the residential properties to the east are buffered by Decatur itself. There are numerous examples of C-1 property with these exact characteristics in the local area.

This area is has a strong residential growth especially as it becomes more central, and the Valley expands. There would be no additional adverse affects with the designation to any service due to this change.

This change would conform to other plans and goals for similar sized properties on the same and adjacent streets in the area.

There are to many properties to mention that have set the precedent for a Local Business District (C-1) designation. This change would absolutely not set a precedent for future zoning.

Sincerely,



Nolan Carl
Smoke Ranch, llc

BAKER, JACK G. + ANNE P.
2316 BASTOL VIEW CT.
LAS VEGAS, NV. 89108-2925

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIV.

DEVELOPMENT SERVICES CENTER
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

DEAR SIRs:

CONCERNING CASE ZON-5669. THIS IS TO
EXPRESS MY OBJECTION TO A CHANGE IN ZONING
OF DESCRIBED PROPERTY FROM R-1 SINGLE FAMILY
RESIDENCE TO C-1 LIMITED COMMERCIAL.

THANK YOU.

Jack G. Baker
Anne P. Baker

ZON-5669
P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-6109 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHEA COMMERCIAL - OWNER: CENTENNIAL RANCH, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 104,398 SQUARE FOOT OFFICE CONDOMINIUM COMPLEX on 10.04 acres adjacent to the south side of Azure Drive, approximately 1,250 feet west of Tenaya Way (APNs 125-27-113-003 and 125-27-222-007), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS and STEINMAN excused

To be heard by the City Council on 6/01/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, gave a brief overview of the application. The request replaces the previously approved site plan (SDR-4447) for a 122,477 square-foot office development on the property, and is an improvement over this plan. This proposal removes all parking areas facing Azure Drive and places them behind the buildings, creating an aesthetically appealing streetwall. The Multi-Use Transportation Trail has been partially constructed and will

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 15 – SDR-6109

MINUTES – Continued:

now be extended the length of the southern property line, connecting to Azure near the westernmost driveway. The trail layout is acceptable as shown on the site plan. In addition, a mix of 50 percent general and 50 percent medical/dental offices is the anticipated use, and the parking has been calculated accordingly.

MR. LEOBOLD pointed out that this application was held from the March 24th Planning Commission meeting due to a related Review of Condition application (ROC-6074) that was recently heard by the City Council prior to the hearing for this item. The condition contained a prohibition on buildings over one story in height, which this project features. The Commission can now hear the subject application, and staff recommended approval.

STEVE BAUER, Shea Commercial, 2850 S. Jones Boulevard, appreciated staff's assistance with the project and concurred with staff's conditions.

COMMISSIONER McSWAIN complimented the proposed development and believed it would be an appropriate buffer to the residential area.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.
(6:34 – 6:37)
1-1057

CONDITIONS:

Planning and Development

1. Approval of Site Development Plan Review (SDR-4447) shall be expunged.
2. An amended Master Sign Plan for the Tenaya Village Center shall be reviewed and approved by the Centennial Hills Architectural Review Committee – Town Center (CHARC-TC) prior to the issuance of sign permits.
3. Conformance to all applicable conditions of approval of Site Development Plan Review [Z-0076-98(20)].
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations date stamped 03/18/05, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 15 – SDR-6109

CONDITIONS – Continued:

6. The Multi-Use Transportation Trail shall be constructed as shown on the site plan and landscaped according to Condition Number 14 of Z-0076-98(20).
7. Prior to the time application is made 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.
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. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to the time application is made for a building permit 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.
10. All City Code requirements and design standards of all City departments must be satisfied.

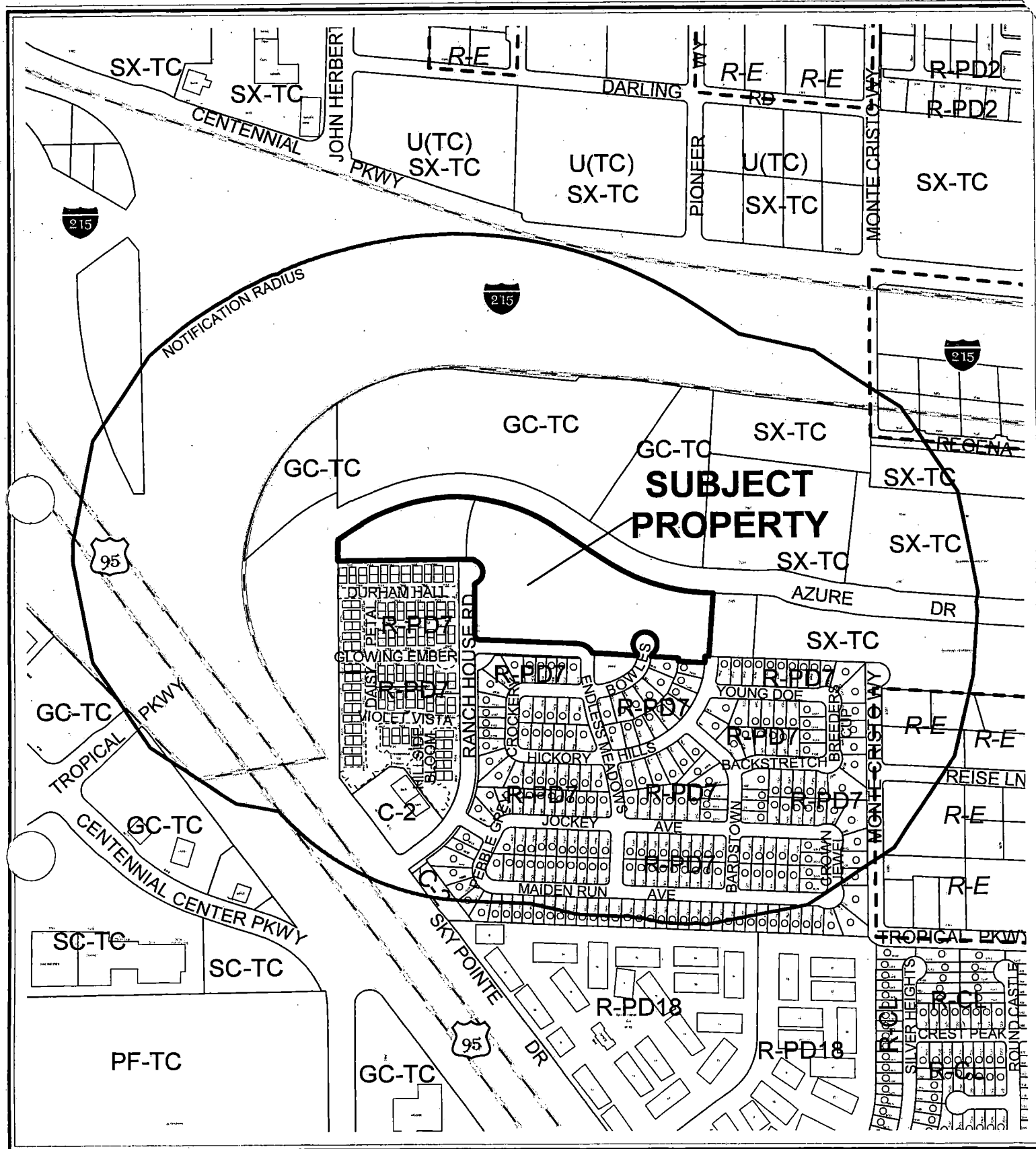
Public Works

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

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 15 – SDR-6109

CONDITIONS – Continued:

13. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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.
16. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito East Commercial Subdivision, and all other subsequent site-related actions.

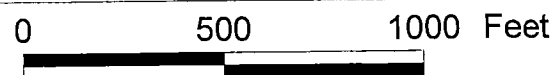


CASE: **SDR-6109**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-6109 - APPLICANT: SHEA

COMMERCIAL - OWNER: CENTENNIAL RANCH, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of Site Development Plan Review (SDR-4447) shall be expunged.
2. An amended Master Sign Plan for the Tenaya Village Center shall be reviewed and approved by the Centennial Hills Architectural Review Committee – Town Center (CHARC-TC) prior to the issuance of sign permits.
3. Conformance to all applicable conditions of approval of Site Development Plan Review [Z-0076-98(20)].
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations date stamped 03/18/05, except as amended by conditions herein.
6. The Multi-Use Transportation Trail shall be constructed as shown on the site plan and landscaped according to Condition Number 14 of Z-0076-98(20).
7. Prior to the time application is made 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.
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. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to the time application is made for a building permit 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.

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

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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.
16. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito East 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 proposed 104,398 square-foot office condominium complex on 10.04 acres adjacent to the south side of Azure Drive, approximately 1,250 feet west of Tenaya Way. The request was abeyed from the 03/24/05 Planning Commission meeting at staff's request. A related Review of Condition application (ROC-6074) needed to be heard by the City Council prior to the hearing for this item, as the condition contained a prohibition on buildings over one story in height, which this project features.

B) *Applicant's Justification*

The applicant justifies this request by stating that the proposed office complex will serve as an appropriate transition between residential lots to the south and proposed auto mall to the north. Single-family residential lots will be buffered from two-story office buildings and more intense uses proposed to the north. The lot is strategically located to allow for small scale office uses to maximize the local employment opportunities adjacent to the residential zoning. The development will conform with the Town Center plan and will be compatible with the surrounding area.

BACKGROUND INFORMATION

A) *Related Actions*

(The history of the subject site prior to 1998 is not relevant.)

03/09/98 The City Council approved a Rezoning (Z-0137-97) from R-PD7 (Residential Planned Development - 7 units per acre) and R-E (Residence Estates) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 units per acre) to PD (Planned Development) on a portion of the subject site, to accommodate a proposed 486,322 square-foot mixed-use development. The Planning Commission and staff recommended approval. The required Site Development Plan Review for the mixed-use development was never submitted.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Centennial Hills area, including this site, as part of a larger request. The Planning Commission and staff recommended approval.

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April 28, 2005 - Planning Commission Meeting

- 12/01/99 The City Council approved a request to amend (GPA-0030-99) a portion of the Northwest Sector Plan (now the Centennial Hills Sector Plan) from R (Rural Density Residential) to TC (Town Center) and to amend portions of the Centennial Hills Town Center Land Use Plan from M-TC (Medium Density Residential – Town Center) to SX-TC (Suburban Mixed Use – Town Center) on 63.69 acres, including the subject site. An additional request to amend the plan from SX-TC (Suburban Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) was withdrawn as part of the approval. The Planning Commission and staff recommended approval of the request to SX-TC (Suburban Mixed Use – Town Center) and denial of the remaining portions of the application.
- 04/04/01 The City Council approved a Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development (Montecito East) and two Special Use Permits (U-0012-01 and U-0013-01) for Supper Club uses on the subject site. The Planning Commission and staff recommended approval of the Site Development Plan Review and Special Use Permit U-0012-01. The Planning Commission denied Special Use Permit U-0013-01, which was appealed to the City Council on 02/27/01. The Planning and Development Department recommended approval of this Special Use Permit.
- 01/08/04 The Planning Commission approved a request for a Master Sign Plan (DIR-3572) for the approved retail center on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95. Staff recommended approval.
- 03/17/04 The City Council approved a Major Modification (MOD-3652) of the Town Center Development Standards to allow Auto Parts (New and Rebuilt) (Accessory Sales and Service) as a permitted use in the SX-TC (Suburban Mixed Use - Town Center) district with the approval of a Special Use Permit; and a request for a Site Development Plan Review (SDR-3648) for a proposed 7,852 square-foot auto parts store (new and rebuilt/accessory sales and service) and a Waiver of the perimeter landscaping requirements on a 0.92-acre portion of 7.24 acres adjacent to the south side of Azure Drive, approximately 1,100 feet west of Tenaya Way. The Planning Commission and staff recommended denial.
- 07/22/04 The Planning Commission approved a proposed 122,477 square-foot office development (SDR-4447) on the 10-acre subject site. Staff recommended approval.
- 03/24/05 The Planning Commission voted to hold this item in abeyance to the 04/28/05 Planning Commission meeting at staff's request, to first allow ROC-6074 to be heard by the City Council.

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April 28, 2005 - Planning Commission Meeting

04/06/05 The City Council approved the deletion of Condition Number 22 of Site Development Plan Review [Z-0076-98(20)] in its entirety (ROC-6074), therefore allowing buildings greater than one story in height to be constructed on property south of Azure Drive. Staff recommended denial.

B) Pre-Application Meeting

01/19/05 Submittal requirements for a Site Development Plan Review and some of the Town Center Development Standards applicable to this project were discussed. The applicant stated that these buildings would be office condominiums with a projected 50% general office and 50% medical office mix. To comply with SX-TC (Suburban Mixed Use – Town Center) requirements, the southernmost building would be single-story and buffer single-family residential from the two-story buildings along Azure Drive. Open space must be indicated on the plans. Azure Drive is fully developed, including landscaping. Applicant claimed the required multi-use trail along the south edge of the site was complete and that photos would be submitted showing the condition of the trail. According to the applicant, a Master Sign Plan for the development would be submitted at a later time, to go through the CHARC process.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 10.04

B) Existing Land Use

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

C) Planned Land Use

Subject Property: SX-TC (Suburban Mixed Use - Town Center)
North: GC-TC (General Commercial - Town Center)
South: ML (Medium-Low Density Residential)
East: SX-TC (Suburban Mixed Use - Town Center)
West: SX-TC (Suburban Mixed Use - Town Center)
ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: R-PD7 (Residential Planned Development – 7 units per acre)
East: T-C (Town Center)
West: NDOT Right-of-Way
R-PD7 (Residential Planned Development – 7 units per acre)

E) General Plan Compliance

This site is designated SX-TC (Suburban Mixed Use -Town Center) on the Centennial Hills Town Center Land Use Map. This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The existing T-C (Town Center) zoning designation and proposed office uses are in compliance with the SX-TC (Suburban Mixed Use – Town Center) land use designation.

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

This site is located in the Town Center Master Plan Area and designated SX-TC (Suburban Mixed Use – Town Center), which requires single-story office buildings to be used as a buffer where the district is adjacent to single-family detached dwelling units. All development shall be in conformance with the Town Center Development Standards.

A 20-foot wide Multi-Use Transportation Trail is proposed along the southern boundary of the subject site as shown on Map 2 of the Interlocal Joint Parks and Trails Plan. The developer is required to construct this trail according to the Transportation Trails Element of the Las Vegas 2020 Master Plan and per Condition Number 14 of Site Development Plan Review Z-0076-98(20). A portion of this trail has already been constructed. The trail as depicted on the site plan diverges slightly from the alignment proposed by the Trails Element because of physical site constraints, but provides an acceptable solution, connecting to Azure Way just east of the U.S. 95 overpass.

PROJECT DESCRIPTION

The project consists of seven office buildings with a mix of 50 percent general office and 50 percent medical office on a 10-acre site located in the Montecito East development. Two of the buildings, Office 'A' and Office 'B,' are two stories tall and join four other single-story

buildings facing Azure Drive. One other single-story building is interior to the site and is intended to buffer the two-story buildings from single-family detached dwellings to the south of the subject site. Parking areas are located to the rear of the buildings oriented toward Azure Drive, containing 491 spaces. Two driveways provide access to the site from Azure Drive. Perimeter landscaping has been installed on the southern edge of the site, and other buffers will be constructed pursuant to the overall Montecito East approval. In addition, the parking area will be completely landscaped to Town Center Development Standards. The buildings consist of stucco exteriors with stone and masonry architectural features and accents. Rooflines are flat with parapets and vary in height.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards are proposed for the subject development:

Proposed Standards	
Min. Setbacks	
• Front	25 Feet
• Side	55 Feet
• Rear	101 Feet
Max. Lot Coverage	18 % (FAR = 25%)
Max. Building Height	2 Stories / 33 Feet
Trash Enclosure	none
Loading Zone	none
Mech. Equipment	Parapet screened

The standards proposed for the office complex fall within acceptable limits for typical commercial development in the Town Center area.

A2) Residential Adjacency Standards

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

- a) Proximity slope. Building 'A' is 33 feet tall at the point closest to residential condominiums to the south. A minimum setback of 99 feet from the property line of the condominium development is therefore required. The site plan indicates that the building is set back 100 feet from the residential property line, thereby meeting the 3:1 proximity slope standard. Building 'G' is 20 feet tall at the south elevation and is set back 155 feet from the property lines of single-family residences to the south, also meeting the standard.

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April 28, 2005 - Planning Commission Meeting

- b) Building setback. Building 'A' must also be set back a minimum of 15 feet from the condominiums to the south, and Building 'G' must be set back a minimum of 10 feet from the single-family residences to match the rear yard setbacks of those properties. Both buildings are set back well in excess of the minimum requirements.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office, Medical and Dental	52,199 SF	1/200 SF GFA up to 2,000 SF; 1/175 SF GFA thereafter	297	---		
Office, Other	52,199 SF	1/300 SF GFA	174	---		
TOTAL	104,398 SF		462	9	476	9

The applicant has indicated that half of the floor area of the buildings will be dedicated to medical offices and the other half to general office uses. Accordingly, a minimum of 471 spaces are required. A total of 485 spaces have been provided, thereby meeting Title 19 parking standards. There will be 114 covered spaces provided. Most of these spaces are located to the interior of the parking lot; twelve covered spaces are nearest to residential property, but they are set back from the property line to allow for the multi-use trail and partially screened by an existing eight-foot block wall.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces + half of trees at end of rows	113 Trees (82+31)	121 Trees

SS

SDR-6109- Staff Report Page Seven
April 28, 2005 - Planning Commission Meeting

Buffer:			
• Min. Trees	Clusters of Mexican Fan Palms (min. 12' BTH) every 35 feet	57 Trees	33 California Fan Palms
• Min. Trees (south PL)	1 – 24" Box evergreen tree/20 feet	81 Trees	81 Mondel Pine
• Min. Zone Width (Azure Drive)	20 Feet		25 Feet
• Min. Zone Width (south PL)	30 Feet		30 Feet
• Wall height	Min. 6 Feet adjacent to residential		8 Feet

Streetscaping along Azure Drive and buffer width and planting requirements were imposed by condition of Site Development Plan Review Z-0076-98(20). The condition requires clusters of Mexican Fan Palms spaced 35 feet on center. The palms shown do not have the proper spacing. The streetscaping as well as the buffer along the southern perimeter of the site have been partially installed. Parking lot landscaping has been provided to code.

Pursuant to Title 19.06.110.E, the following Open Space Standards apply to the subject proposal:

Total Acreage		Required		Provided	
			Percent	Area	Percent
10.04 acres			20 %	87,468 SF or 2.01 acres	173,652 SF or 3.99 acres

The project meets the 20 percent minimum open space requirement for Town Center and includes a multi-use transportation trail along the southern edge of the site and plaza areas between buildings along Azure Drive.

A5) Sign Standards

The applicant has submitted a preliminary sign plan to accompany the proposed office development. The applicant will be required to make a formal submittal to the Centennial Hills Architectural Review Committee – Town Center (CHARC-TC) to amend the approved Master Sign Plan for the overall Tenaya Village development.

B) General Analysis and Discussion

- Zoning

The current zoning of the property is T-C (Town Center) with an SX-TC (Suburban Mixed Use – Town Center) special land use designation. The proposed medical and general office uses are permitted as of right within this district. The SX-TC designation allows buildings with a maximum of two stories, except single-story structures must be used as a land use buffer where the district is adjacent to single-family detached dwellings. The site plan meets these criteria, with Office 'G' serving as the buffer.

- Site Plan

This request replaces the previously approved site plan (SDR-4447) for a 122,477 square-foot office development on the property, and is an improvement over this plan. This proposal removes all parking areas facing Azure Drive and places them behind the buildings, creating an aesthetically appealing streetwall. The Multi-Use Transportation Trail has been partially constructed and will now be extended the length of the southern property line, connecting to Azure near the westernmost driveway. The trail layout is acceptable as shown on the site plan.

- Waivers

No waivers have been requested as part of this application.

- Landscape Plan

The parking area contains 24-inch box Chilean Mesquite and Sissoo complemented by five gallon Octopus Agave and Pink Muhly shrubs. Clusters of Mexican Fan Palms are required in the Azure Drive landscape buffer 35 feet on center. The conceptual landscape plan shows the proper spacing 105 feet on center according to the Town Center Frontage/Loop Road Standards; however, the condition of approval from the previous Site Development Review [Z-0076-98(20)] is still in effect and is more restrictive in this instance. The trail is landscaped according to a condition of the same site review.

- Elevation

Structures consist of stucco exteriors with stone and masonry architectural features and accents. Rooflines are flat with parapets and vary in height. The buildings conform to Town Center architectural standards and build-to-line standards.

- Floor Plan

The proposed buildings are shells at this stage of the planning process. A mix of 50 percent general and 50 percent medical/dental offices is expected. Permits will be required for Tenant Improvements in each building.

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 office development contains two buildings of two stories in height; these are properly buffered from single-family residential uses by a single-story office building. A multi-use transportation trail further buffers the office uses from existing residential uses. Access will be provided into the approved commercial development to the east, indicating that the two developments will complement each other.

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

With implementation of conditions of approval, the proposed office development will be consistent with the Town Center Development Standards Manual and Title 19. The zoning and proposed uses are in conformance with the General Plan.

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

The proposed development will have direct access to Azure Drive, classified as a 90-foot wide Town Center Loop Road, by way of two driveways. The proposed site access will not negatively impact adjacent roadways.

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

The building and landscape materials are appropriate for the Town Center area and will harmonize with buildings proposed for the adjacent shopping center.

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;"**

Elevations are harmonious and compatible with adjacent residential development and proposed commercial development.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

NOTICES MAILED 367

APPROVALS 0

PROTESTS 0



Case Number: **SDR-6109** APN: 125-27-222-007
Name of Property Owner: Azure South Inc.
Name of Applicant: Shree Commercial

Yes ☒ No ☐

APN: 111

Print Name: Frank Nielsen

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6109** APN: 125-27-113.003
Name of Property Owner: Centennial Ranch, LLC
Name of Applicant: Shea Commercial

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: Mayor

Partner(s): Jerry Snyder

APN: _____

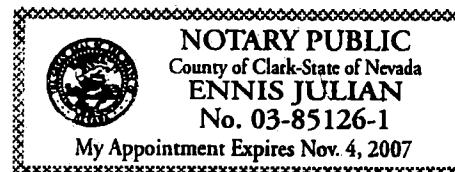
Signature of Property Owner: _____

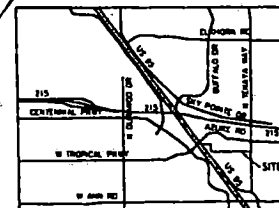
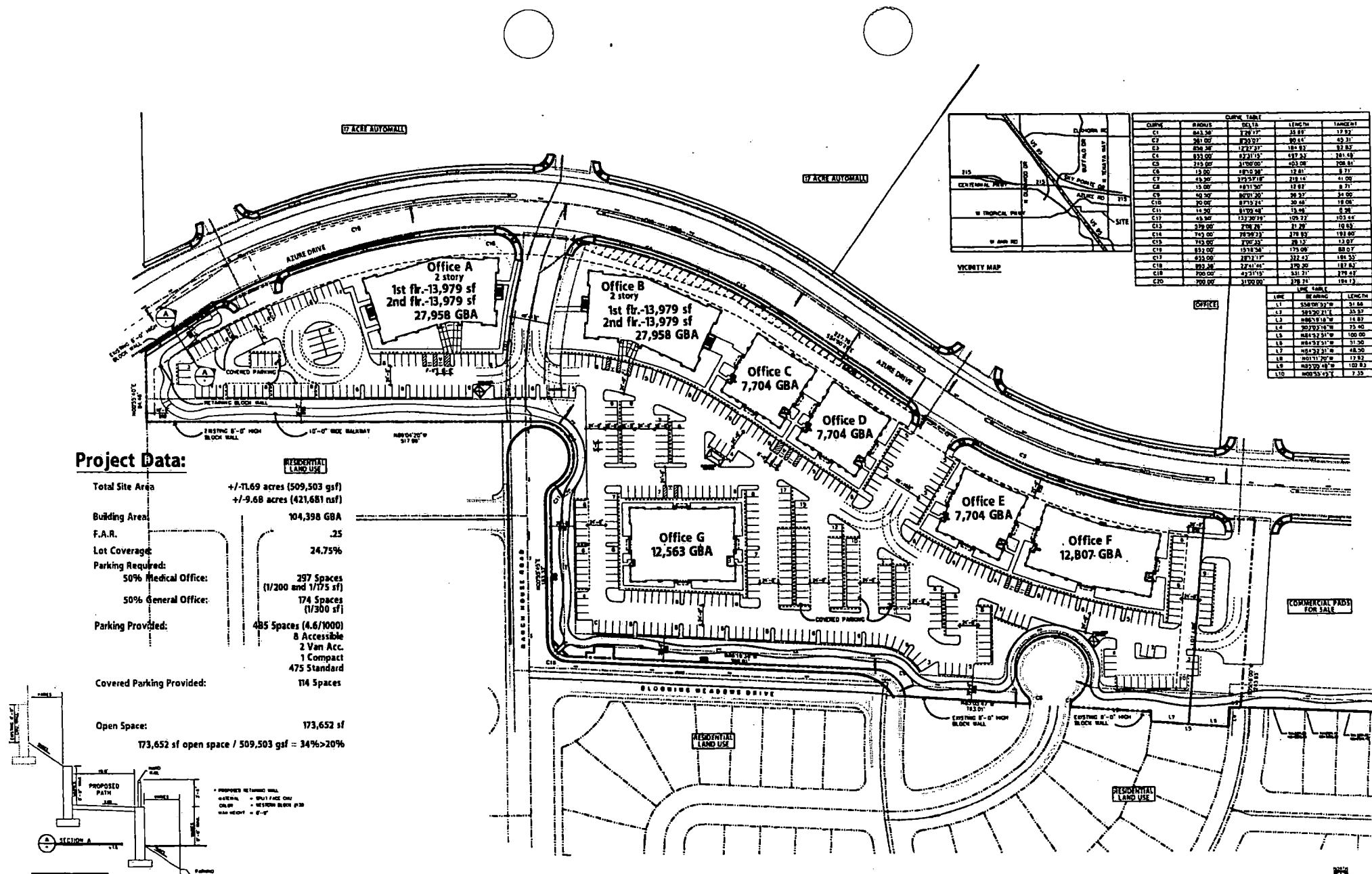
Print Name: Frank Nielsen

Subscribed and sworn before me

This 8 day of February, 2005

Chambers
Notary Public in and for said County and State





CLUMP	BRIDGE	DELTA	LENGTH	TANGENT
C1	863.28	178.17	25.81	17.92
C2	941.02	178.27	25.81	45.31
C3	876.28	177.21	18.83	87.85
C4	873.00	87.31	18.83	281.48
C5	215.80	178.00	25.81	208.81
C6	115.00	187.00	12.81	8.11
C7	45.30	175.57	218.16	41.00
C8	15.00	187.10	12.81	8.71
C9	45.30	187.10	25.81	34.00
C10	30.00	87.31	20.48	19.08
C11	15.00	87.31	15.08	0.98
C12	45.30	175.57	128.22	103.44
C13	215.80	178.00	21.00	103.83
C14	743.00	175.57	278.33	191.80
C15	743.00	175.57	28.12	12.87
C16	833.00	175.57	175.00	88.07
C17	833.00	175.57	232.43	188.53
C18	833.00	175.57	331.21	187.82
C19	700.00	175.57	331.21	178.47
C20	700.00	175.57	331.21	182.17

LINE	BEARING	LENGTH
L1	S58°00'W	31.68
L2	S82°00'W	35.87
L3	S88°18'W	14.87
L4	S27°02'W	75.46
L5	N88°53'W	100.00
L6	N88°53'W	51.30
L7	N84°32'W	48.20
L8	N80°11'W	17.83
L9	N87°00'W	100.83
L10	N88°53'W	7.35

Project Data:

Total Site Area: +/-11.69 acres (509,503 gsf)
 +/-9.68 acres (421,681 nsf)

Building Area: 104,398 GBA

F.A.R.: .25

Lot Coverage: 24.75%

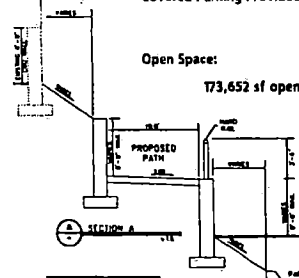
Parking Required:

- 50% Medical Office: 297 Spaces (1/200 and 1/75 sf)
- 50% General Office: 174 Spaces (1/300 sf)

Parking Provided: 485 Spaces (4.6/1000)
 8 Accessible
 2 Van Acc.
 1 Compact
 475 Standard

Covered Parking Provided: 114 Spaces

Open Space: 173,652 sf
 173,652 sf open space / 509,503 gsf = 34% > 20%



Joseph H. Wornall, AIA
 Architect

architectural
 interior design
 space planning
 landscape management
 site planning
 landscape architecture
 graphic design

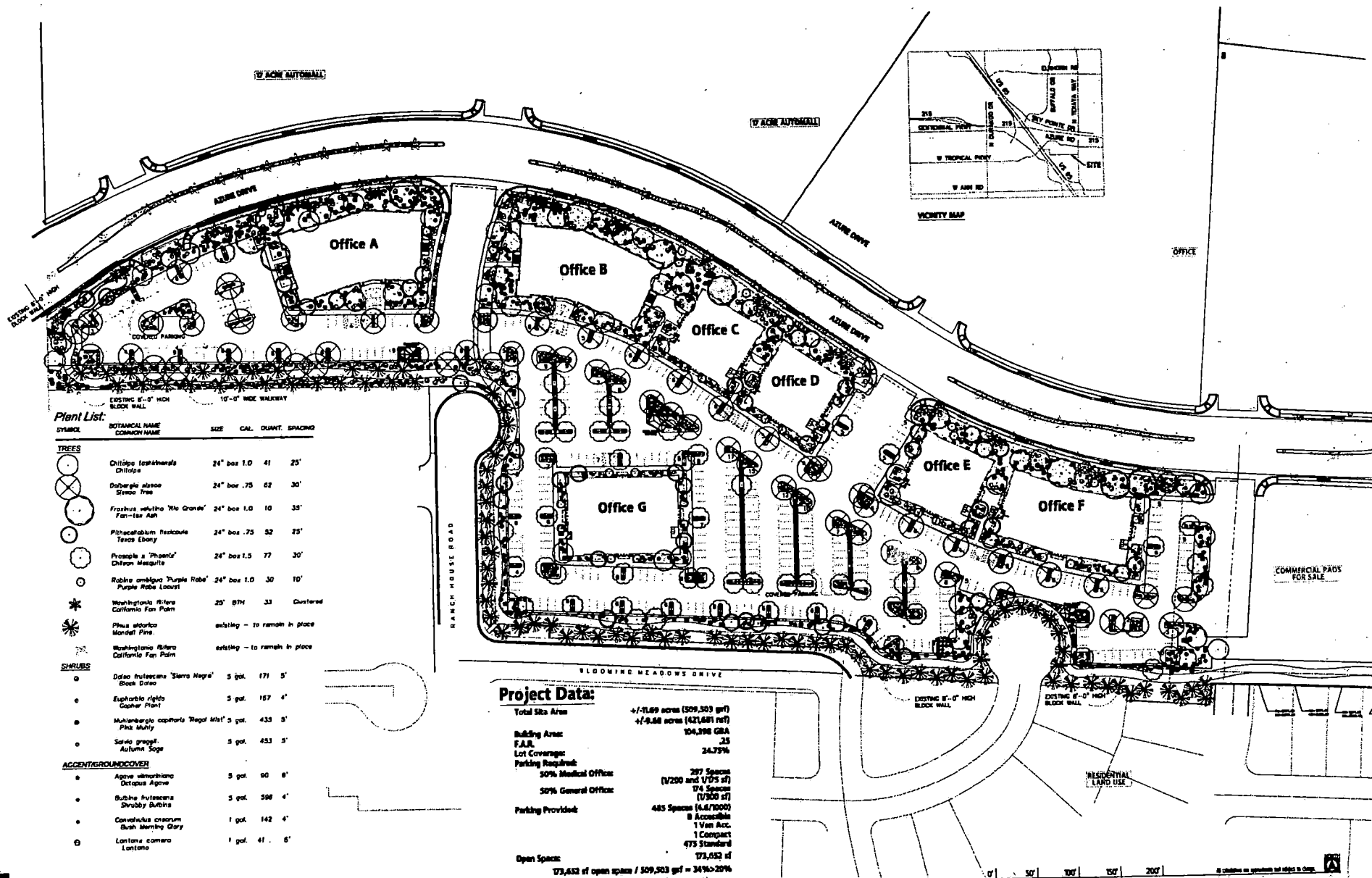
Tenaya Village
 Las Vegas, Nevada

SDR-6109

04/28/05 PC

REVISOR
 3.18.05

SHEA Commercial



04/28/05

architectural
landscape architecture
space planning
interior design
landscape architecture
graphic design

epc

4300 EAST CAROLINA ROAD
SUITE 200
PHOENIX, ARIZONA 85018
PHONE: 602-958-4370
FAX: 602-958-4374

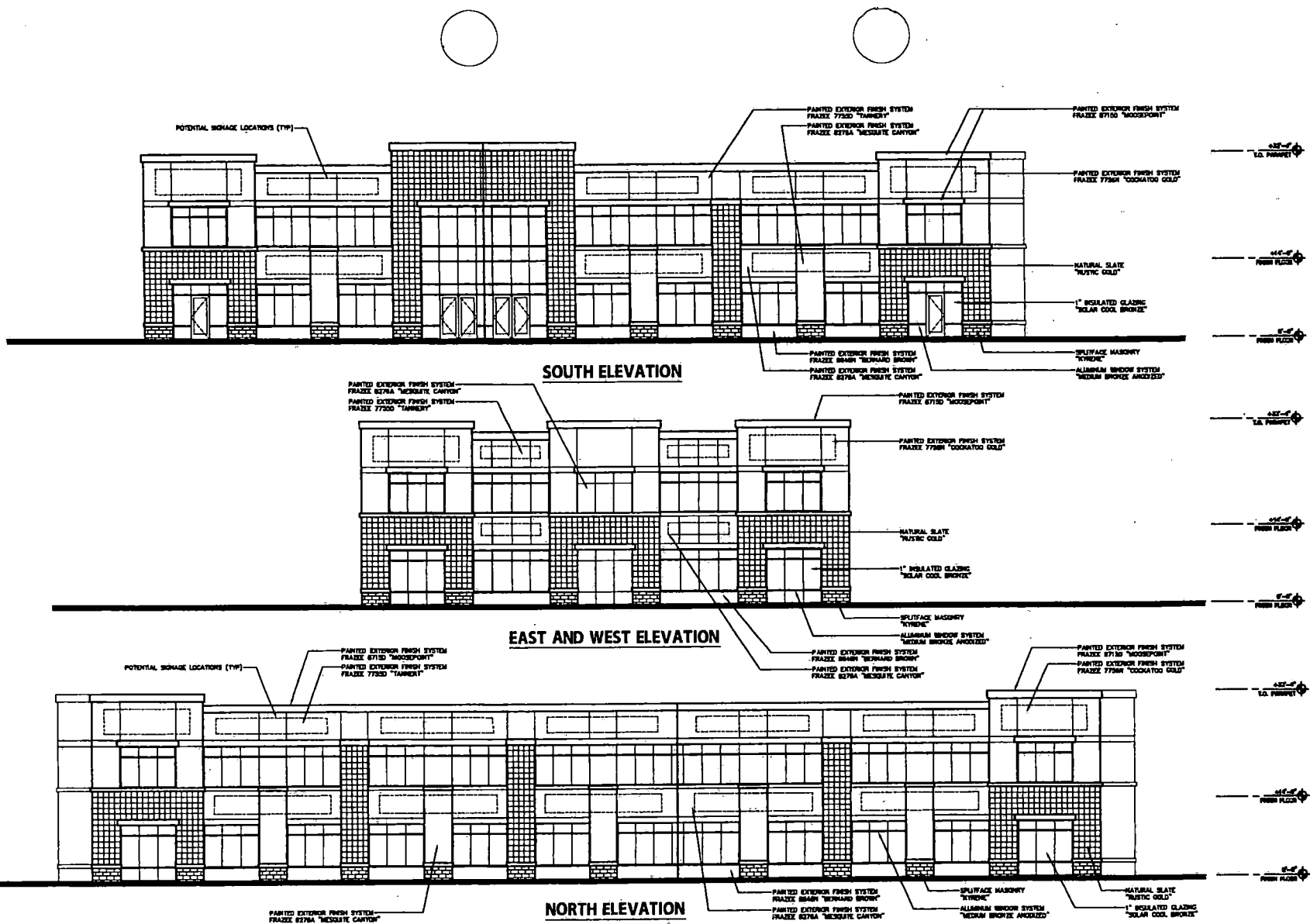
Tenaya Village
Las Vegas, Nevada

SHEA
Commercial

REVISED
3.18.05

SDR-6109
04/28/05 PC

04/28/05
15.MAR.05
SDR-6109



Joseph H. Worral AIA
Architect

**ELEVATIONS
BUILDING A AND B**

architecture
interior architecture
space planning
landscape management
land planning
landscape architecture
graphic design

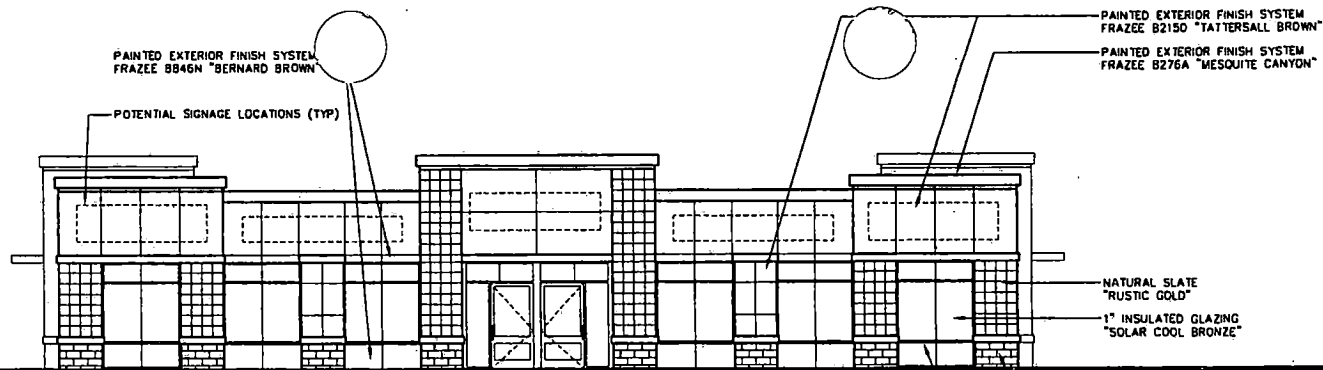
TENAYA VILLAGE
CITY OF LAS VEGAS, NEVADA

04094
01/FEB/05

SHEA
Commercial

SDR-6109
03/24/05 PC

RECEIVED



+20'-0"
T.O. PARAPET
+18'-0"
T.O. PARAPET
+16'-8"
T.O. PARAPET

+10'-0"
T.O. WINDOW

0'-0"
FINISH FLOOR

PAINTED EXTERIOR FINISH SYSTEM
FRAZEE B215D "TATTERSALL BROWN"
PAINTED EXTERIOR FINISH SYSTEM
FRAZEE B276A "MESQUITE CANYON"

FRONT (SOUTH) ELEVATION

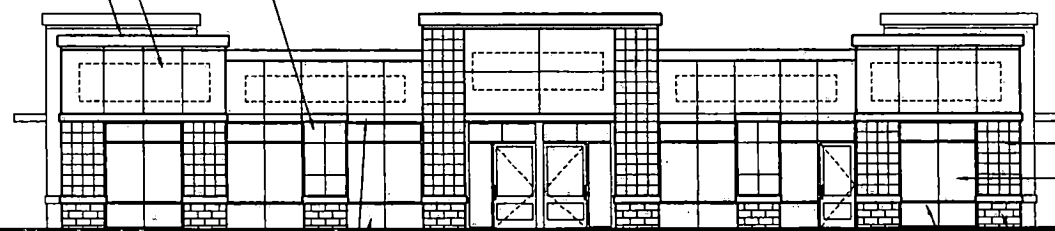
NATURAL SLATE
"RUSTIC GOLD"
1" INSULATED GLAZING
"SOLAR COOL BRONZE"

SPLITFACE MASONRY
"KYRENE"
ALUMINUM WINDOW SYSTEM
"MEDIUM BRONZE ANODIZED"

+20'-0"
T.O. PARAPET
+18'-0"
T.O. PARAPET
+16'-8"
T.O. PARAPET

+10'-0"
T.O. WINDOW

0'-0"
FINISH FLOOR



PAINTED EXTERIOR FINISH SYSTEM
FRAZEE B215D "TATTERSALL BROWN"
PAINTED EXTERIOR FINISH SYSTEM
FRAZEE B276A "MESQUITE CANYON"

PAINTED EXTERIOR FINISH SYSTEM
FRAZEE 8846N "BERNARD BROWN"

SIDE (EAST AND WEST) ELEVATION

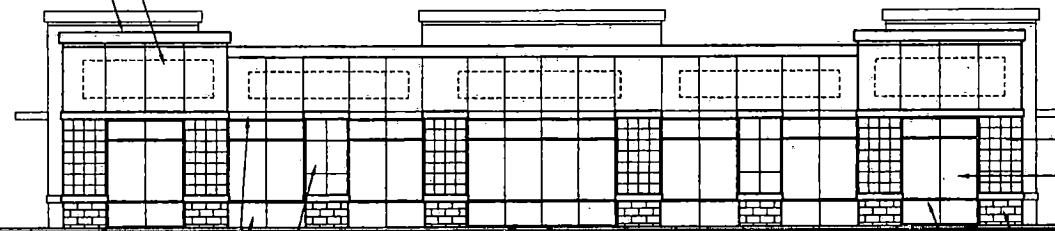
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"RUSTIC GOLD"
1" INSULATED GLAZING
"SOLAR COOL BRONZE"

SPLITFACE MASONRY
"KYRENE"
ALUMINUM WINDOW SYSTEM
"MEDIUM BRONZE ANODIZED"

+20'-0"
T.O. PARAPET
+18'-0"
T.O. PARAPET
+16'-8"
T.O. PARAPET

+10'-0"
T.O. WINDOW

0'-0"
FINISH FLOOR



PAINTED EXTERIOR FINISH SYSTEM
FRAZEE 8846N "BERNARD BROWN"
PAINTED EXTERIOR FINISH SYSTEM
FRAZEE B215D "TATTERSALL BROWN"

REAR (NORTH) ELEVATION

NATURAL SLATE
"RUSTIC GOLD"
1" INSULATED GLAZING
"SOLAR COOL BRONZE"

SPLITFACE MASONRY
"KYRENE"
ALUMINUM WINDOW SYSTEM
"MEDIUM BRONZE ANODIZED"

SDR-6109
03/24/05 PC

Joseph H. Worrall, AIA
Architect

BUILDINGS C, D, AND E

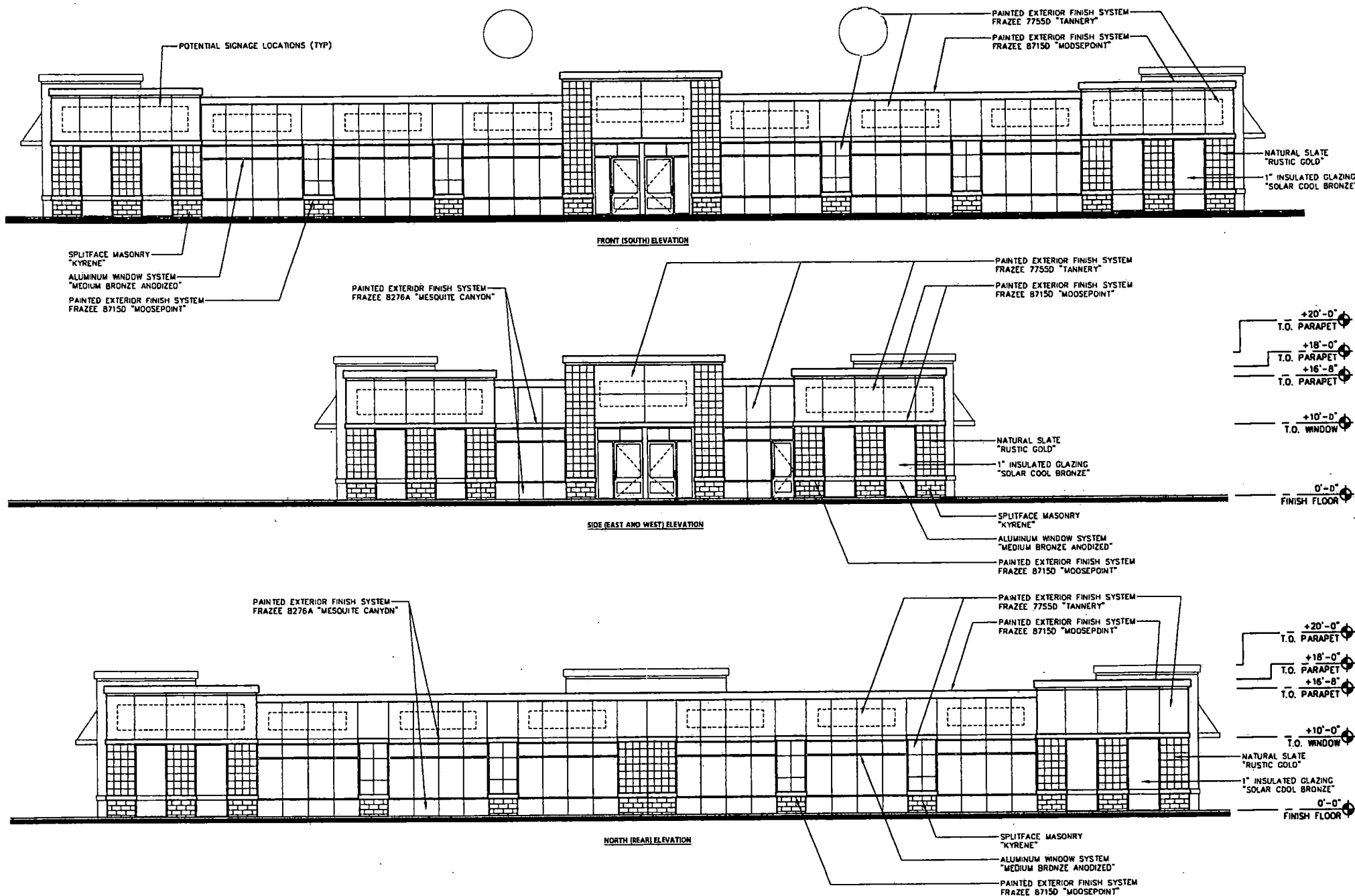
architectural
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

0' 8' 16' 24' 32'

RECORDED
TENAYA VILLAGE
CITY OF LAS VEGAS, NEVADA

04094
08.FEB.05

SHEA
Commercial



Joseph H. Wornat, AIA
Architect

BUILDING F
architectural
interior architecture
space planning
facilities management
road planning
landscape architecture
graphic design

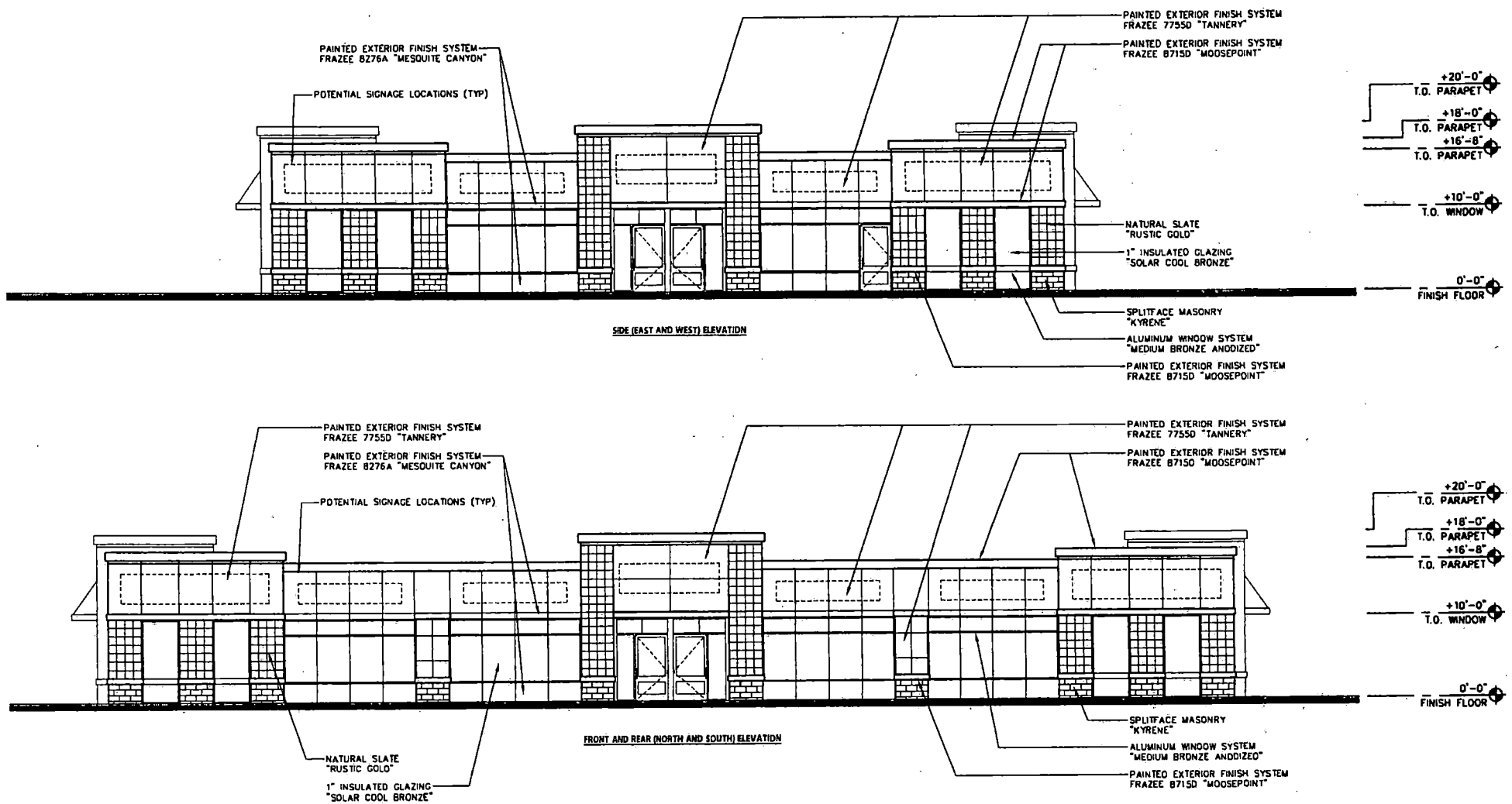
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TENAYA VILLAGE
CITY OF LAS VEGAS, NEVADA

04094
08.FEB.05

SHEA
Commercial

SDR-6109
03/24/05 PC



SDR-6109
03/24/05 PC

Joseph H. Worrall, AIA
 Architect

BUILDING G

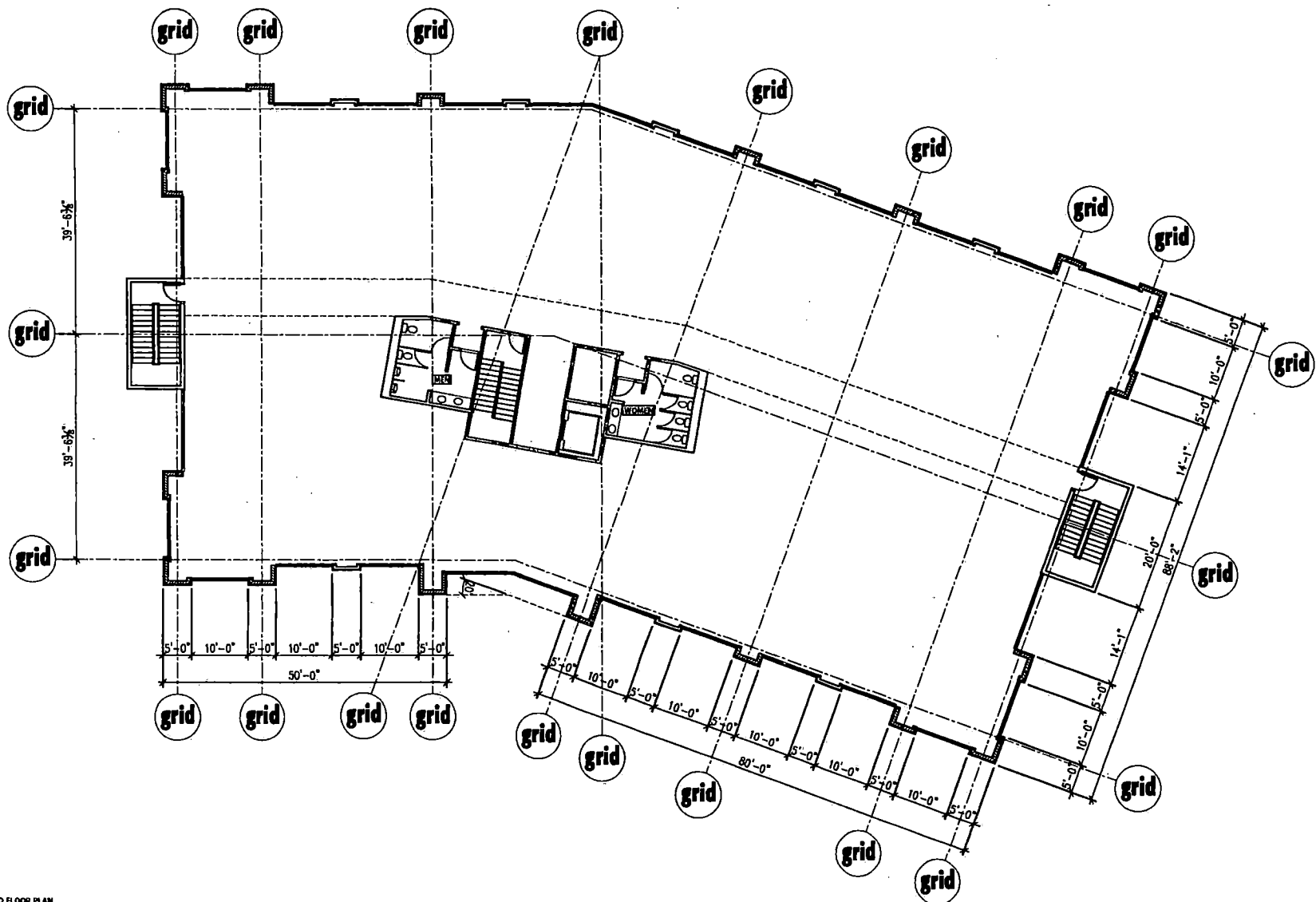
architecture
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 space planning
 facilities management
 land planning
 landscape architecture
 graphic design

RECEIVED

TENAYA VILLAGE
CITY OF LAS VEGAS, NEVADA

04094
 08.FEB.05

SHEA
 Commercial



SECOND FLOOR PLAN
BUILDING A AND B

Joseph H. Worrall A.I.A.
Architect

architectural
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

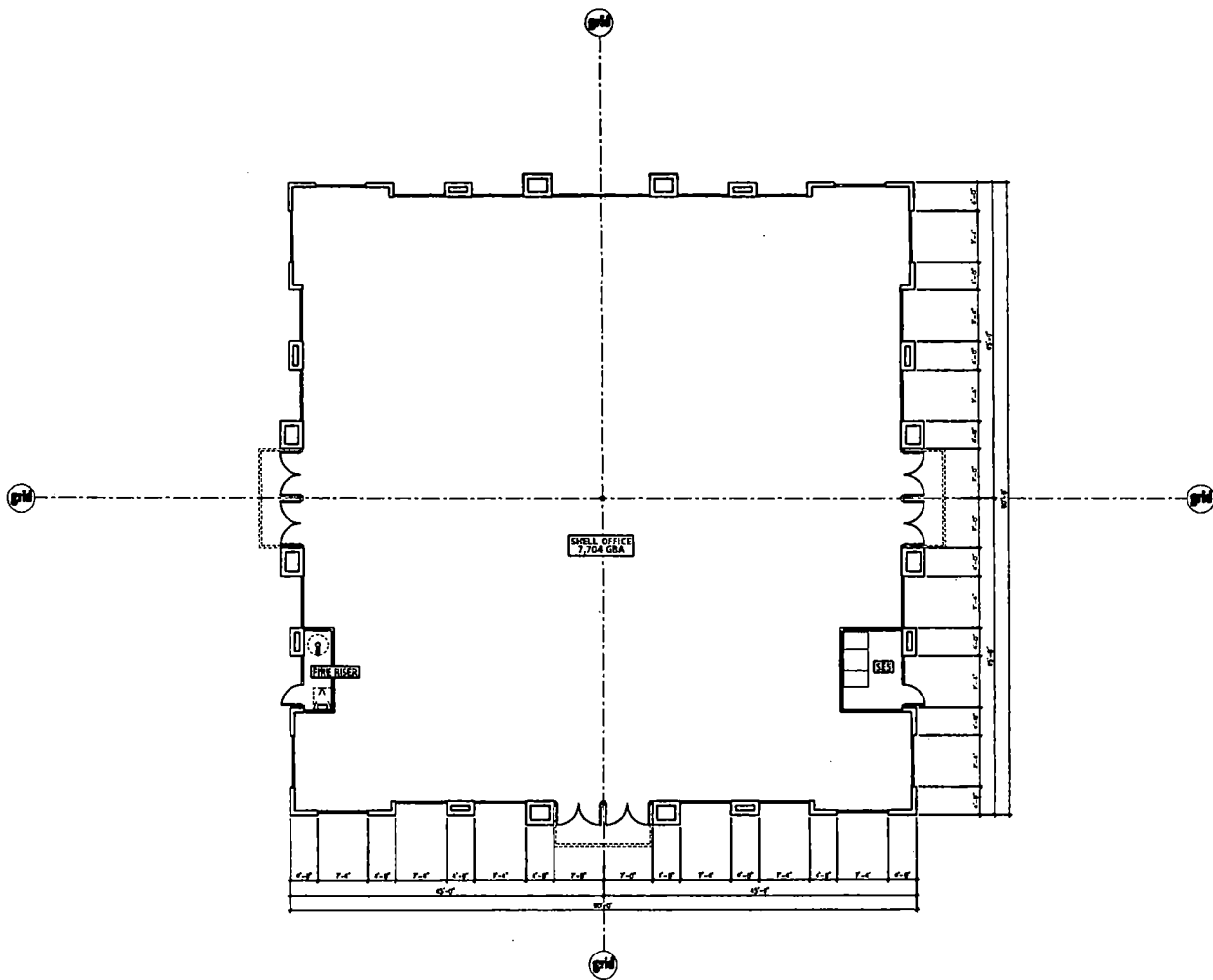
TENAYA VILLAGE
CITY OF LAS VEGAS, NEVADA

04094
03 FEB 05

SHEA
Commercial

SDR-6109
03/24/05 PC

RECEIVED



Joseph M. Worrall, AIA
Architect

FLOOR PLAN BUILDINGS C, D, AND E

ARCHITECTURE
INTERIOR DESIGN
SPACE PLANNING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

0' 8' 16' 24' 32'

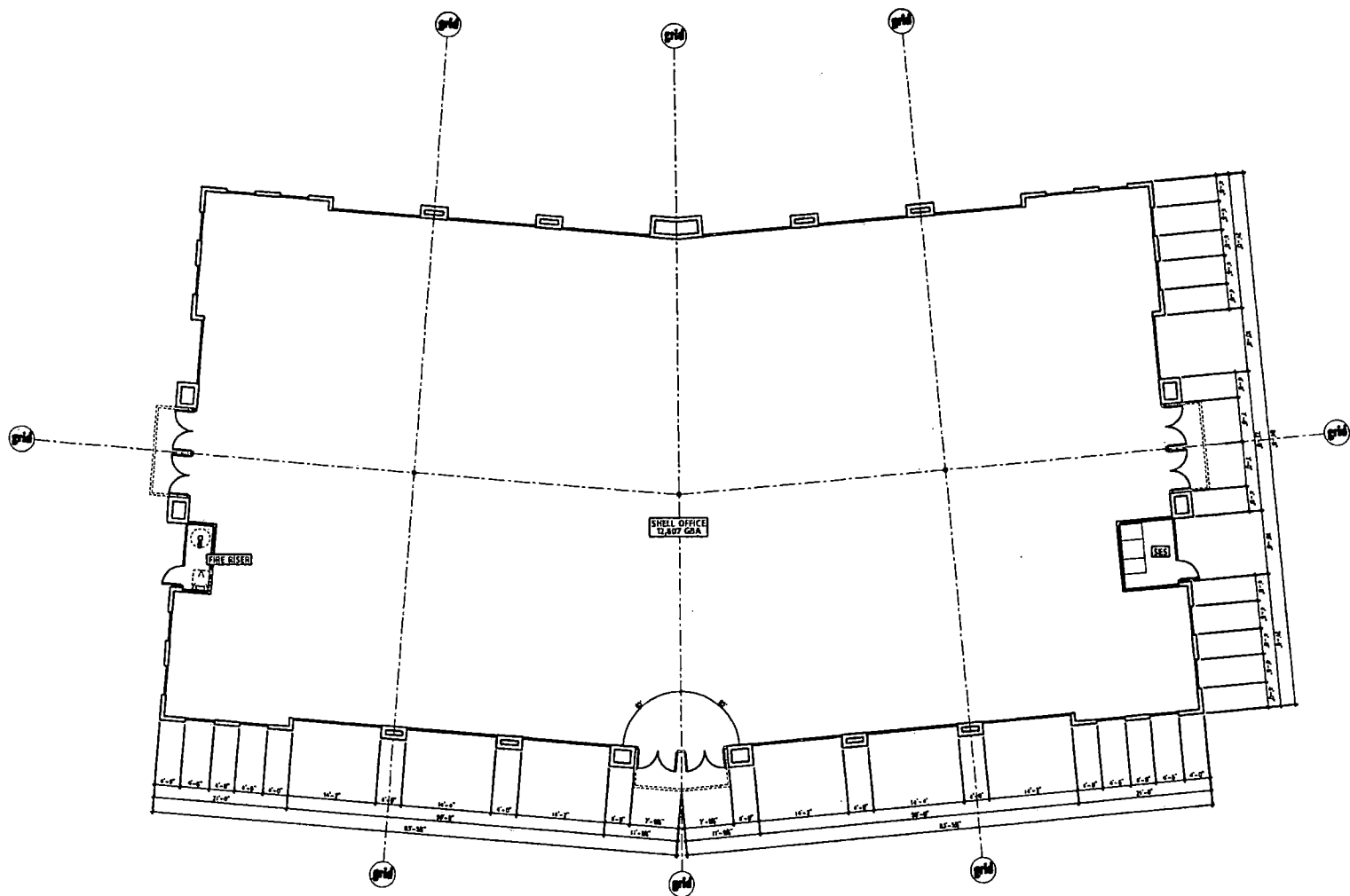
All dimensions are approximate and subject to change.

TENAYA VILLAGE
CITY OF LAS VEGAS, NEVADA

RECEIVED 04094
08 FEB. 05

SHEA
Commercial

SDR-6109
03/24/05 PC



Joseph R. Worrell, AIA
Architect

FLOOR PLAN BUILDING F

architecture
interior design
space planning
facilities management
land planning
landscape architecture
graphic design

0' 8' 16' 24' 32'

All dimensions are approximate and subject to change

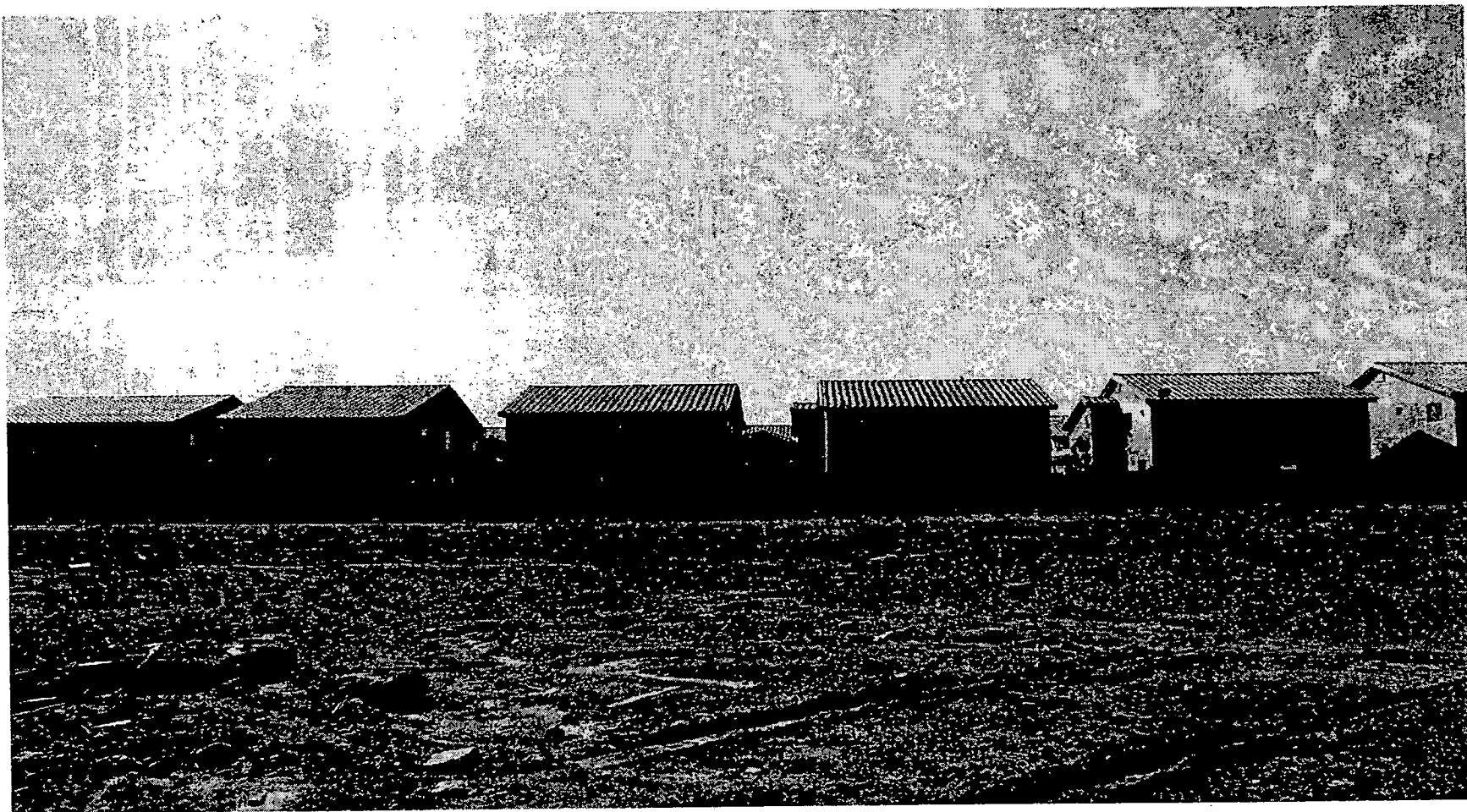
TENAYA VILLAGE
CITY OF LAS VEGAS, NEVADA

04094
08 FEB. 05

SHEA
Commercial

SDR-6109
03/24/05 PC

RECEIVED



SDR-6109 - APPLICANT: SHEA COMMERCIAL - OWNER: CENTENNIAL RANCH, LLC, ET AL
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 620 FEET WEST OF MONTE CRISTO WAY
APRIL 28, 2005 PLANNING COMMISSION

2/28/05



SDR-6109 - APPLICANT: SHEA COMMERCIAL - OWNER: CENTENNIAL RANCH, LLC, ET AL
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 620 FEET WEST OF MONTE CRISTO WAY
APRIL 28, 2005 PLANNING COMMISSION

2/28/05

Joseph H. Worrall, A.I.A.
Architect

2425 East Camelback
Suite 400
Phoenix, AZ 85016
p.602.381.4848
f.602-381.4848

08 February, 2005

Mr. Stephen Swanton
THE CITY OF LAS VEGAS
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

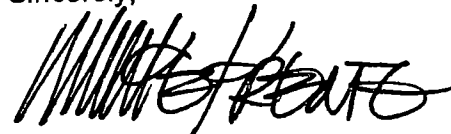
RE: TENAYA VILLAGE
SITE DEVELOPMENT PLAN SUBMITTAL JUSTIFICATION LETTER

The 9.68 acre development on the south side of Azure Drive just east of US 95 contains a proposed 104,398 square feet of general and medical office. The plan contains two 2-story buildings along Azure Drive that are buffered from the adjacent residential lots by smaller single story offices. The use of building materials such as masonry, natural stone and stucco with rich, desert colors create a development character that transitions the residential lots to the proposed higher intensity Auto Mall use to the north. The lot is strategically located to allow for small scale office uses to maximize the local employment opportunities adjacent to the residential zoning. The site currently includes a completed multi-use transportation trail and perimeter wall (see attached photograph) that frames the southern border of the project. This existing structure will be further enhanced by additional landscaping throughout the site. This proposed development will conform with the current and future plan for this site and the surrounding community.

If you are to have any questions regarding the submittal or its contents, please do not hesitate to call.

Thank you in advance for your support.

Sincerely,



Michael Krentz
Architectural Services Manager

RECEIVED

FEB 10 2005

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-6228 - VARIANCE RELATED TO ZON-6103 - PUBLIC HEARING
- APPLICANT/OWNER: TOWNE VISTAS, LLC - Request for a Variance TO ALLOW 38
 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 180
 FOOT SETBACK IN CONJUNCTURE WITH A PROPOSED 372 UNIT RESIDENTIAL
 CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on
 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-
 301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
 [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center)
 Special Land Use Designation], Ward 6 (Mack).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN
 abstaining as the owner of the subject property is involved in another project her company,
 Terra Contracting, is presently under contract with and EVANS and STEINMAN excused

To be heard by the City Council on 6/01/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 16 [VAR-6228] and Item 17
 [SDR-6105].

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 16 – VAR-6228

MINUTES – Continued:

PETER LOWENSTEIN, Planning and Development, stated staff's recommendation was for denial on the Variance and the Site Development Plan Review applications, as there was no evidence of a unique or extraordinary circumstance. The applicant created a self-imposed hardship overbuilding the site with large multi-family buildings without consideration for surrounding properties. Alternative site design with an emphasis on fewer units would allow conformance to the Title 19 requirements.

TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, Las Vegas appeared on behalf of the applicant. She gave a detailed overview of the applications. She pointed out the requested 50-foot setback is adjacent to the multi-family west of the proposed development. In addition, the subject site is set back 100 feet from the residential project to the north, which includes the Bath Drive right-of-way. There are also two buildings on the northwest corner of the site plan that has a center section cut out of the buildings, which meets the residential adjacency standards. A total of 75 percent of the buildings adjacent to Bath Drive and residential meet the residential adjacency standards. Furthermore, the remaining 25 percent have a 105-foot setback from the development. She concluded with stating there is also an amenity zone in the center of the subject development, which is approximately 142 square feet and crucial to the success of the development.

COMMISSIONER DAVENPORT supported the project and thanked ATTORNEY KEETCH for following up on his request and verified that the property to the north of the subject site, which has the greater setback, is vacant. The property to the west of the subject site is also vacant. ATTORNEY KEETCH concurred with staff's conditions.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 16 [VAR-6228] and Item 17 [SDR-6105].

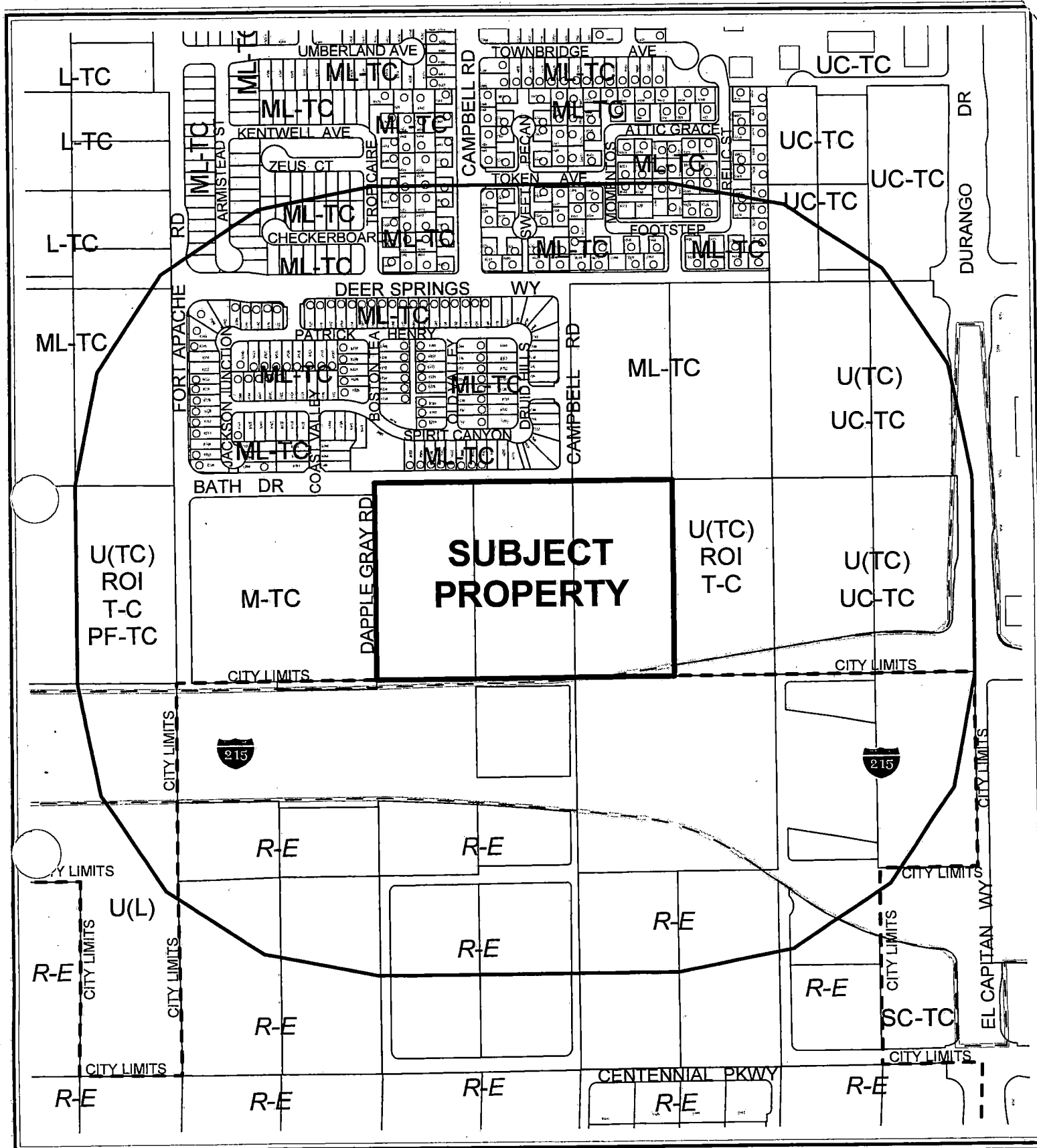
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1-1168

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning [ZON-6103] and Site Development Plan Review [SDR-6105].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: VAR-6228

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER SPECIAL LAND USE DESIGNATION)]

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-6228 - APPLICANT/OWNER: TOWNE VISTAS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning [ZON-6103] and Site Development Plan Review [SDR-6105].
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 50-foot setback where residential adjacency standards require a 180-foot setback in conjuncture with a proposed 372-unit residential condominium development composed of six four story buildings on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. This application will be considered in conjunction with a Site Development Plan Review (SDR-6105) application for a proposed 372-unit residential condominium development composed of six four story buildings on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road.

B) *Applicant's Justification*

The applicant's representative states that the plan complies entirely with the General Plan and the Town Center design and Development standards. Furthermore, each building is of a contemporary design and will be accessible via the entry gates on the north side of the property off of Bath Drive. Finally, the proposed development will host a number of amenities that will service the entire community. No specific justification was given regarding the requested Variance from the residential adjacency standards.

BACKGROUND INFORMATION

A) *Related Actions*

- 03/24/05 The Planning Commission held this item and companion item (SDR-6105) in abeyance to the 04/14/05 PC Meeting at the request of the applicant to address design issues and concerns raised by staff.
- 04/14/05 The Planning Commission held this item and companion item (SDR-6105) in abeyance to the 04/28/05 PC Meeting at the request of the applicant to address design issues and concerns raised by staff.
- 04/20/05 The City Council will consider a related Rezoning (ZON-6103) application for the Rezoning from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. The Planning Commission recommended approval on 03/24/05.

VAR-6228 - Staff Report Page Two
April 28, 2005 - Planning Commission Meeting

04/28/05 The Planning Commission will consider a related Site Development Plan Review (SDR-6105) application for a proposed 372-unit residential condominium development composed of six four story buildings of 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. Staff is recommending denial.

B) Pre-Application Meeting

03/03/05 A pre-application conference and checklist were created at the time of submittal as a result of the Variance from residential adjacency being identified after the companion items (ZON-6103 and SDR-6105) were submitted and processed.

04/04/05 Revised plans were submitted addressing concerns from the Fire Department and Traffic.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.0

B) Existing Land Use

Subject Property: Undeveloped [Proposed 372-Unit Condominium Development]
North: Single Family Residential Subdivision; Undeveloped [Approved 94-Lot Single Family Residential Subdivision (SDR-4992)]
South: Future Beltway Alignment
East: Undeveloped [Approved 94-Lot Single Family Residential Subdivision (SDR-4992)]
West: Under construction [Proposed 188-Unit Condominium Development (SDR-5517)]

C) Planned Land Use

Subject Property: M-TC (Medium Density Residential – Town Center)
North: ML-TC (Medium-Low Density Residential – Town Center)
South: Right-of-Way
East: M-TC (Medium Density Residential – Town Center)
West: M-TC (Medium Density Residential – Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. The site is designated M-TC (Medium Density Residential - Town Center) within the Centennial Hills Town Land Use Map within the Town Center Development Standards Manual. The M-TC (Medium Density Residential - Town Center) land use category allows "...a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height. The proposed condominium development, having a density of 24.8 dwelling units per gross acre, is in conformance with the intent and density requirements set forth by the General Plan and the Town Center Development Standards.

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

Beltway Trail

The subject site has a designated Multi-Use Transportation Trail located along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way. The City will construct this trail in areas where the Beltway is within its jurisdictional boundary. The trail is anticipated to require very little maintenance, if any at all. Adjacent developers will not be required to dedicate property for the trail and will not have to maintain the trail. Pedestrian outlets to the trail will be required of the adjacent developers.

ANALYSIS

A) *Zoning Code Compliance*

A1) Residential Adjacency Standards

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

- a) Proximity slope. Buildings 1 and 2 are approximately 50 feet from the nearest residential property line to the east. The applicant is proposing buildings approximately 60 feet in height, which would require a 180-foot setback, therefore creating a 360% deviation of the proximity slope. Buildings 4 and 6 are approximately 105 feet from the nearest property line to the north. The applicant is proposing buildings approximately 60 feet in height, which would require a 180-foot setback, therefore creating a 171% deviation of the proximity slope. The proposed fails to meet the proximity slope requirement.
- b) Building setback. Building 1 and 2 are approximately 50 feet from the nearest residential property line to the east and buildings 4 and 6 are approximately 105 feet from the nearest residential property line to the north, where approximately 180 feet is required, therefore the proposed development fails to meet the required building setback.

The proposed building locations in regards to the existing and planned residential properties to the east and north fail to meet the residential adjacency standards.

B) *General Analysis and Discussion*

The proposed development is adjacent to a planned 94-lot single-family residential subdivision (SDR-4992) to the east and north. As well, it is separated by Bath Drive, an 80-foot Town Center Collector, from an existing 120-lot single-family residential subdivision [Z-0075-02(1)] to the north. The application of the residential adjacency standards pertains to the subject site, as it is a property to be developed for multi-family residential use that is located adjacent to either single-family residential property or property, which is designated for such development in the General Plan. Furthermore, residential adjacency is applicable to the site pursuant to Town Center Development Standards section B.1.C:

“With regard to any issue pertaining to land use and development that may arise in connection with these Development Standards, and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to Section 19.18.090 of the City of Las Vegas Zoning Code (Title 19 of the Las Vegas Municipal Code and NRS 278.0201 through NRS 278.0207), the applicable regulations and standards contained in the City of Las Vegas Zoning Code will apply.”

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 overbuilding the site with large multi-family buildings without consideration for surrounding properties. Alternative site design with an emphasis on fewer units 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

3

NOTICES MAILED 202 [Mailed with ZON-6103 and SDR-6105]

APPROVALS

0

PROTESTS

1

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-6228 APN: 125-20-301-012, 013, 014

Name of Property Owner: TOWNE VISTAS, LLC

Name of Applicant: TOWNE VISTAS, LLC

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

Print Name: Stephen B. WIZENBERG

Subscribed and sworn before me

This 4th day of March, 2005

J. Rosanna Eitner
Notary Public in and for said County and State





3980 Howard Hughes Parkway
Suite 450
Las Vegas, NV 89109
P 702.892.8500
702.892.8514

www.prarchitects.com

April 4, 2005

Mr. Doug Rankin
City of Las Vegas
Current Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: TOWNE VISTAS
SDR-6105 and VAR-6228.

Dear Mr. Rankin:

Enclosed we are submitting revised site plans for the Towne Vistas project. The project has remained the same as last submitted with the following adjustments:

- Added fire access around buildings, per request of CLV Fire Department.
- Adjusted entry drives, and added median at intersection of Bath and Campbell per request of CLV Traffic Engineer.
- The building setback on the East, for which the residential adjacency waiver is requested, is now 50', which is greater than the 38' originally submitted.
- The number of units remains as originally submitted.
- The site plan provides the required landscape buffers on each side: 10' at North, 15' at East, and 6' at South and West.

The owner, Towne Vistas LLC, wishes to proceed for the April 14 meeting as originally scheduled, as the fundamental zoning and public works issues have not changed, or have been resolved.

Thank you for your consideration of this request.

Sincerely,

PERKOWITZ + RUTH ARCHITECTS

Mary Venable
Project Manager
Cc: File No. 5.1

RECEIVED

APR 04 2005

REVISED
4.4.05

Sy Perkowitz, AIA, PE
President & CEO

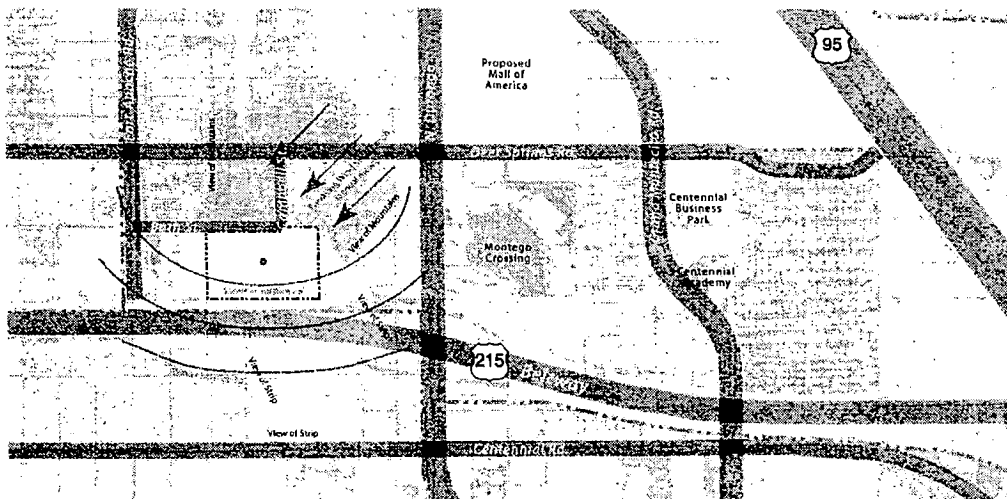
Steven J. Ruth, AIA
Executive Vice President

Principals
Gary Clements
Kenneth P. Gunther, AIA
Branko Prebenda
Alan Pullman, AIA
Marinos A. Savopoulos, AIA
J. Todd Stoutenborough, AIA
Brian Wolfe, AIA

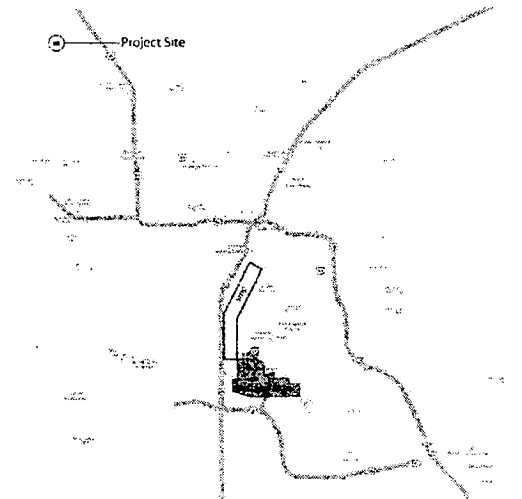
Senior Associates
Don Granger, AIA
Rick Overley, AIA
Vasilis G. Papadatos, AIA
Michael Salmon, AIA
Ted Yoshizaki, AIA

Associates
Tarek Anan
Farooq Ameen, AIA, RIBA
Ronald E. Bernhardt, AIA
Winston Chang, AIA
Percy Cheng
Edmond H. Classen
Mitra Esfandiari
Yong Heng
Scott Jackson
Hans Kaufmann
Deborah B. Loayza, AIA
Keith Mericle
Steven J. Phillips, AIA
Rudolph Starks, Jr., AIA
Jim Thury
Terry Todd
Sean Unsell
Brad Williams
Henry G. Wong, AIA

SITE CONTEXT + SITE ANALYSIS



VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION

The project is located in the City of Las Vegas, Nevada, south of the intersections of Bath Drive and Campbell Road. The project is 15.19 acres and has one (1) street frontage. The project is a 372-unit condominium community complex that includes six (6) 4-story residential buildings, one (1) clubhouse facility, one (1) maintenance/model home building, gazebohouse, green space and sports courts.

APPLICABLE CODES

2003 International Building Code with City of Las Vegas Amendments
2000 Southern Nevada Mechanical Code
2002 National Electric Code w/ Southern Nevada Amendments
2000 Southern Nevada Plumbing Code
Uniform Administrative Code, 1997 Edition
2003 Southern Nevada Pool Code
City of Las Vegas Zoning Code
Town Center Development Standards

PROJECT TEAM

OWNER

TOWNE VISTAS LLC

ROYAL CONSTRUCTION COMPANY
4511 W. CHEYENNE AVENUE, SUITE 105
NORTH LAS VEGAS, NV 89032

ARCHITECT

STUDIO ONE ELEVEN

PERKOWITZ + RUTH ARCHITECTS
111 OCEAN AVENUE
LONG BEACH, CA 90802

SHEET INDEX

PROJECT COVER SHEET

AS-1 Project Cover Sheet
AS-2 3D Perspective View
AS-3 1D Perspective View
AS-4 1D Perspective View

SITE

AS-5 Site Plan
AS-6 Site Plan
AS-7 Site Plan

RESIDENTIAL BUILDINGS

AS-8 Ground & Typical Floor Plans
AS-9 Unit Type - Road View
AS-10 Parking Pedestrian Plan
AS-11 Building Section - Corner View
AS-12 Building Section
AS-13 Building Section
AS-14 Building Section
AS-15 Building Section
AS-16 Building Section
AS-17 Building Section
AS-18 Building Section
AS-19 Unit Plan Type A
AS-20 Unit Plan Type B
AS-21 Unit Plan Type B
AS-22 Unit Plan Type B
AS-23 Unit Plan Type C
AS-24 Unit Plan Type C
AS-25 Unit Plan Type C
AS-26 Unit Plan Type C
AS-27 Unit Plan Type C
AS-28 Unit Plan Type C
AS-29 Unit Plan Type C

CLUBHOUSE BUILDING

AS-30 Ground & Typical Floor Plans
AS-31 Unit Plan Type A

MODEL HOUSE / MAINTENANCE OFFICE

AS-32 Ground Floor Plan - Residential

MATERIAL BOARD

AS-33 Material Sample Board

SD PROCESS PRINT 05/04/05 - NOT FOR CONSTRUCTION

studio one eleven
at Perkowitz+Ruth Architects
111 West Ocean Avenue
Suite 105
Long Beach, CA 90802
(562) 401-1500
(562) 401-1501

TOWNE VISTAS LLC
4511 W. CHEYENNE AVENUE, SUITE 105
NORTH LAS VEGAS, NV 89032

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

Job No. 04-830.12

Scale: NTS

SITE CONTEXT & PROJECT DESCRIPTION

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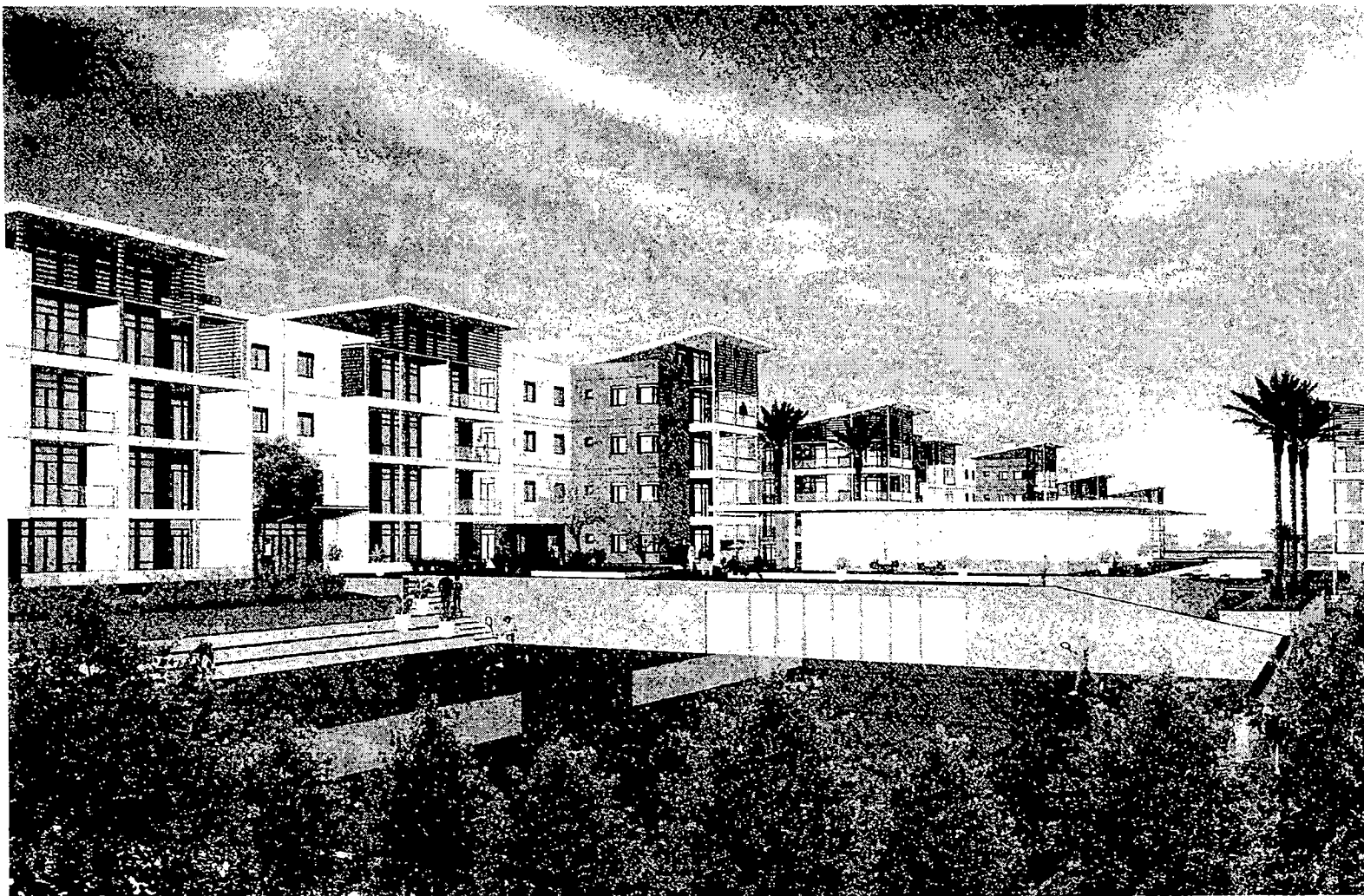
APR 04 2005

VAR-6228

SDR-6105

04/28/05 PC

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 111 West Ocean Boulevard
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**TOWNE
 VISTAS**

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Job No. 04 R30 17

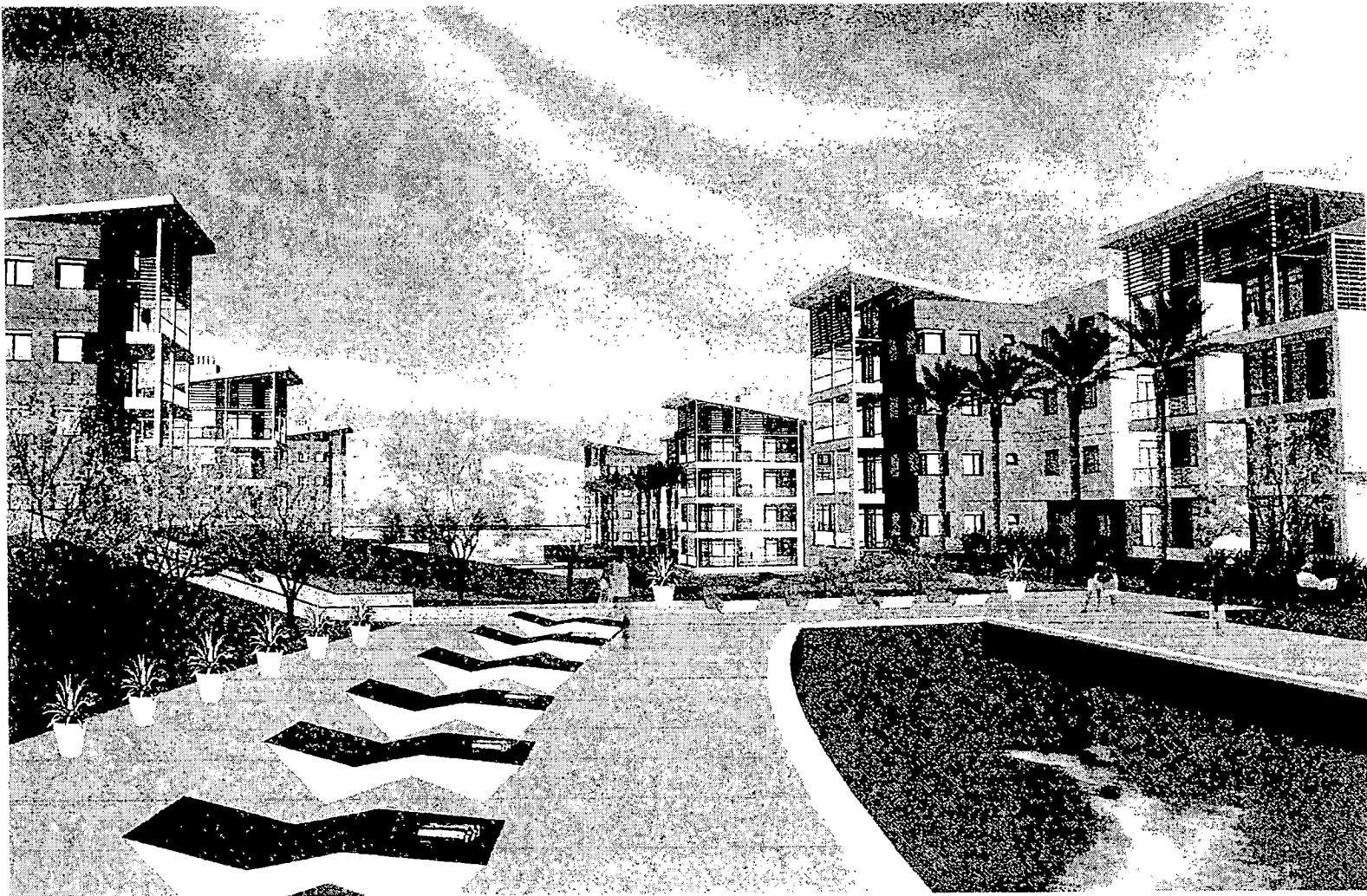
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3D
 PERSPECTIVE
 VIEWS

A 0.2

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(562) 901-1500 C

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BATH - CAMPBELL
LAS VEGAS, NV

DATE: 04.08.05
BY: [signature]

Job No: 04-636-12

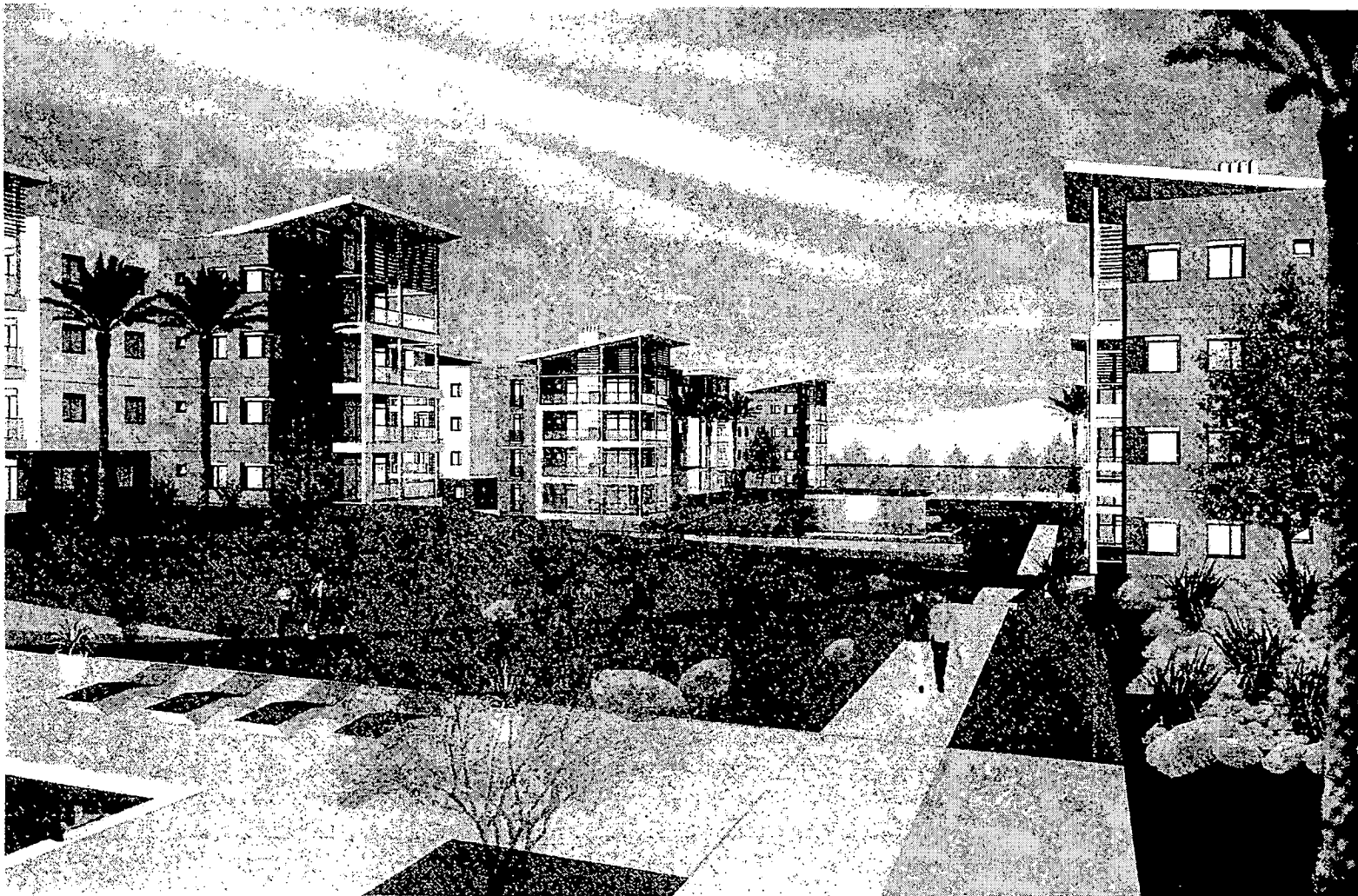
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3D
PERSPECTIVE
VIEWS

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TOWNE VISTAS LLC
 Strategy & Design

**TOWNE
 VISTAS**

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 LAS VEGAS, NV

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

Job No. 04-B001-12

Scale: N.T.S.

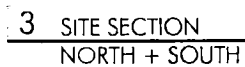
3D
 PERSPECTIVE
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 TOWN VISTAS LLC

TOWNE
VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

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Job No. 04.830.12

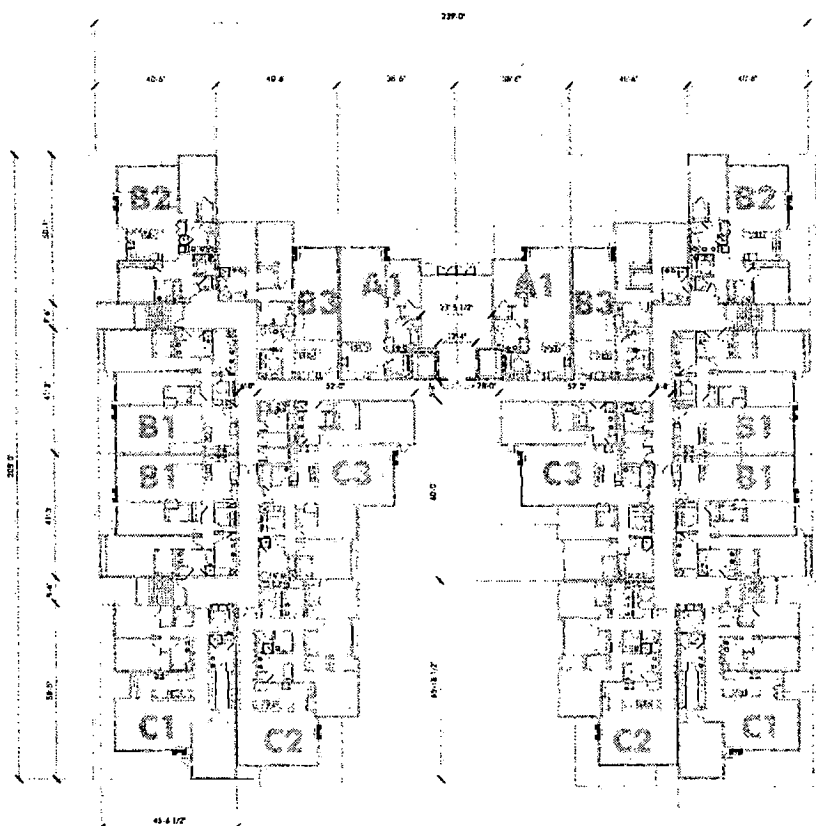
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SITE SECTIONS

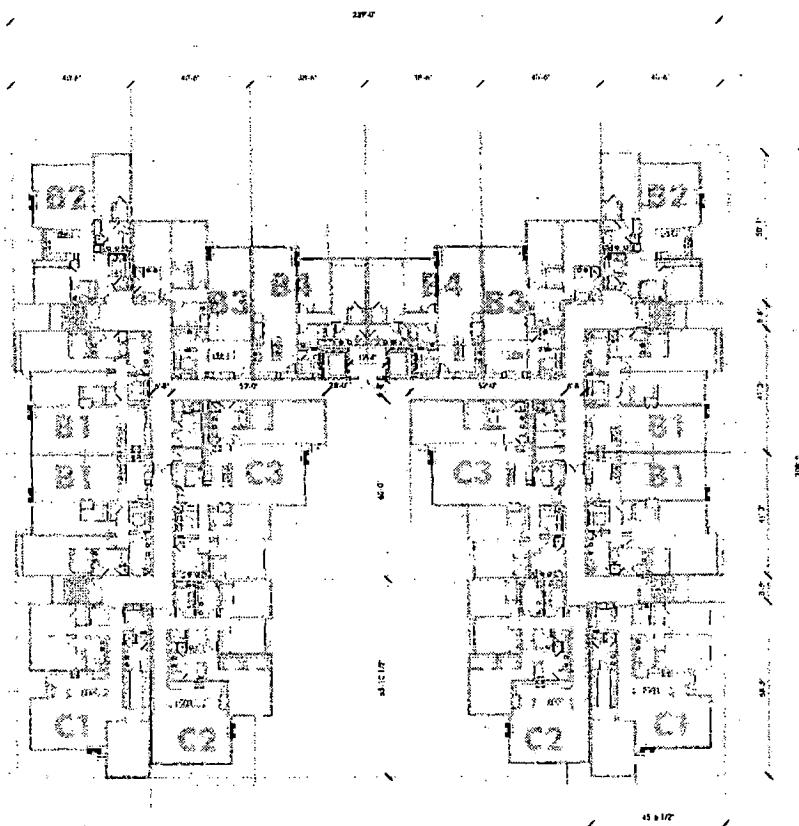
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1 FIRST FLOOR PLAN



2 2ND + 3RD TYPICAL FLOOR PLAN

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TOWN & COUNTRY

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

Scale: 1" = 20'-0"

GROUND FLR

+ TYPICAL

FLR PLANS

A2.0

Sheet No. 04.830.12

Scale: 1" = 20'-0"

GROUND FLR

+ TYPICAL

FLR PLANS

A2.0

Sheet No. 04.830.12

Scale: 1" = 20'-0"

GROUND FLR

+ TYPICAL

FLR PLANS

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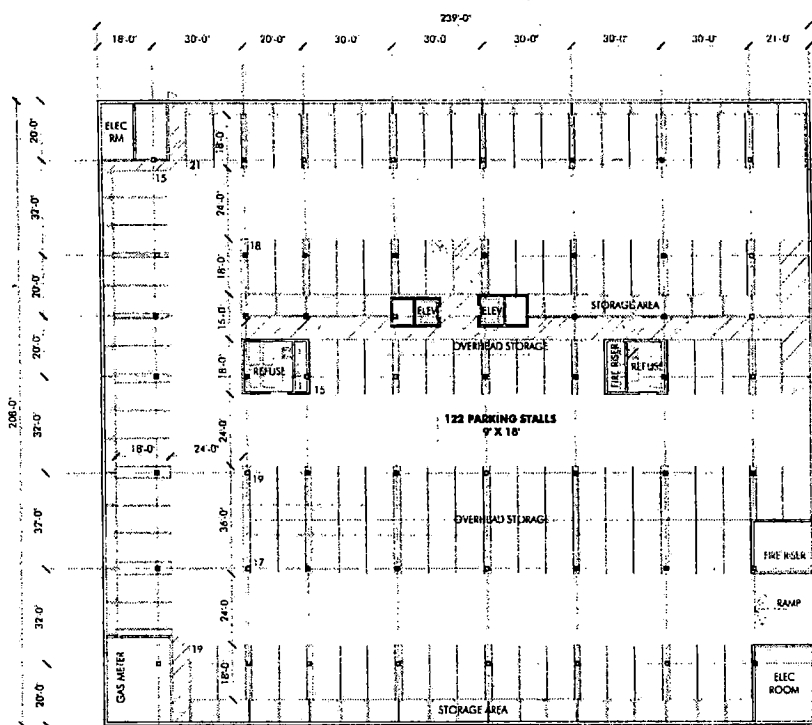
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4th FLOOR &
ROOF PLAN

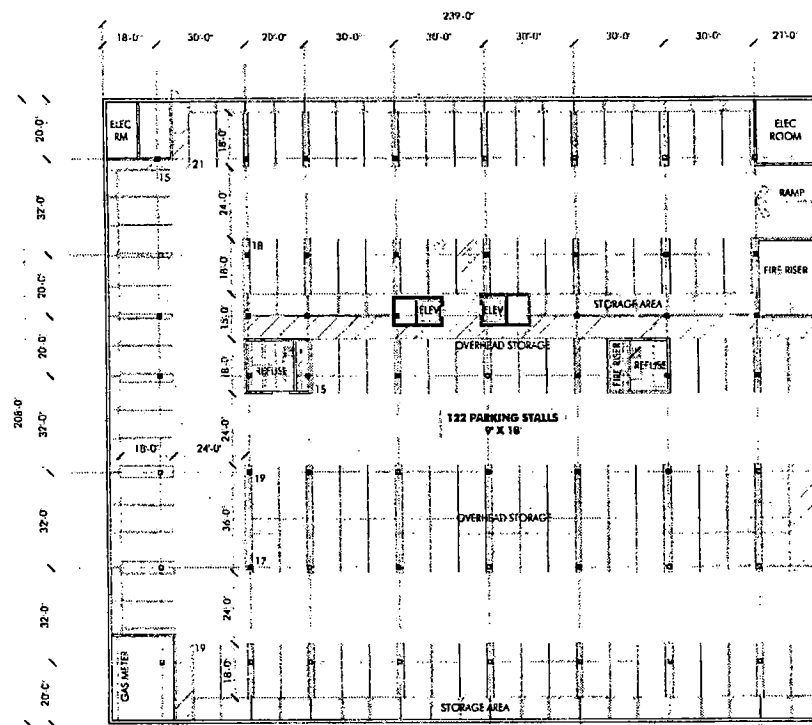
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1 : PARKING PLAN - TYPE P1



2 : PARKING PLAN - TYPE P2



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04-223-0001

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

Job No. 04.830.12

Scale: 1" = 20'-0"

PARKING
PODIUM
PLANS

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PRELIMINARY CODE ANALYSIS

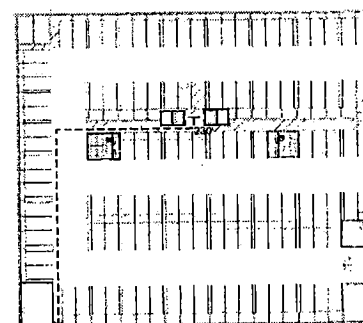
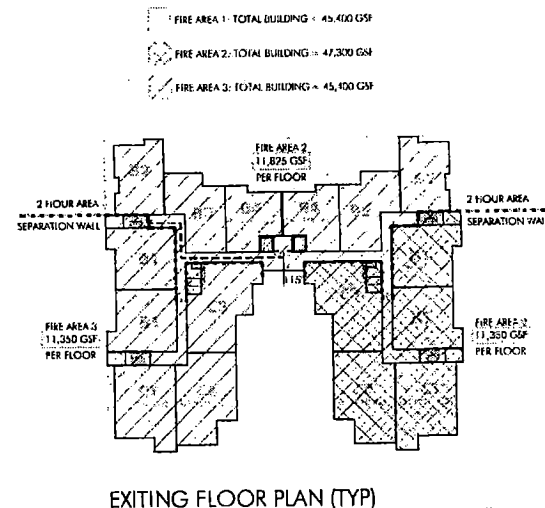
Occupancy Groups			
Group B-2: Residential	Residential	100	
Group B-2: Residential	Residential	100	
Construction Types			
1-2 Construction	Type IIA	Table 505	
3-2 Construction	Type IIB	Table 505	
Height Limitations			
1-2 Construction	Table 505		
3-2 Construction	Table 505		
Area Limitations			
1-2 Construction	Table 505		
3-2 Construction	Table 505		
Fire Separations			
1-2 Construction	Table 505		
3-2 Construction	Table 505		
Fire Resistance			
1-2 Construction	Table 505		
3-2 Construction	Table 505		
Fire Protection System			
1-2 Construction	Table 505		
3-2 Construction	Table 505		
Occupant Loads			
1-2 Construction	Table 505		
3-2 Construction	Table 505		
Means Of Egress			
1-2 Construction	Table 505		
3-2 Construction	Table 505		
Accessibility			
1-2 Construction	Table 505		
3-2 Construction	Table 505		

BUILDING SUMMARY

RESIDENTIAL Unit Types (3 Flr)	MSF/Unit	per Floor	per Building	Total	sq ft
1 BR - 1 Bath	1,200	2	2	4	4,800
2 BR - 2 Bath	1,400	2	2	4	5,600
3 BR - 3 Bath	1,800	2	2	4	7,200
4 BR - 4 Bath	2,400	2	2	4	9,600
RESIDENTIAL Totals					27,200

OCCUPANCY LOADS

OCCUPANT LOAD-1st Flr		200	Table 1004.1.3			
UNIT TYPE	SP	OCCUP/UNIT	NO EXITS	NO UNITS	TOTAL	
Unit Plan 01 - 1000 SqFt <td>1,000</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td>	1,000	1	1	1	1	
Unit Plan 02 - 1200 SqFt <td>1,200</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td>	1,200	1	1	1	1	
Unit Plan 03 - 1400 SqFt <td>1,400</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td>	1,400	1	1	1	1	
Unit Plan 04 - 1600 SqFt <td>1,600</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td>	1,600	1	1	1	1	
Unit Plan 05 - 1800 SqFt <td>1,800</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td>	1,800	1	1	1	1	
Unit Plan 06 - 2000 SqFt <td>2,000</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td>	2,000	1	1	1	1	
Unit Plan 07 - 2200 SqFt <td>2,200</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td>	2,200	1	1	1	1	
TOTAL OCCUPANT LOAD					7	
					16	137
* Minimum Exits are calculated based on Maximum Occupancy per 1000 SqFt						
OCCUPANT LOAD-2nd & 3rd		200	Table 1004.1.3			
UNIT TYPE	SP	OCCUP/UNIT	NO EXITS	NO UNITS	TOTAL	
Unit Plan 01 - 1000 SqFt <td>1,000<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,000 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 02 - 1200 SqFt <td>1,200<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,200 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 03 - 1400 SqFt <td>1,400<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,400 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 04 - 1600 SqFt <td>1,600<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,600 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 05 - 1800 SqFt <td>1,800<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,800 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 06 - 2000 SqFt <td>2,000<td>1<td>1<td>1<td>1</td></td></td></td></td>	2,000 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 07 - 2200 SqFt <td>2,200<td>1<td>1<td>1<td>1</td></td></td></td></td>	2,200 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
TOTAL OCCUPANT LOAD					7	
					16	137
OCCUPANT LOAD-4th Flr		200	Table 1004.1.3			
UNIT TYPE	SP	OCCUP/UNIT	NO EXITS	NO UNITS	TOTAL	
Unit Plan 01 - 1000 SqFt <td>1,000<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,000 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 02 - 1200 SqFt <td>1,200<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,200 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 03 - 1400 SqFt <td>1,400<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,400 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 04 - 1600 SqFt <td>1,600<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,600 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 05 - 1800 SqFt <td>1,800<td>1<td>1<td>1<td>1</td></td></td></td></td>	1,800 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 06 - 2000 SqFt <td>2,000<td>1<td>1<td>1<td>1</td></td></td></td></td>	2,000 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
Unit Plan 07 - 2200 SqFt <td>2,200<td>1<td>1<td>1<td>1</td></td></td></td></td>	2,200 <td>1<td>1<td>1<td>1</td></td></td></td>	1 <td>1<td>1<td>1</td></td></td>	1 <td>1<td>1</td></td>	1 <td>1</td>	1	
TOTAL OCCUPANT LOAD					7	
					16	137
OCCUPANT LOAD-Parking Pad		200	Table 1004.1.3			
SPACE	SP	ST/OCCUP	NO EXITS	TOTAL		
Parking <td>100<td>100<td>1<td>1</td></td></td></td>	100 <td>100<td>1<td>1</td></td></td>	100 <td>1<td>1</td></td>	1 <td>1</td>	1		
Storage <td>100<td>100<td>1<td>1</td></td></td></td>	100 <td>100<td>1<td>1</td></td></td>	100 <td>1<td>1</td></td>	1 <td>1</td>	1		
TOTAL OCCUPANT LOAD				2		



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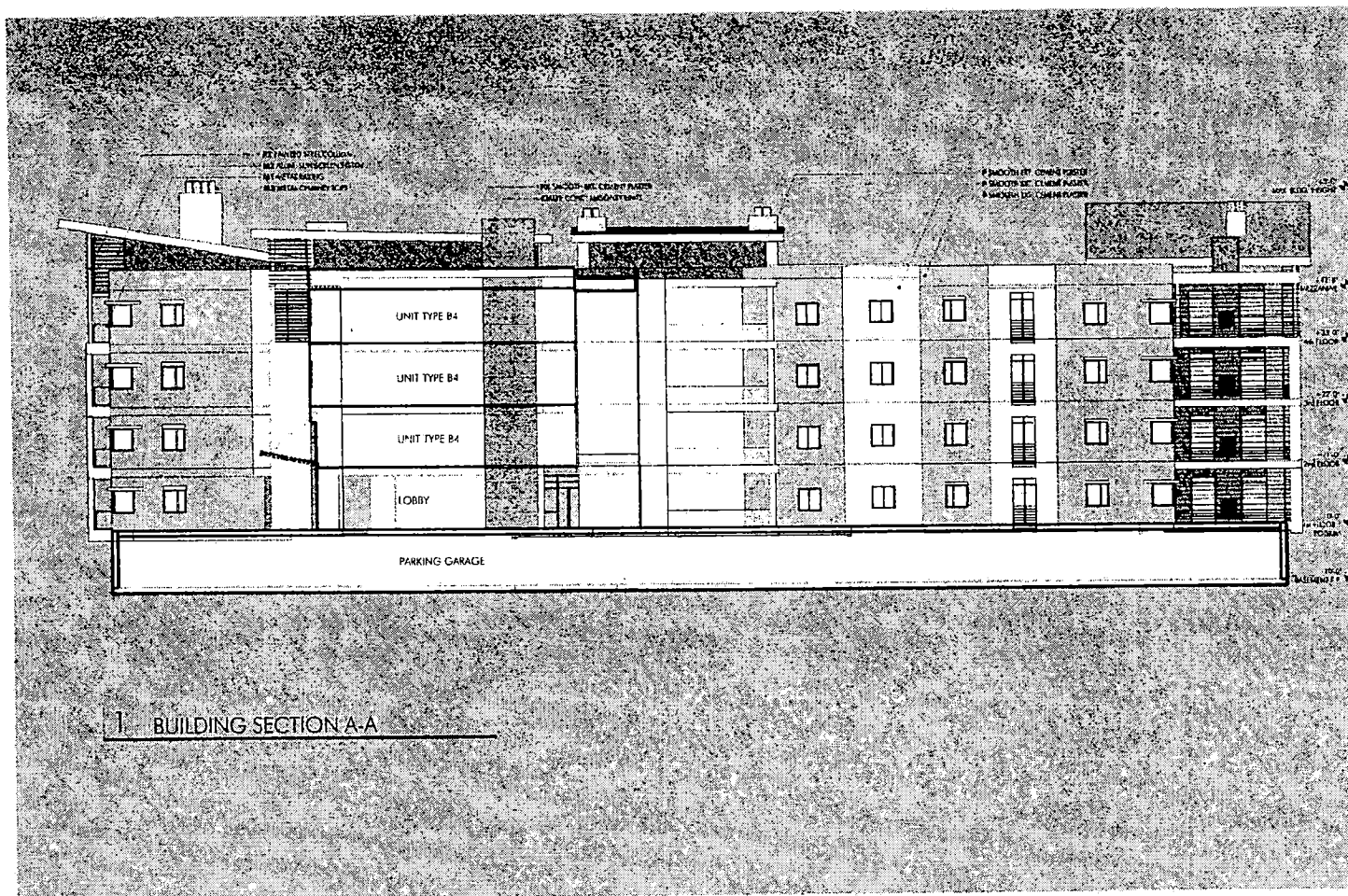
studio eleven
at PerkinElmer Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90807

TOWNE VISTAS LLC
TOWNE VISTAS

TOWNE VISTAS
BATH + CAMPBELL
LAS VEGAS, NV

Job No. 04 830.12

Scale: 1/8" = 1'-0"
NOT TO SCALE
BUILDING
SUMMARY +
CODE ANALYSIS
A 2.3



1. BUILDING SECTION A-A



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Serving the

TOWNE VISTAS

BATH • CAMPBELL
LAS VEGAS, NV

Date: 10/08/05
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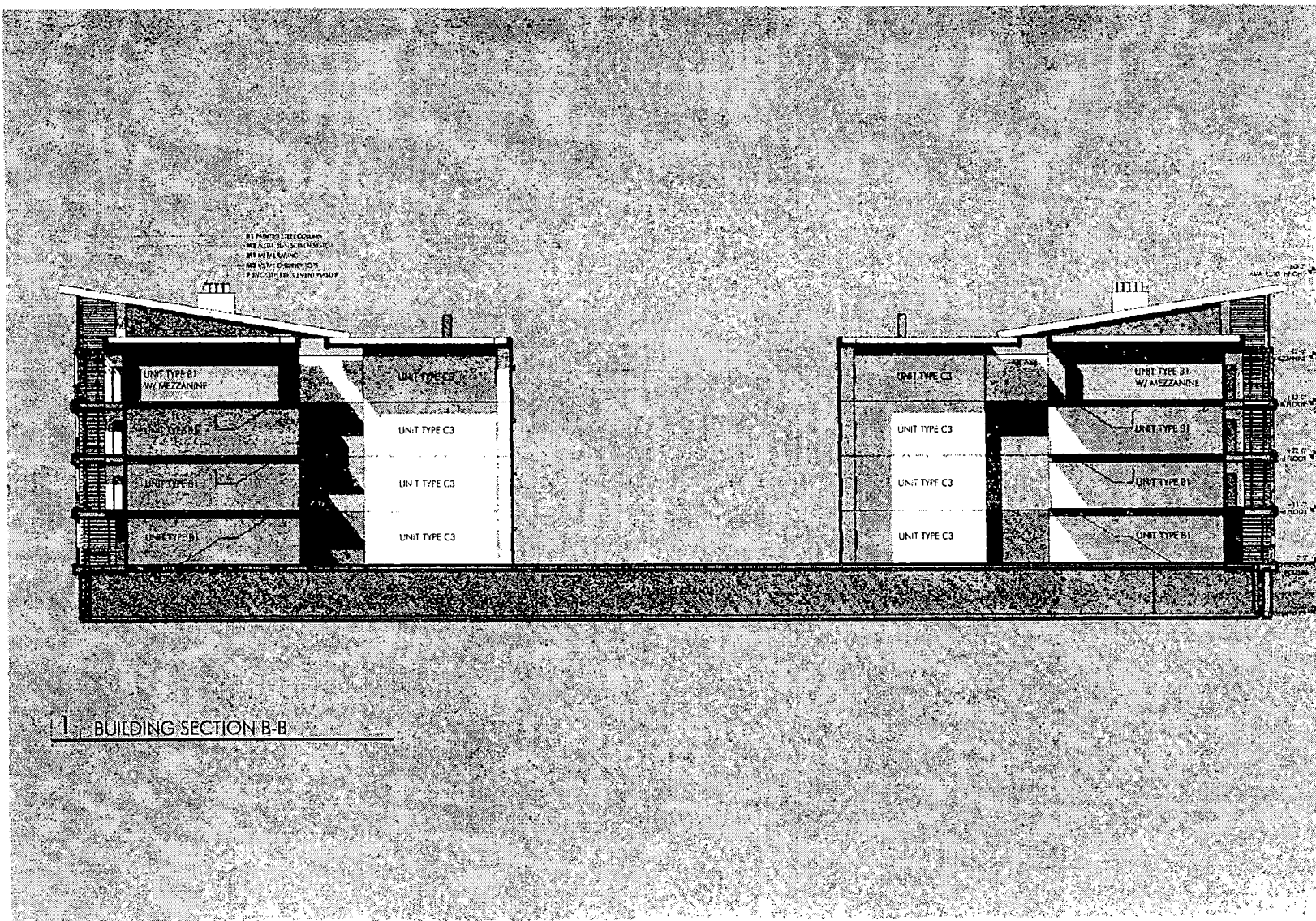
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Scale: 1" = 10'-0"
BUILDING
SECTION A-A

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1 BUILDING SECTION B-B

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LAS VEGAS, NV

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Job No: 04-830-17

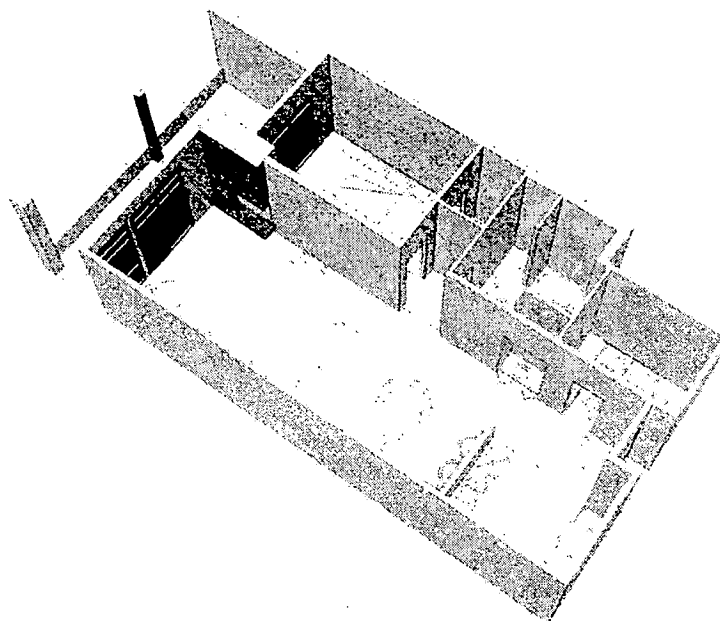
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BUILDING SECTION B-B

A 2.8

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TOWNE VISTAS LLC.

TOWNE
VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

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 103. **Don't** 103. **Don't**
 104. **Don't** 104. **Don't**
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 111. **Don't**

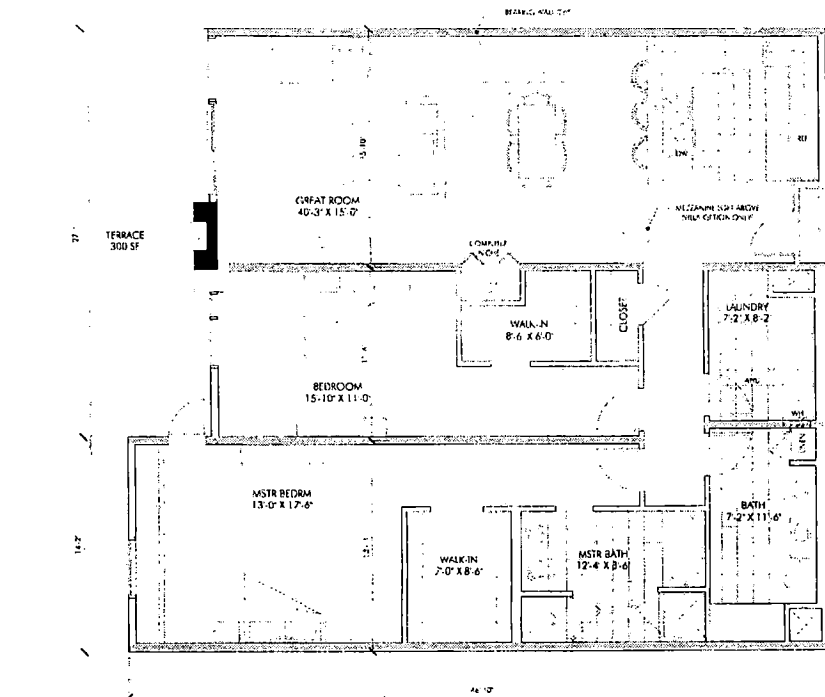
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UNIT PLAN
TYPE A1

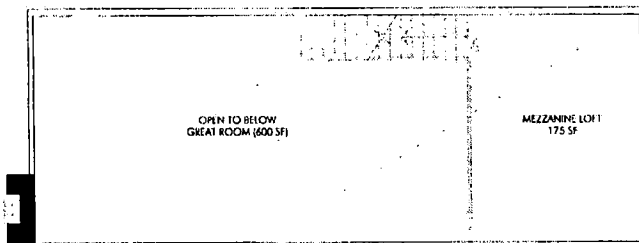
A 3.0

VAR-6228
SDR-6105
04/28/05 PC

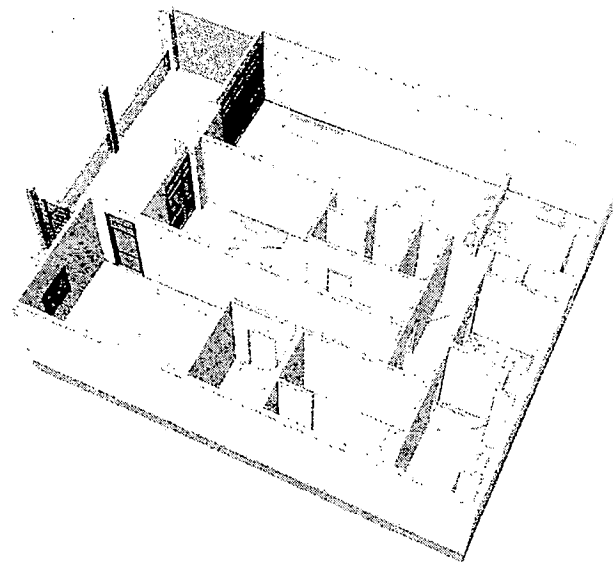
REVISED
4.4.05



1 UNIT PLAN - TYPE B1
2BR / 2BA 1,650 SF



2 UNIT PLAN - TYPE B1 VILLA OPTION
W/ MEZZ LOFT 1,825 SF



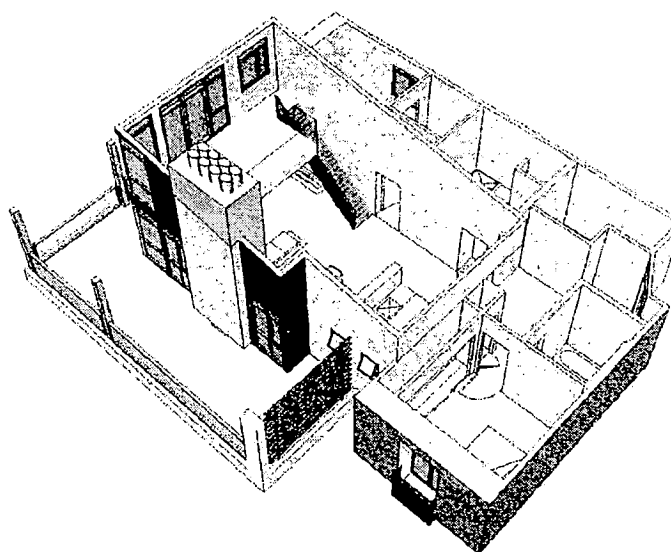
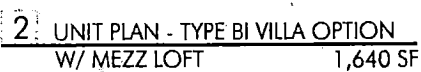
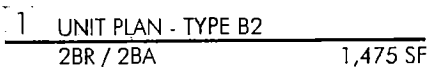
REVISED
4.4.05

VAR-6228
SDR-6105
04/28/05 PC

PROGRESS PRINT NO. 0330 - NOT FOR CONSTRUCTION

TOWNE VISTAS LLC
TOWNE VISTAS
BATH - CAMPBELL
LAS VEGAS, NV
Job No. 04.830.12
Scale: 1/4" = 1'-0"
UNIT PLAN
TYPE B1
A 3.1

studio eleven
at Perini+Ruth Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (F)
(562) 901-1501 (T)

[illegible]

TOWNE
VISTAS

BATH • CAMPBELL
LAS VEGAS, NV

[illegible]

Job No. 04.830.12

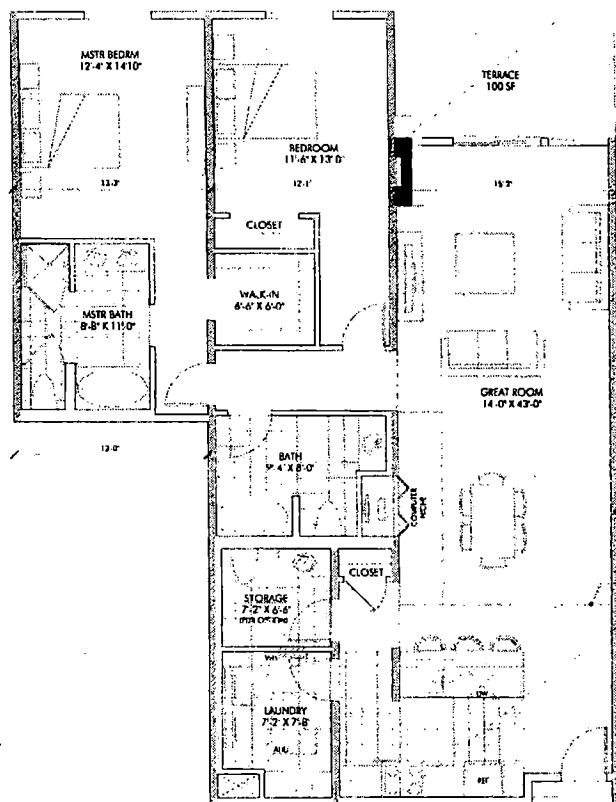
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UNIT PLAN
TYPE B2

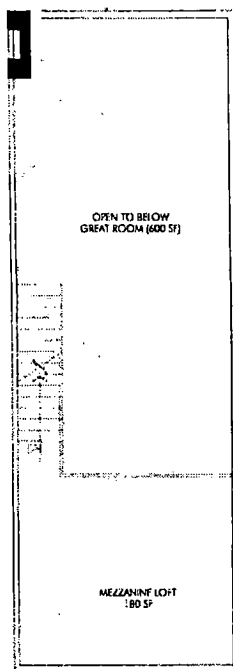
A 3.2

REVISER
4.4.05

VAR-6228
SDR-6105
04/28/05 PC



1 UNIT PLAN - TYPE B3
2BR / 2BA 1,550 SF



2 UNIT PLAN - TYPE B3 VILLA OPTION
W/ MEZZ LOFT 1,730 SF



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
a Portland + Ruth Architects
111 West Green Boulevard
Portland, OR 97204
(503) 901-1500
(503) 901-1501

TOWNE VISTAS LLC
(2005.05.01)

TOWNE VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

Date: 05.03.05

Job No. 04.B30.12

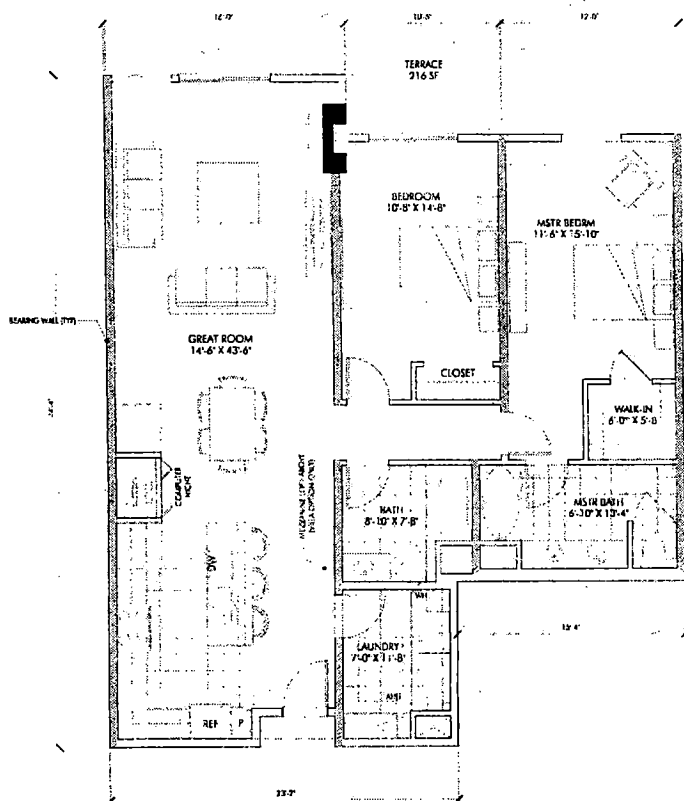
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UNIT PLAN
TYPE B3

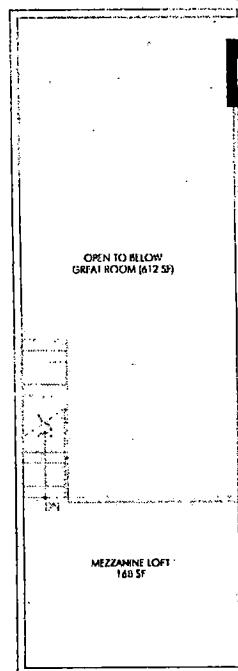
A 3.3

REVISED
4.4.05

**VAR-6228
SDR-6105
04/28/05 PC**



1 UNIT PLAN - TYPE B4
2BR / 2BA 1,400 SF



2 UNIT PLAN - TYPE B4 VILLA OPTION
W/MEZZ LOFT 1,600 SF



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
at Perlmutter-Ruth Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 601-1500 (P)
(562) 601-1501 (F)

TOWNE VISTAS LLC.
SHOWN IN BLUE

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

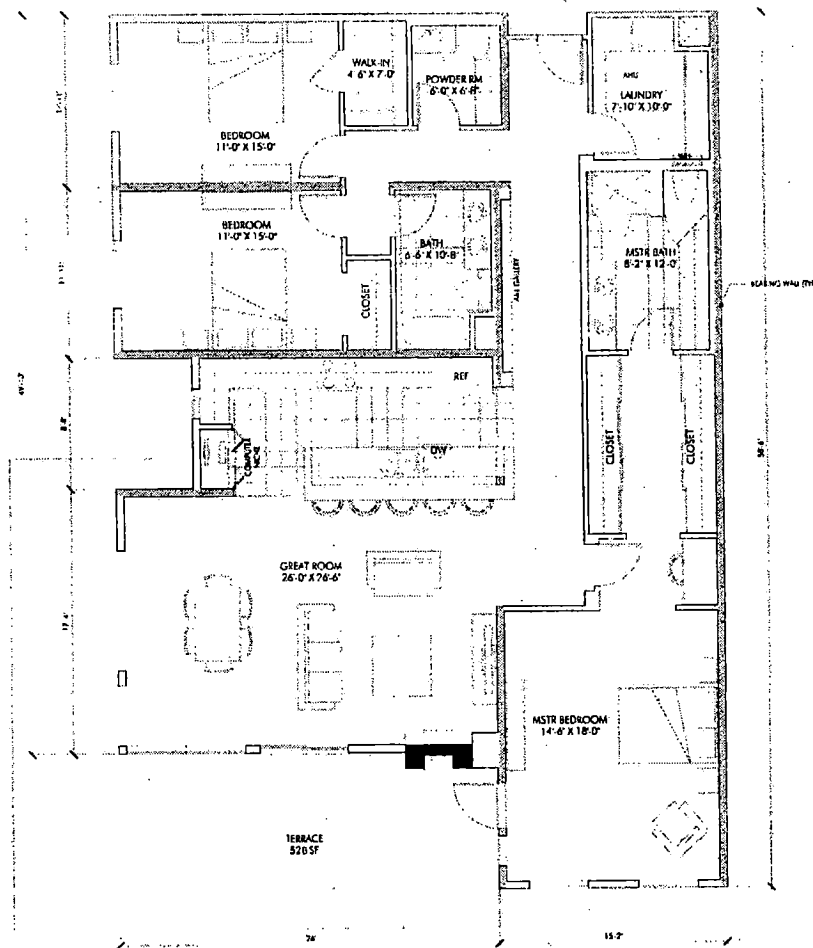
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UNIT PLAN
TYPE B4

A 3.4

VAR-6228
SDR-6105
04/28/05 PC

REVISED
4.5.05



1 UNIT PLAN - TYPE C1
3BR / 2 1/2 BATH 2,100 SF



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
at Perkin+Roth Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (p)
(562) 901-1501 (f)

TOWNE VISTAS LLC
DESIGNED BY

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

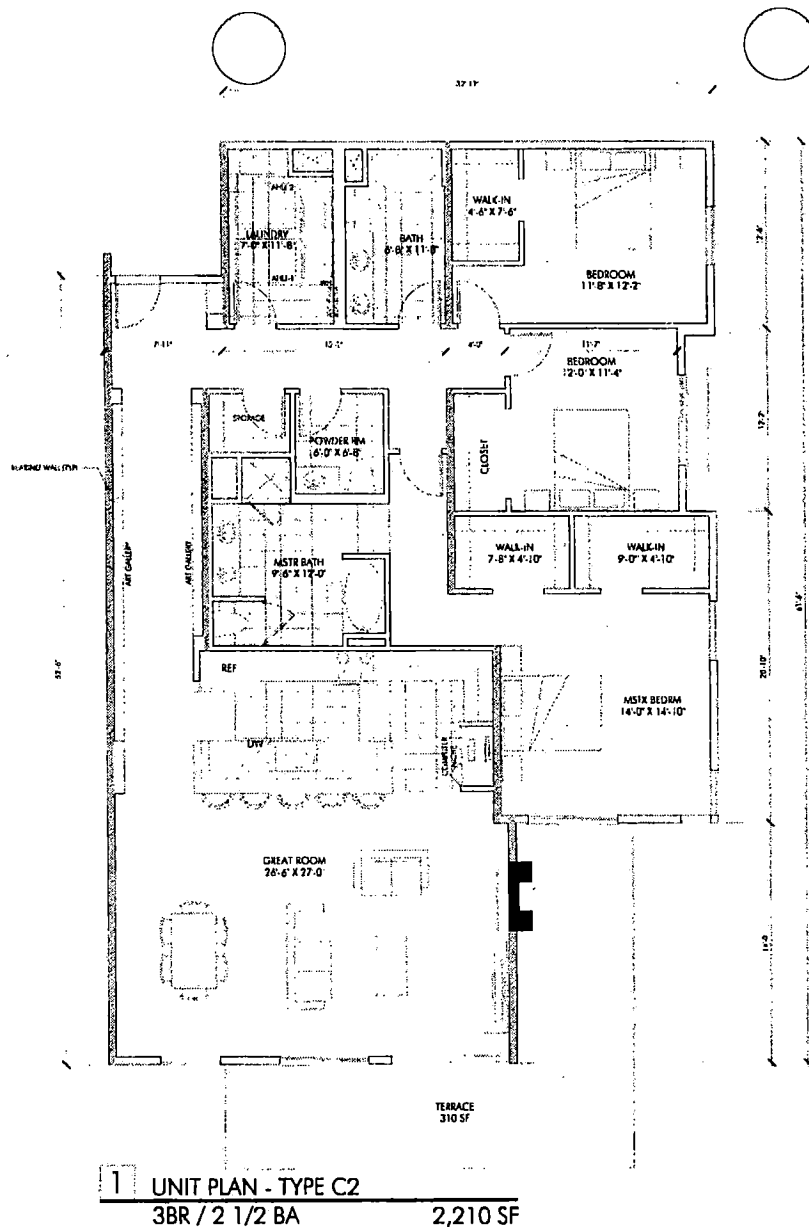
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UNIT PLAN
TYPE C1

A 3.5

REVISED
4.4.05

VAR-6228
SDR-6105
04/28/05 PC



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
at Perkins+Roth Architects
111 West Green Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (F)
(562) 901-1501 (R)

TOWNE VISTAS LLC
30000 SDR

TOWNE VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

Date
1 10/05

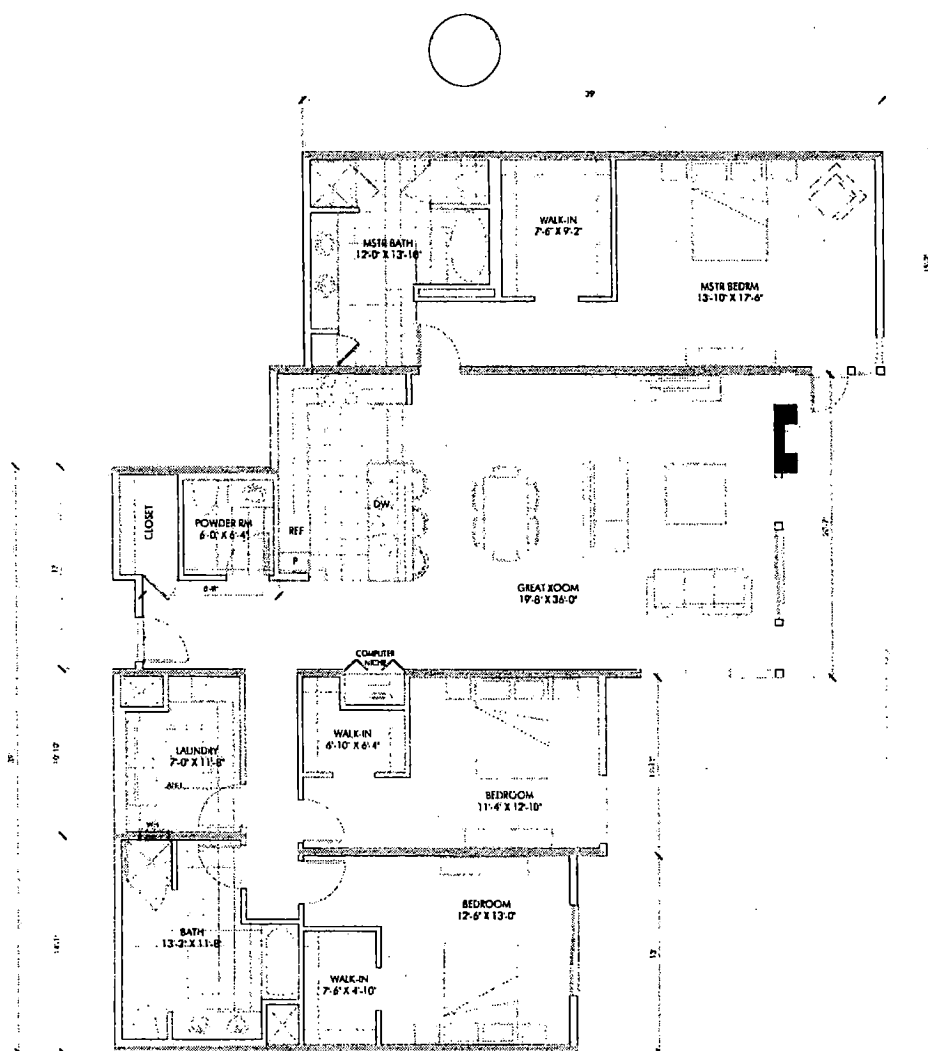
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UNIT PLAN
TYPE C2

A 3.6

VAR-6228 **SDR-6105**
04/28/05 PC



1 UNIT PLAN - TYPE C3
3BR / 2 1/2 BA 2,220 SF



PROGRESS PRINT 05 0350 - NOT FOR CONSTRUCTION

studio eleven
all Permitted with Architects
111 West Olsen Boulevard
Suite 1000
Long Beach, CA 90802
(562) 901-1500
(562) 901-1501

TOWNE VISTAS LLC.

TOWNE VISTAS

BATH & CAMPBELL
LAS VEGAS, NV

Date: 05.28.05

Job No. 04.830.12

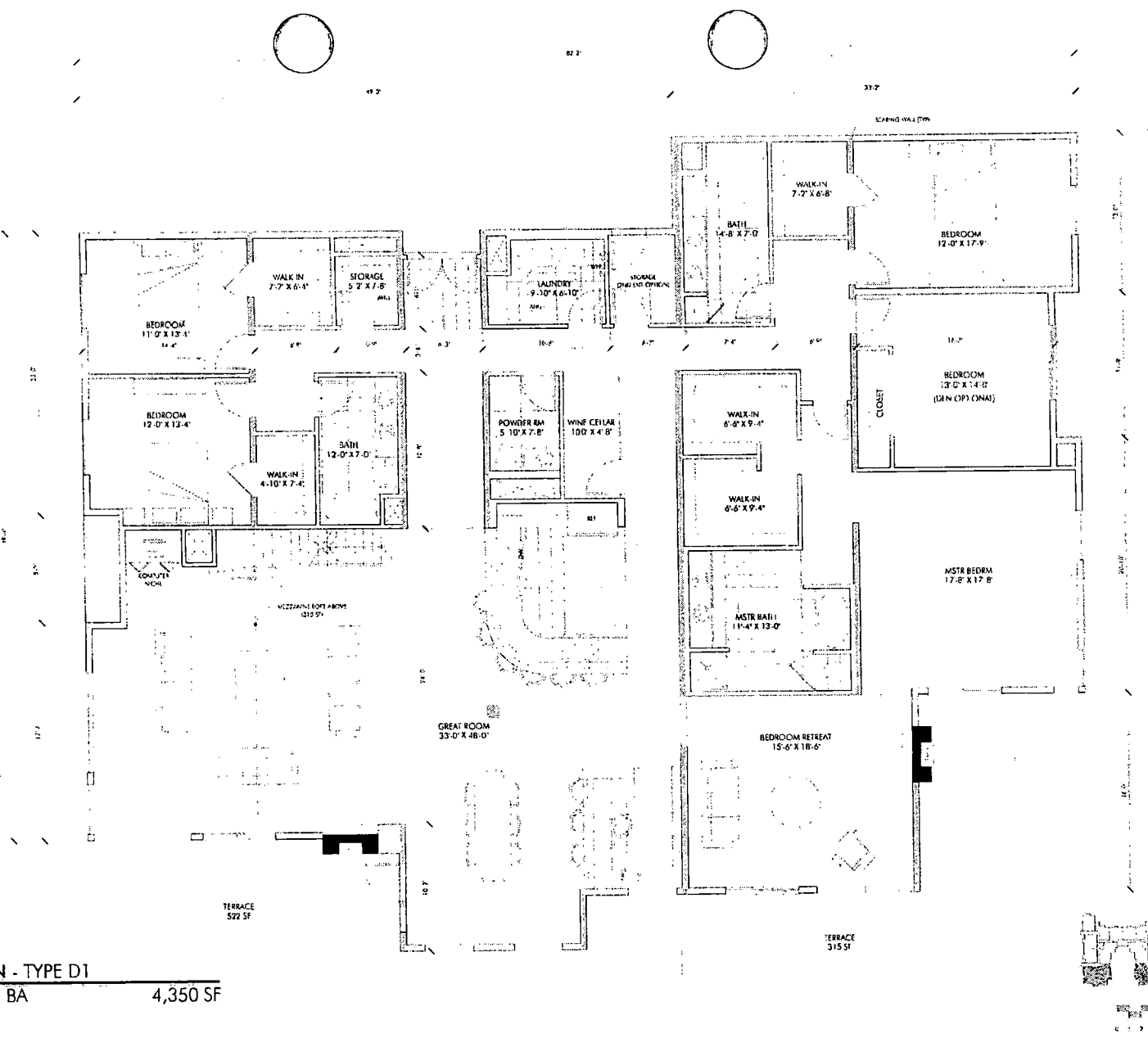
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UNIT PLAN
TYPE C3

A 3.7

VAR-6228
SDR-6105
04/28/05 PC

REVISED
4.4.05

1 UNIT PLAN - TYPE D1
5 BR / 3.5 BA 4,350 SF



PROGRESS PRINT 05 0330 NOT FOR CONSTRUCTION

studio eleven
at Perkin+Roth Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (N)
(562) 901-1501 (R)

TOWNE VISTAS LLC
OWNERS

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

Drawn by: [Signature]
Checked by: [Signature]

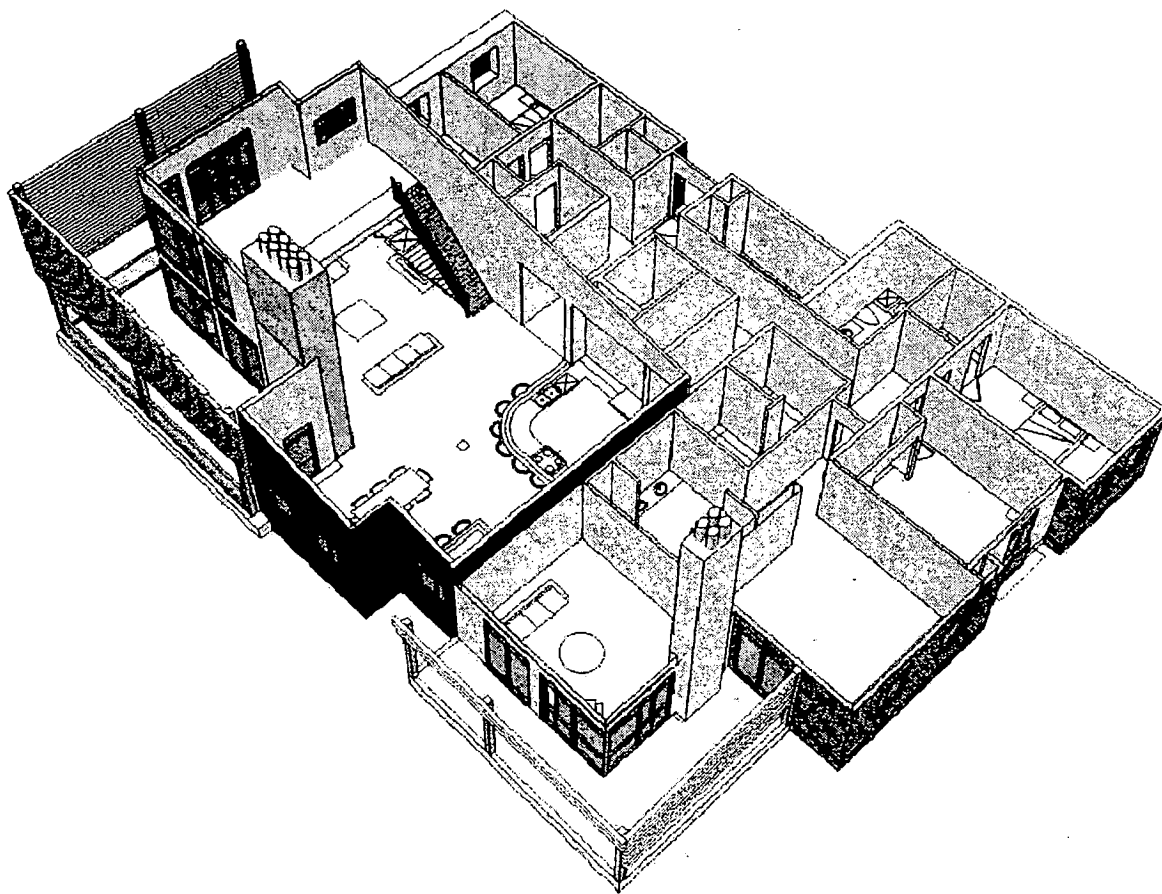
Job No. 04.830.12

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UNIT PLAN
TYPE D1

A 3.8

VAR-6228
SDR-6105
04/28/05 PC

REVISED
4.4.05



PROGRESS PRINT 05.03.20 - NOT FOR CONSTRUCTION

studio eleven
 an Perrowitz+Roth Architects
 111 West Ocean Boulevard
 Suite 1850
 Long Beach, CA 90802
 (562) 901-1500 (f)
 (562) 901-1501 (t)

TOWNE VISTAS LLC
 TOWN OF LAS VEGAS

**TOWNE
 VISTAS**

BATH - CAMPBELL
 LAS VEGAS, NV

Job No. 04.830.12

Scale:

NOT TO SCALE

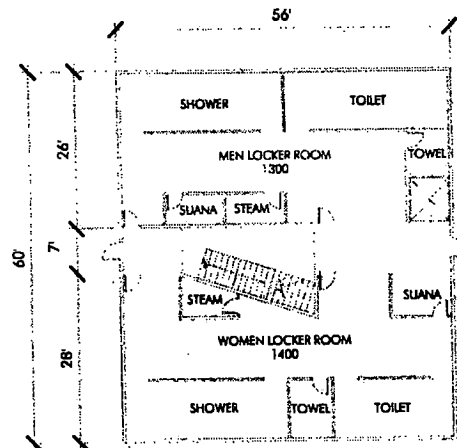
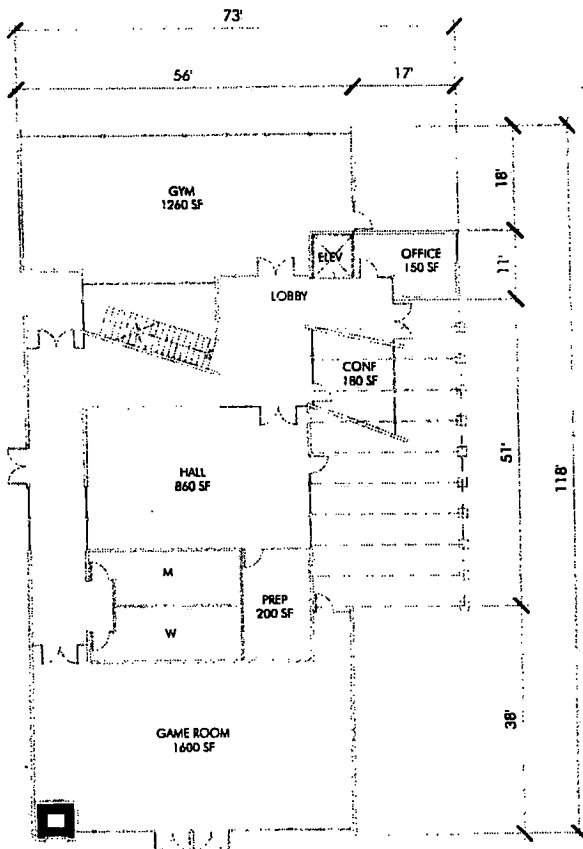
UNIT PLAN

TYPE D1

A 3.9

**VAR-6228
 SDR-6105
 04/28/05 PC**

REVISED
 4.4.05



OCCUPANT LOAD-Club House

Table 1004.1.2

SPACE	SF	SF/OCCP	NO EXITS	TOTAL
Gym	1,260	50	1	25
Hall	860	7	2	123
Office	150	100	1	2
Conference	180	100	1	2
Kitchen	200	200	1	1
Game Room	1,600	15	2	107
Locker Room-Men's	1,300	50	1	26
Locker Room-Women's	1,400	50	1	28
TOTAL OCCUPANT LOAD				313

SD PROGRESS PRINT 06 0404 - NOT FOR CONSTRUCTION

studio eleven
 Architects
 111 West Ocean Boulevard
 Suite 1050
 Long Beach, CA 90802
 (562) 901-1500 (F)
 (562) 901-1501 (B)

TOWNE VISTAS LLC
 (562) 433-1234

TOWNE VISTAS

BATH + CAMPBELL
 LAS VEGAS, NV

03/04/04
 City of Las Vegas

Job No. 04 030.12

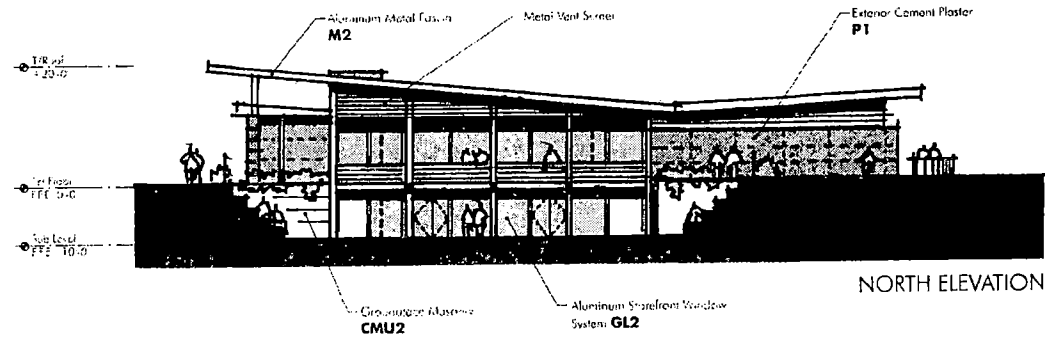
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CLUBHOUSE
 GROUND LVL &
 SUB LVL FLR PLN

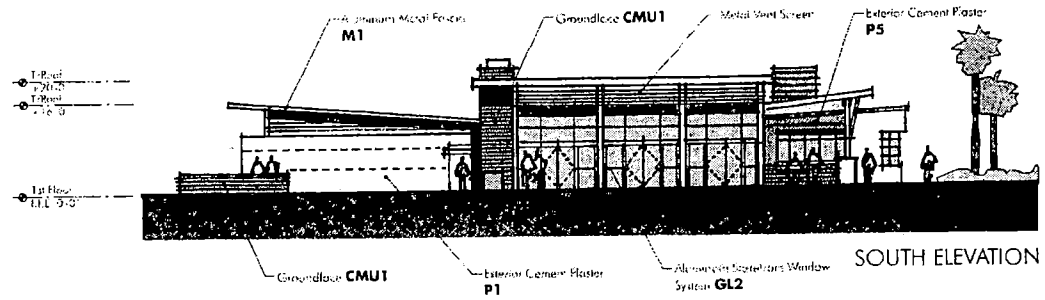
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VAR-6228
SDR-6105
04/28/05 PC

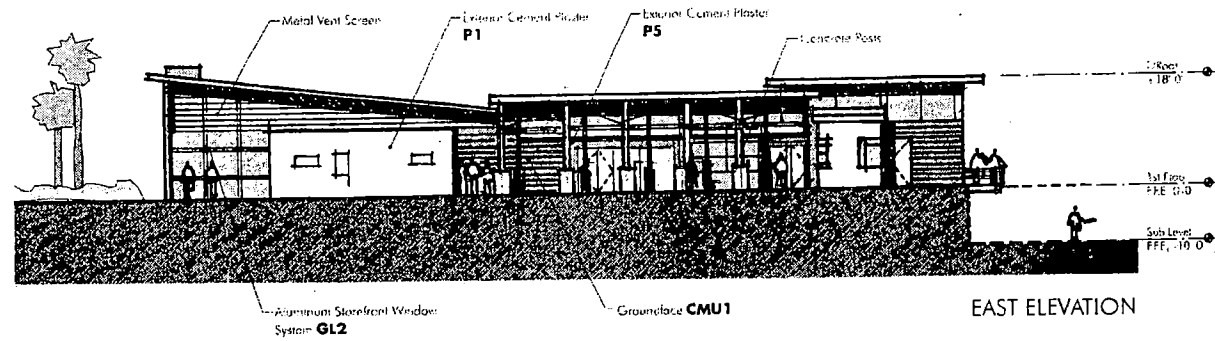
REVISED
4.4.05



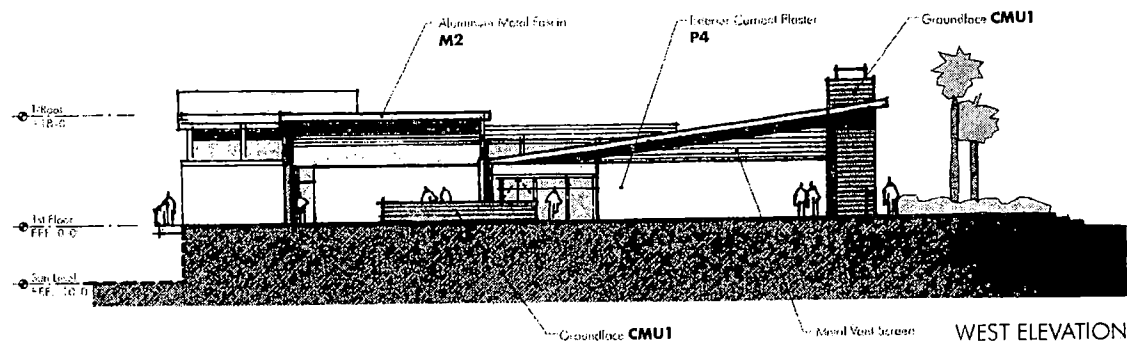
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

VAR-6228
SDR-6105
04/28/05 PC

4.4.05

3D PROGRESS POINT 05 04/04 - NOT FOR CONSTRUCTION

A 4.1

CLUBHOUSE
ELEVATIONS

Scale: 1" = 10'-0"

Alt. No. 04-03017

Owner: City of Newport

Design: BATH & CAMPBELL
LAS VEGAS, NV

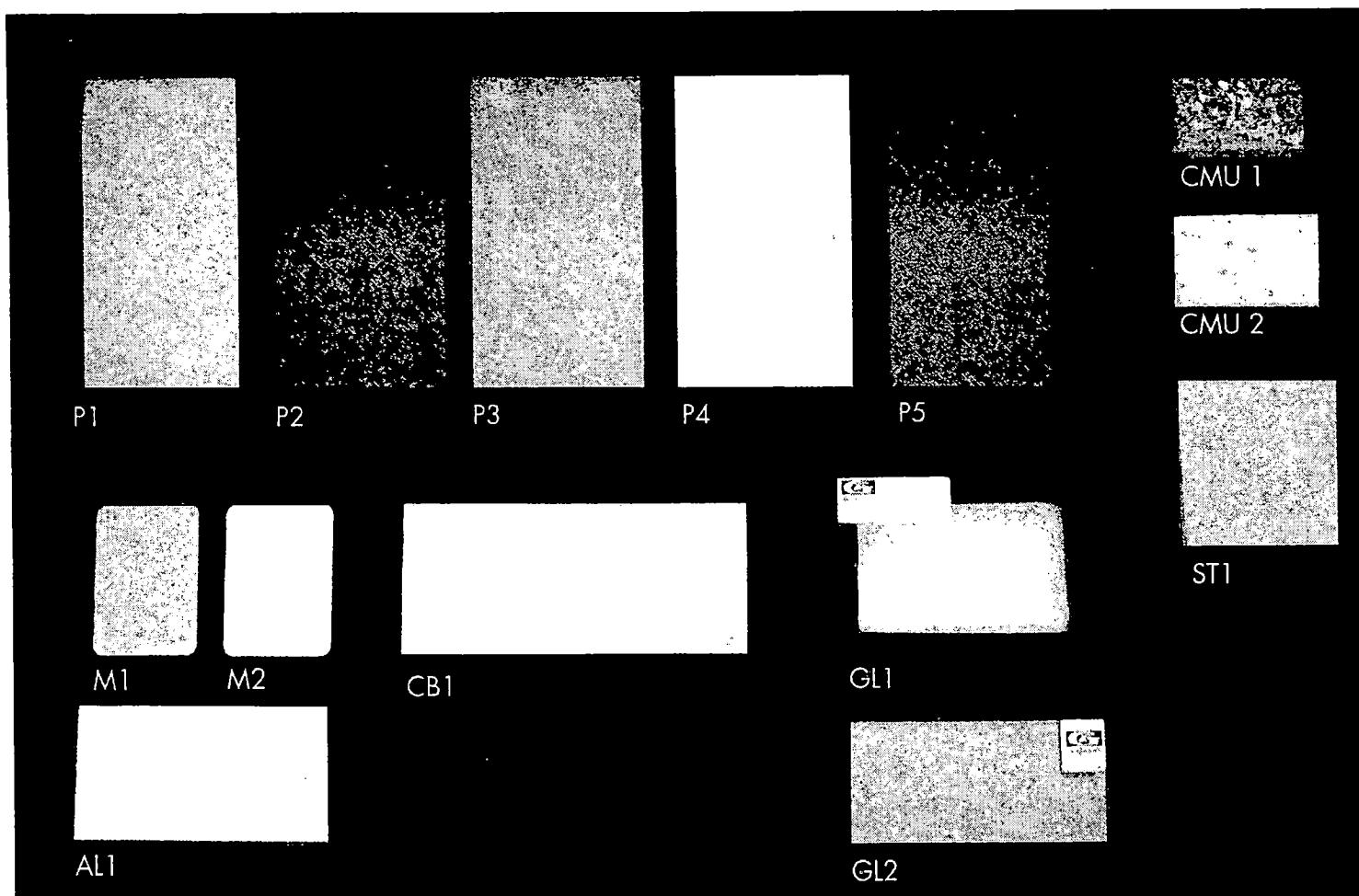
Client: TOWNE
VISTAS

Architect: LOWME VISTAS LLC

111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802

studio eleven
at Perrowitz+Ruth Architects

(562) 901-1500 (f)
(562) 901-1501 (g)



TO PROVIDE THE BEST OF QUALITY MATERIALS FOR THE PROJECT

studio eleven
 at Perimeter-Hill Architects
 111 West Green Boulevard
 Suite 1850
 Long Beach, CA 90802
 (562) 901-1500 (f)
 (562) 901-1501 (t)

TOWNE VISTAS LLC
 Las Vegas, NV

TOWNE VISTAS

BATH + CAMPBELL
 LAS VEGAS, NV

Rev. 5/3/01 Rev. 5/3/01

Job No. 04-830-12

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

MATERIALS BOARD

A 6.0

4.4.05

VAR-6228
SDR-6105
04/28/05 PC

Carman Burney

From: Carole Combs
Sent: Thursday, March 17, 2005 9:19 AM
To: Gary Leobold; Peter Lowenstein; Doug
Cc: Carman Burney
Subject: RE: VAR-6228, Please Oppose

-----Original Message-----

From: Julie & Bob Fitzgerald [mailto:bobjuli@pacbell.net]
Sent: Wednesday, March 16, 2005 8:25 PM
To: gleobold@lasvegasnevada.gov
Subject: VAR-6228, Please Oppose

Dear Sir,

Thanks for the public notice of the request by Towne Vistas for a variance to reduce the setback to adjacent residences from 180 ft. to 38 ft.

We purchased our home after reading about Town Center and it's well planned mix of housing and commercial use. The house is planned for our retirement, and is currently rented to a family stationed at Nellis AFB.

A setback of 180 feet is a reasonable standard to prevent a four story building from crowding out it's neighbors. Town Center is a very nice neighborhood, lets keep it that way.

Please oppose this request for variance. VAR-6228

Bob & Julie Fitzgerald
owners of:
8961 Token Ave.
Las Vegas, NV 89129

current address
407 Princeton Dr.
Costa Mesa, Ca 92626
bobjuli@pacbell.net

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-6105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6103 AND VAR-6228 - PUBLIC HEARING - APPLICANT/OWNER: TOWNE VISTAS, LLC - Request for a Site Development Plan Review FOR A 372 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as the owner of the subject property is involved in another project her company, Terra Contracting, is presently under contract with and EVANS and STEINMAN excused

To be heard by the City Council on 6/01/2005

MINUTES:

See Item 16 [VAR-6228] for all related discussion on Item 16 [VAR-6228] and Item 17 [SDR-6105].

(6:37 – 6:43)

1-1168

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 17 – SDR-6105

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-6103] approved by the City Council.
2. Approval and conformance to a Variance [VAR-6228] application for deviation from the Residential Adjacency Standards, prior to issuance of any permits.
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 date stamped 04/14/08, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. 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.

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 17 – SDR-6105

CONDITIONS – Continued:

11. The road frontage of Bath Drive shall conform to the development standards of a Town Center Collector as described in the Town Center Development Standards Manual Section C, Figure 5.

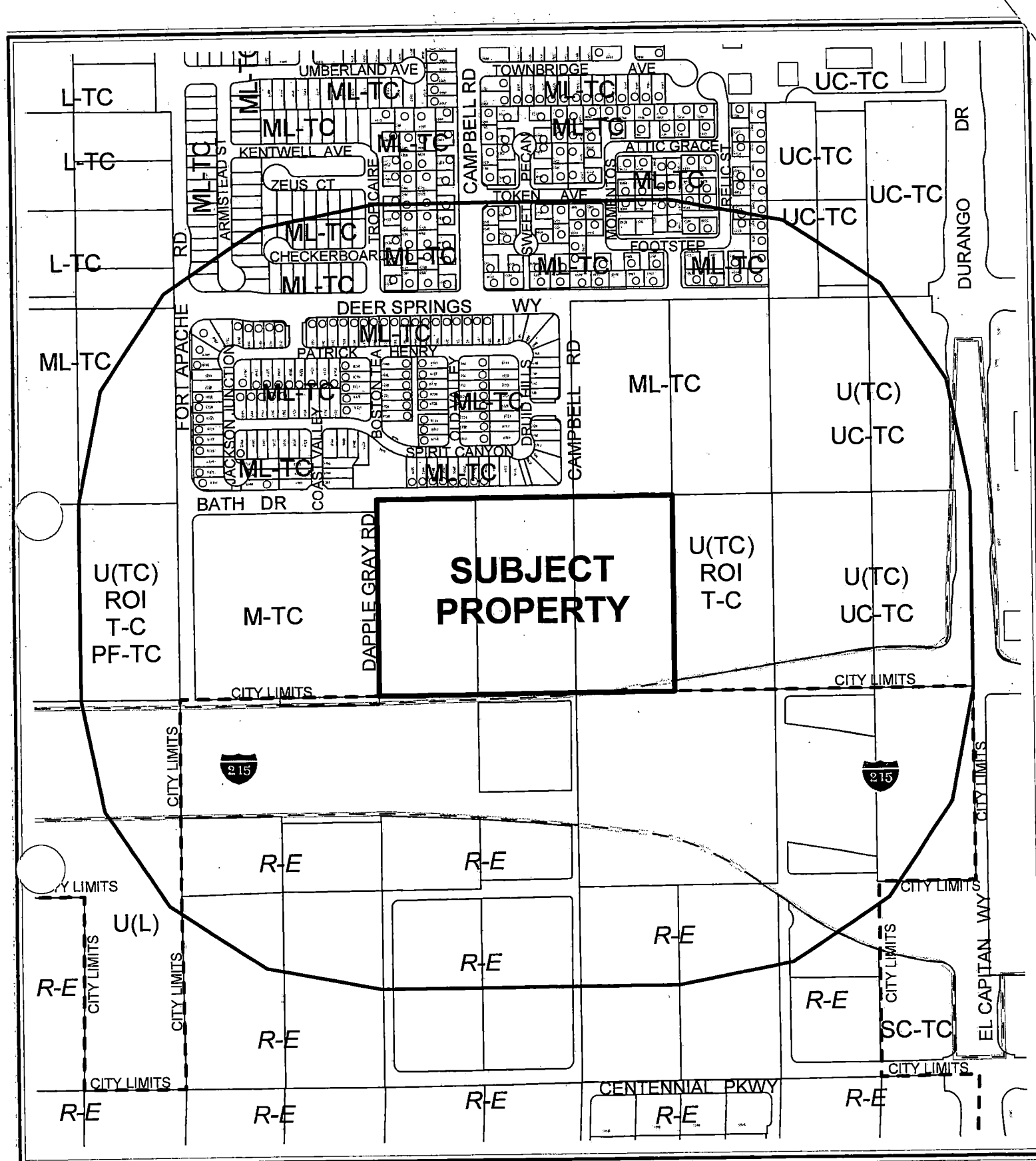
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. 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.

14. Gated access driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

15. Landscape and maintain all unimproved right-of-way, if any, on Bath Drive adjacent to this site.



CASE: SDR-6105

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER SPECIAL LAND USE DESIGNATION)]

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-6105 - APPLICANT/OWNER: TOWNE VISTAS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning [ZON-6103] approved by the City Council.
2. Approval and conformance to a Variance [VAR-6228] application for deviation from the Residential Adjacency Standards, prior to issuance of any permits.
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 date stamped 04/14/08, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. 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.
11. The road frontage of Bath Drive shall conform to the development standards of a Town Center Collector as described in the Town Center Development Standards Manual Section C, Figure 5.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. 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.
14. Gated access driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
15. Landscape and maintain all unimproved right-of-way, if any, on Bath Drive adjacent to this site.

SDR-6105 - Conditions Page Three
April 28, 2005 - Planning Commission Meeting

16. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Bath Drive public right-of-way adjacent to this site prior to occupancy of 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-6103 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 372-unit residential condominium development composed of six four-story buildings on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. This application will be considered in conjunction with a Variance (VAR-6228) to allow 50-foot setback where residential adjacency standards require a 180-foot setback in conjuncture with a proposed 372-unit residential condominium development composed of six four story buildings on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road.

B) *Applicant's Justification*

The applicant's representative states that the plan complies entirely with the General Plan and the Town Center design and Development standards. Furthermore, each building is of a contemporary design and will be accessible via the entry gates on the north side of the property off of Bath Drive. Finally, the proposed development will host a number of amenities that will service the entire community.

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|--|
| 03/24/05 | The Planning Commission held this item and companion item (VAR-6228) in abeyance to the 04/14/05 PC Meeting at the request of he applicant to address design issues and concerns raised by staff. |
| 04/14/05 | The Planning Commission held this item and companion item (VAR-6228) in abeyance to the 04/14/05 PC Meeting at the request of he applicant to address design issues and concerns raised by staff. |
| 04/20/05 | The City Council will consider a related Rezoning (ZON-6103) application for the Rezoning from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. The Planning Commission recommended approval on 03/24/05. |

SDR-6105 - Staff Report Page Two
April 28, 2005 - Planning Commission Meeting

04/28/05 The Planning Commission will consider a related Variance (VAR-6228) to allow 50-foot setback where residential adjacency standards require a 180-foot setback in conjuncture with a proposed 372-unit residential condominium development composed of six four story buildings on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. Staff is recommending denial.

B) Pre-Application Meeting

01/26/05 A pre-application conference was held resulting in the following comments:

1. The vacation of right-of-way is not necessary, but a portion will need to be reserved through the patent easement vacation on the three subject parcels.
2. The development will be composed of 372 condominium units.
3. The buildings will be four stories tall.
4. There will be six buildings.
5. The parking garage will be subterranean.
6. Driveways need to meet the standard drawing #222A.
7. Concern over the knuckle at bath and Campbell.
8. Question: Is an SUP for private streets with a gate required.
9. Perimeter buffering: 10 feet on Bath; 15 feet on east; and six feet on the south and west.
10. Show the adjacent zoning and land uses.
11. Adhere to the Town Center Development Standards.
12. Retaining: six-foot block wall, then a five-foot landscape offset, then an additional six-foot wall is allowed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.0

B) Existing Land Use

Subject Property: Undeveloped [Proposed 372-Unit Condominium Development]

North: Single Family Residential Subdivision

Undeveloped [Approved 94-Lot Single Family Residential Subdivision (SDR-4992)]

South: Future Beltway Alignment East: Undeveloped [Approved 94-Lot Single Family Residential Subdivision (SDR-4992)]

West: Under construction [Proposed 188-Unit Condominium Development (SDR-5517)]

C) Planned Land Use

Subject Property: M-TC (Medium Density Residential – Town Center)
North: ML-TC (Medium-Low Density Residential – Town Center)
South: Right-of-Way
East: M-TC (Medium Density Residential – Town Center)
West: M-TC (Medium Density Residential – Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector Map of the General Plan. The site is designated M-TC (Medium Density Residential - Town Center) within the Centennial Hills Town Land Use Map within the Town Center Development Standards Manual. The M-TC (Medium Density Residential - Town Center) land use category allows "...a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height. The proposed condominium development, having a density of 24.8 dwelling units per gross acre, is in conformance with the intent and density requirements set forth by the General Plan and the Town Center Development Standards.

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

Beltway Trail

The subject site has a designated Multi-Use Transportation Trail located along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The trail will consist of approximately 12-feet of asphalt paving and will be within the Beltway right-of-way. The City will construct this trail in areas where the Beltway is within its jurisdictional boundary. The trail is anticipated to require very little maintenance, if any at all. Adjacent developers will not be required to dedicate property for the trail and will not have to maintain the trail. Pedestrian outlets to the trail will be required of the adjacent developers.

PROJECT DESCRIPTION

Site Area:	15	Acres
Residential Buildings:	6	Buildings
Building Height:	60	Feet (4 stories)
Number of Units:	372	Units
Density:	24.8	Units Per Acre
Parking Required:	740	Spaces
Parking Provided:	803	Spaces
Open Space Required:	78,408	Square Feet
Open Space Provided:	341,375	Square Feet

Access to the subject site is from two gated driveways off of Bath Drive. The majority of the 764 on site parking spaces will be provided by means of subterranean parking garages located under the proposed buildings. The remainder of the proposed parking will be located along the internal private streets. Landscaping is provided around all of the buildings and in planters around the perimeter of the existing complex. Elevations depict smooth exterior cement plaster with the façade incorporating balconies with aluminum windows, metal railings and aluminum composite panels. A proposed Beltway Trail is located along the southern portion of the site.

The Landscape plan indicated conformance with the Town Center Development Standards for a Town Center Collector frontage along Bath Drive. The landscaping along Bath Drive is composed of an seven-foot sidewalk separated from the street by a five-foot landscape amenity zone, with trees species matching the north side of Bath Drive spaced no more than 30 feet on center.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal and are discussed in the companion Variance (VAR-6228) application.

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April 28, 2005 - Planning Commission Meeting

A3) Parking and Traffic Standards

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

<i>Uses</i>	<i>Units</i>	<i>Required</i>			<i>Provided</i>	
		<i>Ratio</i>	<i>Parking</i>		<i>Parking</i>	
			<i>Regular</i>	<i>Handicap</i>	<i>Regular</i>	<i>Handicap</i>
Multi-Family	12	1.25 spaces/unit/1 BR	15		Total	Total
	228	1.75 spaces/unit/2BR	399			
	132	2 spaces/unit/3BR	264			
	372	1 guest space per five units	58		790	13

The site plan indicates that 65 surface parking spaces will be provided, seven of which are handicap parking spaces. Additionally, 738 subterranean garage spaces will be provided. Guest parking spaces are to be located on the surface within the private driveways. The project exceeds the parking standards of the Zoning Ordinance.

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	
Perimeter Landscaping: • Min. Trees	Facing Bath – Large Canopy Street Trees / 30 Linear Feet + 2 trees per intersection	619 feet = 21 Trees	22 Trees
• Min. Zone Width	Facing Bath – 2' curb and gutter + 5' amenity zone + 7" sidewalk		Yes

The proposed street frontage landscaping complies with the Town Center Development Standards for a Town Center Collector. The surface parking within the development provides landscape islands and trees along both sides of the drive aisles. Perimeter landscaping consists of a six-foot landscape buffer that runs the western and southern alignment property lines, a 10-foot landscape buffer that runs the northern property line and a 15-foot landscape buffer that runs the entire eastern property line.

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

Total Acreage	Density	Required		Provided	
		Percent	Area	Percent	Area
15.00 acres	24.8 DUA	12 %	78,408 SF	52%	341,375 SF

The proposed amount of open space exceeds the requirements set forth by the Town Center Development Standards Manual.

B) General Analysis and Discussion

- Zoning

The subject site is proposed as becoming zoned T-C (Town Center) via Rezoning application [ZON-6103]. Once part of the Town Center Special Planned Area the subject site will be held to the M-TC (Medium Residential) Special Land Use Designation, which allows for a density of 25 Dwelling Units per Gross Acre. The proposed condominium development, having a density of 24.8 dwelling units per gross acre, is in conformance with the intent and density requirements set forth by the General Plan and the Town Center Development Standards.

- Site Plan

The proposed site plan indicates a 732-unit residential condominium development on 15 acres located adjacent to the southeast corner of Bath Drive and Dapple Gray Road. The proposed development will consist of 732 units within six four-story buildings, which results in a density of 24.8 Dwelling Units Per Acre (DUA). The proposed site plan indicates the development will have two accesses from Bath Drive, a Town Center Collector (80-foot) as defined and depicted Town Center Development Standards Manual, as well as have two emergency crash gates located on Bath Drive. Interior to the site the plan indicates 24-foot private drives with parking. The site plan illustrates a Multi-Use Transportation Trail abutting the southern alignment of the subject parcel for a distance of approximately 1,000 feet. A six-foot landscape planter runs the western and southern alignment property lines, meanwhile

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April 28, 2005 - Planning Commission Meeting

a 10-foot landscaper runs the northern property line and a 15-foot landscape runs the entire eastern property line. The site plan indicates an areas of open space being located around the entire site and being accessible to the residents of the development. The site plan also calls out a six-foot block wall along the entire perimeter of the development.

- **Waivers**

The proposed condominium development is not requesting any waivers from either the Town Center Development Standards or those of Title 19. However, a Variance (VAR-6228) application to allow for a to allow 50-foot setback where residential adjacency standards require a 180-foot will be heard in conjunction with this application.

- **Landscape Plan**

The landscape plan indicates that the applicant intends to match the tree species of the trees located along the opposite side of Bath Drive at an interval of 30 feet on center. The Town Center Collector requires large canopy street trees every 30 feet, therefore this application will be conditioned to meet said standards. The perimeter landscaping is depicted as a mixture of masses of shrubs, without trees. Therefore, this application will be conditioned to include trees within the perimeter landscape buffers at a spacing of 30 feet on center. The landscape plan also indicates the use of xeriscape garden materials.

- **Elevation**

The proposed elevations are contemporary in design and utilize interesting horizontal and vertical patters expressed by architectural features such as cornices, windows, doors and variations in massing. The building façade is enhanced by the use of both vertical and horizontal reveals, offsets and the use of three-dimensional surface planes to create shadow lines and break up flat surface areas.

- **Floor Plan**

The submitted floor plans illustrate seven layouts available within the proposed development. There exists one one-bedroom floor plan, four two-bedroom floor plans, three three-bedroom floor plans and one four-bedroom floor plan. The floor plans range in size from 960 square feet to the 4,100 square-foot penthouses.

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:

PL

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

The surrounding area, with the exception of single-family residences to the north and the condominium development to the west is undeveloped, however is planned for a single-family residential development. The proposed use of the property is consistent with Town Center special land use designation of M-TC (Medium Density Residential – Town Center). However the proposed development does not take into account the adjacent land uses, which is evident by the needed variance from the Residential Adjacency Standards. Therefore, the proposed development is not compatible with adjacent development and development in the area.

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

The proposed development complies with the Town Center Development Standards Manual and is within the permissible density allowed, but is not in conformance with Title 19 as is evident by the required Variance (VAR-6228) application for Residential Adjacency.

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

The proposed access to the development from Bath Drive will be composed of two ingress/egresses, one of which is a right in right out only. The amount of traffic to be created by the 372-units will have a profound impact on the surrounding neighborhood.

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

The building and landscape materials are appropriate for the area and conform to such materials as direct by the Town Center Development Standards Manual and the Urban Design Guidelines and 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 proposed design characteristics and overall architecture of the proposed buildings create an orderly environment and are not unsightly, undesirable or obnoxious in appearance.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 202 [Mailed with ZON-6103 and VAR-6228]

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Towne Vistas, LLC

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

Yes _____ No 

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Stephen B. Aizenberg, President

Towne Vistas, LLC a Nevada limited liability company
By: S.B.A. Development, Inc.,
dba Royal Construction Company a Nevada corporation
Managing Member

Subscribed and sworn before me

This 2nd day of February, 2005

J. Rosanna Eitner
Notary Public in and for said County and State
STATE: NEVADA
COUNTY: CLARK



04-897.11 5.1

Perkowitz + Ruth
ARCHITECTS3980 Howard Hughes Parkway
Suite 450
Las Vegas, NV 89109
702.892.8500
702.892.8514

www.prarchitects.com

April 4, 2005

Mr. Doug Rankin
City of Las Vegas
Current Planning Department
731 S. Fourth Street
Las Vegas, NV 89101RE: TOWNE VISTAS
SDR-6105 and VAR-6228.

Dear Mr. Rankin:

Enclosed we are submitting revised site plans for the Towne Vistas project. The project has remained the same as last submitted with the following adjustments:

- Added fire access around buildings, per request of CLV Fire Department.
- Adjusted entry drives, and added median at intersection of Bath and Campbell per request of CLV Traffic Engineer.
- The building setback on the East, for which the residential adjacency waiver is requested, is now 50', which is greater than the 38' originally submitted.
- The number of units remains as originally submitted.
- The site plan provides the required landscape buffers on each side: 10' at North, 15' at East, and 6' at South and West.

The owner, Towne Vistas LLC, wishes to proceed for the April 14 meeting as originally scheduled, as the fundamental zoning and public works issues have not changed, or have been resolved.

Thank you for your consideration of this request.

Sincerely,

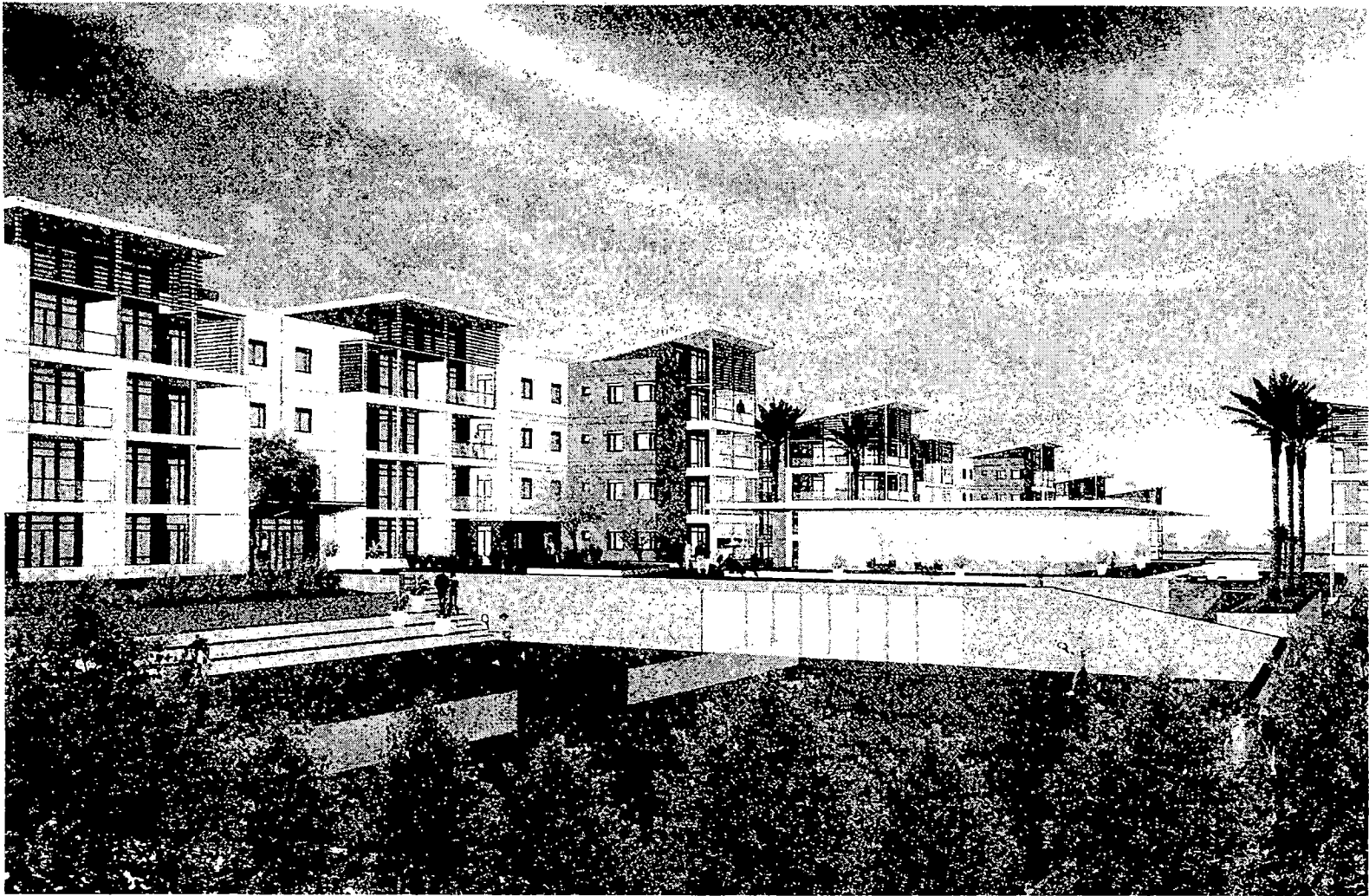
PERKOWITZ + RUTH ARCHITECTS

Mary Venable
Project Manager
Cc: File No. 5.1

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APR 04 2005

REVISED
4.4.05**Sy Perkowitz, AIA, PE**
President & CEO**Steven J. Ruth, AIA**
Executive Vice President**Principals**
Gary Clements
Kenneth P. Gunther, AIA
Branko Prebenda
Alan Pullman, AIA
Marios A. Savopoulos, AIA
J. Todd Stoutenborough, AIA
Brian Wolfe, AIA**Senior Associates**
Don Grainger, AIA
Rick Overley, AIA
Vasilis G. Papadatos, AIA
Michael Salmon, AIA
Ted Yoshizaki, AIA**Associates**
Jarek Anan
Farooq Ameen, AIA, RIBA
Ronald E. Bernhardt, AIA
Winston Chang, AIA
Percy Cheng
Edmond H. Classen
Mitra Esfandiari
Yong Heng
Scott Jackson
Eans Kaufmann
Deborah B. Loayza, AIA
Keith Mericle
Steven J. Phillips, AIA
Rudolph Starks, Jr., AIA
Jim Thury
Terry Todd
Sean Unsell
Brad Williams
Henry G. Wong, AIA



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TOWNE VISTAS LLC
a division of

TOWNE
VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

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Date: 04/28/05

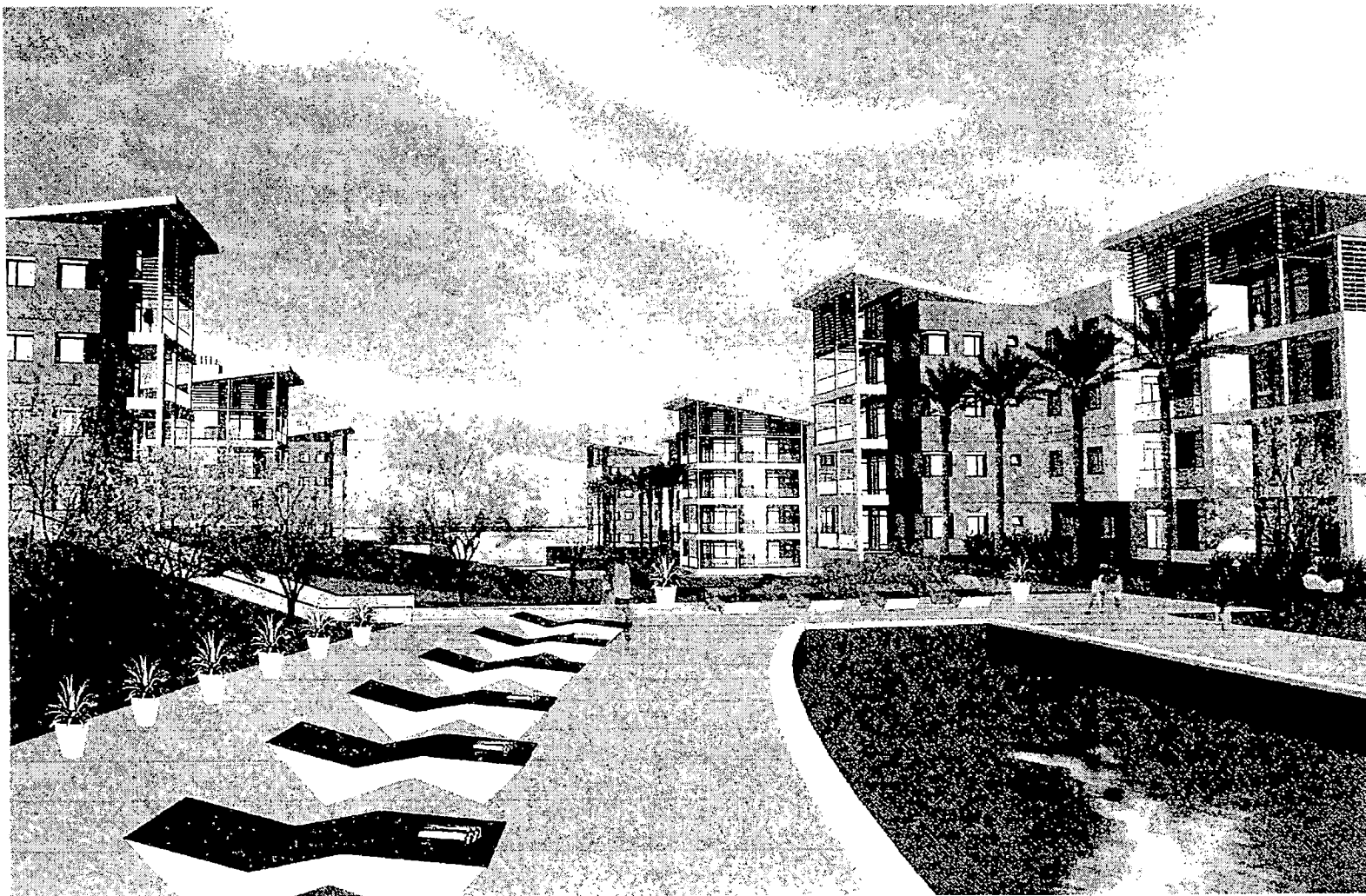
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PERSPECTIVE
VIEWS

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VAR-6228
SDR-6105
04/28/05 PC



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TOWNE
VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

• Date: 04/28/05
• By: [Signature]

Job No: 04-B08-17

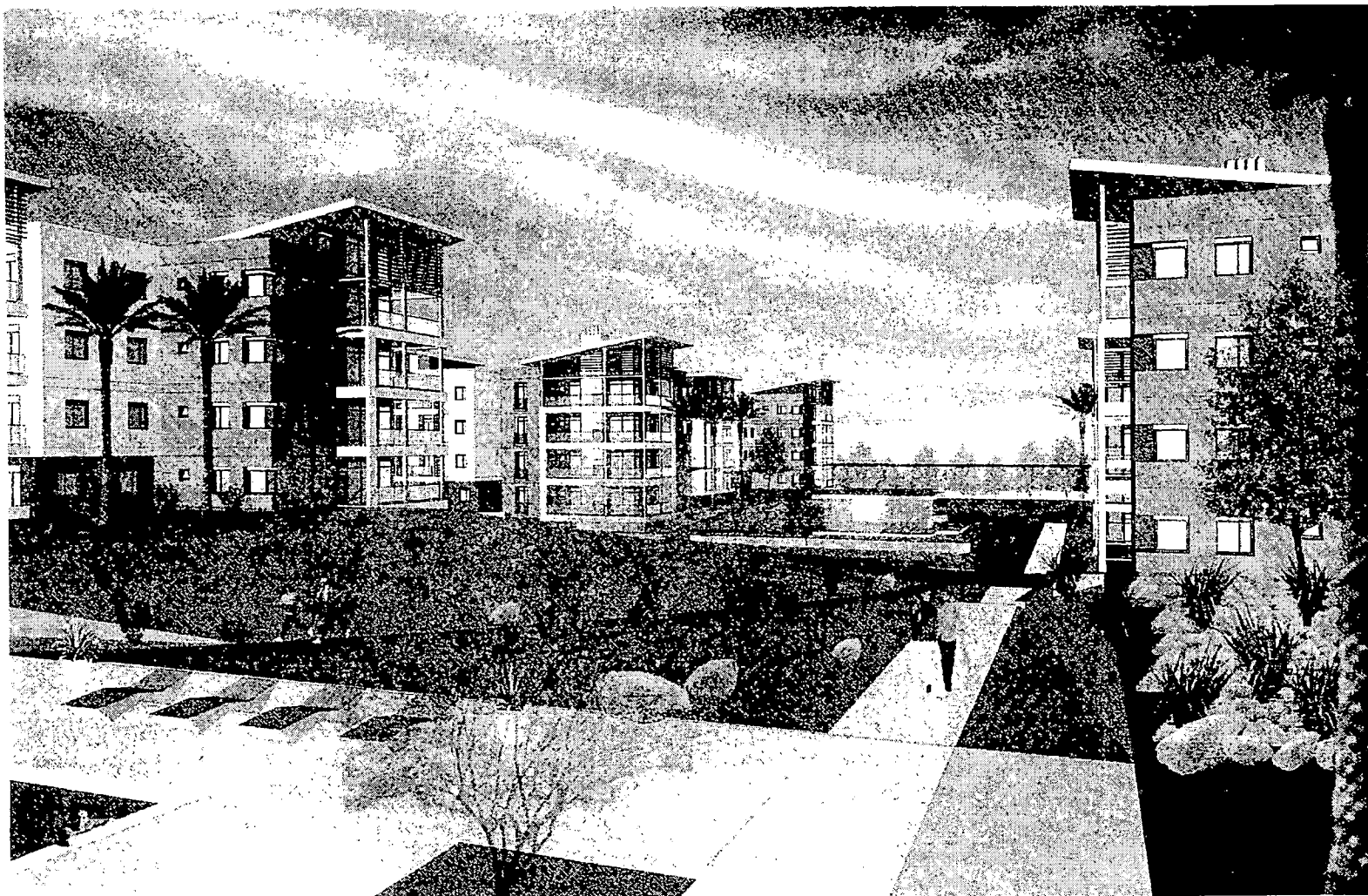
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3D
PERSPECTIVE
VIEWS

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4.4.05

VAR-6228
SDR-6105
04/28/05 PC



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TOWNE VISTAS LLC

**TOWNE
VISTAS**

BATH - CAMPBELL
LAS VEGAS, NV

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Job No: 04-037-17

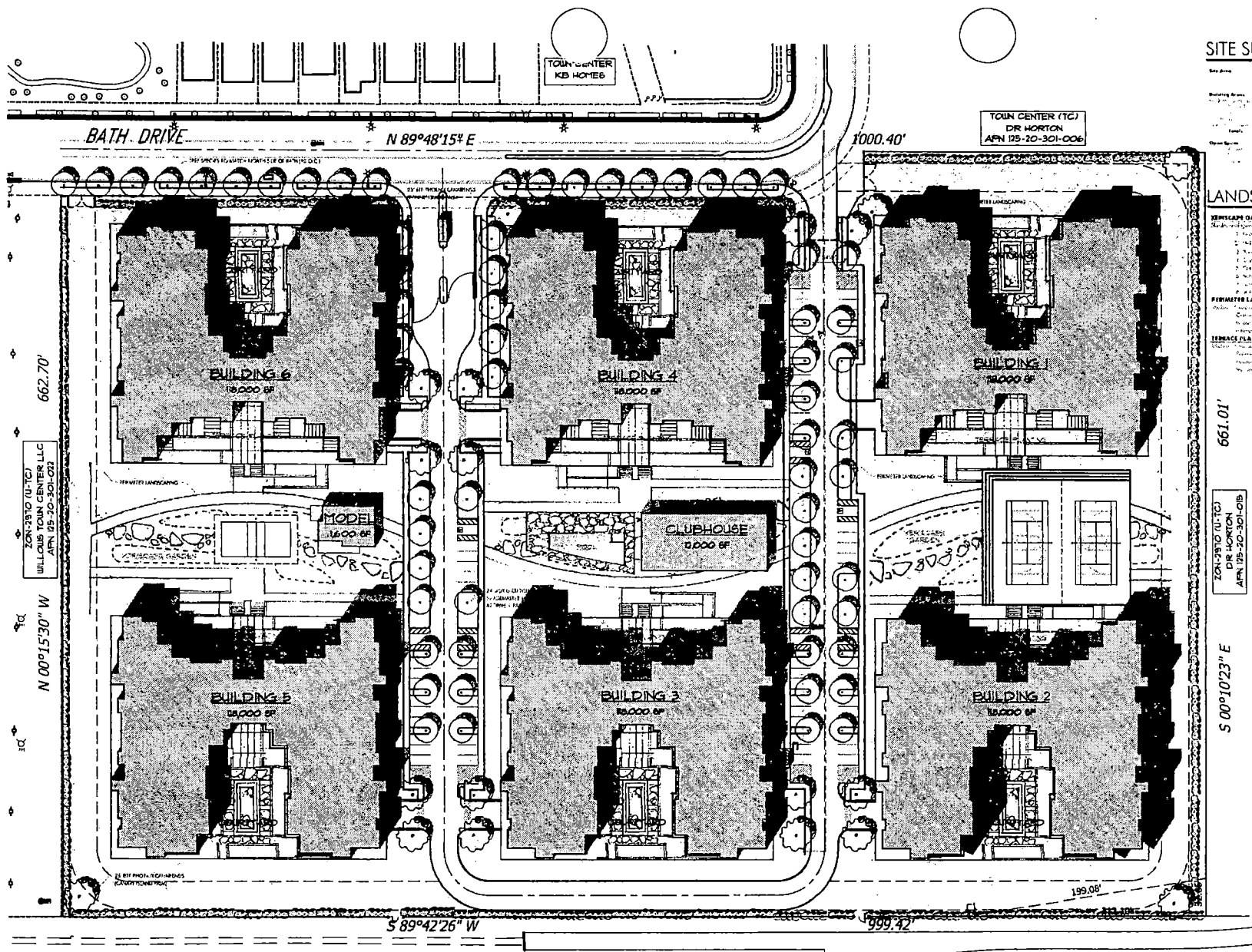
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3D
PERSPECTIVE
VIEWS

A 0.4

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4.4.05

**VAR-6228
SDR-6105
04/28/05 PC**



SITE SUMMARY

Site Area	100,000 SF	100,000 SF
Building Area	100,000 SF	100,000 SF
Lot Area	100,000 SF	100,000 SF
Overall Dimensions	100,000 SF	100,000 SF

LANDSCAPE LEGEND

- LANDSCAPE GARDEN LEGEND**
- 1. Landscape Garden
 - 2. Landscape Garden
 - 3. Landscape Garden
 - 4. Landscape Garden
 - 5. Landscape Garden
 - 6. Landscape Garden
 - 7. Landscape Garden
 - 8. Landscape Garden
 - 9. Landscape Garden
 - 10. Landscape Garden
- PERIMETER LANDSCAPING**
- 1. Perimeter Landscaping
 - 2. Perimeter Landscaping
 - 3. Perimeter Landscaping
 - 4. Perimeter Landscaping
 - 5. Perimeter Landscaping
 - 6. Perimeter Landscaping
 - 7. Perimeter Landscaping
 - 8. Perimeter Landscaping
 - 9. Perimeter Landscaping
 - 10. Perimeter Landscaping
- LANDSCAPE PLANTING**
- 1. Landscape Planting
 - 2. Landscape Planting
 - 3. Landscape Planting
 - 4. Landscape Planting
 - 5. Landscape Planting
 - 6. Landscape Planting
 - 7. Landscape Planting
 - 8. Landscape Planting
 - 9. Landscape Planting
 - 10. Landscape Planting

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TOWNE VISTAS LLC

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

Job No. 04-830-2

Scale: 1" = 10'-0"

SITE PLAN
+
SITE SUMMARY
A1.0

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VAR-6228
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TOWNE VISTAS
BATH - CAMPBELL
LAS VEGAS, NV

4. Use
1. 04.04.04

Job No. 04.830.12

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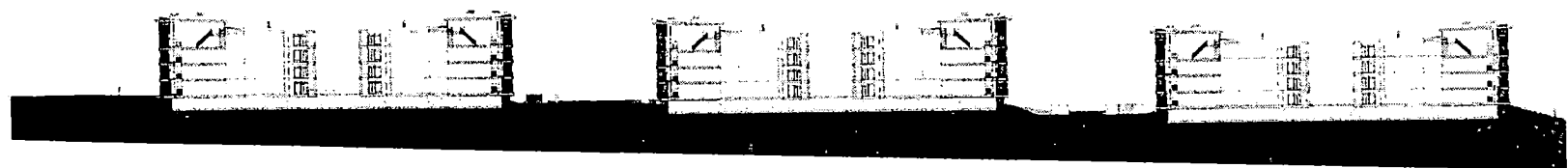
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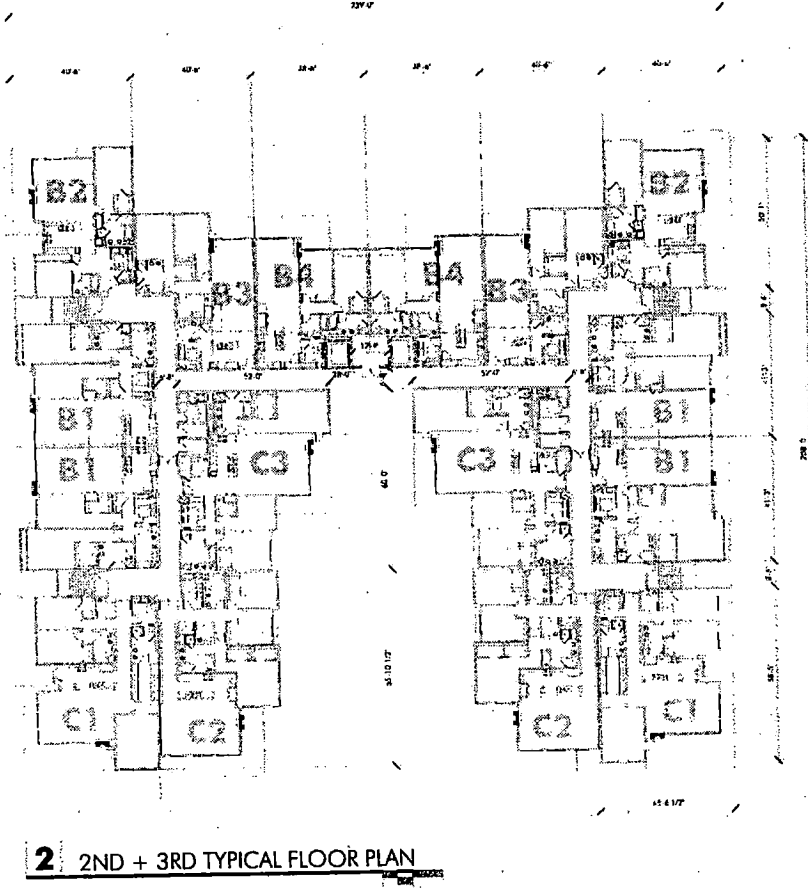
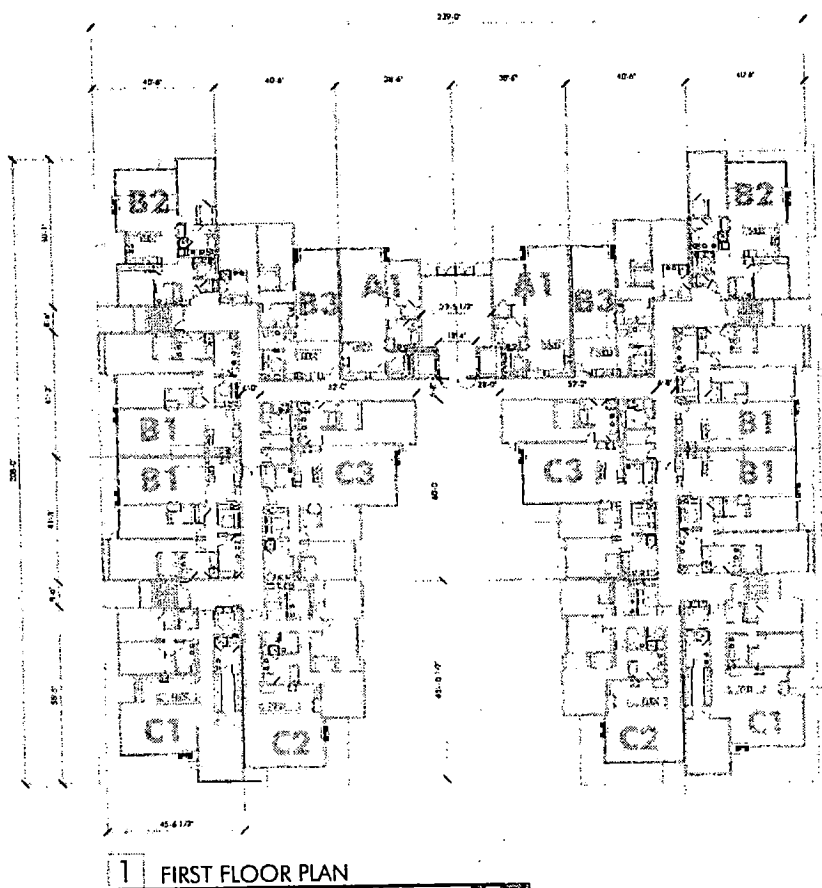
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EAST + WEST



2 SITE SECTION
EAST + WEST



3 SITE SECTION
NORTH + SOUTH



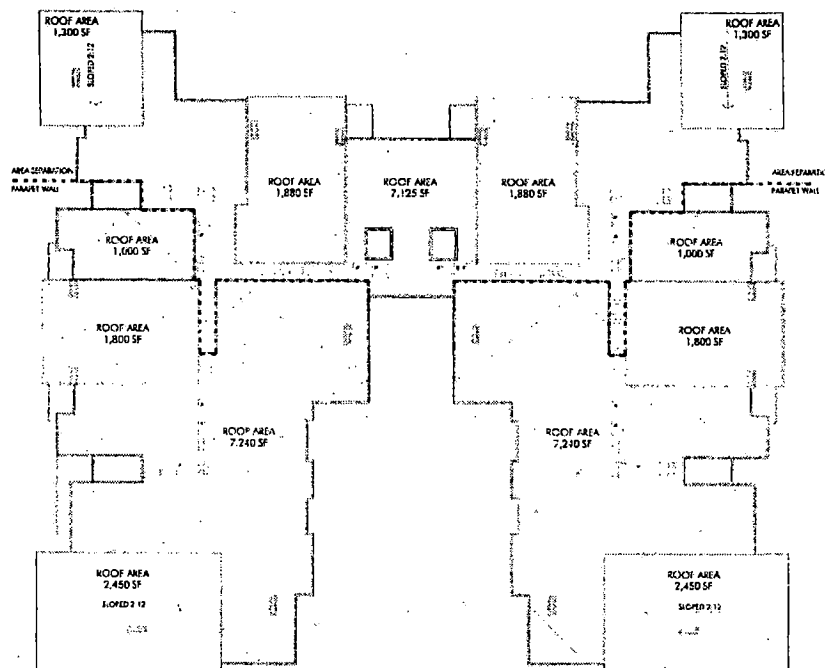
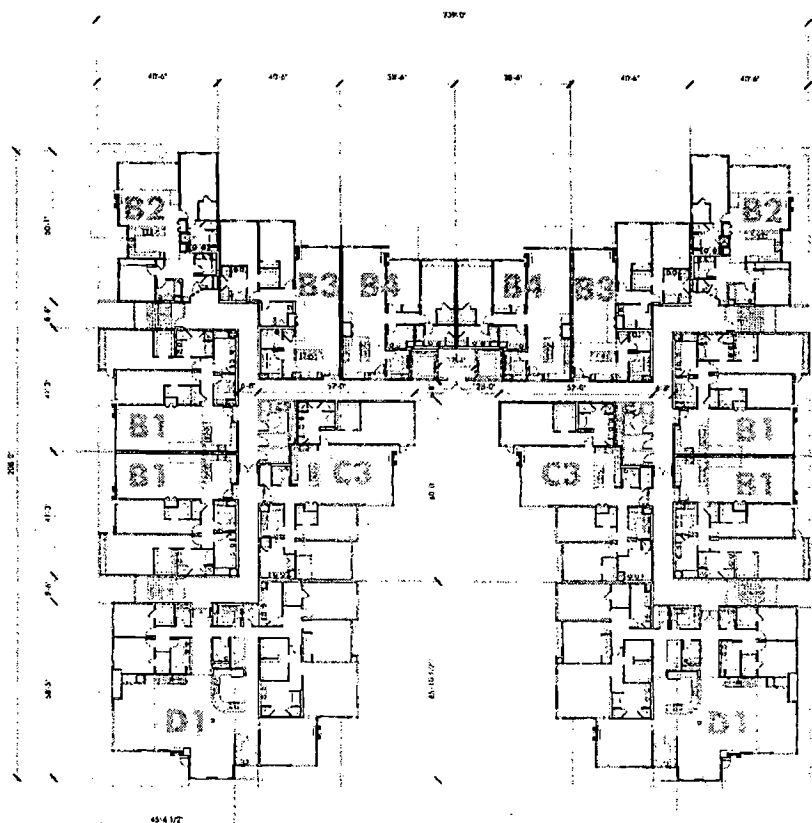
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SDR-6105
04/28/05 PC

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4.4.05

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TOWNE VISTAS LLC.
 TOWNE VISTAS
 BATH + CAMPBELL
 LAS VEGAS, NV
 Job No. 01.830.12
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 GROUND FLR
 + TYPICAL
 FLR PLANS
 A2.0

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TOWNE VISTAS LLC
 PROJECT NO. 04.830.12

TOWNE VISTAS
 BATH + CAMPBELL
 LAS VEGAS, NV

4. Title
 05.03.05

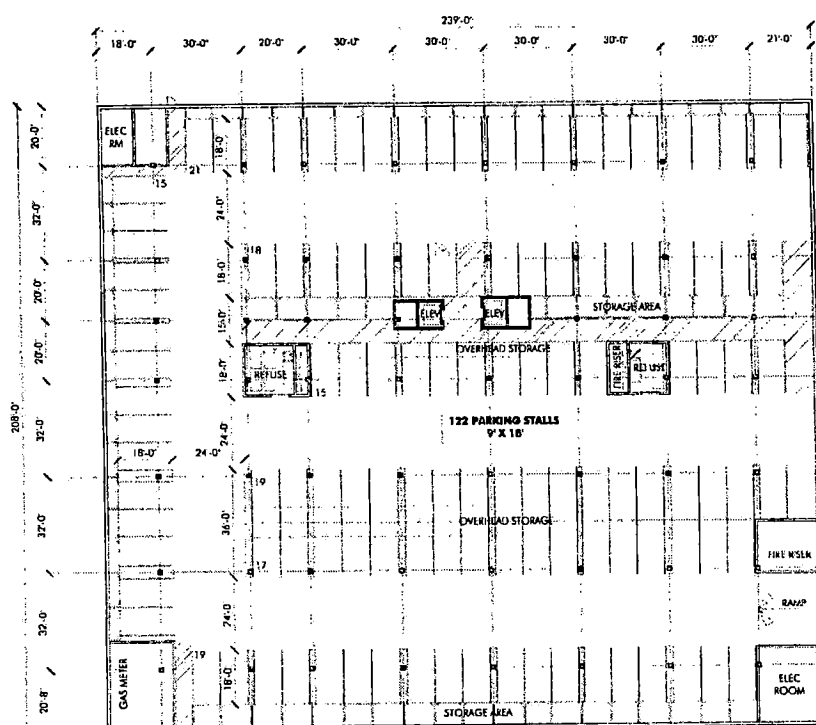
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 Roof Plan

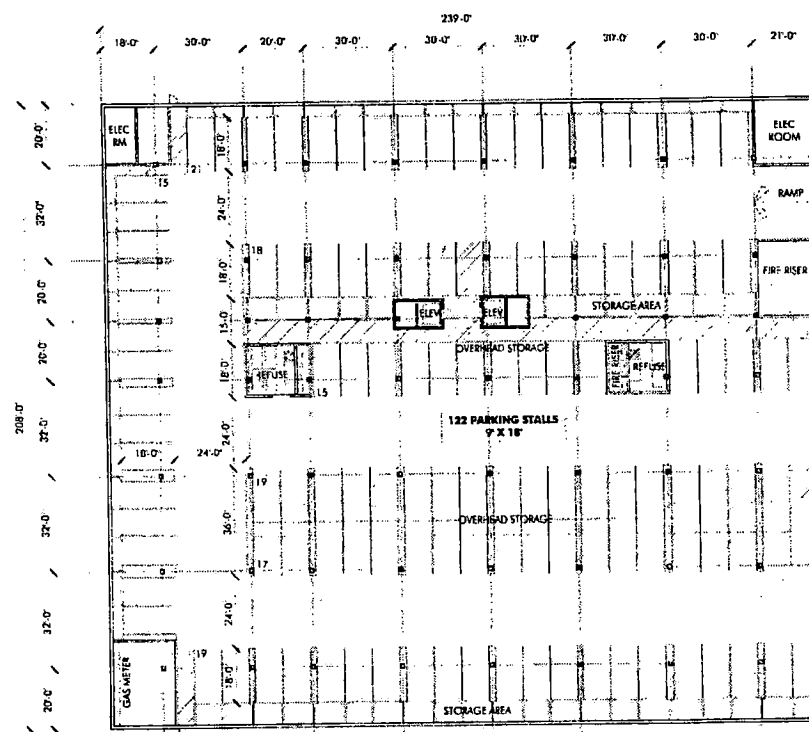
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1 PARKING PLAN - TYPE P1



2 PARKING PLAN - TYPE P2



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TOWNE VISTAS LLC
UNIVERSITY HILLS

**TOWNE
VISTAS**

BATH + CAMPBELL
LAS VEGAS, NV

Date: 05/28/05
By: [Signature]

Job No. 04 630.17

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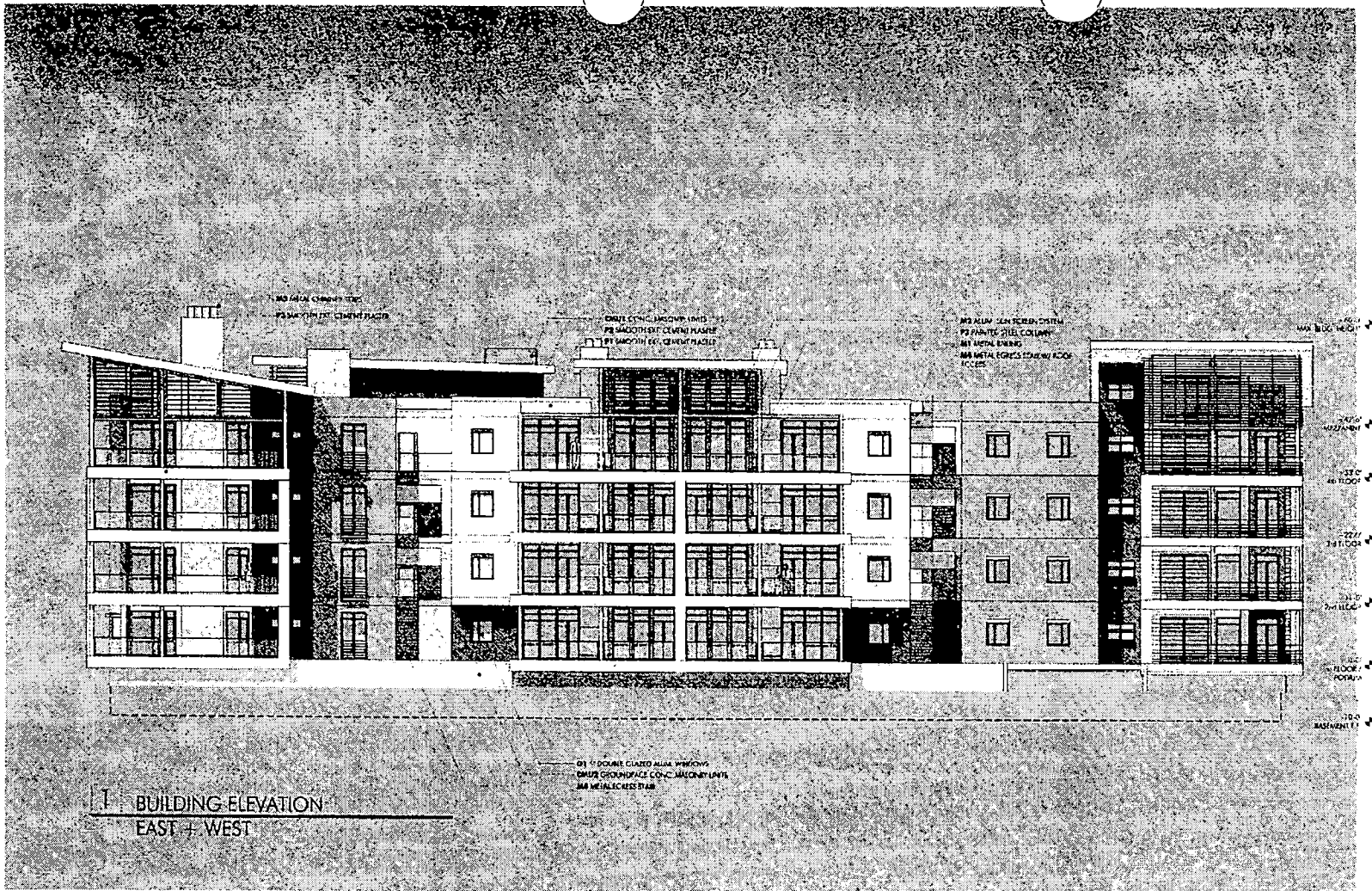
PARKING
PODIUM
PLANS

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**VAR-6228
SDR-6105
04/28/05 PC**

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4.4.05



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TOWNE VISTAS, LLC
1000-10-01

TOWNE
VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

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Job No. 04.830.12

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BUILDING
ELEVATIONS

A 2.4

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VAR-6228
SDR-6105
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Job No. 04-630-12

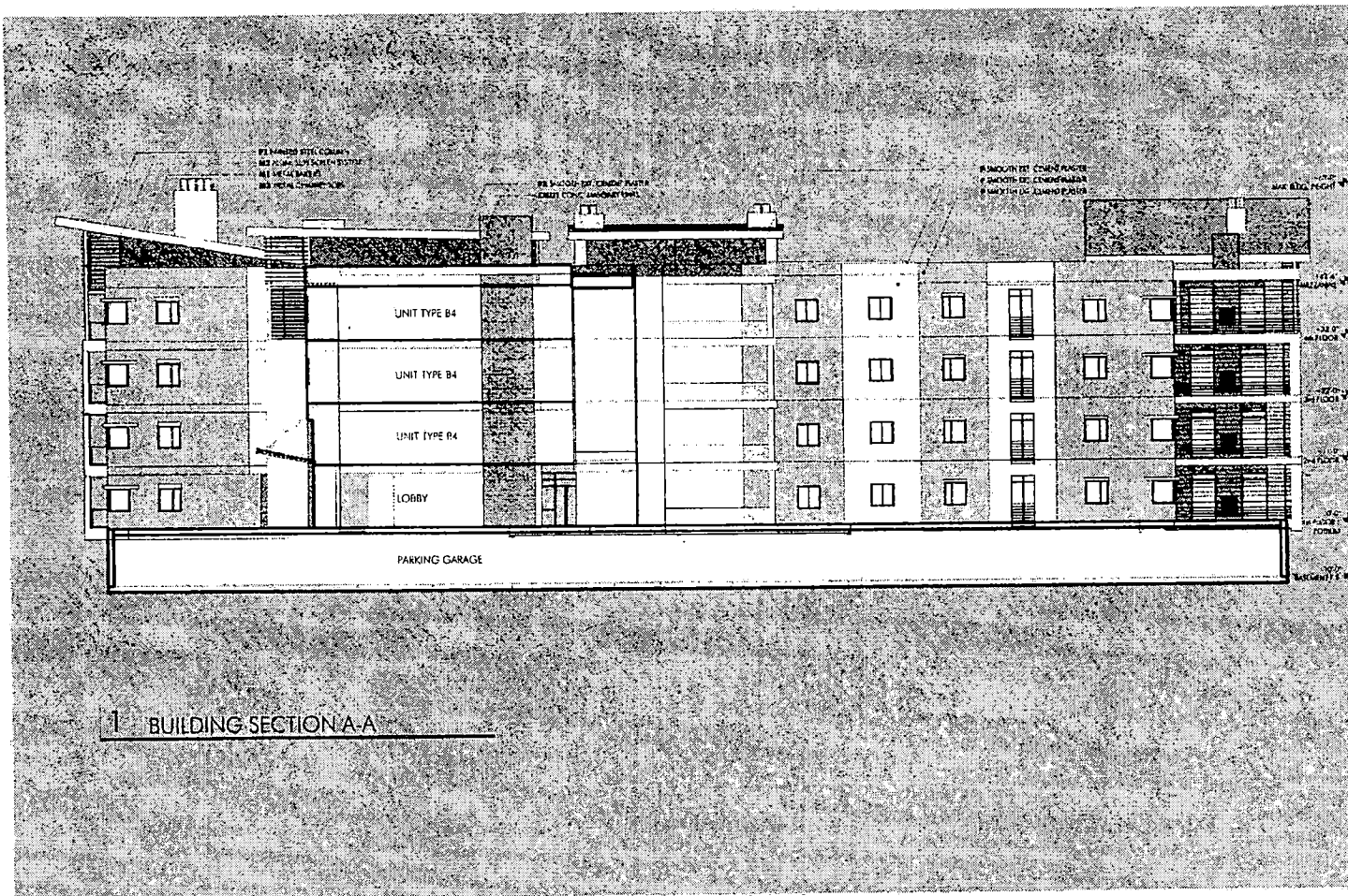
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BUILDING
ELEVATION

A 2.5

VAR-6228
SDR-6105
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1 BUILDING SECTION A-A



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TOWNE VISTAS LLC

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LAS VEGAS, NV

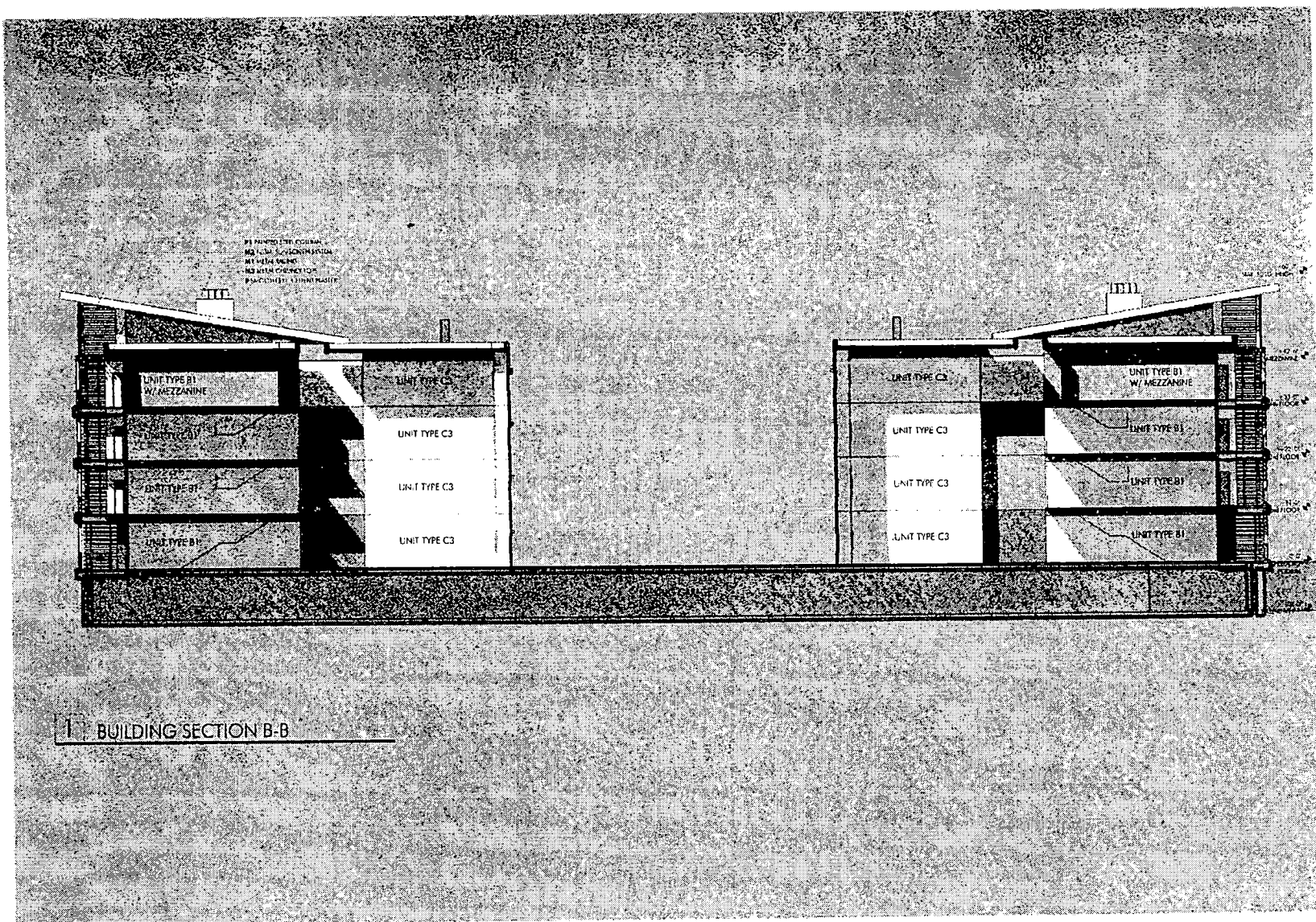
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BUILDING
SECTION A-A

A 2.7

VAR-6228
SDR-6105
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BUILDING SECTION B-B

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VISTAS

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Job No. 04-830-12

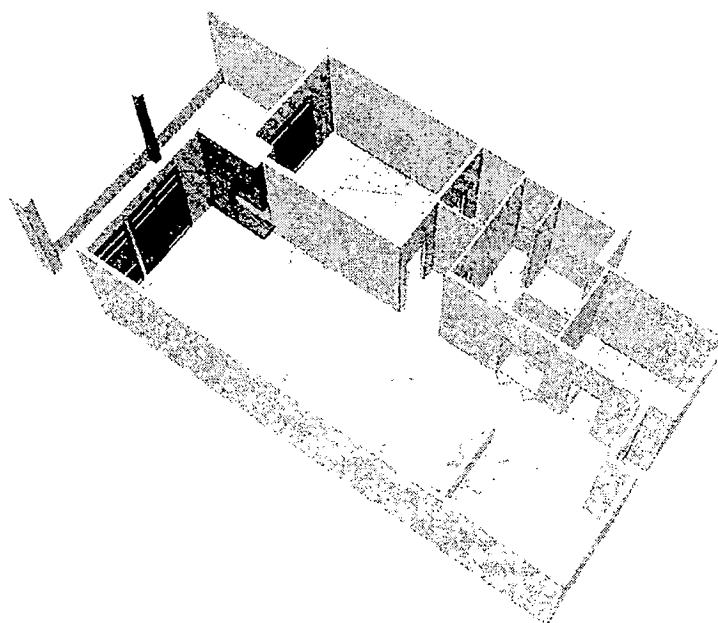
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BUILDING
SECTION B-B

A 2.8

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4.405

VAR-6228
SDR-6105
04/28/05 PC

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(562) 901-1501 (h)

TOWNE VISTAS LLC.

TOWNE
VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

Date	By
11/11/11	11/11/11

Job No. 04 830 12

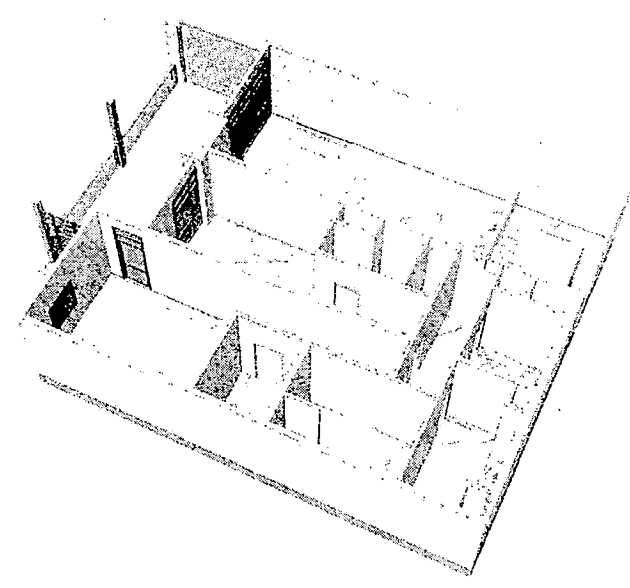
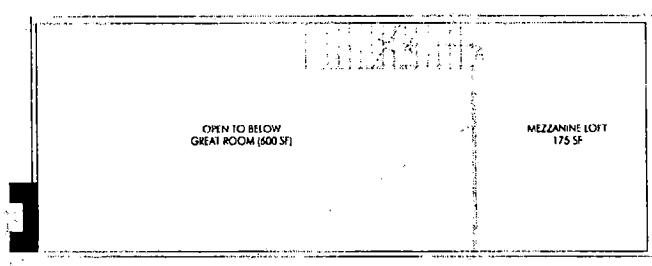
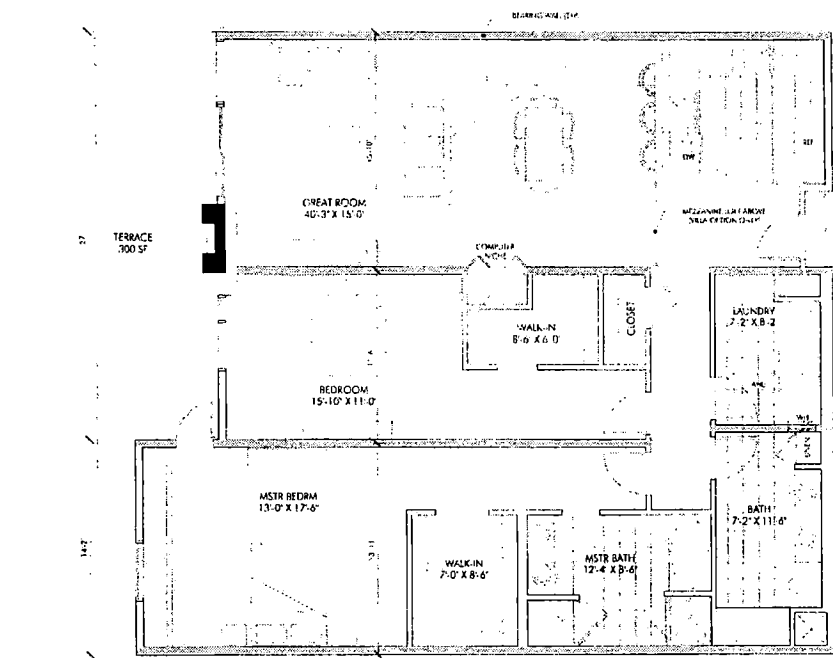
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UNIT PLAN
TYPE A1

A 3.0

VAR-6228
SDR-6105
04/28/05 PC

RECEIVED
4.4.05



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
at Periwinkle Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (f)
(562) 901-1501 (f)

TOWNE VISTAS LLC
TOWNE VISTAS

TOWNE VISTAS
BATH - CAMPBELL
LAS VEGAS, NV

Date Issue
1 04/28/05 1/0

Job No. 04.830.12

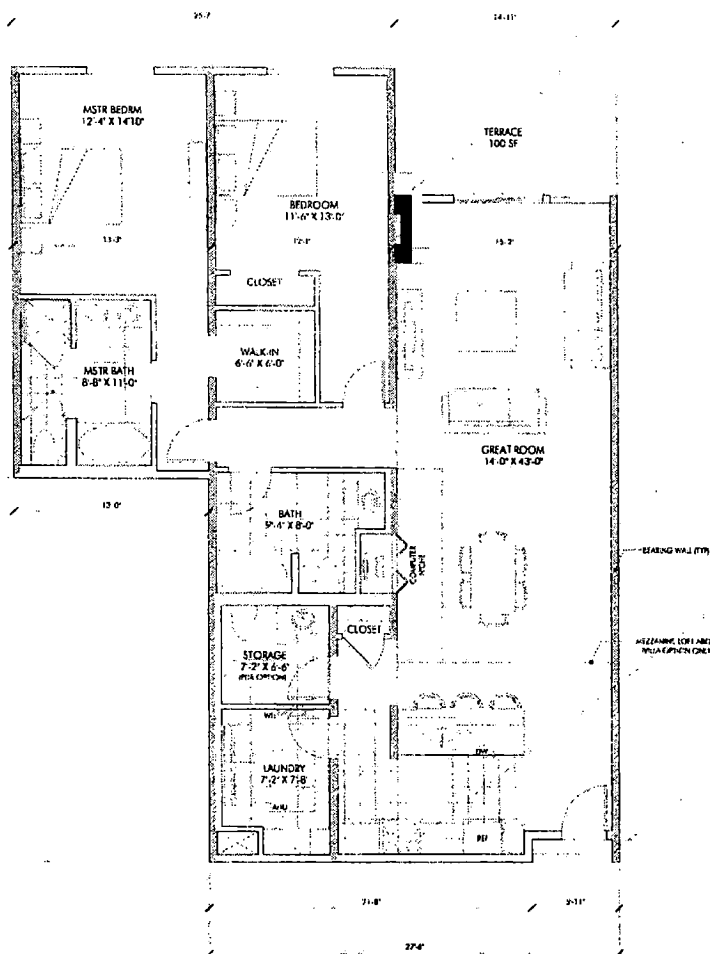
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UNIT PLAN
TYPE B1

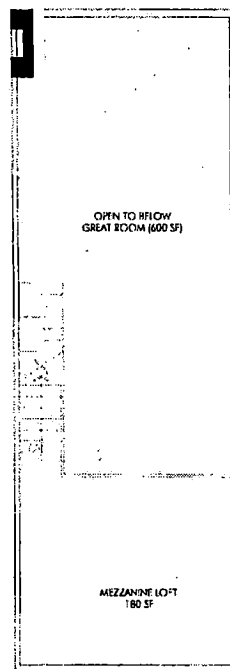
A 3.1

VAR-6228
SDR-6105
04/28/05 PC

REUSED
4.4.05



1 UNIT PLAN - TYPE B3
2BR / 2BA 1,550 SF



2 UNIT PLAN - TYPE B3 VILLA OPTION
W/ MEZZ LOFT 1,730 SF



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
a Perimeter South Architects
111 West Green Boulevard
Suite 100
Long Beach, CA 90802
(562) 901-1500
(562) 901-1501

TOWNE VISTAS LLC

TOWNE VISTAS

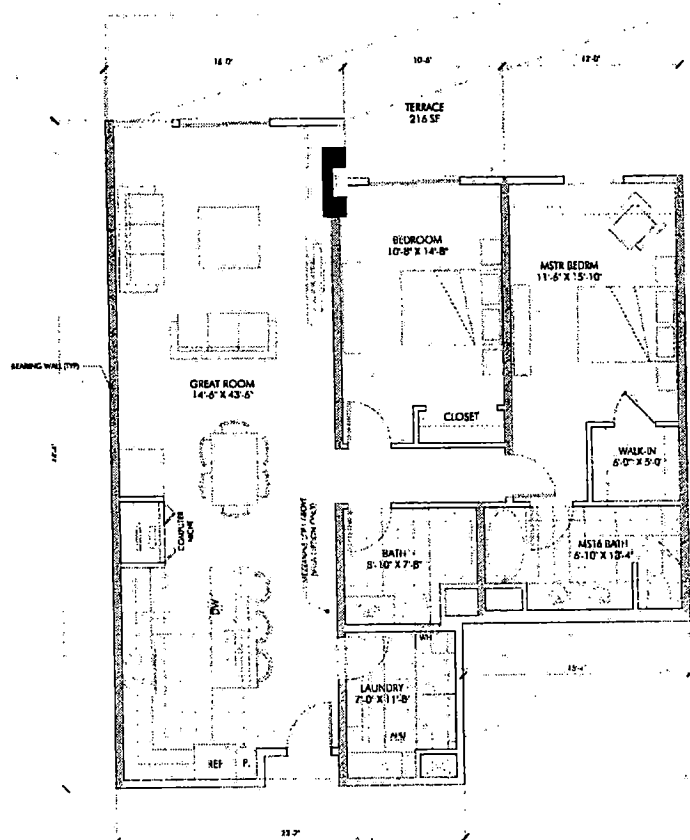
BATH + CAMPBELL
LAS VEGAS, NV

Job No. 04.830.12
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UNIT PLAN
TYPE B3

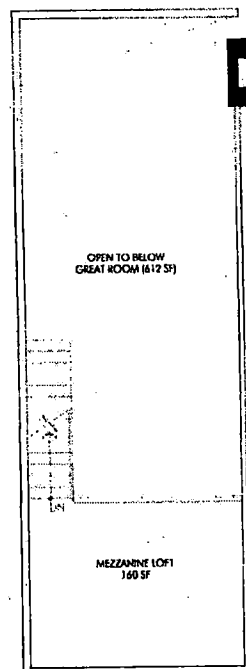
A 3.3

REVISED
4.4.05

VAR-6228
SDR-6105
04/28/05 PC



1 UNIT PLAN - TYPE B4
2BR / 2BA 1,400 SF



2 UNIT PLAN - TYPE B4 VILLA OPTION
W/MEZZ LOFT 1,600 SF



VAR-6228
SDR-6105
04/28/05 PC

REVISED
4.5.05

PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
at Perimeter Park Architects
111 West Oyster Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500
(562) 901-1501 (F)

TOWNE VISTAS LLC
UNIVERSITY

TOWNE VISTAS

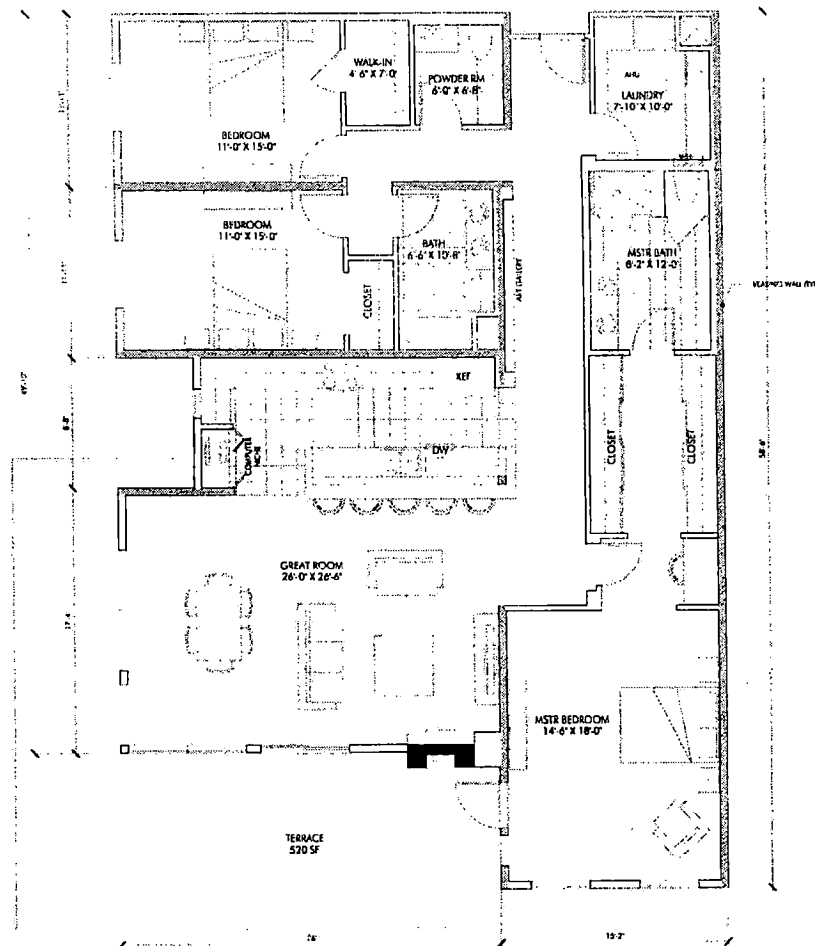
BATH - CAMPBELL
LAS VEGAS, NV

Date
1 03.03.05

Job No 04.830.12

Scale
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UNIT PLAN
TYPE B4

A 3.4



1 UNIT PLAN - TYPE C1
3BR / 2 1/2 BATH 2,100 SF



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION



TOWNE VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

Job No. 04.838.12

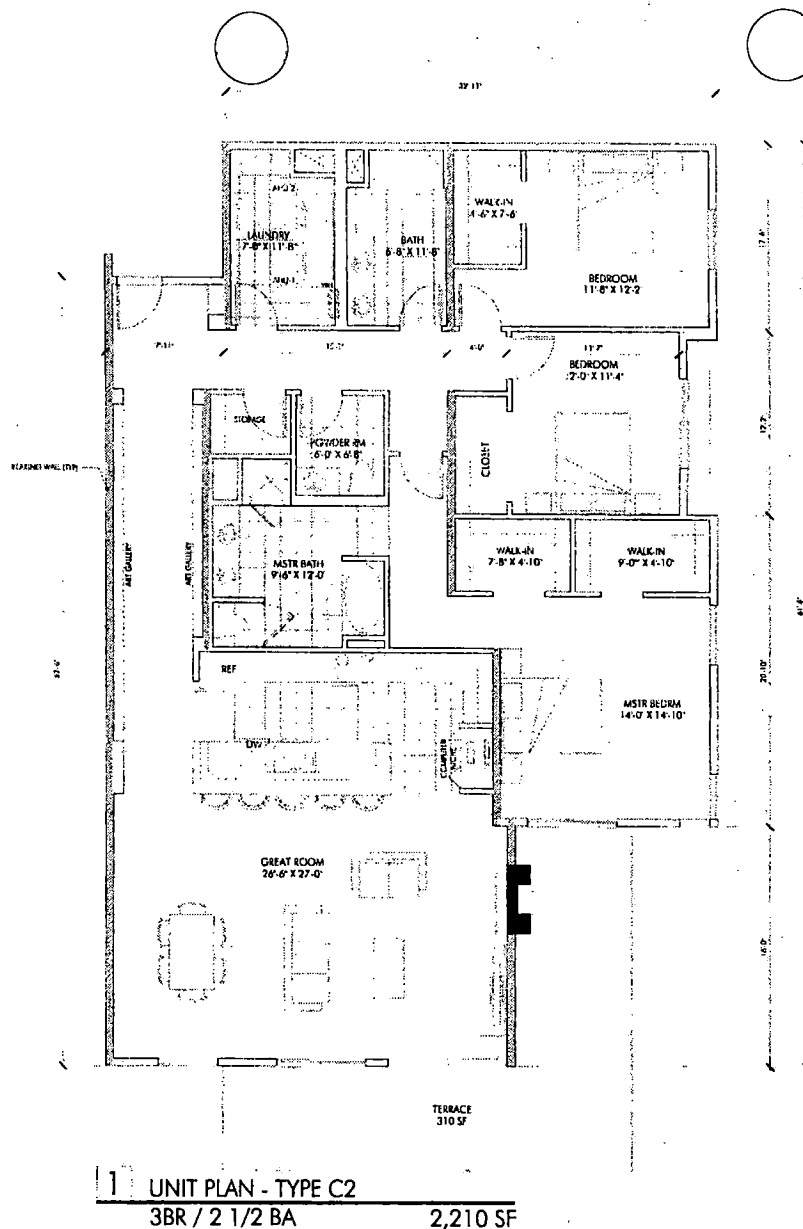
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UNIT PLAN
TYPE C1

A 3.5

REVISED
4.4.05

VAR-6228
SDR-6105
04/28/05 PC

studio eleven
an Perini+Roth Architects
111 West Olsen Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (f)
(562) 901-1501 (t)



PROGRESS PRINT 05 0339 - NOT FOR CONSTRUCTION

studi@eleven
at Perimeter/Bath Architects
111 West Green Boulevard
Suite 100
Long Beach, CA 90802
(562) 901-1500 (F)
(562) 901-1501 (B)

TOWNE VISTAS LLC
TOWN & COUNTRY

TOWNE VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

Date: 04.28.05

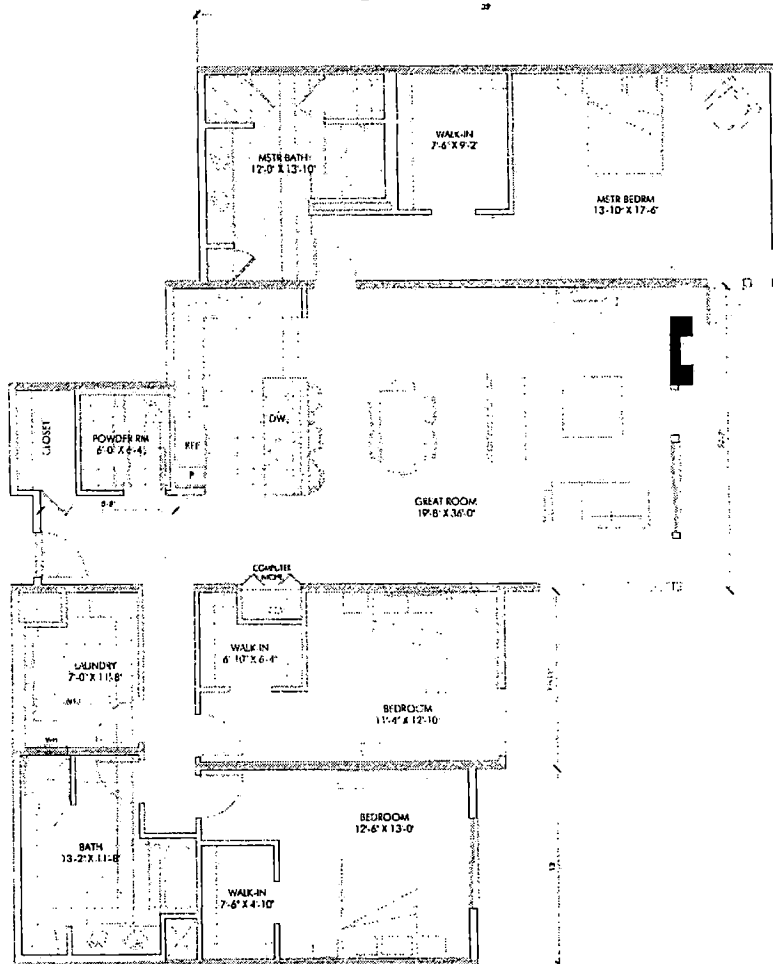
Job No. 04.830.12

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UNIT PLAN
TYPE C2

A 3.6

VAR-6228
SDR-6105
04/28/05 PC

REVISED
4.4.05



1 UNIT PLAN - TYPE C3
3BR / 2 1/2 BA 2,220 SF



PROGRESS PRINT 05 0330 - NOT FOR CONSTRUCTION

studio eleven
at Perrowitz & Smith Architects
111 West Ocean Boulevard
Suite 1800
Long Beach, CA 90802
(562) 901-1500
(562) 901-1501

TOWNE VISTAS LLC
TOWN OF LAS VEGAS

TOWNE VISTAS

BATH - CAMPBELL
LAS VEGAS, NV

Draw 05 0330

Job No. 04.630.12

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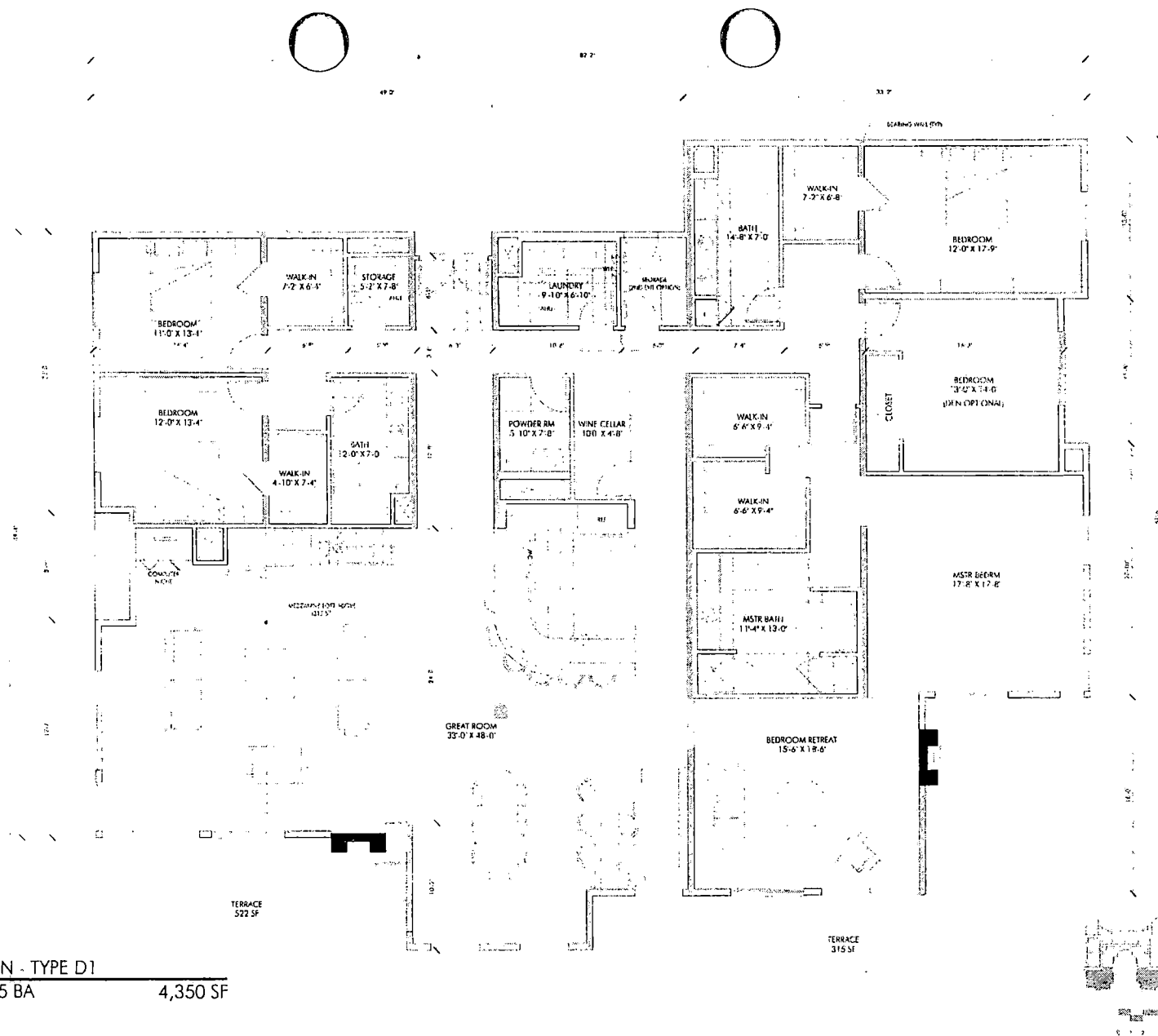
UNIT PLAN
TYPE C3

A 3.7

REVISED
4.4.05

**VAR-6228
SDR-6105
04/28/05 PC**

1 UNIT PLAN - TYPE D1
5 BR / 3.5 BA 4,350 SF



VAR-6228
SDR-6105
04/28/05 PC

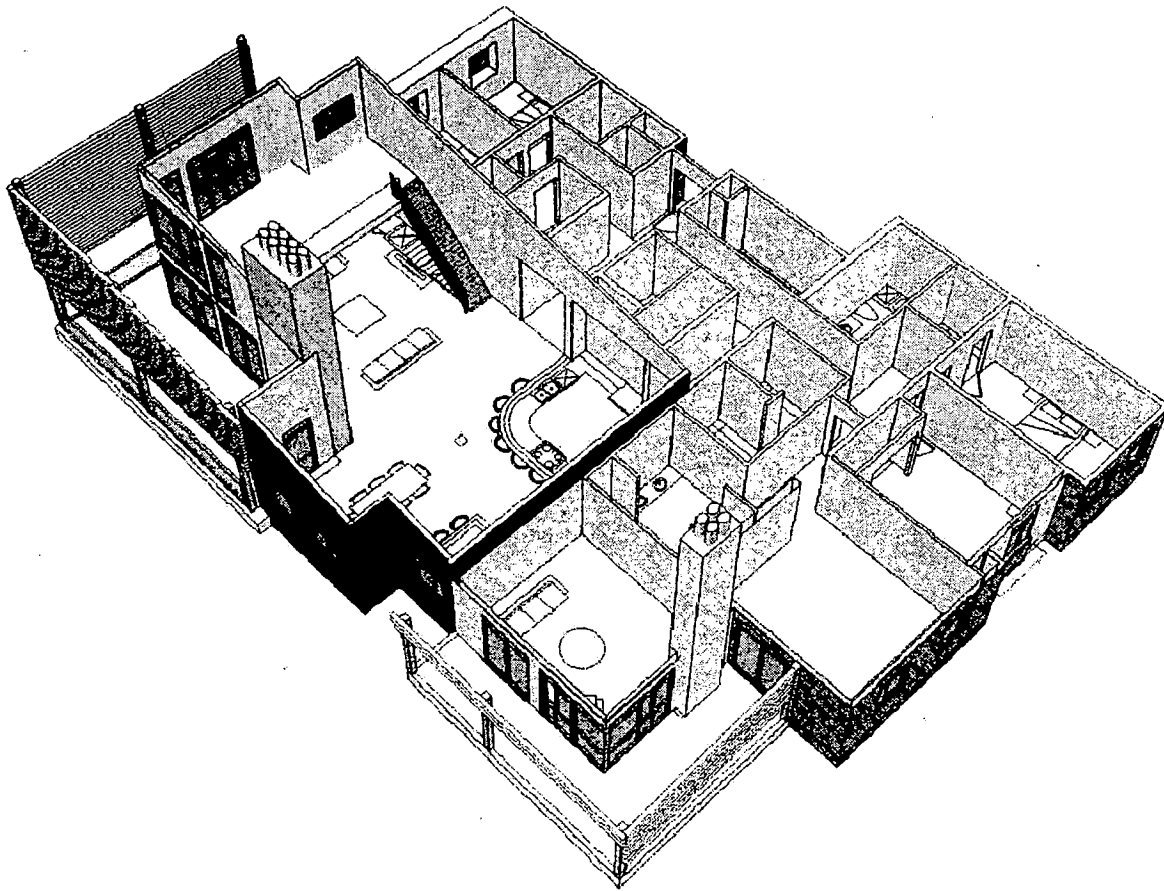
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PROGRESS PRINT OF 0030 - NOT FOR CONSTRUCTION

TOWNE VISTAS LLC
TOWNE VISTAS
BATH + CAMPBELL
LAS VEGAS, NV

Job No. D4 830.12
Scale: 1/4" = 1'-0"
UNIT PLAN
TYPE D1
A 3.8

studio eleven
at Perwitz & Ruth Architects
111 West Ogden Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 W
(562) 901-1501 F



PROGRESS PRINT 05-0330 - NOT FOR CONSTRUCTION

studio eleven
an interior architecture firm
11 West Ocean Boulevard
Long Beach, CA 90802
(562) 901-1500 (f)
(562) 901-1501 (t)

TOWNE VISTAS LLC
TOWNESITE

**TOWNE
VISTAS**

BATH + CAMPBELL
LAS VEGAS, NV

DATE: 04/28/05
BY: [signature]

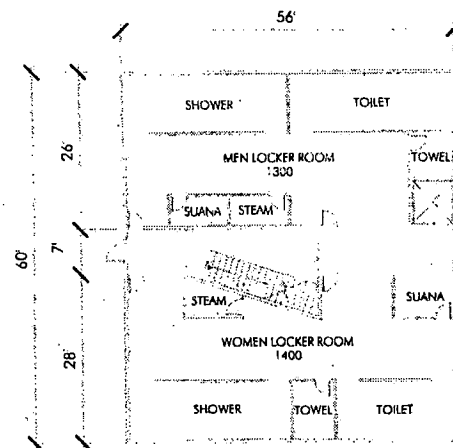
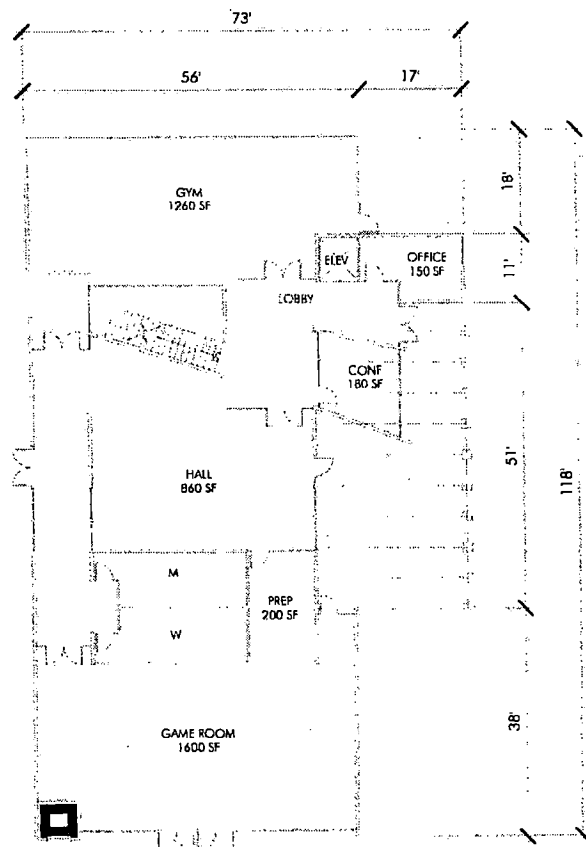
Job No.: 04-830-12

Scale:
NOT TO SCALE
UNIT PLAN
TYPE D1

A 3.9

**VAR-6228
SDR-6105
04/28/05 PC**

REVISED
4.4.05



OCCUPANT LOAD-Club House

Table 1004.1.2

SPACE	SF	SF/OCCP	NO EXITS	TOTAL
Gym	1,260	50	1	25
Hall	860	7	2	123
Office	150	100	1	2
Conference	180	100	1	2
Kitchen	200	200	1	1
Game Room	1,600	15	2	107
Locker Room-Men's	1,300	50	1	26
Locker Room-Women's	1,400	50	1	28

TOTAL OCCUPANT LOAD

313

VAR-6228
SDR-6105
04/28/05 PC

REVISED
4.4.05

SD PROCESS PRINT 05 0404 - NOT FOR CONSTRUCTION

studio eleven
at Perkin+Roth Architects
111 West Ocean Boulevard
Suite 1150
Long Beach, CA 90802
(562) 901-1500
(562) 901-1501 (R)

TOWNE VISTAS LLC.

TOWNE
VISTAS

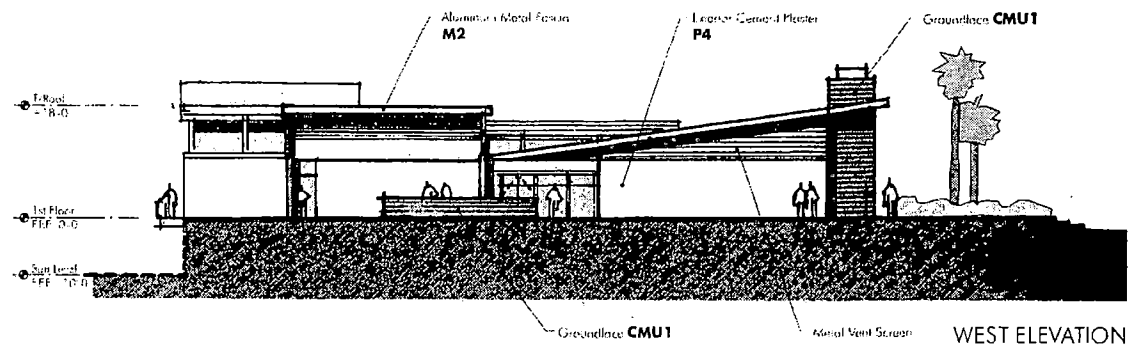
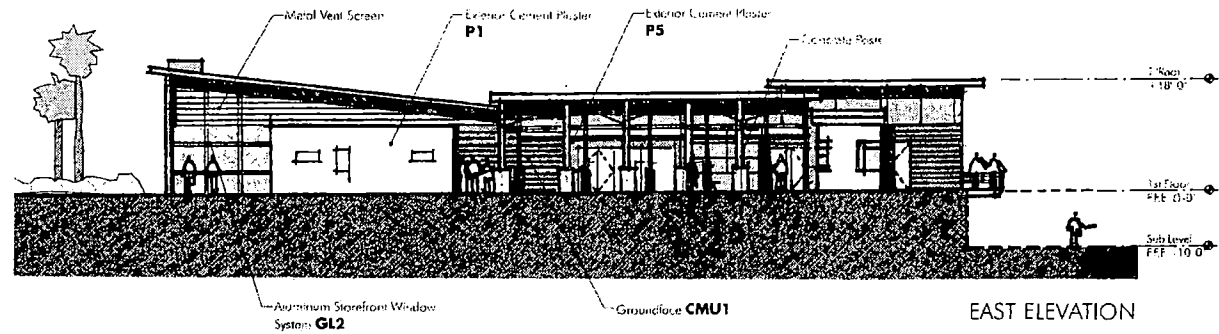
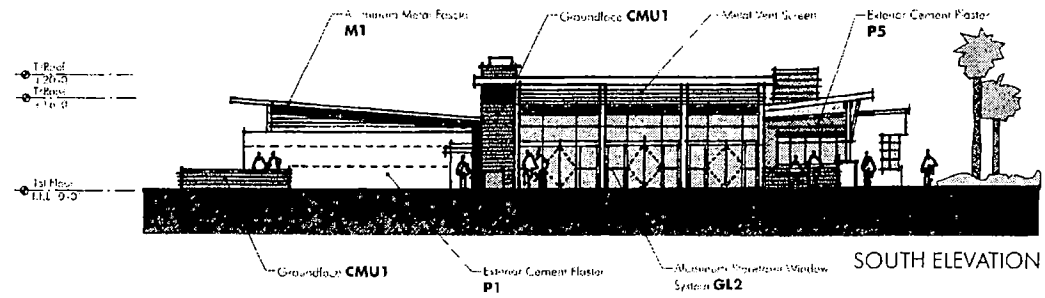
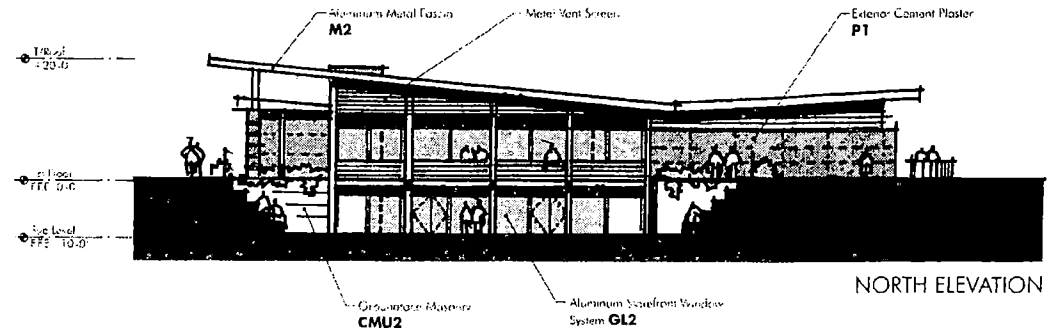
BATH + CAMPBELL
LAS VEGAS, NV

Job No. 04 830.12

Scale: 1" = 10'-0"

CLUBHOUSE
GROUND LVL &
SUB LVL FLR PLN

A 4.0



VAR-6228
SDR-6105
04/28/05 PC

4.4.05

CD PROJECTS 9117 CD 0404 - PHOTO COURTESY OF

A 4.1

Scale: 1" = 16'-0"
CLUBHOUSE
ELEVATIONS

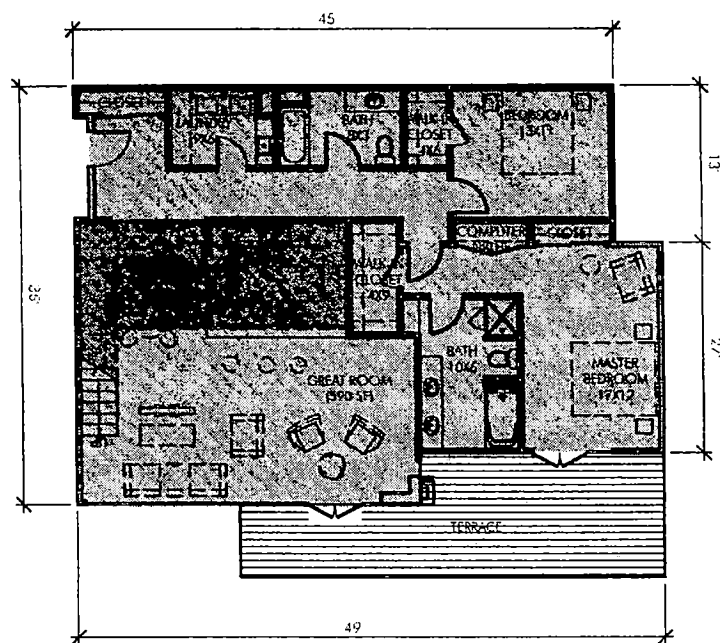
1111 No. 04 B00 12

TOWNE
VISTAS
BATH + CAMPBELL
LAS VEGAS, NV
1. 2000 04 11/04

TOWNE VISTAS LLC
1111 No. 04 B00 12

studio eleven
at Perkowitz+Ruth Architects

111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (H)
(562) 901-1501 (F)



FLOOR PLAN
(BASED ON UNIT PLAN B-2)

scale: 1" = 10'-0"

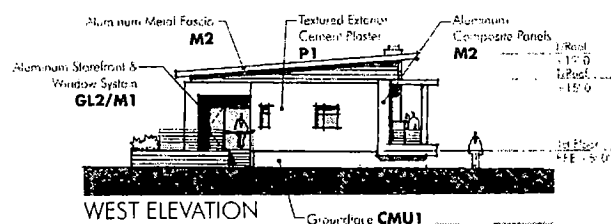
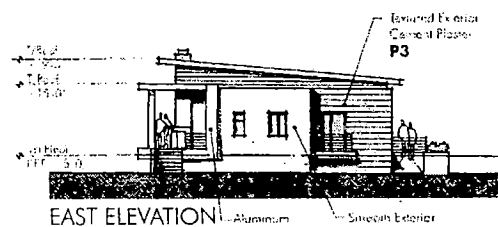
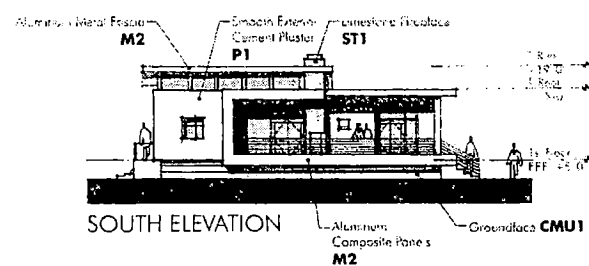
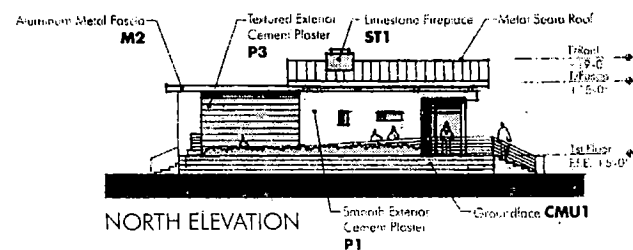
OCCUPANT LOAD - Model House

SPACE	SF	SF/OCCP
Office (Great Room)	590	100
Office (Master Bedroom)	204	100
Office (Bedroom)	145	100
Storage (Closets)	111	300

TOTAL OCCUPANT LOAD:

Table 1004.1.2

TOTAL	
10	



studio eleven
at Perkin+Smith Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (f)
(562) 901-1501 (t)

TOWNE VISTAS L.C.
Architect

TOWNE VISTAS

BATH + CAMPBELL
LAS VEGAS, NV

Date: 05/04/04
By: [Signature]

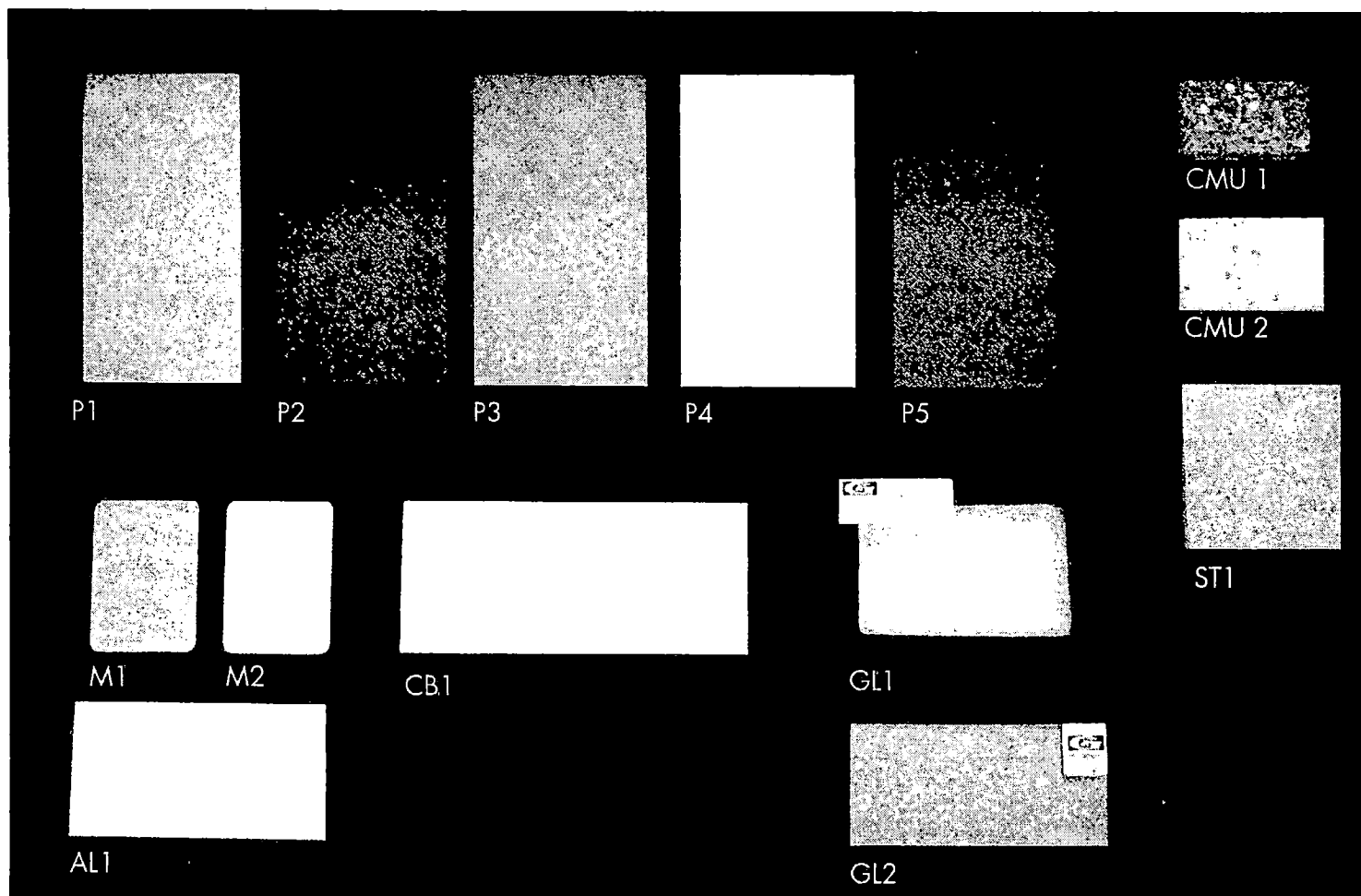
Job No: 04-830-12

Scale: As Noted

MODEL HOUSE
GRND FLR PLAN
& ELEVATIONS
A 5.0

REVISED
4.4.05

VAR-6228
SDR-6105
04/28/05 PC



studio eleven
at PerkowitzRubin Architects
111 West Ocean Boulevard
Suite 1850
Long Beach, CA 90802
(562) 901-1500 (f)
(562) 901-1501 (t)

TOWNE VISTAS LLC
1943-2007

TOWNE
VISTAS
BATH - CAMPBELL
LAS VEGAS, NV

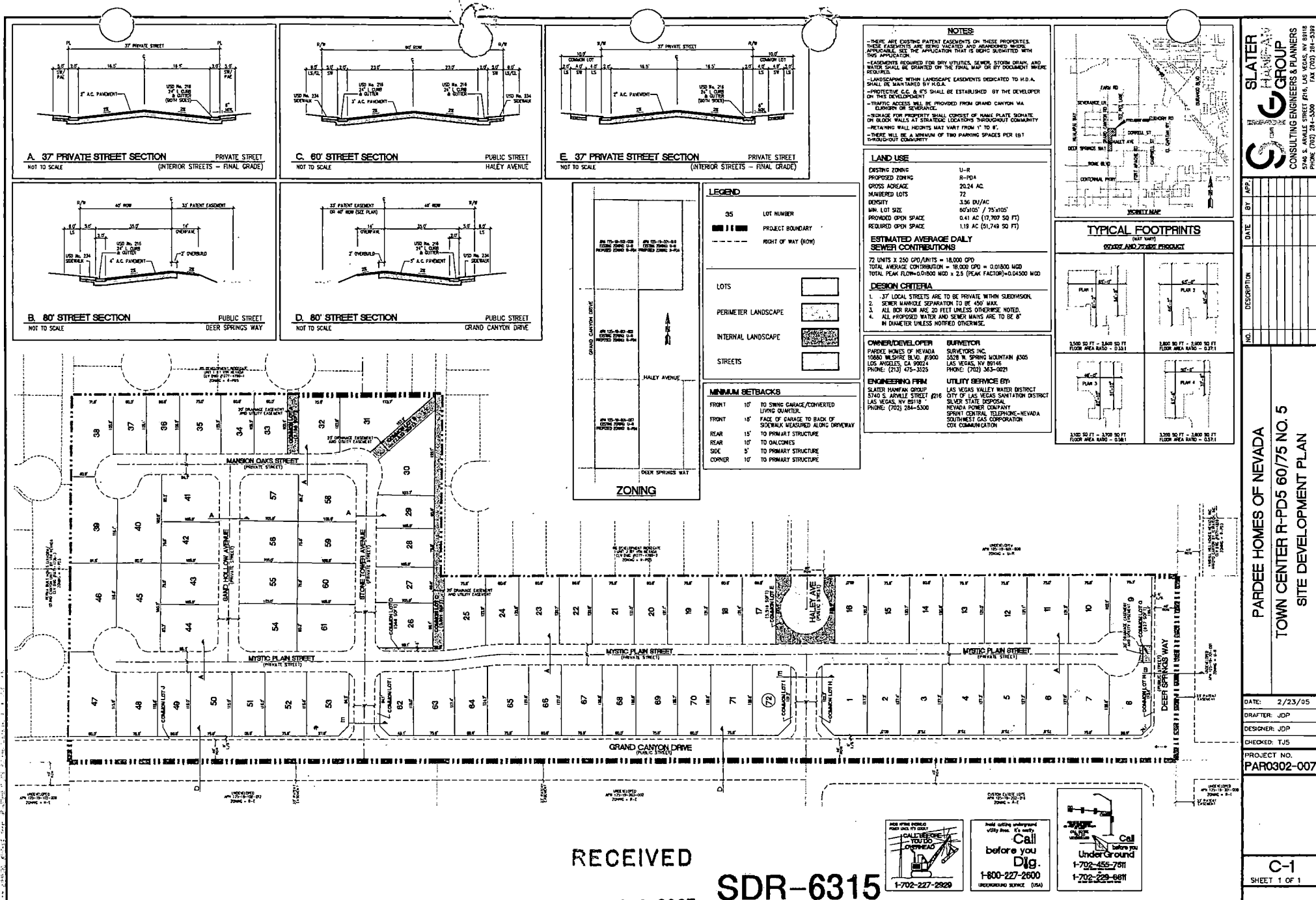
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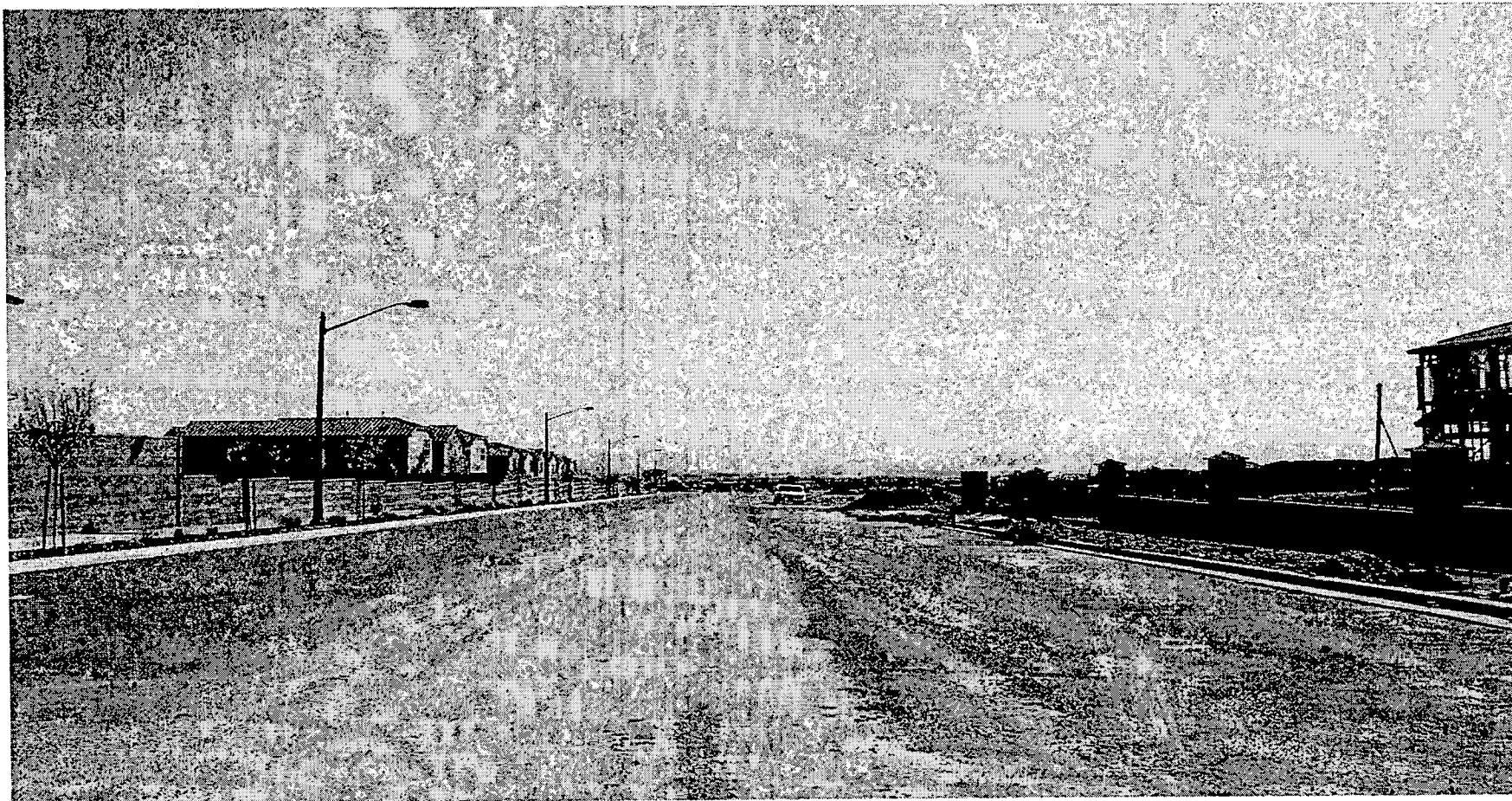
MATERIALS
BOARD

A 6.0

VAR-6228
SDR-6105
04/28/05 PC

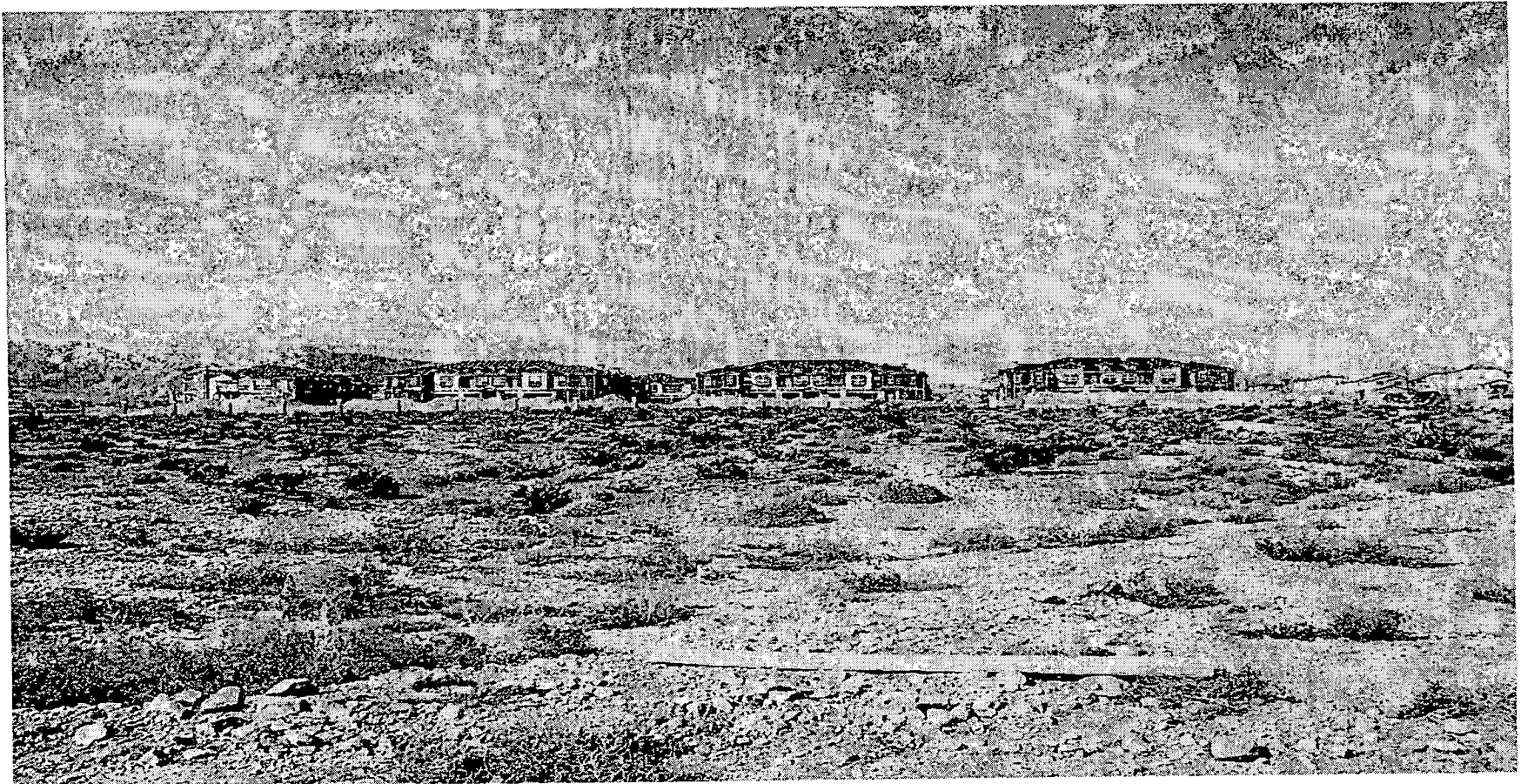
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VAR-6228 AND SDR-6105 - APPLICANT/OWNER: TOWNE VISTAS, LLC
SOUTHEAST CORNER OF BATH DRIVE AND DAPPLE GRAY ROAD
APRIL 28, 2005 PLANNING COMMISSION

2/28/05



VAR-6228 AND SDR-6105 - APPLICANT/OWNER: TOWNE VISTAS, LLC
SOUTHEAST CORNER OF BATH DRIVE AND DAPPLE GRAY ROAD
APRIL 28, 2005 PLANNING COMMISSION

2/28/05

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-6270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: WESTCARE WORKS, INC. - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres adjacent to the southwest corner of Bradley Road and Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).

C.C.: 05/18/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

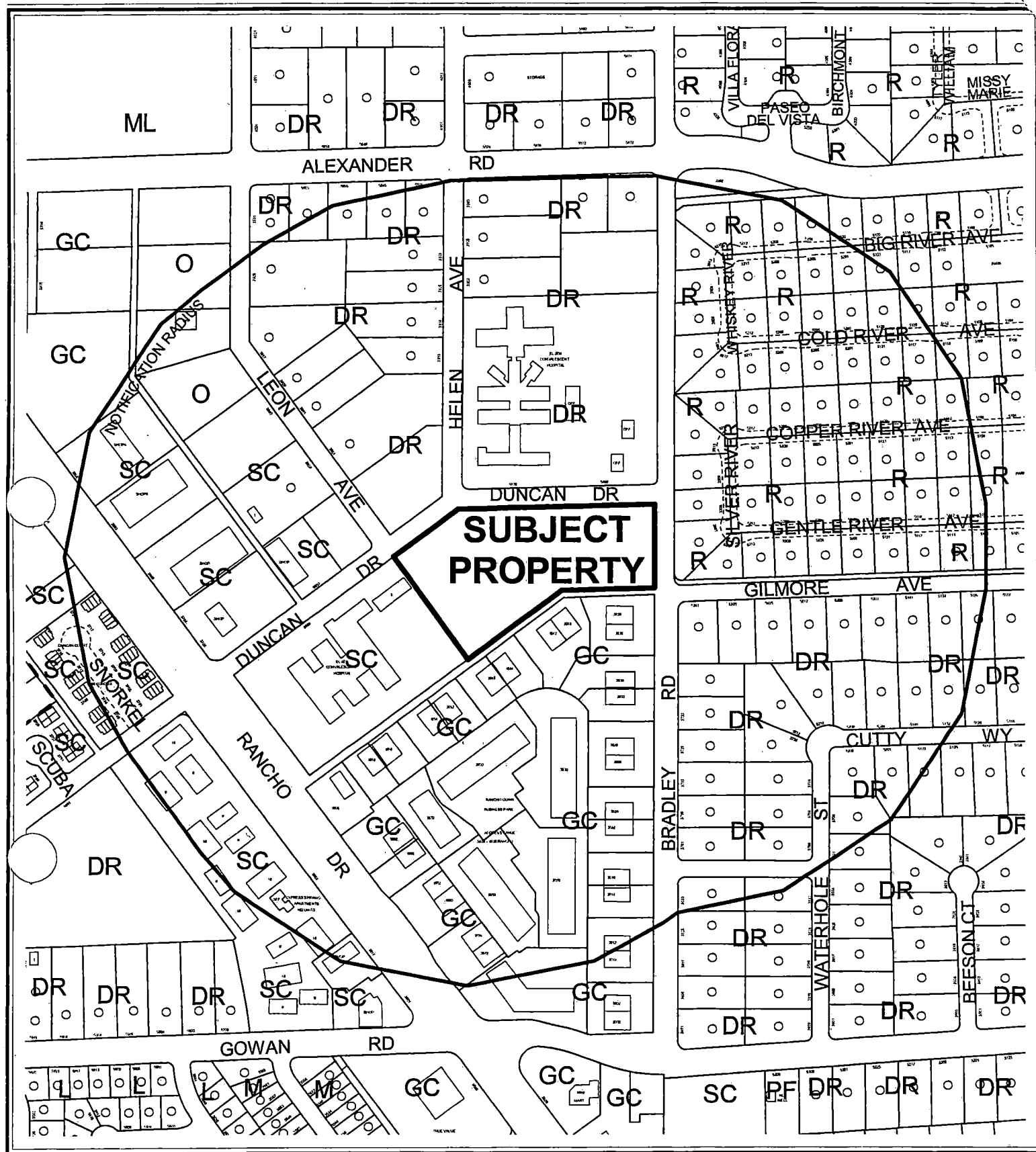
MOTION:

McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:04 – 6:20)



CASE: GPA-6270

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

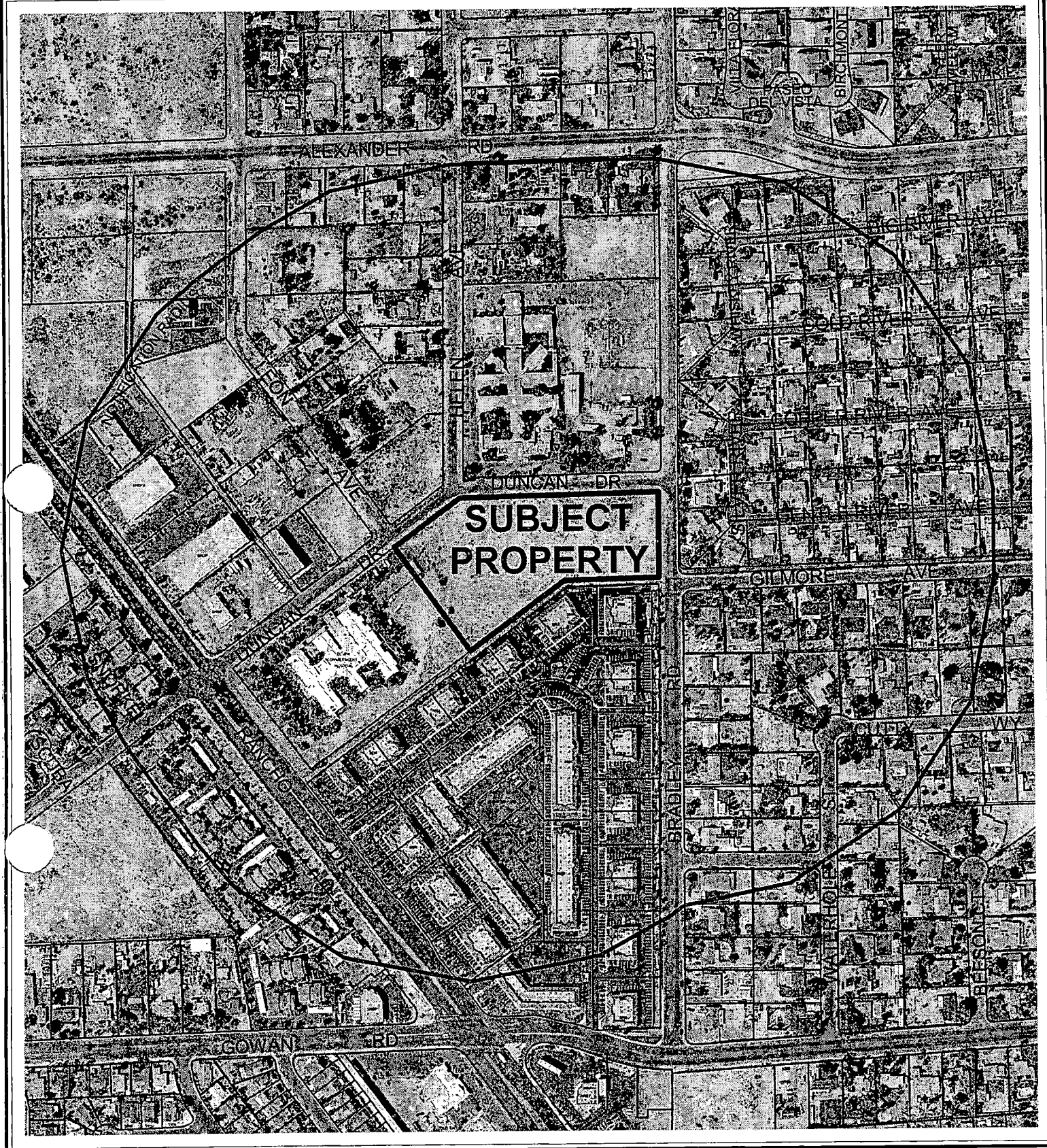
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

0 400 800 Feet





0 400 800 Feet

CASE: GPA-6270

RADIUS: 1000 FT

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

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-6270 - APPLICANT/OWNER: WESTCARE WORKS, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

BTS

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the southwest corner of Bradley Road and Duncan Drive from DR (Desert Rural Density Residential) to MLA (Medium-Low Attached Density Residential). A related Rezoning (ZON-6379) and a Site Development Plan Review (SDR-6381) will be heard on the 05/12/05 Planning Commission agenda.

BACKGROUND DATA

- 05/12/64 The City Council approved annexation of this property into the city of Las Vegas as part of a larger request (A-0002-64).
- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the east portion of the parcel was designated for R (Rural Density) land uses (with a maximum density of three dwelling units per acre. The west portion was designated as ML (Medium- Low Density Residential) with a maximum density of twelve dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated this site as R (Rural Density Residential) with a maximum density of 3.96 dwelling units per acre.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the subject parcel was designated as R (Rural) with a maximum density of 3.5 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural Density Residential) land uses, with a maximum density of 2.5 dwelling units per acre.

DETAILS OF APPLICATION REQUEST

Site Area: 5.21 Acres

BTS

GPA-6270 - Staff Report Page Two
April 28, 2005 - Planning Commission Meeting

EXISTING LAND USE

Subject Property Undeveloped
North Group Quarters Facility and Undeveloped
South Service Commercial
East Single-family homes
West Group Quarters Facility

PLANNED LAND USE

Subject Property DR (Desert Rural Density Residential)
North DR (Desert Rural Density Residential)
South GC (General Commercial)
East R (Rural Density Residential)
West SC (Service Commercial)

EXISTING ZONING

Subject Property R-E (Residence Estates)
North R-E (Residence Estates)
South C-2 (General Commercial)
East R-PD2 (Residential Planned Development – 2 units per acre)
West C-2 (General Commercial)

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

DEFINITIONS

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

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

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

BTS

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

The subject parcel is currently undeveloped. Bradley Road, Duncan Drive, and Gilmore Avenue provide access to the parcel. Adjacent land uses include office and commercial developments to the west, north, south, and single-family homes to the east. An undeveloped parcel also abuts the northwest portion of the site.

The character of the area is primarily residential in nature. DR (Desert Rural Density Residential) and R (Rural Density Residential) land use plan designations exist to the north and east of the subject side. The intent of these land use districts is to provide densities, which do not exceed 3.5 dwelling units per acre. The applicant is requesting a density, which could allow 12 units per acre. This would result in an increase of 8.5 units per acre. The proposed density would not be consistent with adjacent land use designations.

Policy 2.1.2 of the Master Plan 2020 states, "That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." This policy does not support development as proposed by this request. Residential densities of 12 units per acre are not appropriate next to developments planned or built at two units per acre. The fact that there are already commercial uses in the area does not justify allowing additional increases in intensity of development. The increased traffic and general activity will only add to the impacts already existing. While development of this parcel may be appropriate at some level greater than what is currently planned, as a transition from commercial to rural density residential uses, any future development must be sensitive to the adjacent neighborhoods.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

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

In regard to "1":

The proposed MLA (Medium Low Attached Density Residential) land use designation allows a density of 8.1 to 12 units per acre, which is not compatible with the adjacent DR (Desert Rural Density Residential) and R (Rural Density Residential) designations.

In regard to "2":

The proposed Rezoning (ZON-6379) to R-PD9 (Residential Planned Development – 9 Units Per Acre) is not compatible with the subject site R-E (Residence Estates) and adjacent R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre).

In regard to "3":

This parcel is in an area of the city where all utilities, fire, and police services are currently in place and available to the site. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Force with a substation approximately one mile away at Rancho Drive and Decatur Boulevard. Fire Station #9, at Lone Mountain Road and Rainbow Boulevard is the closest city facility to the site. Children's Memorial Park, at Gown Road and Torrey Pines Drive is the closest city park to the site.

In regard to "4":

There are no other adopted plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on 04/05/05 a neighborhood meeting sponsored by the applicant Westcare Works. Thirty-five persons attended the General Plan Amendment Neighborhood meeting.

The applicant was asked a series of questions related to the proposed facility. The applicant outlined the proposed facility by indicating that it is a not-for-profit venture owned and operated by WestCare for homeless women with children. The proposal would include a total of 48 units, designed in 12 four plexes. In summary, the minimum age of women allowed within the facility is 18 years old. The women do not come from rehabilitation facilities and are screened by college graduates. When the occupants are approved to enter the facility, they must sign a one-year lease, but can stay as long as necessary. The facility is gated and monitored by a guard. The funding for the project comes from individuals, state, county, and tax credits.

The audience continued to ask a series of questions of the applicant. The audience did not understand the proposed program and the support of single women with children up to 18 years of age to be allowed on a permanent basis. The representative indicated that the meeting was for them to take notes and try to address the concerns of the neighborhood. He indicated that he would make every effort in answering all questions he knew about. He noted that a similar facility is located in Bullhead City, named Legacy. Legacy is privately managed and owned. Although the neighbors felt that the project was like a government housing project, the applicant indicated that it was not. There are similarities, but it is different.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 210

APPROVALS 0

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-6270** APN: 138-12-110-048Name of Property Owner: Westcare Works

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?

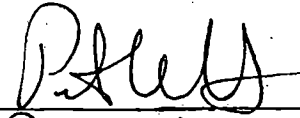
____ Yes

☒ No

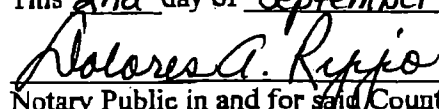
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

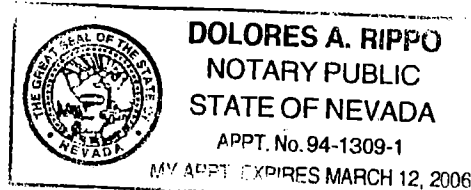
Partner(s): _____

APN: 138-12-110-048Signature of Property Owner/Authorized Agent: Print Name: Peter Ventrella (CFO)

Subscribed and sworn before me

This 2nd day of September, 2004
Notary Public in and for said County and State

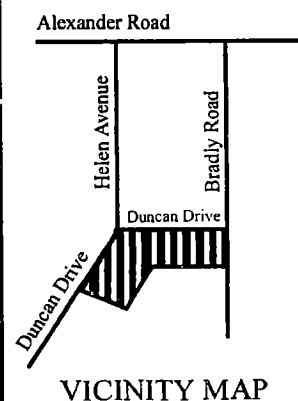
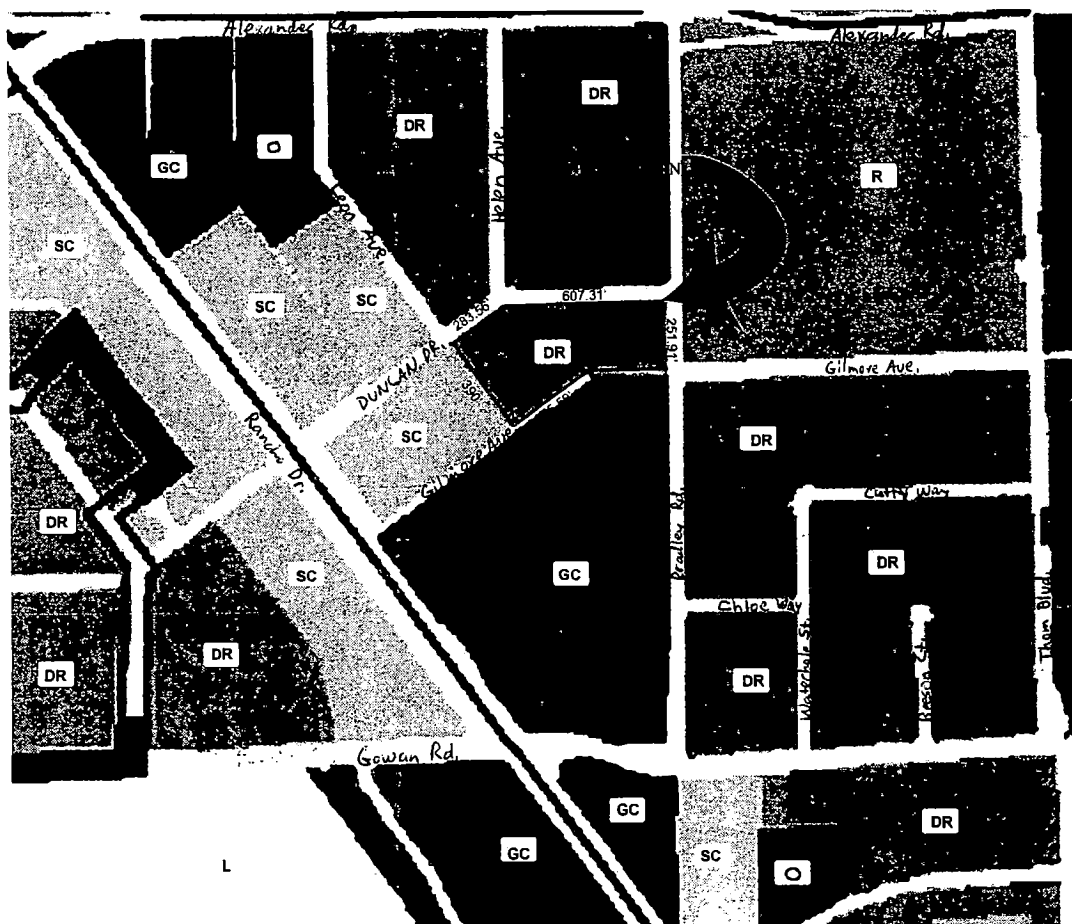
Revised 2/12/02



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

GPA
 PROPERTY APN#: 138-12-110-048
 EXISTING LAND USE: DR
 PROPOSED LAND USE: MLA

- | | |
|---|-------------------------------|
| Rural Neighborhood Preservation - up to 2 du/ac (D-2 du/ac) | Public Facility |
| Desert Rural - Up to 2.49 du/ac (2.1-2.49 du/ac) | Resource Conservation |
| Rural - up to 3.59 du/ac (2.5-3.59 du/ac) | Right-of-Way |
| Low - 3.6 to 5.5 du/ac | Light Industrial/Research |
| Medium-Low - 5.6 to 8 du/ac | MASTER PLANNED AREAS |
| Medium-Low Attached - 8.1 to 12 du/ac | Planned Community Development |
| Medium - 12.1 to 25 du/ac | Town Center |
| High - 25+ du/ac | University Medical Center |
| Mixed Use B, ML, MH, Q, SC, GC, PF | City Limits |
| Offices | |
| Service Commercial | |
| General Commercial | |
| General Tourist Commercial | |
| Commercial (O), SC, GC | |
| Parks/Recreation/Open Space | |



WESTCARE

Las Vegas, Nevada

Developed by : Westcare Works Inc.

Land Use Plan (NTS)

Date: September 3, 2004
 Project Number:

NORTH



Perlman
 ARCHITECTS

PERLMAN ARCHITECTS, INC.
 2230 CORPORATE CIRCLE, SUITE 200
 HENDERSON, NEVADA 89074
 702.890.9900 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS, INC.

GPA-6270
04/28/05 PC

JUSTIFICATION LETTER

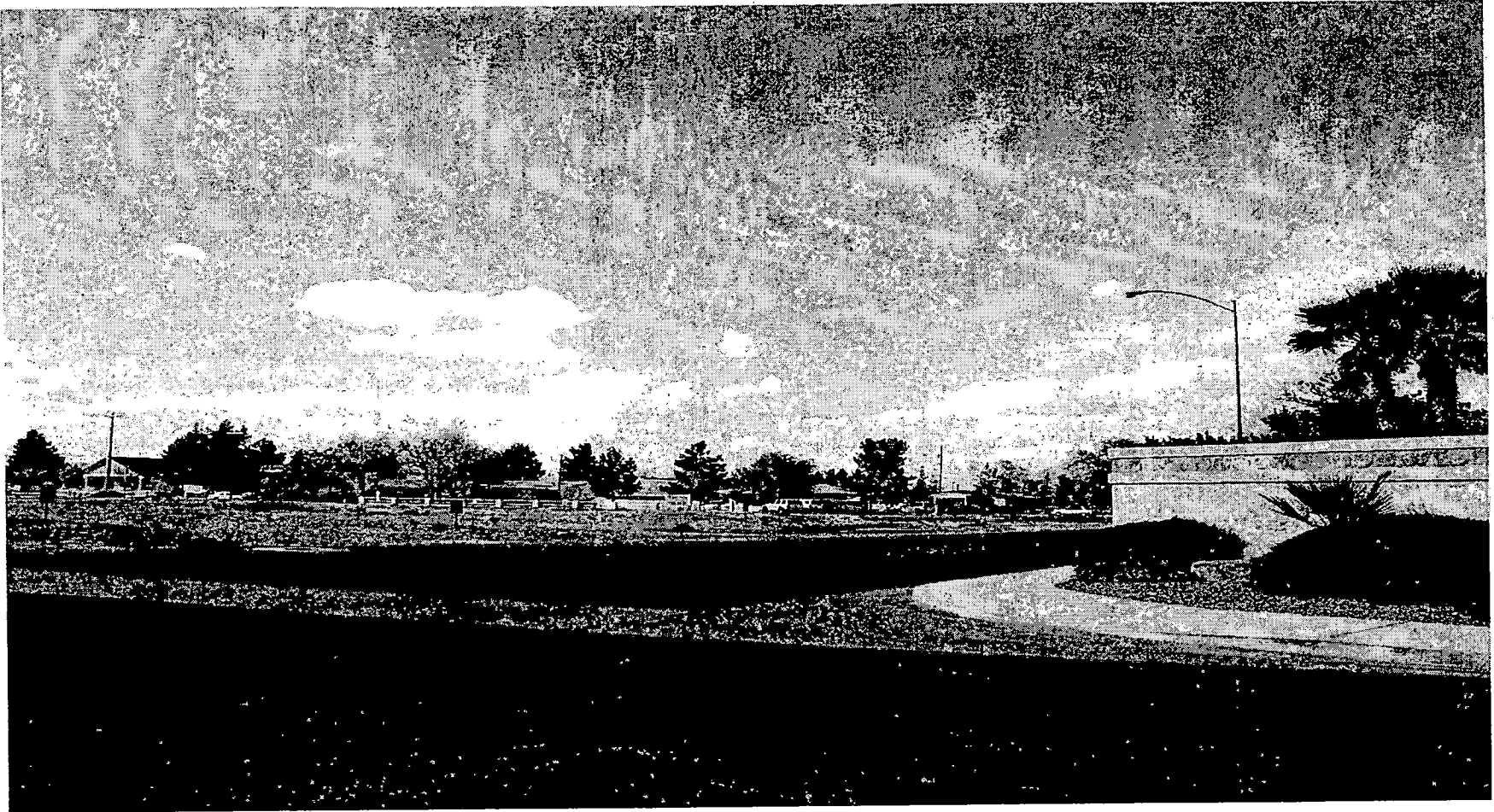
Applicant seeks to obtain a General Plan Amendment for parcel (APN 138-12-110-048) zoned as R-E (Residential Estate) located at 5659 Duncan Drive, Las Vegas, Nevada. The proposed amendment seeks to change the current general plan designation from DR (Desert Rural) to MLA (medium low attached), which will allow for long-term residential housing at the proposed site location.

Approval of the site development will not adversely affect the community surrounding the application site. In fact, the requested site development will promote the health, safety, and general welfare of the surrounding community. The aforementioned proposed site, consisting of twelve four-plex units, will provide long-term residential housing for women and children. Specifically, the site will offer housing to women and their children who have had difficulty in sustaining long-term housing. To ensure the long-term success of the proposed development each of the residents approved for the residential housing will be carefully screened and provided the opportunity for on-going services, support and or continued treatment for the residents.

The proposed site development will be consistent with the character of other comparable businesses, applicable adopted plans, goals and policies in the immediate area. Specifically, a nursing home, a commercial business park and residential homes are in the vicinity of the proposed site development. Accordingly the proposed site development will not establish an undesirable precedent.

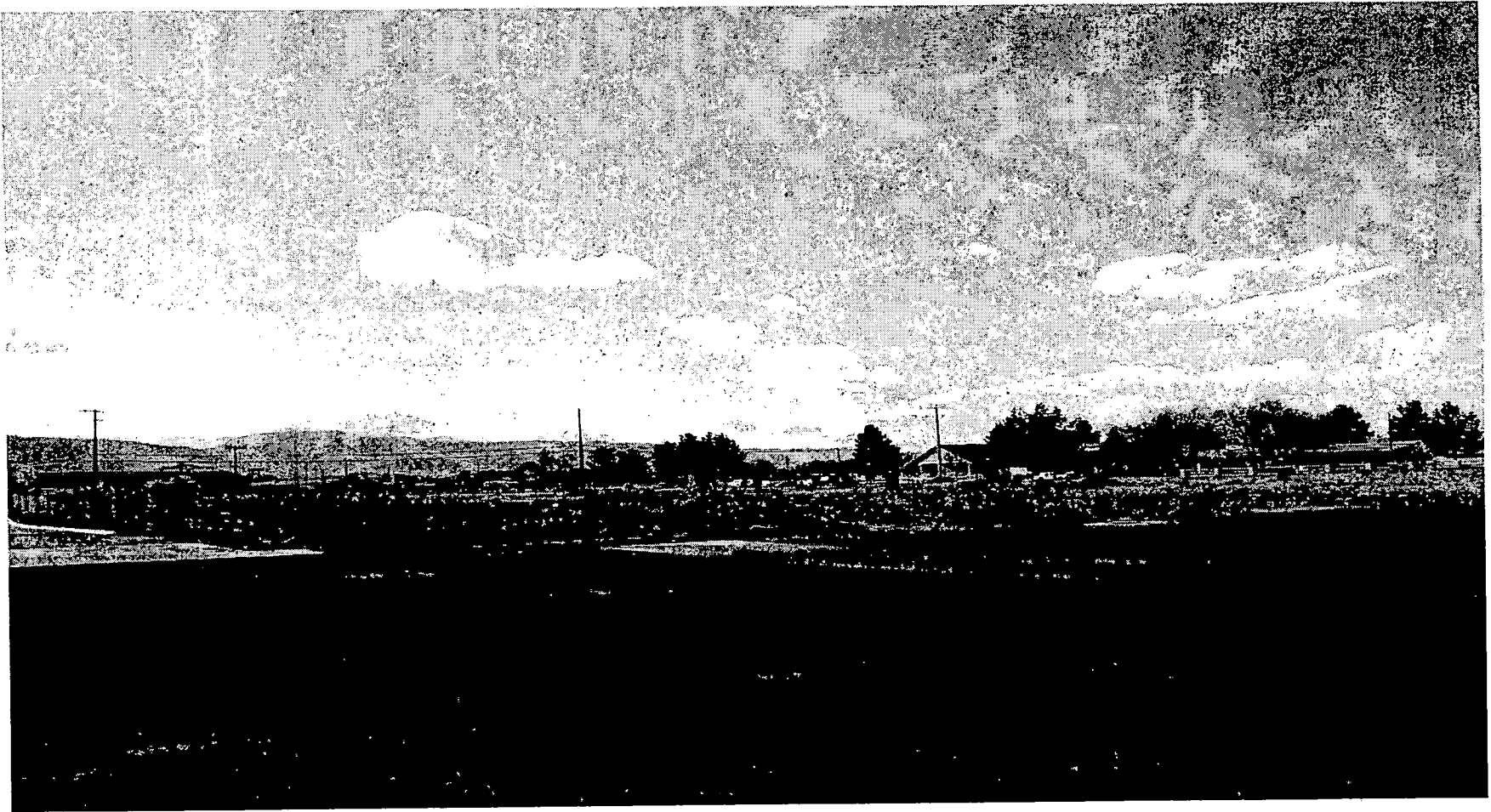
In addition, the requested site development will not have a substantial adverse effect on public facilities. Specifically, storm water and drainage facilities will remain

unaffected as a result of the proposed site development. Further, approval of the site development will not adversely affect traffic conditions or the surrounding neighborhood. Furthermore, applicant agrees to abide by all required guidelines mandated by the City of Las Vegas and Clark County and guarantees the prospective site development will comply with City of Las Vegas and Clark County Codes.



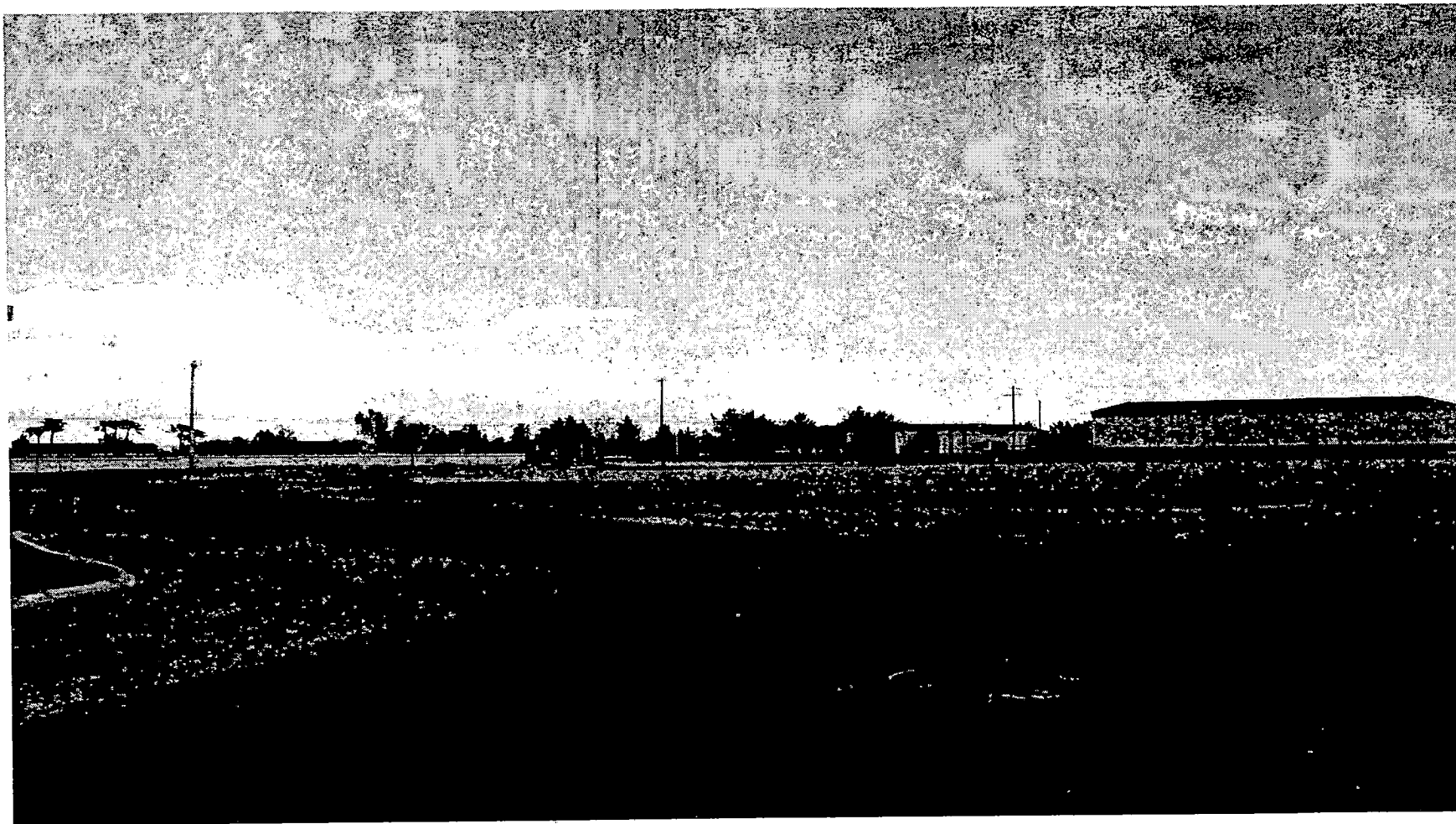
GPA-6270 - APPLICANT/OWNER: WESTCARE WORKS, INC.
SOUTHWEST CORNER OF BRADLEY ROAD AND DUNCAN DRIVE
APRIL 28, 2005 PLANNING COMMISSION

3/13/05



GPA-6270 - APPLICANT/OWNER: WESTCARE WORKS, INC.
SOUTHWEST CORNER OF BRADLEY ROAD AND DUNCAN DRIVE
APRIL 28, 2005 PLANNING COMMISSION

3/13/05



GPA-6270 - APPLICANT/OWNER: WESTCARE WORKS, INC.
SOUTHWEST CORNER OF BRADLEY ROAD AND DUNCAN DRIVE
APRIL 28, 2005 PLANNING COMMISSION

3/13/05

Planning Commission
City of Las Vegas
City Hall,
4th and Stewart
Las Vegas, Nv

Commission Members:

6270
This letter is in reference to GPA 6720, the proposal to change Westcare Drug Rehab property at 5659 Duncan Drive to allow for a large expansion of the property to permanently house drug program mothers and their children.

We are very much apposed to this proposal! We are concerned about husbands, boyfriends, drug suppliers etc, coming into our neighborhood and walking our streets along with our children.

We urge you to DENY FUTURE EXPANSION of the WESTCARE PROGRAM.

Sincerely,


John and Brenda Haslam
5201 Big River Ave.
Las Vegas, Nv 89130

April 5, 2005

Planning Commission
City of Las Vegas
City Hall,
4th and Stewart
Las Vegas, Nevada

Commission Members:

(6270)
This correspondence is in reference to GPA 6720, the proposal to change the zoning of the Westcare Drug Rehab property at 5659 Duncan Drive to allow for a large expansion of the property to permanently house drug program mothers with their children.

We are VERY MUCH OPPOSED to this proposal! We already have two other existing 'half-way' houses in our immediate area. This is a rural type neighborhood which we want to see continued in the area and is the major reason we moved here. We are concerned about the potential added crime to the neighborhood with the addition of these 'drug mothers' and other 'unmanagable' individuals living and walking in our neighborhood. What happens when their husbands, boyfriends, ex's, drug suppliers, etc. come into our neighborhood and the confrontations begin?

This expansion proposal will be disastrous for our property values also. We urge you to DENY ANY FURTHER EXPANSION of the Westcare Drug Rehab property.

Sincerely,

Ronald and Carroll Tucker

Ronald and Carroll Tucker
5113 Big River Ave.
Las Vegas, Nv. 89130

4-07-05

To Whom it May Concern:

I strenuously object to the zone variance for Mr. Richard Steinberg for the property located at 5659 Duncan Drive - A.P.N. 138-12-110-048. This area is Desert Rural and should remain so.

This variance will completely ruin our neighborhood. I don't want low income, government funded, drug rehabilitated people within walking distance of my expensive and gated community home! I believe the crime rate will increase immediately. Why shouldn't I feel safe? I work - I pay taxes! Our school (Lawson) is already overcrowded - now you are suggesting loading it up more. What about the people visiting these low-lives? Don't you think this will make the area more unsafe?

I've worked hard to get where I am - I don't wish to share it with people my tax money is supporting.

Marilyn Hysell
5105 Missy Marie Ln
Las Vegas, NV 89130
702-655-5279

Marilyn Hysell
5105 Missy Marie Ln
Las Vegas, NV 89130
702-655-5279
GPA-6270 P

April 19, 2005

City of Las Vegas
Planning Commission Meeting
Fax (702) 385-7268

RE: April 28, 2005 GPA 6720

To Whom It May Concern:

We live in a great neighborhood with a lot of young families and we are very concerned about apartment dwellings being built for low-income, government funded, drug rehabilitated people.

We realize that there are people who need a place to live; however, we are very concerned for the safety of the good families that live in this area. We want to keep this neighborhood and surrounding neighborhoods as rural single family dwellings.

We want to protect what we are working so hard for, a safe neighborhood for our families, relatives and friends.

We do not want any apartments built in this neighborhood and surrounding neighborhoods period.

Sincerely,



Donald and Sharon Zurfluh
5108 Dale Scotty Lane
Las Vegas, NV 89130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-6273 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road (139-29-704-019 through 023), Ward 5 (Weekly).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

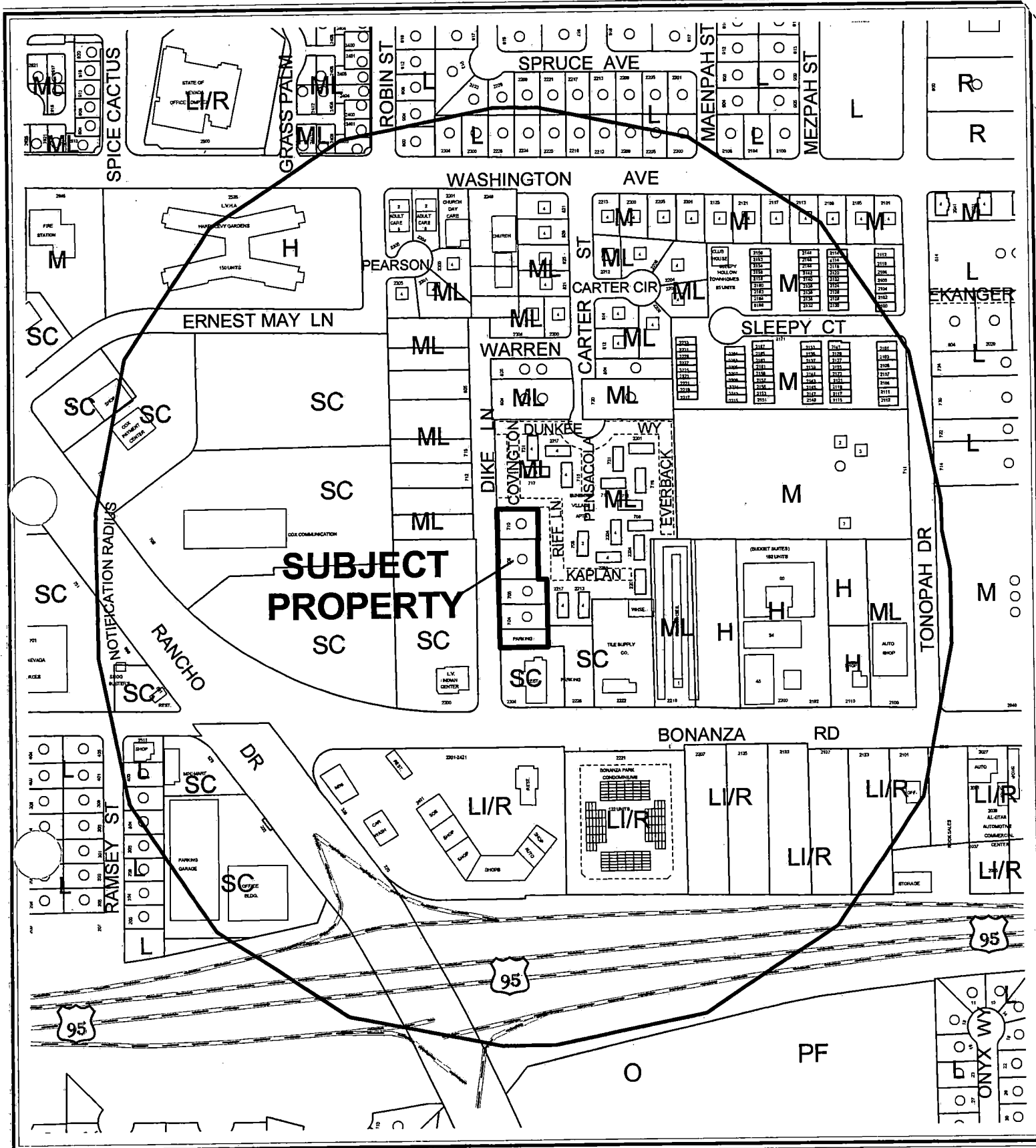
MOTION:

McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission Meeting; Item 19 [GPA-6273] to the 05/26/2005 Planning Commission Meeting; TABLE Item 5 [VAC-5793], Item 9 [MOD-5784], Item 10 [ZON-5785], Item 11 [VAR-5786], Item 12 [VAR-5792], Item 13 [SDR-5781] and Item 14 [ZON-5669]; WITHDRAW WITHOUT PREJUDICE Item 18 [GPA-6270] – UNANIMOUS with EVANS and STEINMAN excused

MINUTES

There was no discussion.

(6:04 – 6:20)



CASE: GPA-6273

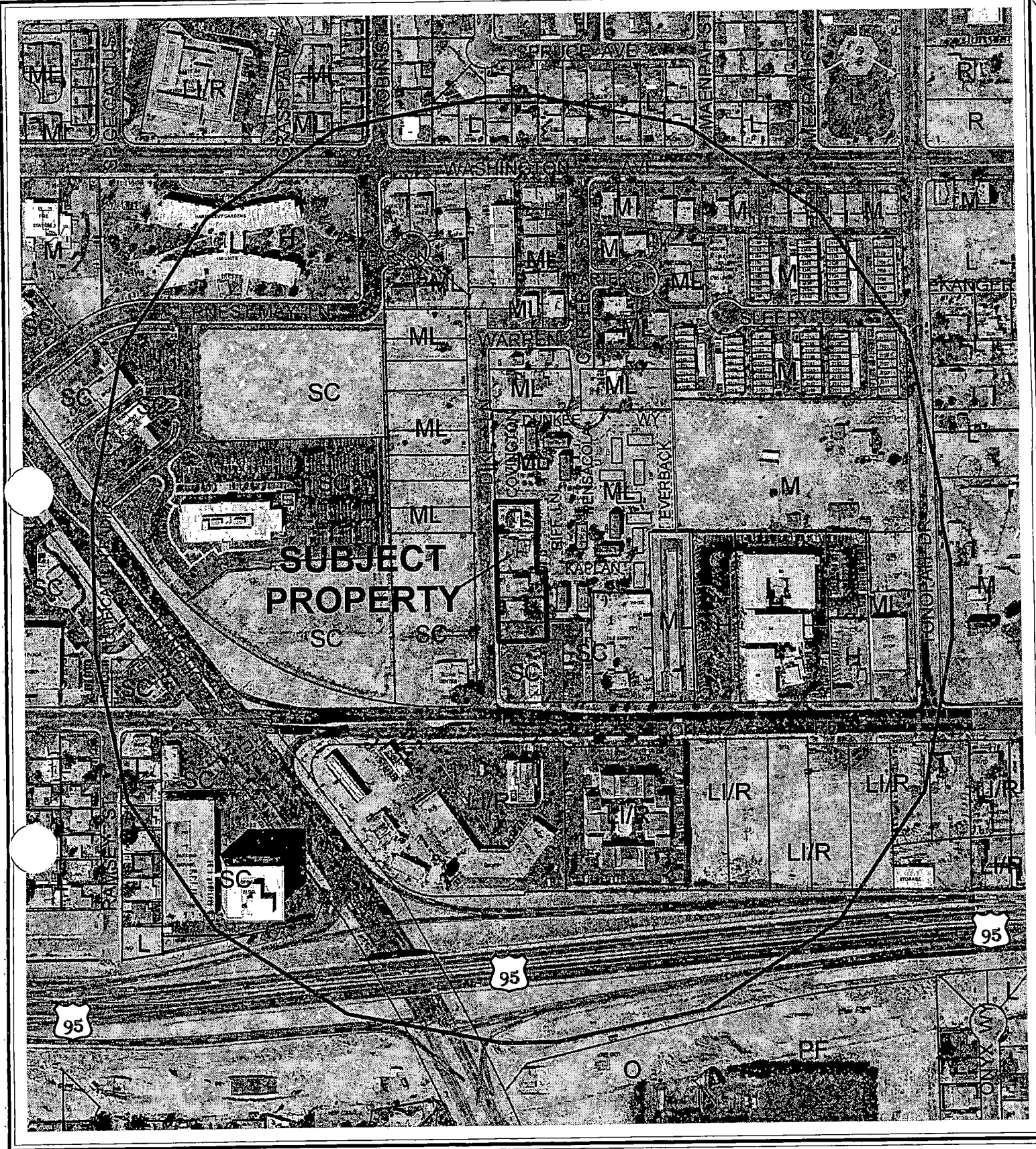
RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



CASE: GPA-6273

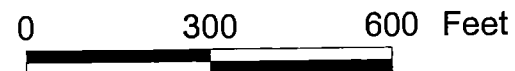
RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-6273 - APPLICANT: ROSE BUD DEVELOPMENT, LLC -

OWNER: JEFF JORDAN, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

KCW

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend a portion of the Southeast Sector Plan of the General Plan from: ML (Medium-Low Density Residential), to: SC (Service Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for M/ML (Medium/ Medium Low Density Residential) land uses with a maximum density of 20 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

DETAILS OF APPLICATION REQUEST

Site Area: 0.89 Acres

EXISTING LAND USE

Subject Property	Single Family Dwellings
North	Multi-Family Dwellings
South	Restaurant
East	Multi-Family Dwellings
West	Undeveloped
	Commercial

KCW

PLANNED LAND USE

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

EXISTING ZONING

Subject Property R-1 (Single Family Residential)
 C-1 (Limited Commercial)
 R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential)
 North R-PD16 (Residential Planned Development - 16 units per acre)
 South C-1 (Limited Commercial)
 East R-PD16 (Residential Planned Development - 16 units per acre)
 West R-1 (Single Family Residential)
 C-V (Civic)

	YES	NO
SPECIAL PLAN AREA	X	
West Las Vegas Plan		
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

ML (Medium Low Density Residential) (5.6 to 8 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

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

INTERAGENCY ISSUES

SPECIAL PLAN AREA: West Las Vegas

The subject site is located within the West Las Vegas Plan area. The effect of this Special Plan Area on this application and the area affected by this application is area specific goals, policies, and programs.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved 02/22/01, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The site is approximately 225 feet north of Bonanza Road and is surrounded on three sides with residential or non-commercial development. To the west the land is designated Public Facility and Low density Residential. The land to the north and east are designated as Medium low Density Residential. The subject properties face Dike Road, a residential street that provides access to the residential neighborhood around the subject site.

The commercially designated areas around the site are largely undeveloped or under utilized. Existing commercial in the neighborhood is currently limited to along the Bonanza Road and Rancho Drive frontages. Adding more commercially designated land to the area, when so much is underdeveloped, would be premature. The proposal will move commercial in to a stable residential neighborhood.

FINDINGS

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

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

The intensity of the commercial will be incompatible with the existing residential to the north and east of the site and the planned residential across the street.

KCW

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

The type of uses that will be permitted under the potential zoning districts will be incompatible with the existing and planned residential around the site. The traffic that will be associated with the potential zoning will negatively impact the residential neighborhood that the site is a part.

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

The subject site includes infill parcels so the necessary infrastructure and public resources are available for use by the potential uses on the site.

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

The proposed amendment will be contrary to Objective 1 of the West Las Vegas Plan as the encroachment of commercial into the neighborhood will destabilize and not maintain and improve property values. The proposal is contrary to Goal 2 of the Las Vegas 2020 Master Plan that states that mature neighborhoods should be sustained and improved.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on April 11, 2005 a neighborhood meeting sponsored by the applicant was held. 20 persons attended had the following comments 14 of which from the neighborhood. The following was discussed.

- When the project was planned to break ground.
- How the rest of the project would be owned or broken out.
- Who is going to lease the retail space?
- How long were leases going to be for?
- Will the residential units be permitted to be rented in the future?
- Will the residential component be under a separate ownership from the commercial area(s)?
- Comment made about the manner in which the mixed use was designed.
- What were the views from the condo units?
- How big were the residential units?
- Question and discussion about the traffic issues and handling the traffic.
- Question about whether or not the Rib Shack was going to be located within the site?

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 225

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-6273** APN: 139-29-704-019
Name of Property Owner: JEFF JORDAN
Name of Applicant: JEFF JORDAN

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: _____

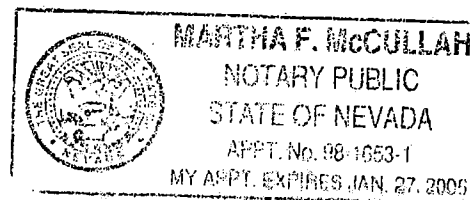
Partner(s): _____

APN: _____

Signature of Property Owner: _____
Print Name: JEFF JORDAN

Subscribed and sworn before me

This 10th day of March, 2009
Martha F. McCullah
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-6273** APN: 139-29-704-020, 021, 022
Name of Property Owner: DEMETRIUS McWHORTER
Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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

_____ Yes

X No

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

City Official: N/A

Partner(s): N/A

APN: N/A

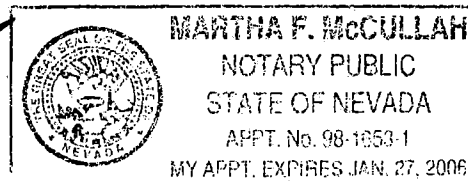
Signature of Property Owner: Demetrius McWhorter

Print Name: Demetrius McWhorter

Subscribed and sworn before me

This 14th day of March, 2008

Martha F. McCullah
Notary Public in and for said County and State





Case Number: **GPA-6273** APN: 139-29-704-023
Name of Property Owner: BIG MAMAS KITCHEN & COOKING, INC
Name of Applicant: ROSE BUD DEVELOPMENT, LLC

No

APN: _____

Print Name:

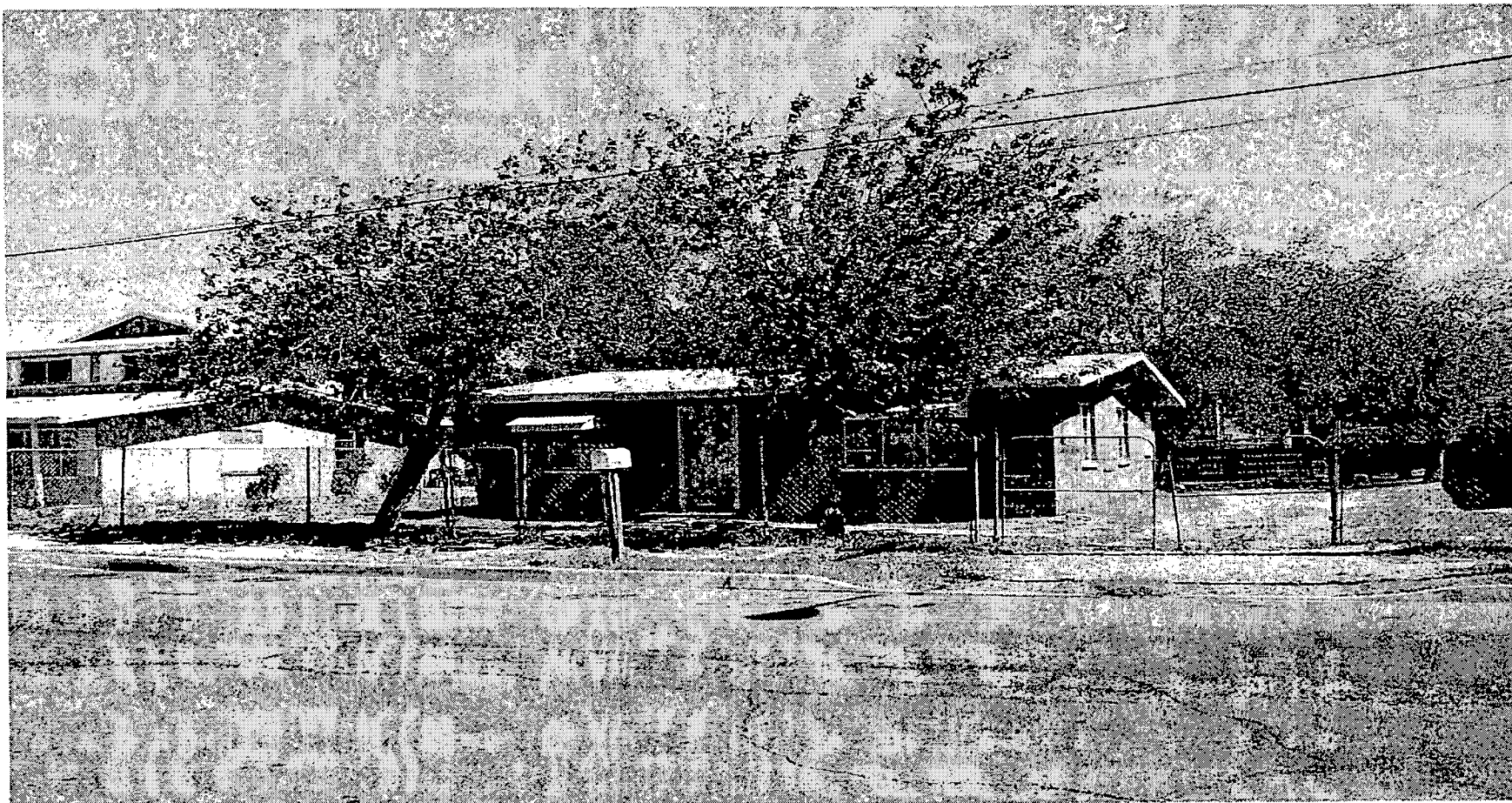
Notary Public in and for said County and State





GPA-6273 - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL
EAST SIDE OF DIKE ROAD, APPROXIMATELY 150 FEET NORTH OF BONANZA ROAD
APRIL 28, 2005 PLANNING COMMISSION

3/30/05



GPA-6273 - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL
EAST SIDE OF DIKE ROAD, APPROXIMATELY 150 FEET NORTH OF BONANZA ROAD
APRIL 28, 2005 PLANNING COMMISSION

3/30/05

March 17, 2005

GPA
Justification Letter for General Plan Amendment

Rose Bud Development, LLC
2230 West Bonanza Road
Las Vegas, NV 89106

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

RE: APN: **139-29-704-019**
139-29-704-020
139-29-704-021
139-29-704-022
139-29-704-023

Planning and Development Department:

We respectfully submit this application to amend the General Plan on the five above described parcels. We are requesting the General Plan to be amended from Medium Low Residential (M-L) to Service Commercial (SC). We feel the area has changed dramatically since this General Plan was designated, calling for this request to be considered. In our opinion, there exists adequate justification for this change in the General Plan. These parcels lie along the eastern side of Dike Lane just north of Bonanza Road. These parcels abut multi-family residential apartments to the north and east. We feel that this change in the General Plan would not have any negative impact on these apartments because this particular apartment complex already abuts Service Commercial properties directly on their south and southeast property lines. To the south, the parcels immediately abut existing Service Commercial properties. It is the intent of the developer to incorporate these parcels with the parcels directly to the south (#'s 139-29-704-024, and 025), which already have the SC General designation, for use in a proposed mixed-use project. Also, these parcels are the last remaining single-family residences along Dike Lane. Cox Communications has bought all of the single-family residential lots (total of 8) directly west and across the street from the subject parcels. Cox Communications has, subsequently, torn down all of the single-family homes that existed on those lots. It is our understanding that Cox Communications has plans to also apply to

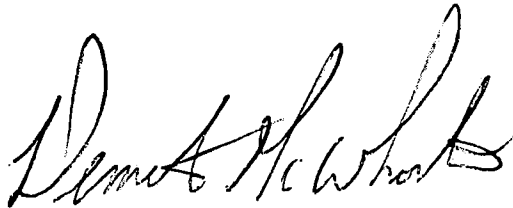
RECEIVED

MAR 17 2005

change the General Plan Designation on their parcels to from M-L to SC for inclusion into their new headquarters at the corner of Bonanza Road and Rancho Drive. There are no other remaining single-family residences along Dike Lane. The immediate area has been designated as blighted and these parcels are included in the proposed Downtown Redevelopment Addition Overlay (see attached exhibit), which would change the General Plan to Mixed-Use thus allowing for a Service Commercial Designation.

Currently, the properties are rundown, older single-family residences that have been in a state of extreme neglect for many years. We feel that this amendment to the General Plan will allow for a higher and better use for the properties and will aid in the much-needed redevelopment of that area. This site abuts and is close to two major arterial streets (Bonanza Road and Rancho Drive) and is only one block from the US95/ Rancho Drive interchange. The more appropriate use of this land is SC rather than single family. Please consider this General Plan Amendment as a positive impact on the City of Las Vegas and the surrounding areas.

Respectfully Submitted,



Demetrius McWhorter
Rose Bud Development, LLC

RECEIVED
MAR 17 2005

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

**GPA-6287 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to
revise portions of the Conservation Element related to water conservation, water quality, and
drainage.**

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

DAVENPORT – APPROVED – UNANIMOUS with EVANS and STEINMAN excused

To be heard by the City Council on 6/01/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

ANDY REED, Planning and Development, stated that the request is to revise portions of the Conservation Element related to water conservation, water quality and drainage. The objectives provide the foundation and vision for the city's role in conserving water resources, while the policies represent steps the city can take to increase or improve its existing conservation efforts.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:43 – 6:44)

1-1401

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-6287 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

APPLICATION REQUEST

On September 6, 2000, the City Council adopted the Las Vegas 2020 Master Plan as the new long-range land use policy plan for the city of Las Vegas. The 2020 Master Plan contains policy direction covering a broad spectrum of land use and development issues, and is the first of a two-phase project. Phase 2 of the Master Plan project consists of a series of elements that are intended to provide in-depth analysis and to recommend actions plans stemming from the broad policies of the Phase 1 document.

The existing Conservation Element is one of the Phase 2 elements and was adopted by the City Council on November 6, 2002. It currently contains sections which discuss air quality, habitat and wildlife, soils, waste, energy conservation and water supply and quality. However, because the present drought situation has brought the issue of water supply and its impact on growth and development to the forefront, the City Council directed the Planning and Development Department to remove discussion of water supply and quality from the Conservation Element and to place that discussion within a separate Master Plan Element. As part of the preparation of that separate element, the Planning and Development Department prepared new goals and objectives relating to water supply, water quality, wastewater and drainage/flood control, and underscoring the importance of ongoing coordination and cooperation between the city of Las Vegas, Las Vegas Valley Water District (LVVWD), SNWA and other entities (such as the Clark County Wastewater Reclamation District, city of Henderson, city of North Las Vegas, Clark County Regional Flood Control District and Las Vegas Wash Coordination Committee) responsible for different aspects of the water issue. The new objectives and policies set forth in the Water Element direct staff and other city officials in their management of this essential resource. The objectives provide the foundation and vision for the city's role in conserving water resources, while the policies represent steps the city can take to increase or improve its existing conservation efforts.

BACKGROUND DATA:

08/12/68	The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley.
05/26/77	The Clark County Regional Planning Council adopted a Regional Comprehensive Plan.
04/01/92	The Las Vegas City Council adopted the city of Las Vegas General Plan
09/06/00	The Las Vegas City Council adopted the Las Vegas 2020 Master Plan

02/22/01 The Southern Nevada Regional Planning Coalition adopted the Southern Nevada Regional Policy Plan (SNRPP).

ANALYSIS

The revised Conservation Element is intended to accomplish two broad purposes:

To ensure that the city of Las Vegas addresses the requirements of state law with respect to conservation issues;

To incorporate the broad-level conservation policies of the 2020 Master Plan, the SNRPP, and other conservation initiatives that exist within the Las Vegas Valley, where relevant to the city of Las Vegas, into one document, and recommend actions to implement these policies.

The revised Conservation Element examines conservation issues in the context of five topic headings: Air Quality, Habitat and Wildlife, Soils, Waste and Energy Conservation. The Air Quality section outlines actions consistent with the City's role in reducing the levels of particulate matter and carbon monoxide in the Valley, as well as reducing airborne allergens through appropriate landscaping practices. The Habitat and Wildlife section identifies appropriate City action for the protection of endangered species, responsible urban expansion and growth and the establishment and protection of parks, trails and urban forestry. The third section, Soils, deals with City involvement in soils management issues and the conservation of areas with steep slopes. The fourth section, Waste, discusses recycling and source reduction, and solid waste management issues. Finally, the Energy Conservation section outlines why the City can improve energy conservation through its decisions regarding transportation and land use issues, through its support of the use of alternative sources of energy, and use energy-efficient building practices.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

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

With regard to numbers 1 and 2 above, many of the actions suggested through the Conservation Element are not geographically specific, and so there would be no compatibility issues as outlined in the Code. Where the Element does contain an action that is specific to an identifiable geographic location, these actions are consistent with other approved City policies, such as the Las Vegas 2020 Master Plan phase 1 document and the Las Vegas Downtown Centennial Plan. Generally, any actions resulting from this Element that would result in a change to a land use designation or a zoning designation on a specific parcel would occur as a subsequent and separate amendment to the General Plan or Title 19A, and a analysis of compatibility would take place at that time.

With regard to number 3 above, these conditions are not directly relevant to this Conservation Element, as most of the actions proposed through the Element are not parcel-based, and those that are will require subsequent and separate consideration of any land use changes that could have an effect on transportation, recreation or utilities.

With regard to number 4 above, the revised Conservation Element is consistent with the provisions of the Las Vegas 2020 Master Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a meeting to discuss this application was held. In accordance with the above, on April 7, 2005 a meeting sponsored by the City was held at the Development Services Center at 731 South Fourth Street. No one from the public attended the meeting.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0