City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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.

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map – Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:
TRUESDELL – 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 new objectives and policies set forth in the Water Element provide the foundation and vision for the city's role in conserving water resources. In addition, the new goals and objectives underscore the importance of cooperation between the city and other entities. Water Element is consistent with the 2020 Master Plan and the Nevada Revised Statutes.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:44 – 6:45)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6288 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

AR

** 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.

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).

AR

ANALYSIS

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.

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 Water 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 Water 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 Water Element is consistent with the provisions of the Las Vegas 2020 Master Plan.

AR

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 on April 7, 2005 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

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
DAVENPORT – DENIED – Motion carried with GOYNES voting NO, McSWAIN abstaining as her company, Terra Contracting, is presently bidding work for the applicant and 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. He pointed out that the request is to modify the trail alignment adjacent to Tule Springs Road and Farm Road. The proposed development would add an additional 1,600 daily trips to the trail segment. Staff reviewed an analysis from the American Association of Street and Highway

MINUTES – Continued:

Traffic Officials (AASHTO), and the study included how wide trails should be to accommodate two-way traffic. In this case, the recommendation is for a 10-foot wide trail. The trail standards are designed to contribute not just to the subject development but should be kept with the current standards. For safety reasons and the overall aesthetics, staff recommended denial.

REBECCA RALSTON and JOHN BONE, Carina Homes, 1050 Indigo Drive, Las Vegas, reiterated staff's overview of the application. MS. RALSTON pointed out that the request is only for a two-foot reduction in the concrete cross section, which would allow for the double row of trees along Tule Springs and would be a better enhancement along this corridor. MR. BONE also showed photos of nearby developments with reduced trail widths at five, six and eight feet.

VICE CHAIRMAN TRUESDELL questioned how some trails less than 10 feet in width have been approved in the past. MR. LEOBOLD responded that some of the trails shown in the photos by MR. BONE are not all part of the Master Plan. There are different standards within Town Center versus what is in the transportation trails element; however, the overall regional plan would take precedence should a conflict arise.

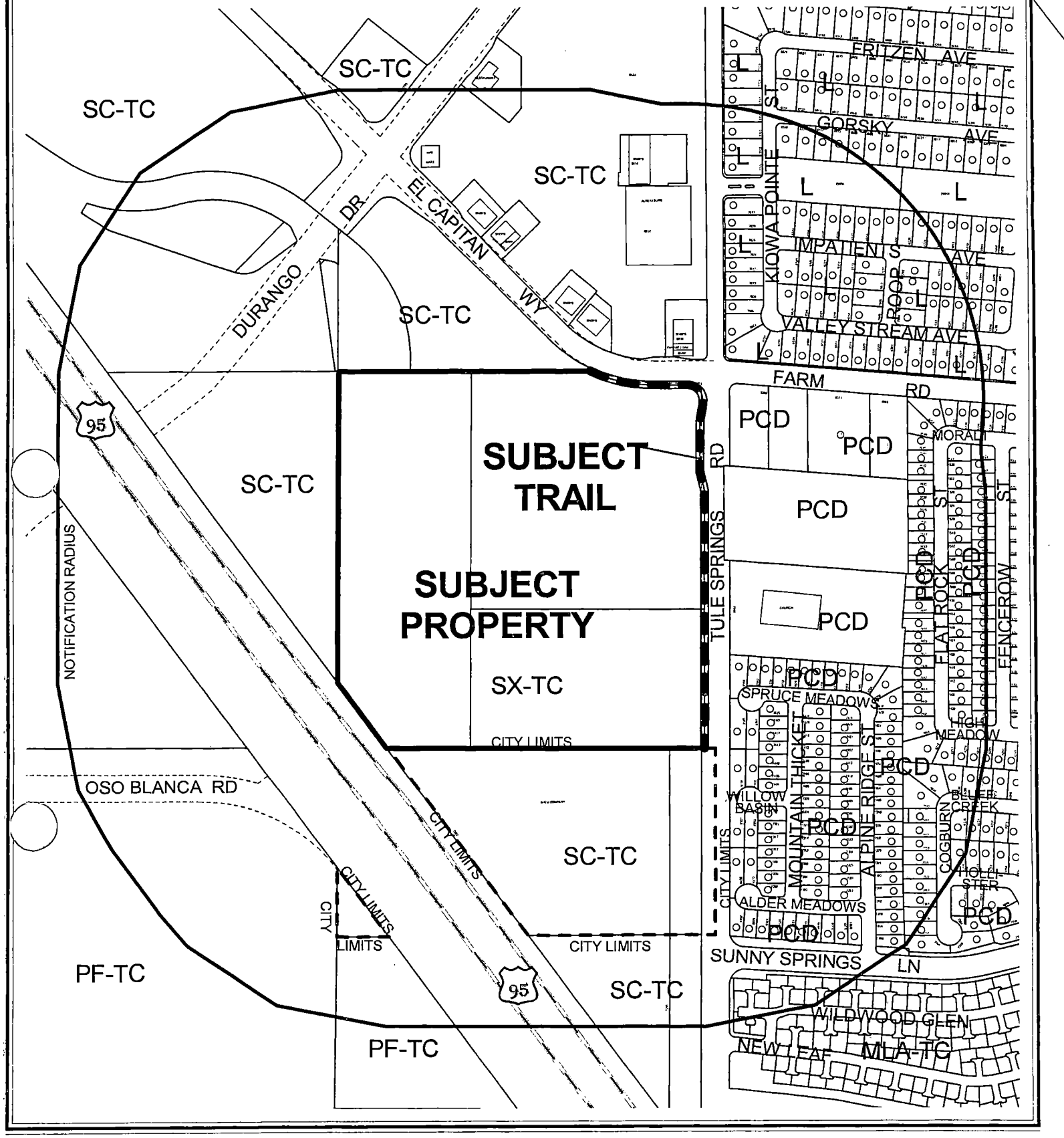
VICE CHAIRMAN TRUESDELL complimented the proposed development but preferred having consistency relative to the trail widths. COMMISSIONER GOYNES concurred and then confirmed with MS. RALSTON that the reason for requesting the decreased trail width is strictly from an aesthetic point of view, as trees have been hand selected for the entire Tule Springs and main street areas. The Commissioner was concerned that a precedent may be set and other applicants would have similar requests for aesthetic reasons also. In addition, his focus was ensuring that the full benefits of the trail would be utilized.

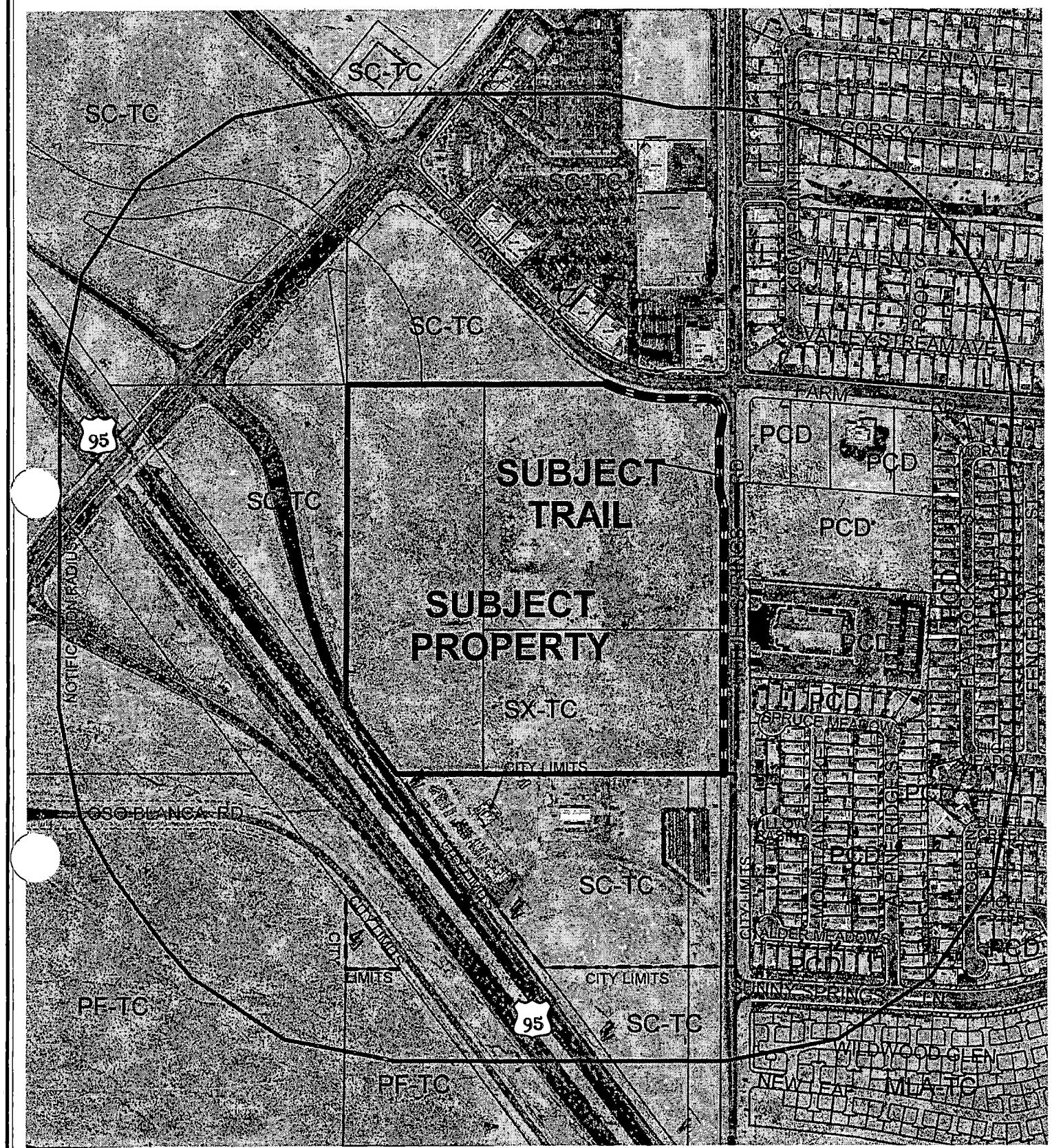
After further discussion, MR. LEOBOLD pointed out that staff did not oppose the applicant's suggestion for a wider amenity zone with the trees; staff's concern is that the width of the trail needs to accommodate the traffic volume. COMMISSIONER DAVENPORT suggested moving the proposed development on the site to add the extra two feet and the specific type of trees, as this may suffice the applicant's desires. He believed this constraint was self imposed and would not support the project.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:45 – 7:01)


SC-TC
SC-TC
SC-TC
SC-TC
SC-TC
DURANGO
DR
EL CAPITAN
WY
95
SUBJECT TRAIL
SUBJECT PROPERTY
SX-TC
CITY LIMITS
OSO BLANCA RD
NOTIFICATION RADIUS
SC-TC
CITY LIMITS
CITY LIMITS
CITY LIMITS
CITY LIMITS
PF-TC
PF-TC
SC-TC
95
FRITZEN AVE
GORSKY AVE
KIOWA POINTE
IMPATIENS AVE
ROOP
VALLEY STREAM AVE
FARM RD
TULE SPRINGS RD
MORALI ST
PCD
PCD
PCD
PCD
PCD
PCD
PCD
PCD
PCD
PCD
FLAT ROCK
SPRUCE MEADOWS
MEADOW
WILLOW BASIN
MOUNTAIN THICKET
ALPINE RIDGE ST
COGBURN
BLUE CREEK
HOLLY
ALDER MEADOWS
SUNNY SPRINGS LN
WILDWOOD GLEN
NEW LEAF
MLA-TC
L
L
L



CASE: **GPA-6362**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6362 - APPLICANT/OWNER: CARINA CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to modify Exhibit 1 (Multi-Use Transportation Trail) of the Transportation Trails Element of the Las Vegas 2020 Master Plan to allow an 8-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 to be built in conjunction with an approved mixed-use project.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/02/00	The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 381,750 square foot commercial center on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Areas as described in the Plan.
11/07/01	The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.
11/21/01	The City Council approved a Special Use Permit (U-0129-01) for packaged liquor sales in conjunction with a proposed supermarket (Smiths); and for a Waiver of the Minimum Separation Requirement from an existing church located on the southwest corner of Tule Springs Road and Farm Road.

01/02/02	The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and Staff recommended approval.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for TC (Town Center) land uses.
02/18/04	The City Council approved a General Plan Amendment (GPA-3497) from SC-TC (Service Commercial – Town Center) to SX-TC (Suburban Mixed Use – Town Center). The Planning Commission recommended approval. Staff recommended denial.
07/07/04	The City Council approved a Variance (VAR-4300) to allow 1.94 acres of open space where 2.41 acres are required, a Special Use Permit (SUP-4299) and a waiver for non-gated Private Streets, and a Site Development Plan Review (SDR-4290) for a proposed mixed-use development consisting of 211 single-family residential units, eight multi-family units, and 105,850 square feet of commercial space on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.
08/12/04	The Planning and Development Department approved Site Development Plan Review SDR-4758, an administrative review for a proposed 7,770 square-foot office building on a portion of 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.
09/23/04	The Planning Commission approved a Tentative Map (TMP-4838) for a 213-lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.
01/05/05	The Planning and Development Department approved Tentative Map TMP-4838 as an administrative review for a 241-lot subdivision on 41.02 acres, which clarified the proposed mapping of the commercial/mixed use areas.
4/14/05	The Planning Commission recommended approval for a Site Development Plan Review (SDR-5948) to revise an approved mixed-use project, a Waiver (WVR-6153) to the required width of streets at intersections and a Variance (VAR-5949) to allow for reduced parking. The City Council will hear these items on 05/18/05.

DETAILS OF APPLICATION REQUEST

Site Area: 41.02 Acres

LOW-JOLY

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped and Commercial Center
South	Shed Company
East	Undeveloped and Church
West	Undeveloped

PLANNED LAND USE

Subject Property	SX-TC (Suburban Mixed Use – Town Center)
North	SC-TC (Service Commercial – Town Center)
South	SC-TC (Service Commercial – Town Center)
East	PCD (Planned Community Development)
West	SC-TC (Service Commercial – Town Center)

EXISTING ZONING

Subject Property	T-C (Town Center)
North	T-C (Town Center)
South	T-C (Town Center)
East	R-PD8 (Residential Planned Development – 8 Units per Aver) and R-CL (Residential – Compact Lot)
West	T-C (Town Center)

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

DEFINITIONS

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the Town Center area. The effect of this Special Plan Area on this application and the area affected by this application is that the development is subject to the design standards contained in the Town Center Development Standards Manual.

ANALYSIS

The applicant's justification letter states that a reduction in trail width will allow for the planting of trees on both sides of the trail path and that the reduction will not impair the function of the trail because pedestrian traffic is expected to be interior to the project. However, the projected number of users and the regional nature of the trail network does not support a reduction.

The trail standards contained in the Las Vegas 2020 Master Plan are based upon the American Association of State Highway and Transportation Officials (AASHTO) standards. The publication entitled "Guide for the Development of Bicycle Facilities" (1999) states that the minimum width for multi-use trail paths are expected to be 10 feet to accommodate multiple users (pedestrians, bicyclists, in-line skaters) traveling in both directions. Per AASHTO, an eight-foot width is adequate only where the following conditions prevail:

- Bicycle traffic is expected to be low, even on peak days or during peak hours;
- Pedestrian use of the facility is not expected to be more than occasional;
- There will be good horizontal and vertical alignment providing safe and frequent passing opportunities; and
- The path will not be subjected to maintenance vehicle loading conditions that would cause pavement edge damage.

While the applicant has not submitted a projection on the number of users, using the Matlick Model (See Exhibit A) from the U.S. Department of Transportation's "Guidebook on Methods to Estimate Non-Motorized Travel" to calculate potential walking trips in specific corridors, the addition of the proposed development to the area will produce 1,604 daily pedestrian trips in the ½ mile area surrounding the trail corridor. This projection is further supported by the fact that the design of the approved development incorporates components necessary to create a walkable neighborhood; including mixed-uses, internal sidewalks, residences in close proximity to services and reduced widths for internal streets.

Additionally, the applicant assertion that the majority of pedestrian traffic is anticipated to occur internal to the site, does not take into consideration the regional character of the Transportation Trails Element. The purpose of the Trails Element is to establish a citywide, multi-modal transportation system for pedestrians, bicyclists and persons with other modes of non-motorized vehicular travel. The trail system serves the entire region and is not specific to a single development.

FINDINGS

The conditions required for a reduction in trail path width, as identified by AASHTO, are not present in this proposal. The projected number of users along with the regional nature of the trail network necessitates a 10-foot wide trail path to ensure adequate space for pedestrians and bicyclists traveling in both directions.

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. Two persons attended and had no specific comments on the proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 281

APPROVALS 0

PROTESTS 0

EXHIBIT A:
Matlick Model to forecast potential walking trips in specific corridors

Schwartz, WL and CD Porter, JH Suhrbier, PC Moe, WL Wilkinson III. Guidebook on Methods to Estimate Non-Motorized Travel: Supporting Documentation. United States Department of Transportation, Federal Highway Administration, July 1999

1. Residents of this development
SF Pop = 231 units*2.87 persons per household[1]*.9821occupancy rate[2] = 651 people
MF Pop = 7 units*1.52 persons per households[1]*.9816 occupancy rate[2] = 10 people
Total pop = 661 people

2. Existing Population within ½ mile of development
4,608 people[3]

3. Total population with new development
5,269 people

4. Total Daily Corridor Generated Trips = 3.5 trips per person per day[4] * 5,269 people = 18,442 trips

5. Pedestrian Trips = 18,442 Total Daily Corridor Generated Trips * 8.7 % total trips by pedestrians[4] = **1,604 daily pedestrian trips**

[1] Census 2000
[2] Postal Service 2004 Clark County Vacancy Survey
[3] City of Las Vegas 2004 Population Estimate
[4] 2001 National Household Travel Survey (NHTS)

LOW-
JOLY

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-6362** APN: **125-17-702-002**

Name of Property Owner: **Carina Corporation**

Name of Applicant: **Carina Corporation**

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

_____ Yes **X** No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Bernadette Doppe Secretary

Print Name: Mark Doppe

Subscribed and sworn before me

This 21st day of March ,20 05

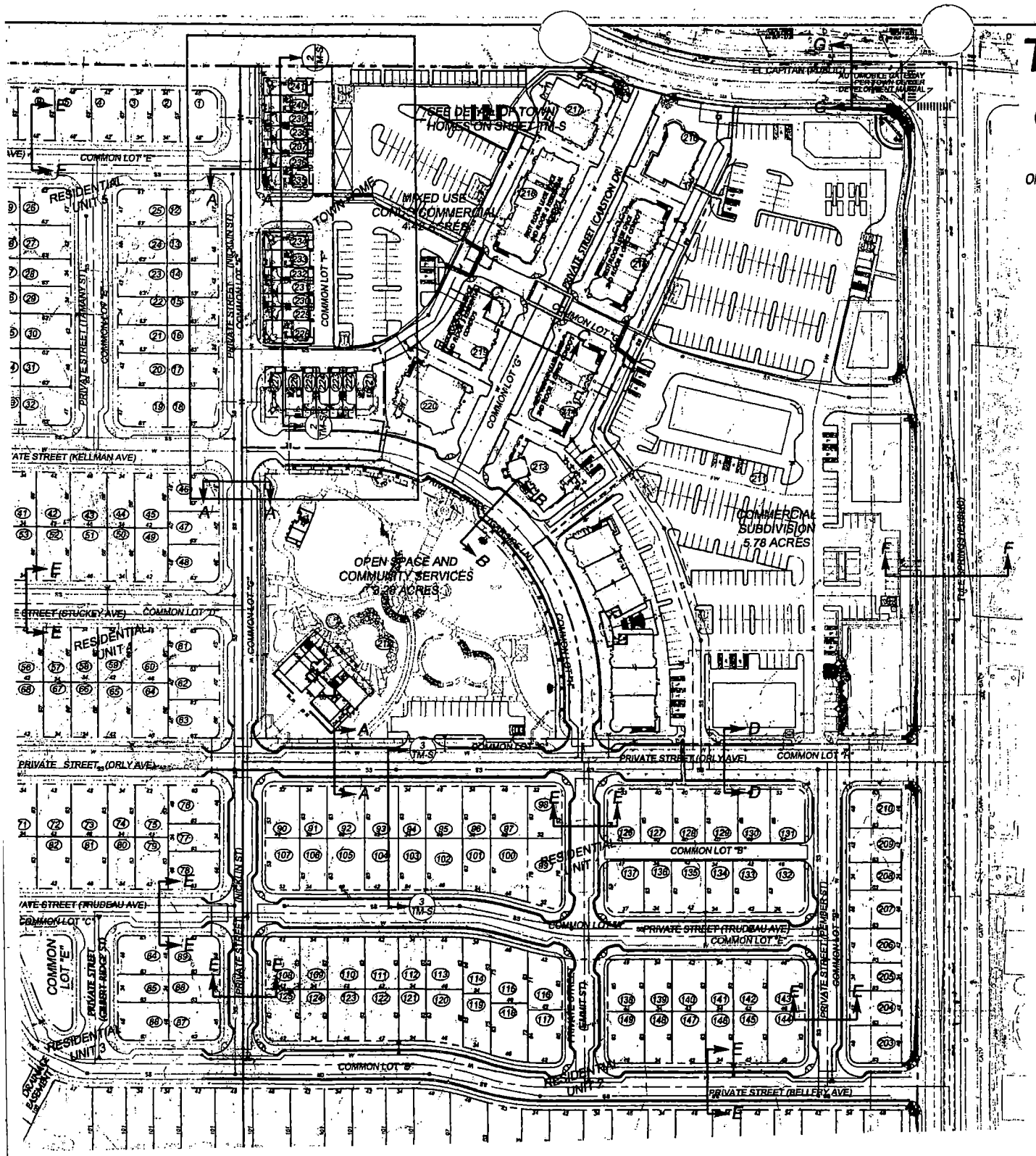
Jessica A. Eylar

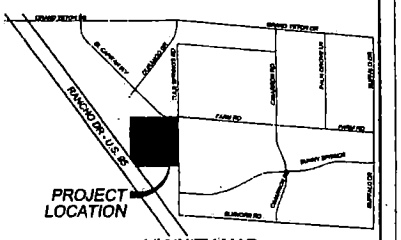
Notary Public in and for said County and State

JESSICA A. EYLAR
Notary Public, State of Nevada
Appointment No. 04-90411-1
My Appt. Expires Jul 27, 2008

TENTATIVE MAP
THE VILLAGE OF CENTENNIAL SPRINGS

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA





VICINITY MAP
N.T.S.

LEGEND

- FINAL MAP BOUNDARY/ PARCEL LINES
- PROPERTY LINE (COMMERCIAL LOTS)
- PROPERTY LINE (RESIDENTIAL LOTS)
- STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED BUILDING / EXISTING BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EX. CURB & GUTTER
- EX. CURB
- PHASING SEPARATION LINE
- (1) LOT NUMBER

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

EXISTING PARCEL NUMBER
APN: 125-17-703-002

FLOOD DESIGNATION
FIRM MAP DATED: SEPTEMBER 27, 2002
FIRM PANEL NUMBER: 32003C1716 E, ZONE X

ZONE X AREAS ARE THOSE DETERMINED TO BE OUTSIDE OF THE 0.2 % (500 YR.) ANNUAL CHANCE FLOODPLAIN.

SITE ACREAGE
GROSS: 41.28± ACRES

TOTAL NO. OF PROPOSED LOTS: 1 (PARENT TENTATIVE MAP)

UTILITY SERVICES

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY SANITATION
GARBAGE:	SILVER STATE DISPOSAL
POWER:	NEVADA POWER COMPANY
TELEPHONE:	SPRINT TELEPHONE COMPANY
NATURAL GAS:	SOUTHWEST GAS CORPORATION
CABLE:	COX COMMUNICATIONS LAS VEGAS, INC.

ZONING AND LAND USE

ZONING:	T-C
SETBACKS:	
PER TITLE 19A	

PROPOSED USE AND COVERAGE

MIXED USE:	4.42 ACRES
COMMERCIAL:	0.75 ACRES
RESIDENTIAL (MULTI-FAMILY):	1.23 ACRES
RESIDENTIAL (SINGLE-FAMILY):	210± UNITS
LINE-WORK:	0.72 ACRES

GENERAL NOTES

1. THIS SITE IS A PART OF A MASTER PLAN
2. THERE IS AN EXISTING AND PROPOSED STORM DRAIN FOR THIS PROJECT.
3. NO GROUND WATER IS ANTICIPATED WITHIN 50' OF THE GROUND SURFACE FOR THE DEVELOPMENT OF THE PROJECT SITE.
4. NO KNOWN FAULTS OR FISSURES EXIST WITHIN THE PROJECT SITE.
5. LANDSCAPING WILL BE INSTALLED PER CODE AND BE MAINTAINED BY THE OWNER (HOA) PERPETUITY.
6. WATER SERVICE IS TO BE PROVIDED BY THE LAS VEGAS VALLEY WATER DISTRICT FROM DISTRIBUTION MAINS LOCATED IN TULE SPRINGS ROAD AND EL CAPITAN AVE
7. SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF LAS VEGAS SANITATION DISTRICT FROM COLLECTION MAINS LOCATED TULE SPRINGS
8. THIS SITE IS NOT SUBJECT TO INUNDATION AND STORM WATER OVERFLOW.
9. THERE ARE NO SITES PROPOSED FOR USE OR DEDICATION FOR PUBLIC SCHOOLS AND PLAYGROUNDS BUT THERE ARE FEES IMPOSED WITH THIS DEVELOPMENT.
10. IMPROVEMENTS TO BE CONSTRUCTED PER APPROVED
11. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS CLARK COUNTY AREA NEVADA AND CLARK COUNTY SUPPLEMENT TO

RECORD OWNER / SUBDIVIDER
CARINA CORPORATION
3991 BUSINESS PARK CT. #210
LAS VEGAS NV 89118-4226
(702) 876-8478
(FAX) 876-8702

ENGINEER
THE KEITH COMPANIES
444 E. WARM SPRINGS ROAD
SUITE 110
LAS VEGAS, NV 89119-4226
BUSINESS: (702)260-4200
FAX (702)260-4220

PARKING REQUIREMENTS:
PARKING PER TOWNCENTER DEVELOPMENT REQUIREMENTS

BENCHMARKS USED
OLIVE 1PAM: CITY OF LAS VEGAS BENCHMARK, RIVET & PLATE IN TOP OF CURB @ THE NORTH-EAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD (FORMALLY DURANGO DRIVE) = 774.707'm = 3941.88ft.

BASIS OF BEARINGS
NORTH 00°17'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SAID LINE ALSO BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 81, PAGE 65 IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

RECEIVED
MAR 21 2005

GPA-6362
04/28/05 PC

CARINA CORPORATION
THE VILLAGE OF CENTENNIAL SPRINGS
AMENDED TENTATIVE MAP
March 15, 2005

The Keith Companies

JOB # 052007.00
SHEET NO.:



GPA-6362 - APPLICANT/OWNER: CARINA CORPORATION
TULE SPRINGS ROAD AND THE SOUTH SIDE OF FARM ROAD
APRIL 28, 2005 PLANNING COMMISSION

3/28/05

carina

March 21, 2005

Planning and Development Department
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter to support the request for a General Plan Amendment to modify a portion of the Master Plan Transportation Trails Element.

Attention Current Planning Staff:

Carina Homes, Nevada's leading builder of Traditional New Home Neighborhoods is pleased to present the Urban Village of Centennial Springs. Located at the southwest corner of Farm Road and Tule Springs Road, adjacent to the Interstate 95 corridor, Centennial Springs shall feature a combination of retail, restaurant and office uses. Organized around a private landscaped boulevard, Centennial Springs seeks to create a "main-street" experience of the highest quality providing shopping and employment opportunities for the community. Greater dynamic is added to the business district by introducing a residential component which provides lifestyle opportunities ranging from the more traditional to the more progressive, culminating in the Urban Village of Centennial Springs.

Since the approval of the original Site Development Plan Review Package by the Las Vegas City Council in May of 2004 Carina has had an opportunity to continue the design development, and engineering of the master plan. As a result we have discovered several ways to further enhance the Village of Centennial Springs Master Site Plan. One of which requires the modification of the 10'-0" cross section of concrete currently prescribed as a requirement adjacent to Farm Road and Tule Springs Road.

General Plan Amendment (GPA):

Designed as a suburban, mixed-use destination, Main Street Centennial Springs draws upon an almost historic precedent translating traditional materials and textures into a modern day experience. Great attention to detail has been employed throughout the master planning efforts of Centennial Springs; from the carefully executed signage, to the tree grates, gas lamps, and hand selected 64"-0" trees along Main Street.

1050 Indigo Drive | Las Vegas NV 89145 | T 702.228.6376 | F 702.228.6002 | www.carinacorp.com

The Village of Centennial Springs has been carefully themed and executed with a traditional "old town" main-street where the majority of the pedestrian activity shall occur adjacent to storefronts, restaurants, and shopping venues. Furthermore, terminating the main-street axis, a large, programmed park has been developed again drawing pedestrian traffic internal to the site as a true urban or suburban village would complete with a 450 person capacity amphitheater, rose gardens, children's play area, and cabanas and outdoor grills. Again, the Village of Centennial Springs seeks to create a truly urban village of the highest quality within the City's Town Center, consistent with the planning intended for the development throughout this area. As such, Carina proposes to provide an 8'-0" concrete cross section for the Multi-Purpose Transportation Trail proposed adjacent to the site. Again justification the request remains two fold:

1.) The majority of the pedestrian, foot traffic; is anticipated and encouraged to occur internal to the site, along main-street.

2.) Reducing the concrete cross-section by two feet allows enhanced landscaping adjacent to both Farm Road and Tule Springs Road resulting in a double row of street trees where only a single row has been requested.

Once again, the landscape remains a significant component for this development one we are confident shall set if apart from future proposals of this nature. For this reason we feel strongly that the two feet reduction we are requesting is of far greater benefit treated as landscape as opposed to gray concrete without compromising the integrity of the trail.

The Urban Village of Centennial Springs strikes an appropriate balance of retail, restaurant, professional office, residential, and recreation to successfully achieve an environment that may truly be described as live, work, play. Pockets of activities and services have been strategically located throughout the site breaking down large areas of parking to create a dynamic, high quality retail, restaurant, office and residential environment. Carina Corporation continues to look forward to the realization of the Urban Village of Centennial Springs and remains confident that the development shall serve as a precedent for future mixed-use developments not only in Las Vegas but across the country.

Please contact me if you should have any additional questions upon your review of the attached application materials.

Sincerely,
CARINA LAND COMPANY, LLC

Rebecca Ralston
President

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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.

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the May 12, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location Map – Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6363 - APPLICANT/OWNER: CITY OF LAS VEGAS

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE MAY 12, 2005 PLANNING COMMISSION MEETING

Carman Burney

From: Fred Solis
Sent: Tuesday, April 19, 2005 10:36 AM
To: Gary Leobold
Cc: Carman Burney
Subject: GPA-6363

Please abey this item until the May 12 Planning Commission meeting. It has been determined that an abeyance is required in order to address some unresolved issues within the proposed Land Use Element.

Thanks,

Fred Solis
Planner I
City of Las Vegas Planning Department
702-229-5409
702-474-7463 (fax)
fsolis@lasvegasnevada.gov

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN– 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.

PETER LOWENSTEIN, Planning and Development, stated the proposed reclassification of the subject site is compatible with the surrounding area and is in conformance with the General Plan. Staff recommended approval.

DAVE McKEE, Architect, HL 31 Box 238, Sandy Valley, NV 89019 appeared on behalf of the applicant and concurred with staff's conditions.

MINUTES – Continued:
No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.
(7:01 – 7:02)
1-2126

CONDITIONS:
Planning and Development

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

Public Works

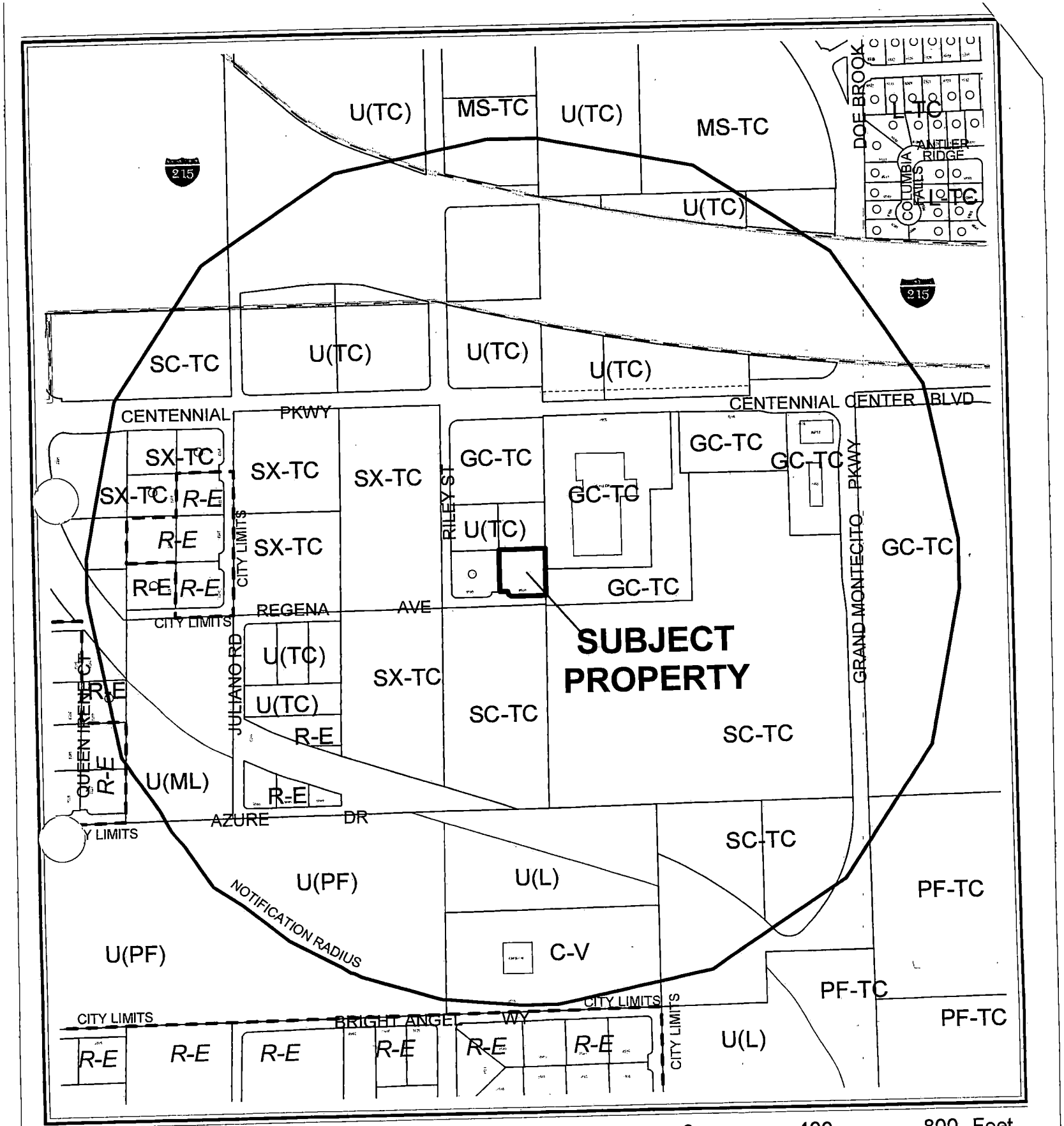
2. Construct half-street improvements including appropriate transitional paving on Regena Avenue meeting Town Center Standards adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Also, extend a minimum of 2 lanes of paving in the Regena Avenue alignment westerly to tie into exiting paving.

3. This site shall connect to the public sewer system.

4. Extend public sewer in Regena Avenue to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

5. Submit a Petition of Vacation for the excess right-of-way that exists at the westerly private drive entrance.

6. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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.



0 400 800 Feet

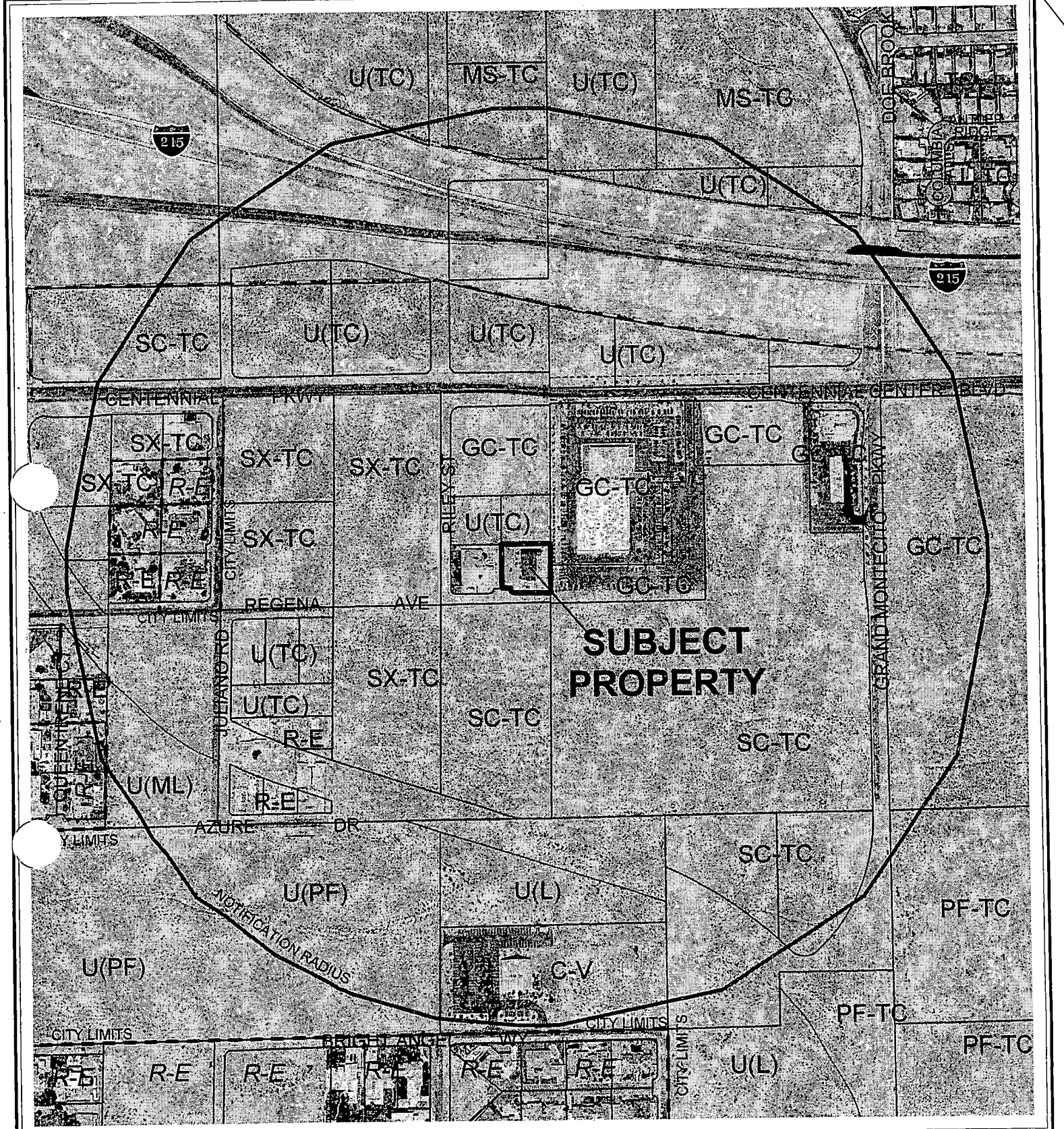
CASE: **ZON-6261**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **ZON-6261**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6261 - APPLICANT/OWNER: MONA H. AGAMEZ

** CONDITIONS **

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

Planning and Development

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

Public Works

2. Construct half-street improvements including appropriate transitional paving on Regena Avenue meeting Town Center Standards 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Also, extend a minimum of 2 lanes of paving in the Regena Avenue alignment westerly to tie into exiting paving.

3. This site shall connect to the public sewer system.

4. Extend public sewer in Regena Avenue to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

5. Submit a Petition of Vacation for the excess right-of-way that exists at the westerly private drive entrance.

6. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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.

BTS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

The applicant indicates that the proposed Rezoning will be consistent with the Centennial Hills Sector Plan of the General Plan, if approved.

BACKGROUND INFORMATION

A) Related Actions

08/21/02 The City Council approved a General Plan Amendment (GPA-0019-02) to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve; and to amend the future land use within the revised boundary area from ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive (APN: Multiple). The Planning Commission and staff recommended approval.

09/15/04 The City Council approved a petition to annex property located on the north side of Regena Avenue, 170 feet east of Riley Street, containing 0.51 acres. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

02/15/05 Items related to the submission requirements for a Rezoning application were discussed at the meeting.

BTS

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.51

B) Existing Land Use

Subject Property:	Single family residence
North:	Undeveloped
South:	Undeveloped
East:	Auto dealership
West:	Single family residence

C) Planned Land Use

Subject Property:	TC (Town Center)
North:	TC (Town Center)
South:	TC (Town Center)
East:	TC (Town Center)
West:	TC (Town Center)

D) Existing Zoning

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

E) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is currently designated GC-TC (General Commercial - Town Center) on the Town Center Land Use Map. This special land use designation allows all types of retail, service, office, and other general business uses of a more intense commercial character. The existing auto dealership is within the range of uses permitted within this land use category, provided certain conditions are met. The proposed rezoning of the subject property from R-E (Residence Estates) to T-C (Town Center) is in conformance with the General Plan.

BTS

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

Town Center

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan.

A) Zoning Code Compliance

A1) Development Standards

There are no predetermined development standards such as minimum lot size, setbacks, or building height prescribed by the TC (Town Center) zoning district. These standards are found under the special land use designation particular to this site, pursuant to the Town Center Development Standards Manual.

B) General Analysis and Discussion

The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The Town Center Design Standards Manual currently designates the site as GC-TC (General Commercial - Town Center). The General Commercial District allow all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. The site was originally developed as a single-family residence. The Rezoning, if approved will allow conformance with the General Plan. The approval of the subject Rezoning does not grant approval for any proposed uses. All proposed development and uses are subject to additional review.

FINDINGS

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

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

   The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The Town Center Design Standards Manual designates the site as GC-TC (General Commercial – Town Center).

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

   The proposed T-C (Town Center) zoning will allow the development of this property in accordance with the Town Center Development Standards Manual which in turn will be compatible with other surrounding Town Center designated land uses and zoning districts.

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

   The proposed TC (Town Center) zoning is appropriate for the community given the special land use designation of GC-TC (General Commercial – Town Center). The rezoning will allow the development of this property in accordance with the Town Center Development Standards Manual.

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

   The site is accessed via Regena Avenue, which is a Town Center (60 foot) Tertiary Street, as designated by Map Four A of the Town Center Development Standards Manual. Regena Avenue will provide adequate access to the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 40

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-6261** APN: 125-29-502-013

Name of Property Owner: MONA H. AGAMEZ

Name of Applicant: MONA H. AGAMEZ

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: 125-29-502-013

Signature of Property Owner/Authorized Agent: Mona H. Agamez

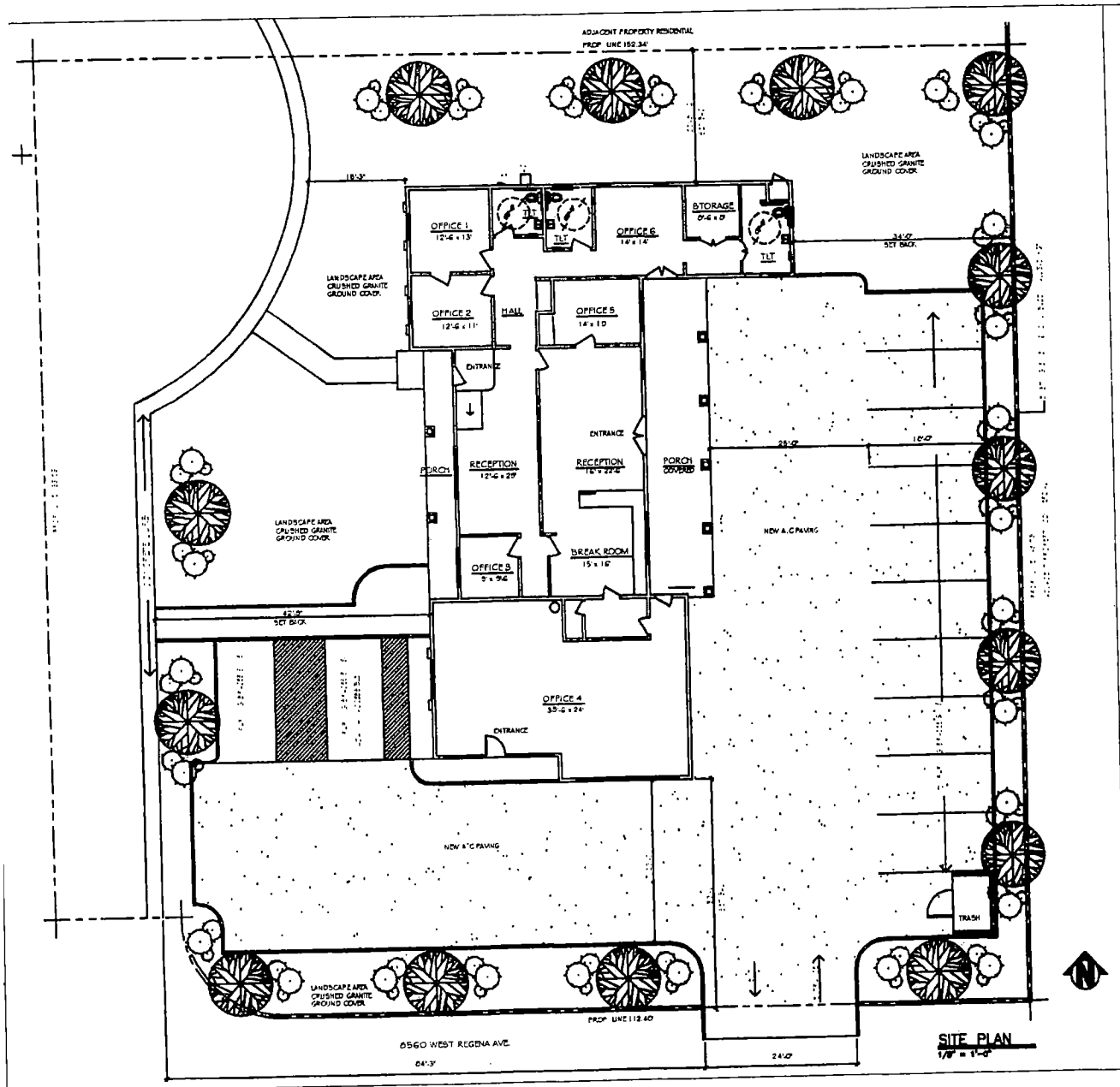
Subscribed and sworn before me

This 8th day of Jan., 2005

Deanna Yates

Notary Public in and for said County and State

DEANNA YATES
Notary Public, State of Nevada
Appointment No. 01721561
My Appt. Expires Nov. 7, 2005



REZONE TO TC DEVELOPMENT

Existing Residence Conversion to Professional Office Building

3,535 s.f. Professional Office Building

3,535 s.f. /100 = 36 OCCUPANTS MAX

Parking Required

Office General one space per 300 Square Feet

3,535 s.f. /300 S.F = 12 Space Required

Parking Provided

3,535 s.f. /300 S.F = 12 Space Required

22,306 Sq.Ft. Lot Size

Lot Size 22,306/ 3,535 = 6.31 FAR

Density 15.85%

DAVID MCKEE ARCHITECT PC
AIA
HC 31 BOX 739 SANDY VALLEY, NEVADA 89019
(702) 250-4070 Fax (702) 838-7682

STAMP

ATTENTION LEARNING CENTER
6560 WEST REGENA AVE.
JURISDICTION: LAS VEGAS

DRAWN	DMK
CHECKED	DMK
DATE	1/31/05
SCALE	AS SHOWN
JOB NO.	01-05
SHEET	A1

ZON-6261
04/28/05 PC

C:\Documents and Settings\dave\Desktop\Architecture Drawings\Attention Learning Center\New site office\site16.dwg, 3/2/2005 7:13:04 AM, hp psc 1200 series (temporary).pc3, 1:3.20212

David McKee Architect PC
Architect AIA
HC 31 BOX 738
Sandy Valley, NV 89019
Cell 250-4070 Fax 838-7682

March 03, 2005

Owners Address:
8560 W. Regena Ave.
Existing Structure (1- Building, Single Story)
APN: 125-29-502-013

Project Owner:
Mona Agamez

Letter for rezone

The owners of the attention learning center are currently applying for rezone of their parcel on Regena. This parcel is located to the Southeast portion of the culdesac facing Regena. The current zoning for this parcel is classified as a single family residential estates RE. We propose a zone change for this site from residential to commercial property. In review of the master plan for community development at Town Center we note that this area is dedicated as a commercial zone. This new zone change is consistent with the current Town Center plan. Please note that large parcels to the North and South are now commercial parcels.

The intent of the owner at the Attention Learning Center is not to develop the commercial property at this time. However, the current owner would like to secure a rezone for future use of a commercial parcel.

We request no waivers from the Town Center development standard. We shall conform to all planning requests under the current adopted development standards.

Sincerely,

David McKee AIA

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

SET DATE: 05/18/05
C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

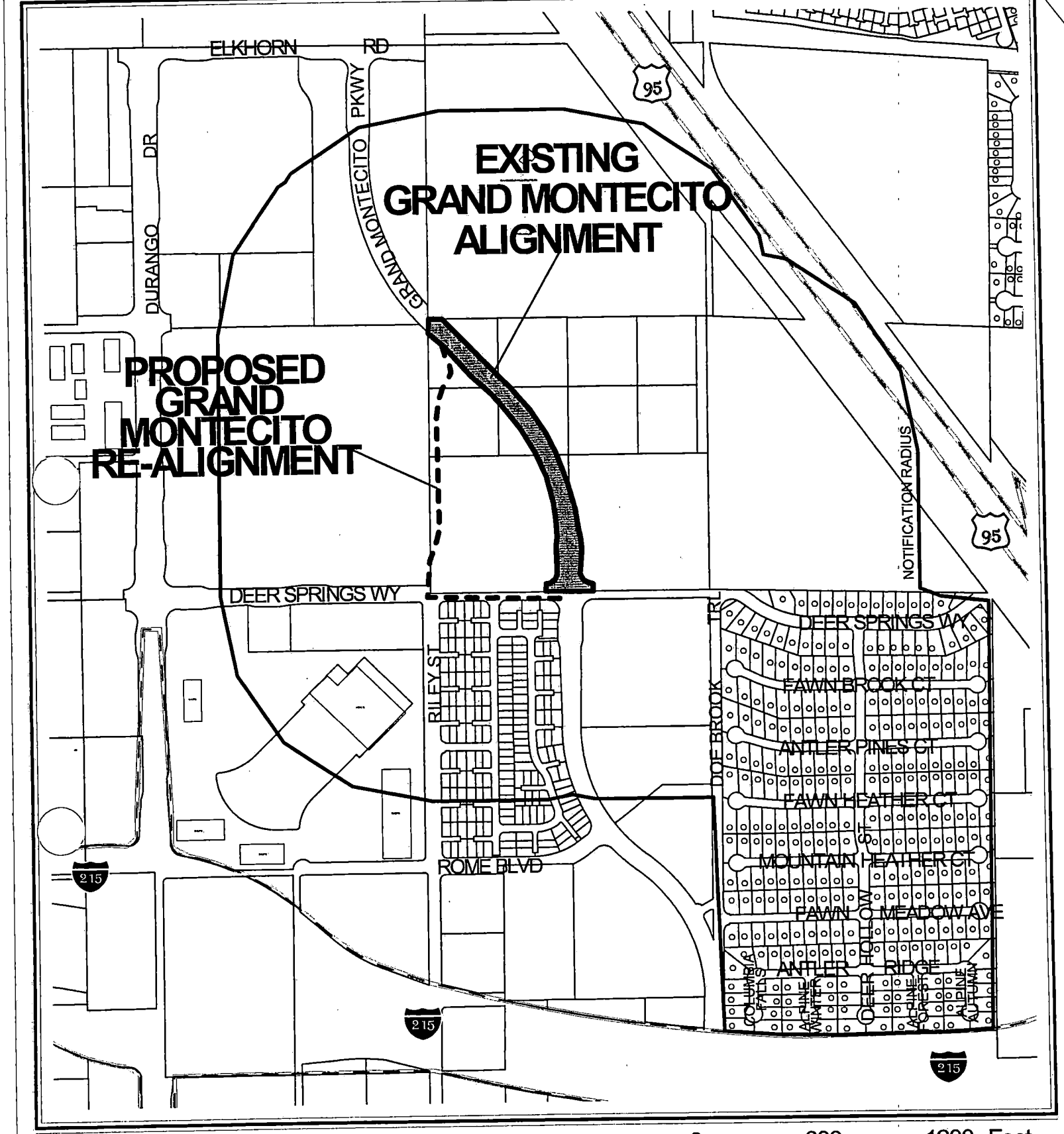
RECOMMENDATION:
Staff recommends DENIAL.

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

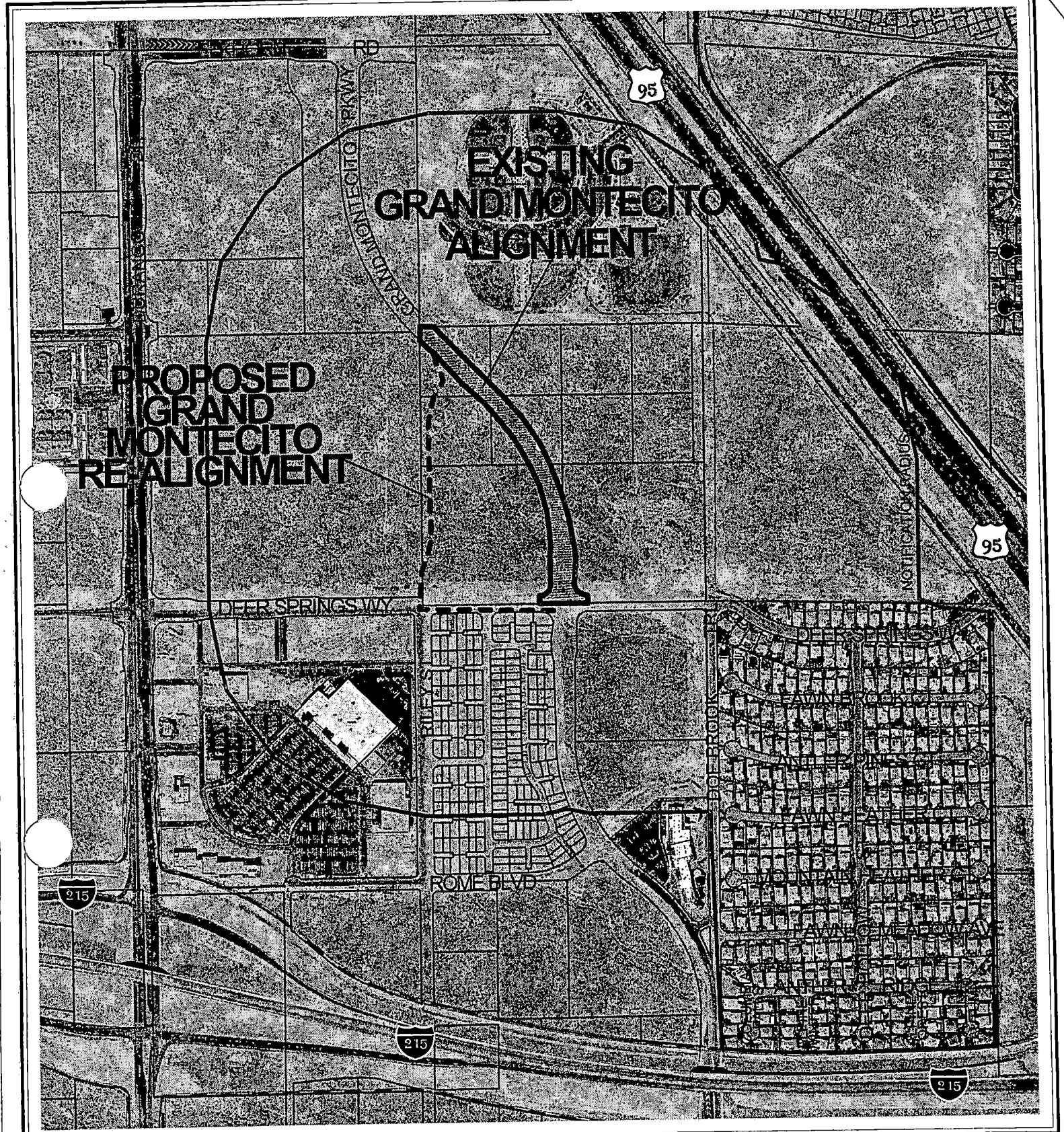
MOTION:
McSWAIN – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-6363], Item 25 [MSH-6024], Item 56 [GPA-6333], Item 57 [ZON-6334], Item 58 [VAC-6163], Item 59 [SDR-6336], Item 69 [ZON-6231], Item 70 [VAR-6232], Item 71 [SDR-6233] and Item 89 [TXT-6421] to the 05/12/2005 Planning Commission 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.

(6:04 – 6:20)



CASE: **MSH-6024**
RADIUS: 1000 FT



CASE: **MSH-6024**
RADIUS: 1000 FT

0 600 1200 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSH-6024 - APPLICANT: TRIPLE FIVE DEVELOPMENT, NEVADA - OWNER: GREAT MALL LAS VEGAS, LLC

** CONDITIONS **

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

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the City of Las Vegas Traffic Engineer.

2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

3. An expedited application process; all associated costs, including those relating to traffic studies shall be borne by Triple 5.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This was initially a request to amend the Master Plan of Streets and Highways to realign a portion of Grand Montecito Parkway between the alignment of Dorrell Lane and Deer Springs Way; however, the applicant has subsequently requested to have this same portion of Grand Montecito Parkway deleted from the Master Plan of Streets and Highways.

B) Applicant's Justification

The applicant has justified this request by providing the following statement:

"We consider this section of road as currently aligned a significant hardship. We intend on developing a regional mall on property bisected by the current alignment. The intent of this application is to provide the future development with a suitable single parcel on which to build this regional facility instead of two oddly shaped parcels."

BACKGROUND INFORMATION

A) Related Actions

04/19/00	The City Council approved an amendment (MSH-0001-00) to the Master Plan of Streets and Highways, to create a number of major roadways, which included Grand Montecito Parkway (at that time not finally named and noted preliminarily as Durango Drive), within the Town Center area. This roadway system was intended to fulfill the requirement of the Federal Highway Administration to have a loop road system around the Town Center to provide local access to all four quadrants of the Town Center.
04/03/02	The City of Las Vegas and Montecito Town Center LLC, a Nevada limited liability company, entered into the Montecito Town Center Development Agreement.
02/07/05	The Planning and Development Department issued a letter indicating the request to amend the Master Plan of Streets and Highways (MSH-6024) to realign a portion of Grand Montecito Parkway between the Dorrell Lane alignment and Deer Springs Way could not be accepted because the applicant did not provide evidence that the request met the requirements of the Montecito Town Center Development Agreement.

GL

02/24/05 The Planning and Development Department received a letter from the applicant's representative requesting that the Department's refusal to accept the application as constituted be appealed to the City Council. This letter was dated 02/24/05, which is 17 days after the letter of non-acceptance was sent. Title 19.00.070.F only provides for a ten-day appeal period. Regardless of the timeline conflict, the Department was directed by the City Attorney's Office to schedule the appeal for the 04/06/05 City Council meeting.

03/09/05 The Planning and Development Department received an amended request from Triple 5 Nevada Development Corporation to MSH-6024 dated 03/08/05, to delete, rather than realign, the segment of Grand Montecito Parkway located within the "Great Mall of Las Vegas LLC" site, located on parcels 125-20-602-002/003/006/007 and 125-20-601-003 and 005.

03/15/05 The applicant's representative provided a site plan to Planning staff in support of this amended request, illustrating a site plan of a mall development on the site incorporating a proposed private street through the subject parcel to connect Grand Montecito Parkway from the northern boundary of the site to Deer Springs Way at the southern boundary of the site. This proposed private street does not meet public street standards. This amended request has been made without the express written consent of Montecito Town Center LLC.

04/06/05 The City Council approved the above-referenced appeal of the Director's decision (DIR-6223), allowing MSH-6024 to proceed to the Planning Commission, subject to the following added conditions:

- "An expedited application process with all associated costs, including those relating to traffic studies shall be borne by Triple 5."
- "With notification to Montecito Companies LLC of such expedited application inclusive of maps, documents and staff reports."

ANALYSIS

General Analysis and Discussion

As part of the initial request for MSH-6024, the applicant had provided a map showing a proposed realignment of Grand Montecito Parkway. Based on this proposal, a portion of the realigned road would be partly located on the parcel to the west, which is under separate ownership and has been approved for a hospital development. The owners of that site did not participate in this application for the streets and highways amendment.

GL

Consequently, the applicant, in order to eliminate the need for participation by the owners of the hospital parcel to the west, submitted a revised request to simply delete Grand Montecito Parkway from the subject site. This would have the effect of "dead-ending" the portion of Grand Montecito Parkway to the north of the site.

Staff then indicated to the applicant that Grand Montecito Parkway would have to be terminated in an acceptable manner The applicant attempted to resolve this issue by providing a site plan for the subject site showing an internal private loop road within the proposed mall site connecting Grand Montecito Parkway to Deer Springs Way to the south. This proposal does not represent a satisfactory solution, however, as the proposed private road has two 90-degree intersections and sharp curves that do not meet the necessary public street standards, and could not convey adequate traffic flows if approved.

As a condition of approval by the City Council, the applicant was required to provide, at its expense, a traffic analysis of the effect of the deletion of this road segment. Presumably, this analysis would have to factor in the effect of a large shopping center, as proposed by the applicant, in the vicinity of 1.2 million square feet, that has only Grand Montecito Parkway and Deer Springs Way as its only access points. It should be noted that the site plan for the proposed mall as provided to staff has never had prior review or approval by Public Works Department staff, Planning Commission or City Council, and is strictly illustrative in nature. As of the date of this report, no such traffic analysis has been provided to staff for its review.

An internal traffic analysis is currently being conducted by the Traffic Engineering Division of the Department of Public Works. Although the study is not complete at this time, preliminary information under study includes the following:

1. The proposed location for the regional mall is within an area of Town Center that is currently designated for mix land uses. For the purpose of travel demand forecasting, the immediate impacted area is divided into 2 traffic analysis zones (TAZ), which is bounded by US 95 to the east, Durango to the west, Elkhorn to the north, and I-215 to the south. Based on the information contained in the regional travel demand model, the anticipated land uses for the area include about 1,300 residential dwelling units and 4,000 office/retail employees.

2. Within the two traffic analysis zones, the roadway infrastructure that is currently in place or in the plans to be built include the following:
   a) one freeway (i.e., US 95) to serve northwest-southeast traffic;
   b) one 6-lane arterial (i.e., Durango) and one 4-lane roadway (i.e., Grand Montecito Parkway) to accommodate north-south travel; and
   c) one expressway (i.e., I-215), two 6-lane arterials (i.e., Grand Teton and Elkhorn, each has an overpass at US 95), and two 4-lane roadways (i.e., Farm Road and Deer Springs Way) to serve east-west traffic.

3. Durango Drive is the one and only facility that provides direct north-south linkage across US 95 and I-215 for the entire area west of US 95, while additional east-west roadways immediately to the south of these TAZs are Centennial Parkway and Tropical Parkway with an overpass at US 95.

4 The lack of north-south roadway capacity has been a major concern of the City staff as well as the developers interested in the area. Due to the historical and developmental timing limitations, the current alignment was established for Grand Montecito Parkway as a 4-lane roadway between I-215 and Elkhorn. It is expected that Grand Montecito Parkway to provide not only the needed accesses to the parcels within the area, but also a smooth alternate route to relieve the anticipated congestion along Durango Drive. The reason for the current S-Curve alignment is to avoid 90-degree angled intersections which will greatly reduce capacity and impact the operations of all the intersections along the roadway, and therefore requires additional lanes to attempt to accommodate the same amount of traffic.

5. Due to the importance of the Grand Montecito Parkway, the City and the property owners in the area have made a tremendous amount of effort over the past several years to facilitate this roadway project. As of this date, the roadway design work is 100% complete and about 80% of the right-of-way has been dedicated based on the current alignment.

6 With the currently approved land use plans as described in Item #1, the traffic projection is about 65,000 vehicle trips per day along Durango Drive, which calls for a 6-lane facility, and 25,000 vehicle trips per day along Grand Montecito Parkway, which calls for a 4-lane roadway. A land use proposal that is more intensive than what is currently planned will result in a greater traffic demand and therefore need a greater roadway capacity to accommodate.

7. It is premature to generate the project specific traffic projections from the regional travel demand model at this time as detailed information, such as the types of stores as well as the square footages and number of employees of the individual stores, is not available for the proposed regional mall. However, a rough estimate can be made by using the most recent traffic data of the Las Vegas Premium Outlet Mall located at Grand Central Parkway and Bonneville Avenue as there are some similarities between the two projects.

   The outlet mall is close to 0.5 million square feet and generates more than 12,000 vehicle trips per day. The proposed regional mall will be at least 4 times in size (based on the 2 million square feet that was given). The proposed development alone would generate about 50,000 vehicle trips per day if it offers similar stores and characteristics as the Premium Outlet Mall. Obviously, such a development would challenge the roadway capacity in the vicinity, especially on the roadways providing north-south travel and the interchanges providing access to the site. If this happens, Grand Montecito Parkway would need to be built as a 6-lane instead of a 4-lane facility in order to accommodate the additional demand. Additional dedication of right-of-way would be required from I-215 to north of Elkhorn Road to accommodate 6 lanes.

GL

8. It is important to point out that Durango is the only north-south corridor that connects the southern region to the northern region of the City. As one of the consensuses reached by participated state and local entities at the Northwest Planning Charette, the lack of north-south capacity is and will remain as one of the biggest challenges due to historical and demographical limitations. With the availability of future vacant land migrates further to the northwest region, it is crucial to reserve as much north-south capacity as possible to ensure the continuous growth of the City.

It is recommended that the deletion of Grand Montecito Parkway as proposed be denied, as it appears that there is no sound technical basis for its deletion, and substantial evidence to suggest that its deletion would have a major negative impact on traffic in the surrounding area, particularly on Durango Drive, which would then be the only north-south street through the area from Centennial Parkway to Elkhorn Drive.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSH-6024 APN: 125-20-602-002, 3, 5, 6, 7, 8

Name of Property Owner: Great Mall Las Vegas, LLC

Name of Applicant: Triple Five Development, Nevada

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Chief Manager

Print Name: John N. McCall

Subscribed and sworn before me

This 24th day of January, 2005

Ann Vitale

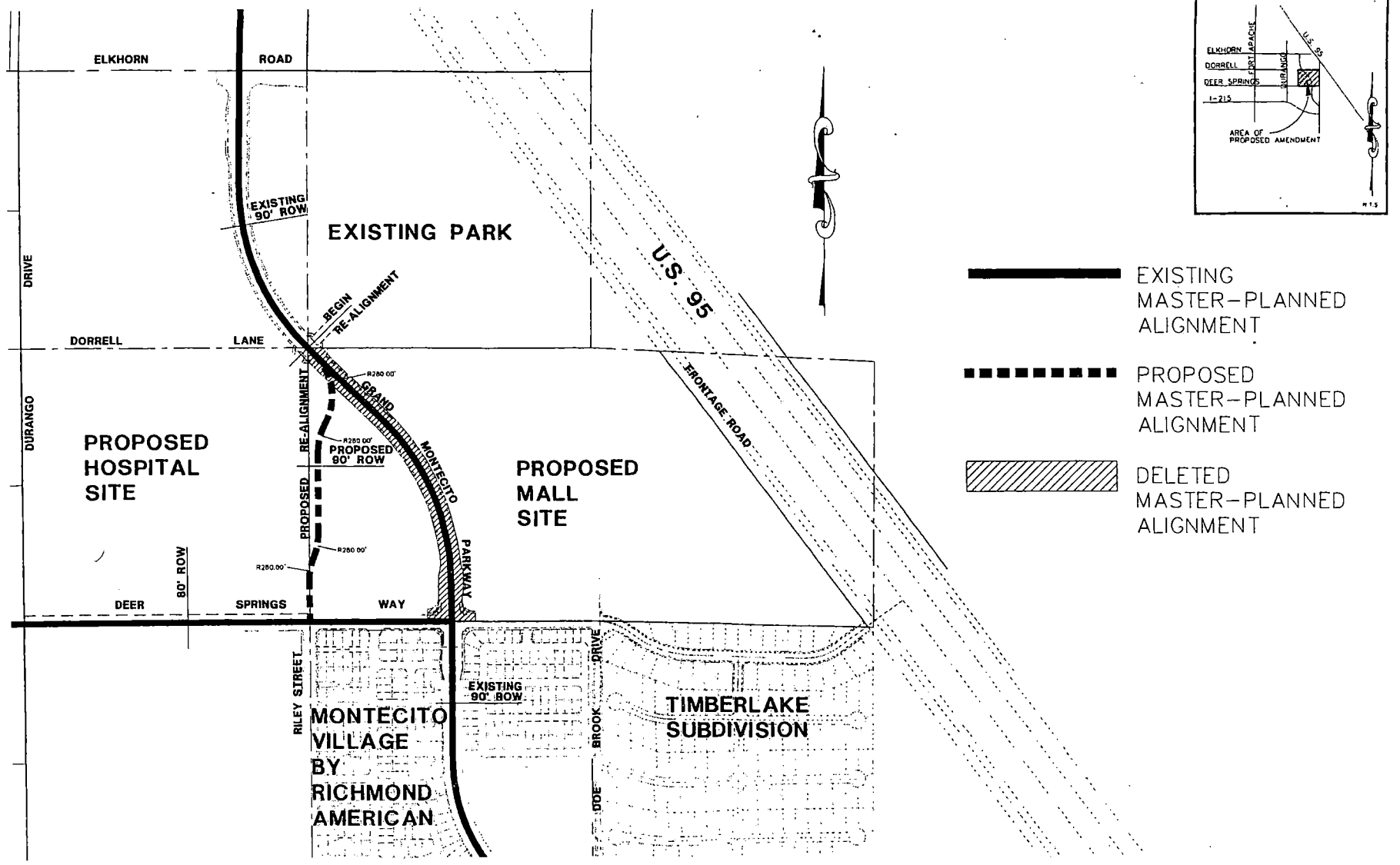
Notary Public in and for said County and State

State of Nevada

County of Clark

ANN VITALE
NOTARY PUBLIC STATE OF NEVADA
Appt. No. 00-60535-1
My Comm. Expires Jan. 3, 2008

Revised 12-03-04



MSH-6024
4-28-05 PC

RECEIVED
JAN 25 2005

TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

January 25, 2005

City of Las Vegas
Planning & Development Department
Current Planning Division
731 South 4th Street
Las Vegas, Nevada 89101

RE: MASTER STREETS AND HIGHWAYS PLAN AMENDMENT REQUEST

Triple Five Development is requesting a Master Streets and Highways Plan amendment. We are requesting that a portion of right-of-way generally located in the northwest, known as Grand Montecito Parkway, be realigned between the Dorrell Lane alignment on the north and Deer Springs Way on the South. The master plan currently shows this street as a meandering seventy-foot (70') section of the street frontage system to US 95.

It is the our intent to realign a section of this frontage road beginning at a point approximately 1,320 feet south of Elkhorn Road (Dorrell Lane alignment) where the existing right-of-way departs APN# 125-20-510-004 at its southeast corner, south, to the intersection point of Riley Street and Deer Springs Way. This essentially relocates the intersection of Grand Montecito Parkway and Deer springs Way approximately 660 feet west of its currently planned location.

We consider this section of road as currently aligned a significant hardship. We intend on developing a regional mall on property bisected by the current alignment. The intent of this application is to provide the future development with a suitable, single parcel on which to build this regional facility instead of two oddly shaped parcels.

Additionally, as a result of the current status of the S.I.D. it has become necessary to seek alternative solutions to the previous Grand Montecito alignment. We desire to create an alignment that allows for the orderly movement of vehicles while creating points that provide areas for safe pedestrian travel.

This realignment will take a road that currently would split the mall into to separate areas causing multiply daily pedestrian crossing over an extremely busy road and relocated the road to the perimeter thus minimizing the auto / pedestrian conflicts.

Thank you for you time in reviewing our application.

Sincerely,

James Grindstaff
Triple Five Development Nevada

TELEPHONE (702) 242-6937 • FAX (702) 360-9128 OR (702) 242-6941
9510 W. SAHARA AVE., SUITE 200 • LAS VEGAS, NEVADA 89117

March 17, 2005

Mr. James Grindstaff
Triple Five Nevada Development Corporation
9510 W. Sahara Avenue
Suite 200
Las Vegas, Nevada
89117

Dear Mr. Grindstaff:

The Planning and Development Department is in receipt of your request dated March 8, 2005, via a transmittal from VTN Engineers received by us on March 9, 2005, to modify your request for a previously submitted Master Plan of Streets and Highways amendment (MSH-6024). Your modification seeks to delete a segment of Grand Montecito Parkway rather than realigning it per the initial request.

I regret to inform you that we cannot accept your modification request at this time for the following reasons:

- The originally application was accepted by our Department, but you were advised in writing that we considered the application incomplete in that the application was not authorized by an adjacent landowner, a portion of whose land was contained within the application area, and that the application was not accompanied by the "express written consent" of Montecito Town Center LLC. You had 10 days to appeal that decision or provide the required information, but you did not file the appeal for 17 days. Accordingly, our opinion is that our decision to not accept your application is now Final Action.
- Should City Council, on the appeal, disagree with our position, then the Department will presumably be directed to consider the application as submitted on its merits. The request to delete the road segment rather than realigning it a significant departure from the original request and would warrant a new application rather than modifying the original request.

We have included reference to this amended request in the case report on your appeal (DIR-6223), so that the City Council has complete information on the case; however, for the reasons noted above, we will not take any action on your latest request until Council has adjudicated the matters contained in your appeal.

Sincerely,

Margo Wheeler, AICP

c. Tom Green

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
TRUESDELL – Motion for Approval failed due to lack of super majority, which is tantamount to DENIAL with McSWAIN abstaining as her company, Terra Contracting, is doing work and bidding work for Becker Realty 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 26 [GPA-6254], Item 27 [ZON-6255] and Item 28 [SDR-6256].

PETER LOWENSTEIN, Planning and Development, gave a brief overview of the applications. Staff recommended denial on the General Plan Amendment (GPA) and the companion

MINUTES – Continued:

applications, as the density is inappropriate, and an intermediate density would facilitate a more consistent transition that would be in conformance with the Centennial Hills Sector Plan.

Because the application was a GPA and only four Commissioners were voting on these items, CHAIRMAN NIGRO advised the applicant that five Commissioners needed to vote in the affirmative to approve the GPA and the companion items. As a result, the vote would be tantamount to a denial but comments made would go forward to Council. However, the applicant could request to hold the items in abeyance should the applicant desire a formal recommendation of approval.

FLORA JACKSON, Dan Hart and Associates, 3900 Paradise Road, Las Vegas, NV requested a discussion take place on the applications at this meeting. She commented that the conditions have changed since the adoption of the GPA, as there has been a major increase of housing developments and the costs for these homes continue to rise. In addition, approving the GPA on a portion of the Master Plan to R-PD7 would allow for construction of more reasonably priced homes, which would mirror the quality of homes already constructed in the neighboring parcels. The residents did not attend the neighborhood meeting on March 28th, but the developer did respond to several phone calls from residents and explained the proposed development to them. MS. JACKSON concluded by reiterating some of staff's report and findings, which included the subject development would not have a negative impact on neighborhood traffic and the building elevations and design characteristics create an aesthetically pleasing and harmonious environment.

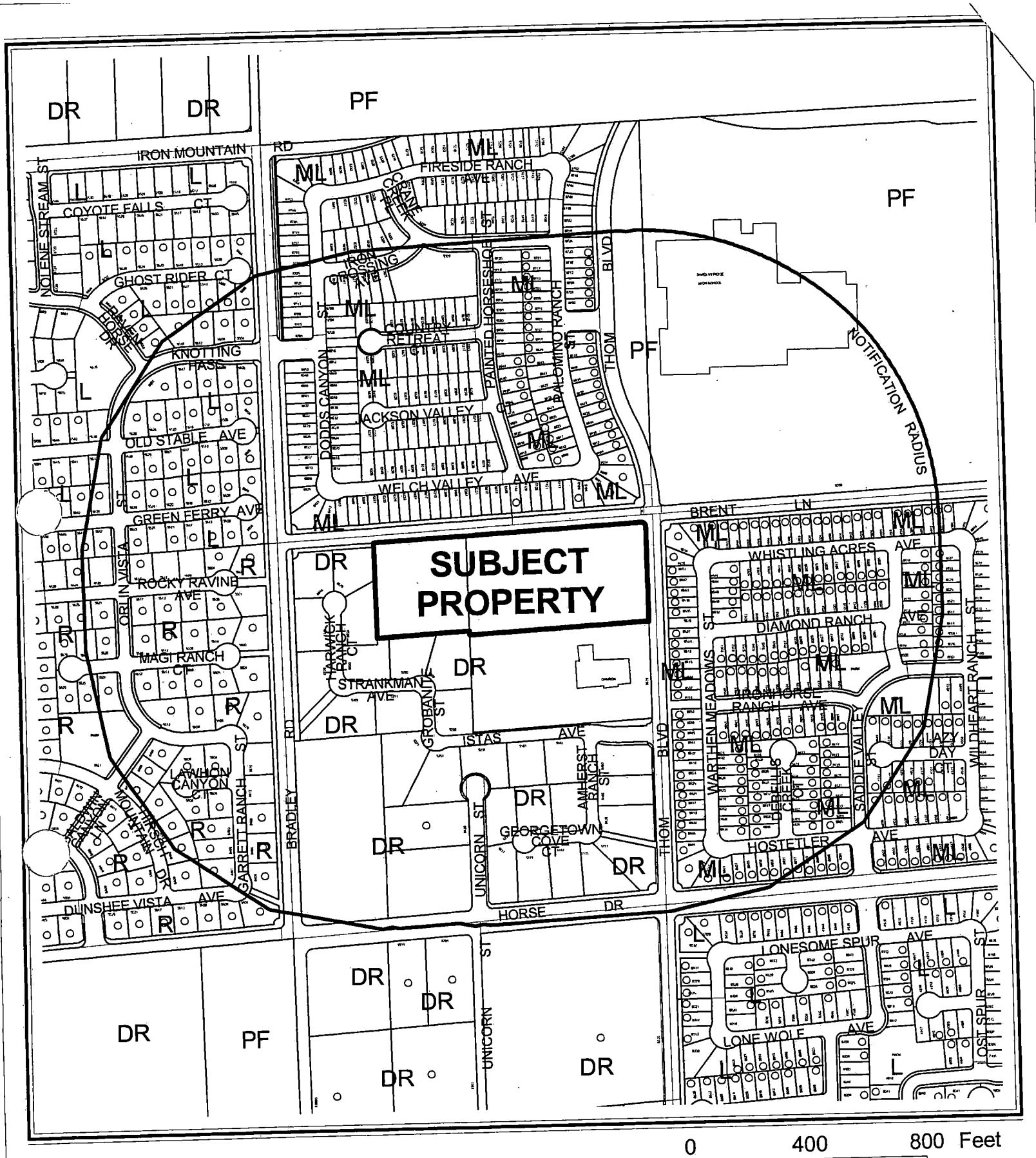
VICE CHAIRMAN TRUESDELL agreed that the subject area has had some changes but noted that even if this development occurred, affordability could still be an issue given the different perceptions of what is affordable. However, he felt that the proposed development would not drastically change what was envisioned for the adjacent parcels on the Master Plan. He would support the applications.

CHAIRMAN NIGRO concurred with the Vice Chairman. He also appreciated the developer placing the open space on the appropriate side of the project, adjacent to the larger lots. He supported the proposed development.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 26 [GPA-6254], Item 27 [ZON-6255] and Item 28 [SDR-6256].

(7:02 – 7:11)



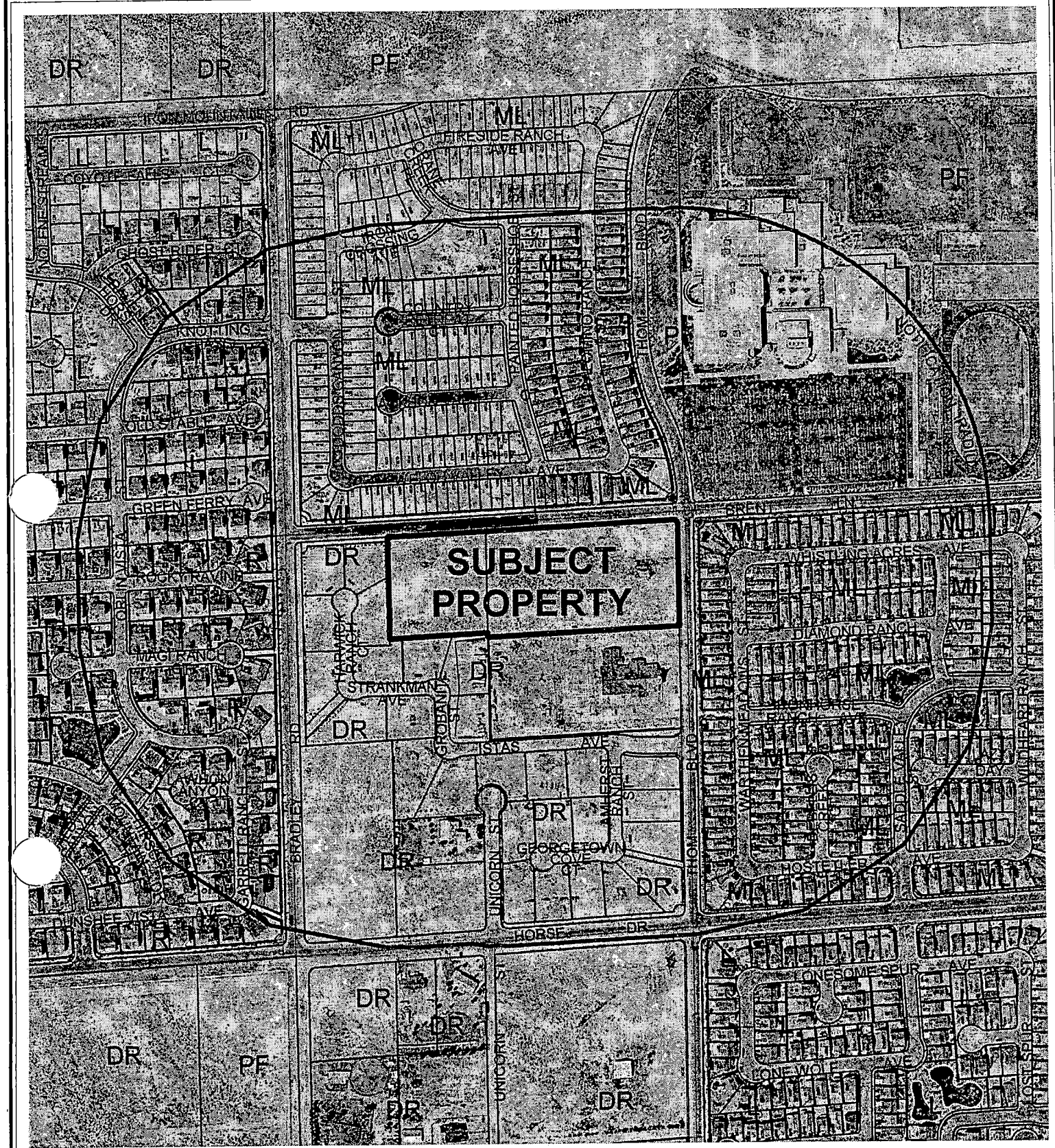
CASE: **GPA-6254**

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:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

N



CASE: **GPA-6254**

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:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6254 - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

DDS

** STAFF REPORT **

APPLICATION REQUEST

This is a 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.

BACKGROUND INFORMATION

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan's land use map, the subject properties were designated for R (Residential) land uses with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the General Plan, which replaced the Northwest Sector Plan and accompanying land use map.
08/18/99	The City Council approved GPA-0023-99, which amended the density range for the Medium-Low Density Residential to allow up to eight 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 the plan's accompanying map, the subject properties were designated for DR (Desert Rural) land uses with a maximum density of two units per acre.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 7.99

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family residences and vacant (subdivided for single-family residences
South:	Church and vacant (subdivided for single-family residences)

DDS

East:	Single-family residences
West:	Vacant (subdivided for single-family residences)

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	ML (Medium-Low Density Residential)
South:	DR (Desert Rural)
East:	ML (Medium-Low Density Residential)
West:	DR (Desert Rural)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-PD7 (Residential Planned Development – 7 units per acre)
South:	R-E (Residence Estates)
East:	R-PD7 (Residential Planned Development – 7 units per acre)
West:	R-E (Residence Estates) under Resolution of Intent to: R-PD2 (Residential Planned Development – 2 units per acre)

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

There are no special plans or overlay districts that affect the subject property.

DEFINITIONS

DR (Desert Rural Density Residential) (up to 2.49 dwelling units/gross acre) The intended residential lifestyle in this land use category is single-family homes on large lots, many of which include equestrian facilities, in a rural environment.

ML (Medium-Low Density Residential) (up to 8 dwelling units/per gross acre) This density range permits single-family compact lots and zero lot line homes, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

ANALYSIS

The city of Las Vegas and the county of Clark County adopted the Centennial Hills Interlocal Land Use Plan in 2003. The land use configurations represented by this plan reflect many months of careful planning by both jurisdictions to develop a future development pattern for the Centennial Hills Sector. The subject properties and those properties located south of Brent Lane and west of Thom Boulevard were classified for up to no more than two dwelling units per acre of residential development, while the properties north of Brent Lane and east of Thom Boulevard were designated for densities of development of up to eight dwelling units per acre. It is obvious that the transition from a more spacious rural environment to a smaller lot urban area was to take place along these streets.

A future plan for development of the area is important for many reasons, not the least of which is to provide notice to present and future property owners how the City intends for property to develop. Land use configurations should not be changed unless there are justifiable reasons based on extenuating circumstances for doing so. The onus is placed on the applicant to demonstrate why the General Plan should be changed. The only justification presented by the applicant is in a letter which states: "Properties directly adjacent to ours are already designated R-PD7 (Residential Planned Development – 7 units per acre)." There does not appear to be any basis for amending the Centennial Hills plan, and therefore, it is recommended that the subject request be denied.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met 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.**

   Properties to the south and west are located in a DR (Desert Rural) land use category that permits a density of development of up to 2.49 dwelling units per gross acre. The subject request to a ML (Medium-Low Density Residential Development) land use classification would permit up to eight dwelling units per acre, which is nearly four times the density that would be permitted within the same area. More importantly, the request would alter an area intended for a more rural environment to a small lot urban environment that was not intended when the Centennial Hills Interlocal Land Use Plan was adopted. For these reasons it is recommended that the request for a ML (Medium-Low Density Residential) land use classification be denied.

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

The subject property is zoned R-E (Residence Estates), a zoning district that permits lot sizes of no less than 20,000 square feet. The accompanying request to Rezone the subject area to R-PD7 (Residential Planned Development – 7 units per acre) would permit an abrupt change to minimum-sized lots proposed at 3,488 square feet within the same area. Since it is recommended that the subject request for a ML (Medium-Low Density Residential) land use classification be denied, it is recommend that an accompanying request for Rezoning also be denied.

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

The difference in the number of lots between the two land use classifications is negligible in terms of the services that would need to be provided.

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

There are no other plans and policies to those of the Centennial Hills Plan for this area.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

A neighborhood meeting is required for a General Plan Amendment. Accordingly, a meeting was held on 03/28/05 in the Cimarron Rose Community Center at 5591 Cimarron Road. There was no person from the public at the meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 370 [Mailed with ZON-6255 and SDR-6256]

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-6254** APN: 125-12-601-002

Name of Property Owner: Unicorn Brent LLC

Name of Applicant: Becker Realty

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: Kevin McKinley, Manager

Subscribed and sworn before me

This 4th day of February, 2005

Rachelle Papon

Notary Public in and for said County and State Clark, Nevada

Notary Public - State of Nevada
County of Clark
RACHELLE PAPON
My Appointment Expires
July 23, 2008
No: 04-90721-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-6254 APN: 125-12-602-001

Name of Property Owner: McKinley Gore LLC, ETAL

Name of Applicant: Becker Realty

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kevin McKinley, Manager

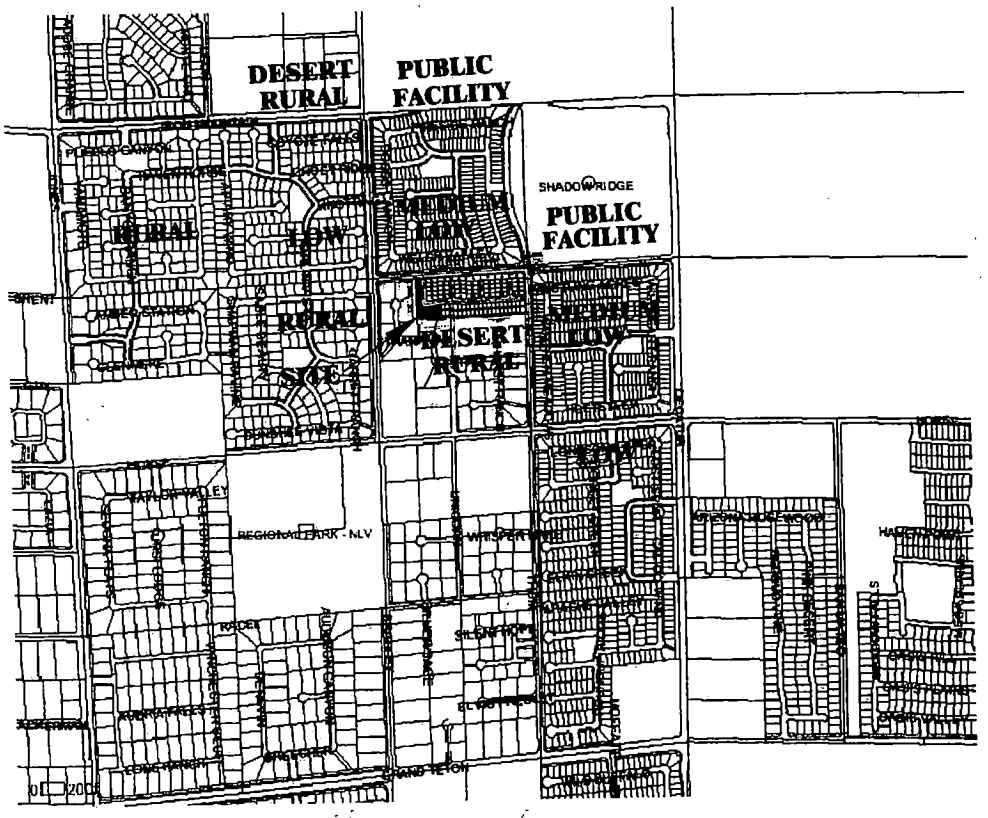
Subscribed and sworn before me

This 4th day of February, 2005

Rachelle Papon

Notary Public in and for said County and State CLARK, NEVADA

Notary Public - State of Nevada
County of Clark
RACHELLE PAPON
My Appointment Expires
July 23, 2008
No: 04-90721-1



LOCATION MAP
FOR
BRENTWOOD COVE
BY
MCKINLEY GORE LLC

CITY OF LAS VEGAS
STATE OF NEVADA

GRAPHIC SCALE

(IN TEXT)
1 inch = 500 ft.

DEVELOPER

MCKINLEY GORE LLC
50 S JONES BLVD #101
LAS VEGAS, NEVADA 89107
(702) 870-0212

OWNER

MCKINLEY GORE LLC
50 S JONES BLVD #101
LAS VEGAS, NEVADA 89107
(702) 870-0212
APN NO: 125-12-602-001

UNICORN BRENT LLC
50 S JONES BLVD #101
LAS VEGAS, NEVADA 89107
(702) 870-0212
APN NO: 125-12-601-002

ENGINEER

ALPHA ENGINEERING
3321 N. BUFFALO DR.
SUITE 202
LAS VEGAS, NV 89129
(702) 877-1368

SITE DATA:

GROSS ACREAGE	7.93 ACRES
NET ACREAGE	7.23 ACRES
UNIT COUNT	55 UNITS
BUILDING COUNT	-- BUILDING
GROSS DENSITY	6.85 UNITS / ACRE
FLOOR AREA RATIO (F.A.R.)	0.80 (MAX)
EXISTING ZONING	R-E
PROPOSED ZONING	R-PD7
ASSESSOR'S PARCEL NUMBER	125-12-602-001 125-12-601-002

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 5 OF PARCEL MAPS, PAGE 15 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

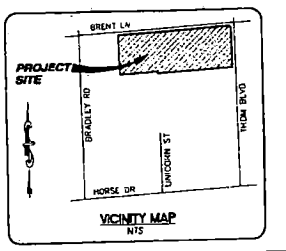
TOGETHER WITH PARCEL 2 OF THAT CERTAIN PARCEL MAP IN FILE 21, PAGE 80 OF PARCEL MAPS

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 6, 2003 IN BOOK 20031106 AS DOCUMENT NO 01447 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGEND

- RIGHT-OF-WAY/ BOUNDARY LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EX ELEVATION 2566
- SLOPE 0.50%
- LOT NUMBERS 10
- SEWER MANHOLE
- FIRE HYDRANT
- OPEN SPACE AREA
- OPEN SPACE AREA BACKYARD COMPONENTS ONLY

RECEIVED
MAR 10 2005



VICINITY MAP
NTS

CALL BEFORE YOU OVERHEAD
1-702-383-6111

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY

Call BEFORE YOU DIG
1-800-227-2600

MCKINLEY GORE LLC
50 S. JONES BLVD. SUITE 101
LAS VEGAS, NV 89107
(702) 870-0212

ENGINEERING COMPANY
ALPHA &
3321 N. Buffalo Drive, Suite 202
Las Vegas, NV 89129
Telephone (702) 877-1368

REVISION	DATE	BY

BRENTWOOD COVE

LOCATION MAP

DRAWN BY: AP	01.18.05	
DESIGNED BY: RCV	01.18.05	
CHECKED BY: SMC	01.18.05	
PROJECT NO. 130301	SCALE: 1" = 500'	

SHEET
LP1
1 OF 1 SHEETS
DRAWING NO

GPA-6254
04/28/05 PC

Alpha Engineering

3321 N. Buffalo Drive, Suite 200 • Las Vegas, NV 89129
702.877.1300 • Fax 702.877.0300

March 8, 2005

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

RE: Justification Letter – General Plan Amendment
Brentwood Cove
APN #125-12-602-001, 125-12-601-002

To Whom It May Concern:

Alpha Engineering, on behalf of the current owners, is submitting for Site Development Plan Review for a 55 lot residential subdivision situated on 7.99 gross acres. General Plan Amendment

This property is located on the Southwest corner of Brent Lane and Thom Blvd. We are requesting R-PD7 zoning and a ML land use classification from the existing RE designation. Properties directly adjacent to ours are already designated R-PD7. We believe that this project is consistent with others in near proximity. We do not anticipate any traffic concerns due to our request.

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

Sincerely,

Ann McLaughlin
Processor

:amm

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting, is doing work and bidding work for the applicant and EVANS and STEINMAN excused

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

MINUTES:
See Item 26 [GPA-6254] for all related discussion on Item 26 [GPA-6254], Item 27 [ZON-6255] and Item 28 [SDR-6256].

(7:02 – 7:11)
1-2186

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 27 – ZON-6255

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-6254) approved by the City Council.

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

3. A Site Development Plan Review (SDR-6256) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

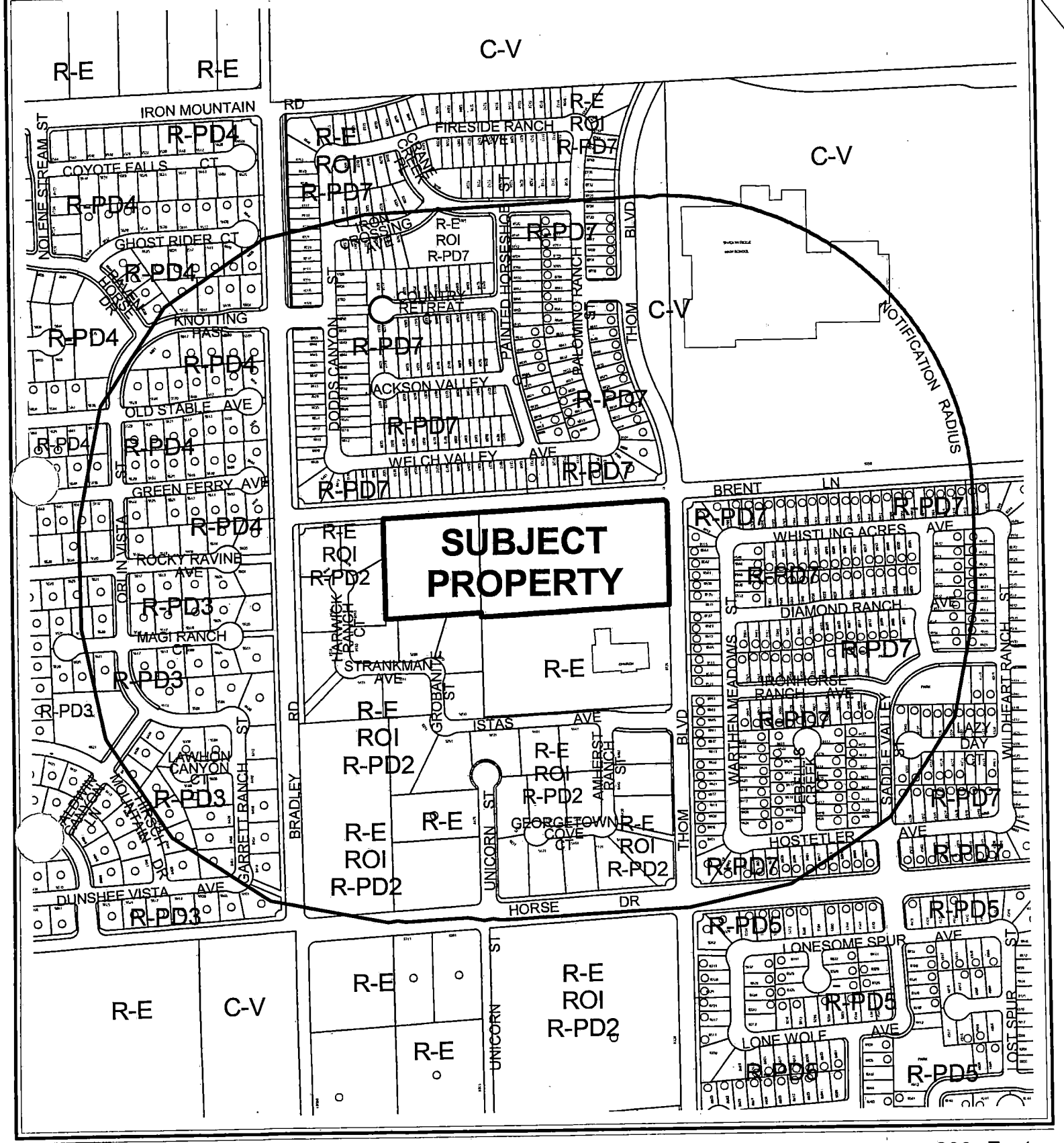
Public Works

4. Construct half-street improvements, including appropriate transition paving, on Brent Lane and Thom 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

7. 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 submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

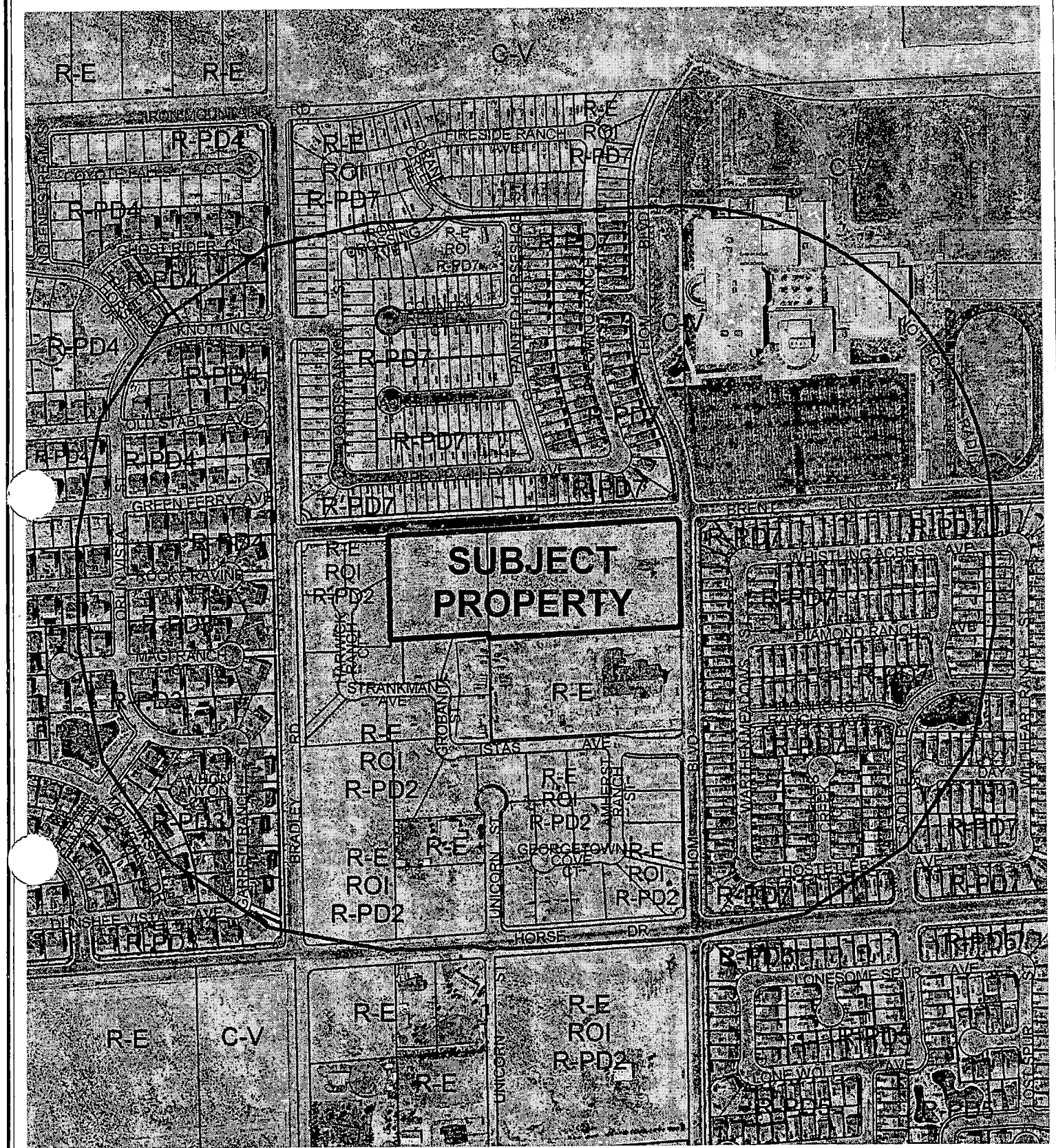


CASE: **ZON-6255**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)



0 400 800 Feet

CASE: **ZON-6255**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6255 - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-6254) approved by the City Council.

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

3. A Site Development Plan Review (SDR-6256) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements, including appropriate transition paving, on Brent Lane and Thom 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

7. 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

DDS

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 submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is 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.

B) Applicant's Justification

The applicant submitted a letter with the subject application, justifying the subject request by stating that properties adjacent to the subject property are designated R-PD7 (Residential Planned Development – 7 units per acre).

BACKGROUND INFORMATION

A) Related Actions

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: a General Plan Amendment (GPA-6254) and a Site Development Plan Review (SDR-6256).

B) Pre-Application Meeting

02/25/05 The staff met with the prospective applicant to review a proposal for 55 lots on the subject property. Changes in the General Plan and Zoning Ordinance were discussed, as well as the need for a Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application. A meeting is required for a General Plan Amendment, and a meeting was held on an accompanying application for General Plan Amendment (GPA-6254) on 03/28/05. There was no person from the public at the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 7.99

DDS

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family residences Vacant (subdivided for single-family residences
South:	Church Vacant (subdivided for single-family residences)
East:	Single-family residences
West:	Vacant (subdivided for single-family residences)

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	ML (Medium-Low Density Residential)
South:	DR (Desert Rural)
East:	ML (Medium-Low Density Residential)
West:	DR (Desert Rural)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-PD7 (Residential Planned Development – 7 units per acre)
South:	R-E (Residence Estates)
East:	R-PD7 (Residential Planned Development – 7 units per acre)
West:	R-E (Residence Estates) under Resolution of Intent to: R-PD2 (Residential Planned Development – 2 units per acre)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is classified in the DR (Desert Rural) land use category that permits up to 2.49 dwelling units per acre. The proposed development of 55 single-family lots on 7.99 acres generates a density of development of 6.88 dwelling units per acre. The applicant has requested a General Plan Amendment (GPA-6254) to the ML (Medium-Low Density Residential) land use classification to permit this density of development. It is recommended that the GPA amendment be denied, including all accompanying applications.

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

There are no special plans or overlay districts that affect the subject property.

DDS

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards are presented with the Site Development Plan Review (SDR-6256) that accompanies this application.

B) General Analysis and Discussion

This request is to amend the Centennial Hills Sector Plan of the General Plan from a DR (Desert Rural) land use category that permits up to 2.49 dwelling units per acre to a ML (Medium-Low Density Residential) land use classification that permits up to eight dwelling units per acre. In conjunction with this application is a request for a Rezoning from R-E (Residence Estates) to R-PD7 (Residential Planned Development - 7 Units per Acre) to permit a 55-lot single-family residential development on 7.99 acres.

Properties to the south and west are located in a DR (Desert Rural) land use category and zoned either R-E (Residence Estates) or are under a resolution of intent to R-PD2 (Residential Planned Development) that permits two dwelling units per acre. The subject request to R-PD7 permits a large transition from two dwelling units per acre to nearly eight dwelling units per acre within the same area. Since it is recommended that the accompanying request for a ML (Medium-Low Density Residential) land use classification be denied, it is recommend that the subject request also be denied.

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 subject request for Rezoning to a PD7 (Residential Planned Development - 7 Units per Acre) Zone does not conform to the existing DR (Desert Rural) land use classification of the Centennial Hills Plan. The applicant, therefore, is requesting the Centennial Hills Plan be amended to a ML (Medium-Low Density Residential) land use classification. It is recommended that the plan amendment be denied, including the subject accompanying application.

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."**

DDS

The subject property is zoned R-E (Residence Estates), a zoning district that permits lot sizes of no less than 20,000 square feet. The accompanying request to rezone the subject area to R-PD7 (Residential Planned Development – 7 units per acre) would permit an abrupt change to minimum-sized lots of 3,488 square feet within the same area. For this reason, it is recommended that the subject application be denied.

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

As discussed with the accompanying application for a General Plan Amendment (GPA-6254) in the Centennial Hills Sector plan, there are no changes in the growth and development factors that would warrant an increase in the density of development. Consequently, it is recommended that the request for the General Plan Amendment be denied as well as the subject request for Rezoning.

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."**

Brent Lane is a local street that would provide access to the proposed development. Brent Lane and Thom Boulevard, which intersects with Brent Lane, are adequate in size to provide access to the development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 370 [Mailed with GPA-6254 and SDR-6256]

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-6255 APN: 125-12-602-001

Name of Property Owner: McKinley Gore LLC, ETAL

Name of Applicant: Becker Realty

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kevin McKinley (manage)

Subscribed and sworn before me

This 4th day of February, 2005

Rachelle Papon

Notary Public in and for said County and State CLARK, NEVADA

Notary Public - State of Nevada
County of Clark
RACHELLE PAPON
My Appointment Expires
July 23, 2008
No: 04-90721-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-6255** APN: 125-12-601-002

Name of Property Owner: Unicorn Brent LLC

Name of Applicant: Becker Realty

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: Kevin McKinley, Manager

Subscribed and sworn before me

This 4th day of February, 2005

Rachelle Papon

Notary Public in and for said County and State Clark, Nevada

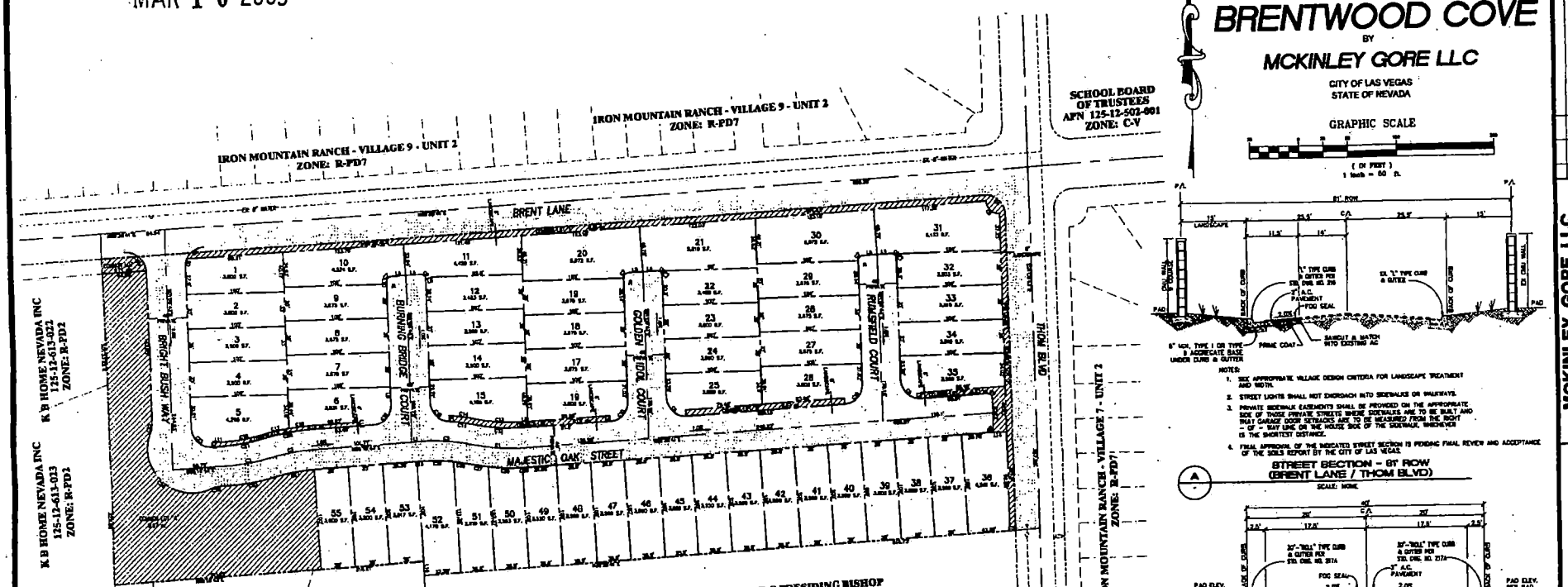
Notary Public - State of Nevada
County of Clark
RACHELLE PAPON
My Appointment Expires
July 23, 2008
No: 01-80721-1

RECEIVED

MAR 1 0 2005

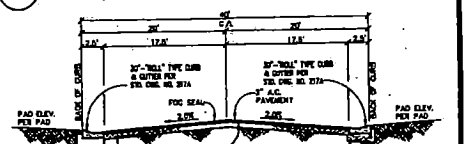
SITE PLAN
FOR
BRENTWOOD COVE
BY
MCKINLEY GORE LLC

CITY OF LAS VEGAS
STATE OF NEVADA



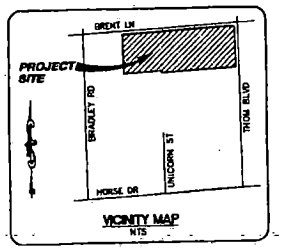
NOTES:
1. SEE APPROPRIATE VILLAGE DESIGN CRITERIA FOR LANDSCAPE TREATMENT AND WIDTH.
2. STREET LIGHTS SHALL NOT ENCROACH INTO SIDEWALKS OR WALKWAYS.
3. PRIVATE SIDEWALK EASEMENTS SHALL BE PROVIDED ON THE APPROPRIATE SIDE OF THOSE PRIVATE STREETS WHERE SIDEWALKS ARE TO BE BUILT AND THAT GARAGE DOOR SETBACKS ARE TO BE MEASURED FROM THE RIGHT OF - WAY LINE OR THE HOUSE SIDE OF THE SIDEWALK, WHICHEVER IS THE SHORTEST DISTANCE.
4. FINAL APPROVAL OF THE INDICATED STREET SECTION IS PENDING FINAL REVIEW AND ACCEPTANCE OF THE SOILS REPORT BY THE CITY OF LAS VEGAS.

A — STREET SECTION - 81' ROW (BRENT LANE / THOM BLVD)
SCALE: NONE



NOTES:
1. SEE APPROPRIATE VILLAGE DESIGN CRITERIA FOR LANDSCAPE TREATMENT AND WIDTH.
2. STREET LIGHTS SHALL NOT ENCROACH INTO SIDEWALKS OR WALKWAYS.
3. PRIVATE SIDEWALK EASEMENTS SHALL BE PROVIDED ON THE APPROPRIATE SIDE OF THOSE PRIVATE STREETS WHERE SIDEWALKS ARE TO BE BUILT AND THAT GARAGE DOOR SETBACKS ARE TO BE MEASURED FROM THE RIGHT OF - WAY LINE OR THE HOUSE SIDE OF THE SIDEWALK, WHICHEVER IS THE SHORTEST DISTANCE.
4. FINAL APPROVAL OF THE INDICATED STREET SECTION IS PENDING FINAL REVIEW AND ACCEPTANCE OF THE SOILS REPORT BY THE CITY OF LAS VEGAS.

B — INTERIOR STREET NORMAL CROWN (TYP.) - PRIVATE
SCALE: NONE



VICINITY MAP
NTS

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 5 OF PARCEL MAPS, PAGE 15 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH PARCEL 2 OF THAT CERTAIN PARCEL MAP IN FILE 21, PAGE 80 OF PARCEL MAPS.

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 6, 2003 IN BOOK 20031106 AS DOCUMENT NO. 01447 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

DEVIATIONS FROM STANDARD

1. PRIVATE DRIVE LESS THAN 150 FEET IN LENGTH WITH NO CUL-DE- SAC TURNAROUND.

GENERAL NOTES

THE PROJECT IS NOT A PART OF A MASTER PLAN.

EASEMENTS REQUIRED FOR DRY UTILITIES, SEWER, STORM DRAIN, AND WATER SHALL BE GRANTED ON THE FINAL MAP OR BY DOCUMENT WHERE REQUIRED.

LANDSCAPING WITHIN LANDSCAPE EASEMENTS DEDICATED TO H.O.A. SHALL BE MAINTAINED BY H.O.A.

PROTECTIVE C.C. & R'S SHALL BE ESTABLISHED BY THE DEVELOPER ON THIS DEVELOPMENT.

UTILITIES SHOWN (WATER, SEWER, ETC...) ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON TECHNICAL STUDIES.

THERE ARE NO EXISTING OR PROPOSED STORM DRAINS APPLICABLE FOR THE PROJECT SITE.

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

COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH THE SUBDIVIDER INTENDS TO ENFORCE WILL BE RECORDED WITH THIS PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

SETBACKS:

FRONT: (HOUSE/FRONT LOADED GARAGES):	20 FEET TO GARAGE
(SIDE LOADED GARAGES/CASITA)	15 FEET HOUSE
INTERIOR SIDE YARD:	3 FEET
CORNER SIDE YARD:	10 FEET
REAR YARD:	10 FEET

FLOOD ZONE

ZONE X - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PANEL NUMBER 1745 OF 4090, MAP REVISED DATE SEPTEMBER 27, 2002.

UTILITIES AND SERVICES:

WATER SERVICE:	L.V.V.W.D.
SEWER SERVICE:	CITY OF LAS VEGAS
POWER:	NEVADA POWER
GAS:	SOUTHWEST GAS
TELEPHONE:	SPRINT CENTRAL
DISPOSAL:	REPUBLIC SERVICES OF NEVADA

LEGEND

RIGHT-OF-WAY/ BOUNDARY LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
EX ELEVATION 2560
SLOPE 0.50%
LOT NUMBERS 10
SEWER MANHOLE
FIRE HYDRANT
OPEN SPACE AREA
OPEN SPACE AREA BACKYARD COMPONENTS ONLY

OPEN SPACE:

REQUIRED OPEN SPACE:
DENSITY (UNITS PER ACRE) X 1.65 = % GROSS LAND FOR OPEN SPACE
= 6.88 x 1.65 = 15.35%
REQUIRED OPEN SPACE = 11.35% x 7.99 = 0.91 ACRES

PROVIDED OPEN SPACE: (SEE HATCHED AREA ON SITE PLAN FOR OPEN SPACE INCLUSION) 0.92 ACRES

PROVIDED OPEN SPACE FOR (BACKYARD COMPONENTS) ONLY: (SEE HATCHED AREA ON SITE PLAN) --- ACRES

COMMON LOT "A" = 0.67 ac
COMMON LOT "B" = 0.01 ac
COMMON LOT "C" = 0.02 ac
COMMON LOT "D" = 0.02 ac
COMMON LOT "E" = 0.03 ac
COMMON LOT "F" = 0.18 ac
COMMON LOT "G" = 0.01 ac

LINE AND CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	200'	13°37'51"	47.61'	23.92'
C2	200'	13°37'51"	47.61'	23.92'
C3	200'	13°37'51"	47.61'	23.92'
C4	30'	87°13'58"	45.67'	28.66'
C5	30'	87°13'58"	45.67'	28.66'
C6	30'	87°13'58"	45.67'	28.66'

Alpha Engineering

3321 N. Buffalo Drive, Suite 200 • Las Vegas, NV 89129
702.877.1300 • Fax 702.877.0300

March 8, 2005

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

RE: Justification Letter – Zone Change
Brentwood Cove
APN #125-12-602-001, 125-12-601-002

To Whom It May Concern:

Alpha Engineering, on behalf of the current owners, is submitting for Site Development Plan Review for a 55 lot residential subdivision situated on 7.99 gross acres. Persons GM

This property is located on the Southwest corner of Brent Lane and Thom Blvd. We are requesting R-PD7 zoning and a ML land use classification from the existing RE designation. Properties directly adjacent to ours are already designated R-PD7. We believe that this project is consistent with others in near proximity. We do not anticipate any traffic concerns due to our request.

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

Sincerely,

Ann McLaughlin
Processor

:amm

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her company, Terra Contracting, is doing work and bidding work for the applicant and EVANS and STEINMAN excused

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

MINUTES:
See Item 26 [GPA-6254] for all related discussion on Item 26 [GPA-6254], Item 27 [ZON-6255] and Item 28 [SDR-6256].

(7:02 – 7:11)

1-2186

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 28 – SDR-6256

CONDITIONS:

Planning and Development

1. Approval by the City Council of a General Plan Amendment (GPA-6254) and a Rezoning application (ZON-6255).

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

3. All development shall be in conformance with the site plan and building elevations date stamped 03/10/03, except as amended by conditions herein.

4. The site plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the conditions of this report.

5. The standards for this development shall be established as follows:

Standard	Provided
Min. Lot Size	3,488 square feet
Min. Lot Width	34 feet
Min. Setbacks	
• Front	20 feet
• Front (side loaded)	15 feet
• Side	3 feet
• Corner	10 feet
• Rear	10 feet
Max. Lot Coverage	80 percent
Max. Building Height	two stories

The front yard shall be measured from the back of sidewalk or from the street curb where a sidewalk does not exist.

6. One-story homes shall be constructed on Lots 53, 54, and 55.

7. The landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a tentative map, to show an additional 10,439 square feet of streetscape or other open space that complies with the restrictions for open space of Title 19.

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

CONDITIONS – Continued:

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

10. All property line walls shall be decorative block walls, with at least 20 percent contrasting materials, and they shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.

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

12. All City code requirements and design standards of all City departments shall be satisfied.

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

Public Works

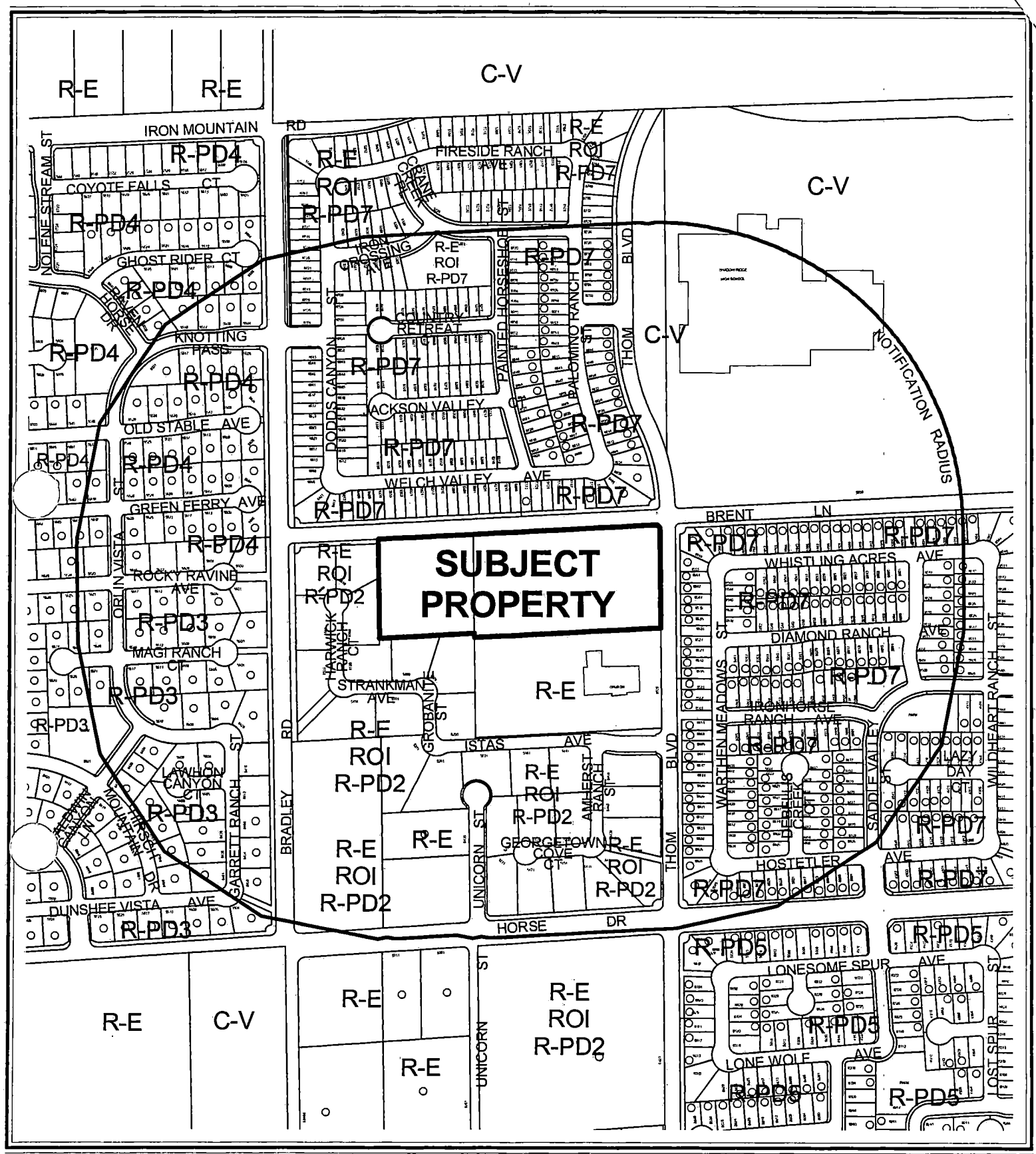
14. A homeowners association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

16. Landscape and maintain all unimproved right(s)-of-way, if any, adjacent to this site.

17. 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.

18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.



CASE: **SDR-6256**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6256 - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL

** CONDITIONS **

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

Planning and Development

1. Approval by the City Council of a General Plan Amendment (GPA-6254) and a Rezoning application (ZON-6255).

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

3. All development shall be in conformance with the site plan and building elevations date stamped 03/10/03, except as amended by conditions herein.

4. The site plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the conditions of this report.

5. The standards for this development shall be established as follows:

Standard	Provided
Min. Lot Size	3,488 square feet
Min. Lot Width	34 feet
Min. Setbacks	
• Front	20 feet
• Front (side loaded)	15 feet
• Side	3 feet
• Corner	10 feet
• Rear	10 feet
Max. Lot Coverage	80 percent
Max. Building Height	two stories

The front yard shall be measured from the back of sidewalk or from the street curb where a sidewalk does not exist.

6. One-story homes shall be constructed on Lots 53, 54, and 55.

DDS

7. The landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a tentative map, to show an additional 10,439 square feet of streetscape or other open space that complies with the restrictions for open space of Title 19.

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

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

10. All property line walls shall be decorative block walls, with at least 20 percent contrasting materials, and they shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.

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

12. All City code requirements and design standards of all City departments shall be satisfied.

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

Public Works

14. 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.

15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

16. Landscape and maintain all unimproved right(s)-of-way, if any, adjacent to this site.

17. 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.

18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

DDS

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6255 and all other applicable site-related actions.

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

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

The applicant submitted a letter with the subject application stating that the project is consistent with others in near proximity. The letter continues, stating that no traffic concerns are anticipated.

BACKGROUND INFORMATION

A) Related Actions

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: a General Plan Amendment (GPA-6254) and a Rezoning application (ZON-6255).

B) Pre-Application Meeting

02/25/05 The staff met with the prospective applicant to review a proposal for 55 lots on the subject property. Changes in the General Plan and Zoning Ordinance were discussed, as well as the need for a Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review. However, a neighborhood meeting was held on an accompanying application for a General Plan Amendment (GPA-6254) on 03/28/05. There was no person from the public at the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 7.99

DDS

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family residences Vacant (subdivided for single-family residences
South:	Church Vacant (subdivided for single-family residences)
East:	Single-family residences
West:	Vacant (subdivided for single-family residences)

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	ML (Medium-Low Density Residential)
South:	DR (Desert Rural)
East:	ML (Medium-Low Density Residential)
West:	DR (Desert Rural)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-PD7 (Residential Planned Development – 7 units per acre)
South:	R-E (Residence Estates)
East:	R-PD7 (Residential Planned Development – 7 units per acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 units per acre)

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is classified in the DR (Desert Rural) land use category that permits up to 2.49 dwelling units per acre. The proposed development of 55 single-family lots on 7.99 acres results in a density of development of 6.88 dwelling units per acre. The applicant has requested a General Plan Amendment (GPA-6254) to the ML (Medium-Low Density Residential) land use classification to permit this density of development. It is recommended that the GPA amendment be denied, including all accompanying applications.

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

There are no special plans or overlay districts that affect the subject property.

DDS

PROJECT DESCRIPTION

The site plan shows 55 lots proposed on 7.99 gross acres of land. The lots are served from an internal 40-foot wide private street that intersects with Bent Lane. The lots have a minimum lot size of 3,488 square feet. Four two-story home models and a one-story home model are proposed for the development. The homes vary in size from 1,523 square feet to 2,290 square feet for the two-story homes and 1,391 square feet for the one story home. Open space is provided along the west side of the development as a buffer to a large lot single-family subdivision.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the Development Standards for a Residential Planned Development project are established through the Site Development Plan Review process. For the subject project, the following standards are proposed:

Standard	**Provided**
Min. Lot Size	3,488 square feet
Min. Lot Width	34 feet
Min. Setbacks • Front • Front (side loaded) • Side • Corner • Rear	 20 feet 15 feet 3 feet 10 feet 10 feet
Max. Lot Coverage	80 percent
Max. Building Height	

The 20-foot front yard setback is to be measured from the back of sidewalk or to the street curb where a sidewalk does not exist. Side loaded garages are proposed with a setback of 15 feet.

A2) Landscape and Open Space Standards

Pursuant to Title 19.12, there are no applicable Landscape Standards.

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

Total Acreage	**Density** (units/acre)	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
7.99	6.9	1.65	11.4 %	39,625 sq. ft.	11.5%	40,075 sq. ft.

DDS

One 0.67-acre area is provided for common open space. Additional streetscape areas are provided along Brent Lane and Thom Boulevard and sections of the internal streets to provide the additional required amount. Such areas allocated for streetscape within a subdivision may be counted toward the requirements for open space if such streetscapes are provided on both sides of the streets along all internal streets within the subdivision; the area allocated for streetscape is not less than five feet in width; and a 24 inch box tree is planted with a maximum separation distance of 30 feet on-center.

In one instance, the planter area for the streetscape is only four feet wide; in several other locations, the streetscapes are provided along only one side of the street; and in most locations, the trees are not provided 30 feet on-center. Streetscape should be provided along the south side of Majestic Oak Street to count the streetscape areas of Common Lots "B," "C," "D," and "E" as usable open space. These discrepancies are addressed as condition of approval #7 for this report.

B) General Analysis and Discussion

- Zoning

The property is presently zoned R-E (Residence Estates), which permits lots no less than 20,000 square feet in size. An accompanying application proposes to rezone the subject property to a R-PD7 (Residential Planned Development - 7 units per acre) Zone to allow the lot sizes proposed for the development. It is recommended that that application be denied.

- Site Plan

The site plan shows 55 lots proposed on 7.99 gross acres of land. The lots are served from an internal 40-foot wide private street that intersects with Bent Lane. The lots have a minimum lot size of 3,488 square feet. Open space is provided along the west side of the development as a buffer to a large lot single-family development.

- Waivers

No Waivers are requested or needed, unless the applicant fails to comply with the deficient amount of open space.

- Landscape Plan

Landscaping is not required for the proposed development; however, trees and bushes are proposed within common open space areas required for the development. As discussed above, there are certain deficiencies in the spacing of the trees to comply with the open space requirements. These deficiencies are addressed in the conditions of approval for this report. Ample landscaping is proposed for the open space area along the west side of the development.

- Elevation

  Four two-story home models and a one-story home model are proposed for the development. Variations of the five models are offered as options. The homes vary in size from 1,523 square feet to 2,290 square feet for the two-story homes and 1,391 square feet for the one-story home. The small lot development is not compatible with the large lot subdivision to the west or to the lower density rural type homes expected within the area south of Brent Lane and west of Thom Boulevard. For this reason, it is recommended that this application and all accompanying applications be denied.

- Floor Plan

  The floor plans are typical of homes of the size proposed. The homes are small in size but efficient in design characteristics.

FINDINGS

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

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

   Properties to the south and west are located in a DR (Desert Rural) land use category and zoned either R-E (Residence Estates) or are under a resolution of intent to R-PD2 (Residential Planned Development - 2 units per acre) that permits two dwelling units per acre. The subject request to R-PD7 (Residential Planned Development - 7 units per acre) permits a large transition from two dwelling units per acre to a maximum permitted density of nearly eight dwelling units per acre within the same area. For this reason, it is recommended that accompanying requests to reclassify the property to a ML (Medium-Low Density Residential) land use classification and to rezone the property to a R-PD7 (Residential Planned Development - 7 units per acre) zoning classification be denied. Consequently, it is recommend that the subject request also be denied.

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;"**

   As discussed in the report for an accompanying application for a General Plan Amendment (GPA-6254), the proposed development is not consistent with the General Plan. With the exception of compliance with the open space standards, the development otherwise complies with adopted City plans, policies and standards.

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

   Brent Lane is a local street that would provide access to the proposed development. Brent Lane and Thom Boulevard, which intersects with Brent Lane, are adequate in size to provide access to the development in a way that would not negatively impact the streets.

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

   Building and landscape materials are appropriate for the area.

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

   Four two-story homes and one one-story home are proposed for the development. Variations of the five home models are offered as options. The homes vary in size from 1,523 square feet to 2,290 square feet for the two-story homes and 1,391 square feet for the one-story home. The small lot development is not compatible with the large lot subdivision to the west or to the lower density rural type homes expected within the area south of Brent Lane and west of Thom Boulevard. For this reason, it is recommended that this application and all accompanying applications be denied.

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

   Because the site would be subject to ongoing inspection, the public health, safety, and welfare would not be compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 370 [Mailed with GPA-6254 and ZON-6255]

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6256** APN: 125-12-602-001

Name of Property Owner: McKinley Gore LLC, ETAL

Name of Applicant: Becker Realty

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kevin McKinley, Manager

Subscribed and sworn before me

This 4th day of February, 2005

_____
Rachelle Papon
Notary Public in and for said County and State CLARK, NEVADA

Notary Public - State of Nevada
County of Clark
RACHELLE PAPON
My Appointment Expires
July 23, 2008
No: 04-90721-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6256** APN: 125-12-601-002

Name of Property Owner: Unicorn Brent LLC

Name of Applicant: Becker Realty

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kevin McKinley, Manager

Subscribed and sworn before me

This 4th day of February, 2005

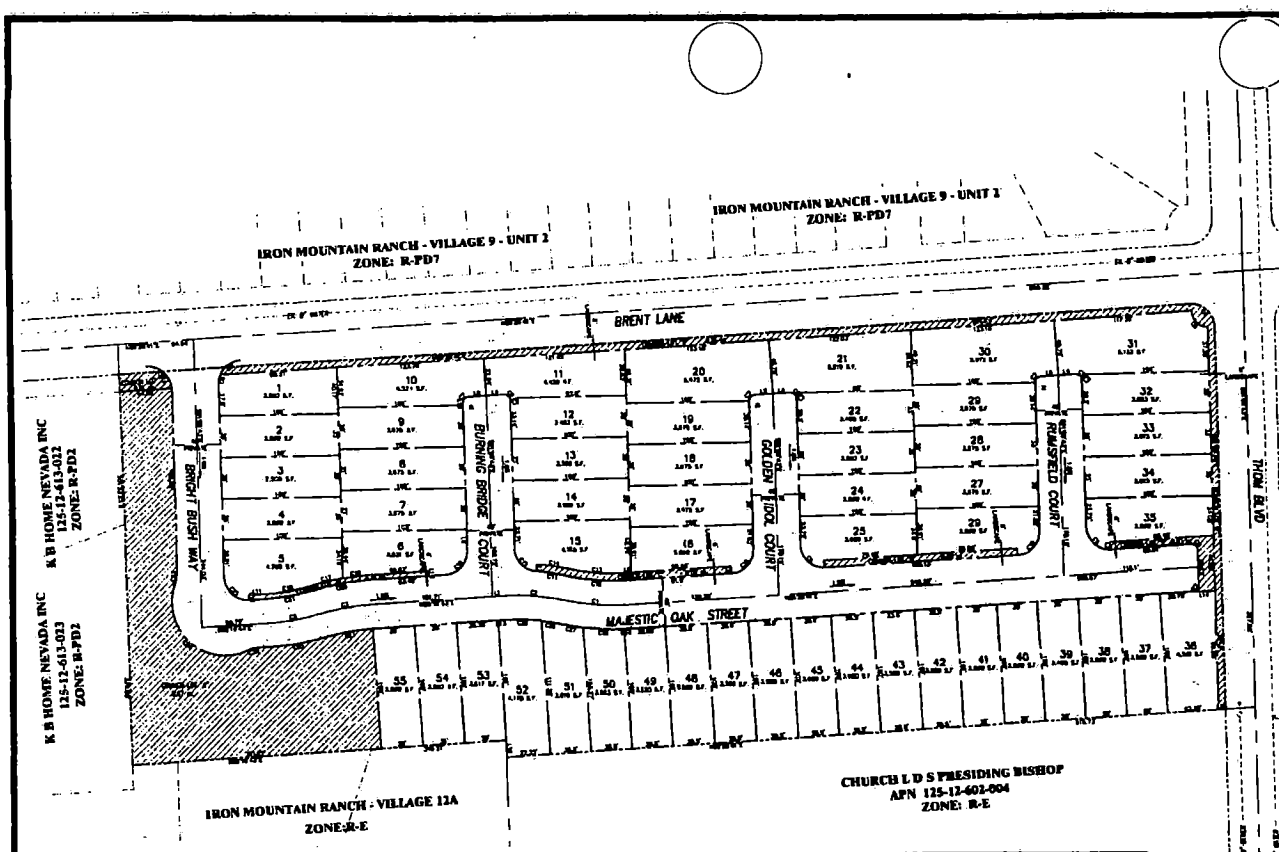
Rachelle Papon

Notary Public in and for said County and State CLARK, NEVADA

Notary Public - State of Nevada
County of Clark
RACHELLE PAPON
My Appointment Expires
July 23, 2008
No: 04-90721-1

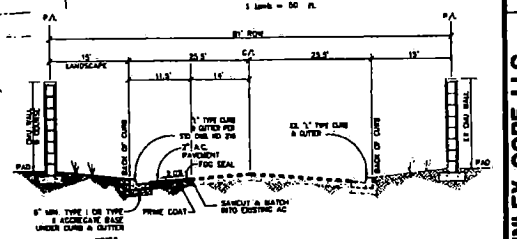
SITE PLAN
FOR
BRENTWOOD COVE
BY
MCKINLEY GORE LLC

CITY OF LAS VEGAS
STATE OF NEVADA



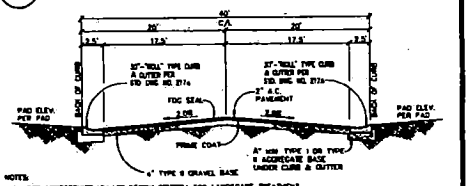
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



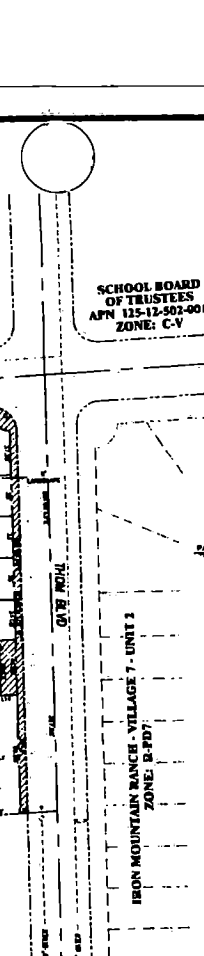
NOTES:
1. SEE APPROPRIATE VILLAGE DESIGN CRITERIA FOR LANDSCAPE TREATMENT AND WIDTH.
2. STREET LIGHTS SHALL NOT ENCROACH INTO SIDEWALKS OR WALKWAYS.
3. PRIVATE SIDEWALK EASEMENTS SHALL BE PROVIDED ON THE APPROPRIATE SIDE OF THOSE PRIVATE STREETS WHERE SIDEWALKS ARE TO BE BUILT AND THAT GARAGE DOOR SETBACKS ARE TO BE MEASURED FROM THE RIGHT – OF – WAY LINE OF THE HOUSE SIDE OF THE SIDEWALK, WHICHEVER IS THE SHORTEST DISTANCE.
4. FINAL APPROVAL OF THE INDICATED STREET SECTION IS PENDING FINAL REVIEW AND ACCEPTANCE OF THE SOILS REPORT BY THE CITY OF LAS VEGAS

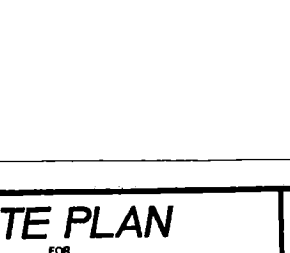
A – STREET SECTION – 80' ROW (BRENT LANE / THOM BLVD)
SCALE: NONE



NOTES:
1. SEE APPROPRIATE VILLAGE DESIGN CRITERIA FOR LANDSCAPE TREATMENT AND WIDTH.
2. STREET LIGHTS SHALL NOT ENCROACH INTO SIDEWALKS OR WALKWAYS.
3. PRIVATE SIDEWALK EASEMENTS SHALL BE PROVIDED ON THE APPROPRIATE SIDE OF THOSE PRIVATE STREETS WHERE SIDEWALKS ARE TO BE BUILT AND THAT GARAGE DOOR SETBACKS ARE TO BE MEASURED FROM THE RIGHT – OF – WAY LINE OF THE HOUSE SIDE OF THE SIDEWALK, WHICHEVER IS THE SHORTEST DISTANCE.
4. FINAL APPROVAL OF THE INDICATED STREET SECTION IS PENDING FINAL REVIEW AND ACCEPTANCE OF THE SOILS REPORT BY THE CITY OF LAS VEGAS.

B – INTERIOR STREET NORMAL CROWN (TYP.) – PRIVATE
SCALE: NONE





VICINITY MAP
NTS

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 5 OF PARCEL MAPS, PAGE 15 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH PARCEL 2 OF THAT CERTAIN PARCEL MAP IN FILE 21, PAGE 80 OF PARCEL MAPS.

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 6, 2003 IN BOOK 20031106 AS DOCUMENT NO. 01447 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

DEVIATIONS FROM STANDARD

1. PRIVATE DRIVE LESS THAN 150 FEET IN LENGTH WITH NO CUL-DE-SAC TURNAROUND.

GENERAL NOTES

THE PROJECT IS NOT A PART OF A MASTER PLAN.

EASEMENTS REQUIRED FOR DRY UTILITIES, SEWER, STORM DRAIN, AND WATER SHALL BE GRANTED ON THE FINAL MAP OR BY DOCUMENT WHERE REQUIRED.

LANDSCAPING WITHIN LANDSCAPE EASEMENTS DEDICATED TO H.O.A. SHALL BE MAINTAINED BY H.O.A.

PROTECTIVE C.C. & R'S SHALL BE ESTABLISHED BY THE DEVELOPER ON THIS DEVELOPMENT.

UTILITIES SHOWN (WATER, SEWER, ETC...) ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON TECHNICAL STUDIES.

THERE ARE NO EXISTING OR PROPOSED STORM DRAINS APPLICABLE FOR THE PROJECT SITE.

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

COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH THE SUBDIVIDER INTENDS TO ENFORCE WILL BE RECORDED WITH THIS PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

SETBACKS:

FRONT: (HOUSE/FRONT LOADED GARAGES):	20 FEET TO GARAGE
(SIDE LOADED GARAGES/CASITA)	15 FEET HOUSE
INTERIOR SIDE YARD:	5 FEET
CORNER SIDE YARD:	10 FEET
REAR YARD:	10 FEET

FLOOD ZONE

ZONE X – AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PANEL NUMBER 1745 OF 4090, MAP REVISED DATE SEPTEMBER 27, 2002.

UTILITIES AND SERVICES:

WATER SERVICE:	L.V.V.W.D.
SEWER SERVICE:	CITY OF LAS VEGAS
POWER:	NEVADA POWER
GAS:	SOUTHWEST GAS
TELEPHONE:	SPRINT CENTRAL
DISPOSAL:	REPUBLIC SERVICES OF NEVADA

LEGEND

RIGHT-OF-WAY/BOUNDARY LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
ER ELEVATION 2560
SLOPE 0.50%
LOT NUMBERS 10
SEWER MANHOLE
FIRE HYDRANT
OPEN SPACE AREA
OPEN SPACE AREA BACKYARD COMPONENTS ONLY

OPEN SPACE:

REQUIRED OPEN SPACE:
DENSITY (UNITS PER ACRE) X 1.65 = % GROSS LAND FOR OPEN SPACE
= 6.88 x 1.65 = 11.35%
REQUIRED OPEN SPACE = 11.35% x 7.99 = 0.91 ACRES

PROVIDED OPEN SPACE:
(SEE HATCHED AREA ON SITE PLAN FOR OPEN SPACE INCLUSION) 0.92 ACRES

PROVIDED OPEN SPACE FOR (BACKYARD COMPONENTS) ONLY (SEE HATCHED AREA ON SITE PLAN) --- ACRES

COMMON LOT "A" =	0.67 ac
COMMON LOT "B" =	0.01 ac
COMMON LOT "C" =	0.02 ac
COMMON LOT "D" =	0.02 ac
COMMON LOT "E" =	0.03 ac
COMMON LOT "F" =	0.15 ac
COMMON LOT "G" =	0.01 ac

LINE AND CURVE DATA TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	200'	15°17'31"	53.4	26.88
C2	200'	13°26'41"	46.92	23.59
C3	200'	13°26'41"	46.92	23.59
C4	20'	90°24'36"	31.56	20.05
C5	20'	91°35'24"	31.97	20.35
C6	20'	91°35'24"	31.97	20.35
C7	5'	87°23'31"	7.63	4.79
C8	13.66'	87°23'31"	20.84	13.09
C9	5'	93°36'29"	8.06	5.31
C10	20'	91°35'24"	31.97	20.35
C11	170'	91°35'24"	271.66	172.91
C12	180'	15°17'31"	48.05	24.17
C13	116'	13°27'51"	48.88	23.37
C14	170'	07°39'43"	22.80	11.41
C15	20'	90°24'36"	31.56	20.05
C16	170'	90°24'36"	268.30	170.61
C17	20'	89°35'24"	31.27	19.91
C18	20'	89°35'24"	31.27	19.91
C19	180'	13°44'18"	40.07	20.08
C20	20'	21°07'24"	11.02	5.57
C21	20'	91°35'24"	31.97	20.35
C22	45'	134°01'19"	105.25	167.81
C23	180'	03°05'55"	9.73	4.87
C24	180'	10°20'50"	32.49	16.29
C25	20'	90°24'36"	31.56	20.05
C26	20'	90°24'36"	31.56	20.05
C27	20'	89°35'24"	31.27	19.91
C28	20'	90°24'36"	31.56	20.05
C29	20'	00°00'53"	0.04	0.02

No.	BEARING	DISTANCE
L1	N89°16'42"E	8.19
L2	S00°43'18"E	5'
L3	N33°31'57"E	2.86
L4	S89°39'42"E	14.97
L5	N89°39'42"W	12.37
L6	S89°16'42"W	8.23
L7	S00°43'18"E	5'
L8	S71°30'57"W	5.72
L9	S00°16'42"W	15.36
L10	S00°16'42"W	2.00
L11	S89°17'01"W	13.81
L12	S00°43'18"E	5'
L13	N89°16'42"E	4.00
L14	N89°16'42"E	18.78
L15	S89°16'42"W	8.40
L16	N89°16'42"E	14.96

SEWER FLOW CONTRIBUTIONS:

PROJECT TYPE: SINGLE-FAMILY ATTACHED
OCCUPANCY TYPE: A COMMON INTEREST COMMUNITY

AVERAGE DAILY FLOW = 350 GPD x 55 = 13,750 GPD
PEAK DAILY FLOW = 3.4 x 13,750 = 46,750 GPD

FISSURE AND WATER TABLE

FROM ON-SITE OBSERVATION THERE APPEARS TO BE NO FAULTS OR FISSURES LOCATED ON THE PROPERTY.

FROM ON-SITE OBSERVATION THERE APPEARS TO BE NO UNDERGROUND WATER AT THE PROPERTY SURFACE.

DEVELOPER

MCKINLEY GORE LLC
50 S. JONES BLVD. #101
LAS VEGAS, NEVADA 89107
(702) 870-0212

OWNER

MCKINLEY GORE LLC
50 S JONES BLVD. #101
LAS VEGAS, NEVADA 89107
(702) 870-0212
APN NO: 125-12-602-001

UNICORN BRENT LLC
50 S JONES BLVD. #101
LAS VEGAS, NEVADA 89107
(702) 870-0212
APN NO: 125-12-601-002

ENGINEER

ALPHA ENGINEERING
3121 N. BUFFALO DR.
SUITE 202
LAS VEGAS, NV 89129
(702) 877-1300

SITE DATA:

GROSS ACREAGE	7.99 ACRES
NET ACREAGE	7.23 ACRES
UNIT COUNT	55 UNITS
BUILDING COUNT	--- BUILDING
GROSS DENSITY	6.88 UNITS / ACRE
FLOOR AREA RATIO (F.A.R.)	0.80 (MAX)
EXISTING ZONING	R-E
PROPOSED ZONING	R-PD7
ASSESSOR'S PARCEL NUMBER	125-12-602-001 125-12-601-002

CALL BEFORE YOU OVERHEAD
1-702-383-4111

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE OWNER/S DO NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig
1-800-227-2600

MCKINLEY GORE LLC
50 S. JONES BLVD. SUITE 101
LAS VEGAS, NV 89107
(702) 870-0212

ENGINEERING COMPANY
3321 N. Buffalo Drive, Suite 290
Las Vegas, NV 89129
(702) 877-1300

REV	DATE	BY

BRENTWOOD COVE

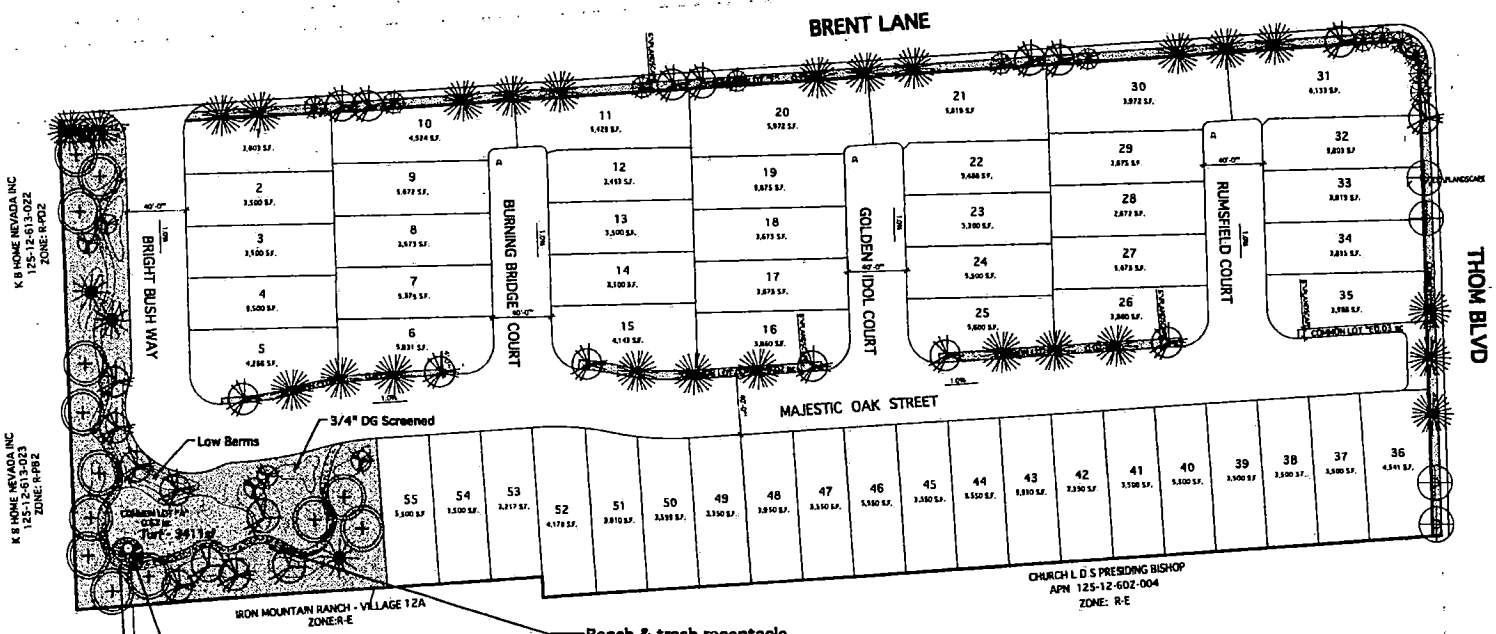
SITE PLAN

DRAWN BY: AP — 01.18.05
DESIGNED BY: RCV — 01.18.05
CHECKED BY: SMC — 01.18.05
PROJECT NO. 3.30301
SCALE: 1" = 50'

SHEET SP1
1 OF 1 SHEETS

ORIGINAL NO

SDR-6256
04/28/05 PC



QUAN	SYM	COMMON NAME	SPECIES NAME	SIZE	EMIT
		Blue Palo Verde	Cercidium floridum	24"Box	8 1gph
		Sweet Acacia	Acacia smallii	24"Box	8 1gph
		Shoestring Acacia	Acacia stenophyllum	24"Box	8 1gph
		'AZT' Desert Amethyst	Chilopsis linearis 'AZT'	24"Box	8 1gph
		Flowering Chitalpa	Chitalapa tashkentensis	24"Box	6 1gph
		Cork Oak	Quercus ilex	24"Box	6 1gph
		Wilson Olive (Multi)	Oleo e. 'Wilsoni'	24"Box	8 1gph
		Coonavitra Wattle	Acacia jennerae	24"Box	8 1gph
		Thornless Mesquite 'AZT' (Multi)	Thornless Mesquite 'AZT'	24"Box	8 1gph
DG1		Rock Mulch, Desert Mahogany - Vista Rock, 5/8" screened, 2" depth., install in all common area plant beds.			

Note:
1) All plantings to be water with automated subsurface Rain8ird drip irrigation system and ET based digital controller.
2) Shrub plans for streetscapes and entry areas will be finalized once civil plans are completed. Shrubs shall be utilized from approved list..

TDG
TRAIL DESIGN GROUP
3313 Coral Harbor Dr.
Las Vegas, NV 89117
(702) 253-7510
fax (702) 254-9538
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN
PARK PLANNING
COMPUTER IMAGING

Scale 1"=40'0"
Date 3/7/05
Drawn dat

Project BRENTWOOD
Client Becker Realty
Title Landscape Concept
Sheet L-1

SDR-6256
04/28/05 PC

2,035 SQUARE FEET

3 BEDROOMS

BONUS ROOM

2 1/2 BATHS

OPTIONS

BEDROOMS 3 AND 4 AT BONUS ROOM WITH
LOFT AT BEDROOM 3

BEDROOM 5 AT DINING ROOM WITH
BATH 3 AT POWDER

BUNK ROOM AT BONUS ROOM

DEN AT DINING ROOM

STUDY AT BEDROOM 3

ISLAND WITH BREAKFAST BAR AT KITCHEN

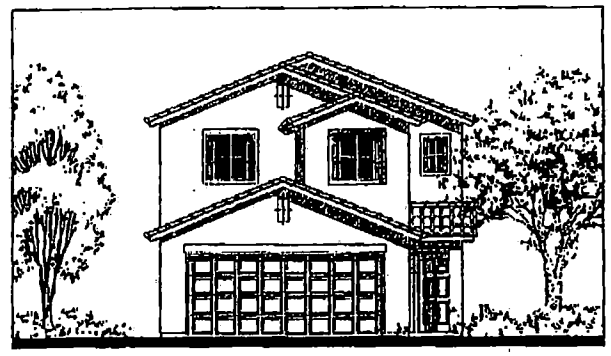
SUPER FAMILY ROOM AT LIVING ROOM

DECORATIVE GAS APPLIANCE AT FAMILY ROOM

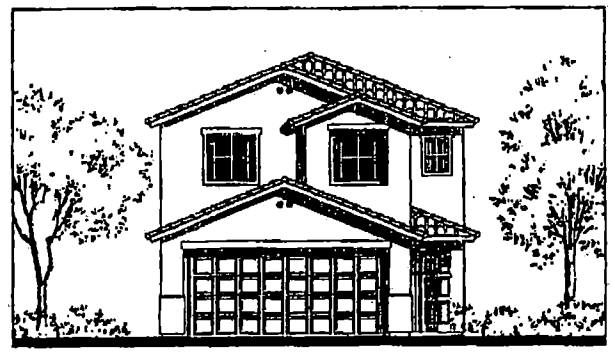
MEDIA NICHE AT FAMILY ROOM

SUPER MASTER BATH

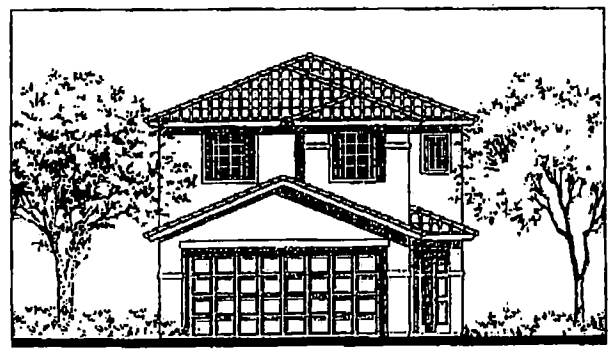
COVERED PATIO AT NOOK



ELEVATION A

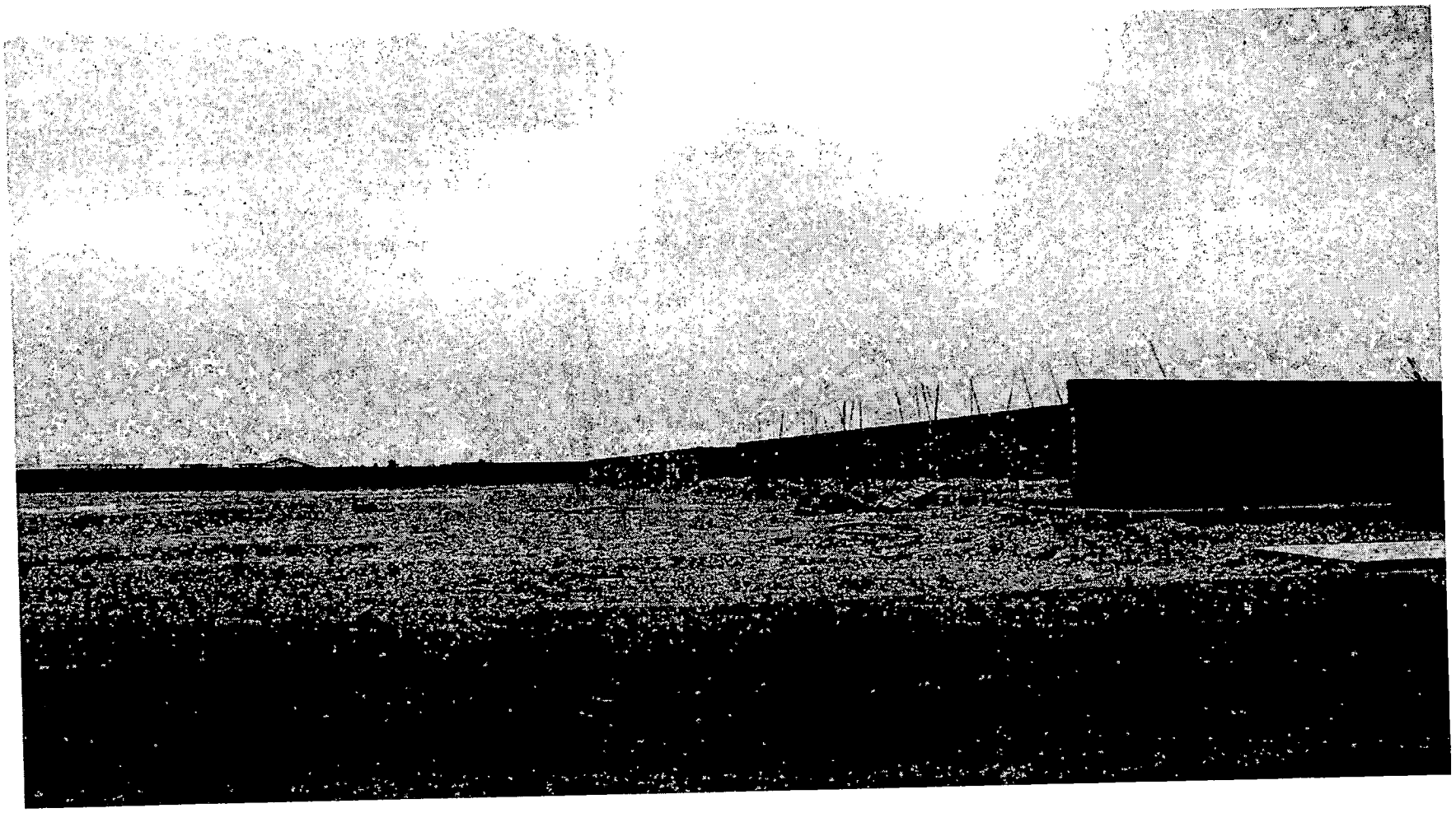


ELEVATION B



ELEVATION C

SDR-6256
04/28/05 PC



GPA-6254, ZON-6255 AND SDR-6256 - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL
SOUTHWEST CORNER OF BRENT LANE AND THOM BOULEVARD
APRIL 28, 2005 PLANNING COMMISSION

4/4/05



GPA-6254, ZON-6255 AND SDR-6256 - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL
SOUTHWEST CORNER OF BRENT LANE AND THOM BOULEVARD
APRIL 28, 2005 PLANNING COMMISSION

4/4/05

Alpha Engineering

3321 N. Buffalo Drive, Suite 200 • Las Vegas, NV 89129
702.877.1300 • Fax 702.877.0300

March 8, 2005

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

RE: Justification Letter – Site Development Review
Brentwood Cove
APN #125-12-602-001, 125-12-601-002

To Whom It May Concern:

Alpha Engineering, on behalf of the current owners, is submitting for Site Development Plan Review for a 55 lot residential subdivision situated on 7.99 gross acres.

This property is located on the Southwest corner of Brent Lane and Thom Blvd. We are requesting R-PD7 zoning and a ML land use classification from the existing RE designation. Properties directly adjacent to ours are already designated R-PD7. We believe that this project is consistent with others in near proximity. We do not anticipate any traffic concerns due to our request.

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

Sincerely,

Ann McLaughlin
Processor

:amm

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS and STEINMAN excused

To be held in abeyance to the 5/12/2005 Planning Commission meeting

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 29 [GPA-6285], Item 30 [ZON-6291], Item 31 [VAC-6293], Item 32 [VAR-6289] and Item 33 [SDR-6294].

MARIO SUAREZ, Planning and Development, gave a detailed overview of the applications. He added that the proposed development meets parking requirements, and the main entry includes decorative paving and landscape areas. Staff recommended approval.

MINUTES – Continued:

GINA VENGLASS, Public Works, read into record the amendment on Condition 6 of Item 30 [ZON-6291].

ROBERT CUNNINGHAM, Taney Engineering, 4445 S. Jones Boulevard, Las Vegas, NV 89103 thanked staff on a comprehensive report. He added two neighborhood meetings were held and there were major modifications done to the site plan to assist in mitigating some of the residents' concerns.

JOANNE MILTON, 5785 N. Rainbow Boulevard and BEN CATER, 6785 Haven Hollow Avenue, were not notified of any neighborhood meetings and opposed the subject development. MS. MILTON resides on an approximately two-acre parcel and did not want the subject development behind her. MR. CATER requested that the larger lots with single story homes be on the northern edge of the proposed development, if approved. They were also concerned with the one entrance/exit on the subject site, as this would have an impact on traffic.

CECELIA LOBB, 6781 Haven Hollow Avenue, did not support the density but still supported the subject development. She requested the larger lots with single story homes be on the northern edge of the proposed development.

COMMISSIONER McSWAIN agreed with MS. MILTON and was concerned with how the proposed development would line up with the existing Residential Estates (RE) lots on Rainbow Boulevard. She suggested having the open space redistributed to minimize the impact on these lots. MR. CUNNINGHAM responded that the open space was adjusted based on the residents' comments at the neighborhood meeting. One area of open space is on the southeast corner of the subject site to act as a buffer from the daycare facility. COMMISSIONER McSWAIN could not support the proposed development, due to the intense impact on the RE lots to the east of the subject site.

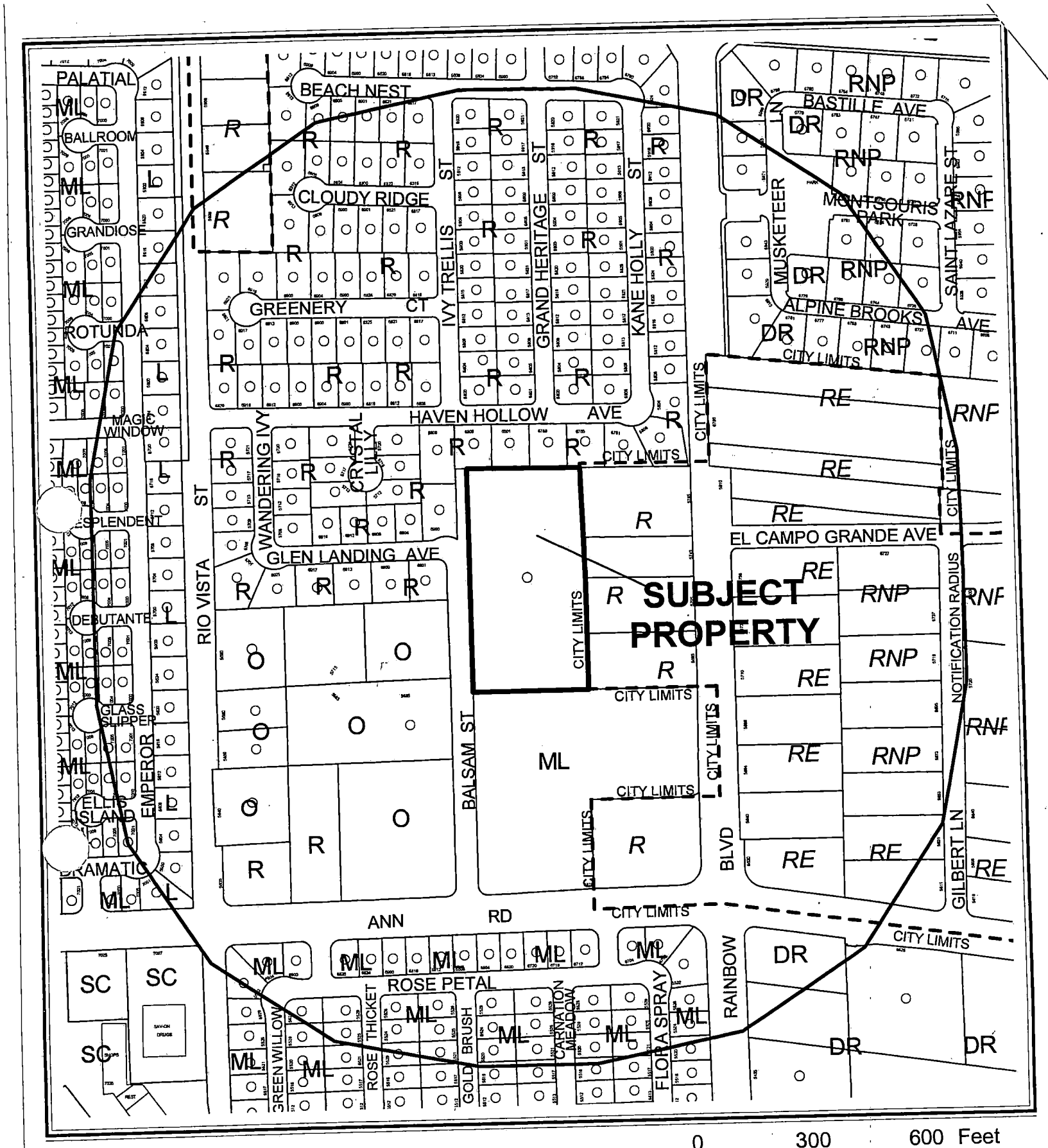
MR. CUNNINGHAM advised VICE CHAIRMAN TRUESDELL that the developer to the immediate south of the project may be purchasing this subject site. VICE CHAIRMAN TRUESDELL responded that this is the third application that has come before the Commission on these adjacent parcels and could ultimately end up having the same developer for all three parcels. He felt that if the projects were brought together, it could have avoided piece meal planning and a waiver would not currently be needed. In addition, the site plan was compromised, and the residents did not have an opportunity for this infill piece to be an improvement and bring value to their residential community. MR. CUNNINGHAM stated that he was not involved with the other two parcels but has tried to work with the residents in developing the subject parcel. VICE CHAIRMAN TRUESDELL could not support the applications.

MINUTES – Continued:
CHAIRMAN NIGRO agreed with the Commissioners' comments and could not support the applications.

MR. CUNNINGHAM stated notices were mailed to residents for the neighborhood meeting and apologized if some residents did not receive notification. COMMISSIONER McSWAIN felt he was sincere but emphasized that there needs to be some consideration for residents when a development has such an intense impact on their properties. Both the Chairman and the Commissioner agreed that the open space could be adjusted but not solely around the C-1 property. Although MR. CUNNINGHAM stated he was informed at a neighborhood meeting that the three adjacent parcels were in escrow and would be a future subdivision, COMMISSIONER McSWAIN informed him that the decision would have to be based on the current zoning and existing development. She appreciated MR.CUNNINGHAM'S willingness to redesign the site plan with emphasis on decreasing the impact along the eastern property line. MR. CUNNINGHAM agreed to a two-week abeyance.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 29 [GPA-6285], Item 30 [ZON-6291], Item 31 [VAC-6293], Item 32 [VAR-6289] and Item 33 [SDR-6294].

(7:11 – 7:33)

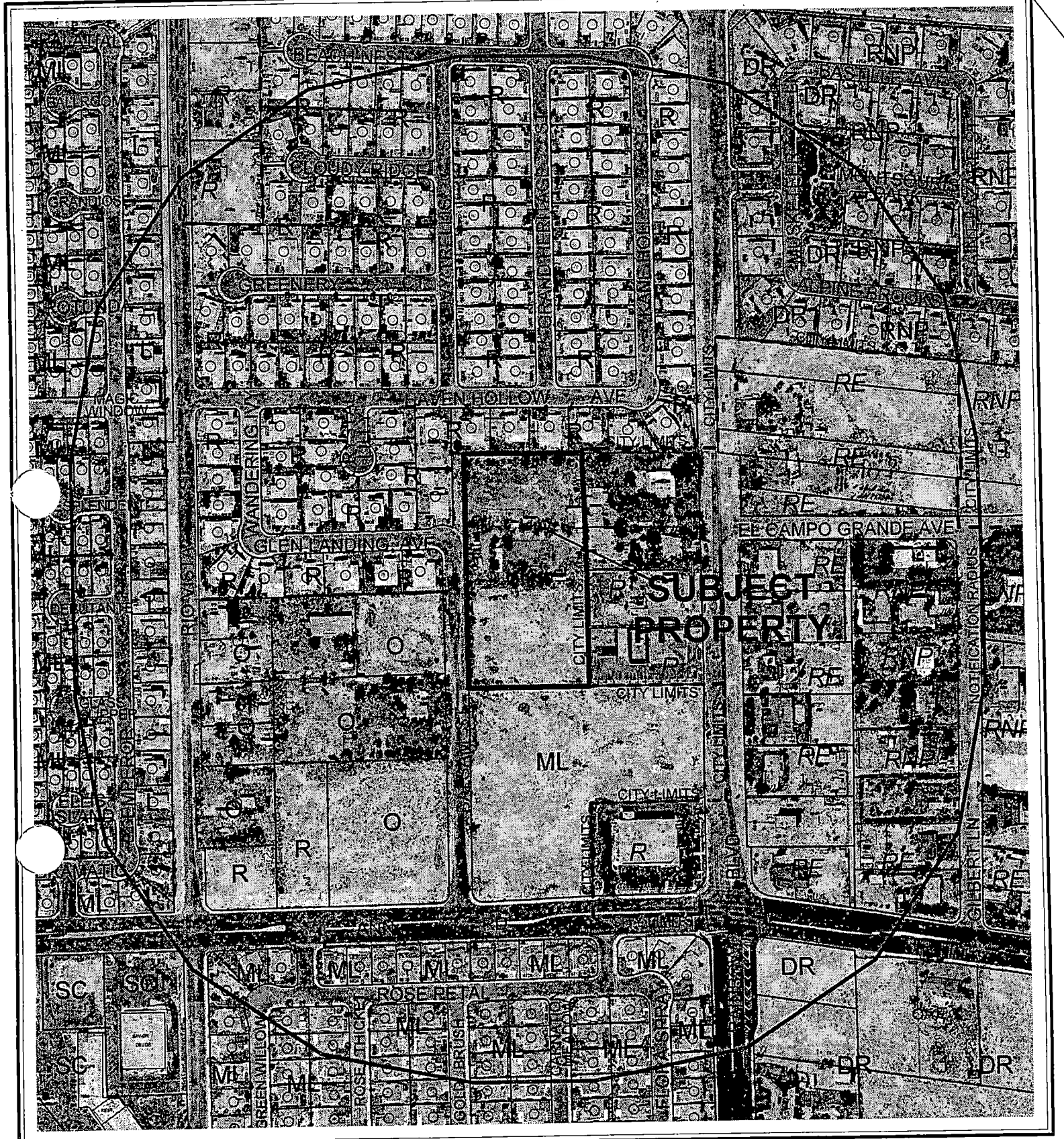


CASE: **GPA-6285**

RADIUS: 1000 FT

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

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



0 300 600 Feet

CASE: **GPA-6285**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6285 - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Centennial Hills Sector Plan of the General Plan land use designation of the subject property located at east side of Balsam Street approximately 550 north of Anne Road from R (Rural Density Residential) to ML (Medium-Low Density Residential). In addition, the applicants are also requesting approval from the following companion submittals:

1. Rezoning, Case No. Zon-6291, from U (Undeveloped) R-PD8 (Residential Planned Development – 8 Units Per Acre);
2. Vacate, Case No. VAC-6293, a portion of Balsam Street, north of Glen Landing Avenue;
3. Site Development Plan Review, Case No. SDR-6294, for a proposed 36 lot single family residential development; and
4. Variance, Case No. VAR-6289, to allow a Planned Residential Development to be developed on 4.32 acres in area instead of 5 acres as required by the Las Vegas Zoning Ordinance.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential land uses with a maximum density of 3 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject property was designated for DR (Desert Rural Density) uses at that time.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan (Ord. 5250).
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses, with a density range of 2.5 to 3.59 dwelling units per acre.

MS

DETAILS OF APPLICATION REQUEST

A) ***Site Area***

Net	4.32 Acres
Gross	4.59 Acres with Balsam Road

B) ***Existing Land Use***

Subject Property	Undeveloped
North	Single-Family Homes
South	Undeveloped
East	Single-Family Homes
West	Undeveloped/Single-Family Homes

C) ***Planned Land Use***

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	ML (Medium Low Density Residential)
East	RE (Rural Estates – Clark County)
West	R (Rural Density Residential) ML (Medium Low Density Residential)

D) ***Existing Zoning***

Subject Property	U (Undeveloped) [R (Rural Density Residential)]
North	R-D (Single-Family Residential-Restricted)
South	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	RE (Rural Estates – Clark County)
West	R-D (Single-Family Residential Restricted) R-PD8 (Residential Planned Development – 8 Units Per Acre)

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

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

MS

R-D (Single-Family Residential-Restricted District). The purpose of the R-D District is to provide for the development of low density, large lot, single-family detached residential units. The R-D District is consistent with the policies of the Rural Density Residential category of the General Plan.

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.

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.

U (GPA Designation) Undeveloped District. The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

R-E, Rural Estates, Residential District. This district is established for areas particularly suited for low density residential uses and to the raising of crops and of a limited number of animals for noncommercial purposes. (Source: Chapter 30.40 Zoning Base Districts, Clark County Development Code, Page 30-40-2)

ROW (Right-of-Way) A ROW is a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

INTERAGENCY ISSUES

No interagency issues are raised by the proposed General Plan Amendment or with companion applications.

ANALYSIS

The request to change the U (Undeveloped) [R (Rural Density Residential)] allows up to 3.5 dwelling units per acre and the ML (Medium-Low Density Residential) land use classification will allow an increase in density to 8 dwelling units per acres. The properties to the north and east are developed with existing residential properties at approximately 3 units per acre (Z-0062-92), which is consistent with the current R land use classification.

MS

The area to the south is in transition and has been increased in density within the past year. Two projects were recently approved to allow 8.49 and 9.62 units per acre R-PD projects. The proposed project will have completed two neighborhood meetings to go over subdivision design and changes in making efforts to address the surrounding neighborhood concerns. The subject property is proposed with 7.84 units per acre, which is less than the recently approved projects. The applicant's of the subdivision have also included wider lots along the northern portion of the project in order to provide a better transition between the existing R and the proposed ML lots. In addition, a new six to eight foot high decorative block wall will also be constructed along the boundary of the subject site. The proposed ML (Medium-Low Density Residential) designation will be compatible and will not impact the existing local residential streets in a substantial negative impact.

FINDINGS

Title 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 R-DP8 (Residential Planned Development - 8 Units Per Acre) is consistent with the "ML" Medium Low Density Residential land use classification. The proposed subdivision has been calculated at 7.84 units per acre, which is compatible with the adjacent land uses and specifically with recently approved R-PD projects located directly to the south and southwest of the subject site.

In regard to "2":

The proposed R-PD8 Overlay District is compatible with the "ML" land use classification. The proposed project is planned for 7.84 dwelling units per acre which is consistent with the Medium Low Density Residential land use classification that ranges in densities from 5.6 to 8 units per acre.

MS

In regard to "3":

The proposed 36-lot single-family residential subdivision is adequately served via Balsam Street, local residential street, and includes adequate amount of open space within the project to comply with Code. Balsam Street is of adequate width and capacity to accommodate for new 36-lot subdivision and adjoining new subdivisions proposed in the area. The applicant has provided a minimum of 12.98% of common open space, which includes both passive and active recreation areas. All utilities and infrastructure are available in the surrounding are for adequate connection.

In regard to "4"

The proposed residential classification will conform to the Las Vegas 2020 Master Plan. The development supports Objective 2.2 of the Master Plan that calls to ensure that low density residential land uses within a mature neighborhood can exist in close proximity to higher density residential land uses by mitigating adverse impacts where feasible. In addition, Objective 2.6 of the Master Plan that calls for quality infill development on vacant and underutilized lands. The proposed project has been designed with adequate open space, access, and appropriate density to be compatible with surrounding neighborhoods. There are no specific neighborhood plans for subject area of the proposed 36-lot residential planned development project.

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 4/4/05 a neighborhood meeting sponsored by the applicant was held at Cimarron Rose Community Center located at 5591 North Cimarron Road. 14 persons attended had the following comments:

- Concern about making the homes located along the northern boundary of the project to one story in height to protect the privacy issues raised by the neighbors.
- General Inquiry about whether the location of power pole along the eastern property line was in conflict with the developer's design.
- Questions about modifying the location of the open space to minimize noise and other potential adjacency issues between neighbors along the northwest side of the proposed project.
- Question about how this project relates to the two other projects along Balsam Street.
- Concern about what is going to be approved is actually going to be built.
- Credibility issues raised about Richmond America Builders following through with conditions of approval.
- Concern about traffic at the intersection of Balsam and Ann Road.
- One of the neighbors felt that the project should be built to current zoning requirements and not to R-PD8. That would be more compatible with the area.

MS

- Second Meeting Planned to show revised plan that would address the neighbors concerns. (Note: Meeting set for Monday, 04/25/05 at 6:30 p.m., at the Cimarron Rose Community Center, 5591 North Cimarron Road, Las Vegas, Nevada.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 295 [Mailed with ZON-6291, VAR-6289 and SDR-6294]

APPROVALS 0

PROTESTS 0

MS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-6285** APN: 125-27-803-003

Name of Property Owner: Gregory G. & Carol S. Hatfield

Name of Applicant: Tanev Engineering

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

_____Yes _X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: GREG HATFIELD

Subscribed and sworn before me

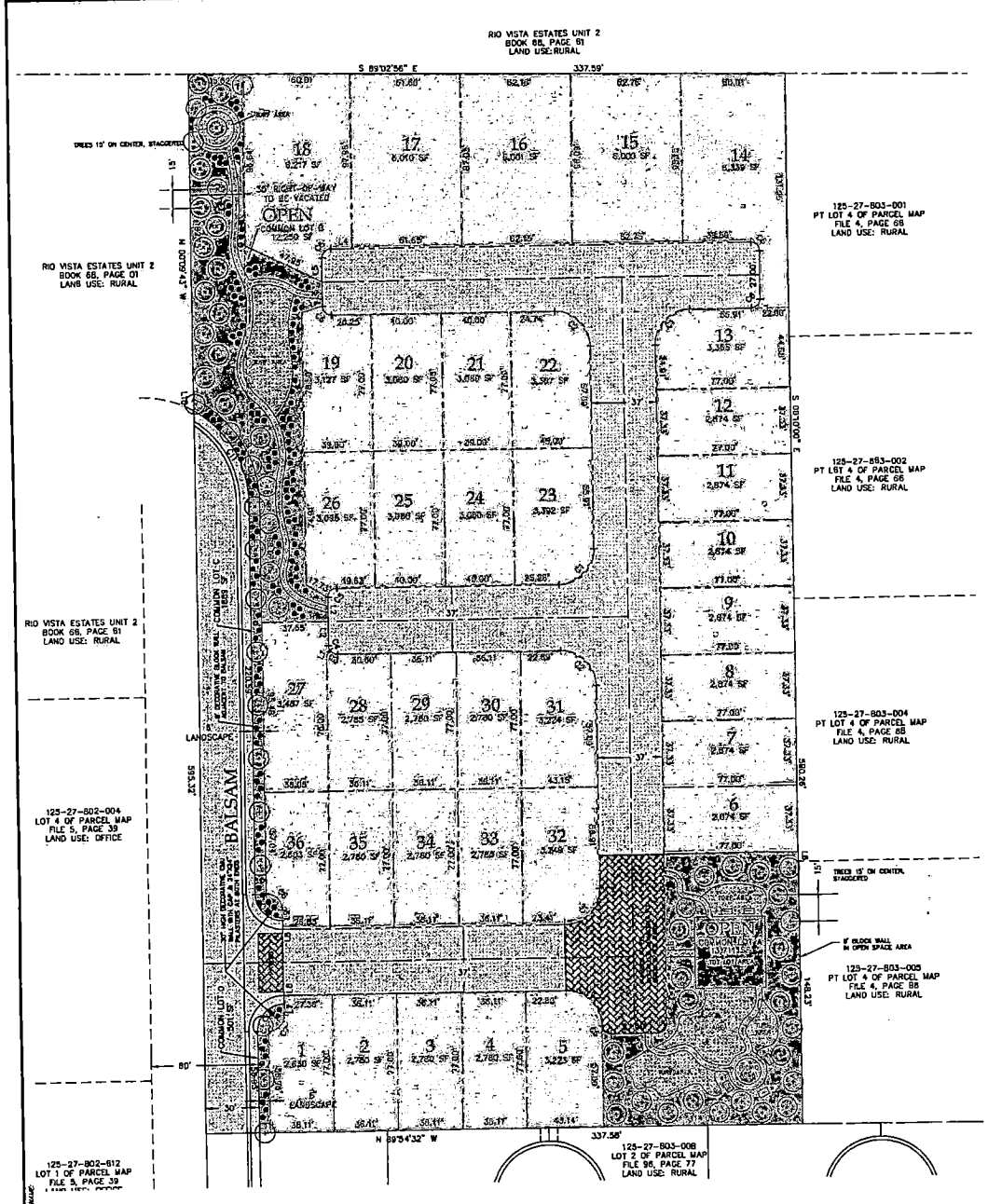
This 15 day of MARCH, 2005

_____

Notary Public in and for said County and State

STATE OF NEVADA

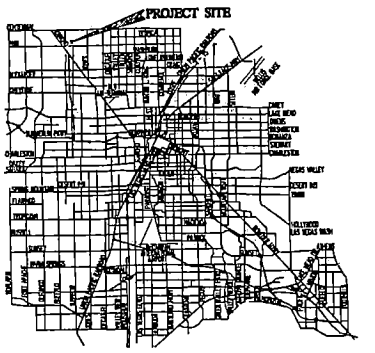
Revised 12-03-04

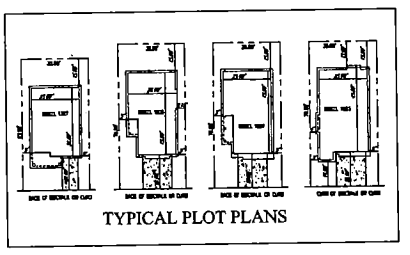


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





TYPICAL PLOT PLANS

TREE / PLANT SCHEDULE

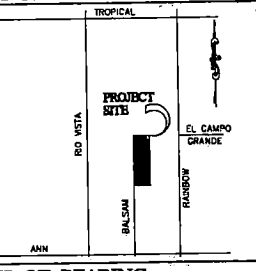
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
⊙	PER PLAN	24" Box	20' On Center	MONDEL PINE	Pinus pigra
✱	PER PLAN	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis

LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS – LANDSCAPE, WALL & BUFFER STANDARDS ALONG BALSAM FRONTAGE – 6 FT LANDSCAPE STRIP WITH WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (400 LF PLANTER)= 14 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=53 SHRUBS
PROVIDED: 14 TREES FOR 400 LF OF PLANTER & 53 SHRUBS IN PLANTER ADJACENT TO STREETS

GPA-6285
4-28-05 PC

KEY MAP



BASIS OF BEARING

NORTH 89°33'15" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

LEGEND

RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
CURB	
STREET CENTERLINE	
LOT NUMBER	1

LEGAL DESCRIPTION

PORTION OF LOT 4 OF PARCEL MAP FILE 4, PAGE 66, SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103 TEL: 362-8844

DEVELOPER/SUBDIVIDER

VEGAS REALTY
SCOTT GOGAUGHN
8020 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-8300
FAX: 240-8303

OWNERS

APN 125-27-803-005
GREGORY & CAROL NATFIELD
1008 PITKIN CIRCLE
LAS VEGAS, NEVADA 89108

SITE DATA

GROSS SITE AREA	4.58 ACRES
NET SITE AREA	4.33 ACRES (EXCLUDING BALSAM R.O.W.)
APN's	125-27-803-005
CURRENT ZONING	U-R
PROPOSED ZONING	RPD-5
SETBACKS	
FRONT	18' GARAGE, 10' HOUSE
SIDE	5' TO FOUNDATION (3' MIN TO ROOF EAVE)
SIDE CORNER	10'
REAR	10' MIN.
HEIGHT	35'
LOT COUNT	36 LOTS
GROSS DENSITY	7.86 UNITS PER ACRE
NET DENSITY	8.33 UNITS PER ACRE
COMMON LOTS	4
OPEN SPACE REQUIRED	25,875 SF
COMMON OPEN SPACE PROVIDED	25,981 SF IN COMMON LOTS A & B
PARKING REQUIRED	5 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
1	N29°30'10"E	3.85'
2	N00°10'00"W	13.50'
3	N73°31'22"E	15.38'
4	S88°54'34"E	11.78'
5	N00°05'26"E	13.50'
6	N00°17'00"W	4.01'
7	N00°17'56"E	8.10'
8	S00°09'28"W	9.00'
9	N00°09'34"E	9.00'
10	S00°09'47"E	9.23'
11	S89°54'34"E	9.00'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	20.00'	90°13'28"	31.51'	20.06'
2	20.00'	89°14'33"	31.13'	19.81'
3	5.00'	38°13'16"	6.68'	3.78'
4	5.00'	31°31'16"	5.15'	1.41'
5	5.00'	90°13'28"	7.86'	5.01'
6	5.00'	90°00'00"	7.85'	5.00'
7	5.00'	54°23'21"	14.04'	8.90'
8	5.00'	90°38'17"	14.24'	9.11'
9	56.00'	61°37'56"	72.33'	40.14'
10	13.00'	89°46'46"	23.30'	14.83'
11	50.00'	50°09'00"	82.83'	44.84'
12	15.00'	90°19'11"	23.83'	15.07'

VEGAS REALTY
8020 W. SAHARA AVE.
LAS VEGAS, NV. 89102-240-8303
702-240-8300

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 (FAX) (702) 362-5313

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ENGINEER'S SEAL

DATE: 01.19.04
SCALE: 1"=30'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: LS
SHEET: 1 OF 1

REVISED
4.21.05

TANEY ENGINEERING

4445 S. Jones Boulevard
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

April 20, 2005

City of Las Vegas
Comprehensive Planning
731 S. 4th Street
Las Vegas, NV 89101

Re: APN 125-27-803-008

To Whom It May Concern:

On behalf of our client, Taney Engineering is applying for a Zone Change to RPD-8 Zoning District, a Site Development Plan Review, a General Plan Amendment to change the land use from rural to medium-low (8 units per acre), and a Vacation of right-of-way for Balsam Street, and a Variance for a Planned Unit Development to be less than five acres.

This property is proposed to be master planned for medium-low residential usage (8 units per acre). The proposed site consists of 36 residential units with an overall density of 7.84 units per acre. The proposed setbacks for the single-family homes are as follows: garage – 5-ft. or 18-ft; front to living area 10-ft; side – 3ft, 5-ft to main building; side corner 10-ft; rear- 15-ft. The site incorporates open space into two areas; a north area that will be used as a passive open space area with a sidewalk system and small area of turf. The south open space area contains the active amenities for the site with a tot lot, several turf areas for playing, and a picnic area for group gatherings. The open spaces were split into two areas at the request of the adjacent property owners, the open space to the south is located adjacent to a daycare facility and it is preferred not to be adjacent to two story homes that would overlook the play yard for the daycare. The open space located in the north area is mainly to be used as a landscape buffer area with passive uses like walking a dog or jogging, this was done at the request of the neighbors in this area to prevent large gatherings of children for playing near their homes. The open space proposed for this development exceeds the requirements set forth in Title 19. The project site is designed to accommodate the required 60-ft right of way along Balsam Street. The proposed street alignment includes a 6-ft landscape strip and a 5-ft sidewalk. The site is accessed from Balsam Street right-of-way through a non-gated entry onto a private street. Pavers have been added to the site at the project entry as well as adjacent to the active open space area to visually enhance the roadway and act as a notice to aid in vehicle speed control adjacent to the open space. The lots along the north boundary area have been increased in size to 6000-square feet and restricted to single story homes only to aid in transitioning from the adjacent single story homes to two story homes. Eight feet high

REVISED
4.21.05

block walls are to be built along Balsam right-of-way and adjacent to the southeast open space area to aid in screening the existing daycare facility play yard and the existing residence along the west side of Balsam. In addition evergreen trees will be planted 15-ft apart staggered along north open space area boundaries between the existing homes and the proposed project to aid in buffering the existing homes. Trees will also be planted at 15-ft intervals in the south open space area along the east boundary to help screen the existing daycare facility. A 30-inch high decorative block monument wall will be built at the project entry to increase the street presence of the community and add character to the entry.

A vacation of Balsam right-of-way is being requested along with this application. The right of way is no longer required due to improvements existing over what would be the westerly half street of Balsam. The existing drainage pattern on the site is from west to east and slightly from north to south. The proposed subdivision will be coordinated with the adjacent subdivision to the south to allow for a drainage easement to be located adjacent to the proposed open space in the southeast corner of the site.

The variance requested to allow the site to be developed as a planned unit development at less than five acres is warranted; as the property in question is adjacent to two developing PUD's to the south and southwest. This will aid in a consistent and transitional development from the south to the north. The site is only 17,860 square feet less than the required 5-acres this equated to just over 8% deviations from code. Approval of the variance will not create an undesirable president since the project is adjacent to approved comparable planned unit developments.

The site plan is consistent with recently approved site development to the south of this project. This project will aid in the build out of the community and will be consistent in keeping with the trend of residential development in the neighborhood.

Sincerely,

Robert Cunningham

Robert Cunningham, P.E.
Taney Engineering

GPA-6285
ZON-6291
VAC-6293
VAR-6289
SDP-6294

REVISED
4.21.05

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

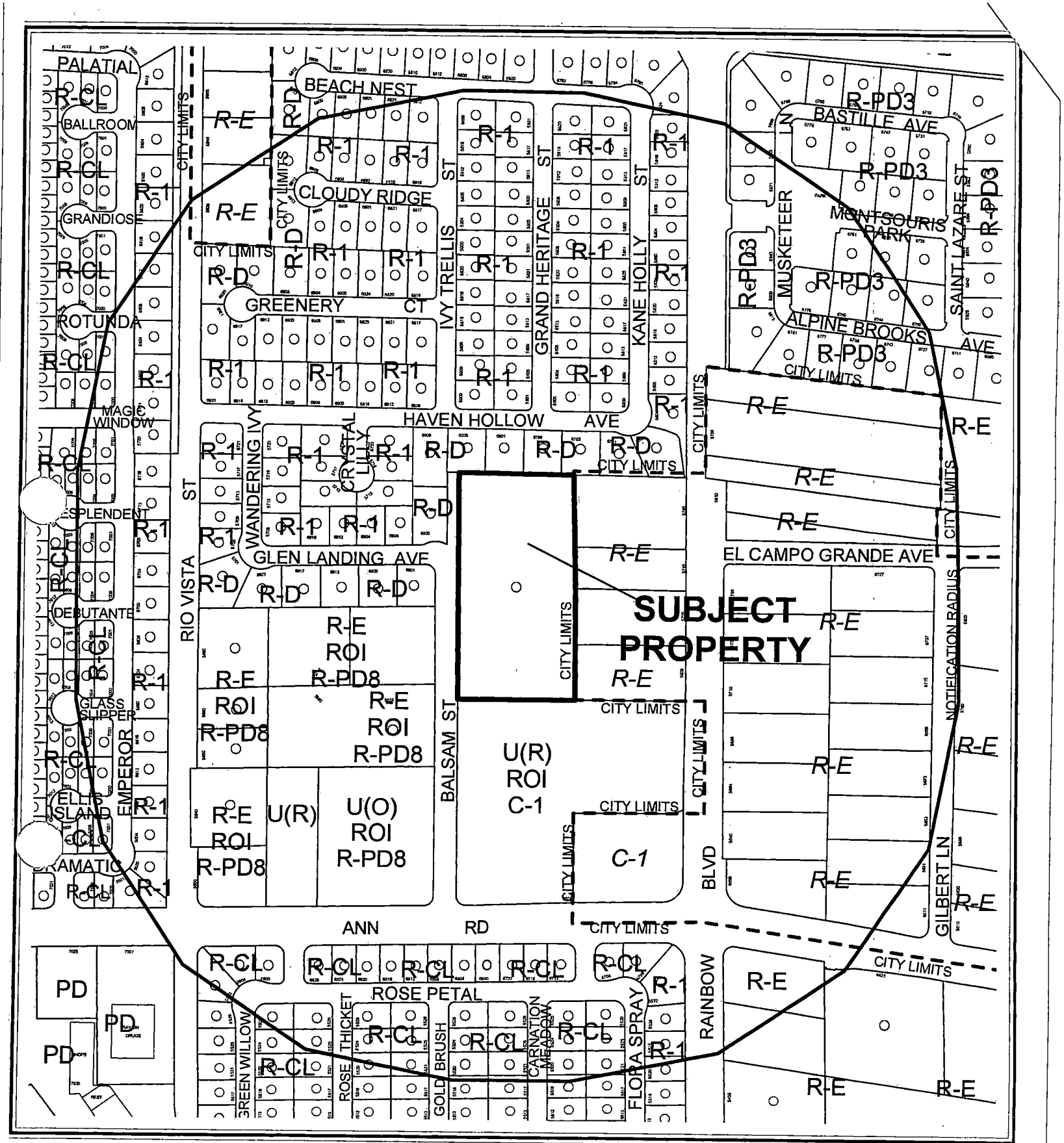
RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS and STEINMAN excused

To be held in abeyance to the 5/12/2005 Planning Commission meeting

MINUTES:
See Item 29 [GPA-6285] for all related discussion on Item 29 [GPA-6285], Item 30 [ZON-6291], Item 31 [VAC-6293], Item 32 [VAR-6289] and Item 33 [SDR-6294].
(7:11 – 7:33)
1-2571



CASE: **ZON-6291**

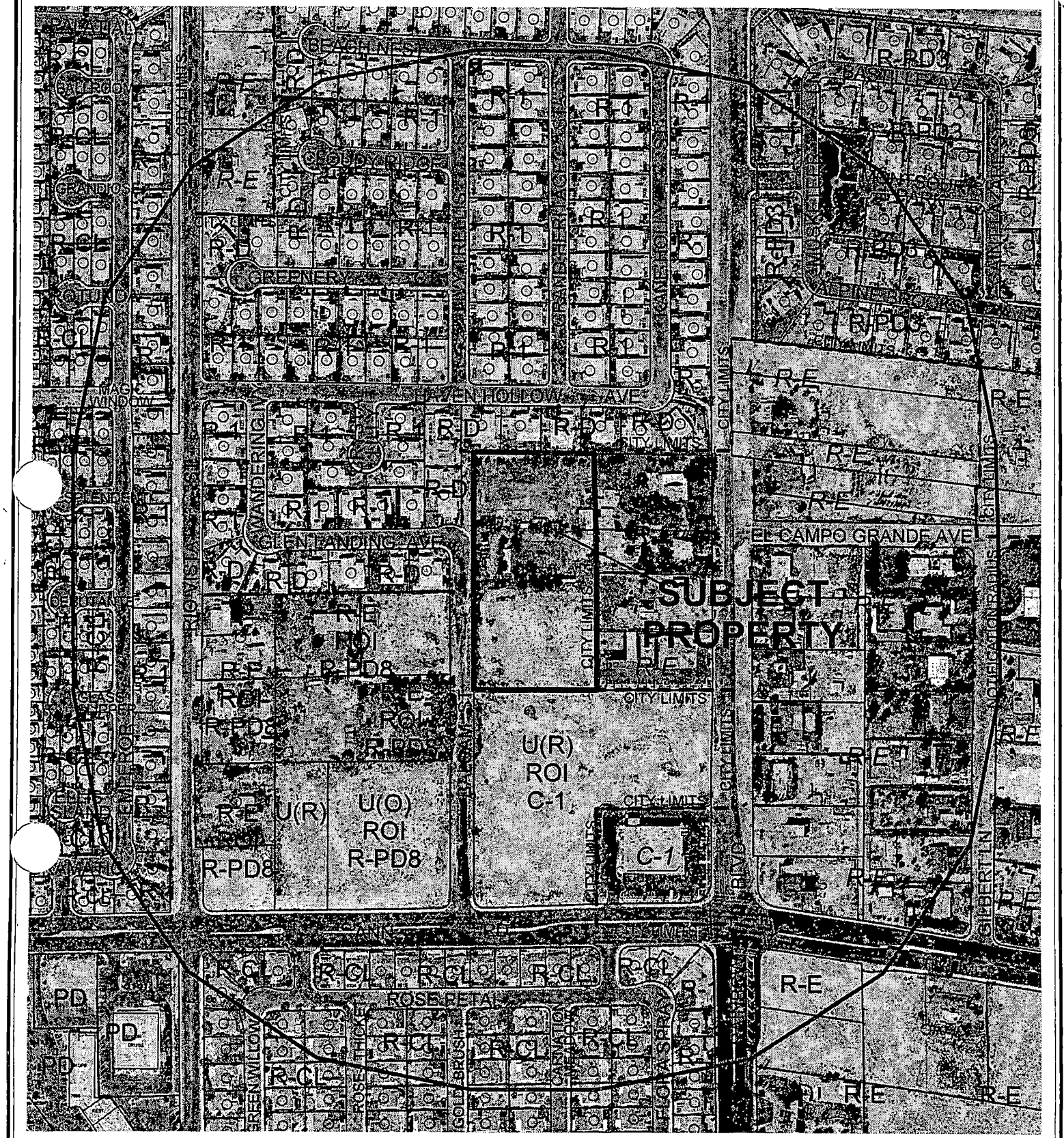
RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N



0 300 600 Feet

CASE: **ZON-6291**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6291 - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-6285) to an ML (Medium Low Density Residential) land use designation approved by the City Council.

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

3. A Site Development Plan Review (SDR-6294) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

4. Approval of and conformance to the Conditions of Approval for Vacation (VAC-6293) and Variance (VAR-6289).

Public Works

5. A Petition of Vacation, such as VAC-6293, to vacate the unused portions of Balsam Street north of Glen Landing Avenue shall record prior to the recordation of a Final Map for this site abutting or overlying the area requested with this vacation.

6. Construct half-street improvements, including appropriate transition paving and overpaving, on Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. 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

Request for a Rezoning from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 units per acre) on 4.16 acres 550 feet north of Ann Road. In addition, the applicants are also requesting approval from the following companion submittals:

1. General Plan Amendment (GPA-6285), from R (Rural Density Residential) to ML (Medium-Low Density Residential);
2. Vacation (VAC-6293), a portion of Balsam Street, north of Glen Landing Avenue;
3. Site Development Plan Review (SDR-6294), for a proposed 36-lot single family residential development; and
4. Variance (VAR-6289), to allow a Planned Residential Development to be developed on 4.32 acres in area instead of five acres as required by the Las Vegas Zoning Ordinance.

B) Applicant's Justification

The applicant is proposing a planned development with a density of 7.84 dwelling units per gross acre (included undedicated areas). The reason for approval, as indicated in the applicants Justification Letter, relates to the provision of appropriate setbacks and open space. The project open space also includes amenities such as a sidewalk trail system, picnic tables, play equipment and barbeques. The project site is designed to accommodate the required right of way along Balsam Street alignment which includes a six (6) feet landscape strip and a five (5) feet sidewalk. The site will be accessed from Balsam Street through a non-gated entry onto a private street.

BACKGROUND INFORMATION

A) Related Actions

There is no recent relevant case history for the subject site.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a General Plan Amendment (GPA-6285), Vacation (VAC-6293), Site Development Plan Review (SDR-6294) and a Variance (VAR-6289) to allow a Planned Development on 4.16 Acres instead of five (5) acres as required by the Code.

MS

B) Pre-Application Meeting

03/01/05 Based on the applicants proposal the following major comments were provided:

- Lower R-PD10 (Residential Planned Development – 10 units per acre) to R-PD8 (Residential Planned Development – 8 units per acre) for consideration by the city.
- Neighborhood meeting is required
- Open Space provided is in compliance
- Suggest 18 feet to garage setback
- Vacate half street on Balsam Street north of the knuckle area
- Variance required for R-PD (Residential Planned Development) less than five (5) acres
- General Plan Amendment, Zone Change, Variance, Vacation, and Site Development Review are the applicable submittal requirements for the proposed project.

C) Neighborhood Meetings

04/04/05 Fourteen (14) interested persons were in attendance. Various concerns raised at the meeting related to project design, traffic, open space location, and status quo. In summary, the specific issues discussed were as follows:

- Concern about making the homes located along the northern boundary of the project to one story in height to protect the privacy issues raised by the neighbors.
- General Inquiry about whether the location of power pole along the eastern property line was in conflict with the developer's design.
- Questions about modifying the location of the open space to minimize noise and other potential adjacency issues between neighbors along the northwest side of the proposed project.
- Question about how this project relates to the two other projects along Balsam Street.
- Concern about what is going to be approved is actually going to be built.
- Credibility issues raised about Richmond America Builders following through with conditions of approval.
- Concern about traffic at the intersection of Balsam and Ann Road.
- One of the neighbors felt that the project should be built to current zoning requirements and not to R-PD8 (Residential Planned Development – 8 units per acre). That would be more compatible with the area.
- Second Meeting Planned to show revised plan that would address the neighbors concerns. (Note: Meeting set for Monday, April 25, 2005 at 6:30 p.m., at the Cimarron Rose Community Center, 5591 North Cimarron Road, Las Vegas, Nevada.

MS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross	4.59 Acres
Net	4.32 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-Family Homes
South	Undeveloped
East	Single-Family Homes
West	Undeveloped/Single-Family Homes

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	ML (Medium Low Density Residential)
East	RE (Rural Estates – Clark County)
West	R (Rural Density Residential) ML (Medium Low Density Residential)

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential)]
North	R-D (Single-Family Residential-Restricted)
South	R-PD8 (Residential Planned Development - 8 units per acre)
East	RE (Rural Estates – Clark County)
West	R-D (Single-Family Residential-Restricted) R-PD8 (Residential Planned Development - 8 units per acre)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD8 (Residential Planned Development – 8 units per acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-6285) to the ML (Medium-Low Density Residential) designation.

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

MS

There are no special area plans, overlays or other special policies which affect the subject site.

INTERAGENCY ISSUES

No interagency issues are raised by the proposed rezoning with companion applications as submitted for this project.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, Development Standards within an R-PD (Residential-Planned Development) district are established by the approved site plan.

Standards	Required	Provided	Compliance
Min. Lot Size	Per Site Plan Approval	2603 sq. ft. to 6067 sq. ft.	*
Min. Lot Width	Per Site Plan Approval	36'-11" to 63'	*
Lot Depth	N/A	77' to 98'	
Min. Setbacks • Front • Side • Corner • Rear	Per Site Plan Approval	 10' House 18' Garage 5' 10' 10'	*
Max. Lot Coverage	Per Site Plan Approval	50%	*
Max. Building Height	Per Site Plan Approval	35'	*

* Part of the R-PD approval as requested by the Site Plan proposal.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
4.59	7.84	1.65	12.94%	25,872 SF	12.98%	25,956 SF

The proposed project complies with the required open space requirement. The applicant's project engineer has included within the landscape plan a sidewalk trail, turf areas, picnic area and tot lot area as amenities of the proposed common open space area. The design of the spaces have been made passive in some areas in order to address compatibility issues raised by neighbors and active in other areas that were considered to be more appropriate location for such activities.

MS

B) General Analysis and Discussion

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD8 (Residential Planned Development – 8 Units per acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-6285) to the ML (Medium-Low Density Residential) designation.

FINDINGS

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

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

   This General Plan Amendment (GPA-6285) is proposed to ML (Medium-Low Density Residential) on the Centennial Hills Sector of the General Plan. If the proposed amendment is approved, the proposed R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning will be compatible with this land use designation.

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

   The proposed density and lot sizes allowed by the R-PD8 (Residential Planned Development – 8 units per acre) zoning district are compatible with the surrounding large lot developments and the rural nature of the surrounding residential communities.

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

   The R-PD8 (Residential Planned Development – 8 units per acre) zoning on the subject site is appropriate as it allows for the continuation of the existing single-family development to the around the development. The project in terms of design will be most compatible with the development along both sides of Balsam Street.

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

   The site receives access via Balsam Street, a local (60-foot) residential street on the Master Plan of Streets and Highways, and is adequate in size to meet the requirements of the proposed zoning district and recently approved R-PD (Residential Planned Development) projects in the immediate area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 295 [Mailed with GPA-6285, VAR-6289 and SDR-6294]

APPROVALS 0

PROTESTS 0

MS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-6291 APN: 125-27-803-003

Name of Property Owner: Gregory G. & Carol S. Hatfield

Name of Applicant: TANEY Engineering

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: GREG HATFIELD

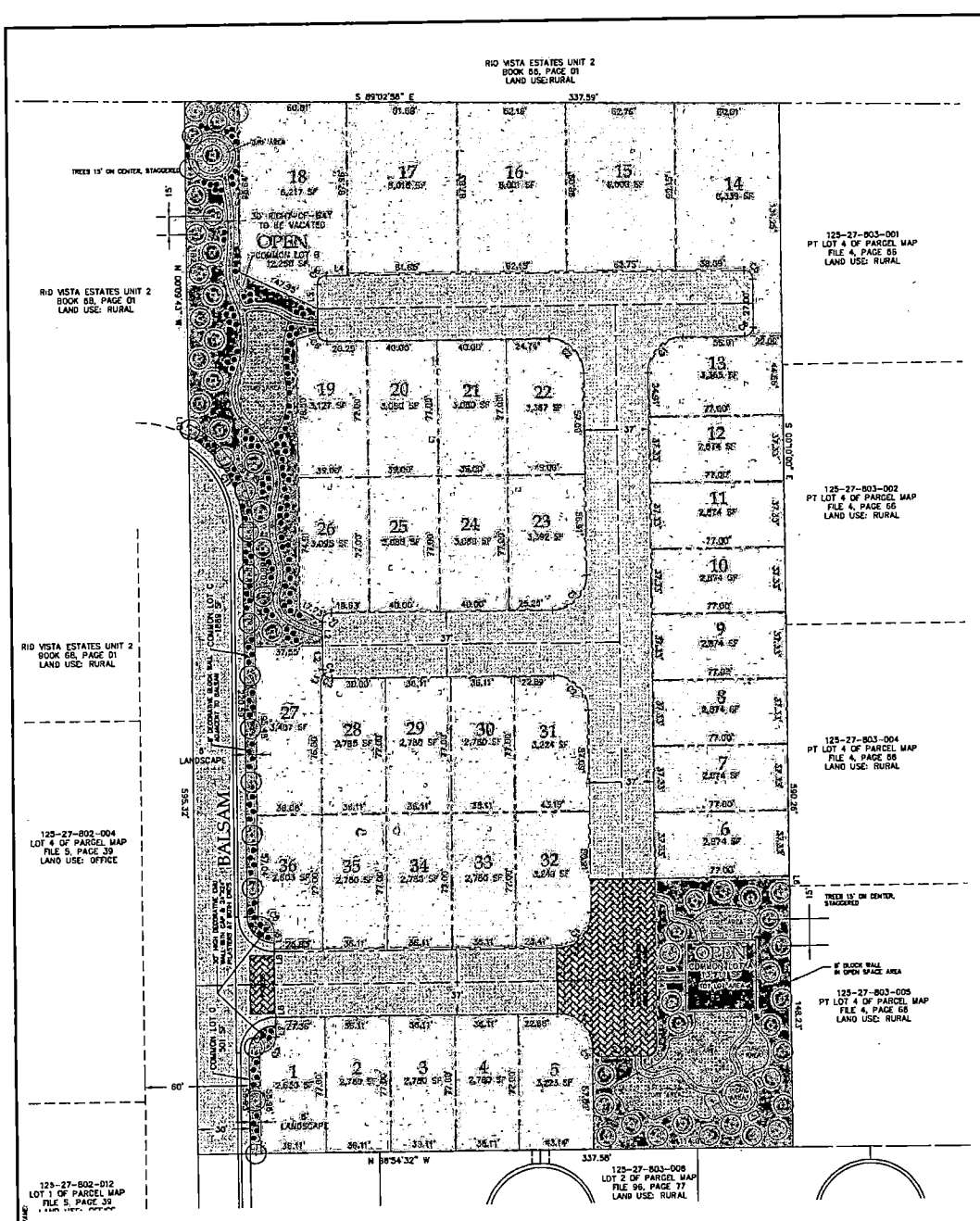
Subscribed and sworn before me

This 15 day of MARCH, 2005

_____

Notary Public in and for said County and State

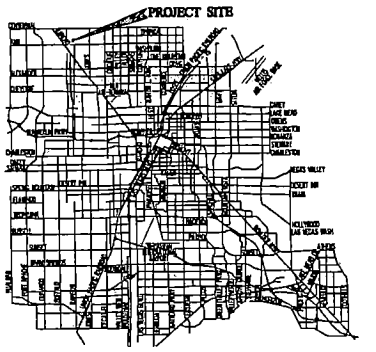
COUNTY CLERK
STATE OF NEVADA
County of Clark
ROBERT LEE PHILLIPS

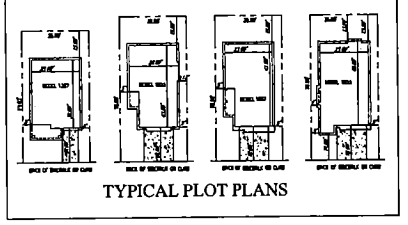


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





TYPICAL PLOT PLANS

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
⊕	PER PLAN	24" Box	20' On Center	MONDEL PINE	Pinus pigra
✱	PER PLAN	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis

LANDSCAPING REQUIREMENTS

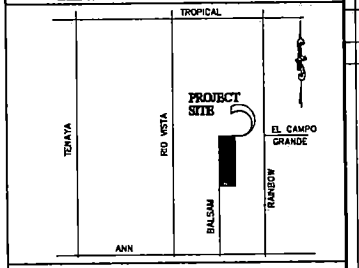
LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS - LANDSCAPE, WALL & BUFFER STANDARDS ALONG BALSAM FRONTAGE - 6 FT LANDSCAPE STRIP WITH WALL REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (400 LF PLANTER)= 14 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=53 SHRUBS
PROVIDED: 14 TREES FOR 400 LF OF PLANTER & 53 SHRUBS IN PLANTER ADJACENT TO STREETS

ZON-6291

4-28-05 PC

REVISED 4.21.05

KEY MAP



BASIS OF BEARING

NORTH 89°33'15" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

LEGEND

RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
CURB	
STREET CENTERLINE	
LOT NUMBER	1

LEGAL DESCRIPTION

PORTION OF LOT 4 OF PARCEL MAP FILE 4, PAGE 66, SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103 TEL: 362-8844

DEVELOPER/SUBDIVIDER

VEGAS REALTY
SCOTT GODAUGHN
8020 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-8300
FAX: 240-8303

OWNERS

APN 125-27-803-008
GREGORY & CARDL HATFIELD
1005 PITKIN CIRCLE
LAS VEGAS, NEVADA 89108

SITE DATA

GROSS SITE AREA	4.99 ACRES
NET SITE AREA	4.82 ACRES (EXCLUDING BALSAM R.O.W.)
APN's	125-27-803-003
CURRENT ZONING	U-R
PROPOSED ZONING	RPD-6
SETBACKS	
FRONT	18' GARAGE, 10' HOUSE
SIDE	5' TO FOUNDATION (3' MIN TO ROOF EAVE)
SIDE CORNER	10'
REAR	10' MIN.
HEIGHT	30'
LOT COUNT	36 LOTS
GROSS DENSITY	7.84 UNITS PER ACRE
NET DENSITY	8.33 UNITS PER ACRE
COMMON LOTS	4
OPEN SPACE REQUIRED	23,078 SF
COMMON OPEN SPACE PROVIDED	29,261 SF IN COMMON LOTS A & B
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
1	N39°50'50"E	4.83'
2	N00°01'00"W	13.56'
3	N73°31'22"E	15.36'
4	S89°54'32"E	11.76'
5	N00°01'28"E	13.56'
6	N00°01'00"E	4.01'
7	N00°37'36"E	6.10'
8	S00°05'28"W	5.00'
9	N00°37'36"E	5.90'
10	S00°58'43"E	8.93'
11	S89°54'32"E	8.00'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	20.00'	90°15'39"	31.51'	20.06'
2	20.00'	89°44'20"	31.32'	19.91'
3	8.00'	89°15'18"	8.00'	5.79'
4	5.00'	31°31'18"	2.75'	1.41'
5	5.00'	90°15'26"	7.88'	5.02'
6	5.00'	90°00'00"	7.85'	5.00'
7	8.00'	90°22'51"	14.06'	8.99'
8	9.00'	90°35'11"	14.24'	9.11'
9	86.00'	23°57'48"	72.03'	40.48'
10	15.00'	89°44'48"	23.50'	14.93'
11	80.00'	50°00'00"	69.81'	34.84'
12	15.00'	90°15'11"	23.63'	15.04'

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

VEGAS REALTY
8020 W. SAHARA AVE.
LAS VEGAS, NV 89117
702-240-8300 FAX: 702-240-8303

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX: (702) 362-9283

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ENGINEER'S SEAL

DATE: 01.19.04
SCALE: 1"=30'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: LS
SHEET: 1 OF 1

TANEY ENGINEERING

4445 S. Jones Boulevard
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

April 20, 2005

City of Las Vegas
Comprehensive Planning
731 S. 4th Street
Las Vegas, NV 89101

Re: APN 125-27-803-008

To Whom It May Concern:

On behalf of our client, Taney Engineering is applying for a Zone Change to RPD-8 Zoning District, a Site Development Plan Review, a General Plan Amendment to change the land use from rural to medium-low (8 units per acre), and a Vacation of right-of-way for Balsam Street, and a Variance for a Planned Unit Development to be less than five acres.

This property is proposed to be master planned for medium-low residential usage (8 units per acre). The proposed site consists of 36 residential units with an overall density of 7.84 units per acre. The proposed setbacks for the single-family homes are as follows: garage – 5-ft. or 18-ft; front to living area 10-ft; side – 3ft, 5-ft to main building; side corner 10-ft; rear- 15-ft. The site incorporates open space into two areas; a north area that will be used as a passive open space area with a sidewalk system and small area of turf. The south open space area contains the active amenities for the site with a tot lot, several turf areas for playing, and a picnic area for group gatherings. The open spaces were split into two areas at the request of the adjacent property owners, the open space to the south is located adjacent to a daycare facility and it is preferred not to be adjacent to two story homes that would overlook the play yard for the daycare. The open space located in the north area is mainly to be used as a landscape buffer area with passive uses like walking a dog or jogging, this was done at the request of the neighbors in this area to prevent large gatherings of children for playing near their homes. The open space proposed for this development exceeds the requirements set forth in Title 19. The project site is designed to accommodate the required 60-ft right of way along Balsam Street. The proposed street alignment includes a 6-ft landscape strip and a 5-ft sidewalk. The site is accessed from Balsam Street right-of-way through a non-gated entry onto a private street. Pavers have been added to the site at the project entry as well as adjacent to the active open space area to visually enhance the roadway and act as a notice to aid in vehicle speed control adjacent to the open space. The lots along the north boundary area have been increased in size to 6000-square feet and restricted to single story homes only to aid in transitioning from the adjacent single story homes to two story homes. Eight feet high

REVISED
4.21.05

block walls are to be built along Balsam right-of-way and adjacent to the southeast open space area to aid in screening the existing daycare facility play yard and the existing residence along the west side of Balsam. In addition evergreen trees will be planted 15-ft apart staggered along north open space area boundaries between the existing homes and the proposed project to aid in buffering the existing homes. Trees will also be planted at 15-ft intervals in the south open space area along the east boundary to help screen the existing daycare facility. A 30-inch high decorative block monument wall will be built at the project entry to increase the street presence of the community and add character to the entry.

A vacation of Balsam right-of-way is being requested along with this application. The right of way is no longer required due to improvements existing over what would be the westerly half street of Balsam. The existing drainage pattern on the site is from west to east and slightly from north to south. The proposed subdivision will be coordinated with the adjacent subdivision to the south to allow for a drainage easement to be located adjacent to the proposed open space in the southeast corner of the site.

The variance requested to allow the site to be developed as a planned unit development at less than five acres is warranted; as the property in question is adjacent to two developing PUD's to the south and southwest. This will aid in a consistent and transitional development from the south to the north. The site is only 17,860 square feet less than the required 5-acres this equated to just over 8% deviations from code. Approval of the variance will not create an undesirable president since the project is adjacent to approved comparable planned unit developments.

The site plan is consistent with recently approved site development to the south of this project. This project will aid in the build out of the community and will be consistent in keeping with the trend of residential development in the neighborhood.

Sincerely,

Robert Cunningham

Robert Cunningham, P.E.
Taney Engineering

GPA-6286
ZON-6291
VAC-6293
VAR-6289
SDR-6294

REVISED
4.21.05

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

SET DATE: 05/18/05
C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

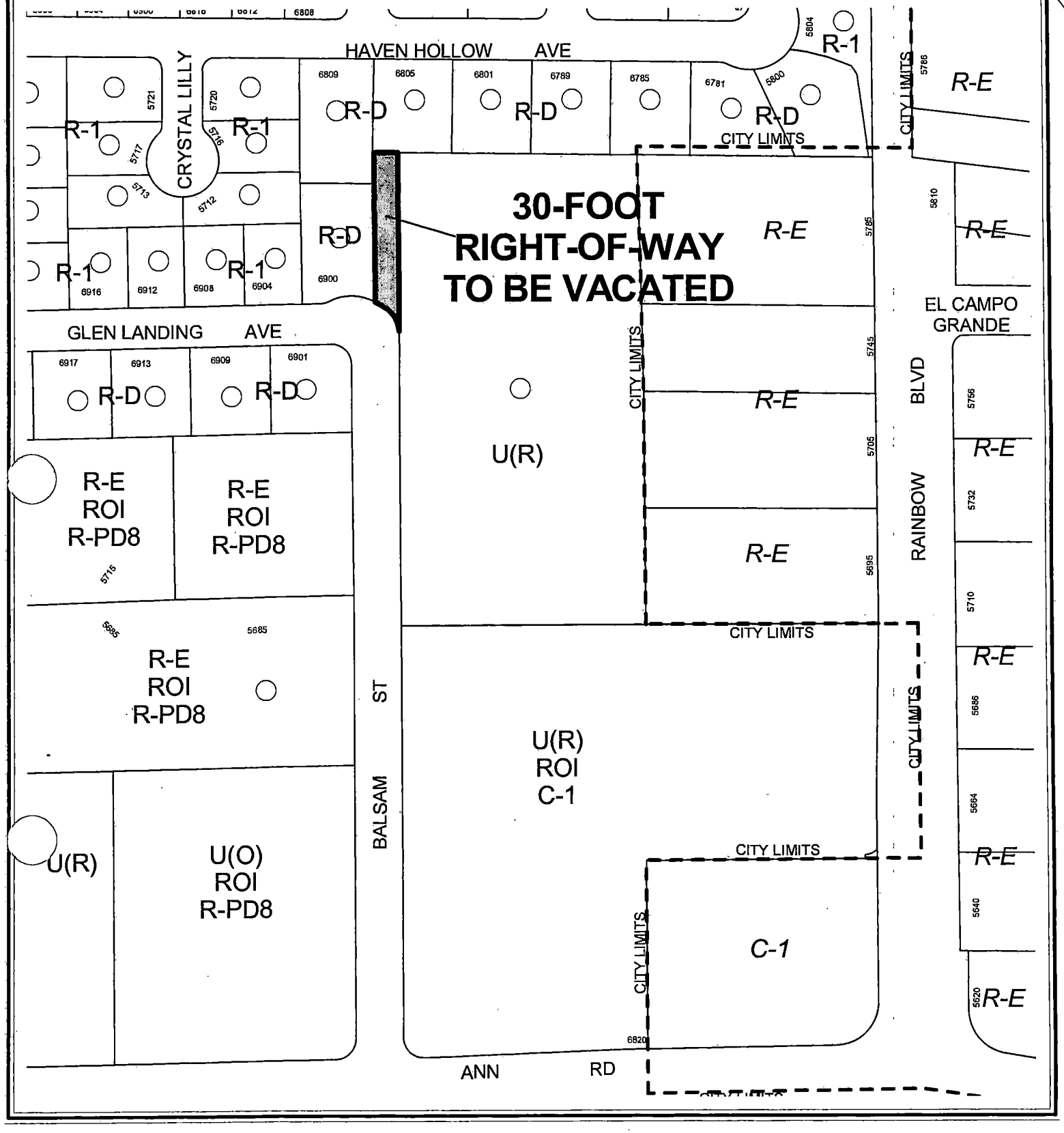
MOTION:
McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS and STEINMAN excused

To be held in abeyance to the 5/12/2005 Planning Commission meeting

MINUTES:
See Item 29 [GPA-6285] for all related discussion on Item 29 [GPA-6285], Item 30 [ZON-6291], Item 31 [VAC-6293], Item 32 [VAR-6289] and Item 33 [SDR-6294].

(7:11 – 7:33)

1-2571



0 200 400 Feet

CASE: VAC-6293

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-6293 - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD

** CONDITIONS **

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

1. The boundaries of this Petition of Vacation shall be the full width of Balsam Street, north of Glen Landing Avenue, excluding any portions necessary for a knuckle or termination acceptable to the City Engineer.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-6291 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

MS

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

MS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a petition to Vacate a potion of Balsam Street located north of Glen Landing Avenue measuring approximately 30 feet wide and 240 feet to the north end of Balsam Street.

B) Applicant's Justification

The right of way is no longer required due to improvements existing over what would be the westerly half street of Balsam.

BACKGROUND INFORMATION

A) Related Actions

There is no recent relevant case history for the subject site.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a General Plan Amendment (GPA-6285), Rezoning (ZON-6291), Vacation (VAC-6293), Site Development Review (SDR-6294) for a 36-single family residential planned development, and a Variance (VAR-6289) to allow a Planned Development on 4.16 Acres instead of five (5) acres as required by the Code.

DETAILS OF APPLICATION REQUEST

The subject request proposal to vacate a portion of Balsam Street legal description is included in applicant's documentation provided by a registered Nevada Land Surveyor. The Land Surveyor has provided both map and exhibit that legally describes the specific area to be vacated. For purposes of this staff report the subject vacation will be commencing at:

The southeast corner of said southeast quarter (SE ¼) of section of the southeast quarter (SE ¼) of section 27; thence along the south line thereof south 89°13'43" west, 675.29 feet to the centerline of Balsam Street; thence along said centerline north 00°09'43" west, 1001.70 feet to the point of beginning; thence north 00°09'43" west, 187.97 feet; thence south 89°02'56" east, 30.01 feet; thence south 00°09'43" east, 240.35 feet to a point of cusp; thence from a tangent which bears north 00°09'43" west, along the arc of a curve to the left, having a radius of 60.00 feet, through a central angle of 60°00'00"; an arc distance of 62.83 feet to the point of beginning.

Said parcel contains 6,114 square feet, more or less.

MS

ANALYSIS

A) Planning discussion

The subject vacation will be made part of the eastern property (APN: 125-27-803-008), which measures approximately 4.16 acres in size. The vacation area will be added to the property to the east, which will expand the property to 4.30 acres in size. The applicant is requesting approval to allow a Rezone for an R-PD (residential planned development) project, which requires a minimum of five (5) acres in size. The subject vacation will benefit the applicant's residential project in making an effort to expand the property to add to the overall site area. In addition, this part of Balsam Street is an area which really is not necessary for any further street expansion. From the traffic-handling viewpoint this vacation will not result in a reduced traffic handling capacity. The vacation may be utilized for future development plans to the east of the subject area. The vacation will not eliminate public access to an abutting parcel. The vacation will not be in conflict with any existing city requirements.

B) Public Works discussion

Public Works present the following information concerning this request to vacate a certain public street right of way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It is to eliminate unnecessary right-of-way.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, it is an unused road.*
C. Does it appear that the vacation request involves only excess right-of-way? *Yes as the other half of this portion of Balsam Street is already privately developed.*
D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-6291 and SDR-6294.*
E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
F. Does this vacation request result in a conflict with any existing City requirements? *No.*
G. Does the Department of Public Works have an objection to this vacation request? *No.*

One of the recommended conditions of approval from Public Works is for the area where Baslam Street will be terminating to be designed with a knuckle design or other acceptable termination, subject to approval by the City Engineer (Condition #1 of this Staff Report).

MS

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

MS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-6293 APN: 125-27-803-003

Name of Property Owner: Gregory G. + Carol S. Hatfield

Name of Applicant: TANEY Engineering

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

_____Yes _____X____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: GREG HATFIELD

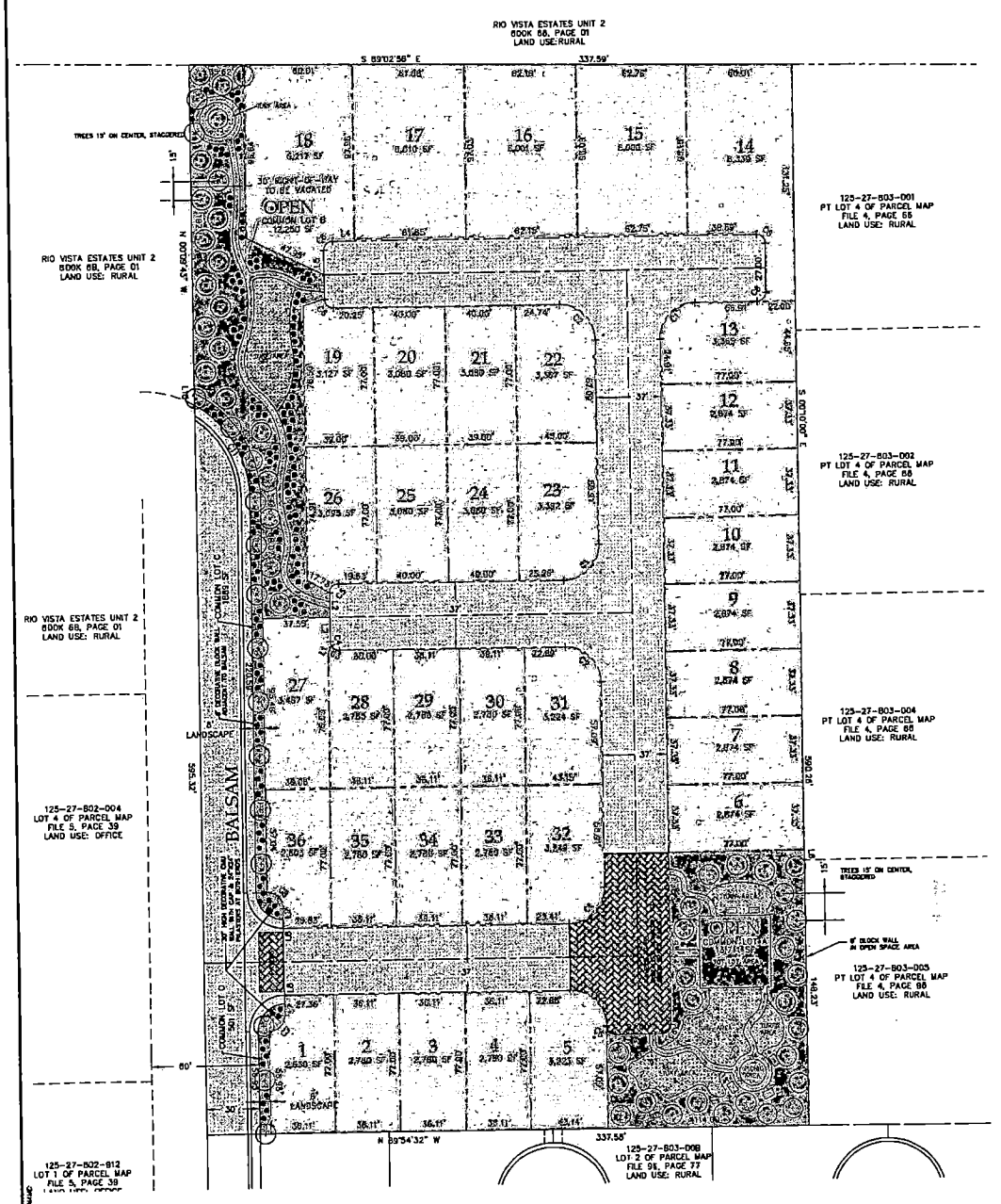
Subscribed and sworn before me

This 15 day of MARCH, 2005

_____
Notary Public in and for said County and State

STATE OF NEVADA

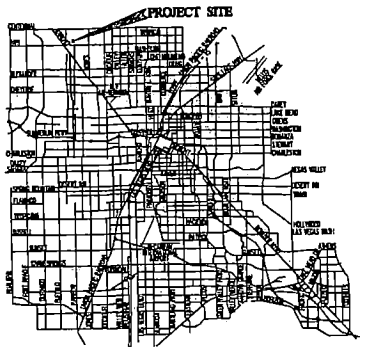
Revised 12-03-04

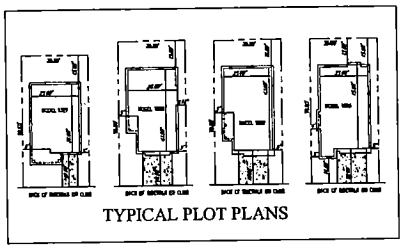


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





TYPICAL PLOT PLANS

TREE / PLANT SCHEDULE

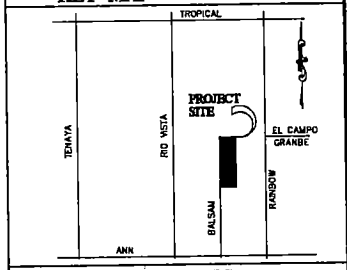
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
⊕	PER PLAN	24" Box	20' On Center	MONDEL PINE	Pinus pigra
✱	PER PLAN	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis

LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS - LANDSCAPE, WALL & BUFFER STANDARDS ALONG BALSAM FRONTAGE - 6 FT LANDSCAPE STRIP WITH WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (400 LF PLANTER)= 14 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=53 SHRUBS
PROVIDED: 14 TREES FOR 400 LF OF PLANTER & 53 SHRUBS IN PLANTER ADJACENT TO STREETS

VAC-6293
4-28-05 PC

KEY MAP



BASIS OF BEARING

NORTH 89°33'15" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

LEGEND

RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
CURB	
STREET CENTERLINE	
LOT NUMBER	1

LEGAL DESCRIPTION

PORTION OF LOT 4 OF PARCEL MAP FILE 4, PAGE 68, SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103 TEL: 362-8644

DEVELOPER/SUBDIVIDER

VEGAS REALTY
SCOTT GOGAUGHN
8020 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-8300
FAX: 240-8303

OWNERS

APN 125-27-803-008
GREGORY & CAROL HATFIELD
1008 PITON CIRCLE
LAS VEGAS, NEVADA 89108

SITE DATA

GROSS SITE AREA	4.59 ACRES
NET SITE AREA	4.32 ACRES (EXCLUDING BALSAM R.O.W.)
APN's	125-27-803-003
CURRENT ZONING	U-R
PROPOSED ZONING	RPD-8
SETBACKS	
FRONT	18' GARAGE, 10' HOUSE
SIDE	5' TO FOUNDATION (3' MIN TO ROOF EAVE)
SIDE CORNER	10'
REAR	10' MIN.
HEIGHT	35'
LOT COUNT	36 LOTS
GROSS DENSITY	7.84 UNITS PER ACRE
NET DENSITY	8.33 UNITS PER ACRE
COMMON LOTS	4
OPEN SPACE REQUIRED	25,878 SF
COMMON OPEN SPACE PROVIDED	33,861 SF IN COMMON LOTS A & B
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
1	N28°00'00"E	3.85'
2	N00°10'00"W	13.50'
3	N17°31'04"E	15.38'
4	S89°54'32"E	11.73'
5	N00°10'00"W	13.50'
6	N00°10'00"W	4.81'
7	N00°57'46"E	8.10'
8	S00°05'28"E	8.00'
9	N00°58'26"E	8.00'
10	S00°06'43"E	8.63'
11	S29°54'38"E	8.00'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	20.00'	90°13'28"	31.51'	20.09'
2	20.00'	89°44'32"	31.32'	19.91'
3	5.00'	90°13'28"	8.05'	2.78'
4	5.00'	31°31'16"	2.13'	1.41'
5	5.00'	90°15'25"	7.88'	5.01'
6	5.00'	90°28'00"	7.83'	5.00'
7	5.00'	84°28'51"	14.04'	8.86'
8	9.00'	90°28'17"	14.24'	9.13'
9	86.00'	49°39'58"	72.53'	40.48'
10	15.00'	89°44'43"	23.50'	14.93'
11	60.00'	50°00'00"	48.83'	26.84'
12	15.00'	90°19'11"	23.65'	15.07'

REVISED
4.21.05

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

VEGAS REALTY
8020 W. SAHARA AVE.
LAS VEGAS, NV 89117
702-240-8300 FAX 702-240-8303

T. ANEL ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8644 FAX (702) 362-5319

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ENGINEER'S SEAL

DATE: 01.19.04
SCALE: 1"=30'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: LS
SHEET: 1 OF 1

TANEY ENGINEERING

4445 S. Jones Boulevard
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

April 20, 2005

City of Las Vegas
Comprehensive Planning
731 S. 4th Street
Las Vegas, NV 89101

Re: APN 125-27-803-008

To Whom It May Concern:

On behalf of our client, Taney Engineering is applying for a Zone Change to RPD-8 Zoning District, a Site Development Plan Review, a General Plan Amendment to change the land use from rural to medium-low (8 units per acre), and a Vacation of right-of-way for Balsam Street, and a Variance for a Planned Unit Development to be less than five acres.

This property is proposed to be master planned for medium-low residential usage (8 units per acre). The proposed site consists of 36 residential units with an overall density of 7.84 units per acre. The proposed setbacks for the single-family homes are as follows: garage – 5-ft. or 18-ft; front to living area 10-ft; side – 3ft, 5-ft to main building; side corner 10-ft; rear- 15-ft. The site incorporates open space into two areas; a north area that will be used as a passive open space area with a sidewalk system and small area of turf. The south open space area contains the active amenities for the site with a tot lot, several turf areas for playing, and a picnic area for group gatherings. The open spaces were split into two areas at the request of the adjacent property owners, the open space to the south is located adjacent to a daycare facility and it is preferred not to be adjacent to two story homes that would overlook the play yard for the daycare. The open space located in the north area is mainly to be used as a landscape buffer area with passive uses like walking a dog or jogging, this was done at the request of the neighbors in this area to prevent large gatherings of children for playing near their homes. The open space proposed for this development exceeds the requirements set forth in Title 19. The project site is designed to accommodate the required 60-ft right of way along Balsam Street. The proposed street alignment includes a 6-ft landscape strip and a 5-ft sidewalk. The site is accessed from Balsam Street right-of-way through a non-gated entry onto a private street. Pavers have been added to the site at the project entry as well as adjacent to the active open space area to visually enhance the roadway and act as a notice to aid in vehicle speed control adjacent to the open space. The lots along the north boundary area have been increased in size to 6000-square feet and restricted to single story homes only to aid in transitioning from the adjacent single story homes to two story homes. Eight feet high

REVISED
4.21.05

block walls are to be built along Balsam right-of-way and adjacent to the southeast open space area to aid in screening the existing daycare facility play yard and the existing residence along the west side of Balsam. In addition evergreen trees will be planted 15-ft apart staggered along north open space area boundaries between the existing homes and the proposed project to aid in buffering the existing homes. Trees will also be planted at 15-ft intervals in the south open space area along the east boundary to help screen the existing daycare facility. A 30-inch high decorative block monument wall will be built at the project entry to increase the street presence of the community and add character to the entry.

A vacation of Balsam right-of-way is being requested along with this application. The right of way is no longer required due to improvements existing over what would be the westerly half street of Balsam. The existing drainage pattern on the site is from west to east and slightly from north to south. The proposed subdivision will be coordinated with the adjacent subdivision to the south to allow for a drainage easement to be located adjacent to the proposed open space in the southeast corner of the site.

The variance requested to allow the site to be developed as a planned unit development at less than five acres is warranted; as the property in question is adjacent to two developing PUD's to the south and southwest. This will aid in a consistent and transitional development from the south to the north. The site is only 17,860 square feet less than the required 5-acres this equated to just over 8% deviations from code. Approval of the variance will not create an undesirable president since the project is adjacent to approved comparable planned unit developments.

The site plan is consistent with recently approved site development to the south of this project. This project will aid in the build out of the community and will be consistent in keeping with the trend of residential development in the neighborhood.

Sincerely,

Robert Cunningham

Robert Cunningham, P.E.
Taney Engineering

GPA-6286
ZON-6291
VAC-6293
VAR-6289
SDR-6294

REVISED
4.21.05

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

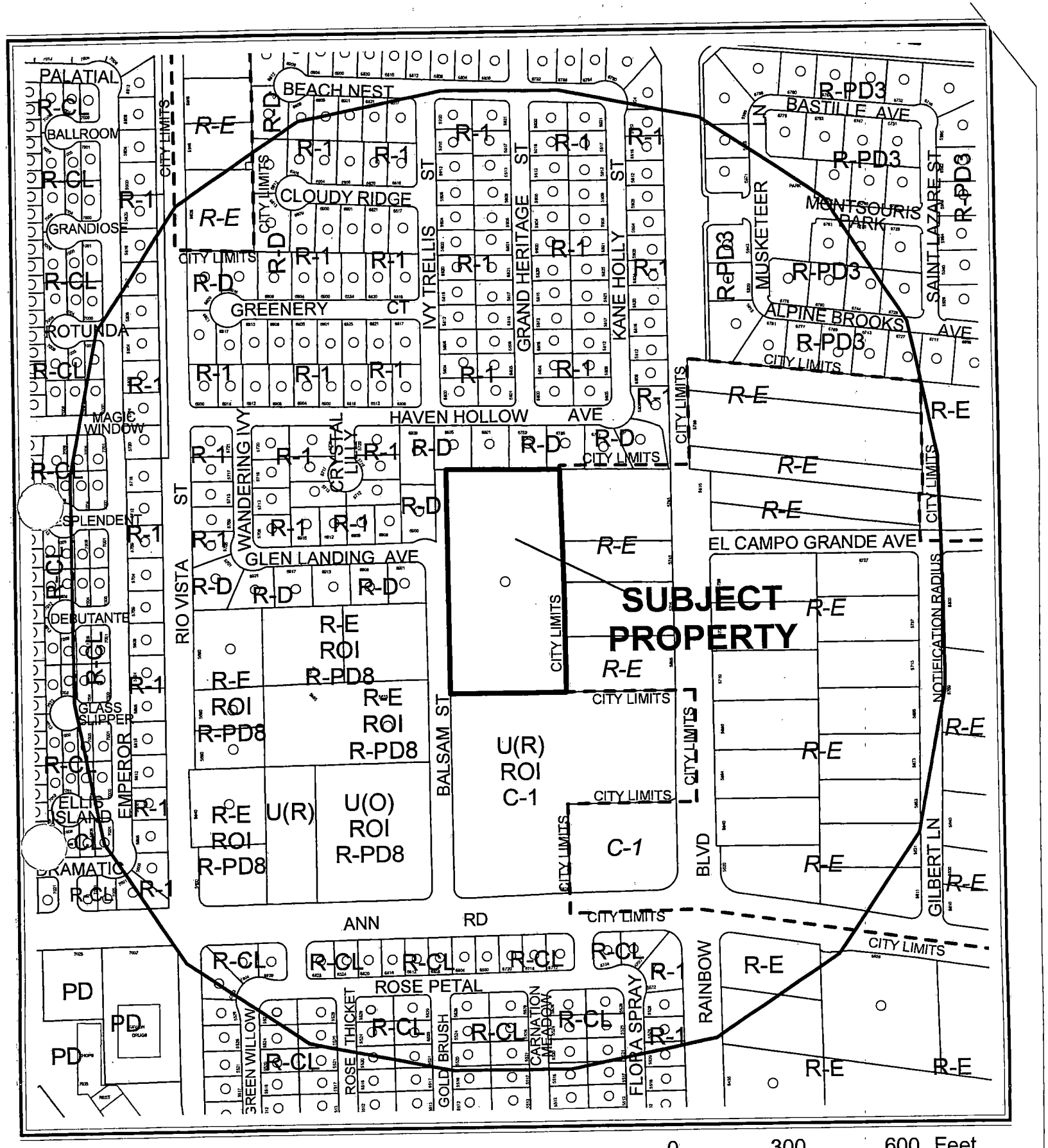
MOTION:
McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS and STEINMAN excused

To be held in abeyance to the 5/12/2005 Planning Commission meeting

MINUTES:
See Item 29 [GPA-6285] for all related discussion on Item 29 [GPA-6285], Item 30 [ZON-6291], Item 31 [VAC-6293], Item 32 [VAR-6289] and Item 33 [SDR-6294].

(7:11 – 7:33)

1-2571



0 300 600 Feet

CASE: **VAR-6289**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6289 - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD

** CONDITIONS **

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

Planning and Development

1. Approval of General Plan Amendment (GPA-6285), approval of and conformance to the Conditions of Approval for a Rezoning (ZON-6291) and Site Development Plan Review (SDR-6294) approved by the City Council.

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

MS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a planned development to be less than five (5) acres for a proposed residential development on 4.59 acres located approximately 550 feet north of Ann Road along a portion of Balsam Street.

B) Applicant's Justification

The applicants Justification Letter requests approval to allow the site to be developed as a R-PD (Residential Planned Development) at less than five acres because the subject site is adjacent to two developing R-PD (Residential Planned Development) projects to the south and southwest of the site. This will aid in a consistent and transitional development from the south to the north. The applicant further indicates that the site is only 17,960 square feet less than the required five (5) acres, which equates to just over 8% deviation from the Code. Approval of the Variance will not create an undesirable president since the project is adjacent to approved comparable R-PD (Residential Planned Development) projects.

BACKGROUND INFORMATION

A) Previous Actions

There is no recent relevant case history for the subject site.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a General Plan Amendment (GPA-6285), Rezoning (ZON-6291), Vacation (VAC-6293) and a Site Development Review (SDR-6294) for a 36-single family residential planned development.

B) Pre-Application Meeting

03/01/05 Based on the applicants proposal the following major comments were provided:

- Lower R-PD10 to R-PD8 for consideration by the city.
- Neighborhood meeting is required
- Open Space provided is in compliance
- Suggest 18 feet to garage setback
- Vacate half street on Balsam Street north of the knuckle area
- Variance required for R-PD less than five (5) acres

MS

- General Plan Amendment, Zone Change, Variance, Vacation, and Site Development Review are the applicable submittal requirements for the proposed project.

C) Neighborhood Meetings

04/04/05 Fourteen (14) interested persons were in attendance. Various concerns raised at the meeting related to project design, traffic, open space location, and status quo. In summary, the specific issues discussed were as follows:

- Concern about making the homes located along the northern boundary of the project to one story in height to protect the privacy issues raised by the neighbors.
- General Inquiry about whether the location of power pole along the eastern property line was in conflict with the developer's design.
- Questions about modifying the location of the open space to minimize noise and other potential adjacency issues between neighbors along the northwest side of the proposed project.
- Question about how this project relates to the two other projects along Balsam Street.
- Concern about what is going to be approved is actually going to be built.
- Credibility issues raised about Richmond America Builders following through with conditions of approval.
- Concern about traffic at the intersection of Balsam and Ann Road.
- One of the neighbors felt that the project should be built to current zoning requirements and not to R-PD8. That would be more compatible with the area.
- Second meeting planned to show revised plan that would address the neighbors concerns. (Note: Meeting set for Monday, 04/25/05 at 6:30 p.m., at the Cimarron Rose Community Center, 5591 N. Cimarron Road, Las Vegas, Nevada.

DETAILS OF APPLICATION REQUEST

A) Site Plan

Gross:	4.59 Acres
Net:	4.32 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-Family Homes
South	Undeveloped
East	Single-Family Homes
West	Undeveloped/Single-Family Homes

MS

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	ML (Medium Low Density Residential)
East	RE (Rural Estates – Clark County)
West	R (Rural Density Residential) ML (Medium Low Density Residential)

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential)]
North	R-D (Single-Family Residential-Restricted)
South	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	RE (Rural Estates – Clark County)
West	R-PD8 (Residential Planned Development – 8 Units Per Acre)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD8 (Residential Planned Development – 8 units per acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-6285) to the ML (Medium-Low Density Residential) designation. The applicant has also submitted a Site Development Review (SDR-6294) and Rezoning (ZON-6291). Thereby, requiring a Variance in order to comply within the minimum five (5) acre site requirement for an R-PD (Residential Planned Development) Overlay District.

This Variance request is not directly impact any specific General Plan policies.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	**Proposed**
Average Lot Size	3399.6 S.F.
Lot Range	2603 S.F. to 6067 S.F.
Min. Lot Width	36'-11"
Min. Setbacks	
• Front - to house	10 Feet
• Front – to garage	18 Feet
• Side	5 Feet
• Corner	10 Feet
• Rear	10 Feet

MS

Max. Lot Coverage	50%
Max. Building Height	2 Story / 35 Feet

There is a minimum size lot area requirement for R-PD projects pursuant to Title 19.06.040 which is five (5) acres in size. The subject property is approximately 4.32 acres in area, excluding the Balsam Street Improvements. With approval of a street vacation the property will be 4.59 acres in size. Therefore, the applicant is requesting a Variance to allow 4.59 acres for a Residential Planned Development instead of five (5) acres as required by Code.

B) General Analysis and Discussion

In accordance with the provisions of Title 19.18.070(B), where a Variance application is proposed in connection with another application to be heard by the Planning Commission, including an application for Special Use Permit, an application for Rezoning, or an Application for Site Development Plan Review, the Variance application shall be considered by the Planning Commission, as a separate application, in conjunction with the associated applications. A Variance:

(1) Is not available to permit a use in a zoning district in which the use is not allowed, or to vary any minimum spacing requirement between uses; and
(2) Shall not be granted in order to relieve a hardship, which is solely personal, self-created or financial in nature.

A Variance application, whether approved or denied by the Planning Commission, that is related to and was filed in connection with an application for a General Plan Amendment, an application for rezoning, or an application for Site Development Plan Review that requires final action by the City Council [L.V.M.C. § § 19.18.070 (J)(3)(b)].

Pursuant to Title 19.18.070(L) of the Las Vegas Municipal Code, in order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and the Variance Section of the Code. A positive or negative recommendation may be made by the Planning Commission based on the required determination criteria set forth in the Code. The minimum standards for determination are as follows:

- 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 subject site is located in an area that is surrounded by existing single-family residential development. The site is currently being expanded by approximately 6,114 square feet via a request to vacate a portion of Balsam Street located west of the subject site. The total gross acreage of the subject site is 4.59 acres with the potential vacation of a portion of Balsam Street. The proposed density of the subject property is 7.84 units per acre. The property to the north was recently approved for similar proposal involving an R-PD (Residential Planned Development) submittal for a higher density of 9.6 dwelling units per acre on 6.68 acres of land. In addition, a second R-PD (Residential Planned Development) project was also approved just west of the subject site with a density of 8.49 units per acre on 10.76 acres of land. Although for a similar use has been granted previously for the subject property or nearby property is a factor, but is not determinative. In other words, previous approvals do not have final over all final barring on the Planning Commission's decision. The Commission may deny the proposal if it does not find that there is adequate justification related to allowing less than a five (5) acre R-PD (Residential Planned Development) project. In this case, staff has made positive findings for the Planning Commission to consider in a determination for approval of the proposed Variance.

As noted in Background Section of this staff report, there were various neighborhood concerns, the applicant has made efforts in addressing these concerns for most of the residents. A second meeting is planned with the most recent subdivision design to be presented to the neighbors on Monday, 04/25/05. Staff will be in attendance and report back to the Commission on the outcome of the meeting.

The Public Works Department has reviewed the proposed project and not specific comments were made on the Variance. Public Works does note that the site is the subject of a Zoning Reclassification ZON-6291 and Site Development Plan Review SDR-6294 and that all site-related conditions of approval are addressed with those actions.

FINDINGS

In accordance with the provisions of Title 19.18.070.L, the Planning Commission and City Council, in considering the merits of a Variance request, may grant a Variance subject to positive findings of approval. Variance VAR-6289 is hereby recommended for approval subject to the following findings:

- **Whereby reason that the property includes other extraordinary and exceptional situation,** in that it is landlocked and surrounding by existing residential development and thereby cannot expand its boundaries other that what is proposed. The subject site has expanded its boundaries by proposing a vacation of a portion of Balsam Street adding approximately 6,114 square feet of land to the subject site;

- **Whereby reason that the condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties** to develop in that the property cannot expand beyond its proposed boundaries. There is an existing single-family residential development to east, north and west perimeter of the subject site. Most recently, two proposed residential planned development projects were approved for development along its southern boundary.

- **Whereby reason that exceptional and undue hardships upon, the owner of the property,** in that the purchase of additional land along its perimeter is an undue hardship to develop a R-PD (Residential Planned Development) project similar in nature to those recently approved by the Planning Commission located just south and west of the subject site. The lot sizes, open space and density are compatible and less dense that those projects recently approved. The proposed project has been modified with larger transitional lots located on the northern portion of the project to create a more compatible project with the adjacent neighbors to the north of the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 295 [Mailed with GPA-6285, ZON-6291, and SDR-6294]

APPROVALS 0

PROTESTS 0

MS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-6289** APN: 125-27-803-003

Name of Property Owner: Gregory G. & Carol S. Hatfield

Name of Applicant: TANEY Engineering

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: GREG HATFIELD

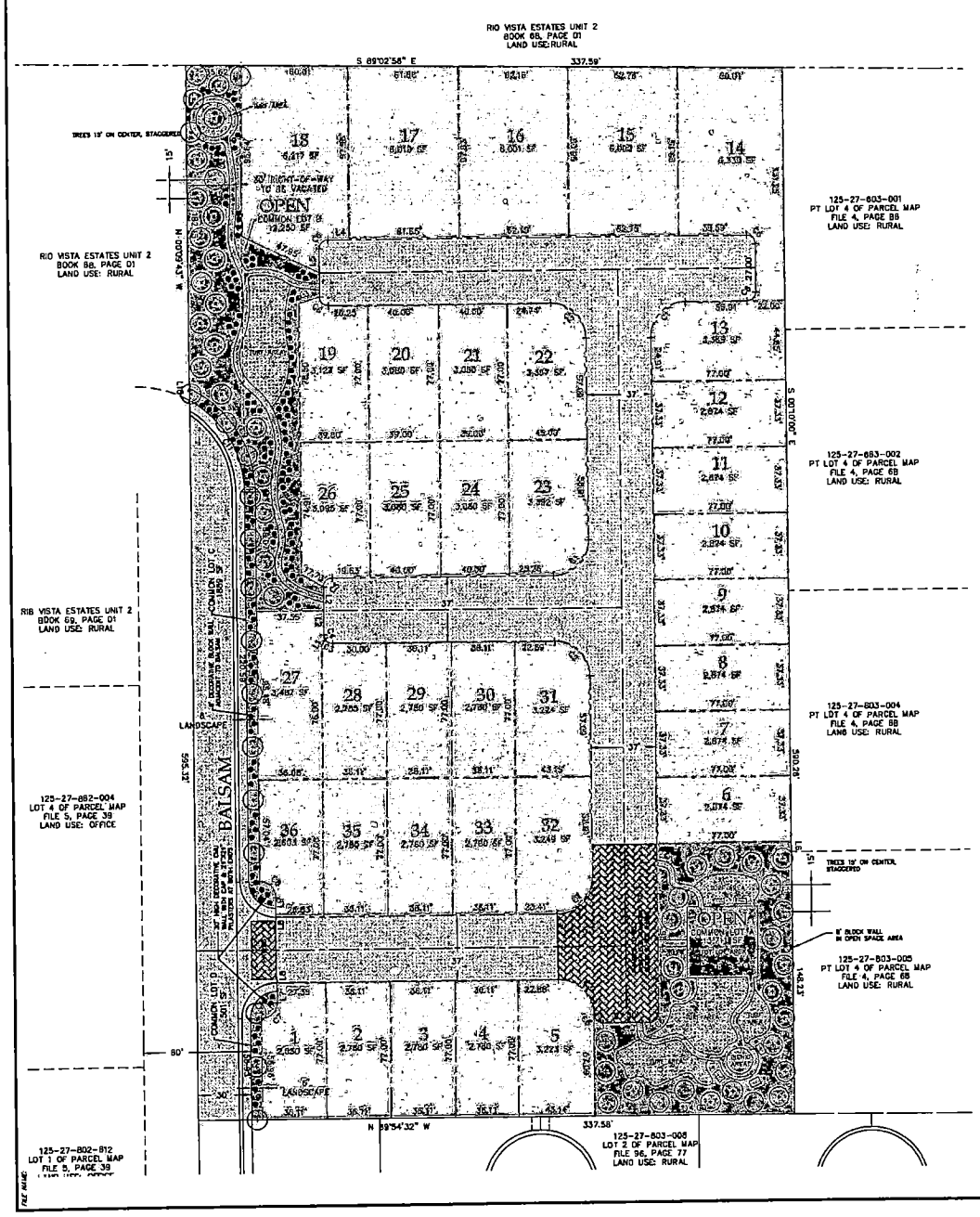
Subscribed and sworn before me

This 15 day of MARCH, 2005

[signature]

Notary Public in and for said County and State

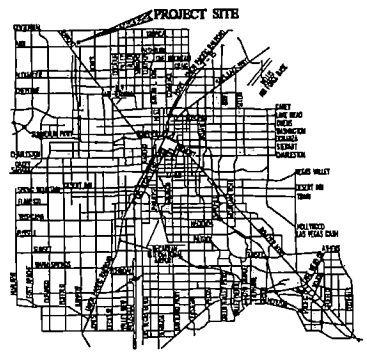
STATE OF NEVADA
County of Clark
ROBERT LEE PHILLIPS

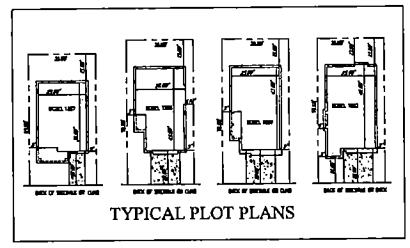


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





TYPICAL PLOT PLANS

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
⊕	PER PLAN	24" Box	20' On Center	MONDEL PINE	Pinus pigea
✱	PER PLAN	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis

LANDSCAPING REQUIREMENTS

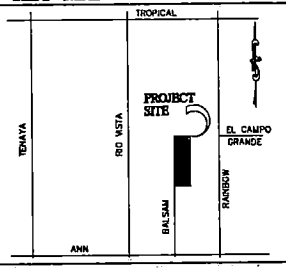
LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS - LANDSCAPE, WALL & BUFFER STANDARDS ALONG BALSAM FRONTAGE - 8 FT LANDSCAPE STRIP WITH WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (400 LF PLANTER)= 14 TREES, & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=53 SHRUBS
PROVIDED: 14 TREES FOR 400 LF OF PLANTER & 53 SHRUBS IN PLANTER ADJACENT TO STREETS

VAR-6289

4-28-05 PC

REVISED
4.21.05

KEY MAP



BASIS OF BEARING

NORTH 89°33'15" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

LEGEND

RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
CURB	
STREET CENTERLINE	
LOT NUMBER	1

LEGAL DESCRIPTION

PORTION OF LOT 4 OF PARCEL MAP FILE 4, PAGE 88, SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103 TEL: 362-8844

DEVELOPER/SUBDIVIDER

VEGAS REALTY
SCOTT DOCALIGHIN
8020 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-8300
FAX: 240-8303

OWNERS

APN 125-27-803-006
GREGORY & CAROL HATFIELD
1009 PITKIN CIRCLE
LAS VEGAS, NEVADA 89108

SITE DATA

GROSS SITE AREA	4.59 ACRES
NET SITE AREA	4.33 ACRES (EXCLUDING BALSAM R.O.W.)
APN's	125-27-803-003
CURRENT ZONING	U-R
PROPOSED ZONING	RPD-5
SETBACKS	
FRONT	15' GARAGE, 10' HOUSE
SIDE	5' TO FOUNDATION (3' MIN TO ROOF EAVE)
SIDE CORNER	10'
REAR	10' MIN.
HEIGHT	35'
LOT COUNT	36 LOTS
GROSS DENSITY	7.84 UNITS PER ACRE
NET DENSITY	8.33 UNITS PER ACRE
COMMON LOTS	2
OPEN SPACE REQUIRED	23,075 SF
COMMON OPEN SPACE PROVIDED	23,981 SF IN COMMON LOTS A & B
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
1	N39°09'59"E	3.55'
2	N00°10'00"W	13.50'
3	N73°31'24"E	19.39'
4	S38°04'34"E	11.78'
5	N00°30'26"E	13.50'
6	N00°10'00"W	4.81'
7	N09°27'04"E	5.12'
8	S00°05'26"W	5.00'
9	N00°29'34"E	5.82'
10	S00°08'45"E	9.83'
11	S89°54'32"E	9.00'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	20.00'	90°19'38"	31.51'	20.06'
2	20.00'	89°44'23"	31.33'	19.91'
3	5.00'	84°13'16"	8.00'	5.78'
4	5.00'	31°31'19"	2.75'	1.41'
5	5.00'	89°13'28"	7.95'	5.02'
6	5.00'	90°00'00"	7.85'	5.00'
7	9.00'	89°23'21"	14.04'	8.90'
8	9.00'	90°36'17"	14.24'	9.10'
9	66.00'	87°57'33"	72.93'	46.48'
10	15.00'	89°44'48"	23.50'	14.93'
11	50.00'	80°30'00"	62.63'	34.84'
12	15.00'	90°15'11"	23.63'	15.02'

VEGAS REALTY
8020 W. SAHARA AVE.
LAS VEGAS, NV 89117
702-240-8300 FAX:702-240-8303

T. TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX(702) 362-9283

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ENGINEER'S SEAL

DATE: 01.19.04
SCALE: 1"=30'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: LS
SHEET: 1 OF 1

TANEY ENGINEERING

4445 S. Jones Boulevard
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

April 20, 2005

City of Las Vegas
Comprehensive Planning
731 S. 4th Street
Las Vegas, NV 89101

Re: APN 125-27-803-008

To Whom It May Concern:

On behalf of our client, Taney Engineering is applying for a Zone Change to RPD-8 Zoning District, a Site Development Plan Review, a General Plan Amendment to change the land use from rural to medium-low (8 units per acre), and a Vacation of right-of-way for Balsam Street, and a Variance for a Planned Unit Development to be less than five acres.

This property is proposed to be master planned for medium-low residential usage (8 units per acre). The proposed site consists of 36 residential units with an overall density of 7.84 units per acre. The proposed setbacks for the single-family homes are as follows: garage – 5-ft. or 18-ft; front to living area 10-ft; side – 3ft, 5-ft to main building; side corner 10-ft; rear- 15-ft. The site incorporates open space into two areas; a north area that will be used as a passive open space area with a sidewalk system and small area of turf. The south open space area contains the active amenities for the site with a tot lot, several turf areas for playing, and a picnic area for group gatherings. The open spaces were split into two areas at the request of the adjacent property owners, the open space to the south is located adjacent to a daycare facility and it is preferred not to be adjacent to two story homes that would overlook the play yard for the daycare. The open space located in the north area is mainly to be used as a landscape buffer area with passive uses like walking a dog or jogging, this was done at the request of the neighbors in this area to prevent large gatherings of children for playing near their homes. The open space proposed for this development exceeds the requirements set forth in Title 19. The project site is designed to accommodate the required 60-ft right of way along Balsam Street. The proposed street alignment includes a 6-ft landscape strip and a 5-ft sidewalk. The site is accessed from Balsam Street right-of-way through a non-gated entry onto a private street. Pavers have been added to the site at the project entry as well as adjacent to the active open space area to visually enhance the roadway and act as a notice to aid in vehicle speed control adjacent to the open space. The lots along the north boundary area have been increased in size to 6000-square feet and restricted to single story homes only to aid in transitioning from the adjacent single story homes to two story homes. Eight feet high

REVISED
4.21.05

block walls are to be built along Balsam right-of-way and adjacent to the southeast open space area to aid in screening the existing daycare facility play yard and the existing residence along the west side of Balsam. In addition evergreen trees will be planted 15-ft apart staggered along north open space area boundaries between the existing homes and the proposed project to aid in buffering the existing homes. Trees will also be planted at 15-ft intervals in the south open space area along the east boundary to help screen the existing daycare facility. A 30-inch high decorative block monument wall will be built at the project entry to increase the street presence of the community and add character to the entry.

A vacation of Balsam right-of-way is being requested along with this application. The right of way is no longer required due to improvements existing over what would be the westerly half street of Balsam. The existing drainage pattern on the site is from west to east and slightly from north to south. The proposed subdivision will be coordinated with the adjacent subdivision to the south to allow for a drainage easement to be located adjacent to the proposed open space in the southeast corner of the site.

The variance requested to allow the site to be developed as a planned unit development at less than five acres is warranted; as the property in question is adjacent to two developing PUD's to the south and southwest. This will aid in a consistent and transitional development from the south to the north. The site is only 17,860 square feet less than the required 5-acres this equated to just over 8% deviations from code. Approval of the variance will not create an undesirable president since the project is adjacent to approved comparable planned unit developments.

The site plan is consistent with recently approved site development to the south of this project. This project will aid in the build out of the community and will be consistent in keeping with the trend of residential development in the neighborhood.

Sincerely,

Robert Cunningham

Robert Cunningham, P.E.
Taney Engineering

GPA-6286
ZON-6291
VAC-6293
VAR-6289
SDR-6294

REVISED
4.21.05

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

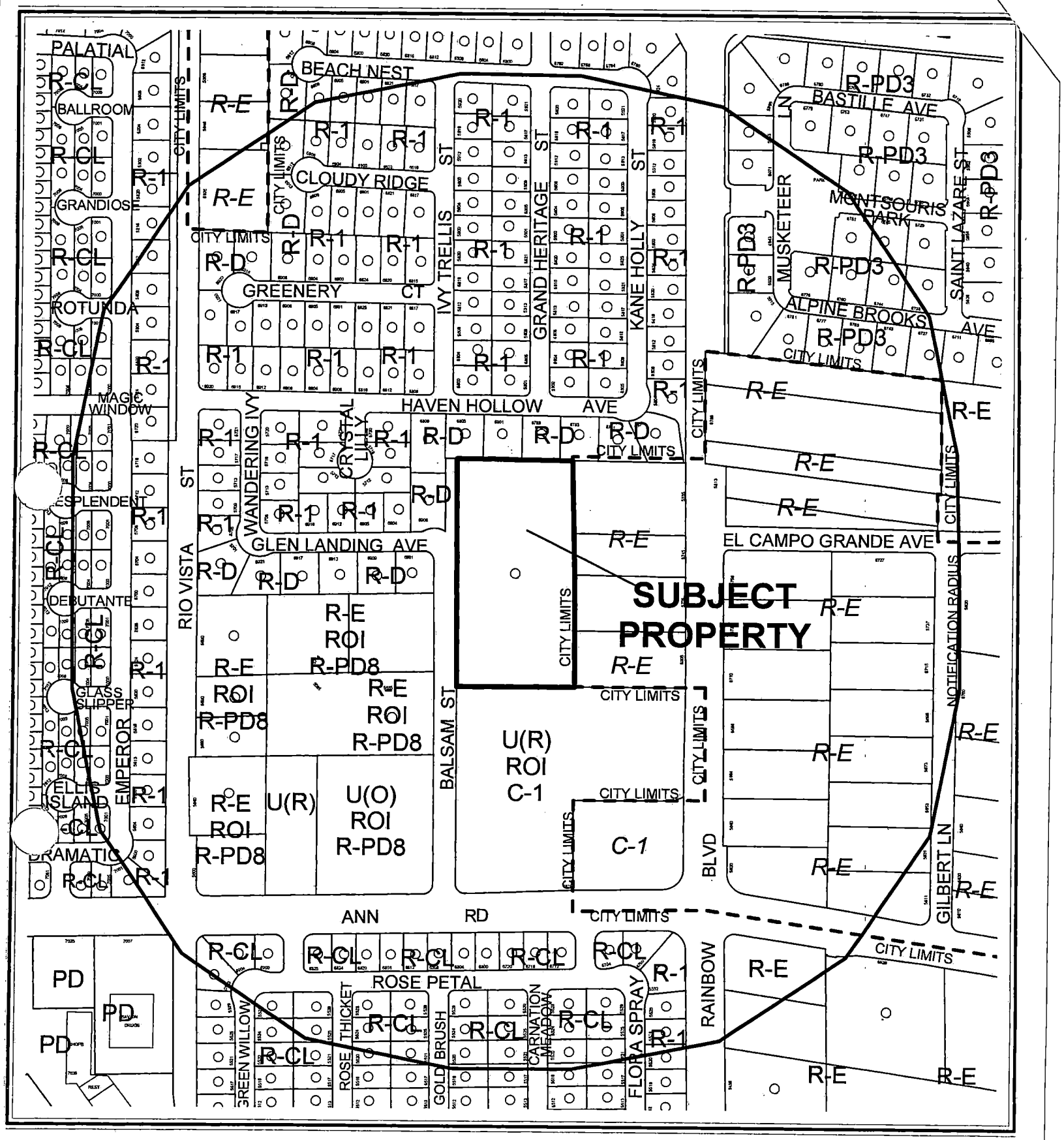
MOTION:
McSWAIN – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS and STEINMAN excused

To be held in abeyance to the 5/12/2005 Planning Commission meeting

MINUTES:
See Item 29 [GPA-6285] for all related discussion on Item 29 [GPA-6285], Item 30 [ZON-6291], Item 31 [VAC-6293], Item 32 [VAR-6289] and Item 33 [SDR-6294].

(7:11 – 7:33)

1-2571



0 300 600 Feet

CASE: **SDR-6294**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6294 - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD

** CONDITIONS **

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

Planning and Development

1. Approval of General Plan Amendment GPA-6285, and approval of and conformance to the conditions of Rezoning (ZON-6291), Vacation (VAC-6293) and Variance (VAR-6289).

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.

3. All development shall be in conformance with the site plan, date stamped 04/20/05, except as amended by changes by these conditions.

4. The applicant shall submit revised residential building elevations to illustrate enhanced architectural character consistent with R-PD Residential Planned Development intent, prior to issuance of a final building permit, subject to review and approval by the Planning and Development Department.

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site.

6. A minimum of one additional tree specimen (minimum 24-inch box) and shrub shall be included in the landscape plans, subject to approval by the Planning and Development Department.

7. The private street light(s) shall be a decorative pole and light standard, subject to review and approval by the Planning and Development Department.

8. Any property line wall shall be a decorative block wall, with at least 30 percent contrasting materials around the boundary of the subdivision. In particular, the north wall of the site must be developed so as to eliminate impacts to the perimeter residential areas of the site. Wall heights shall be measured from the side of the fence with the least vertical exposure above finished grade.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.

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

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

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

Public Works

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

14. 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.

15. 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.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6291, Vacation VAC-6293 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 36 lot single-family residential development on 4.59 acres located 550 feet north of Ann Road generally along the east side of Balsam Street. In addition, the applicants are also requesting approval from the following companion submittals:

1. General Plan Amendment (GPA-6285), from R (Rural Density Residential) to ML (Medium-Low Density Residential);
2. Rezoning (ZON-6291), from U (Undeveloped) R-PD8 (Residential Planned Development – 8 Units Per Acre);
3. Vacation (VAC-6293), a portion of Balsam Street, north of Glen Landing Avenue; and
4. Variance (VAR-6289), to allow a Planned Residential Development to be developed on 4.32 acres in area instead of 5 acres as required by the Las Vegas Zoning Ordinance.

B) Applicant's Justification

The applicant's Justification Letter states that the site plan is consistent with recently approved planned developments within the area. The required open space with amenities has also been provided.

BACKGROUND INFORMATION

A) Related Actions

There is no recent relevant case history for the subject site.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a General Plan Amendment (GPA-6285), Rezoning (ZON-6291), Vacation (VAC-6293) and a Variance (VAR-6289) to allow a Planned Development on 4.16 Acres instead of five (5) acres as required by the Code.

B) Pre-Application Meeting

03/01/05 Based on the applicants proposal the following major comments were provided:

- Lower R-PD10 to R-PD8 for consideration by the city.
- Neighborhood meeting is required

MS

- Open Space provided is in compliance
- Suggest 18 feet to garage setback
- Vacate half street on Balsam Street north of the knuckle area
- Variance required for R-PD (Residential Planned Development) less than five (5) acres
- General Plan Amendment, Zone Change, Variance, Vacation, and Site Development Review are the applicable submittal requirements for the proposed project.

C) Neighborhood Meetings

04/04/05 Fourteen (14) interested persons were in attendance. Various concerns raised at the meeting related to project design, traffic, open space location, and status quo. In summary, the specific issues discussed were as follows:

- Concern about making the homes located along the northern boundary of the project to one story in height to protect the privacy issues raised by the neighbors.
- General Inquiry about whether the location of power pole along the eastern property line was in conflict with the developer's design.
- Questions about modifying the location of the open space to minimize noise and other potential adjacency issues between neighbors along the northwest side of the proposed project.
- Question about how this project relates to the two other projects along Balsam Street.
- Concern about what is going to be approved is actually going to be built.
- Credibility issues raised about Richmond America Builders following through with conditions of approval.
- Concern about traffic at the intersection of Balsam and Ann Road.
- One of the neighbors felt that the project should be built to current zoning requirements and not to R-PD8. That would be more compatible with the area.
- Second Meeting Planned to show revised plan that would address the neighbors concerns. (Note: Meeting set for Monday, April 25, 2005 at 6:30 p.m., at the Cimarron Rose Community Center, 5591 N. Cimarron Road, Las Vegas, Nevada.

DETAILS OF APPLICATION REQUEST

A) Site Plan

Gross	4.59 Acres
Net	4.32 Acres

MS

A) Existing Land Use

Subject Property	Undeveloped
North	Single-Family Homes
South	Undeveloped
East	Single-Family Homes
West	Undeveloped/Single-Family Homes

B) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	ML (Medium Low Density Residential)
East	RE (Rural Estates – Clark County)
West	R (Rural Density Residential) ML (Medium Low Density Residential)

C) Existing Zoning

Subject Property	U [R (Rural Density Residential)]
North	R-D (Single-Family Residential-Restricted)
South	R-PD8 (Residential Planned Development – 8 units per acre)
East	RE (Rural Estates – Clark County)
West	R-PD8 (Residential Planned Development - 8 units per acre)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation. The proposed zoning for this site is R-PD8 (Residential Planned Development – 8 Units per acre), which will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-6285) to the ML (Medium-Low Density Residential) designation. The proposed SDR is in compliance with Master Plan and proposed ML land use classification.

INTERAGENCY ISSUES

No interagency issues are raised by the proposed rezoning with companion applications as submitted for this project.

PROJECT DESCRIPTION

The request is for a proposed 36-lot single-family residential development on 4.59 gross acres. Access is provided via a drive from Balsam Street, and 37-foot private drives will provide internal circulation for the site. Minimum lot size is 2,603 square feet, and overall density is 7.84 Units per acre. The project site is designed to accommodate the required 60-foot right of way along Balsam Street alignment, which includes a six (6) foot landscape strip and a five (5) foot sidewalk.

MS

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	**Proposed**
Average Lot Size	3399.6 S.F.
Lot Range	2603 S.F. to 6067 S.F.
Min. Lot Width	36'-11"
Min. Setbacks • Front - to house • Front – to garage • Side • Corner • Rear	 10 Feet 18 Feet 5 Feet 10 Feet 10 Feet
Max. Lot Coverage	50%
Max. Building Height	2 Story / 35 Feet

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject site.

A3) Parking and Traffic Standards

Pursuant to Title 19.10 (Parking, Loading and Traffic Standards), the following Parking Standards apply to the subject proposal:

Uses	Units	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	36-Units	2 spaces/unit	72 spaces	N/A	72 spaces	N/A

The proposed site plan meets the required number of parking spaces pursuant to Title 19.10 (Parking, Loading and Traffic Standards).

MS

A4) Landscape and Open Space Standards

Pursuant to Title 19.12 (Landscape, Wall and Buffer Requirements), the following Landscape Standards apply to the subject proposal:

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer: • Min. Trees required- Balsam	N/A	N/A	14 Trees
• Min. Zone	N/A		N/A
• Wall height	Per R-PD		N/A

* The Las Vegas Urban Design Guidelines and Standards and Tilte 19.12.010 of the L.V.M.C. indicate that all single-family development adjacent to all primary and/or secondary thoroughfares shall conform to the Urban Design Guidelines. Balsam Street is not designated as a primary or secondary street, therefore it is not subject to perimeter landscaping standards.

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

Total Acreage	Density (u.p.a.)	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
4.59 Acres	7.84	1.65	12.94%	25,872 SF	12.98%	25,961 SF

The applicant exceeds Title 19 Open Space Standards by 89 square feet of open space.

B) General Analysis and Discussion

- Zoning

The applicant has submitted a companion Rezoning application to allow for the proposed zoning Residential Planned Development Overlay District. The R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning allows densities up to 8 units per acre. The proposed site plan depicts a density of 7.84 units per acre, which is consistent with the proposed R-PD8 (Residential Planned Development – 8 Units Per Acre) Zoning.

MS

Pursuant to Chapter 19.06.040 (Intent of R-PD and Minimum Site Area) of the Las Vegas Municipal Code, the R-PD District is intended to provide for flexibility and innovation in residential development. The zoning code asks for emphasis on the following:

- Enhanced residential amenities;
- Efficient utilization of open space;
- Separation of pedestrian and vehicular traffic; and
- Homogeneity of land use patterns.
- Minimum five (5) acres

The applicant has also submitted a companion Variance requesting to allow a proposed Residential Planned Development project with 4.59 acres instead of 5 acres. The specific details to the zoning and variance requests have been provided within separate staff report cover. The specifics to the Site Development Plan have been included and the details and additional explanation is provided in the following subsections.

- Site Plan/Subdivision Design

Lots and Street
The project consists of 36 single-family residential lots on 4.59 acres of land. The subdivision design of this project has one main entry, which has been found to be adequate by Public Works and Fire Departments. The main entry of the subdivision is accessed from Balsam Street onto a 37-foot wide private street. The private street will allow for parking on both sides of the street. However, no pedestrian sidewalks have been provided as part of this subdivision design. Pedestrian sidewalks are provided within the open space areas. Staff is recommending that the applicant provide decorative street light(s) within the private street areas, subject to review and approval by the Planning and Development Department **(Condition #2)**.

A portion of Balsam Street is requested to be vacated that will become part of the subject subdivision. The size of the subject vacation is approximately 6,114 square feet in area. There is a condition of approval within the Vacation request for the new Balsam Street termination to be designed with a knuckle or other acceptable termination, subject to approval by the City Engineer.

Main Entry and Perimeter Walls
The main entry does include decorative paving and landscape areas. The landscape areas are designed to consider line of sight issues relative to vehicular travel. The applicant's project engineer has also designed the required improvements for the 60-foot right of way for Balsam Street. This includes a six (6) foot landscape strip and five (5) foot sidewalk area. In addition, the applicant has included a subdivision perimeter decorative block wall that will buffer and subdivision against Balsam Street and the residential subdivision to the west of the project site. One of the concerns of

the neighbors was to limit or eliminate access to a residential lot from Balsam Street. The applicant's design eliminates any direct access to any of the residential lots from Balsam Street.

Open Space Area
The subdivision design also includes two open space areas. The open space areas are in compliance with the area requirements as shown in the table on page five of this staff report. The justification for splitting the open space was based on the initial neighborhood meeting held with the adjoining neighborhoods on April 4, 2005.

There was a discussion to establish wider lots along the northern portion of the subject site and possibly include a separate open space area on the southeast corner of the site adjacent to a child care use located to the east of the site within Clark County jurisdiction. In addition, an eight (8) foot high decorative block wall will be built along the perimeter of the common open space area to provide privacy of the adjacent residential uses. The project engineer for the project has designed a decorative paving area along the street, which abuts the open space area in an effort to calm traffic and notify vehicles of the open space area. The southeast corner open space area includes a picnic area and tot lot for the future residents of the subdivision to utilize in a more active manner. The size of this area is approximately 13,711 square feet in area.

The second open space area is located on the northwest corner of the subdivision. The design of this open space functions in a more passive manner in order to address some of the concerns of the neighboring property owners. This area includes four (4) foot sidewalk areas, enhanced landscaping and small turf area. The turf area has been located approximately 35 to 100 feet away from the residential neighborhoods located on the west and north of the subject site in order to provide a buffer to provide privacy and eliminate potential noise issues between the open space users and adjacent single-family residential lots. The turf area is adjacent to lot 19 of the subdivision, which is within the proposed subdivision. An eight (8) foot high wall will be constructed along the perimeter of lot 19 to buffer this lot from the small turf area.

- Waivers

No waivers are requested with this proposed Residential Planned Development project.

- Landscape Plan

A preliminary landscape plan has been provided for review. The applicant has included approximately 14 mondel pines along the Balsam Street frontage. In addition, the landscape plan shows five-gallon Desert Broom shrubs that will also be planted throughout the site. The Desert Broom (*Baccharis sarothroides*) grows to be four to five feet in height. Some additional color to the landscaping areas is recommended which would include the possible inclusion of Texas Ranger shrubs and

another tree species for color and variety to the area. A condition of approval is recommended for a minimum of one additional tree specimen and shrub shall be included in the landscape plans, subject to review and approval by the Planning and Development Department.

- Elevation

  The initial building elevations that were submitted for review have been requested to be modified by staff. The direction provided to the project engineer was to provide additional architectural character to the building elevations. This would include the incorporation of different exterior materials and architectural elements that would provide an enhanced building elevation that would compliment the area and provide an enhanced architectural character to the proposed residential development. The applicant has indicated that they are working on enhanced architectural building elevations, but may not be able to have them ready for the Planning Commission meeting. A condition of approval will require that the residential building elevations be provided that illustrate enhanced architectural character consistent with R-PD Residential Planned Development intent, prior to issuance of a final building permit, subject to review and approval by the Planning and Development Department.

- Floor Plan

  The floor plans will also be provided on 04/28/05, for the Planning Commission to consider. At this time no specific information has been provided as revised building elevations are being considered by the potential builder of the project.

- Neighborhood Meeting

  As noted in Background Section of this staff report, there were various neighborhood concerns, the applicant has made efforts in addressing these concerns for most of the residents. A second meeting is planned with the most recent subdivision design to be presented to the neighbors on Monday, 04/25/05. Staff will be in attendance and report back to the Commission on the outcome of the meeting.

FINDINGS

In order to approve a Site Development Plan application, per Chapter 19.18.050(E) 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";**

MS

The proposed lots are similar in size with the recently approved R-PD subdivision developments ranging from 2,600 to 6,000 square feet in area. The proposed residential density for the subject site is 7.84 dwelling units per acre which is less dense than previously approved Residential Planned Development projects at 8.49 and 9.62 dwelling units per acre. The lots located on the north portion of the project have also been increased in lot width to be more compatible with the neighboring subdivision to the north of the subject site.

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

The proposed 7.84 dwelling unit per acre density is within the density range of the ML (Medium Low Density Residential) land use classification. The proposed landscaping, open space and buffering standards are in compliance subject to conditions of approval. The proposed site plan conforms to all city policies and standards as conditioned.

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

The site will be accessed from Balsam Street a (60-foot) Local Collector street not listed in the Master Plan of Streets and Highways. The proposed private streets will be adequate for allowable development under the proposed RPD-8 (Residential Planned Development - 8 Units Per Acre) zoning district.

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

The proposed street and landscaping design as well as the proposed residences will provide an aesthetically appropriate environment throughout the site. The proposed open space is internal to the site and provides compliance with Code requirements.

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

The design is both harmonious and compatible with the proposed new Residential Planned Development projects located south and west to the subject site.

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 in conformance with code requirements and design standards of all city departments. Therefore, the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 295 [Mailed with GPA-6285, ZON-6291, and VAR-6289]

APPROVALS 0

PROTESTS 0

MS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-6294** APN: 125-27-803-003

Name of Property Owner: Gregory G. & Carol S. Hatfield

Name of Applicant: Tiney Engineering

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [signature]

Print Name: GREG HATFIELD

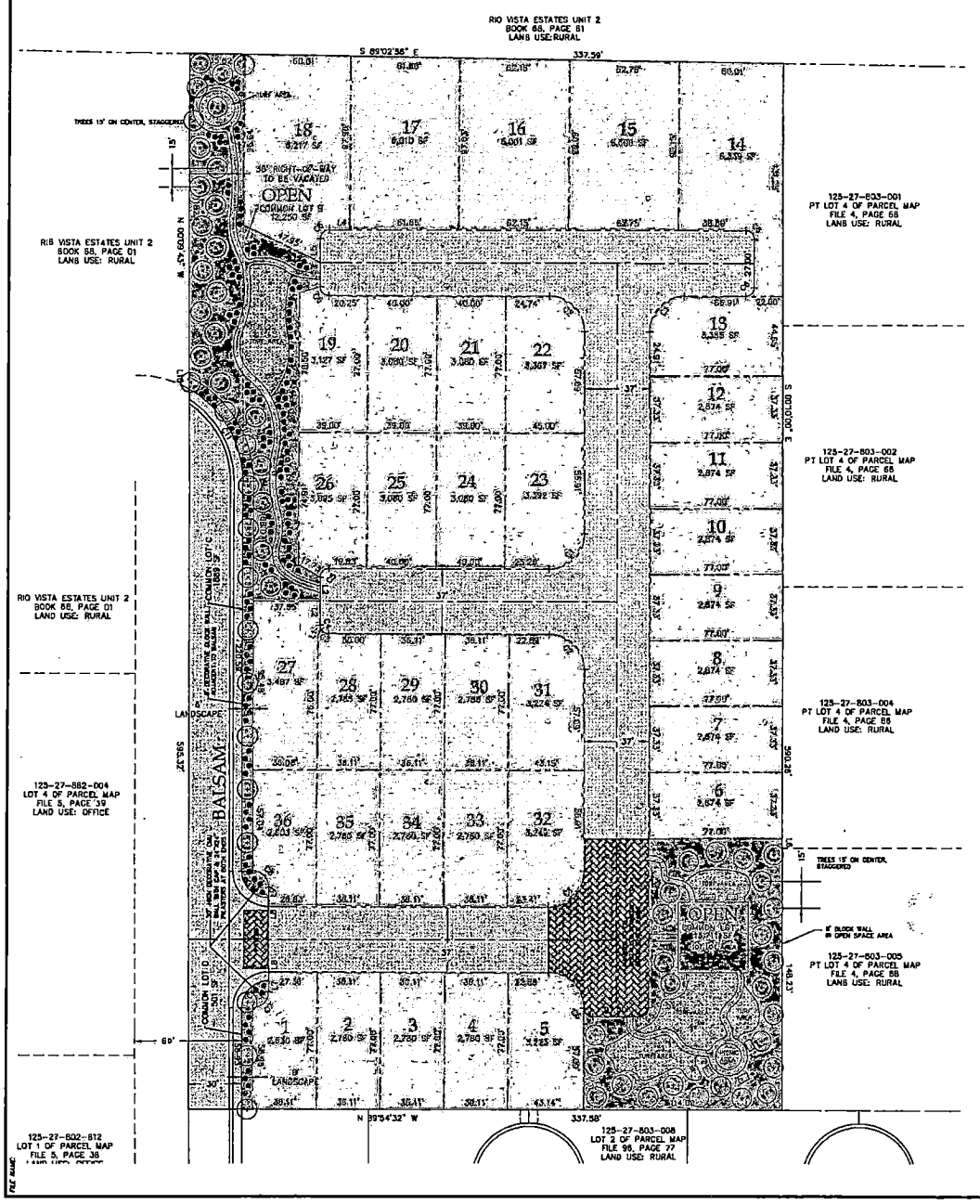
Subscribed and sworn before me

This 15 day of MARCH, 2005

[signature]

Notary Public in and for said County and State

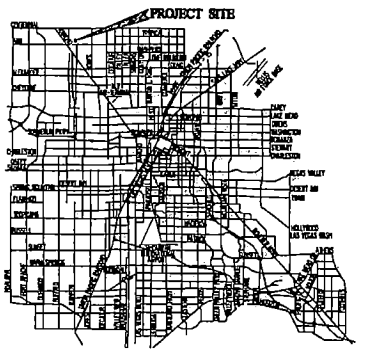
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROBERT LEE PHILLIPS

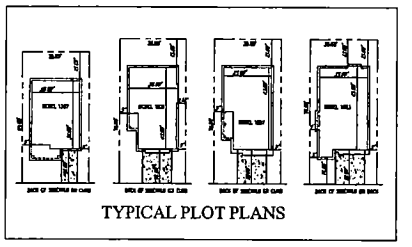


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





TYPICAL PLOT PLANS

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
⊕	PER PLAN	24" Box	20' On Center	MONDEL PINE	Pinus pigra
✱	PER PLAN	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis

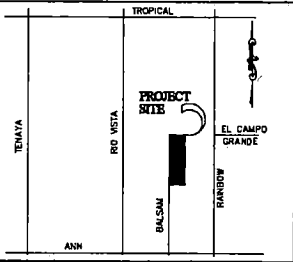
LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS - LANDSCAPE, WALL & BUFFER STANDARDS ALONG BALSAM FRONTAGE = 8 FT LANDSCAPE STRIP WITH WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (400 LF PLANTER)= 14 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=53 SHRUBS
PROVIDED: 14 TREES FOR 400 LF OF PLANTER & 53 SHRUBS IN PLANTER ADJACENT TO STREETS

SDR-6294

4-28-05 PC

KEY MAP



BASIS OF BEARING

NORTH 89°33'15" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

LEGEND

RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
CURB	
STREET CENTERLINE	
LOT NUMBER	1

LEGAL DESCRIPTION

PORTION OF LOT 4 OF PARCEL MAP FILE 4, PAGE 68, SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103 TEL: 362-8844

DEVELOPER/SUBDIVIDER

VEGAS REALTY
SCOTT COGAUGHN
8020 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-8300
FAX: 240-8303

OWNERS

APN 125-27-603-005
GREGORY & CAROL NATFIELD
1006 PITKIN CIRCLE
LAS VEGAS, NEVADA 89155

SITE DATA

GROSS SITE AREA	4.58 ACRES
NET SITE AREA	4.32 ACRES (EXCLUDING BALSAM R.O.W.)
APN's	125-27-603-003
CURRENT ZONING	U-R
PROPOSED ZONING	RPD-8
SETBACKS	
FRONT	18' GARAGE, 10' HOUSE
SIDE	5' TO FOUNDATION (3' MIN TO ROOF EAVE)
SIDE CORNER	10'
REAR	15' MIN.
HEIGHT	35'
LOT COUNT	36 LOTS
GROSS DENSITY	7.84 UNITS PER ACRE
NET DENSITY	8.33 UNITS PER ACRE
COMMON LOTS	4
OPEN SPACE REQUIRED	25,876 SF
COMMON OPEN SPACE PROVIDED	25,961 SF IN COMMON LOTS 4 & 8
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
1	N29°00'29"E	3.59'
2	N00°13'00"W	13.50'
3	N73°31'31"E	15.38'
4	S88°54'32"E	11.73'
5	N00°05'28"E	13.50'
6	N00°13'00"W	4.81'
7	N00°27'54"E	8.15'
8	S00°05'28"W	5.00'
9	N80°26'24"E	3.80'
10	S00°08'43"E	8.53'
11	S88°54'32"E	8.00'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	20.00'	90°13'38"	31.51'	20.06'
2	25.00'	89°44'15"	31.32'	19.91'
3	5.00'	58°51'16"	5.00'	2.75'
4	5.00'	31°21'16"	2.74'	1.41'
5	5.00'	90°15'28"	7.88'	5.02'
6	5.00'	90°00'00"	7.85'	5.00'
7	5.00'	94°23'31"	14.04'	8.99'
8	8.00'	90°36'11"	14.34'	9.19'
9	56.00'	82°37'32"	72.83'	40.19'
10	15.00'	89°44'48"	23.56'	14.93'
11	60.00'	50°05'00"	52.53'	34.91'
12	15.00'	80°51'11"	23.63'	15.07'

VEGAS REALTY
8020 W. SAHARA AVE.
LAS VEGAS, NV 89117
702-240-8300 FAX:702-240-8303

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX:(702) 362-2203

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ENGINEER'S SEAL

DATE: 01.19.04
SCALE: 1"=30'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: LS
SHEET: 1 OF 1

FILE NAME:

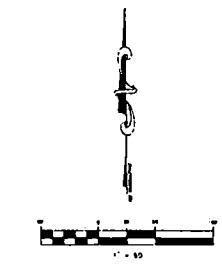
REVISED
4.21.05

PROPOSED R-PD SOUTH OF THE PROPOSED PROJECT

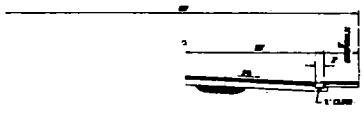
SDR-6294
4-28-05 PC

ANN / RAINBOW

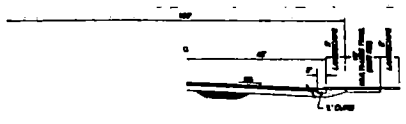
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES



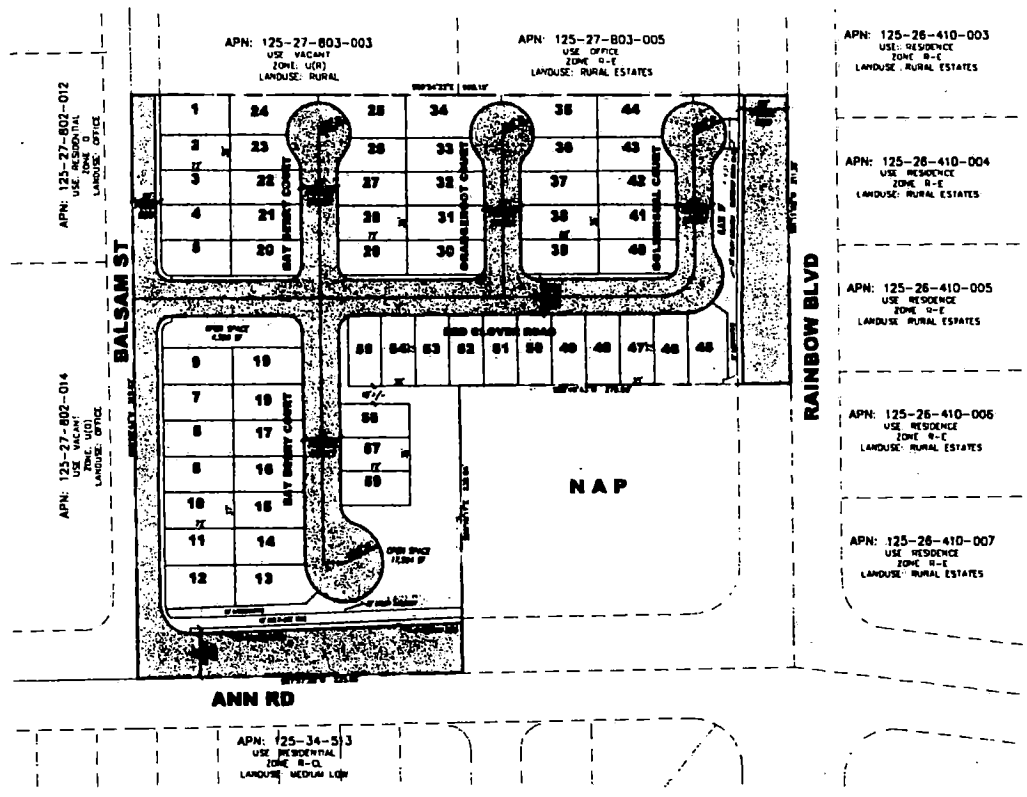
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

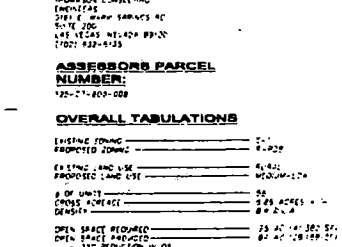


60' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE



100' PUBLIC STREET HALF-SECTION (ANN RD. / RAINBOW BLVD.)
NOT TO SCALE





DEVELOPER
RICHMOND AMERICAN HOMES
2325 W. PEAK AVE.
SUITE 100
LAS VEGAS, NEVADA 89128
(702) 240-7000

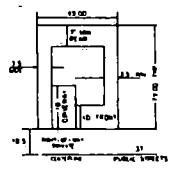
OWNERS
REGAL VILLAGE, LLC
10 S. STATE ST.
LINDON, UT 84042

ENGINEER
THOMASON CONSULTING ENGINEERS
2181 E. WARM SPRINGS RD.
SUITE 200
LAS VEGAS, NEVADA 89120
(702) 932-4135

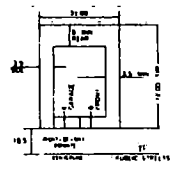
ASSESSORS PARCEL NUMBER:
125-27-803-008

OVERALL TABULATIONS

EXISTING ZONING	U(R)
PROPOSED ZONING	R-PD9
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LOW
# OF UNITS	50
GROSS ACREAGE	9.85 ACRES +/-
DENSITY	5.0 D.U./A.
OPEN SPACE REQUIRED	2.5 AC (107,362 SF)
OPEN SPACE PROVIDED	2.5 AC (108,869 SF)
- 30% REDUCTION IN OS	



LOT DETAIL (TYPICAL)
NOT TO SCALE
(TYPICAL LOT SIZE 2,520 SQ. FT. +/-)



LOT DETAIL (CUL-DE-SAC)
NOT TO SCALE
(TYPICAL LOT SIZE 2,520 SQ. FT. +/-)

RICHMOND AMERICAN HOMES
1730 W. PEAK AVE. #117
LAS VEGAS, NEVADA 89117
(702) 240-7000

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
2533 North Carson Street, Carson City, NV 89706 (775) 883-7911 fax (775) 883-7912

SHEET: TENTATIVE MAP

ANN / RAINBOW
CITY OF LAS VEGAS, NEVADA

DATE: FEBRUARY 21, 2005
DRAWN BY:
CHECKED BY:
DESIGNED BY:
APPROVED BY:
SCALE: 1" = 50'
PROJECT NO: RA-0085
ENGINEERING SEAL

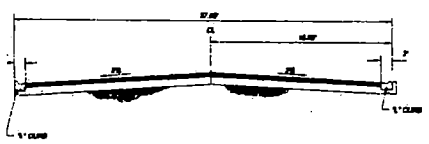
SHEET: TM-1

TOSCANA

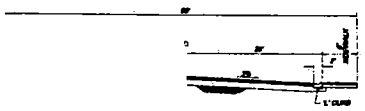
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



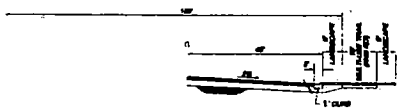
1" = 10'



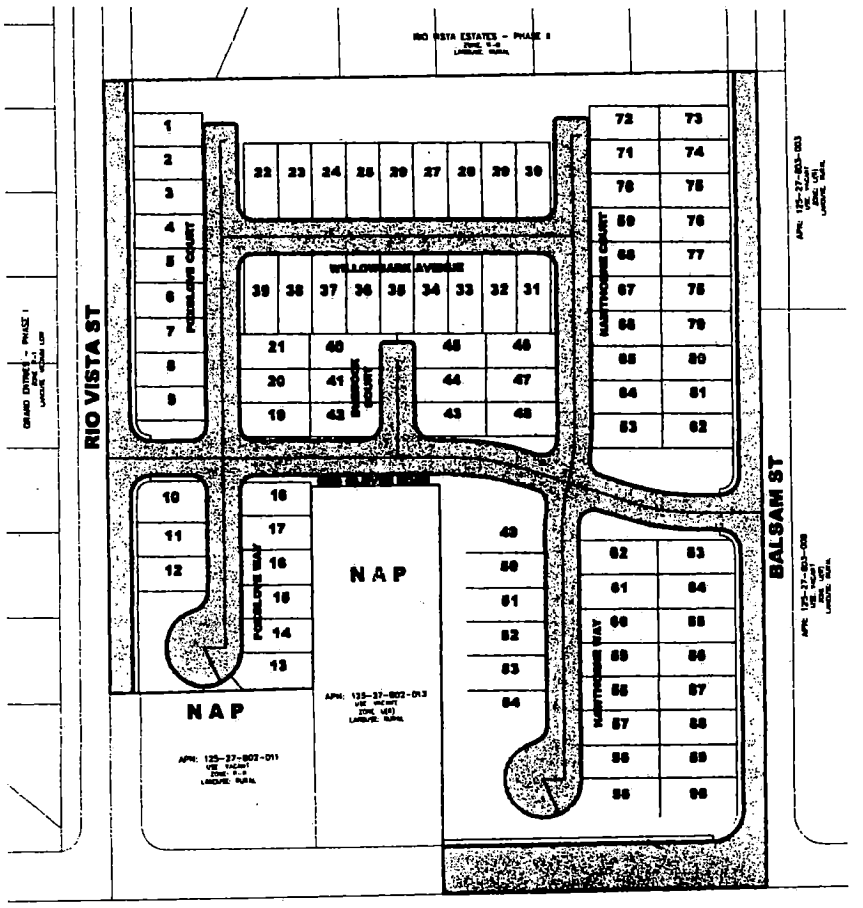
PRIVATE STREET SECTION (INTERIOR)
1" = 10' SCALE

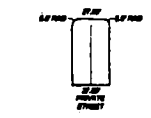


PUBLIC STREET HALF-SECTION (BALSAM ST/RIO VISTA ST)
1" = 10' SCALE

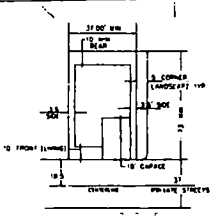


50' PUBLIC STREET HALF-SECTION (ANN RD)
1" = 10' SCALE

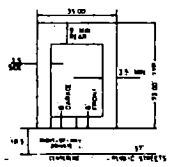




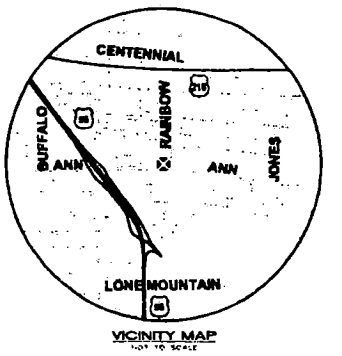
TYPICAL ST DRIVE
(NOT GREATER THAN 150' IN LENGTH)



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
MINIMUM LOT SIZE = 5,500 SQ FT +/-



LOT DETAIL (CUL-DE-SAC)
NOT TO SCALE
TYPICAL LOT SIZE 7,520 SQ FT +/-



VICINITY MAP
NOT TO SCALE

DEVELOPER

RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NV 89130

OWNERS

SUSAN SHELLENBARGER TRUST
5690 RIO VISTA ST
LAS VEGAS, NV 89130

GONZALEZ FAMILY TRUST
7405 W. GILMORE
LAS VEGAS, NV 89129

LEE & JOAN LLP
570 S. 4TH STREET - 2ND FLOOR
LAS VEGAS, NV 89101

CREATIVE DREAM CATCHERS LLC
4639 W. DESERT HOLLOW
GLENDALE, AZ 85310

JUDIE COLLINS TRUST
5696 BALSAM ST
LAS VEGAS, NV 89130

PRINCE FAMILY TRUST
202 N. CURRY ST #214
CARSON CITY, NV 89703

BORSACK SPCUP
4397 W. SUNSET RD #8
LAS VEGAS, NV 89118

RECEIVED
MAR 04 2005

ENGINEER

THOMASON CONSULTING ENGINEERS
3161 E. WARM SPRINGS RD
SUITE 200
LAS VEGAS, NEVADA 89120
(702)932-6125

ASSESSORS PARCEL NUMBERS:

125-27-802-002, 003, 004, 005, 006, 009, 012, 014

OVERALL TABULATIONS

EXISTING ZONING	O
PROPOSED ZONING	R-PD8
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LOW
# OF UNITS	90
GROSS ACREAGE	10.72 ACRES +/-
DENSITY	8.40 D.U.A
OPEN SPACE REQUIRED	1.50 AC (65,405 SF)
OPEN SPACE PROVIDED	1.72 AC (75,175 SF)

OWNER
RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NV 89130

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7425 Peak Drive, Las Vegas, NV 89128 (702) 304-7701 Fax: 702 304-7702

TENTATIVE MAP

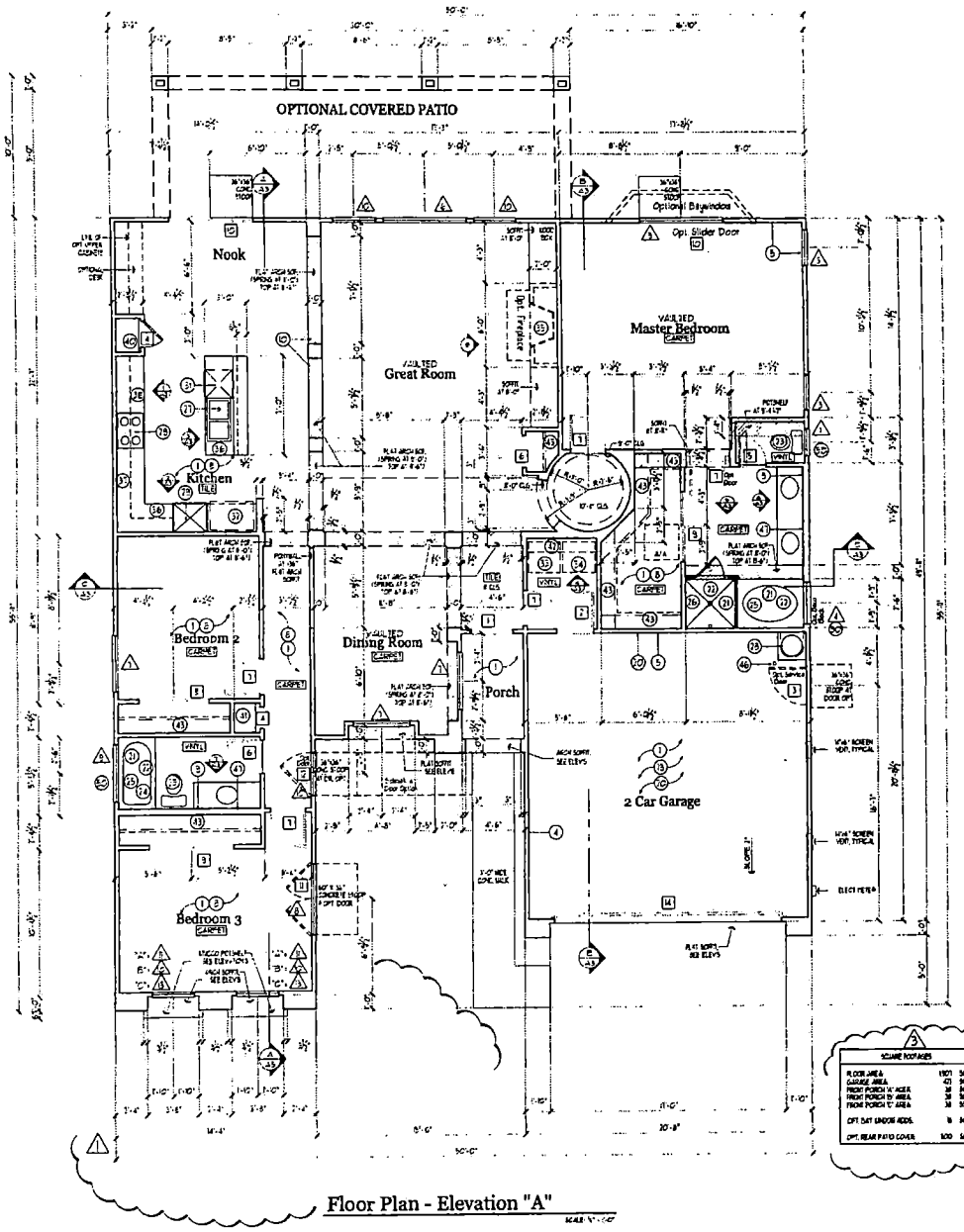
TOSCANA
CITY OF LAS VEGAS, NEVADA

DATE: FEBRUARY 24, 2005
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: B. SAYLOR
SCALE: 1" = 80'
PROJECT NO: JC-0001
ENGINEERING SEAL

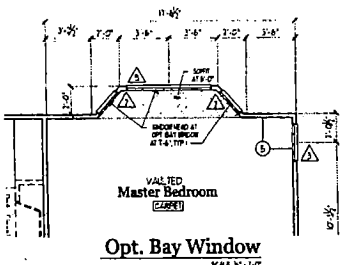
SHEET TM-1 OF 2
DRAWING NO

PROPOSED R-PD SOUTHWEST OF THE PROPOSED PROJECT

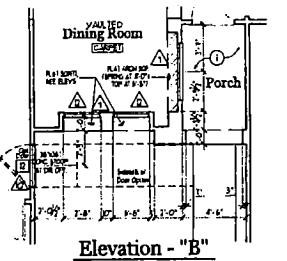
SDR-6294
4-28-05 PC



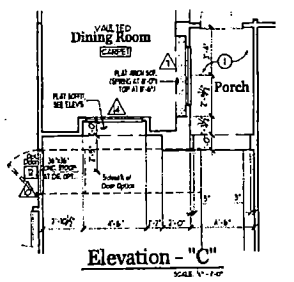
Floor Plan - Elevation "A"



Opt. Bay Window



Elevation - "B"



Elevation - "C"

KEYNOTES

GENERAL FLOOR PLAN NOTES

Framing - Drywall

1	9'-1" FLAT CEILING (1ST FLOOR)
2	OPTIONAL VAULTED CEILING
3	LINE OF CEILING CHANGE
4	2x6 @ 16" O.C. - TYP. = EXTERIOR GARAGE WALLS - 5/8" TYPE 'X' GYPSUM BOARD = INSIDE FACE - NON-INSULATED
5	2x6 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALLS - R-19 BATT and FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
6	2x4 @ 16" O.C. - TYP. @ PLUMBING WALLS w/ R-13 BATT and FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
7	2x6 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALLS - R-19 BATT and FACING - PROVIDE FIRESTOPPING WHERE REQUIRED
8	2x4 @ 16" O.C. - TYP. @ INTERIOR WALLS w/ 5/8" GYPSUM BD. (SEE DETAIL E/A FOR DRYWALL BACKING)
9	2x4 @ 16" O.C. - TYP. @ PLUMBING WALLS w/ 1/2" GYPSUM BD. (SEE DETAIL E/A FOR DRYWALL BACKING)
10	42" HIGH PONY WALL. SEE PLAN FOR DEPTH
11	48" LONG WALL w/ TOP @ +3" ABOVE TOP OF ADJACENT TUB - PROVIDE PLIABLE CAP
12	24" DEEP FLAT SHELF @ +100" - RUN CEILING BELOW @ 8'-0"
13	24" DEEP SOFFIT w/ BOTTOM @ +84" ABOVE FF (7'-0" + 12") - SEE SHEET ELECTRICAL FOR LIGHTING INFO
14	WOOD HAND RAILING @ +36" ABOVE THE NOSING OF TREADS AND LANDINGS STAIRS HAVE 1 1/2" RISERS / 11" RUNS
15	PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION IN 9th AGE ENCLOSED UNDER THE STAIRS
16	ELLIPTICAL ARCH - 6" DEEP SOFT ARCH
17	PROVIDE 3/8" WOOD STRUCTURAL PANELS @ FLOOR TRUSS FOR DRAFT STOP. NOTE: AREA DOES NOT EXCEED 1000 SQ. FT.
18	10" H. SOFFIT - PROVIDE 4 STRUT 30" CLEAR HEAD ROOM ABOVE - SEE DETAIL H/D+1
19	TAPE, TEXTURE, PAINT AND BASEBOARD
20	5/8" TYPE 'X' GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS. SEE DETAIL D/C1A+R-30 INSULATION + FLOOR TRUSS ABOVE
21	WATER RESISTANT GYPSUM BOARD @ SHOWER TUB & WHERE CLOSET COMPARTMENT WALLS

Plumbing Fixtures

22	FACUET & SHOWER HEAD LOCATED @ +60" ABOVE FINISH FLOOR
23	WATER CLOSET - PROVIDE 30" WIDE CLEAR SPACE AND 24" MIN. CLEAR IN FRONT - PER UPC
24	SHOWER LINER LOCATED ABOVE TUB - SEE ROOF PLAN FOR SKYLIGHT LOCATION
25	60" x 30" TUB w/ PLASTER SURR. w/ TILE
26	36" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
27	DOUBLE BOWL 6" DIMENSIONAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
28	TOILET PAPER HOLDER

Appliances

29	30" GAS COOKTOP w/ RECIRCULATING HOOD VENT FAN
30	30" DOUBLE OVEN
31	30" GAS RANGE w/ HOOD ABOVE
32	DISHWASHER
33	REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
34	GAS DRYER - VENT TO EXTERIOR - SUPPLY 5/8" HOSE GFC
35	WASHER
36	OPT. GAS APPLIANCE FIREPLACE w/ HEARTH 2'-0" TYPE 'D' VENT OR DIRECT VENT TO EXTERIOR (SEE ELEV. FOR DETAIL) + INTERIOR ELEVATIONS

Cabinets - Shelves

37	24" DEEP x 36" HIGH COUNTER TOP WITH DRAWER w/ BACKSPLASH (SEE CABINET SPECIFICATION)
38	6" DEEP WALL CABINETS ABOVE (STACKED W/ HEIGHT - SEE CABINET SPECIFICATION)
39	OPEN BELOW
40	OPTIONAL BASE AND/OR WALL CABINETS
41	9"- 21" DEEP PANTRY WIRE SHELVES
42	6" - 11" DEEP LINEN WIRE SHELVES
43	9" - 15" DEEP LAUNDRY WIRE SHELF
44	11" - 15" DEEP CLOSET WIRE SHELVES

Foundations - Finishes - Misc.

45	FIRE RISER - SEE 'P1' SHEETS FOR DETAILED INFORMATION
46	PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT - CONCRETE FILLED STEEL PIPE BOLLARD (SEE DETAIL A/C1)
47	42" HIGH FIREBOX
48	36" CORBEL BAR +48"
49	FIREPLACE CABINET
50	TEMPERED GLASS
51	SEE ELEVATIONS FOR WINDOW & DOOR LOCATIONS
52	OPT. BOOD OR BRICKOUT HIGH GABLE WITH STUCCO FONT SHELF / OR STUCCO COURSE - SEE ELEVATIONS
53	STRUCTURAL PESTS TO SUPPORT GLU LAM BEAM ABOVE - SEE STRUCTURAL SHEETS FOR MODIFICATIONS
54	DECK RAILING FIRE DETAIL "L" 1" ON SHEET 20
55	SEE STRUCTURAL SHEETS FOR MODIFICATIONS
56	PROVIDE A MINIMUM OPENING OF 800 SQ. IN. FOR PULLDOWN ATTIC STAIRS

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

NO.	TYPE	SIZE	FUNCTION
1	B	3'-0" x 6'-8"	SWING
2	A	2'-8" x 6'-8"	SWING
3	B	2'-6" x 6'-8"	SWING
4	C	2'-6" x 6'-8"	SWING
5	C	2'-0" x 6'-8"	SWING
6	C	2'-4" x 6'-8"	SWING
7	C	2'-6" x 6'-8"	SWING
8	C	5'-0" x 6'-8"	BI-FOLD
9	C	6'-0" x 6'-8"	BI-FOLD
10	D	5'-0" x 6'-8"	SLIDING
11	E	PAIR 5'-0" x 6'-8"	SWING-FRENCH
12	E	2'-6" x 6'-8"	SWING-FRENCH
13	E	PAIR 3'-0" x 6'-8"	SWING-FRENCH
14	F	16'-0" x 7'-0"	ROLL - UP
15	F	8'-0" x 7'-0"	ROLL - UP
16	E	1'-6" x 6'-8"	SWING-FRENCH
17	E	3'-0" x 6'-8"	SWING-FRENCH
18	C	3'-0" x 6'-8"	BI-FOLD
19	C	4'-0" x 6'-8"	BI-FOLD
20	F	8'-0" x 7'-0"	ROLL - UP
21	F	16'-0" x 7'-0"	ROLL - UP
22	C	2'-8" x 6'-8"	POCKET
23			
24			
25			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM
B = SAME AS "A", TEMPERED GLASS
C = SAME AS "A", TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN NET CLEAR OPENABLE HEIGHT OF 24", A MIN NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS PER 2000 IRC

NO.	TYPE	SIZE	FUNCTION	NOTE
1	A	7'-0" x 3'-0"	FIXED	60"
2	A	7'-0" x 6'-0"	FIXED	60"
3	A	7'-8" x 6'-0"	FIXED	60"
4	A	3'-0" x 5'-0"	FIXED	60"
5	A	4'-0" x 4'-0"	FIXED	60"
6	A	6'-0" x 6'-0"	FIXED	60"
7	A	4'-0" x 6'-0"	A.O.	60"
8	A	6'-0" x 5'-0"	A.O.	60"
9	A	3'-0" x 6'-0"	SH.	60"
10	A	3'-0" x 10" or HALF WC	SH.	60"
11	A	7'-6" x 5'-0"	S.D.	60"

ELEVATION "B"

12	A	7'-6" x 6'-0" or 6'-8" x 6'-0" TOP	SH.	60"

ELEVATION "C"

13	A	3'-0" x 6'-0" or 3'-0" x 6'-8" DOOR TOP	SH.	60"
14	A	4'-0" x 6'-0" or 4'-0" x 6'-8" DOOR TOP	SH.	60"

BUILDING DEPARTMENT
Approved By
JUL 12 2005

RICHMOND AMERICAN HOMES
STATE CONTRACTORS LICENSE #0026417
ERNEST J. DELAIR, JR.

© Copyright 2002 RICHMOND AMERICAN all rights reserved.
These drawings are and shall remain the property of RICHMOND AMERICAN HOMES. They may not be used or reproduced in whole or in part for any additional projects without the express permission of RICHMOND AMERICAN.

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

TITLE: FLOOR PLAN / INTERIOR ELEVATIONS

DRAWN BY: R.M.Q.
DATE: 02/25/04

REV. No.	DATE
1	04/19/04
2	05/10/04
3	05/20/04
4	
5	
6	

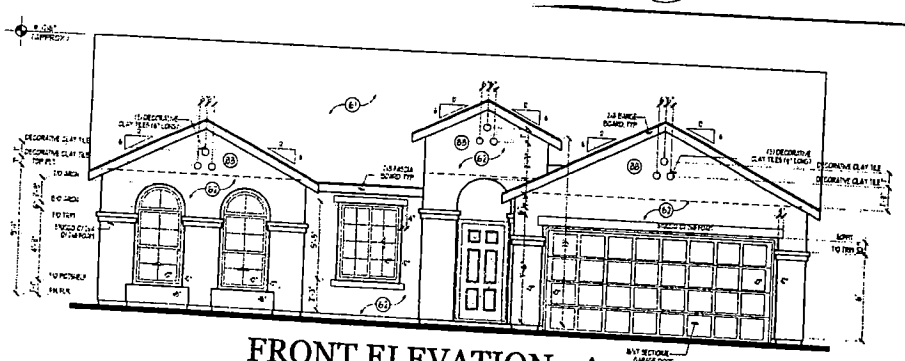
PLAN # 5070

SUBDIVISION: Cobalt Estates

SHEET No.: A1

SDR-6294
4-28-05 PC

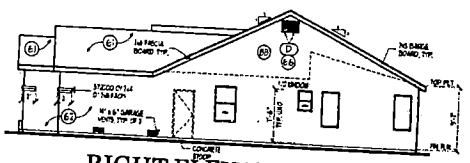
REVISED 4.21.05



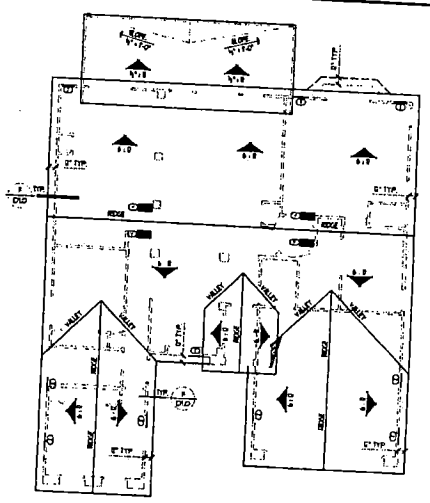
FRONT ELEVATION - A



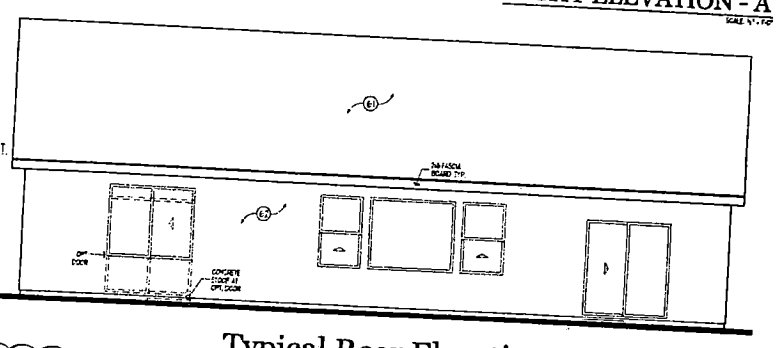
LEFT ELEVATION - A



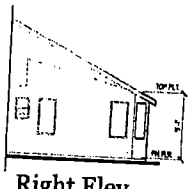
RIGHT ELEVATION - A



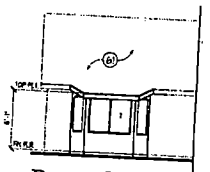
ROOF PLAN - ELEVATION A



Typical Rear Elevation



Right Elev.



Rear Elevation

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS

(61) FLAT CONCRETE TILE W/ TYPE 30 FELT SIDE LAPPED 3" (76mm) x END LAPPED 6" (152mm) ON 2"x2" TNK. CRS (TYP)
(62) STUCCO ON GRADE BOARD (CBO "ICC# OTHERWISE BARRIER WITH INDEX OF 5
(63) STONE VENEER 4 APPLICATION SHALL COMPLY TO 2000 IRC REQUIREMENTS (ICBO# ER3969)
(64) 1x6 ROUGH SAWN FASCIA
(65) TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
(66) PROVIDE CORROSION RESISTANT METAL MESH @ FREE OPENINGS OF 1/4" (6.4mm) IN DIMENSION
(67) ADDRESS PLATE = 6.00" H OPT. COACH LIGHT = 44"
(68) FIREBLOCKING = 2x6" - TYPICAL
(69)
(70) DECORATIVE CROSS BRACE/ART IRON BARS / ORNAMENT IRON GATE W/ PONY WALL @ COUNTY ARC ONLY / DECORATIVE WROUGHT IRON GUARDRAILING (SEE DETAIL 1/D1 # POSITION DECK RAILING SUPPORT)
(71) BALLOON FRAME TO BOTTOM OF TRUSS
(72) LINE OF CEILING
(73) CONTINUE STUCCO TO SLAB
(74) DECORATIVE 6" ROUND CLAY PIPES
(75) OPT. PATIO COVER WITH 2" BOX COLUMNS + ROOF SLOPED 1/2" EVERY 12"
(76) PROVIDE NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT KEEP SCREED 4" ABOVE EARTH, 2" ABOVE PAVED
(77) R-30 INSULATION (SEE DETAIL #D1 FOR INSULATION BAFFLE @ EAVE)
(78) 2x4 @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-13 BATT W/ FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
(79) PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCEIVING INFORMATION
(80) 1/2" GYPSUM BOARD
(81) 2-7"x16" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UMC
(82) O'HAGIN'S CLOAKED VENT TILE "UNIVERSAL 50043-GS" - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFGR. SPECS.
(83) OPT. SERVICE DOOR
(84) DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
(85) PRE MANUFACTURED DECORATIVE IRON SPINE
(86) PRE MANUFACTURED METAL ROOF WITH IRON SPINE
(87) SHUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
(88) PROVIDE CORROSION-RESISTANT SHEET METAL THAT ROOF PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SEE D1, #D1&D2)
(89) IN THE EVENT THAT TRAPPING PREVENTS A GABLE AREA BLOCK NET FREE AREA PROVIDE REQUIRED ACCEPTABLE MEANS
(90) ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 20oz CORROSION-RESISTANT METAL
(91)
(92)
(93)
(94)
(95)

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	8"x10"	B	12"x18"	C	14"x18"	D	14"x24"
E	14"x30"	F	16"x22"	G	18"x18"	H	18"x24"
I	20"x10"	J	20"x18"	K	24"x30"	L	30"x30"
M	30"x36"	N	36"x36"	O	6" TRI	P	8" TRI
Q	8" ROUND	R	8" ROUND	S	2" HALF ROUND	T	8" HALF ROUND
U	DORMER VENT	V	2 LOUVERED VILE	W	3-3/4" BIRD BLK.	X	9-7/8" BIRD BLK.
Y	14-3/4" BIRD BLK.	Z	5"x21" SCREEN				

BUILDING DEPARTMENT Approved By JUL 12 2005

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0078417

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

ROOF FRAMING, FRONT, REAR, AND SIDE OF "A" ELEVATION

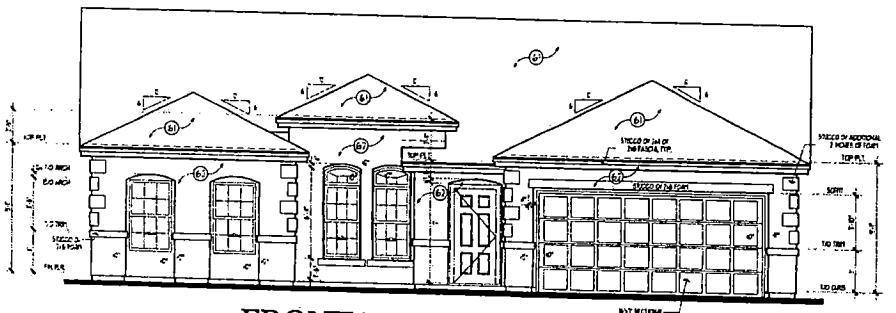
DRAWN BY: R.M.Q.
DATE: 02/25/04

REV. No.	DATE
1	04/05/04
2	
3	
4	
5	
6	

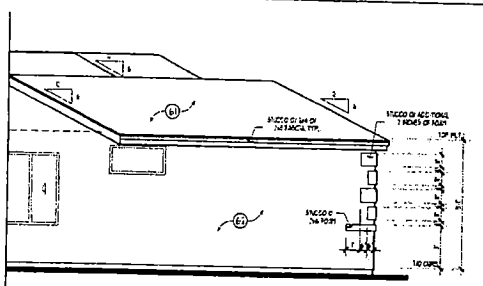
PLAN # 5070
SUBDIVISION Cobalt Estates
SHEET No.: A2.A

SDR-6294
4-28-05 PC

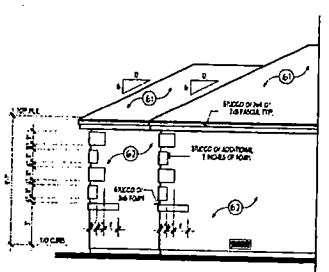
REVISED 4.21.05



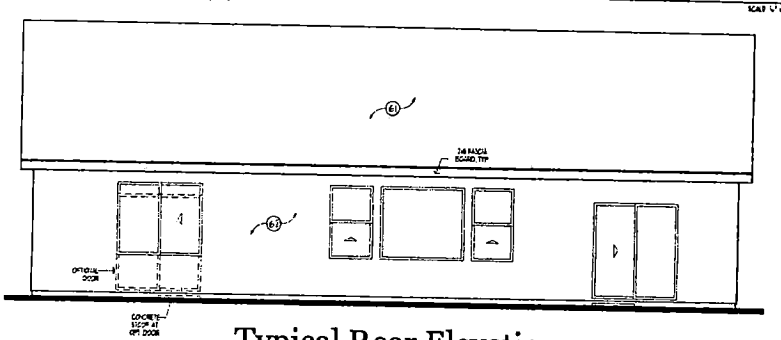
FRONT ELEVATION - B



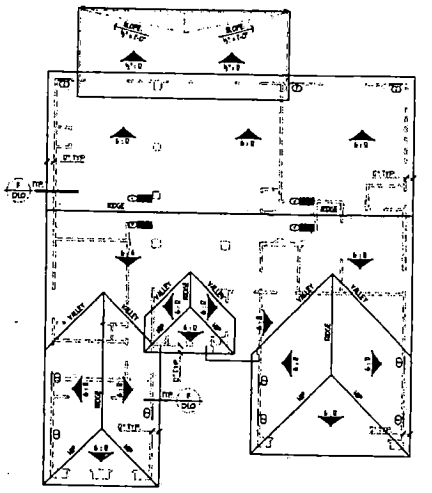
LEFT ELEV. - B



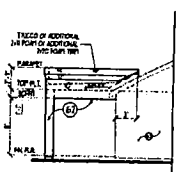
RIGHT ELEV. - B



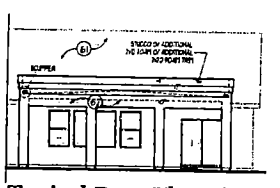
Typical Rear Elevation



ROOF PLAN - ELEVATION B



Typ. Side Elev.



Typical Rear Elevation

BUILDING DEPARTMENT
Approved by
JUL 12 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0052127
DIGITAL SIGNATURE
ERNESTO BELMAR JR.

SDR-6294
4-28-05 PC

REVISED
4.21.05

© Copyright 2002, RICHMOND AMERICAN HOMES
Any use without the express permission of RICHMOND AMERICAN HOMES is prohibited.

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, REAR, AND SIDE OF "B" ELEVATION

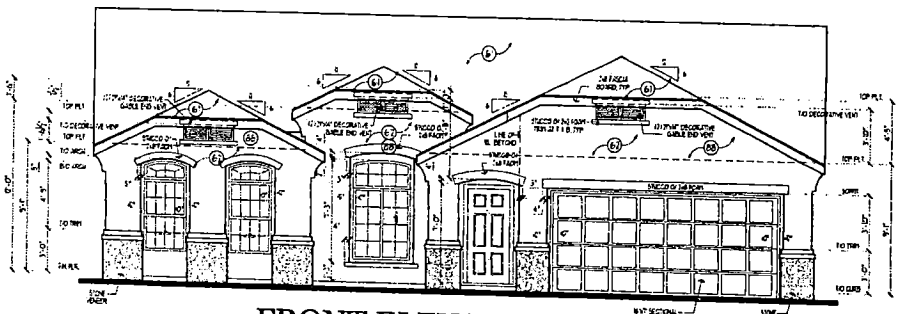
DRAWN BY: R.M.O.
DATE: 02/25/04

REV. No.	DATE
1	11/05/04
2	
3	
4	
5	
6	

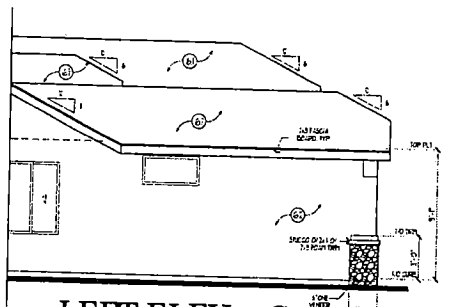
PLAN #: 5070

SUBDIVISION: Cobalt Estates
5078326

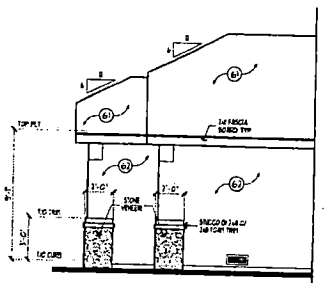
SHEET No.: A2.B



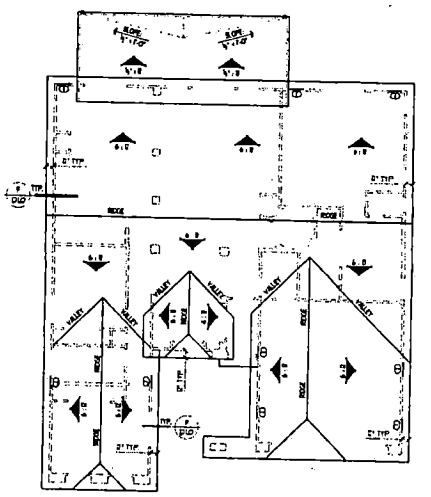
FRONT ELEVATION - C



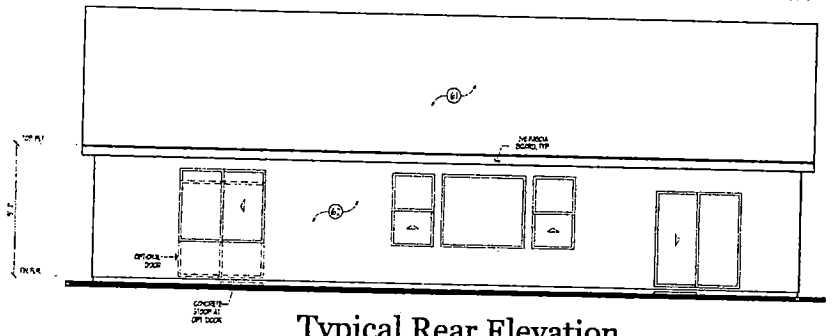
LEFT ELEV. - C



RIGHT ELEV. - C



ROOF PLAN - ELEVATION C



Typical Rear Elevation

© Copyright 2003, RICHMOND AMERICAN HOMES all rights reserved
This drawing and design is CONFIDENTIAL and the exclusive property of RICHMOND AMERICAN HOMES. They may not be used or disclosed without the express permission of RICHMOND AMERICAN.

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF FRAMING, FRONT, REAR, AND SIDE OF "C" ELEVATION

DRAWN BY: R.M.Q.
DATE: 02/25/04

REV. No.	DATE
1	04/05/04
2	
3	
4	
5	
6	

PLAN # 5070

SUBDIVISION: Cobalt Estates
5070-2-2

SHEET No. A2.C

BUILDING DEPARTMENT Approved By
JUL 13 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0075617
Division Vice President
ERNEST A. GARCIA, III

SDR-6294
4-28-05 PC

REVISED 4.21.05

RICHMOND AMERICAN

The CHERRY RIDGE *Collection*



ELEVATION "A"



ELEVATION "B"



ELEVATION "C"



ELEVATION "D"

Plan: 1

REVISED
4.21.05

SDR-6294
4-28-05 PC

RICHMOND AMERICAN

The CHERRY RIDGE *Collection*



ELEVATION "A"



ELEVATION "B"



ELEVATION "C"



ELEVATION "D"

Plan: 2

REVISED
4.21.05

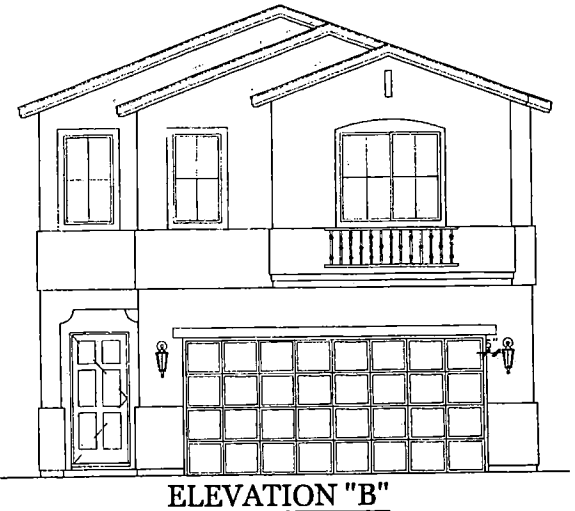
SDR-6294
4-28-05 PC

RICHMOND AMERICAN

The CHERRY RIDGE *Collection*



ELEVATION "A"



ELEVATION "B"



ELEVATION "C"



ELEVATION "D"

Plan: 3

REVISED
4.21.05

SDR-6294
4-28-05 PC

RICHMOND AMERICAN

The CHERRY RIDGE *Collection*



ELEVATION "A"



ELEVATION "B"



ELEVATION "C"

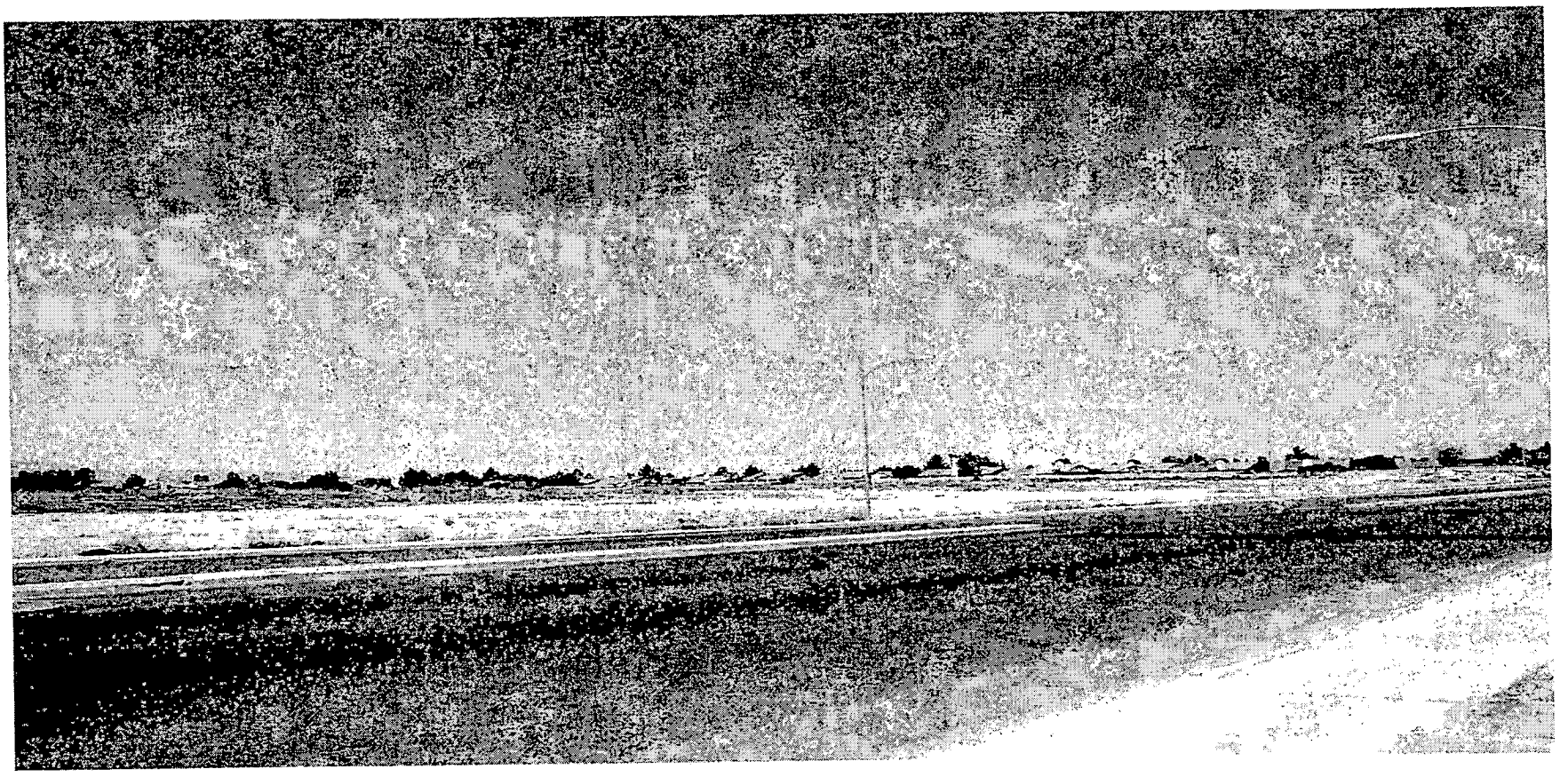


ELEVATION "D"

Plan: 4

REVISED
4.21.05

SDR-6294
4-28-05 PC



GPA-6285, ZON-6291, VAR-6289 & SDR-6294 - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD
550 FEET NORTH OF ANN ROAD
APRIL 28, 2005 PLANNING COMMISSION

3/31/05

TANEY ENGINEERING

4445 S. Jones Boulevard
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

April 20, 2005

City of Las Vegas
Comprehensive Planning
731 S. 4th Street
Las Vegas, NV 89101

Re: APN 125-27-803-008

To Whom It May Concern:

On behalf of our client, Taney Engineering is applying for a Zone Change to RPD-8 Zoning District, a Site Development Plan Review, a General Plan Amendment to change the land use from rural to medium-low (8 units per acre), and a Vacation of right-of-way for Balsam Street, and a Variance for a Planned Unit Development to be less than five acres.

This property is proposed to be master planned for medium-low residential usage (8 units per acre). The proposed site consists of 36 residential units with an overall density of 7.84 units per acre. The proposed setbacks for the single-family homes are as follows: garage – 5-ft. or 18-ft; front to living area 10-ft; side – 3ft, 5-ft to main building; side corner 10-ft; rear- 15-ft. The site incorporates open space into two areas; a north area that will be used as a passive open space area with a sidewalk system and small area of turf. The south open space area contains the active amenities for the site with a tot lot, several turf areas for playing, and a picnic area for group gatherings. The open spaces were split into two areas at the request of the adjacent property owners, the open space to the south is located adjacent to a daycare facility and it is preferred not to be adjacent to two story homes that would overlook the play yard for the daycare. The open space located in the north area is mainly to be used as a landscape buffer area with passive uses like walking a dog or jogging, this was done at the request of the neighbors in this area to prevent large gatherings of children for playing near their homes. The open space proposed for this development exceeds the requirements set forth in Title 19. The project site is designed to accommodate the required 60-ft right of way along Balsam Street. The proposed street alignment includes a 6-ft landscape strip and a 5-ft sidewalk. The site is accessed from Balsam Street right-of-way through a non-gated entry onto a private street. Pavers have been added to the site at the project entry as well as adjacent to the active open space area to visually enhance the roadway and act as a notice to aid in vehicle speed control adjacent to the open space. The lots along the north boundary area have been increased in size to 6000-square feet and restricted to single story homes only to aid in transitioning from the adjacent single story homes to two story homes. Eight feet high

REVISED
4.21.05

block walls are to be built along Balsam right-of-way and adjacent to the southeast open space area to aid in screening the existing daycare facility play yard and the existing residence along the west side of Balsam. In addition evergreen trees will be planted 15-ft apart staggered along north open space area boundaries between the existing homes and the proposed project to aid in buffering the existing homes. Trees will also be planted at 15-ft intervals in the south open space area along the east boundary to help screen the existing daycare facility. A 30-inch high decorative block monument wall will be built at the project entry to increase the street presence of the community and add character to the entry.

A vacation of Balsam right-of-way is being requested along with this application. The right of way is no longer required due to improvements existing over what would be the westerly half street of Balsam. The existing drainage pattern on the site is from west to east and slightly from north to south. The proposed subdivision will be coordinated with the adjacent subdivision to the south to allow for a drainage easement to be located adjacent to the proposed open space in the southeast corner of the site.

The variance requested to allow the site to be developed as a planned unit development at less than five acres is warranted; as the property in question is adjacent to two developing PUD's to the south and southwest. This will aid in a consistent and transitional development from the south to the north. The site is only 17,860 square feet less than the required 5-acres this equated to just over 8% deviations from code. Approval of the variance will not create an undesirable president since the project is adjacent to approved comparable planned unit developments.

The site plan is consistent with recently approved site development to the south of this project. This project will aid in the build out of the community and will be consistent in keeping with the trend of residential development in the neighborhood.

Sincerely,

Robert Cunningham

Robert Cunningham, P.E.
Taney Engineering

GPA-6286
ZON-6291
VAC-6293
VAR-6289
SDR-6294

REVISED
4.21.05

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:

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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – Motion for Approval failed due to lack of super majority, which is tantamount to DENIAL with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work for DR Horton and STEINMAN and EVANS excused

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

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 34 [GPA-6296], Item 35 [ZON-6302] and Item 36 [SUP-6314].

MINUTES – Continued:

He explained that the Board would hear the application for the General Plan Amendment; however, a motion for approval would still be tantamount to a denial because super majority could not be achieved.

PETER LOWENSTEIN, Planning and Development Department, gave an overview of the applications. The proposed requests are compatible with the surrounding planned area and the Special Use Permit does conform to the base conditions for the private street.

JOHN WIESS and LUKE BOWLAND, GC Wallace Engineers, 2580 Anthem Village Drive, Henderson, Nevada, appeared on behalf of the applicant. The neighborhood meeting went well and the residents seemed pleased about the project.

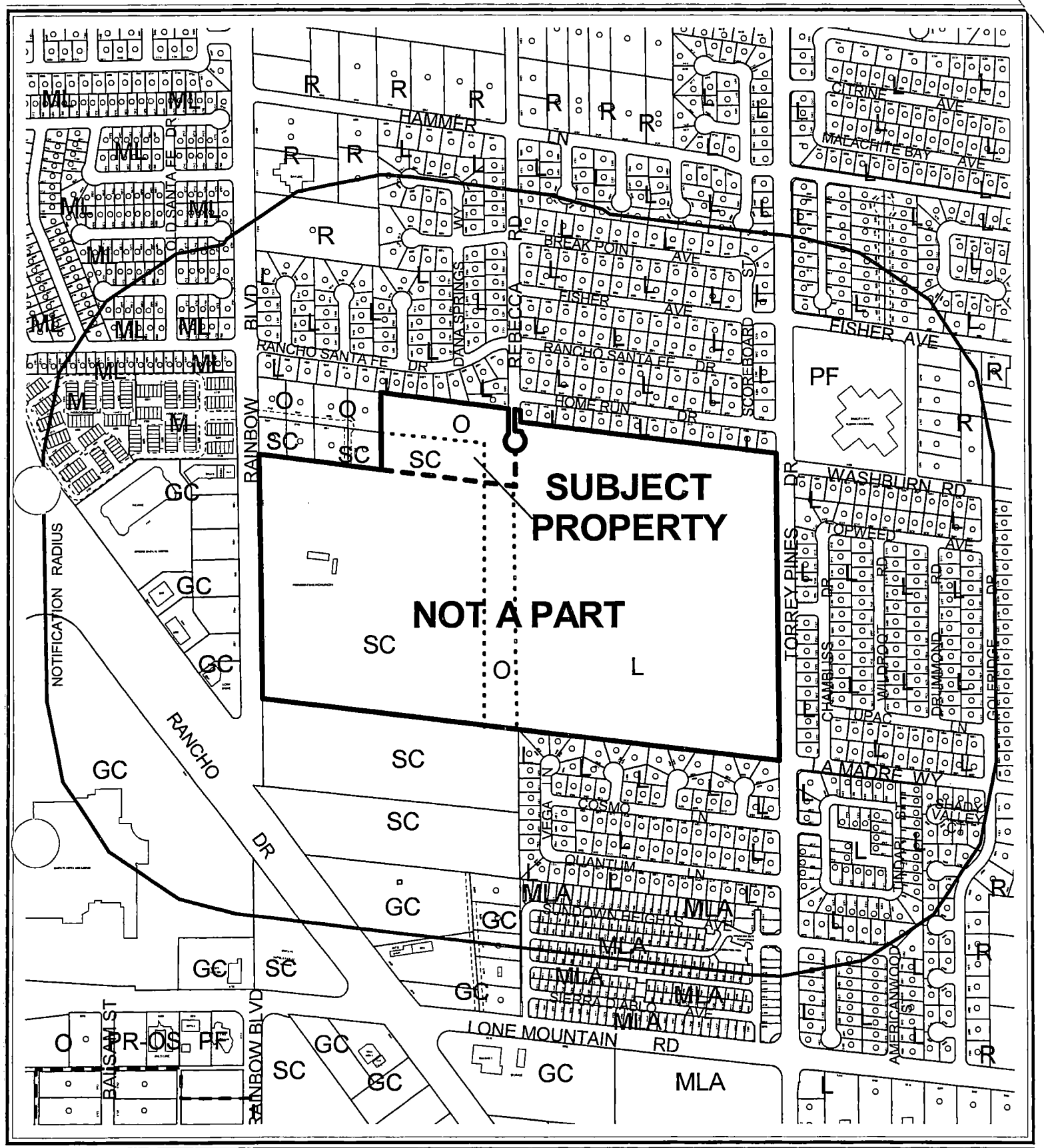
CHARLIE WEBER, 6601 Welcome Lane, indicated the applicant's plans did not account for a drainage pathway out from Welcome Lane. The City had redirected water off of Rainbow Boulevard towards the property in question and the plan does not address that. Also, the nearby school, Ernest Jay Elementary School, is overwhelmed because it was built to accommodate ranch estate homes in the area. The donation of a portable classroom would help alleviate the congestion. He concluded by asking if the existing trees would remain or be replaced and he suggested all notifications be mailed certified. MR. WIESS was unsure about the status of the trees.

JEAN ESSON, 6620 Welcome Lane, stated she just purchased her home last year. She did not approve of the proposed plan and feared for the safety of her young grandchildren. DONALD RENNIE, 5108 Back Street, also opposed the project. He was not able to attend the meeting and asked if Welcome Lane was proposed as an access to the site. MR. WIESS explained the access would be solely off of Torrey Pines Lane. He also questioned the possibility of having a privacy wall built behind his home. MR. WIESS replied that the plans did provide for construction of a wall.

VICE CHAIRMAN TRUESDELL stated the applicant did address the issues relating to access points and the proximity of the project against the existing residences. He would support the applications.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 34 [GPA-6296], Item 35 [ZON-6302], and Item 36 [SUP-6314].

(7:33 – 7:44)



0 600 1200 Feet

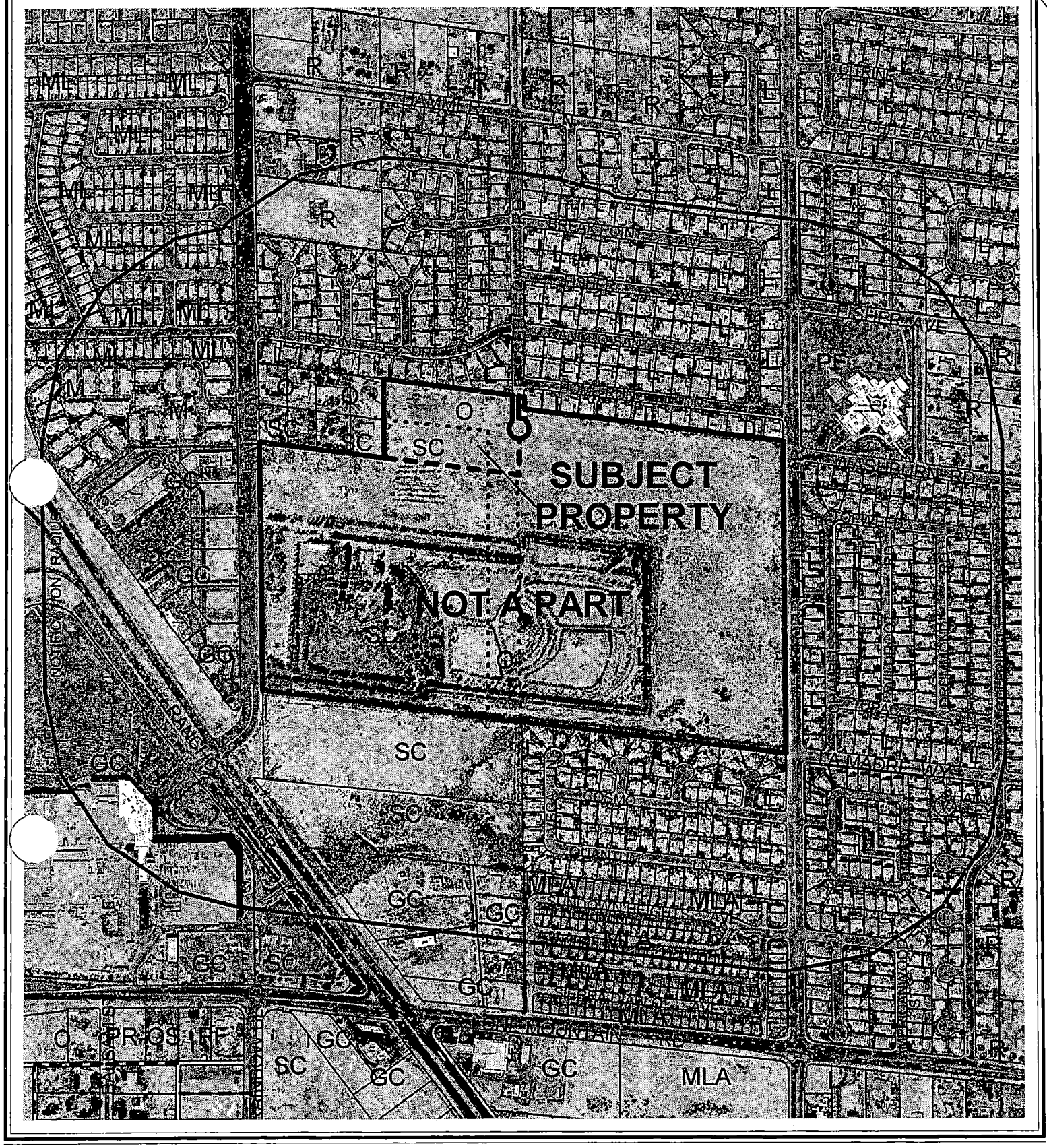
CASE: **GPA-6296**

RADIUS: 1000 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N



0 600 1200 Feet

CASE: **GPA-6296**

RADIUS: 1000 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6296 - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property, which is 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 from O (Office) and SC (Service Commercial to L (Low Density Residential). A companion Rezoning (ZON-6302) and Special Use Permit (SUP-6314) will be heard in conjunction with the General Plan Amendment application.

BACKGROUND DATA:

09/03/80 The Board of City Commissioners denied a Rezoning (Z-0038-80) application for the reclassification of property generally located at 5050 North Lorenzi Boulevard (Rainbow Boulevard) from R-E (Residence Estates) to C-2 (General Commercial) for the proposed use of Retail Sales. The Planning Commission recommended denial on 05/27/80.

12/05/80 The Board of City Commissioners approved a Variance (V-0085-80) application to allow the use of the premises for the retail sale of tack, feed, and related equipment where such a use is not allowed on property located at 5050 Lorenzi Boulevard (Rainbow Boulevard). The Board of Zoning Adjustment recommended approval on 10/23/80.

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 property was designated for O (Office), SC (Service Commercial) and L (Low Density Residential) land uses with a maximum density of 5.5 dwelling units per acre.

03/27/86 The Board of Zoning Adjustments approved a Variance (V-0029-86) application to allow an accessory building and the keeping of horses on a property without a main dwelling, where accessory uses are not permitted, on property located at 5050 Lorenzi Boulevard (Rainbow Boulevard).

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

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.

08/18/99 The City Council approved GPA-0023-99, 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 units per acre, and Medium Density Residential up to 25 units per acre.

PL

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.

05/09/02 The Planning Commission approved a Variance (V-0018-02) application to allow an addition to an existing single-family residence to be 40 feet in height and three stories tall where the maximum allowed is 35 feet in height and two stories tall on approximately 74.46 acres located at 5050 North Rainbow Boulevard.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject property was designated for O (Office), SC (Service Commercial) and L (Low Density Residential) land uses, (Low Density Residential) can sustain up to a maximum density of 5.5 units per acre).

DETAILS OF APPLICATION REQUEST

Site Area: 5.0 acre portion of a 74.46 Acre site

EXISTING LAND USE

Subject Property	Residential Compound
	Undeveloped (Proposed Residential Development)
North	Single Family Residences
South	Single Family Residences
	Undeveloped (No Proposed Development)
East	Single Family Residential
	May Elementary School
West	Commercial Subdivision

PLANNED LAND USE

Subject Property	O (Office)
	SC (Service Commercial)
	L (Low Density Residential)
North	L (Low Density Residential)
South	SC (Service Commercial)
	L (Low Density Residential)
East	L (Low Density Residential)
	PF (Public Facilities)
West	GC (General Commercial)

PL

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-1 (Single Family Residential)
South	R-1 (Single Family Residential)
	C-1 (Limited Commercial)
East	R-1 (Single Family Residential)
	C-V (Civic)
West	C-2 (General Commercial)

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

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

ANALYSIS

The applicant plans to construct a 102-lot single-family residential development on 27.00 acre portion of a 74.46 acre site. The development will be accessed from Torrey Pines Drive. Single-family residences with an average lot size of approximately 8,000 square feet are adjacent to the north and south, as well as single-family residences with an average lot size of approximately 6,500 square feet are located to the east of the subject site. The 5.0 acre portion of the site, which requires the General Plan Amendment also abuts two residential properties with lot sizes that exceed 25,000 square feet. The Centennial Hills Sector Plan of the General Plan designates this portion of the 74.46 acre site as O (Office) and SC (Service Commercial). The applicant plans to change the land use designation of a portion of the overall subject site to L (Low Density Residential) to accommodate the proposed 102-lot single-family residential development. The proposed density of up to 5.5 units per acre is compatible with the rest of the 74.46 acre site's L (Low Density Residential) land use designation and that of the surround planned land uses.

PL

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 L (Low Density Residential) land use designation allows a proposed density of up to 5.5 dwelling units per acre and is compatible with existing adjacent land use designations.

In regard to "2": The proposed General Plan Amendment would allow zoning districts that would be compatible with the existing adjacent zoning districts. Parcels adjacent to the site are primarily zoned R-1 (Single-Family Residential), which allows a maximum density of up to 5.5 dwelling units per acre, as well as minimum lot sizes of 6,500 square feet. If the proposed General Plan Amendment were approved, the proposed development would compliment the surrounding land use densities.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 W. Cheyenne, located at the northwest corner of Cheyenne and Metro Academy Way, (west of Grand Canyon). A fire station is located at 4747 North Rainbow Boulevard and is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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 4, 2005 a neighborhood meeting sponsored by the applicant at the Mountain Crest Community Center at 4701 North Durango Drive. Four persons arrived on behalf of the applicant; two persons on behalf of the City of Las Vegas and eight persons from the public attended and had the following comments:

1. The product to be placed in the development will be single-story homes.
2. The development will consist of 102 units.
3. There are no plans for the remainder of Siegfried and Roy's parcel.
4. The proposed density of the development is 3.78 dwelling units per acre.
5. The minimum lot size is 7,813 s.f., while the maximum lot size is 16,398 s.f.
6. The average lot dimension is 70 feet by 120 feet.
7. The cul-de-sac will be put in and will only be used for fire access.
8. The cul-de-sac will be blocked off during construction so as to eliminate construction traffic through the residential neighborhood.
9. The setbacks will be 20 feet to the front, five feet to the side and 15 feet to the rear.
10. Showing only the largest house plan on the site plan.
11. House square footage to range from 2,550 to 3,350.
12. House sales are projected to start in February 2006.
13. Grading will occur in September 2005. (The trees will come down)
14. The rear wall (existing) will be discussed with the individual homeowners individually.
15. Public concern over the placing of a two-story product in the development.
16. The applicant supplied their e-mail address for further questions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 897 [Mailed with ZON-6302 and SUP-6314]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-6296 APN: 125-35-301-014

Name of Property Owner: Rancho Drive, LLC

Name of Applicant: D.R. Horton

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Siegfried Fischbacher

Print Name: Siegfried Fischbacher

Subscribed and sworn before me

This 14th day of February, 2005

Notary Public in and for said County and State

KAREN L. BRANDO
Commission # 1439148
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2007

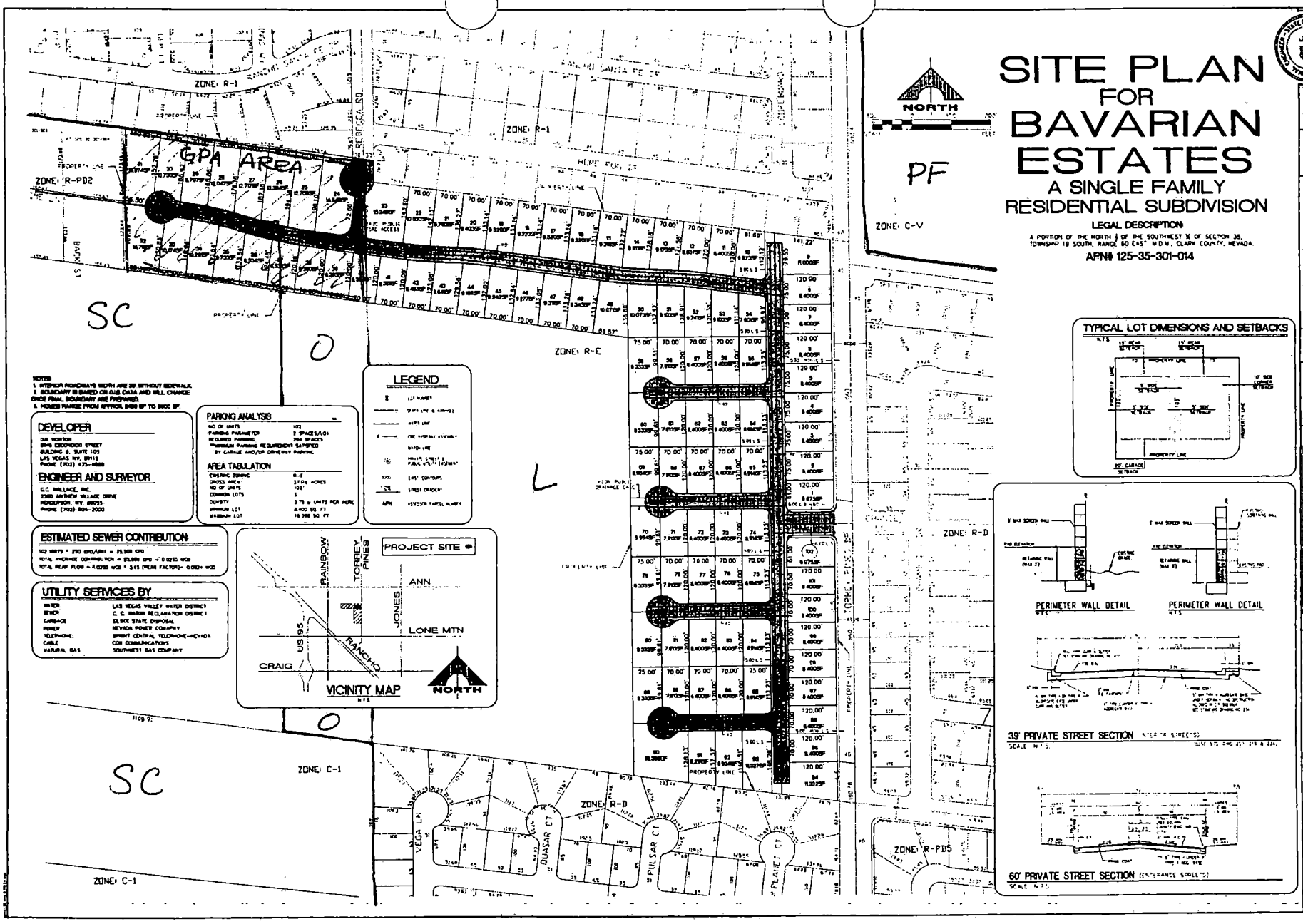
SITE PLAN FOR BAVARIAN ESTATES

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION:

A PORTION OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN# 125-35-301-014



NOTES
1. INTERIOR ROADWAYS WIDTH ARE 39' WITHOUT SIDEWALK.
2. BOUNDARY IS BASED ON GLO DATA AND WILL CHANGE ONCE FINAL BOUNDARY ARE PREPARED.
3. HOMES RANGE FROM APPROX 3000 SF TO 3600 SF.

DEVELOPER

D.R. HORTON
2544 ESCONDIDO STREET
BUILDING 9, SUITE 109
LAS VEGAS, NV, 89119
PHONE (702) 435-4888

ENGINEER AND SURVEYOR

G.C. WALLACE, INC.
2280 ANTHEM VILLAGE DRIVE
HENDERSON, NV, 89052
PHONE (702) 804-2000

ESTIMATED SEWER CONTRIBUTION

102 UNITS * 250 GPD/UNIT = 25,500 GPD
TOTAL AVERAGE CONTRIBUTION = 25,500 GPD ÷ 0.0255 MGD
TOTAL PEAK FLOW = 0.0255 MGD * 3.65 (PEAK FACTOR)= 0.0931 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	C. C. SANITATION RECLAMATION DISTRICT
GARBAGE	SILVER STATE DISPOSAL
POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT CENTRAL TELEPHONE-NEVADA
CABLE	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS COMPANY

PARKING ANALYSIS

NO OF UNITS	102
PARKING PARAMETER	2 SPACES/DU
REQUIRED PARKING	204 SPACES
*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING	

AREA TABULATION

EXISTING ZONING	R-E
GROSS AREA	37.02 ACRES
NO OF UNITS	102
DENSITY	3.78 ± UNITS PER ACRE
MINIMUM LOT	8,400 SQ. FT.
MAXIMUM LOT	16,288.50 SQ. FT.

LEGEND

LOT NUMBER
SAME LINE & ANOTHER
PROPERTY LINE
MATCH LINE
PUBLIC STREET & PUBLIC STREET SEGMENT
5001 5001 CONTOURS
STREET CENTERLINE
APN ASSESSOR PARCEL NUMBER

VICINITY MAP N.T.S.

NORTH

TYPICAL LOT DIMENSIONS AND SETBACKS

N.T.S.

39' PRIVATE STREET SECTION (ENTERRANCE STREETS)
SCALE: N.T.S.

60' PRIVATE STREET SECTION (ENTERRANCE STREETS)
SCALE: N.T.S.

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

D.R. HORTON, INC.
BAVARIAN ESTATES
SITE PLAN

DRAWING
C-1

GPA-6296
04/28/05 PC

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

G. C. WALLACE, PE/SE, PLS
JAMES A. DUDDLESTEN, PE
MICHAEL D. ROSS, PE
CHRISTOPHER W. ANDERSON, PE
CALVIN L. BLACK, PE, PLS
E. ROBERT PETERSON
SCOTT R. PLUMMER, PE
BENJAMIN C. SMITH, PE
EUGENE W. WRIGHT, PE

THOMAS P. DYSON, PE
DOUGLAS M. HANKEL
J. P. HIGGINS, PLS, WRS
BERT A. HUGHES, PE
RICKEY D. HUNSAKER, PE, LC
NOEL C. LAUGHLIN, PE
MARVIN W. MAIZE
TIMOTHY A. McCOY, PE, PTOE
DANNY S. McFADDEN, PE
S. WILLIAM NEIGHBORS, PE
THOMAS R. NICHOLS, PE
FREDERICK W. ORBAN, PLS
JERRY E. PRUITT, PE
BRIAN L. SCHMIDT, PE
JEFF W. STAYTON, PE
JOHN R. TOBIN, PE, PTOE
HOWARD K. VANDER MEER, PE, WRS
G. IRA WALLACE, PE

B. BAKKEDAHL, PE
PH A. BODROG, PLS
D. CLARK, PE
DI A. DEXHEIMER, PE
ERIC J. GALVAN
RANDALL K. GREMLICH, PE
PASCAL HAYES, PE/SE
DANNY E. HILL, PLS
DAPHNE L. HOFFMAN
DONALD L. HOTCHKISS JR., PE
BILL HUNTER, PE
RANDY W. MROWICKI, PLS
JOHNNIE R. PATE JR., PE, PTOE
FRED A. SELLE
SAUNDRA L. VANCE, CCS, CCCA

FAYSAL ARIDI, PE
RYAN R. BELSICK, PE
JOHN T. BROWN, PE
PATRICK S. BYRD, PE
MARY A. CARR, PE
RICHARD G. CLARKE
GLENN R. CURTIS, III, CMI
IAIN DOLEMAN
JOHN FITCH, PE
ERIC G. GILES, PE/SE
NICHOLAS G. GOLZ, PE
KEITH HATTON, PE
TODD C. HAYNE, PE
GERALD L. HOLTON, PLS, WRS
RUSSELL D. JAMISON, PLS
H JOHNSON, PE
NN JONGSMA, PE
N. KELLEY, PE
NIS R. KETTERMAN
FRED KHANBOLOUKI, PE
SCOTT R. LANDERMAN, PLS
PAUL R. LOHMAN, PE
RICHARD A. LOZANO, PE
MICHAEL J. LUDWIG, PE
CHRISTOPHER M. LUQUETTE, PE, CFM
JEFFERY J. McBRIDE, PE
WILLIAM METCALF
MATTHEW D. MEYER, PE
WILLIAM J. MEYER, PE
RIMAH I. NAZZAL, PE/SE
GIA D. NGUYEN, PE
JERRY E. PASCOE, PLS
WESLEY T. PETTY, PE
CHRISTOPHER W. PLUTTE, PE
RICK J. READ, PE
BRADFORD G. ROCKWELL, PE
CHRISTOPHER B. SMITH, PE
DONNA J. STRALOW, PLS
S. TRACY STRATTON
CHURAIRAT (ANN) TANAKUL, PE
GRANT Y. TOKUMI, PE
KEVIN L. TOMLINSON, PE
JERRY TSUNETA
F. EDUARDO VILLALOBOS, PE/SE
PAUL J. VILLALUZ, PE
KEVIN W. WALLACE, PLS
GLENN B. WATANABE, PE
STEPHEN L. WEATHERMAN, PE
MANSON W. WONG, PE, PTOE
DEBRA M. YAMACHIKA, PE
DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
SACRAMENTO, CA

767.046

March 15, 2005

City of Las Vegas
731 S. Fourth St.
Las Vegas, NV 89101

Subject: Bavarian Estates General Plan Amendment

Dear Sir or Madam:

On behalf of our client, DR Horton, G.C. Wallace, Inc. is submitting herewith a General Plan Amendment application. This application is required in order to develop a single-family residential subdivision on the 28.6± acre assemblage to be known as Bavarian Estates I, APN 125-35-301-014.

The requested General Plan Amendment would change the existing 5.13 acres of Office Professional and Service Commercial designations to Low, Single Family Residential. There are multiple land use designations within the parcel in question and the strips of Office Professional and Service Commercial are sandwiched in between large portions of Low, residential. The majority of the parcel is currently designated Low, residential and the approval of this General Plan Amendment would allow DR Horton to develop this property similarly to the surrounding existing developments.

If you have any questions or require any additional information, please call me at 804-4374. Thank you for your consideration of this matter.

Very truly yours,
G.C. Wallace, Inc.

Elisabet Wadsworth
Project Coordinator

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work for DR Horton and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 34 [GPA-6296] for all related discussion on Item 34 [GPA-6296], Item 35 [ZON-6302] and Item 36 [SUP-6314].

(7:33 – 7:44)

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 35 – ZON-6302

CONDITIONS:

Planning and Development

1. There shall be absolutely no ingress/egress to or from Rebecca Road.

2. A General Plan Amendment (GPA-6296) to an L (Low Density Residential) land use designation approved by the City Council.

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

4. Setbacks for any future development shall conform to the Development Standards set forth by Title 19.08.040 for an R-1 (Single Family Residential) zoning district.

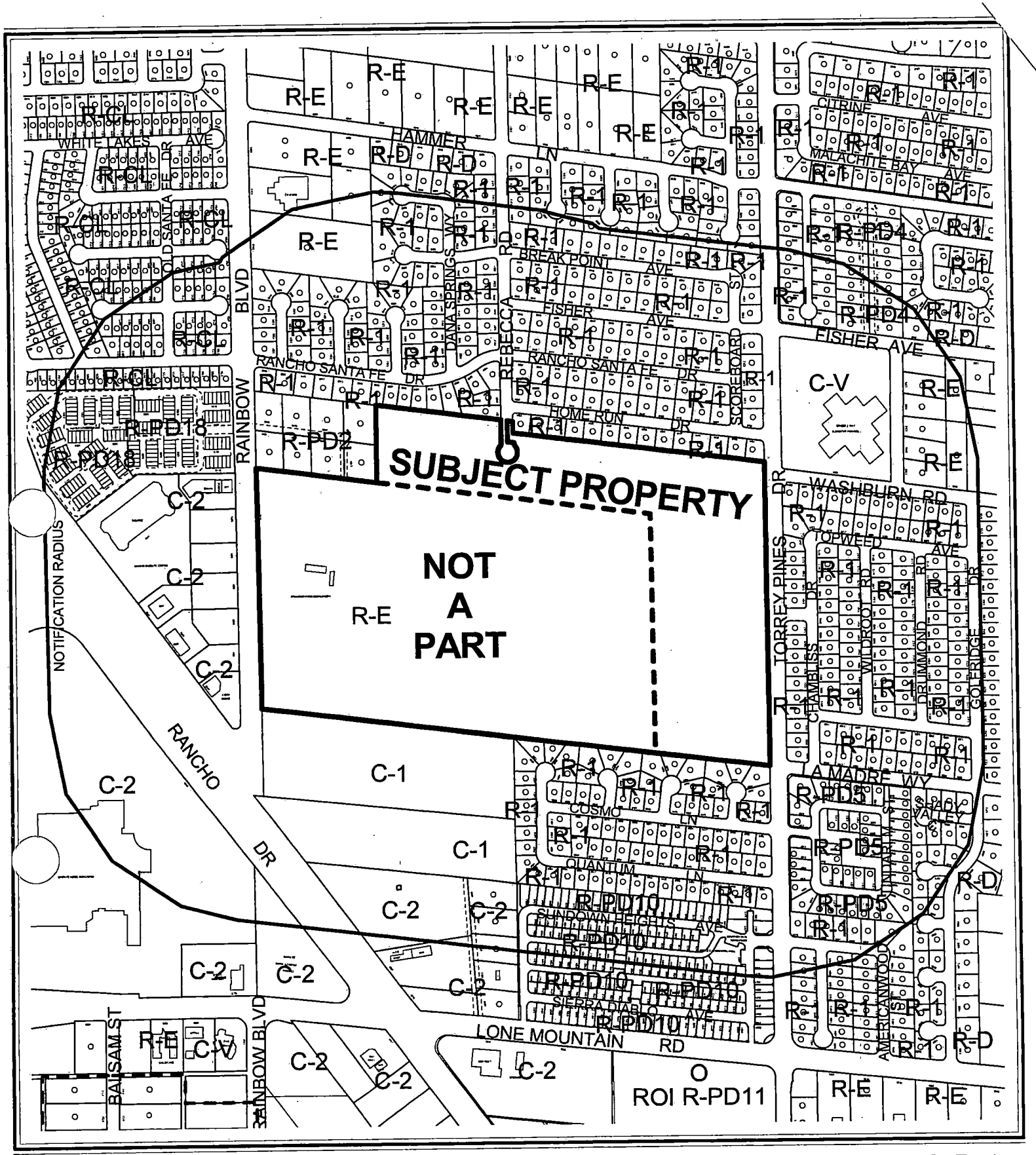
Public Works

5. Coordinate with the City Surveyor to determine the appropriate methods to map this overall parcel to establish legal boundaries for this site prior to submittal of a map subdividing this site.

6. Dedicate those portions of right-of-way on Rebecca Road necessary for a cul-de-sac meeting current City Standards.

7. Construct half-street improvements on Torrey Pines Drive, the remainder of Rebecca Road, including the full cul-de-sac, and remove and replace substandard improvements on Rainbow Boulevard adjacent to the overall parcel of which this site is a part. 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.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.

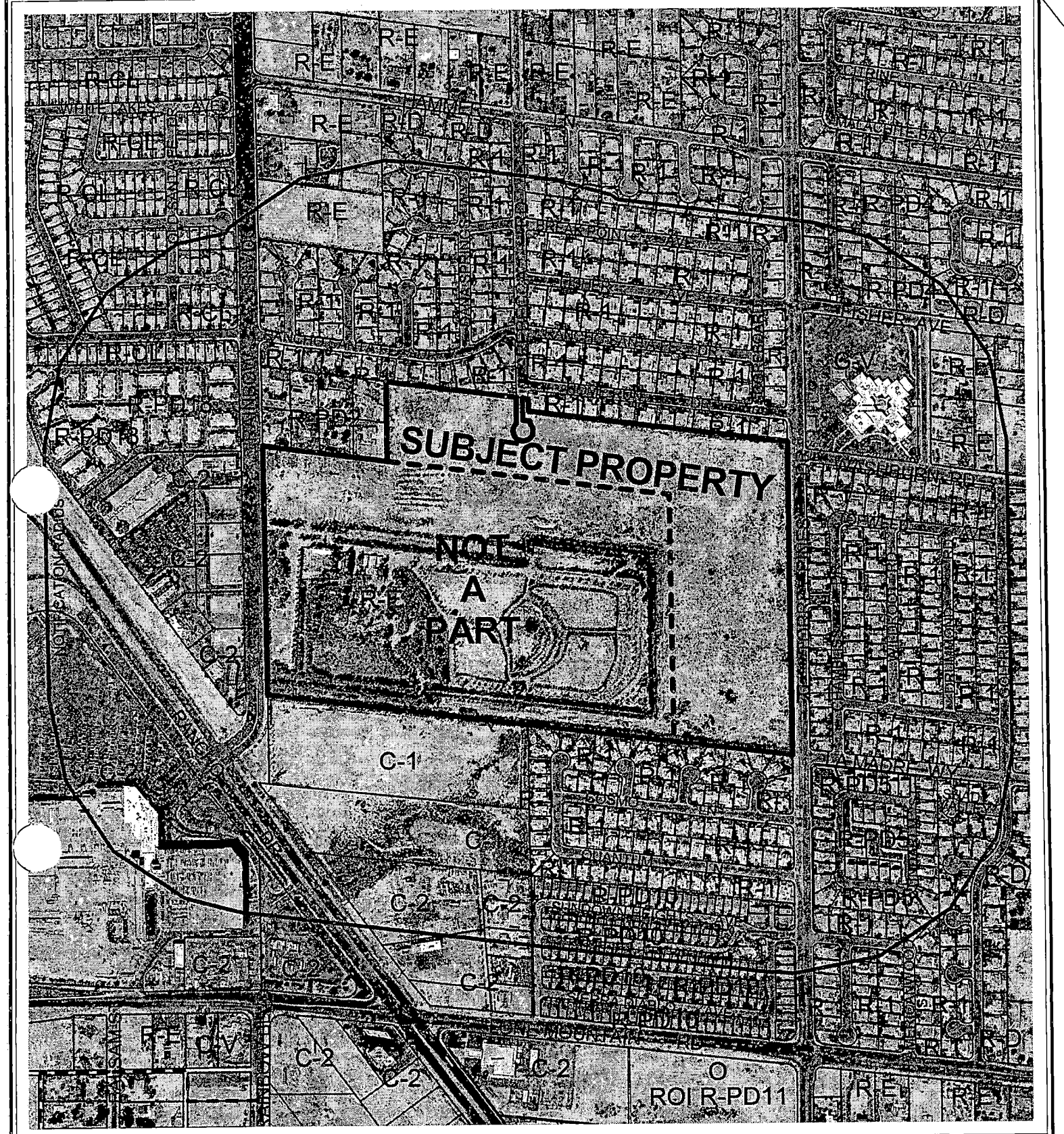


CASE: **ZON-6302**

RADIUS: 1000 FT

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

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



CASE: **ZON-6302**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6302 - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC

** CONDITIONS **

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

Planning and Development

1. There shall be absolutely no ingress/egress to or from Rebecca Road.

2. A General Plan Amendment (GPA-6296) to an L (Low Density Residential) land use designation approved by the City Council.

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

4. Setbacks for any future development shall conform to the Development Standards set forth by Title 19.08.040 for an R-1 (Single Family Residential) zoning district.

Public Works

5. Coordinate with the City Surveyor to determine the appropriate methods to map this overall parcel to establish legal boundaries for this site prior to submittal of a map subdividing this site.

6. Dedicate those portions of right-of-way on Rebecca Road necessary for a cul-de-sac meeting current City Standards.

7. Construct half-street improvements on Torrey Pines Drive, the remainder of Rebecca Road, including the full cul-de-sac, and remove and replace substandard improvements on Rainbow Boulevard adjacent to the overall parcel of which this site is a part. 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.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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

PL

concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is 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. This application will be considered in conjunction with a General Plan Amendment (GPA-6296) application and a Special Use Permit (SUP-6314) application.

B) Applicant's Justification

The applicant's only justification for the submitted request is that the application is required in order to develop a single-family residential subdivision to be known as Bavarian Estates, which will be similar to surrounding existing developments.

BACKGROUND INFORMATION

A) Related Actions

09/03/80 The Board of City Commissioners denied a Rezoning (Z-0038-80) application for the reclassification of property generally located at 5050 North Lorenzi Boulevard (Rainbow Boulevard) from R-E (Residence Estates) to C-2 (General Commercial) for the proposed use of Retail Sales. The Planning Commission recommended denial on 05/27/80.

12/05/80 The Board of City Commissioners approved a Variance (V-0085-80) application to allow the use of the premises for the retail sale of tack, feed, and related equipment where such a use is not allowed on property located at 5050 Lorenzi Boulevard (Rainbow Boulevard). The Board of Zoning Adjustment recommended approval on 10/23/80.

03/27/86 The Board of Zoning Adjustments approved a Variance (V-0029-86) application to allow an accessory building and the keeping of horses on a property without a main dwelling, where accessory uses are not permitted, on property located at 5050 Lorenzi Boulevard (Rainbow Boulevard).

05/09/02 The Planning Commission approved a Variance (V-0018-02) application to allow an addition to an existing single-family residence to be 40 feet in height and three stories tall where the maximum allowed is 35 feet in height and two stories tall on approximately 74.46 acres located at 5050 North Rainbow Boulevard.

04/28/05 The Planning Commission will consider a General Plan Amendment (GPA-6296) application 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. Staff is recommending approval.

04/28/05 The Planning Commission will consider a Special Use Permit (SUP-6314) application 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. Staff is recommending approval.

B) Pre-Application Meeting

02/17/05 A pre-application conference was held and resulted in the following comments:

1. A GPA (General Plan Amendment) will be required for an approximate 5.0 acre portion of the subject site.
2. R-1 (Single Family Residential) zoning requires a minimum of 6,500 square foot lots.
3. A Special Use Permit is required for private streets. (Please provide a site plan for the review of the private streets) [This was done].
4. No Site Development Plan Review is required.
5. May need a vacation for partial built cul-de-sac (Rebecca Road).
6. The setbacks for a R-1 zoning district were discussed.
7. A six-foot landscape buffer is required along Torrey Pines Road.
8. Wall details and elevations will be submitted at the time of the Tentative Map.
9. Discussed running several applications simultaneous so as to save time.
10. Discussed having a 10-foot setback adjacent to the larger lots.
11. A determination as to whether or not the applicant will require a waiver of Title 18 for internal street length along the northern portion of the site. Discuss with Public Works.

C) Neighborhood Meetings

A neighborhood meeting was held in regards to the companion General Plan Amendment (GPA-6296) application. Information pertaining to said meeting is discussed in the General Plan Amendment (GPA-6296) staff report.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.00

B) Existing Land Use

Subject Property	Residential Compound
	Undeveloped (Proposed Residential Development)
North	Single Family Residences
South	Single Family Residences
	Undeveloped (No Proposed Development)
East	Single Family Residential
	May Elementary School
West	Commercial Subdivision

C) Planned Land Use

Subject Property	O (Office)
	SC (Service Commercial)
	L (Low Density Residential)
North	L (Low Density Residential)
South	SC (Service Commercial)
	L (Low Density Residential)
East	L (Low Density Residential)
	PF (Public Facilities)
West	GC (General Commercial)

D) Existing Zoning

Subject Property	R-E (Residence Estates)
North	R-1 (Single Family Residential)
South	R-1 (Single Family Residential)
	C-1 (Limited Commercial)
East	R-1 (Single Family Residential)
	C-V (Civic)
West	C-2 (General Commercial)

E) General Plan Compliance

The subject 27 acre portion of the 74.46 acre site is designated as O (Office), SC (Service Commercial) and L (Low Density Residential) within the Centennial Hills Sector Plan of the General Plan. With the approval of General Plan Amendment (GPA-6296) the entire 27.00 acre portion will be designated L (Low Density Residential). The proposed L (Low Density Residential) land use designation is compatible with the surrounding area and the remaining portion of the overall site. The proposed rezoning of the property from R-E (Residence Estates) to R-1 (Single Family Residential) will be in conformance with the general plan.

PL

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

Airport Overlay District:

The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. All development within the airspace above the height of thirty five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The existing structure stands well below the 175 and 200-foot height restriction imposed by the north Las Vegas Airport Overlay District map in this area.

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	6,500 Feet	7,300 +	Yes
Min. Lot Width	65 Feet	65 Feet	Yes
Min. Setbacks			
• Front	20 Feet	20 Feet	Yes
• Side	5 Feet	5 Feet	Yes
• Corner	15 Feet	10 Feet	No*
• Rear	15 Feet	15 Feet	Yes
Max. Lot Coverage	50 %	Not Provided	Undetermined
Max. Building Height	2 Stories / 35 Feet	Not Provided	Undetermined

Building footprints and elevations have not been provided as an Site Development Plan Review is not required, therefore it cannot be determined at this time whether or not the on-site development will exceed the 50% maximum lot coverage and the 2 stories / 35 feet maximum building height.

* The applicant has provided typical setback drawings, which depict a 10-foot corner side yard setback, which is not in compliance with the R-1 (Single Family Residential) zoning district development standards. Therefore this application will be conditioned so that the typical corner side yard setbacks for this development will be 15 feet.

B) General Analysis and Discussion

The applicant plans to construct a 102-lot single-family residential development on 27.00 acre portion of a 74.46 acre site. The development will be accessed from Torrey Pines Drive. Single-family residences with an average lot size of approximately 8,000 square feet are adjacent to the north and south, as well as single-family residences with an average lot size of approximately 6,500 square feet are located to the east of the subject site. The proposed Rezoning to an R-1 (Single Family Residential) zoning district would allow for a maximum density of up to 5.5 dwelling units per acre. The developer is proposing a density of 3.78 dwelling units per acre. The intended zone change is compatible with the site's L (Low Density Residential) land use designation and that of the surround planned land uses.

FINDINGS

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

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

   With the approval of the companion General Plan Amendment (GPA-6296) application, the entire site in which to be rezoned will be designated L (Low Density Residential) within the Centennial Hills Sector Plan of the General Plan. The L (Low Density Residential) General Plan designation allows for a density of up to 5.5 dwelling units per acre. The proposed rezoning of the property to R-1 would allow for a density of up to 5.5 dwelling units per acre as well. Therefore, the proposed zone change is in conformance with the General Plan.

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 surrounding area is designated R-1 (Single Family Residential) to the North, South and East of the subject property. The remaining portion of the 74.46 acre site will maintain an R-E (Residence Estates) zoning designation, which is more restrictive than the before mentioned zoning district. Therefore, the proposed Rezoning of the property is compatible with the surrounding land uses and zoning districts.

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

The proposed R-1 (Single Family Residential) zoning on the subject site is an appropriate transition from the existing R-E (Residence Estates) zoning on the subject site. The site is also bordered by R-1 (Single Family Residential) zoning to the north, south and east and will provide continuity within the community.

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

The proposed development will have access from Torrey Pines Drive, a Secondary (80-foot) Collector as designated by the Master Streets and Highway Plan, and will provide adequate ingress/egress for the proposed zoning district and development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 897 [Mailed with GPA-6296 and SUP-6314]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-6302** APN: 125-35-301-014

Name of Property Owner: Rancho Drive, LLC

Name of Applicant: DR Horton

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Siegfried Fischbacher

Print Name: Siegfried Fischbacher

Subscribed and sworn before me

This 23 day of February, 2005

Notary Public in and for said County and State

NOTARY PUBLIC
HELENE MALLEGOS-FALKNER
STATE OF NEVADA
COUNTY OF CLARK
APPOINTMENT EXPIRES
AUGUST 30, 2005
No: 96-3316-1

SITE PLAN FOR BAVARIAN ESTATES

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

A PORTION OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

APN# 125-35-301-014

NOTES
1. INTERIOR ROADWAYS WIDTH ARE 28' WITHOUT SIDEWALK.
2. BOUNDARY IS BASED ON GIS DATA AND WILL CHANGE ONCE FINAL BOUNDARY ARE PREPARED.
3. HOMES RANGE FROM APPROX. 3400 SF TO 5600 SF.

DEVELOPER

D.R. HORTON
9340 CORONADO STREET
BUILDING 9, SUITE 105
LAS VEGAS, NV, 89115
PHONE (702) 435-4666

ENGINEER AND SURVEYOR

G.C. WALLACE, INC.
2388 ANTHEM VILLAGE DRIVE
HENDERSON, NV 89052
PHONE (702) 804-2000

PARKING ANALYSIS

NO OF UNITS	102
PARKING PARAMETER	2 SPACES/LOT
REQUIRED PARKING	204 SPACES
*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING	

AREA TABULATION

EXISTING ZONING	R-E
GROSS AREA	37.04 ACRES
NO OF UNITS	102
COMMON LOTS	3
DENSITY	3.78 & UNITS PER ACRE
MINIMUM LOT	6,400 SQ. FT.
MAXIMUM LOT	16,388 SQ. FT.

LEGEND

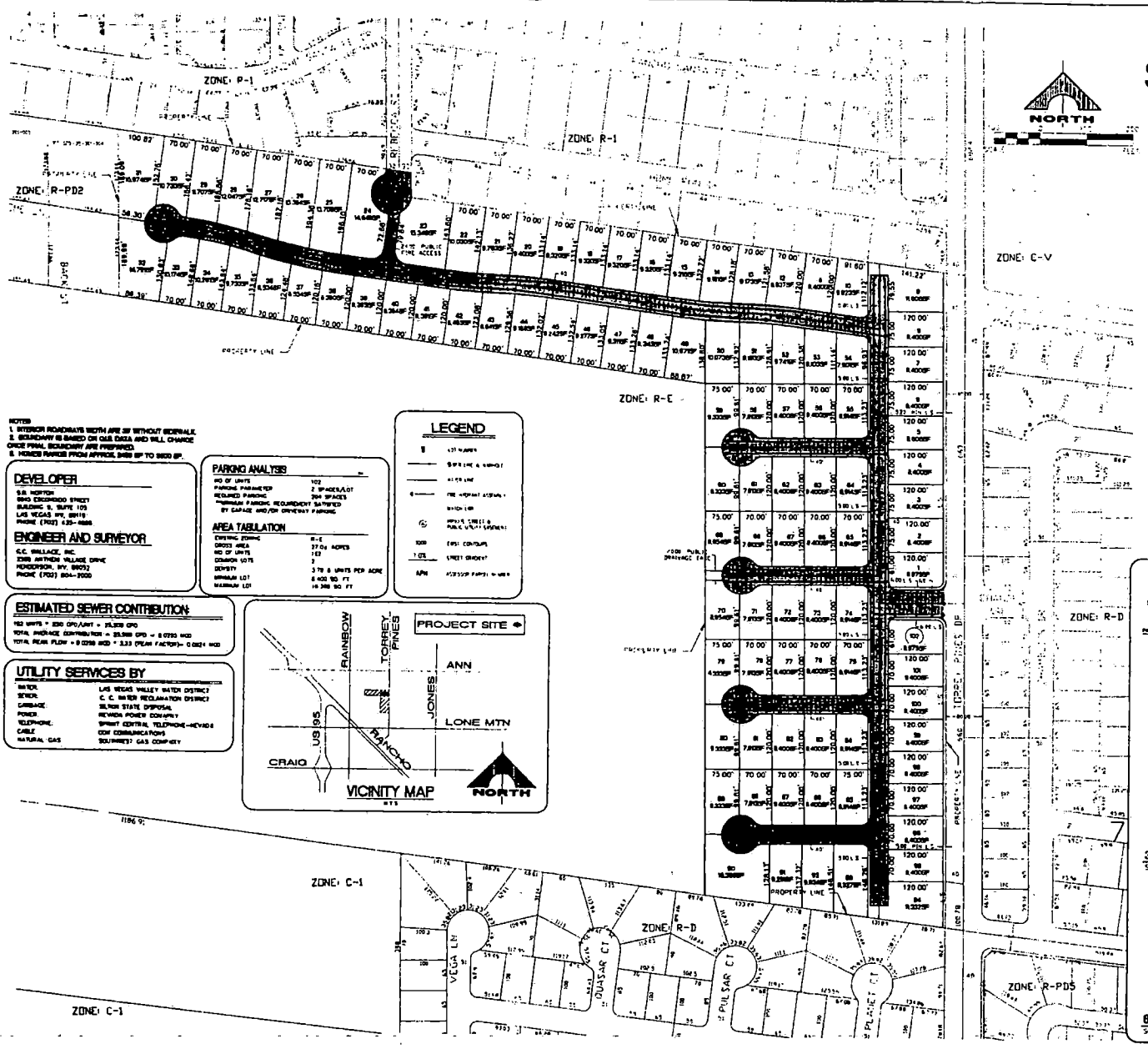
LOT NUMBER
SPEED LINE & WEIGHT
RIVER LINE
FIRE ASPHALT ACCESS
BUILDING LINE
PRIVATE STREET & PUBLIC UTILITY EASEMENT
1000 EXIST. CONTOURS
1.0% STREET GRADIENT
APN# ASSESSOR PARCEL NUMBER

ESTIMATED SEWER CONTRIBUTION

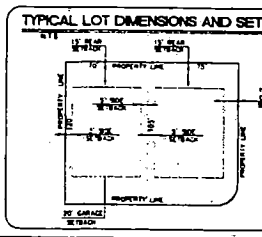
102 UNITS * 350 GPD/UNIT = 35,300 GPD
TOTAL AVERAGE CONTRIBUTION = 35,300 GPD = 0.0733 MGD
TOTAL PEAK FLOW = 0.0733 MGD * 3.33 (PEAK FACTOR)= 0.0824 MGD

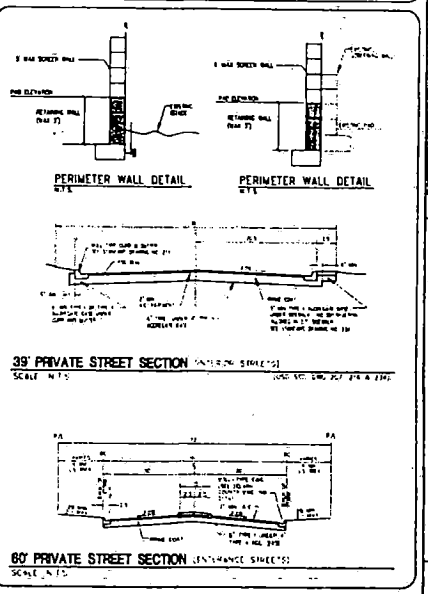
UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	C. C. WATER RECLAMATION DISTRICT
GARBAGE	SILVER STATE DISPOSAL
POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT CENTRAL TELEPHONE-NEVADA
CABLE	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS COMPANY



TYPICAL LOT DIMENSIONS AND SETBACKS





D.R. HORTON, INC.
BAVARIAN ESTATES
SITE PLAN

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

ISSUE DATE: X COMPLETE

C-1

ZON-6302
04/28/05 PC

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

G. C. WALLACE, PE/SE, PLS
JAMES A. DUDDLESTEN, PE
MICHAEL D. ROSS, PE
CHRISTOPHER W. ANDERSON, PE
CALVIN L. BLACK, PE, PLS
E. ROBERT PETERSON
SCOTT R. PLUMMER, PE
BENJAMIN C. SMITH, PE
EUGENE W. WRIGHT, PE

THOMAS P. DYSON, PE
DOUGLAS M. HANKEL
J. P. HIGGINS, PLS, WRS
BERT A. HUGHES, PE
RICKEY D. HUNSAKER, PE, LC
NOEL C. LAUGHLIN, PE
MARVIN W. MAIZE
TIMOTHY A. McCOY, PE, PTOE
DANNY S. McFADDEN, PE
S. WILLIAM NEIGHBORS, PE
THOMAS R. NICHOLS, PE
FREDERICK W. ORBAN, PLS
JERRY E. PRUITT, PE
BRIAN L. SCHMIDT, PE
JEFF W. STAYTON, PE
JOHN R. TOBIN, PE, PTOE
HOWARD K. VANDER MEER, PE, WRS
G. IRA WALLACE, PE

BAKKEDAHL, PE
I A. BODROG, PLS
D. CLARK, PE
HEIDI A. DEXHEIMER, PE
ERIC J. GALVAN
RANDALL K. GREMLICH, PE
PASCAL HAYES, PE/SE
DANNY E. HILL, PLS
DAPHNE L. HOFFMAN
DONALD L. HOTCHKISS JR., PE
BILL HUNTER, PE
RANDY W. MROWICKI, PLS
JOHNNIE R. PATE JR., PE, PTOE
FRED A. SELLE
SAUNDRA L. VANCE, CCS, CCCA

FAYSAL ARIDI, PE
RYAN R. BELSICK, PE
JOHN T. BROWN, PE
PATRICK S. BYRD, PE
MARY A. CARR, PE
RICHARD G. CLARKE
GLENN R. CURTIS, III, CMI
IAIN DOLEMAN
JOHN FITCH, PE
ERIC G. GILES, PE/SE
NICHOLAS G. GOLZ, PE
KEITH HATTON, PE
TODD C. HAYNE, PE
GERALD L. HOLTON, PLS, WRS
RUSSELL D. JAMISON, PLS
OHNSON, PE
N JONGSMA, PE
N. KELLEY, PE
DENNIS R. KETTERMAN
FRED KHANBOLOUKI, PE
SCOTT R. LANDERMAN, PLS
PAUL R. LOHMAN, PE
RICHARD A. LOZANO, PE
MICHAEL J. LUDWIG, PE
CHRISTOPHER M. LUQUETTE, PE, CFM
JEFFERY J. McBRIDE, PE
WILLIAM METCALF
MATTHEW D. MEYER, PE
WILLIAM J. MEYER, PE
RIMAH I. NAZZAL, PE/SE
GIA D. NGUYEN, PE
JERRY E. PASCOE, PLS
WESLEY T. PETTY, PE
CHRISTOPHER W. PLUTTE, PE
RICK J. READ, PE
BRADFORD G. ROCKWELL, PE
CHRISTOPHER B. SMITH, PE
DONNA J. STRALOW, PLS
S. TRACY STRATTON
CHURAIRAT (ANN) TANAKUL, PE
GRANT Y. TOKUMI, PE
KEVIN L. TOMLINSON, PE
JERRY TSUNETA
F. EDUARDO VILLALOBOS, PE/SE
PAUL J. VILLALUZ, PE
KEVIN W. WALLACE, PLS
GLENN B. WATANABE, PE
STEPHEN L. WEATHERMAN, PE
MANSON W. WONG, PE, PTOE
DEBRA M. YAMACHIKA, PE
DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
SACRAMENTO, CA

767.046

March 15, 2005

City of Las Vegas
731 S. Fourth St.
Las Vegas, NV 89101

Subject: Bavarian Estates Rezoning

Dear Sir or Madam:

On behalf of our client, DR Horton, G.C. Wallace, Inc. is submitting herewith a Rezoning application. This application is required in order to develop a single-family residential subdivision on the 28.6± acre assemblage to be known as Bavarian Estates I, APN 125-35-301-014.

The requested Rezoning would change the existing zoning of RE to R1. The R1 designation would allow DR Horton to develop this property similarly to the surrounding existing developments.

If you have any questions or require any additional information, please call me at 804-4374. Thank you for your consideration of this matter.

Very truly yours,
G.C. Wallace, Inc.

Elisabet Wadsworth
Project Coordinator

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:

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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work for DR Horton and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 34 [GPA-6296] for all related discussion on Item 34 [GPA-6296], Item 35 [ZON-6302] and Item 36 [SUP-6314].

(7:33 – 7:44)

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 36 – SUP-6314

CONDITIONS:

Planning and Development

1. There shall be absolutely no ingress/egress to or from Rebecca Road.

2. Conformance to all Minimum Requirements under Title 19.04.040 for Private Streets (Residential).

3. Approval of and conformance to the Conditions of Approval for Rezoning [ZON-6302].

4. 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.

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

Public Works

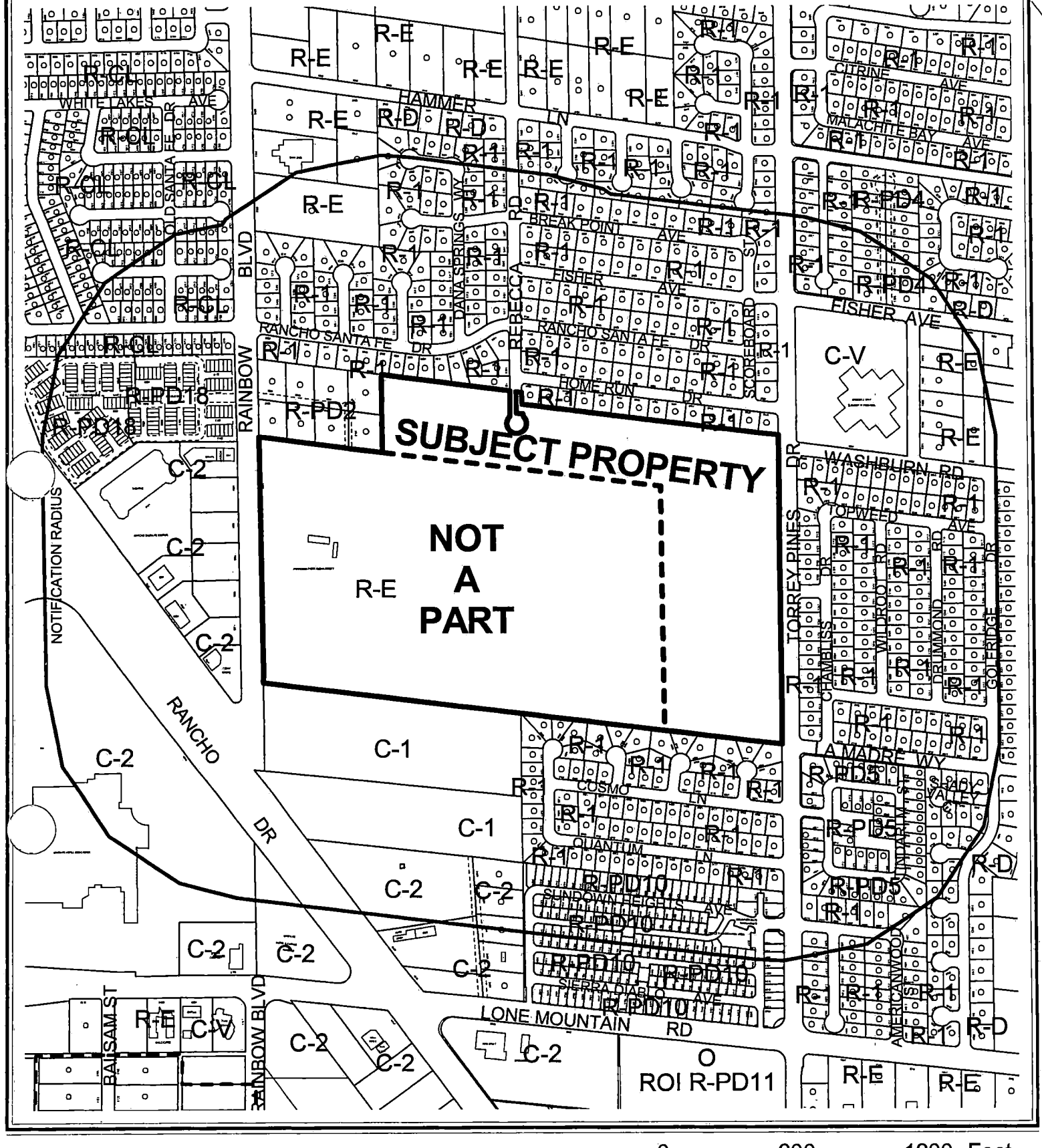
6. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

9. 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.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6302 and all other subsequent site-related actions.



CASE: **SUP-6314**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6314 - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC

** CONDITIONS **

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

Planning and Development

1. There shall be absolutely no ingress/egress to or from Rebecca Road.

2. Conformance to all Minimum Requirements under Title 19.04.040 for Private Streets (Residential).

3. Approval of and conformance to the Conditions of Approval for Rezoning [ZON-6302].

4. 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.

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

Public Works

6. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

9. 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.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6302 and all other subsequent site-related actions.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for private streets in conjunction with a proposed 102-lot single-family residential development adjacent to the east side of Rainbow Boulevard, approximately 500 feet south of Rancho Santa Fe Drive.

B) Applicant's Justification

The applicant's only justification for the submitted request is that the application is required in order to develop a single-family residential subdivision to be known as Bavarian Estates.

BACKGROUND INFORMATION

A) Related Actions

09/03/80 The Board of City Commissioners denied a Rezoning (Z-0038-80) application for the reclassification of property generally located at 5050 North Lorenzi Boulevard (Rainbow Boulevard) from R-E (Residence Estates) to C-2 (General Commercial) for the proposed use of Retail Sales. The Planning Commission recommended denial on 05/27/80.

12/05/80 The Board of City Commissioners approved a Variance (V-0085-80) application to allow the use of the premises for the retail sale of tack, feed, and related equipment where such a use is not allowed on property located at 5050 Lorenzi Boulevard (Rainbow Boulevard). The Board of Zoning Adjustment recommended approval on 10/23/80.

03/27/86 The Board of Zoning Adjustments approved a Variance (V-0029-86) application to allow an accessory building and the keeping of horses on a property without a main dwelling, where accessory uses are not permitted, on property located at 5050 Lorenzi Boulevard (Rainbow Boulevard).

05/09/02 The Planning Commission approved a Variance (V-0018-02) application to allow an addition to an existing single-family residence to be 40 feet in height and three stories tall where the maximum allowed is 35 feet in height and two stories tall on approximately 74.46 acres located at 5050 North Rainbow Boulevard.

04/28/05 The Planning Commission will consider a General Plan Amendment (GPA-6296) application 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. Staff is recommending approval.

04/28/05 The Planning Commission will consider a Rezoning (ZON-6302) application 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. Staff is recommending approval.

B) Pre-Application Meeting

02/17/05 A pre-application conference was held and resulted in the following comments:

1. A GPA (General Plan Amendment) will be required for an approximate 5.0 acre portion of the subject site.
2. R-1 (Single Family Residential) zoning requires a minimum of 6,500 square foot lots.
3. A Special Use Permit is required for private streets. (Please provide a site plan for the review of the private streets) [This was done].
4. No Site Development Plan Review is required.
5. May need a vacation for partial built cul-de-sac (Rebecca Road).
6. The setbacks for a R-1 zoning district were discussed.
7. A six-foot landscape buffer is required along Torrey Pines Road.
8. Wall details and elevations will be submitted at the time of the Tentative Map.
9. Discussed running several applications simultaneous so as to save time.
10. Discussed having a 10-foot setback adjacent to the larger lots.
11. A determination as to whether or not the applicant will require a waiver of Title 18 for internal street length along the northern portion of the site. Discuss with Public Works.

C) Neighborhood Meetings

A neighborhood meeting was held in regards to the companion General Plan Amendment (GPA-6296) application. Information pertaining to said meeting is discussed in the General Plan Amendment (GPA-6296) staff report.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.00

B) Existing Land Use

Subject Property	Residential Compound
	Undeveloped (Proposed Residential Development)
North	Single Family Residences
South	Single Family Residences
	Undeveloped (No Proposed Development)
East	Single Family Residential
	May Elementary School
West	Commercial Subdivision

C) Planned Land Use

Subject Property	O (Office)
	SC (Service Commercial)
	L (Low Density Residential)
North	L (Low Density Residential)
South	SC (Service Commercial)
	L (Low Density Residential)
East	L (Low Density Residential)
	PF (Public Facilities)
West	GC (General Commercial)

D) Existing Zoning

Subject Property	R-E (Residence Estates)
North	R-1 (Single Family Residential)
South	R-1 (Single Family Residential)
	C-1 (Limited Commercial)
East	R-1 (Single Family Residential)
	C-V (Civic)
West	C-2 (General Commercial)

E) General Plan Compliance

The subject 27.00 acre portion of the 74.46 acre site is designated as O (Office), SC (Service Commercial) and L (Low Density Residential) within the Centennial Hills Sector Plan of the General Plan. With the approval of General Plan Amendment (GPA-6296) the entire 27.00 acre portion will be designated L (Low Density Residential). The proposed L (Low Density Residential) land use designation is compatible with the surrounding area and the remaining portion of the overall site. The proposed rezoning of the property from R-E (Residence Estates) to R-1 (Single Family Residential) will be in conformance with the general plan.

PL

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
Airport 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

Airport Overlay District:

The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. All development within the airspace above the height of thirty five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. The existing structure stands well below the 175 and 200-foot height restriction imposed by the north Las Vegas Airport Overlay District map, which affects this area.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed private streets use.

B) General Analysis and Discussion

- Zoning

The proposed 102-lot residential development with private streets is a permitted use in the proposed R-1 (Single Family Residential) zoning district with the approval of a Special Use Permit.

- Use

The proposed 40-foot private streets are intended to serve a 102-lot residential community.

PL

- Conditions

Title 19.04.040 lists several base conditions, which are required for the approval of a Special Use Permit for Private Streets. The following is a list of the base conditions; requirements indicated by an asterisk may not be waived:

(1) Eligibility as Conditional Use. Private streets are permitted pursuant to the following provisions only if:

(a) The streets are public streets within an existing subdivision that are proposed to be converted to private streets; and
(b) All the lots within the subdivision conform to the minimum lot size requirements of Title 19.

(2) Design and Construction Standards. Unless otherwise approved by the City Council or otherwise provided by means of a specific regulation governing private streets, every private street shall conform to the same standards that govern the design and construction of public streets.

(3) Access Restrictions. The entrances to all private streets must be marked with a sign stating that it is a private street. Guard houses, access control gates and cross arms may be constructed. All restricted access entrances shall be manned twenty-four hours every day or provide an alternative means of ensuring access to the subdivision by the City and other emergency and utility service providers with appropriate identification. If the association fails to maintain reliable access as required to provide City services, the City may enter the subdivision and remove any gate or device, which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this paragraph, which may not be amended without the written consent of the City.

(4) Access Restricted Entrance Design Standards. Any private street, which has access control gates or cross arms, must be of a break-away design. A turn-around space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. Any guardhouse, or other entry feature designed as a drive-through, must have a minimum clearance of fourteen feet in height above the road surface.

(5) Streets Excluded. Streets shown on the Master Plan of Streets and Highways shall not be used, maintained, or constructed as private streets. Also, the department may deny the creation of any other private street if it is determined that the private street would have any of the following effects:

(a) Negatively affect traffic circulation on public streets;
(b) Impair access to property either on-site or off-site to the subdivision;
(c) Impair access to or from public facilities including schools, parks and libraries; or
(d) Delay the response time of emergency vehicles.

6) Property Owners' Associations Required. Subdivisions developed with private streets must have a mandatory property owners' association, which includes all property served by private streets. The association shall own and be responsible for the maintenance of private streets and appurtenances. The association documents must establish a reserve fund for the maintenance of streets and other improvements. Such documents are subject to review and approval by the City to ensure that adequate provision for maintenance has been made.

(7) Private Street Lot. Private streets shall be constructed on property separately owned by a property owners' association. Private streets must include provision for appropriate easements to be granted to the City and to other utility providers allowing necessary use and access for utilities and the maintenance thereof. The easement shall also provide the City and protective service providers with the same right of access they would have if the streets were public streets.

(8) Waiver of Services. The subdivision final map, property deeds and property owners association documents shall note that certain City services shall not be provided on private streets. Among the services which will not be provided are: routine police patrols, enforcement of traffic and parking ordinances, preparation of accident reports and other services which may not be reasonably or properly available within a particular development. All private regulatory signs shall conform to State of Nevada regulations.

(9) Special Use Permit. In cases where a Special Use Permit is required to allow private streets that do not conform to the provisions of Paragraphs (1) through (5) above, the provisions of Paragraphs (1) through (8) above are minimum standards that shall presumptively apply to a Special Use Permit for this use. The prohibitions and requirements in Paragraphs (5) through (8) are not waivable in connection with a Special Use Permit approval.

The proposed private streets fail to meet the condition 1.a, therefore this project requires a Special Use Permit.

FINDINGS

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

PL

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

   The proposed private streets will not negatively affect the public streets or access to the subdivision. In addition, the private streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles.

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

   The subject site is suitable for a proposed forty-foot (40') wide private street within the proposed 102-lot residential subdivision.

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

   The proposed development will have access from Torrey Pines Drive, a Secondary (80-foot) Collector as designated by the Master Streets and Highway Plan, and will provide adequate ingress/egress for the proposed zoning district and development.

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

   The proposed private streets will be subject to inspections for compliance to Title 18 (Subdivision Ordinance) requirements and to City design standards and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 897 [Mailed with GPA-6296 and ZON-6302]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-6314** APN: 125-35-301-014

Name of Property Owner: Rancho Drive, LLC

Name of Applicant: D.R. Horton

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Siegfried Fischbacher

Print Name: Siegfried Fischbacher

Subscribed and sworn before me

This 14th day of February, 2005

Notary Public in and for said County and State

KAREN L. BRANDO
Commission # 1439148
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2007

SITE PLAN FOR BAVARIAN ESTATES

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

A PORTION OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

APN# 125-35-301-014

NOTES:
1. INTERIOR ROADWAYS WIDTH ARE 39' WITHOUT SIDEWALK.
2. BOUNDARY IS BASED ON GLO DATA AND WILL CHANGE ONCE FINAL BOUNDARY ARE PREPARED.
3. HOMES RANGE FROM APPROX. 2600 SF TO 3600 SF.

DEVELOPER

D.R. HORTON
3993 HOWARD HUGHES PARKWAY
BUILDING B, SUITE 100
LAS VEGAS, NV, 89169
PHONE (702) 435-4888

ENGINEER AND SURVEYOR

G.C. WALLACE, INC.
2880 ANTHEM VILLAGE DRIVE
HENDERSON, NV, 89052
PHONE (702) 804-2000

ESTIMATED SEWER CONTRIBUTION

103 UNITS * 250 GPD/UNIT = 25,800 GPD
TOTAL AVERAGE CONTRIBUTION = 25,800 GPD = 0.0253 MGD
TOTAL PEAK FLOW = 0.0250 MGD * 3.31 (PEAK FACTOR) = 0.0831 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	C.C. WATER RECLAMATION DISTRICT
GARBAGE	SILVER STATE DISPOSAL
POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT CONTROL TELEPHONE-NEVADA
CABLE	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS COMPANY

PARKING ANALYSIS

NO OF UNITS	103
PARKING PARAMETER	2 SPACES/LOT
REQUIRED PARKING	206 SPACES
*MINIMUM PARKING REQUIREMENTS SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING	

AREA TABULATION

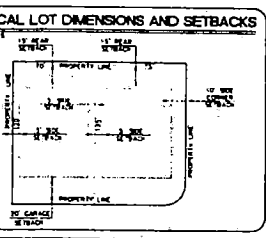
EXISTING ZONING	R-E
GROSS AREA	27.04 ACRES
NO OF UNITS	103
COMMON LOTS	4
DENSITY	3.76 ± UNITS PER ACRE
MINIMUM LOT	8,400 SQ. FT.
MAXIMUM LOT	16,346 SQ. FT.

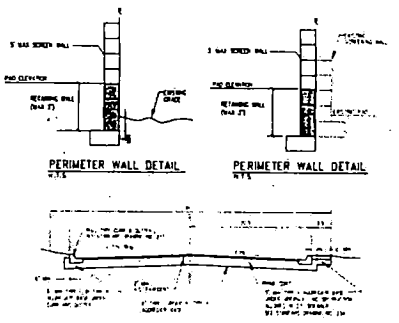
LEGEND

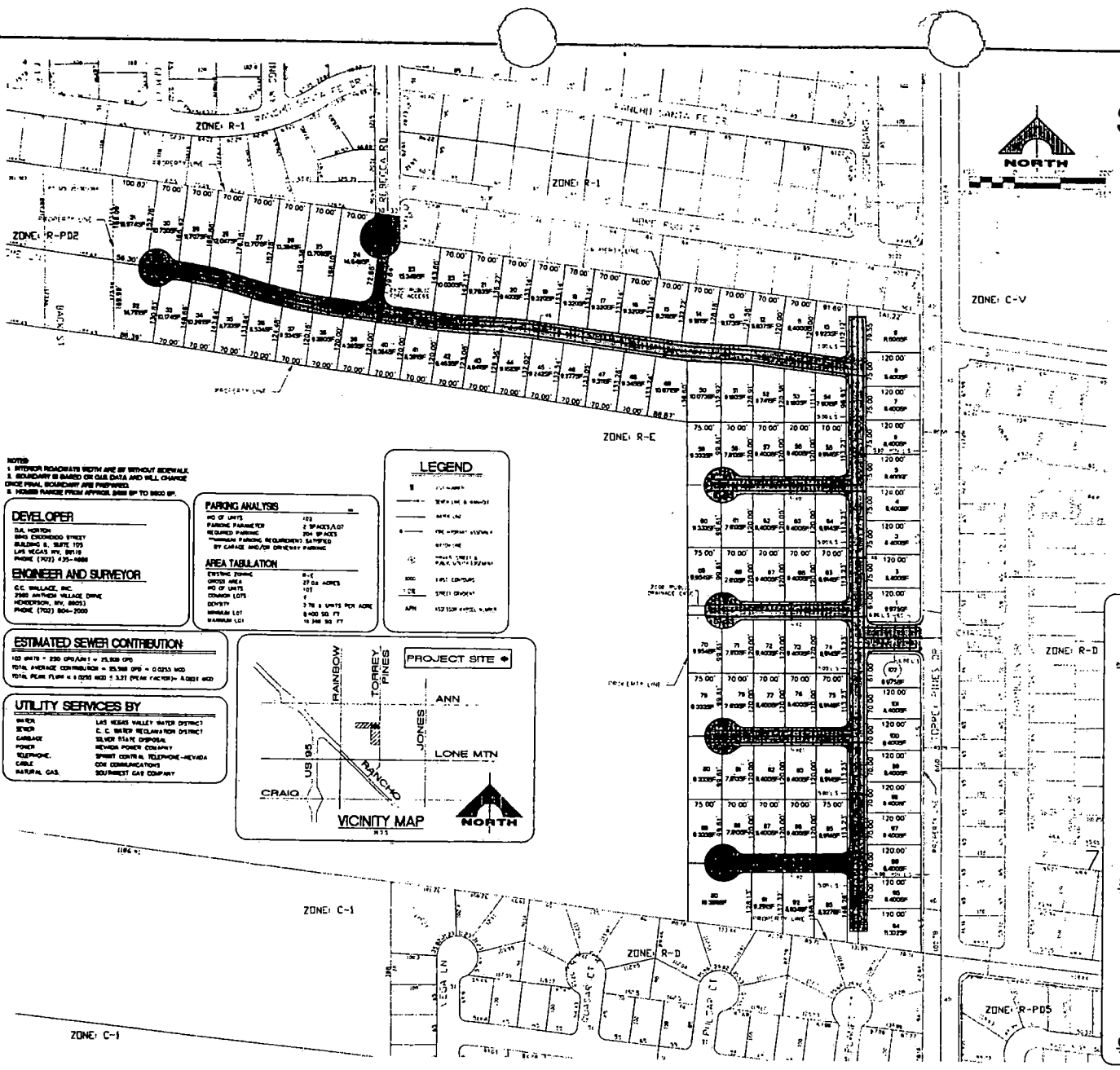
- LOT NUMBER
- SECTION LINE & MONUMENT
- RIGHT OF WAY LINE
- LOT LINE
- FIRE HYDRANT ASSEMBLY
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- 5000 FIRST CONTOURS
- 1.0% STREET GRADIENT
- APN ASSESSOR PARCEL NUMBER

VICINITY MAP

TYPICAL LOT DIMENSIONS AND SETBACKS






ZONE: R-1
ZONE: R-1
ZONE: R-PD2
ZONE: R-E
ZONE: C-V
ZONE: R-D
ZONE: C-1
ZONE: R-D
ZONE: R-PD5
ZONE: C-1
SANTA FE DR
SANTA FE DR
SANTA FE CT
SANTA FE CT
SANTA FE PL
SANTA FE PL
SANTA FE WAY
SANTA FE WAY
SANTA FE CIR
SANTA FE CIR
SANTA FE COURT
SANTA FE COURT
REBECCA RD
REBECCA RD
VEGA LN
PULSAR CT
PULSAR CT
PLANET AVE
PROPERTY LINE
PROPERTY LINE
PROPERTY LIN

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

G. C. WALLACE, PE/SE, PLS
JAMES A. DUDDLESTEN, PE
MICHAEL D. ROSS, PE
CHRISTOPHER W. ANDERSON, PE
CALVIN L. BLACK, PE, PLS
E. ROBERT PETERSON
SCOTT R. PLUMMER, PE
BENJAMIN C. SMITH, PE
EUGENE W. WRIGHT, PE

THOMAS P. DYSON, PE
DOUGLAS M. HANKEL
J. P. HIGGINS, PLS, WRS
BERT A. HUGHES, PE
RICKEY D. HUNSAKER, PE, LC
NOEL C. LAUGHLIN, PE
MARVIN W. MAIZE
TIMOTHY A. McCOY, PE, PTOE
DANNY S. McFADDEN, PE
S. WILLIAM NEIGHBORS, PE
THOMAS R. NICHOLS, PE
FREDERICK W. ORBAN, PLS
JERRY E. PRUITT, PE
BRIAN L. SCHMIDT, PE
JEFF W. STAYTON, PE
JOHN R. TOBIN, PE, PTOE
HOWARD K. VANDER MEER, PE, WRS
G. IRA WALLACE, PE

BAKKEDAHL, PE
H A. BODROG, PLS
D. CLARK, PE
HEIDI A. DEXHEIMER, PE
ERIC J. GALVAN
RANDALL K. GREMLICH, PE
PASCAL HAYES, PE/SE
DANNY E. HILL, PLS
DAPHNE L. HOFFMAN
DONALD L. HOTCHKISS JR., PE
BILL HUNTER, PE
RANDY W. MROWICKI, PLS
JOHNNIE R. PATE JR., PE, PTOE
FRED A. SELLE
SAUNDRA L. VANCE, CCS, CCCA

FAYSAL ARIDI, PE
RYAN R. BELSICK, PE
JOHN T. BROWN, PE
PATRICK S. BYRD, PE
MARY A. CARR, PE
RICHARD G. CLARKE
GLENN R. CURTIS, III, CMI
IAIN DOLEMAN
JOHN FITCH, PE
ERIC G. GILES, PE/SE
NICHOLAS G. GOLZ, PE
KEITH HATTON, PE
TODD C. HAYNE, PE
GERALD L. HOLTON, PLS, WRS
RUSSELL D. JAMISON, PLS
JOHNSON, PE
IN JONGSMA, PE
N. KELLEY, PE
NNIS R. KETTERMAN
FRED KHANBOLOUKI, PE
SCOTT R. LANDERMAN, PLS
PAUL R. LOHMAN, PE
RICHARD A. LOZANO, PE
MICHAEL J. LUDWIG, PE
CHRISTOPHER M. LUQUETTE, PE, CFM
JEFFERY J. McBRIDE, PE
WILLIAM METCALF
MATTHEW D. MEYER, PE
WILLIAM J. MEYER, PE
RIMAH I. NAZZAL, PE/SE
GIA D. NGUYEN, PE
JERRY E. PASCOE, PLS
WESLEY T. PETTY, PE
CHRISTOPHER W. PLUTTE, PE
RICK J. READ, PE
BRADFORD G. ROCKWELL, PE
CHRISTOPHER B. SMITH, PE
DONNA J. STRALOW, PLS
S. TRACY STRATTON
CHURAIRAT (ANN) TANAKUL, PE
GRANT Y. TOKUMI, PE
KEVIN L. TOMLINSON, PE
JERRY TSUNETA
F. EDUARDO VILLALOBOS, PE/SE
PAUL J. VILLALUZ, PE
KEVIN W. WALLACE, PLS
GLENN B. WATANABE, PE
STEPHEN L. WEATHERMAN, PE
MANSON W. WONG, PE, PTOE
DEBRA M. YAMACHIKA, PE
DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
SACRAMENTO, CA

767.046

March 15, 2005

City of Las Vegas
731 S. Fourth St.
Las Vegas, NV 89101

Subject: Bavarian Estates Special Use Permit

Dear Sir or Madam:

On behalf of our client, DR Horton, G.C. Wallace, Inc. is submitting herewith a Special Use Permit application for private streets as required by Title 19. Approval of this application would allow DR Horton to develop a single-family residential subdivision on the 28.6± acre assemblage to be known as Bavarian Estates I, APN 125-35-301-014.

If you have any questions or require any additional information, please call me at 804-4374. Thank you for your consideration of this matter.

Very truly yours,
G.C. Wallace, Inc.

Elisabet Wadsworth
Project Coordinator



GPA-6296, ZON-6302 & SUP-6314 - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 500 FEET SOUTH OF RANCHO SANTA FE DRIVE
APRIL 28, 2005 PLANNING COMMISSION

3/13/05



GPA-6296, ZON-6302 & SUP-6314 - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 500 FEET SOUTH OF RANCHO SANTA FE DRIVE
APRIL 28, 2005 PLANNING COMMISSION

3/13/05



GPA-6296, ZON-6302 & SUP-6314 - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 500 FEET SOUTH OF RANCHO SANTA FE DRIVE
APRIL 28, 2005 PLANNING COMMISSION

3/13/05

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:

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).

C.C.: 06/01/05

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Photos of subject site submitted by Orvie Dahl (filed under Item 37)

MOTION:

TRUESDELL – DENIED – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work with Southwest Homes and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

CHAIRMAN NIGRO declared the Public Hearing open on Item 37 [GPA-6298], Item 38 [ZON-6300], Item 39 [WVR-6441], Item 40 [VAR-6305] and Item 41 [SDR-6307].

The Chairman explained that the Board would hear the application for the General Plan Amendment; however, a motion for approval would still be tantamount to a denial because super majority could not be achieved.

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 37 – GPA-6298

MINUTES:

MARIO SUAREZ, Deputy Director, Planning and Development Department, gave an overview of the applications. The areas of concern on the proposed development is the design and density and compatibility to the surrounding neighborhood. The proposal includes a request for waivers to allow the design of blocks and private drives to be longer than that which is permitted by Code. Staff is concerned that the proposed design would result in safety hazards for trash and utility trucks that will be forced to back out of the streets. The Variance request on the open space is also a serious concern because there is minimal open space provided for the 182-unit development. The lack of open space combined with the current design creates a canyon effect. On the project's merits to meet the basic requirement and level of an R-PD, the proposal is inadequate and staff recommended denial.

JON FIELD, Attorney, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The proposed development serves as a less intense residential buffer than what is planned for the subject parcel and the upcoming development on the northwest corner of Jones Boulevard and Craig Road, a Lowe's Super Center with commercial and retail uses.

Addressing the question of compatibility, ATTORNEY FIELD referenced the Centennial Hills Sector Plan Concept/Land Use map, which designates the subject site as Village/Commercial and allows for a residential portion of MLA (Medium-Low Attached Density Residential), the designation being sought for the General Plan Amendment. The concept map provides a reference for the direction of future growth in the area. The MLA classification is allowable in the Village/Commercial area. The site is presently planned for Service Commercial and Office/Professional. The residential subdivision, as proposed, would be a less intense use and could serve as a buffer to the residential communities to the north and west of the subject site.

A neighborhood meeting was held and the primary concern of area residents was that single story homes be constructed along the north property line and adjacent to the five or six existing homes along the west boundary. The applicant incorporated the neighbors' comments into the revised site plan, and a single story buffer is planned along all the existing residential uses in the area.

LINDA WEST MYERS, 5104 Cold River Avenue and ED GOBLE, 3017 Quiet Breeze Court, spoke in opposition of the project. MS. MYERS found the density absurd in relation to the density of the adjacent properties and voiced traffic concerns. They both considered the proposed design to be the makings of a ghetto. MR. GOBLE stated the City and County have passed plans that eliminate infill and curtail urban sprawl but then the RE properties are taken and converted into land for projects such as this. The duty of the Board is to make appropriate and efficient land use decisions, but approval of these applications would not be doing so. He

MINUTES – Continued:

questioned whether or not the Commission could vote on the companion applications if there was not a super majority to vote on the General Plan Amendment (GPA) application.

BRYAN SCOTT, Deputy City Attorney, clarified for MR. GOBLE that the Planning Commission can vote for approval on the GPA without a super majority, but their vote would go forward to City Council as a recommendation. In addition, the Planning Commission could vote on the companion applications as well.

ORVIE DAHL, 6204 Sierra Pines Court, Las Vegas, NV was informed that single story homes were being developed on the subject parcel. He is aware that core samples have been taken and surveyors have examined the height of homes in the area in determining the height for the proposed homes. Thereafter, he attended a neighborhood meeting but was displeased, as the developer and other representatives could not answer questions nor had viewed the subject site. The developer suggested the residents view a similar development, Centennial Hills. He did so and found that those homes were 25 feet in height. Should the proposed development be built the same, the homes will be looking into the residents' yards. He recommended having single story homes abutting their properties.

ANTHONY ALLOCCA, 6101 Burnt Hills Drive, stated his property abuts the subject development. He expressed opposition to the proposed development and felt it would destroy the integrity of the neighborhood.

WILLENA CAUTHON, 6208 Sierra Pines Court, did not object to single story homes but opposed having 11 units per acre on the subject site, as it would increase traffic exiting onto Jones Boulevard.

MARY PACE, 6104 Wadsworth Court, pointed out that a large number of residents do not oppose residential development. However, they are concerned with the one entrance/exit from the proposed development, the density is too high and a vast majority of the proposed homes would be two-story homes which families would reside in. MS. PACE believed the size of the proposed park would not accommodate the families that would reside in these small homes. The children would play in the streets, which will create a safety hazard.

FRANCISCO MONROIG, 6113 Burnt Hills Drive, expressed opposition to attached homes, as the development would look like apartments. He could support the applications if all the proposed homes abutting existing residential would be single story detached homes.

MINUTES – Continued:

JEANNE and TIM HARTMAN, 6221 Burnt Hills Drive, also appeared on behalf of JIM HICKMAN, 6201 Burnt Hills Drive, and spoke in opposition of the proposed development. MS. HARTMAN is a teacher and pointed out that the subject development would have a huge impact with the increased number of students that would attend the nearby elementary school. She asked the Commission to recommend the developer or the Lowe's developer dedicate a portable to assist in accommodating the increased number of students that would attend this school. She also requested having one of the proposed single story homes behind her property. Although ATTORNEY FIELD was not present at the neighborhood meeting, MR. HARTMAN thanked JEFF ROBERTS, Southwest Homes, for meeting with the residents. He added that there is inadequate emergency access. In closing, he hoped that the proposed development would have a homeowners association, and the developers and the proposed Lowe's development would work together to ensure a hospitable transition.

ATTORNEY FIELD informed VICE CHAIRMAN TRUESDELL and reaffirmed for the residents that the entire subdivision is a single family detached product. Single story homes would be developed all along the northern property line and the northwestern corner where residential exists. VICE CHAIRMAN TRUESDELL felt that the proposed development was too intense for the subject area and had insufficient open space. He could not support the applications.

Responding to COMMISSIONER GOYNES' inquiry regarding security and emergency access issues, ATTORNEY FIELD stated that the proposed development is a gated community. There will be a crash gate on the southern portion of the site. COMMISSIONER GOYNES was concerned with the density and the increased traffic volume on Jones Boulevard. ATTORNEY FIELD added that due to the existing development, the irregular shape of the subject parcel and the upcoming Lowe's shopping center development, it would be difficult to have more than one access point on the subject site. COMMISSIONER GOYNES felt that the proposed development should have some accommodations for residents that would live in these homes.

CHAIRMAN NIGRO felt that the site plan was challenged and would not support it. The proposed site plan should be redesigned so that it is compatible with the existing neighborhood.

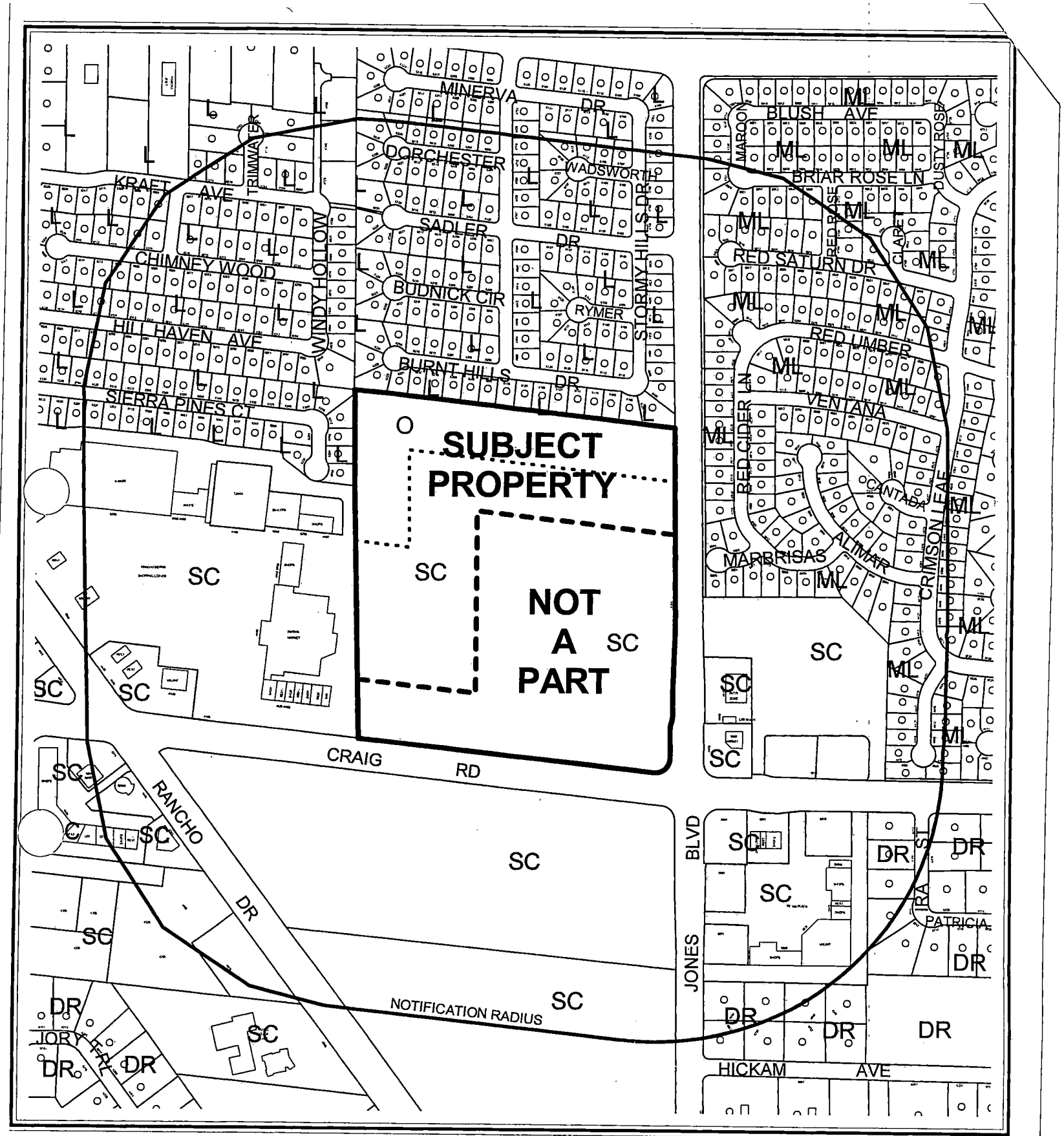
Responding to ATTORNEY FIELD'S comment regarding the site being limited to only one access point, VICE CHAIRMAN TRUESDELL stated that this is a self imposed circumstance on the owner's part. Lowe's being the current owner of the subject parcel could have created better circulation of the shopping center to allow for more access points on the subject parcel.

MINUTES – Continued:

ATTORNEY FIELD thanked the Commission for hearing the items and appreciated the residents' comments and concerns.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 37 [GPA-6298], Item 38 [ZON-6300], Item 39 [WVR-6441], Item 40 [VAR-6305] and Item 41 [SDR-6307].

(7:44 – 8:20)



0 500 1000 Feet

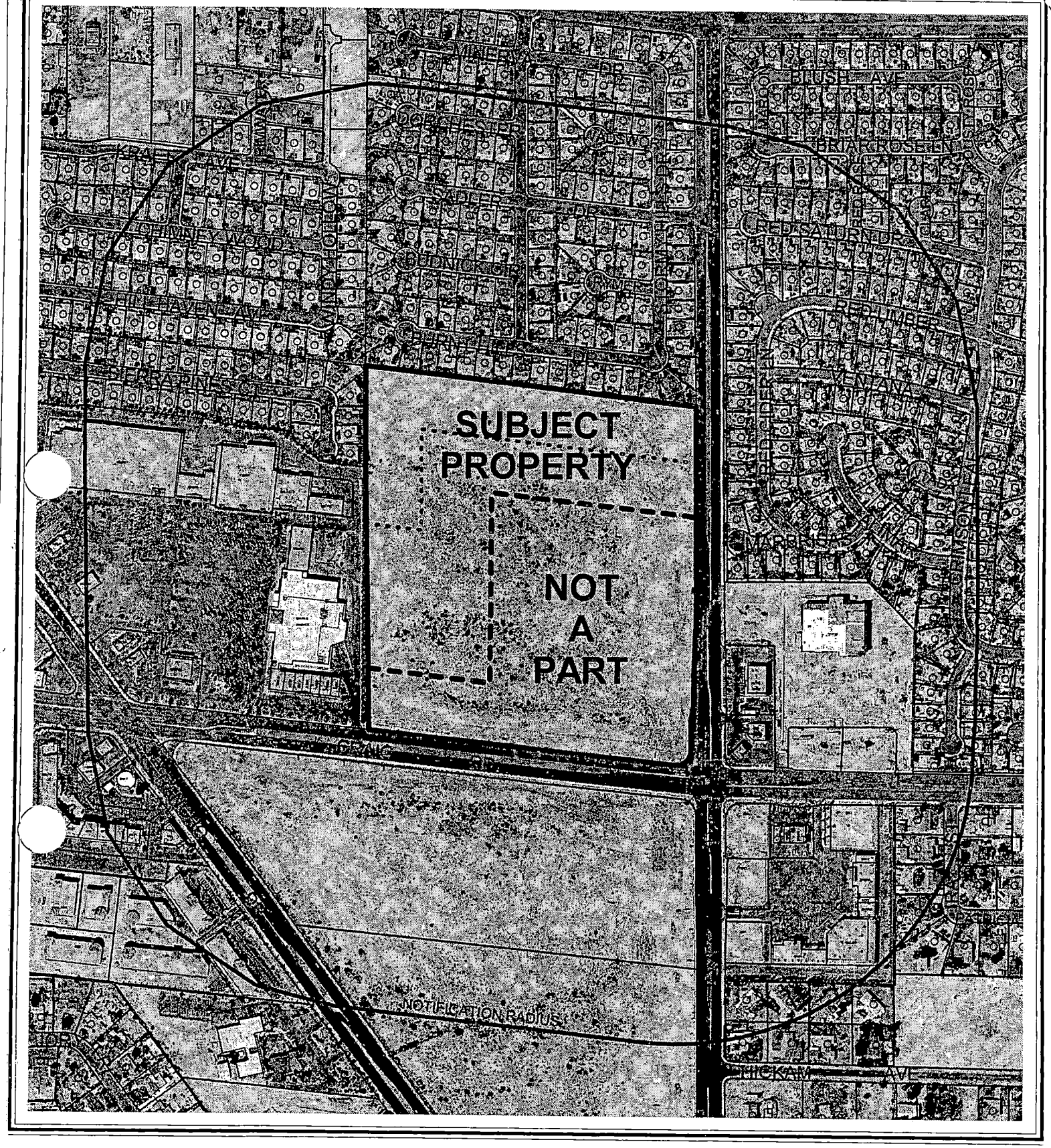
CASE: **GPA-6298**

RADIUS: 1000 FT

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

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

N



CASE: **GPA-6298**

RADIUS: 1000 FT

0 500 1000 Feet

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6298 - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

SS

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend a portion of the Centennial Hills Interlocal Land Use Plan contained within the Centennial Hills Sector Plan of the General Plan from SC (Service Commercial) and O (Office) 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.

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 Low and Medium Low Density Residential land uses with a maximum density of 12 dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

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.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan (GPA-1392). On this map, the subject properties were designated for ML (Medium-Low Density Residential) land uses, with a maximum density of eight dwelling units per acre.

03/19/03 The City Council approved a General Plan Amendment (GPA-0035-02) from ML (Medium-Low Density Residential) to SC (Service Commercial) and a Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 34.43 acres, including the subject site. A condition of approval of the Rezoning required the portion of the site within 200 feet of residential to be designated O (Office), with the remainder to be designated SC (Service Commercial). The height of buildings within the O (Office) designation were not to exceed 26 feet. The Planning Commission recommended approval. Staff recommended denial.

04/20/05 The City Council will consider a request for an Extension of Time (EOT-6172) of an approved Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 35.0 acres adjacent to the northwest corner of Craig Road and Jones Boulevard. Staff recommends approval.

SS

04/28/05 The Planning Commission will consider companion items for a Rezoning (ZON-6300) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 units per acre), a Variance (VAR-6305) to allow a reduction in required open space, a Waiver (WVR-6441) to allow private drives to exceed 200 feet in length and to exceed 150 feet without a turnaround or emergency access gate and a Site Development Plan Review (SDR-6307) for a proposed 182-lot single family residential development, all on the subject site. Staff recommends denial of all items.

DETAILS OF APPLICATION REQUEST

Site Area: 17.31 acres

EXISTING LAND USE

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Undeveloped
East:	Single Family Dwellings
West:	Retail Commercial
	Single Family Dwellings

PLANNED LAND USE

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

EXISTING ZONING

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-1 (Single Family Residential)
South:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
East:	R-PD5 (Residential Planned Development – 5 units per acre)
West:	C-1 (Limited Commercial)
	R-1 (Single Family Residential)

SS

	YES	NO
SPECIAL PLAN AREA		X
PROJECT OF REGIONAL SIGNIFICANCE		X

The subject site is not in any special plan areas. The proposed development is not a Project of Regional Significance.

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

ML (Medium Low Density Residential) (5.6 to 8.0 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.

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.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

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

INTERAGENCY ISSUES

There are no interagency issues associated with this request.

ANALYSIS

The site is currently designated SC (Service Commercial), except for the portion within 200 feet of adjacent existing residential development, which is designated O (Office). When the last General Plan Amendment was approved in 2003, the office buffer was established to protect the existing low density single-family detached homes from proposed commercial development. Now the extent of the commercial development has been scaled back closer to the corner of Jones Boulevard and Craig Road, allowing again for residential uses just to the north and west. The parcels to the north and west of the subject site adjacent to the O (Office) category are designated L (Low Density Residential), which allows up to 5.5 units an acre. The remainder of the adjacent land is designated SC (Service Commercial). The proposed MLA (Medium-Low Attached Density Residential) designation allows up to 12 units per acre and would introduce densities and lot sizes that would not be compatible with the surrounding development. While there is a residential neighborhood to the east designated ML (Medium-Low Density Residential), its maximum density is eight units per acre, and it is separated from the subject site by Jones Boulevard, a Primary (100-foot) Arterial.

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 proposed land use change to MLA (Medium-Low Attached Density Residential) would allow for residential densities of up to 12 dwelling units per acre on property adjacent to lands designated L (Low Density Residential) and ML (Medium-Low Density Residential), which only allow up to 5.5 and 8.0 units per acre, respectively. Furthermore, the subject site borders SC (Service Commercial) designated properties to the west, south and east. It can be concluded that the proposed Amendment is incompatible with these neighboring land use designations.

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

   The zoning districts most compatible with the MLA (Medium-Low Attached Density Residential) designation are R-2 (Medium-Low Density Residential) and R-PD (Residential Planned Development) with a maximum density of 12.49 units per acre). These districts are not compatible with existing development zoned R-1 (Single Family Residential) to the north and west and R-PD5 (Residential Planned Development – 5 units per acre) to the east. Further, the proposed site partially wraps around a proposed commercial site zoned C-1 (Limited Commercial) that will be high in intensity.

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

   There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed single-family detached residential project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne Avenue. Fire Station No. 9 located at 4747 North Rainbow Boulevard is the closest city facility to the site.

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

   There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

04/07/05 A meeting was held at the Mountain Crest Community Center with 21 members from the public attending. A brief presentation of the project was given by a representative of the applicant. Residents were concerned about whether height would be added to existing perimeter walls or if new walls would be constructed. According to the applicant, additional courses would be added where possible, but new walls would be necessary in some areas. The developer was committed to working with neighbors in constructing or remodeling perimeter walls around the site. Other concerns included the following:

- Will this be a gated community?
- Only one gated entrance for 182 lots
- How much fill dirt would be hauled into the site?
- Size of lots—who would be buying such small lots?
- Single-story versus two-story units—the developer indicated there will be single-story houses next to the north property line
- Residents were concerned that the developer may later on try to put two-story homes against the north wall and introduce attached housing in the development
- Residents did not want two-story homes in the northwest corner of the site because there are single-family homes adjacent. The developer will consider one-story units in this area.
- Why the reduced open space?
- Setbacks—10-foot rear yard setback along the north property line
- Seepage through block walls
- Provision of desert landscaping and front yard landscaping
- Would there be CC&Rs?

SS

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 434 [Mailed with ZON-6300, WVR-6441, VAR-6305 and SDR-6307]

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-6298** APN: 138-02-601-004

Name of Property Owner: Lowe's HIW, INC

Name of Applicant: Southwest Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: M. C. Skiles
Vice President

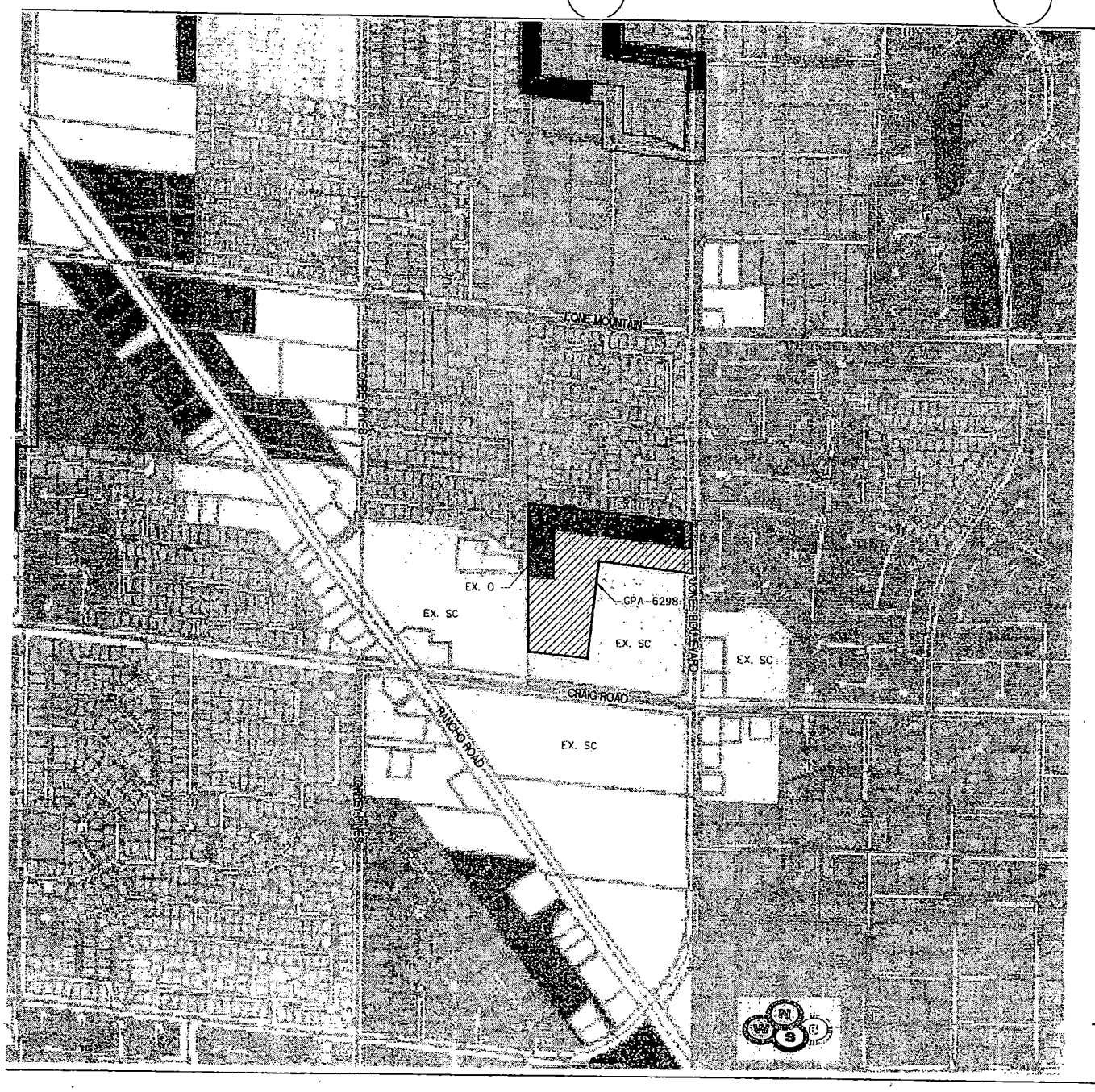
Print Name: M. C. Skiles

Subscribed and sworn before me

This 22nd day of February, 2005

C Kawamoto
Notary Public in and for said County and State

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



CENTENNIAL HILLS

Interlocal Land Use Plan
City Land Use Categories

- Rural Neighborhood Preservation –up to 2 du/ac (0-2 du/ac)
- Desert Rural – up to 2.49 du/ac (2.1-2.49 du/ac)
- Rural – up to 3.59 du/ac (2.5-3.59 du/ac)
- Low – 3.6 to 5.5 du/ac
- Medium – Low 5.6 to 8 du/ac
- Medium – Low Attached 8.1 to 12 du/ac
- Medium – 12.1 to25 du/ac
- High – 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/Research
- Planned Community Development
- Town Center

- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Area

County Land Use Categories

- Rural Neighborhood Preservation – up to 2 du/ac
- Rural Estates – up to 2.5 du/ac
- Rural Density Residential – up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

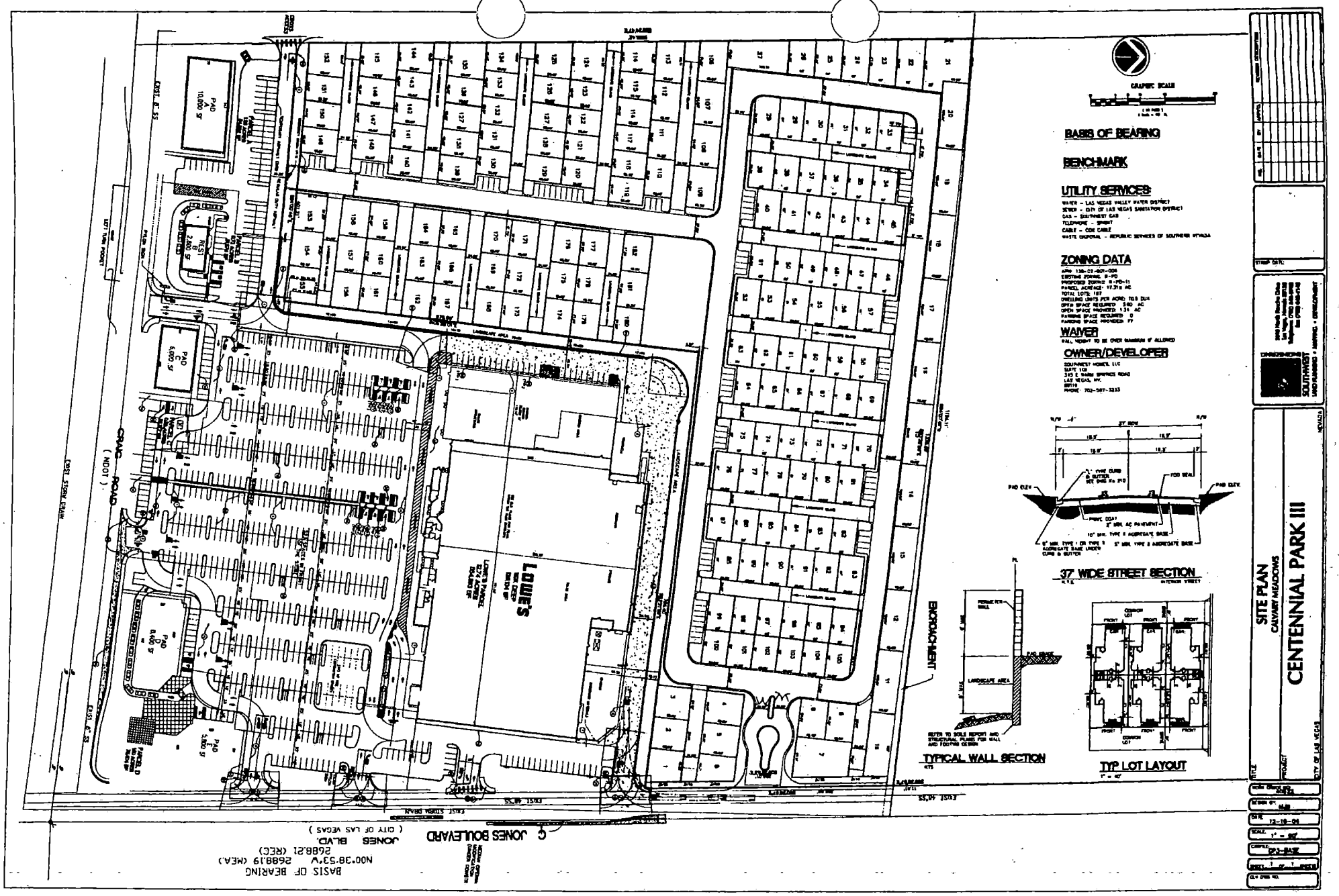
E Elementary School
M Middle School
F Park
F Fire Station
SS Electric Power Sub Station

PROPOSED MLA – RPD II

REVISED
3.25.05

GPA-6298
4-28-05 PC

RECEIVED
MAR 2 5 2005



GPA-6298
04/28/05 PC

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

April 4, 2005

Mr. Steven Swanton, Senior Planner
City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: ***Centennial Park III - SWE Ref. No. 0406422***
General Plan Amendment
Revised Justification Letter
Rezoning, Site Development Plan Review, Variance and Waiver of Title 18

Dear Mr. Swanton:

On behalf of our client, Southwest Homes, please accept the General Plan Amendment, Rezoning, Site Development Plan Review , Variance and Waiver of Title 18 applications for property located at the Northwest Corner of Craig Road and Jones Boulevard on approximately 17.31 acres of land - APN: 138-02-601-004.

This property is presently classified under the General Plan Amendment as Office and Service Commercial. We are requesting the City of Las Vegas to reclassify this property with a Zone Change from ROI to C-1 to R-PD11 to allow the developer to build 182 single family residential lots with a density of 10.35 units per acre. Minimum lot size will be 40' wide by 55' long and will have the required setbacks within a R-PD11 zone requirement. Please note, the developer is also providing 77 additional parking spaces within the site.

The Variance is being submitted to allow open space of 1.3 acres in lieu of 3.00 acres due to the concept of the project giving each individual homeowner a backyard within the gated community.

The Waiver of Title 18 for 18.12.105 and 18.12.130 is being submitted to the City of Las Vegas for the length of private drive and streets exceeding 150 feet without a crash gate or adequate turn around and two of the private drives exceed 200 feet. This Waiver is needed due to the shape and design of the project being proposed. The proposed wall height of 12 feet maximum originally proposed will be addressed when the tentative map is submitted for review and acceptance by the City of Las Vegas.

Granting of the General Plan Amendment, Zoning, Variance, Site Review Development and Waiver of Title 18 Application will not impact the surrounding neighborhood, as these requests are in compliance with the surrounding areas and will enhance the property for future developments.

REVISED
4.4.05
RECEIVED
APR 4 2005

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

Please place these items on the next available Planning Commission Agenda. Thank you for your consideration in the above matter.

Very truly yours,

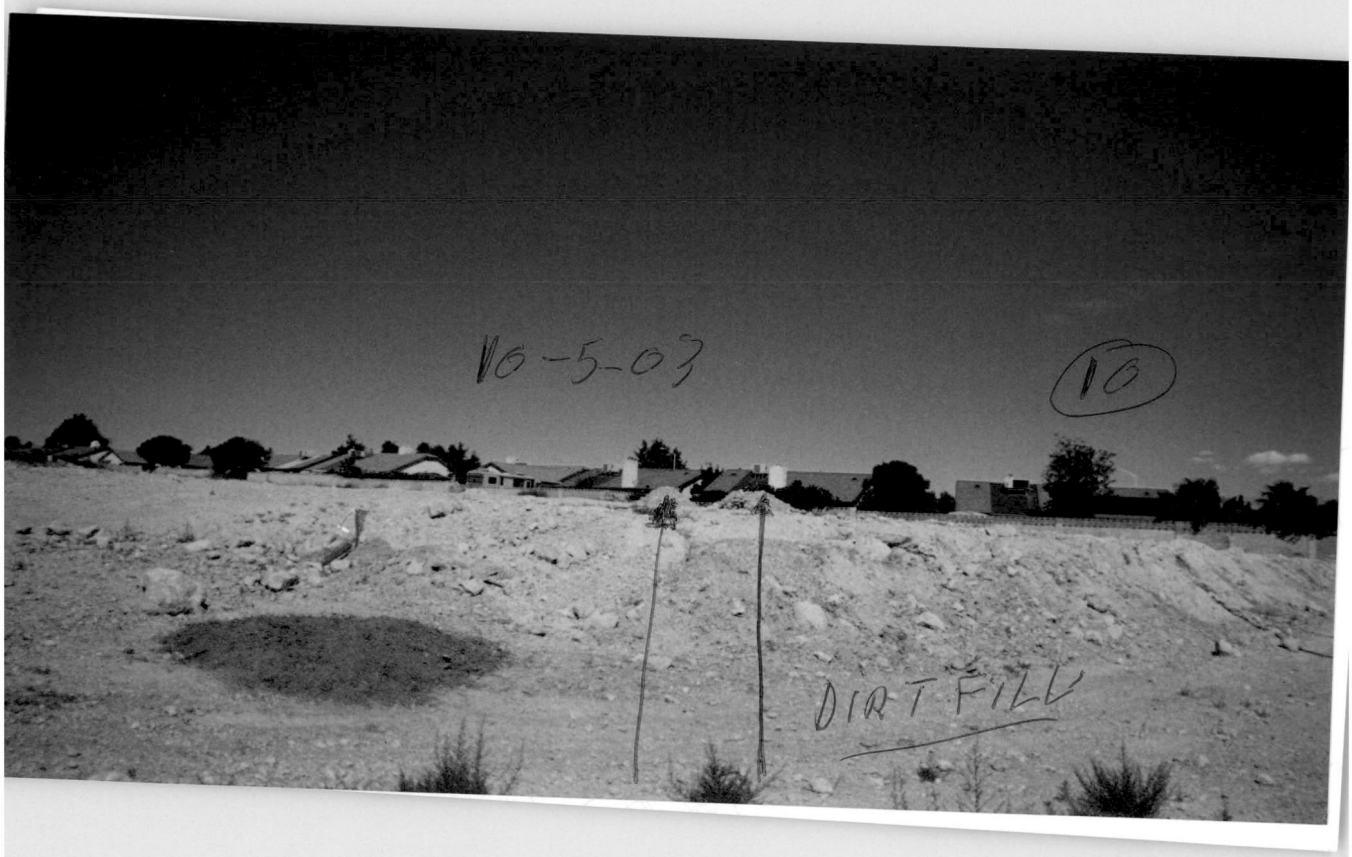
SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SP:jkd

RECEIVED
APR 4 2005


11
WALL
9-16 FT
DIRT FILL

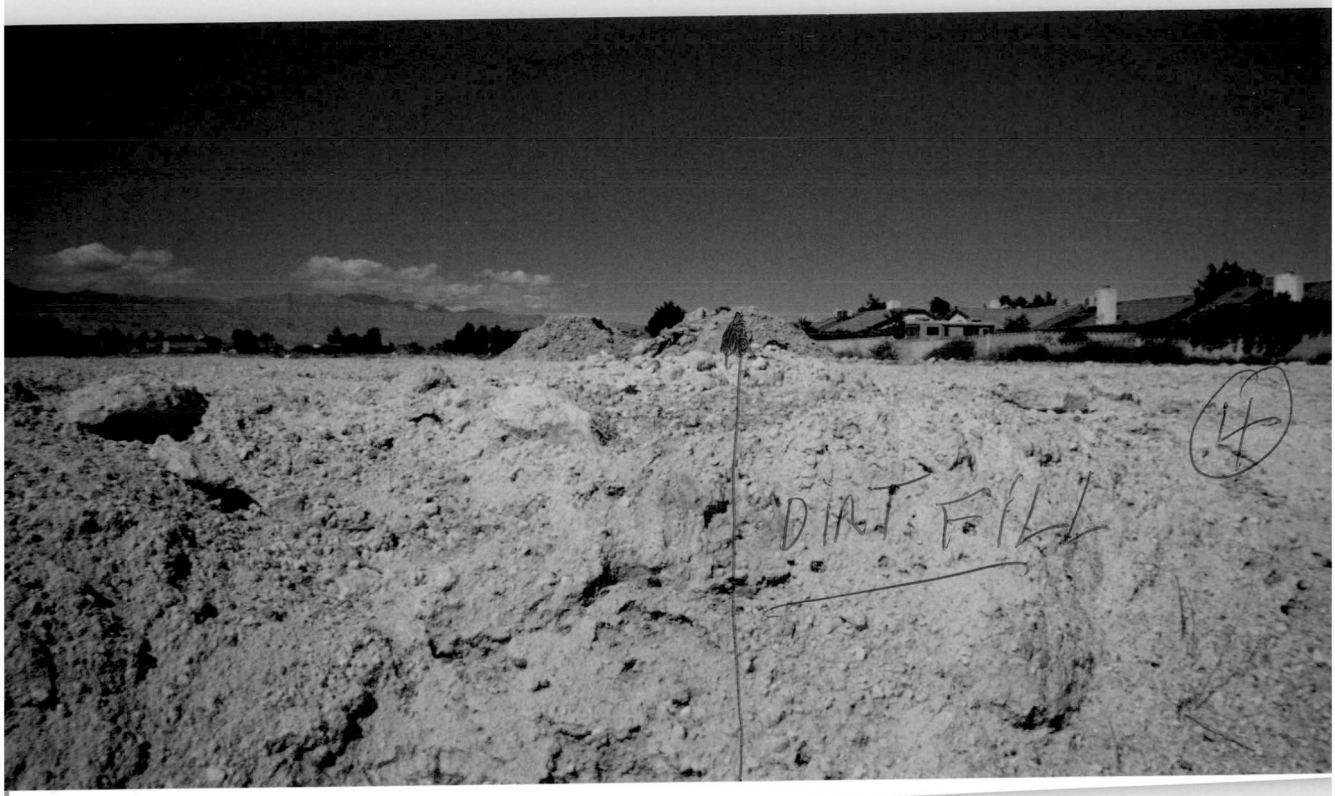

10-5-03
10
DIRT FILL

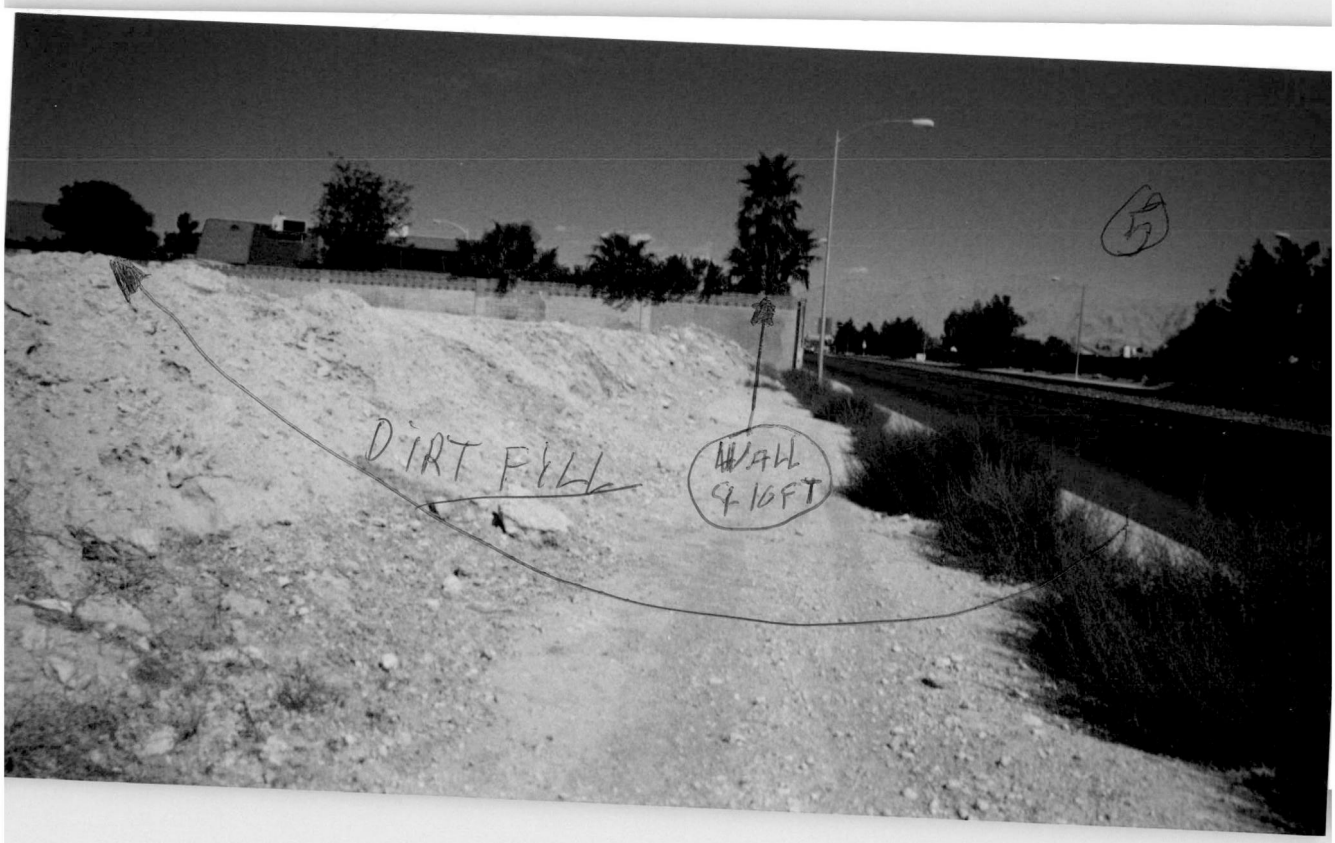

9
DIRT FILL

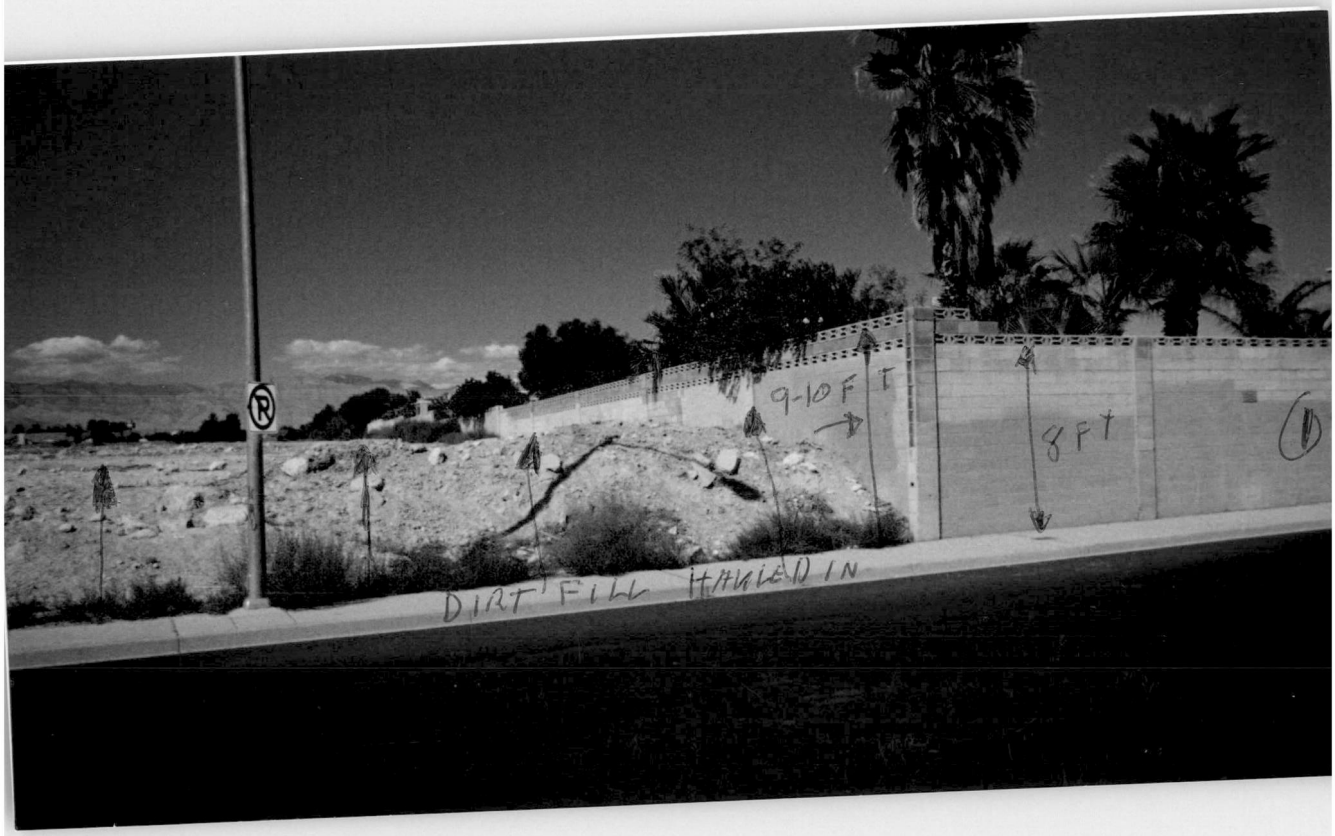

10-5-03
12
9-10FT
WALL
DIRT FILL

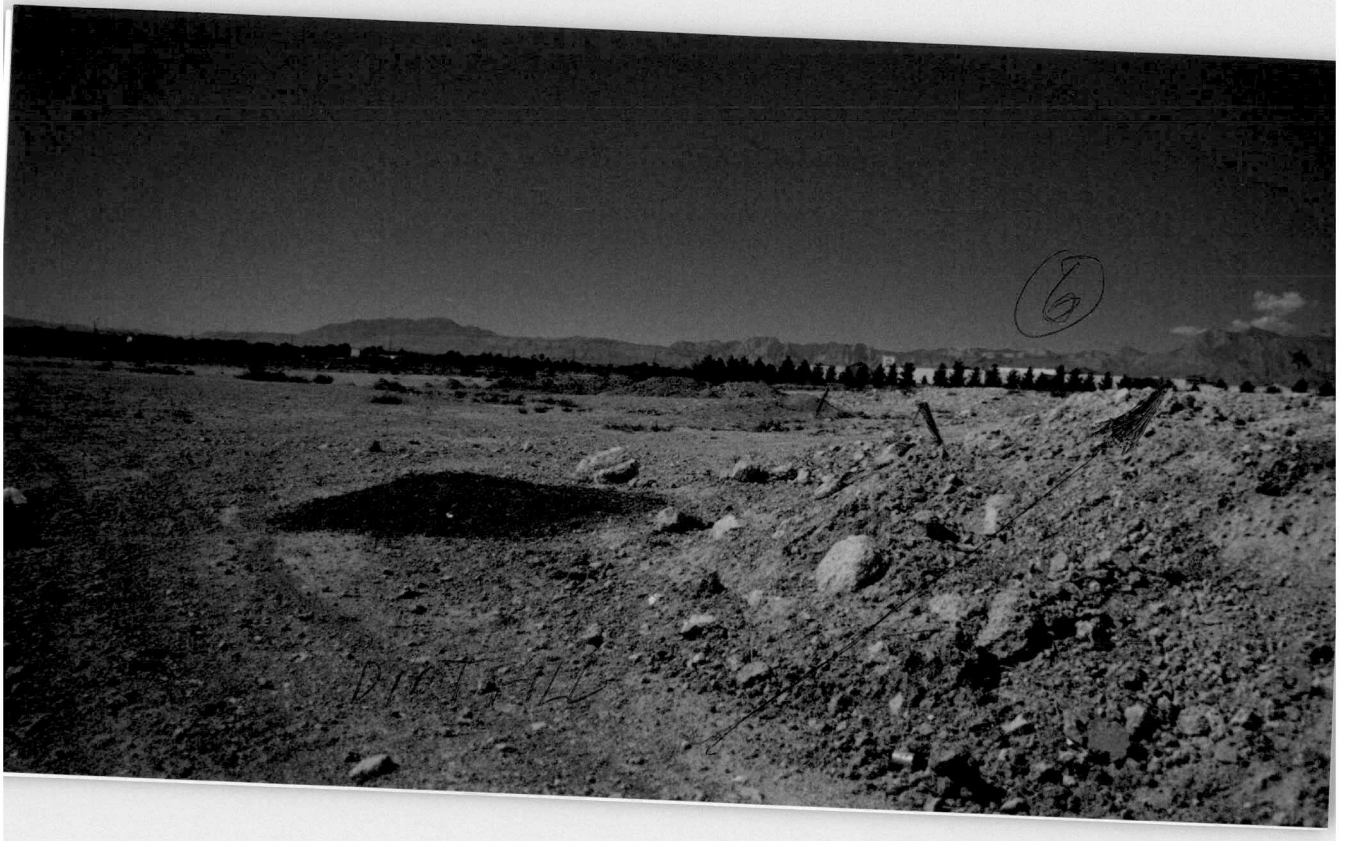

10-5-07
7
DIRT FILL


16-5-03
8
DIRT FILL
9-16 FT WALL


DIRT FILL
17

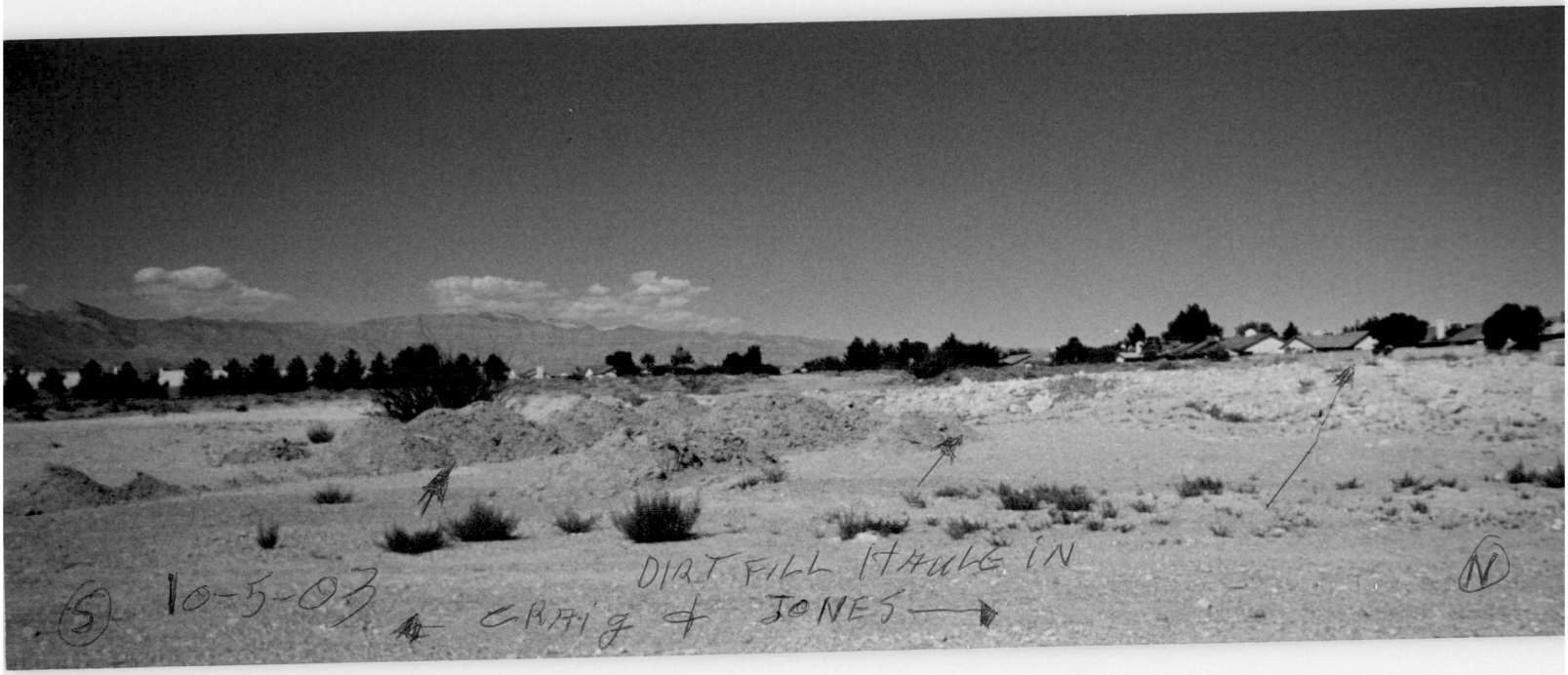

DIRT FILL
WALL
@ 16FT
5


9-10 FT
8 FT
DIRT FILL HAULED IN


6
DIRT FILL


9-10 FT
WALL
DIRT
FILL
3


9-10FT
WALL
8FT
DIRT FILL HAULED IN
2


(S) 10-5-03
DIRT FILL HAULE IN
CRAIG & JONES
(N)

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

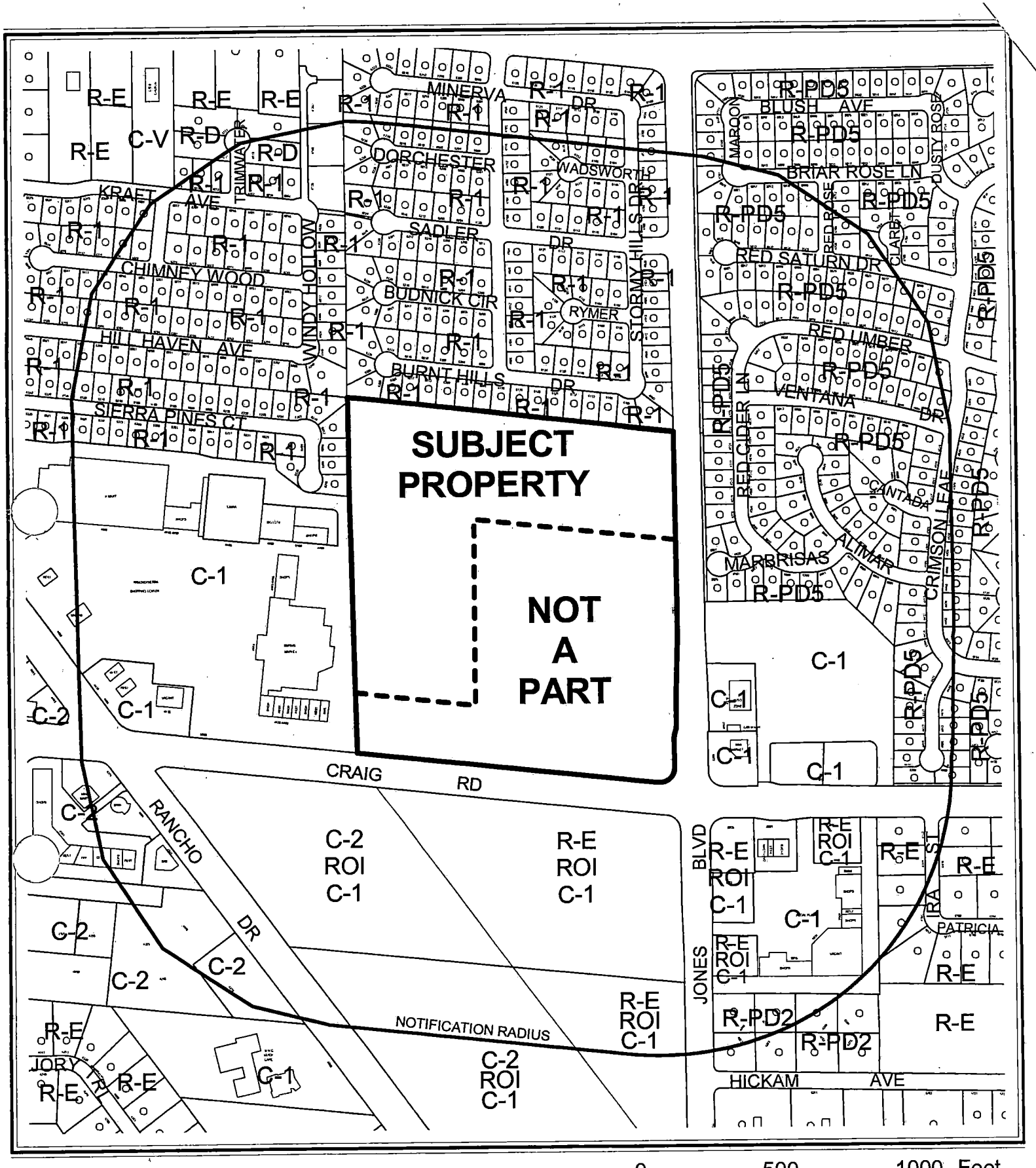
RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Photos of subject site submitted by Orvie Dahl (filed under Item 37)

MOTION:
TRUESDELL – DENIED – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work with Southwest Homes and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 37 [GPA-6298] for all related discussion on Item 37 [GPA-6298], Item 38 [ZON-6300], Item 39 [WVR-6441], Item 40 [VAR-6305] and Item 41 [SDR-6307].
(7:44 – 8:20)

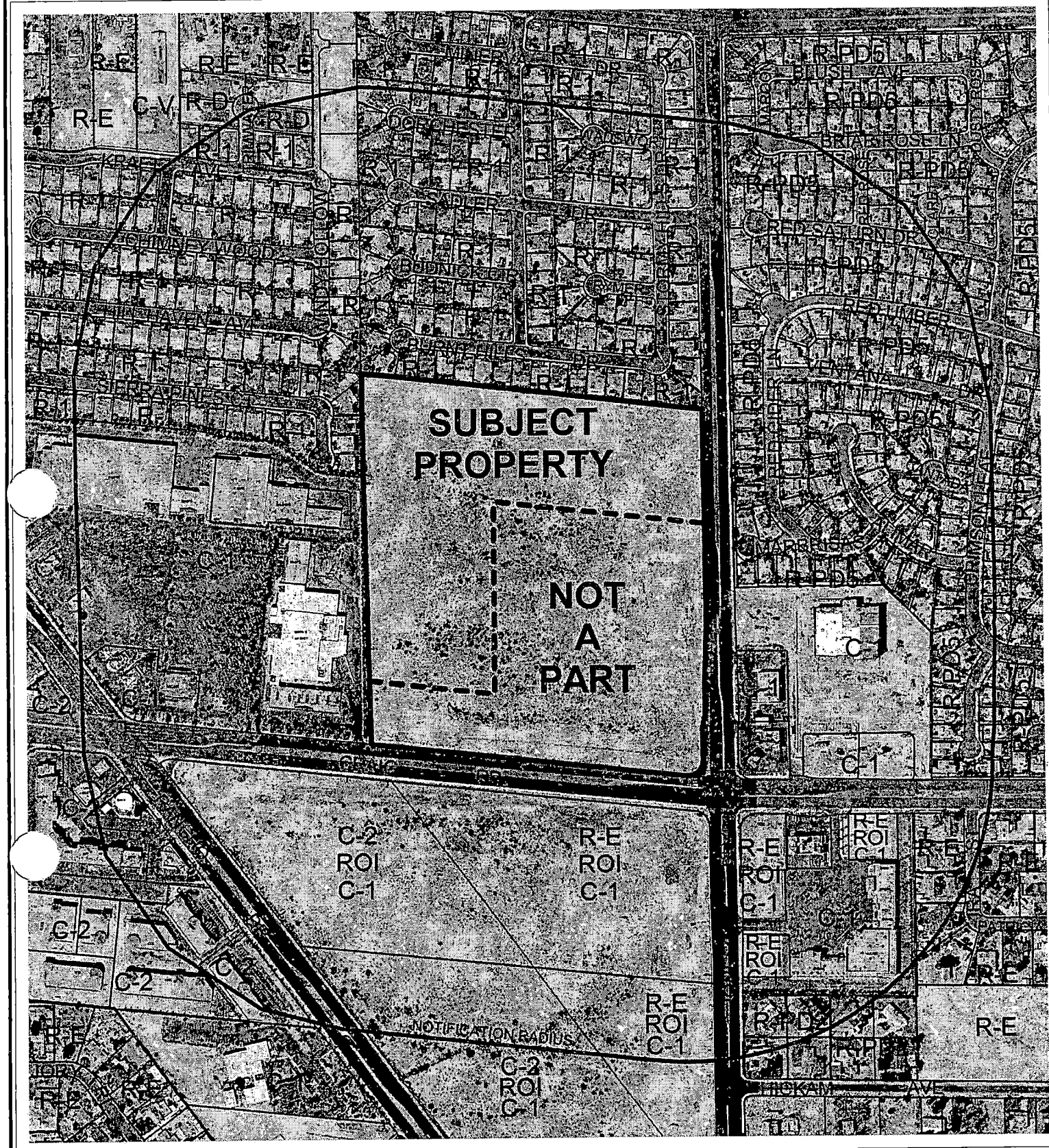


CASE: **ZON-6300**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



0 500 1000 Feet

CASE: **ZON-6300**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6300 - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-6298) to a MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.

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

3. All previous Resolutions of Intent on this property shall be expunged.

4. Applications for a Title 18 Waiver (WVR-6441), Variance (VAR-6305), and Site Development Plan Review (SDR-6307) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

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

SS

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

7. 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 submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

8. Site development to comply with all applicable conditions of approval for Z-81-02 and all other applicable site-related actions.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

According to the applicant's justification letter, the proposed plan is compatible with the surrounding area and will enhance the property for future developments. The proposed Rezoning will allow for the construction of 182 single family residential lots on the property.

BACKGROUND INFORMATION

A) Related Actions

03/19/03 The City Council approved a General Plan Amendment (GPA-0035-02) from ML to SC and a Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 34.43 acres, including the subject site. A condition of approval of the Rezoning required the portion of the site within 200 feet of residential to be designated O (Office), with the remainder to be designated SC (Service Commercial). The height of buildings within the O (Office) designation were not to exceed 26 feet. The Planning Commission recommended approval. Staff recommended denial.

10/20/04 The City Council approved a Special Use Permit (SUP-4996) for a Building and Landscape Material/Lumber Yard within a proposed home improvement warehouse store and a Site Development Plan Review (SDR-4995) for a Home Improvement Warehouse Store and five outlying retail pads, and a waiver of the build-to line on property immediately to the south of the subject site. The Planning Commission and staff recommended approval of both items.

01/13/05 The Planning Commission approved two separate requests: a Tentative Map (TMP-5698) for a one-lot commercial subdivision (Lowe's Plaza at Craig & Jones) and a Master Sign Plan (MSP-5696) for the proposed commercial development at the northwest corner of Craig Road and Jones Boulevard. Staff recommended approval of both items.

SS

04/20/05 The City Council will consider a request for an Extension of Time (EOT-6172) of an approved Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 35.0 acres adjacent to the northwest corner of Craig Road and Jones Boulevard. Staff recommends approval.

04/28/05 The Planning Commission will consider companion items for a General Plan Amendment (GPA-6298) from SC (Service Commercial) and O (Office) to MLA (Medium-Low Attached Density Residential), a Variance (VAR-6305) to allow a reduction in required open space, a Waiver (WVR-6441) to allow private drives to exceed 200 feet in length and to exceed 150 feet without a turnaround or emergency access gate and a Site Development Plan Review (SDR-6307) for a proposed 182-lot single family residential development, all on the subject site. Staff recommends denial of all items.

B) Pre-Application Meeting

02/25/05 The following items were discussed:

- Applications for a General Plan Amendment to MLA, Rezoning to R-PD11, Variance for a reduction in the amount of required open space, and a Site Development Plan Review
- There will be single-story homes along the north property line
- The applicant should provide typical lot layouts
- The development must adhere to conditions of approval of the Lowe's site
- A Traffic Impact Analysis and drainage study will be required
- The development will be gated and contain private streets with no sidewalks
- A parcel map separating this site from the Lowe's site should be recorded in early March

C) Neighborhood Meetings

04/07/05 A meeting was held at the Mountain Crest Community Center with 21 members from the public attending. A brief presentation of the project was given by a representative of the applicant. Residents were concerned about whether height would be added to existing perimeter walls or if new walls would be constructed. According to the applicant, additional courses would be added where possible, but new walls would be necessary in some areas. The developer was committed to working with neighbors in constructing or remodeling perimeter walls around the site. Other concerns included the following:

- Will this be a gated community?
- Only one gated entrance for 182 lots
- How much fill dirt would be hauled into the site?
- Size of lots—who would be buying such small lots?

- Single-story versus two-story units—the developer indicated there will be single-story houses next to the north property line
- Residents were concerned that the developer may later on try to put two-story homes against the north wall and introduce attached housing in the development
- Residents did not want two-story homes in the northwest corner of the site because there are single-family homes adjacent. The developer will consider one-story units in this area.
- Why the reduced open space?
- Setbacks—10-foot rear yard setback along the north property line
- Seepage through block walls
- Provision of desert landscaping and front yard landscaping
- Would there be CC&Rs?

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 17.31

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) and O (Office) on the Centennial Hills Interlocal Land Use Plan of the General Plan. As the proposed residential development is incompatible with these designations, a General Plan Amendment (GPA-6298) has been proposed to change the land use designation to MLA (Medium-Low Attached Density Residential). This will allow the site to accommodate up to 12 dwelling units per acre. The proposed Rezoning to R-PD11 (Residential Planned Development – 11 units per acre), if approved, will conform to the MLA land use designation.

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

No special districts, zones, or plans are associated with the subject site.

ANALYSIS

A) General Analysis and Discussion

The subject property is currently developed with a vacant building, is zoned R-E (Residence Estates) and is under Resolution of Intent to C-1 (Limited Commercial). Access will be from Jones Boulevard, but restricted outlets to the proposed commercial development to the south and the existing development to the west will also be provided offsite. The property is proposed to be developed with a 182-lot single-family detached residential subdivision.

The area was originally intended for low to medium-low density residential uses and was only recently rezoned for commercial purposes without staff approval. Residential development on this site is recommended, but not at the density proposed. A change in the zoning will adversely affect existing residential developments adjacent to the site, zoned R-1 (Single Family Residential) and R-PD5 (Residential Planned Development – 5 units per acre). Therefore, the recommendation is for denial.

FINDINGS

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

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

   If companion General Plan Amendment (GPA-6298) to MLA (Medium-Low Attached Density Residential) is approved, the proposed Rezoning to R-PD11 (Residential Planned Development – 11 units per acre) will conform to the General Plan. However, neither this nor the General Plan Amendment can be supported because of the development's incompatibility with existing and proposed uses and structures on all four sides.

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

   The proposed Rezoning will support residential development up to 12 units per acre, which is not compatible with existing development zoned R-1 (Single Family Residential) to the north and west and R-PD5 (Residential Planned Development – 5 units per acre) to the east. Further, the proposed development partially wraps around a proposed commercial site that will be high in intensity.

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

   The area was originally intended for medium-low density residential uses. Staff did not support an earlier Rezoning to C-1 (Limited Commercial), citing incompatibility with existing residential development in the area. While residential development is more appropriate than the office uses allowed near the north and west property lines, a lower-density development is preferable to the proposed project.

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."**

   Jones Boulevard, a Primary (100-foot) Arterial as designated on the Master Plan of Streets and Highways, is adequate in size to meet the needs of a development with densities approaching 12 dwelling units per acre.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 434 [Mailed with GPA-6298, WVR-6441, VAR-6305 and SDR-6307]

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-6300** APN: 138-02-601-004

Name of Property Owner: Lowe's HIW, INC

Name of Applicant: Southwest Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: M.C. Skies

Print Name: M.C. Skies

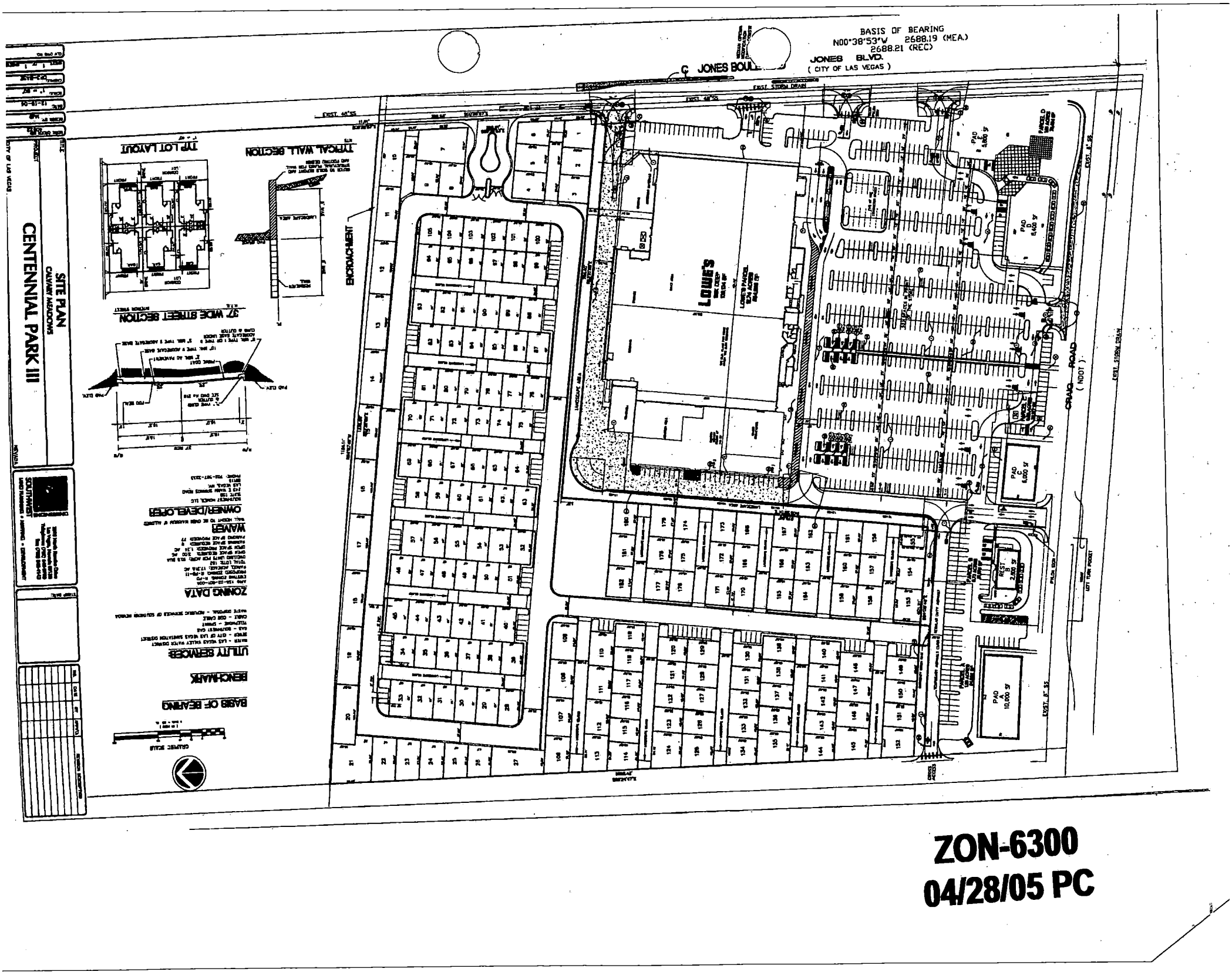
Subscribed and sworn before me

This 22nd day of February, 2005

C Kawamoto

Notary Public in and for said County and State

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



ZON-6300
04/28/05 PC

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

April 4, 2005

Mr. Steven Swanton, Senior Planner
City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: ***Centennial Park III - SWE Ref. No. 0406422***
General Plan Amendment
Revised Justification Letter
Rezoning, Site Development Plan Review, Variance and Waiver of Title 18

Dear Mr. Swanton:

On behalf of our client, Southwest Homes, please accept the General Plan Amendment, Rezoning, Site Development Plan Review , Variance and Waiver of Title 18 applications for property located at the Northwest Corner of Craig Road and Jones Boulevard on approximately 17.31 acres of land - APN: 138-02-601-004.

This property is presently classified under the General Plan Amendment as Office and Service Commercial. We are requesting the City of Las Vegas to reclassify this property with a Zone Change from ROI to C-1 to R-PD11 to allow the developer to build 182 single family residential lots with a density of 10.35 units per acre. Minimum lot size will be 40' wide by 55' long and will have the required setbacks within a R-PD11 zone requirement. Please note, the developer is also providing 77 additional parking spaces within the site.

The Variance is being submitted to allow open space of 1.3 acres in lieu of 3.00 acres due to the concept of the project giving each individual homeowner a backyard within the gated community.

The Waiver of Title 18 for 18.12.105 and 18.12.130 is being submitted to the City of Las Vegas for the length of private drive and streets exceeding 150 feet without a crash gate or adequate turn around and two of the private drives exceed 200 feet. This Waiver is needed due to the shape and design of the project being proposed. The proposed wall height of 12 feet maximum originally proposed will be addressed when the tentative map is submitted for review and acceptance by the City of Las Vegas.

Granting of the General Plan Amendment, Zoning, Variance, Site Review Development and Waiver of Title 18 Application will not impact the surrounding neighborhood, as these requests are in compliance with the surrounding areas and will enhance the property for future developments.

REVISED
4.4.05
RECEIVED
APR 4 2005

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

lease place these items on the next available Planning Commission Agenda. Thank you for your consideration in
e above matter.

ery truly yours,

OUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SP:jkd

RECEIVED
APR 4 2005

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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 (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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends DENIAL.

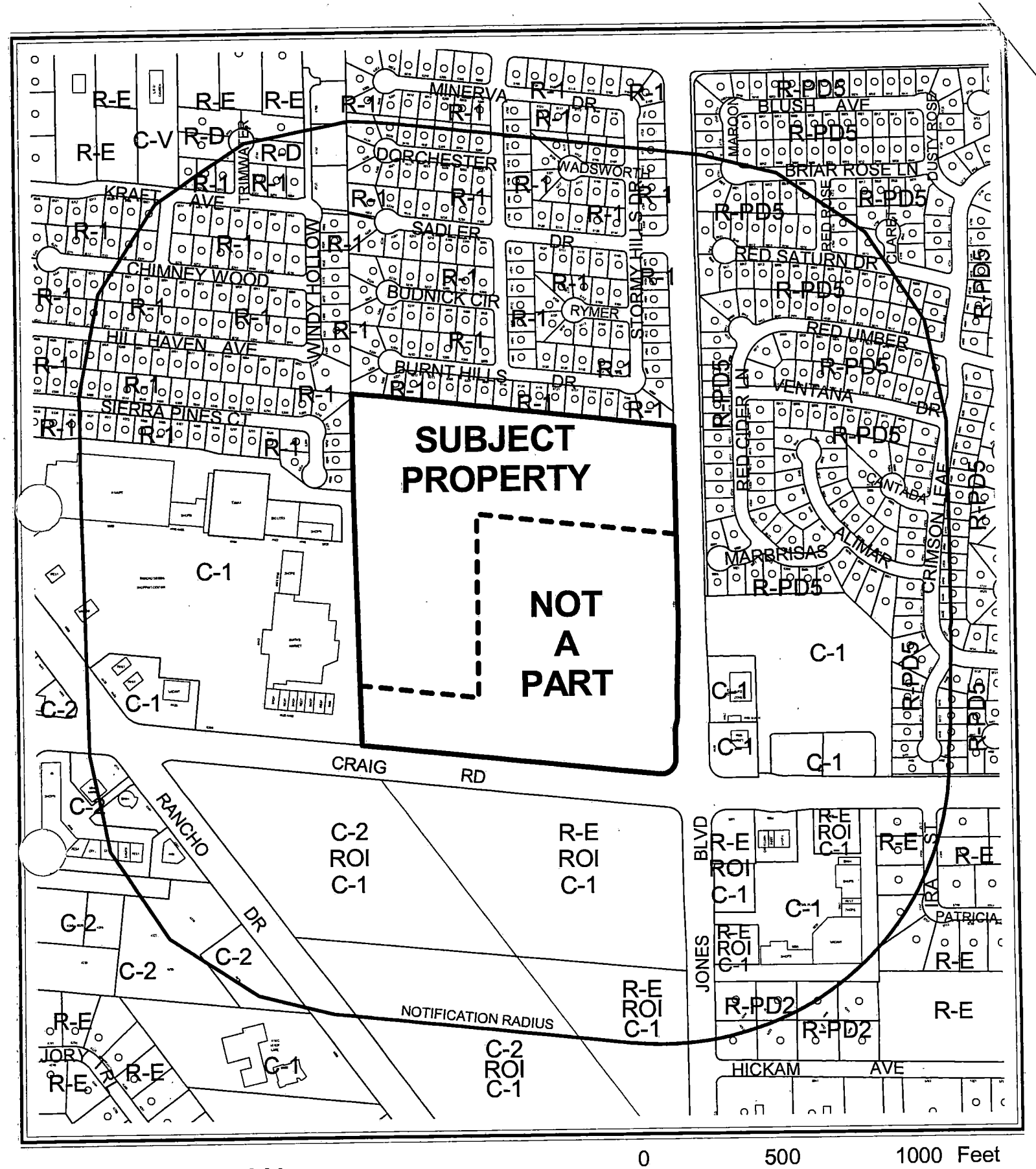
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Photos of subject site submitted by Orvie Dahl (filed under Item 37)

MOTION:
TRUESDELL – DENIED – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work with Southwest Homes and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 37 [GPA-6298] for all related discussion on Item 37 [GPA-6298], Item 38 [ZON-6300], Item 39 [WVR-6441], Item 40 [VAR-6305] and Item 41 [SDR-6307].

(7:44 – 8:20)

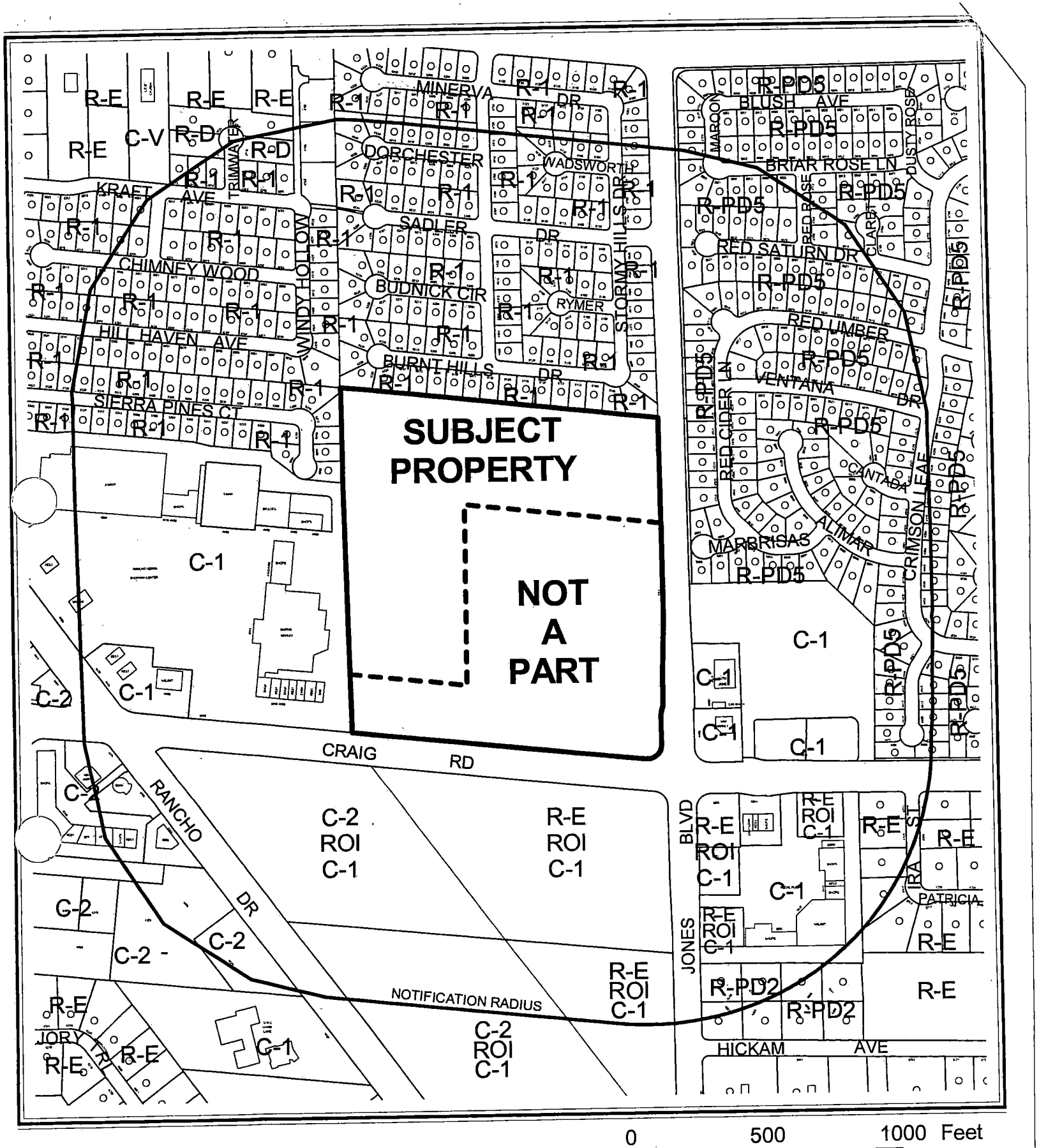


CASE: **WVR-6441**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



CASE: **WVR-6441**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-6441 - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.

** CONDITIONS **

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

Planning and Development

1. Approval of General Plan Amendment (GPA-6298) and approval of and conformance to the Conditions of Approval for Rezoning (ZON-6300), Variance (VAR-6305) and Site Development Plan Review (SDR-6307).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.105 and Title 18.12.130 (Subdivision Code) 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 for property adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road.

B) Applicant's Justification

The applicant justifies this application by stating that the waiver is needed due to the shape and design of the residential development proposed for the site.

BACKGROUND INFORMATION

A) Related Actions

03/19/03 The City Council approved a General Plan Amendment (GPA-0035-02) from ML to SC and a Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 34.43 acres, including the subject site. A condition of approval of the Rezoning required the portion of the site within 200 feet of residential to be designated O (Office), with the remainder to be designated SC (Service Commercial). The height of buildings within the O (Office) designation were not to exceed 26 feet. The Planning Commission recommended approval. Staff recommended denial.

10/20/04 The City Council approved a Special Use Permit (SUP-4996) for a Building and Landscape Material/Lumber Yard within a proposed home improvement warehouse store and a Site Development Plan Review (SDR-4995) for a Home Improvement Warehouse Store and five outlying retail pads, and a waiver of the build-to line on property immediately to the south of the subject site. The Planning Commission and staff recommended approval of both items.

01/13/05 The Planning Commission approved two separate requests: a Tentative Map (TMP-5698) for a one-lot commercial subdivision (Lowe's Plaza at Craig & Jones) and a Master Sign Plan (MSP-5696) for the proposed commercial development at the northwest corner of Craig Road and Jones Boulevard. Staff recommended approval of both items.

SS

04/20/05 The City Council will consider a request for an Extension of Time (EOT-6172) of an approved Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 35.0 acres adjacent to the northwest corner of Craig Road and Jones Boulevard. Staff recommends approval.

04/28/05 The Planning Commission will consider companion items for a General Plan Amendment (GPA-6298) from SC (Service Commercial) and O (Office) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-6300) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 units per acre), a Variance (VAR-6305) to allow a reduction in required open space and a Site Development Plan Review (SDR-6307) for a proposed 182-lot single family residential development, all on the subject site. Staff recommends denial of all items.

B) Pre-Application Meeting

02/25/05 The following items were discussed:

- Applications for a General Plan Amendment to MLA, Rezoning to R-PD11, Variance for a reduction in the amount of required open space, and a Site Development Plan Review
- There will be single-story homes along the north property line
- The applicant should provide typical lot layouts
- The development must adhere to conditions of approval of the Lowe's site
- A Traffic Impact Analysis and drainage study will be required
- The development will be gated and contain private streets with no sidewalks
- A parcel map separating this site from the Lowe's site should be recorded in early March

C) Neighborhood Meetings

04/07/05 A meeting was held at the Mountain Crest Community Center with 21 members from the public attending. A brief presentation of the project was given by a representative of the applicant. Residents were concerned about whether height would be added to existing perimeter walls or if new walls would be constructed. According to the applicant, additional courses would be added where possible, but new walls would be necessary in some areas. The developer was committed to working with neighbors in constructing or remodeling perimeter walls around the site. Other concerns included the following:

- Will this be a gated community?
- Only one gated entrance for 182 lots
- How much fill dirt would be hauled into the site?
- Size of lots—who would be buying such small lots?

SS

- Single-story versus two-story units—the developer indicated there will be single-story houses next to the north property line
- Residents were concerned that the developer may later on try to put two-story homes against the north wall and introduce attached housing in the development
- Residents did not want two-story homes in the northwest corner of the site because there are single-family homes adjacent. The developer will consider one-story units in this area.
- Why the reduced open space?
- Setbacks—10-foot rear yard setback along the north property line
- Seepage through block walls
- Provision of desert landscaping and front yard landscaping
- Would there be CC&Rs?

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 17.31

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Undeveloped
East:	Single Family Dwellings
West:	Retail Commercial
	Single Family Dwellings

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-1 (Single Family Residential)
South:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
East:	R-PD5 (Residential Planned Development – 5 units per acre)
West:	C-1 (Limited Commercial)
	R-1 (Single Family Residential)

SS

E) General Plan Compliance

The subject site is designated SC (Service Commercial) and O (Office) on the Centennial Hills Interlocal Land Use Plan of the General Plan. As the proposed residential development is incompatible with these designations, a General Plan Amendment (GPA-6298) has been proposed to change the land use designation to MLA (Medium-Low Attached Density Residential). This will allow the site to accommodate up to 12 dwelling units per acre. The proposed site has a density of 10.5 units per acre, which would be in conformance to the proposed designation. The proposed Waiver will not affect General Plan policies.

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

No special districts, zones, or plans are associated with the subject site.

ANALYSIS

A) General Analysis and Discussion

This report seeks to waive the requirements of the Subdivision Code with regard to the maximum length of private drives and the provision of cul-de-sac within a proposed 182-lot residential development.

Title 18.12.105 states:

> "In a residential subdivision, private drives shall (a) have a minimum pavement width of twenty-four feet and a maximum length of two hundred feet; (b) be accessible from a public or private street; and (c) be provided with street name signs that bear the words 'privately maintained,' and are of a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets."

The applicant proposes to include three private drives exceeding 200 feet within this development. They are all included in the southwestern arm of the project and have lengths of 234, 236 and 209 feet. A total of 29 lots are served by these three private drives.

Title 18.12.130 states:

> "Cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient

diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates."

All of the private drives within the southwestern arm of the project do not comply with this standard. No culs-de-sac or other type of turnarounds are provided for any of the private drives, which all exceed 150 feet in length. Instead, planter islands provide the termination. The private street extends to the property line, but a crash gate is provided offsite just beyond the development boundary.

FINDINGS

The design of the project is such that in this section of the development, a private "collector" street with many subordinate private drives is necessary to service all of the lots planned. The hardship is created by the narrowness of the proposed parcel (this parcel has not yet been mapped) and the need to provide a consistent product across the proposed subdivision. However, staff does not support the design of the development because it is incompatible with adjacent commercial and residential development. The waiver cannot be supported based on this principle.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 434 [Mailed with GPA-6298, ZON-6300, VAR-6305 AND SDR-6307]

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-6441 APN: 138-02-601-004

Name of Property Owner: LOWE'S HIW, INC.

Name of Applicant: SOUTHWEST HOMES

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: M. L. Skiles

Vice President

Print Name: Michael L. Skiles

Subscribed and sworn before me

This 5th day of April, 2005

C Kawamoto

Notary Public in and for said County and State

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

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

April 4, 2005

Mr. Steven Swanton, Senior Planner
City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: ***Centennial Park III - SWE Ref. No. 0406422***
General Plan Amendment
Revised Justification Letter
Rezoning, Site Development Plan Review, Variance and Waiver of Title 18

Dear Mr. Swanton:

On behalf of our client, Southwest Homes, please accept the General Plan Amendment, Rezoning, Site Development Plan Review , Variance and Waiver of Title 18 applications for property located at the Northwest Corner of Craig Road and Jones Boulevard on approximately 17.31 acres of land - APN: 138-02-601-004.

This property is presently classified under the General Plan Amendment as Office and Service Commercial. We are requesting the City of Las Vegas to reclassify this property with a Zone Change from ROI to C-1 to R-PD11 to allow the developer to build 182 single family residential lots with a density of 10.35 units per acre. Minimum lot size will be 40' wide by 55' long and will have the required setbacks within a R-PD11 zone requirement. Please note, the developer is also providing 77 additional parking spaces within the site.

The Variance is being submitted to allow open space of 1.3 acres in lieu of 3.00 acres due to the concept of the project giving each individual homeowner a backyard within the gated community.

The Waiver of Title 18 for 18.12.105 and 18.12.130 is being submitted to the City of Las Vegas for the length of private drive and streets exceeding 150 feet without a crash gate or adequate turn around and two of the private drives exceed 200 feet. This Waiver is needed due to the shape and design of the project being proposed. The proposed wall height of 12 feet maximum originally proposed will be addressed when the tentative map is submitted for review and acceptance by the City of Las Vegas.

Granting of the General Plan Amendment, Zoning, Variance, Site Review Development and Waiver of Title 18 Application will not impact the surrounding neighborhood, as these requests are in compliance with the surrounding areas and will enhance the property for future developments.

REVISED
4.4.05
RECEIVED
APR 4 2005

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

lease place these items on the next available Planning Commission Agenda. Thank you for your consideration in he above matter.

ery truly yours,

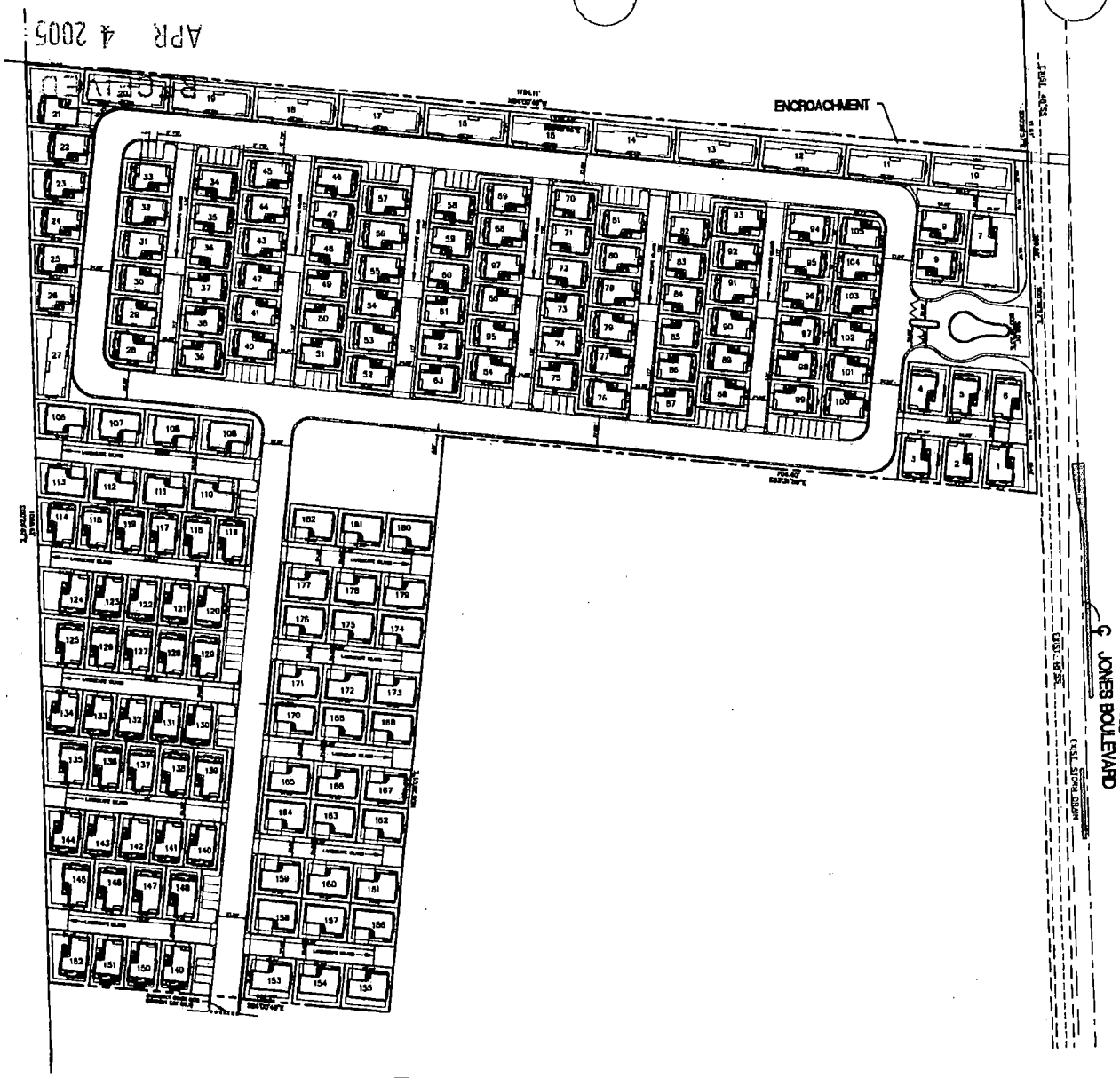
OUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SP:jkd

RECEIVED
APR 4 2005

APR 4 2005



GRAPHIC SCALE

(IN FEET)

NOTICE TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

AVOID CUTTING UNDERGROUND UTILITIES, IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES, IT'S COSTLY.

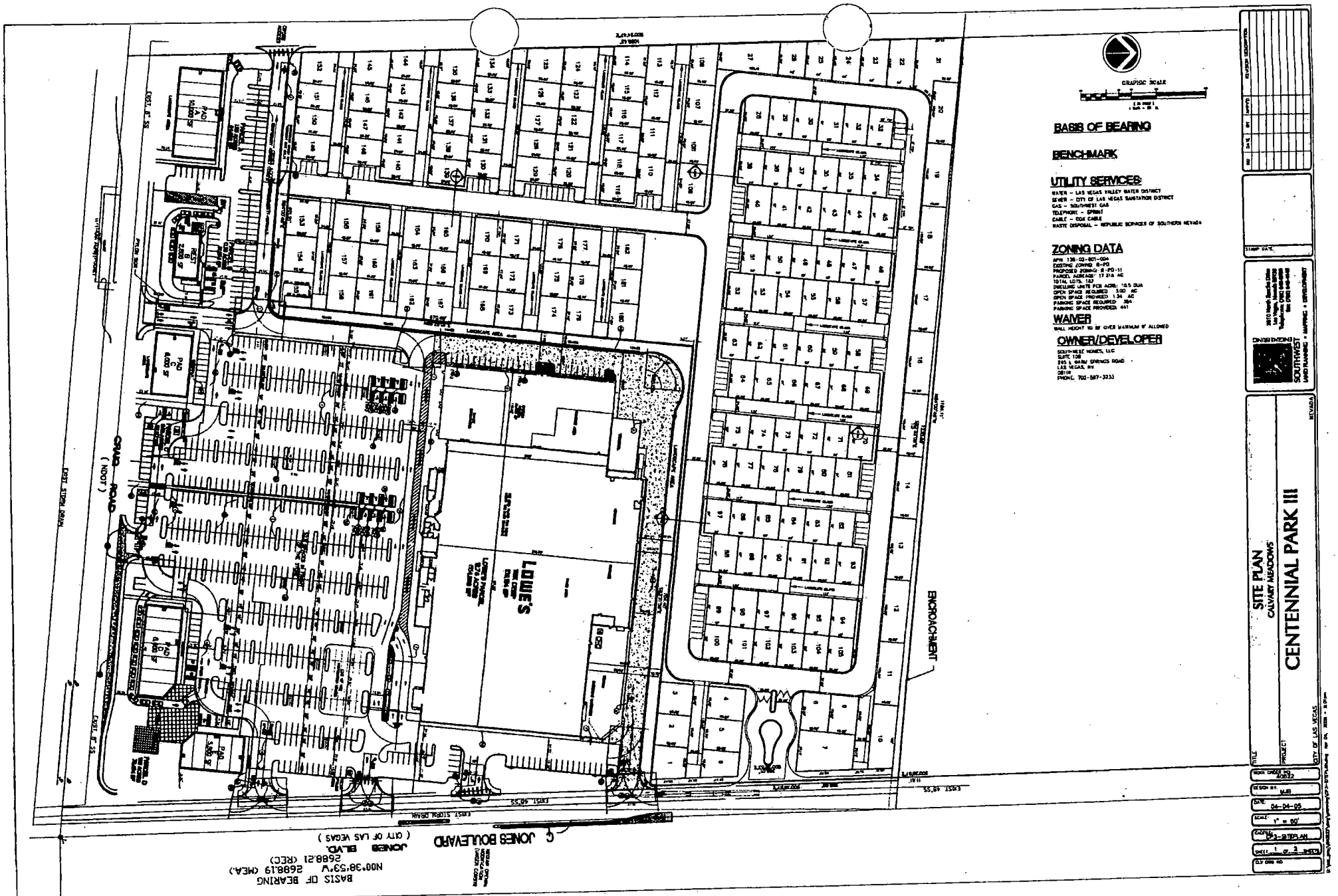
SOUTHWEST

LOT FIT ANALYSIS

CENTENNIAL PARK III
SOUTHWEST HOMES

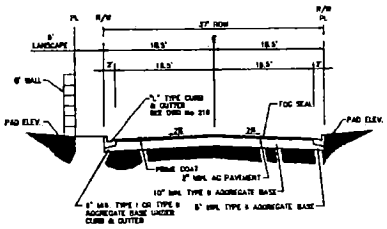
TITLE
PROJECT
WORK ORDER NO. 4013
DESIGN BY MJB
DATE 04-04-05
SCALE AS NOTED
CADFILE CP3-LOTFIT.dg
SHEET 1 OF 1 SHEET
CITY ENG NO.

WVR-6441
04/28/05 PC

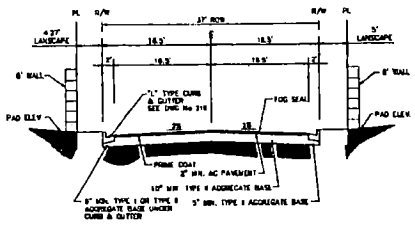


WVR-6441
04/28/05 PC

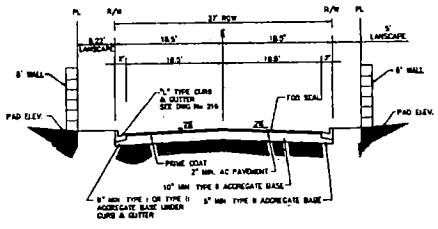
RECEIVED
APR 4 2005



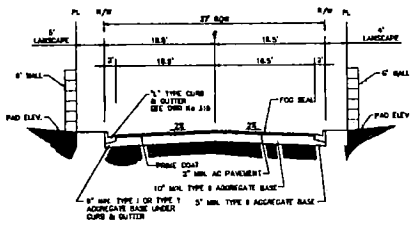
A/2 **37' WIDE STREET SECTION**
N.T.S. INTERIOR STREET



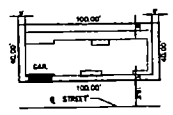
B/2 **37' WIDE STREET SECTION**
N.T.S. INTERIOR STREET



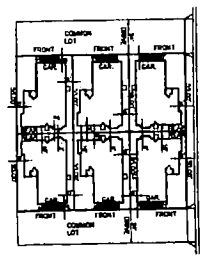
C/2 **37' WIDE STREET SECTION**
N.T.S. INTERIOR STREET



D/2 **37' WIDE STREET SECTION**
N.T.S. INTERIOR STREET



WIDE SHALLOW LOT LAYOUT
1" = 40'



TYP LOT LAYOUT
1" = 40'

NO.	DATE	BY	APPVD.	REVISION DESCRIPTION

STAMP DATE

SOUTHWEST LAND PLANNING • SURVEYING • ENGINEERING
NEVADA

SECTIONS AND DETAILS
CALVARY MEADOWS

CENTENNIAL PARK III

CITY OF LAS VEGAS

WORK ORDER No.	4.0852
DESIGN BY:	MJB
DATE:	04-04-05
SCALE:	AS NOTED
CASE No.	03-SITEPLAN
SHEET	2 OF 2 SHEETS
ELEV. DWG. NO.	

WVR-6441
04/28/05 PC

RECEIVED
APR 4 2005

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:

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).

C.C.: 06/01/05

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Photos of subject site submitted by Orvie Dahl (filed under Item 37)

MOTION:

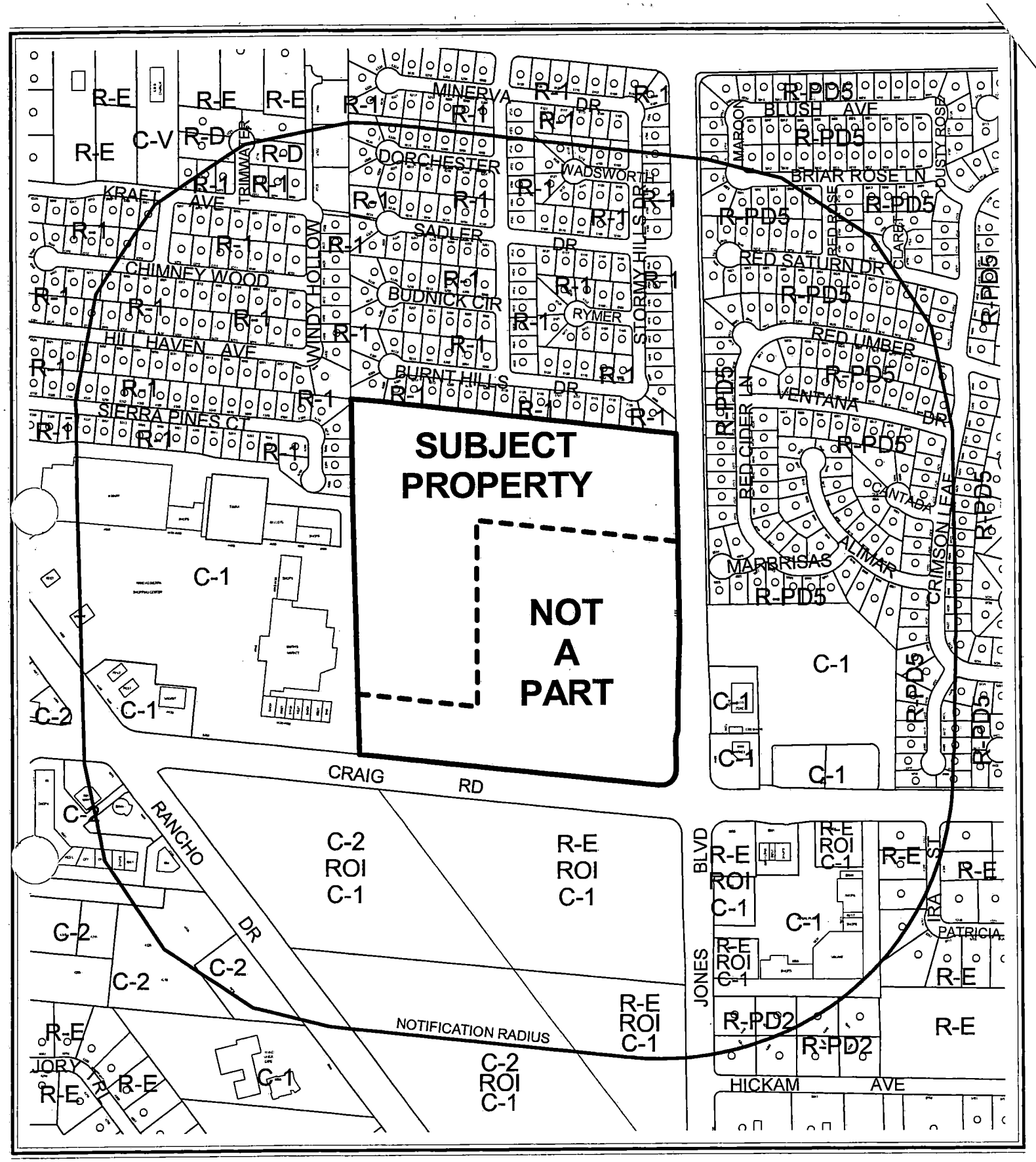
TRUESDELL – DENIED – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work with Southwest Homes and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:

See Item 37 [GPA-6298] for all related discussion on Item 37 [GPA-6298], Item 38 [ZON-6300], Item 39 [WVR-6441], Item 40 [VAR-6305] and Item 41 [SDR-6307].

(7:44 – 8:20)



0 500 1000 Feet

CASE: **VAR-6305**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6305 - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.

** CONDITIONS **

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

Planning and Development

1. Approval of General Plan Amendment (GPA-6298) and approval of and conformance to the Conditions of Approval for Rezoning (ZON-6300) and Site Development Plan Review (SDR-6307).

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

3. In lieu of compliance with the open space requirements of Title 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $289,060.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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 detached residential development on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road.

B) Applicant's Justification

The applicant justifies this request by stating that the proposed project gives each individual homeowner a backyard within a gated community. With the space provided, residents will be able to enjoy usable open space instead of little leftover portions of open space dispersed throughout the development.

BACKGROUND INFORMATION

A) Related Actions

03/19/03 The City Council approved a General Plan Amendment (GPA-0035-02) from ML to SC and a Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 34.43 acres, including the subject site. A condition of approval of the Rezoning required the portion of the site within 200 feet of residential to be designated O (Office), with the remainder to be designated SC (Service Commercial). The height of buildings within the O (Office) designation were not to exceed 26 feet. The Planning Commission recommended approval. Staff recommended denial.

10/20/04 The City Council approved a Special Use Permit (SUP-4996) for a Building and Landscape Material/Lumber Yard within a proposed home improvement warehouse store and a Site Development Plan Review (SDR-4995) for a Home Improvement Warehouse Store and five outlying retail pads, and a waiver of the build-to line on property immediately to the south of the subject site. The Planning Commission and staff recommended approval of both items.

01/13/05 The Planning Commission approved two separate requests: a Tentative Map (TMP-5698) for a one-lot commercial subdivision (Lowe's Plaza at Craig & Jones) and a Master Sign Plan (MSP-5696) for the proposed commercial development at the northwest corner of Craig Road and Jones Boulevard. Staff recommended approval of both items.

SS

04/20/05 The City Council will consider a request for an Extension of Time (EOT-6172) of an approved Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 35.0 acres adjacent to the northwest corner of Craig Road and Jones Boulevard. Staff recommends approval.

04/28/05 The Planning Commission will consider companion items for a General Plan Amendment (GPA-6298) from SC (Service Commercial) and O (Office) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-6300) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 units per acre), a Waiver (WVR-6441) to allow private drives to exceed 200 feet in length and to exceed 150 feet without a turnaround or emergency access gate and a Site Development Plan Review (SDR-6307) for a proposed 182-lot single family residential development, all on the subject site. Staff recommends denial of all items.

B) Pre-Application Meeting

02/25/05 The following items were discussed:

- Applications for a General Plan Amendment to MLA, Rezoning to R-PD11, Variance for a reduction in the amount of required open space, and a Site Development Plan Review
- There will be single-story homes along the north property line
- The applicant should provide typical lot layouts
- The development must adhere to conditions of approval of the Lowe's site
- A Traffic Impact Analysis and drainage study will be required
- The development will be gated and contain private streets with no sidewalks
- A parcel map separating this site from the Lowe's site should be recorded in early March

C) Neighborhood Meetings

04/07/05 A meeting was held at the Mountain Crest Community Center with 21 members from the public attending. A brief presentation of the project was given by a representative of the applicant. Residents were concerned about whether height would be added to existing perimeter walls or if new walls would be constructed. According to the applicant, additional courses would be added where possible, but new walls would be necessary in some areas. The developer was committed to working with neighbors in constructing or remodeling perimeter walls around the site. Other concerns included the following:

- Will this be a gated community?
- Only one gated entrance for 182 lots

SS

- How much fill dirt would be hauled into the site?
- Size of lots—who would be buying such small lots?
- Single-story versus two-story units—the developer indicated there will be single-story houses next to the north property line
- Residents were concerned that the developer may later on try to put two-story homes against the north wall and introduce attached housing in the development
- Residents did not want two-story homes in the northwest corner of the site because there are single-family homes adjacent. The developer will consider one-story units in this area.
- Why the reduced open space?
- Setbacks—10-foot rear yard setback along the north property line
- Seepage through block walls
- Provision of desert landscaping and front yard landscaping
- Would there be CC&Rs?

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 17.31

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Undeveloped
East:	Single Family Dwellings
West:	Retail Commercial Single Family Dwellings

C) Planned Land Use

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

D) Existing Zoning

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

SS

E) General Plan Compliance

The subject site is designated SC (Service Commercial) and O (Office) on the Centennial Hills Interlocal Land Use Plan of the General Plan. As the proposed residential development is incompatible with these designations, a General Plan Amendment (GPA-6298) has been proposed to change the land use designation to MLA (Medium-Low Attached Density Residential). This will allow the site to accommodate up to 12 dwelling units per acre. The proposed site has a density of 10.5 units per acre, which would be in conformance to the proposed designation. The proposed Variance does not affect General Plan policies.

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

No special districts, zones, or plans are associated with the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Landscape and Open Space Standards

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
17.31 acres	10.5	1.65	17.3 %	130,635 SF or 3.00 acres	7.7 %	58,370 SF or 1.34 acres

The proposed development will provide 1.34 acres of open space where approximately three acres are required. Deviation from the R-PD requirement is 55 percent.

B) General Analysis and Discussion

The open space provided on the subject site is centrally located and is situated just west of the northwest corner of the proposed Lowe's development. The pocket park is intended to support 182 lots in the development with very little yard space. Adequate guest parking is available nearby to accommodate vehicular traffic to the park, if necessary. No real hardship is associated with this request, as the development could easily be designed to provide the difference in open space. Therefore, denial is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070.L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by developing more lots where the required open space could be provided. Removing several lots 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 13

NOTICES MAILED 434 [Mailed with GPA-6298, ZON-6300, WVR-6441 and SDR-6307]

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-6305 APN: 138-02-601-004

Name of Property Owner: Lowe's HIW, INC

Name of Applicant: Southwest Homes

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: M. L. Skiles
Vice President

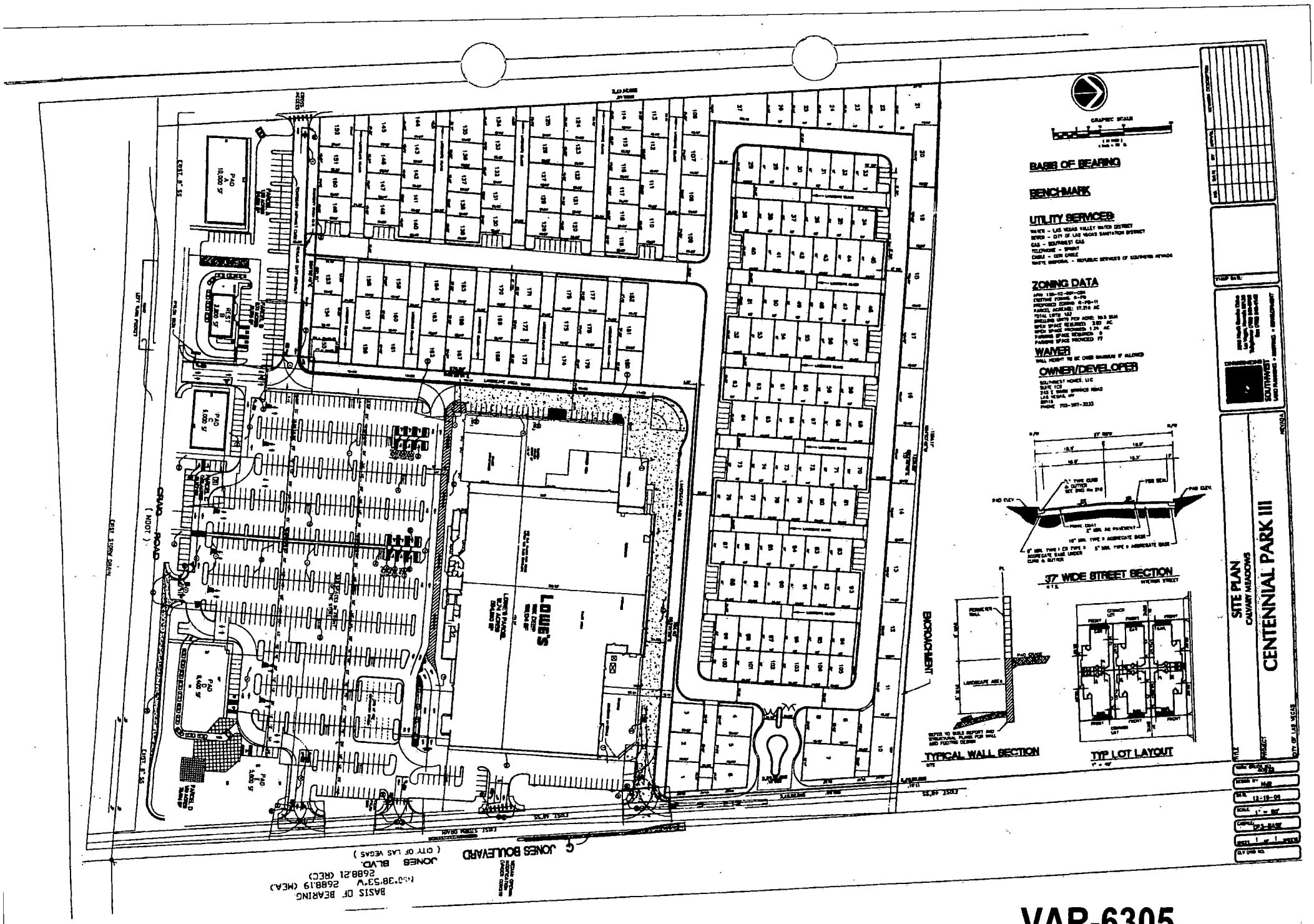
Print Name: M. L. Skiles

Subscribed and sworn before me

This 22nd day of February, 2005

C Kawamoto
Notary Public in and for said County and State

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



VAR-6305
04/28/05 PC

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

April 4, 2005

Mr. Steven Swanton, Senior Planner
City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: ***Centennial Park III - SWE Ref. No. 0406422***
General Plan Amendment
Revised Justification Letter
Rezoning, Site Development Plan Review, Variance and Waiver of Title 18

Dear Mr. Swanton:

On behalf of our client, Southwest Homes, please accept the General Plan Amendment, Rezoning, Site Development Plan Review , Variance and Waiver of Title 18 applications for property located at the Northwest Corner of Craig Road and Jones Boulevard on approximately 17.31 acres of land - APN: 138-02-601-004.

This property is presently classified under the General Plan Amendment as Office and Service Commercial. We are requesting the City of Las Vegas to reclassify this property with a Zone Change from ROI to C-1 to R-PD11 to allow the developer to build 182 single family residential lots with a density of 10.35 units per acre. Minimum lot size will be 40' wide by 55' long and will have the required setbacks within a R-PD11 zone requirement. Please note, the developer is also providing 77 additional parking spaces within the site.

The Variance is being submitted to allow open space of 1.3 acres in lieu of 3.00 acres due to the concept of the project giving each individual homeowner a backyard within the gated community.

The Waiver of Title 18 for 18.12.105 and 18.12.130 is being submitted to the City of Las Vegas for the length of private drive and streets exceeding 150 feet without a crash gate or adequate turn around and two of the private drives exceed 200 feet. This Waiver is needed due to the shape and design of the project being proposed. The proposed wall height of 12 feet maximum originally proposed will be addressed when the tentative map is submitted for review and acceptance by the City of Las Vegas.

Granting of the General Plan Amendment, Zoning, Variance, Site Review Development and Waiver of Title 18 Application will not impact the surrounding neighborhood, as these requests are in compliance with the surrounding areas and will enhance the property for future developments.

REVISED
4.4.05
RECEIVED
APR 4 2005

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

lease place these items on the next available Planning Commission Agenda. Thank you for your consideration in
he above matter.

ery truly yours,

OUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SP:jkd

RECEIVED
APR 4 2005

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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 (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).

C.C.: 06/01/05

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

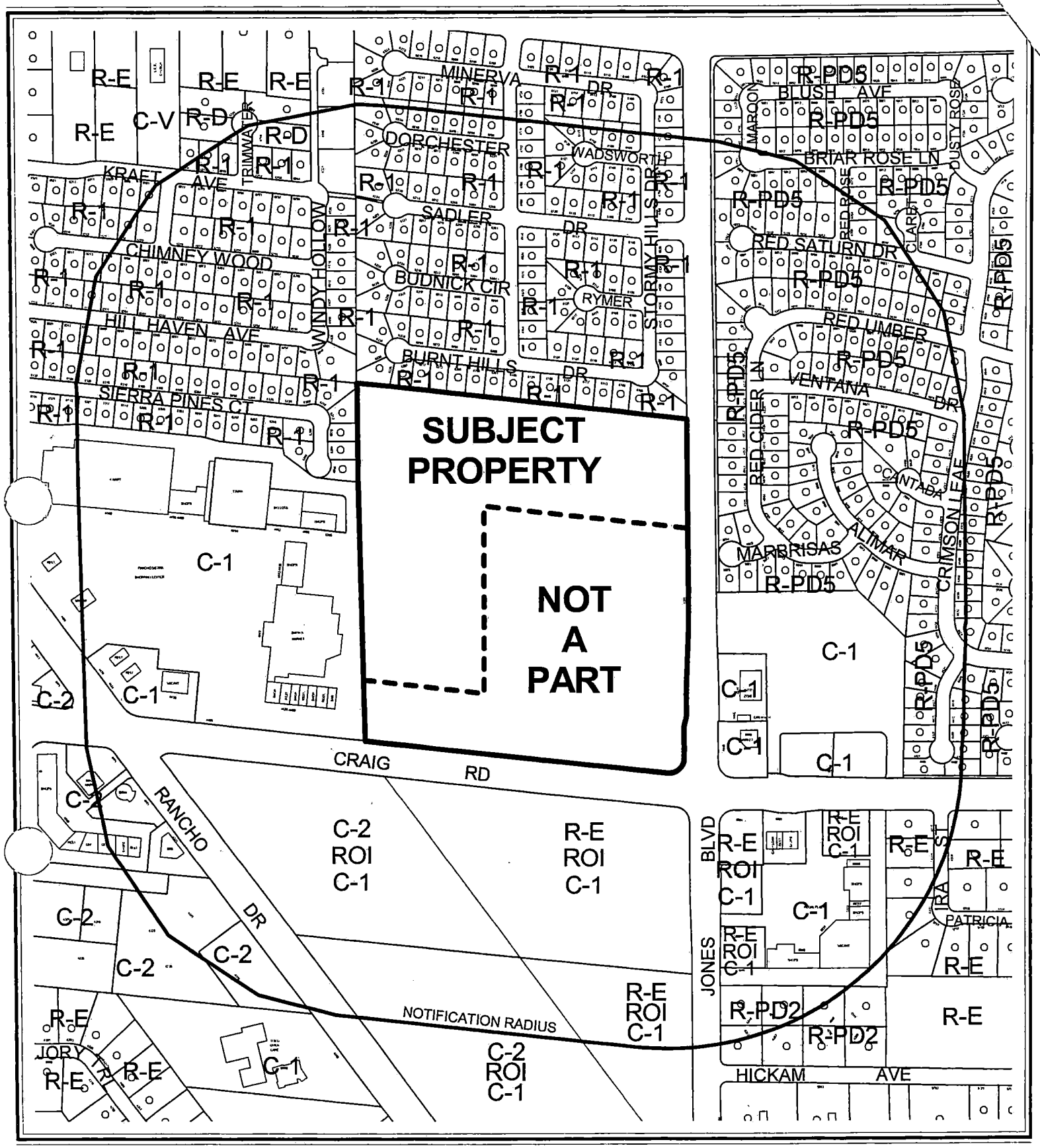
RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Photos of subject site submitted by Orvie Dahl (filed under Item 37)

MOTION:
TRUESDELL – DENIED – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is presently bidding work with Southwest Homes and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 37 [GPA-6298] for all related discussion on Item 37 [GPA-6298], Item 38 [ZON-6300], Item 39 [WVR-6441], Item 40 [VAR-6305] and Item 41 [SDR-6307].
(7:44 – 8:20)



CASE: **SDR-6307**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6307 - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-6298) to an MLA (Medium-Low Attached Density Residential) land use designation and a Rezoning (ZON-6300) to a R-PD11 (Residential Planned Development – 11 units per acre) Zoning District approved by the City Council.

2. A Waiver (WVR-6441) of Title 18.12.105 and 18.12.130 approved by the City Council.

3. A Variance (VAR-6305) to allow a reduction in open space approved by the City Council.

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 04/04/05, except as amended by conditions herein.

6. The minimum distance between buildings shall be six feet. Lots 10-27 shall be single-story. Building height on all other lots shall not exceed two stories or 35 feet, whichever is less.

7. The setbacks for this development shall be a minimum of five feet to the front of the house, a maximum of five feet to the front of the garage as measured from back of curb or edge of the private street or drive, a minimum of five feet on the side, and a minimum of three feet in the rear, except Lots 10-27, which shall have a minimum rear yard setback of five feet.

8. A revised Lot Fit Analysis shall be submitted for review by Planning and Development Department staff prior to submittal of a Tentative Map on this site.

9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 24-inch box trees in the parking areas in conformance with Landscape, Wall and Buffer Standards.

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

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

12. Any new property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Any combination of retaining and screening walls shall not exceed eight feet in height. Retaining walls may not exceed six feet without a four-foot landscaped offset between walls. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

15. The submitted Parcel Map, PMP-5453, must record prior to the recordation of a Map subdividing this site.

16. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of any maps for this site or the issuance of any permits. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

17. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the approval of construction drawings or eliminate access.

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

19. 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.

20. 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.

21. Site development to comply with all applicable conditions of approval for Zoning Actions Z-0081-02, ZON-6300 and all other applicable site-related actions.

22. Public Works notes that waivers from the Title 18 Subdivision Ordinance, 18.12.105 & 18.12.130, must be approved for the site plan received March 15, 2005. If the waivers are not approved the site plan shall be NULL AND VOID and the site must be redesigned.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

According to the applicant's justification letter, the proposed plan is compatible with the surrounding area and will enhance the property for future developments.

BACKGROUND INFORMATION

A) Related Actions

03/19/03 The City Council approved a General Plan Amendment (GPA-0035-02) from ML to SC and a Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 34.43 acres, including the subject site. A condition of approval of the Rezoning required the portion of the site within 200 feet of residential to be designated O (Office), with the remainder to be designated SC (Service Commercial). The height of buildings within the O (Office) designation were not to exceed 26 feet. The Planning Commission recommended approval. Staff recommended denial.

10/20/04 The City Council approved a Special Use Permit (SUP-4996) for a Building and Landscape Material/Lumber Yard within a proposed home improvement warehouse store and a Site Development Plan Review (SDR-4995) for a Home Improvement Warehouse Store and five outlying retail pads, and a waiver of the build-to line on property immediately to the south of the subject site. The Planning Commission and staff recommended approval of both items.

01/13/05 The Planning Commission approved two separate requests: a Tentative Map (TMP-5698) for a one-lot commercial subdivision (Lowe's Plaza at Craig & Jones) and a Master Sign Plan (MSP-5696) for the proposed commercial development at the northwest corner of Craig Road and Jones Boulevard. Staff recommended approval of both items.

SS

04/20/05 The City Council will consider a request for an Extension of Time (EOT-6172) of an approved Rezoning (Z-0081-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 35.0 acres adjacent to the northwest corner of Craig Road and Jones Boulevard. Staff recommends approval.

04/28/05 The Planning Commission will consider companion items for a General Plan Amendment (GPA-6298) from SC (Service Commercial) and O (Office) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-6300) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 units per acre), a Variance (VAR-6305) to allow a reduction in required open space, and a Waiver (WVR-6441) to allow private drives to exceed 200 feet in length and to exceed 150 feet without a turnaround or emergency access gate, all on the subject site. Staff recommends denial of all items.

B) Pre-Application Meeting

02/25/05 The following items were discussed:

- Applications for a General Plan Amendment to MLA, Rezoning to R-PD11, Variance for a reduction in the amount of required open space, and a Site Development Plan Review
- There will be single-story homes along the north property line
- The applicant should provide typical lot layouts
- The development must adhere to conditions of approval of the Lowe's site
- A Traffic Impact Analysis and drainage study will be required
- The development will be gated and contain private streets with no sidewalks
- A parcel map separating this site from the Lowe's site should be recorded in early March

C) Neighborhood Meetings

04/07/05 A meeting was held at the Mountain Crest Community Center with 21 members from the public attending. A brief presentation of the project was given by a representative of the applicant. Residents were concerned about whether height would be added to existing perimeter walls or if new walls would be constructed. According to the applicant, additional courses would be added where possible, but new walls would be necessary in some areas. The developer was committed to working with neighbors in constructing or remodeling perimeter walls around the site. Other concerns included the following:

- Will this be a gated community?
- Only one gated entrance for 182 lots
- How much fill dirt would be hauled into the site?

SS

- Size of lots—who would be buying such small lots?
- Single-story versus two-story units—the developer indicated there will be single-story houses next to the north property line
- Residents were concerned that the developer may later on try to put two-story homes against the north wall and introduce attached housing in the development
- Residents did not want two-story homes in the northwest corner of the site because there are single-family homes adjacent. The developer will consider one-story units in this area.
- Why the reduced open space?
- Setbacks—10-foot rear yard setback along the north property line
- Seepage through block walls
- Provision of desert landscaping and front yard landscaping
- Would there be CC&Rs?

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 17.31

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Undeveloped
East:	Single Family Dwellings
West:	Retail Commercial
	Single Family Dwellings

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-1 (Single Family Residential)
South:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
East:	R-PD5 (Residential Planned Development – 5 units per acre)
West:	C-1 (Limited Commercial)
	R-1 (Single Family Residential)

SS

E) General Plan Compliance

The subject site is designated SC (Service Commercial) and O (Office) on the Centennial Hills Interlocal Land Use Plan of the General Plan. As the proposed residential development is incompatible with these designations, a General Plan Amendment (GPA-6298) has been proposed to change the land use designation to MLA (Medium-Low Attached Density Residential). This will allow the site to accommodate up to 12 dwelling units per acre. The proposed site has a density of 10.5 units per acre, which would be in conformance to the proposed designation.

PROJECT DESCRIPTION

The site plan depicts a 182-lot single-family residential detached development straddled both by existing and proposed commercial development and lower-density single-family residential development. A single gated access from Jones Boulevard is indicated on the east side of the site. All lots except Lots 10-20 and Lots 21-27 will be accessed from 24-foot private drives taking their access via 37-foot wide private streets. No sidewalks are proposed, but both sides of the private streets will feature four-foot minimum landscape strips. Guest parking is available where there are no side yards walled off from the private street. Crash gates are located at the southwest corner of the development separating the proposed development from the proposed retail center to the south. Bollards separate the development from existing retail uses to the west. The private drives each service from six to 10 lots and terminate in a large landscape planter. Lots range in size from a minimum of 2,200 square feet on the interior lots to a maximum of 4,000 square feet along the north property line. Lots 10-20 along the north property line are wide and shallow, with dimensions of 100 feet by 40 feet. Setbacks requested through this review are a maximum of five feet to the garage door (front), three feet in the rear, and five feet on the side, with a minimum of six feet between buildings. There are no true corner side yards.

A total of 1.34 acres of open space is indicated as a centrally located pocket park. Streetscaping is provided along the private streets, but it does not meet the qualifications for open space, as planters are less than five feet in width.

All homes are two-story, with the exception of Lots 10-20, which will be one story in height. Exteriors typically are painted stucco with decorative accents. Windows are of various shapes and contain wrought iron grilles or shutters. Roofs are gabled and consist of concrete tile. Eight floor plans are offered on the smaller lots, ranging in size between 1,475 square feet and 1,909 square feet. The single-story models are 1,537 square feet. Each unit will contain a two-car garage.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Proposed Standards	
Min. Lot Size	2,200 Square Feet
Min. Lot Width	40 Feet
Min. Setbacks • Front (to garage and dwelling) • Side • Corner • Rear • Rear (Lots 10-20 only)	 5 Feet 5 Feet N/A 3 Feet 5 Feet
Min. Distance Between Buildings	6 Feet
Max. Building Height	2 Stories / 35 Feet

The minimum lot size proposed for this development is 2,200 square feet. Garages are proposed to be five feet from the property line, as is the house, which is situated over the garage. Single-story lots are proposed to have five-foot rear yard setbacks.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the proposed development.

A3) Parking and Traffic Standards

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

Uses	Units	**Required**			**Provided**	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single-family detached residential	182	2 spaces per unit	364	N/A	441	N/A

The development will provide 441 on-site parking spaces, including 77 guest spaces not required for a detached single-family product. It therefore meets Title 19 parking standards.

SS

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided toward Requirement**
	Ratio	Trees	
Parking Area	Half of all trees at ends of rows	17 Trees	26 Trees (51 total provided)
Buffer: • Min. Trees (Jones Blvd.)	1 Trees/30 Linear Feet	11 Trees	16 Trees
• Min. Zone Width (Jones)	6 Feet		10 Feet
• Wall height	6 Feet		6 Feet

The conceptual landscape plan indicates that parking area and buffering standards are exceeded for the proposed project. Trees are provided along private streets within planters ranging from four to eight feet wide in addition to the required perimeter landscaping along Jones Boulevard.

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
17.31 acres	10.5	1.65	17.3 %	130,635 SF or 3.00 acres	7.7 %	58,370 SF or 1.34 acres

The proposed development will provide 1.34 acres of open space where approximately three acres are required. Deviation from the R-PD requirement is 55 percent. A Variance (VAR-6305) application to reduce the amount of required open space has been submitted and will be heard concurrently with this item.

A5) Sign Standards

All signage accompanying this development will be subject to the standards contained in Title 19.14.060 for R-PD Districts when application is made for building permits.

SS

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Residence Estates) with a Resolution of Intent to C-1 (Limited Commercial). To accommodate the proposed residential development, a request to rezone the site to R-PD11 (Residential Planned Development – 11 units per acre) has been submitted to be heard concurrently with this request. A General Plan Amendment is also necessary and has been submitted to change the land use designation from SC (Service Commercial) and O (Office) to MLA (Medium-Low Attached Density Residential).

- Site Plan

From a compatibility standpoint, the type of development proposed by this plan is grossly out of character with the area. Residential lots to the north and west with an average area of approximately 7,000 square feet directly abut the site. The lots on this site adjacent to those properties that are proposed to develop with single-story homes are only planned to be 4,000 square feet. The interior lots are smaller, ranging from 2,200 to 2,430 square feet. Intense commercial development is planned for the south of the site and is existing to the west. R-PD standards require that planned developments provide common open space in return for flexibility in the design of the development. The subject development will provide less than half of the required amount of open space and will therefore need a variance to allow a reduction in the requirement. Several of the private drives do not meet Title 18 Subdivision Code standards for length and turnarounds or crash gates and consequently a waiver is required to allow this arrangement. For these reasons, denial is recommended.

Perimeter walls are not shown on the site plan, but should be a maximum of eight feet in height and meet architectural criteria for Commercial Development Standards where they separate the development from commercial property. From submitted cross sections, it appears that a solid six-foot wall separates one of the private streets from the proposed Lowe's commercial development to the south. This wall extends at least 500 feet without a break; it is recommended that the wall design be modified to include insets with the landscaping along this wall integrated into the insets. A Lot Fit Analysis submitted with the application materials indicates that at least one of the models will fit on a given lot. However, it does not show which models fit on which lots or if multiple models will fit on the same lot. A more complete analysis will be required prior to the submittal of a Tentative Map. Before residential lots can be subdivided through the Tentative-Final Map process, a Parcel Map must record splitting the residential and commercial components of the overall parcel.

- Waivers

  A Title 18 Waiver (WVR-6441) has been submitted to allow the length of private drives to exceed 200 feet and to allow those over 150 feet to terminate without a turnaround or crash gates. This request will be heard concurrently with the General Plan Amendment, Rezoning, Variance, and this Site Development Plan Review.

- Landscape Plan

  The type of plantings are acceptable for this development. The size of trees in parking areas should be 24-inch box, rather than 15-gallon, to comply with Landscape, Wall and Buffer standards. Rio Grande Ash trees provide buffering for the site along Jones Boulevard, while a combination of Bottle Trees, Argentine Mesquite, Holly Oak and Purple Robe Locust are arranged along private streets and drives. A dense row of Mondel Pine buffers the development from the proposed Lowe's site to the south. Conditions of approval will ensure that the actual landscaping plan conforms to Title 19 and Landscape, Wall and Buffer standards for single-family developments and parking areas.

- Elevation

  The elevations proposed for this development are typical of single-family units in developing portions of the city. The buildings along the north property line have unusual dimensions, but there is nothing objectionable about their appearance.

- Floor Plan

  Garages should be pushed forward to meet the line of the house. Driveways that are between five and 18 feet in length are discouraged because they create the opportunity for residents to partially park their vehicles in street areas, creating a potential hazard.

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 single-family detached development is not an effective transition from existing and proposed commercial development to the south and west and lower density residential development to the north, west and east. The proposed density of 10.5 dwelling units per acre is not in character with existing development in the area. No attempt has been made to provide an adequate amount of common open space to compensate for this density.

SS

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 requires an amendment to the land use category of the General Plan (GPA-6298) to MLA (Medium-Low Attached Density Residential) and a Rezoning (ZON-6300) to R-PD11 (Residential Planned Development – 11 units per acre) in order to proceed. It also requires a Variance (VAR-6305) from Title 19 to allow a reduction in open space requirements and a Waiver (WVR-6441) of Title 18 standards for private drives. These actions cannot be supported; however, if these changes are approved, the development will be consistent with these documents.

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

   The only active access to the development is a gated entrance from Jones Boulevard. Coupled with eventual traffic to the proposed Lowe's site, this may have a negative effect on traffic in the area, particularly at the intersection of Jones Boulevard and Craig Road.

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

   Building materials are typical for single-family developments in the area. Landscape materials are acceptable and need only to be modified in the sizes provided in the parking area.

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

   Building elevations are not unsightly and resemble other homes in the area, although they are designed to fit on smaller lots which are not compatible with surrounding development.

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

   The proposed development will be subject to City inspections, thereby ensuring the public's health, safety and general welfare.

SS

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 434 [Mailed with GPA-6298, ZON-6300, WVR-6441 and VAR-6305]

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6307 APN: 138-02-601-004

Name of Property Owner: Lowe's HIW, INC

Name of Applicant: Southwest Homes

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: M.L. Stark
Vice President

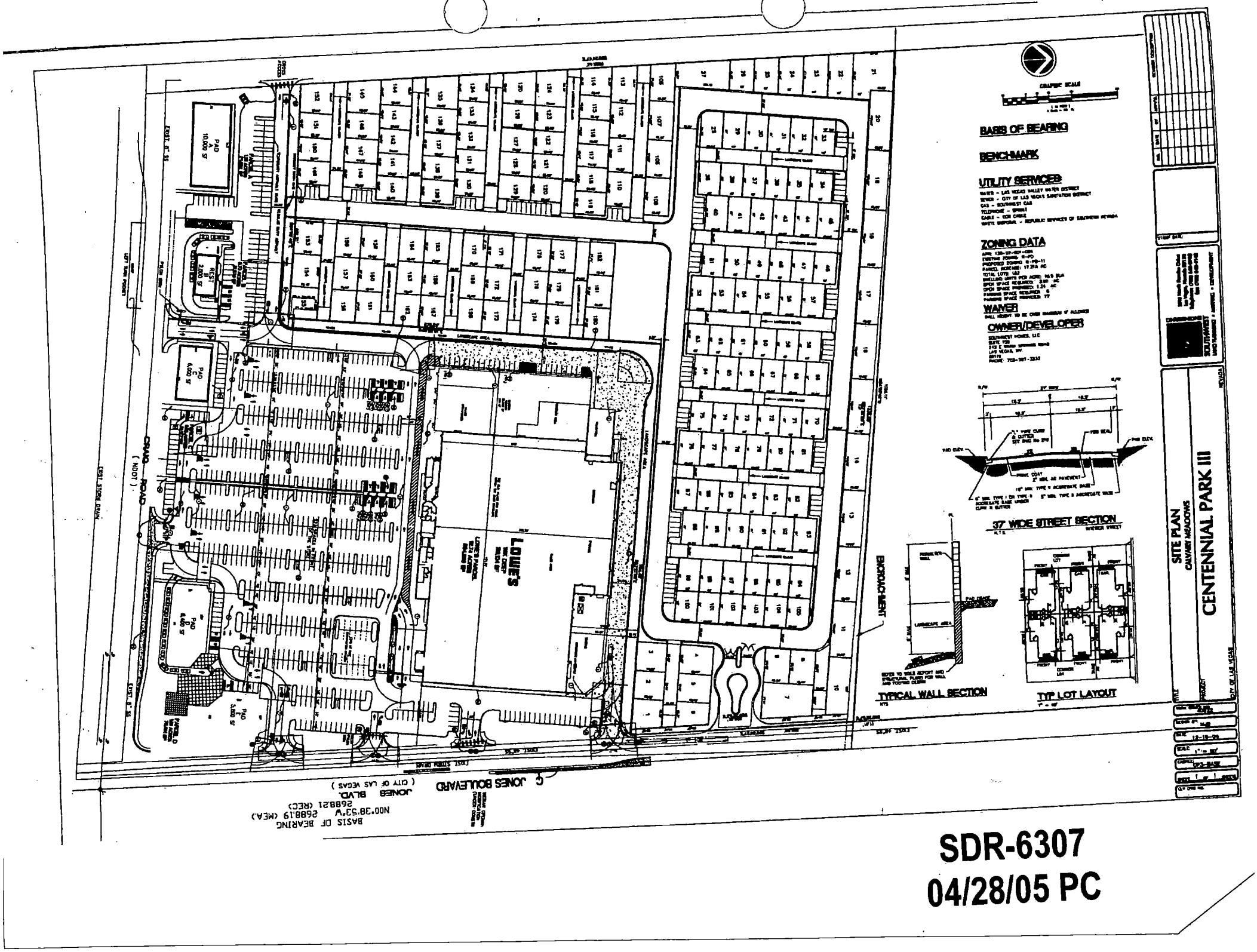
Print Name: M.L. Skiles

Subscribed and sworn before me

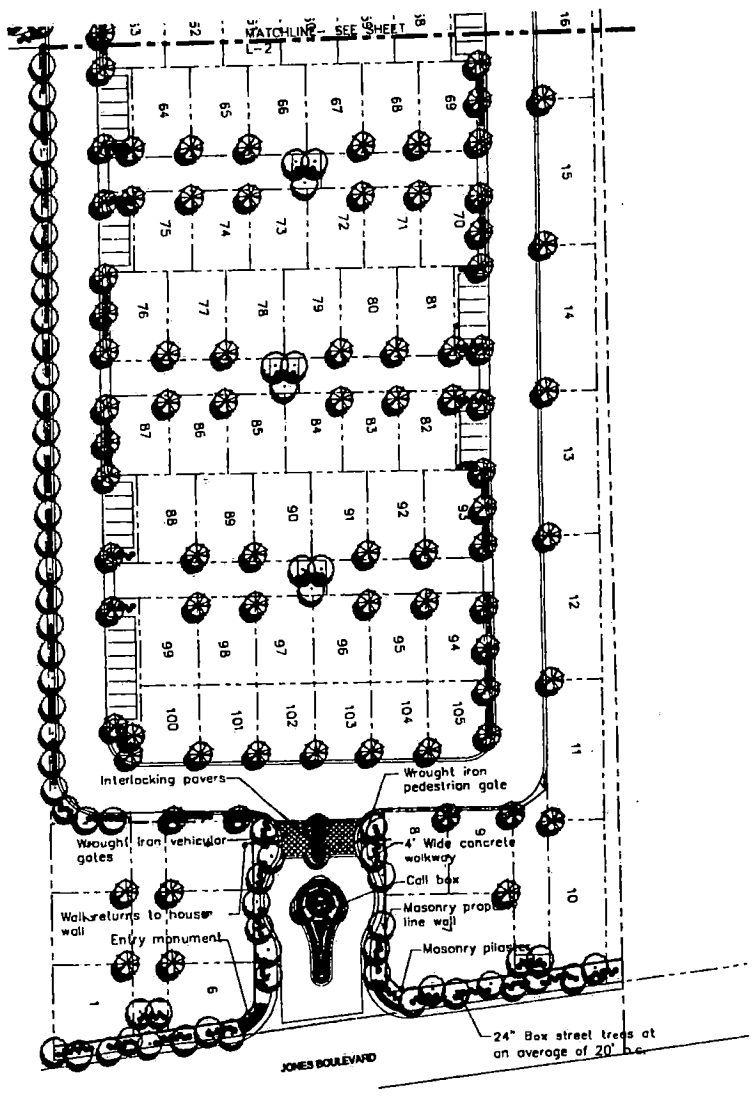
This 22nd day of February, 2005

C Kawamoto
Notary Public in and for said County and State

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



SDR-6307
04/28/05 PC



SCALE: 1" = 40'

NORTH

SUGGESTED PLANT PALETTE

TREES SUCH AS–

SYMBOL	BOTANICAL NAME–COMMON NAME	SIZE
	Brachychiton populneus – Bottle Tree	Min. 15 gal.
	Prosopsis alba 'Colorado' – Argentine Mesquite	Min. 15 gal.
	Quercus ilex – Holly Oak	Min. 15 gal.
	Robinia x ambigua 'Purple Robe' – Purple Robe Locust	Min. 15 gal.
	Fraxinus velutina 'Rio Grande' – Fan Tex Ash	Min. 15 gal.
	Platanus mexicana – Mexican Sycamore	Min. 15 gal.
	Pinus eldarica – Mondel Pine	24" box

SHRUBS SUCH AS–

SYMBOL	BOTANICAL NAME – COMMON NAME	SIZE
⊛	Dietes vegeta – Fortnight Lily	1 gal.
	Helictotrichon sempervirens – Blue Oat Grass	1 gal.
	Hesperaloe parviflora – Red Yucca	1 gal.
	Rosmarinus officinalis 'Irene' – Rosemary	1 gal.
	Trachelospermum jasminoides – Star Jasmine	1 gal.
⊕	Buxus japonica 'Green Beauty' – Japanese Boxwood	5 gal.
	Euonymus japonica 'Silver King' – Euonymus	5 gal.
	Pittosporum tobira 'Wheeler's Dwarf' – Tobira	5 gal.
⊘	Cassia nemophila – Feathery Cassia	5 gal.
	Leucophyllum frutescens 'Green Cloud' – Texas Ranger	5 gal.
	Leucophyllum frutescens 'White Cloud' – Texas Ranger	5 gal.
	Pittosporum tobira 'Variegata' – tobira	5 gal.

GROUNDCOVERS SUCH AS–

SYMBOL	BOTANICAL NAME–COMMON NAME
	Tan colored rock mulch – 3/4" screened, 2" min. deep. Install in all shrub areas.
	Drought tolerant fescue– From sod

NOTE

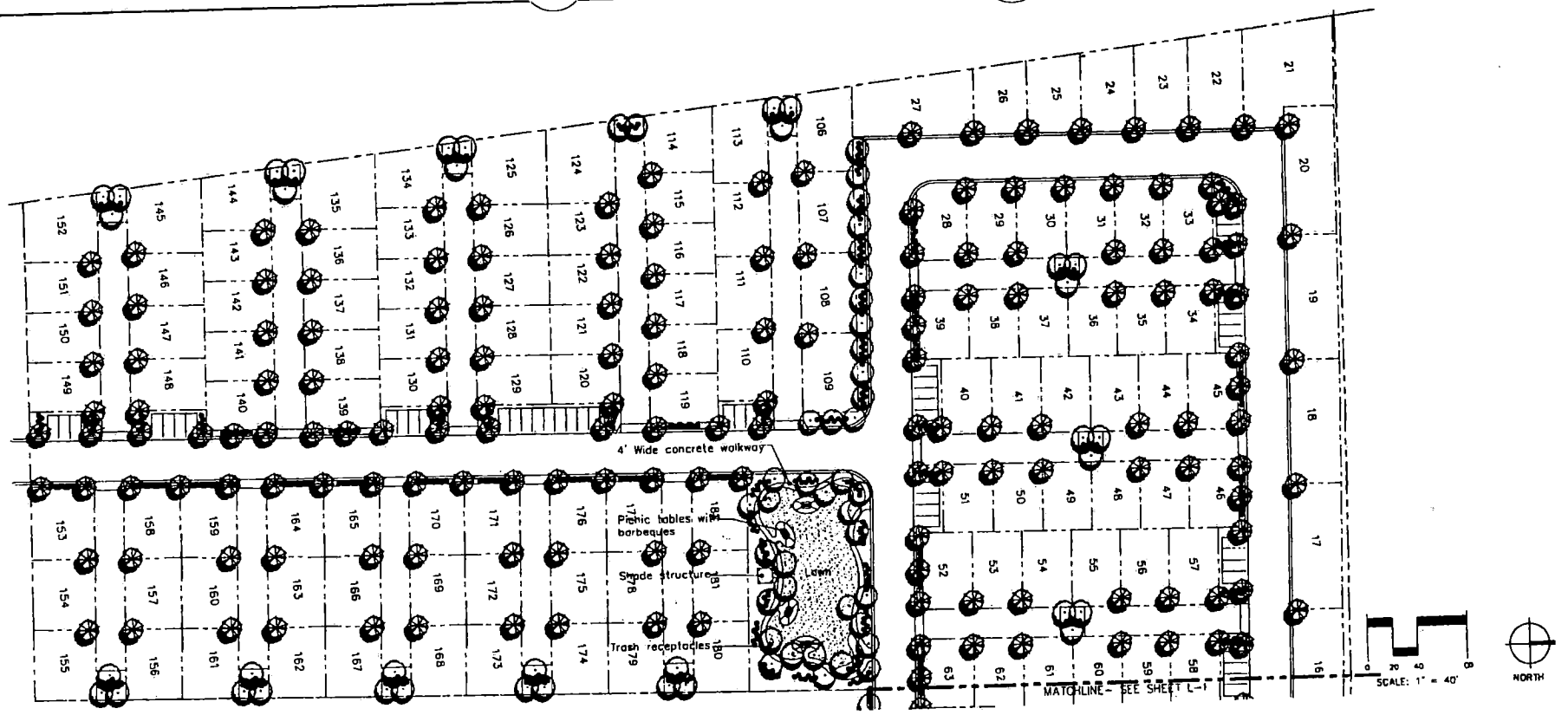
A completely functional automatic irrigation system that is consistent with all local code requirements, specific site conditions (i.e., reactive soils), project specifications and current industry standards will be installed.

CENTENNIAL PARK III
SOUTHWEST HOMES

MARCH 15, 2005

SHEET NUMBER: L-1

SDR-6307
04/28/05 PC



SUGGESTED PLANT PALETTE

TREES SUCH AS--

SYMBOL	BOTANICAL NAME-COMMON NAME	SIZE
	Brachychiton populneus – Bottle Tree	Min. 15 gal.
	Prosopsis alba 'Colorado' – Argentine Mesquite	Min. 15 gal.
	Quercus ilex – Holly Oak	Min. 15 gal.
	Robinia x ambigua 'Purple Robe' – Purple Robe Locust	Min. 15 gal.
	Fraxinus velutina 'Rio Grande' – Fan Tex Ash	Min. 15 gal.
	Platanus mexicana – Mexican Sycamore	Min. 15 gal.
	Pinus eldarica – Mondel Pine	24" box

SHRUBS SUCH AS–

SYMBOL	BOTANICAL NAME – COMMON NAME	SIZE
⊛	Dietes vegeta – Fortnight Lily	1 gal.
	Helictotrichon sempervirens – Blue Oat Grass	1 gal.
	Hesperaloe parviflolia – Red Yucca	1 gal.
	Rosmarinus officinalis 'Irene'– Rosemary	1 gal.
	Trachelospermum jasminoides – Star Jasmine	1 gal.
⊕	Buxus japonica 'Green Beauty' – Japanese Boxwood	5 gal.
	Euonymus japonica 'Silver King' – Euonymus	5 gal.
	Pittosporum tobira 'Wheeler's Dwarf' – Tobira	5 gal.
⊘	Cassia nemophila – Feathery Cassia	5 gal.
	Leucophyllum frutescens 'Green Cloud' – Texas Ranger	5 gal.
	Leucophyllum frutescens 'White Cloud' – Texas Ranger	5 gal.
	Pittosporum tobira 'Variegata' – Tobira	5 gal.

GROUNDCOVERS SUCH AS–

SYMBOL	BOTANICAL NAME–COMMON NAME
	Tan colored rock mulch – 3/4" screened, 2" min. deep. Install in all shrub areas.
	Drought tolerant fescue– From sod

NOTE

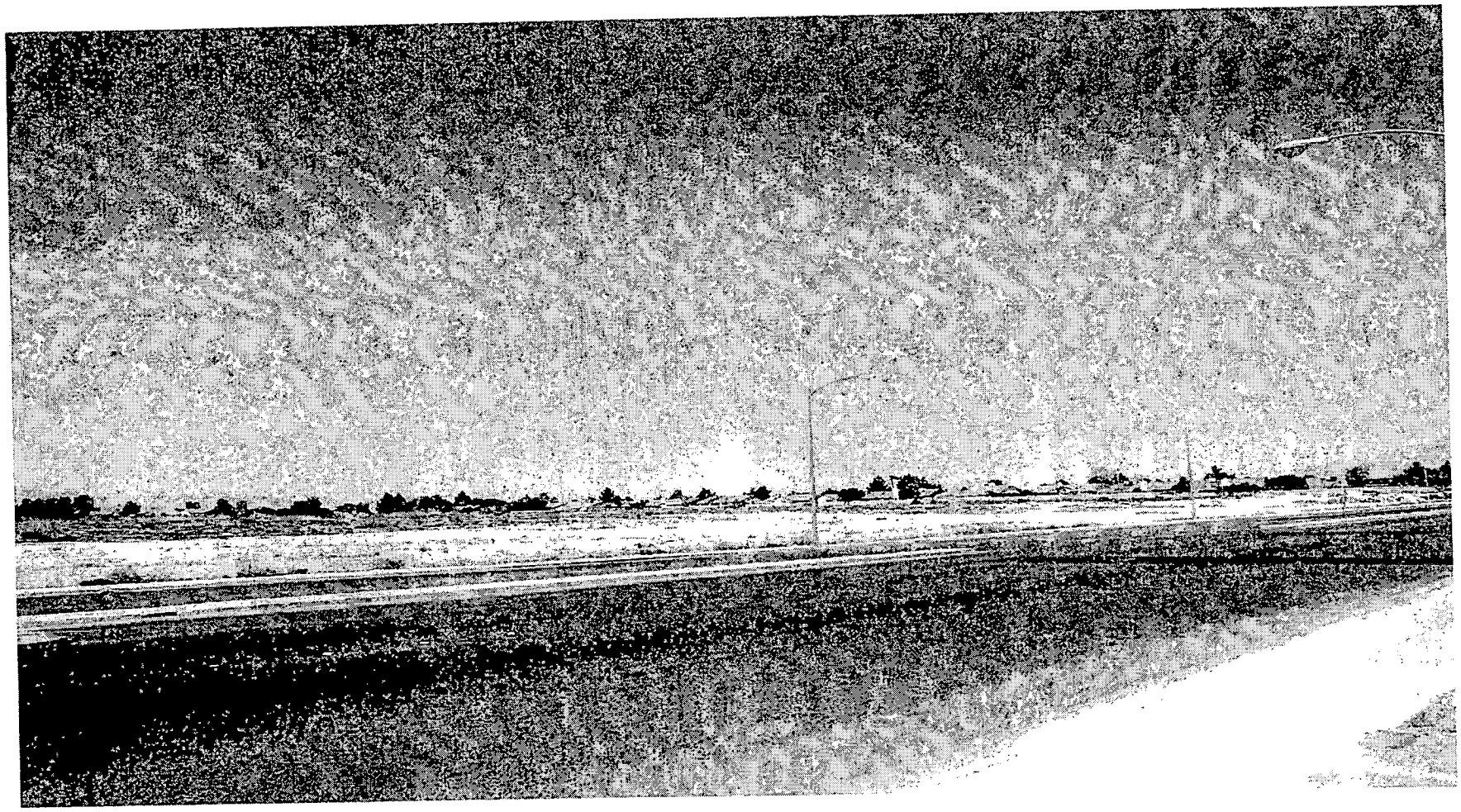
A completely functional automatic irrigation system that is consistent with all local code requirements, specific site conditions (i.e., reactive soils), project specifications and current industry standards will be installed.

CENTENNIAL PARK III
SOUTHWEST HOMES

MARCH 15, 2005

SHEET NUMBER: L-2

SDR-6307
04/28/05 PC



GPA-6298, ZON-6300, WVR-6441, VAR-6305 & SDR-6307 - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.
WEST SIDE OF JONES BOULEVARD, APPROXIMATELY 830 FEET NORTH OF CRAIG ROAD
APRIL 28, 2005 PLANNING COMMISSION

3/30/05

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

April 4, 2005

Mr. Steven Swanton, Senior Planner
City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: ***Centennial Park III - SWE Ref. No. 0406422***
General Plan Amendment
Revised Justification Letter
Rezoning, Site Development Plan Review, Variance and Waiver of Title 18

Dear Mr. Swanton:

On behalf of our client, Southwest Homes, please accept the General Plan Amendment, Rezoning, Site Development Plan Review , Variance and Waiver of Title 18 applications for property located at the Northwest Corner of Craig Road and Jones Boulevard on approximately 17.31 acres of land - APN: 138-02-601-004.

This property is presently classified under the General Plan Amendment as Office and Service Commercial. We are requesting the City of Las Vegas to reclassify this property with a Zone Change from ROI to C-1 to R-PD11 to allow the developer to build 182 single family residential lots with a density of 10.35 units per acre. Minimum lot size will be 40' wide by 55' long and will have the required setbacks within a R-PD11 zone requirement. Please note, the developer is also providing 77 additional parking spaces within the site.

The Variance is being submitted to allow open space of 1.3 acres in lieu of 3.00 acres due to the concept of the project giving each individual homeowner a backyard within the gated community.

The Waiver of Title 18 for 18.12.105 and 18.12.130 is being submitted to the City of Las Vegas for the length of private drive and streets exceeding 150 feet without a crash gate or adequate turn around and two of the private drives exceed 200 feet. This Waiver is needed due to the shape and design of the project being proposed. The proposed wall height of 12 feet maximum originally proposed will be addressed when the tentative map is submitted for review and acceptance by the City of Las Vegas.

Granting of the General Plan Amendment, Zoning, Variance, Site Review Development and Waiver of Title 18 Application will not impact the surrounding neighborhood, as these requests are in compliance with the surrounding areas and will enhance the property for future developments.

REVISED
4.4.05
RECEIVED
APR 4 2005

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

lease place these items on the next available Planning Commission Agenda. Thank you for your consideration in
e above matter.

ery truly yours,

OUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SP:jkd

RECEIVED
APR 4 2005

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED – UNANIMOUS with STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 42 [GPA-6303], Item 43 [ZON-6311] and Item 44 [SDR-6313].

GARY LEOBOLD, Planning and Development, gave a brief overview of the applications. He stated that there is an existing family dwelling on the subject site. The applicant would like to demolish the home and replace it with a parking area. The proposed parking area will create additional parking for the adjacent property, while alleviating off-site parking issues. The applicant has requested landscape waivers dealing with landscape buffer widths. Due to the

MINUTES – Continued:

small lot size, staff accepted the landscape waivers and recommended approval of the applications.

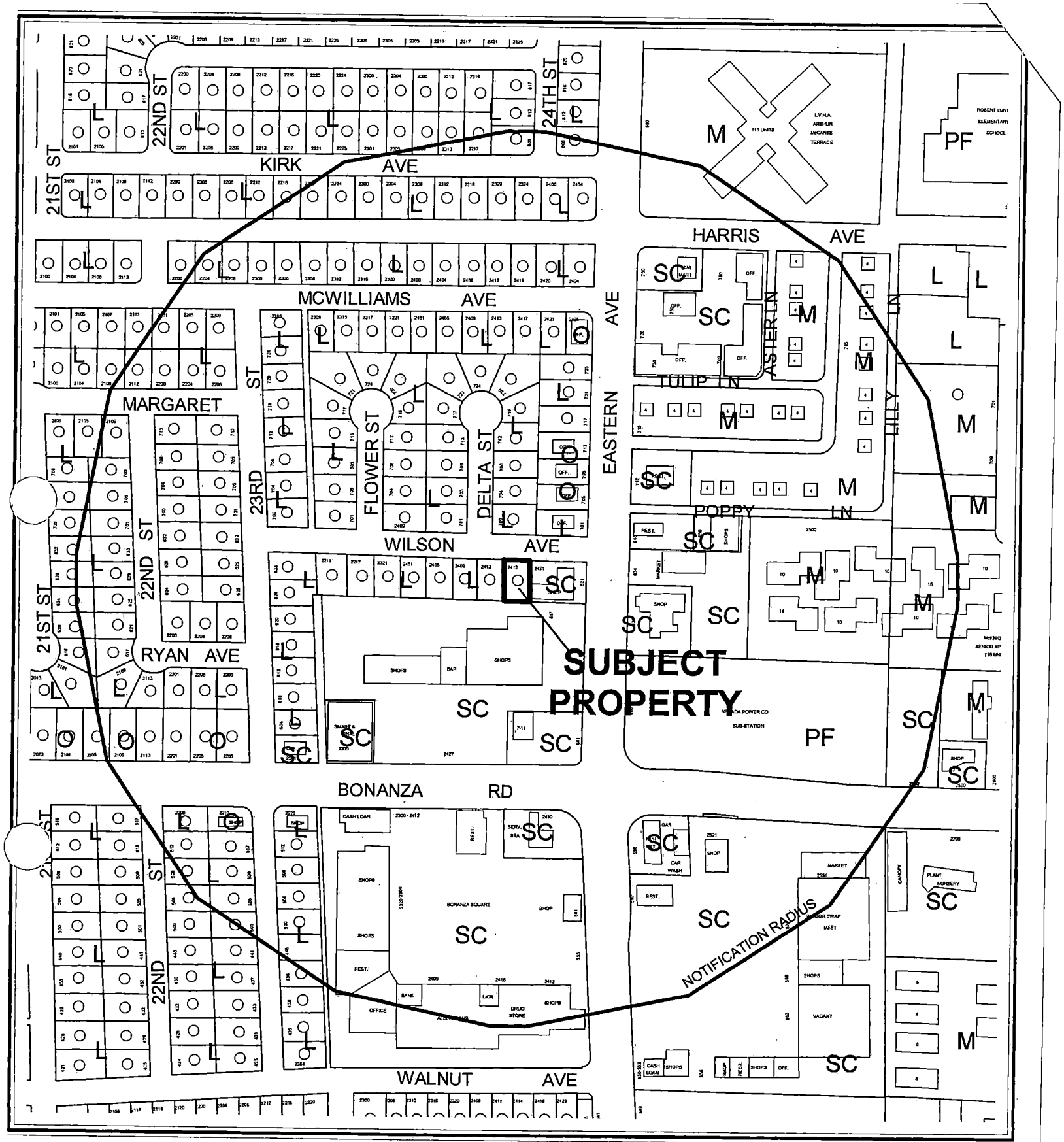
TIM AYALA, TC Ayala Planning and Development, 4600 Sunset Road, Ste. 148, Henderson, NV 89014 thanked staff for their assistance on the proposed development. He stated that the landscape waiver request is for the north side of the subject site to allow for the flow of traffic. He then concurred with staff's conditions.

COMMISSIONER McSWAIN questioned when staff would recommend denial on these type of applications relating to homes being converted to parking areas, offices, etc. MR. LEOBOLD emphasized that this application creates a better solution for the neighborhood, as the proposed parking would alleviate some off-site parking issues and service the existing commercial. Staff's intent is not to expand commercial uses down Wilson Avenue and would not support any adjacent homes being converted. Should the applicant decide to do a reversionary map and combine the parcels into one, it would create split land uses and zoning. Should that occur, the Commission would have the opportunity to review the application (Site Plan Review) to determine if it is appropriate.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 42 [GPA-6303], Item 43 [ZON-6311] and Item 44 [SDR-6313].

(8:20 – 8:26)



CASE: **GPA-6303**

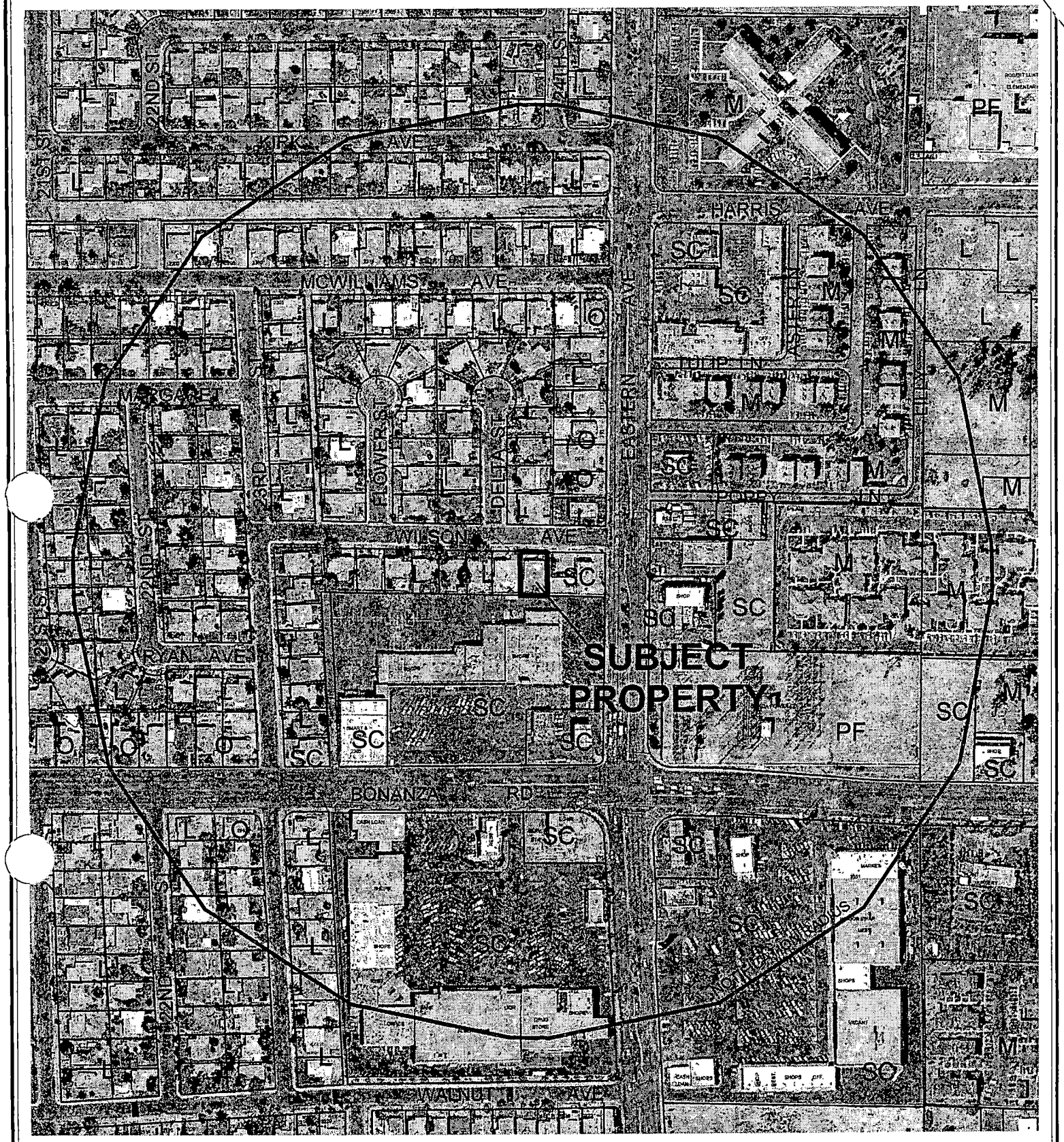
RADIUS: 1000 FT

0 300 600 Feet

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

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

N



0 300 600 Feet

CASE: **GPA-6303**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6303 - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

PL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at 2417 East Wilson Avenue from L (Low Density Residential) to SC (Service Commercial). This application will be heard in conjunction with a proposed Rezoning (ZON-6311) and Site Development Plan Review (SDR-6313) application.

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 property was designated for L (Low Density Residential) land uses with a maximum density of 5.5 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-0023-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 units per acre, Medium Low Density Residential to allow up to 8 units per acre, and Medium Density Residential up to 25 units per acre.
09/06/99	The City Council approved GPA-0010-00 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: 0.14 Acres

EXISTING LAND USE

Subject Property	Single-Family Dwelling
North	Single-Family Dwelling
South	Commercial Center
East	Restaurant [El Pollo Real Restaurant (R09-00863)]
West	Single-Family Dwelling

PL

PLANNED LAND USE

Subject Property	L (Low Density Residential)
North	L (Low Density Residential)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	L (Low Density Residential)

EXISTING ZONING

Subject Property	R-1 (Single Family Residential)
North	R-1 (Single Family Residential)
South	C-1 (Limited Commercial)
East	C-1 (Limited Commercial)
West	R-1 (Single Family Residential)

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

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.

ANALYSIS

The site is currently developed with a single-family residential dwelling and is located approximately 130 feet west of the intersection of Wilson Avenue and Eastern Avenue, a residential public street and a Primary (100 foot) Arterial as designated by the Master Plan of Streets and Highway. The applicant is proposing to redevelop the site into a parking area to be utilized by the restaurant located adjacent to the east of the subject site. Access to the site will only be available through an ingress/egress located on the adjacent site to the east. The additional parking in the area will alleviate off-site parking in the streets associated with surrounding commercial uses.

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 SC (Service Commercial) land use designation allows for a number public and semi-public uses, including parking areas. As this site will facilitate additional parking for a parking deficient site that contains a restaurant, and does not increase the intensity of commercial activity into the abutting neighborhood, the proposed General Plan Amendment is compatible with the adjacent land use designations.

In regard to "2": The proposed SC (Service Commercial) land use designation would allow the C-1 (Limited Commercial) zoning district. This zoning district is compatible with the surrounding zoning districts in the area as the appropriate buffering along the residentially shared property line is being provided.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 831 N Mojave Road, located at the southwest corner of Mojave Road and Washington Avenue. A fire station is located at 633 North Mojave Road and is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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 03/30/05 a neighborhood meeting sponsored by the applicant was held at 2417 East Wilson Avenue. One person appeared on behalf of the applicant; three persons appeared on behalf of the owner/applicant; and one person appeared from the public. There were no protests and no comments to report.

PL

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 200 [Mailed with ZON-6311 and SDR-6313]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-6303 APN: 130-26-811-079

Name of Property Owner: LUZ MARIE SANCHEZ

Name of Applicant: TIM C. AYALA

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

____ Yes __X__ No

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

City Official: NA

Partner(s): NA

APN: NA

Signature of Property Owner/Authorized Agent: [signature]

Print Name: LUZMARIE SANCHEZ

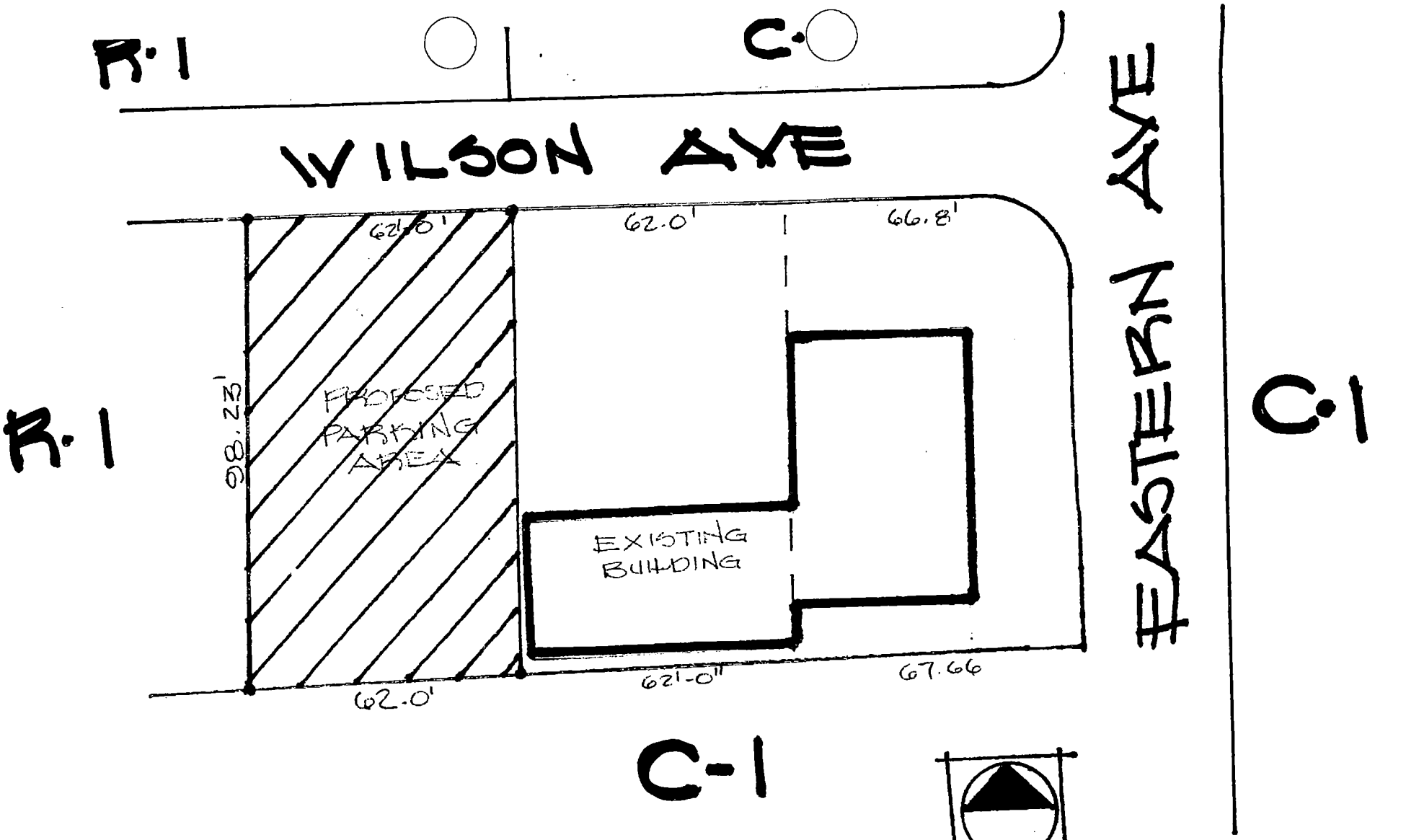
Subscribed and sworn before me

This 15 day of March, 20 05

[signature]

Notary Public in and for said County and State

[illegible] A. LOPEZ
NOTARY PUBLIC
STATE OF NEVADA



C-1

130-26-811-079

GPA-6303
04/28/05 PC

TC AYALA PLANNING & DEVELOPMENT
4600 Sunset Road Ste. 148
Henderson, Nevada 89014
Phone (702) 275- 3784
Fax (702) 407-7744

Current Planning City of Las Vegas
Las Vegas, Nevada

March 15, 2005

To Whom It May Concern::

I'm submitting this letter in order to apply for a Land use Amendment, rezoning and Design Review for the property located at 2417 E. Wilson Avenue. We have a Commercial Building on the same street facing Eastern Avenue. We recently purchased the proper in order to provide parking to our existing Commercial Building. We will demolish the existing structure and block the access to this property with 10 feet of landscape at the front of the property. Because this parcel will be used only for parking the access to the property will be the existing access to our building. With these changes there probably won't be any impact on the existing traffic, and it should solve the problem of people parking on the street. Therefore, we ask for your support and approval of this application.

Sincerely,

Tim C. Ayala

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 42 [GPA-6303] for all related discussion on Item 42 [GPA-6303], Item 43 [ZON-6311] and Item 44 [SDR-6313].

(8:20 – 8:26)

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 43 – ZON-6311

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-6303) to a SC (Service Commercial) land use designation approved by the City Council.

2. A reversionary map shall be filed in accordance with Title 18.18, by the applicant to combine parcels APN 139-26-811-079 and APN 139-26-811-192, also known as lots 1, 2 and 3 of Block 5 of the Greater Las Vegas Add Tract 1; prior to the to issuance of any permits, any site grading, and all development activity for the site.

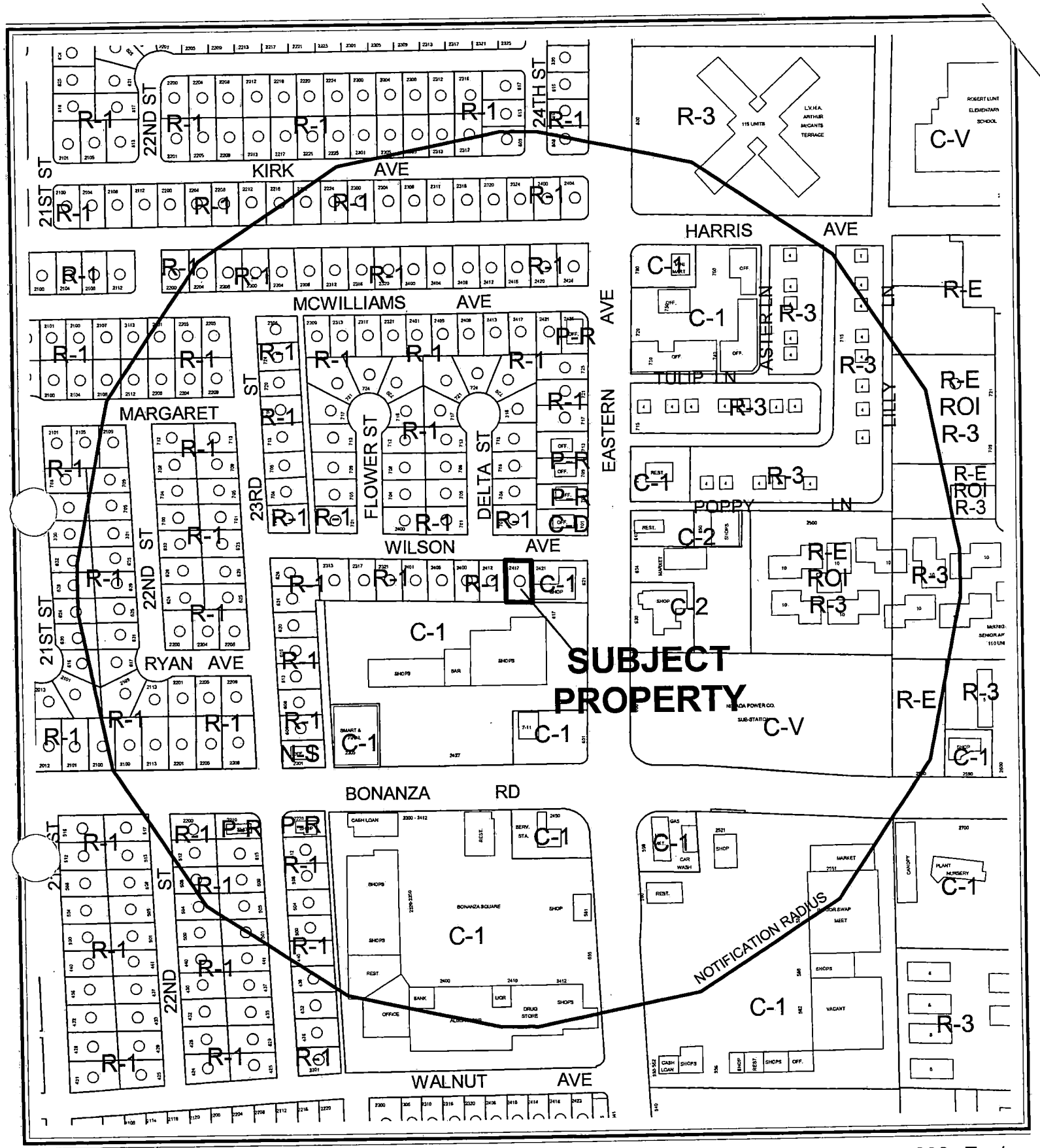
3. A Resolution of Intent with a two-year time limit.

4. A Site Development Plan Review (SDR-6313) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

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

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

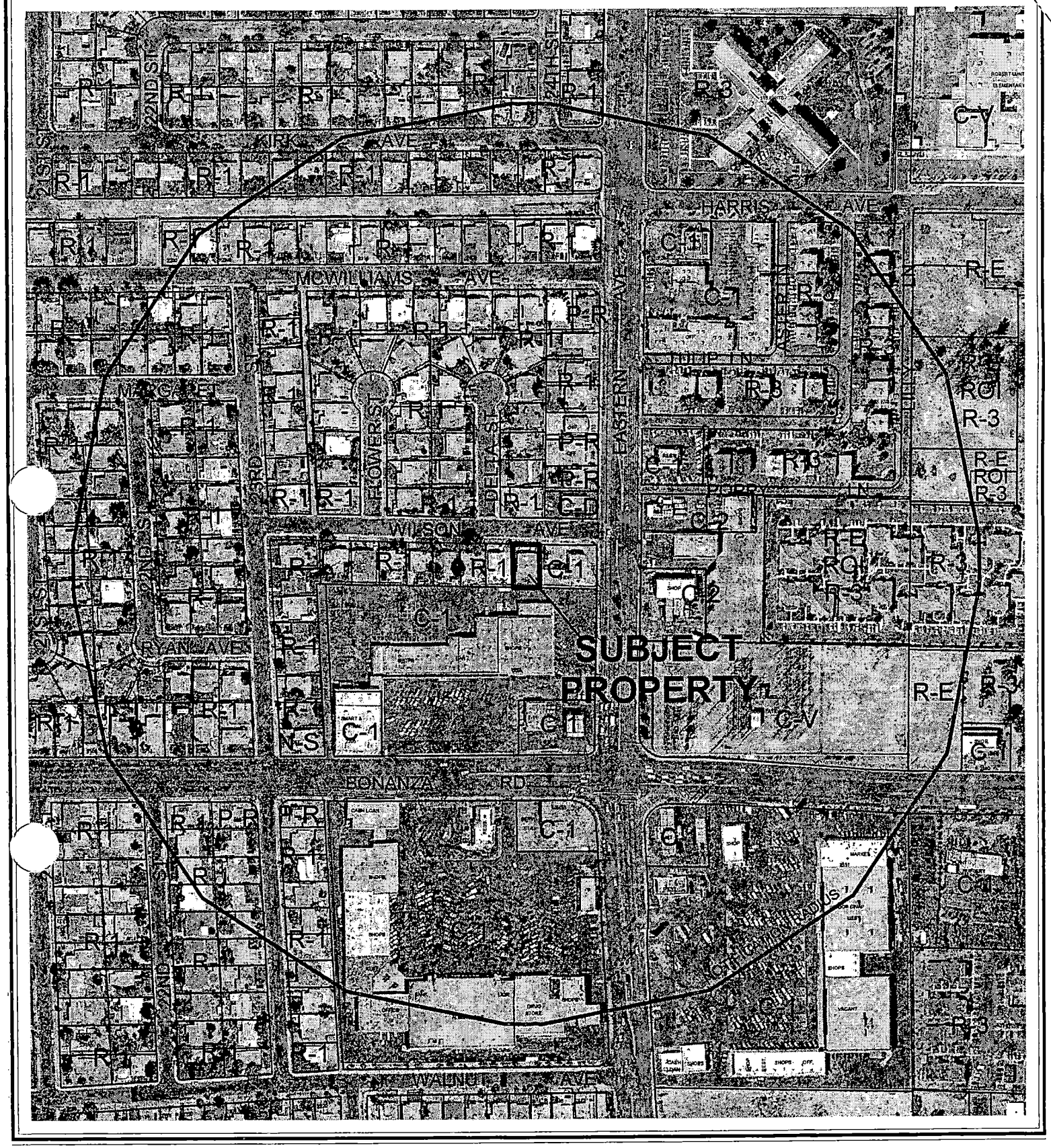


CASE: **ZON-6311**

RADIUS: 1000 FT

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

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



0 300 600 Feet

CASE: **ZON-6311**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6311 - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-6303) to a SC (Service Commercial) land use designation approved by the City Council.

2. A reversionary map shall be filed in accordance with Title 18.18, by the applicant to combine parcels APN 139-26-811-079 and APN 139-26-811-192, also known as lots 1, 2 and 3 of Block 5 of the Greater Las Vegas Add Tract 1; prior to the to issuance of any permits, any site grading, and all development activity for the site.

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

4. A Site Development Plan Review (SDR-6313) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

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

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

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning of 0.14 acres located at 2417 East Wilson Avenue from R-1 (Single Family Residential) zoning to C-1 (Limited Commercial) zoning for the purpose of a proposed parking area. This application will be heard in conjunction with companion applications GPA-6303 and SDR-6313.

B) Applicant's Justification

The applicant professes that they intent to demolish the existing single-family residence and create additional parking for the adjacent commercial property, which they also own. Access to the site will be via the ingress/egress located on the adjacent commercial site, as a 10-foot portion of landscaping will be placed at the front of the property to emphasize this point.

BACKGROUND INFORMATION

A) Related Actions

There are no related actions pertaining to the subject site.

B) Pre-Application Meeting

02/24/05 A pre-application conference was held and resulted in the following comments:

1. The proposal is to use an existing residential lot for parking for a commercial lot next to it.
2. A General Plan Amendment from L (Low Density Residential) to SC (Service Commercial) will be required.
3. A Rezoning from R-1 (Single Family Residential) to C-1 (Limited Commercial) will be required.
4. A Site Development Plan Review for an accessory parking lot in conjuncture with a commercial use will be required.
5. A 2,000 square foot dwelling is to be demolished.
6. Asking for a waiver of from the front, rear and parking lot landscaping requirements.

PL

C) Neighborhood Meetings

A neighborhood meeting was held on 03/30/05 at 2417 East Wilson Avenue regarding the companion General Plan Amendment (GPA-6303) application. Details of the meeting are discussed in the staff report for that case.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.14

B) Existing Land Use

Subject Property:	Single-Family Dwelling
North:	Single-Family Dwelling
South:	Commercial Center
East:	Restaurant [El Pollo Real Restaurant (R09-00863)]
West:	Single-Family Dwelling

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is currently designated L (Low Density Residential) within the Southeast Sector of the General Plan. Companion item General Plan Amendment (GPA-6303) is proposing to amend a portion of the Southeast Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial). The proposed Rezoning of the property from R-1 (Single Family Residential) to C-1 (Limited Commercial) will be in conformance with the proposed General Plan designationpending the approval of GPA-6303.

PL

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

The subject parcel is not part of or impacted by any Special Are Plan, Special Overlay District and or trails.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,076	N/A
Min. Lot Width	100 Feet	62 Feet *	No
Min. Setbacks			
• Front	20 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50 %	N/A	N/A
Max. Building Height	None	None	Yes

The construction of a parking lot does not include the erecting of any structures, therefore the development standards set forth structures within a C-1 (Limited Commercial) zoning district are not applicable to this application. The companion Site Development Plan Review (SDR-6313) will consider the proposed development of the site.

* The subject site fails to meet the required minimum lot width of 100 feet for a C-1 (Limited Commercial) zoning district. As this parcel is to become a part of the existing commercial land use located on the adjacent site, this application will be conditioned so that, if approved, a reversionary map will have to be filed in accordance with Title 18.18, by the applicant to combine the two contiguous parcels.

PL

B) General Analysis and Discussion

The site is currently developed with a single-family residential dwelling and is located approximately 130 feet west of the intersection of Wilson Avenue and Eastern Avenue, a residential public street and a Primary (100-foot) Arterial as designated by the Master Plan of Streets and Highway. The applicant is proposing to redevelop the site into a parking area to be utilized by the restaurant located adjacent to the east of the subject site. Access to the site will only be available through an ingress/egress located on the adjacent site to the east. The additional parking in the area will alleviate off-site parking in the streets associated with surrounding commercial uses.

FINDINGS

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

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

The proposed Rezoning of the subject site will be in conformance with the General Plan pending the approval of General Plan Amendment [GPA-6303]. The proposed SC (Service Commercial) land use designation allows for 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. Therefore, the proposed C-1 (Limited Commercial) zoning district would be in conformance with the General Plan.

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 subject site is to be merged into an existing developed commercial property and will support no new structures. The proposed expansion of the existing commercial site for the purpose of additional parking will not increase the intensity of the existing commercial use as well as it will alleviate off-site parking within the adjacent residential development. Therefore, the Rezoning of the subject parcel and the consequent uses of the site are compatible with the surrounding land uses and zoning districts.

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

The increased availability of parking associated with an established commercial property will help to decrease the impact the commercial property has on the community. The adjacent commercial property in which the subject parcel will be merged with is located with the Las Vegas Redevelopment Area, which aims to rehabilitate deficient sites. The proposed rezoning of the subject parcel is appropriate and is needed for the development of community.

PL

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

   The site will have access from Wilson Avenue and is located approximately 130 feet west of the intersection of Wilson Avenue and Eastern Avenue, a residential public street and a Primary (100-foot) Arterial as designated by the Master Plan of Streets and Highway. Street facilities providing access to the property are adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 200 [Mailed with GPA-6303 and SDR-6313]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-6311 APN: 139-26-811-019

Name of Property Owner: LUZ MARIA SANCHEZ

Name of Applicant: TIM C. AYALA

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

____ Yes __X__ No

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

City Official: NA

Partner(s): NA

APN: NA

Signature of Property Owner/Authorized Agent: [signature]

Print Name: LUZ MARIE SANCHEZ

State of Nevada
County of Clark

Signed and sworn to (or affirmed) before me on 11-19-2004 by LUZ MARIA SANCHEZ

[signature]
Notary Public

Notary Public - State of Nevada
COUNTY OF CLARK
ABRAHAM GUZMAN
No. 04-90118-1 My Appointment Expires June 1, 2008

LANDSCAPE LEGEND

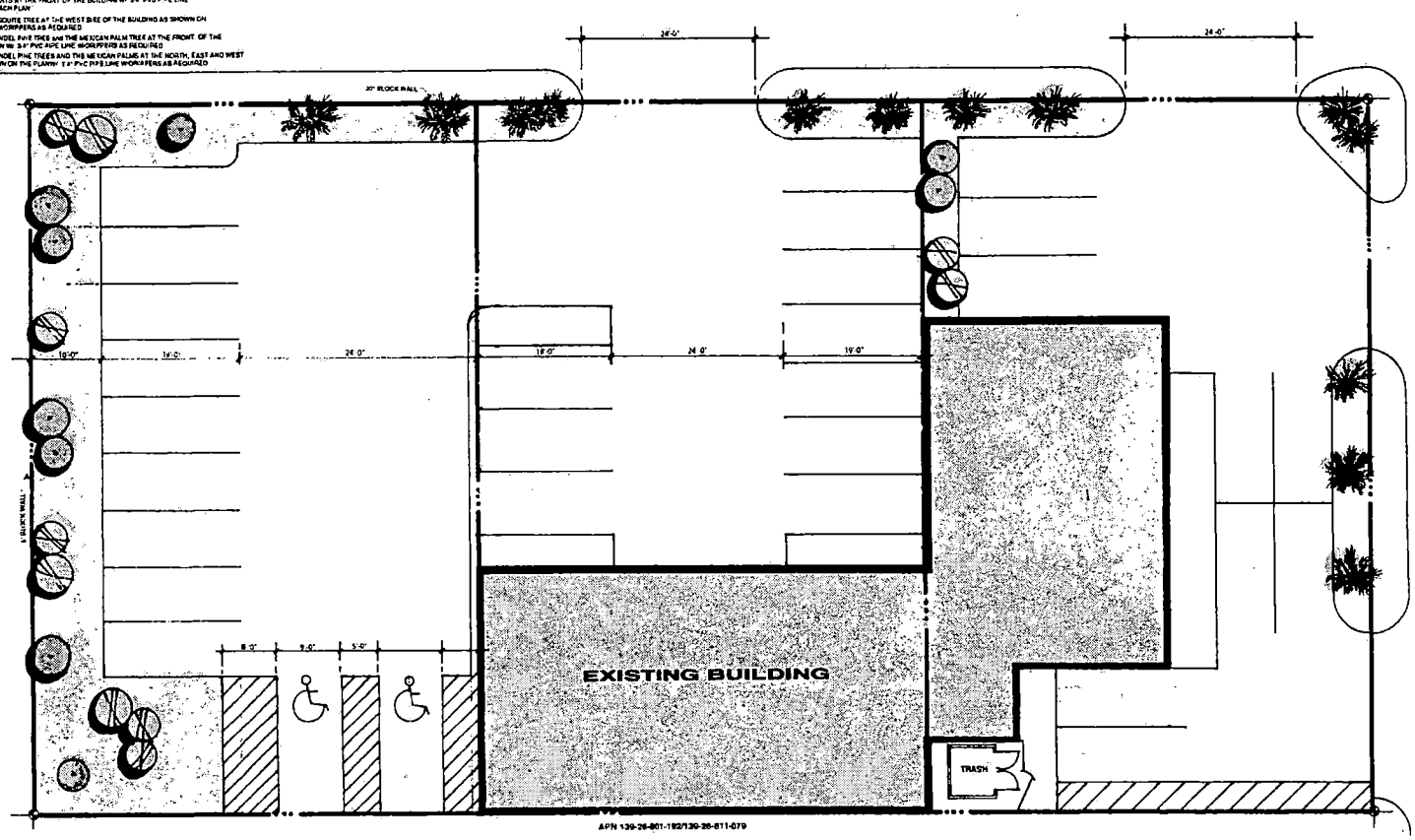
EXAMPLE	NAME	SIZE	UNITS
	MEXICAN PALM TREE	15 GAL AS SHOWN	13 TREES
	MESQUITE	24 GAL AS SHOWN	10 TREES
	PINUS ELDERICA - MONDELL PINE	24" BOX AS SHOWN	18 TREES

* PLANTER - PLANT BED FOR ANNUALS
  BAZOMAS ARMENA MARITIMA/ BAILEYE MULTIRADIATA/COULEGIA COLUMBINE
  DIANTHUS SPECIES/ CONVOVULUS ENCORUM/ DRIS GERRANICA/LANTANOBLAVANDULE SPECIES
* ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEM
* ALL OPEN AREAS WILL RECEIVE 2" MIN. LAYER OF 1/4" RAINBOW PINK ROCK
* WHEAT FABRIC CONTROL UNDER ROCK
* ALL TREES IN FRONT OF THE STREET WILL BE 6' MIN DISTANCE FROM R/W
* THE LANDSCAPE AND IRRIGATION SYSTEM WILL BE MAINTAINED BY PROPERTY OWNER
* CERTIFICATE OF COMPLIANCE STATING THAT LANDSCAPE MATERIALS HAVE BEEN INSTALLED PER CODE WILL BE SIGNED BY PROPERTY OWNER OR CONTRACTOR AND SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO RELEASE OF IMPROVEMENT BONDS. HOWEVER, THE REQUIRED LANDSCAPING WILL BE INSTALLED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

IRRIGATION SYSTEM

* AUTOMATIC CLOCK WILL BE SET FOR FOUR STATIONS THAT WILL WORK ACCORDING TO THE DIFFERENT SEASONS
* STATION "1" WILL BE FOR THE PLANTS AT THE FRONT OF THE BUILDING W/ 3/4" PVC PIPE LINE W/ROTAPERS AS REQUIRED PER EACH PLAN
* STATION "2" WILL BE FOR THE MESQUITE TREE AT THE WEST SIDE OF THE BUILDING AS SHOWN ON THE PLAN W/ 3/4" PVC PIPE LINE W/ROTAPERS AS REQUIRED
* STATION "3" WILL BE FOR THE MONDEL PINE TREE and THE MEXICAN PALM TREE AT THE FRONT OF THE BUILDING AS SHOWN ON THE PLAN W/ 3/4" PVC PIPE LINE W/ROTAPERS AS REQUIRED
* STATION "4" WILL BE FOR THE MONDEL PINE TREES AND THE MEXICAN PALMS AT THE NORTH, EAST AND WEST SIDES OF THE BUILDING AS SHOWN ON THE PLANW/ 3/4" PVC PIPE LINE W/ROTAPERS AS REQUIRED

Wilson Avenue



Eastern Avenue

Land Use Analysis

Existing Zone - R-1
Existing Building - 2,000 Sq. Ft. (to be demolished)
Existing Parcel Area - 6,076 Sq.Ft.
Proposed Use - Parking Lot
Proposed Parking Spaces - 11 Parking Spaces

SCALE 1'-0" = 1/8"

SDR-6313 GPA-6303
ZON-6311 04/28/05 PC

T C AYALA PLANNING & DEVELOPMENT
4600 Sunset Road Ste. 148
Henderson, Nevada 89014
Phone (702) 275- 3784
Fax (702) 407-7744

Current Planning City of Las Vegas
Las Vegas, Nevada

March 15, 2005

To Whom It May Concern::

I'm submitting this letter in order to apply for a Land use Amendment, rezoning and Design Review for the property located at 2417 E. Wilson Avenue. We have a Commercial Building on the same street facing Eastern Avenue, We recently purchased the proper in order to provide parking to our existing Commercial Building. We will demolish the existing structure and block the access to this property with 10 feet of landscape at the front of the property. Because this parcel will be used only for parking the access to the property will be the existing access to our building. With these changes there probably won't be any impact on the existing traffic, and it should solve the problem of people parking on the street. Therefore, we ask for your support and approval of this application.

Sincerely,

Tim C. Ayala

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:

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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions and amending the following condition:
6. All development shall be in conformance with the site plan and landscape plan, *date stamped 03/15/05*, except as amended by conditions herein.
– UNANIMOUS with STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 42 [GPA-6303] for all related discussion on Item 42 [GPA-6303], Item 43 [ZON-6311] and Item 44 [SDR-6313].

(8:20 – 8:26)

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 44 – SDR-6313

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-6303) to a SC (Service Commercial) land use designation and a Rezoning (ZON-6311) to a C-1 (Limited Commercial) zoning district approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning [ZON-6311].

3. A reversionary map shall be filed in accordance with Title 18.18, by the applicant to combine parcels APN 139-26-811-079 and APN 139-26-811-192, also known as lots 1, 2 and 3 of Block 5 of the Greater Las Vegas Add Tract 1; prior to the to issuance of any permits, any site grading, and all development activity for the site.

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

5. 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.

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

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

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 may result in legal action taken by the City of Las Vegas.]

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

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

CONDITIONS – Continued:

lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

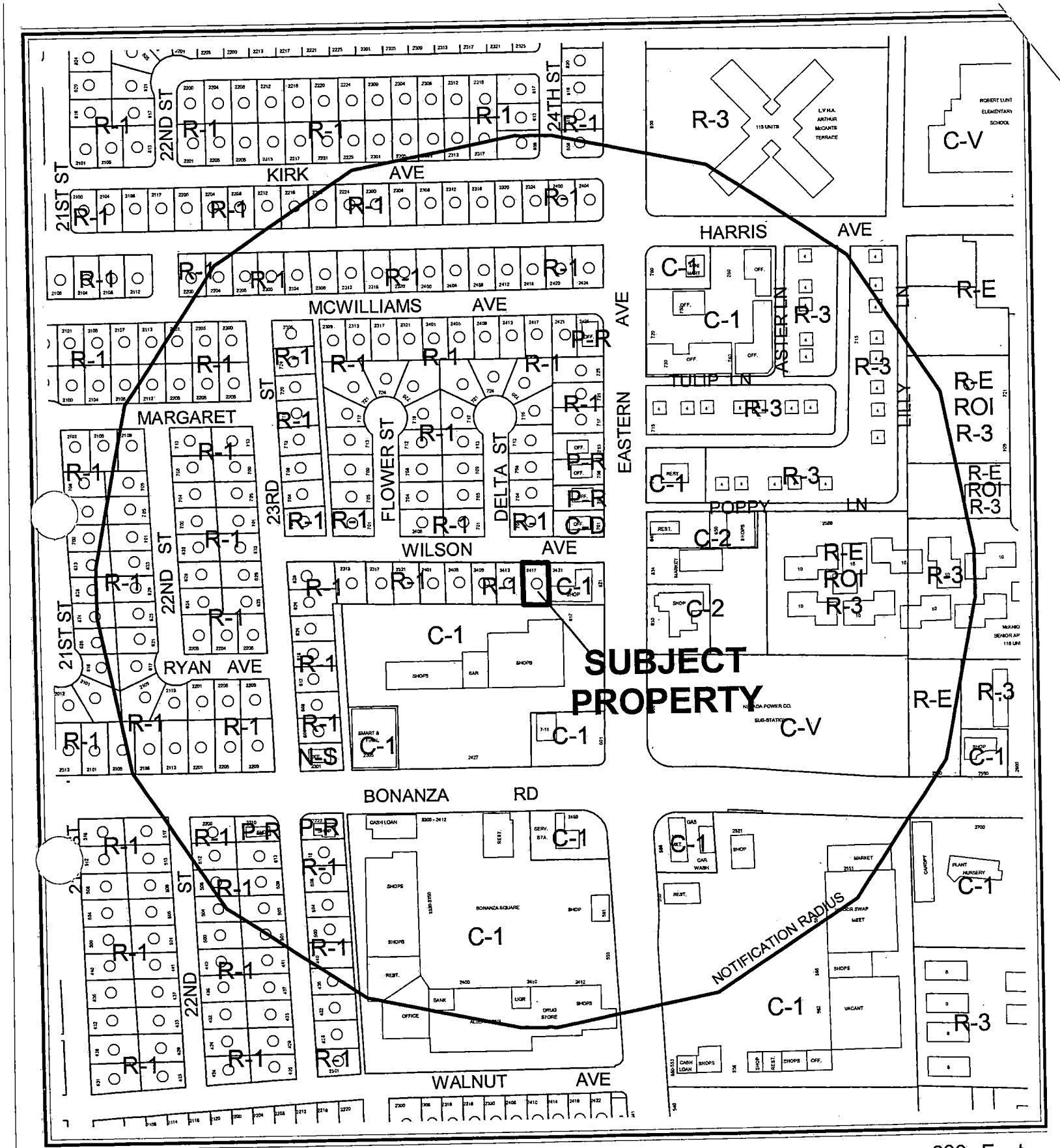
Public Works

14. Landscape and maintain all unimproved right-of-way, if any, on Wilson Avenue adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Wilson Avenue public right-of-way adjacent to this site prior to occupancy of this site.

16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits, unless otherwise allowed by the City Engineer.

17. Site development to comply with all applicable conditions of approval for ZON-6311 and all other subsequent site-related actions.



0 300 600 Feet

CASE: **SDR-6313**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6313 - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-6303) to a SC (Service Commercial) land use designation and a Rezoning (ZON-6311) to a C-1 (Limited Commercial) zoning district approved by the City Council.

2. Conformance to the Conditions of Approval for Rezoning [ZON-6311].

3. A reversionary map shall be filed in accordance with Title 18.18, by the applicant to combine parcels APN 139-26-811-079 and APN 139-26-811-192, also known as lots 1, 2 and 3 of Block 5 of the Greater Las Vegas Add Tract 1; prior to the to issuance of any permits, any site grading, and all development activity for the site.

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

5. 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.

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

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

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 may result in legal action taken by the City of Las Vegas.]

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

PL

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

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

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

Public Works

14. Landscape and maintain all unimproved right-of-way, if any, on Wilson Avenue adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Wilson Avenue public right-of-way adjacent to this site prior to occupancy of this site.

16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits, unless otherwise allowed by the City Engineer.

17. Site development to comply with all applicable conditions of approval for ZON-6311 and all other subsequent site-related actions.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed parking area in conjunction with an existing restaurant and for a waiver of the perimeter and parking lot landscaping requirements on 0.14 acres at 2417 East Wilson Avenue.

B) Applicant's Justification

The applicant professes that they intent to demolish the existing single-family residence and create additional parking for the adjacent commercial property, which they also own. Access to the site will be via the ingress/egress located on the adjacent commercial site, as a 10-foot portion of landscaping will be placed at the front of the property to emphasize this design.

BACKGROUND INFORMATION

A) Previous Actions

There are no related actions pertaining to the subject site.

B) Pre-Application Meeting

02/24/05 A pre-application conference was held and resulted in the following comments:

1. The proposal is to use an existing residential lot for parking for a commercial lot next to it.
2. A General Plan Amendment from L (Low Density Residential) to SC (Service Commercial) will be required.
3. A Rezoning from R-1 (Single Family Residential) to C-1 (Limited Commercial) will be required.
4. A Site Development Plan Review for an accessory parking lot in conjuncture with a commercial use will be required.
5. A 2,000 square foot dwelling is to be demolished.
6. Asking for a waiver of from the front, rear and parking lot landscaping requirements.

PL

C) Neighborhood Meetings

A neighborhood meeting was held on 03/30/05 at 2417 East Wilson Avenue regarding the companion General Plan Amendment (GPA-6303) application. Details of the meeting are discussed in the before mentioned staff report.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.14

B) Existing Land Use

Subject Property:	Single-Family Dwelling
North:	Single-Family Dwelling
South:	Commercial Center
East:	Restaurant [El Pollo Real Restaurant (R09-00863)]
West:	Single-Family Dwelling

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is designated L (Low Density Residential) within the Southeast Sector of the General Plan. Companion item General Plan Amendment (GPA-6303) is proposing to amend a portion of the Southeast Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial). The proposed Rezoning of the property from R-1 (Single Family Residential) to C-1 (Limited Commercial) will be in conformance with the General Plan pending the approval of GPA-6303. The proposed parking lot is a permitted use with a C-1 (limited Commercial) zoning district.

PL

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

The subject parcel is not part of or impacted by any Special Are Plan, Special Overlay District and or trails.

PROJECT DESCRIPTION

The proposed development of the site is composed of the demolishing of an existing single-family dwelling and the creating of a parking area. The property to the east is zone C-1 (Limited Commercial) and has an existing structure on it currently utilized as a restaurant. The proposed site development will create additional parking for the adjacent property, while alleviating off-site parking issues. The original driveway cut to the subject parcel will be removed therefore ingress/egress to the site will be made available only through the adjacent commercial property off of Wilson Avenue. The applicant is proposing landscaping along the northern, western and southern property lines, but requires a waiver from the perimeter landscaping requirements due to the provided depth along the northern (front) property line and that two handicap parking spaces are located within the southern (rear) landscape buffer. Additionally, the applicant is not providing any landscape fingers within an aisle of nine parking spaces therefore requiring a waiver from the parking lot landscaping requirement.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,076	N/A
Min. Lot Width	100 Feet	62 Feet *	No
Min. Setbacks			
• Front	20 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50 %	N/A	N/A
Max. Building Height	None	None	Yes

PL

The construction of a parking lot does not include the erecting of any structures, therefore the development standards set forth structures within a C-1 (Limited Commercial) zoning district are not applicable to this application. The companion Site Development Plan Review (SDR-6313) will consider the proposed development of the site.

* The subject site fails to meet the required minimum lot width of 100 feet for a C-1 (Limited Commercial) zoning district. As this parcel is to become a part of the existing commercial land use located on the adjacent site, this application will be conditioned so that, if approved, a reversionary map will have to be filed in accordance with Title 18.18, by the applicant to combine the two contiguous parcels. This has also been addressed in the companion Rezoning (ZON-6311) staff report.

A2) Residential Adjacency Standards

Since no structures are being placed on the subject parcel Residential Adjacency Standards are not applicable to this Site Development Plan Review.

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
Parking Area	6,076 SF.	N/A	N/A	N/A	9	2

The proposed development of a parking area to be utilized by the adjacent commercial property will increase the available parking 11 parking spaces including two handicap parking spaces. Access to these parking spaces will be provided via a 24-foot wide drive aisle.

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	2 Trees	Zero
Buffer: • Min. Trees	1 Tree / 20 Linear Feet	12 Trees	15 Trees *
• Min. Zone Width - Front - Side & Rear • Wall height	15 Feet 8 Feet 6 Feet		10 Feet 10 Feet + 6 Feet

* The landscape plan legend depicts trees in sizes of 15 gallon, 24 gallon and 24 inch box. However, the development standards indicate that 24-inch box trees are the minimum size permitted to be installed. Therefore, even though the required number of trees is present, the proposed landscape plan fails to provide the required size of trees. Similarly, the same deficiency can be found within the side and rear perimeter landscape buffers. Therefore, this application will be conditioned to have the landscape plan revised to indicate the proper tree size.

The parking area consists of a row of nine consecutive parking spaces without a landscape finger placed every six spaces. Therefore, requiring a waiver from the parking lot landscape requirements. The amount of trees present within the perimeter landscape buffers should compensate for the deficiency of a landscaped parking finger.

The front landscape buffer varies in width from 10 feet to approximately 15 feet for the full length of the northern property line. As the property is required to supply a 15-foot landscape buffer along the front property line, they will require a waiver from perimeter landscape requirements. In addition, the rear landscape buffer is required to be eight feet in depth, mean while the applicant is supplying a 19-foot landscape buffer, which has two handicap parking spaces located within it therefore also requiring a waiver from the perimeter landscape requirements. The side landscape buffer exceeds the required depth by two feet.

A5) Sign Standards

The applicant is not proposing any signage as part of this application. Signage will be review at time of permitting and will be subject to Title 19.14 and all City Code requirements and design standards of all City departments.

B) General Analysis and Discussion

- Zoning

With the approval of GPA-6303 and ZON-6311 the proposed parking area use will be a permitted use within a C-1 (Limited Commercial) zoning district.

PL

- Site Plan

  The site plan depicts a total of 11 parking spaces, including two handicap parking spaces, along the western and southern property alignments. Of the two handicap parking spaces one is a van accessible handicap parking space. A 24-foot drive aisle allows access to the parking spaces and to the adjacent commercial property, by which a point of ingress/egress is located.

- Waivers

  The proposed redevelopment of the site requires a waiver of perimeter and parking landscape requirements to be in conformance with the Title 19 and the Urban Design Guidelines & Standards.

- Landscape Plan

  The landscape plan depicts a 10 to 15-foot wide landscape buffer along the front property line, a 10-foot wide landscape buffer along the western property line and a 19-foot wide landscape buffer along a portion of the southern property line. The types of trees to be utilized in this development are Mexican Fan Palms, Mesquite and Mondel Pine Trees. The landscape plan legend indicates the use of annuals within the plant bed, as well as the use of a two-inch minimum layer of ¼ inch Rainbow Pink Rock.

- Elevation

  Elevations were submitted regarding the adjacent building, but are not part of this Site Development Plan Review. As this is a review of a parking lot there are no elevations.

- Floor Plan

  A floor plan is not required for the development of a parking area with no structures onsite.

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 subject site is to be merged into an existing developed commercial property and will support no new structures. The proposed expansion of the existing commercial site for the purpose of additional parking will not increase the intensity of the existing commercial use as well as it will alleviate off-site parking within the adjacent residential development. Therefore, the redevelopment of the subject parcel and the consequent uses of the site are compatible with the 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;"**

With the approval of General Plan Amendment (GPA-6303) and Rezoning (ZON-6311) as well as the approval of a waiver of perimeter and parking landscape requirements the proposed development would be in conformance 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.

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

The site will have access from Wilson Avenue and is located approximately 130 feet west of the intersection of Wilson Avenue and Eastern Avenue, a residential public street and a Primary (100-foot) Arterial as designated by the Master Plan of Streets and Highway. Street facilities providing access to the property are adequate in size to meet the requirements of the proposed development.

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

Landscape materials will be conditioned to meet the minimum size requirements set forth by Title 19.14, as such the proposed materials will be appropriate for the area and the City.

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

The proposed development of the site depicts no structures, therefore by default is harmonious and compatible with development in the area.

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

The development will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare.

PL

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 200 [Mailed with GPA-6303 and ZON-6311]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6313 APN: 139-26-811-019

Name of Property Owner: LIZ MARIE SANCHEZ

Name of Applicant: TIM C. AYALA

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

____ Yes __X__ No

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

City Official: NA

Partner(s): NA

APN: NA

Signature of Property Owner/Authorized Agent: [signature]

Print Name: LIZ MARIE SANCHEZ

Subscribed and sworn before me

This 15 day of March, 2005

[signature]

Notary Public in and for said County and State

MARY A. LOPEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 04-87908-1
MY APPT. EXPIRES JUL 3, 2008

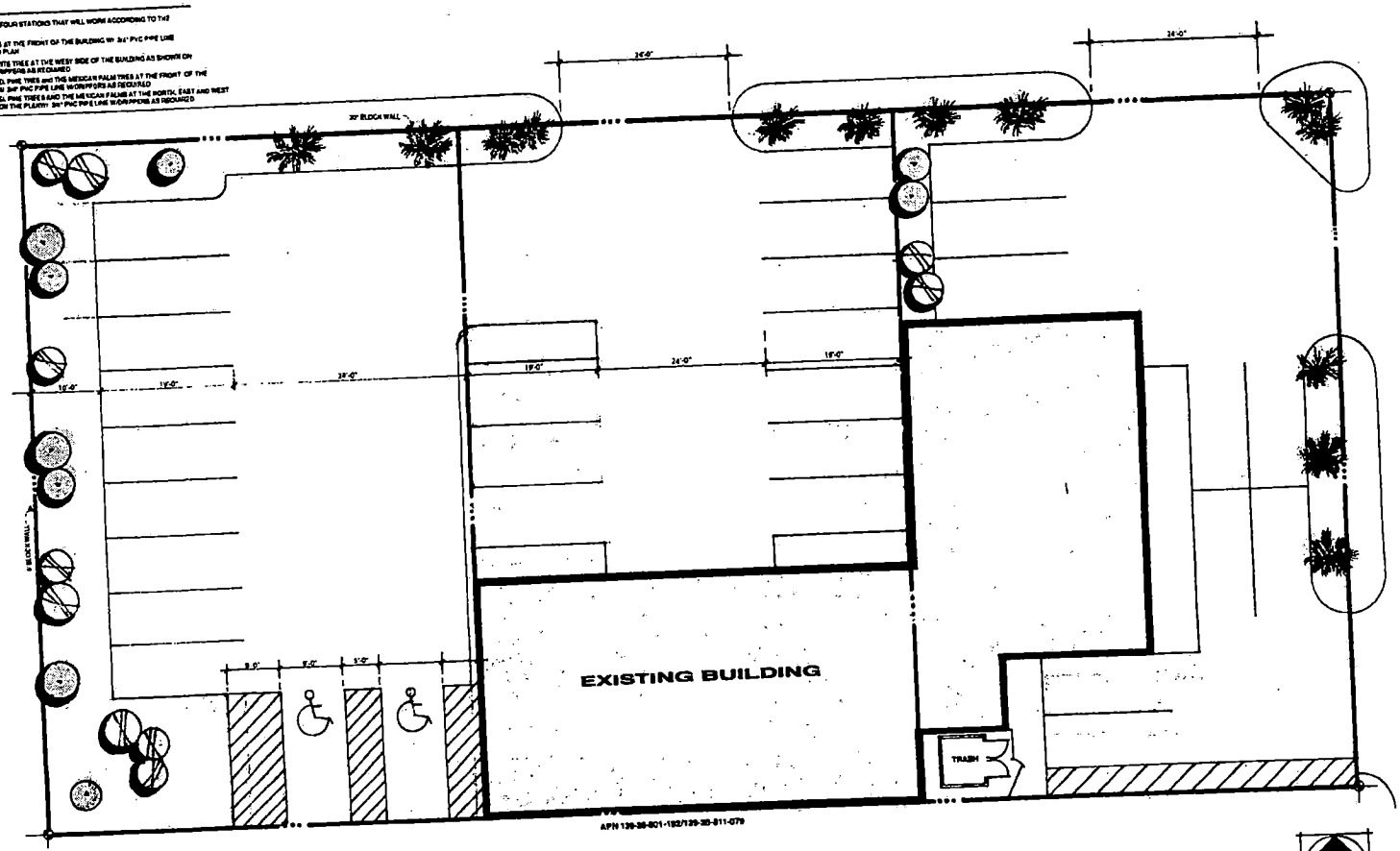
LANDSCAPE LEGEND

EXAMPLE	NAME	SIZE	UNITS
	MEXICAN PALM TREE	15 GAL. AS SHOWN	13 TREES
	MESQUITE	24 GAL. AS SHOWN	10 TREES
	PINUS ELDARICA - MONDELL PINE	24" BOX AS SHOWN	14 TREES

- PLANTER - PLANT BED FOR ANNUALS
  BAZORIAN ARMERIA MARITIMA BALEYE MULTIRADIATEMEQUILEGIA COLUMBINE
  DIANTHUS BARBATUS CONVOLVULUS EVERGLANDS GERMANICALAPTANCHLAVANDULA SPECIES
  DIANTHUS SPECIES CONVOLVULUS EVERGLANDS
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEM
- ALL OPEN AREAS WILL RECEIVE 3" MIN. LAYER OF 1/4" RAINBOW PARK ROCK
- WHEAT FABRIC CONTROL UNDER ROCK
- ALL TREES IN FRONT OF THE STREET WILL BE 2' MIN ASTANCE FROM R/W
- THE LANDSCAPE AND IRRIGATION SYSTEM WILL BE MAINTAINED BY PROPERTY OWNER
- CERTIFICATE OF COMPLIANCE STATING THAT LANDSCAPE MATERIALS HAVE BEEN INSTALLED PER CODE WILL BE SIGNED BY PROPERTY OWNER OR CONTRACTOR AND SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO RELEASE OF IMPROVEMENT BONDS. HOWEVER, THE REQUIRED LANDSCAPING WILL BE INSTALLED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

IRRIGATION SYSTEM

- AUTOMATIC CLOCK WILL BE SET FOR FOUR STATIONS THAT WILL WORK ACCORDING TO THE DIFFERENT SEASONS
- STATION "1" WILL BE FOR THE PLANTS AT THE FRONT OF THE BUILDING W/ 3/4" PVC PIPE LINE W/DRIPPERS AS REQUIRED FOR EACH PLAN
- STATION "2" WILL BE FOR THE MESQUITE TREE AT THE WEST SIDE OF THE BUILDING AS SHOWN ON THE PLAN W/ 3/4" PVC PIPE LINE W/DRIPPERS AS REQUIRED
- STATION "3" WILL BE FOR THE MONDEL PINE TREES AND THE MEXICAN PALM TREES AT THE FRONT OF THE BUILDING AS SHOWN ON THE PLAN W/ 3/4" PVC PIPE LINE W/DRIPPERS AS REQUIRED
- STATION "4" WILL BE FOR THE MONDEL PINE TREES AND THE MEXICAN PALMS AT THE NORTH, EAST AND WEST SIDES OF THE BUILDING AS SHOWN ON THE PLAN W/ 3/4" PVC PIPE LINE W/DRIPPERS AS REQUIRED



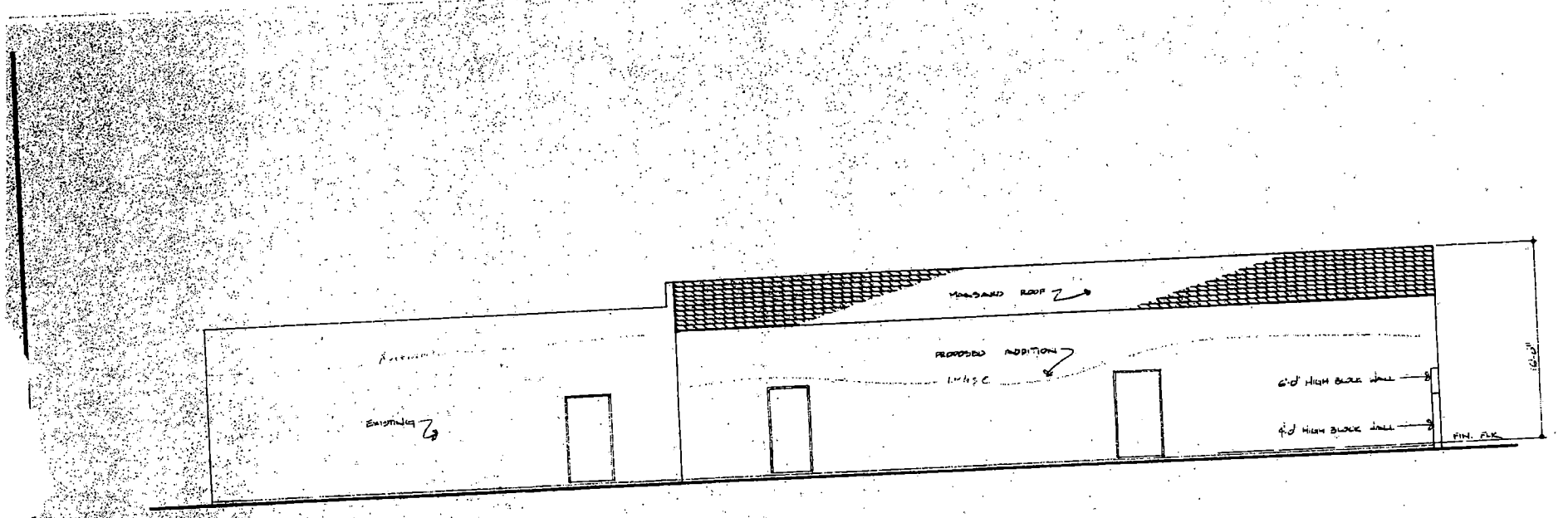
MAR 15 2005

SCALE 1"-0" = 1/8"

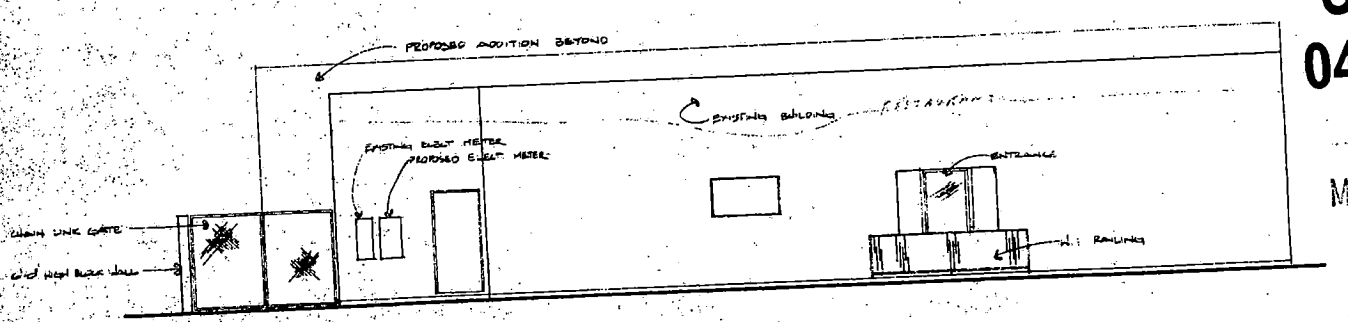
SDR-6313
04/28/05 PC

Land Use Analysis

Existing Zone - R-1
Existing Building - 2,000 Sq. Ft. (to be demolished)
Existing Parcel Area - 6,076 Sq.Ft.
Proposed Use - Parking Lot
Proposed Parking Spaces - 11 Parking Spaces



NORTH ELEVATION



EAST ELEVATION

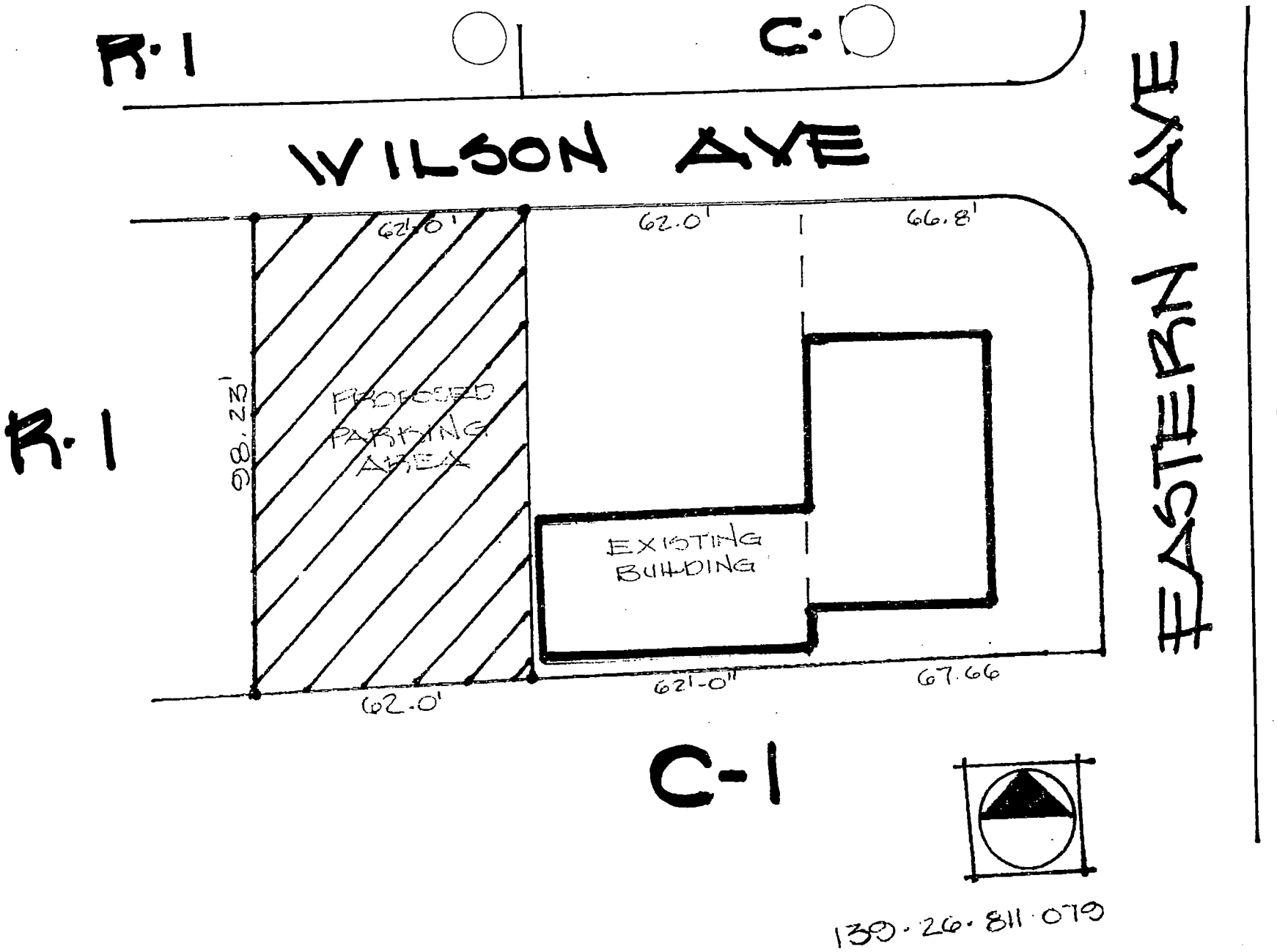
SDR-6313
04/28/05 PC

MAR 15 2005

SUNBELT CONTRACTORS
(702) 798-1942 FAX (702) 798-7882
3280 WEST HACIENDA AVENUE, SUITE 211
LAS VEGAS, NEVADA 89118

NORTH ELEVATION
EAST ELEVATION

Warehouse Addition for
THE LACE SHOP



C-1

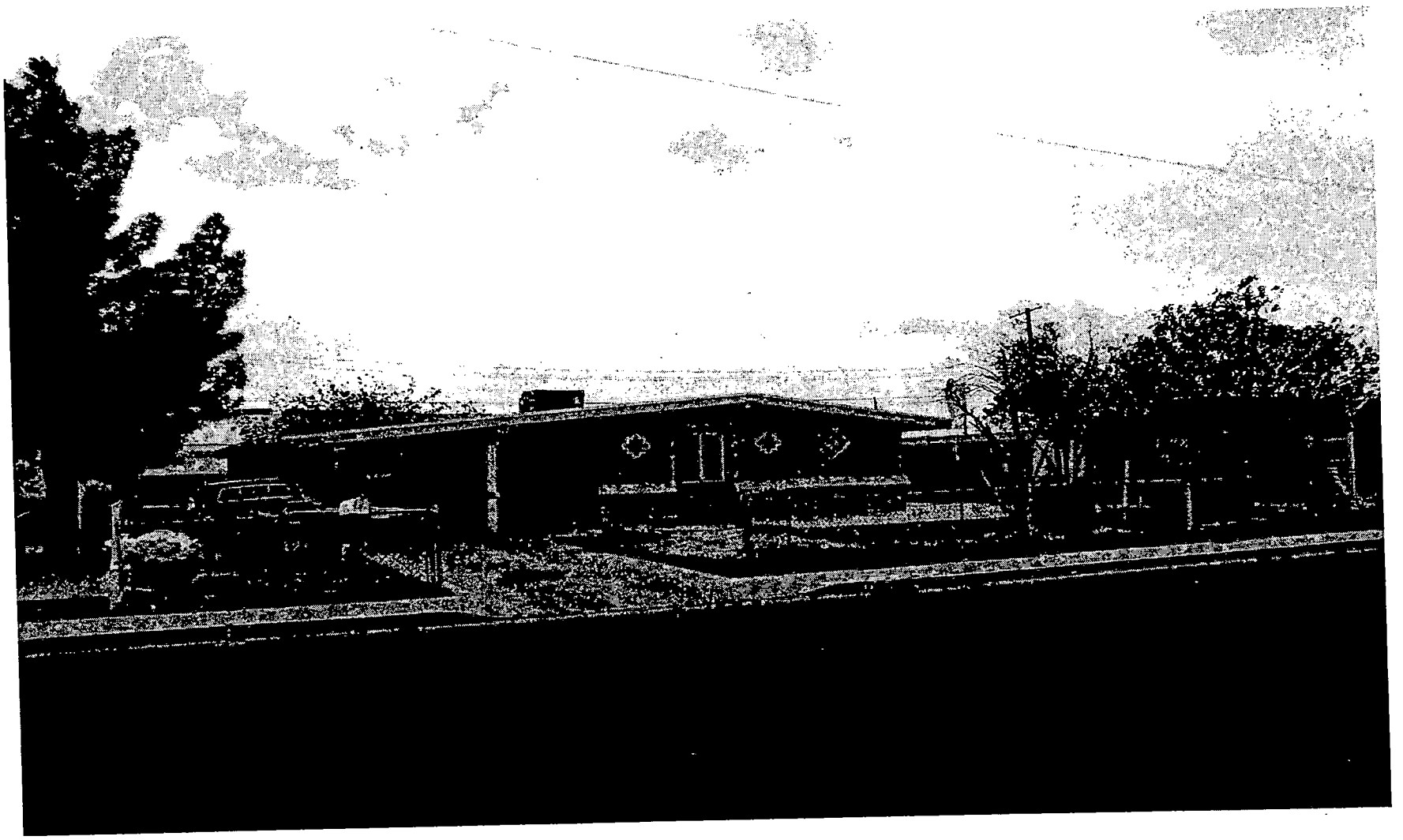
130-26-811-079

SDR-6313
04/28/05 PC



GPA-6303, ZON-6311 & SDR-6313 - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ
2417 EAST WILSON AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05



GPA-6303, ZON-6311 & SDR-6313 - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ
2417 EAST WILSON AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05

TC AYALA PLANNING & DEVELOPMENT
4600 Sunset Road Ste. 148
Henderson. Nevada 89014
Phone (702) 275- 3784
Fax (702) 407-7744

Current Planning City of Las Vegas
Las Vegas, Nevada

March 15, 2005

To Whom It May Concern::

I'm submitting this letter in order to apply for a Land use Amendment, rezoning and Design Review for the property located at 2417 E. Wilson Avenue. We have a Commercial Building on the same street facing Eastern Avenue. We recently purchased the proper in order to provide parking to our existing Commercial Building. We will demolish the existing structure and block the access to this property with 10 feet of landscape at the front of the property. Because this parcel will be used only for parking the access to the property will be the existing access to our building. With these changes there probably won't be any impact on the existing traffic, and it should solve the problem of people parking on the street. Therefore, we ask for your support and approval of this application.

Sincerely.

Tim C. Ayala

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of Opposition, Brigitte M. Solvie (filed under Item 45)

MOTION:
TRUESDELL – APPROVED subject to conditions and adding the following condition:
- **This development shall not exceed a total of 72 lots.**

– Motion carried with GOYNES voting NO, McSWAIN abstaining as her company, Terra Contracting, is bidding work for Pardee Homes of Nevada and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 45 [ZON-6312], Item 46 [WVR-6322], Item 47 [VAC-6325], Item 48 [VAR-6328] and Item 49 [SDR-6315].

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, gave an overview of the applications. He stated that the request is for a 72-lot single-family residential development. The applicant's initial rezoning request was for R-PD5 and then changed to R-PD3, which is a lot difference of three. Staff's recommendation to the applicant was to apply for R-PD4, and staff would add a condition limiting the development to a certain number of lots. There is also a 60 percent deficiency in the required amount of open space. Should the Commission approve the variance, staff has imposed a condition requiring the applicant to make a contribution, approximately $126,600, to the City of Las Vegas Parks CIP Fund, in lieu of the open space requirement. In addition, the applicant would be required to redistribute the open space in locations not exclusively devoted to streetscape.

MR. LEOBOLD also pointed out that on Item 49, Condition 3, the correct date stamp should be 04/27/05. Staff also requested to add a condition limiting the development to 72 lots and single story homes would be built on specified lots. MR. LEOBOLD read the added conditions and the amended condition into the record. MR. LEOBOLD added that should Public Works department approve of the proposed cul-de-sacs, then the waiver request (Item 46) would no longer be required.

TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, reiterated some of staff's comments on the applications. At the neighborhood meeting, residents expressed concerns with the GPA, the density, having one-story homes on the 15-acres adjacent to Grand Canyon Drive, and the Haley Avenue alignment. As a consequence of this meeting, the applicant withdrew the GPA application and lost three lots to be consistent with what is allowed under the GPA requirements. Due to some ambiguity in the Code, the applicant had to submit an application for an R-PD4. There are developed parcels west of the subject site, so the developer is restricting the lots south of Haley Avenue along Grand Canyon Drive to one-story homes and with a minimum of 9,000 square feet. Another neighborhood meeting was held to review the changes on the site plan, but the residents were still concerned with the density and could not agree to one story on the 15 acres adjacent to Grand Canyon Drive. The site plan was revised again to restrict more lots to one story, so that there are only eight remaining two-story lots along Grand Canyon Drive. Regarding the density issue, there are developments between Farm Road and Deer Springs Way that are R-PD3 and R-PD5, and a majority of these sites have acreage that is both in the rural and the Low General Plan designation. The proposed development is consistent with the surrounding developments and the density of these developments.

MINUTES – Continued:

In researching some of its past one-story community developments, Pardee Homes does not believe that this is would be the best looking design. Having different elevations, articulation and varying heights is substantially important in the way these developments ultimately build out. The developer took into consideration Grand Canyon Drive and has restricted most of these lots to one story. In addition, the subject parcel has a reduced three-foot grade difference from the parcels to the west. With respect to the open space, the developer felt that the buyers of the proposed homes would prefer to landscape their back yards with pools and recreation rather than contributing to homeowner's association fees to maintain a common recreational element that will not be used frequently. The recreational area that has been incorporated into the subject site to the north is approximately 30 feet. There is an opportunity to place benches and other amenities within this area should the Commission stipulate this.

RICHARD LEMMON, 9645 Haley Avenue, opposed the rezoning request to R-PD4 and felt R-PD3 was more appropriate. When the map was developed, there was an agreement between the City and the County that the land east of Grand Canyon Drive would be limited to single story development. All but 25 lots along Grand Canyon Drive of the proposed development back up to Grand Canyon Drive with five-foot side setbacks, which creates a giant wall affect. The area to the west are custom homes on large lots. He would also like to have open space on the western side to create an opening on the large wall.

STEPHAN PURDY, 9615 Haley Avenue, commented on the increased traffic on Grand Canyon Drive resulting from numerous gravel trucks traveling back and forth. He would like to see some of the rural open space maintained and not have as much density in their area.

TREVOR DISHON, 9690 Wittig Avenue, opposed the subject development and preferred a development at R-PD3 or less.

BARBARA MANNING, 6970 N. Jensen Street, opposed the subject development. She understood development will take place but would like to see single story development maintained along Grand Canyon Drive as a buffer and to preserve some of the rural lifestyle.

TERESA FISHER, HDR 38 Box 107, 89166, purchased three parcels within this neighborhood, specifically for the rural lifestyle. She objected to the R-PD4 rezoning request and preferred the zoning at R-PD3. She questioned where the proposed remaining eight two-story homes would be constructed along Grand Canyon Drive and what area will be designated for the construction traffic.

MINUTES – Continued:

CAROL SQUIRES, 9685 Elkhorn Road, adamantly opposed to the density of the project and the two-story lots. She felt she has purchased her dream home and has enjoyed the view of the mountains.

BRIGITTE SOLVIE, 7038 N. Conquistador Street, stated that they did not receive notification due to the fact that their mobile home is located immediately outside of the notification radius. Her home is being built within the notification area and was pleased to see that there was a change in the elevation, single story lots and density. She submitter her letter of opposition and stated that the proposed development still needed overall improvement.

DON HILFER, 6685 N. Grand Canyon Drive, was pleased to see the reduced density but would like to see it further reduced with single story lots.

BRIAN PETERSON, 9960 Wittig Avenue, echoed the previous comments and opposed the subject development.

ATTORNEY KEETCH pointed out that the residents appeared not to desire a denial on these applications but to work towards a resolution that would mitigate all concerns. The proposed density is consistent with the existing density surrounding the neighborhood.

MR. LEOBOLD clarified for COMMISSIONER DAVENPORT that the proposed development would meet the density requirement of R, the General plan category, which allows up to 3.59 units per acre. The R-PD3 only allows up to 3.49 units per acre. Staff is examining the possibility of a text amendment. In the meantime, to compensate for the additional tenth, the applicant had to apply with an R-PD4 with a condition stipulating a maximum of 72 lots. MR. LEOBOLD also clarified that the correct site plan was the one shown on the overhead.

MARGO WHEELER, Planning and Development, asked staff what was the total number of units allowed in order for the applicant to have an R-PD3, which is the 3.49 units per acre. MR. LEOBOLD responded that the applicant would lose an additional three lots. ATTORNEY KEETCH added that there are 20.24 gross acres, so the density calculated reflected only a decrease by two lots.

MINUTES – Continued:

CHAIRMAN NIGRO appreciated the residents' concern in preserving their rural lifestyle but respectfully disagreed with them. He pointed out that the adjacent parcels reflected lots totaling 34, 37, 19 and 17, so he felt that the densities were fairly consistent. He complimented the developer on being receptive to the surrounding residents by placing single story homes in areas most sensitive to the surrounding neighbors.

VICE CHAIRMAN TRUESDELL stated that having single story and two-story homes, it creates different light sheds. He felt that the developer has made a huge effort in creating a development that blends in with the development north of the subject site. The aforementioned concerns and issues will always be raised when dealing with residential development within rural areas; however, he had hoped that all would keep in mind what has been done site by site in trying to create uniform neighborhoods.

MS. WHEELER confirmed that a condition would be added limiting the development to 72 lots. GINA VENGLASS, Public Works, also confirmed that having the cul-de-sacs on the site was acceptable. ATTORNEY KEETCH then requested to withdraw without prejudice Item 46 and staff concurred.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 45 [ZON-6312], Item 46 [WVR-6322], Item 47 [VAC-6325], Item 48 [VAR-6328] and Item 49 [SDR-6315].

(8:46 – 9:24)
2-2042

CONDITIONS:

Planning and Development

1. Approval of a Variance (VAR-6276), a Waiver (WVR-6277), and a Site Development Plan Review (SDR-6275) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

Public Works

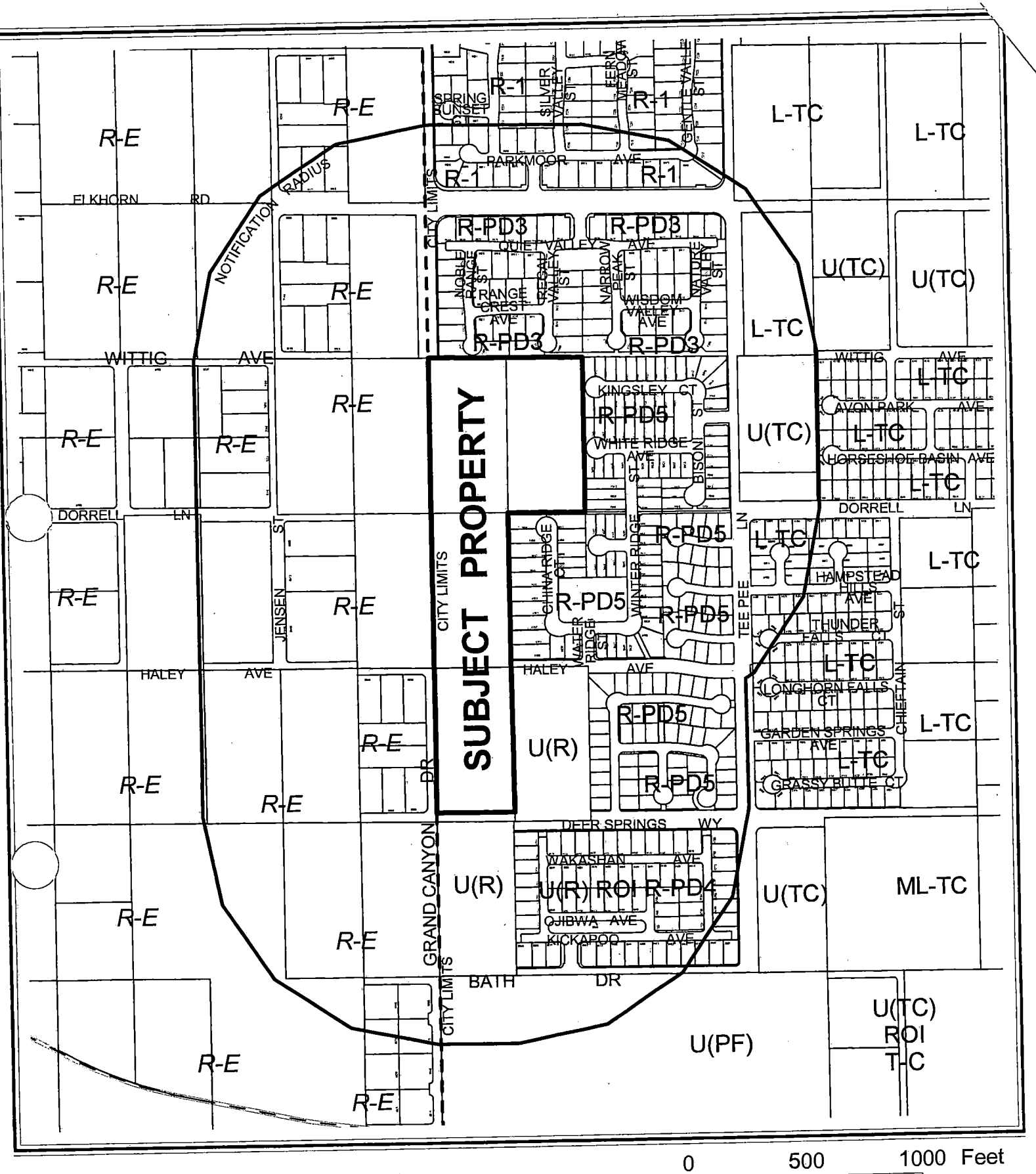
3. Dedicate 40 feet of right-of-way adjacent to this site for Grand Canyon Drive and the necessary right-of-way for a cul-de-sac meeting current City Standards for the termination of Haley Avenue. Also dedicate a 25 foot radius on the northeast corner of Deer Springs Way and Grand Canyon Drive. Grant a traffic signal chord easement at the northeast corner of Grand Canyon Drive and Deer Springs Way.

CONDITIONS – Continued:

4. Construct half-street improvements, including appropriate transition paving and overpaving if legally able, on Grand Canyon Drive and Deer Springs Way adjacent to this site concurrent with development of this site. In addition, construct necessary improvements for the complete cul-de-sac termination of Haley Avenue. 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. Extend public sewer to the west edge of this site to a location and depth acceptable to the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.

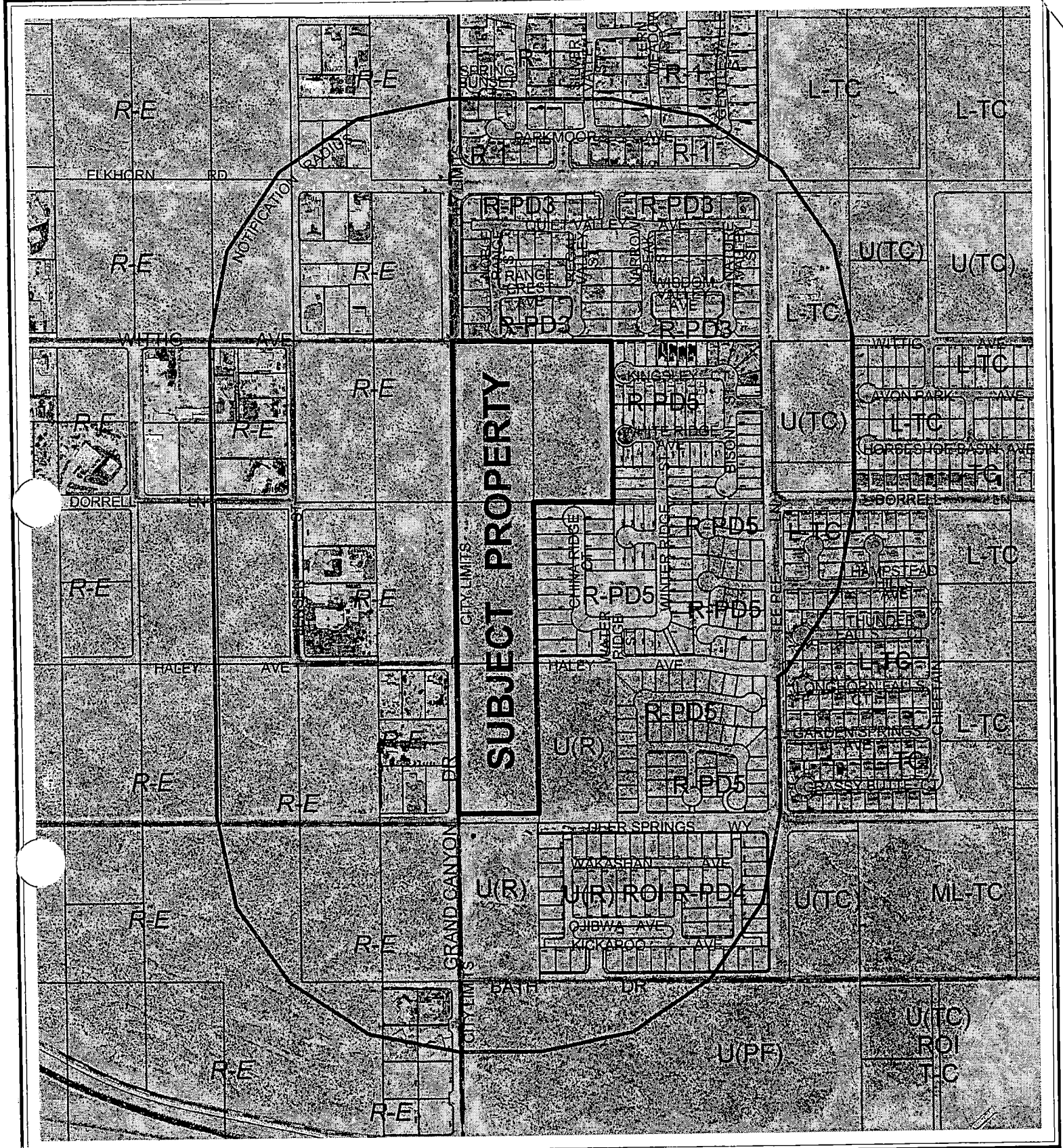


CASE: **ZON-6312**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



CASE: **ZON-6312**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6312 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

1. Approval of a Variance (VAR-6276), a Waiver (WVR-6277), and a Site Development Plan Review (SDR-6275) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Grand Canyon Drive and the necessary right-of-way for a cul-de-sac meeting current City Standards for the termination of Haley Avenue. Also dedicate a 25 foot radius on the northeast corner of Deer Springs Way and Grand Canyon Drive. Grant a traffic signal chord easement at the northeast corner of Grand Canyon Drive and Deer Springs Way.

4. Construct half-street improvements, including appropriate transition paving and overpaving if legally able, on Grand Canyon Drive and Deer Springs Way adjacent to this site concurrent with development of this site. In addition, construct necessary improvements for the complete cul-de-sac termination of Haley Avenue. 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. Extend public sewer to the west edge of this site to a location and depth acceptable to the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site,

DDS

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.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue.

B) Applicant's Justification

A letter was submitted with the application, indicating that the site is just outside of the Town Center boundaries. It further states that the proposed subdivision is similar in site design and product type to numerous Pardee neighborhoods throughout the Town Center area.

BACKGROUND INFORMATION

A) Related Actions

01/17/01 The City Council approved a request for Annexation [A-0003-99(A)] of a portion of the subject property. The annexation became effective on 01/26/01. The Planning Commission and staff recommended approval.

02/05/03 The City Council approved a request for Annexation (A-0038-02) of a portion of the subject property. The annexation became effective on 02/14/03. The Planning Commission and staff recommended approval.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a Waiver (WVR-6322) of a Title 18 requirement, Vacation (VAC-6325) of Government Patent Easements, a Variance (VAR-6328) in the required amount of open space, and a Site Development Plan Review (SDR-6315) of a 72-lot single-family residential development.

B) Pre-Application Meeting

02/23/05 The staff met with the prospective applicant on a proposed 75-lot residential development on the subject property. For the density of development proposed, it appeared that applications for a General Plan Amendment and a Rezoning would be required. A Waiver of a Title 18 requirement in the offset of street intersections, a Vacation of Government Patent Easements, and a Variance in the amount of open space required were also proposed. It was explained that it did not appear a hardship existed to warrant granting a Variance in the amount of open space.

DDS

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application. However, a neighborhood meeting was held on an application initially submitted in conjunction with this application to reclassify the subject property from a R (Rural Density Residential) land use classification to a L (Low Density Residential) classification. The meeting was held on 03/29/05 at which 13 members of the public attended and made the following statements:

- They would strongly oppose any increase in planned density along Grand Canyon Drive.
- They would strongly oppose any development of two-story homes within 330 feet of the east side of Grand Canyon Drive.
- They are concerned about light pollution in the area and would like to minimize streetlights along Grand Canyon and within the subdivision.
- They would like the developer to consider building fewer, larger, and more expensive homes.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	20.24 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-family dwellings
	Undeveloped
	Vacant (subdivided for single-family residences)
South	Undeveloped
	Vacant (subdivided for single-family residences)
East	Vacant (subdivided for single-family residences)
West	Undeveloped
	Single-family residences

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	PF (Public Facilities) and R (Rural Density Residential)
East	L (Low Density Residential)
	R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

DDS

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan designation]
North	U (Undeveloped) [R (Rural Density Residential) General Plan designation] R-PD3 (Residential Planned Development – 3 units per acre) R-E (Residence Estates)
South	U (Undeveloped) [PF (Public Facilities) General Plan designation] U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre)
East	U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre) R-PD5 (Residential Planned Development – 5 units per acre)
West	Clark County

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is classified in the R (Rural Density Residential) land use category that permits up to 3.59 units per acre. The proposed development of 72 single-family lots on 20.24 acres results in a density of development of 3.56 units per acre, which is within the permitted density of the land use classification.

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

There are no special plans or overlay districts that affect the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards are presented with the Site Development Plan Review (SDR-6315) that accompanies this application.

B) General Analysis and Discussion

The applicant is proposing a 72-lot subdivision for single-family homes at a density of 3.56 dwelling units per acre. The underlying land use classification for the property is R (Rural Density Residential), which permits a density of development of up to 3.59 units per acre.

West of Grand Canyon Drive, property is unincorporated and classified RNP (Rural Neighborhood Preservation), which permits a density of development up to two dwelling units per acre. East of Grand Canyon Drive for a distance of approximately 660 feet or 1/8th mile, properties are classified R (Rural Density Residential) as a transition to higher density residential development beyond. The R classification permits up to 3.59 dwelling units per acre. Although the requested zoning of R-PD4 would permit residential densities of up to four dwelling units per acre, the applicant is restricting the development to 3.56 dwelling units per acre, which is consistent with the underlying R classification. Therefore, the development proposed would be compatible with the intended land use permitted in this classification.

Submitted in conjunction with this application is a request for a Variance to reduce the amount of open space to less than is required. Because there appears to be no demonstrable "hardship," it is recommended that that application and other accompanying applications, including this one, be denied.

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 property is classified in the R (Rural Density Residential) land use category that permits up to 3.59 dwelling units per acre. The proposed development of 72 single-family lots on 20.24 acres results in a density of development of 3.56 dwelling units per acre, which is within the permitted density of the land use classification, and therefore, conforms to the General Plan.

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."**

   As discussed in the analysis section above, this Rezoning request is compatible with the surrounding land uses and zoning districts, provided that the density of development is restricted to less than 3.59 dwelling units per acre.

   Submitted in conjunction with this application is a request for a Variance to reduce the amount of open space to less than is required. It is recommended that that application and other accompanying applications, including this one, be denied.

DDS

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

   The subject request for Rezoning and the limitation in density is not a change from the underlying land use classification that permits this type and density of land use proposed.

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

   The subject property fronts on Grand Canyon Drive, which according to the Master Plan of Streets and Highways, is designed for a right-of-way width of 80 feet. The development is proposed to have two access points to Grand Canyon Drive from internal streets. Haley Avenue, which is the only east-west street between Deer Springs Way and Elkhorn Road, would be terminated. This termination would severely limit internal access to other developments in the area and restrict westerly access by other developments to Grand Canyon Drive. This closure is not recommended and is addressed in the report for the Site Development Plan Review (SDR-6315).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 181 [Mailed with WVR-6322, VAR-6328 and SDR-6315]

APPROVALS 0

PROTESTS 3

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-6312 APN: 125-19-601-001, 125-19-501-009 + 010

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 2nd day of March, 2005

_____
Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-6312 APN: 125-19-601-007

Name of Property Owner: Pardee Construction Company of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

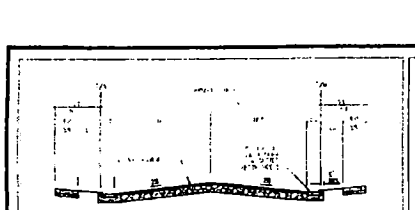
Subscribed and sworn before me

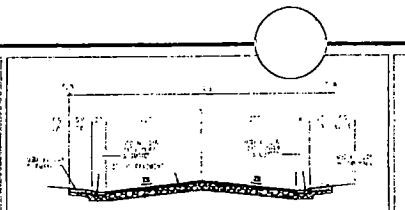
This 2nd day of March, 2005

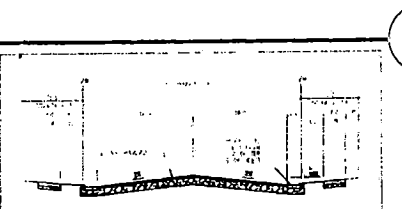
Neil M. School

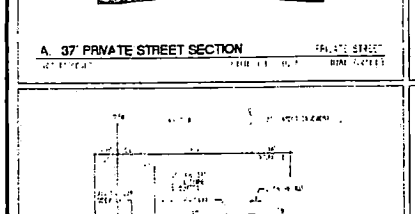
Notary Public in and for said County and State

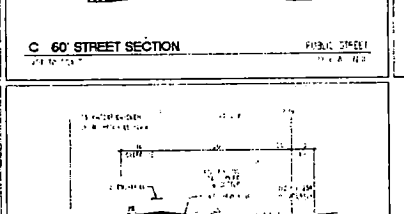
NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008











NOTES

LAND USE

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

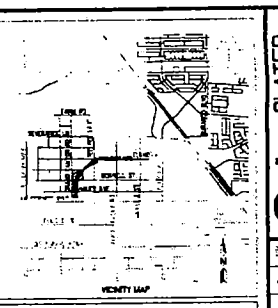
DESIGN CRITERIA

OWNER/DEVELOPER

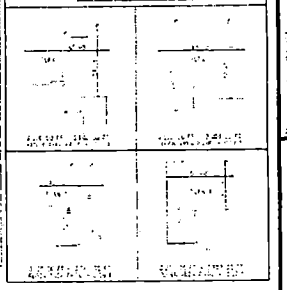
SURVEYOR

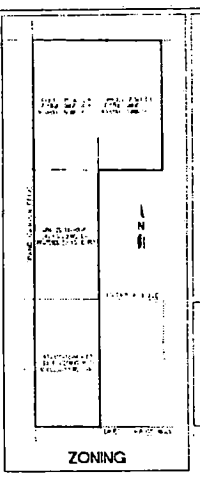
ENGINEERING FIRM

UTILITY SERVICE BY:



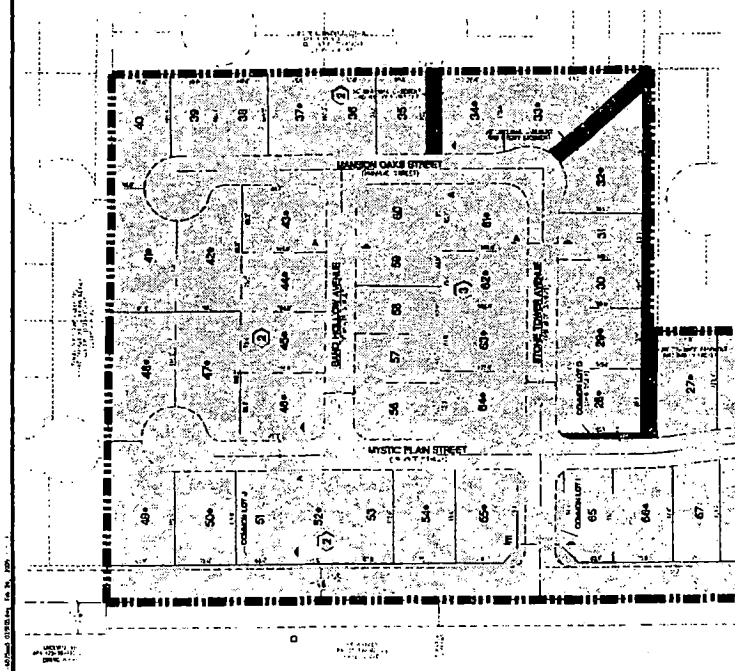
TYPICAL FOOTPRINTS

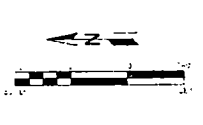


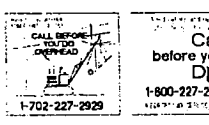


LEGEND

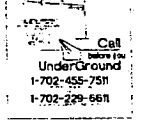
MINIMUM SETBACKS











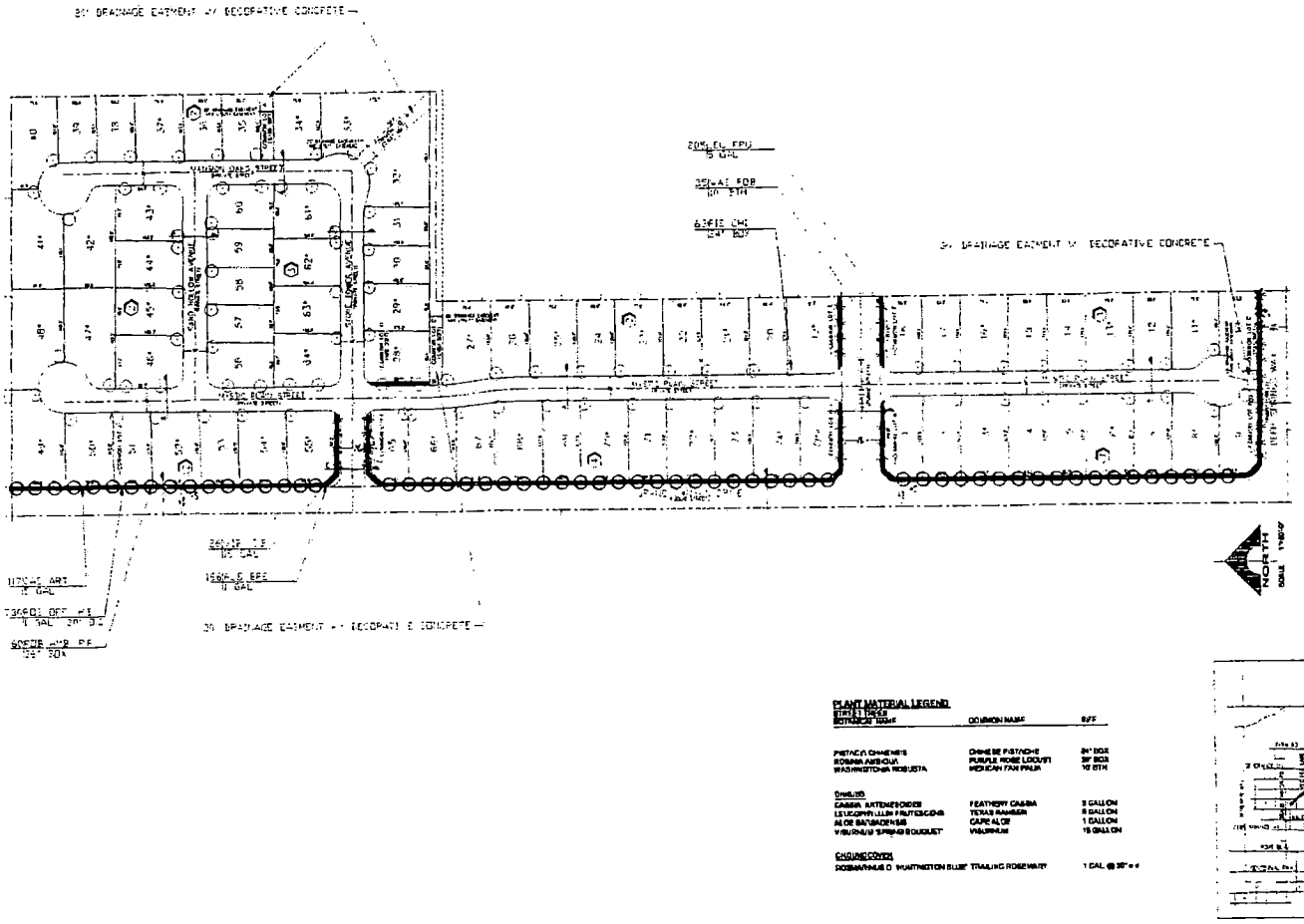
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 60/75 NO. 5
SITE PLAN

PAR0302-007

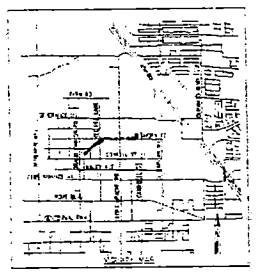
C-1

ZON-6312
04/28/05 PC



PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
ROBINIA AMBIGUA	PURPLE ROBE LOCUST	36" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' STR
SHRUBS		
CASSIA ARTEMISIOIDES	FEATHERY CASSIA	5 GALLON
LEUCOPHYLLUM FRUTESCONS	TEXAS RANGER	5 GALLON
ALOE BARBADENSIS	CAPE ALOE	1 GALLON
VIBURNUM 'SPRING BOUQUET'	VIBURNUM	15 GALLON
GROUNDCOVER		
ROSMARINUS O. 'HUNTINGTON BLUE'	TRAILING ROSEMARY	1 GAL @ 36" o.c.



Larson & Associates
Landscape Architecture
4595 S. Industrial
Las Vegas, NV 89103
Phone (702) 736-4163
Fax (702) 736-4163
Contact: Kevin Larson
Principal

STATE STAMP

REVISIONS

No.	Date	Description

JOB NUMBER: 2005
SELECTED CONSTRUCTION
DRAWN BY: SH
SCALE: 1/8" = 1'-0"
DATE CORRECTED: 5.04.05
CHECKED BY: TC

THESE STUDIES AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF LARSON & ASSOCIATES AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LARSON & ASSOCIATES. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED.

Sheet Title: SITE PLAN
Project: TOWN CENTER 60/75 NO.5
Client: PARDEE HOMES
10880 WILSHIRE BLVD., SUITE #1500
LOS ANGELES, CA 90024 (310) 475-5306

Sheet No.
LE.01

ZON-6312
04/28/05 PC

Bossard
Developer
Services

March 15, 2005

Mr. Don Schmeiser,AICP
Senior Planner
Current Planning
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Subject: Pardee Homes of Nevada TC 60/75 No. 5
Justification Letter

Dear Don:

On behalf of our client, Pardee Homes of Nevada, we respectfully request review and approval of the attached applications for General Plan Amendment, Rezoning, Site Development Plan Review, Variance, Vacation of Patent Easements, and Waiver of Title 18 requirements. The site is generally located at the southeast corner of Grand Canyon Drive and Deer Springs Way, and consists of approximately 20.24 acres. A total of 75 single-family homes are planned for this site, resulting in a density of 3.71 dwelling units per acre.

While the site is just outside of the Town Center boundaries, the proposed subdivision is similar in site design and product type to numerous Pardee neighborhoods throughout the Town Center area. The existing General Plan and Zoning designations are R and U(R) for which we are requesting amendments to L and R-PD5. Minimum lot sizes of 60' x 105' and 75' x 105' accommodate the planned product types and meet the setback requirements for the R-PD5 district. This proposal is consistent with the surrounding development and character of this emerging neighborhood.

The applicant's request for a Waiver of Title 18 requirements would allow the street offset for Haley Avenue (60-foot public street) to measure 190', where Title 18 requires 220'. The narrow geometry of the site limits the offset of Haley between Grand Canyon, an external public street and Mystic Plain, a proposed internal private street.

As is typical within this area of the City, the applicant is requesting the vacation of certain patent easements and a 50' Las Vegas Valley Water District patent right-of-way patent easement. These easements are not needed for the development of this site. Any necessary easements required will be granted through the normal process of mapping and dedication.

2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988

The proposed Variance would allow for a reduction in the amount of required open space. City Code requires 1.24 acres of open space for a site of this size. The proposed site, as designed, provides .28 acres of open space in addition to a six-foot landscaping zone along Grand Canyon Drive, Deer Springs Way and Haley Street. Ample private open space is provided within the individual lots, as it is more desirous of the homebuyers within the target market. Similar requests have been approved within Town Center and have proven to be an appropriate design for this type community.

Through careful planning and research, the applicant has considered any adverse impacts to the adjacent properties. It is the intent of the applicant to mitigate any impacts to their maximum practical extent. One form of mitigation offered by the applicant is to contribute an "in lieu of" fee in the amount of $2,750.00 per gross acre to the City of Las Vegas to offset the impact of the open space reduction. The character of the development will produce an environment of a stable and desirable neighborhood.

Attached herewith is a transmittal, listing the supporting documents submitted as part of the applications. In addition to those documents, the applicant will hold a neighborhood meeting prior to the Planning Commission in order to present the proposal to the surrounding property owners. Please place these applications on the April 28, 2005 Planning Commission agenda and the June 1, 2005 City Council agenda. Please contact our office if you have any questions or if you require further information. Thank you for assistance and consideration.

Very truly yours,

Barbara Baird

cc:
D. Hale, PH
G. Nguyen, PH
J. Lazovich, _____
T. Steadham, SHG

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

Re: ZON-6312
SDR-6315
Applicant: Pardee Homes of Nevada
Meeting Date: April 28, 2005

From: Trevor & Michelle Dishon
9690 Wittig Ave
Las Vegas, NV 89149
Ph (702) 395-2158
E-mail mddishon@interact.ccsd.net

This letter is in response to the applicant's request for rezoning of a 20 acre parcel adjacent to the East side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue. I have two points to address in this letter.

First, there seems to be a discrepancy in the zoning changes requested by this applicant. The Las Vegas Review Journal published a notice for ZON-6312 stating "Request for a Rezoning FROM U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)". However, many neighbors had been under the impression that the applicant was requesting R-PD4. I would like Pardee to keep the zoning consistent with the rural homes around it.

Secondly, I am concerned about Pardee's plans for the homes on this site. I had been under the impression that the land use map stated that this site could only allow one-story homes. All other track homes adjacent to the applicant's site have built one-story homes as the land use plan designated, and I would like to see this also enforced upon Pardee Homes.

Sincerely,

Trevor & Michelle Dishon

Telephone Protest/ Approval Log

Meeting Date: April 28th

Case Number: ZON-6312
Related Cases: SDR-6315, VAR-632, WVR-632

Date: 4/18/05
Name: Marc Simon
Address: 9780 Wittig Ave
Las Vegas, NV 89149
Phone: 656-3440
☒ **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**

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

Re: ZON-6312
SDR-6315
Applicant: Pardee Homes of Nevada
Meeting Date: April 28, 2005

From: Richard Lemmon
9645 Haley Ave.
Las Vegas, NV 89149
Ph (702) 656-4241
E-mail kenoplace@aol.com

The various notices state the applicant requests rezoning from R to R-PD3, R-PD4 and R-PD5. Your office has informed me that R-PD4 is the correct requested designation.

I have two major objections to the applications:

1. The applicant has informed us they plan on building approximately equal numbers of single-story and two-story homes. This does not meet the agreement that was made between the City and the County, when the land use map was being developed, that would restrict all homes in the 5-acre parcels immediately east of Grand Canyon Drive to single-story.
2. The applicant's request for 72 lots on 20 acres in the R district is not consistent with the intent of the Centennial Hills Sector Plan. Unique to the R district in the Plan, the Plan describes when the maximum density is allowed. "The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development." The maximum 3.59 units per acre may be appropriate for the one 5 acre parcel that abuts R-PD5 on the east but the maximum density is not appropriate for the three 5 acre parcels that abut the RNP district on the west.

The applicant's proposal of locating 26 homes backing onto Grand Canyon Drive with 5-foot side setbacks would in affect create a giant wall. This would not be compatible with the custom homes on large lots of the RNP district that is defined in the Plan as "generally a rural environment that permits greater privacy."

Sincerely,

Richard Lemmon

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

Re: ZON-6312
SDR-6315
Applicant: Pardee Homes of Nevada
Meeting Date: April 28, 2005

From: Stephan L. & Sheri L. Purdy
9615 Haley Ave.
Las Vegas, NV 89149
Ph (702) 645-4731
E-mail stefpurdy@earthlink.net

The various notices state the applicant requests rezoning from R to R-PD3, R-PD4 and R-PD5. Your office has informed me that R-PD4 is the correct requested designation.

We have two major objections to the applications:

1. The applicant has informed us they plan on building approximately equal numbers of single-story and two-story homes. This does not meet the agreement that was made between the City and the County, when the land use map was being developed, that would restrict all homes in the 5-acre parcels immediately east of Grand Canyon Drive to single-story.
2. The applicant's request for 72 lots on 20 acres in the R district is not consistent with the intent of the Centennial Hills Sector Plan. Unique to the R district in the Plan, the Plan describes when the maximum density is allowed. "The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development." The maximum 3.59 units per acre may be appropriate for the one 5 acre parcel that abuts R-PD5 on the east but the maximum density is not appropriate for the three 5 acre parcels that abut the RNP district on the west.

The applicant's proposal of locating 26 homes backing onto Grand Canyon Drive with 5-foot side setbacks would in affect create a giant wall. This would not be compatible with the custom homes on large lots of the RNP district that is defined in the Plan as "generally a rural environment that permits greater privacy."

Sincerely,

Stephan L. and Sheri L. Purdy

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393

April 28, 2005

Commissioner Todd A. Nigro
City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Case No. ZON-6312
Case No. SDR-6315
Case No. VAR-6328

As a current landowner very near these properties, I formally oppose the applicant's requests for a density change to R-PD4, the Site Design Review detailing a 72-lot development on 20 acres, and the Variance Request to reduce required Open Space.

A fundamental goal established within the Interlocal Agreement was "to assist in guiding decisions" pertaining to the growth and development of the northwest portion of the Las Vegas Valley. Within this plain and rudimentary goal, the Interlocal Agreement accepts a guiding responsibility "to reflect a mutually acceptable growth strategy" with the neighboring properties and established densities.

The applicant's request for a zone change to R-PD4 eliminates any transitional buffer for the directly adjacent properties. This narrow 330' portion along the east side of Grand Canyon is intended to buffer the County RNP neighborhood from ever increasing area densities. The applicant's proposed lot size and setbacks do not currently reflect adequate consideration for the adjacent RNP properties.

Within the Centennial Hills Sector Plan of the City of Las Vegas, Section 2.8 Goals, Objectives, Policies and Programs, it says that the plan will "protect and enhance existing residential neighborhoods..." and "promote a mix of land uses that are appropriate and compatible with existing development." Further evaluation of the applicant's Site Design is recommended.

With respect to the applicant's Variance Request to minimize Open Space, I oppose. Any additional loss to active open space in this northwest portion of the valley diminishes the rural character of the properties directly adjacent to this proposed development.

Therefore, I declare my opposition toward all of these requests, case numbers ZON-6312, SDR-6315 and VAR-6328.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

Submitted at Planning Commission

Date 04-28-05 Item #45 (through 49)
(20)

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

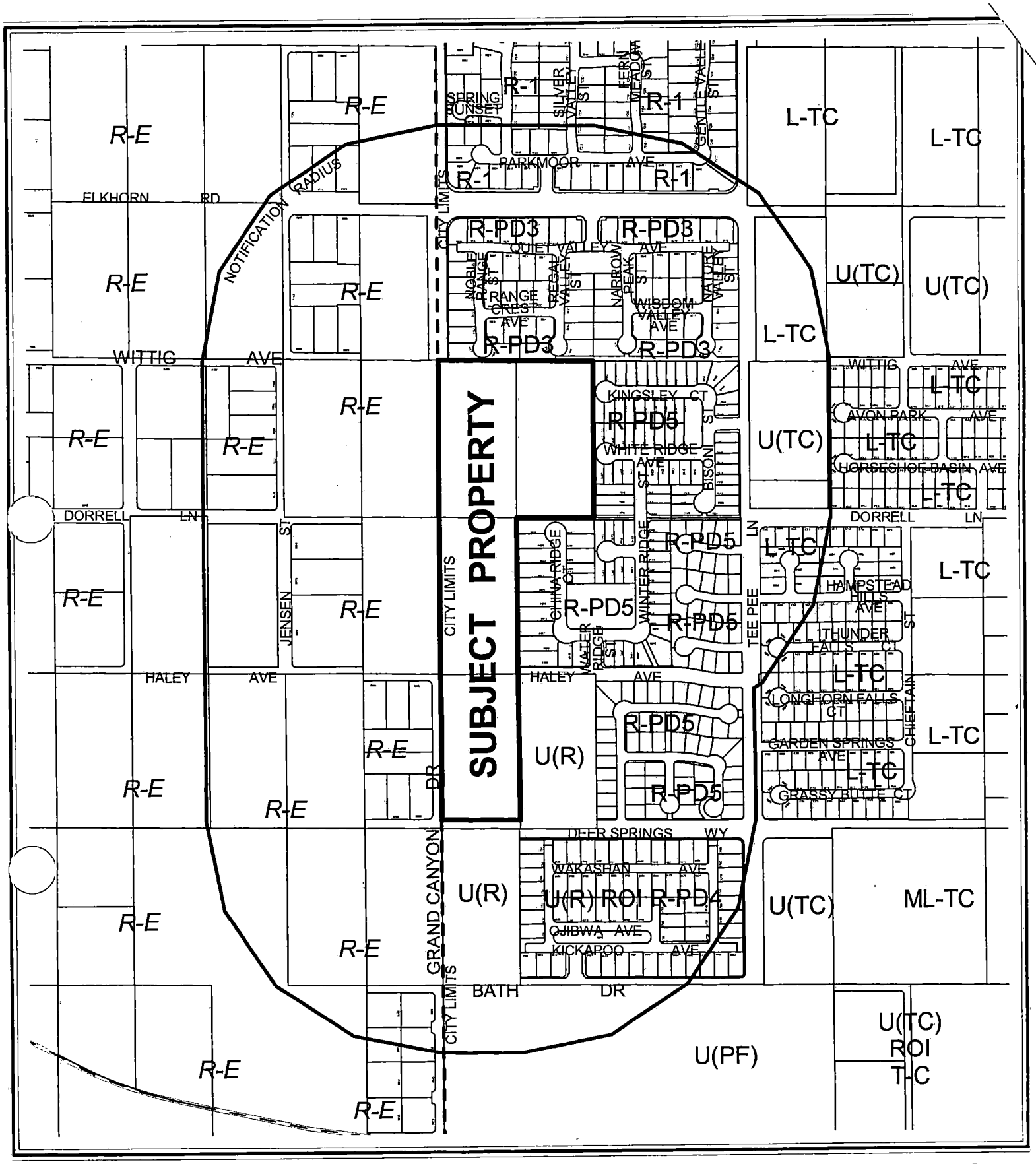
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of Opposition, Brigitte M. Solvie (filed under Item 45)

MOTION:
TRUESDELL – WITHDRAWN WITHOUT PREJUDICE – Motion carried with GOYNES voting NO, McSWAIN abstaining as her company, Terra Contracting, is bidding work for Pardee Homes of Nevada and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 45 [ZON-6312] for related discussion on Item 45 [ZON-6312], Item 46 [WVR-6322], Item 47 [VAC-6325], Item 48 [VAR-6328] and Item 49 [SDR-6315].

(8:46 – 9:24)



CASE: **WVR-6322**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-6322 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

1. Approval of an accompanying Site Development Plan Review (SDR-6315) by the City Council, or a similar plan that proposes the same street layout, prior to issuance of any permits, any site grading, and all development activity for the site.

2. All City code requirements and all City departments' design standards shall be met, other than those waived or varied through this and companion applications.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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 acres adjacent to the east side of Grand Canyon Drive, between Deer Springs Way and Wittig Avenue.

B) Applicant's Justification

A letter of justification was submitted with the subject application. The applicant states: "The narrow geometry of the site limits the offset of Haley between Grand Canyon, an external public street and Mystic Plain, a proposed internal private street."

BACKGROUND INFORMATION

A) Related Actions

01/17/01 The City Council approved a request for Annexation [A-0003-99(A)] of a portion of the subject property. The annexation became effective on 01/26/01. The Planning Commission and staff recommended approval.

02/05/03 The City Council approved a request for Annexation (A-0038-02) of a portion of the subject property. The annexation became effective on 02/14/03. The Planning Commission and staff recommended approval.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a Rezoning (ZON-6312) of a Title 18 requirement, Vacation (VAC-6325) of Government Patent Easements, a Variance (VAR-6328) in the required amount of open space, and a Site Development Plan Review (SDR-6315) of a 72-lot single-family residential development.

B) Pre-Application Meeting

02/23/05 Staff met with the prospective applicant on a proposed 75-lot residential development on the subject property. For the density of development proposed, it appeared that applications for a General Plan Amendment and a Rezoning would be required. A Waiver of a Title 18 requirement in the offset of street intersections, a Vacation of Government Patent Easements, and a Variance in the amount of open space required were also proposed. It was explained that it did not appear a hardship existed to warrant granting a Variance in the amount of open space.

DDS

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application. However, a neighborhood meeting was held on an application initially submitted in conjunction with this application to reclassify the subject property from an R (Rural Density Residential) land use classification to an L (Low Density Residential) classification. The meeting was held on 03/29/05 at which 13 members of the public attended and made the following statements:

- They would strongly oppose any increase in planned density along Grand Canyon Drive.
- They would strongly oppose any development of two story homes within 330 feet of the east side of Grand Canyon Drive.
- They are concerned about light pollution in the area and would like to minimize streetlights along Grand Canyon and within the subdivision.
- They would like the developer to consider building fewer, larger, and more expensive homes.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	20.24 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-family dwellings
	Undeveloped
	Vacant (subdivided for single-family residences)
South	Undeveloped
	Vacant (subdivided for single-family residences)
East	Vacant (subdivided for single-family residences)
West	Undeveloped
	Single-family residences

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	PF (Public Facilities) and R (Rural Density Residential)
East	L (Low Density Residential)
	R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

DDS

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan designation]
North	U (Undeveloped) [R (Rural Density Residential) General Plan designation] R-PD3 (Residential Planned Development – 3 units per acre) R-E (Residence Estates)
South	U (Undeveloped) [PF (Public Facilities) General Plan designation] U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre)
East	U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre) R-PD5 (Residential Planned Development – 5 units per acre)
West	Clark County

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is classified in the R (Rural Density Residential) land use category that permits up to 3.59 units per acre. The proposed development of 72 single family lots on 20.24 acres results in a density of development of 3.56 units per acre, which is within the permitted density of the land use classification.

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

There are no special plans or overlay districts that affect the subject property.

PROJECT DESCRIPTION

The subject project is to develop the 290-foot depth frontage along Grand Canyon Drive for 72 single-family dwellings. The project proposes to place a long private street parallel to Grand Canyon Drive, the centerlines of which would be approximately 190 feet apart.

ANALYSIS

A) Zoning Code Compliance

This request is not a Zoning Code compliance issue but a request for a Waiver in a provision of Title 18, Subdivision Ordinance. The applicant seeks to waive the requirement of Title 18.12.160, which prescribes the minimum distance between intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The depth of the property along Grand Canyon Drive provides sufficient width for two tiers of lots that front on an internal street, but in doing so, the centerline of the internal street is approximately 190 feet from the centerline of Grand Canyon Drive. To accommodate this layout, the applicant is requesting a Waiver to Title 18.12.160 to allow approximately 190 feet between street intersections where 220 feet is the minimum distance separation required. This street layout appears to be the most practical and efficient layout for subdividing the area.

FINDINGS

The proposed design does not appear to present turn conflicts, nor is it expected to hinder area traffic flows. The difficulty generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project. It is recommended that the subject application for a Waiver be approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 181 [Mailed with ZON-6312, VAR-6328, and SDR-6315]

APPROVALS 0

PROTESTS 1

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-6322 APN: 125-19-601-001, 125-19-501-009 + 010

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

Subscribed and sworn before me

This 2nd day of March, 2005

Neil M. School

Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-6322 APN: 125-19-601-007

Name of Property Owner: Pardee Construction Company of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

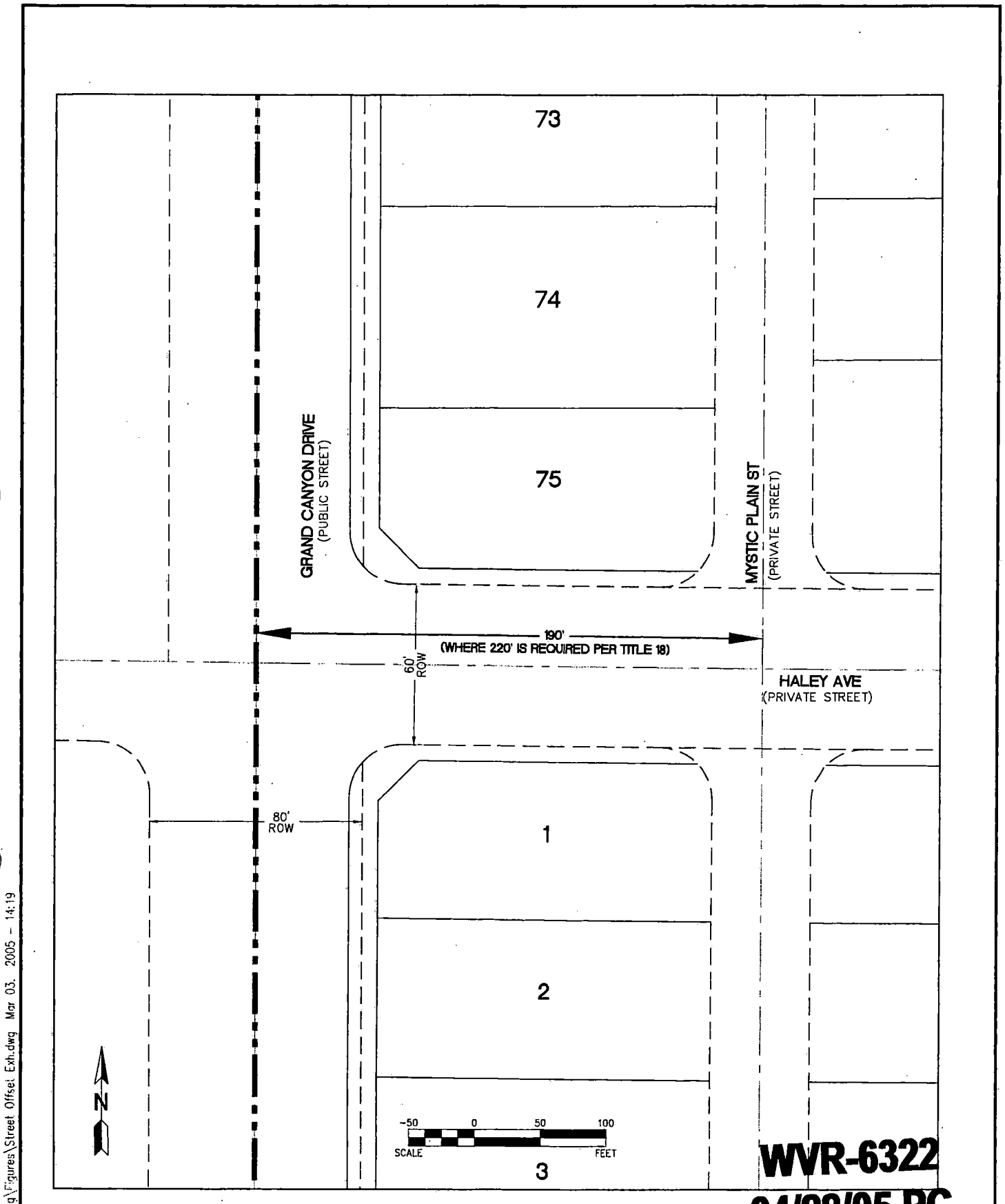
Subscribed and sworn before me

This 2nd day of March, 2005

Neil M. School

Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008



WVR-6322

04/28/05 PC

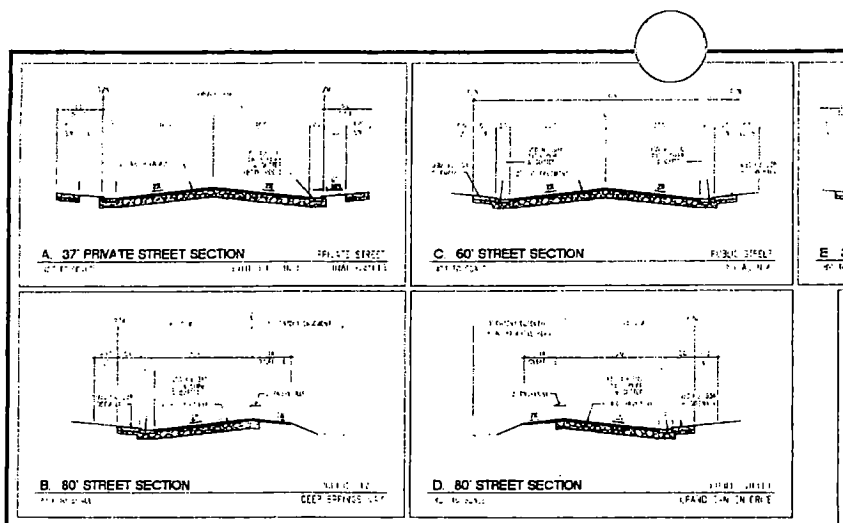
File: J:\PAR0302-007\Dwg\Figures\Street Offset Exh.dwg Mar 03, 2005 - 14:19

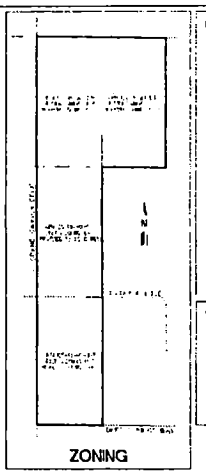
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

PARDEE HOMES OF NEVADA

TOWN CENTER R-PD5 60/75 NO.5
TITLE 18 STREET OFFSET WAIVER

DATE: 3/3/05	PROJECT NO. PAR0302-007
DRAFTER:	
DESIGNER:	C-1
CHECKED:	SHEET 1 OF 1





LEGEND

MINIMUM SETBACKS

NOTES

LAND USE

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

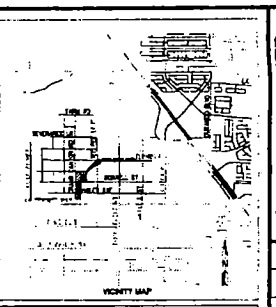
DESIGN CRITERIA

OWNER/DEVELOPER

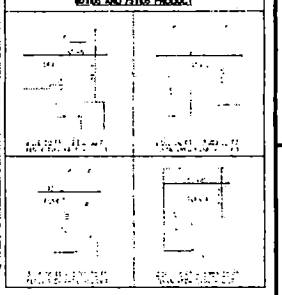
SURVEYOR

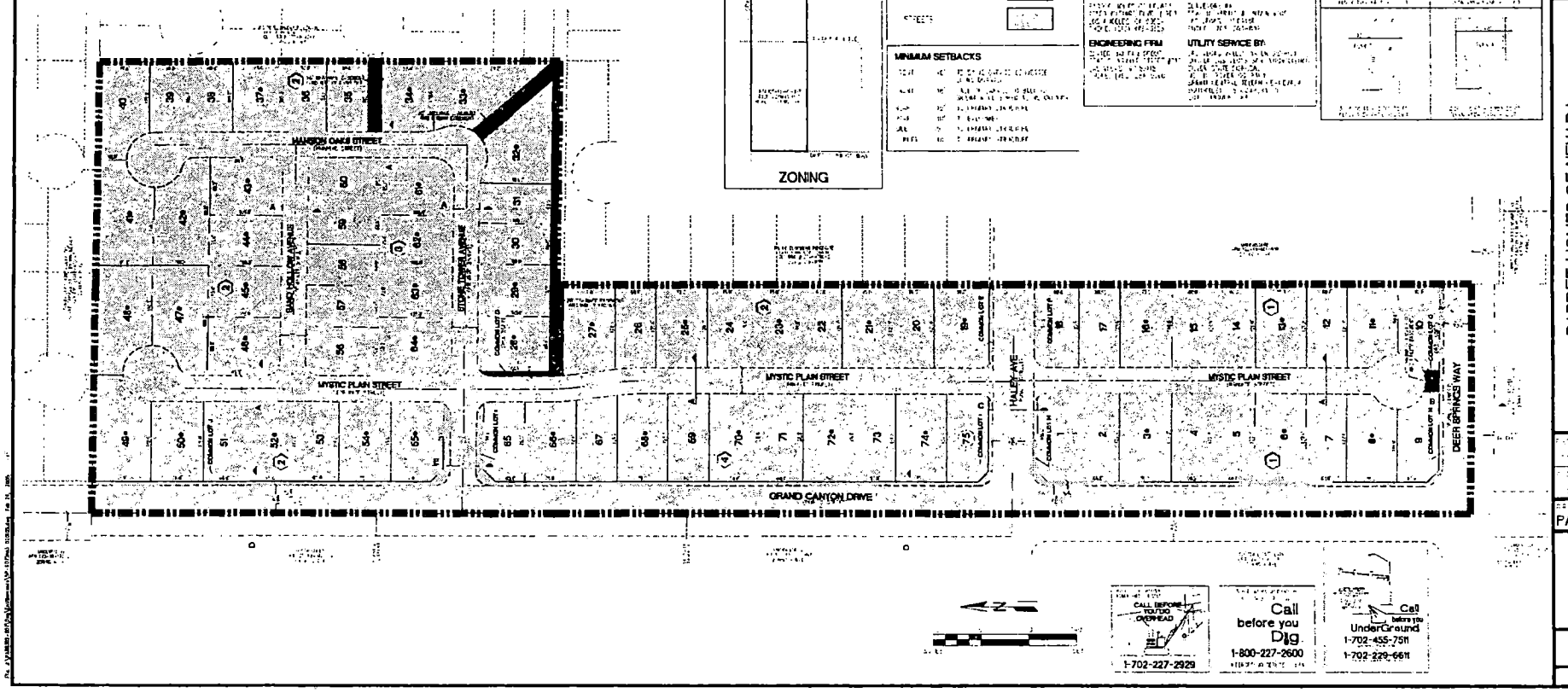
ENGINEERING FIRM

UTILITY SERVICE BY:



TYPICAL FOOTPRINTS





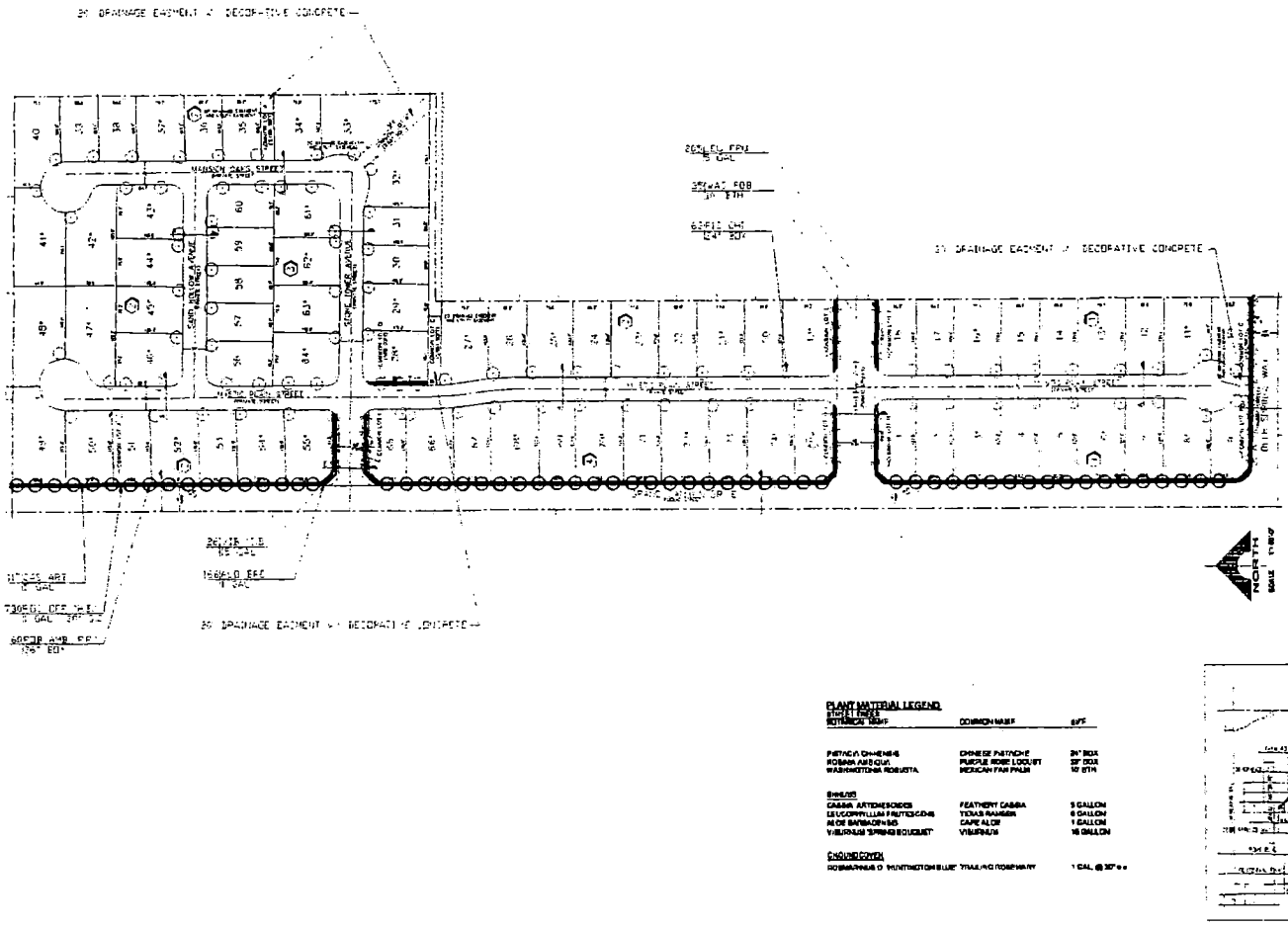
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 60/75 NO. 5
SITE PLAN

PAR0302-007

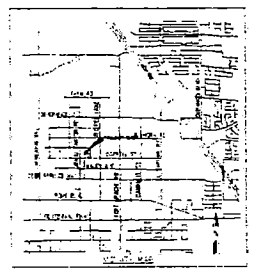
C-1

WVR-6322
04/28/05 PC



PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
ROBINIA AMBIGUA	PURPLE ROBE LOCUST	60" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' STH
SHRUBS		
CASSIA ARTEMISIOIDES	FEATHERY CASSIA	5 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ALOE BARBADENSIS	CAPE ALOE	1 GALLON
VIBURNUM 'SPRING BOUQUET'	VIBURNUM	15 GALLON
GROUNDCOVER		
ROSMARINUS O 'MUNTHEDTON BLUE'	TRAILING ROSEMARY	1 GAL. @ 30" o.c.



Larsen & Associates
Landscape Architecture
LARSEN & ASSOCIATES INC.
LARSEN, MARTIN

REVISIONS

STATE STAMP

SCALE
DATE ISSUED
DESIGNED BY
JOB NUMBER
ISSUED FOR CONSTRUCTION
Drawn BY

Sheet Title: SITE PLAN
Project: TOWN CENTER 60/75 NO.5
Client: PARDEE HOMES
10880 WILSHIRE BLVD., SUITE #1900
LOS ANGELES, CA 90024 (310) 475-3525

Sheet No.
LE.01

WVR-6322
04/28/05 PC

Bossard
Developer
Services

March 15, 2005

Mr. Don Schmeiser,AICP
Senior Planner
Current Planning
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Subject: Pardee Homes of Nevada TC 60/75 No. 5
Justification Letter

Dear Don:

On behalf of our client, Pardee Homes of Nevada, we respectfully request review and approval of the attached applications for General Plan Amendment, Rezoning, Site Development Plan Review, Variance, Vacation of Patent Easements, and Waiver of Title 18 requirements. The site is generally located at the southeast corner of Grand Canyon Drive and Deer Springs Way, and consists of approximately 20.24 acres. A total of 75 single-family homes are planned for this site, resulting in a density of 3.71 dwelling units per acre.

While the site is just outside of the Town Center boundaries, the proposed subdivision is similar in site design and product type to numerous Pardee neighborhoods throughout the Town Center area. The existing General Plan and Zoning designations are R and U(R) for which we are requesting amendments to L and R-PD5. Minimum lot sizes of 60' x 105' and 75' x 105' accommodate the planned product types and meet the setback requirements for the R-PD5 district. This proposal is consistent with the surrounding development and character of this emerging neighborhood.

The applicant's request for a Waiver of Title 18 requirements would allow the street offset for Haley Avenue (60-foot public street) to measure 190', where Title 18 requires 220'. The narrow geometry of the site limits the offset of Haley between Grand Canyon, an external public street and Mystic Plain, a proposed internal private street.

As is typical within this area of the City, the applicant is requesting the vacation of certain patent easements and a 50' Las Vegas Valley Water District patent right-of-way patent easement. These easements are not needed for the development of this site. Any necessary easements required will be granted through the normal process of mapping and dedication.

2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988

The proposed Variance would allow for a reduction in the amount of required open space. City Code requires 1.24 acres of open space for a site of this size. The proposed site, as designed, provides .28 acres of open space in addition to a six-foot landscaping zone along Grand Canyon Drive, Deer Springs Way and Haley Street. Ample private open space is provided within the individual lots, as it is more desirous of the homebuyers within the target market. Similar requests have been approved within Town Center and have proven to be an appropriate design for this type community.

Through careful planning and research, the applicant has considered any adverse impacts to the adjacent properties. It is the intent of the applicant to mitigate any impacts to their maximum practical extent. One form of mitigation offered by the applicant is to contribute an "in lieu of" fee in the amount of $2,750.00 per gross acre to the City of Las Vegas to offset the impact of the open space reduction. The character of the development will produce an environment of a stable and desirable neighborhood.

Attached herewith is a transmittal, listing the supporting documents submitted as part of the applications. In addition to those documents, the applicant will hold a neighborhood meeting prior to the Planning Commission in order to present the proposal to the surrounding property owners. Please place these applications on the April 28, 2005 Planning Commission agenda and the June 1, 2005 City Council agenda. Please contact our office if you have any questions or if you require further information. Thank you for assistance and consideration.

Very truly yours,

Barbara Baird

cc:
D. Hale, PH
G. Nguyen, PH
J. Lazovich, ____
T. Steadham, SHG

Telephone Protest/ Approval Log

Meeting Date: April 28th

Case Number: ZON-6312
Related Cases: SDR-6315, VAR-632
WVR-632

Date: 4/18/05
Name: Marc Simon
Address: 9780 Wittig Ave
Las Vegas, NV 89149
Phone: 656-3440
☒ **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**

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

SET DATE: 05/18/05
C.C.: 06/01/05

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of Opposition, Brigitte M. Solvie (filed under Item 45)

MOTION:
TRUESDELL – APPROVED subject to conditions – Motion carried with GOYNES voting NO, McSWAIN abstaining as her company, Terra Contracting, is bidding work for Pardee Homes of Nevada and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 45 [ZON-6312] for related discussion on Item 45 [ZON-6312], Item 46 [WVR-6322], Item 47 [VAC-6325], Item 48 [VAR-6328] and Item 49 [SDR-6315].

(8:46 – 9:24)

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 47 – VAC-6325

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Rezoning application ZON-6312 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

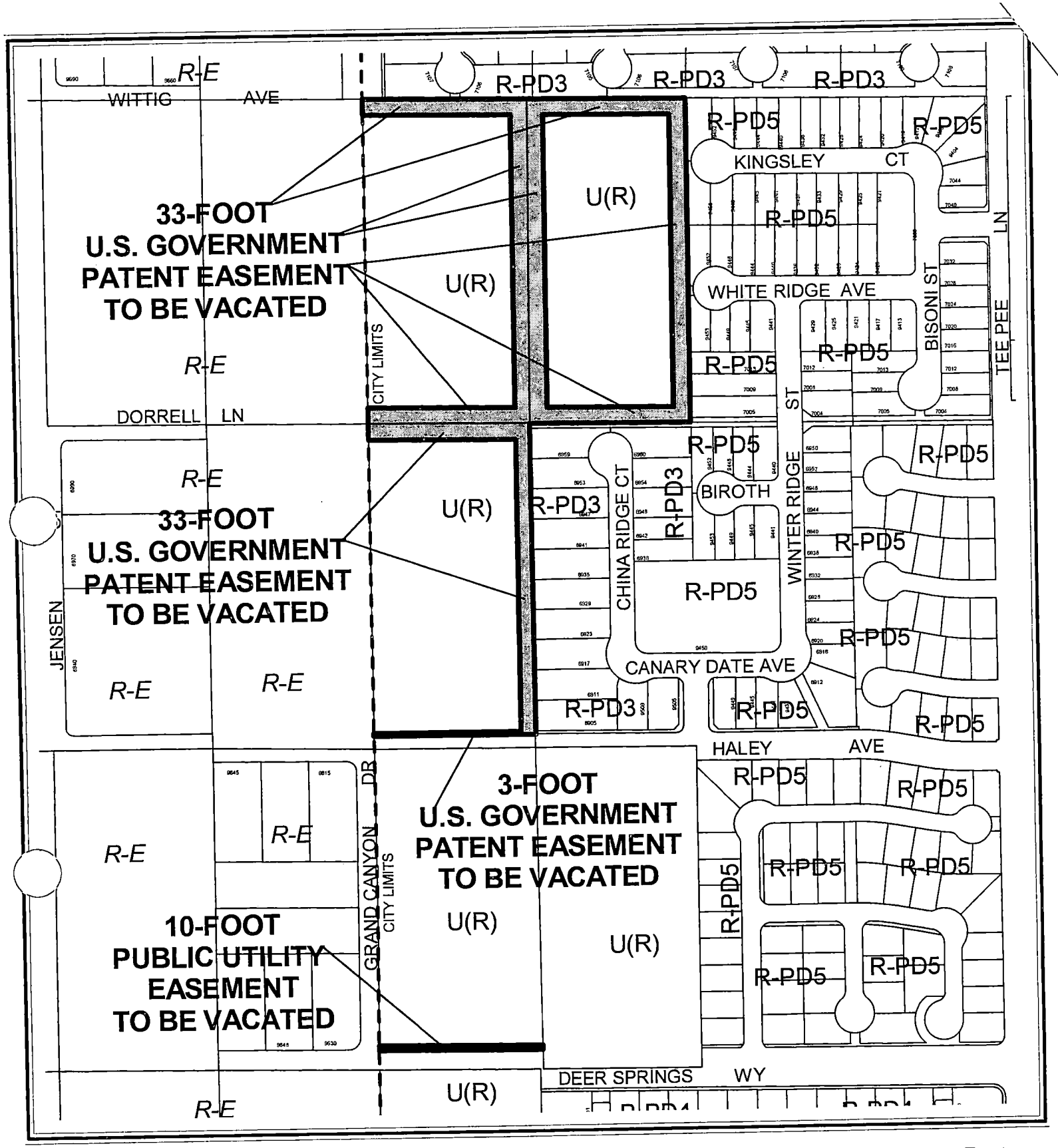
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest and an Order of Vacation.

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

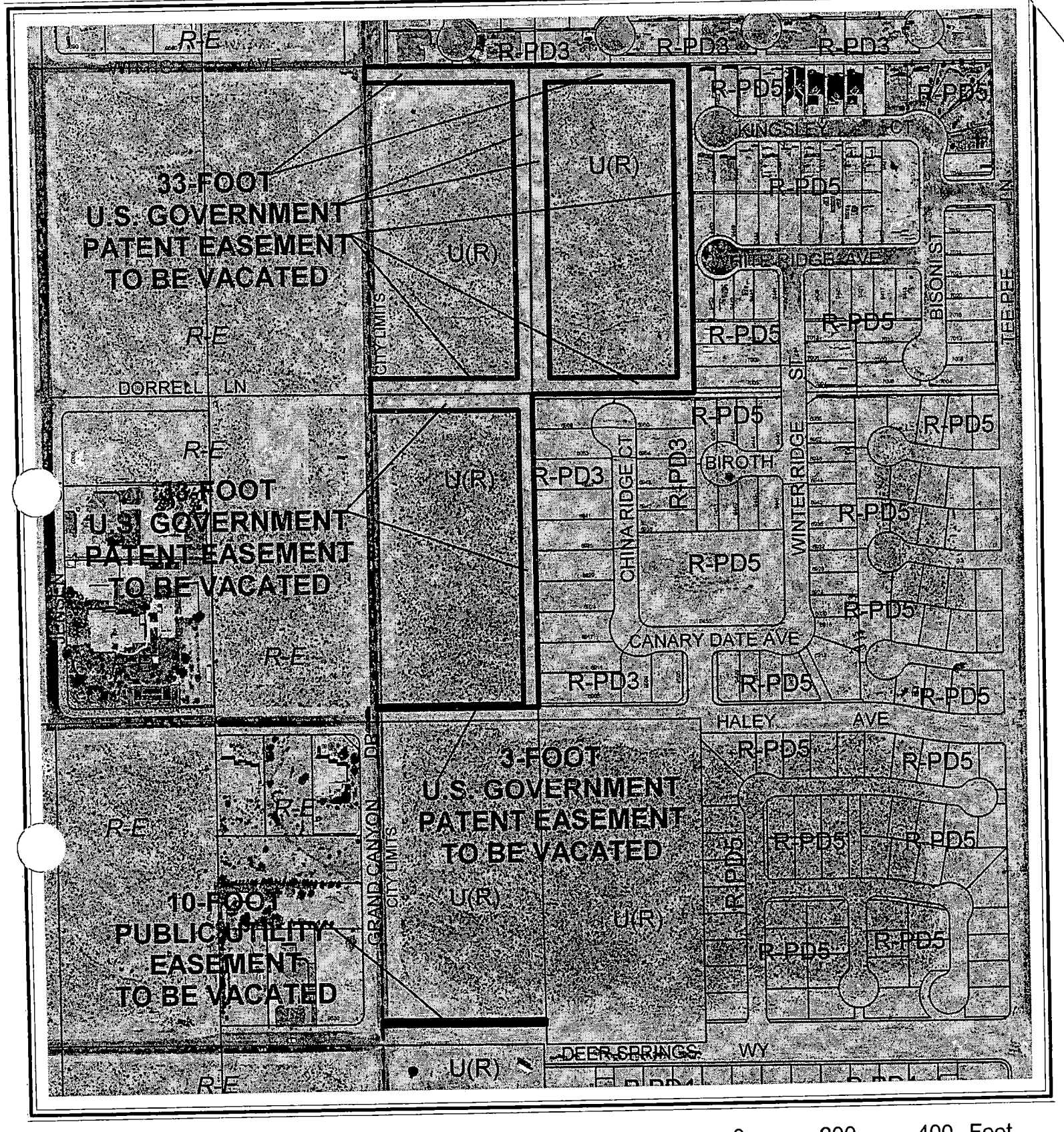
5. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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



CASE: VAC-6325

N



0 200 400 Feet

CASE: **VAC-6325**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-6325 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Rezoning application ZON-6312 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

5. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

DDS

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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 to vacate a 50-foot wide public utility easement located on Deer Springs Way and Grand Canyon Drive.

B) Applicant's Justification

In a letter submitted with the application, it states that the subject easements are not needed for the development of this site. Any necessary easements required will be granted through the normal process of mapping and dedication.

BACKGROUND INFORMATION

A) Related Actions

01/17/01 The City Council approved a request for Annexation [A-0003-99(A)] of a portion of the subject property. The annexation became effective on 01/26/01. The Planning Commission and staff recommended approval.

02/05/03 The City Council approved a request for Annexation (A-0038-02) of a portion of the subject property. The annexation became effective on 02/14/03. The Planning Commission and staff recommended approval.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a Rezoning (ZON-6312), a Waiver (WVR-6322) of a Title 18 requirement, a Variance (VAR-6328) in the required amount of open space, and a Site Development Plan Review (SDR-6315) for a 72-lot single-family residential development.

DETAILS OF APPLICATION REQUEST

The subject request proposes to vacate three U. S. Government Patent Easements described as follows:

DDS

The North, East and South 33 feet, excepting the West 40 feet of the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.

The North, East, South and West 33 feet of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.

The North East and South, excepting the West 40 feet and the South 30 feet of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.

The subject request also proposes to Vacate a Las Vegas Valley Water District easement described as follows:

The North 10 feet of the South 50 feet of the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate three existing U.S. Government Patent Easements and a Las Vegas Valley Water District right-of-way that are no longer needed. Their Vacation will permit the unencumbered development of the site. It is recommended that the subject request for Vacation be approved.

B) Public Works discussion

Public Works staff has no objection to the application request for Vacation of U.S. Government Patent easements and a Las Vegas Valley Water District easement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 13

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-6235** APN: 125-19-601-007

Name of Property Owner: Pardee Construction Company of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hale

Print Name: _____

Subscribed and sworn before me

This 2nd day of March, 2005

Neil M. School

Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-6325 APN: 125-19-601-001, 125-19-501-009 + 010

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

Subscribed and sworn before me

This 2nd day of March, 2005

Neil M. School

Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

Bossard
Developer
Services

March 15, 2005

Mr. Don Schmeiser,AICP
Senior Planner
Current Planning
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Subject: Pardee Homes of Nevada TC 60/75 No. 5
Justification Letter

Dear Don:

On behalf of our client, Pardee Homes of Nevada, we respectfully request review and approval of the attached applications for General Plan Amendment, Rezoning, Site Development Plan Review, Variance, Vacation of Patent Easements, and Waiver of Title 18 requirements. The site is generally located at the southeast corner of Grand Canyon Drive and Deer Springs Way, and consists of approximately 20.24 acres. A total of 75 single-family homes are planned for this site, resulting in a density of 3.71 dwelling units per acre.

While the site is just outside of the Town Center boundaries, the proposed subdivision is similar in site design and product type to numerous Pardee neighborhoods throughout the Town Center area. The existing General Plan and Zoning designations are R and U(R) for which we are requesting amendments to L and R-PD5. Minimum lot sizes of 60' x 105' and 75' x 105' accommodate the planned product types and meet the setback requirements for the R-PD5 district. This proposal is consistent with the surrounding development and character of this emerging neighborhood.

The applicant's request for a Waiver of Title 18 requirements would allow the street offset for Haley Avenue (60-foot public street) to measure 190', where Title 18 requires 220'. The narrow geometry of the site limits the offset of Haley between Grand Canyon, an external public street and Mystic Plain, a proposed internal private street.

As is typical within this area of the City, the applicant is requesting the vacation of certain patent easements and a 50' Las Vegas Valley Water District patent right-of-way patent easement. These easements are not needed for the development of this site. Any necessary easements required will be granted through the normal process of mapping and dedication.

2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988

The proposed Variance would allow for a reduction in the amount of required open space. City Code requires 1.24 acres of open space for a site of this size. The proposed site, as designed, provides .28 acres of open space in addition to a six-foot landscaping zone along Grand Canyon Drive, Deer Springs Way and Haley Street. Ample private open space is provided within the individual lots, as it is more desirous of the homebuyers within the target market. Similar requests have been approved within Town Center and have proven to be an appropriate design for this type community.

Through careful planning and research, the applicant has considered any adverse impacts to the adjacent properties. It is the intent of the applicant to mitigate any impacts to their maximum practical extent. One form of mitigation offered by the applicant is to contribute an "in lieu of" fee in the amount of $2,750.00 per gross acre to the City of Las Vegas to offset the impact of the open space reduction. The character of the development will produce an environment of a stable and desirable neighborhood.

Attached herewith is a transmittal, listing the supporting documents submitted as part of the applications. In addition to those documents, the applicant will hold a neighborhood meeting prior to the Planning Commission in order to present the proposal to the surrounding property owners. Please place these applications on the April 28, 2005 Planning Commission agenda and the June 1, 2005 City Council agenda. Please contact our office if you have any questions or if you require further information. Thank you for assistance and consideration.

Very truly yours,

Barbara Baird

cc:
D. Hale, PH
G. Nguyen, PH
J. Lazovich, ____
T. Steadham, SHG

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of Opposition, Brigitte M. Solvie (filed under Item 45)

MOTION:
TRUESDELL – APPROVED subject to conditions – Motion carried with GOYNES voting NO, McSWAIN abstaining as her company, Terra Contracting, is bidding work for Pardee Homes of Nevada and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
See Item 45 [ZON-6312] for related discussion on Item 45 [ZON-6312], Item 46 [WVR-6322], Item 47 [VAC-6325], Item 48 [VAR-6328] and Item 49 [SDR-6315].

(8:46 – 9:24)

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 48 – VAR-6328

CONDITIONS:

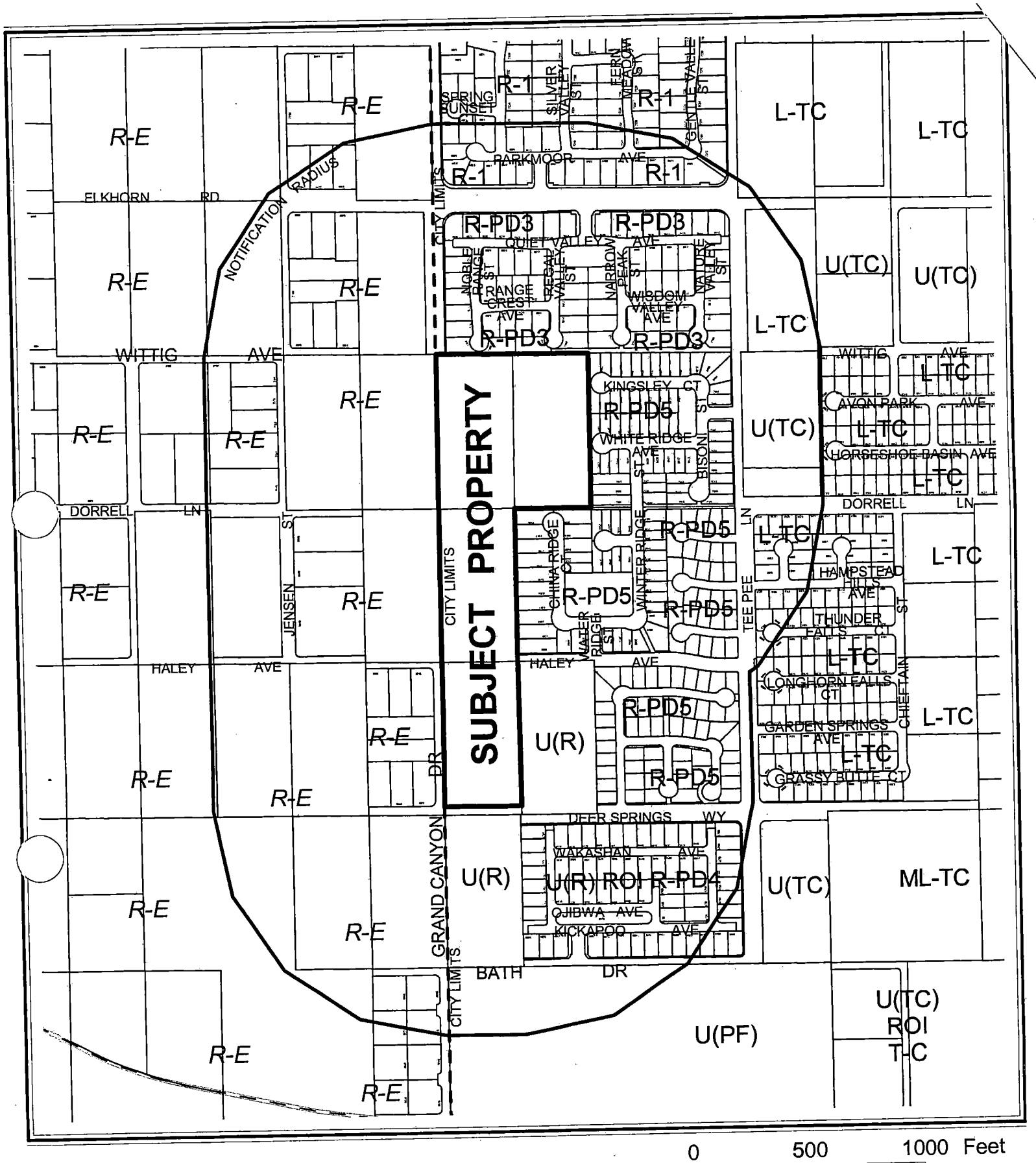
Planning and Development

1. Approval of a Rezoning (ZON-6312) and a Site Development Plan Review (SDR-6315) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the city of Las Vegas Parks CIP Fund in the amount of 31,666 square feet (amount waived) x $4.00 or $126,664 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer will still be required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

4. The 0.41 acres of open space shall be provided in locations not exclusively devoted to streetscape. Such locations shall be approved by staff of the Planning and Development Department prior to the submittal of a Tentative Map.



CASE: **VAR-6328**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6328 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

1. Approval of a Rezoning (ZON-6312) and a Site Development Plan Review (SDR-6315) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the city of Las Vegas Parks CIP Fund in the amount of 31,666 square feet (amount waived) x $4.00 or $126,664 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer will still be required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

4. The 0.41 acres of open space shall be provided in locations not exclusively devoted to streetscape. Such locations shall be approved by staff of the Planning and Development Department prior to the submittal of a Tentative Map.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue.

B) Applicant's Justification

A letter of justification was submitted with the application. The applicant states:

> "Ample private open space is provided within the individual lots, as it is more desirous of the homebuyers within the target market. Similar requests have been approved within Town Center and have proven to be an appropriate design for this type community...One form of mitigation offered by the applicant is to contribute an "in lieu of" fee in the amount of $2,750.00 per gross acre to the City of Las Vegas to offset the impact of the open space reduction."

BACKGROUND INFORMATION

A) Related Actions

01/17/01	The City Council approved a request for Annexation [A-0003-99(A)] of a portion of the subject property. The annexation became effective on 01/26/01. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a request for Annexation (A-0038-02) of a portion of the subject property. The annexation became effective on 02/14/03. The Planning Commission and staff recommended approval.
04/28/05	The Planning Commission is scheduled to review the following accompanying applications: an application for a Rezoning (ZON-6312), Waiver (WVR-6322) of a Title 18 requirement, Vacation (VAC-6325) of Government Patent Easements, and a Site Development Plan Review (SDR-6315) of a 72-lot single-family residential development.

DDS

B) Pre-Application Meeting

02/23/05 Staff met with the prospective applicant on a proposed 75-lot residential development on the subject property. For the density of development proposed, it appeared that applications for a General Plan Amendment and a Rezoning would be required. A Waiver of a Title 18 requirement in the offset of street intersections, a Vacation of Government Patent Easements, and a Variance in the amount of open space required were also proposed. It was explained that it did not appear a hardship existed to warrant granting a Variance in the amount of open space.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application. However, a neighborhood meeting was held on an application initially submitted in conjunction with this application to reclassify the subject property from an R (Rural Density Residential) land use classification to an L (Low Density Residential) classification. The meeting was held on 03/29/05 at which 13 members of the public attended and made the following statements:

- They would strongly oppose any increase in planned density along Grand Canyon Drive.
- They would strongly oppose any development of two story homes within 330 feet of the east side of Grand Canyon Drive.
- They are concerned about light pollution in the area and would like to minimize streetlights along Grand Canyon and within the subdivision.
- They would like the developer to consider building fewer, larger, and more expensive homes.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 20.24 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-family dwellings
	Undeveloped
	Vacant (subdivided for single-family residences)
South	Undeveloped
	Vacant (subdivided for single-family residences)
East	Vacant (subdivided for single-family residences)
West	Undeveloped
	Single-family residences

DDS

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	PF (Public Facilities) and R (Rural Density Residential)
East	L (Low Density Residential) R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan designation]
North	U (Undeveloped) [R (Rural Density Residential) General Plan designation] and R-PD3 (Residential Planned Development – 3 units per acre) R-E (Residence Estates)
South	U (Undeveloped) [PF (Public Facilities) General Plan designation] U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre)
East	U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre) R-PD5 (Residential Planned Development – 5 units per acre)
West	Clark County

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is classified in the R (Rural Density Residential) land use category that permits up to 3.59 units per acre. The proposed development of 72 single-family lots on 20.24 acres results in a density of development of 3.56 units per acre, which is within the permitted density of the land use classification.

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

There are no special plans or overlay districts that affect the subject property.

DDS

ANALYSIS

A) Zoning Code Compliance

A1) Open Space Standards

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

Total Acreage	Density units/acre	Required			Provided	
		Ratio	Percent	Area - sq. ft.	Percent	Area - sq. ft.
20.24	3.6	1.65	5.9 %	51,836	2.3	20,170

The amount of open space proposed for the development is deficient by almost 60 percent the required amount. Furthermore, much of the open space is provided in streetscapes, which cannot be counted as open space unless "Where practical, such streetscape is provided on both sides of the street on all internal streets within the subdivision." (Title 19.06.040G.4) The applicant is requesting a Variance to reduce the required amount from 51,836 square feet to 20,170 square feet.

B) General Analysis and Discussion

For any R-PD (Residential Planned Development) zoning district, open space is required in the amount of a percentage of the total land area equal to 1.65 times the density of development. Since the density of development is 3.6 units per acre, 5.9 percent (3.6 units per acre x 1.65) or 51,836 square feet of open space is required. A total of 17, 860 square feet is provided, which is almost two-thirds the required amount.

The R-PD (Residential Planned Development) zoning district provides flexibility in lot sizes by permitting smaller sized-lots with a compensating amount of area devoted to open space. If the compensating open space is not provided, then the residents are deprived of space for active and passive recreational use. However, regardless of the merits for the provision of open space or lack thereof, a Variance in the amount of open space may only be granted when the necessary criteria for approval of a Variance are present. As addressed in the findings below, such criteria do not appear to be present, and it is, therefore, recommended that the Variance be denied.

FINDINGS

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

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

DDS

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 criteria in Title 19 for granting a variance are promulgated from common law in the State of Nevada. More specifically, a "practical difficulty" or "hardship" as stated above has special meaning under Nevada law. The courts have interpreted a hardship to mean that a "regulation to property greatly decreases or practically destroys its value for any permitted use, so as to deprive the owner of the land of all beneficial use or that land is virtually useless as it is presently zoned." [*Enterprise Citizens v. Clark County Commissioners* (1996)]

While the applicant can enjoy greater profit with a reduced amount of open space, it does not result in a hardship to the applicant. It is recommended that this application be denied based on the following findings:

- **No evidence is provided that a hardship exists to warrant a variance in the required amount of open space.** The onus for presenting such evidence is placed on the applicant, the person allegedly aggrieved by the requirement. No such evidence has been presented with the application.

- **The hardship is self-imposed.** Clearly the hardship is of the applicant's own making, as the request is based upon the manner in which the applicant proposes to development the property.

- **Use of the property is not denied.** The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. The question is one of whether the property could be developed in a manner that would not require a Variance. Since profit motives and financial incentives are not a basis for the granting of a Variance, clearly the property could be developed with the required amount of open space.

DDS

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 181 [Mailed with ZON-6312, WVR-6322, and SDR-6315]

APPROVALS 0

PROTESTS 1

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-6328 APN: 125-19-601-001, 125-19-501-009 + 010

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 2nd day of March, 2005

_____
Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Numb- VAR-6328 APN: 125-19-601-007

Name of Property Owner: Pardee Construction Company of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hsh

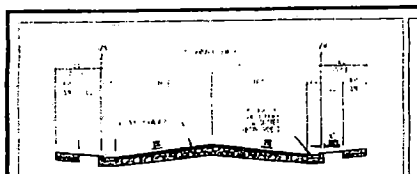
Print Name: _____

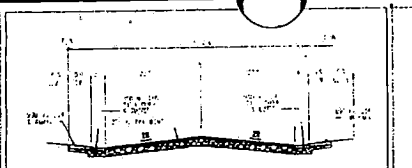
Subscribed and sworn before me

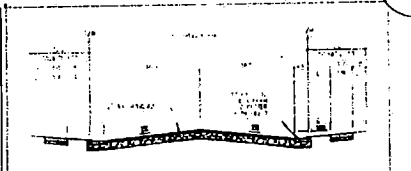
This 2nd day of March, 2005

Notary Public in and for said County and State

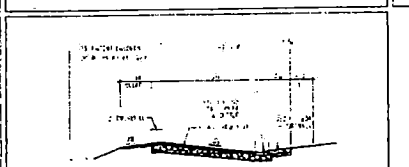
NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

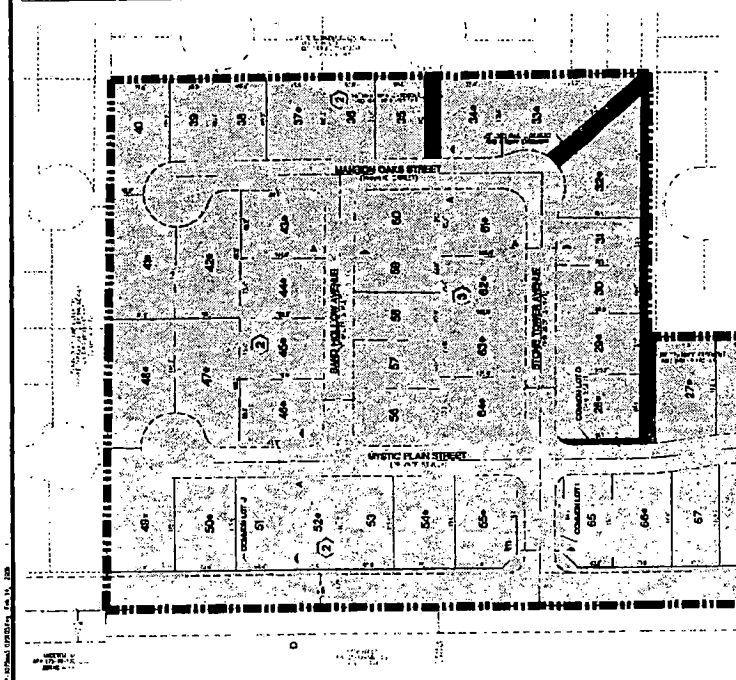


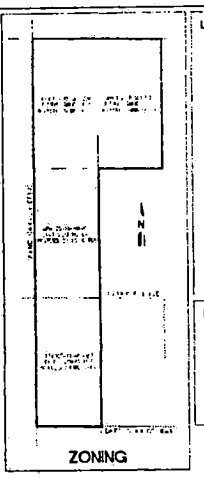












LEGEND

MINIMUM SETBACKS

NOTES

LAND USE

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

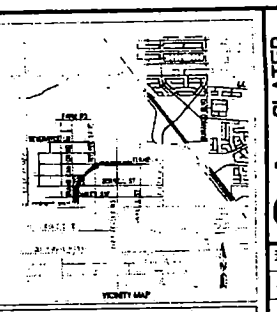
DESIGN CRITERIA

OWNER/DEVELOPER

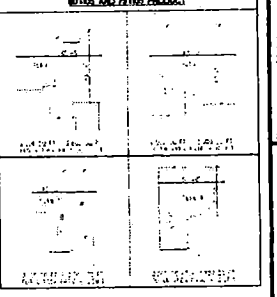
SURVEYOR

ENGINEERING FIRM

UTILITY SERVICE BY:



TYPICAL FOOTPRINTS



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 60/75 NO. 5
SITE PLAN

PAR0302-007

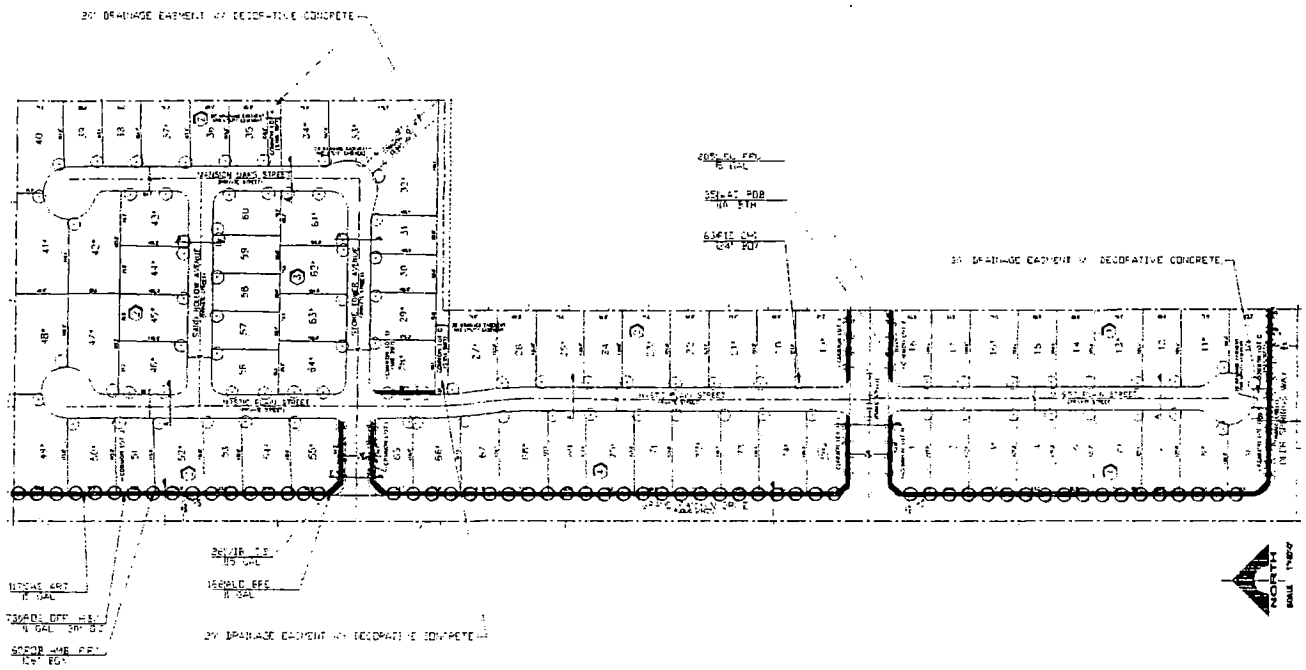
C-1

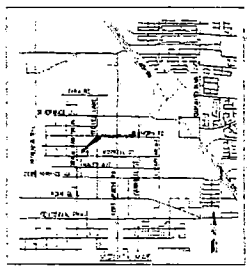
CALL BEFORE YOU DIG OVERHEAD 1-702-227-2929

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

Call before you UnderGround 1-702-455-7511 1-702-229-6611

VAR-6328
04/28/05 PC





PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES		
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
ROBINIA AMBIGUA	PURPLE ROBE LOCUST	15" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' STH
SHRUBS		
DIANELLA ARTEMISOIDES	FEATHERY CASSIA	5 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ALOE BARBADENSIS	CAPE ALOE	1 GALLON
VIBURNUM 'SPRING BOUQUET'	VIBURNUM	15 GALLON
GROUNDCOVER		
ROSMARINUS O. 'HUNTINGTON BLUE'	TRAILING ROSEMARY	1 GAL @ 36" o.c.

Larson & Associates
Landscape Architecture
4098 S. Industrial Rd
Las Vegas, NV 89103
Phone (702) 736-6553
FAX (702) 736-7439
Principals:
Jeffrey A. Larson
Phillip M. Siebert
No. 1066
No. 9705

REVISIONS

No.	Date	Description

STATE STAMP

SCALE: 1/8" = 1'-0"
DATE DRAWN: 03/24/05
DESIGNED BY: PC
JOB NUMBER: 388
DRAWN BY: MJ
ISSUED FOR: CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF LARSON & ASSOCIATES, LTD. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LARSON & ASSOCIATES, LTD. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE RESERVED.

Sheet Title: SITE PLAN
Project: TOWN CENTER 60/75 NO.5
Client: PARDEE HOMES
10880 WILSHIRE BLVD., SUITE #1500
LOS ANGELES, CA 90024 (310) 475-1525

Sheet No.
LE.01

VAR-6328
04/28/05 PC

Bossard
Developer
Services

March 15, 2005

Mr. Don Schmeiser,AICP
Senior Planner
Current Planning
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Subject: Pardee Homes of Nevada TC 60/75 No. 5
Justification Letter

Dear Don:

On behalf of our client, Pardee Homes of Nevada, we respectfully request review and approval of the attached applications for General Plan Amendment, Rezoning, Site Development Plan Review, Variance, Vacation of Patent Easements, and Waiver of Title 18 requirements. The site is generally located at the southeast corner of Grand Canyon Drive and Deer Springs Way, and consists of approximately 20.24 acres. A total of 75 single-family homes are planned for this site, resulting in a density of 3.71 dwelling units per acre.

While the site is just outside of the Town Center boundaries, the proposed subdivision is similar in site design and product type to numerous Pardee neighborhoods throughout the Town Center area. The existing General Plan and Zoning designations are R and U(R) for which we are requesting amendments to L and R-PD5. Minimum lot sizes of 60' x 105' and 75' x 105' accommodate the planned product types and meet the setback requirements for the R-PD5 district. This proposal is consistent with the surrounding development and character of this emerging neighborhood.

The applicant's request for a Waiver of Title 18 requirements would allow the street offset for Haley Avenue (60-foot public street) to measure 190', where Title 18 requires 220'. The narrow geometry of the site limits the offset of Haley between Grand Canyon, an external public street and Mystic Plain, a proposed internal private street.

As is typical within this area of the City, the applicant is requesting the vacation of certain patent easements and a 50' Las Vegas Valley Water District patent right-of-way patent easement. These easements are not needed for the development of this site. Any necessary easements required will be granted through the normal process of mapping and dedication.

2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988

The proposed Variance would allow for a reduction in the amount of required open space. City Code requires 1.24 acres of open space for a site of this size. The proposed site, as designed, provides .28 acres of open space in addition to a six-foot landscaping zone along Grand Canyon Drive, Deer Springs Way and Haley Street. Ample private open space is provided within the individual lots, as it is more desirous of the homebuyers within the target market. Similar requests have been approved within Town Center and have proven to be an appropriate design for this type community.

Through careful planning and research, the applicant has considered any adverse impacts to the adjacent properties. It is the intent of the applicant to mitigate any impacts to their maximum practical extent. One form of mitigation offered by the applicant is to contribute an "in lieu of" fee in the amount of $2,750.00 per gross acre to the City of Las Vegas to offset the impact of the open space reduction. The character of the development will produce an environment of a stable and desirable neighborhood.

Attached herewith is a transmittal, listing the supporting documents submitted as part of the applications. In addition to those documents, the applicant will hold a neighborhood meeting prior to the Planning Commission in order to present the proposal to the surrounding property owners. Please place these applications on the April 28, 2005 Planning Commission agenda and the June 1, 2005 City Council agenda. Please contact our office if you have any questions or if you require further information. Thank you for assistance and consideration.

Very truly yours,

Barbara Baird

cc:
D. Hale, PH
G. Nguyen, PH
J. Lazovich, ____
T. Steadham, SHG

Telephone Protest/ Approval Log

Meeting Date: April 28th

Case Number: ZON-6312
Related Cases: SDR-6315, VAR-6321, WVR-6322

Date: 4/18/05
Name: Marc Simon
Address: 9780 Wittig Ave
Las Vegas, NV 89149
Phone: 656-3440
☒ **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**

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:

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).

C.C.: 06/01/05

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of Opposition, Brigitte M. Solvie (filed under Item 45)

MOTION:

TRUESDELL – APPROVED subject to conditions, amending the following condition:

3. All development shall be in conformance with the site plan and building elevations date stamped *4/27/05*, except as amended by conditions herein.

and adding the following condition:

- ***The following lots as identified on the 4/27/05 site plan shall be developed with single story homes only: 1-7, 47, 48, 50, 52, 54, 55, 65, 67, 69 and 71.***

– Motion carried with GOYNES voting NO, McSWAIN abstaining as her company, Terra Contracting, is bidding work for Pardee Homes of Nevada and STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

PLANNING COMMISSION MEETING OF APRIL 28, 2005
Planning and Development Department
Item 49 – SDR-6315

MINUTES:

See Item 45 [ZON-6312] for related discussion on Item 45 [ZON-6312], Item 46 [WVR-6322], Item 47 [VAC-6325], Item 48 [VAR-6328] and Item 49 [SDR-6315].

(8:46 – 9:24)

2-2042

CONDITIONS:

Planning and Development

1. Approval of applications for a Variance (VAR-6276), Rezoning (ZON-6274), and a Waiver (WVR-6277) by the City Council prior to issuance of any permits, any site grading, and any development activity on the site.

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

3. All development shall be in conformance with the site plan and building elevations date stamped 04/08/05, except as amended by conditions herein.

4. The standards for this development shall be established as follows:

Standard	Requirement
Min. Lot Size	6,300 sq. ft.
Min. Lot Width	60 feet
Min. Setbacks	
Front (to side garage)	10 feet
Front (to garage)	18 feet
Side	5 feet
Corner	15 feet
Rear	15 feet
Rear (to balconies)	10 feet
Max. Lot Coverage	50 %
Max. Building Height	Two stories

5. The front yard setback shall be measured from the back of sidewalk or street curb where a sidewalk does not exist.

6. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a Tentative Map to reflect the standards noted in #4 above, other conditions listed, and the extension of Haley Avenue to Grand Canyon Drive.

CONDITIONS – Continued:

7. The landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a Tentative Map, to illustrate a minimum of 36 five-gallon shrubs, four for each tree, within the planters along Grand Canyon Drive and Deer Springs Ways.

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

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

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

11. All property line walls shall be decorative block walls, with at least 20 percent contrasting materials, and they shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.

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

13. All City code requirements and design standards of all City departments shall be satisfied.

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

Public Works

15. No portion of this subdivision abutting or overlying the Las Vegas Valley Water District right-of-way easement on the north side of Deer Springs Way shall record until a Petition of Vacation, such as VAC-6325 has recorded.

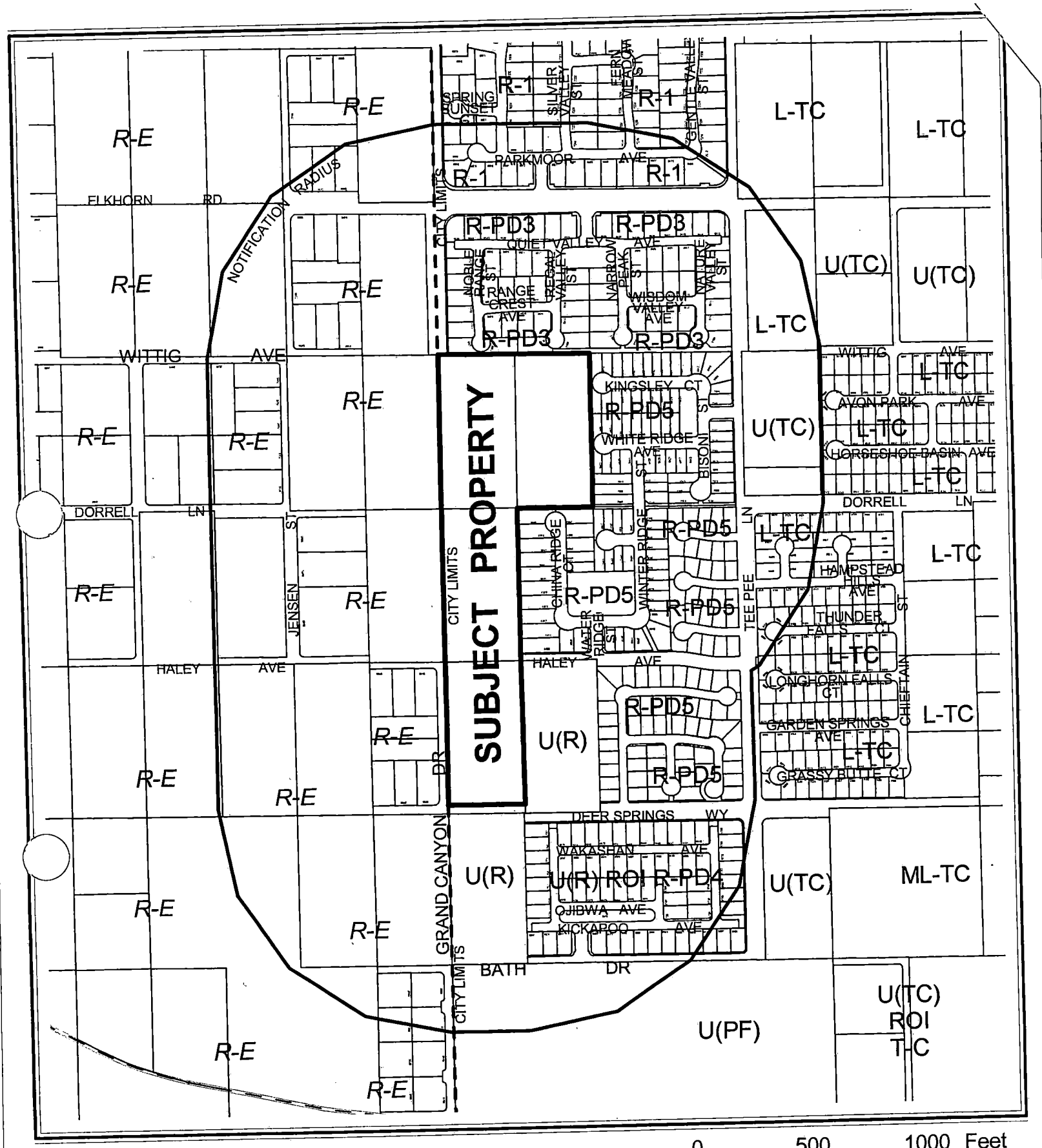
16. A homeowners association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

CONDITIONS – Continued:

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 Zoning Reclassification ZON-6312 and all other applicable site-related actions.

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



CASE: **SDR-6315**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6315 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

1. Approval of applications for a Variance (VAR-6276), Rezoning (ZON-6274), and a Waiver (WVR-6277) by the City Council prior to issuance of any permits, any site grading, and any development activity on the site.

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

3. All development shall be in conformance with the site plan and building elevations date stamped 04/08/05, except as amended by conditions herein.

4. The standards for this development shall be established as follows:

Standard	Requirement
Min. Lot Size	6,300 sq. ft.
Min. Lot Width	60 feet
Min. Setbacks	
• Front (to side garage)	10 feet
• Front (to garage)	18 feet
• Side	5 feet
• Corner	15 feet
• Rear	15 feet
• Rear (to balconies)	10 feet
Max. Lot Coverage	50 %
Max. Building Height	Two stories

5. The front yard setback shall be measured from the back of sidewalk or street curb where a sidewalk does not exist.

6. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a Tentative Map to reflect the standards noted in #4 above, other conditions listed, and the extension of Haley Avenue to Grand Canyon Drive.

DDS

7. The landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a Tentative Map, to illustrate a minimum of 36 five-gallon shrubs, four for each tree, within the planters along Grand Canyon Drive and Deer Springs Ways.

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

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

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

11. All property line walls shall be decorative block walls, with at least 20 percent contrasting materials, and they shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.

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

13. All City code requirements and design standards of all City departments shall be satisfied.

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

Public Works

15. No portion of this subdivision abutting or overlying the Las Vegas Valley Water District right-of-way easement on the north side of Deer Springs Way shall record until a Petition of Vacation, such as VAC-6325 has recorded.

16. 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.

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 Zoning Reclassification ZON-6312 and all other applicable site-related actions.

19. 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.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 72-lot single-family residential development on 20 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue.

B) Applicant's Justification

A letter addressing the subject application and accompanying applications was submitted. The letter indicates that the development has been reduced to 72 lots and that Haley Avenue is being terminated in a cul-de-sac at the request of the neighbors who were present at a neighborhood meeting that was held for a General Plan Amendment.

BACKGROUND INFORMATION

A) Related Actions

01/17/01 The City Council approved a request for Annexation [A-0003-99(A)] of a portion of the subject property. The annexation became effective on 01/26/01. The Planning Commission and staff recommended approval.

02/05/03 The City Council approved a request for Annexation (A-0038-02) of a portion of the subject property. The annexation became effective on 02/14/03. The Planning Commission and staff recommended approval.

04/28/05 The Planning Commission is scheduled to review the following accompanying applications: an application for a Waiver (WVR-6322) of a Title 18 requirement, Vacation (VAC-6325) of Government Patent Easements, a Variance (VAR-6328) in the required amount of open space, and a Site Development Plan Review (SDR-6315) of a 72-lot single-family residential development.

B) Pre-Application Meeting

02/23/05 Staff met with the prospective applicant on a proposed 75-lot residential development for the subject property. For the density of development proposed, it appeared that applications for a General Plan Amendment and a Rezoning would be required. A Waiver of a Title 18 requirement in the offset of street intersections, a Vacation of Government Patent Easements, and a Variance in the amount of open space required were also proposed. It was explained that it did not appear a hardship existed to warrant granting a Variance in the amount of open space.

DDS

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review. However, a neighborhood meeting was held on an application initially submitted in conjunction with this application to reclassify the subject property from an R (Rural Density Residential) land use classification to an L (Low Density Residential) classification. The meeting was held on 03/29/05 at which 13 members of the public attended and made the following statements:

- They would strongly oppose any increase in planned density along Grand Canyon Drive.
- They would strongly oppose any development of two story homes within 330 feet of the east side of Grand Canyon Drive.
- They are concerned about light pollution in the area and would like to minimize streetlights along Grand Canyon and within the subdivision.
- They would like the developer to consider building fewer, larger, and more expensive homes.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	20.24 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-family dwellings
	Undeveloped
	Vacant (subdivided for single-family residences)
South	Undeveloped
	Vacant (subdivided for single-family residences)
East	Vacant (subdivided for single-family residences)
West	Undeveloped
	Single-family residences

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	PF (Public Facilities) and R (Rural Density Residential)
East	L (Low Density Residential)
	R (Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

DDS

D) Existing Zoning

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan designation]
North	U (Undeveloped) [R (Rural Density Residential) General Plan designation] R-PD3 (Residential Planned Development – 3 units per acre) R-E (Residence Estates)
South	U (Undeveloped) [PF (Public Facilities) General Plan designation] and U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre)
East	U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development – 3 units per acre) and R-PD5 (Residential Planned Development – 5 units per acre)
West	Clark County

E) General Plan Compliance

The subject property is located in the Centennial Hills Sector of the General Plan. The property is classified in the R (Rural Density Residential) land use category that permits up to 3.59 units per acre. The proposed development of 72 single-family lots on 20.24 acres results in a density of development of 3.56 units per acre, which is within the permitted density of the land use classification.

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

There are no special plans or overlay districts that affect the subject property.

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 72-lot single-family residential development on 20.24 acres. The minimum lot size proposed is 6,300 square feet. Each lot is located on an internal private street system that has two access points to Grand Canyon Drive. Four home models that range in size from 3,198 square feet to 4,708 square feet, including three-car garage space, are proposed for the development.

DDS

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the Development Standards for a Residential Planned Development project are established through the Site Development Plan Review process. For the subject project, the following standards are proposed:

Standard	Provided
Min. Lot Size	6,300 sq. ft.
Min. Lot Width	60 feet
Min. Setbacks • Front (to side garage) • Front (to garage) • Side • Corner • Rear • Rear (to balconies)	 10 feet 18 feet 5 feet 10 feet 15 feet 10 feet
Max. Lot Coverage	Not indicated
Max. Building Height	Two stories

The front yard setback is proposed to be 18 feet from the back of sidewalk or the street curb where a sidewalk does not exist. A front yard setback of 10 feet is proposed from a garage entered from the side or where the space is converted to optional "studio" space. These standards are typical of similar developments elsewhere.

A4) Landscape and Open Space Standards

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

Standards	Required			Provided
	Ratio	Linear Feet	Trees	Trees
Minimum Trees	1 tree/30 linear feet + 1	1,700	58	70

The frontages along Grand Canyon Drive and Deer Springs Way are required to have six-foot wide streetscapes with 24-inch box trees planted no less than 30 feet on center. The landscape plan shows 70 trees (71 trees indicated) along the frontages. A total of 59 Purple Robe Locust trees (60 indicated) are shown along Grand Canyon Drive and 11 Mexican Fan Palm trees are proposed along Deer Springs Way. The total number of trees shown or indicated exceeds the minimum number of trees required by 12 or 13 trees. For each tree, four five-gallon shrubs also are to be provided and should be indicated on the landscape plan.

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

Total Acreage	Density units/acre	Required			Provided	
		Ratio	Percent	Area - sq. ft.	Percent	Area - sq. ft.
20.24	3.6	1.65	5.9	51,836	2.3	20,170

The amount of open space proposed for the development is deficient by almost 60 percent in the required amount. Furthermore, most of the open space is in streetscapes that limit the opportunity for active and passive recreational opportunities. The applicant is requesting a Variance (VAR-6328) to reduce the required amount from 51,836 square feet to 20,170 square feet. Since it does not appear that a "hardship" exists, it is recommended that that application and accompanying applications, including this one be denied.

B) General Analysis and Discussion

- Zoning

The subject property is presently zoned U (Undeveloped). Consequently a request has been submitted in an accompanying application to Rezone (ZON-6312) the property to R-PD4 (Residential Planned Development - 4 Units per Acre). On the Centennial Hills land use plan map, the property is classified R (Rural Density Residential) which permits up to 3.59 dwelling units per acre. Although the requested zoning of R-PD4 would permit residential densities of up to four dwelling units per acre, the applicant is restricting the development to 3.56 dwelling units per acre, which is consistent with the underlying R classification.

- Site Plan

The site plan for the subject development illustrates 72 lots along an internal private street system with two access points to Grand Canyon Drive. Haley Avenue is the only east-west street that provides internal circulation from west to east through this development. The development would terminate this extension, severely limiting internal access to other developments in the area and restricting westerly access by other developments to Grand Canyon Drive. Termination of this extension is not recommended and is addressed in the conditions of approval for this report.

- Waivers

No Waivers are requested or needed. However, an accompanying request for a Variance (VAR-6328) has been submitted to reduce the required amount of open space for the development. It is recommended that that application and accompanying applications, including this one, be denied.

- Landscape Plan

  The landscape plan for the proposed development shows more than a sufficient number of trees required for the development. Purple Robe Locust trees are shown along Grand Canyon Drive and Mexican Fan Palm trees are proposed along Deer Springs Way.

- Elevation

  Four home models are proposed for the development, two one-story plans and two two-story plans, with several basic options. The facades have a Spanish, Italiante or Prairie design. Roofs are of either "S" or flat (shake) roof tile; accent materials are of brick, stucco, and wrought iron; and color combinations are of light and dark browns, light and dark tans, beige, and gray with accents of various shades of dark blue, black burgundy, and dark green. The homes are very appealing.

- Floor Plan

  Four sets of floor plans were submitted with the application. All four models have many options available. The two one-story plans include either 3,198 square feet of floor space, including 622 square feet of garage space, or 3,409 square feet of floor space, including 616 square feet of garage space. The two two-story plans include either 4,228 square feet or 4,708 square feet of floor space, including 749 square foot garage space or 3,873 square feet or 4,195 square feet, including 643 square feet of garage space. All the models appear to be well designed.

FINDINGS

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

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

   As discussed under the section "neighborhood meetings," there was much objection from adjoining property owners to the proposed development. Much of that objection originates from persons who reside across Grand Canyon Drive in unincorporated area that is planned for two dwelling units per acre or less. The subject area is planned for a density of development up to 3.59 dwelling units per acre. Although there is a substantial difference in planned density between the two areas, the proposed development is consistent with the underlying land use classification. With exterior landscaping and exterior walls proposed along Grand Canyon Drive, the development can be made compatible.

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

   The proposed development is consistent with the General Plan. The development, however, does not comply with the Title 19 standard for the required amount of open space. An accompanying application for a Variance (VAR-6328) in the open space requirement has been submitted; however, since there does not appear to be the presence of a "hardship," it is recommended that that application and accompanying applications, including this one, be denied.

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

   The subject property fronts on Grand Canyon Drive, which according to the Master Plan of Streets and Highways, is designed for a right-of-way width of 80 feet. The development is proposed to have two access points to Grand Canyon Drive from internal streets. Haley Avenue would be terminated, although an initial plan proposed its connection to Grand Canyon Drive.

   In a distance of a half-mile, between Deer Springs Way and Elkhorn Road, all internal east-west streets, including Dorrell Lane and Wittig Avenue, have been closed off to Grand Canyon Drive. Haley Avenue is the only other east-west street that provides internal circulation from west to east. This termination would severely limit internal access to other developments in the area and restrict westerly access by other developments to Grand Canyon Drive. For this reason, it is not recommended that Haley Avenue be terminated and is addressed as a condition of approval in this report.

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

   Building and landscape materials are appropriate for the area.

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

   The building elevations, design characteristics and other architectural and aesthetic features are very attractive and would be very compatible to other development in the area.

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

Because the site would be subject to ongoing inspection, the public health, safety, and public welfare would not be compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 181 [Mailed with ZON-6312, VAR-6328, and WVR-6322]

APPROVALS 0

PROTESTS 3

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6315 APN: 125-19-601-001, 125-19-501-009 + 010

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

Subscribed and sworn before me

This 2nd day of March, 2005

Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6315 APN: 125-19-601-007

Name of Property Owner: Pardee Construction Company of Nevada

Name of Applicant: Pardee Homes of Nevada

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: _____

Signature of Property Owner: Dan Hale

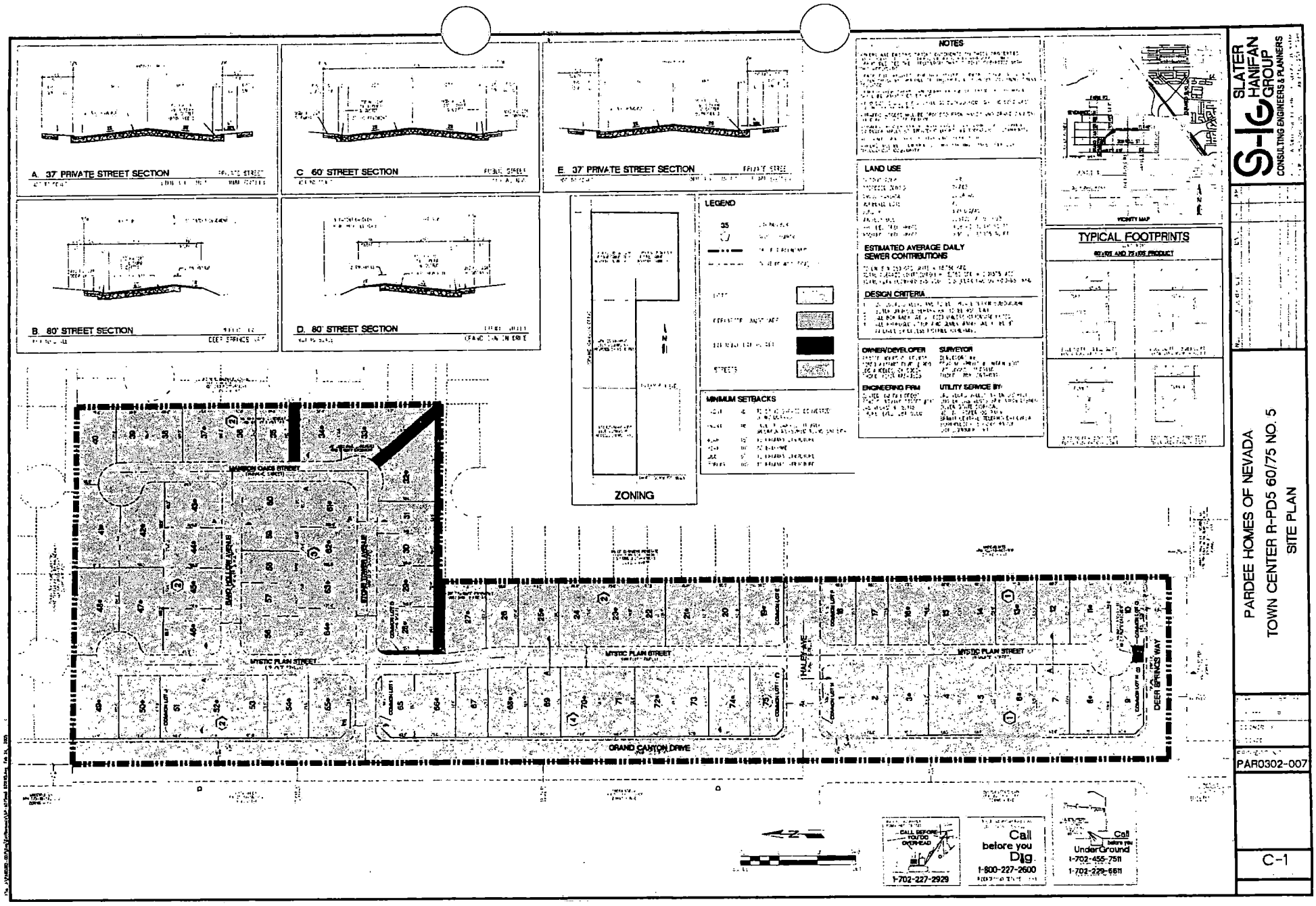
Print Name: Dan Hale

Subscribed and sworn before me

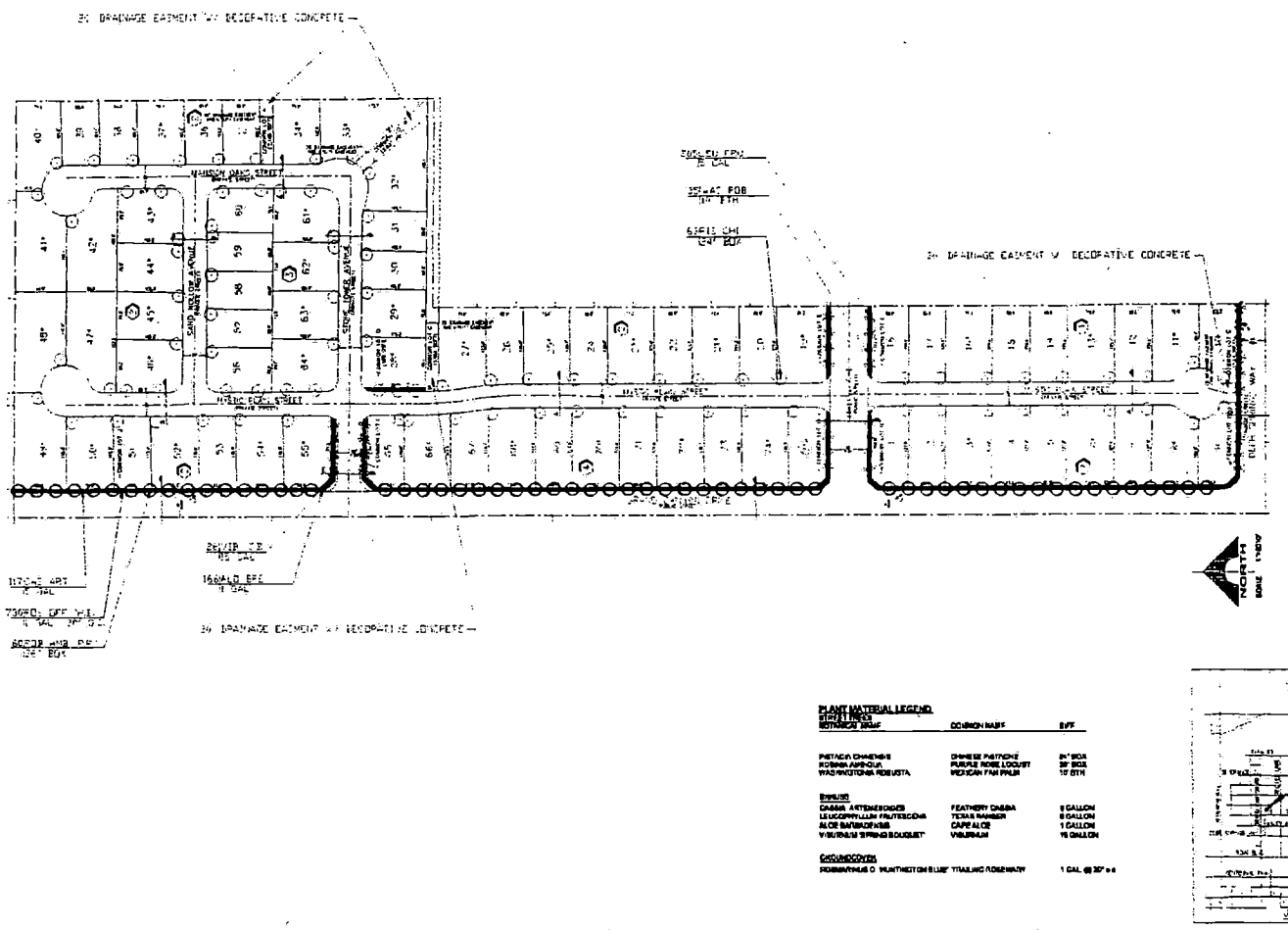
This 2nd day of March, 2005

Notary Public in and for said County and State

NEIL M. SCHOOL
Notary Public, State of Nevada
Appointment No. 05936491
My Appt. Expires Nov. 3, 2008

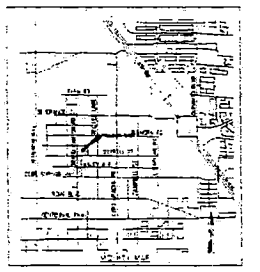


SDR-6315
04/28/05 PC



PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES		
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
ROBINIA AMBIGUA	PURPLE ROSE LOCUST	36" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12' STR
SHRUBS		
CASSIA ARTEMESIOIDES	FEATHERY CASSIA	5 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ALOE BARBADENSIS	CAPE ALOE	1 GALLON
VIBURNUM 'SPRING BOUQUET'	VIBURNUM	15 GALLON
GROUNDCOVER		
ROSMARINUS O 'HUNTINGTON BLUE'	TRAILING ROSEMARY	1 GAL @ 30" o.c.



Larson & Associates
Landscape Architecture
4384 S. Indianola
Las Vegas, NV 89103
Phone (702) 736-6553
FAX (702) 736-6154
PRESIDENT
Steven L. Larson
Member, A.S.L.A.
Member, I.A.C.E.

STATE STAMP

REVISIONS

No.	Date	Description

JOB NUMBER
2005

ISSUED FOR CONSTRUCTION

DRAWN BY
AT

SCALE
1/8" = 1'-0"

DATE ISSUED
03/28/05

DESIGNED BY
LC

LARSON & ASSOCIATES HAS EXPENDED CONSIDERABLE TIME, EFFORT AND EXPENSE IN THE PREPARATION OF THESE PLANS AND SPECIFICATIONS. THEY ARE AND SHALL REMAIN THE PROPERTY OF LARSON & ASSOCIATES. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LARSON & ASSOCIATES AND ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LARSON & ASSOCIATES. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED.

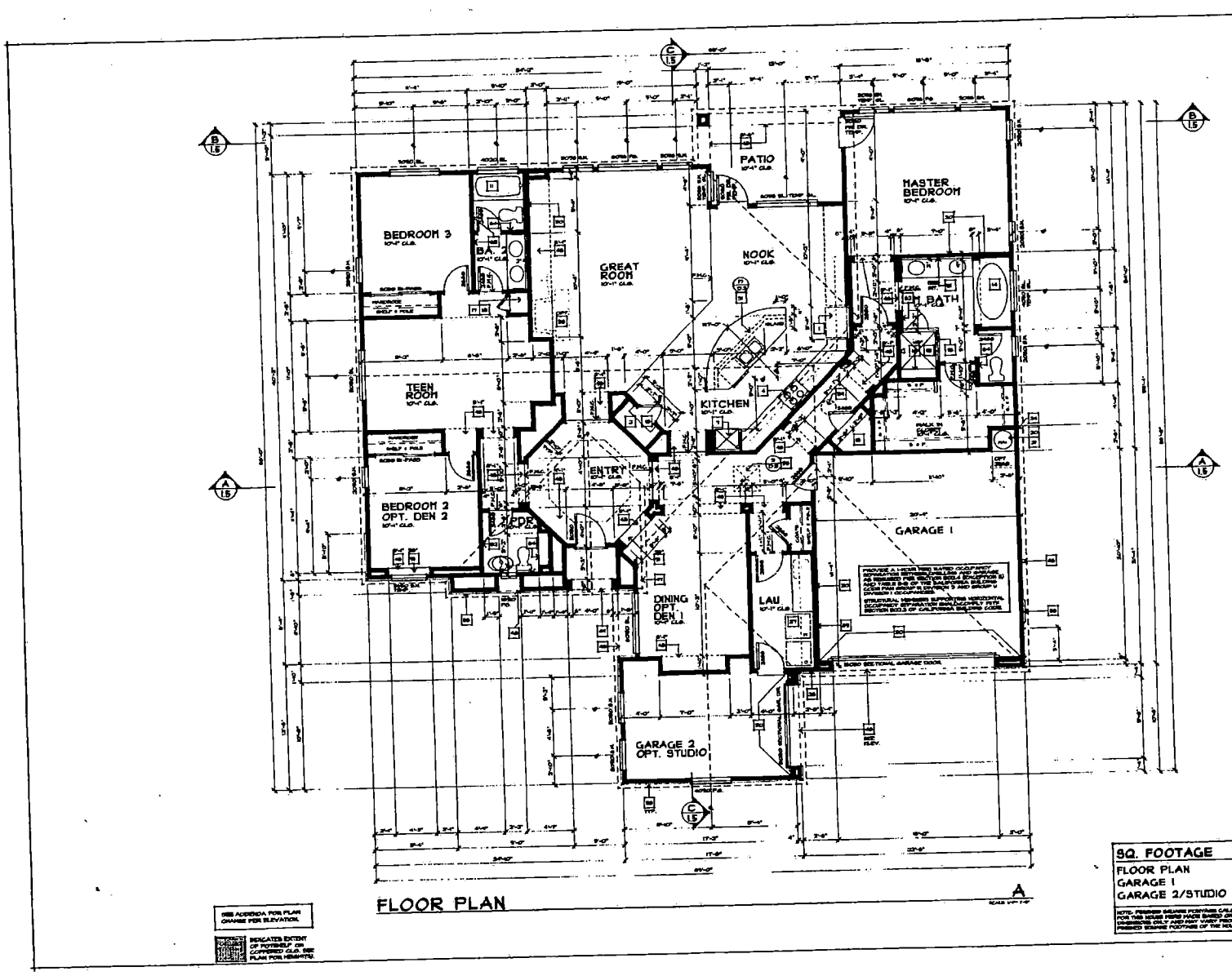
Sheet Title: SITE PLAN

Project: TOWN CENTER 60/75 NO.5

Client: PARDEE HOMES
10880 WILSHIRE BLVD., SUITE #1500
LOS ANGELES, CA 90024 (310) 475-3525

Sheet No.
LE.01

SDR-6315
04/28/05 PC



FLOOR PLAN NOTES

1. 24" CLEAR REFRIGERATOR SPACE. PLANS FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH OF BUILT-IN REFRIGERATOR.
2. PANTRY. SEE INTERIOR ELEVATIONS.
3. 30" SURFACE MOUNT COOKTOP. COMBINATION RV BUILT-IN HOOD, LIGHT & FAN VENT TO OUTSIDE AIR.
4. 30" COOKTOP RV HOOD. HOOD RV LIGHT & FAN VENT TO OUTSIDE AIR. 24" MIN. HEIGHT ADV.
5. 30" COOKTOP RV DOWNDRAFT FAN VENT TO OUTSIDE AIR.
6. 30" COOKTOP SURFACE MOUNT. COMBINATION RV BUILT-IN HOOD, LIGHT & FAN VENT TO OUTSIDE AIR. 30" MIN. HEIGHT ADV. SEE BUILT-IN OVEN BELOW.
7. 30" DOUBLE OVEN.
8. BUILT-IN MICROWAVE.
9. TRASH COMPACTOR.
10. PERSONAL RECYCLE BIN.
11. 12"X12" X 24" TABLE/COUNTER RV WATER RESISTANT PARGEOTE TO 12" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
12. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 82" ABOVE DRAIN U.N.O.
13. HAND FULL TILE SHOWER. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
14. 60" X 42" OVAL TUB RV CERAMIC TILE SHAMPOO PROVIDE 24" X 24" ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
15. SHATTERPROOF GLASS SHOWER ENCLOSURE.
16. SHOWER SEAT. SEE PLAN FOR HEIGHT.
17. LINEN CABINET. SEE INTERIOR ELEVATIONS.
18. (N) EQUALLY SPACED SHELVES.
19. F.A.U. W/ VENT TO OUTSIDE AIR.
20. FAN W/ VENT TO OUTSIDE AIR.
21. PROVIDE A 30" HIGH RD. PLATFORM FOR WH AIR F.A.U. PROVIDE COMBUSTION AIR TOP AND BOTTOM AND RETURN AIR GRILLS OR DUCT AS SHOWN ON HEATING PLAN AS REQ'D FOR F.A.U. ONLY.
22. 14" X 10" F.A.U. AND WH SIZE DIV SIZE PROVIDE A 10" PLUMBING FITTING AT F.D. AND A CONDEN. 10" VENT CONNECTION FOR DRL. (SEE UT EQUIPMENT TYPE(P))
23. 14" X 10" @ L. SCHEDULE 2 LOUVERED COMBUSTION AIR VENT.
24. 3/4" DIA. SUPPLY PIPE 84" MAX HT. MIN. 12" THREADS.
25. 3/4" DIA. SUPPLY PIPE 84" MAX HT. MIN. 12" THREADS.
26. 24" X 8" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
27. ROOF VENT MAX. 12 FL. LENGTH DELIVERED (3) 90 DEGREE ELBOWS PER U.P.C. SCHED.
28. PROVIDE WATER HAMMER PURE RACHER.
29. ALL PLUMBING FIXTURES AND EQUIPMENT MAY BE ELEVATED DO AND DRAINED INSTALLED IN A GARAGE MAY BE ELEVATED DO AND DRAINED INSTALLED IN A GARAGE SHALL NOT BE LESS THAN 18" ABOVE THE FLOOR LEVEL.
30. PROVIDE SAFETY PAN AT DRAIN DEBOATH RACHER.
31. 2x6 STUD WALL.
32. PONY WALL. SEE PLAN FOR HEIGHT.
33. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
34. PLUMBING WASTE DROP FROM ABOVE.
35. 22" X 30" ATTIC ACCESS PANEL PER U.B.C. 1507
36. F.A.U. & ATTIC. PROVIDE 22" X 30" MIN. ATTIC ACCESS PANEL. SEE PER U.M.C. 1004. PROVIDE PULL CORD, LIGHT AND SWITCH.
37. METAL FIREPLACE. SEE MANUFACTURES SPECIFICATIONS FOR CLEARANCE TO COMBUSTIBLES, MINIMUM HEARTH EXTENSIONS, MINIMUM FIREPLACE OPENING SIZE, ETC. PROVIDE F.A. AND VENT. HOOD.
38. APPLIANCE FIRE-PLACE. PROVIDE F.A. (VERIFY D-VENT EXITING AND TERMINATION REQUIREMENTS)
39. SEPTIC TANK. SEE PLUMBING STANDARD 721.0.
40. ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.
41. SKYLIGHT.
42. 30" HIGH GUARDRAIL PER I.B.C.
43. 1500" HIGH HANDRAIL. ERGONOMIC HOBBING PER I.B.C. 1015
44. METAL POST
45. SEE SEPARATION BETWEEN HOUSE AND GARAGE AND GARAGE CEILING TO BE 5/8" TYPE 'X' GYP.BD. PER U.B.C. 508 COOLER NAILS AT 7" O.C.
46. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE 'X' GYP. BD. W/ 8d COOLER NAILS AT 7" O.C. I.B.U.C. 508(3)
47. FIRE SEPARATION BETWEEN 2ND. FLR. & MAS. CLG. AND UNDERSIDE OF STAIRS UNDER 2ND FLR. TO BE 5/8" TYPE 'X' GYP. BD. W/ 8d COOLER NAILS AT 7" O.C.
48. 36" HIGH GUARDRAIL W/ 2x6 CAP. SEE DETAIL
49. LINE OF OVERHEAD WALL
50. FLAT SOFFIT. SEE PLAN FOR HEIGHT.
51. ARCHED SOFFIT. SEE INTERIOR ELEV. OR PLAN FOR SPEC.
52. SHELF. SEE PLAN FOR HEIGHT.
53. SLANT SOFFIT. SEE PLAN FOR HEIGHT.
54. SLANT BLOCK.
55. DUCT CHASE. VERIFY W/ M.V.A.C. DRAWINGS.
56. 24" X 24" ATTIC ACCESS PANEL. SEE FLOOR PLAN FOR SIZE AND SEE SHEET 1 PLAN FOR ADDITIONAL INFORMATION.
57. LINE OF SYNTHETIC STUCCO. SEE ELEVATION.
58. LINE OF HORIZONTAL WOOD SIDING. SEE ELEVATION FOR HEIGHT.
59. SLANT BLOCK. SEE PLAN FOR SIZE. SEE ELEVATION FOR FINISH.
60. LINE OF 12" MANSCOT. SEE ELEVATION FOR HEIGHT.
61. LINE OF MANSCOT PANEL. SEE ELEVATION FOR HEIGHT. SEE ELEVATIONS/FLOOR PLAN FOR LIMITATIONS.
62. LINE OF DECORATIVE FOAM BALUSTER. SEE ELEVATION.
63. LINE OF EXTERIOR PILASTER. SEE ELEV. & PLAN FOR SPEC.
64. TOP OF GUARDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE FLOOR SURFACE. GUARDRAILS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. (U.B.C. 3306.3)
65. PROVIDE DECK DRAINS W/ OVERFLOW. PLUMB DECK SLOPE OF 1/4" PER HORIZONTAL FOOT. ENLARGE SLOPE TO DRAIN PAVER AWAY FROM CORNERS.
66. 10" TORSIL BAR - HDT. 1'-6" ABOVE FIN. FLR.
67. 24" TORSIL BAR - HDT. 5'-1" ABOVE FIN. FLR.
68. TOILET PAPER HOLDER - HDT. 24" ABOVE FIN. FLR.
69. 90V OUTLET FOR REMOTION CLOCK.
70. SAS HEYER LOCATION. SEE UTILITY PLAN.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE 1/8" HOLLOW CORE U.N.O. SEE PLAN FOR SIZE) AT DOUBLE INTERIOR DOOR, OPPOSITE SWING PROVIDE DEADBOLT AT TOP OF ONE INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE METAL CLAD 1 3/8" THICK EXTERIOR GRADE. SEE PLAN FOR SIZE).
3. ALL GARAGE DOORS TO BE SOLID CORE 1 3/8" THICK. SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
4. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOOR, PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. ALL EXTERIOR FRENCH DOORS TO BE 1/8" SOLID CORE 1 3/4" THICK. SEE PLAN FOR SIZE). AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
6. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL WINDOWS TO BE USE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND NOT A PROPER SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (PER I.R.C. R310). WINDOWS NOT MEETING ABOVE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. WHEN THE OCCUPANCY SEPARATION BETWEEN THE HOME AND GARAGE IS REQUIRED, ALL NON-BEARING WALLS THAT STRUCTURAL MEMBERS SUPPORTING THE SEPARATION WALL SHALL BE PROTECTED BY 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FIRE-RESISTANCE CONSTRUCTION. (U.B.C. SEC. 508.3)

SEE ADDENDA FOR PLAN CHANGE FOR ELEVATION

INDICATES EXTENT OF POTENTIAL OR COFFERED CLG. SEE PLAN FOR HEIGHTS.

SQ. FOOTAGE

FLOOR PLAN	2576
GARAGE 1	424
GARAGE 2/STUDIO	193

NOTE: FIGURES SHOWN FOR PLAN CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

BASSENIAN/LAGONI Architecture
Architecture and Land Planning

CONSULTANTS

PLAN 1
FLOOR PLAN

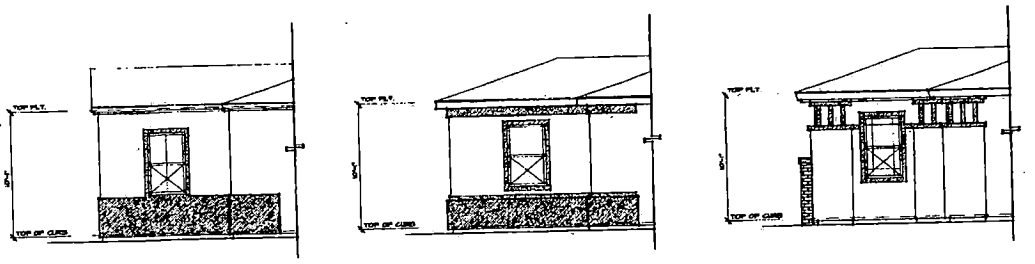
NEWPORT BEACH
2101 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-0100
Fax 949-553-0044

VENTANA II
Pardee Homes
650 HOWE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 914-4000

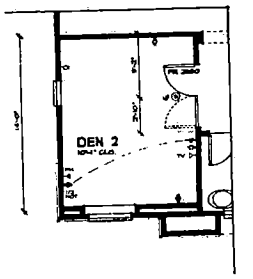
SHEET
1.2

City Review

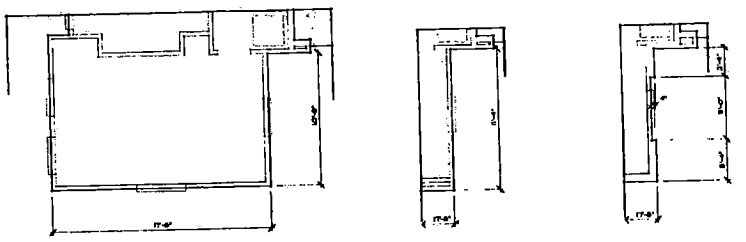
SDR-6315
04/28/05 PC



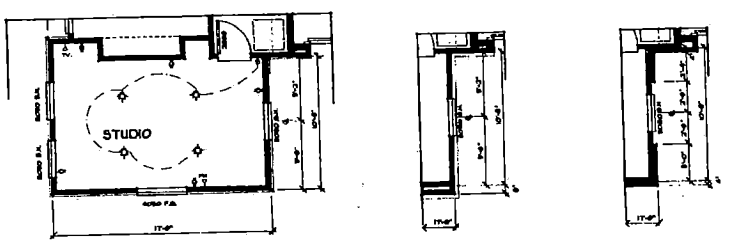
OPTIONAL STUDIO
PARTIAL ELEVATION 'SPANISH' 'ITALIAN' 'PRAIRIE'



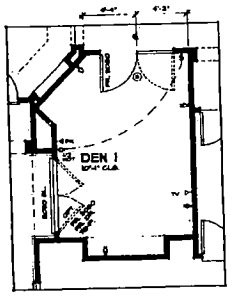
OPTIONAL DEN 2
IN LIEU OF BEDROOM 4



OPTIONAL STUDIO A B C
SLAB INTERFACE



OPTIONAL STUDIO A B C
IN LIEU OF GARAGE



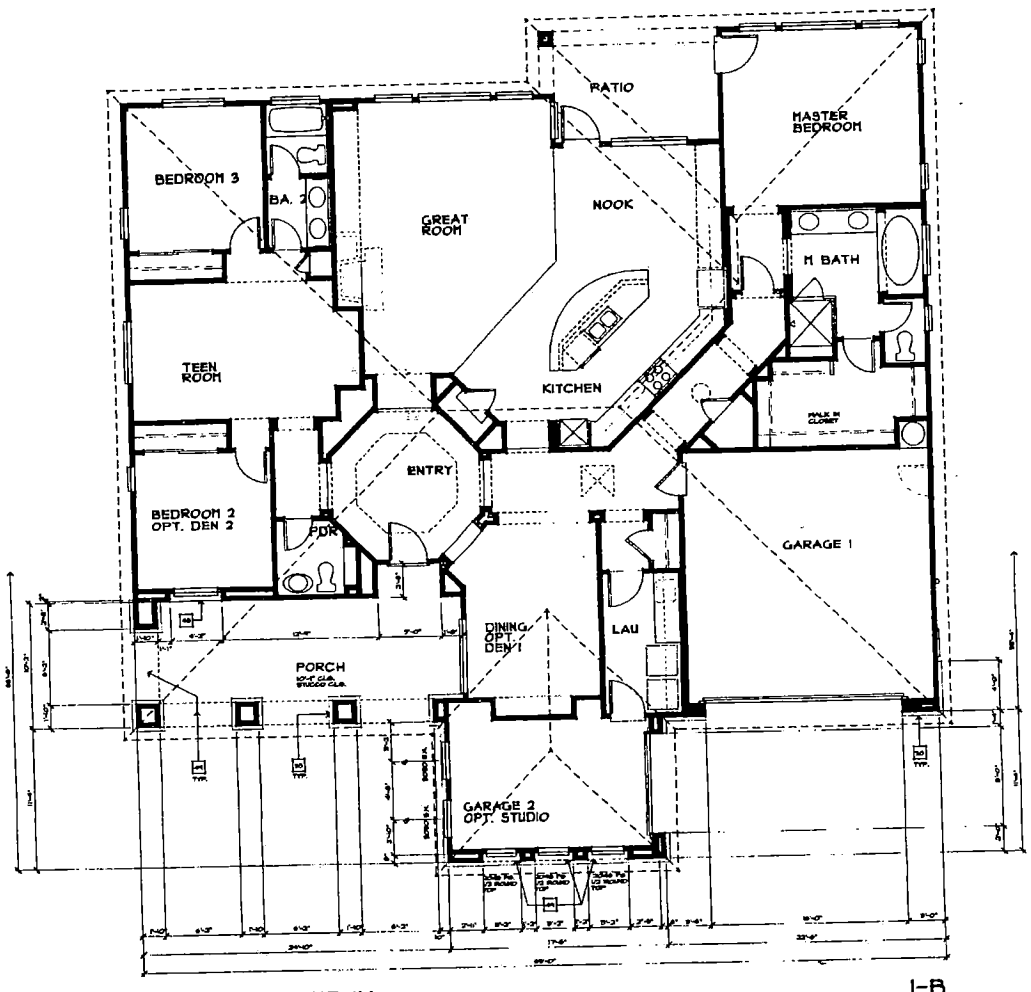
OPTIONAL DEN 1
IN LIEU OF DINING

BASSENIAN/LAGONI architecture
Architecture and Land Planning
3231 Oakland Trr. Suite 100
Telephone 949-553-9100
Fax 949-553-9044

PLAN 1
FLOOR PLAN OPTION

VENTANA II
Pardee Homes
1.2X

SDR-6315
04/28/05 PC



FLOOR ADDENDUM I-B

PLAN 1
FLOOR ADDENDA "B"

BASSENIAN/LAGONI architecture
Architecture and Land Planning

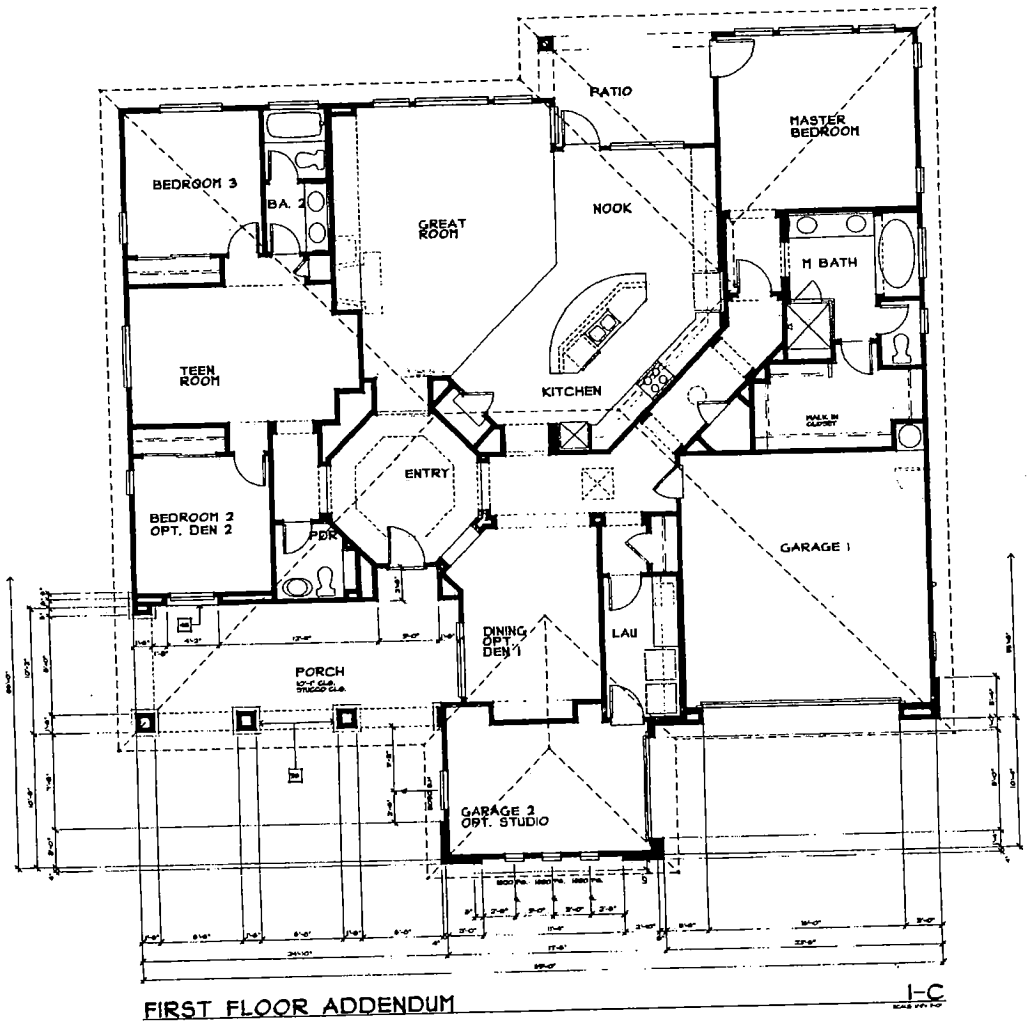
NEWPORT BEACH
2101 Orchard Dr. Suite 100
Newport Beach, Ca. 92660
Telephone 949-553-8150
Fax 949-553-8543

VENTANA II

Pardee Homes
525 WEST 6TH STREET, SUITE 100
LOS ANGELES, CA 90014
(213) 614-1400

SHEET
1.8

SDR-6315
04/28/05 PC



FIRST FLOOR ADDENDUM

I-C

BASSENIAN/LAGONI architecture and land planning

PLAN 1
FLOOR ADDENDA 'C'

NEWPORT BEACH
200 Vineyard Dr. Suite 100
Newport Beach, CA. 92660
Telephone 949-668-8100
Fax 949-453-0848

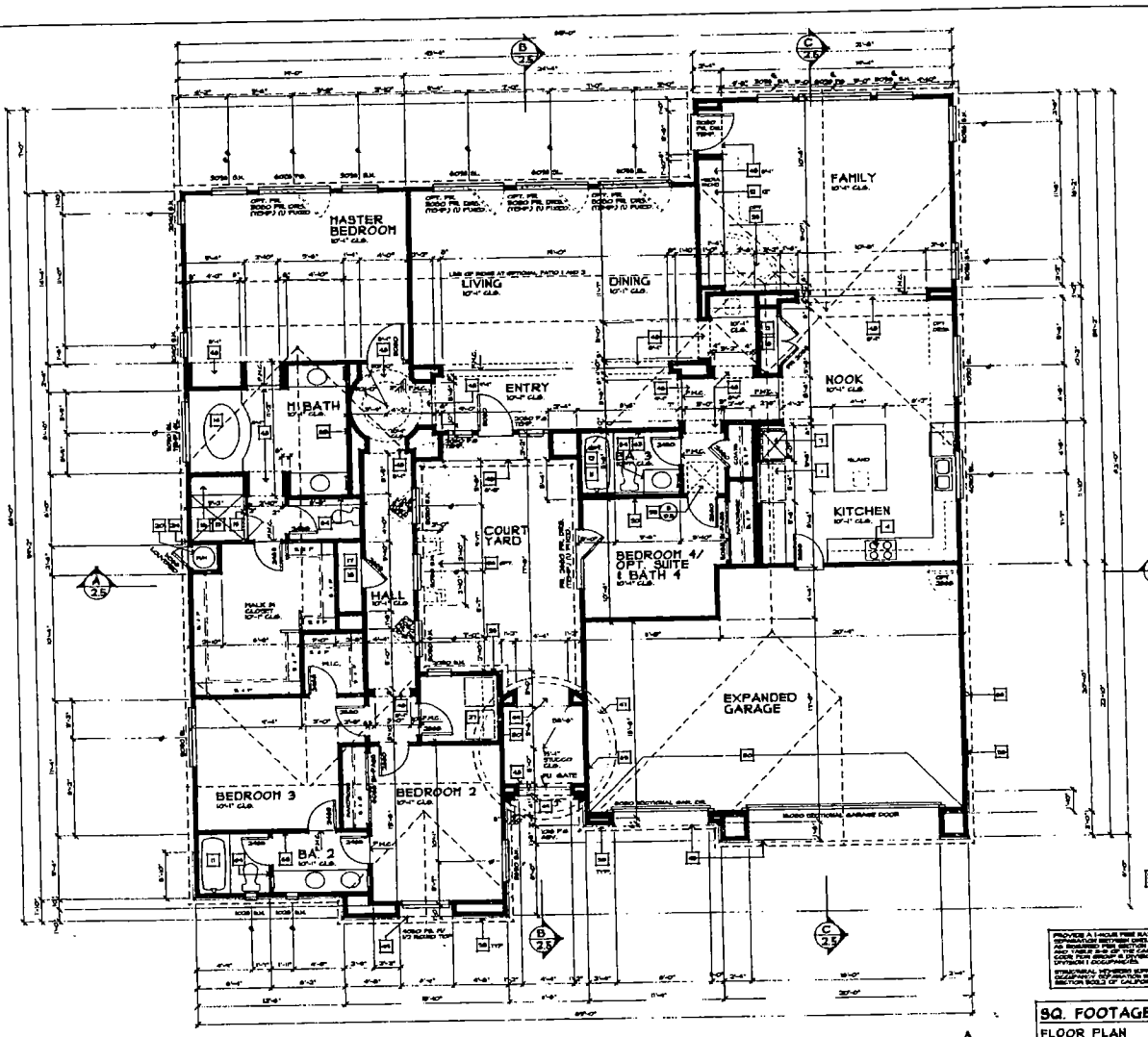
VENTANA II

Pardee Homes
9484 ELKHORN AVE. SUITE 100
LAS VEGAS, NV 89119
(702) 614-1400

SHEET 1.11

JOB NO. 028-0486
DRAWN BY: GRM
BASSENIAN/LAGONI ARCHITECTS

SDR-6315
04/28/05 PC



FLOOR PLAN NOTES

1. 36" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH OF BUILT-IN REFRIGERATOR.
2. PANTRY. SEE INTERIOR ELEVATIONS.
3. 30" ELDER-AIRE MODEL EB-130 CONVERTIBLE HV BUILT-IN HOOD, LIGHT & FAN. DUCT TO OUTSIDE AIR.
4. 30" DOWNDRAFT RANGE HV HOOD ABV. (VENT TO OUTSIDE AIR).
5. 36" DOWNDRAFT HV DOWNDRAFT FAN (VENT TO OUTSIDE AIR).
6. 30" DOWNDRAFT RANGE HV HOOD ABV. LIGHT & FAN (VENT TO OUTSIDE AIR) W/ 30" BUILT-IN OVEN (GAS).
7. 30" DOUBLE OVEN.
8. B.I.C.T.-24 MICROWAVE.
9. TRASH COMPACTOR.
10. OPTIONAL RECYCLE BIN.
11. LINOLEUM OVER PLYWOOD W/ WATER RESISTANT WAINSCOT TO UNDERSIDE OF CEILING ABOVE. SHOWER CURTAIN ROD U.N.O.
12. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 82" ABOVE DRAIN U.N.O.
13. HAND BUILT TILE SHOWER. SEE PLAN FOR SIZE. TILE TO 72" ABOVE CURB U.N.O.
14. 60" X 42" OVAL 'MEXICAN' SINK W/ CERAMIC TILE RAISED BORDER. PROVIDE MOTOR ACCESS PANEL AT CENTER OF ADJACENT CABINET. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
15. SHATTERPROOF GLASS SHOWER ENCLOSURE.
16. SHOWER SEAT. SEE PLAN FOR HEIGHT.
17. LINEN CABINET. SEE INTERIOR ELEVATIONS.
18. (6) EQUALLY SPACED SHELVES.
19. F.A.U. 'S' VENT TO OUTSIDE AIR.
20. PAR 'B' VENT TO OUTSIDE AIR.
21. PROVIDE 1" MIN. RIGID INSULATION W/ FOIL OR F.A.U. PROVIDE ADEQUATE SIZE TOP AND BOTTOM AIR GRILLS OR ADEQUATE SIZE JUMP DUCTS AT DOOR AS REQ'D FOR F.A.U. ONLY. DUCT AIR FOR ALL OTHER HEATERS PLAN AS REQ'D FOR F.A.U. ONLY. 9" F.A.U. AND H.W.H. ARE SIDE BY SIDE PROVIDE 4" H. PLUMBING FITTING AT F.A.U. AND 3" CONCRETE 'S' VENT CONNECTION FOR DRL. SEE OPTIONAL (VERIFY)
22. 10" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
23. 6" DIA. SUPPLY PIPE 36" HIGH HV. FOR FIREPLACE.
24. TEMPERATURE & PRESSURE RELIEF VALVE.
25. 24" x 8" GARAGE EXHAUST VENT, SCREENED AND LOUVERED.
26. DRYER VENT RUNS 14 FT. LENGTH INCLUDING (3) 45 DEGREE ELBOWS. PER U.M.C. 504.3
27. PROVIDE WATER & WASTE FOR WASHER.
28. GAS DRYERS INSTALLED IN A GARAGE MAY BE ELEVATED 30 GAS DRYERS INSTALLED IN A GARAGE MAY BE ELEVATED 30 INCHES (457 MM) ABOVE THE FLOOR AND HEATING ELEMENTS ARE A MINIMUM OF 18 INCHES (457 MM) ABOVE THE FLOOR LEVEL.
29. PROVIDE ATTIC FAN HV DRAIN BENEATH WASHER.
30. 2X8 STUD WALL.
31. 2X6 STUD WALL.
32. SOFFIT, SEE PLAN FOR HEIGHT.
33. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
34. PLUMBING WASTE DROP FROM ABOVE.
35. 22" X 30" ATTIC ACCESS PANEL PER U.M.C. 504.1
36. (2) 48" FLUORESCENT LIGHTS. PROVIDE 30" X 30" ATTIC ACCESS PANEL. (2) 48" FLUORESCENT LIGHTS. PROVIDE FUEL GAS, LIGHT AND SWITCH.
37. METAL FIREPLACE SEE MANUFACTURES SPECIFICATIONS FOR INSTALLATION REQUIREMENTS. SEE PLAN FOR BOX SIZE. PROVIDE (2) 140 AMP.
38. APPLIANCE PIPED ALA. PROVIDE F.S. (VERIFY SHUT) EXITING ALL ELECTRIC MODEL #EB30, ARIA STANDARD 20130.
39. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN).
40. 42" HIGH HANDRAIL PER U.M.C. R315
41. 34" HIGH HANDRAIL ABOVE NOSING PER U.M.C. R315
42. NEWEL POST.
43. FIRE SEPARATION BETWEEN HOUSE AND GARAGE AND GARAGE CEILING TO BE 5/8" TYPE 'X' GYP.BD. PLUS COOLES AT 7" O.C.
44. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE 'X' GYP.BD. AT 7" O.C. AND COOLES AT 7" O.C. I.R.C. R309.2
45. FIRE SEPARATION BETWEEN 2ND. FLR. & 2ND. FLR. AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE 'X' GYP. BD AT 7" O.C.
46. 5/8" TYPE 'X' GYP. BD. UNDER STAIRS AT UNLOCKED USABLE SPACE. 3x7 COOLER WALLS AT 7" O.C.
47. LINE OF CRIPPLE WALL.
48. PLAY SOFFIT, SEE PLAN FOR HEIGHT.
49. ARCHED SOFFIT. SEE INTERIOR ELEV. OR PLAN FOR SPEC.
50. LOG OF FLOOR ABOVE.
51. SHELF SEE PLAN FOR HEIGHT.
52. GLASS BLOCK.
53. DUCT CHASE. VERIFY W/ H.V.AC. DRAWINGS.
54. RECESSED LIGHTING CEILING. SEE FLOOR PLAN FOR SIZE AND SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
55. LINE OF SYMMETRY STONE VENEER. SEE ELEVATION.
56. LINE OF MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE ELEVATION FOR FOR TOP, FTA, RETURN DIMENSIONS
57. LINE OF 10° PARAPET. SEE ELEVATION FOR HEIGHT.
58. LINE OF MASONRY PAPER. SEE ELEVATION FOR HEIGHT. SEE ELEVATION FOR FOR TOP, FTA, RETURN DIMENSIONS
59. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATION.
60. LINE OF EXTERIOR RAILING (HANDRAIL) SEE ELEV. FOR SPEC. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" ABOVE NOSING OF STAIRS & SHALL NOT EXCEED 38" SHALL BE AN OPEN RAILING SO THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. PER I.R.C. R312.2
61. PROVIDE ROOF DRAINS W/ OVERFLOWS. PROVIDE BUILT-UP ROOF PER ROOFING REPORT (VERIFY) TO DIVERT WATER AWAY FROM CONCRETE.
62. 18" TOWEL BAR - HWT. 54" ABOVE FIN. FLR.
63. 24" TOWEL BAR - HWT. 54" ABOVE FIN. FLR.
64. TOILET PAPER HOLDER - HWT. 34" ABOVE FIN. FLR.
65. 30A OUTLET FOR IRRIGATION CLOCK.
66. GAS METER LOCATION. SEE UTILITY PLAN.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.N.O. (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE METAL CLAD 1 3/8" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE)
3. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THK. SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
4. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
6. BUILDER SHALL VERIFY W/ JURISDICTION HAVING JURISDICTION THAT ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (PER U.R.C. R310.) WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. WHEN THE OCCUPANCY SEPARATION BETWEEN THE HOUSE AND GARAGE IS REQUIRED INCLUDING ALL THE STRUCTURAL MEMBERS SUPPORTING THE SEPARATION WALL SHALL BE PROTECTED WITH EQUIVALENT FIRE-RESISTANCE CONSTRUCTION. (SEC. SEC. 309.2)

PROVIDE A 1-HOUR FIRE RATED OCCUPANCY SEPARATION BETWEEN DWELLING AND GARAGE AS REQUIRED PER SECTION R302.6 (EXCEPTIONS #1 AND #2 DO NOT APPLY) AND SECTION 302.6 OF THE CALIFORNIA BUILDING CODE, PLUS ADOPTED AMENDMENTS IN CHAPTER 3 AND APPLY 1 HOUR CONSTRUCTION.

STRUCTURAL SUPPORTING HORIZONTAL SEPARATION SHALL BE 1-HOUR CONSTRUCTION PER SECTION 302.6 OF CALIFORNIA BUILDING CODE.

SQ. FOOTAGE

FLOOR PLAN	2793
GARAGE	616

NOTE: FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE TAKEN ON OUTSIDE DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION

INDICATES ENTRY OF POTABLE OR DISPOSED GAS SEE PLAN FOR HEIGHTS.

BASSENIAN/LAGONI architecture
Architecture and Land Planning
1580 Quail Street, Suite 100
Newport Beach, CA 92660
Telephone 949-553-9100
Fax 949-553-8543

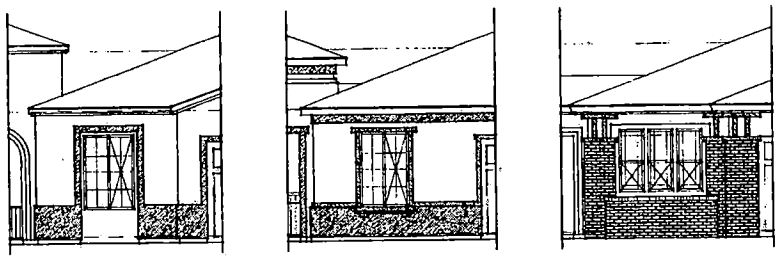
PLAN 2
FLOOR PLAN

VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 614-1400

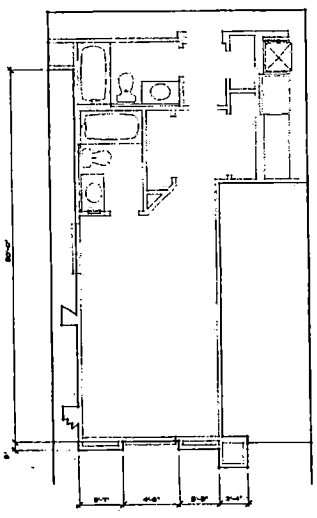
SHEET 2.2

COPYRIGHT ©2004 BASSENIAN/LAGONI ARCHITECTS

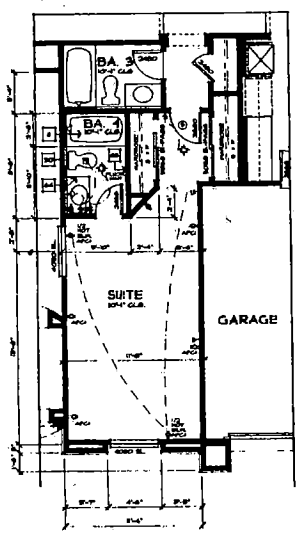
SDR-6315
04/28/05 PC



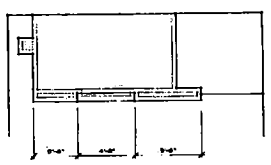
OPTIONAL SUITE ELEVATION
SPANISH ITALIAN PRAIRIE



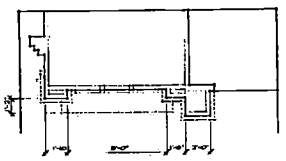
OPTIONAL SUITE
SLAB INTERFACE
IN LIEU OF 3rd BAY OF GARAGE



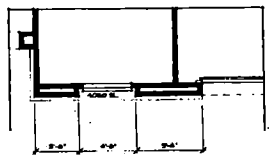
FLOOR 'A'



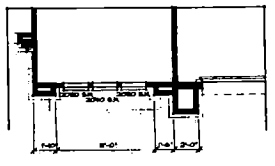
OPTIONAL SUITE
'B'
IN LIEU OF GARAGE 2



'C'



OPTIONAL SUITE
'B'
IN LIEU OF GARAGE 2



'C'

PLAN 2
FLOOR PLAN OPTION

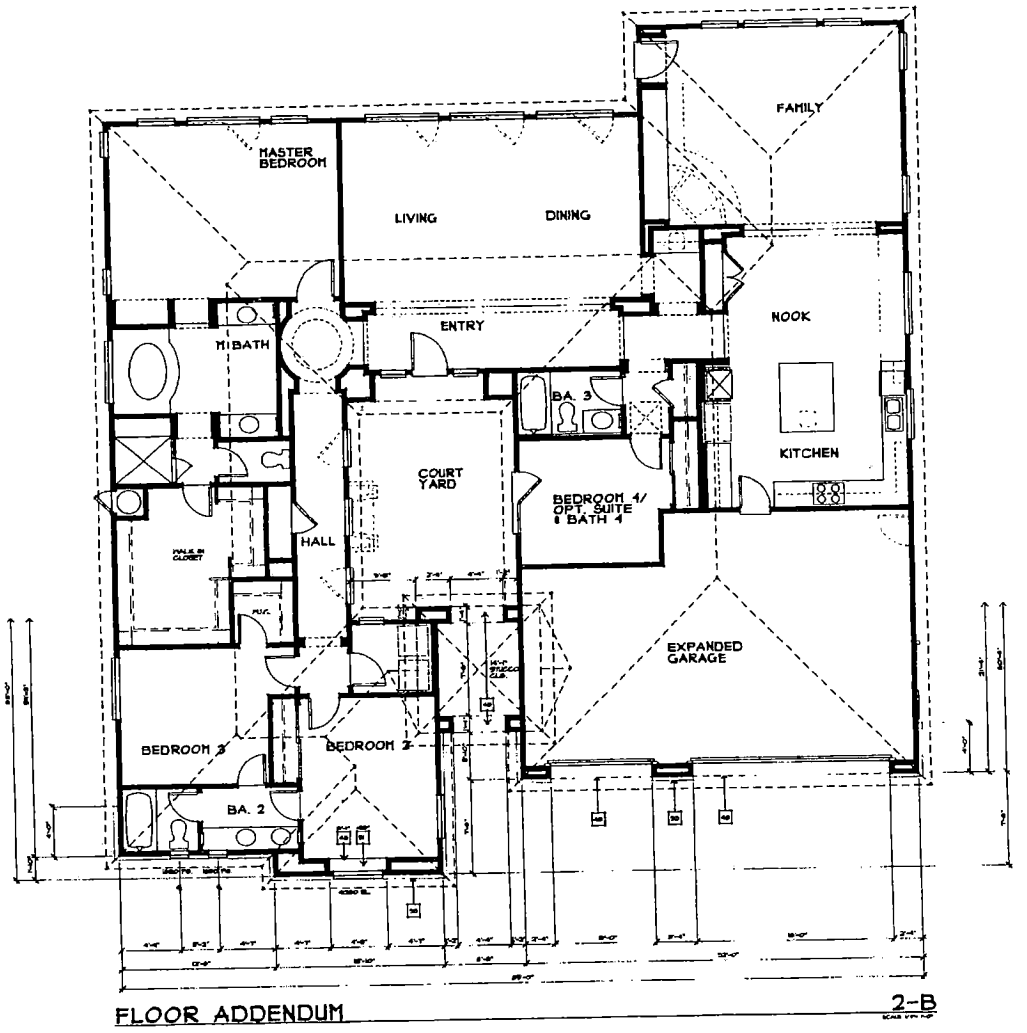
NEWPORT BEACH
2222 Dorland Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-9100
Fax 949-553-0546

BASSENIAN/LAGONI
Architecture
Architecture and Land Planning

VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 914-1400

SHEET
2.2X

SDR-6315
04/28/05 PC



FLOOR ADDENDUM 2-B

BASSENIAN/LAGONI architecture
Architecture and Land Planning

PLAN 2
FLOOR ADDENDA 'B'

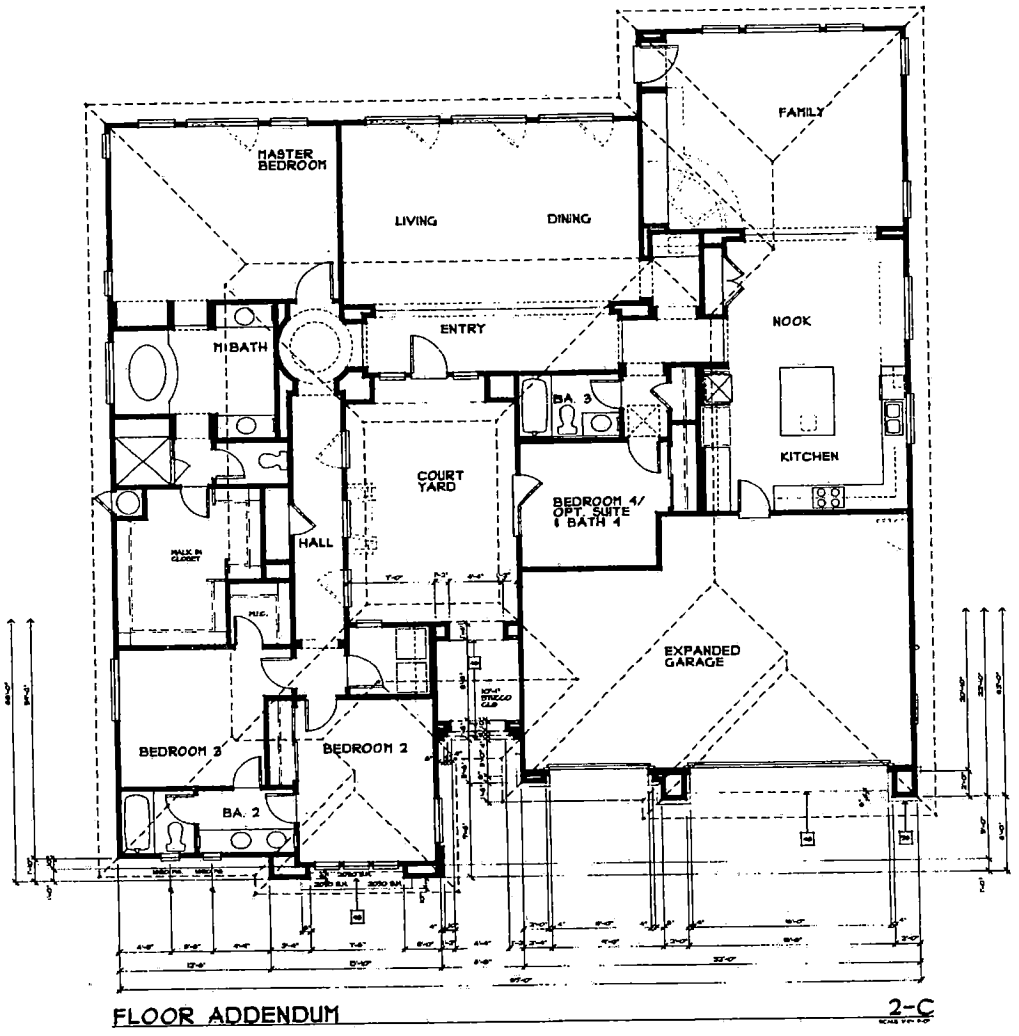
NEWPORT BEACH
2333 Ontario Dr. Suite 100
Newport Beach, Ca 92663
Telephone 949-553-8100
Fax 949-553-0548

VENTANA II

Pardee Homes
650 TOWN CENTER DR. SUITE 100
LAS VEGAS, NV 89119
(702) 914-1400

SHEET 2.8

SDR-6315
04/28/05 PC



FLOOR ADDENDUM 2-C

PLAN 2
FLOOR ADDENDA 'C'

BASSENIAN/LAGONI architecture
Architecture and Land Planning

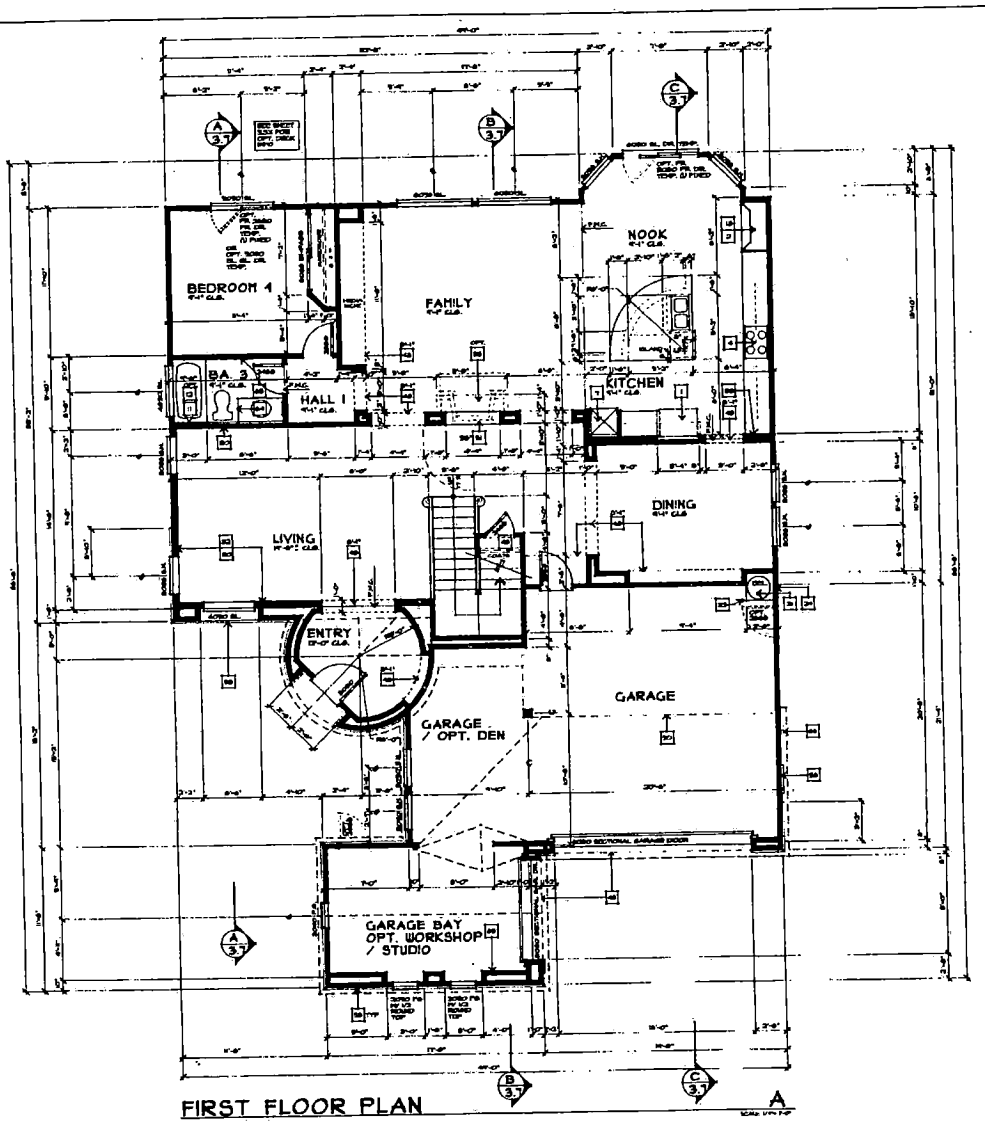
NEWPORT BEACH
2101 Orchard Dr. Suite 100
Newport Beach, Ca. 92660
Telephone 949-955-1100
Fax 949-955-0948

VENTANA II

Pardee Homes
550 HOWE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 614-1400

SHEET 2.11

SDR-6315
04/28/05 PC



FIRST FLOOR PLAN

FLOOR PLAN NOTES

1. 36" CLEAR REFRIGERATOR SPACE. FILLER FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH OF BUILT-IN REFRIGERATOR.
2. PAINTED, SEE INTERIOR ELEVATIONS.
3. 30" SLIDE-IN RANGE-OVER CONFIGURATION W/ BUILT-IN HOOD, LIGHT & FAN (VENT TO OUTSIDE AIR).
4. 30" COOKTOP W/ METAL HOOD W/ LIGHT & FAN VENT TO OUTSIDE AIR. W/ MIN. 4MV.
5. 36" COOKTOP W/ DOWNDRAFT FAN (VENT TO OUTSIDE AIR).
6. 30" COOKTOP (DRAWING) W/ METAL HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) W/ 30" SELF-CLEAN OVEN (BELOW).
7. 30" DOUBLE OVEN.
8. BUILT-IN MICROWAVE.
9. TRASH COMPACTOR.
10. OPTIONAL RECYCLE BIN.
11. 18"MIN. 24" MAX. DISHWASHER W/ WATER RESISTANT BACKSLOT TO 12" ABOVE CABINET LOCATED WITHIN 24" OF SINK. PROVIDE DISHWASHER AIR GAP PER U.P.C. 807.3.
12. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN LOCATION.
13. HAND BUILT TILE SHOWER. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN.
14. 30" X 60" OVAL TUB W/ CERAMIC TILE SURROUND. PROVIDE 30" X 24" ACCESS PANEL TO TUB W/ OPTIONAL 3/4" HYDRO-MASSAGE BATHTUB. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
15. SHATTERPROOF GLASS SHOWER ENCLOSURES.
16. SHOWER SEAT. SEE PLAN FOR HEIGHT.
17. LINEN CABINET. SEE INTERIOR ELEVATIONS.
18. (5) EQUALLY SPACED SHELVES.
19. F.A.U. 95' VENT TO OUTSIDE AIR.
20. H/W 95' VENT TO OUTSIDE AIR.
21. PROVIDE A 24" MIN. W.O. PLATFORM FOR WH OR F.A.U. PROVIDE CONDENSATE AIR TOP AND BOTTOM AND RETURN AIR GRILLS OR DUCT AS SHOWN ON HEATING PLAN AS REQ'D FOR F.A.U. ONLY.
22. PROVIDE 1 1/2" H&C FAN AND SIDE BY SIDE PROVIDE A 1" PLUMBING FITTING AT F.D. AND A COMBO 15' VENT CONNECTION FOR DRI. SEE 1/2" EQUIPMENT. (VERIFY)
23. 16" X 16" GL SCREENED + LOUVERED COMBUSTION AIR VENT. LOCATE AT LOWEST PORTION OF WALL.
24. 3" DIA. BUMPER PIPE 36" MIN. W/ MIN. 12" EMBEDMENT.
25. TEMPERATURE & PRESSURE RELIEF VALVE.
26. 16" x 8" GARAGE EXHAUST VENT, SCREENED AND LOUVERED.
27. GUTTER VENT AREA 16.75. LENGTH BELOW(IN) (2) NO DESIRED ELBOWS PER U.M.C. 504.2
28. PROVIDE PAPER + MARTS FOR RANGE.
29. GAS DRYERS INSTALLED IN A GARAGE MUST BE ELEVATED 30 INCHES ABOVE THE FLOOR. BURNERS AND HEATING ELEMENTS ARE A MINIMUM OF 18" ABOVE THE FLOOR LEVEL.
30. PROVIDE UNITY FAN W/ DRAIN BENEATH RANGE.
31. 2x6 STUD WALL.
32. FURR WALL. SEE PLAN FOR HEIGHT.
33. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
34. PLUMBING WASTE DROP FROM ABOVE.
35. 22" x 30" ATTIC ACCESS PANEL FOR I.R.C. R807
36. F.A.U. & ATTIC. PROVIDE 22" x 30" ATTIC ACCESS PANEL. 108 PER U.M.C. 1009. PROVIDE FUEL SHUT, LIGHT AND SWITCH.
37. METAL FIREPLACE. SEE MANUFACTURERS SPECIFICATIONS FOR CLEARANCE WIDTH, FRAMING. SEE PLAN FOR ROOF BRICK. PROVIDE F.D. AND CO+ 10000
38. APPLIANCE PRESS ACE. PROVIDE F.D. (VERIFY B-VENT EXITING AND TERMINATION REQUIREMENTS)
39. ELECTRIC PANEL. SEE E1. STANDARD 22150
40. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN).
41. SOFFIT.
42. 36" HIGH GUARDRAIL PER I.R.C. R319
43. 34"-38" HIGH HANDRAIL ABOVE NOSING PER I.R.C. R319
44. MSTR. POST.
45. FIRE SEPARATION BETWEEN HOUSE AND GARAGE AND GARAGE CEILING TO BE 5/8" TYPE 'X' GYP.BD. PER I.R.C. TABLE R302.6
COOLER WALLS AT 1" O.C.
46. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE 'X' GYP. BD. W/ COOLER WALLS AT 1" O.C. I.R.C. TABLE R
47. FIRE SEPARATION BETWEEN 2ND. FLR. & BAR. CLG AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE 'X' GYP. BD.
48. 5/8" TYPE 'X' GYP. BD. UNDER STAIRS AT ENCLOSED, NON-HABLE SPACE. 5x5 COOLER WALLS AT 1" O.C.
49. LINE OF CRIPPLE WALL.
50. FLAT SOFFIT. SEE PLAN FOR HEIGHT.
51. PACKED SOFFIT. SEE INTERIOR ELEV. OR PLAN FOR SPEC.
52. LINE OF FLOOR ABOVE.
53. SHELF. SEE PLAN FOR HEIGHT.
54. 8" CMU BLOCK.
55. DUCT OWNE. VERIFY W/ H.V.A.C. DRAWINGS.
56. RECESSED LIGHTING CEILING. SEE FLOOR PLAN FOR SIZE AND SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
57. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
58. LINE OF MASONRY VENEER. SEE ELEVATION FOR HEIGHT. SEE BLKD. INTERFACE PLAN FOR TOC PTR. RETURN DIMENSIONS.
59. LINE OF 42" HANDRAIL SEE ELEVATION FOR HEIGHT.
60. LINE OF HANDRAIL. SEE ELEVATION FOR HEIGHT. SEE BLKD. INTERFACE PLAN FOR TOC PTR. RETURN DIMENSIONS.
61. LINE OF EXTERIOR BALCONY GUARDRAIL. SEE ELEV. FOR SPEC. TOP OF GUARDRAIL SHALL NOT BE LESS THAN 36" AT HEIGHT. OPEN GUARDRAILS SHALL HAVE BALUSTERS OR PANELS SO AS NOT TO PERMIT PASSAGE OF AN OBJECT GREATER THAN 4" IN DIAMETER. CANNOT PASS THROUGH PER I.R.C. R312.3
62. PROVIDE DECK DRAIN(S) W/ OVERFLOW. PROVIDE SLOPE TOWARDS DRAIN(S). DRAIN DRAINS ON TO DIVERT WATER AWAY FROM OPENINGS
63. 36" TOWEL BAR - MST. 54" ABOVE FIN. FLR.
64. 24" TOWEL BAR - MST. 54" ABOVE FIN. FLR.
65. TOILET PAPER HOLDER - MST. 26" ABOVE FIN. FLR.
66. 60V OUTLET FOR IRRIGATION CLOCK.
67. GAS METER LOCATION. SEE UTILITY PLAN.

PROVIDE A MINIMUM 1 HOUR FIRE RATED OCCUPANCY SEPARATION BETWEEN DWELLING UNITS AND GARAGE. ALL RATED WALLS, FLOOR/CEILING ASSEMBLIES SHALL EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING AND BE SEALED AT PENETRATIONS. SEE SECTION 302.6 OF CALIFORNIA BUILDING CODE.

STRUCTURAL MEMBERS SUPPORTING HORIZONTAL SEPARATION SHALL COMPLY WITH SECTION 302.6 OF CALIFORNIA BUILDING CODE.

SQ. FOOTAGE ELEV. 'A'	
FIRST FLOOR	1702
SECOND FLOOR	1440
TOTAL	3142
GARAGE	744
OPT. DEN	154
OPT. STUDIO	178

SQ. FOOTAGE ELV. 'B' & 'C'	
FIRST FLOOR	1702
SECOND FLOOR	1920
TOTAL	3622

NOTE: FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE TAKEN STRICTLY BY FLOOR DIMENSIONS ONLY AND NOT VARY FROM THE FINISHED SQUARE FOOTAGE OF THE ROOF AS BUILT.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.N.O. SEE PLAN FOR SIZES. AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE METAL CLAD 1 3/8" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
3. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THK. SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
4. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. SEE PLAN FOR SIZE. AT DOUBLE FRENCH DOOR, PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
6. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL EGRESS OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND HAVE A PRESENT SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (PER I.R.C. R310). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. PROVIDE 1 HOUR FIRE SEPARATION BETWEEN THE HOUSE AND GARAGE. ALL WALLS SUPPORTING HORIZONTALLY THE STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION SHALL BE PROTECTED BY THE EQUIVALENT FIRE-RESISTANCE CONSTRUCTION. (SEC. REC. 302.3)

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.

INDICATES EXTENT OF POTENTIAL OR CONFIRMED CLA. SEE PLAN FOR REMEDIES.

PLAN 3
FIRST FLOOR PLAN

BASSENIAN/LAGONI architecture
Architecture and Land Planning
HERMOSA BEACH
1026 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-650-0100
Fax 949-650-0640

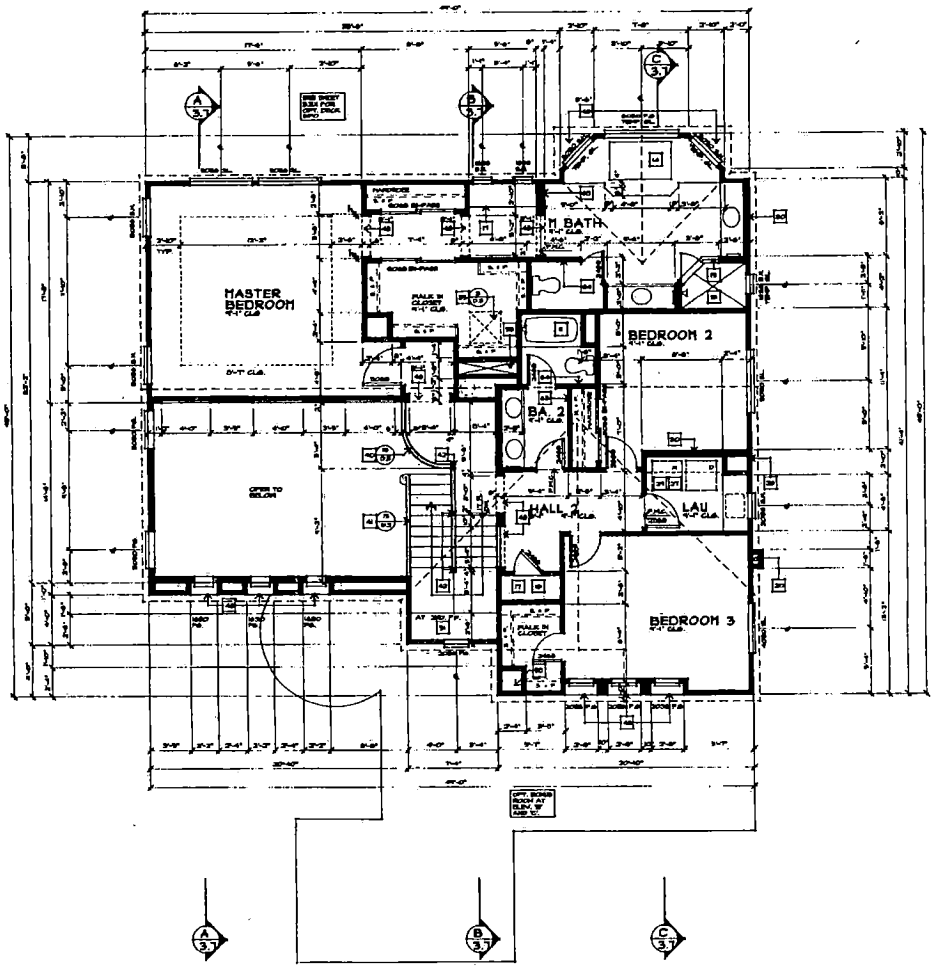
VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 547-4420

SHEET 3.2

121 W. 03/04/05
EXPIRES 6/30/06
ELSTERMAN / LAGONI ARCHITECTS

ARCHITECTS AND BUILDING DEPARTMENT CORRECTIONS.

SDR-6315
04/28/05 PC



SECOND FLOOR PLAN — A

SCALE: 1/4"=1'-0"

FLOOR PLAN NOTES

1. 24" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY, VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. PANTRY, SEE INTERIOR ELEVATIONS.
3. 30" SLIDE-IN RANGE-OVEN COMBINATION W/ BUILT-IN HOOD, LIGHT I FAN (VENT TO OUTSIDE) A/U.
4. 30" COOKTOP W/ METAL HOOD W/ LIGHT + FAN (VENT TO OUTSIDE) A/U, W/ HI/LO A/U.
5. 36" COOKTOP W/ DOWNDRAFT FAN (VENT TO OUTSIDE A/U.
6. 30" COOKTOP, DOWN-DRAFT W/ METAL HOOD W/ LIGHT & FAN (VENT TO OUTSIDE A/U) W/ 30" SELF-CLEAN OVEN BELOW.
7. 30" DOUBLE OVEN.
8. BUILT-IN MICROWAVE.
9. TRASH COMPACTOR.
10. OPTIONAL RECYCLE BIN.
11. 12"WIDE 6'-0" DISHWASHER W/ WATER RESISTANT MANSCOT, TO 12" ABOVE DRAIN U.N.O. PROVIDE DISPOSAL (CERTAIN RED'D U.N.O.
12. RED-GIRT DIAPER PAN. SEE PLAN FOR SIZE. TILE TO 6'3" ABOVE DRAIN U.N.O.
13. HAND SHELF TILE SHOWER. SEE PLAN FOR SIZE. TILE TO 72" ABOVE CURB U.N.O.
14. 60" X 42" OVAL TUB W/ CERAMIC TILE MANSCOT. PROVIDE DOOR, ACCESS PANEL AT OPTIONAL BOX / INTERIOR/GARAGE BATTERIES. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
15. SHATTERPROOF GLASS SHOWER DOORS.
16. SHOWER SEAT. SEE PLAN FOR HEIGHT.
17. LINEN CABINET. SEE INTERIOR ELEVATIONS.
18. (3) EQUALLY SPACED SHELVES.
19. F.A.U. 'B' VENT TO OFFICE AIR.
20. FAN 'B' VENT TO OUTSIDE AIR.
21. PROVIDE A 60" MIN. PIC. PLATFORM PER MAN OR F.A.U. PROVIDE COMBUSTION AIR TOP AND BOTTOM AND RETURN AIR GRILLE OR DUCT AS SHOWN ON HEATING PLAN AS REQ'D FOR F.A.U. ONLY.
22. 2" F.A.U. AND FAN VENT SIZE BY SIZE OF FURNACE AND FITTINGS AT F.A.U. AND A CONNECTION 'B' VENT CONNECTION FOR DBL. USE OF EQUIPMENT. SEE PLAN FOR SIZE.
23. 14" x 10" x 8" SCREENED & LOUVERED COMBUSTION AIR VENT.
24. 3" DIA. SUMP PIPE 24" MIN. IN HT. OF SHEETROCK.
25. TEMPERATURE & PRESSURE RELIEF VALVE.
26. 14" x 8" GARAGE EXHAUST VENT, SCREENED AND LOUVERED.
27. DRYER VENT WALL M.R. LENGTH INCLUDING (3) 90 DEGREE ELBOWS NOT TO EXCEED 35'-0"
28. PROVIDE WATER & WASTE FOR WASHER.
29. GAS DRYERS INSTALLED IN A GARAGE MAY BE ELEVATED SO THAT THE LOWEST OPENING ENTRY INTO THE APPLIANCES ARE A MINIMUM OF 18" ABOVE THE FLOOR LEVEL.
30. PROVIDE 24"SINK PAN W/ DRAIN BEHIND WASHER.
31. 2x6 STUD WALL.
32. PONY WALL. SEE PLAN FOR HEIGHT.
33. SOFFIT
34. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
35. PLUMBING WASTE DROP FROM ABOVE.
36. 22" X 30" ATTIC ACCESS PANEL PER I.R.C. R807
37. 2-HR ATTIC ACCESS TYPE "X" SHEETROCK ACCESS PANEL. SEE PER I.R.C. R302. PROVIDE FUEL GAS, LIGHT AND SWITCH
38. METAL FIREPLACE. SEE MANUFACTURES SPECIFICATIONS FOR MINIMUM CLEARANCES. SEE PLAN FOR DOOR SIZE. PROVIDE F.A.U. AND FGV.
39. ADD LARGE FIREPLACE. PROVIDE F.A. (VERIFY 5-VENT EXITING AND TERMINATION REQUIREMENTS)
40. MASONRY WOOD BOXES, ARCH. STANDARD DETAIL
41. ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.
42. SOFT LIGHT
43. 34"-38" HIGH GUARDRAIL PER I.R.C. R312
44. 34"-38" HIGH HANDRAIL ABOVE NOSING PER I.R.C. R315
45. NEWEL POST
46. FIRE SEPARATION BETWEEN HOUSE AND GARAGE AND GARAGE CEILING TO BE 5/8" TYPE "X" GYPSUM. PUNI COOLER WALLS AT 1' O.C.
47. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE "X" GYP. BD. W/ 4# COOLER WALLS AT 1' O.C. I.R.C. R309.2
48. FIRE SEPARATION BETWEEN 2ND. FLR. & GAR. C.L.G. AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE "X" GYP. BD W/ 4# TYPE "X" GYP. BD. UNDER STAIRS IF ENCLOSED. USABLE SPACE, 4# COOLER WALLS AT 1' O.C.
49. LINE OF SOFFIT WALL.
50. FLAT SOFFIT. SEE PLAN FOR HEIGHT.
51. BRACED SOFFIT. SEE INTERIOR ELEV. OR PLAN FOR SPEC.
52. LINE OF FLOOR ABOVE.
53. SHELF. SEE PLAN FOR HEIGHT.
54. BLOCK WALL
55. DUCT CHASE. VERIFY W/ H.V.A.C. DRAWINGS.
56. MECHANICAL EQUIPMENT. CONFIRM FLOOR PLAN FOR SIZE AND SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
57. LINE OF OVERHANG ABOVE. SEE ELEVATION.
58. LINE OF NON-VENTED WINDOW. SEE ELEVATION FOR HEIGHT. SEE ELEVATION FOR LOCATION OF VENTED WINDOWS.
59. LINE OF 12" MANSCOT. SEE ELEVATION FOR HEIGHT.
60. LINE OF MANSCOT PLANTER. SEE ELEVATION FOR HEIGHT. SEE ELEVATION FOR PLANTER PLAN FOR HEIGHT.
61. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATION
62. LINE OF EXTERIOR BALCONY GUARDRAIL. SEE ELEV. FOR SPEC. TOP OF GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. PER I.R.C. R312.3
63. PROVIDE DECK DRAINS BY OVERFLOW. PROVIDE 6W, 1-HP PUMP LOCATED BEHIND DRAINS SO TO DIVERT WATER AWAY FROM CONDENS.
64. 30" TOWEL BAR + HGT. 54" ABOVE FIN. FLR.
65. 24" TOWEL BAR. + HGT. 54" ABOVE FIN. FLR.
66. TOILET PAPER HOLDER + HGT. 24" ABOVE FIN. FLR.
67. 110V OUTLET FOR IRRIGATION CLOCK.
68. GAS HEATER LOCATION. SEE UTILITY PLAN.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.N.O. SEE PLAN FOR SIZE. AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE METAL CLAD 1 3/8" THICK EXTERIOR GRADE. SEE PLAN FOR SIZE.
3. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THK. SELF CLOSING AND TIGHT FITTING. SEE PLAN FOR SIZE.
4. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. SEE PLAN FOR SIZE. AT DOUBLE ENTRY DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK SEE PLAN FOR SIZE. AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
6. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20# INCHES AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. PER I.R.C. R310.1. WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE SPECIFIC ATTENTION OF THE ARCHITECT.
7. WHEN THE OCCUPANCY SEPARATION BETWEEN THE HOUSE AND GARAGE IS APPLIED HORIZONTALLY, THE STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY THE EQUIVALENT FIRE-RESISTANCE CONSTRUCTION (UBC SEC. 903.3.)

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.

INDICATES EXTENT OF PERIMETER OR CONTIGENT C.L.G. SEE PLAN FOR HEIGHTS.

PLAN 3
SECOND FLOOR PLAN

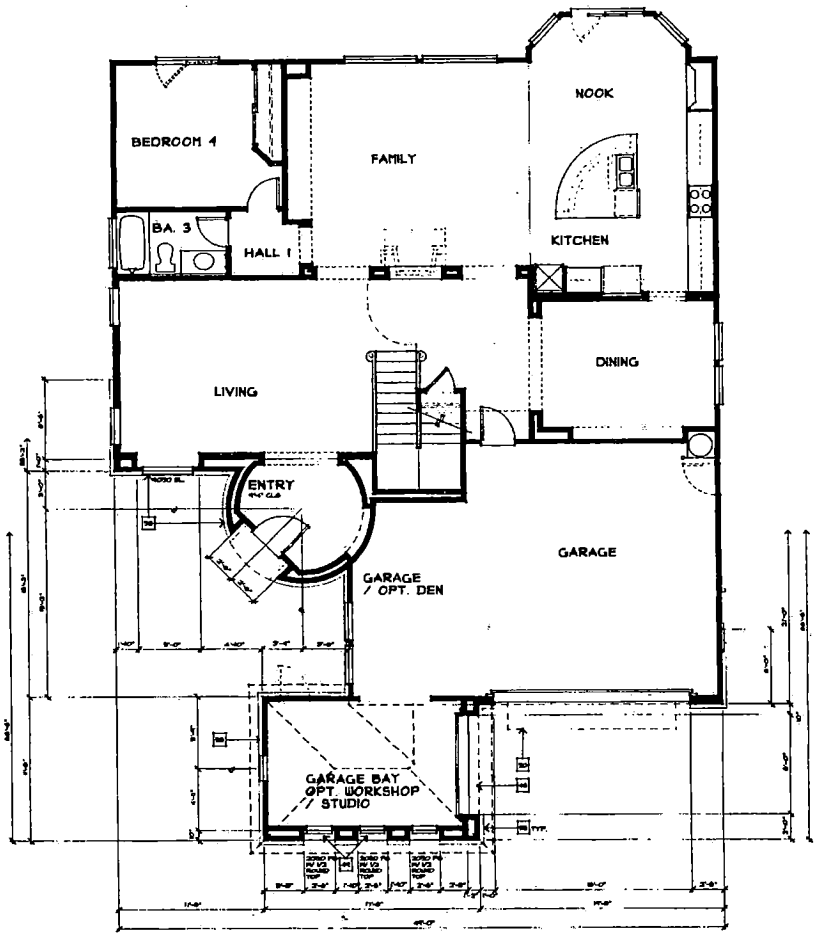
BASSENIAN/LAGONI
Architecture
Architecture and Land Planning
NEWPORT BEACH
265 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-660-1100
Fax 949-660-0549

VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 914-7400

SHEET
3.3

JOB NO. 0235-04A&B
COPYRIGHT © 2004 BASSENIAN/LAGONI ARCHITECTS

SDR-6315
04/28/05 PC



FIRST FLOOR ADDENDUM 3-B

PLAN 3
FIRST FLOOR ADDENDUM "B"

BASSENIAN/LAGONI
Architecture and Land Planning

NEWPORT BEACH
2101 Vineyard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-455-9100
Fax 949-553-0048

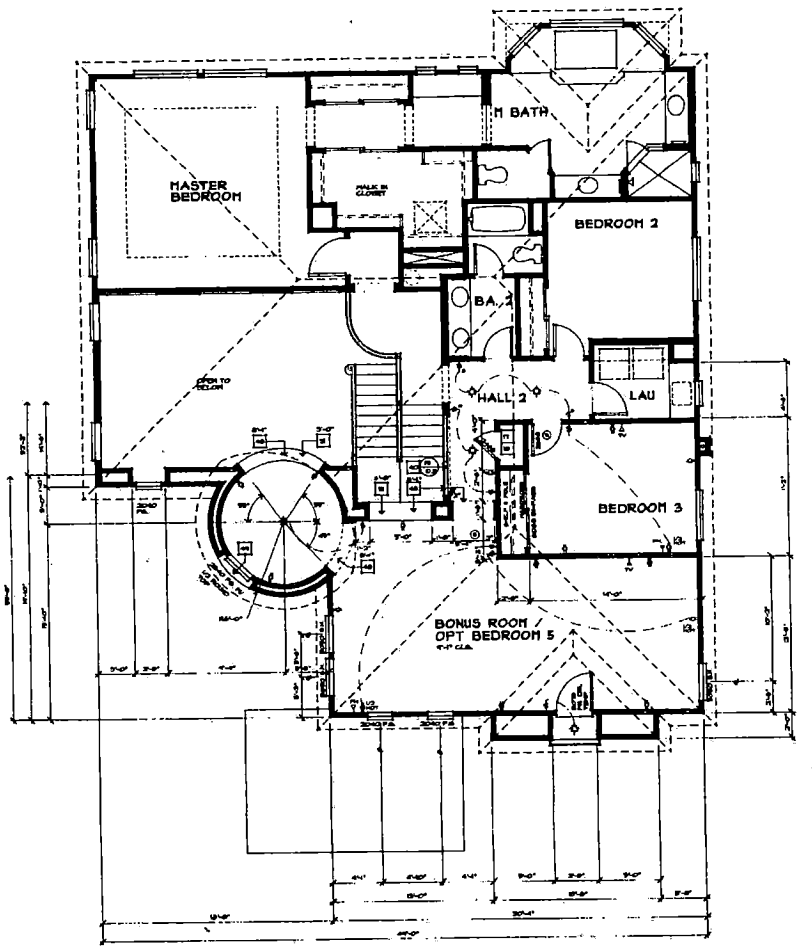
VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 614-4400

JOB NO. 0252-0198

COPYRIGHT © 2004
BASSENIAN/LAGONI
ARCHITECTS

SHEET
3.10

SDR-6315
04/28/05 PC



SECOND FLOOR ADDENDUM 3-B

PLAN 3
SECOND FLOOR ADDENDUM

BASSENIAN/LAGONI architecture
Architecture and Land Planning
NEWPORT BEACH
2031 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-9100
Fax 949-553-1949

VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 914-1400

SHEET 3.11

ALL ARCHITECTURAL WORK SUBMITTED WITH BUILDING DEPARTMENT CORRECTIONS.

SDR-6315
04/28/05 PC



PLAN 1
PRAIRIE



PLAN 2
ITALIAN

Pardee Homes
10880 WILSHIRE BLVD. SUITE 1900
LOS ANGELES, CA 90024
(310) 475-3525

V E N T A N A I I

BASSENIAN
LAGONI

SDR-6315
04/28/05 PC



PLAN 3
ITALIAN



PLAN 4
SPANISH

Pardee Homes
10880 WILSHIRE BLVD. SUITE 1900
LOS ANGELES, CA 90024
(310) 475-3525

V E N T A N A I I

BASSENIAN
LAGONI

SDR-6315
04/28/05 PC



PLAN 1 REAR



PLAN 2 REAR

Pardee Homes

10880 WILSHIRE BLVD. SUITE 1900
LOS ANGELES, CA 90024
(310) 475-3525

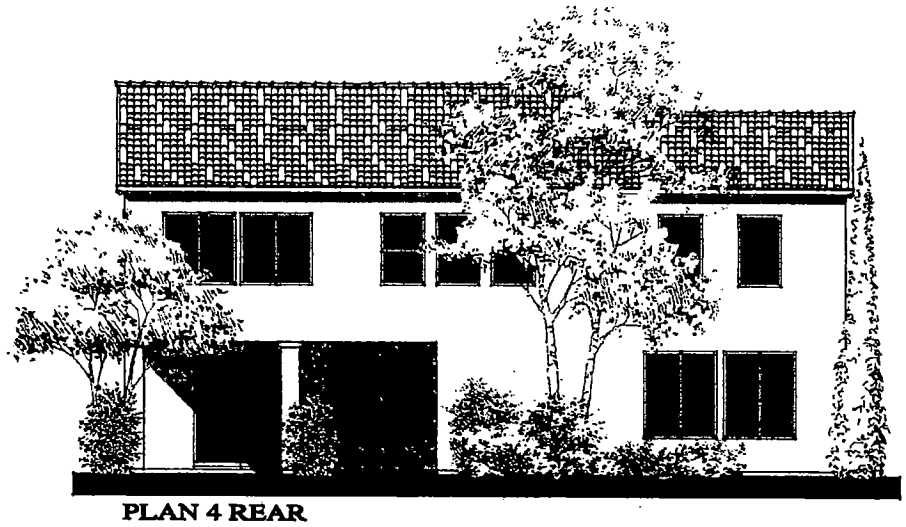
V E N T A N A I I

BASSENIAN
LAGONI

SDR-6315
04/28/05 PC



PLAN 3 REAR



PLAN 4 REAR

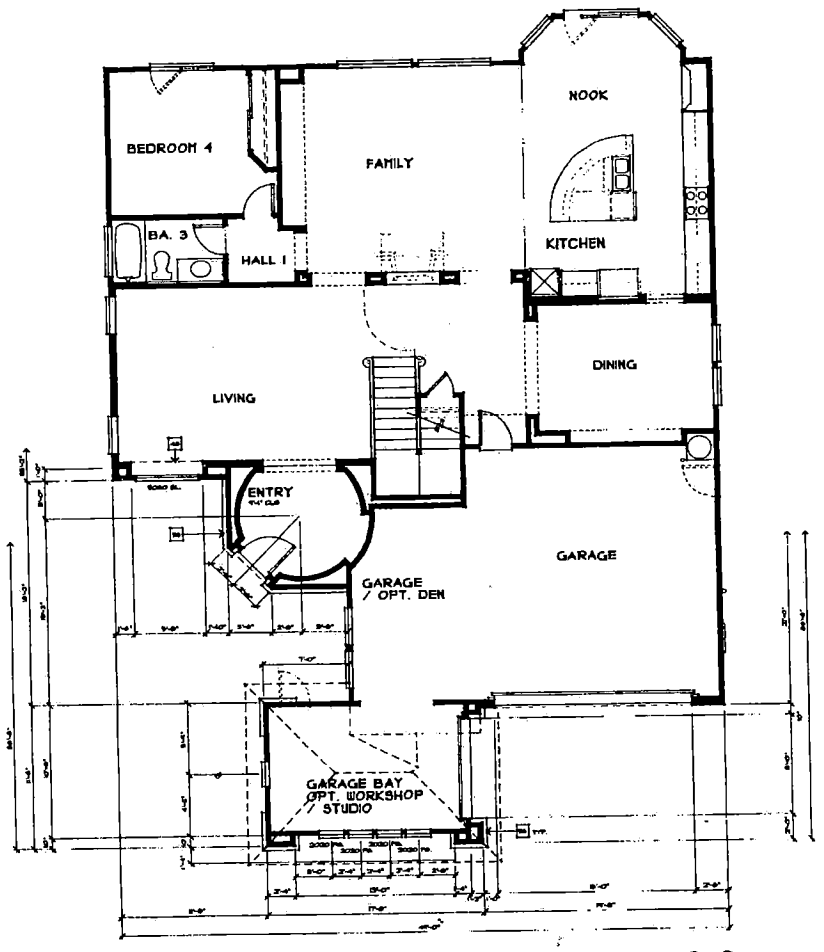
Pardee Homes

10880 WILSHIRE BLVD. SUITE 1900
LOS ANGELES, CA 90024
(310) 475-3525

V E N T A N A I I

SDR-6315
04/28/05 PC

BASSENIAN
LACONI



FIRST FLOOR ADDENDUM 3-C

BASSENIAN/LAGONI architecture
Architecture and Land Planning
NEWPORT BEACH
220 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-9100
Fax 949-553-0544

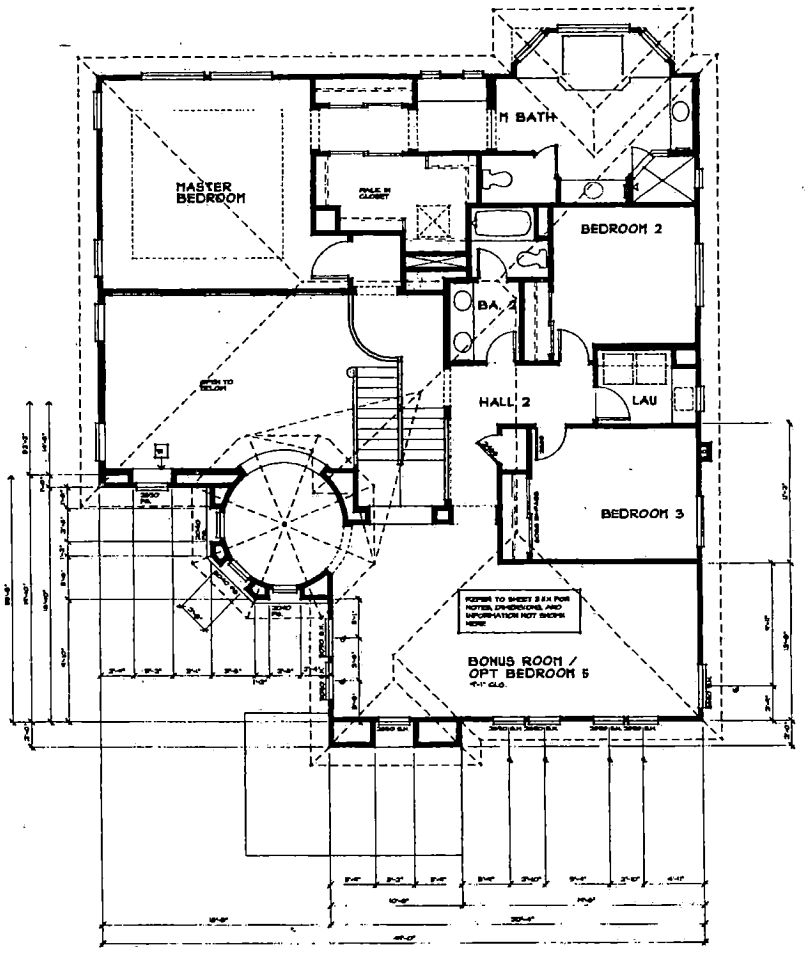
PLAN 3
FIRST FLOOR ADDENDUM "C"

VENTANA II

Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 914-1400

SHEET
3.14

SDR-6315
04/28/05 PC



SECOND FLOOR ADDENDUM 3-C

BASSENIAN/LAGONI architecture
architecture and Land Planning
NEWPORT BEACH
3298 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-9100
Fax 949-553-9648

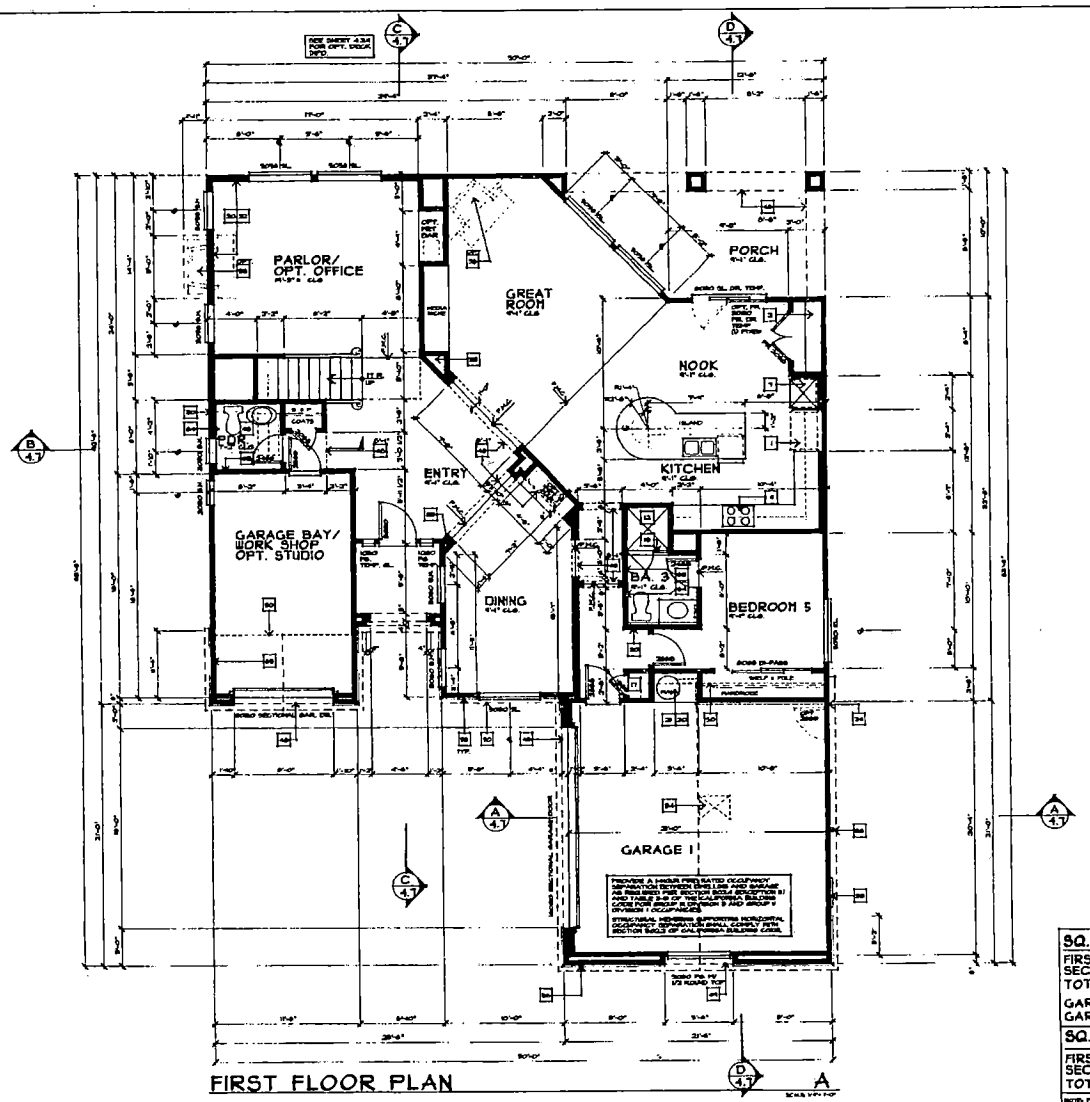
PLAN 3
SECOND FLOOR ADDENDUM

VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 614-1400

SHEET
3.15

COPYRIGHT © 2004 BASSENIAN/LAGONI ARCHITECTS

SDR-6315
04/28/05 PC



FIRST FLOOR PLAN

FLOOR PLAN NOTES

1. 36" CLEAR REFRIGERATOR SPACE FILLED FOR WATER SUPPLY, WIDTH, HEIGHT AND DEPTH OF BUILT-IN REFRIGERATOR.
2. PANTRY. SEE INTERIOR ELEVATIONS.
3. 30" SLIDE-IN RANGE-OVER COMBINATION HV BUILT-IN HOOD, LIGHT & FAN (VENT TO OUTSIDE AIR).
4. 30" COOKTOP HV METAL HOOD HV LIGHT & FAN (VENT TO OUTSIDE AIR) HV MICRO ABV.
5. 36" COOKTOP HV DOWNDRAFT FAN (VENT TO OUTSIDE AIR)
6. 30" COOKTOP DROP-IN HV METAL HOOD HV LIGHT & FAN (VENT TO OUTSIDE AIR) HV 30" BUILT-IN OVEN BELOW.
7. 30" TUMBLE OVEN.
8. BUILT-IN MICROWAVE.
9. TRASH COMPACTOR.
10. OPTIONAL RECYCLE BIN.
11. UNDER 5'-0" TUBWINDOW HV WATER RESISTANT PANELS UP TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
12. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 83" ABOVE DRAIN U.N.O.
13. MUD BUILT TILE SHOWER. SEE PLAN FOR SIZE. TILE TO 72" ABOVE CURB U.N.O.
14. 60" X 42" OVAL TUB HV CERAMIC TILE PARAPET. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
15. SHATTERPROOF GLASS SHOWER ENCLOSURE.
16. SHOWER SEAT. SEE PLAN FOR HEIGHT.
17. LINEN CABINET. SEE INTERIOR ELEVATIONS.
18. (5) EQUALLY SPACED SHELVES.
19. F.A.U. W VENT TO OUTSIDE AIR.
20. FAN W VENT TO OUTSIDE AIR.
21. PROVIDE A 16" MIN. PD. PLATFORM FOR WH OR F.A.U. PROVIDE COMBUSTION AIR TOP AND BOTTOM AND RETURN AIR GRILLE OR DUCT AS SHOWN ON HEATING PLAN AS REQ'D FOR F.A.U. ONLY.
22. 14" x 30" S.L. SCREENED & LOUVERED COMBUSTION AIR VENT.
23. 3" DIA. SEWER PIPE 36" VERT HV MIN. 12" EMBEDMENT.
24. TEMPERATURE & PRESSURE RELIEF VALVE.
25. 14" x 6" AMERICAN ECONAIRE VENT, SCREENED AND LOUVERED
26. DRYER VENT MAX. 14 ft. LENGTH INCLUDING (2) 90 DEGREE ELBOWS PER U.M.C. 504.3
27. PROVIDE RATION 1 PRIMTE FOR HAMMER.
28. GAS DRYERS INSTALLED IN A GARAGE MUST BE ELEVATED SO THAT PILOTS, IGNITORS, BURNERS AND HEATING ELEMENTS ARE A MINIMUM OF 18" ABOVE THE FLOOR LEVEL.
29. PROVIDE SAFETY PAN HV DRAIN BENEATH WASHER.
30. 2x6 STUD WALL.
31. HDRF WALL. SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
33. PLUMBING DROP FROM ABOVE.
34. 22" X 30" ATTIC ACCESS PANEL PER U.R.C. R807
35. F.A.U. IN ATTIC. PROVIDE 20" x 30" ATTIC ACCESS PANEL FOR THIS UNIT. PROVIDE R30 INSUL. AT FLOOR AND ATTIC.
36. METAL FIREPLACE. SEE MANUFACTURERS SPECIFICATIONS FOR RAISED HEARTH EXTENSION. SEE PLAN FOR DOOR SIZE. PROVIDE F.A. AND CRT. 1000DF.
37. APPLIANCE RECESS AGC PRODUCTS P.A. (VERIFY SHEET RATING AND TERMINATION REQUIREMENTS)
38. MAJESTIC HOMES STANDARD 27/30
39. ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.
40. 36" HIGH
41. 36" HIGH GUARDRAIL PER U.B.C. 1014
42. 34"-38" HIGH HANDRAIL AROUND OPENING PER U.B.C. 0915
43. NEWEL POST
44. FIRE SEPARATION BETWEEN HOUSE AND GARAGE AND GARAGE CEILING TO BE 5/8" TYPE "X" @ 7/8" RC. W/ 6x6 COOLER NAILS AT 7" O.C.
45. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE "X" @ 7/8" RC. W/ 6x6 COOLER NAILS AT 7" O.C. U.B.C. 1004.3
46. FIRE SEPARATION BETWEEN 2ND FLR. & 1ST FLR. CLG AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE "X" @ 7/8" RC. W/ 6x6 COOLER NAILS AT 7" O.C. U.B.C. 1004.3
47. 1 HR. OF CHIMNEY WALL.
48. FLAT SOFFIT. SEE PLAN FOR HEIGHT.
49. ARCHED SOFFIT. SEE INTERIOR ELEV. OR PLAN FOR SPEC.
50. LINE OF FLOOR ABOVE.
51. SHELF. SEE PLAN FOR HEIGHT.
52. GLASS BLOCK.
53. DUCT CHASE. VERIFY W/ H.V.A.C. DRAWINGS.
54. ELECTRIC LIGHTNING CONTROL. SEE PLAN FOR SIZE AND SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
55. LINE OF SYMPATHETIC STONE VENEER. SEE ELEVATION.
56. LINE OF MASONRY VENEER. SEE ELEVATION FOR HEIGHT. SEE SLAB EDGE/FACE PLAN FOR TOE PTN. RETURN DIMENSIONS.
57. LINE OF "J" FASCIA/GUTTER. SEE ELEVATION FOR HEIGHT
58. LINE OF FASCIA/GUTTER. SEE ELEVATION FOR HEIGHT. SEE SLAB EDGE/FACE PLAN FOR TOE PTN. RETURN DIMENSIONS.
59. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATION.
60. LINE OF ENTRY/DECK PAN. SEE ELEVATION. SEE PLAN FOR SPEC. TOP OF GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. PER U.B.C. 1014.3.
61. PROVIDE DECK DRAINS BY OWNER/GEN. PROVIDE BUILT-UP DECKING MATERIAL BEHIND DRAINS 10' TO DIVERT PAINTER AWAY FROM CONTAINER
62. 30" TOWEL BAR - MST. 54" ABOVE FIN. FLR.
63. 24" TOWEL BAR - MST. 54" ABOVE FIN. FLR.
64. TOILET PAPER HOLDER - MST. 24" ABOVE FIN. FLR.
65. 120V OUTLET FOR IRRIGATION CLOCK.
66. GAS METER LOCATION. SEE UTILITY PLAN.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.N.O. (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE METAL CLAD 1 3/8" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE)
3. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THK. SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
4. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE) AT DOUBLE ENTRY DOOR, PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE). AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
6. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND HAVE A FINISHED S.L. HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (PER U.R.C. R310). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. WHEN THE OCCUPANCY SEPARATION BETWEEN THE HOUSE AND GARAGE IS APPLIED HORIZONTALLY, THE STRUCTURAL SUPPORTING THE SEPARATION SHALL BE PROTECTED BY THE EQUIVALENT FIRE-RESISTANCE CONSTRUCTION (USC SEC. 302.3)

SQ. FOOTAGE ELEV. 'A'	
FIRST FLOOR	1 632
SECOND FLOOR	1 598
TOTAL	3230
GARAGE 1	435
GARAGE BAY/STUDIO	208

SQ. FOOTAGE ELV. 'B' & 'C'	
FIRST FLOOR	1 632
SECOND FLOOR	1 924
TOTAL	3552

NOTE: FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE (THIS TRADE) BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

SEE ADDENDA FOR PLAN GUIDE PER ELEVATION.

INDICATES EXTENT OF POTSHELF OR COFFERED CLG. SEE PLAN FOR HEIGHTS

BASSENIAN/LAGONI Architecture
Architecture and Land Planning

NEWPORT BEACH
2361 Orchard Dr. Suite 100
Newport Beach, CA. 92660
Telephone 949-863-8100
Fax 949-863-8848

PLAN 4
FIRST FLOOR PLAN

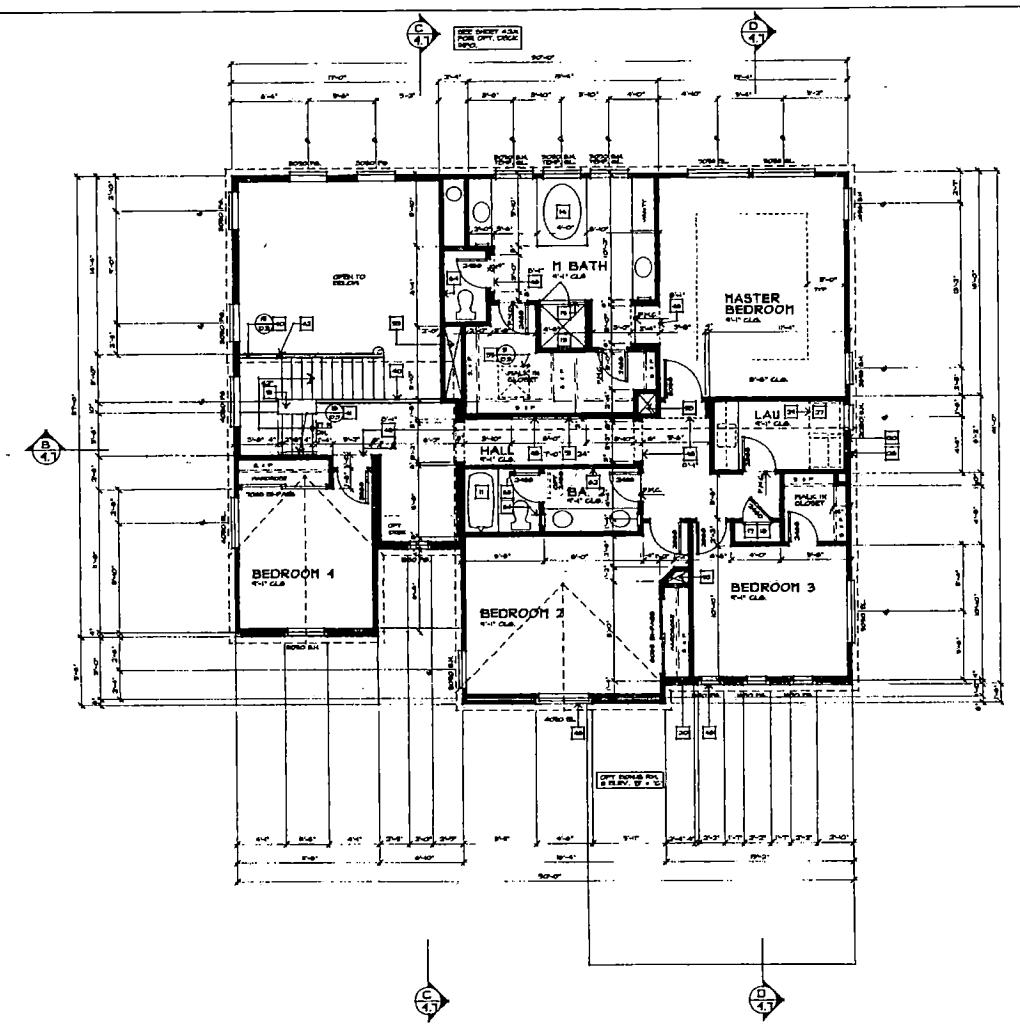
VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 514-1400

SHEET 4.2

COPYRIGHT © 2004 BASSENIAN/LAGONI ARCHITECTS

JOB NO. 03-04-06

SDR-6315
04/28/05 PC



SECOND FLOOR PLAN — A

FLOOR PLAN NOTES

1. 34" CLEAR REFRIGERATOR SPACE. PLANS FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH OF BUILT-IN REFRIGERATOR.
2. PANTRY. SEE INTERIOR ELEVATIONS.
3. 30" BUILT-IN RANGE-OVEN COMBINATION W/ BUILT-IN HOOD, LIGHT & FAN VENT TO OUTSIDE AIR.
4. 30" COOKTOP W/ METAL HOOD W/ LIGHT & FAN VENT TO OUTSIDE AIR, 78" HIGH ABV.
5. 36" COOKTOP W/ DOWNDRAFT FAN VENT TO OUTSIDE AIR.
6. 30" COOKTOP (DESIGN) W/ METAL HOOD W/ LIGHT & FAN VENT TO OUTSIDE AIR) W/ 30" BUILT-IN OVEN (BELOW)
7. 30" DOUBLE OVEN.
8. BUILT-IN MICROWAVE
9. TRASH COMPACTOR.
10. OPTIONAL RECYCLE BIN.
11. LARGE 5'-0" TUB/SHOWER W/ WATER RESISTANT MANSCOT TO 72" ABOVE DRAIN U.N.O. PROVIDE SHOWER CURTAIN ROD U.N.O.
12. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 6'2" ABOVE DRAIN U.N.O.
13. HAND EMILI TILE SHOWER. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
14. 30"H. x 42"DIAL TUB W/ 4" OPTIONAL WRAPCOT. PROVIDE SHOWER ATTACHMENT AT OPTIONAL SPA. / HYDROMASSAGE BATHTUB. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
15. SHATTERPROOF GLASS SHOWER ENCLOSURE.
16. SHOWER SEAT. SEE PLAN FOR HEIGHT.
17. LINEN CABINET. SEE INTERIOR ELEVATIONS.
18. 72 EQUALLY SPACED SHELVES
19. F.A.U. 'B' VENT TO OUTSIDE AIR.
20. FAN 'B' VENT TO OUTSIDE AIR.
21. PROVIDE A 61" HIGH RO. PLATFORM FOR FAN OR F.A.U. PROVIDE COMBUSTION AIR TOP AND BOTTOM AND RETURN AIR GRILLS OR DUCT AS SHOWN ON HEATING PLAN AS REQ'D FOR F.A.U. ONLY. (1) F.A.U. AND FAN ARE BASE BY SIDE PROVIDE A "T" PLUMBING FITTING AT F.A. AND A COPPER, "B" VENT CONNECTION FOR DOUBLE OF EQUIPMENT. (VERIFY)
22. 14" X 30" @ 2 SCREENED + LOUVERED COMBUSTION AIR VENT.
23. 3" DIAL BUMPER PIPE 36" HIGH W/ MTG. 12" EMBEDMENT.
24. TEMPERATURE + PRESSURE RELIEF VALVE.
25. 14" x 6" GARAGE EXHAUST VENT SCREENED AND LOUVERED
26. ATTIC VENT RAIL 14 FL LENGTH INCLUDING (3) 40 OVERICE CLOSURE PER U.M.C. 504.2.
27. PROVIDE WATER + WASTE FOR WASHER.
28. GAS DRYERS INSTALLED IN A GARAGE MUST BE ELEVATED SO THAT PILOTS, IGNITORS, BURNERS AND HEATING ELEMENTS ARE A MINIMUM OF 18" ABOVE THE FLOOR LEVEL.
29. PROVIDE SAFETY PAN W/ DRAIN BENEATH WASHER.
30. 2x6 STUD WALL.
31. FURR WALL. SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
33. PLUMBING WASTE DROP FROM ABOVE.
34. 22" x 30" ATTIC ACCESS PANEL PER I.R.C. R307
35. F.A.U. IN ATTIC. PROVIDE 22" x 30" ATTIC ACCESS PANEL. (OR PER U.M.C. 1009). PROVIDE FUR, BAR, LIGHT AND SWITCH.
36. METAL FIREPLACE. SEE MANUFACTURES SPECIFICATIONS FOR REQUIRED CLEARANCES AND EQUIPMENTS. SEE PLAN FOR BOX SIZE. PROVIDE F.A. AND KEY. BOXED
37. FIREPLACE PER PLAN. PROVIDE F.A. (VERIFY B-VENT DIRECT VENT OPTION) W/ TERMINATION REQUIREMENTS) MAJESTIC MODEL SERIES ANSI STANDARD Z21.50.
38. ELECTRICAL SERVICE PANEL. (SEE ELECTRICAL UTILITY PLAN)
39. SKYLIGHT
40. 36" WIDE SUNGRAIL PER I.R.C. R716
41. 84"-120" WIDE HANDRAIL ABOVE TREAD PER I.R.C. R315
42. VINYL PORT.
43. FIRE SEPARATION BETWEEN HOUSE AND GARAGE AND GARAGE CEILING TO BE 5/8" TYPE 'X' @16"OD. W/#4 COOLER NAILS AT 7" O.C.
44. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE 'X' @16" OD. W/ #4 COOLER NAILS AT 7" O.C. I.R.C. R309.3
45. FIRE SEPARATION BETWEEN 2ND. FLR. & 4HR. CLG. AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE 'X' @16" OD.
46. 5/8" TYPE 'X' GYP. BD. UNDER STAIRS AT ENCLOSED, USEABLE SPACE, W/ COOLER NAILS AT 7" O.C.
47. LINE OF CRIPPLE WALL.
48. FLAT SOFFIT. SEE PLAN FOR HEIGHT.
49. ARCHED SOFFIT. SEE INTERIOR ELEV. OR PLAN FOR SPEC.
50. LINE OF FLOOR ABOVE.
51. SHELF. SEE PLAN FOR HEIGHT.
52. SLAB BLOCK.
53. DUCT DANCE. VERIFY W/ H.V.A.C. DRAWING.
54. ROUNDED LUMINOUS COLUMN. SEE FLOOR PLAN FOR SIZE AND SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
55. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
56. LINE OF MASONRY VENEER. SEE ELEVATION FOR HEIGHT. SEE SLAB ENTRANCE PLAN FOR ITS RETURN DIMENSIONS.
57. LINE OF 12" WAINSCOT. SEE ELEVATION FOR HEIGHT.
58. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE PLAN (INTERIOR PLAN FOR FURR INFORMATION.
59. LINE OF DECORATIVE FOAM BAILING. SEE ELEVATION.
60. LINE OF EXTERIOR BALCONY GUARDRAIL. SEE ELEV. FOR SPEC. TOP OF GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER I.R.C. R312.2
61. PROVIDE DECK DRAINS W/ OVERFLOW. PROVIDE SLOPE DECKING MATERIAL BEHIND DRAINS 50 TO DIVERT WATER AWAY FROM CORNERS.
62. 18" TOWEL BAR - HWT. 54" ABOVE FIN. FLR.
63. 24" TOWEL BAR - HWT. 54" ABOVE FIN. FLR.
64. TOILET PAPER HOLDER - HWT. 24" ABOVE FIN. FLR.
65. HOV OUTLET FOR MEDIATION CLOCK.
66. GAS METER LOCATION. SEE UTILITY PLAN.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.N.O. (SEE PLAN FOR 9'-0"). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE METAL CLAD 1 3/8" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
3. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THK. SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
4. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE). AT DOUBLE FRENCH DOOR PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
6. BIDDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL SLIDER OR REGLER WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (PER I.R.C. R310). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. WHERE THE OCCUPANCY SEPARATION BETWEEN THE HOUSE AND GARAGE IS APPLIED HORIZONTALLY, THE STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY THE EQUIVALENT FIRE-RESISTANCE CONSTRUCTION. (UBC SEC. 307.3)

SEE ADDENDA FOR PLAN CHANGE PER ELEVATION.

INDICATES EXTENT OF POTENTIALLY OPEN COVERED CLG. SEE PLAN FOR REMARKS.

PLAN 4
SECOND FLOOR PLAN

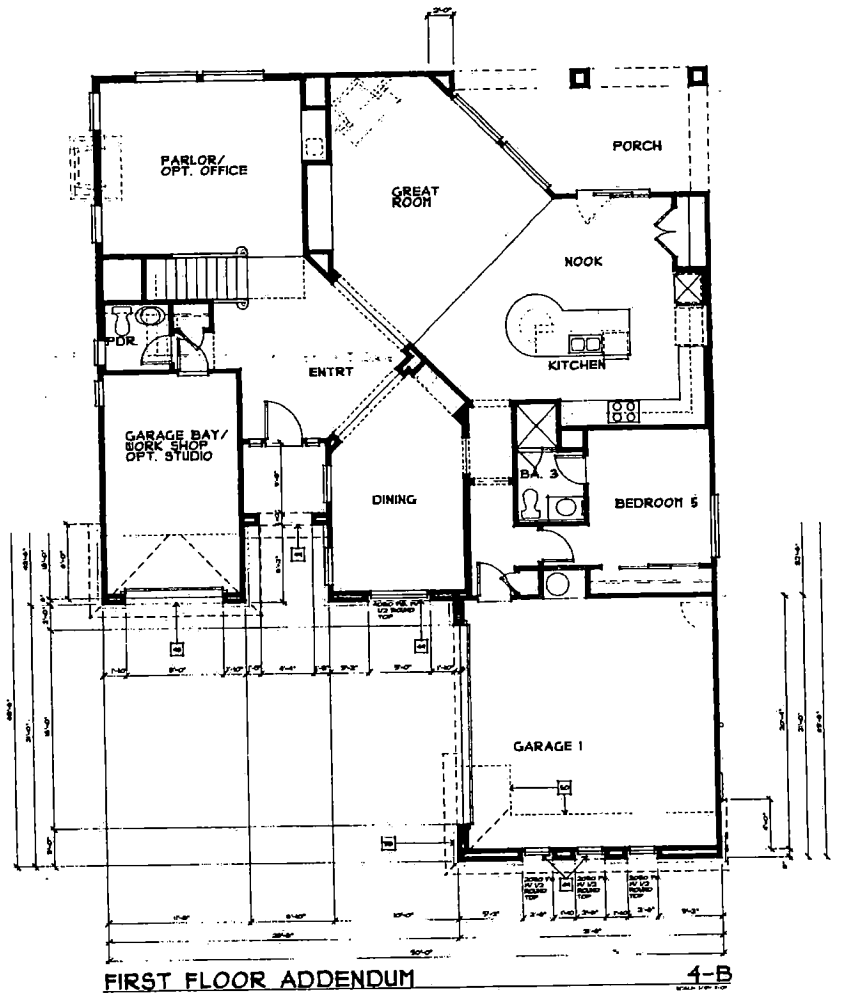
BASSENIAN/LAGONI architecture
Architecture and Land Planning
NEWPORT BEACH
330 Ireland Dr., Suite 100
Newport Beach, Ca. 92660
Telephone 949-553-8100
Fax 949-553-0548

VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 914-4400

SHEET
4.3

COPYRIGHT © 2004 BASSENIAN/LAGONI ARCHITECT

SDR-6315
04/28/05 PC



FIRST FLOOR ADDENDUM 4-B

PLAN 4
FIRST FLOOR ADDENDUM 'B'

BASSENIAN/LAGONI
Architecture
Architecture and Land Planning

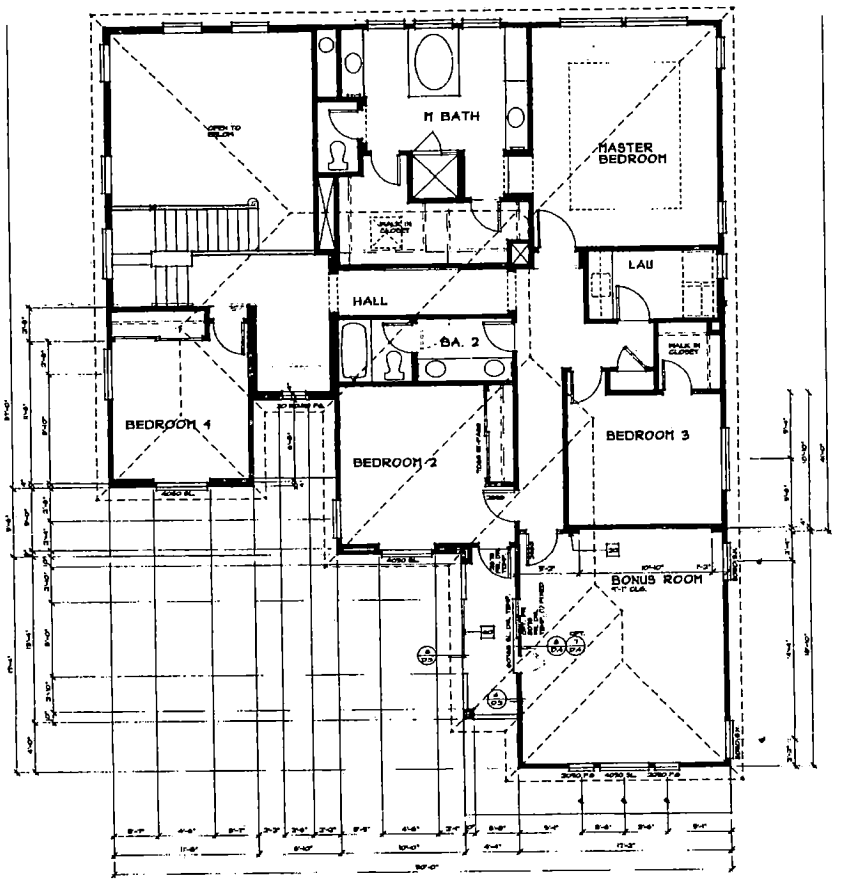
NEWPORT BEACH
2301 Dupont Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-9100
Fax 949-553-1544

VENTANA II

Pardee Homes
595 Anton Blvd., Suite 100
Costa Mesa, CA 92626-1924
(714) 545-8411
(702) 614-1400

4.10

SDR-6315
04/28/05 PC



SECOND FLOOR ADDENDUM 4-B

PLAN 4
SECOND FLOOR ADDENDUM

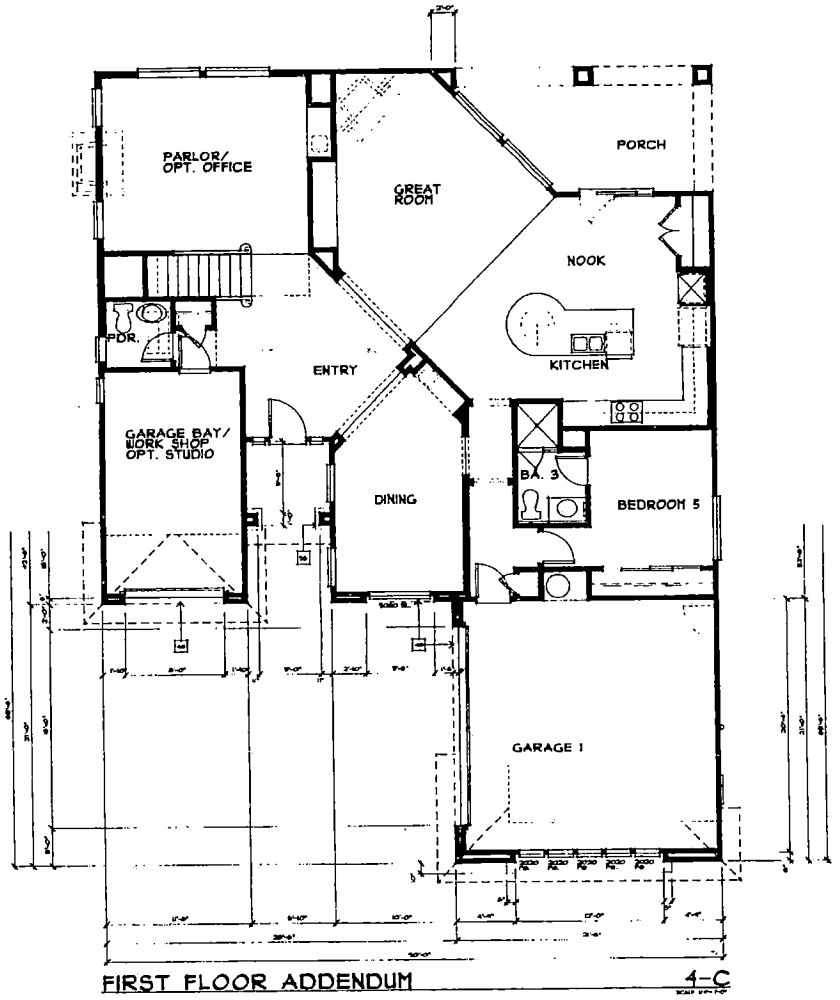
BASSENIAN/LAGONI architecture
architecture and land Planning

NEWPORT BEACH
2031 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-9200
Fax 949-553-0548

VENTANA II
Pardee Homes
650 West 3rd Ave. Suite 100
San Mateo, CA 94402
(702) 514-1400

SHEET
4.11

SDR-6315
04/28/05 PC



FIRST FLOOR ADDENDUM 4-C

BASSENIAN/LAGONI architecture
Architecture and Land Planning

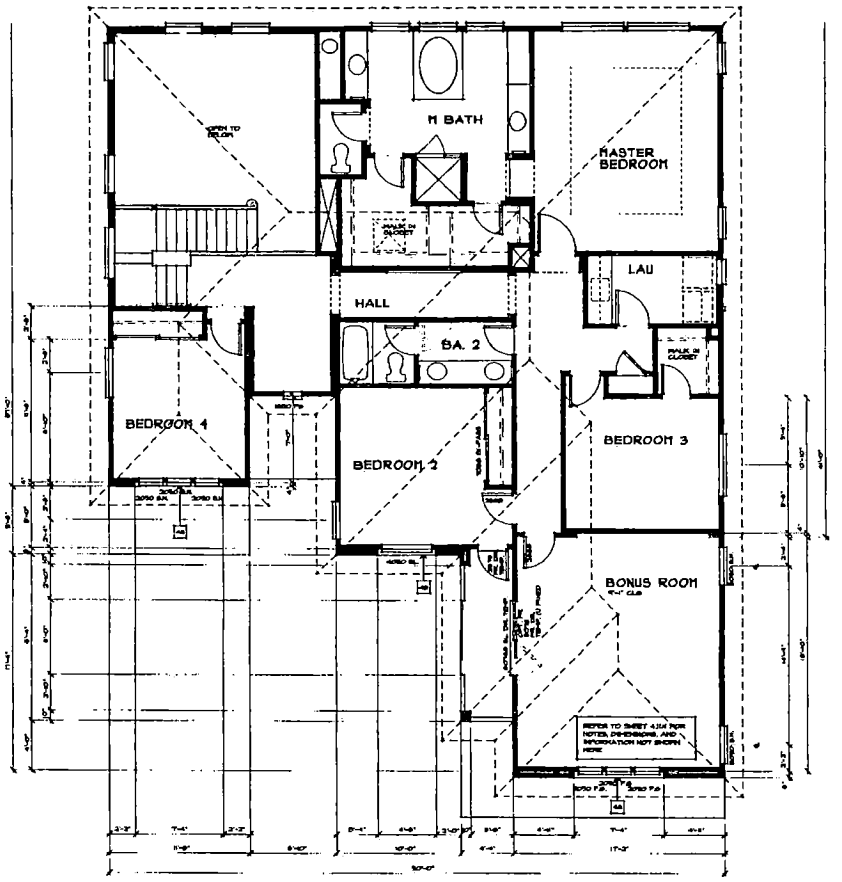
PLAN 4
FIRST FLOOR ADDENDUM 'C'

NEWPORT BEACH
2031 Orchard Dr. Suite 100
Newport Beach, CA 92660
Telephone 949-553-8150
Fax 949-553-2648

VENTANA II
Pardee Homes
555 West Fifth Street, 50th Floor
Los Angeles, CA 90013-1050
(213) 362-2300
(702) 614-7400

SHEET
4.14

SDR-6315
04/28/05 PC



SECOND FLOOR ADDENDUM 4-C

BASSENIAN/LAGONI Architecture
Architecture and Land Planning

NEWPORT BEACH
500 Orchard Dr. Suite 100
Newport Beach, Ca. 92660
Telephone 949-553-0100
Fax 949-553-1040

PLAN 4
SECOND FLOOR ADDENDUM

VENTANA II
Pardee Homes
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
(702) 914-4100

SHEET
4.15

JOB NO. 028-0408
COPYRIGHT © 2004
BASSENIAN/LAGONI
ARCHITECTS

SDR-6315
04/28/05 PC



ZON-6312, WVR-6322, VAR-6328 & SDR-6315 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
EAST SIDE OF GRAND CANYON DRIVE BETWEEN DEER SPRINGS WAY AND WITTIG AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05



ZON-6312, WVR-6322, VAR-6328 & SDR-6315 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
EAST SIDE OF GRAND CANYON DRIVE BETWEEN DEER SPRINGS WAY AND WITTIG AVENUE
APRIL 28, 2005 PLANNING COMMISSION

4/4/05

Bossard
Developer
Services

March 15, 2005

Mr. Don Schmeiser,AICP
Senior Planner
Current Planning
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Subject: Pardee Homes of Nevada TC 60/75 No. 5
Justification Letter

Dear Don:

On behalf of our client, Pardee Homes of Nevada, we respectfully request review and approval of the attached applications for General Plan Amendment, Rezoning, Site Development Plan Review, Variance, Vacation of Patent Easements, and Waiver of Title 18 requirements. The site is generally located at the southeast corner of Grand Canyon Drive and Deer Springs Way, and consists of approximately 20.24 acres. A total of 75 single-family homes are planned for this site, resulting in a density of 3.71 dwelling units per acre.

While the site is just outside of the Town Center boundaries, the proposed subdivision is similar in site design and product type to numerous Pardee neighborhoods throughout the Town Center area. The existing General Plan and Zoning designations are R and U(R) for which we are requesting amendments to L and R-PD5. Minimum lot sizes of 60' x 105' and 75' x 105' accommodate the planned product types and meet the setback requirements for the R-PD5 district. This proposal is consistent with the surrounding development and character of this emerging neighborhood.

The applicant's request for a Waiver of Title 18 requirements would allow the street offset for Haley Avenue (60-foot public street) to measure 190', where Title 18 requires 220'. The narrow geometry of the site limits the offset of Haley between Grand Canyon, an external public street and Mystic Plain, a proposed internal private street.

As is typical within this area of the City, the applicant is requesting the vacation of certain patent easements and a 50' Las Vegas Valley Water District patent right-of-way patent easement. These easements are not needed for the development of this site. Any necessary easements required will be granted through the normal process of mapping and dedication.

2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988

The proposed Variance would allow for a reduction in the amount of required open space. City Code requires 1.24 acres of open space for a site of this size. The proposed site, as designed, provides .28 acres of open space in addition to a six-foot landscaping zone along Grand Canyon Drive, Deer Springs Way and Haley Street. Ample private open space is provided within the individual lots, as it is more desirous of the homebuyers within the target market. Similar requests have been approved within Town Center and have proven to be an appropriate design for this type community.

Through careful planning and research, the applicant has considered any adverse impacts to the adjacent properties. It is the intent of the applicant to mitigate any impacts to their maximum practical extent. One form of mitigation offered by the applicant is to contribute an "in lieu of" fee in the amount of $2,750.00 per gross acre to the City of Las Vegas to offset the impact of the open space reduction. The character of the development will produce an environment of a stable and desirable neighborhood.

Attached herewith is a transmittal, listing the supporting documents submitted as part of the applications. In addition to those documents, the applicant will hold a neighborhood meeting prior to the Planning Commission in order to present the proposal to the surrounding property owners. Please place these applications on the April 28, 2005 Planning Commission agenda and the June 1, 2005 City Council agenda. Please contact our office if you have any questions or if you require further information. Thank you for assistance and consideration.

Very truly yours,

Barbara Baird

cc:
D. Hale, PH
G. Nguyen, PH
J. Lazovich, _____
T. Steadham, SHG

Telephone Protest/ Approval Log

Meeting Date: April 28th

Case Number: ZON-6312
Related Cases: SDR-6315, VAR-632, WVR-632

Date: 4/18/05
Name: Marc Simon
Address: 9780 Wittig Ave
Las Vegas, NV 89149
Phone: 656-3440
☒ **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**

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

Re: ZON-6312
SDR-6315
Applicant: Pardee Homes of Nevada
Meeting Date: April 28, 2005

From: Richard Lemmon
9645 Haley Ave.
Las Vegas, NV 89149
Ph (702) 656-4241
E-mail kenoplace@aol.com

The various notices state the applicant requests rezoning from R to R-PD3, R-PD4 and R-PD5. Your office has informed me that R-PD4 is the correct requested designation.

I have two major objections to the applications:

1. The applicant has informed us they plan on building approximately equal numbers of single-story and two-story homes. This does not meet the agreement that was made between the City and the County, when the land use map was being developed, that would restrict all homes in the 5-acre parcels immediately east of Grand Canyon Drive to single-story.
2. The applicant's request for 72 lots on 20 acres in the R district is not consistent with the intent of the Centennial Hills Sector Plan. Unique to the R district in the Plan, the Plan describes when the maximum density is allowed. "The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development." The maximum 3.59 units per acre may be appropriate for the one 5 acre parcel that abuts R-PD5 on the east but the maximum density is not appropriate for the three 5 acre parcels that abut the RNP district on the west.

The applicant's proposal of locating 26 homes backing onto Grand Canyon Drive with 5-foot side setbacks would in affect create a giant wall. This would not be compatible with the custom homes on large lots of the RNP district that is defined in the Plan as "generally a rural environment that permits greater privacy."

Sincerely,

Richard Lemmon

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

Re: ZON-6312
SDR-6315
Applicant: Pardee Homes of Nevada
Meeting Date: April 28, 2005

From: Stephan L. & Sheri L. Purdy
9615 Haley Ave.
Las Vegas, NV 89149
Ph (702) 645-4731
E-mail stefpurdy@earthlink.net

The various notices state the applicant requests rezoning from R to R-PD3, R-PD4 and R-PD5. Your office has informed me that R-PD4 is the correct requested designation.

We have two major objections to the applications:

1. The applicant has informed us they plan on building approximately equal numbers of single-story and two-story homes. This does not meet the agreement that was made between the City and the County, when the land use map was being developed, that would restrict all homes in the 5-acre parcels immediately east of Grand Canyon Drive to single-story.
2. The applicant's request for 72 lots on 20 acres in the R district is not consistent with the intent of the Centennial Hills Sector Plan. Unique to the R district in the Plan, the Plan describes when the maximum density is allowed. "The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development." The maximum 3.59 units per acre may be appropriate for the one 5 acre parcel that abuts R-PD5 on the east but the maximum density is not appropriate for the three 5 acre parcels that abut the RNP district on the west.

The applicant's proposal of locating 26 homes backing onto Grand Canyon Drive with 5-foot side setbacks would in affect create a giant wall. This would not be compatible with the custom homes on large lots of the RNP district that is defined in the Plan as "generally a rural environment that permits greater privacy."

Sincerely,

Stephan L. and Sheri L. Purdy

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

Re: ZON-6312
SDR-6315
Applicant: Pardee Homes of Nevada
Meeting Date: April 28, 2005

From: Trevor & Michelle Dishon
9690 Wittig Ave
Las Vegas, NV 89149
Ph (702) 395-2158
E-mail mddishon@interact.ccsd.net

This letter is in response to the applicant's request for rezoning of a 20 acre parcel adjacent to the East side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue. I have two points to address in this letter.

First, there seems to be a discrepancy in the zoning changes requested by this applicant. The Las Vegas Review Journal published a notice for ZON-6312 stating "Request for a Rezoning FROM U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)". However, many neighbors had been under the impression that the applicant was requesting R-PD4. I would like Pardee to keep the zoning consistent with the rural homes around it.

Secondly, I am concerned about Pardee's plans for the homes on this site. I had been under the impression that the land use map stated that this site could only allow one-story homes. All other track homes adjacent to the applicant's site have built one-story homes as the land use plan designated, and I would like to see this also enforced upon Pardee Homes.

Sincerely,

Trevor & Michelle Dishon

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 28, 2005

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

SUBJECT:
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 4.22 acres adjacent to the north side of Cheyenne Avenue, approximately 665 feet east of El Capitan Way (APN 138-08-801-006 and 007), Ward 4 (Brown).

C.C.: 06/01/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – APPROVED – UNANIMOUS with STEINMAN and EVANS excused

To be heard by City Council 6/01/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 50 [GPA-6318], Item 51 [ZON-6324] and Item 52 [SDR-6331].

FLINN FAGG, Planning & Development, gave a brief overview of the applications. Staff found the rezoning and General Plan Amendment to be in conformance with surrounding properties and recommended approval. Regarding the site plan, staff conditioned some minor improvements to the landscaping. He noted that the parking met City requirements. Based on the proposed uses, a cap has been placed on the usage for medical offices, and restaurant uses are prohibited because such use would take the project out of compliance for parking.

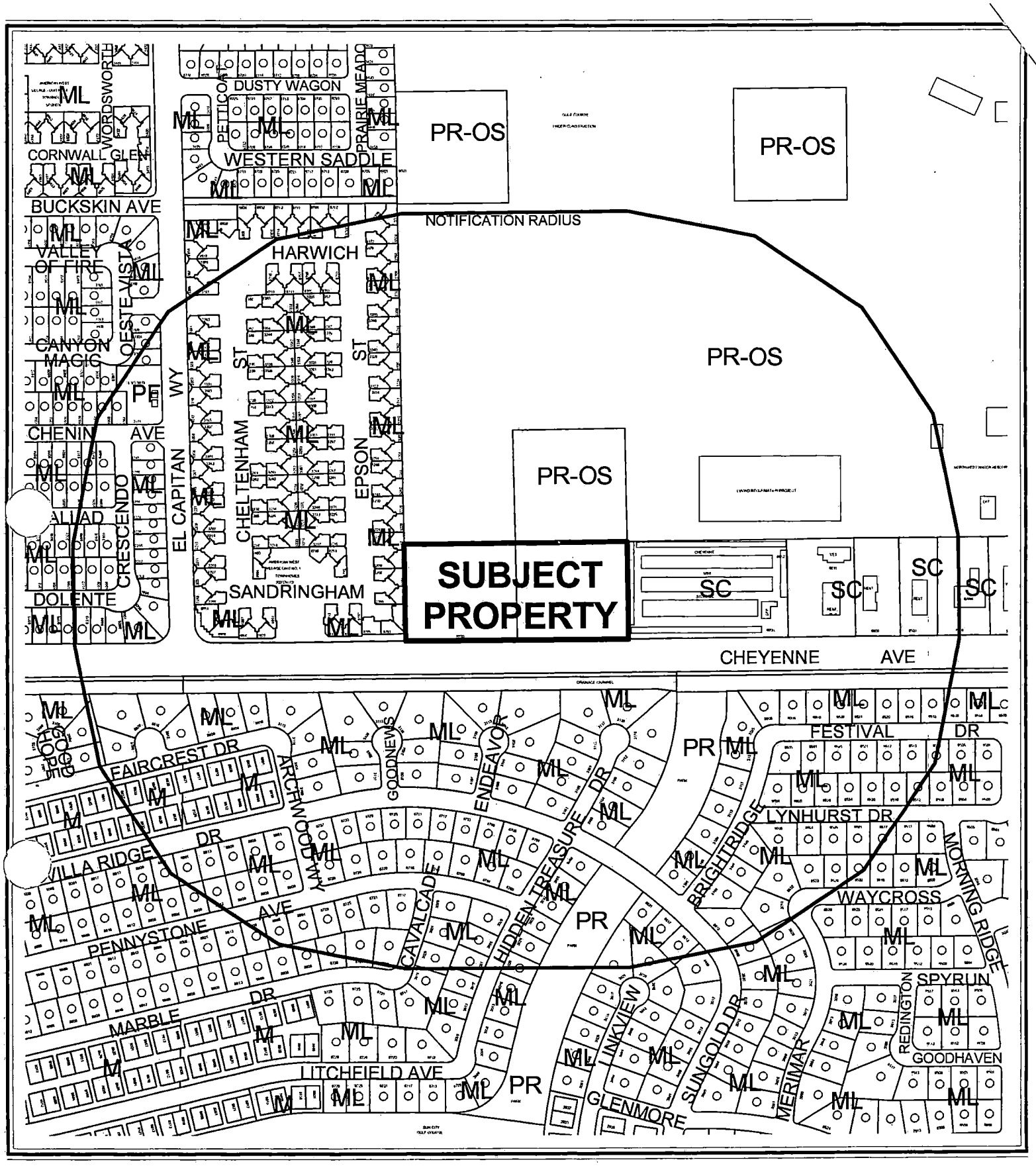
MINUTES – Continued:

TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She concurred with all conditions but asked for clarification on Condition 4 of Item 52 [SDR-6331]. ATTORNEY KEETCH had concerns that the way the condition was written would imply the development would be required to contain some element of medical office. She also asked if Condition 5 would apply to a usage such as a Subway shop or a small restaurant. The applicant would like to retain the right to consider such uses if possible. MR. FAGG indicated that the language could be changed on Condition 4 so that the words "shall be limited" would read "shall contain". Regarding Condition 5, based on the medical component, any type of restaurant usage would result in the development being out of compliance with the parking requirement. He suggested that the condition could be deleted with the understanding that the development must comply with the parking requirements in Title 19.10 and that would automatically restrict considering any type of a restaurant use. ATTORNEY KEETCH indicated that would be acceptable. In the event the applicant does not have any medical uses, they would then be able to consider that type of use. VICE CHAIRMAN TRUESDELL confirmed with MARGO WHEELER, Planning & Development Department, that deleting Condition 5 would require the applicant to come back before the Board to get a Variance if they wanted a restaurant use. If the condition were left as is, the applicant would have to apply for a Variance and a Review of Condition.

COMMISSIONER McSWAIN stated it will be nice to have this area developed and this looked like a very nice plan.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 50 [GPA-6318], Item 51 [ZON-6324] and Item 52 [SDR-6331].

(9:24 – 9:31)



0 400 800 Feet

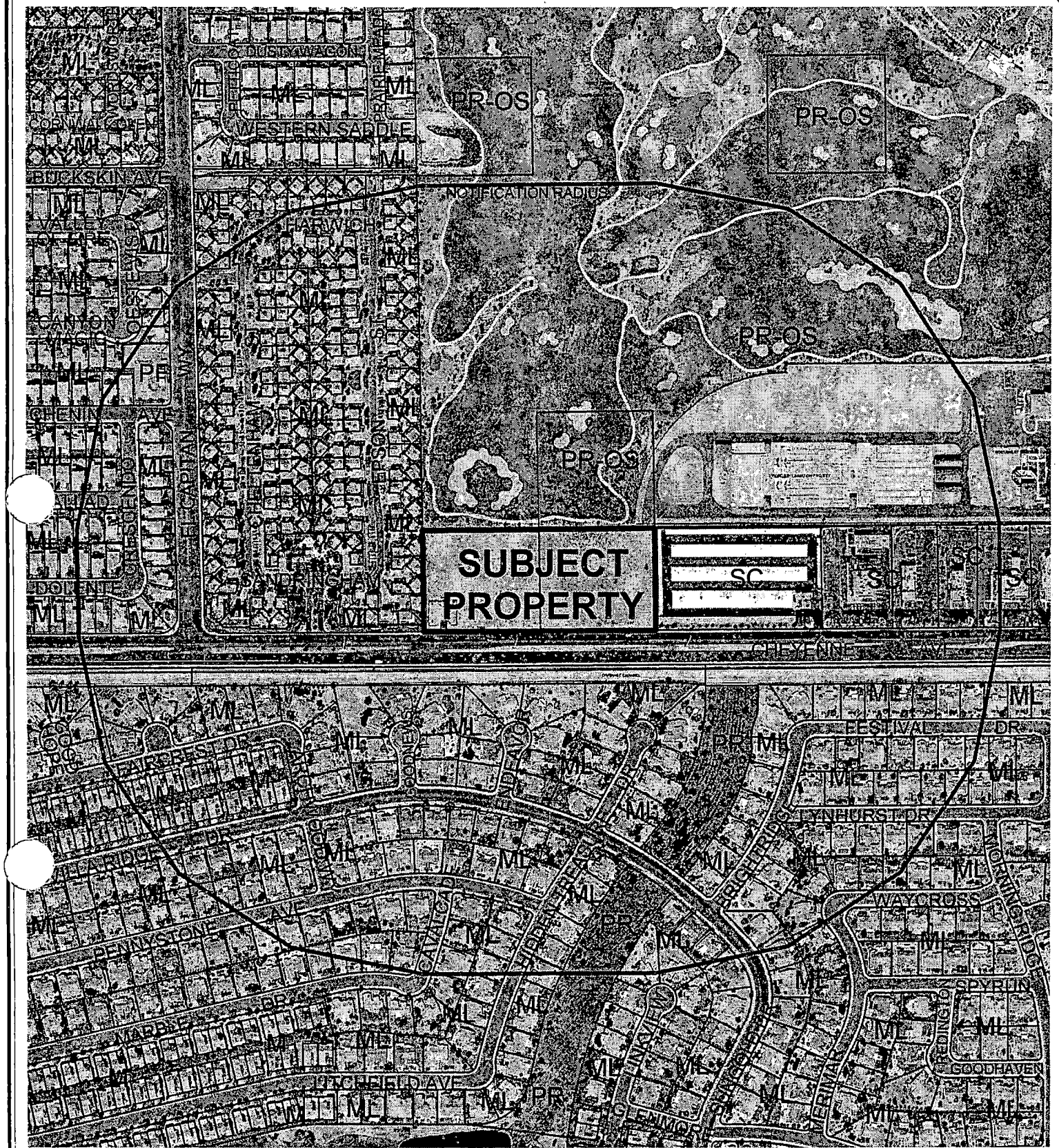
CASE: **GPA-6318**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
PR-OS (PARKS/RECREATION/OPEN SPACE)

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

N



CASE: **GPA-6318**

RADIUS: 1000 FT

0 400 800 Feet

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
PR-OS (PARKS/RECREATION/OPEN SPACE)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 28, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6318 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SS

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property adjacent to the north side of Cheyenne Avenue, approximately 635 feet east of El Capitan Way from PR-OS (Park/Recreation/Open Space) to SC (Service Commercial).

The applicant's justification letter indicates that the proposed retail and office uses are compatible with and will complement the surrounding area.

BACKGROUND DATA AND RELATED ACTIONS:

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 Service Commercial Uses.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
04/28/97	The City Council approved a General Plan Amendment (GPA-0013-97) from SC (Service Commercial) to PF (Public Facilities) on the subject site as part of a larger request. A Rezoning to C-V (Civic) on the subject site was also approved as part of a larger request (Z-0022-97). The Planning Commission and staff recommended approval.
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.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for PR-OS (Park/Recreation/Open Space) land uses.
04/28/05	The Planning Commission will consider companion items for a Rezoning (ZON-6324) from C-V (Civic) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-6331) 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 the subject site. Staff recommends approval of all items.

DETAILS OF APPLICATION REQUEST

Site Area: 5.00 Acres

SS

EXISTING LAND USE

Subject Property:	Well site
North:	Public Golf Course
South:	Single Family Detached Dwellings
East:	Mini-Warehouse
West:	Single Family Attached Dwellings

PLANNED LAND USE

Subject Property:	PR-OS (Park/Recreation/Open Space)
North:	PR-OS (Park/Recreation/Open Space)
South:	ML (Medium-Low Density Residential)
East:	SC (Service Commercial)
West:	ML (Medium-Low Density Residential)

EXISTING ZONING

Subject Property:	C-V (Civic)
North:	C-V (Civic)
South:	P-C (Planned Community)
East:	C-1 (Limited Commercial)
West:	R-PD9 (Residential Planned Development – 9 units per acre)

	YES	NO
SPECIAL PLAN AREA		X
PROJECT OF REGIONAL SIGNIFICANCE		X

No special districts, plans or zones are associated with the subject site.

INTERAGENCY ISSUES

There are no issues relating to the proposed land use change affecting other agencies or jurisdictions.

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.

SS

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.

PR-OS (Park/Recreation/Open Space) This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, parking to serve such uses and any other public usage of large areas of permanent open land.

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

ANALYSIS

The subject parcels are currently undeveloped except for a well site at the southwest corner of the property. Access to the site is provided by Cheyenne Avenue. Surrounding uses include a Mini-Warehouse to the east, the Durango Hills Golf Course to the north, and single-family homes to the west and south. Properties to the west are attached, with some homes coming as close as five feet to the property lines separating them from the proposed area. This is the only area on the north side of Cheyenne Avenue between El Capitan Way and Durango Drive designated for residential use.

According to the Centennial Hills Sector Plan Section 2.6, "Commercial areas should be high quality and appropriately buffered from residential areas which have been developed in accordance with the concepts of the General Plan." The Sun City Summerlin development south of Cheyenne Avenue is buffered from this site by the Cheyenne Avenue right-of-way, while the single-family attached residential development to the west is buffered by existing landscaping and solid walls, in addition to the well site. Any proposed commercial development would need to provide additional landscaping and screening and meet adjacency requirements for approval.

The site was previously designated for SC (Service Commercial) uses. When originally proposed for PF (Public Facility) uses in 1997, the site was to be developed for public use as a water resource center and recreational facility. The development did not occur, and plans to design the golf course adjacent to Cheyenne Avenue were scaled back. The site is still appropriate for commercial uses, as it is located along a Primary Arterial next to existing Service Commercial uses.

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 SC (Service Commercial) land use designation allows a range of uses that are compatible with the surrounding SC (Service Commercial), PR-OS (Park/Recreation/Open Space), and ML (Medium-Low Density Residential) land use designations. The ML designation south of Cheyenne Avenue is buffered by the right-of-way, while the ML designated properties to the west of the subject site are screened by walls and landscaping and are partially buffered from commercial uses by a walled well site.

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

   This proposed General Plan Amendment to SC (Service Commercial) will allow N-S (Neighborhood Service), P-R (Professional Office and Parking), C-D (Designed Commercial), and C-1 (Limited Commercial) zoning designations on the subject site, although retail and office uses are the most likely to locate there. These designations will be compatible with the existing Mini-Warehouse use to the east (zoned C-1), public golf facility to the north (zoned C-V), and with existing residential developments located to the west and south.

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

   The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne Avenue, located at the northwest corner of Cheyenne and Metro Academy Way. Fire Station #45, located at 3821 North Fort Apache Road, is the closest city facility to the site.

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

   There are no other adopted plans or policies including neighborhood plans that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

04/07/05 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, a neighborhood meeting sponsored by the applicant was held at the J.W. Marriott Hotel. One person attended had the following comments:

SS

- Concerns about possible utility and access easements across the northern portion of the property
- Access issues: will deceleration lanes be added on Cheyenne, and will this be right-in, right-out?
- Possibility of increased traffic near the site
- Project appears to be nice for the area

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 399 [Mailed with ZON-6324 and SDR-6331]

APPROVALS 0

PROTESTS 1

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-6318 APN: 138-08-801-006 & 007

Name of Property Owner: City of Las Vegas

Name of Applicant: Investment Equity Builders (Marc Cummings)

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: 138-08-801-006 & 007

Signature of Property Owner/Authorized Agent: K. John McNellis 3/24/05

Print Name: K. John McNellis

Subscribed and sworn before me

This 24th day of March, 2005

JoAnn Crolli

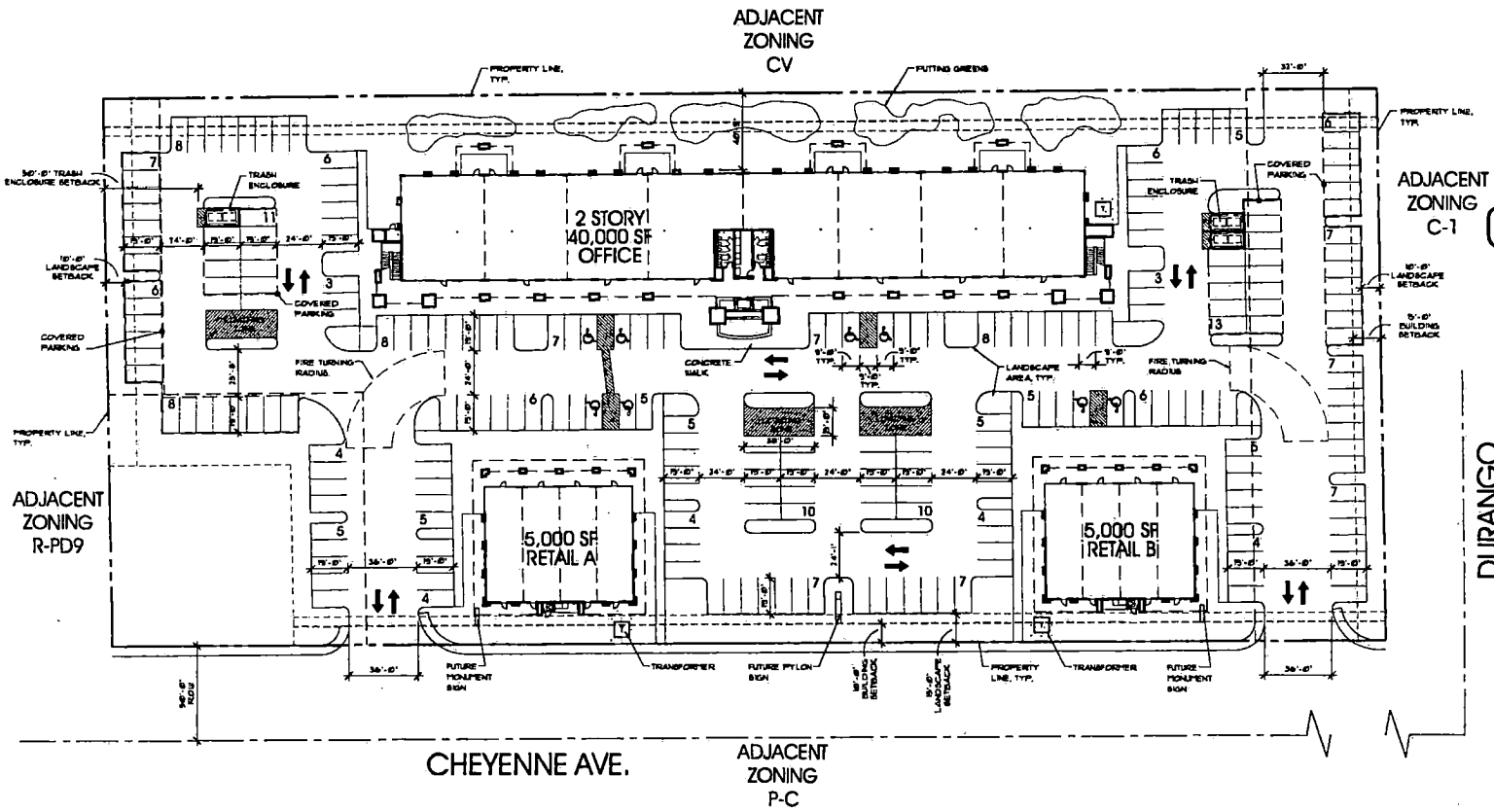
Notary Public in and for said County and State

Clark Nevada

Revised 2/12/02

155665_1

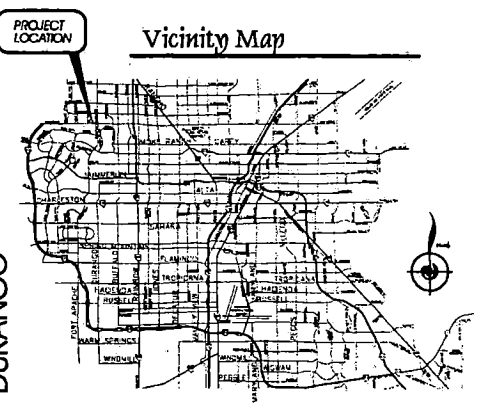
JoANN CROLLI
Notary Public State of Nevada
No. 02-79131-1
My appt. exp. Nov. 14, 2006



Site Data

ASSESSORS PARCEL NUMBER (APN)		138-08-801-006 & 007
CURRENT ZONING		C-V
PROPOSED ZONING		C-1
PARCEL AREA		
SITE GROSS	+/- 4.3 ACRES GROSS	190,282 S.F.
BUILDING AREA GROSS		+/- 50,000 S.F.
BUILDING SITE COVERAGE		26.2 PERCENT
PARKING REQUIRED		
OFFICE	(25,000 S.F.) 1/300 S.F.	84 SPACES
MEDICAL/ DENTAL	(15,000 S.F.) 1/175 S.F.	86 SPACES
RETAIL	(10,000 S.F.) 1/175 S.F.	58 SPACES
TOTAL PARKING REQUIRED		228 SPACES
PROVIDED	4.6/1000 S.F.	234 SPACES

Vicinity Map



GPA-6318
04/28/05 PC

Owner / Developer

INVESTMENT EQUITY DEVELOPERS
4560 S. DECATUR , SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

MAR 15 2005

North

Site Plan

Scale: 1" = 30'-0"

Cheyenne Fairway Office Park

March 9, 2005

Schematic Design

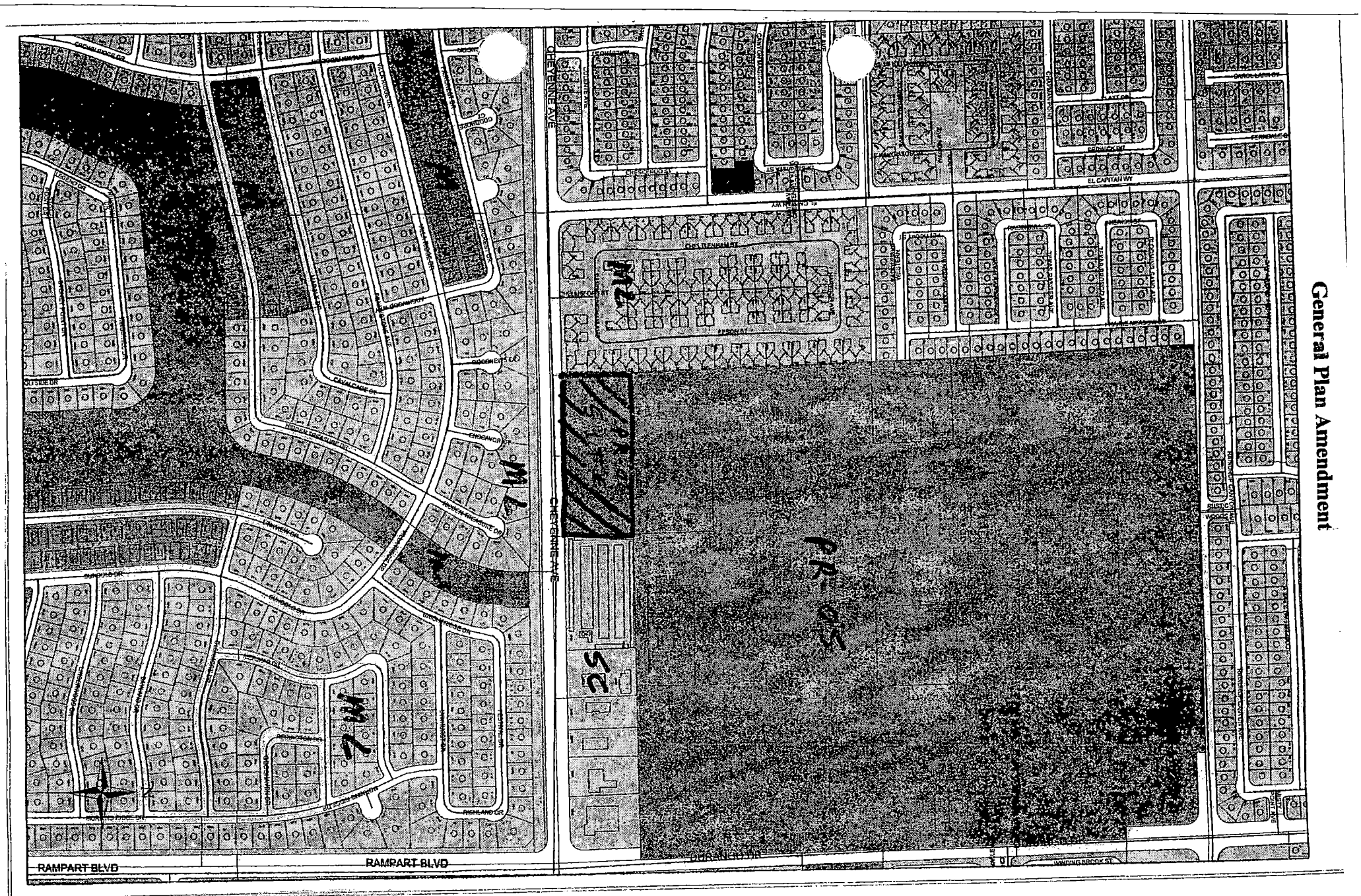
City of Las Vegas, Nevada

Note: This design is Conceptual in Nature and No Guarantee of its accuracy is implied.

© Copyright Indigo Architecture, Inc. 2005

Indigo Architecture, Inc.
8950 S. Maryland Pkwy, Ste. 400
Las Vegas, Nevada 89123
(702) 456-2772

General Plan Amendment



RECEIVED
MAR 24 2005

GPA-6318
4-28-05 PC

REVISED

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
WWW.KKBR.COM

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

5250 S. Virginia Street
Suite 220
Reno, NV 89502-6000
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

TABITHA F. KEETCH
tkeetch@kkbr.com

March 15, 2005

Via Hand Delivery

Don Schmeiser
CITY OF LAS VEGAS
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Investment Equity Developers - General Plan Amendment, Site Development Plan Review & Zone Change

Dear Don:

Please be advised this office represents the applicant in the above referenced matter. The proposed project is located on the northwest corner of Durango Drive and Cheyenne Avenue and consists of approximately 4.3 acres. The applicant is requesting a General Plan Amendment from P-R/O-S to S-C, a rezoning from C-V to C-1 and a Site Development Plan Review for a retail office complex.

Immediately adjacent to the proposed project to the north is a golf course, to the east are R-3 and R-PD5 zoned projects, to the south is a planned community and to the west is an RPD9 zoned project. The applicant has designed the project such that the C-1 uses front on Cheyenne while the two-story office building is in the rear adjacent to the golf course. Ingress and egress is located off of Cheyenne.

At the intersection of Cheyenne and Durango, the proposed use is ideal for this location. In addition, the applicant has considered neighboring properties in the design and layout of the buildings and has created a project that is compatible with and will compliment the surrounding area.

Thank you for your kind consideration of this matter. Please contact this office should you have any questions or concerns.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Tabitha F. Keetch

TFK/lsm

April 18, 2005

Planning Commission
c/o Planning & Development Dpt.
731 South Fourth St.
Las Vegas NV 89101

Ref:GPA-6318, ZON-6324, SDR-6331

Dear Sirs and Mesdames.

We are the owner of the property located at 3205 Cheltenham Street and are in receipt of the proposed requests for development, rezoning and amendments.

We would like to go on record as being opposed to these requests. Inasmuch we value private property rights and the ability of owners to develop their land according to existing zoning laws, we opposed the rezoning of park/recreation land or increasing density. Parks and open land are crucial for maintaining a quality of life for local residents. Increasing commercial density makes for more pollution, more traffic, more accidents and more parking requirements paving over open land.

We bought this property for our retirement and plan to move there eventually. We don't want to see more commercial building next to our complex.

Please have the applicant resubmit a more compatible plan without converting Park and open land and without increasing the present density as allowed by current zoning laws.

Respectfully yours,

Claude Raffin
621 Island View Dr.
Santa Barbara CA 93109

Jon Gathercole