Agenda City of Las Vegas
PLANNING COMMISSION MEETING
MAY 12, 2005

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the April 14, 2005 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. **Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.**

2. **The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.**

3. **If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.**

4. **Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.**

5. **Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.**

6. **After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.**

7. **Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.**

8. **Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.**

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

CONSENT ITEMS:

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

1. **TMP-6164 - TENTATIVE MAP - SUNSET BREEZE @ THE LAKES - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC** - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 20 acres at 3001 Lake East Drive (APN 163-08-701-001 and 163-08-603-001), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).

2. **TMP-6165 - TENTATIVE MAP - SUNRISE MEADOWS @ THE LAKES - APPLICANT/OWNER: LAKE EAST LLC AND STARBOARD LLC** - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 19.68 acres at 8600 Starboard Drive (APN 163-08-601-005), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).

3. **TMP-6259 - TENTATIVE MAP - BRADLEY VILLAS - APPLICANT/OWNER: BRADLEY VILLAS, LLC** - Request for a Tentative Map FOR A 16 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

4. **TMP-6396 - TENTATIVE MAP - ORCHID CONDOMINIUMS - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXIECUTIVE CENTER, LLC & 16027 VENTURA BLVD. LLC** - Request for a Tentative Map FOR A 272 UNIT CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 N. Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Mack).

5. **TMP-6398 - TENTATIVE MAP - PROVIDENCE POD 118 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR A 189 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres adjacent to southwest corner of Elkhorn Road and Egan Crest Way (APN 126-24-510-001), PD (Planned Development) Zone, Ward 6 (Mack).

6. **TMP-6416 - TENTATIVE MAP - GRAND CANYON ESTATES - APPLICANT: SHELDON W. PAUL - OWNER: SHELDON PAUL & RAYMOND MARK TURNER** - Request for a Tentative Map FOR A NINE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] Under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).

ONE MOTION – ONE VOTE:

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

7. **RQR-6169 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP** - Required Two Year Review of an approved Special Use Permit (SUP-1876) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 South Highland Drive (APN 162-09-210-002), M (Industrial) Zone; Ward 1 (Tarkanian).

8. **RQR-6171 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA** - Required Two Review of an approved Special Use Permit (SUP-1945) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

9. **ABEYANCE - GPA-6221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane (A portion of APN 139-31-111-006 and a portion of APN 139-31-510-019), Ward 1 (Tarkanian).

10. **ABEYANCE - 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.

11. **ABEYANCE - 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).

12. **ABEYANCE - 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).

13. **ABEYANCE - 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).

14. **ABEYANCE - 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).

15. **ABEYANCE - 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).

16. **ABEYANCE - GPA-6333 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM:RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

17. **ABEYANCE - ZON-6334 - REZONING RELATED TO GPA-6333 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

18. **ABEYANCE - VAC-6163 - VACATION RELATED TO GPA6333 AND ZON-6334 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC** - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).

19. **ABEYANCE - SDR-6336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6333, ZON-6334 AND VAC-6163 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL** - Request for Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 4 (Brown).

20. **ABEYANCE - ZON-6157 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Rezoning FROM: R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), Ward 5 (Weekly).

21. **ABEYANCE - VAR-6349 - VARIANCE RELATED TO ZON-6157 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC.** - Request for a Variance TO ALLOW A 5,510 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS REQUIRED FOR PROPOSED R-5 ZONING on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

22. **ABEYANCE - VAR-6158 - VARIANCE RELATED TO ZON-6157 AND VAR-6349 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET AND 20 FEET WHERE 133.5 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) Zone, Ward 5 (Weekly).

23. **ABEYANCE - VAR-6407 – VARIANCE RELATED TO ZON-6157, VAR-6349 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE 42 FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

24. **ABEYANCE - SDR-6155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6157 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Site Development Plan Review FOR A THREE STORY, FOUR UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PERIMETER, BUFFER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

25. **ABEYANCE - ZON-6231 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), Ward 1 (Tarkanian).

26. **ABEYANCE - VAR-6232 - VARIANCE RELATED TO ZON-6231 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 26,450 SQUARE FEET IS THE MINIMUM REQUIRED on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).

27. **ABEYANCE - SDR-6233 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6231 AND VAR-6232 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 37 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).

28. **ABEYANCE - SUP-5984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT BRUCE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

29. **ABEYANCE - SDR-5942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5984 - PUBLIC HEARING - APPLICANT/ OWNER: FREMONT BRUCE, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 152 RESIDENTIAL UNIT, 21,000 SQUARE-FOOT MIXED-USE DEVELOPMENT on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

30. **ABEYANCE - 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).

31. **ZON-6379 - REZONING - PUBLIC HEARING - APPLICANT: MICHAEL LAVIN - OWNER: WESTCARE WORKS, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.21 acres located at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).

32. **SDR-6381 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6379 - PUBLIC HEARING - APPLICANT: MICHAEL LAVIN - OWNER: WESTCARE WORKS, INC.** - Request for Site Development Plan Review FOR 48 RESIDENTIAL HOUSING UNITS on 5.21 acres adjacent to the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-048), R-E (Residence Estates) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 6 (Mack).

33. **ZON-6412 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.1 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001), Ward 5 (Weekly).

34. **VAR-6413 - VARIANCE RELATED TO ZON-6412 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Variance TO ALLOW A ZERO FRONT STEPBACK RATIO WHERE A 1:1 STEPBACK RATIO IS REQUIRED ALONG A COLLECTOR OR LARGER STREET FOR A 312-FOOT TALL BUILDING on 2.8 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

35. **SUP-6414 - SPECIAL USE PERMIT RELATED TO ZON-6412 AND VAR-6413 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the southeast corner of Washington Avenue and Veteran Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

36. **SDR-6411 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6412, VAR-6413, AND SUP-6414 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Site Development Plan Review FOR A 37-STORY MIXED USE DEVELOPMENT INCLUDING; 414 RESIDENTIAL UNITS AND 32,970 SQUARE FEET OF COMMERCIAL SPACE on 2.8 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

37. **VAR-6538 - VARIANCE - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S** - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 47 SPACES ARE REQUIRED FOR A PROPOSED RESTAURANT on 0.21 acres at 3839 West Sahara Avenue, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

38. **SUP-6393 - SPECIAL USE PERMIT RELATED TO VAR-6538 - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL at 3839 West Sahara, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

39. **SUP-6401 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC** - Request for a Special Use Permit FOR A PROPOSED TAVERN adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

40. **SDR-6402 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6401 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC** - Request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

41. **SUP-6405 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP.** - Request for a Special Use Permit FOR A PROPOSED TEMPORARY SALES TRAILER adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).

42. **SDR-6403 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6405 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP.** - Request for a Site Development Plan Review FOR A 1,400 SQUARE FOOT TEMPORARY SALES TRAILER AND A WAIVER OF THE PARKING LOT LANDSCAPING STANDARD on .016 acres on the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).

43. **SUP-6418 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).

44. **SDR-6415 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6418 - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC** - Request for a Site Development Plan Review FOR A THREE-STORY, MIXED USE DEVELOPMENT INCLUDING; FIVE RESIDENTIAL UNITS AND 260 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENT on 0.41 acres at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).

45. **SUP-6207 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAM CHOUKHACHIAN - OWNER: TJ PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 2101 South Decatur Boulevard Suites 19 and 20 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

46. **SUP-6360 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER: - OWNER: PAN PACIFIC RETAIL PROPERTIES** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE 1,000 FOOT DISTANCE SEPARATION FROM A SIMILAR USE AND THE 200 FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE at 3051 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

47. **SUP-6372 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2ND SWING - 2 GOLF - OWNER: THREE B'S, INC.** - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 8689 West Charleston Boulevard, Suite #102 (APN 163-05-517-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

48. **SUP-6378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEAN KAPLAN - OWNER: NORTHSHORE PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND WAIVERS OF THE 200 FOOT SEPARATION FROM RESIDENTAL ZONING AND THE 1,500 FOOT MINIMUM AREA REQUIREMENT at 8410 West Cheyenne Avenue, Suite #101 (APN 138-09-420-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

49. **SUP-6394 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOANNE PRIETO - OWNER: BURNS FAMILY LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 4864 West Lone Mountain Road (APN 125-36-818-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

50. **SUP-6395 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH at 6800 West Sahara Avenue (APN 163-02-415-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

51. **SUP-6417 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

52. **SUP-6419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

53. **SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

54. **SDR-6408 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS** - Request for a Site Development Plan Review FOR A SINGLE STORY 2,432 SQUARE FOOT COMMERCIAL OFFICE BUILDING on 1.24 acres located at 5249 Ricky Road (APN 138-12-810-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

55. **SDR-6409 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JRJ INVESTMENTS, INC. C/O AUTONATION - OWNER: JRJ INVESTMENTS, INC.** - Request for a Site Development Plan Review FOR A 26,763 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE DEALERSHIP AND WAIVERS OF THE FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 7.81 acres at 6900 West Sahara Avenue (APN 163-03-806-006 and -009), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

56. **MSP-6344 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC** - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone, Ward 5 (Weekly).

57. **ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC** - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS:

58. **ABEYANCE - TXT-6421 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/ONWER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.16.040 relating to standards for the Expansion of a Nonconforming Use in a Conforming Building.

59. **TXT-6136 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.08.045, "Commercial District Development Standards" to include Industrial District Development standards thereby removing Title 19.08.050 entitled "Industrial District Development Standards"; 19.10.010, "On-site Parking Standards"; 19.12, "Landscape, Wall and Buffer Requirements"; and 19.20.020, "Words and Terms Defined" to define Commercial Development Standards.

60. **TXT-6530 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.010, table 2 "Land Use Tables;" and Title 19.05.050(B), "Minimum Requirements to allow Commercial Amusement/Recreation (Indoor) in the O (Office) zoning district by means of a SUP (Special Use Permit).

CITIZENS PARTICIPATION:

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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **6th** day of **May**, **2005**, a copy of the **May 12, 2005** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

6 day of May, 2005

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56749-1
MY APPT. EXPIRES JUNE 14, 2007

AFFIDAVIT OF POSTING

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

State of Nevada)
)
County of Clark)
)
City of Las Vegas)

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 6th day of May, 2005, at the hour of 8:30, there were posted copies of the May 12, 2005 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
   500 South Grand Central Parkway

2. In the Las Vegas Library
   833 Las Vegas Boulevard North

3. In the Grant Sawyer Building
   555 East Washington Boulevard

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (In the walkway area next to the entrance to Human Resources)

5. On the Public Bulletin Board at the Plaza Level to the City Hall
   400 Stewart Avenue
   (Near the entrance to the Court Clerk's Office)

John Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 6th day of May, 2005.

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

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56748-1
MY APPT. EXPIRES JUNE 14, 2007

Agenda City of Las Vegas
PLANNING COMMISSION MEETING
MAY 12, 2005

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

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

Commissioners

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

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the April 14, 2005 Planning Commission Meeting minutes by reference (____vote)

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. **Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.**

2. **The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.**

3. **If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.**

4. **Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.**

5. **Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.**

6. **After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.**

7. **Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.**

8. **Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.**

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

CONSENT ITEMS:

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

1. **TMP-6164 - TENTATIVE MAP - SUNSET BREEZE @ THE LAKES - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC** - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 20 acres at 3001 Lake East Drive (APN 163-08-701-001 and 163-08-603-001), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).

2. **TMP-6165 - TENTATIVE MAP - SUNRISE MEADOWS @ THE LAKES - APPLICANT/OWNER: LAKE EAST LLC AND STARBOARD LLC** - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 19.68 acres at 8600 Starboard Drive (APN 163-08-601-005), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).

3. **TMP-6259 - TENTATIVE MAP - BRADLEY VILLAS - APPLICANT/OWNER: BRADLEY VILLAS, LLC** - Request for a Tentative Map FOR A 16 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

4. **TMP-6396 - TENTATIVE MAP - ORCHID CONDOMINIUMS - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXIECUTIVE CENTER, LLC & 16027 VENTURA BLVD. LLC** - Request for a Tentative Map FOR A 272 UNIT CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 N. Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Mack).

5. **TMP-6398 - TENTATIVE MAP - PROVIDENCE POD 118 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR A 189 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres adjacent to southwest corner of Elkhorn Road and Egan Crest Way (APN 126-24-510-001), PD (Planned Development) Zone, Ward 6 (Mack).

6. **TMP-6416 - TENTATIVE MAP - GRAND CANYON ESTATES - APPLICANT: SHELDON W. PAUL - OWNER: SHELDON PAUL & RAYMOND MARK TURNER** - Request for a Tentative Map FOR A NINE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] Under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).

ONE MOTION – ONE VOTE:

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

7. **RQR-6169 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP** - Required Two Year Review of an approved Special Use Permit (SUP-1876) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 South Highland Drive (APN 162-09-210-002), M (Industrial) Zone, Ward 1 (Tarkanian).

8. **RQR-6171 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA** - Required Two Review of an approved Special Use Permit (SUP-1945) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

9. **ABEYANCE - GPA-6221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane (A portion of APN 139-31-111-006 and a portion of APN 139-31-510-019), Ward 1 (Tarkanian).

10. **ABEYANCE - 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.

11. **ABEYANCE - 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).

12. **ABEYANCE - 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).

13. **ABEYANCE - 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).

14. **ABEYANCE - 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).

15. **ABEYANCE - 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).

16. **ABEYANCE - GPA-6333 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM:RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

17. **ABEYANCE - ZON-6334 - REZONING RELATED TO GPA-6333 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

18. **ABEYANCE - VAC-6163 - VACATION RELATED TO GPA6333 AND ZON-6334 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC** - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).

19. **ABEYANCE - SDR-6336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6333, ZON-6334 AND VAC-6163 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL** - Request for Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 4 (Brown).

20. **ABEYANCE - ZON-6157 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Rezoning FROM: R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), Ward 5 (Weekly).

21. **ABEYANCE - VAR-6349 - VARIANCE RELATED TO ZON-6157 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC.** - Request for a Variance TO ALLOW A 5,510 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS REQUIRED FOR PROPOSED R-5 ZONING on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

22. **ABEYANCE - VAR-6158 - VARIANCE RELATED TO ZON-6157 AND VAR-6349 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET AND 20 FEET WHERE 133.5 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) Zone, Ward 5 (Weekly).

23. **ABEYANCE - VAR-6407 – VARIANCE RELATED TO ZON-6157, VAR-6349 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE 42 FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

24. **ABEYANCE - SDR-6155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6157 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Site Development Plan Review FOR A THREE STORY, FOUR UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PERIMETER, BUFFER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

25. **ABEYANCE - ZON-6231 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), Ward 1 (Tarkanian).

26. **ABEYANCE - VAR-6232 - VARIANCE RELATED TO ZON-6231 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 26,450 SQUARE FEET IS THE MINIMUM REQUIRED on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).

27. **ABEYANCE - SDR-6233 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6231 AND VAR-6232 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 37 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).

28. **ABEYANCE - SUP-5984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT BRUCE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

29. **ABEYANCE - SDR-5942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5984 - PUBLIC HEARING - APPLICANT/ OWNER: FREMONT BRUCE, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 152 RESIDENTIAL UNIT, 21,000 SQUARE-FOOT MIXED-USE DEVELOPMENT on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

30. **ABEYANCE - 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).

31. **ZON-6379 - REZONING - PUBLIC HEARING - APPLICANT: MICHAEL LAVIN - OWNER: WESTCARE WORKS, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.21 acres located at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).

32. **SDR-6381 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6379 - PUBLIC HEARING - APPLICANT: MICHAEL LAVIN - OWNER: WESTCARE WORKS, INC.** - Request for Site Development Plan Review FOR 48 RESIDENTIAL HOUSING UNITS on 5.21 acres adjacent to the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-048), R-E (Residence Estates) Zone [PROPOSED: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 6 (Mack).

33. **ZON-6412 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.1 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001), Ward 5 (Weekly).

34. **VAR-6413 - VARIANCE RELATED TO ZON-6412 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Variance TO ALLOW A ZERO FRONT STEPBACK RATIO WHERE A 1:1 STEPBACK RATIO IS REQUIRED ALONG A COLLECTOR OR LARGER STREET FOR A 312-FOOT TALL BUILDING on 2.8 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

35. **SUP-6414 - SPECIAL USE PERMIT RELATED TO ZON-6412 AND VAR-6413 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the southeast corner of Washington Avenue and Veteran Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

36. **SDR-6411 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6412, VAR-6413, AND SUP-6414 - PUBLIC HEARING - APPLICANT/ OWNER: CIELO VISTA LLC** - Request for a Site Development Plan Review FOR A 37-STORY MIXED USE DEVELOPMENT INCLUDING; 414 RESIDENTIAL UNITS AND 32,970 SQUARE FEET OF COMMERCIAL SPACE on 2.8 acres adjacent to the southeast corner of Washington Avenue and Veterans Memorial Drive (APN 139-27-708-001 and -002), R-1 (Single Family Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

37. **VAR-6538 - VARIANCE - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S** - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 47 SPACES ARE REQUIRED FOR A PROPOSED RESTAURANT on 0.21 acres at 3839 West Sahara Avenue, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

38. **SUP-6393 - SPECIAL USE PERMIT RELATED TO VAR-6538 - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL at 3839 West Sahara, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

39. **SUP-6401 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC** - Request for a Special Use Permit FOR A PROPOSED TAVERN adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

40. **SDR-6402 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6401 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC** - Request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

41. **SUP-6405 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP.** - Request for a Special Use Permit FOR A PROPOSED TEMPORARY SALES TRAILER adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).

42. **SDR-6403 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6405 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP.** - Request for a Site Development Plan Review FOR A 1,400 SQUARE FOOT TEMPORARY SALES TRAILER AND A WAIVER OF THE PARKING LOT LANDSCAPING STANDARD on .016 acres on the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).

43. **SUP-6418 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).

44. **SDR-6415 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6418 - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC** - Request for a Site Development Plan Review FOR A THREE-STORY, MIXED USE DEVELOPMENT INCLUDING; FIVE RESIDENTIAL UNITS AND 260 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENT on 0.41 acres at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).

45. **SUP-6207 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAM CHOUKHACHIAN - OWNER: TJ PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 2101 South Decatur Boulevard Suites 19 and 20 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

46. **SUP-6360 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER: - OWNER: PAN PACIFIC RETAIL PROPERTIES** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE 1,000 FOOT DISTANCE SEPARATION FROM A SIMILAR USE AND THE 200 FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE at 3051 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

47. **SUP-6372 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2ND SWING - 2 GOLF - OWNER: THREE B'S, INC.** - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 8689 West Charleston Boulevard, Suite #102 (APN 163-05-517-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

48. **SUP-6378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEAN KAPLAN - OWNER: NORTHSHORE PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND WAIVERS OF THE 200 FOOT SEPARATION FROM RESIDENTAL ZONING AND THE 1,500 FOOT MINIMUM AREA REQUIREMENT at 8410 West Cheyenne Avenue, Suite #101 (APN 138-09-420-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

49. **SUP-6394 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOANNE PRIETO - OWNER: BURNS FAMILY LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 4864 West Lone Mountain Road (APN 125-36-818-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

50. **SUP-6395 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH at 6800 West Sahara Avenue (APN 163-02-415-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

51. **SUP-6417 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

52. **SUP-6419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

53. **SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

54. **SDR-6408 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS** - Request for a Site Development Plan Review FOR A SINGLE STORY 2,432 SQUARE FOOT COMMERCIAL OFFICE BUILDING on 1.24 acres located at 5249 Ricky Road (APN 138-12-810-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

55. **SDR-6409 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JRJ INVESTMENTS, INC. C/O AUTONATION - OWNER: JRJ INVESTMENTS, INC.** - Request for a Site Development Plan Review FOR A 26,763 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE DEALERSHIP AND WAIVERS OF THE FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 7.81 acres at 6900 West Sahara Avenue (APN 163-03-806-006 and -009), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

56. **MSP-6344 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC** - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone, Ward 5 (Weekly).

57. **ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC** - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS:

58. **ABEYANCE - TXT-6421 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/ONWER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.16.040 relating to standards for the Expansion of a Nonconforming Use in a Conforming Building.

59. **TXT-6136 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.08.045, "Commercial District Development Standards" to include Industrial District Development standards thereby removing Title 19.08.050 entitled "Industrial District Development Standards"; 19.10.010, "On-site Parking Standards"; 19.12, "Landscape, Wall and Buffer Requirements"; and 19.20.020, "Words and Terms Defined" to define Commercial Development Standards.

60. **TXT-6530 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.010, table 2 "Land Use Tables;" and Title 19.05.050(B), "Minimum Requirements to allow Commercial Amusement/Recreation (Indoor) in the O (Office) zoning district by means of a SUP (Special Use Permit).

CITIZENS PARTICIPATION:

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 12, 2005

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN NIGRO.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN TODD NIGRO, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: LAURA McSWAIN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD, PLANNING & DEVELOPMENT DEPT., FLINN FAGG, PLANNING & DEVELOPMENT DEPT., KYLE WALTON, PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

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

Item 9 [GPA-6221]	Abeyance to 6/09/2005 Planning Commission Meeting
Item 10 [GPA-6363]	Abeyance to 5/26/2005 Planning Commission Meeting
Item 16 [GPA-6333]	Abeyance to 5/26/2005 Planning Commission Meeting

Item 17 [ZON-6334]	Abeyance to 5/26/2005 Planning Commission Meeting
Item 18 [VAC-6163]	Abeyance to 5/26/2005 Planning Commission Meeting
Item 19 [SDR-6336]	Abeyance to 5/26/2005 Planning Commission Meeting
Item 20 [ZON-6157]	Abeyance to 6/09/2005 Planning Commission Meeting
Item 21 [VAR-6349]	Abeyance to 6/09/2005 Planning Commission Meeting
Item 22 [VAR-6158]	Abeyance to 6/09/2005 Planning Commission Meeting
Item 23 [VAR-6407]	Abeyance to 6/09/2005 Planning Commission Meeting
Item 24 [SDR-6155]	Abeyance to 6/09/2005 Planning Commission Meeting
Item 31 [ZON-6379]	Withdrawn Without Prejudice
Item 32 [SDR-6381]	Withdrawn Without Prejudice
Item 53 [SDR-6341]	Abeyance to 6/09/2005 Planning Commission Meeting

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

Item 4 [TMP-6396]	Abeyance to 5/26/2005 Planning Commission Meeting

Regarding Item 4 [TMP-6396], the applicant requested the item be held in abeyance and staff asked to have it held to the 5/26/2005 meeting to allow the applicant to submit a revised Tentative Map and to give adequate time for re-notification.

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

(6:03 – 6:05)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 12, 2005

SUBJECT:
Approval of the minutes of the April 14, 2005 Planning Commission Meeting

MOTION:
TRUESDELL – APPROVED – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:02)
1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

CHAIRMAN NIGRO noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
TMP-6164 - TENTATIVE MAP - SUNSET BREEZE @ THE LAKES - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 20 acres at 3001 Lake East Drive (APN 163-08-701-001 and 163-08-603-001), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).

P.C. FINAL ACTION

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 excused

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a Consent item.

(6:05 – 6:06)

1-145

CONDITIONS:
Planning and Development
1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6058).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

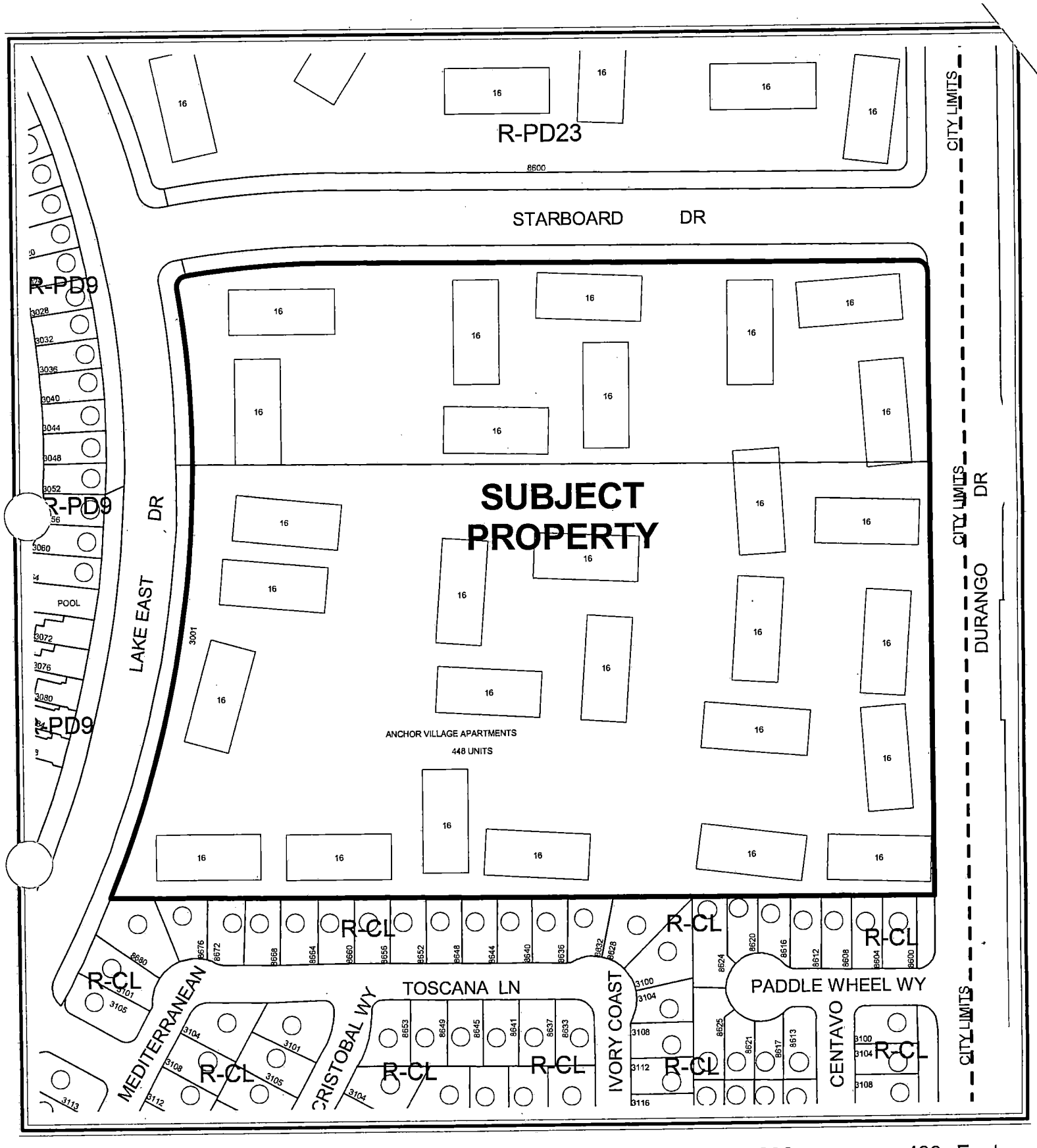
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. Include the following note on the Final Map: Any area not occupied by a building shall be a public drainage easement to be privately maintained by the Homeowner's Association.

7. Site development to comply with all applicable conditions of approval for SDR-6058 and all other applicable site-related actions.

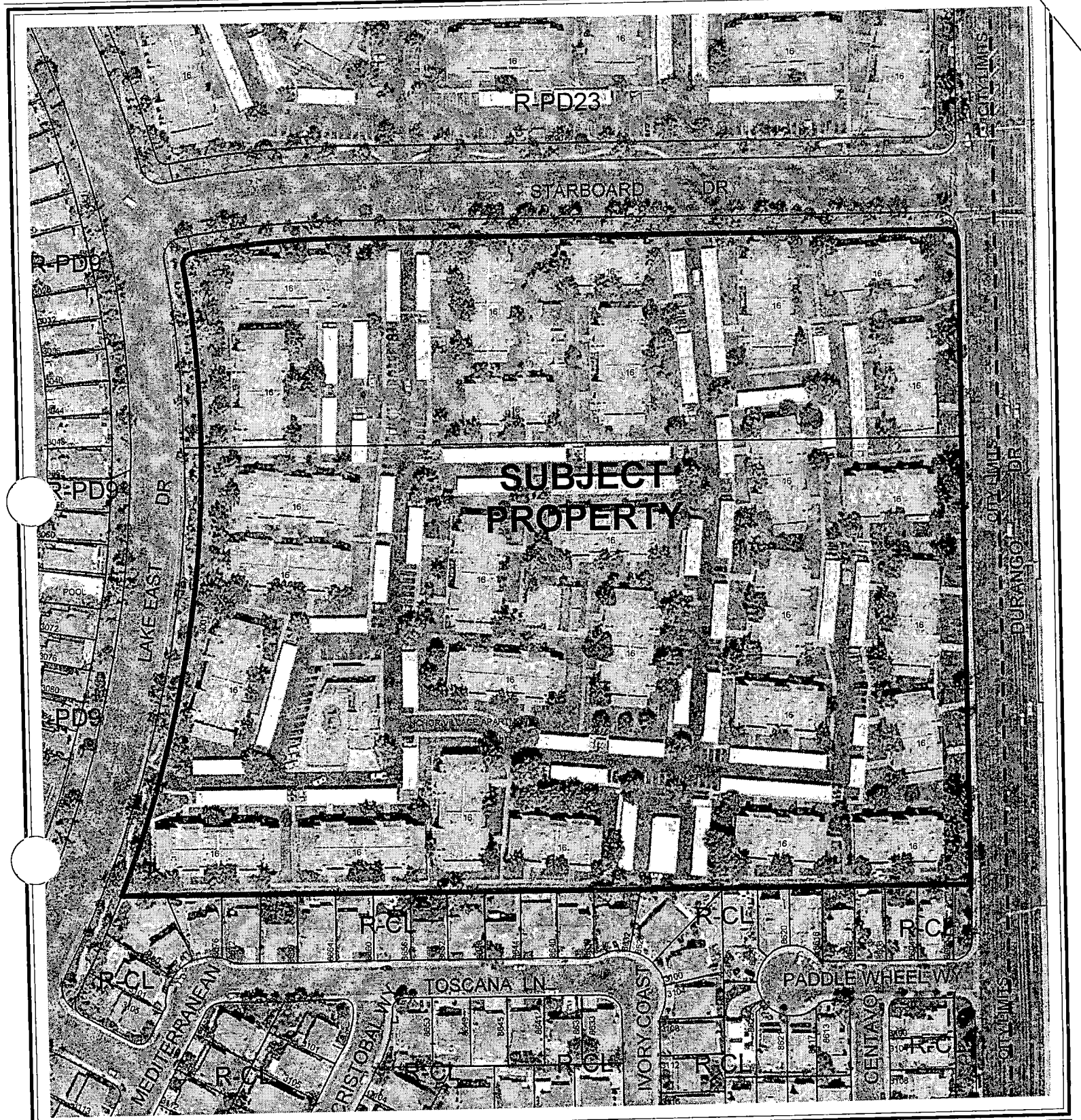
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-6164

ZONING OF SUBJECT PROPERTY:
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

N



CASE: TMP-6164

ZONING OF SUBJECT PROPERTY:
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6164 - SUNSET BREEZE @ THE LAKES -
APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6058).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. Include the following note on the Final Map: Any area not occupied by a building shall be a public drainage easement to be privately maintained by the Homeowner's Association.

7. Site development to comply with all applicable conditions of approval for SDR-6058 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a condominium development on 20 acres at 3001 Lake East Drive.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application.

BACKGROUND INFORMATION

A) Related Actions

05/06/85 The City Council approved a Rezoning from N-U (Non-Urban) under Resolution of Intent to R-PD23 (Residential Planned Development – 23 units per acre), R-PD7 (Residential Planned Development – 7 units per acre) and C-1 (Limited Commercial) to R-PD23 (Residential Planned Development – 23 units per acre) on the subject site as part of a larger request (Z-0004-85). The Planning Commission and staff recommended approval.

05/04/05 The City Council approved a request for a Site Development Plan Review (SDR-6058) for the proposed conversion of an existing 448 unit apartment project to a condominium development on 20 acres at 3001 Lake East Drive. The Planning Commission recommended approval, while staff recommended denial.

B) Pre-Application Meeting

01/21/05 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20

B) Existing Land Use

Subject Property:	Apartments
North:	Apartments
South:	Single Family Dwellings
East:	Offices/Commercial
West:	Single Family Dwellings/Townhouses

C) Proposed Land Use

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

D) Existing Zoning

Subject Property:	R-PD23 (Residential Planned Development – 23 units per acre)
North:	R-PD23 (Residential Planned Development – 23 units per acre)
South:	R-CL (Single Family Compact-Lot)
East:	C-P (Office and Professional – Clark County) under Resolution of Intent to C-2 (General Commercial – Clark County) and C-1 (Local Business – Clark County)
West:	R-PD9 (Residential Planned Development – 9 units per acre) and R-PD7 (Residential Planned Development – 7 units per acre – perimeter common area)

D) General Plan Compliance

The subject property is designated M (Medium Density Residential) on the Southwest Sector Map of the General Plan. This land use category is intended for residential development with up to 25 dwelling units per gross acre. The condominium development has a density of 22.4 units per gross acre; therefore, the condominium development conforms to the General Plan.

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

No special districts, zones, or plans are associated with the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD project are established by Site Development Plan Review. The following Development Standards are proposed for the subject property:

Standards	**Proposed**
Min. Setbacks • Front (Lake East Dr.) • Side • Corner • Rear	 10 Feet 15 Feet 20 Feet 25 Feet
Max. Building Height	22 Feet
Trash Enclosure	Walled and gated
Mech. Equipment	Screened

The existing development proposes development standards similar to other condominium developments in this area of the City.

- R-PD ONLY

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
20.00 acres	22.4	1.65	37 %	7.39 acres	35.5 %	7.10 acres

The City Council will consider Site Development Plan Review (SDR-6058) on May 4, 2005. The site provides slightly less open space than the 7.39 acres required by the current codes, based on density. The Zoning Code bases the minimum amount of open space to be provided, on the gross acreage of the project. If the project is approved, it is understood that the project does not meet current Open Space requirements pursuant to Title 19.06.

B) General Analysis Discussion

- General information (Residential/Commercial)

  The development consists of 448-units covering the 20.0-acre site. There are 28 two-story buildings. Access to the site is provided from two entrances on Starboard Drive. A total of 621 parking spaces are provided, including 443 covered spaces. Landscaping is provided on the perimeter of the site and in the parking area.

- Cross Section

  This development is a conversion of an existing apartment development to a condominium development and therefore has existing perimeter walls. The cross sections provided indicate the existing walls do not exceed 6-feet in height.

- Trails

  There are no trails, which affect the subject site.

- Special Conditions of Approval

  There are no special conditions from the Rezoning or the Site Development Plan Review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-6164 APN: 163-08-701-001, 163-08-603-001

Name of Property Owner: Lake East LLC & Starboard LLC

Name of Applicant: Lake East LLC and Starboard LLC

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Roy E Hearrean

Print Name: Roy E. Hearrean, Trustee

Subscribed and sworn before me

This 27th day of September, 2004

Jacquelyn J Muis

Notary Public in and for said County and State

JACQUELYN J. MUIS
COMM. # 1298935
Notary Public - California
LOS ANGELES COUNTY
My Commission Expires March 27, 2005

Revised 2/12/02

15-171

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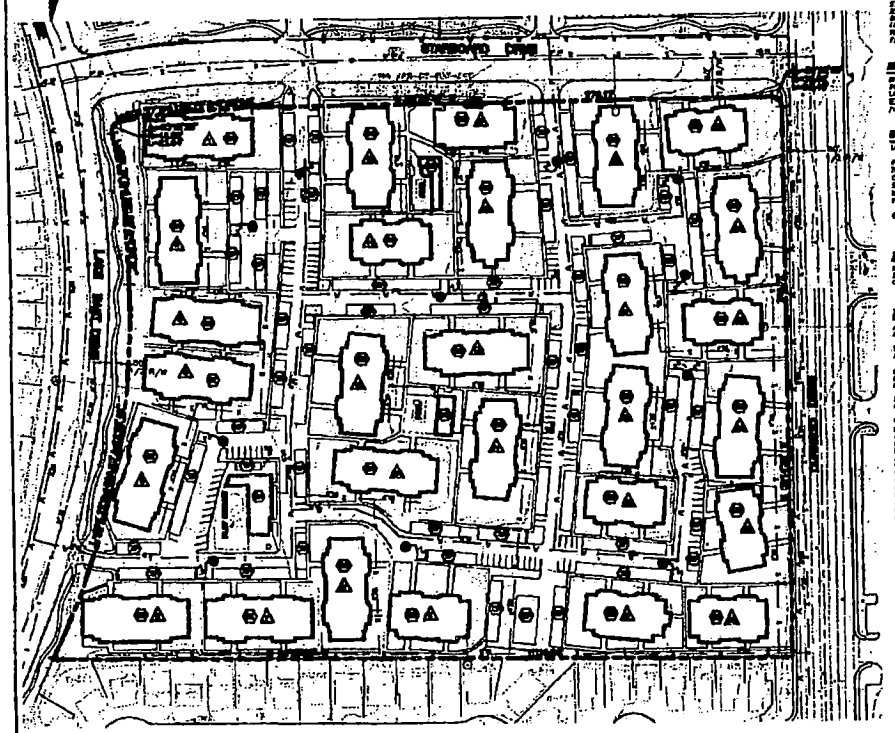
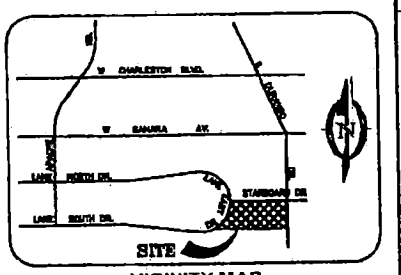
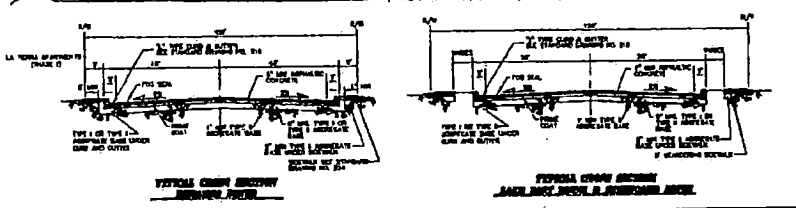
TENTATIVE MAP FOR
SUNSET BREEZE @ THE LAKES
APN: 163-08-603-001 & 163-08-701-001





VICINITY MAP



SUNSET BREEZE @ THE LAKES

TENTATIVE MAP

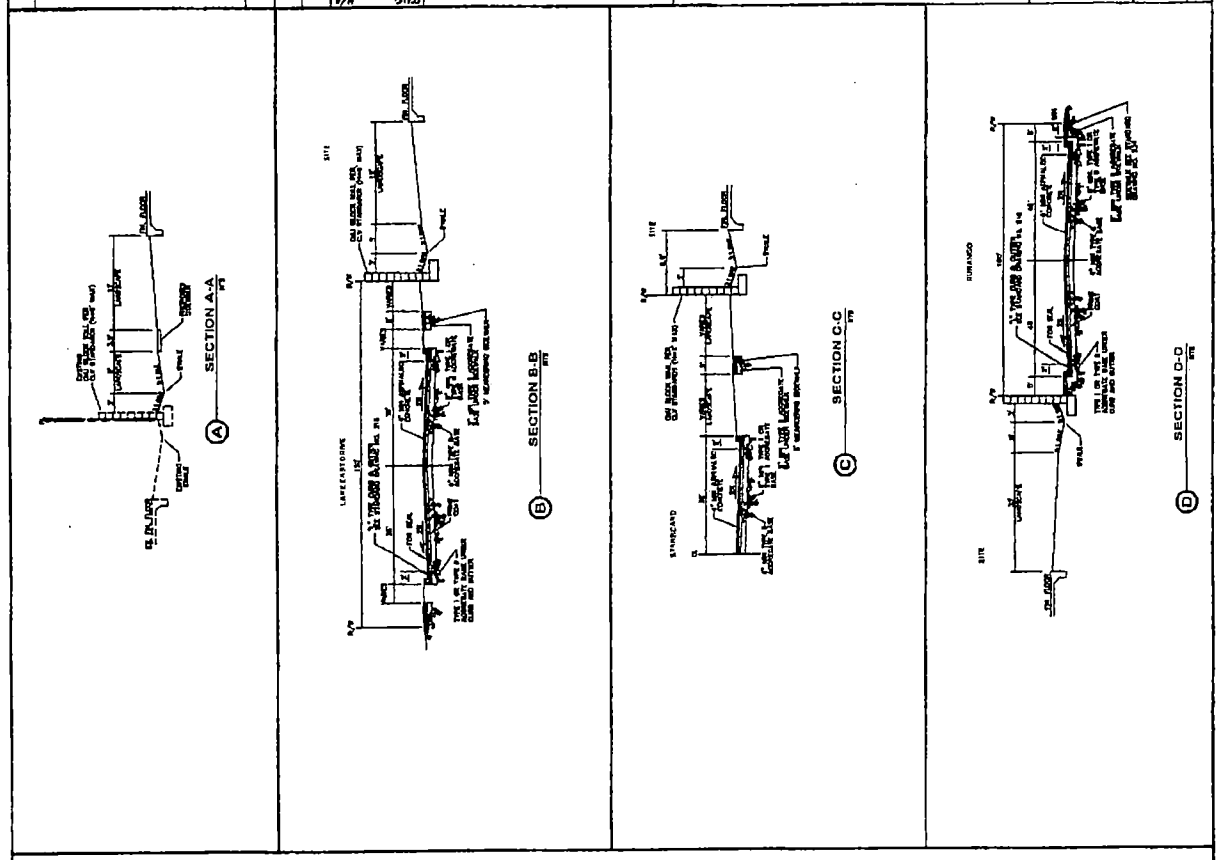
SHEET C-1

TMP-6164
05-12-05 PC

SUNSET BREEZE
@ THE LAKES

TENTATIVE MAP
SECTIONS

SHEET
C-1



TMP-6164
05-12-05 PC

TMP-6164 - APPLICANT/OWNER: LAKE EAST, LLC AND STARBOARD, LLC
3001 LAKE EAST DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
TMP-6165 - TENTATIVE MAP - SUNRISE MEADOWS @ THE LAKES - APPLICANT/OWNER: LAKE EAST LLC AND STARBOARD LLC - Request for a Tentative Map FOR A 448 UNIT CONDOMINIUM DEVELOPMENT on 19.68 acres at 8600 Starboard Drive (APN 163-08-601-005), R-PD23 (Residential Planned Development- 23 units per acre) Zone, Ward 2 (Wolfson).

P.C. FINAL ACTION

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 excused

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a Consent item.

(6:05 – 6:06)

1-145

CONDITIONS:
Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6057).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

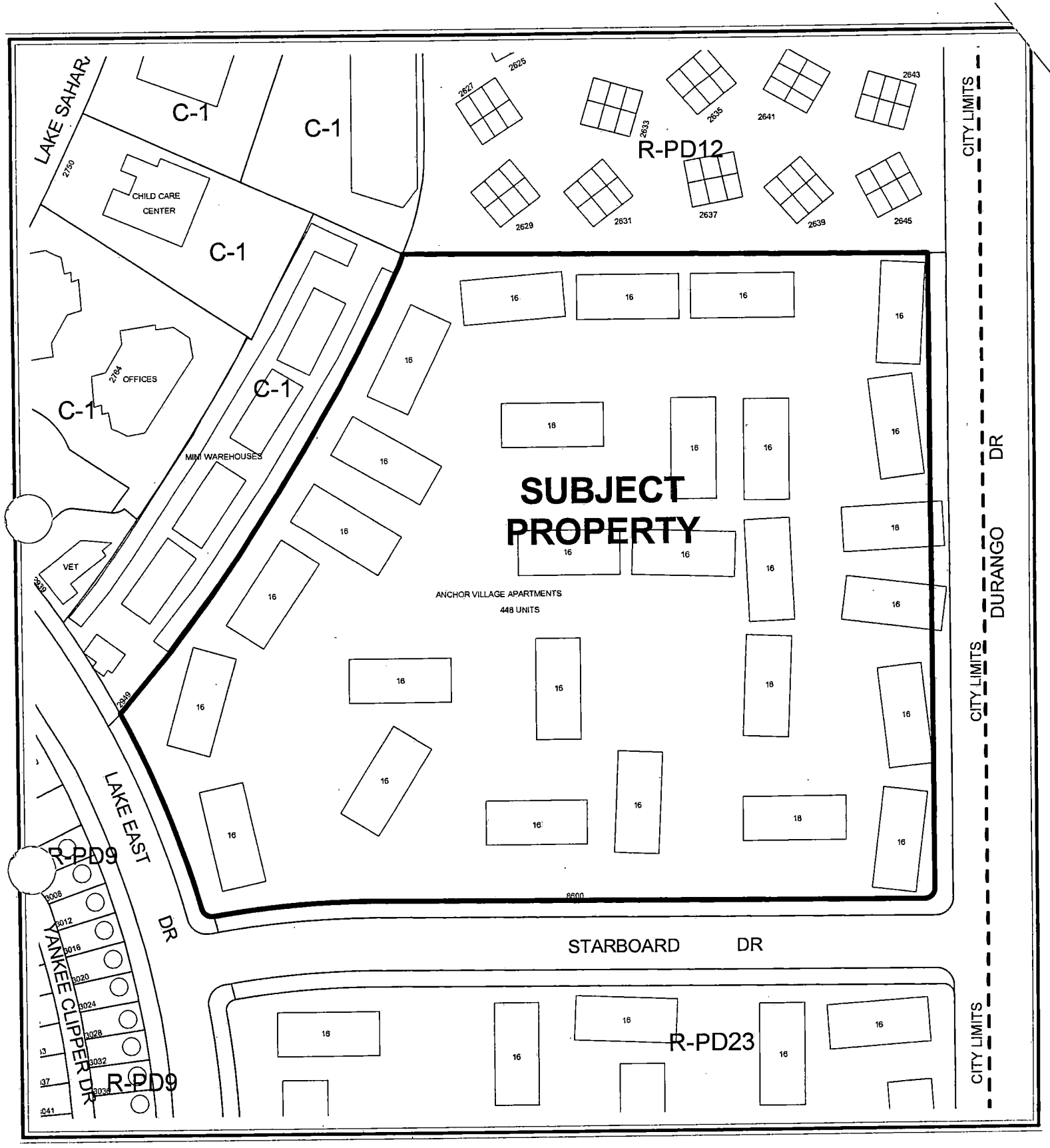
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. Include the following note on the Final Map: Any area not occupied by a building shall be a public drainage easement to be privately maintained by the Homeowner's Association.

7. Site development to comply with all applicable conditions of approval for SDR-6057 and all other applicable site-related actions.

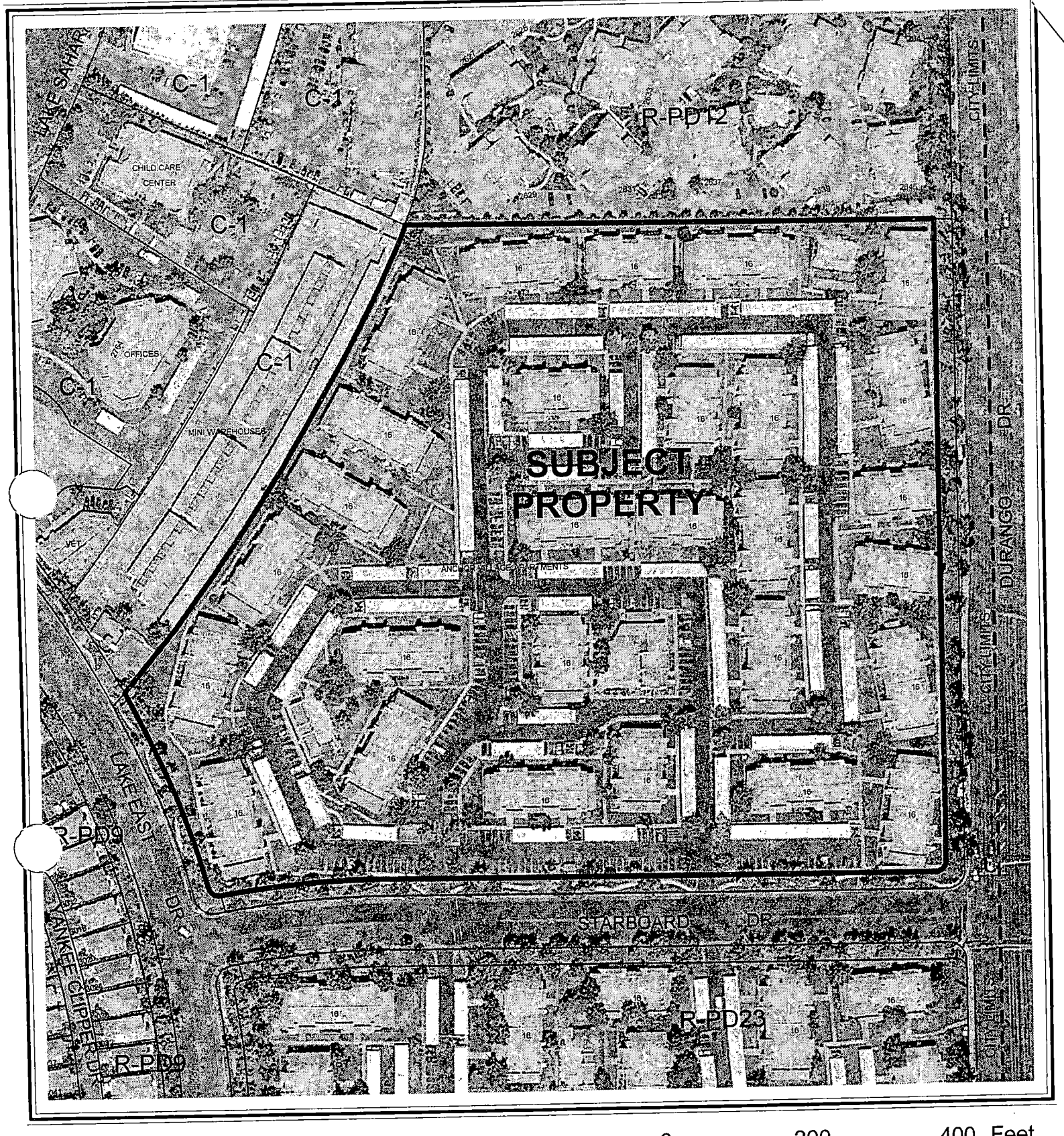
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: **TMP-6165**

ZONING OF SUBJECT PROPERTY:
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

N



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CASE: TMP-6165

ZONING OF SUBJECT PROPERTY:
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6165 - SUNRISE MEADOWS @ THE LAKES -
APPLICANT/OWNER: LAKE EAST LLC AND STARBOARD LLC

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a condominium development on 19.68 acres at 8600 Starboard Drive.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application.

BACKGROUND INFORMATION

A) Related Actions

04/02/86 The City Council approved a Rezoning (Z-0024-86) from N-U (Non-Urban) under Resolution of Intent to R-PD23 (Residential Planned Development – 23 units per acre) and P-R (Professional Office and Parking) to R-PD23 (Residential Planned Development – 23 units per acre) on the subject site. The Planning Commission and staff recommended approval.

05/04/05 The City Council approved a Site Development Plan Review (SDR-6057) for the conversion of an existing 448-unit apartment project to a condominium development on 19.68 acres. The Planning Commission recommended approval, while staff recommended denial.

B) Pre-Application Meeting

01/21/05 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 19.68

B) Existing Land Use

Subject Property:	Apartments
North:	Residential Condominiums
South:	Apartments
East:	Condominiums and Undeveloped
West:	Mini-Warehouse and Single Family Dwellings

C) Planned Land Use

Subject Property:	H (High Density Residential)
North:	MLA (Medium-Low Attached Density Residential)
South:	M (Medium Density Residential)
East:	Clark County
West:	SC (Service Commercial) and ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	R-PD23 (Residential Planned Development – 23 units per acre)
North:	R-PD12 (Residential Planned Development – 12 units per acre)
South:	R-PD23 (Residential Planned Development – 23 units per acre)
East:	R-3 (Multiple-Family Residential – 18 units per acre – Clark County) and C-1 (Local Business – Clark County)
West:	C-1 (Limited Commercial) R-PD9 (Residential Planned Development – 9 units per acre) and R-PD7 (Residential Planned Development – 7 units per acre – perimeter common area)

E) General Plan Compliance

The subject property is designated H (High Density Residential) on the Southwest Sector Map of the General Plan. Although this land use category is intended for residential development with a minimum density of 25 dwelling units per gross acre, lower density residential land uses are acceptable. The condominium development has a density of 22.76 units per gross acre; therefore, the condominium development conforms to the General Plan.

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

No special districts, zones, or plans are associated with the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD project are established by Site Development Plan Review. The following Development Standards are proposed for the subject property:

Standards	Proposed
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 15 Feet 20 Feet 15 Feet
Max. Building Height	20 Feet
Trash Enclosure	Walled, gated
Mech. Equipment	Screened

The existing development proposes standards similar to other condominium developments in this area of the City. Parking and landscaping is deficient with regard to the current code; those issues are discussed in the appropriate sections below.

- R-PD ONLY

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
19.68 acres	22.8	1.65	37.6 %	7.40 acres	29.2 %	5.75 acres

The City Council will consider Site Development Plan Review (SDR-6057) on May 4, 2005. The site is deficient 1.65 acres of open space. Currently, the code requires 7.40 acres, which is based on density. The Zoning Code bases the minimum amount of open space to be provided, on the gross acreage of the project. If the project is approved, it is understood that the project does not meet current Open Space requirements pursuant to Title 19.06.

B) General Analysis Discussion

- General information (Residential/Commercial)

  The development consists of 448 units covering the 20.0-acre site. There are 28 two-story buildings. Access to the site is provided from two entrances from Starboard Drive. A total of 710 parking spaces are provided, including 431 covered spaces. A landscaped meandering walk maintained by others abuts the north side of Starboard Drive and the east side of Lake East Drive. Landscaping is also provided on the perimeter of the site and in the parking area.

- Cross Section

  This development is a conversion of an existing apartment development to a condominium development and therefore has existing perimeter walls. The cross sections provided indicated the existing walls do not exceed 6-feet in height.

- Trails

  There are no trails, which affect the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

  There are no special conditions from the Rezoning or the Site Development Plan Review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP6165 APN: 163-08-601-005

Name of Property Owner: Lake East LLC

Name of Applicant: Lake East LLC and Starboard LLC

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

_____Yes _____X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Roy E Hearrean

Print Name: Roy E. Hearrean, Trustee

Subscribed and sworn before me

This 27th day of September, 2004

Jacquelyn J Muis

Notary Public in and for said County and State

JACQUELYN J. MUIS
COMM. # 1298935
Notary Public - California
LOS ANGELES COUNTY
My Commission Expires March 27, 2005

Revised 2/12/02

15-172

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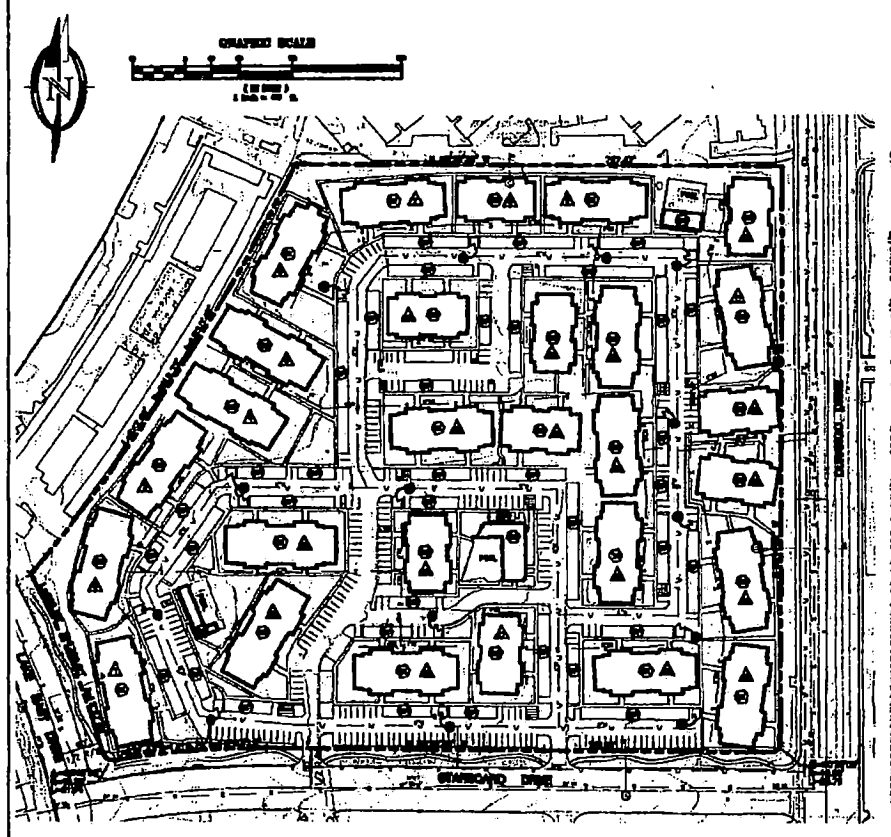
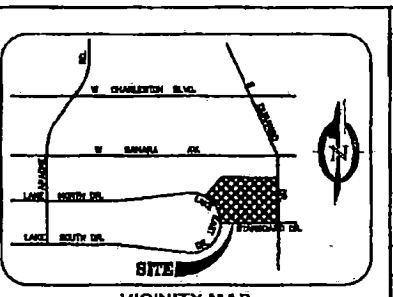
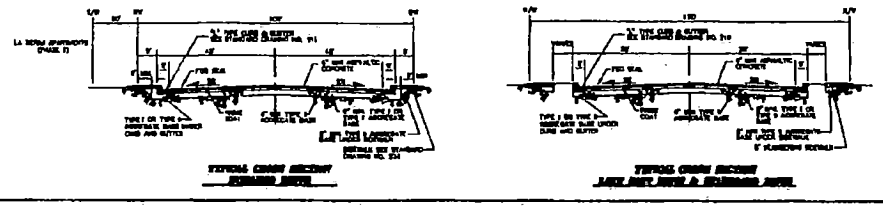
TENTATIVE MAP FOR
SUNRISE MEADOWS @ THE LAKES
APN: 163-08-601-005





VICINITY MAP



RECEIVED

APR 12 2005

TMP-6165

05-12-05 PC

SUNRISE MEADOWS @ THE LAKES

TENTATIVE MAP

SHEET C-1 OF 1 SHEETS

SUNRISE MEADOWS
@ THE LAKES

TENTATIVE MAP
SECTIONS

SHEET C-1

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

RECEIVED
APR 12 2005

TMP-6165
05-12-05 PC

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
TMP-6259 - TENTATIVE MAP - BRADLEY VILLAS - APPLICANT/OWNER: BRADLEY VILLAS, LLC - Request for a Tentative Map FOR A 16 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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 excused

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a Consent item.

(6:05 – 6:06)

1-145

CONDITIONS:
Planning and Development
1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-5849) and Waiver (WVR-5850).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

6. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calender year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

7. Label the Multi-Use Equestrian Trail adjacent to the western boundary of this site along Bradley Road as follows: 30-foot wide Multi-Use Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner's Association prior to conveyance.

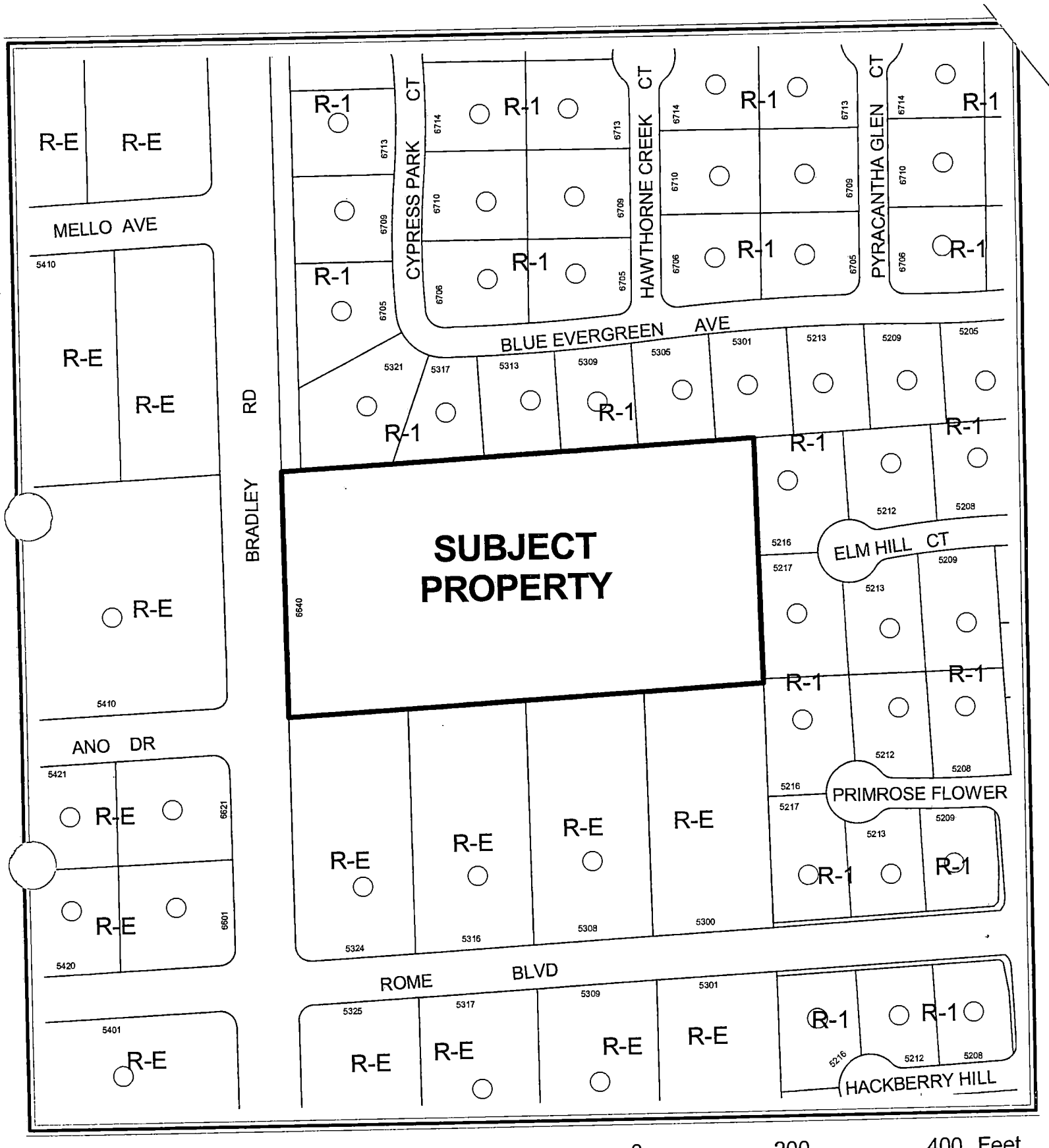
CONDITIONS – Continued:

8. The Final Map for this site shall label the Multi-Use Equestrian Trail adjacent to this site along Bradley Road as "30-foot wide Multi-Use Equestrian Trail Easement to be privately maintained by the Homeowner's Association". In addition, per Title 18 Appendix E, the Owner's Certificate shall include the following paragraph, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."

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

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5849 and all other subsequent site-related actions.

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



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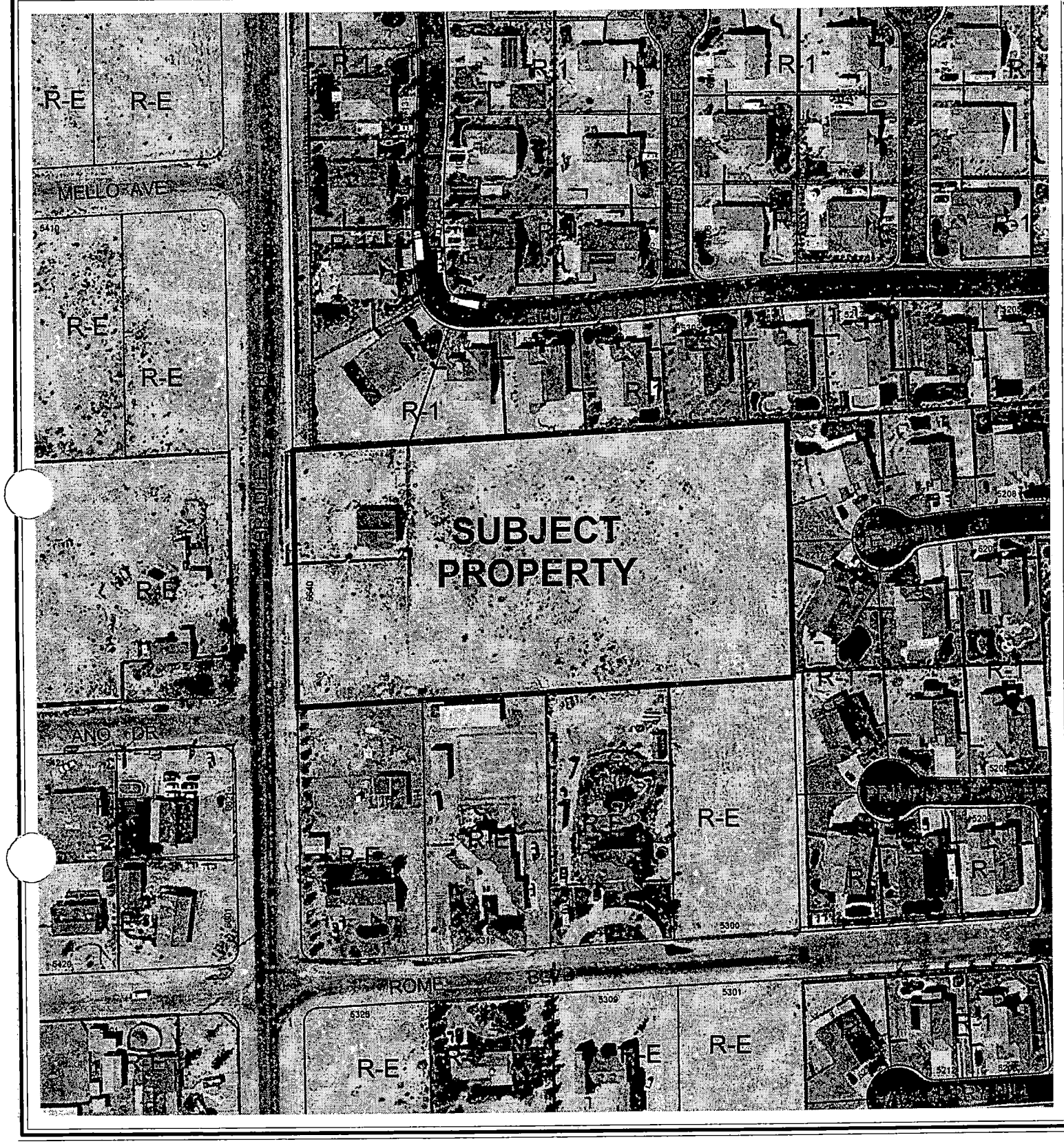
CASE: TMP-6259

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)

N



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CASE: TMP-6259

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6259 - BRADLEY VILLAS - APPLICANT/OWNER: BRADLEY VILLAS, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-5849) and Waiver (WVR-5850).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

6. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calender year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

DA

Public Works

8. Label the Multi-Use Equestrian Trail adjacent to the western boundary of this site along Bradley Road as follows: 30-foot wide Multi-Use Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner's Association prior to conveyance.

9. The Final Map for this site shall label the Multi-Use Equestrian Trail adjacent to this site along Bradley Road as "30-foot wide Multi-Use Equestrian Trail Easement to be privately maintained by the Homeowner's Association". In addition, per Title 18 Appendix E, the Owner's Certificate shall include the following paragraph, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."

10. A Homeowner's Association shall be established to maintain all perimeter walls, 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.

11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5849 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 16 lot single family residential subdivision on 4.45 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

04/20/05 The City Council approved the request for a Rezone (ZON-5849) from R-E (Residential Estates) to R-1 (Low Density Residential) and a Waiver (WVR-5850) of Title 18.12.160. Planning Commission and staff recommended Approval.

B) Pre-Application Meeting

03/01/05 A pre-application meeting was held where the following items were discussed:

1. Multi-Use Equestrian Trail on eastern alignment of Bradley.
2. Cross sections w/ perimeter wall detail & elevation required for TMP checklist to be signed.
3. Check retainment / perimeter wall heights before signing per-app check list.
4. Southern perimeter wall height in question – Title 18 conformance
5. Perimeter wall detail & elevation required to be in by EOB 03/15/05.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.77 Acres
Net Acres: 3.57 Acres

DA

B) Existing Land Use

Subject Property:	Single Family Dwelling
North:	Single Family Development
South:	Single Family Dwelling/Undeveloped
East:	Single Family Development
West:	Single Family Dwelling

C) Existing Zoning

Subject Property:	ML (Medium-Low Residential)
North:	ML (Medium-Low Residential)
South:	ML (Medium-Low Residential)
East:	ML (Medium-Low Residential)
West:	L (Low Residential)

D) General Plan Compliance

The subject property is designated ML (Medium-Low Residential) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Map of the General Plan. This category permits single-family dwellings and related uses up to a maximum density of 8.0 units per gross acre. The proposed rezoning to R-1 (Single Family Residential) would permit a maximum density of 5.5 units per gross acre, in conformance with the General Plan.

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

TRAIL

A 30-foot Multi-Use Equestrian Trail is required on the east side of Bradley Road, which is indicated on Exhibit 3 of the Recreation Trails Element in the Las Vegas 2020 Master Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

DA

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 S.F.	7,755 S.F.	Y
Min. Lot Width	65 Feet	65.06 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	5 Feet	15 Feet	Y
Max. Lot Coverage	50 %	*	*
Max. Building Height	2 Stories / 35 Feet	1 Story / 28 Feet	Y

* The applicant meets the development standards for R-1 (Single Family Residential) development standards. Although the applicant has not provided a footprint for the proposed homes, 50% lot coverage is the maximum allowed in an R-1 (Single Family Residential) zone.

B) General Analysis Discussion

- General information

This is a 16 lot subdivision that will have lots ranging in size from 8,697 square feet on up to 15,892 square feet. The subdivision will be accessed off of Bradley Road, a Secondary Collector (80-foot) street as indicated in the Master Plan of Streets and Highways. The cul-de-sac street will be a public street that is 51 feet in width, which does conform to the City's Title 18 standards. All the homes within the subdivision will be required to be one-story in height to conform to the Rezoning (ZON-5849).

The applicant will be required to install a 30 foot wide Multi-Use Equestrian trail along Bradley Road which will include a 10 foot equestrian trail, five foot landscaping corridor, a 10 foot transportation trail and a five foot transition strip again Bradley Road.

- Cross Section

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height therefore complying with Title 18. However, the total vertical wall face adjacent to the northern and southern boundaries appears to be 9-feet or more.

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

- Trails

  The Recreation Trails Element of the Las Vegas 2020 Master Plan will require a 30 foot wide Multi-Use Equestrian trail be constructed along the east side of Bradley Road.

- Special Conditions of Approval (from Zoning or SDPR)

  3. The site plan shall be limited to 16 lots. All products within the subdivision shall be limited to one-story in height.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-6259 APN: 125-24-701-005

Name of Property Owner: BRADLEY VILLAS LLC

Name of Applicant: BRADLEY VILLAS LLC

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Shiri

Print Name: David Shiri

Subscribed and sworn before me

This 8TH day of NOV, 2004

Marie E. Borkowski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARIE E. BORKOWSKI
My Appointment Expires
February 17, 2005
No: 97-0442-1

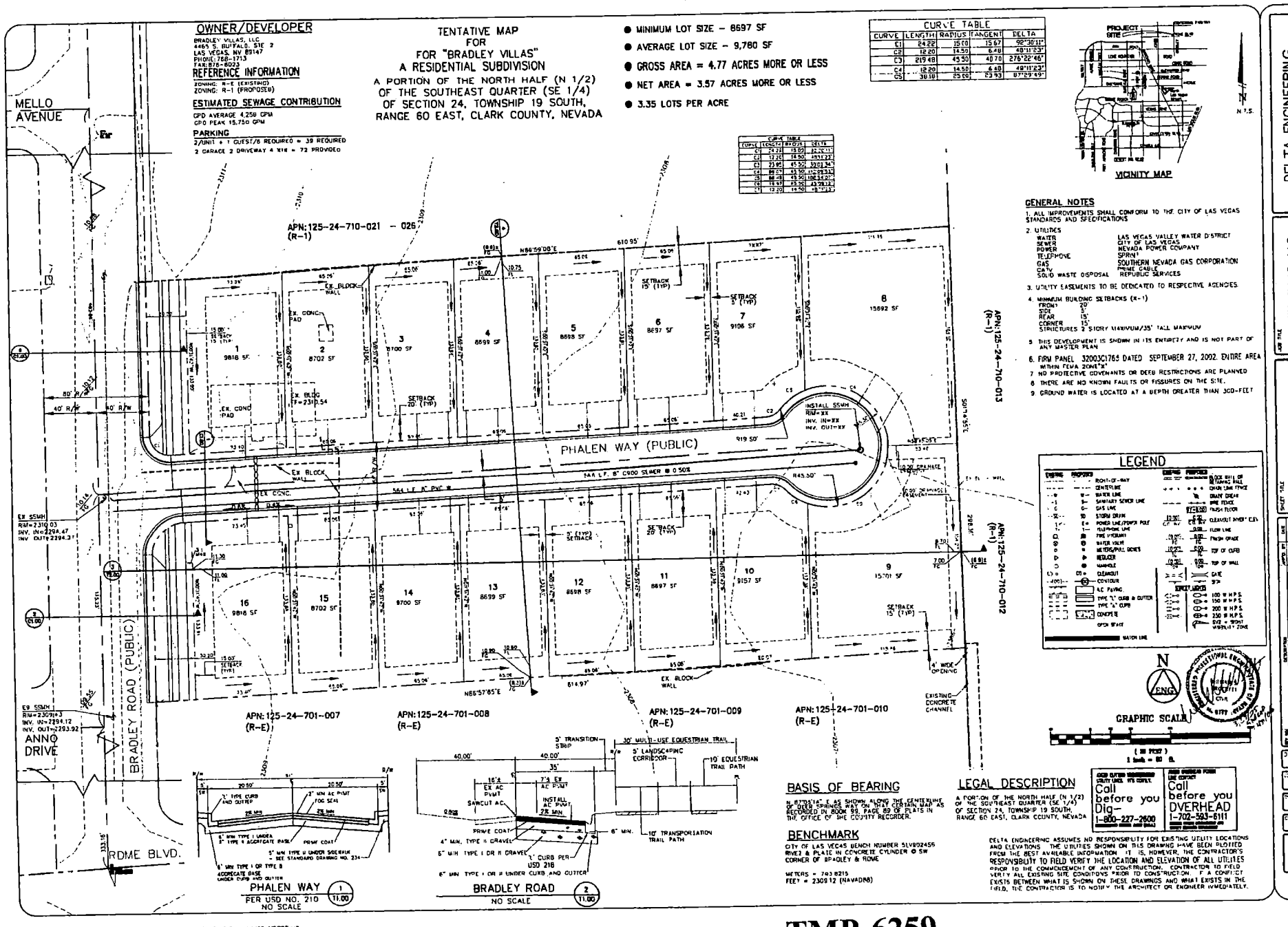
Lior Gamliel

Lior Gamliel

State of NEVADA
County of CLARK
Appeared and Signed before me on this
8 day of NOV 2004 by
LIOR GAMLIEL

Jay A. Schena
Notary

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JAY A. SCHENA
No: 99-51352-1
My Appointment Expires Jan. 25, 2007



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TMP-6259
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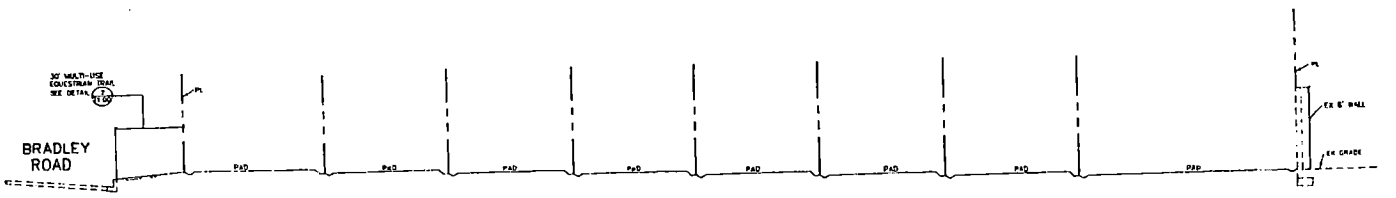
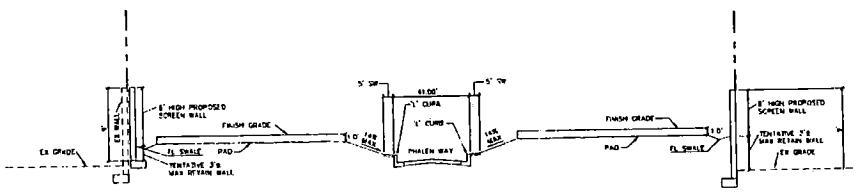


3/T1.00 SECTION N.T.S.



4/T2.00 SECTION N.T.S.

DELTA ENGINEERING
3131 VEGAS AVENUE, SUITE D
DESERT SHORES, NV 89117
TEL (702) 364-1033
FAX (702) 364-1033
E-MAIL: DKORDELTA@AOL.COM

JOB TITLE
BRADLEY VILLAS, LLC
4465 S. BUFFALO, STE.2
LAS VEGAS, NV 89147
APN:125-24-701-005

SHEET TITLE
TENTATIVE MAP

NO	DESCRIPTION	DRWN BY	DATE

DATE 3/1/05
JOB No D0088
DESIGN BY RBK
DRAWN BY
T2.00

Call before you Dig— 1-800-227-2600

Call before you OVERHEAD 1-702-593-6111

DELTA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

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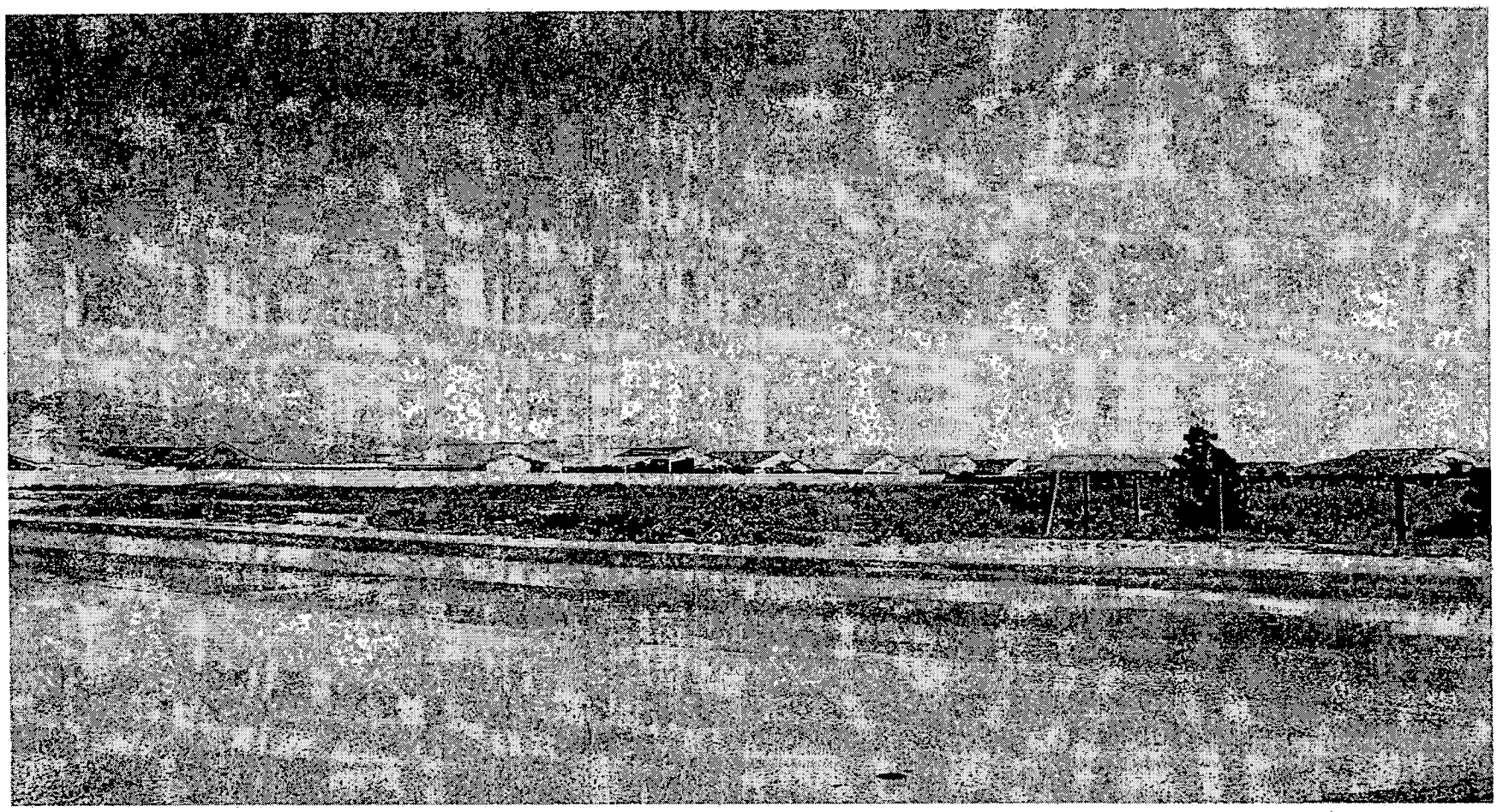
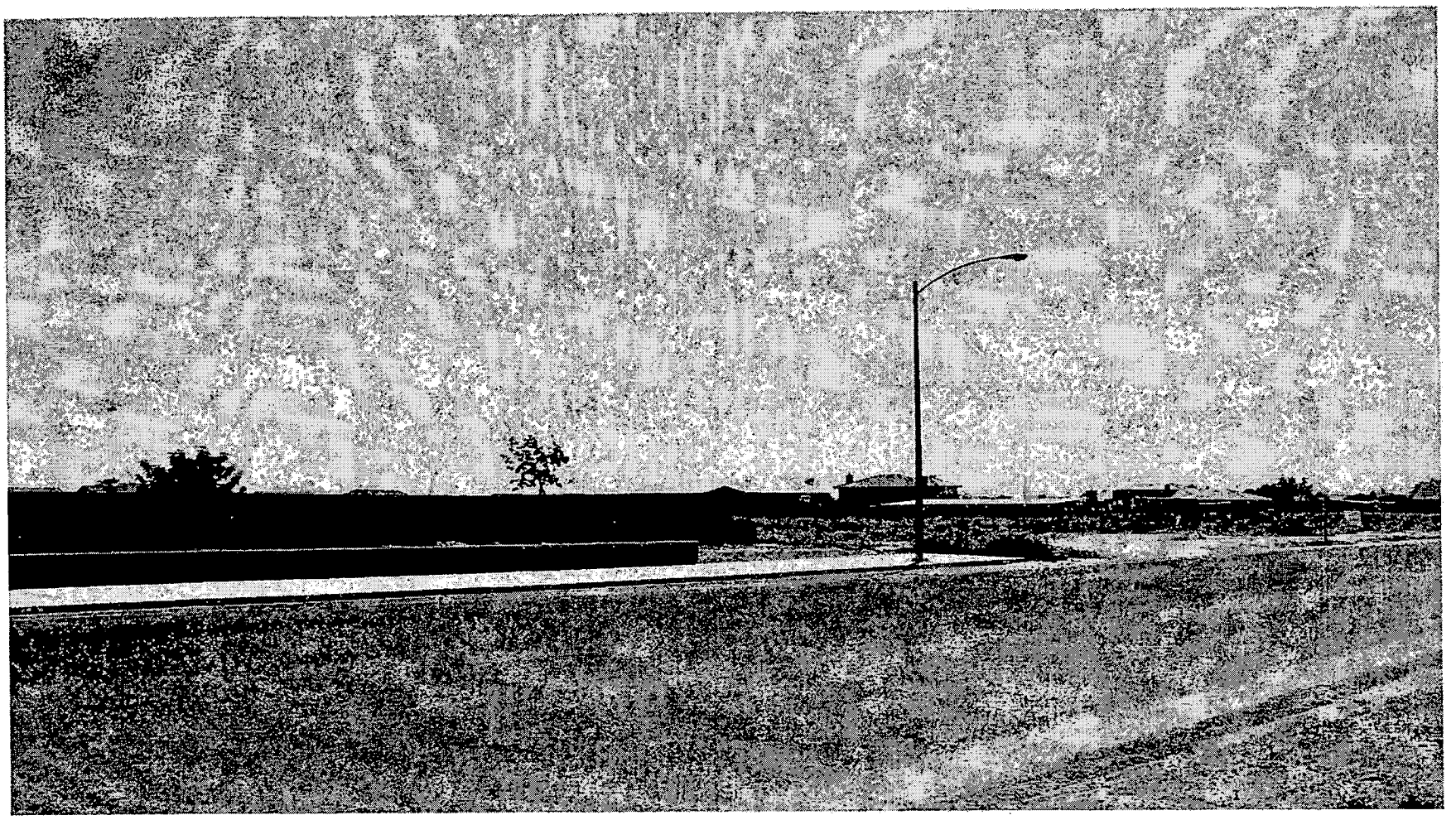
TMP-6259
05-12-05 PC



TMP-6259 - APPLICANT/OWNER: BRADLEY VILLAS, LLC
ADJACENT TO THE EAST SIDE OF BRADLEY ROAD, BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05



TMP-6259 - APPLICANT/OWNER: BRADLEY VILLAS, LLC
ADJACENT TO THE EAST SIDE OF BRADLEY ROAD, BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
TMP-6396 - TENTATIVE MAP - ORCHID CONDOMINIUMS - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXIECUTIVE CENTER, LLC & 16027 VENTURA BLVD. LLC - Request for a Tentative Map FOR A 272 UNIT CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 N. Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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 – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

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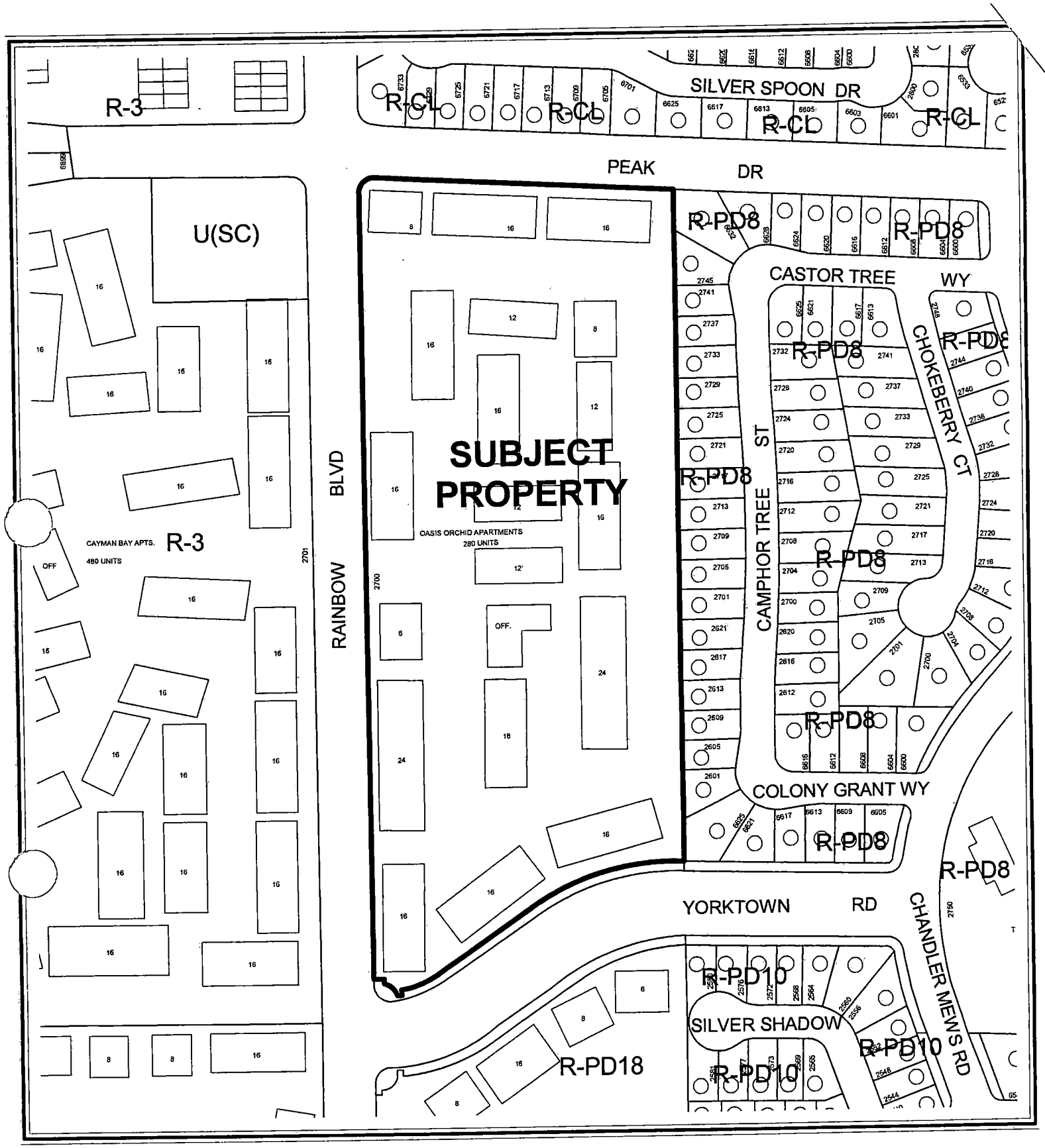
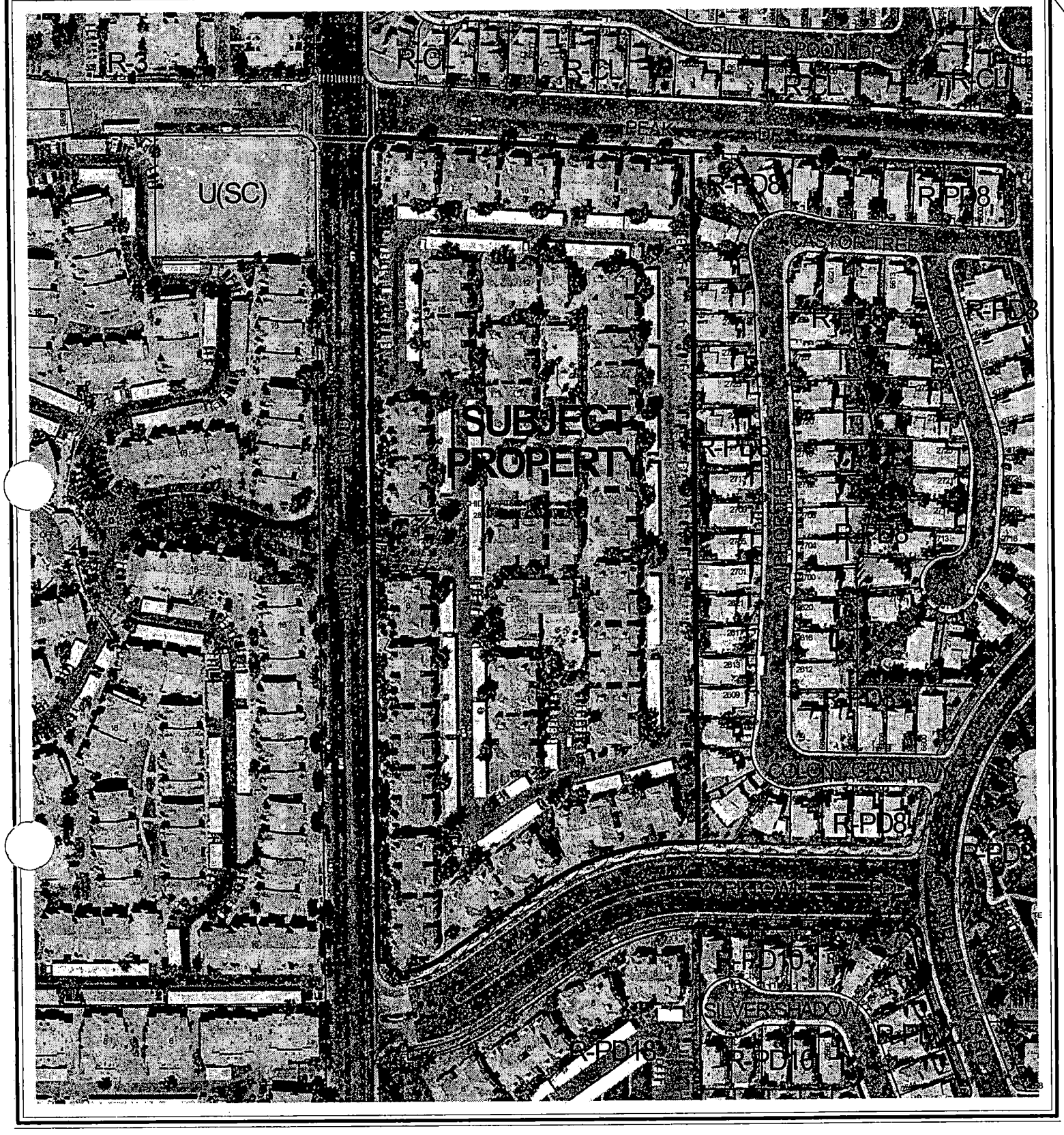


CASE: **TMP-6396**

ZONING OF SUBJECT PROPERTY:

R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT - 18 UNITS PER ACRE)



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CASE: TMP-6396

ZONING OF SUBJECT PROPERTY:

R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT - 18 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6396 - ORCHID CONDOMINIUMS - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXIECUTIVE CENTER, LLC & 16027 VENTURA BLVD. LLC

** CONDITIONS **

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

Planning and Development

1. All development shall conform to the Conditions of Approval for Z-0038-88, V-0102-88, V-0033-89, and SDR-6066.

2. A Homeowner's Association shall be created that will be responsible for the common areas of the development.

3. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. The development shall comply with all City Codes and State Subdivision Statutes.

6. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

7. Include the following note on the Final Map: Any area not occupied by a building shall be a public drainage easement to be privately maintained by the Homeowner's Association.

8. Site development to comply with all applicable conditions of approval for SDR-6066 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for the conversion of a 272 unit apartment complex to a condominium development on 12.86 acres at 2700 N. Rainbow Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

08/03/88 The City Council approved a Rezoning (Z-0038-88) from N-U (Non-Urban) under Resolution of Intent to R-PD18 (Residential Planned Development – 18 Units Per Acre) to R-PD20 (Residential Planned Development – 20 Units Per Acre) on the subject property. The Planning Commission recommended approval. Staff recommended denial. The City Council amended the application to R-PD18 (Residential Planned Development – 18 Units Per Acre).

08/25/88 The Board of Zoning Adjustment approved a Variance (V-0102-88) to allow an eight-foot high block wall where six feet is the maximum height permitted on the property line between the proposed apartment development and single-family homes to the east, as part of a larger request. Staff recommended approval.

09/07/88 The City Council approved a Plot Plan and Aesthetic Review [Z-0038-88(1)] for a proposed 288-unit apartment development on the subject property. Staff recommended approval. The City Council conditioned the approval on the construction of a maximum of 280 units.

05/25/89 The Board of Zoning Adjustment approved a Variance (V-0033-89) to allow a proposed illuminated 51 square-foot, six-foot high property identification sign where a non-illuminated 32 square-foot sign with a maximum height of five feet is permitted on the subject property. Staff recommended approval.

03/10/05 The Planning Commission approved a request for a Site Development Plan Review (SDR-6066) for the proposed conversion of an existing 280-unit apartment project to a condominium development on 12.86 acres at 2700 North Rainbow Boulevard. Staff recommended Denial of the request.

B) Pre-Application Meeting

03/18/05 The elements of a complete submittal were discussed with the applicant during a pre-application submittal conference.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.19
Net Acres:	12.86

B) Existing Land Use

Subject Property:	Apartments
North:	Single-family dwellings
South:	Apartments
East:	Single-family dwellings
West:	Apartments
	Undeveloped

C) Existing Zoning

Subject Property:	R-PD18 (Residential Planned Development – 18 units per acre)
North:	R-CL (Residential Compact-Lot)
South:	R-PD18 (Residential Planned Development – 18 units per acre)
East:	R-PD8 (Residential Planned Development – 8 units per acre)
West:	R-3 (Medium Density Residential)
	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]

D) General Plan Compliance

The subject property is designated M (Medium Density Residential) on the Southwest Sector Map of the General Plan. This land use category allows residential development with a maximum density of 25 dwelling units per gross acre. The existing apartment complex has a density of 18.43 units per gross acre; therefore, the proposed conversion project conforms to the General Plan.

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

There are no special districts, zones, or plans that are associated with the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	**Proposed**
Min. Lot Size	12.86 acres
Min. Lot Width	480 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 81 Feet 20 Feet 30 Feet
Max. Building Height	2 Stories / 30 Feet
Trash Enclosures	Walled, gated, roofed
Mech. Equipment	Screened

The proposal meets the development requirements established by SDR-6066.

- R-PD ONLY

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
15.19 acres	18.43 du/ac	1.65	30.41 %	201,247 SF or 4.62 acres	27.98 %	185,233 SF or 4.25 acres

The site is deficient in open space from the Title 19 minimum by approximately one half-acre. The Zoning Code bases the minimum amount of open space to be provided on the gross acreage of the project.

B) General Analysis Discussion

- General information

  This is a request for approval of a 272-unit apartment to condominium development conversion on 12.86 acres adjacent to the southeast corner of Rainbow Boulevard and Peak Drive. Access to the site is to be provided by a gated driveway to Rainbow Boulevard. An emergency gate accesses Rainbow Boulevard, between the main entry and Peak Drive.

- Cross Section

  This development is a conversion of an existing apartment development to a condominium development and therefore has existing perimeter walls. The cross sections provided indicate the total vertical wall face of existing walls exterior to this site do not exceed 6-feet in height.

- Special Conditions of Approval (from SDPR-6066)

  1. The trash enclosures shall be roofed in accordance with Title 19.08.045 requirements.

  2. All development shall be in conformance with the site plan and building elevations date stamped 02/03/05, and with all applicable conditions of approval of Rezoning (Z-0038-88) and subsequent site-related actions, except as amended by conditions herein.

  3. The applicant shall replace any substandard trees and shrubs throughout the site.

Public Works

10. 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.

11. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-6396 APN: 138-14-301-001

Name of Property Owner: 16027 Ventura Blvd. LLC & Encino Executive Center LLC

Name of Applicant: Commercial Ventures, Inc.

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

_____Yes _____X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Richard J. Nathan

Subscribed and sworn before me

This 31st day of January, 2005

_____

Notary Public in and for said County and State

TRACY THONG
COMM. #1409276
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXPIRES APRIL 5, 2007

NOTES:

1. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN.
2. PROPOSED UTILITY SERVICES:
   - WATER SERVICE---------- LAS VEGAS VALLEY WATER DISTRICT
   - SEWER SERVICE---------- CITY OF LAS VEGAS SANITARY DISTRICT
   - ELECTRIC POWER SERVICE---------- NEVADA POWER
   - NATURAL GAS SERVICE---------- SOUTHWEST GAS
   - TELEPHONE SERVICE---------- SPRINT
   - SOLID WASTE SERVICE---------- SILVER STATE DISPOSAL
   - CABLE SERVICE---------- COX COMMUNICATIONS
3. CC&R'S (INCLUDING LANDSCAPING) WILL BE FILED WITH THE COMMERCIAL SUBDIVISION MAP.
4. NO EXISTING OR PROPOSED STORM DRAINS OR DRAINAGE CHANNEL RIGHT OF WAYS
5. NUMBER OF LOTS = 1
6. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER QUASI-PUBLIC USES

BASIS OF BEARING

SOUTH 00° 16' 31" EAST - BEING THE CENTERLINE OF RAINBOW BOULEVARD (FORMERLY LORENZI BOULEVARD) AS SHOWN PER FILE 87, PAGE 49 OF PARCEL MAPS, CLARK COUNTY RECORDS, NEVADA.

UNIT COUNT

EXISTING 2 BEDROOM UNITS = 144
EXISTING 3 BEDROOM UNITS = 128
TOTAL UNITS PROPOSED = 272

DENSITY

280 UNITS/15.19 ACRES = 18.43 D.U. PER ACRE

OWNER/SUBDIVIDER

EVERGO EXECUTIVE CENTER LLC AND M2307 VENTURE/BOULEVARD LLC
C/O EL PATIAL, 300 S. SEPULVEDA BLVD
LOS ANGELES, CA 90049-3540

ENGINEER

REDROCK ENGINEERING AND SURVEYING INC.
2001 E. RAINBOW BLVD. STE.#1
LAS VEGAS, NV 89146
(702) 363-8188

LEGAL DESCRIPTION

LOT 1 AS SHOWN PER FILE 87, PAGE 49 OF PARCEL MAPS ON FILE AT THE COUNTY RECORDERS OFFICE OF CLARK COUNTY, NEVADA

AREA

GROSS AREA = 661,901 SQ.FT. OR 15.19 ACRES
NET AREA = 360,232 FT. OR 12.89 ACRES

OPEN SPACE

OPEN SPACE = 185,233 SQ. FT.
185,233 / 360,232 = 33.1 %

BENCHMARK

NAVD 88 DATUM CLV BENCH MARK YC00 1 FROM 8
RIVET AND A SQUARE ALUMINUM PLATE IN TOP OF CURB AT SOUTHEAST CORNER OF CHEYENNE AND CAMPBELL.
ELEVATION = 760.0342 METERS = 2516.78 FEET

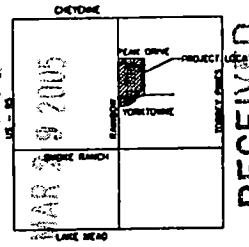
FLOOD ZONE REFERENCE

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATION "X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2155 E. (EFFECTIVE DATE SEPTEMBER 27, 2002)

SEWER CONTRIBUTION

DAILY AVERAGE = 0.24 MGD
PEAK HOUR = 0.52 MGD
IF REQUIRED BY A TECHNICAL DRAINAGE STUDY
ALL AREAS NOT OCCUPIED BY BUILDINGS WILL BE A PRIVATELY MAINTAINED PUBLIC DRAINAGE EASEMENT.
SEWER SYSTEM IS PRIVATELY MAINTAINED.
WATER SYSTEM IS PRIVATELY MAINTAINED.

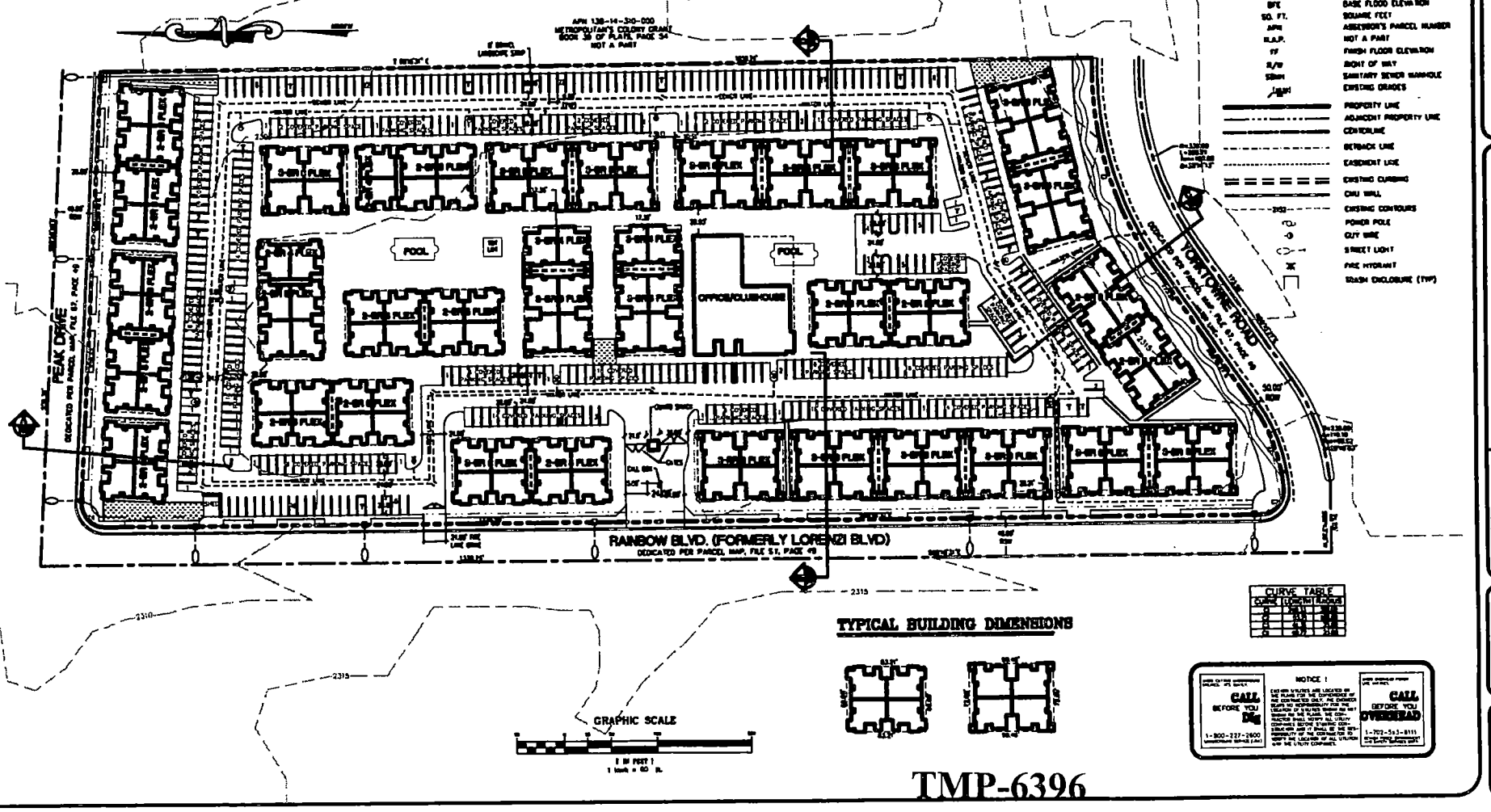
RECEIVED
MAR 2 9 2005



VICINITY MAP
N.T.S.

LEGEND

BFE	BASE FLOOD ELEVATION
SQ. FT.	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER
N.A.P.	NOT A PART
FF	FINISH FLOOR ELEVATION
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
EXISTING GRADES	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
SETBACK LINE	
EASEMENT LINE	
EXISTING CURBING	
CMU WALL	
EXISTING CONTOURS	
POWER POLE	
GUY WIRE	
STREET LIGHT	
FIRE HYDRANT	
TRASH ENCLOSURE (TYP)	



CURVE TABLE

CURVE	LENGTH	RADIUS
C1	23.56'	15.00'
C2	23.56'	15.00'
C3	23.56'	15.00'
C4	23.56'	15.00'

TYPICAL BUILDING DIMENSIONS

NOTICE !

CALL BEFORE YOU DIG 1-800-227-2600

CALL BEFORE YOU OVERHEAD 1-702-563-8111

RedRock

TENTATIVE MAP
FOR
CROSS CORNERSTONE
6700 WEST RAINBOW BLVD
LAS VEGAS, NV

SHEET #
TM1
1 OF 2

TMP-6396
05-12-05 PC

NOTES:

1. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN.
2. PROPOSED UTILITY SERVICES:
   - WATER SERVICE----------LAS VEGAS VALLEY WATER DISTRICT
   - SEWER SERVICE----------CITY OF LAS VEGAS SANITATION DISTRICT
   - ELECTRIC POWER SERVICE---------NEVADA POWER
   - NATURAL GAS SERVICE----------SOUTHWEST GAS
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EXISTING 3 BEDROOM UNITS = 128
TOTAL UNITS PROVIDED = 272

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280 UNITS/15.19 ACRES = 18.43 D.U. PER ACRE

OWNER/SUBDIVIDER

ENCINO EXECUTIVE CENTER LLC AND 14207 VENTURA BOULEVARD LLC
C/O B. SHTAYA, 300 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90049-3540

ENGINEER

BEDROCK ENGINEERING AND SURVEYING INC.
2001 S. RAINBOW BLVD. STE. J1
LAS VEGAS, NV 89146
(702) 363-8159

LEGAL DESCRIPTION

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NET AREA = 560,232 FT. OR 12.86 ACRES

OPEN SPACE

OPEN SPACE = 185,333 SQ. FT.
185,333 / 560,232 = 33.1 %

BENCHMARK

NAVD 88 DATUM CLV BENCH MARK 1000 (Rebar)
BRASS CAP A SQUARE ALUMINUM PLATE ON TOP OF CURB AT SOUTHEAST CORNER OF CHEYENNE AND CAMPBELL.
ELEVATION = 768.0342 METERS = 2518.79 FEET

FLOOD ZONE REFERENCE

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATION "X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C0155 E, EFFECTIVE DATE SEPTEMBER 27, 2002.

SEWER CONTRIBUTION

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PEAK HOUR = 0.32 MGD
IF REQUIRED BY A TECHNICAL DRAINAGE STUDY
ALL AREAS NOT OCCUPIED BY BUILDINGS WILL BE A PRIVATELY MAINTAINED PUBLIC DRAINAGE EASEMENT.
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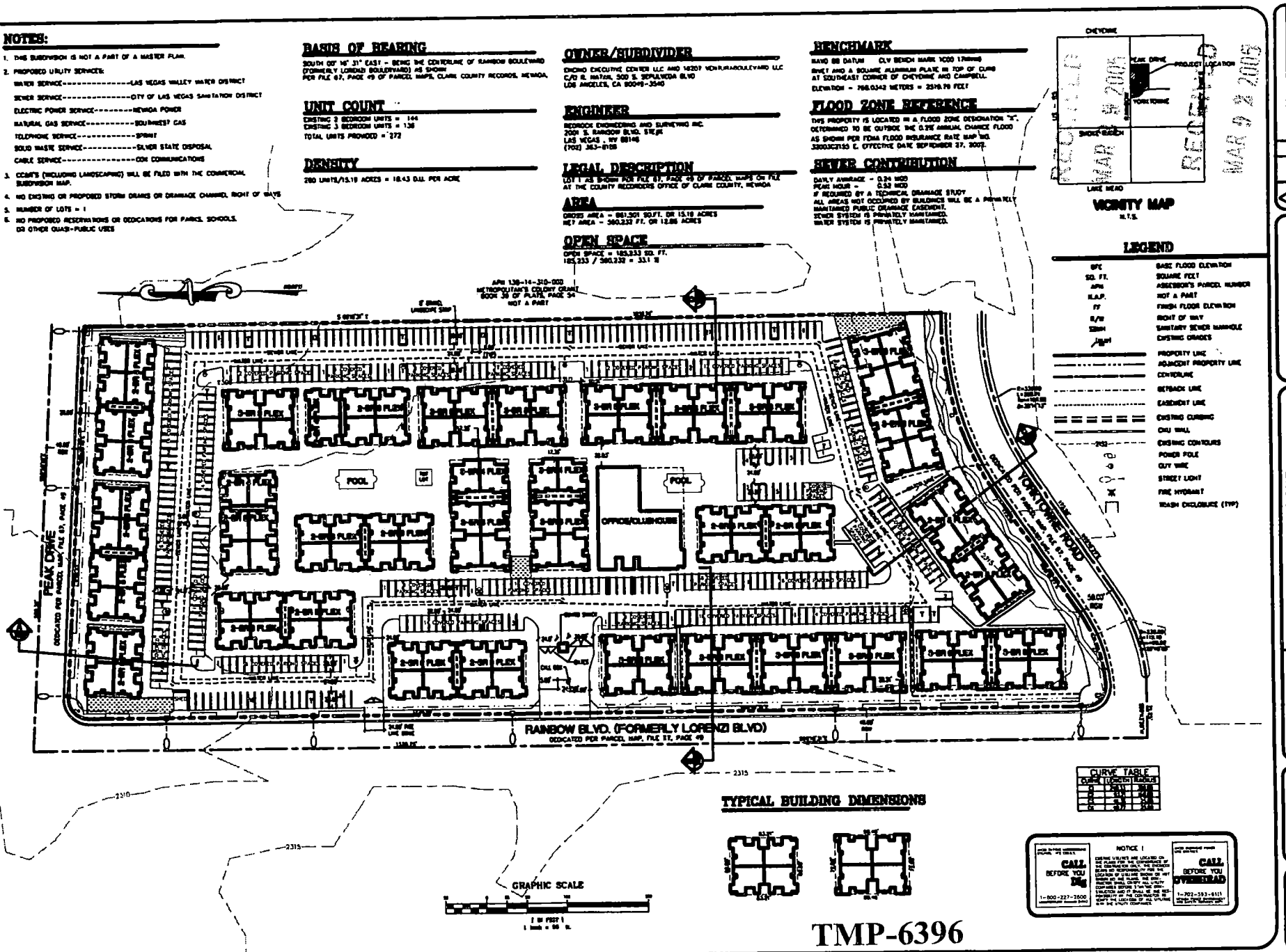

TYPICAL BUILDING DIMENSIONS

GRAPHIC SCALE

VICINITY MAP
N.T.S.

LEGEND

BFE	BASE FLOOD ELEVATION
SQ. FT.	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER
N.A.P.	NOT A PART
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	CMU WALL
2312	EXISTING CONTOURS
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	GUY WIRE
	STREET LIGHT
	FIRE HYDRANT
	TRASH ENCLOSURE (TYP)

CURVE TABLE

CURVE	DELTA	RADIUS
C1	90.01	30.00
C2	90.00	30.00
C3	90.00	30.00
C4	90.00	30.00

NOTICE !

CALL BEFORE YOU DIG 1-800-227-2600

CALL BEFORE YOU OVERHEAD 1-702-393-6111

RECEIVED MAR 9 2005

RedRock

TENTATIVE MAP FOR CROSS CONDOMINIUMS 9700 WEST RAINBOW BLVD LAS VEGAS, NV

SHEET # TM1 1 OF 2

TMP-6396
05-12-05 PC

TMP-6396 - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXIECUTIVE CENTER, LLC
& 16027 VENTURA BLVD. LLC
2700 N. RAINBOW BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
TMP-6398 - TENTATIVE MAP - PROVIDENCE POD 118 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Tentative Map FOR A 189 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres adjacent to southwest corner of Elkhorn Road and Egan Crest Way (APN 126-24-510-001), PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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 excused

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a Consent item.

(6:05 – 6:06)

1-145

CONDITIONS:
Planning and Development
1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

CONDITIONS – Continued:

2. Street names must be provided in accord with the City's Street Naming Regulations.

3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

4. All development must conform to the Cliff's Edge Master Development Plan and Design Guidelines.

5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

7. If not already constructed by the Master Developer, construct half street improvements on Dorrell Lane and Egan Crest Way, including appropriate overpaving (if legally able), adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within 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).

CONDITIONS – Continued:

8. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way (if any) adjacent to this site concurrent with development of this site.

9. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements (if any) in the public rights-of-way adjacent to this site.

10. 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.

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

12. Public drainage easements must be common lots or within private streets that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

13. Private streets must 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.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final 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.

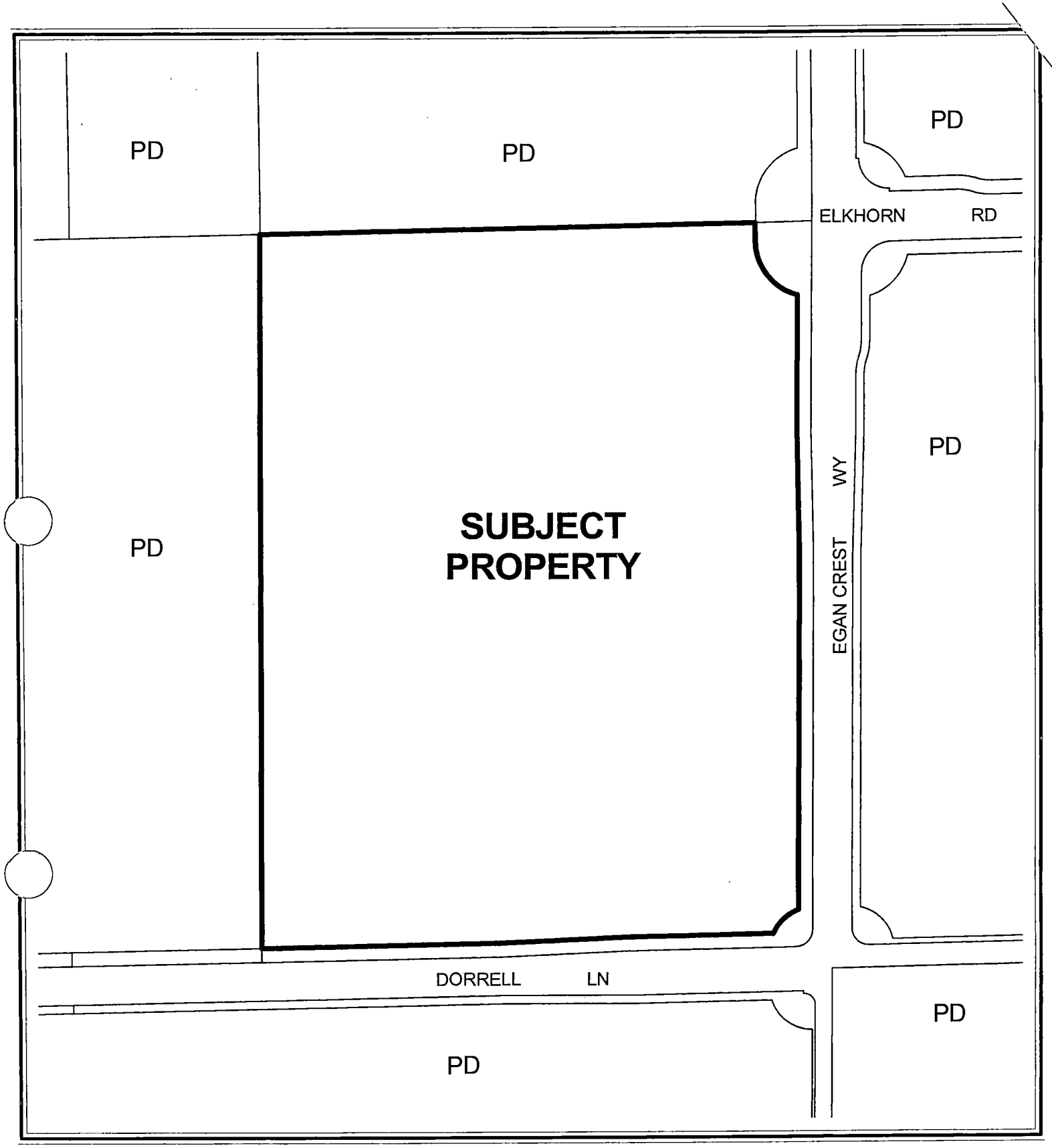
15. Show and dimension the common lots and adjacent right-of-way on the Tentative Map(s) for this site, including the Elkhorn Paseo, as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

CONDITIONS – Continued:

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

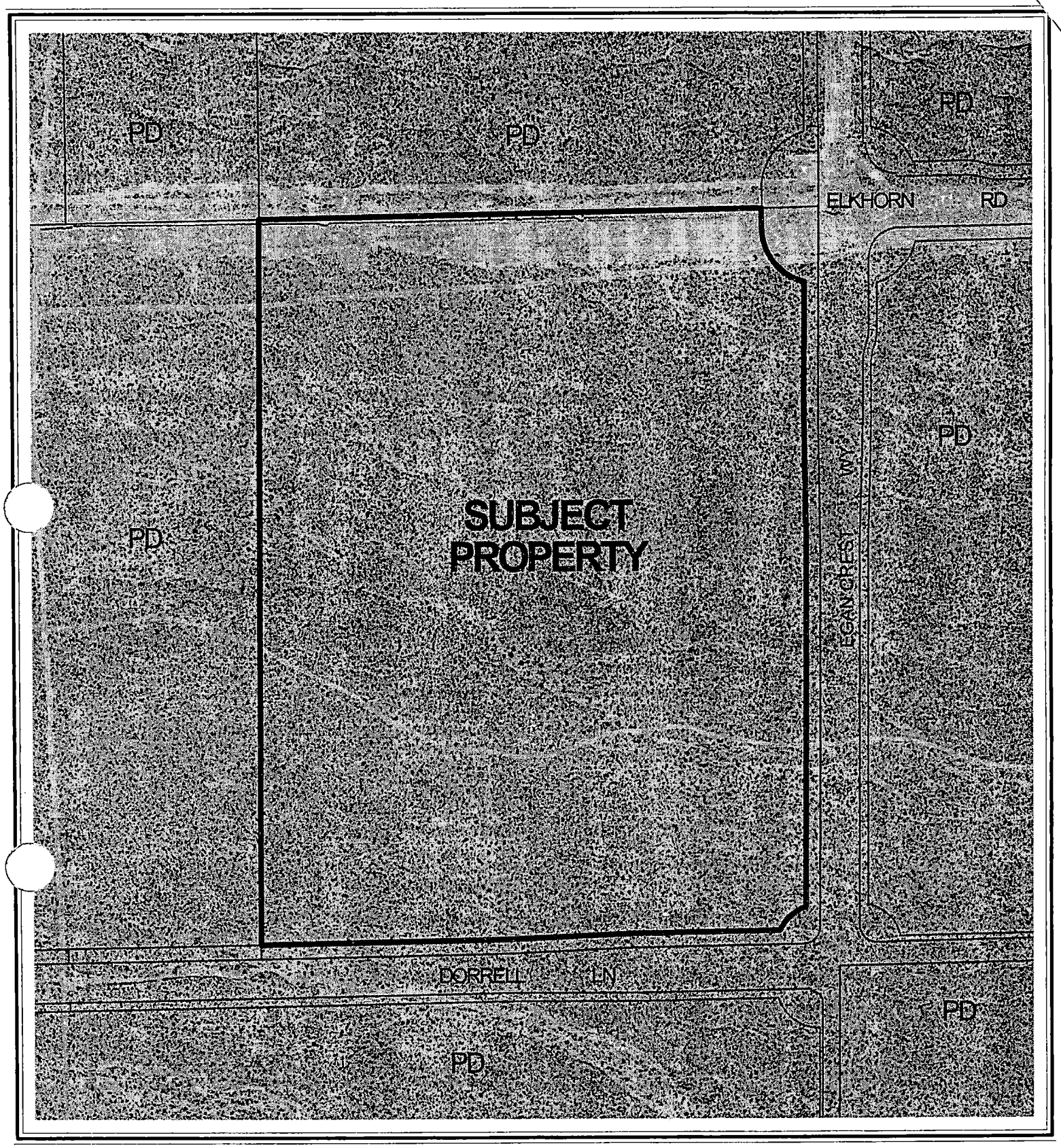
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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

18. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site--related actions.



CASE: **TMP-6398**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 200 400 Feet

CASE: TMP-6398

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6398 - PROVIDENCE POD 118 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. Street names must be provided in accord with the City's Street Naming Regulations.

3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

4. All development must conform to the Cliff's Edge Master Development Plan and Design Guidelines.

5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

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DA

7. If not already constructed by the Master Developer, construct half street improvements on Dorrell Lane and Egan Crest Way, including appropriate overpaving (if legally able), adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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18. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.

DA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 189 lot single family residential subdivision on 30 acres adjacent to southwest corner of Elkhorn Road and Egan Crest Way.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation was February 14, 2003. Staff had recommended approval of this application.

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on June 12, 2003.

DA

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval on January 8, 2004.

05/18/05 City Council will hear Vacation (VAC-6202) to vacate government patent easements generally located west of Egan Crest and south of Elkhorn. The Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

03/09/05 A pre-application conference was held, but there were no comments from the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 31.34 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

D) General Plan Compliance

The subject parcels are designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per acre, depending upon compatibility with adjacent uses.

DA

The subject site is within a PD (Planned Development) zoning district. The PD (Planned Development) zoning district is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD (Planned Development) zoning district may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD (Planned Development) zoning district is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas. The minimum size of tract eligible for PD (Planned Development) zoning designation is five acres. The subject parcels are in conformance with the General Plan.

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

Cliff's Edge Master Plan – Future development within the Cliff's Edge master plan area is controlled by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. The Master Development Plan was required for the approval of PD (Planned Development) zoning, which was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to The Cliff's Edge Master Development Plan And Design Guidelines, the following Development Standards apply to the subject proposal for the southern property designated ML (Medium-Low Density Residential):

Standards	Required	Provided
Front – Living Area or Porch • Single Story Element • Two Story Element	10' 10' for up to 60% of the wall plane; otherwise 15'	N/A Yes, Verbatim
Front-Entry Garage	Less than 5' or 18'+	18' from back of curb
Turn-In Garage	10'	10'
Side • Interior Lots • Perimeter Lots & Parcel Entry (Siding to any community level roadway or open space)	3' 5' for single story element with no gable end, or 10' for two story element or single story element with a gable end	3' min 10'
Standards	**Required**	**Provided**
Corner Side • Single Story Element • Two Story Element	10' 10'	N/A 10'
Rear • Interior Lots • Perimeter Lots (Backing to any community level roadway or open space)	15' except that 10' allowed for up to 50% of the product width Same as Interior Lots, except that no more than three adjacent dwellings may have the same rear setback; otherwise an additional offset of at least 5' is required	Yes, Verbatim Yes, Verbatim
Rear Patio Covers	10'	10'
Accessory Structures • Less Than 14' Bldg. Ht. • Greater Than 14' Bldg. Ht.	Front: 10'(5) Side: 3' Rear: 3' Front: 15(5) Side: 3' Rear: • 5' if no window opening facing rear PL • 10' if window openings face rear PL	Not Provided

DA

The Tentative Map for this development does depict setbacks and design guidelines that are in conformance with the Cliff's Edge Master Development Plan and Design Guidelines. The overall Density for this development with the 189 lots on 31.34 acres will be 6.0 units per acre, which is well under 8 units per acre that the ML (Medium Low Density Residential) district allows.

A2) Open Space Standards

Pursuant to the Cliff's Edge Master Development Plan and Design Guidelines, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Units	Required		Provided
31.34 acres	6.0	189	25 Sq. Ft./Unit	4,725 Sq. Ft.	14,536 Sq. Ft.

The provided open space for this tentative map will comply with the requirements outlined in the Cliff's Edge Master Development Plan and Design Guidelines.

A3) Landscape
Pursuant to The Cliff's Edge Master Development Plan and Design Guidelines, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Front Yard:	2 Trees per Unit	378 Trees	378
• Wall height	6 Feet		

The proposed landscape plan for Pod 118 does meet the minimum required standards outlined within the Cliff's Edge Master Development Plan & Design Guidelines.

B) General Analysis Discussion

- General information

This Tentative Map is for 189 lots on 31.34 acres. The overall density for this development will be 6.0 units per acre, which is well below the maximum 8.0 units per acre allowed for the ML (Medium-Low Density Residential) designation. The minimum lot size for this subdivision will be 4,133 square feet, with the average lot size being 4,224 square feet. The proposed interior circulation will be provided by 37-foot wide private streets. A primary entrance from Egan Crest Way, which is a Secondary Collector (80-foot) street as indicated in the Master Plan of Streets and Highways, will access the private streets. Along Egan Crest Way and Dorrell Lane the master developer will be installing the Thematic Loop per the Cliff's Edge Master Development Plan and Design Guidelines.

The development is required to provide a minimum 4,725 square feet of open space. The provided open space within the subdivision will be divided up among five common lots totaling 14,536 square-feet. As part of the overall design of the subdivision the applicant will be required to install front yard landscaping, which will include two 24" box trees per lot with at least five different species of shrub and/or ground cover.

On the east side of the development along Egan Crest Way the proposed community wall will be built on top of a three-foot tall retaining wall. The community wall will be required to be setback a minimum five feet from the retaining wall to provide a landscape area to break up the overall height of the wall. The overall design of the Community wall and entrance to the subdivision must conform to the Cliff's Edge Master Development Plan and Design Guidelines.

The homes for this development will be required to conform to the Cliff's Edge Master Development Plan and Design Guidelines architectural styles of Craftsman, Prairie Ranch, Spanish Colonial or Country European. Those homes that will back onto Dorrell Lane, Egan Crest Way and Elkhorn Paseo will be required to provide 25% of the perimeter lot homes with patio covers and 2nd story decks and all perimeter lots are required to have principal window treatments.

- Cross Section

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. There is no retaining wall shown adjacent to the Elkhorn Paseo. The retaining wall along Dorrell Lane is proposed to be a 3-foot free standing retaining wall separated by a landscape strip and then a 6-foot screen wall. Therefore, Title 18 and the Cliffs Edge Design Guidelines are being complied with.

The submitted east/west cross sections depict maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The retaining wall along the western perimeter faces interior to the site. The retaining wall along Egan Crest is proposed to be a 3-foot free standing retaining wall separated by a landscape strip and then a 6-foot screen wall. Therefore, Title 18 and the Cliffs Edge Design Guidelines are being complied with.

- Trails

Per the Cliff's Edge Master Development Plan and Design Guidelines, the Master Developer will install a Thematic Loop trail along Egan Crest Way and Dorrell Lane. The Thematic Loop will include a 12 foot wide meandering pedestrian bicycle trail within a 35 foot wide landscaped area.

DA

- Special Conditions of Approval (from Zoning or SDPR)

  No special conditions will apply from the zoning case for this parcel.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP. 6398 APN: 126-24-510-001

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 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: Dan Hale

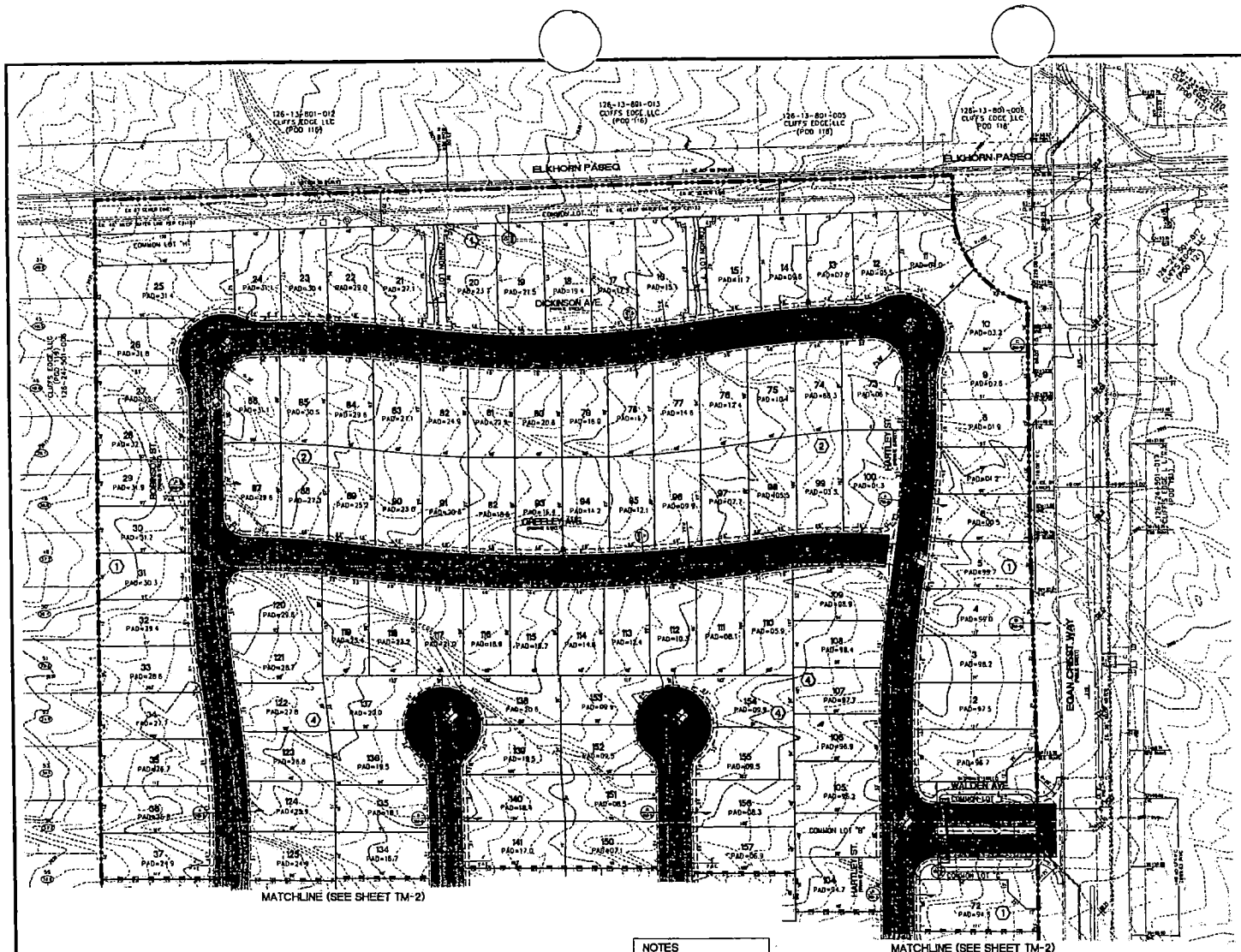
Print Name: Dan Hale

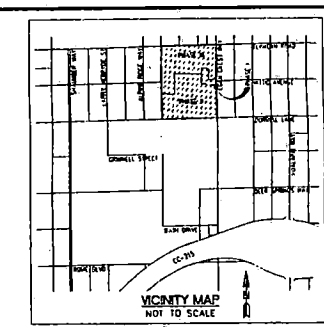
Subscribed and sworn before me

This 25th day of March, 205

Notary Public - State of Nevada
County of Clark
KATHERINE A. EDWARDS
My Appointment Expires
No: 04-92776-1 November 18, 2008

Notary Public in and for said County and State





THIS SUBDIVISION IS PART OF THE PROVIDENCE (U.P.) PLANNED COMMUNITY

LEGAL DESCRIPTION

PORTIONS OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.B., CITY OF LAS VEGAS, NEVADA, DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE WEST HALF (W 1/2) OF SAID SECTION 23.

CONTAINS 31.34 ACRES MORE OR LESS

LEGEND

100	LOT SQUARE FOOTAGE
PAD=2900.0	LOT NUMBER
(1)	PAD ELEVATION
	BLOCK NUMBER
	CENTERLINE
	RIGHT OF WAY
	LOT LINE
	SIDEWALK LINE
	EX. STORM DRAIN
	EX. STORM DRAIN
	EX. WATER TRANSMISSION LINE
	EX. WATER LINE
	PROP. STORM DRAIN
	PROP. SEWER LINE
	PROP. WATER LINE
	PHASE LINE
	BOUNDARY LINE
	MATCHLINE
	PROPOSED FIRE HYDRANT
	PROP. FINISHED GRADE P.A.E. PUBLIC ACCESS ESMT
	EXIST. FINISHED GRADE OR TOP OF CURB

SETBACKS

FRONT (LIVING AREA OR PORCH)
- SINGLE STORY ELEMENT = 10'
- TWO STORY ELEMENT = 15' (10' ALLOWED FOR UP TO 80% OF WALL PLANE)

REAR (GARAGE)
- FRONT LOADED = LESS THAN 5' OR 18'+
- SIDE LOADED = 10'

SIDE
- INTERIOR LOTS = 5'
- PERIMETER LOTS & PARCEL ENTRY* = 5' FOR SINGLE STORY ELEMENT W/ NO GABLE END; 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT W/ A GABLE END

CORNER SIDE
- SINGLE STORY ELEMENT = 10' TWO STORY ELEMENT = 15'

REAR
- INTERIOR LOTS = 15' (10' ALLOWED FOR UP TO 50% OF WALL PLANE)
- PERIMETER LOTS* = SAME AS INTERIOR LOTS (FOR MORE THAN THREE HOUSEHOLDS) MAY HAVE SAME SETBACK, & MAY HAVE UP TO 5' ADDITIONAL SETBACK REQUIRED

REAR YARD COVERS = 10'

ACCESSORY STRUCTURES (LESS THAN 14' BLOCK HT.)
- FRONT = 40'
- REAR = 7'
- SIDE = 3'

ACCESSORY STRUCTURES (GREATER THAN 14' BLOCK HT.)
- FRONT = 15'
- SIDE = 3'
- REAR (NO WINDOWS FACING P.L.) = 5'
- REAR (WINDOWS FACING P.L.) = 10'

ACCESSORY STRUCTURES
- MIN. SEPARATION FROM MAIN BLDG. = 6'

* SIDING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE

** BACKING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE

NOTES

1. THERE ARE NO (EXISTING STRUCTURES) LOCATED WITHIN THIS PROPERTY.
2. THERE ARE NO ELEVATIONS OR DESCRIPTORS FOR ANIMAL, SCHOOL, OR OTHER PUBLIC OR QUASI PUBLIC USES WITHIN THIS PROPERTY.

NOTES

THERE ARE EXISTING PARTIAL EASEMENTS ON THESE PROPERTIES. THESE EASEMENTS ARE BEING VACATED AND ABANDONED WHERE APPLICABLE. SEE THE APPLICATION THAT IS BEING SUBMITTED WITH THIS APPLICATION.

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

LANDSCAPING WITHIN LANDSCAPE EASEMENTS DEDICATED TO HOA SHALL BE MAINTAINED BY HOA.

PROHIBITIVE CC & RS SHALL BE ESTABLISHED BY THE DEVELOPER ON THIS DEVELOPMENT.

WATER SERVICE WILL CONNECT TO EXISTING 8" WATER MAINS ON EGAN CREST WAY AND DORNEL LANE.

TRAFFIC ACCESS WILL BE PROVIDED FROM EGAN CREST WAY.

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

SLOPES OF SEWER, WATER, AND STORM DRAIN WILL APPROXIMATELY MATCH THE SLOPE OF THE STREET.

GRADES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN.

BUILDING SIZE

MIN. SQ. FT.	
PLAN 1	= 2,195 SF
PLAN 2	= 2,591 SF
PLAN 3	= 2,629 SF
PLAN 4	= 2,870 SF
PLAN 5	= 3,251 SF
PLAN 1 W/ OPT.	= 2,651 SF
PLAN 2 W/ OPT.	= 2,855 SF
PLAN 3 W/ OPT.	= 3,064 SF
PLAN 4 W/ OPT.	= 3,264 SF
PLAN 5 W/ OPT.	= 3,650 SF

ENGINEER

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 218
LAS VEGAS, NEVADA 89118
PHONE: (702) 736-5300

SURVEYOR

DIAMOND SURVEYING
5740 S. ARVILLE STREET, SUITE 205
LAS VEGAS, NV 89118
PHONE: (702) 247-3867

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION DISTRICT
SEWER SYSTEM DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE - NEVADA
SOUTHWEST GAS CORPORATION

OWNER/DEVELOPER

PARDEE HOMES OF NEVADA
650 WHITE DRIVE SUITE 100
LAS VEGAS, NV 89119
PHONE: (702) 818-1400

LAND USE

APN: 126-34-501-001

EXISTING ZONING	PD-ML (PD-LOW DENSITY)
PROPOSED ZONING	PD-ML (PD-LOW DENSITY)
GROSS ACREAGE	31.34 AC
NUMBERED LOTS	109
GROSS DENSITY	3.5 DU/AC
AVE. LOT SIZE	10,000 SF
MIN. LOT SIZE	6,533 SF
PROVIDED OPEN SPACE	9.35 AC (15.5% OF PT)
REQUIRED OPEN SPACE (15 SF/UNIT)	9.91 AC (4,725 SF PT)

EST. AVE. DAILY SEWER CONTRIB.

109 UNITS x 350 GPD/UNIT = 47,150 GPD

TOTAL AVERAGE CONTRIBUTION = 47,150 GPD = 0.047 MGD

TOTAL PEAK FLOW = 0.047 MGD x 2.5 (PEAK FACTOR) = 0.118 MGD

DESIGN CRITERIA

1. 57' R/W FOR PRIVATE STREETS.
2. SEWER MANHOLE SEPARATION TO BE 450' MAX.
3. ALL MOR AVOR ARE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. LOCAL STREETS ARE TO BE PRIVATE WITHIN SUBDIVISION.

NO	DESCRIPTION	DATE	BY	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #218, LAS VEGAS, NV 89118
PHONE (702) 736-5300 FAX (702) 736-5399

PARDEE HOMES

PROVIDENCE - POD 118
A RESIDENTIAL DEVELOPMENT
TENTATIVE MAP

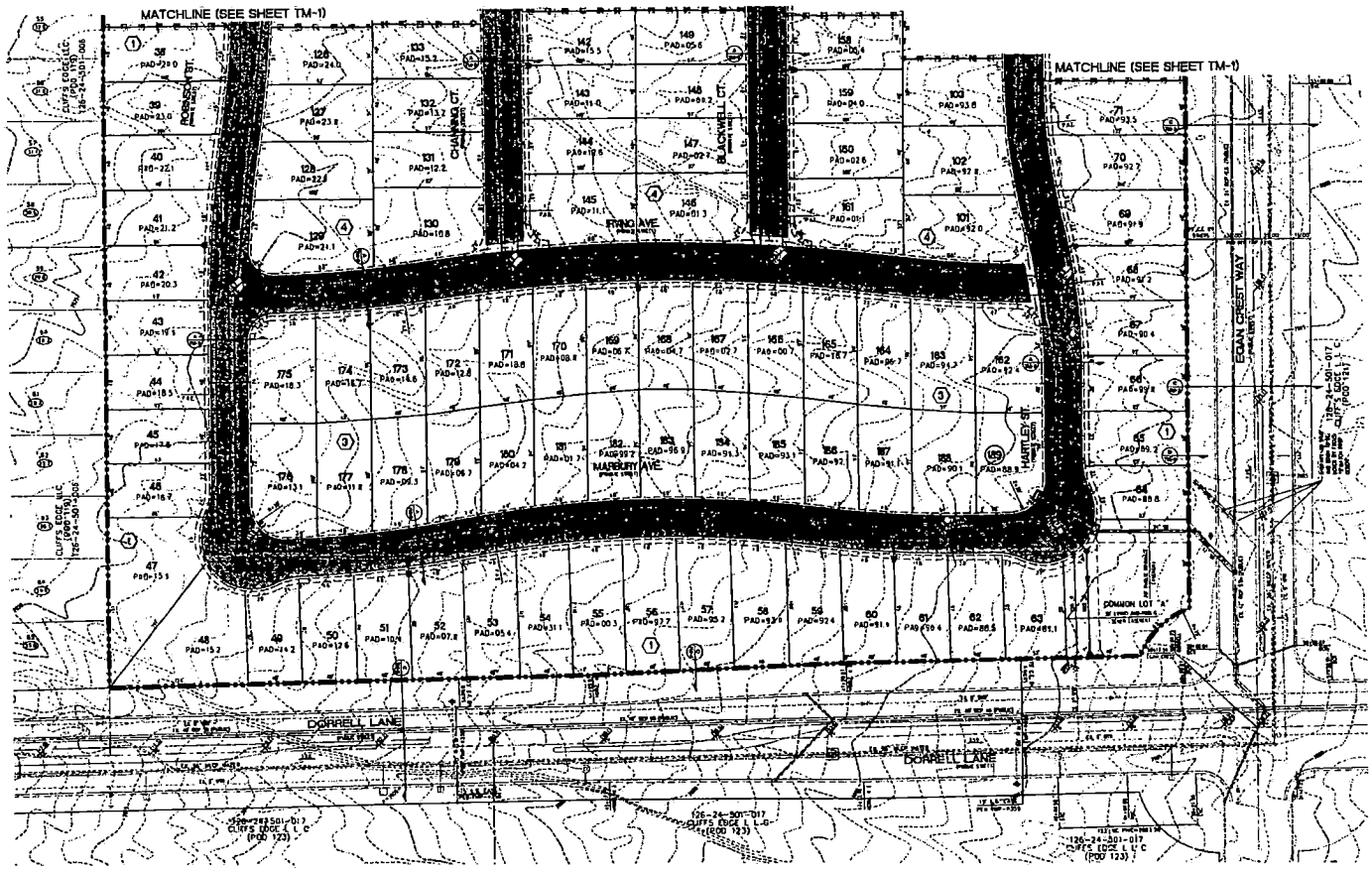
DATE: 03/02/05
DRAFTER: DMB
DESIGNER: DMB
CHECKED: EJS
PROJECT NO: PAR0401-002

TODD J. SEEDHAM — No. 15292 — PROFESSIONAL ENGINEER — STATE OF NEVADA — 3-2-05 — CIVIL

TM-1
SHEET 1 OF A

TMP-6398
05-12-05 PC

RECEIVED



SCALE 1" = 50'

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP

PARDEE HOMES

PROVIDENCE - POD 118
A RESIDENTIAL DEVELOPMENT
TENTATIVE MAP

DATE: 03/02/05
DRAFTER: DMB
DESIGNER: DMB
CHECKED: TJS
PROJECT NO
PAR0401-002

TODD J. SEEDHAM
No. 15391
PROFESSIONAL ENGINEER
STATE OF NEVADA

TM-2
SHEET 2 OF 4

LEGAL DESCRIPTION

PORTIONS OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE WEST HALF (W 1/2) OF SAID SECTION 24.

CONTAINS 31.34 ACRES MORE OR LESS

LAND USE

APN: 126-24-501-004

EXISTING ZONING	PD-ML (PB-LOW DENSITY)
PROPOSED ZONING	PD-ML (PB-LOW DENSITY)
GROSS ACREAGE	31.34 ac
NUMBERED LOTS	199
GROSS DENSITY	6.3 DU/AC
AVE. LOT SIZE	49' x 98'
MIN. LOT SIZE	4,133 S.F.
PROVIDED OPEN SPACE	2.23 AC (97,538 SQ FT)
REQUIRED OPEN SPACE (25 S.F./UNIT)	0.11 AC (4,775 SQ FT)

EST. AVE. DAILY SEWER CONTRIB.

199 UNITS X 250 GPD/UNITS = 49,750 GPD
TOTAL AVERAGE CONTRIBUTION = 49,750 GPD = 0.047 MGD
TOTAL PEAK FLOW = 0.047 MGD X 7.5 (PEAK FACTOR) = 0.196 MGD

DESIGN CRITERIA

1. 27 ft/m FOR PRIVATE STREETS
2. SEWER MANHOLE SEPARATION TO BE 400' MAX.
3. ALL BCR BACK ARE 20 FEET UNLESS OTHERWISE NOTED
4. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE
5. LOCAL STREETS ARE TO BE PRIVATE WITHIN SUBDIVISION

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THIS PROPERTY
2. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOL OR OTHER PUBLIC OR QUASI PUBLIC USES WITHIN THIS PROPERTY

BUILDING SIZE

45' x 98' LOTS	
PLAN 1	= 3,179 S.F.
PLAN 2	= 3,531 S.F.
PLAN 3	= 3,863 S.F.
PLAN 4	= 4,196 S.F.
PLAN 5	= 4,281 S.F.
PLAN 6	= 4,553 S.F.
PLAN 2 W/ OPT.	= 3,881 S.F.
PLAN 3	= 4,213 S.F.
PLAN 4	= 4,545 S.F.
PLAN 5	= 4,946 S.F.
PLAN 6 W/ OPT.	= 4,894 S.F.
PLAN 6	= 4,868 S.F.

ENGINEER

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NEVADA 89118
PHONE: (702) 284-5300

SURVEYOR

DIAMOND SURVEYING
5340 S. ARVILLE STREET, SUITE 205
LAS VEGAS, NV 89118
PHONE: (702) 313-2967

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION DISTRICT
CLARK STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE-NEVADA
SOUTHWEST GAS CORPORATION

OWNER/DEVELOPER

PARDEE HOMES OF NEVADA
9320 WILLOW CREEK DRIVE, SUITE 100
LAS VEGAS, NV 89178
PHONE: (702) 914-4100

THIS SUBDIVISION IS PART OF THE PROVIDENCE (CLIFF'S EDGE) MASTER PLANNED COMMUNITY

NOTES

THERE ARE EXISTING PARENT EASEMENTS ON THESE PROPERTIES, THESE EASEMENTS ARE BEING VACATED AND ABANDONED WHERE APPLICABLE. SEE THE APPLICATION THAT IS BEING SUBMITTED WITH THIS APPLICATION

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

LANDSCAPING WITHIN LANDSCAPE EASEMENTS DEDICATED TO HOA SHALL BE MAINTAINED BY HOA

PROTECTIVE F.C. & R.T. SHALL BE ESTABLISHED BY THE DEVELOPER ON THIS DEVELOPMENT

WATER SERVICE WILL CONNECT TO EXISTING 8" WATER MAINS ON EGAN CREST WAY AND DORRELL LANE

TRAFFIC ACCESS WILL BE PROVIDED FROM EGAN CREST WAY

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

SLOPES OF SEWER, WATER, AND STORM DRAIN WILL APPROXIMATELY MATCH THE SLOPE OF THE STREET.

GRADES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN

SETBACKS

FRONT (LIVING AREA OR PORCH)
SINGLE STORY ELEMENT = 10'
TWO STORY ELEMENT = 15' (10' ALLOWED FOR UP TO 50% OF WALL PLANE)

FRONT (GARAGE)
FRONT LOADED = LESS THAN 5' OR 18'+
SIDE LOADER = 10'

SIDE
INTERIOR LOTS = 5'
PERIMETER LOTS & PARCEL ENTRY* = 5' FOR SINGLE STORY ELEMENT W/ AIR CABLE END
= 10' FOR TWO STORY ELEMENT OF SINGLE STORY ELEMENT W/ 0 CABLE END

CORNER SIDE
SINGLE STORY ELEMENT = 10' TWO STORY ELEMENT = 15'

REAR
MINIMUM LOTS = 15' (10' ALLOWED FOR UP TO 50% OF WALL PLANE)
PERIMETER LOTS** = SAME AS MINIMUM LOTS (NO MORE THAN THREE ADJ. DWELLINGS MAY HAVE SAME SETBACK, STAGGER UP TO 5' ADDITIONAL SETBACK REQUIRED)

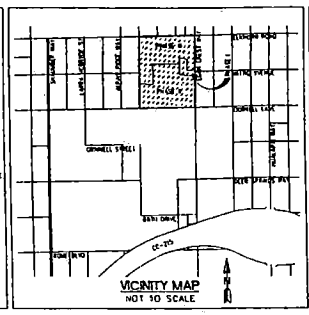
REAR PATIO COVERS = 10'

ACCESSORY STRUCTURES
(LESS THAN 10' BLDG HT.)
FRONT = 10' SIDE = 5'
REAR = 5'

ACCESSORY STRUCTURES
(OPEN OR LESS THAN 10' BLDG HT.)
FRONT = 15' REAR (NO WINDOWS FACING P.L.) = 5'
SIDE = 5' REAR (WINDOW FACING P.L.) = 10'

ACCESSORY STRUCTURE
MIN. SEPARATION FROM MAIN BLDG = 5'

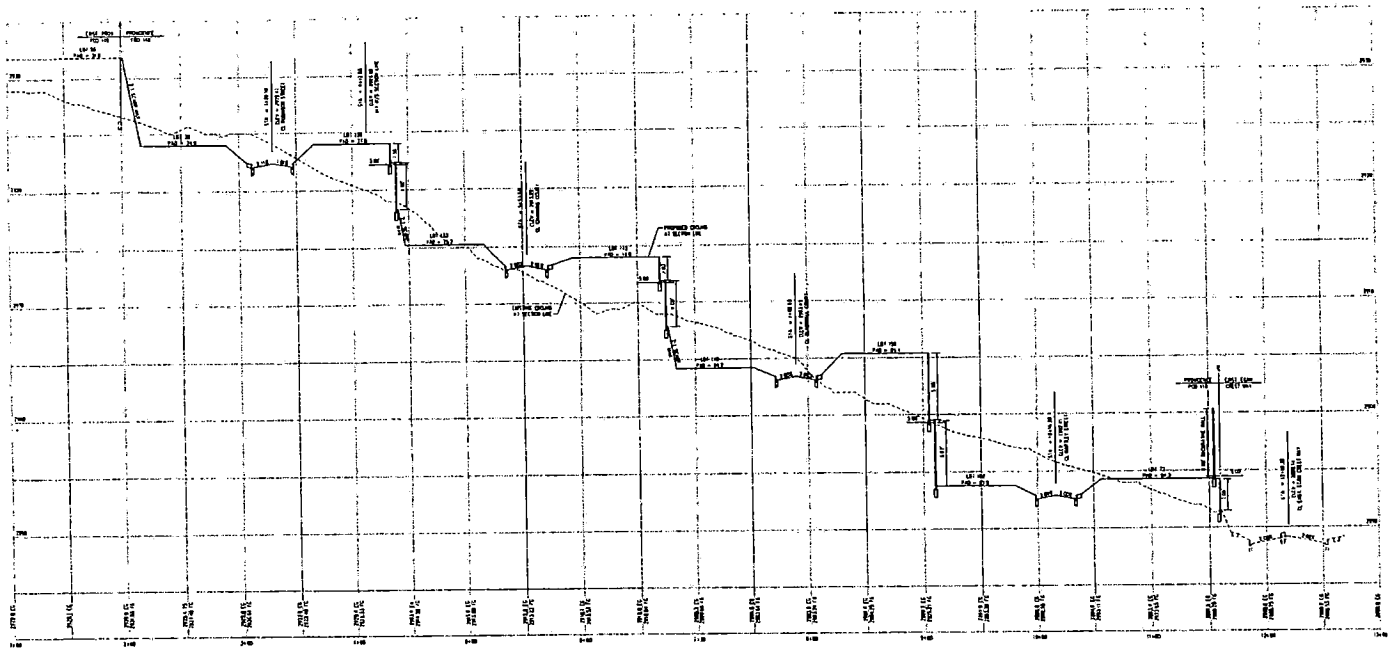
* SIDING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE
** BACKING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE



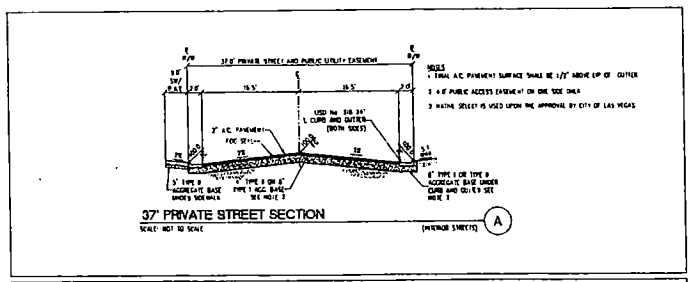
LEGEND

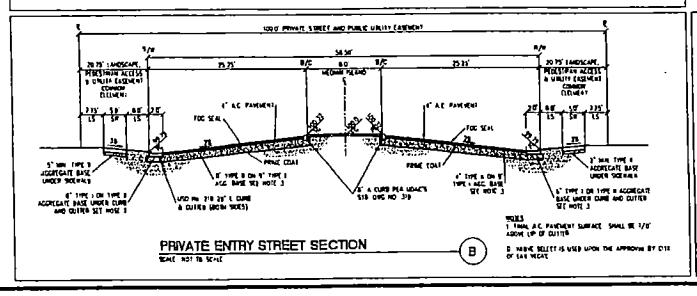
100	LOT SQUARE FOOTAGE
PAD=2900.0	LOT NUMBER
(1)	PAD ELEVATION
	BLOCK NUMBER
	CENTERLINE
	RIGHT OF WAY
	LOT LINE
	SIDEWALK LINE
	TX STORM DRAIN
	EX STORM DRAIN
	EX. WATER TRANSMISSION LINE
	ES WATER LINE
24" RCP S.D.	PROP. STORM DRAIN
8" SWR	PROP. SEWER LINE
8" W/L	PROP. WATER LINE
	PHASE LINE
	BOUNDARY LINE
	MATCHLINE
	PROPOSED FIRE HYDRANT
PROP FINISHED GRADE	P.A.C. PUBLIC ACCESS ESMT
EXIST FINISHED GRADE OR TOP OF CURB	

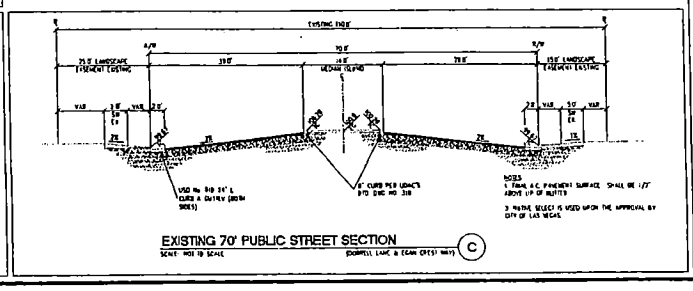
TMP-6398
05-12-05 PC

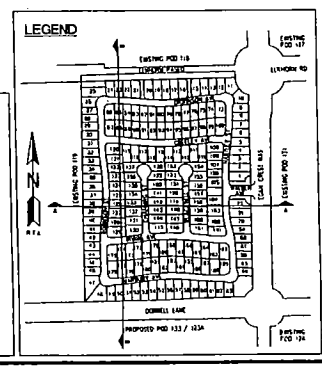


PROFILE SECTION "A"
HORIZ: 1" = 50'
VERT: 1" = 5'









PARDEE HOMES

PROVIDENCE - POD 118
A RESIDENTIAL DEVELOPMENT
TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP.

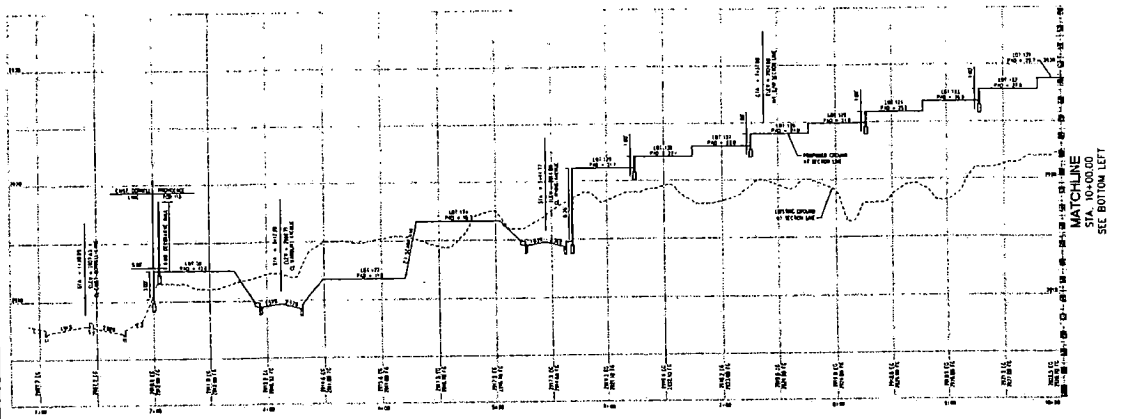
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
2540 S. JONES STREET #116, LAS VEGAS, NV 89119
PHONE (702) 384-5300 FAX (702) 384-5399

DATE 03/02/05
DRAFTER: DMB
DESIGNER: DMB
CHECKED: TJS
PROJECT NO.
PAR0401-002

TODD J. STEADMAN — No. 15297 — PROFESSIONAL ENGINEER — STATE OF NEVADA

TM-3
SHEET 3 OF 4

TMP-6398
05-12-05 PC



PROFILE SECTION 'B'
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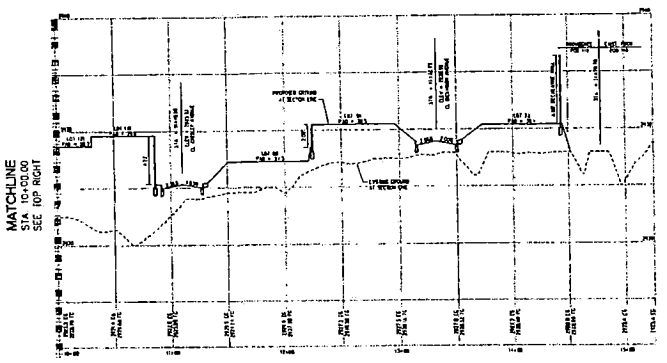
VERT. 1" = 5'



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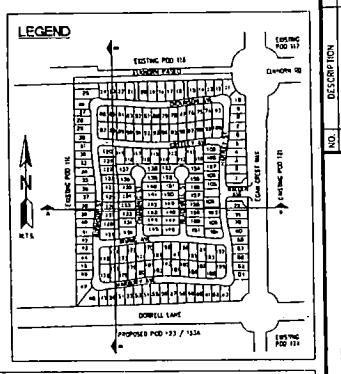
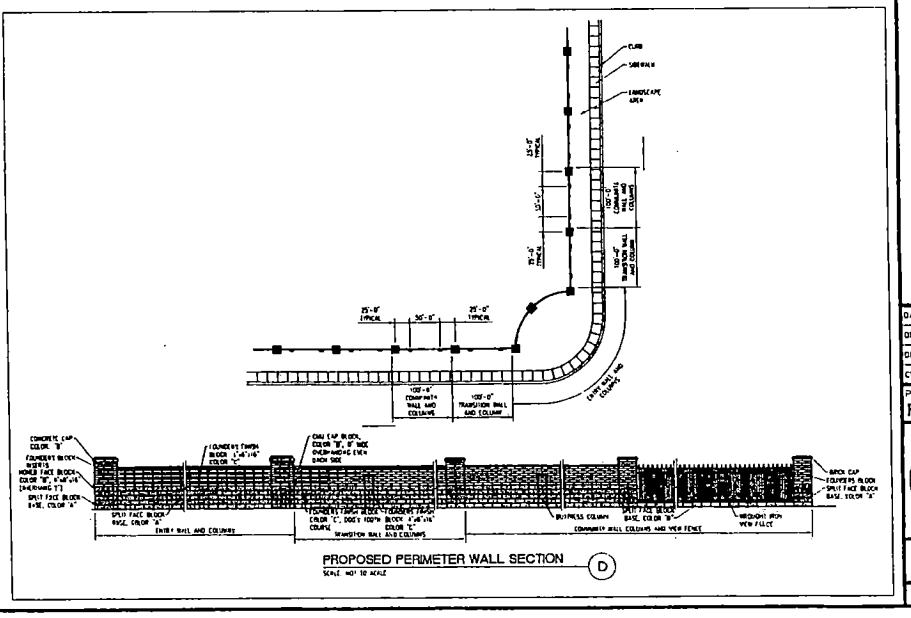




PROPOSED PERIMETER WALL SECTION (D)
SCALE: NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5300 FAX (702) 254-5399

NO.	DESCRIPTION	DATE	BY	APP

PARDEE HOMES

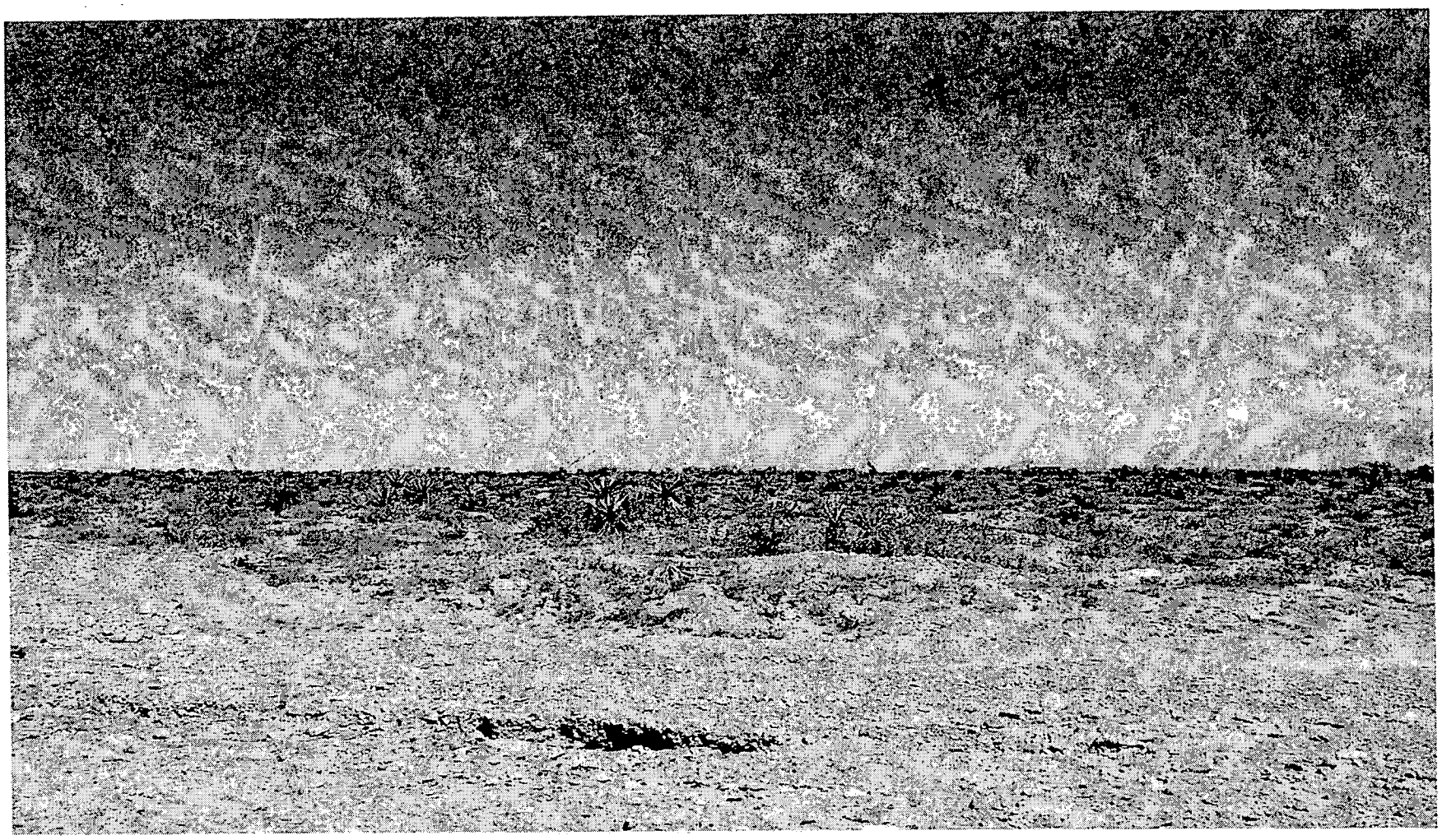
PROVIDENCE -- POD 118
A RESIDENTIAL DEVELOPMENT
TENTATIVE MAP

DATE: 03/02/05
DRAFTER: DMB
DESIGNER: DMB
CHECKED: TJS
PROJECT NO
PAR0401-002

TODD J. STEADMAN No. 15292 PROFESSIONAL ENGINEER

TM-4
SHEET 4 OF 4

TMP-6398
05-12-05 PC



TMP-6398 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO SOUTHWEST CORNER OF ELKHORN ROAD AND EGAN CREST WAY
MAY 12, 2005 PLANNING COMMISSION

04/20/05

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
TMP-6416 - TENTATIVE MAP - GRAND CANYON ESTATES - APPLICANT: SHELDON W. PAUL - OWNER: SHELDON PAUL & RAYMOND MARK TURNER - Request for a Tentative Map FOR A NINE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] Under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).

P.C. FINAL ACTION

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 excused

This is Final Action

MINUTES:
CHAIRMAN NIGRO stated this is a Consent item.

(6:05 – 6:06)

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 6 – TMP-6416

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-5796), and Site Development Plan Review (SDR-5797).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

5. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

6. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

CONDITIONS – Continued:

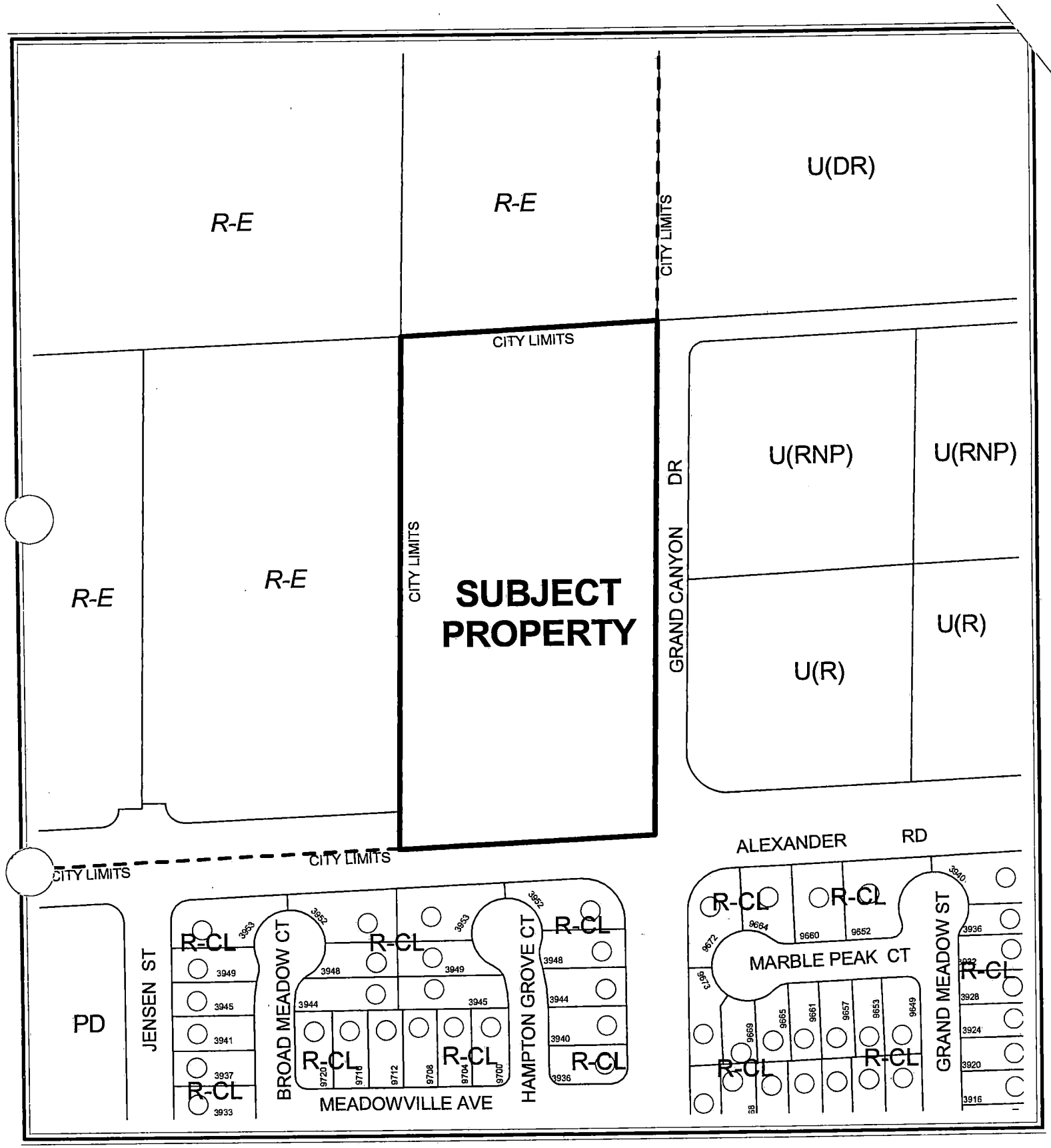
7. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

8. If a sewer stub from Alexander has not been provided by Special Improvement District improvements, the developer will be required to provide an alternate path to connect to public sewer.

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5796 and Site Development Plan Review SDR-5797 and all other subsequent site-related actions.

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

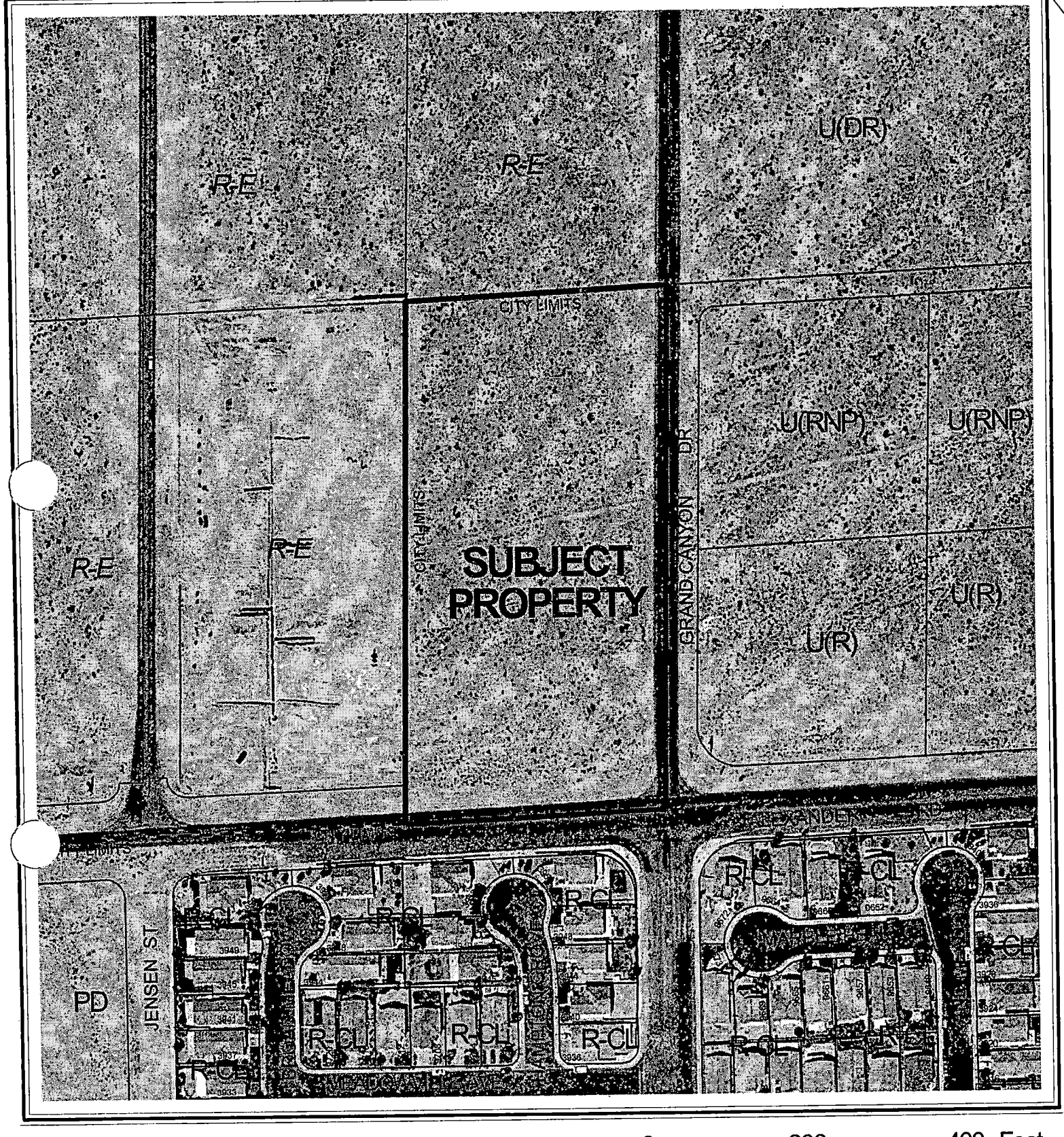


0 200 400 Feet

CASE: TMP-6416

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N


R-E
R-E
R-E
R-E
R-E
U(DR)
CITY LIMITS
CITY LIMITS
SUBJECT PROPERTY
GRAND CANYON DR
U(RNP)
U(RNP)
U(R)
U(R)
PD
JENSEN ST
R-CL
R-CL
R-CL

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-6416 - GRAND CANYON ESTATES - APPLICANT: SHELDON W. PAUL - OWNER: SHELDON PAUL & RAYMOND MARK TURNER

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a nine lot single-family residential subdivision on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive.

B) Applicant's Justification

A justification letter is not required for this type of application, nor was one submitted.

BACKGROUND INFORMATION

A) Related Actions

11/21/01 The City Council approved an Annexation [A-0006-99(A)] application, which petitioned to annex property generally located at the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission recommended approval. The annexation became effective on 11/30/01.

03/02/05 The City Council approved a request for a Rezoning (ZON-5796) from: U(Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to: R-PD2 (Residential Planned Development - 2 units per acre) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.

03/02/05 The City Council approved a request for a Site Development Plan Review (SDR-5797) for a proposed nine lot single-family residential development on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

03/08/05 During a pre-application conference with the applicant the following was discussed.

1. Application based on ZON-5796 and SDR-5797
2. Zoning R-PD2 and General Plan land use D-R
3. Revised cross sections and wall details needed
4. Plans to show more information and topography

5. Street names are required
6. If gated details are required
7. Elevations and grades needed
8. Reference to ROW to be removed on private streets

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.00

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Single-Family Residential Dwellings
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development- 2 units per acre)
North:	Clark County
South:	R-CL (Single Family Compact-Lot)
East:	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation]
West:	Clark County

D) General Plan Compliance

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Land Use map of the Centennial Hills Sector Plan of the General Plan. The zoning of the property to R-PD2 (Residential Planned Development – 2 units per acre) is in conformance with the DR (Desert Rural Density Residential) General Plan Designation.

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

Multi-Use Transportation Trail
A Multi-use Transportation Trail is required along the southern boundary alignment of the subject property, as shown on Map 2 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. The applicant has shown the three elements of the 20-foot wide trail along the southern portion of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Acceptable
Min. Lot Size	15,031 Feet	Yes
Min. Setbacks		
• Front	10 Feet	Yes
• Side	10 Feet	Yes
• Corner	10 Feet	Yes
• Rear	10 Feet	Yes
Max. Lot Coverage	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	Undetermined

The proposed setback standards and building heights are in conformance with the intent of the Zoning Code.

R-PD DEVELOPMENT
Pursuant to Title 19.06, the subject residential planned development does not require any open space, as it will contain less than 12 residential dwelling units.

B) General Analysis Discussion

- General information

The development will consist of nine single-family homes on five acres with a density of approximately 1.8 dwelling units per acre. Lots are accessed from a 40-foot private street. Site access is provided from Grand Canyon Drive, a Secondary (80-foot) Collector as indicated on the Master Plan of Streets and Highways. The subject residential planned development does not require any open space, as it will contain less than 12 residential dwelling units

- Cross Section

  The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. None of the retaining walls shown are greater than 4-foot in height therefore complying with Title 18. However, the total vertical wall face adjacent to the northern boundary appears to be 9-feet.

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

- Trails

  A 20-foot Multi-use Transportation Trail is required along the south property line pursuant to the Recreation Trails Element of the Las Vegas 2020 Master Plan.

- Special Conditions of Approval (from SDPR-5797)

  1. A Rezoning (ZON-5796) to an R-PD2 Zoning District approved by the City Council.

  4. Building height shall not exceed two stories or 35 feet, whichever is less.

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

  6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a typical street section of Grand Canyon Drive with a 6-foot landscape buffer adjacent to a 5-foot sidewalk, as well as include a perimeter wall detail.

  7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the removal of the access control gates, unless in conformity with Clark County Uniform Standard Drawings 222a; The landscape plan shall also be revised to reflect a consistent legend with the full size plan and typical drawings, as well as to reflect identical lot sizes with the site plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-6416 APN: 138-06-401-006

Name of Property Owner: SHELDON W. PAUL + RAYMOND MARK TURNER

Name of Applicant: SHELDON W PAUL

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: Sheldon W Paul

Print Name: SHELDON W. PAUL

Subscribed and sworn before me

This 11th day of March, 2005

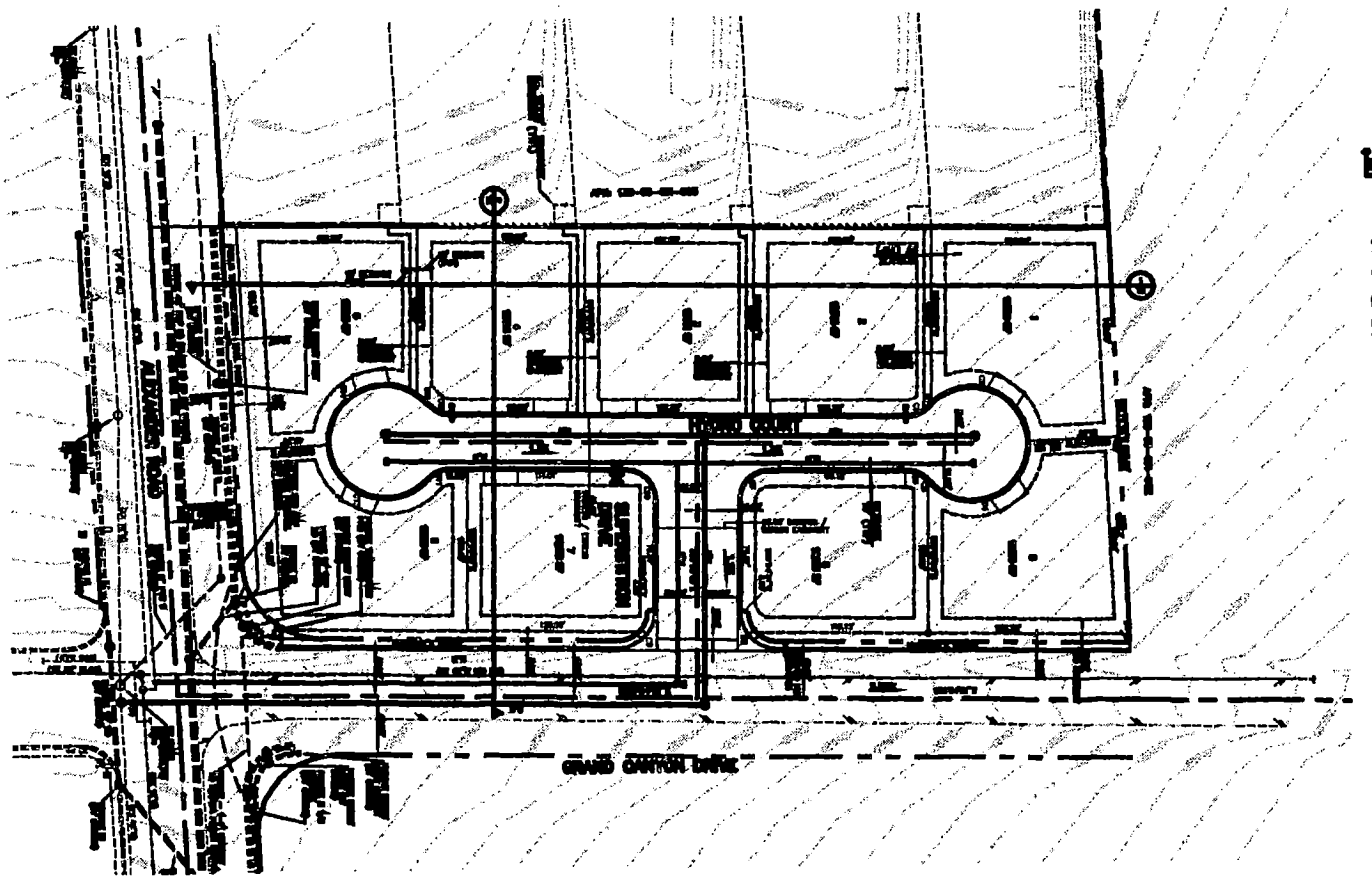
Donna Rayl

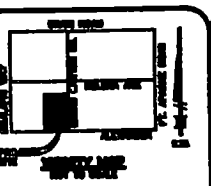
Notary Public in and for said County and State

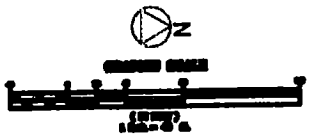
DONNA RAYL
Notary Public State of Nevada
No. 94-4799-1
My appt. exp. June 18, 2006

TENTATIVE MAP FOR "GRAND CANYON ESTATES"

A RESIDENTIAL SUBDIVISION
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.







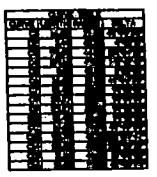
DELTA ENGINEERING

GRAND CANYON ESTATES

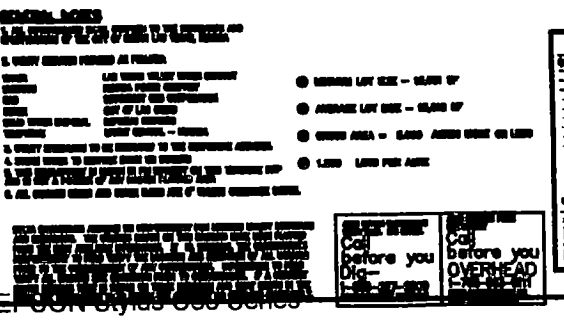
APN: 138-06-401-006

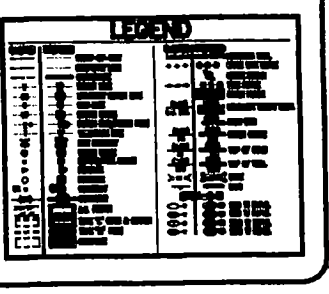
TENTATIVE MAP

T1



TMP-6416
05-12-05 PC





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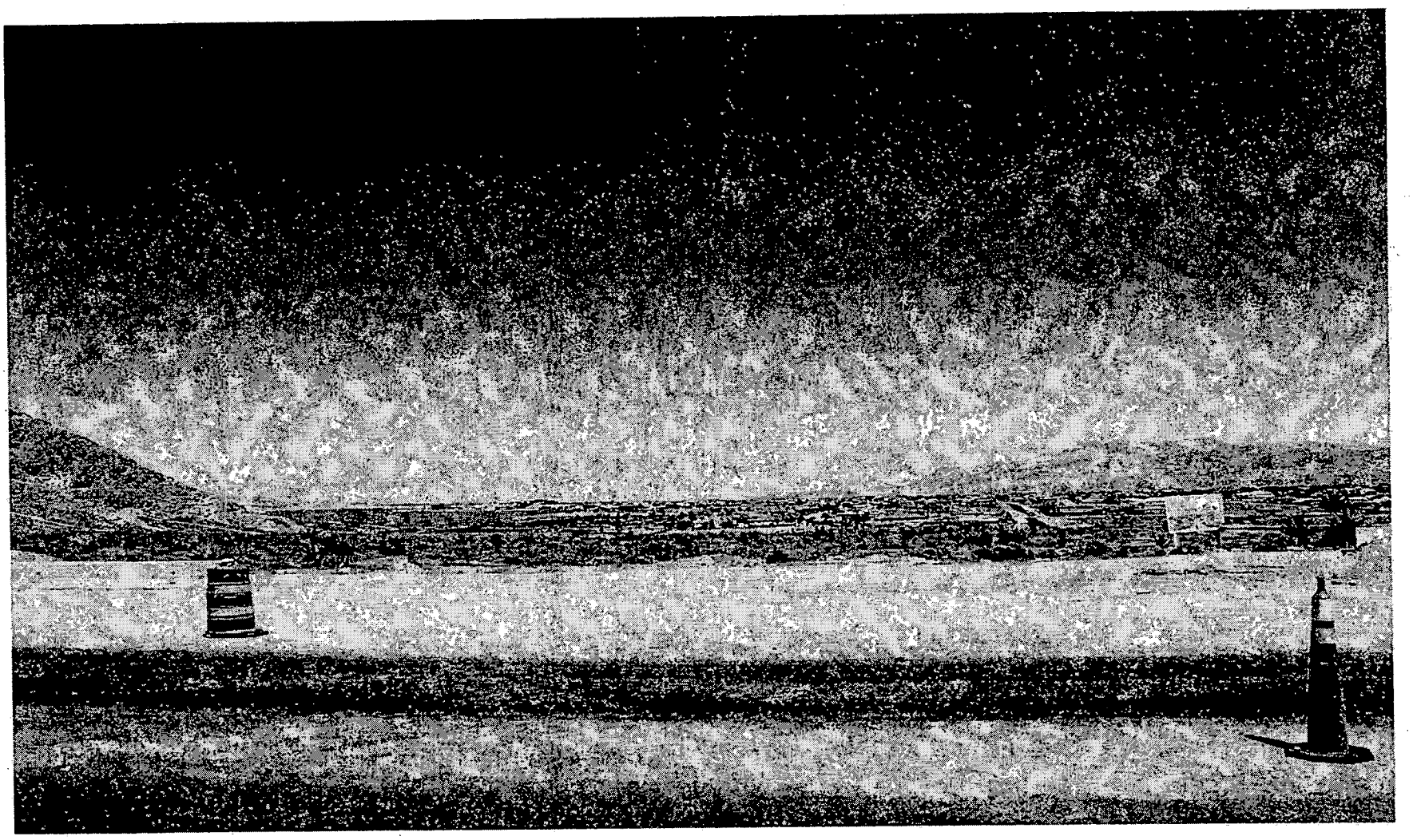


TMP-6416 - APPLICANT: SHELDON W. PAUL - OWNER: SHELDON PAUL & RAYMOND MARK TURNER
ADJACENT TO THE NORTHWEST CORNER OF ALEXANDER ROAD AND GRAND CANYON DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
RQR-6169 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - Required Two Year Review of an approved Special Use Permit (SUP-1876) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 South Highland Drive (APN 162-09-210-002), M (Industrial) Zone, Ward 1 (Tarkanian).

C.C. 06/15/05

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

MOTION:
TRUESDELL – APPROVED subject to conditions on Item 7 [RQR-6169] and Item 8 [RQR-6171] – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 6/15/2005

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

MINUTES – Continued:
CHAIRMAN NIGRO declared the Public Hearing open on Item 7 [RQR-6169] and Item 8 [RQR-6171].

DOUG RANKIN, Planning & Development Department, explained that both items had the same applicant and staff was unable to make contact to receive the necessary signed affidavit. He recommended a two-week abeyance if the applicant was not present to accept conditions. Staff would continue to try and contact the applicant during that abeyance time.

JAY BROWN, Attorney, 520 South 4th Street, appeared with ANDY BILANZICH, Sales Manager, Reagan National Advertising of Nevada, on behalf of the applicant. He indicated that they had not been contacted but had no problems accepting staff's conditions. MR. RANKIN informed ATTORNEY BROWN that faxes had been sent to the Salt Lake City and Las Vegas offices.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 7 [RQR-6169] and Item 8 [RQR-6171].

(6:06 – 6:08)

CONDITIONS:
Planning and Development

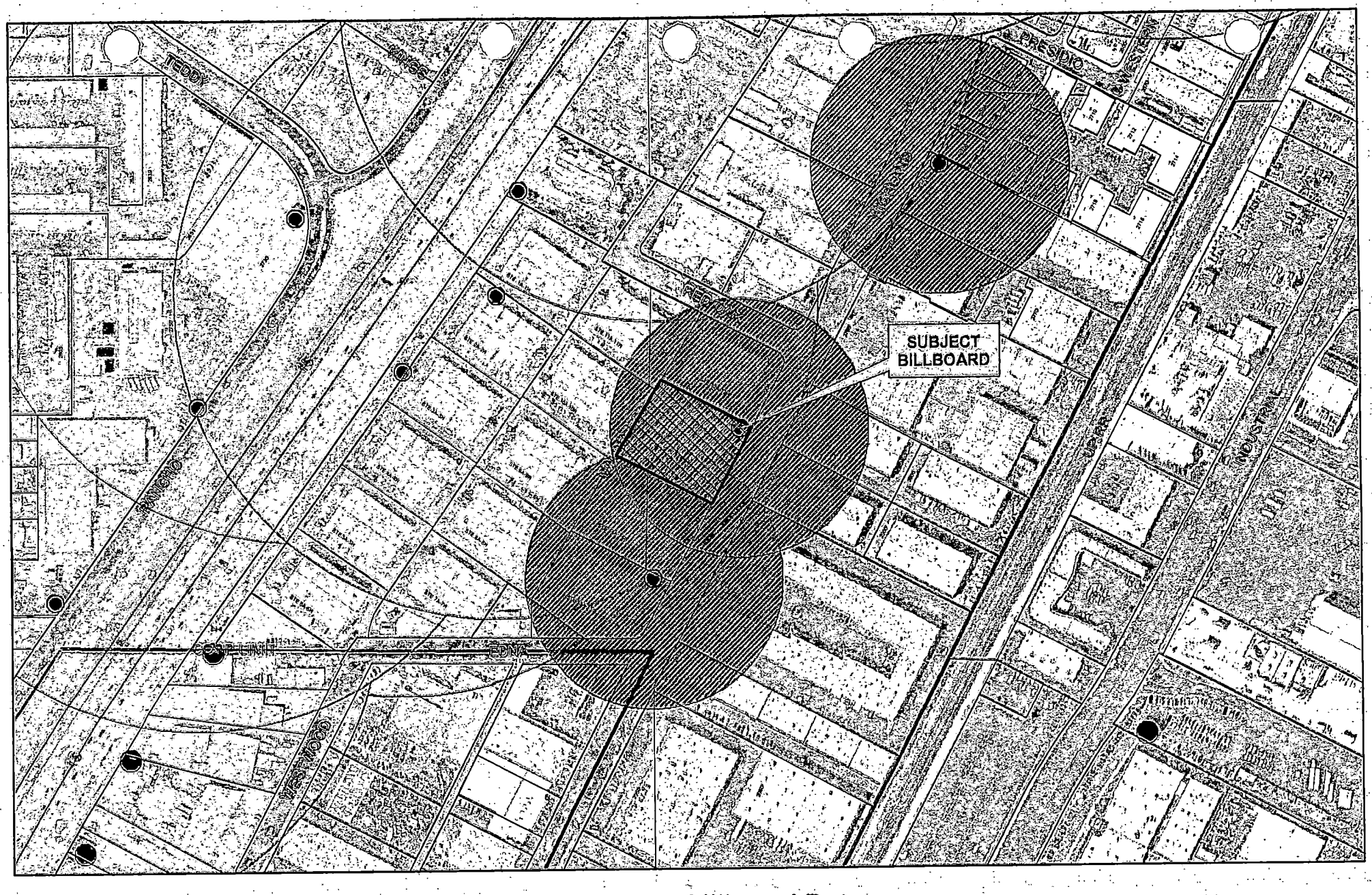
1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

CONDITIONS – Continued:

4. All City Code requirements and design standards of all City Departments shall be satisfied.



RQR-6169

City of Las Vegas Billboard Data

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

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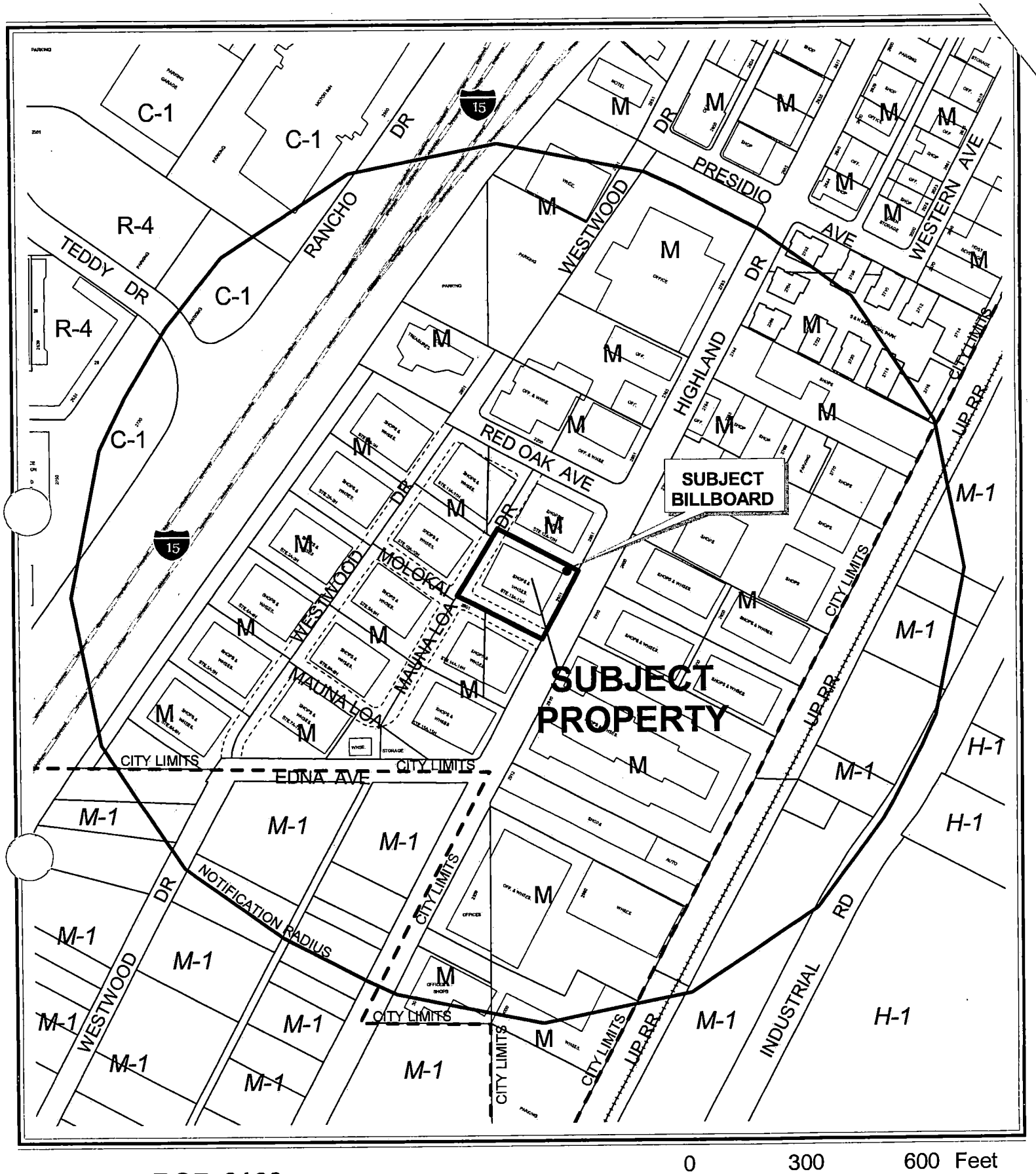


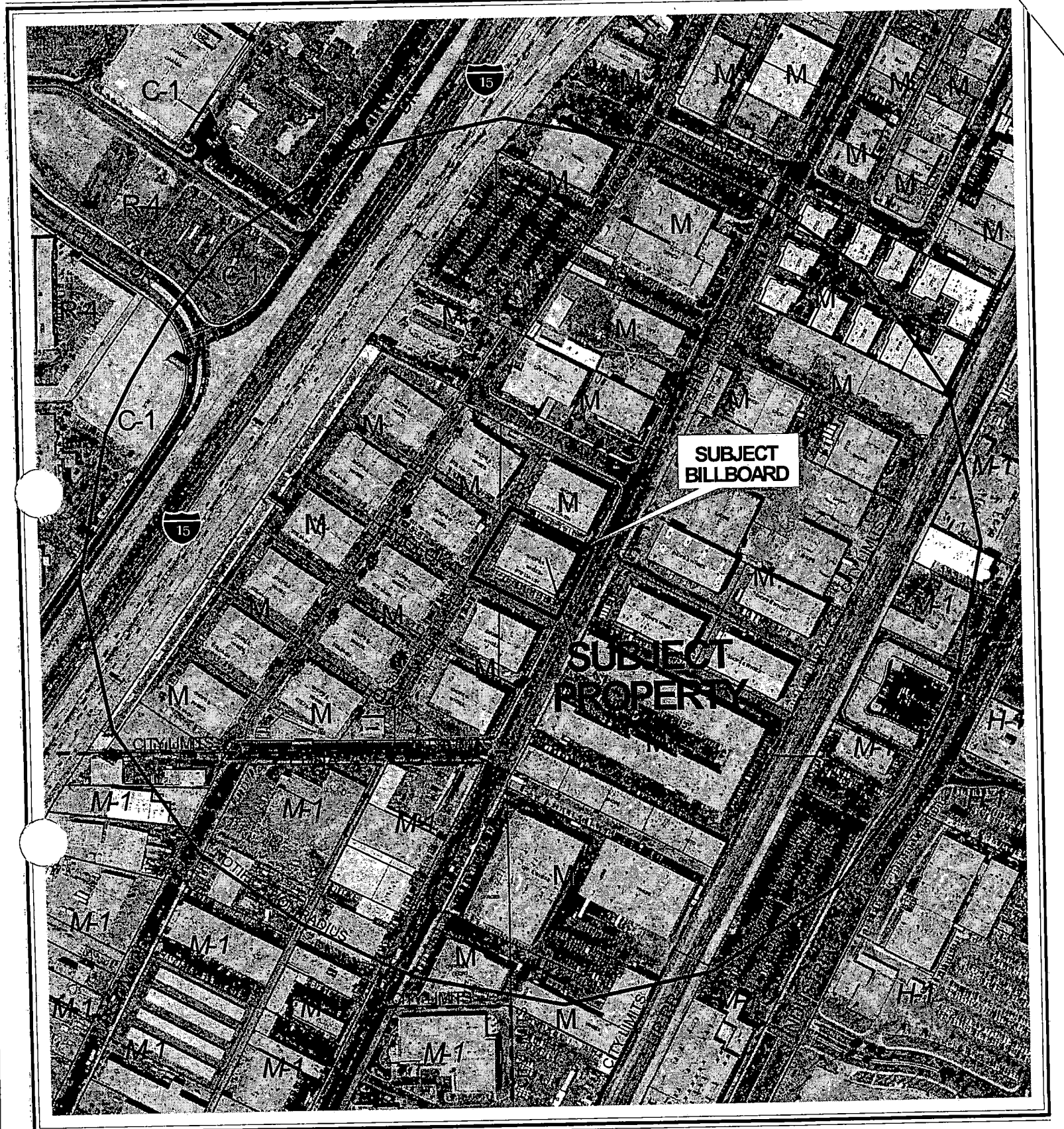
0 300 600 Feet

CASE: **RQR-6169**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 300 600 Feet

CASE: **RQR-6169**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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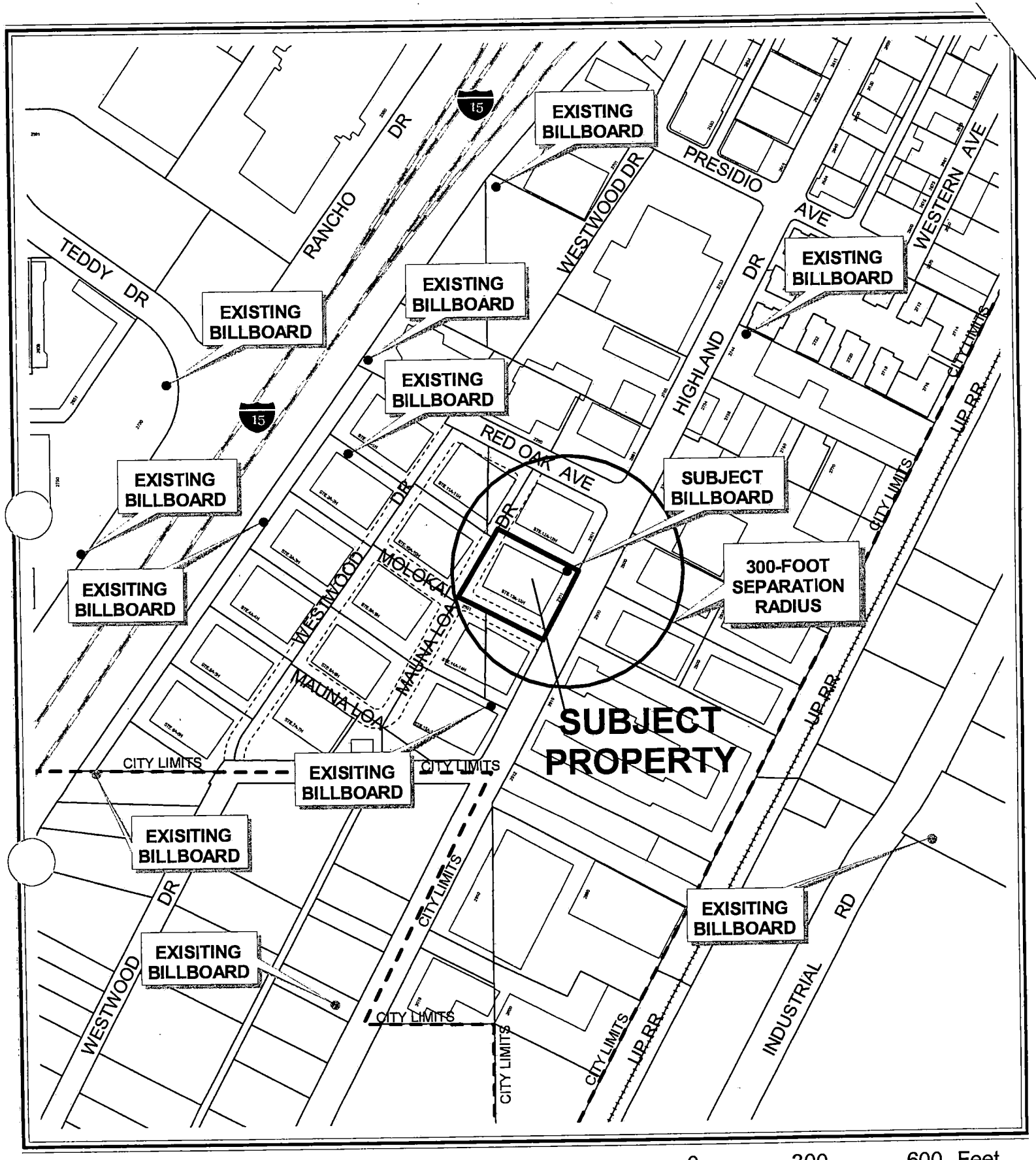

CASE: **RQR-6169**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-6169 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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4. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required Two Year Review of an approved Special Use Permit (SUP-1876) for a 45-foot tall, 24-foot by 28-foot Off-Premise Advertising (Billboard) Sign located at 2901 South Highland Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

05/07/03 The City Council approved a Special Use Permit (SUP-1876) for the 45-foot tall, 24-foot by 28-foot Off-Premise Advertising (Billboard) Sign and a Variance (VAR-1947) which allowed a 45-foot tall Off-Premise Advertising (Billboard) Sign where 40 feet is the maximum height permitted on this site, subject to a two-year review. The Planning Commission recommended approval on 04/10/03. Staff recommendation was for denial.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.12

B) Existing Land Use

Subject Property:	Retail Commercial and Industrial
North:	Retail Commercial and Industrial
South:	Retail Commercial and Industrial
East:	Retail Commercial and Industrial
West:	Retail Commercial and Industrial

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

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

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

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

INTERAGENCY ISSUES

The original Special Use Permit request did not qualify as a "Project of Regional Significance" under Title 19.18.010 (F) and Ordinance No. 5477; however, an Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day review period at the request of the Department of Planning and Development. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) A drainage study will not be required for this project.
2) With respect to the wastewater collection system (sanitary sewer), the approved Special Use Permit has no impact.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 300 feet from another Off Premise Sign along freeway frontage	YES 405 feet from another billboard
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES No "R" zoned properties within 750 foot notification radius.

The sign meets the minimum 300 foot distance separation requirement from another Off-Foundation Advertising (Billboard) Signs and "R" zoned properties.

B) General Analysis and Discussion

- Zoning

  The existing off-premise advertising (billboard) sign is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit

- Use

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

  On April 21, 2005 a site inspection was conducted and photos were taken. The inspection revealed there is some graffiti on the base of the sign. A condition has been included that requires the sign to be maintained and kept free of graffiti and clean at all times.

FINDINGS

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

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

   Title 19.14.of the Las Vegas Municipal Code allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards established in Title 19.18.060(L). The continued use of the off-premise advertising (billboard) sign on the subject site is appropriate, in that the area has not changed significantly in the past two years.

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

   There are no physical constraints to the continuation of the Off-Premise Advertising (Billboard) Sign use on this site.

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 subject site is located along Highland Drive, an 80-foot wide Secondary Collector designated in the Master Plan of Streets and Highways, and the approved use does not generate traffic demand.

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 off-premise sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 42

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-0169 APN: 162-09-210-002

Name of Property Owner: Highland Industrial PK. Partnership

Name of Applicant: Reagan National Advertising 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 __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] AGENT

Print Name: TODD ROSENSTEIN

Subscribed and sworn before me

This 16 day of February, 2005

[signature] Clark, Nevada

Notary Public in and for said County and State

Danielle Wales
Notary Public, State of Nevada
Appointment No. 03-79977-1
My Appt. Expires Feb 6, 2007

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

May 9, 2003

Highland Industrial Park
2901 South Highland Drive
Las Vegas, Nevada 89102

RE: SUP-1876 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 7, 2003
Related to VAR-1947

Dear Applicant:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Special Use Permit FOR A PROPOSED 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-1947).

3. 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.

4. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

5. The proposed off-premise advertising (billboard) sign shall be set back at least five (5) feet from all property lines.

6. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

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

7. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

8. Only one advertising sign is permitted per sign face.

9. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council; or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements; or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

10. All City Code requirements and design standards of all City Departments shall be satisfied.

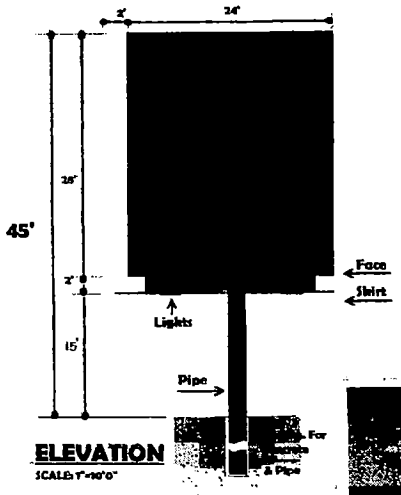
Sincerely,

Mary Esway

Mary Esway
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

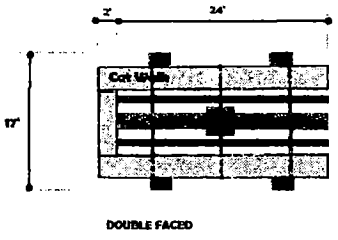
Mr. Andy Bilanzich
Reagan Outdoor Advertising
3851 Pennwood, Unit B-1
Las Vegas, Nevada 89102



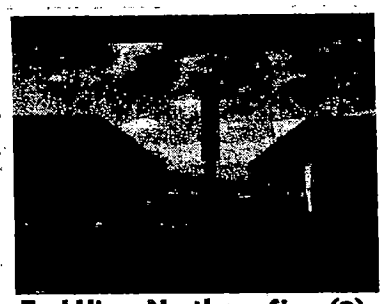
ELEVATION

SCALE: 1"=10'0"

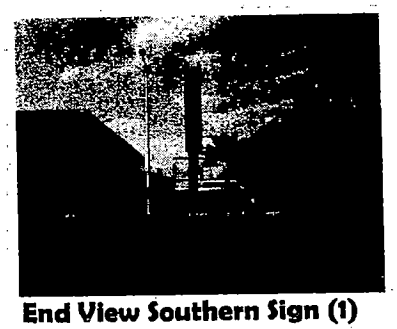
PLAN VIEW



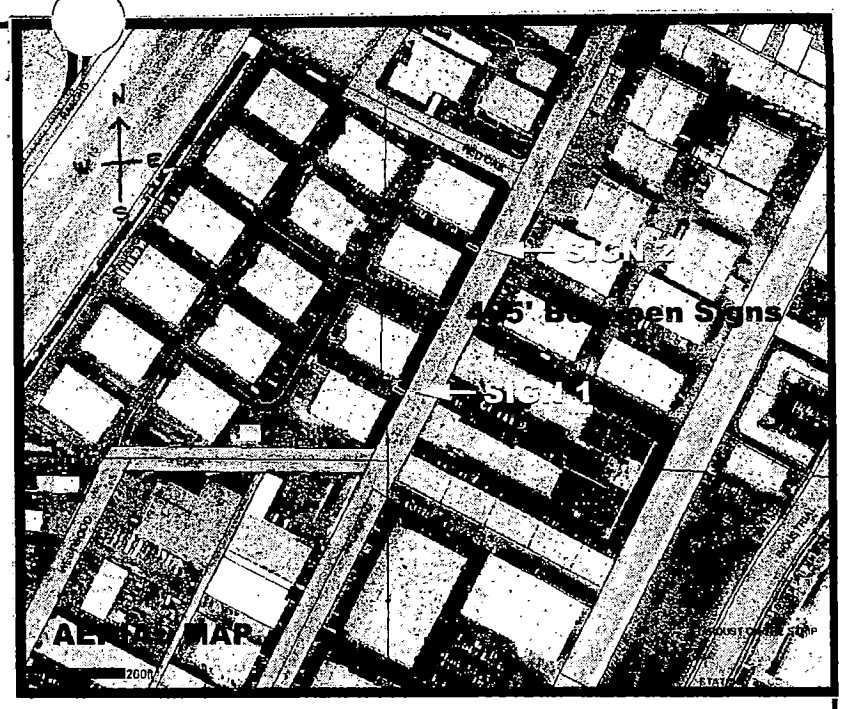
DOUBLE FACED

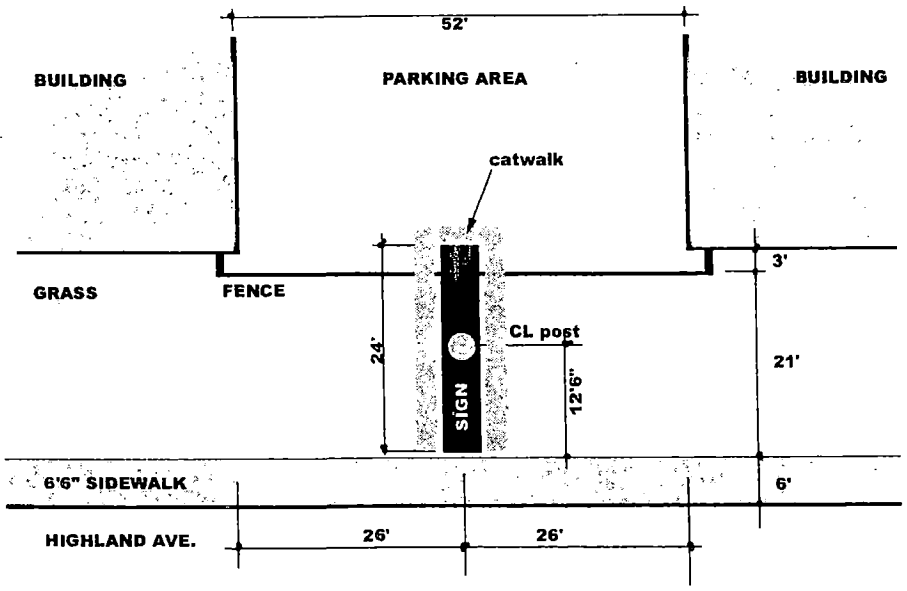


End View Northern Sign (2)



End View Southern Sign (1)





PLOT PLAN Sign 1 or Sign 2

scale 1" = 1'0"

Distance between signs is 405'
No other signs or residentual
within 300' Property Zoned M

Looking North on Highland

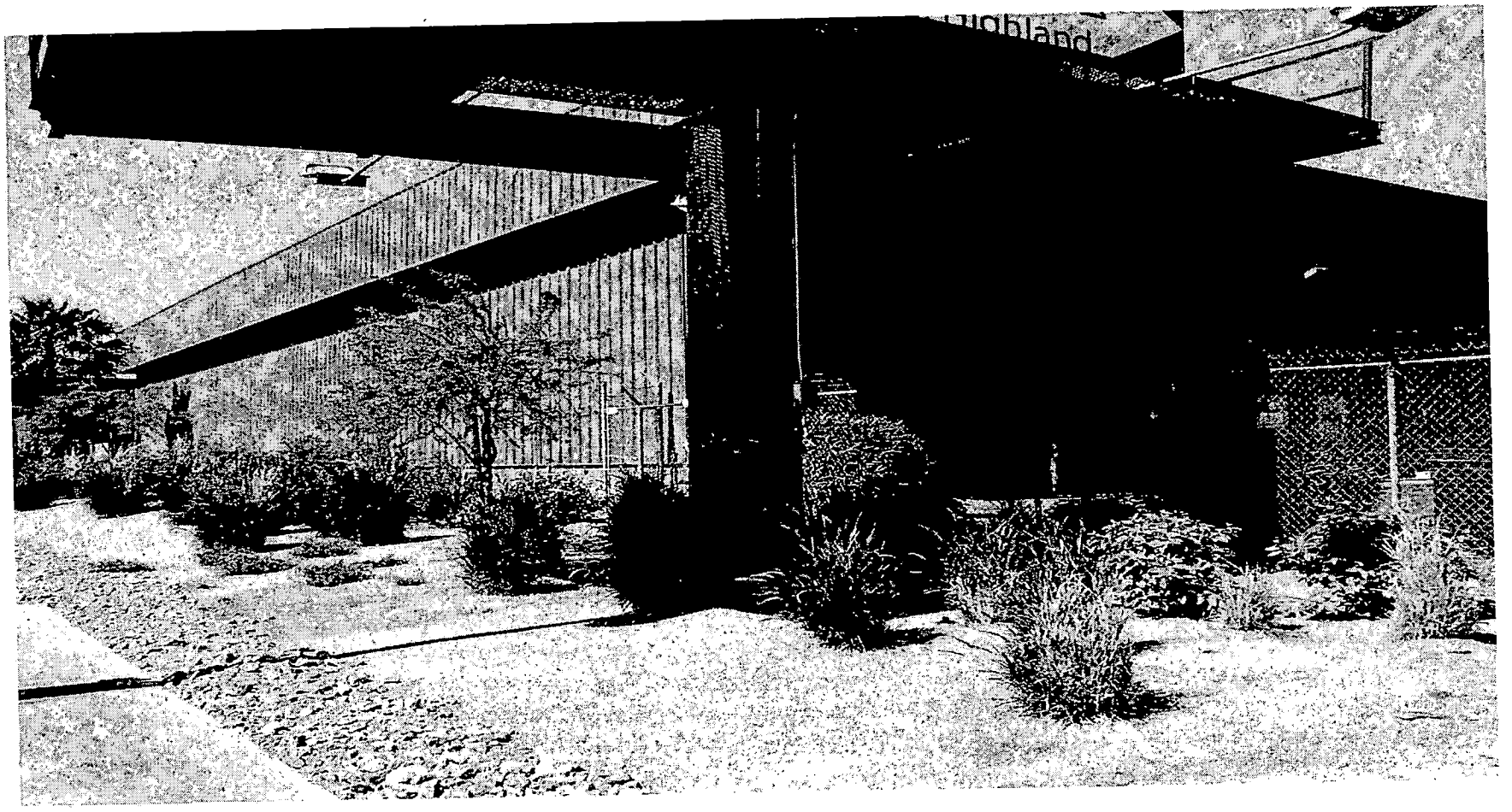
Looking South on Highland

RQR-6169
05-12-05 PC

Reagan National Advertising

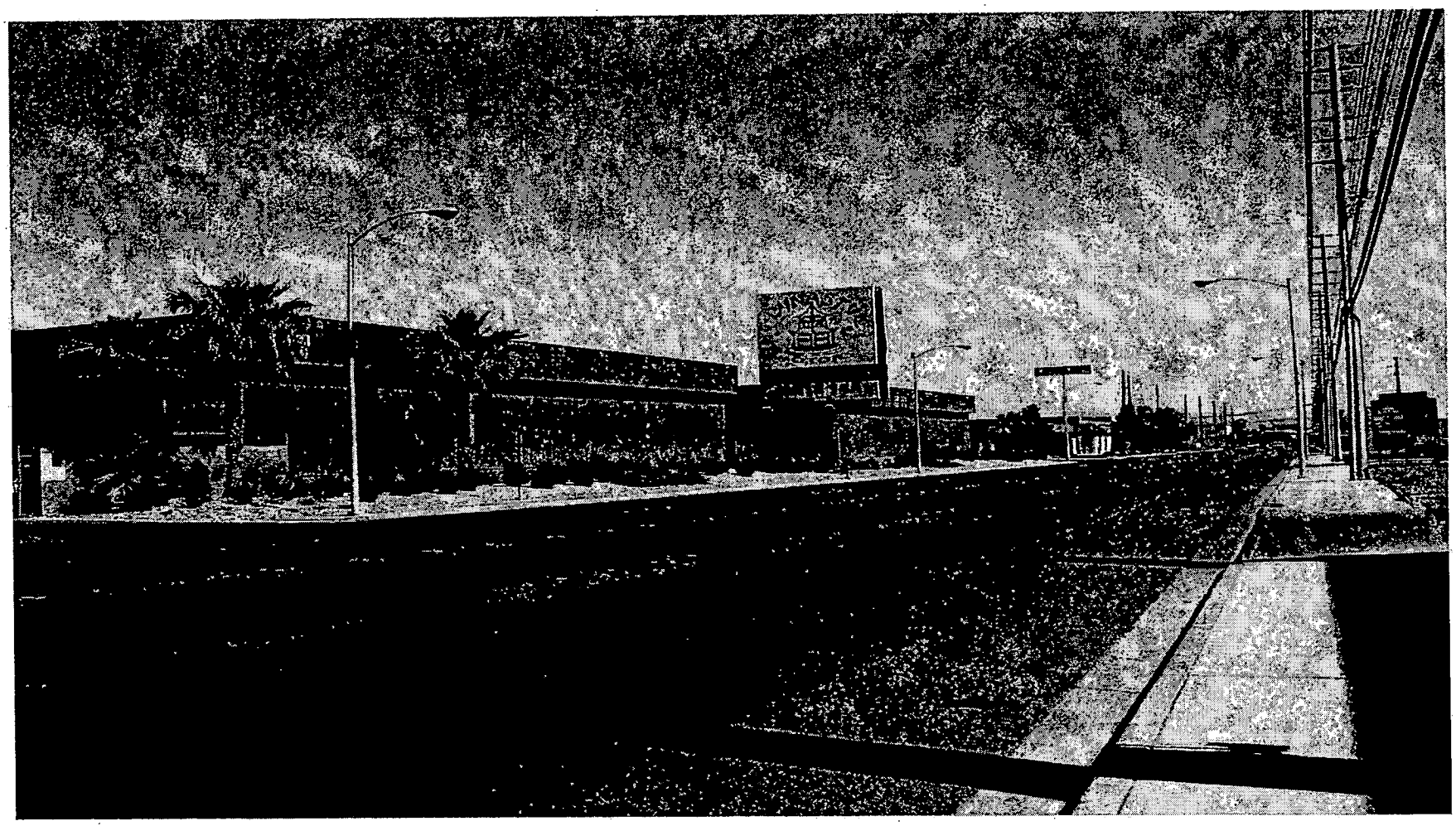
3851 Pennwood / Unit B-1 Las Vegas, NV 89102 702-361-3904

Owner: Highland Industrial Park Partnership c/o American Management Co. 2960 Meade Ave. Las Vegas, NV 89102		
SCALE: Noted	APPROVED BY:	DRAWN BY LLC
DATE: 10-28-02		REVISED
Location: 2901 S. Highland Drive Las Vegas, NV Two signs approx. 400' apart		
APN # 162-09-210-001 and 002 for sign #1		DRAWING NUMBER



RQR-6169 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP
2901 SOUTH HIGHLAND DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05



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2901 SOUTH HIGHLAND DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

RQR-6169 - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP
2901 SOUTH HIGHLAND DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

Reagan National Advertising

February 22, 2005

RE: Justification Letter

To whom it may concern,

I am writing to you requesting an approval of a special use permit review for an off-premise sign located at 2901 South Highland Dr. APN #162-09-210-002. This parcel meets all requirements set forth in the City of Las Vegas off-premise (billboard) ordinance. The sign is erected in such a way that it can be seen by traffic traveling north and south on Highland Dr. The surrounding properties have not been altered in terms of the uses being conducted on the properties, nor has the zoning been altered since the Special Use Permit was approved.

Highland Dr. is a highly traveled road used by local people going to and from numerous businesses in the area. Many local businesses will be able to utilize this sign as an inexpensive advertising medium.

Sincerely,

Andrew D. Bilanzich

Andrew D. Bilanzich
Real Estate Manager
Reagan National Advertising of Nevada

3851 PENNWOOD AVE. #B-1 LAS VEGAS, NEVADA 89102 (702) 361-3904
(702) 616-8960 FAX

RQR-6189

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
RQR-6171 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA - Required Two Review of an approved Special Use Permit (SUP-1945) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (Tarkanian).

C.C. 06/15/05

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

MOTION:
TRUESDELL – APPROVED subject to conditions on Item 7 [RQR-6169] and Item 8 [RQR-6171] – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 6/15/2005

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

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DOUG RANKIN, Planning & Development Department, explained that both items had the same applicant and staff was unable to make contact to receive the necessary signed affidavit. He recommended a two-week abeyance if the applicant was not present to accept conditions. Staff would continue to try and contact the applicant during that abeyance time.

JAY BROWN, Attorney, 520 South 4th Street, appeared with ANDY BILANZICH, Sales Manager, Reagan National Advertising of Nevada, on behalf of the applicant. He indicated that they had not been contacted but had no problems accepting staff's conditions. MR. RANKIN informed ATTORNEY BROWN that faxes had been sent to the Salt Lake City and Las Vegas offices.

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Planning and Development

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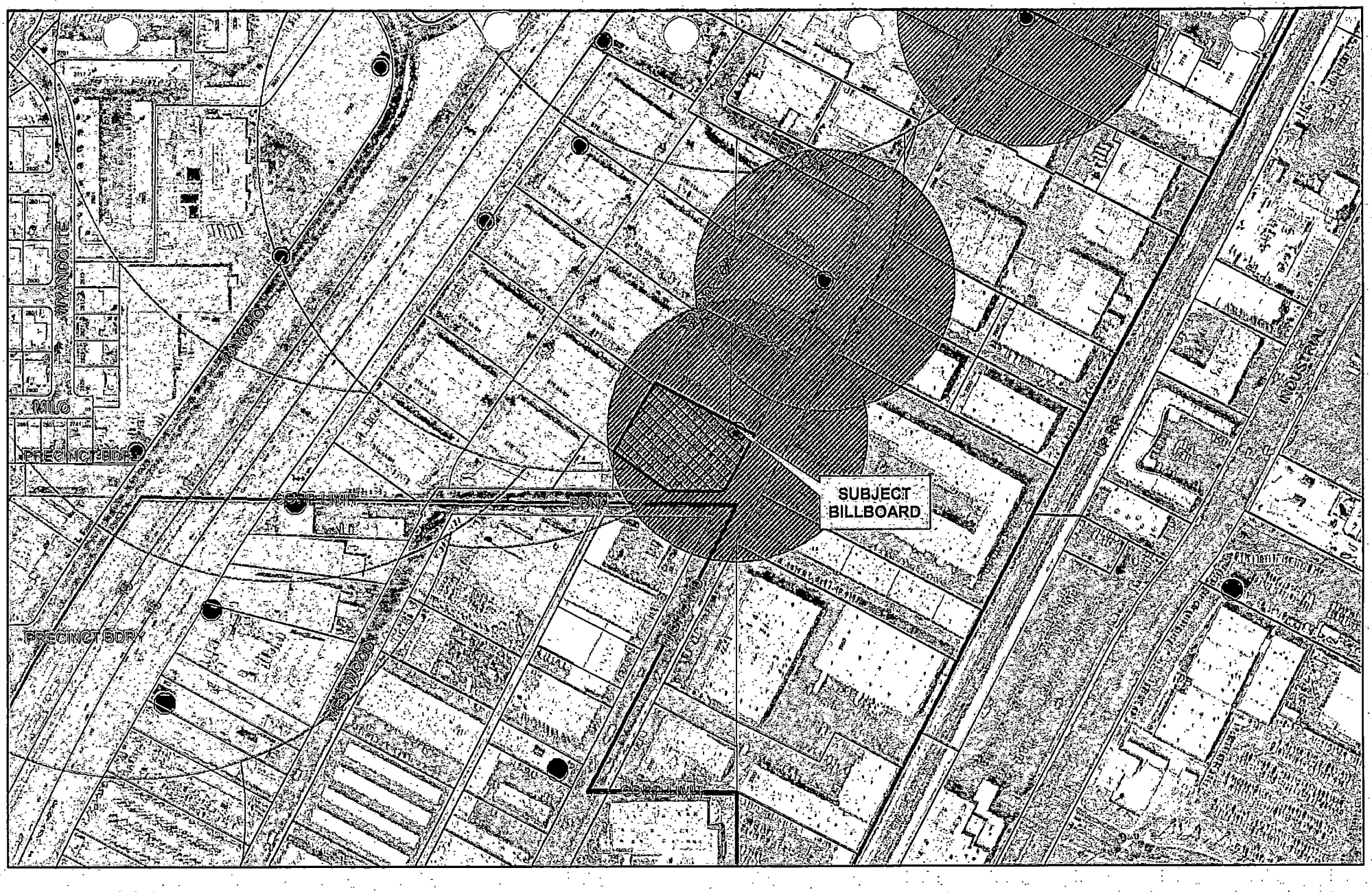

RQR-6171

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
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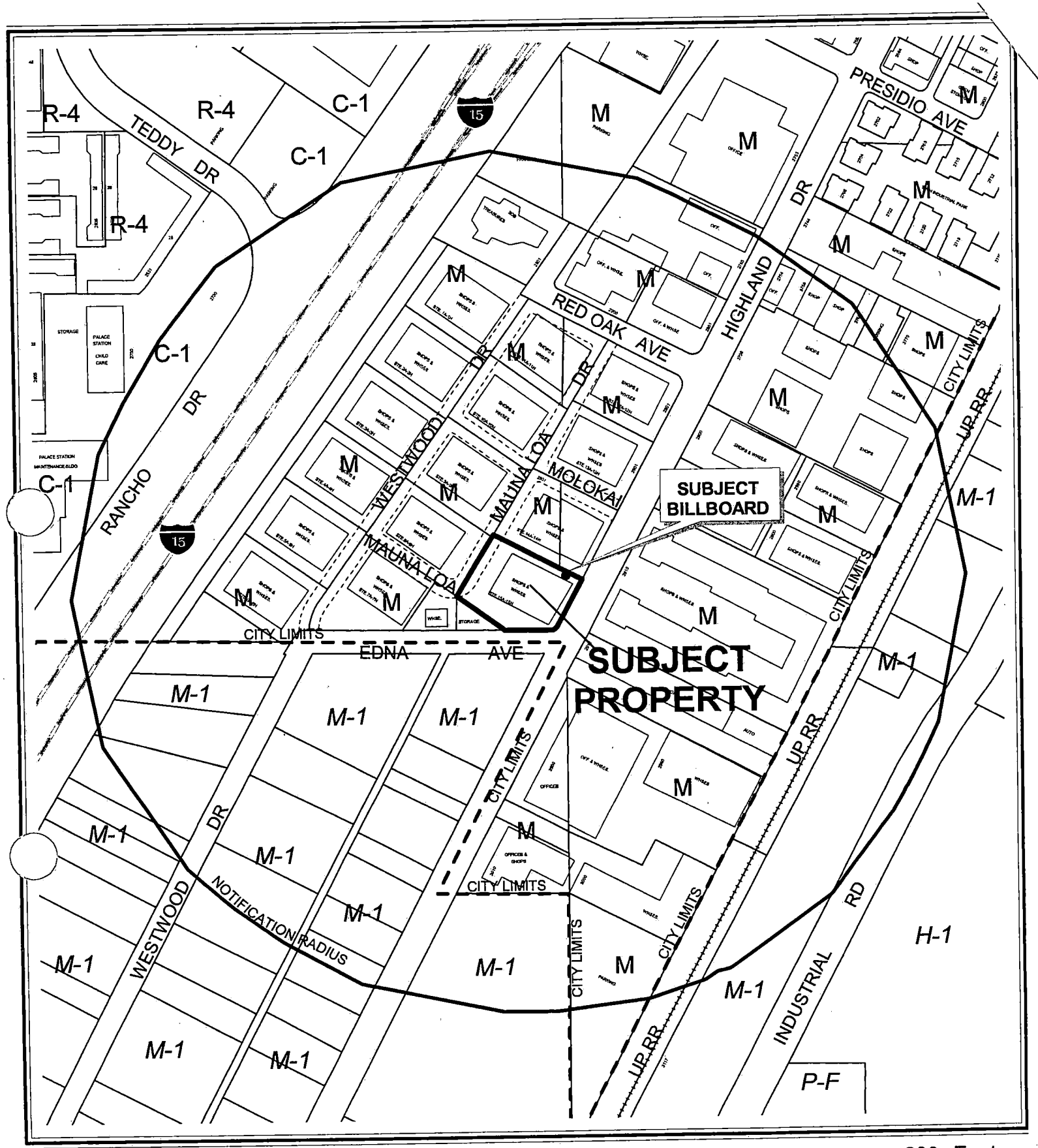
N

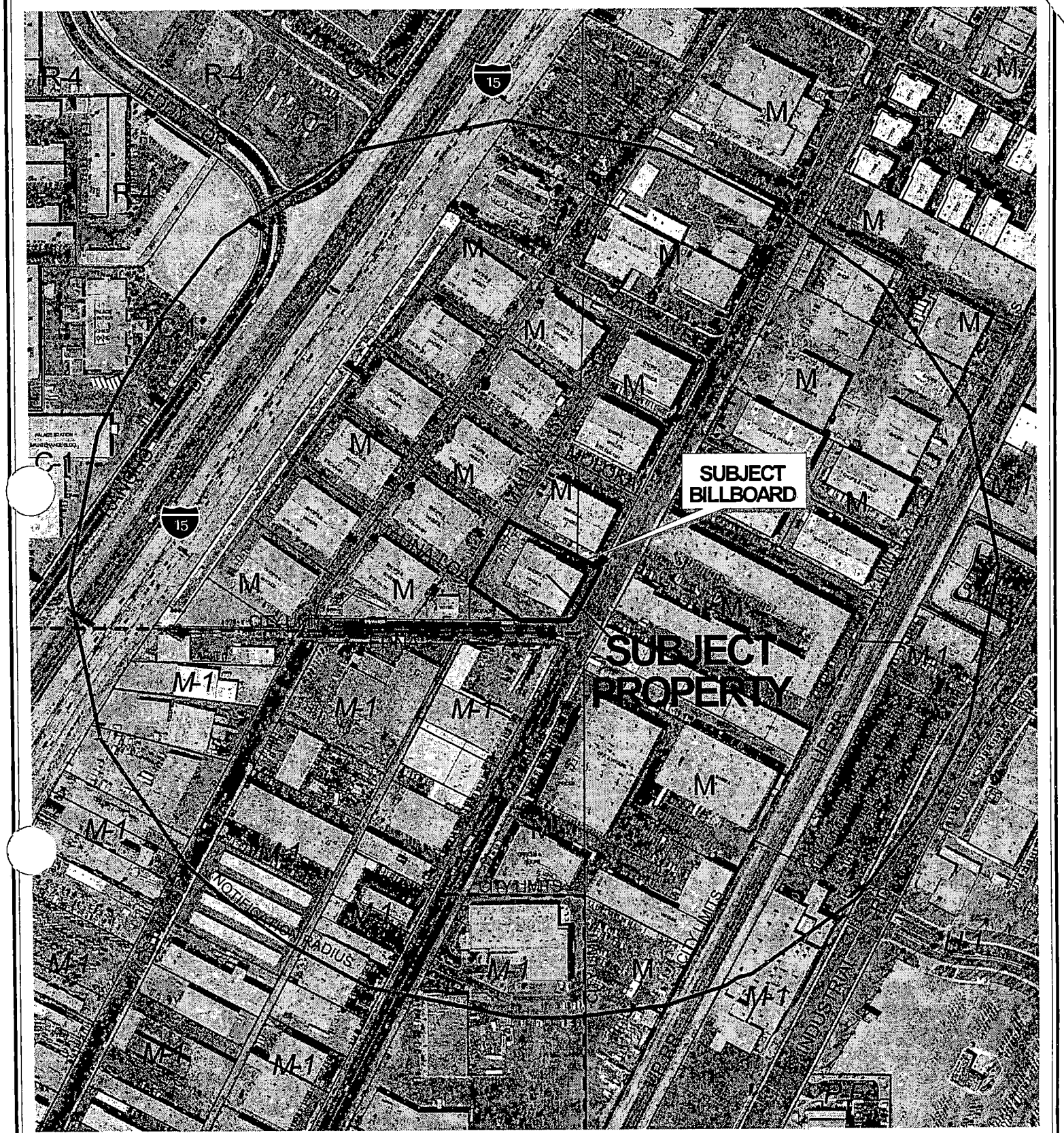


CASE: **RQR-6171**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



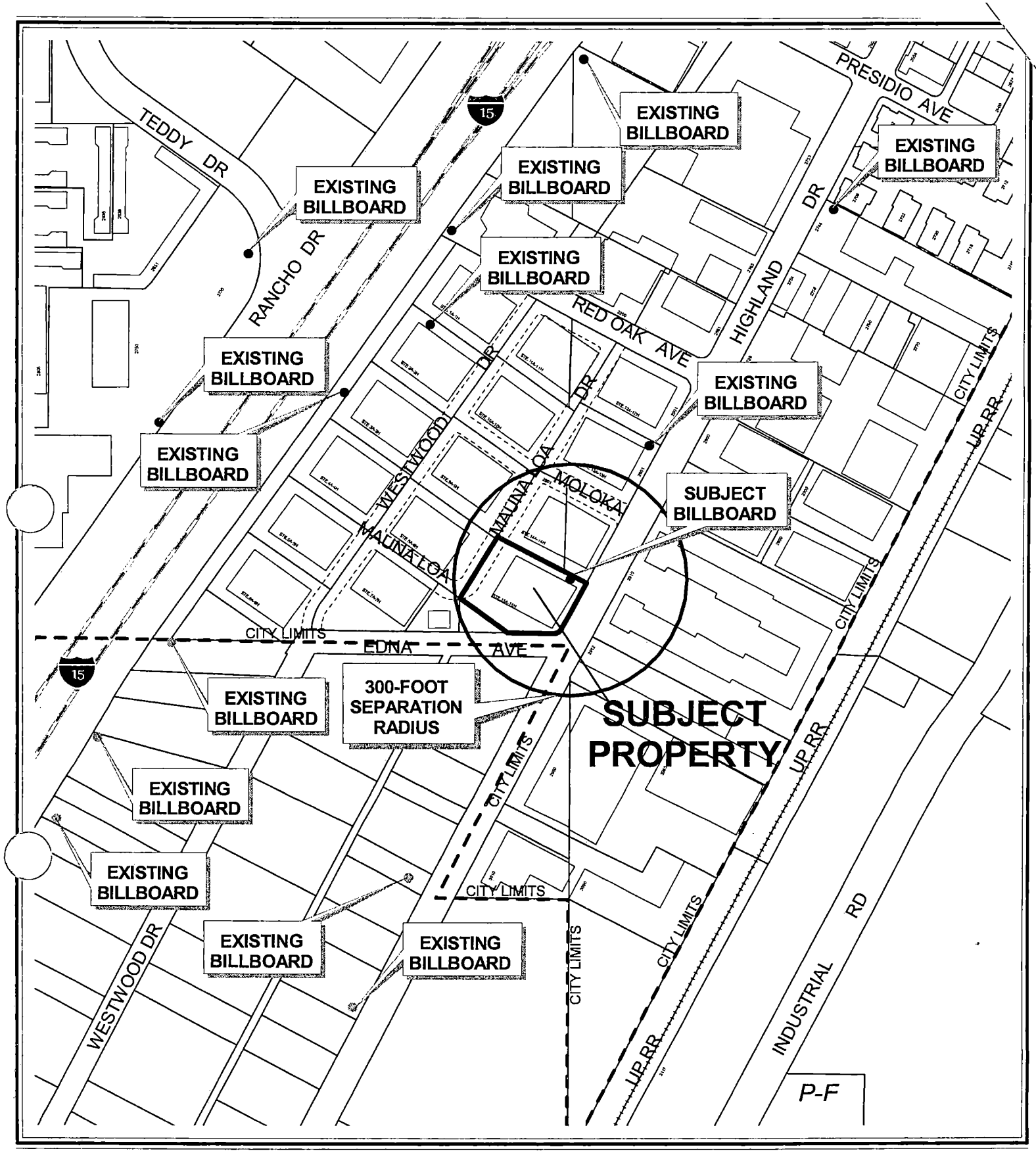
0 300 600 Feet

CASE: **RQR-6171**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: **RQR-6171**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-6171 - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Request

This request is for a Required Two Year Review of an approved Special Use Permit (SUP-1945) for a 45-foot tall, 24-foot by 28-foot Off-Premise Advertising (Billboard) Sign located at 2901 South Highland Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Related Actions

05/07/03 The City Council approved a Special Use Permit (SUP-1945) for the 45-foot tall, 24-foot by 28-foot Off-Premise Advertising (Billboard) Sign and a Variance (VAR-1946) which allowed a 45-foot tall Off-Premise Advertising (Billboard) Sign where 40 feet is the maximum height permitted on this site, subject to a two-year review. The Planning Commission recommended approval on 04/10/03. Staff recommendation was for denial.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.14

B) Existing Land Use

Subject Property:	Retail Commercial and Industrial
North:	Retail Commercial and Industrial
South:	Retail Commercial and Industrial
East:	Retail Commercial and Industrial
West:	Retail Commercial and Industrial

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

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

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

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

INTERAGENCY ISSUES

The original Special Use Permit request did not qualify as a "Project of Regional Significance" under Title 19.18.010 (F) and Ordinance No. 5477; however, an Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day review period at the request of the Department of Planning and Development. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) A drainage study will not be required for this project.
2) With respect to the wastewater collection system (sanitary sewer), the approved Special Use Permit has no impact.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 300 feet from another Off Premise Sign along freeway frontage	YES 405 feet from another billboard
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES No "R" zoned properties within 750 foot notification radius.

The sign meets the minimum 300 foot distance separation requirement from another Off-Foundation Advertising (Billboard) Signs and "R" zoned properties.

B) General Analysis and Discussion

- Zoning

The existing off-premise advertising (billboard) sign is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit. On 05/07/03 the City Council approved the Special Use Permit along with condition # 3, requiring review of the sign.

- Use

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

On April 21, 2005 a site inspection was conducted and photos were taken. The inspection revealed there are some bird droppings on the support post on the sign. Otherwise, the conditions of approval have been met. A condition has been included that requires the sign to be maintained and kept free of graffiti and clean at all times.

FINDINGS

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

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

   Title 19.14.of the Las Vegas Municipal Code allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards established in Title 19.18.060(L). The continued use of the off-premise advertising (billboard) sign on the subject site is appropriate, in that the area has not changed significantly in the past two years.

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

   There are no physical constraints to the continuation of the Off-Premise Advertising (Billboard) Sign use on this site.

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 subject site is located along Highland Drive, an 80-foot wide Secondary Collector designated in the Master Plan of Streets and Highways, and the approved use does not generate traffic demand.

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 off-premise sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 38

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-6171 APN: 163-08-611-011

Name of Property Owner: Highland Industrial Park Partnership.

Name of Applicant: Reagan National Adv. 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 ____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: TEDD ROSENSTEIN

Subscribed and sworn before me

This 10 day of February, 2005

_____ Clark, Nevada

Notary Public in and for said County and State

Danielle Wales
Notary Public, State of Nevada
Appointment No. 03-79977-1
My Appt. Expires Feb 6, 2007

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

May 9, 2003

Highland Industrial Park
2901 South Highland Drive
Las Vegas, Nevada 89102

RE: SUP-1945 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 7, 2003
Related to VAR-1946

Dear Applicant:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Special Use Permit FOR A PROPOSED 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-1946).

3. 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.

4. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

5. The proposed off-premise advertising (billboard) sign shall be set back at least five (5) feet from all property lines.

6. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

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

68112-012-8/02

7. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

8. Only one advertising sign is permitted per sign face.

9. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council; or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements; or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

10. All City Code requirements and design standards of all City Departments shall be satisfied.

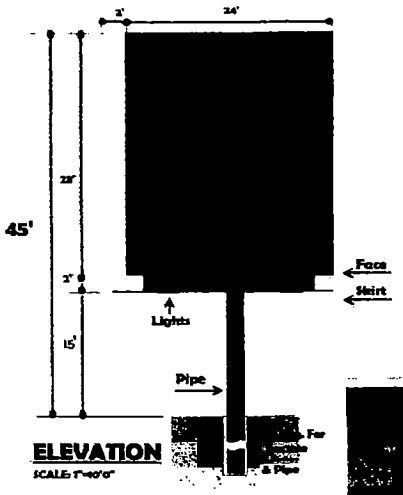
Sincerely,

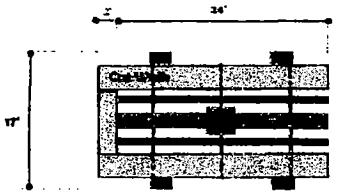
Mary Esway

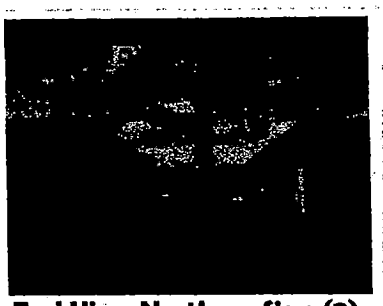
Mary Esway
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Andy Bilanzich
Reagan Outdoor Advertising
3851 Pennwood, Unit B-1
Las Vegas, Nevada 89102

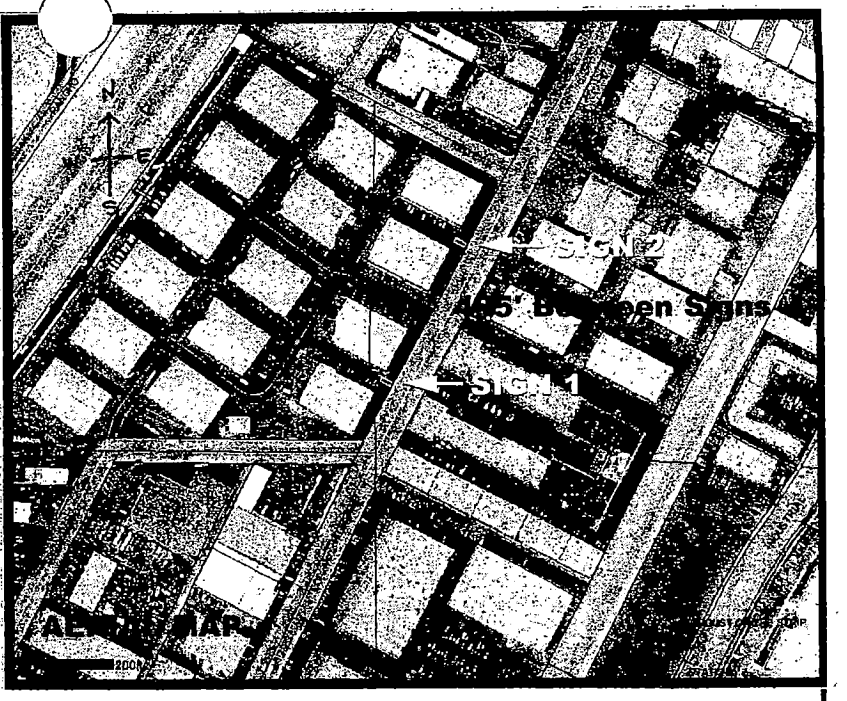


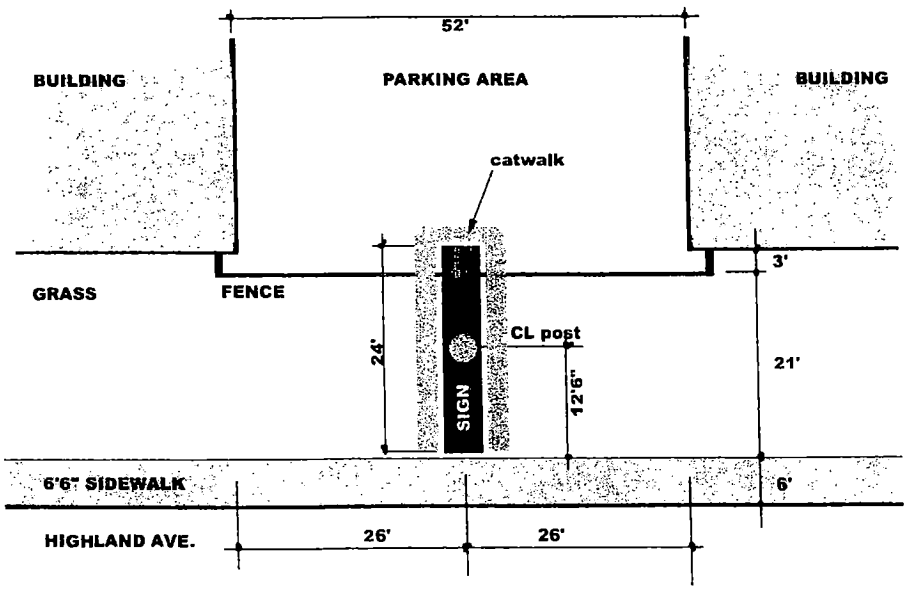




End View Northern Sign (2)

End View Southern Sign (1)

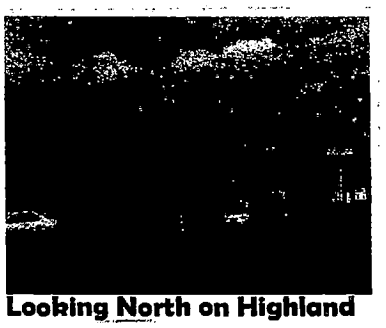




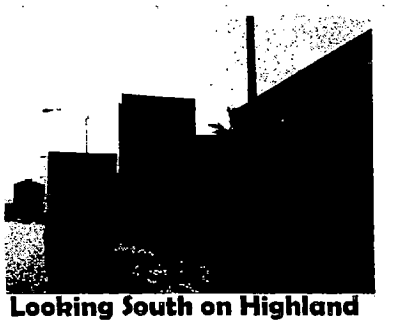
PLOT PLAN Sign 1 or Sign 2

scale 1" = 1'0"

Distance between signs is 405'
No other signs or residentual within 300' Property Zoned M



Looking North on Highland



Looking South on Highland

RQR-6171
05-12-05 PC

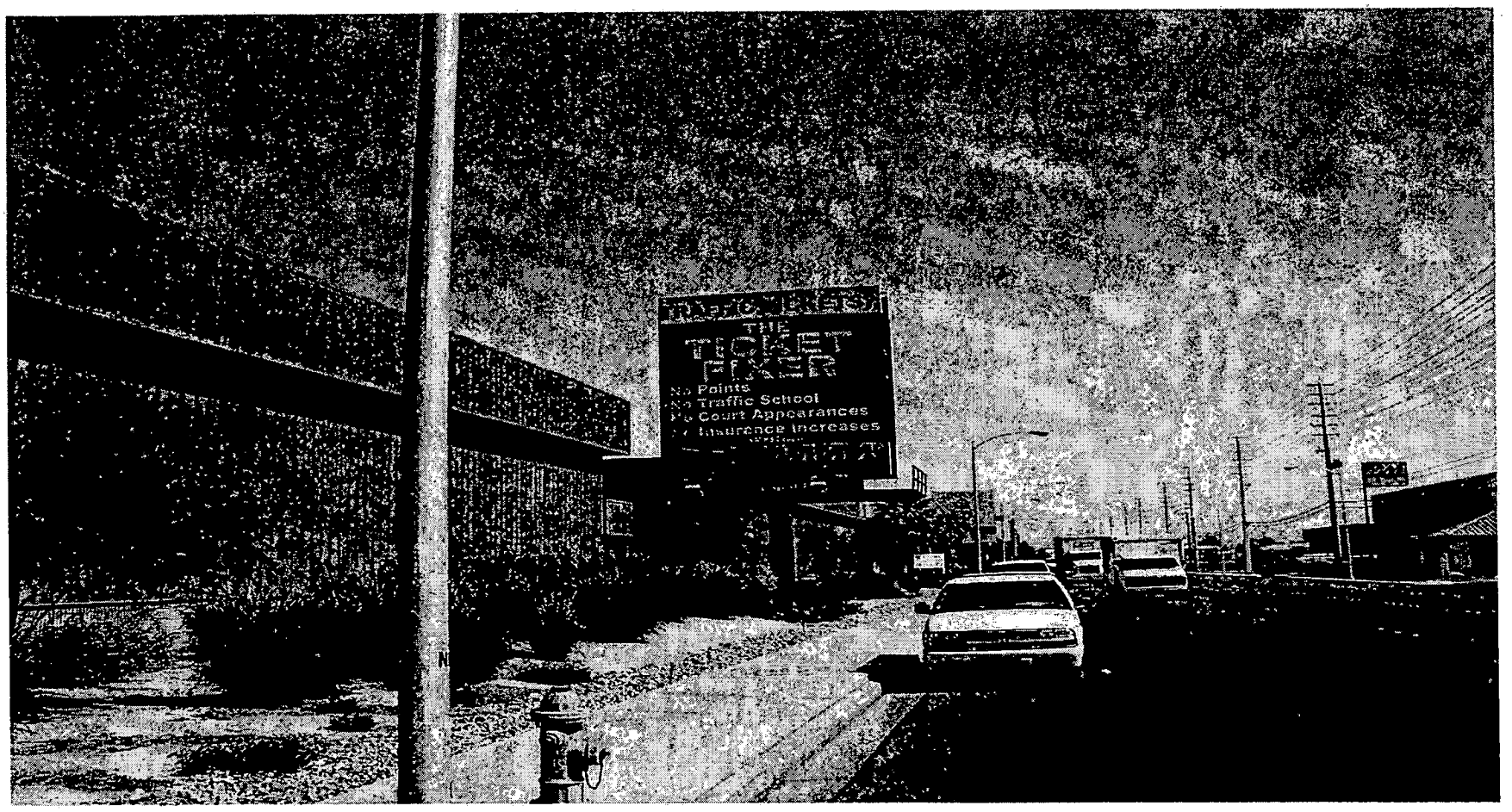
Reagan National Advertising

3851 Pennwood / Unit B-1 Las Vegas, NV 89102 702-361-3904

Owner: Highland Industrial Park Partnership c/o American Management Co. 2960 Meade Ave. Las Vegas, NV 89102		
SCALE: Noted	APPROVED BY:	DRAWN BY LLC
DATE: 10-28-02		REVISED
Location: 2901 S. Highland Drive Las Vegas, NV Two signs approx. 400' apart		
APN # 162-09-210-001 and 002 for sign #1 APN # 162-09-611-011 and 012 for sign #2		DRAWING NUMBER 208201-1

RQR-6171 - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA
2901 HIGHLAND DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05



RQR-6171 - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA
2901 HIGHLAND DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

RQR-6171 - APPLICANT: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - OWNER: REAGAN NATIONAL ADVERTISING OF NEVADA
2901 HIGHLAND DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

Reagan National Advertising

February 22, 2005

RE: Justification Letter

To whom it may concern,

I am writing to you requesting an approval of a special use permit review for an off-premise sign located at 2901 South Highland Dr. APN #162-08-611-011. This parcel meets all requirements set forth in the City of Las Vegas off-premise (billboard) ordinance. The sign is erected in such a way that it can be seen by traffic traveling north and south on Highland Dr. The surrounding properties have not been altered in terms of the uses being conducted on the properties, nor has the zoning been altered since the Special Use Permit was approved.

Highland Dr. is a highly traveled road used by local people going to and from numerous businesses in the area. Many local businesses will be able to utilize this sign as an inexpensive advertising medium.

Sincerely,

Andrew D. Bilanzich

Andrew D. Bilanzich
Real Estate Manager
Reagan National Advertising of Nevada

3851 PENNWOOD AVE. #B-1 LAS VEGAS, NEVADA 89102 (702) 361-3904
(702) 616-8960 FAX

RQR-6171

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - GPA-6221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C. - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane (A portion of APN 139-31-111-006 and a portion of APN 139-31-510-019), Ward 1 (Tarkanian).

APPLICANT REQUESTS ABEYANCE TO JUNE 9, 2005 PLANNING COMMISSION

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:03 – 6:05)

SCHLOSSER DEVELOPMENT

SCHLOSSER CONSTELLATION, INC.
907 West Fifth Street / Suite 202
Austin, Texas 78703

May 2, 2005

MR. DOUGLAS J. RANKIN
Planning Supervisor
Planning and Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada, 89101 via telephone fax 702 385-7268

Re: GPA-6221 – General Plan Amendment

Dear Doug,

The Las Vegas Planning Commission is scheduled to hear GPA-6221 General Plan Amendment on May 12, 2005.

Schlosser Constellation, Inc. ("Applicant") is submitting this letter in order to request that the Las Vegas Planning Commission hold such General Plan Amendment application (GPA-6221) in abeyance for an approximate thirty (30) day period until June 9, 2005 (at which time Applicant requests that the Las Vegas Planning Commission consider GPA-6221).

Applicant has and will continue to consult with Councilwoman Lois Tarkanian's office including Ms. Robin Munier; with Margo Wheeler's office including Douglas J. Rankin, and with other appropriate City of Las Vegas officials in order to prepare a draft of a land- development-code so-called Text-Amendment. The final approval of such Text-Amendment, if approved by the applicable Las Vegas governmental authority(s), would negate the need to further consider such GPA-6221.

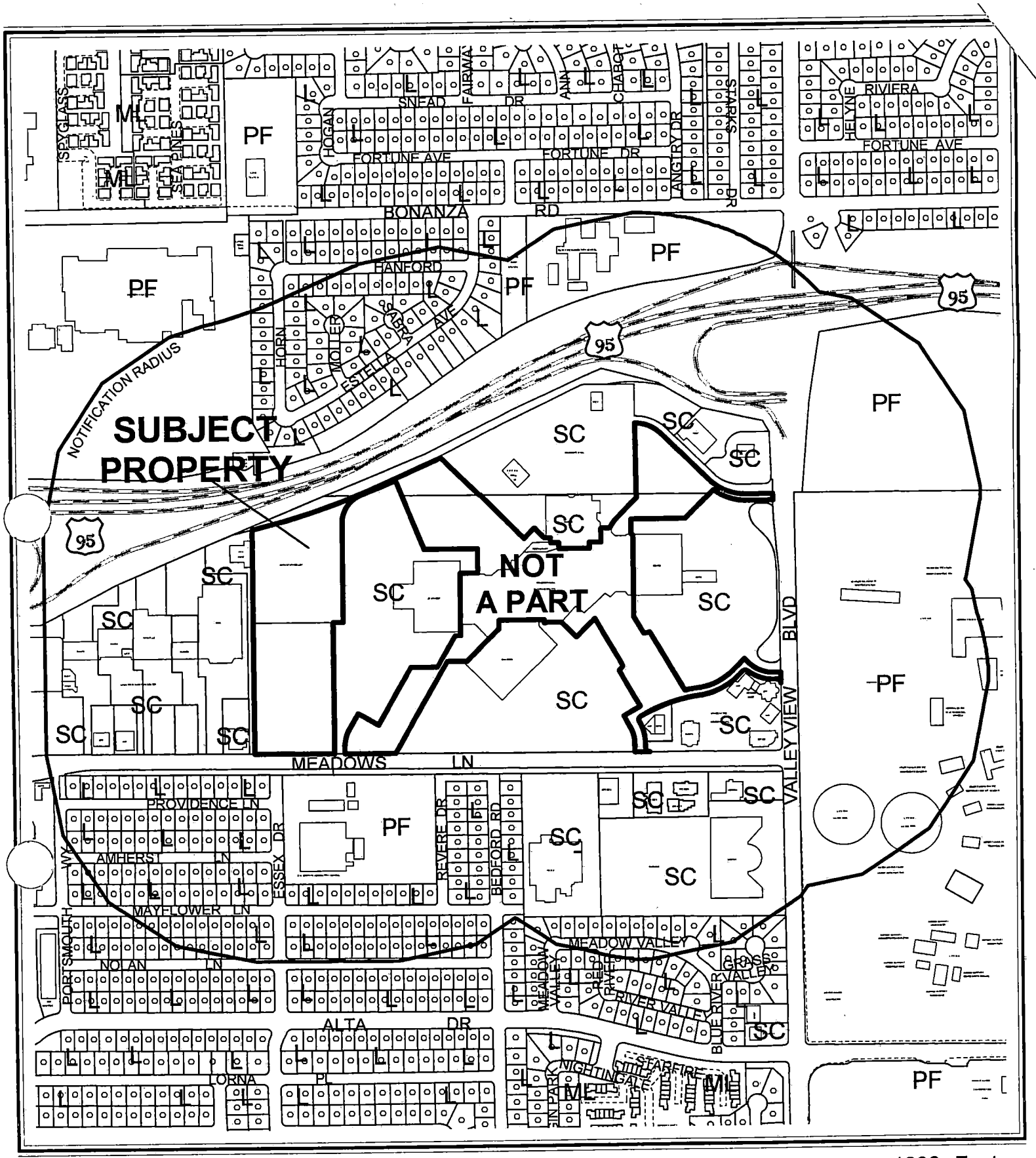
Thank you in advance for approving the Abeyance described in this request.

Best Regards,

Schlosser Constellation, Inc.

By: Andrew J. Schlosser, president
(512) 472-7774 voice
(512) 233-5333 fax

907 West 5th St.
Suite 202
Austin, TX 78703
ph) 512.472.7774



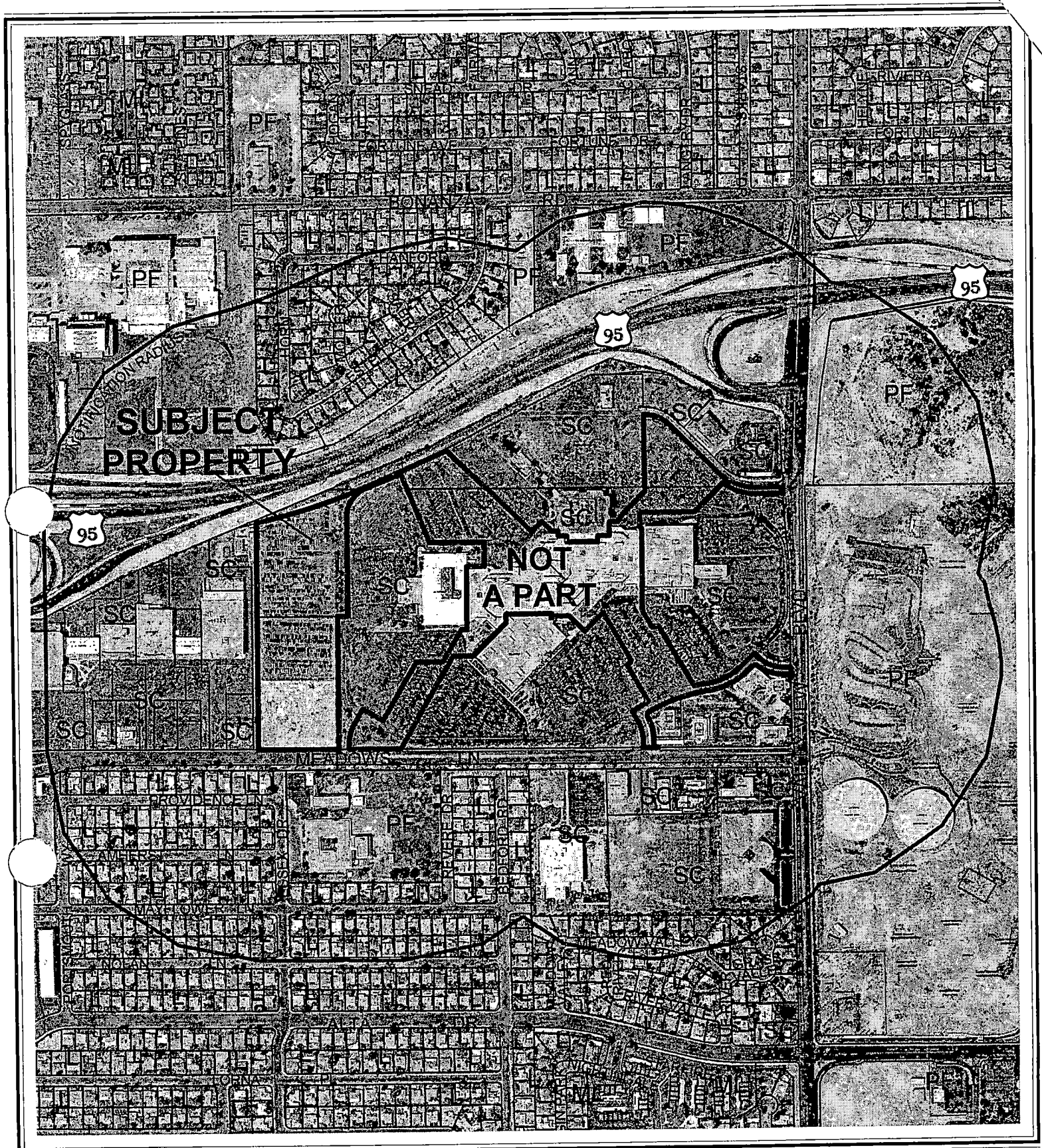
CASE: **GPA-6221**

RADIUS: 1000 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

N



0 600 1200 Feet

CASE: **GPA-6221**

RADIUS: 1000 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6221 - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.

ON MAY 2, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 9, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-6221 APN: 139-31-510-019

Name of Property Owner: GGP Ivanhoe II, Inc. (doing business as General Growth Properti
dba GGP Meadows Mall LLC

Name of Applicant: Schlosser Constellation, Inc.

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

_____Yes _____x____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ (PRESIDENT)
for Schlosser Constellation, Inc. (by Andrew J. Schlosser, president)
pursuant to authority granted by GGP Meadows LLC (as described in such attached authoriation.

Print Name: _____

Subscribed and sworn before me

This 28th day of FEBRUARY, 2005

Lynne Simon
Notary Public in and for said County and State

LYNNE SIMON NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-11-2008

General Growth Properties et al
Chicago, Illinois

February 24, 2005

Las Vegas Planning and Development Department
Las Vegas, Nevada

Re: unimproved property located immediately west of Meadows Mall on Meadows Lane, Las Vegas (the "Property")

To Whom It May Concern:

Thank you in advance for accepting this letter as authorization for Schlosser Constellation, Inc (and/or Andrew J. Schlosser) to make certain land-use applications regarding the Property, with the City of Las Vegas. However, this authorization is granted subject to the following:

i) GGP Meadows Mall L.L.C. may terminate any such described applications (pertaining to the described Property) at any time (in which case such application shall be considered extinguished and null and void).

ii) Schlosser Constellation, Inc. shall be solely responsible for all expenses and costs associated with prosecuting and such application(s) on the described Property.

iii) This agreement shall vest no rights in, nor create an option for the Property, nor shall GGP Meadows L.L.C. have any obligation to enter into any other agreement of any kind with Schlosser Constellation, Inc. relative to the Property.

iv) None of the applications pursued by Schlosser Constellation, Inc. shall limit the use of the property in any way.

Sincerely,

Authorized Officer
GGP Meadows Mall L.L.C.,
A Delaware Limited Liability Company

By: Daniel F. O'Brien

Daniel F. O'Brien

North

1"= 200'

LAS VEGAS EXPRESSWAY

U.S. 95/I 515

SC

UPPER LEVEL PARKING (BLUE)

approx. 5 acres

SC 139-31-510-019

SC

458.97'

470.61'

JCPenney

SC

374.57'

47.5'

SC

Dillard's

626.73'

SC 139-31-111-006

5.38 acres

SC

SC

SC

LOWER LEVEL PARKING (RED)

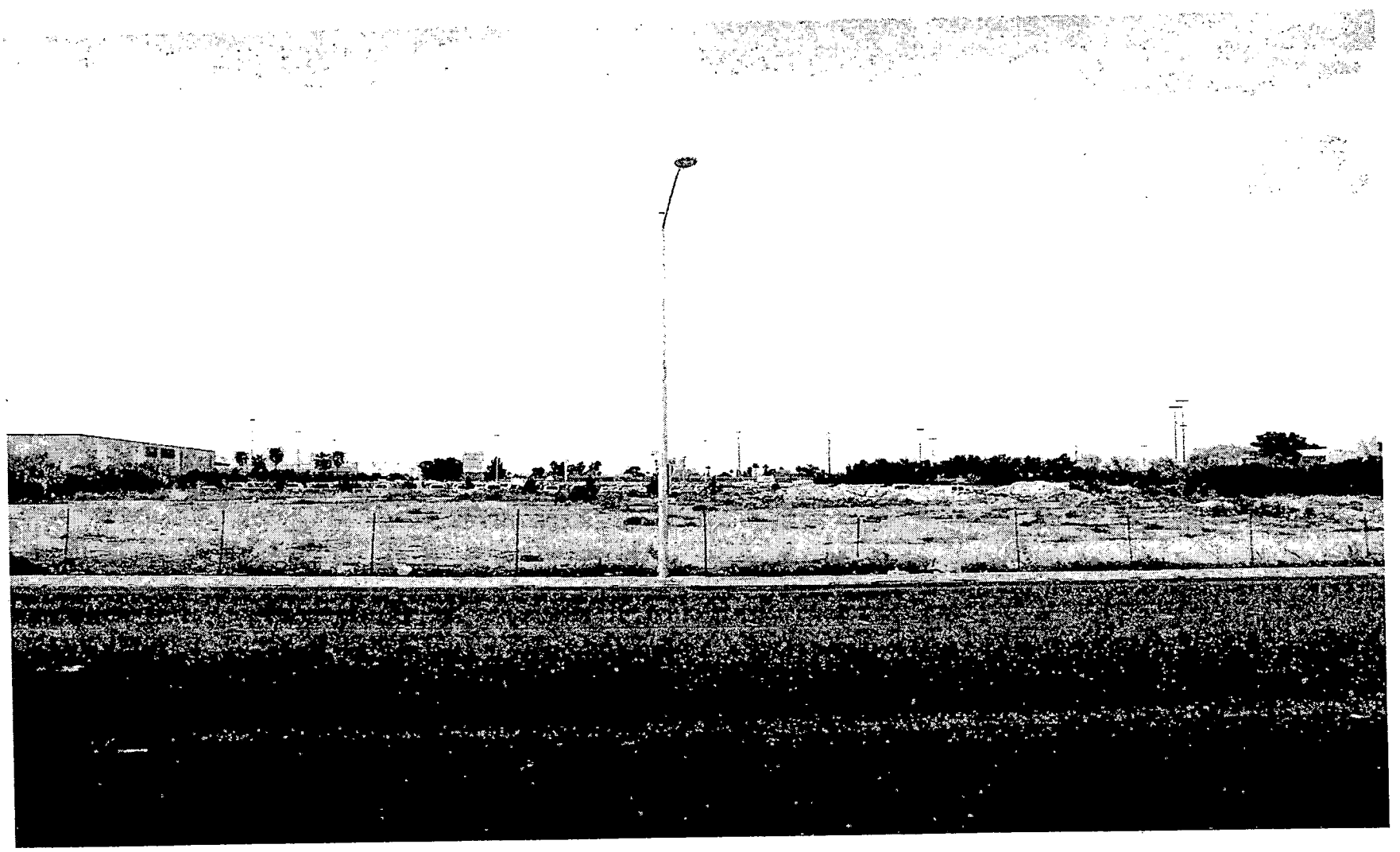
GPA-6221

04-14-05 PC

MEADOWS LANE

L

PF

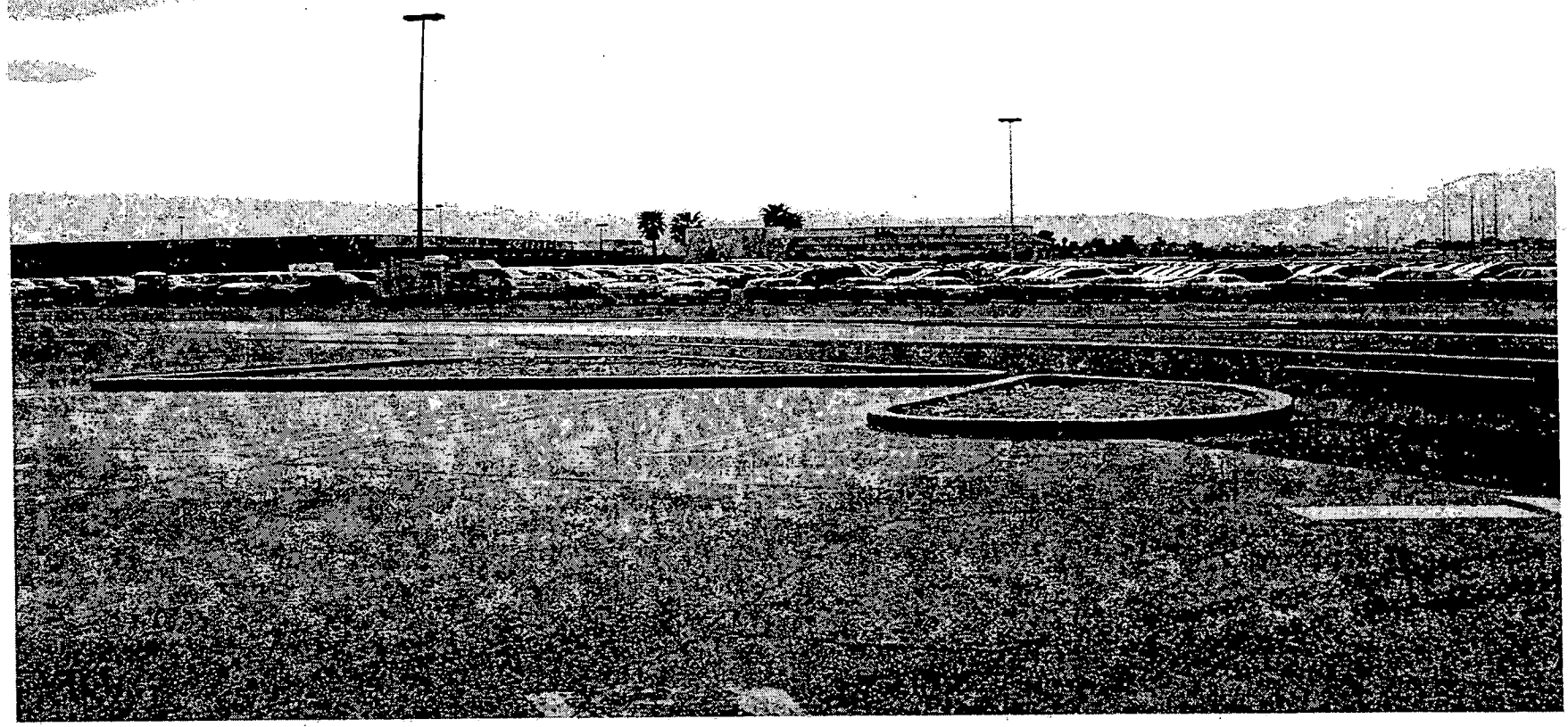


GPA-6221 - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.
THE NORTHWEST CORNER OF VALLEY VIEW BOULEVARD AND MEADOWS LANE
MAY 12, 2005 PLANNING COMMISSION

03/16/05

GPA-6221 - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.
THE NORTHWEST CORNER OF VALLEY VIEW BOULEVARD AND MEADOWS LANE
MAY 12, 2005 PLANNING COMMISSION

03/16/05



GPA-6221 - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.
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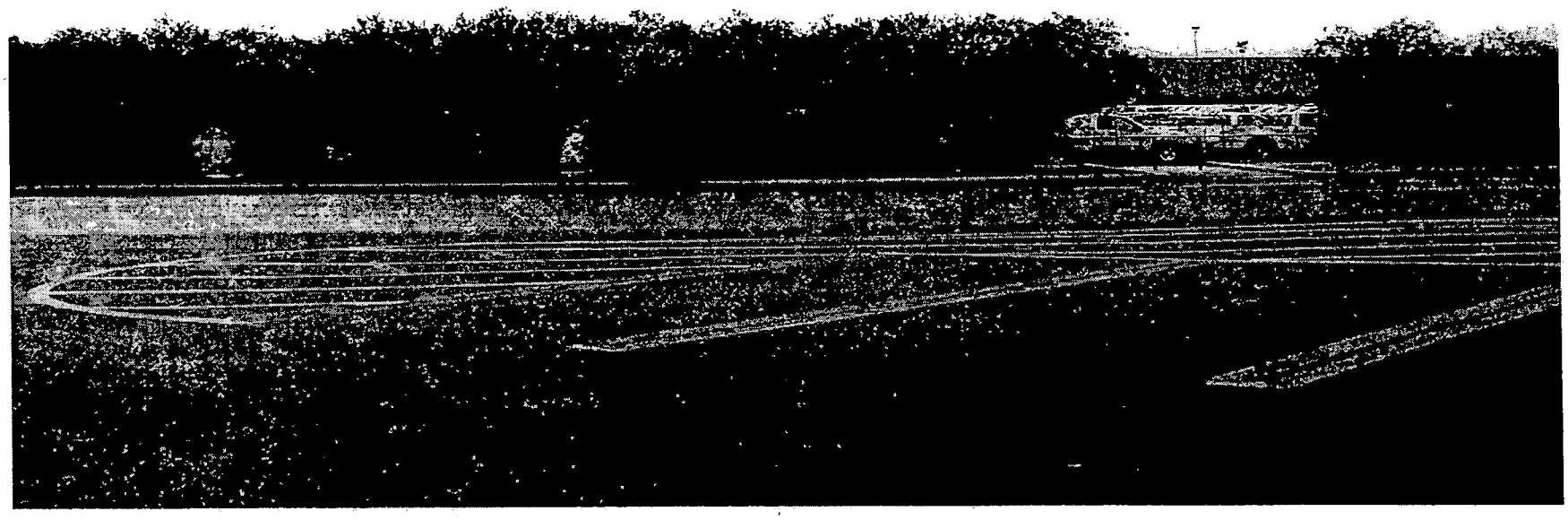
03/16/05



GPA-6221 - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.
THE NORTHWEST CORNER OF VALLEY VIEW BOULEVARD AND MEADOWS LANE
MAY 12, 2005 PLANNING COMMISSION

03/16/05

SCHLOSSER CONSTELLATION, INC.
907 West Fifth Street / Suite 202
Austin, Texas 78703

February 25, 2005

MR. FLINN FAGG, AICP
Urban Design Coordinator
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada, 89101

Re: Constellation at Meadows Mall, Las Vegas; "Justification Letter"

Dear Flinn,

You have advised Schlosser Constellation, Inc. ("SCI") that SCI is required to submit a so-called "Justification Letter", which is a detailed letter that explains:

i) The zoning request
ii) The intended use of the property
iii) How the project meets/ supports existing City policies and regulations
iv) Why the zoning proposal promotes public health, safety, and general welfare in accordance with Las Vegas Municipal Code 19.18.030.

SCI is requesting that the City of Las Vegas ("Las Vegas") rezone the General Plan from "SC" to "GC".

SCI intends to use the property for an outdoor motion-picture exhibition 'amphitheatre'. Because "Commercial Amusement/Recreation; Outdoor" falls under the Zoning-category of "C-2", and because the property is currently zoned "C-1", SCI will eventually submit an application to rezone the property from "C-1" to "C-2". However, such "C-2" zoning that SCI will eventually seek stands in a General Plan designation of "GC". Therefore, SCI is seeking to revise the General Plan from "SC" to "GC".

Presumably, Las Vegas seeks to promote development that expands the property-tax base without having any or minimum impact on the environment. SCI intends to develop a project that utilizes existing paving and parking-fields during a period of the year when neighboring parking fields at the Meadows Regional Mall are minimally utilized. SCI does not intend to operate during the Christmas holiday season when such parking fields are utilized to their maximum capacity. Therefore, there is perfect or

GPA-6221

nearly perfect parking reciprocity between the Constellation and the neighboring host's Meadows Regional Mall Shopping Center parking field.

Best Regards,

Schlosser Constellation, Inc.

By: Andrew J. Schlosser, president

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - 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.

STAFF REQUESTS THIS ITEM HELD IN ABEYANCE TO THE 05/26/05 PC MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:03 – 6:05)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 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 26, 2005 PLANNING COMMISSION MEETING

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 11 [GPA-6285], Item 12 [ZON-6291], Item 13 [VAC-6293], Item 14 [VAR-6289] and Item 15 [SDR-6294].

MARIO SUAREZ, Deputy Director, Planning and Development Department, gave a brief overview of the applications, which were previously held in abeyance to address the reduction of lots along the eastern boundary of the proposed R-PD. The applicant has reduced the number of lots in that area from nine to seven and has included additional landscaping as well. The project does comply with the open space requirement and a drainage easement was added between lots four and five. The lot sizes are consistent with the previous proposal.

MINUTES – Continued:

He noted that there is a floor plan showing a one-car garage design. Staff has requested that the applicant remove that from the project because the parking requirement is for two unimpeded parking spaces. All other floor plans and elevations meet the requirement.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant. The changes referenced by staff were an attempt to soften the intensity of the proposed project on the existing residential on the east property line. He pointed out that lots 13 to 16 would be single story homes on minimum 6,000 square-foot lots. There will be eight-foot tall decorative block walls along Balsam Street and the entire east property line. The location of the open space resulted from the resident's suggestions at the neighborhood meeting.

JENNIFER SRODES, 5695 North Rainbow Boulevard, owns a daycare center/private school located next to the proposed open space. She stated Councilman Weekly's representative who was present at the neighborhood meeting recommended the location of the open space. It was intended to serve as a buffer to the children of her facility. She also pointed out that there had been questions in the past about why the homeowners of nearby homes were never present at meetings. MS. SRODES learned that the home directly north of her business was condemned by Clark County in 1998 and the family of the developer of this proposed project owns the home north of that. She was in full support of the project.

JIM EPLEY, 5686 North Rainbow Boulevard, said that he came to speak at this meeting after hearing the opposition comments of a MS. MILTON during the last meeting on this item. During the neighborhood meetings there was no opposition voiced. MR. EPLEY supported the project.

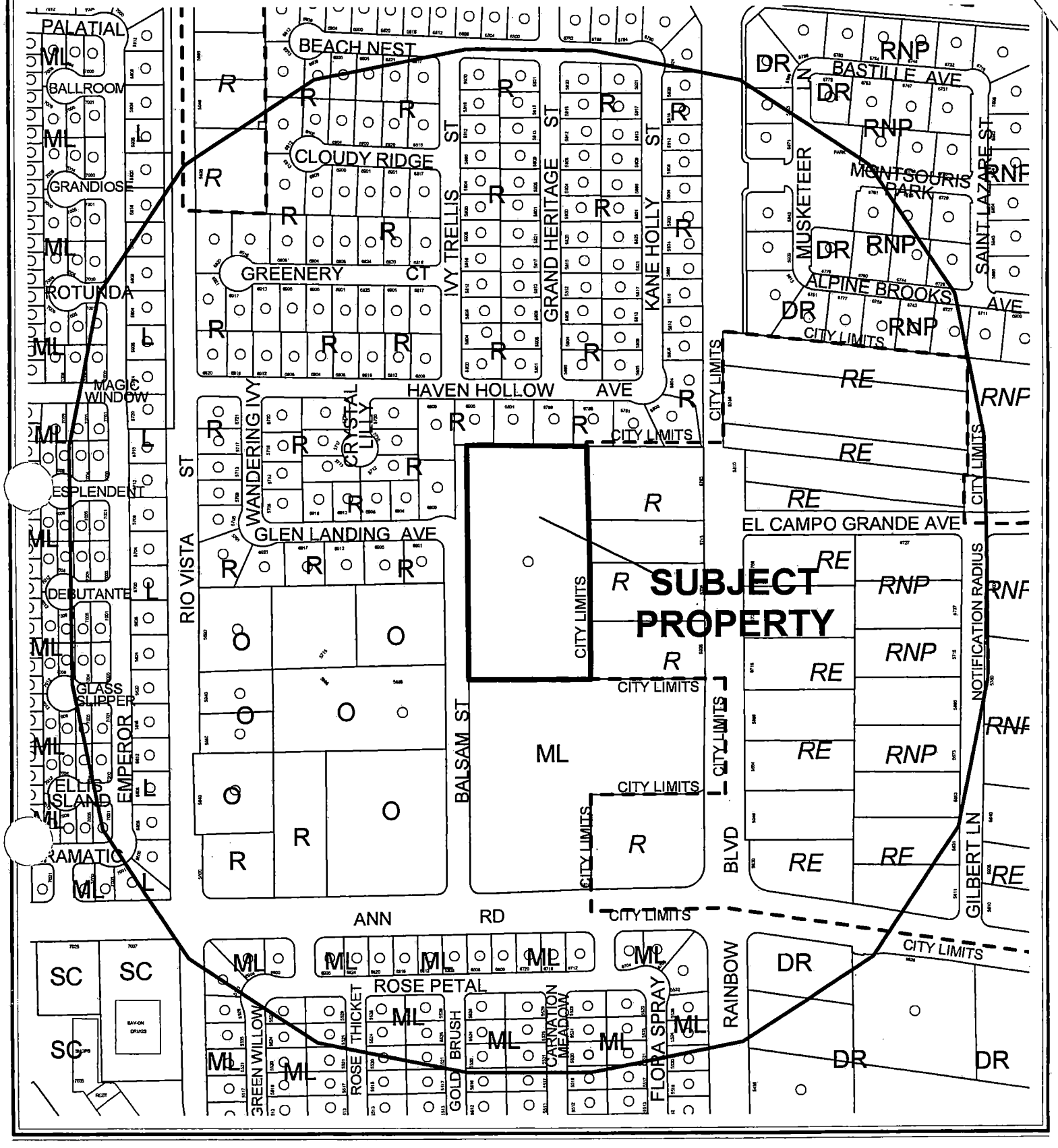
CECILA LAUB, 6781 Haven Hollow Avenue, indicated she was in support of the project. She commended the efforts of MR. CUNNINGHAM.

VICE CHAIRMAN TRUESDELL questioned the purpose of an eight-foot wall when compared to the benefits of a six-foot wall. He felt the eight-foot wall impeded on the creation of a community within neighborhoods. MR. SUAREZ explained the additional height gives a sense of security and privacy to residents. Approval of the higher wall is at the discretion of the Board.

CHAIRMAN NIGRO thanked MR. CUNNINGHAM for working well with staff and neighbors.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 11 [GPA-6285], Item 12 [ZON-6291], Item 13 [VAC-6293], Item 14 [VAR-6289] and Item 15 [SDR-6294].

(7:52 – 8:05)



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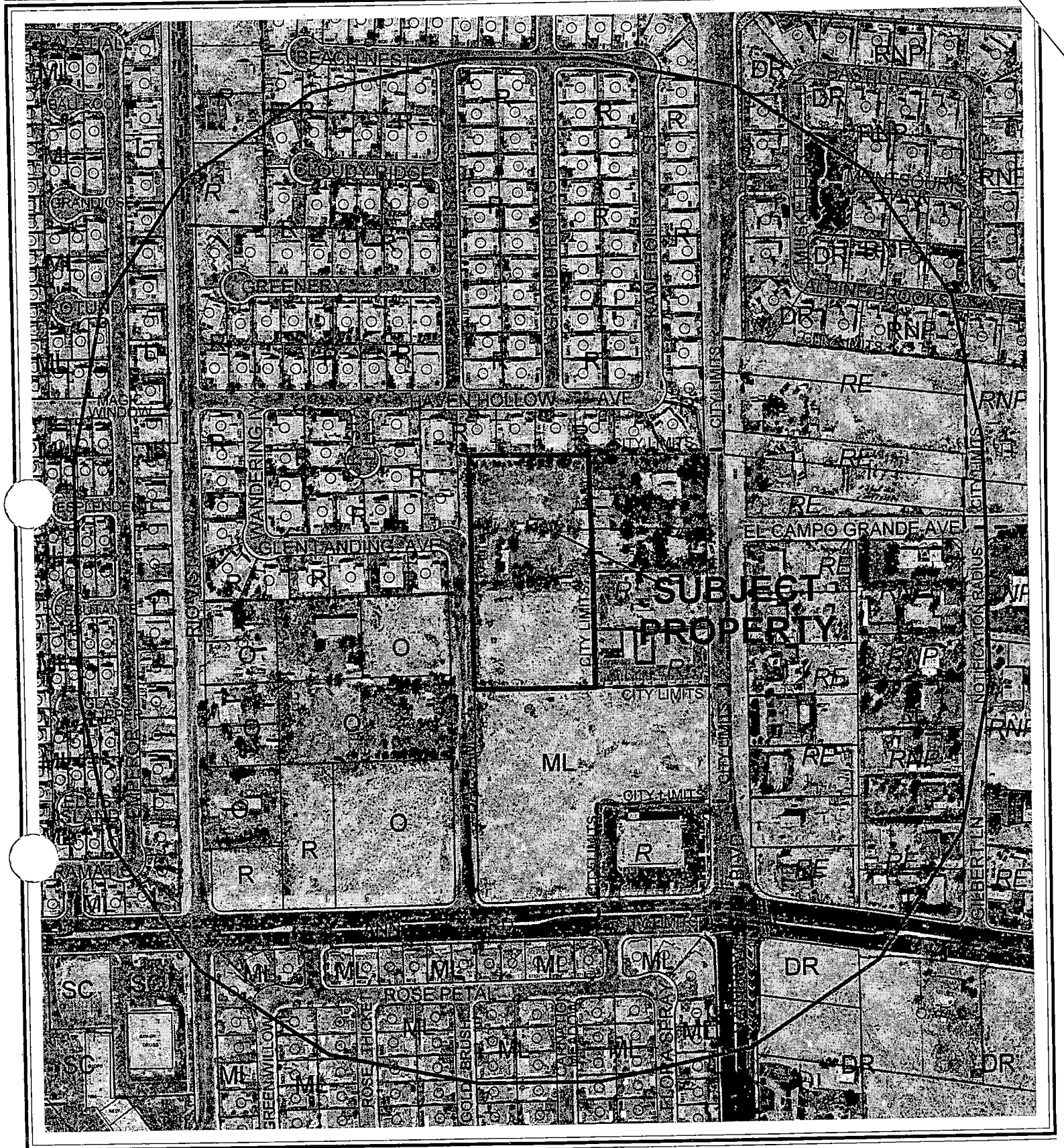
CASE: **GPA-6285**

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



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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: MAY 12, 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

04/28/05 The Planning Commission held this item in abeyance at the request of Commissioner McSwain to allow the applicant time to meet with staff to redesign the site.

05/12/05 The Planning Commission is scheduled to hear companion items 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.

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

MS

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.

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.

MS

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.

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.

MS

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.

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.

MS

- 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 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: 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

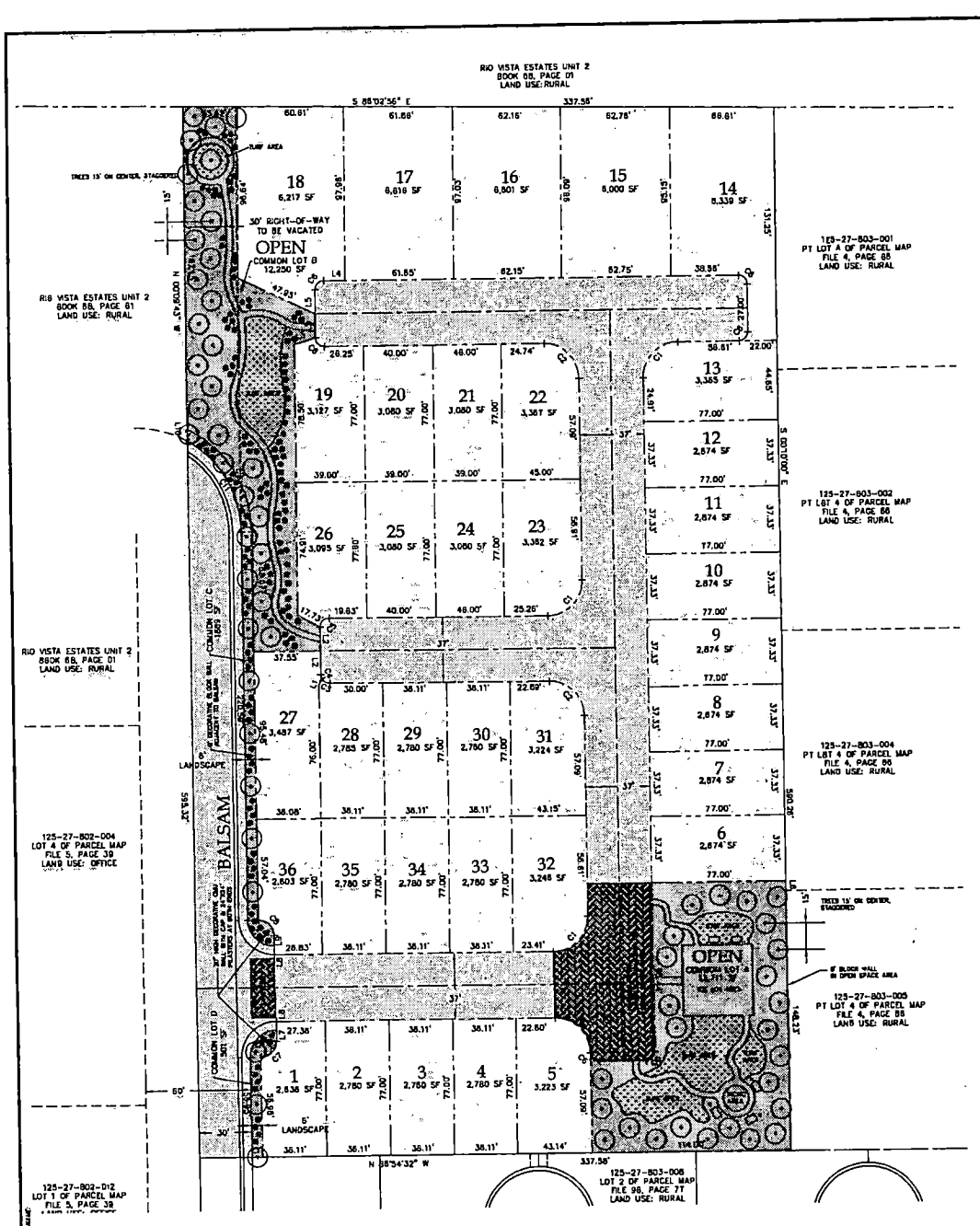
This 15 day of MARCH, 2005

_____

Notary Public in and for said County and State

STATE OF NEVADA

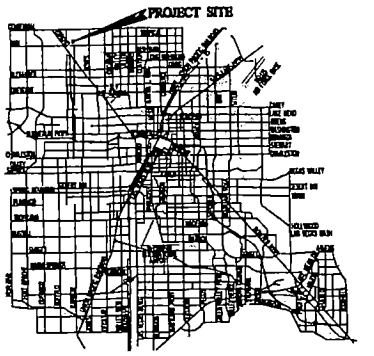
Revised 12-03-04

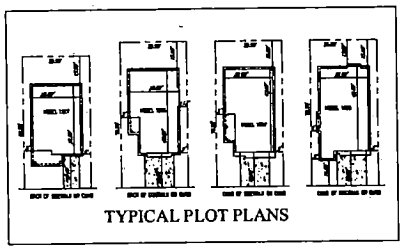


1" = 30'

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

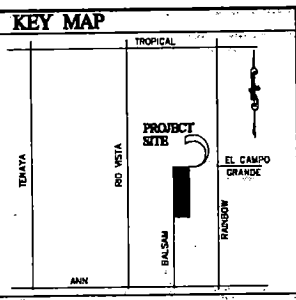
LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS – LANDSCAPE, WALL & BUFFER STANDARDS ALONG BALSAM FRONTAGE – 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

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 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 GOGAUGHN
8038 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-8300
FAX: 240-8303

OWNERS

APN 125-27-803-005
GREGORY & CAROL HATFIELD
1005 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	125-27-803-003
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	15'
REAR	15' MIN.
HEIGHT	35'
LOT COUNT	35 LOTS
GROSS DENSITY	7.64 UNITS PER ACRE
NET DENSITY	8.53 UNITS PER ACRE
COMMON LOTS	4
OPEN SPACE REQUIRED	23,873 SF
COMMON OPEN SPACE PROVIDED	25,991 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	N35°02'56"W	3.85'
2	N09°17'08"E	13.30'
3	N72°20'52"E	13.38'
4	S89°54'28"E	11.78'
5	N03°55'29"E	11.50'
6	N00°17'02"W	4.81'
7	N00°27'58"E	8.18'
8	S00°03'28"W	5.00'
9	N00°58'34"E	5.82'
10	S00°58'43"E	5.83'
11	S89°54'28"E	5.88'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	20.00'	90°13'18"	31.51'	20.06'
2	20.00'	89°44'34"	31.32'	19.91'
3	5.00'	89°57'18"	5.08'	2.79'
4	5.00'	21°04'18"	1.84'	1.41'
5	5.00'	90°05'58"	7.86'	5.02'
6	5.00'	90°00'00"	7.85'	5.00'
7	9.00'	89°32'21"	14.04'	8.88'
8	9.00'	90°26'17"	14.34'	9.15'
9	66.00'	62°31'56"	72.03'	40.44'
10	15.00'	89°44'46"	23.50'	14.92'
11	85.00'	90°00'00"	82.83'	34.64'
12	15.00'	90°13'11"	23.63'	15.05'

VEGAS REALTY
8038 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) 362-5333

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
SDR-6294

REVISED
4.21.05

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - 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.	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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
See Item 11 [GPA-6285] for related discussion on Item 11 [GPA-6285], Item 12 [ZON-6291], Item 13 [VAC-6293], Item 14 [VAR-6289] and Item 15 [SDR-6294].

(7:52 – 8:05)

3-147

CONDITIONS:
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.

CONDITIONS – Continued:

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.

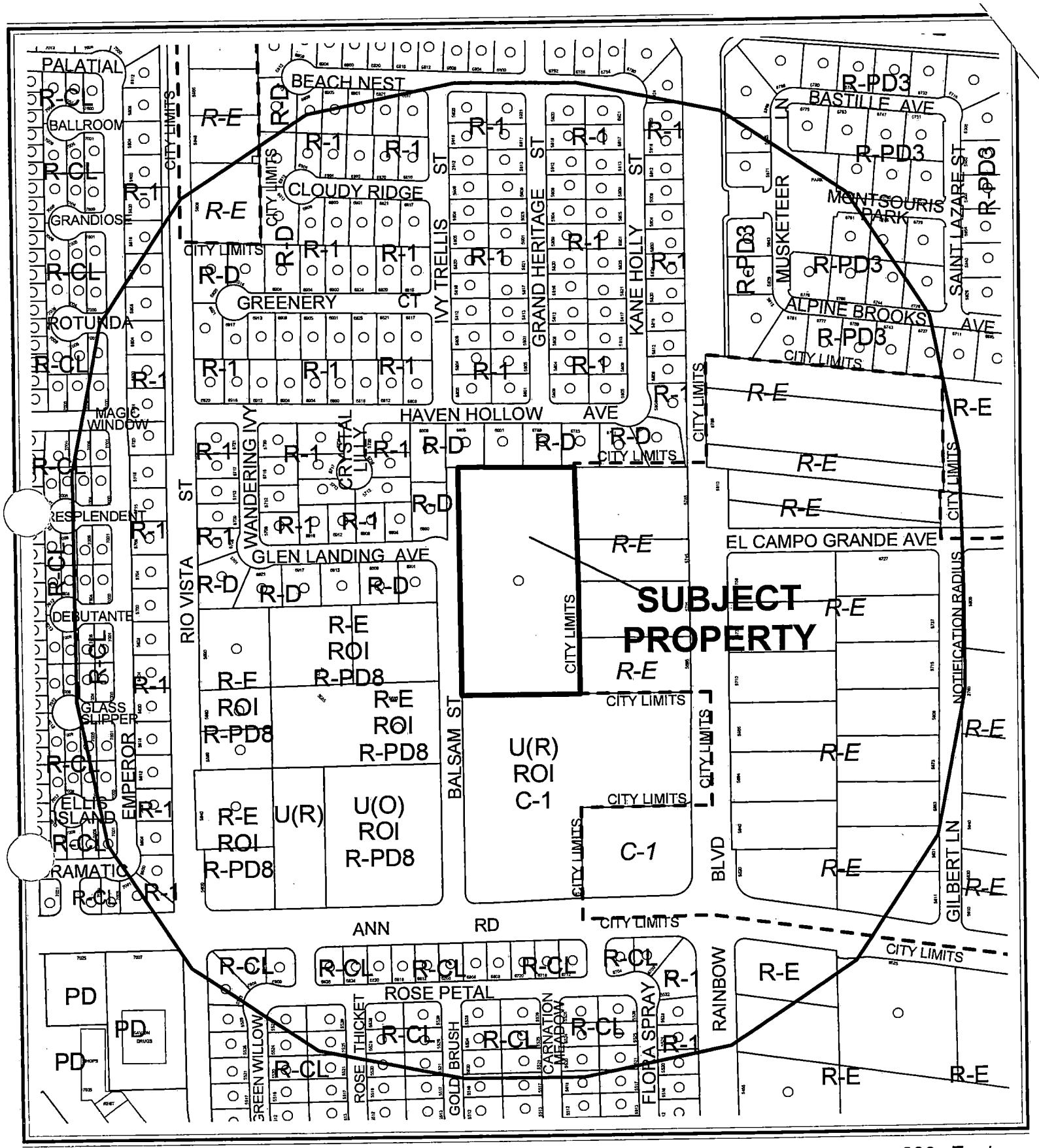
4. Approval of and conformance to the Conditions of Approval for Vacation (VAC-6293) and Variance (VAR-6289).

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. Dedicate appropriate right-of-way and construct a knuckle meeting current City Standards at the intersection of Glen Landing Avenue and Balsam Street or obtain approval for a deviation from the City Engineer prior to submittal of a Tentative Map for this site. All existing paving damaged or removed by this development shall be restored at its original location and to its 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.

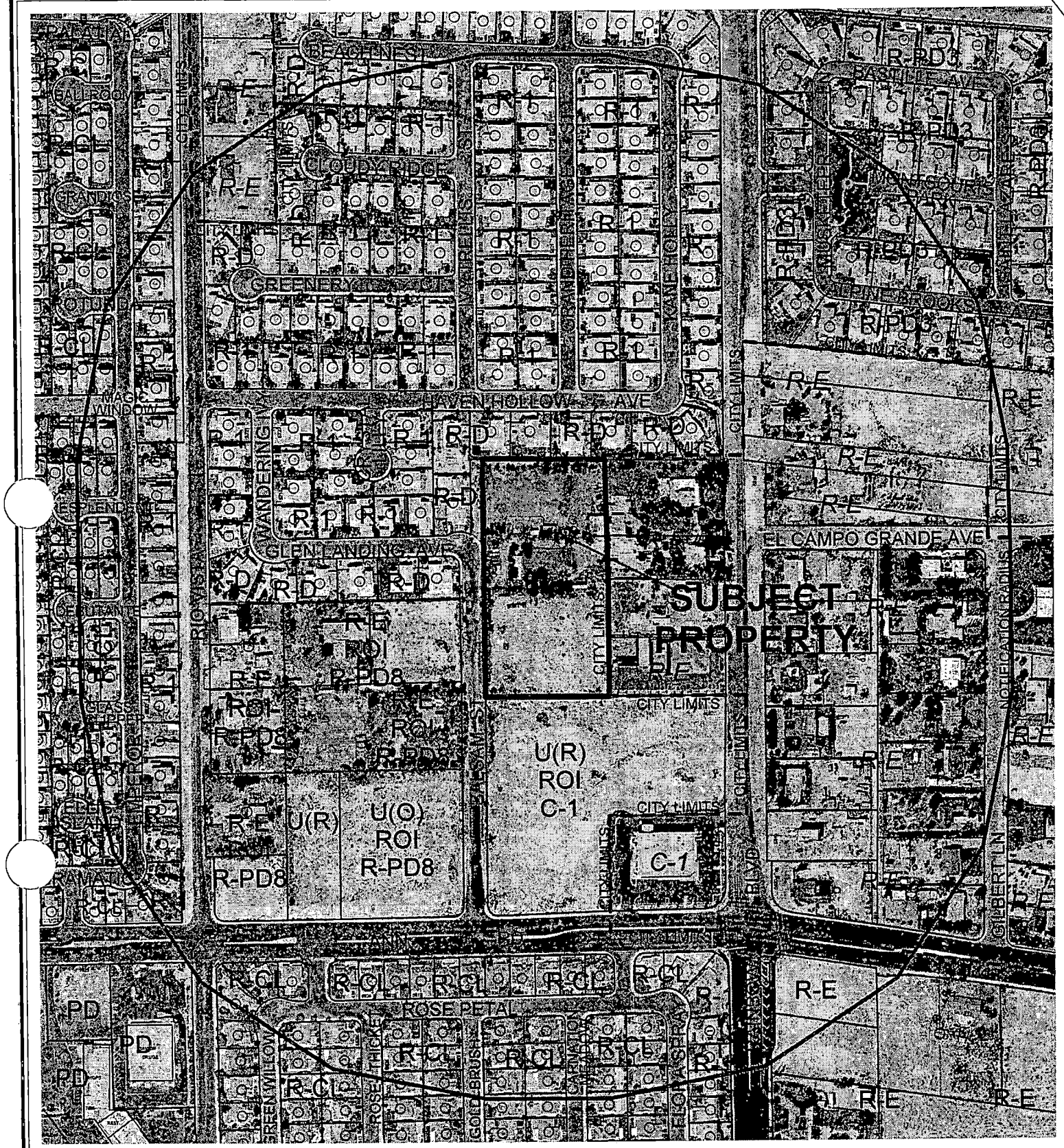


CASE: **ZON-6291**

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)



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: MAY 12, 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. Dedicate appropriate right-of-way and construct a knuckle meeting current City Standards at the intersection of Glen Landing Avenue and Balsam Street or obtain approval for a deviation from the City Engineer prior to submittal of a Tentative Map for this site. All existing paving damaged or removed by this development shall be restored at its original location and to its 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 held this item in abeyance to the 05/12/05 Planning Commission meeting at the request of Commissioner McSwain, to redesign the project to reduce the impact on surrounding residential property owners, and to meet with staff regarding this redesign.

MS

05/12/05 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.

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.

MS

- 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.

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)

MS

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

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'	*

MS

* 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.

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.

MS

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 1

MS

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 OF CLARK
STATE OF NEVADA
Certificate of Clerk
ROBERT LEE PHILLIPS

Revised 12-03-04

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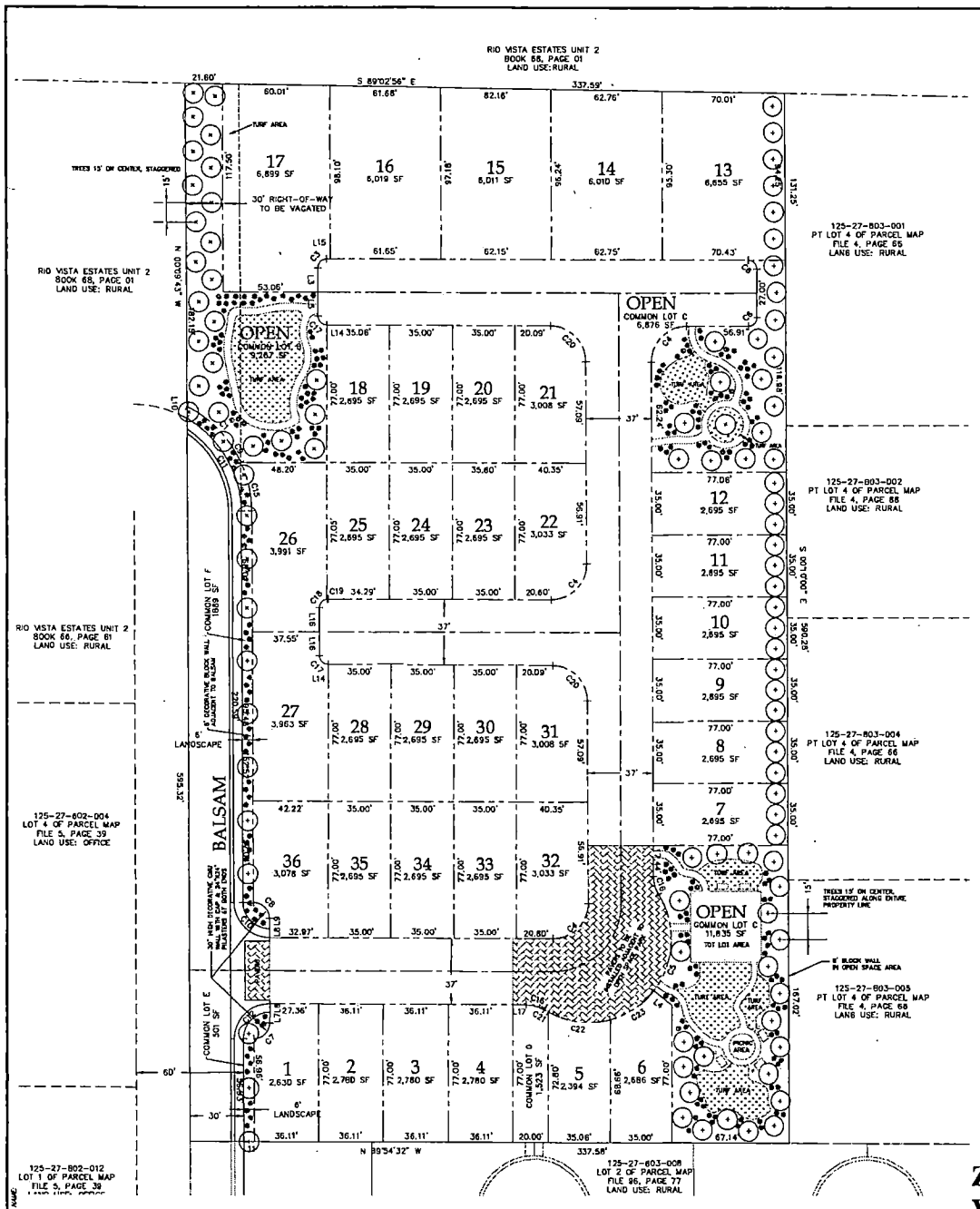
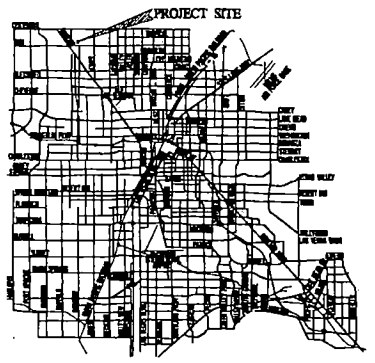
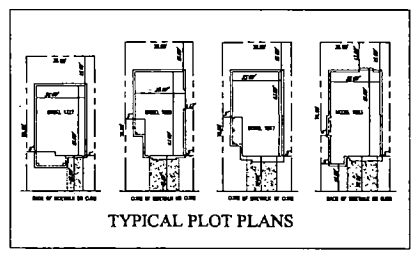


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





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 - 3 Gallon	N/A	DESERT BROOM	Baccharis

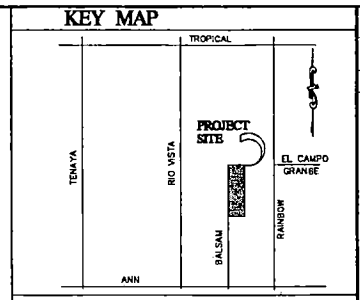
LANDSCAPING REQUIREMENTS

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

RECEIVED
MAY 10 2005

ZON-6291
VAR-6289
SDR-6294
05-12-04 PC
REVISED 05-10-05

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 66 EAST, M.D.M.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103 TEL: 362-6844

DEVELOPER/SUBDIVIDER

VEGAS REALTY
SCOTT COGAUGHN
8020 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-8300
FAX: 240-8363

OWNERS

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

SITE DATA

GROSS SITE AREA	4.38 ACRES
NET SITE AREA	4.33 ACRES (EXCLUDING BALSAM ROW)
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	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	25,875 SF
COMMON OPEN SPACE PROVIDED	27,778 SF IN COMMON LOTS A, B, & G
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
2	N00°17'08"W	13.46'
4	N19°36'05"E	53.11'
5	N00°17'08"W	13.32'
7	N00°37'36"E	6.10'
8	N00°08'31"W	8.00'
9	N00°39'34"E	5.82'
11	S89°54'32"E	6.00'
14	N89°54'32"W	0.00'
15	S89°54'32"E	3.00'
16	N00°17'08"W	1.41'
17	N89°54'32"W	2.04'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	66.00'	38°31'23"	44.38'	22.98'
3	5.00'	N01°31'34"	7.98'	5.00'
6	25.00'	N71°28'26"	31.21'	20.08'
3	47.00'	75°54'40"	37.48'	22.96'
8	5.00'	N00°00'00"	7.98'	5.00'
7	5.00'	S89°33'11"	14.04'	8.92'
8	5.00'	N0°26'11"	14.71'	8.10'
6	66.00'	S89°33'37"	72.83'	40.42'
13	15.00'	S51°45'48"	23.50'	14.83'
11	60.00'	N0°26'00"	62.83'	34.84'
12	15.00'	N01°51'11"	23.63'	15.07'
15	66.00'	34°38'38"	38.36'	14.48'
13	15.00'	71°46'48"	18.80'	8.36'
11	5.00'	89°54'32"	7.83'	4.96'
18	5.00'	82°02'48"	7.16'	4.38'
19	5.00'	N01°31'34"	8.72'	6.38'
20	30.00'	89°54'32"	31.33'	19.91'
21	47.00'	0.00'54"	0.00'	1.25'
22	47.00'	14°05'06"	28.17'	15.01'
23	47.00'	28°54'54"	30.14'	15.41'

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) 362-6844 FAX (702) 362-2311

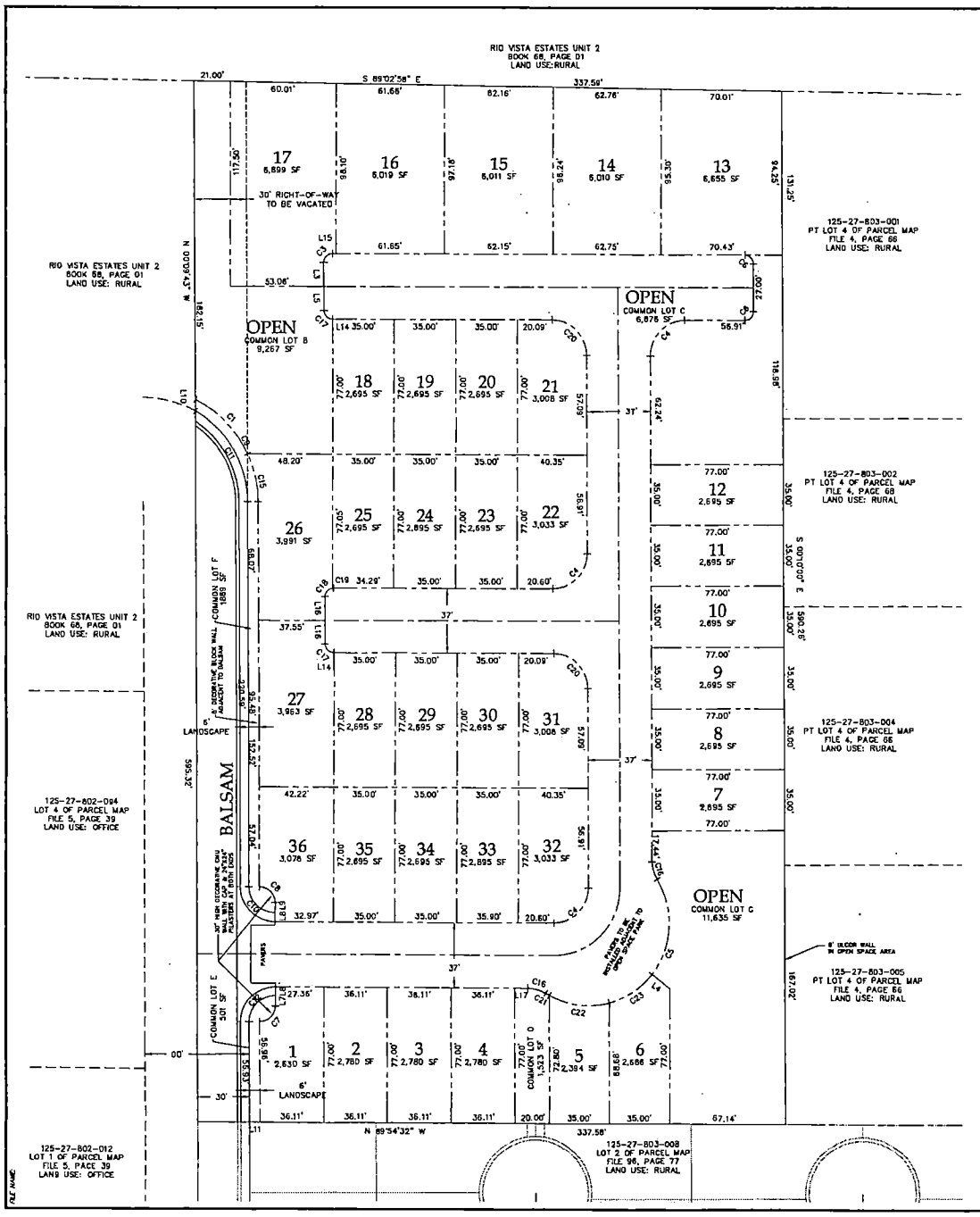
NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ENGINEER'S SEAL

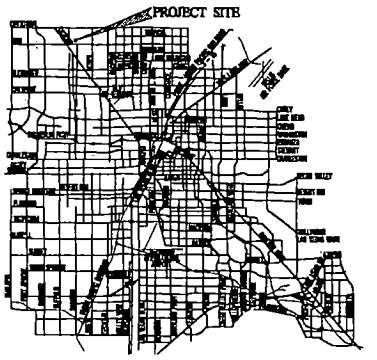
DATE: 01.19.04
SCALE: 1"=30'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: LS
SHEET: 1 OF 1

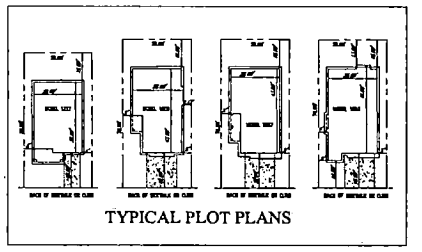


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





RECEIVED

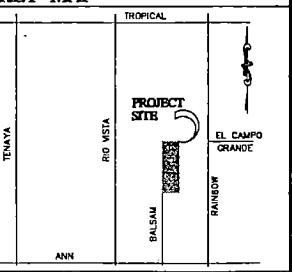
MAY 10 2005

ZON-6291
VAR-6289
SDR-6294
05-12-04 PC
REVISED 05-10-05

Call Two Working Days Before You Dig!
Dig | Safely. Dig | Safely
1-800-227-2600

THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.

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: 382-8844

DEVELOPER/SUBDIVIDER

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

OWNERS

APN 125-27-803-008
GREGORY & CAROL HATFIELD
1905 PITKIN CIRCLE
LAS VEGAS, NEVADA 89108

SITE DATA

GROSS SITE AREA	4.58 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	30'
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COMMON OPEN SPACE PROVIDED	27,776 SF IN COMMON LOTS A, B, & C
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE		
No.	Bearing	Length
L1	N00°01'00"W	13.98'
L2	S01°10'08"E	13.11'
L3	N00°00'00"W	13.82'
L4	S00°01'00"E	5.00'
L5	N00°01'00"W	13.82'
L6	S00°01'00"E	5.00'
L7	S00°01'00"E	13.82'
L8	N00°01'00"W	5.00'
L9	S00°01'00"E	13.82'
L10	S00°00'43"E	5.83'
L11	S89°54'32"E	6.00'
L12	S89°54'32"E	0.83'
L13	S89°54'32"E	2.00'
L14	S89°54'32"E	13.50'
L15	S89°54'32"E	5.94'

CURVE TABLE				
No.	Radius	Delta	Length	Tangent
C1	50.00'	39°31'30"	34.18'	17.80'
C2	5.00'	90°18'59"	7.88'	5.02'
C3	20.00'	90°18'28"	31.81'	20.08'
C4	47.00'	75°04'40"	57.42'	33.89'
C5	5.00'	89°58'07"	7.85'	5.00'
C6	5.00'	89°58'07"	7.85'	5.00'
C7	8.00'	89°58'21"	14.04'	9.87'
C8	8.00'	90°26'17"	14.34'	9.16'
C9	66.00'	52°43'47"	72.93'	40.42'
C10	15.00'	89°44'48"	23.50'	14.83'
C11	66.00'	89°05'04"	123.82'	34.84'
C12	15.00'	90°13'17"	23.62'	15.07'
C13	66.00'	24°38'38"	28.38'	14.40'
C14	15.00'	21°46'48"	18.42'	8.98'
C15	5.00'	89°41'52"	7.83'	4.98'
C16	5.00'	90°00'00"	7.85'	5.00'
C17	5.00'	90°18'08"	7.87'	5.01'
C18	66.00'	89°44'28"	21.37'	10.91'
C19	17.00'	10°53'04"	3.20'	1.25'
C20	47.46'	64°02'38"	36.13'	19.81'
C21	47.00'	38°46'44"	30.14'	15.61'

VEGAS REALTY
8020 W SAHARA AVE #117
LAS VEGAS, NV 89117
702-240-8300 FAX:702-240-8303

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NEVADA 89103
(702) 382-8844 FAX (702) 382-3311

NO.	DESCRIPTION	BY	DATE	APPR.
REVISIONS				

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

SITE PLAN

ENGINEER'S SEAL

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

FILE NAME:

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

7-21-05 CASE ZON-6271

Gary Leobold;

I live directly behind the area that the Hatfield want a variance for.

We were moved from 4 acres on Pollock ave. because of the airport taking our property. We were suppose to be moved to Low Density property at 5785 N. Rainbow blvd.

Since we have moved here, you O K'd all these small homes beside us. This lowered our value & PRIVACY and now you are trying to do the same thing in back of us. I don't mind houses behind us - maybe $\frac{1}{3}$ or $\frac{1}{4}$ acre for each one — but not 20 homes on more on 4 acres. (and after easement taken) less property.

Thank You
Mrs Fred Milton
Kimberly Ann Reese

ZON-6291

READ INTO THE RECORD

FROM :CBELECTRIC FAX NO. :17026569069 Apr. 27 2005 10:37AM P1/1

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - 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:
DAVENPORT - APPROVED subject to conditions - UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
See Item 11 [GPA-6285] for related discussion on Item 11 [GPA-6285], Item 12 [ZON-6291], Item 13 [VAC-6293], Item 14 [VAR-6289] and Item 15 [SDR-6294].

(7:52 – 8:05)

3-147

CONDITIONS:
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.

CONDITIONS – Continued:

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.

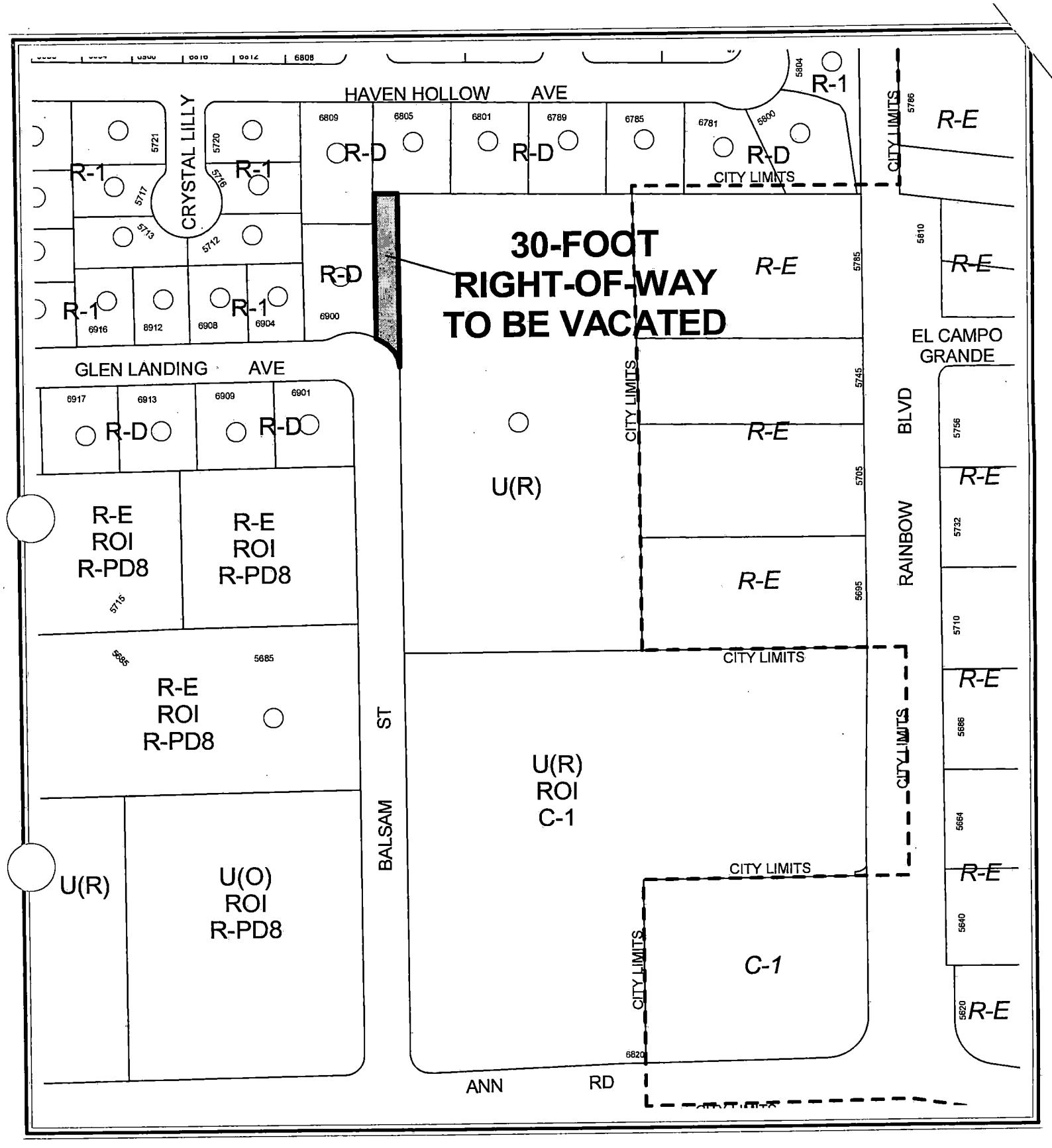
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

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.

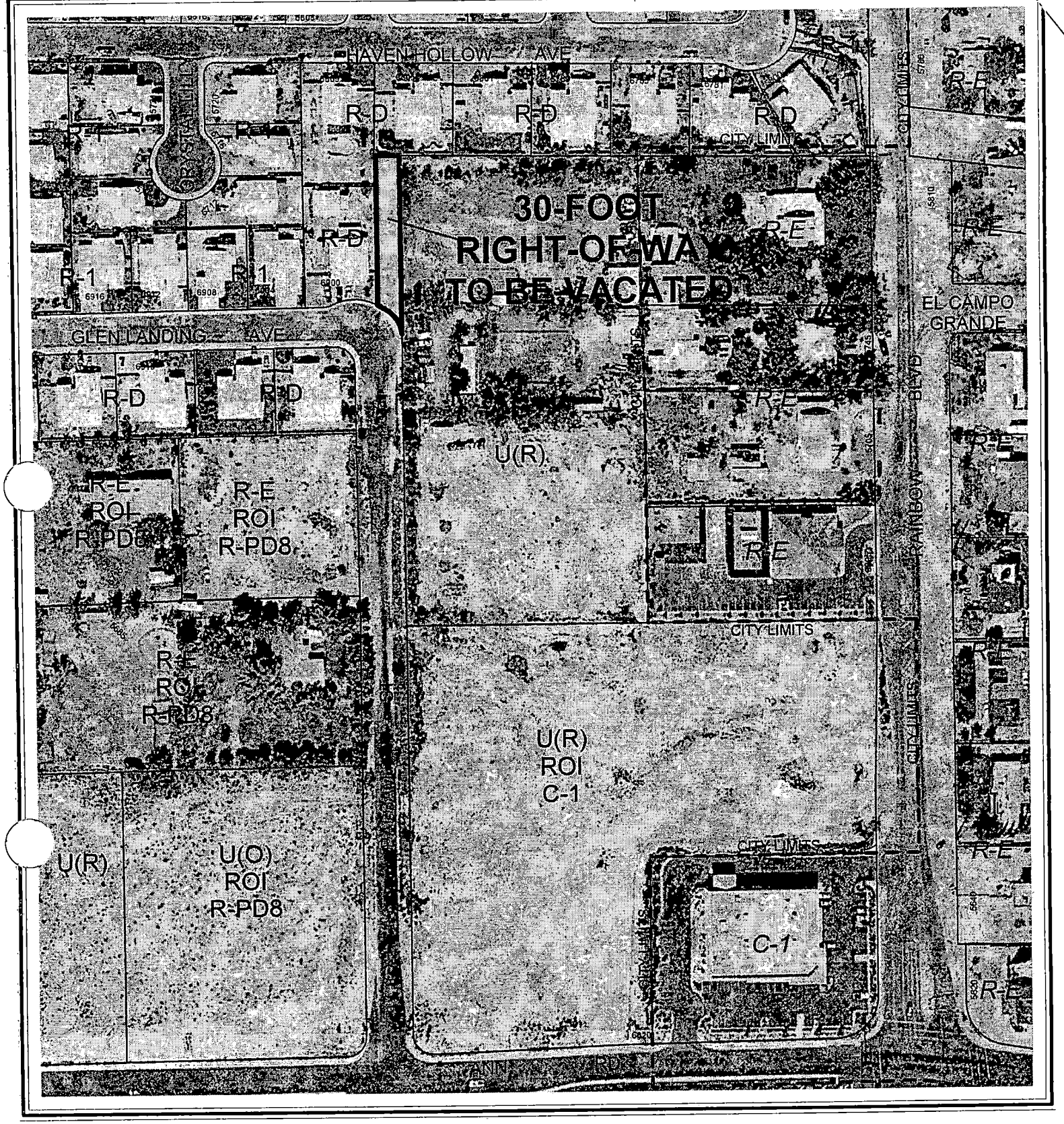
5. All development shall be in conformance with code requirements and design standards of all City departments.

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.

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.



CASE: VAC-6293



0 200 400 Feet

CASE: VAC-6293

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 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.

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.

** 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.

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).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

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

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.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - 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:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
See Item 11 [GPA-6285] for related discussion on Item 11 [GPA-6285], Item 12 [ZON-6291], Item 13 [VAC-6293], Item 14 [VAR-6289] and Item 15 [SDR-6294].

(7:52 – 8:05)

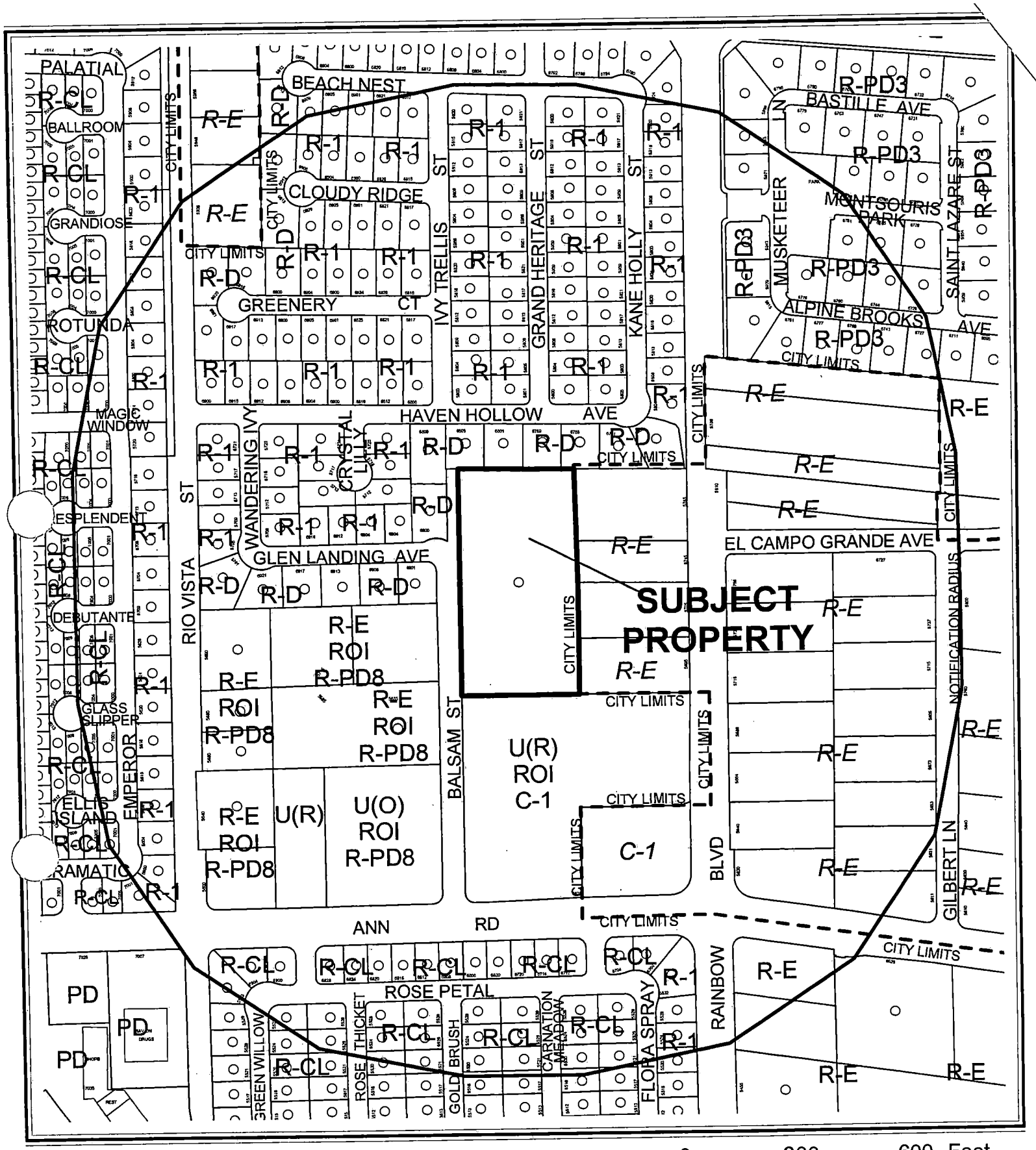
PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 14 – VAR-6289

CONDITIONS:

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.



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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 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.

DRAFT
PLANNING & DEVELOPMENT Development Services Center
CONTENTS AND CONDITIONS MAY BE CHANGED / ADDED

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6289 - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD

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

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** 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 held this item in abeyance to the 05/12/05 Planning Commission meeting at the request of Commissioner McSwain, to redesign the project to reduce the impact on surrounding residential property owners, and to meet with staff regarding this redesign.

05/12/05 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

- 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

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

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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: 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: [signature]

Print Name: GREG HATFIELD

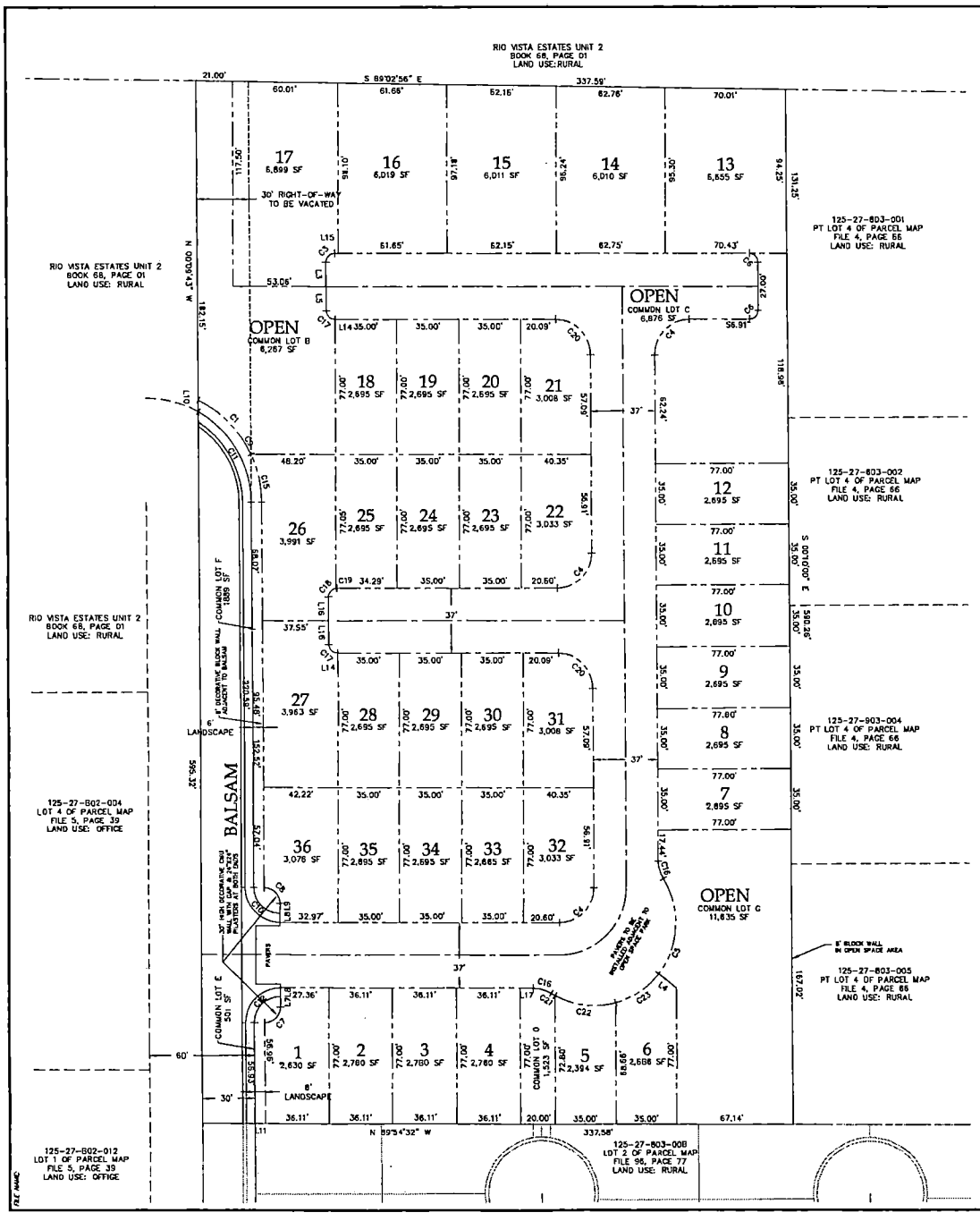
Subscribed and sworn before me

This 15 day of MARCH, 2005

[signature]

Notary Public in and for said County and State

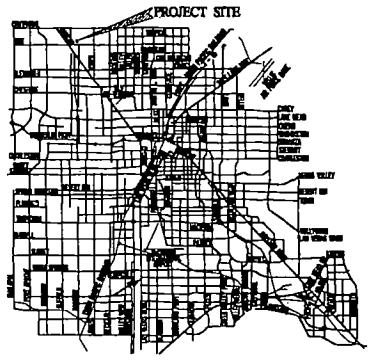
STATE OF NEVADA
County of Clark
ROBERT LEE PHILLIPS

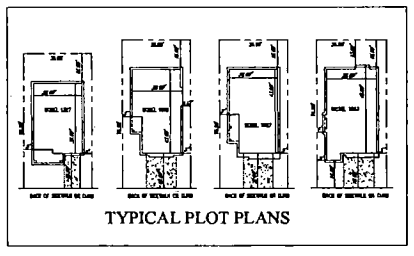


1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





TYPICAL PLOT PLANS

Call Two Working Days Before You Dig!
Dig | Safely. Dig | Safely
1-800-227-2600

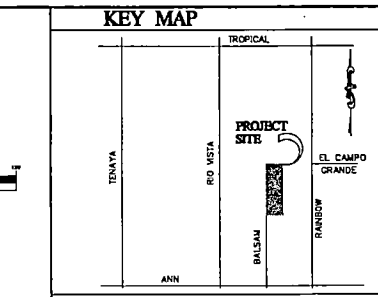
THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.

RECEIVED

MAY 10 2005

ZON-6291
VAR-6289
SDR-6294
05-12-04 PC
REVISED 05-10-05

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

OWNERS

APN 125-27-603-008
GREGORY & CAROL HATFIELD
1008 PITKIN CIRCLE
LAS VEGAS, NEVADA 89108

SITE DATA

GROSS SITE AREA	4.98 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	15'
REAR	15' MIN.
HEIGHT	35'
LOT COUNT	36 LOTS
GROSS DENSITY	7.26 UNITS PER ACRE
NET DENSITY	8.33 UNITS PER ACRE
COMMON LOTS	4
OPEN SPACE REQUIRED	29,578 SF
COMMON OPEN SPACE PROVIDED	37,778 SF IN COMMON LOTS A, B, & C
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
L2	N00°16'06"W	13.46'
L4	N31°52'08"W	13.11'
L5	N00°16'06"W	13.82'
L7	N00°27'26"E	8.16'
L8	S00°16'06"E	8.04'
L14	N89°34'32"W	5.89'
L15	S00°00'47"E	6.83'
L16	S00°16'06"E	8.04'
L17	N89°34'32"W	8.00'
L18	S89°34'32"E	8.00'
L19	S00°16'06"E	8.04'
L20	S89°34'32"E	8.00'
L21	N89°34'32"W	8.00'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
C1	84.00'	36°21'29"	66.18'	34.36'
C2	5.00'	90°13'28"	7.88'	5.01'
C3	20.00'	90°13'28"	31.50'	20.00'
C4	47.00'	76°54'48"	57.58'	33.49'
C5	5.00'	90°00'00"	7.85'	5.00'
C6	4.00'	99°23'31"	14.04'	9.48'
C7	5.00'	90°39'57"	7.91'	5.05'
C8	86.00'	53°57'52"	72.59'	39.15'
C9	15.00'	88°44'46"	23.30'	14.83'
C10	160.00'	40°08'58"	112.12'	58.54'
C11	15.00'	90°13'11"	23.62'	15.01'
C12	86.00'	91°38'39"	28.28'	14.40'
C13	15.00'	21°46'48"	10.81'	5.58'
C14	5.00'	88°14'23"	7.82'	4.98'
C15	5.00'	82°02'48"	7.16'	4.38'
C16	5.00'	90°13'43"	8.22'	5.28'
C17	20.00'	88°14'23"	31.32'	19.91'
C18	47.00'	12°52'54"	5.30'	1.33'
C19	41.66'	44°02'36"	36.13'	19.91'
C20	47.00'	88°14'54"	30.14'	18.97'

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

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

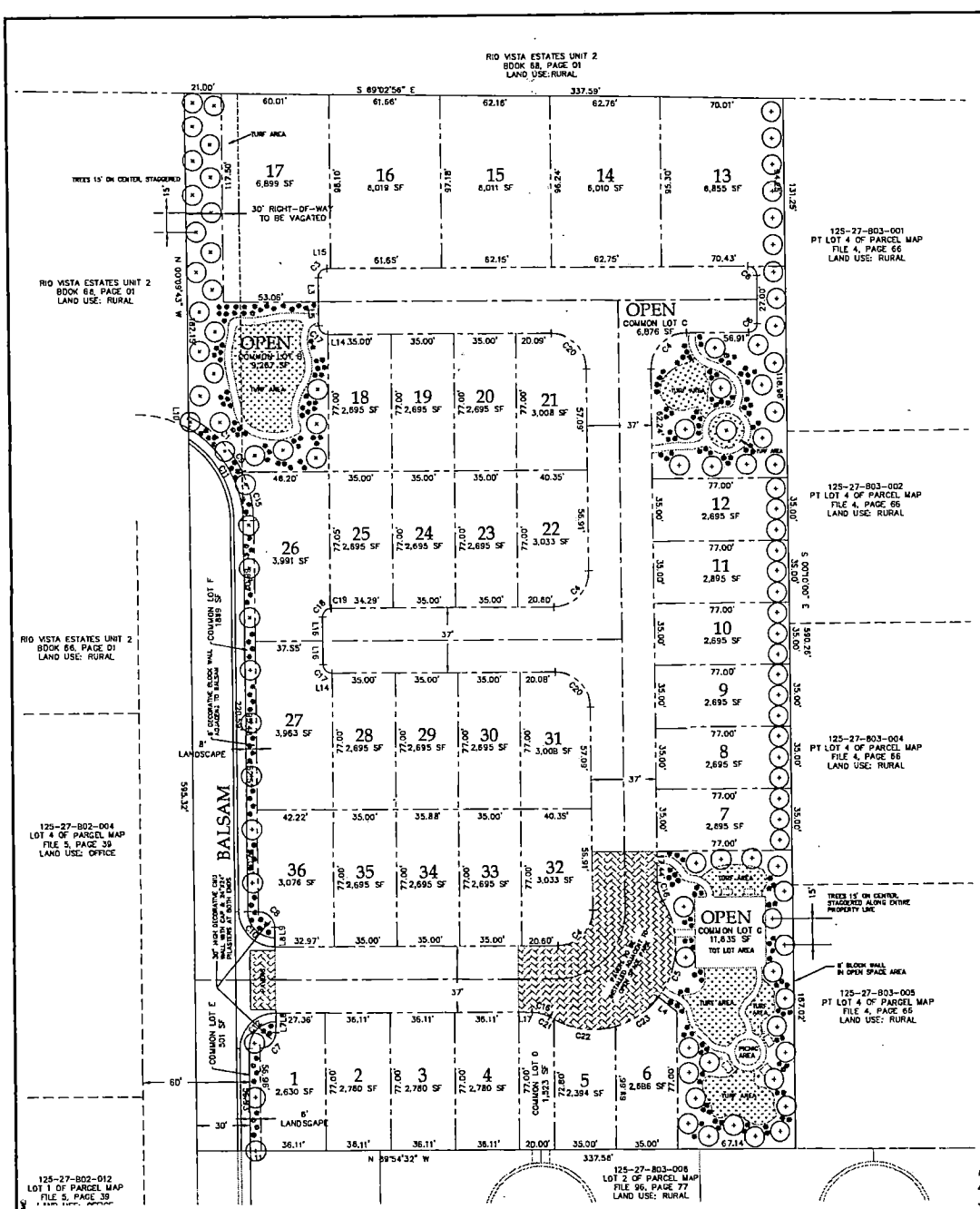
NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

SITE PLAN

ENGINEER'S SEAL

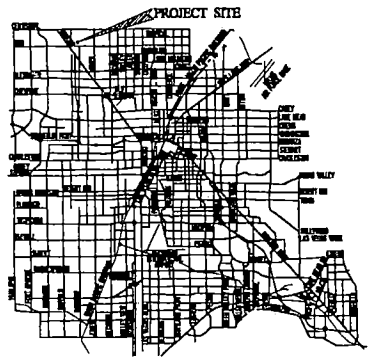
DATE: 01.19.04
SCALE: 1"=30'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: SP
SHEET: 1 OF 1

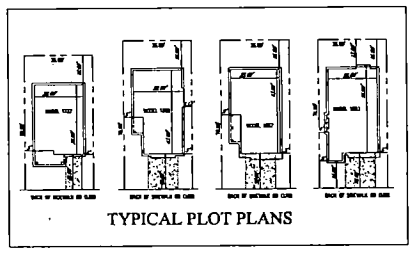


1" = 30'

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

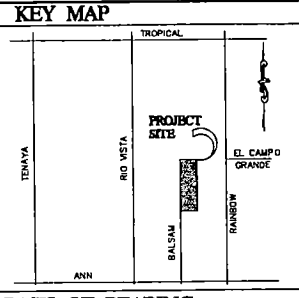
LANDSCAPING REQUIREMENTS

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

RECEIVED
MAY 10 2005

ZON-6291
VAR-6289
SDR-6294
05-12-04 PC
REVISED 05-10-05

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

OWNERS

APN 125-27-803-008
GREGORT & CAROL HATFIELD
1008 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-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	25,675 SF
COMMON OPEN SPACE PROVIDED	27,778 SF IN COMMON LOTS A, B, & C
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS @ STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
L3	N00°10'00" W	13.46'
L4	N51°58'05" W	13.11'
L5	N00°10'00" W	13.84'
L7	N00°23'34" E	8.13'
L8	S00°08'37" E	8.00'
L9	N00°29'26" E	5.99'
L10	S89°58'43" E	8.88'
L11	S89°54'32" E	8.00'
L12	N00°54'32" E	8.00'
L13	S89°54'32" E	5.00'
L14	N00°10'00" W	13.50'
L15	N89°54'32" E	7.34'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
C1	99.00'	26°31'23"	44.18'	22.48'
C2	5.00'	90°17'23"	7.88'	5.00'
C3	20.00'	90°16'28"	31.51'	20.00'
C4	47.00'	20°04'46"	97.46'	22.88'
C5	5.00'	90°00'00"	7.85'	5.00'
C6	5.00'	49°23'11"	14.04'	8.98'
C7	5.00'	90°36'17"	14.84'	9.51'
C8	99.00'	8°23'43"	72.43'	40.47'
C9	15.00'	89°54'46"	23.55'	14.99'
C10	80.00'	90°00'00"	83.85'	34.84'
C11	15.00'	90°11'17"	23.61'	15.01'
C12	80.00'	34°38'39"	48.38'	16.40'
C13	15.00'	71°41'40"	18.63'	3.28'
C14	5.00'	89°54'32"	7.83'	4.98'
C15	5.00'	42°02'48"	7.11'	4.38'
C16	5.00'	08°17'43"	4.72'	2.36'
C17	80.00'	88°44'34"	21.43'	10.81'
C18	15.00'	42°02'04"	3.36'	1.72'
C19	47.00'	44°02'38"	36.12'	19.01'
C20	47.00'	36°46'44"	30.14'	15.81'

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, NEVADA
(702) 362-8844 FAX (702) 362-5119

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-6285
ZON-6291
VAC-6293
VAR-6289
SDR-6294

REVISED
4.21.05

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - 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:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
See Item 11 [GPA-6285] for related discussion on Item 11 [GPA-6285], Item 12 [ZON-6291], Item 13 [VAC-6293], Item 14 [VAR-6289] and Item 15 [SDR-6294].

(7:52 – 8:05)

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 15 – SDR-6294

CONDITIONS:

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.

CONDITIONS – Continued:

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

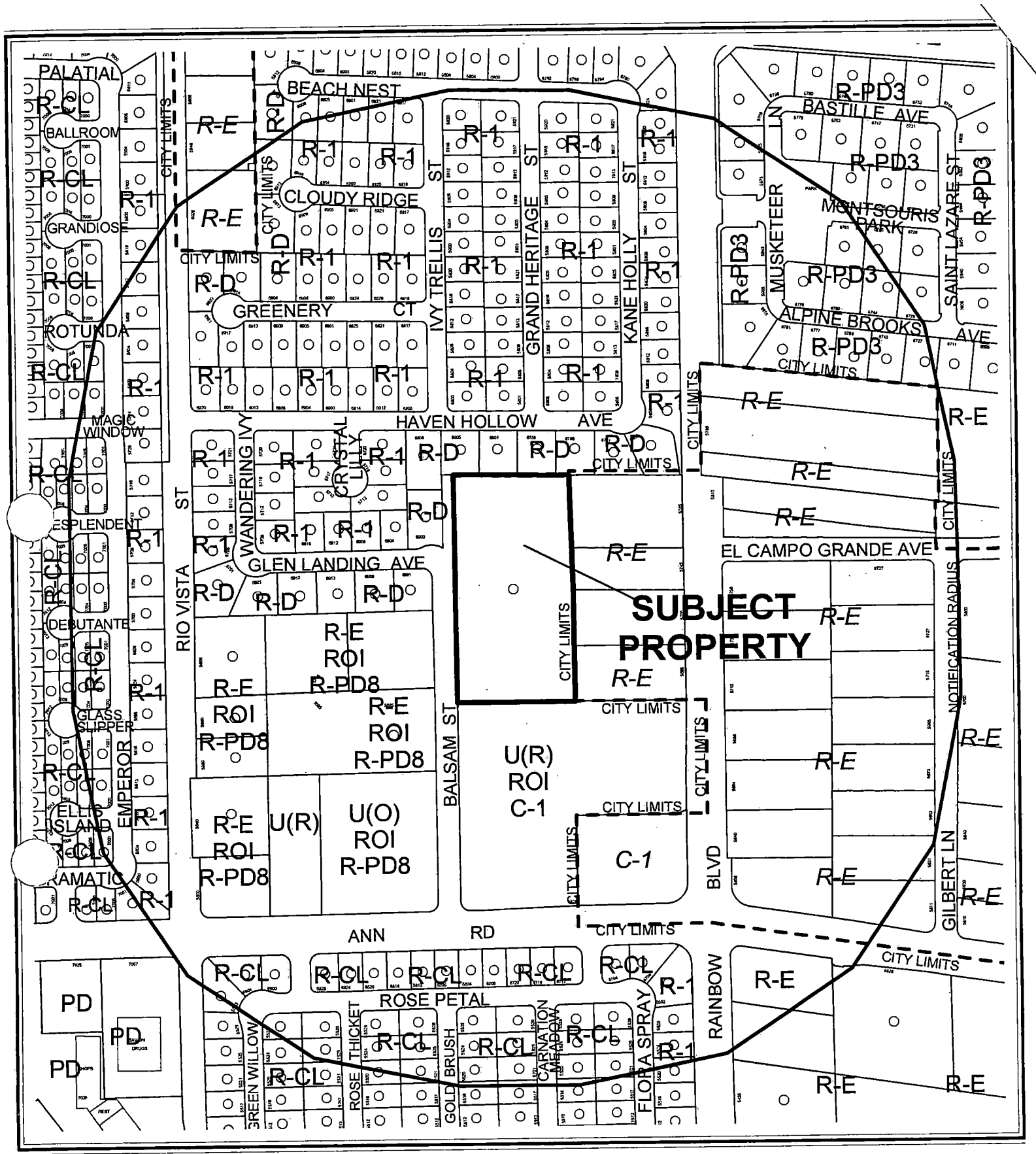
13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect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



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: MAY 12, 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.

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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.

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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.

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** 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. 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's 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

04/28/05 The Planning Commission reviewed 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. The Planning Commission voted to hold this item in ABEYANCE to have the applicant redesign the project to reduce the impact on surrounding residential property owners along the eastern boundary of the project, and to meet with staff regarding this redesign. Please note analysis on page 6 and 7 of this Staff Report.

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	**Required** 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.

*On April 28, 2005, the Planning Commission voted to hold this item in **ABEYANCE** to have the applicant redesign the project to reduce the impact on surrounding residential property owners along the eastern boundary of the project, and to meet with staff regarding this redesign. On Friday, April 29, 2005, the applicant did provide staff with three conceptual possible alternative designs. The applicant indicated that he was also trying to communicate with the surrounding property owners to receive additional feedback on the redesign.*

MS

Staff provided feedback and suggested changes to the proposed subdivision. The project engineer understood the issues and indicated that he would be working on the final subdivision design for possible completion on Wednesday, May 4, 2005.

The applicant's revised site plan is attached. The project engineer has indicated to staff that the location of the open space is based on discussions with the adjacent neighbors. One of the neighbors was not satisfied with the project as a whole and did not agree with any design changes. The applicant will be providing a more detailed explanation at the Planning Commission's meeting.

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.

MS

- 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";**

   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: 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: [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 PEARCE

Staff provided feedback and suggested changes to the proposed subdivision. The project engineer understood the issues and indicated that he would be working on the final subdivision design for possible completion on Wednesday, May 4, 2005.

Staff may not be including a discussion of the design changes if the plans came in right before the Planning Commission's draft packet were printed. If the plans do arrive to be inserted within the Staff Report, the new plans will be labeled appropriately for the Planning Commission to review and a discussion of the changes will be provided when the Final Staff Reports are completed early next week.

Main Entry and Perimeter Walls
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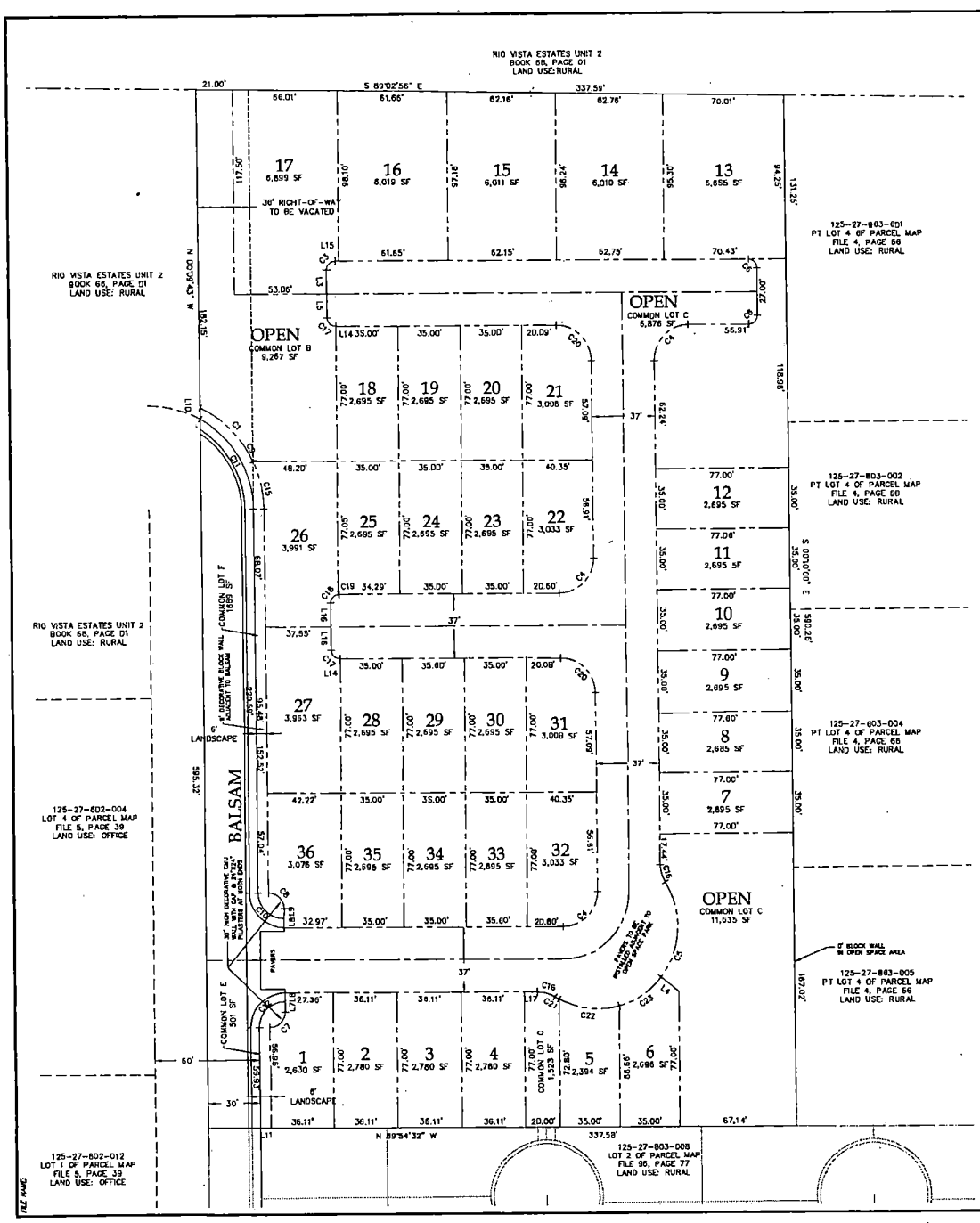
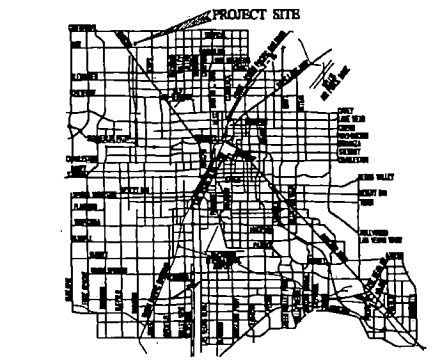


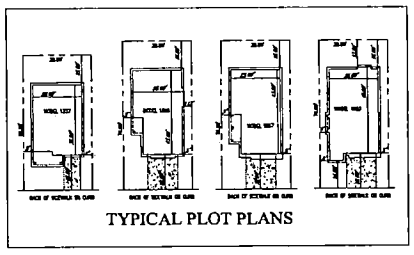
1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PROJECT SITE





TYPICAL PLOT PLANS

Call Two Working Days Before You Dig!

Dig Safely. Dig Safely
1-800-227-2600

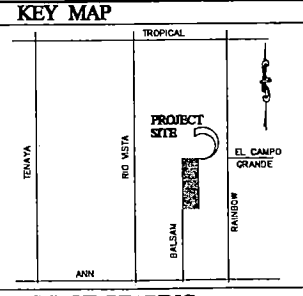
THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE, CONVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.

RECEIVED

MAY 10 2005

ZON-6291
VAR-6289
SDR-6294
05-12-04 PC
REVISED 05-10-05

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 GOCAUGHN
8020 W SAHARA
LAS VEGAS, NEVADA
TEL: 240-9300
FAX: 240-9303

OWNERS

APN 125-27-803-008
GREGORY & CAROL HATFIELD
1006 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	125-27-803-003
CURRENT ZONING	U-R
PROPOSED ZONING	RPD-8
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	7.86 UNITS PER ACRE
NET DENSITY	8.33 UNITS PER ACRE
COMMON LOTS	4
OPEN SPACE REQUIRED	25,875 SF
COMMON OPEN SPACE PROVIDED	27,778 SF IN COMMON LOTS A, B, & C
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
L3	N00°17'08"W	13.48'
L4	N51°58'05"W	18.11'
L5	N30°16'06"W	13.84'
L7	N00°17'08"E	6.10'
L8	S00°16'38"W	8.00'
L9	N00°16'38"E	5.90'
L10	S00°16'42"E	6.84'
L11	S89°54'32"E	6.00'
L12	N89°54'32"W	6.00'
L13	S89°54'32"E	2.00'
L14	N00°17'08"W	13.90'
L15	N89°54'32"W	7.86'

CURVE TABLE

No.	Radius	Delta	Length	Tangent
C1	96.00'	28°31'22"	44.18'	22.56'
C2	5.00'	90°17'28"	7.88'	5.02'
C4	20.00'	90°17'28"	31.81'	20.09'
C5	47.00'	70°04'46"	57.46'	33.89'
C6	5.00'	90°00'00"	7.85'	5.00'
C7	5.00'	90°00'00"	7.85'	5.00'
C8	5.00'	90°36'27"	7.91'	5.06'
C9	5.00'	90°00'21"	14.24'	9.14'
C10	88.00'	53°53'42"	72.82'	40.42'
C11	15.00'	90°00'44"	23.56'	14.83'
C12	96.00'	50°00'00"	83.83'	34.64'
C13	15.00'	90°17'11"	23.62'	15.01'
C14	88.00'	24°36'38"	38.38'	19.47'
C15	19.50'	31°46'48"	10.83'	5.56'
C17	5.00'	88°42'25"	7.87'	4.98'
C18	5.00'	82°57'44"	7.14'	4.38'
C19	5.00'	90°17'43"	0.79'	4.38'
C20	20.00'	88°42'25"	31.37'	19.85'
C21	47.00'	03°07'04"	2.57'	1.29'
C22	47.00'	44°57'38"	36.13'	19.01'
C23	47.00'	38°14'44"	30.14'	15.81'

VEGAS REALTY
8020 W. SAHARA AVE.
LAS VEGAS, NV 89117
702-240-9300 FAX 702-240-9303

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX (702) 362-8533

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

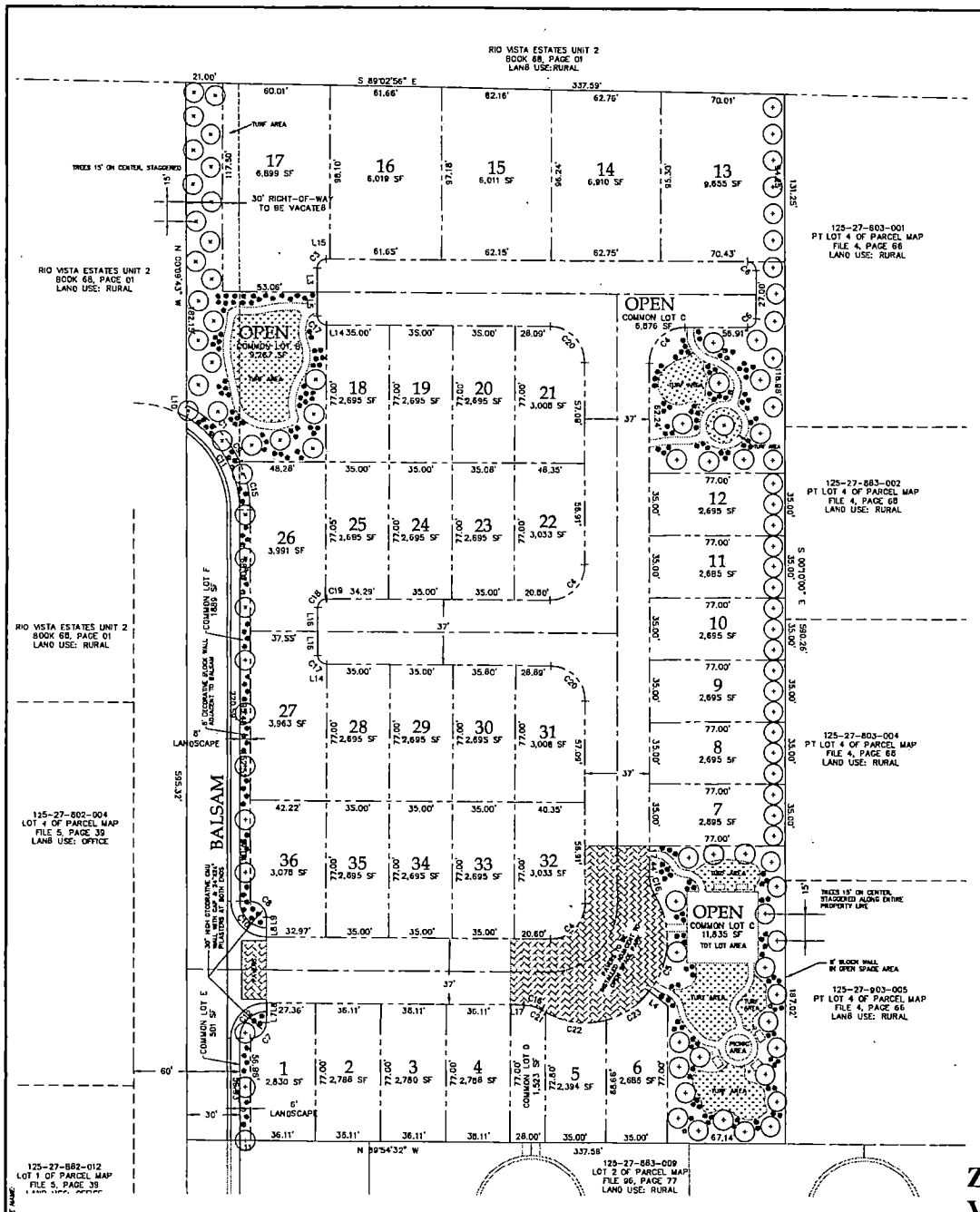
RAINBOW & BALSAM
A RESIDENTIAL SUBDIVISION

SITE PLAN

ENGINEER'S SEAL

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

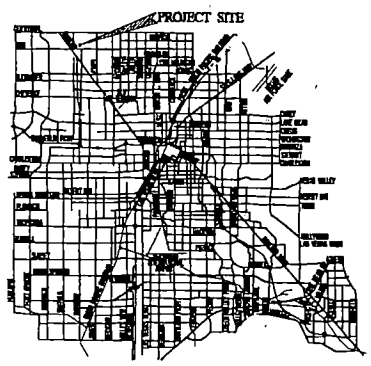
FILE NAME:

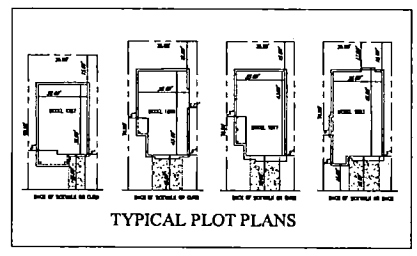


1" = 30'

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	MONDELPINE	Pinus pigra
	PER PLAN	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis

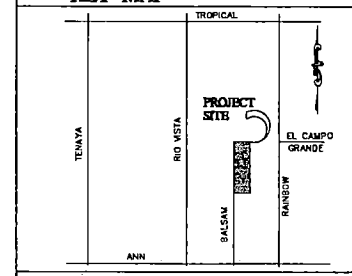
LANDSCAPING REQUIREMENTS

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

RECEIVED
MAY 10 2005

ZON-6291
VAR-6289
SDR-6294
05-12-04 PC
REVISED 05-10-05

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.

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DEVELOPER/SUBDIVIDER

VEGAS REALTY
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9020 W SAHARA
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TEL: 240-8300
FAX: 248-8303

OWNERS

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

SITE DATA

GROSS SITE AREA	4.56 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	6
OPEN SPACE REQUIRED	25,875 SF
COMMON OPEN SPACE PROVIDED	31,770 SF IN COMMON LOTS A, B, & C
PARKING REQUIRED	2 SPACES PER UNIT (72 TOTAL)
PARKING PROVIDED	72 WITHIN GARAGES (PLUS DRIVEWAYS & STREETS)

TABLES

LINE TABLE

No.	Bearing	Length
L1	N00°01'47" W	13.46'
L2	N01°52'58" W	13.11'
L3	N00°10'08" W	13.82'
L4	N89°17'34" E	6.17'
L5	S00°08'43" E	5.00'
L6	N00°29'34" E	0.92'
L7	S89°08'43" E	6.65'
L8	S89°54'32" E	6.90'
L9	N89°54'32" W	3.00'
L10	N00°10'08" W	13.90'
L11	N89°54'32" W	7.86'

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C4	47.00'	70°04'40"	57.48'	32.88'
C5	5.00'	90°00'00"	7.85'	5.00'
C6	9.00'	69°23'31"	14.04'	9.00'
C7	5.00'	82°38'17"	14.51'	8.10'
C8	56.00'	82°37'46"	79.82'	48.45'
C9	15.00'	89°44'48"	23.50'	14.93'
C10	60.00'	90°00'00"	113.01'	34.84'
C11	56.00'	90°13'11"	23.65'	12.07'
C12	84.00'	34°58'00"	58.38'	14.44'
C13	56.00'	31°46'45"	10.83'	5.60'
C14	3.00'	89°54'32"	7.83'	4.98'
C15	8.00'	51°07'48"	7.16'	4.36'
C16	5.00'	09°17'43"	0.72'	5.00'
C17	30.00'	89°54'32"	31.53'	19.91'
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VEGAS REALTY
9020 W. SAHARA
LAS VEGAS, NV 89117
702-240-8300 FAX 702-240-8303

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NEVADA 89103
(702) 362-8844 FAX (702) 362-3311

NO.	DESCRIPTION REVISIONS	BY	DATE	APPR.

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

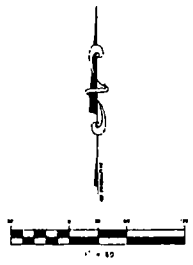
PROPOSED R-PD SOUTH OF THE PROPOSED PROJECT

SDR-6294

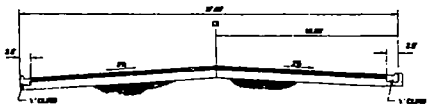
4-28-05 PC

ANN / RAINBOW

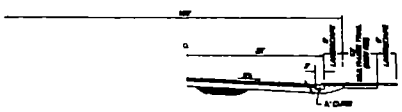
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY RICHMOND AMERICAN HOMES



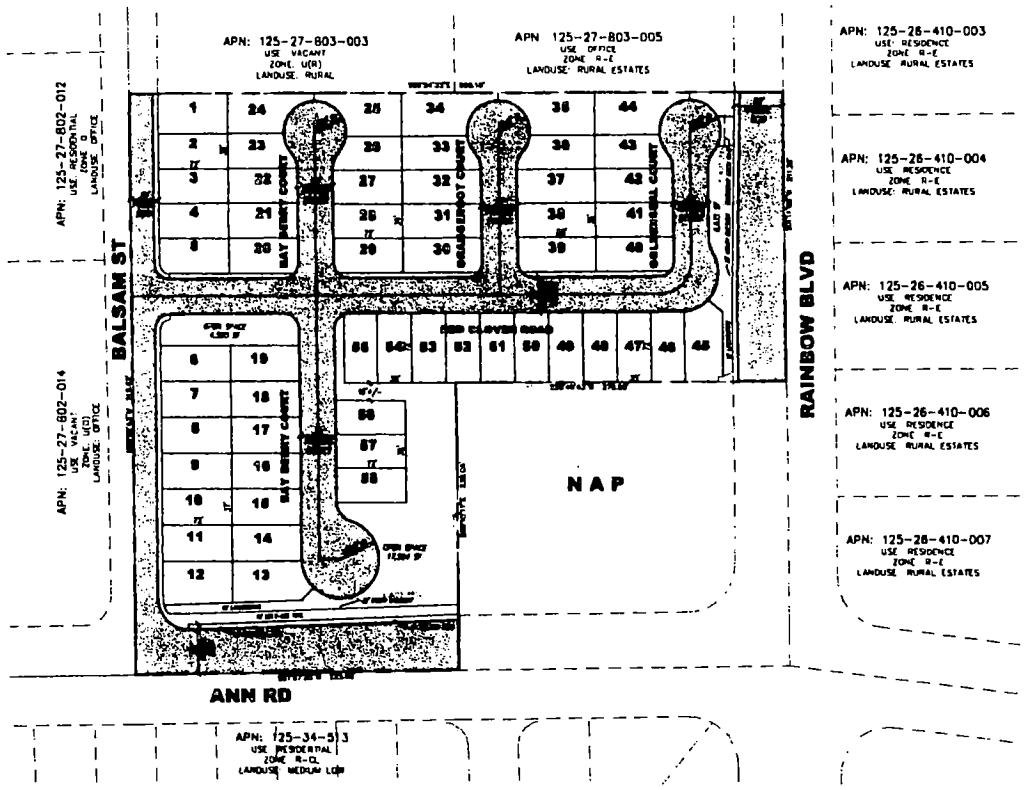
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

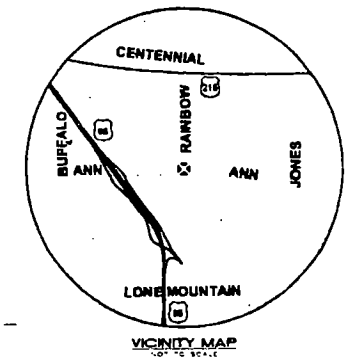


60' PUBLIC STREET HALF-SECTION (BALSAM ST.)
NOT TO SCALE



100' PUBLIC STREET HALF-SECTION (ANN RD. / RAINBOW BLVD.)
NOT TO SCALE





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
2350 WEST PEBA AVE
SUITE 100
LAS VEGAS NEVADA 89128
(702) 240-5900

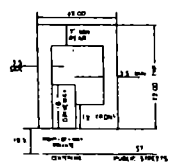
OWNERS
REAL VILLAGE LLC
10 S STATE ST
LINDON UT 84042

ENGINEER
THOMSON CONSULTING ENGINEERS
3191 E WARM SPRINGS RD
SUITE 200
LAS VEGAS NEVADA 89120
(702) 837-9125

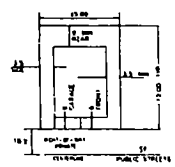
ASSESSORS PARCEL NUMBER:
125-27-803-008

OVERALL TABULATIONS

EXISTING ZONING	R-E
PROPOSED ZONING	R-PD8
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LOW
# OF UNITS	58
GROSS ACREAGE	9.85 ACRES +/-
DENSITY	5.9 DU/A
OPEN SPACE REQUIRED	20 AC (43,382 SF)
OPEN SPACE PROVIDED	21 AC (58,728 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
1220 W. 2ND AVENUE #110
LAS VEGAS, NEVADA 89106
(702) 240-5400

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
2533 North Carson Street Carson City, NV 89706 (775) 883-7900 Fax (775) 883-7902

SHEET: TENTATIVE MAP

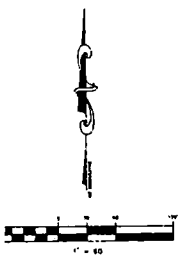
NOTE: ANN / RAINBOW
CITY OF LAS VEGAS, NEVADA

DATE: FEBRUARY 23, 2005
DRAWN BY:
CHECKED BY:
SCALE: 1" = 50'
PROJECT NO: RA-0065
ENGINEERING SEAL:

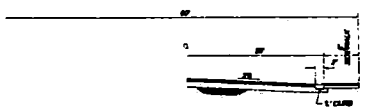
SHEET: TM-1

TOSCANA

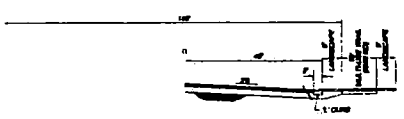
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

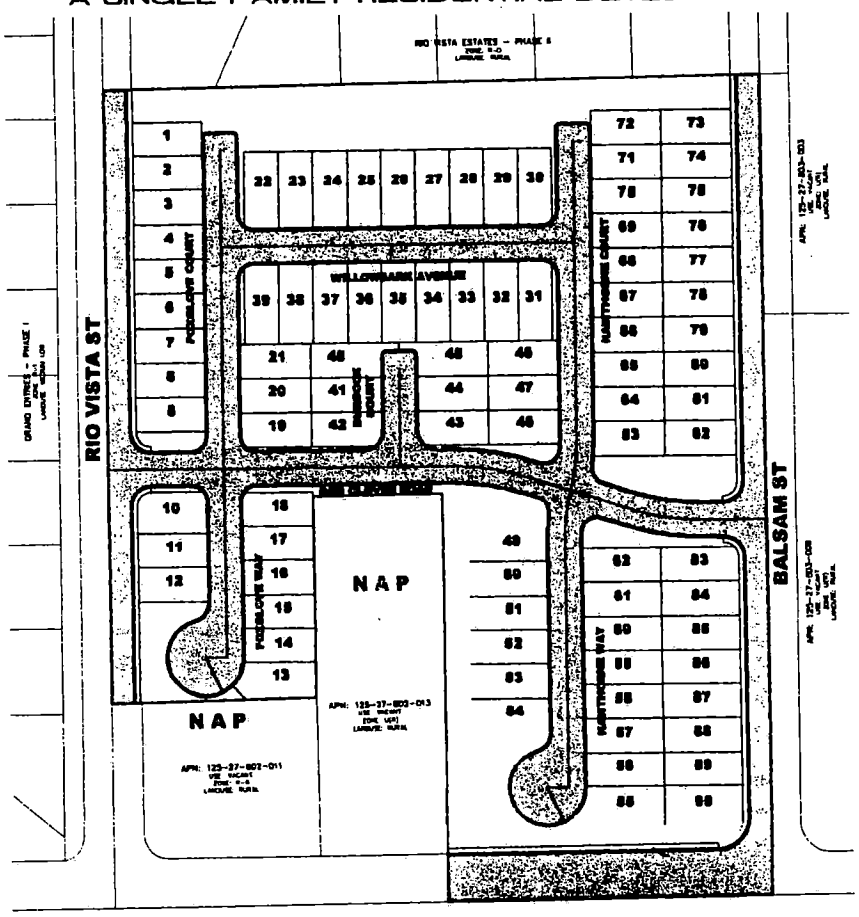


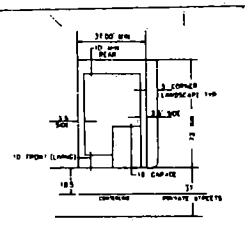
60' PUBLIC STREET HALF-SECTION (BALSAM ST/RIO VISTA ST)
NOT TO SCALE



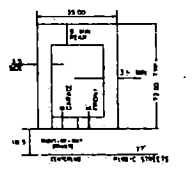
100' PUBLIC STREET HALF-SECTION (ANN RD)
NOT TO SCALE

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

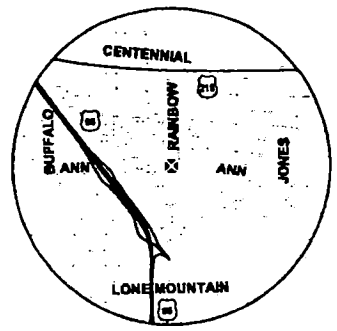




LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE



LOT DETAIL (CUL-DE-SAC)
NOT TO SCALE



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 ELY
503 S. 4TH STREET - 2ND FLOOR
LAS VEGAS, NV 89101

CREATIVE OPEAM CATCHERS LLC
4539 W. DESERT HOLLOW
GLENDALE, AZ 85310

JUDE COLLINS TRUST
5686 BALSAM ST
LAS VEGAS, NV 89130

BRACE FAMILY TRUST
702 N. CURRY ST #214
CARSON CITY, NV 89703

BORSACK GROUP
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; 008; 009; 012; 014

OVERALL TABULATIONS

EXISTING ZONING	R
PROPOSED ZONING	R-PDB
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LOW
# OF UNITS	90
GROSS ACREAGE	10.72 ACRES +/-
DENSITY	8.40 D.U.A.
OPEN SPACE REQUIRED	1.50 AC (65,405 SF)
OPEN SPACE PROVIDED	1.72 AC (75,175 SF)

PREPARED BY:
RCD HOLDINGS
5685 BALSAM STREET
LAS VEGAS, NV 89130
(702) 341-5555

CIVIL ENGINEER:
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7435 Trickham Avenue Las Vegas, NV 89129 Office: (702) 304-7701 Fax: (702) 304-7705

TENTATIVE MAP

TOSCANA

CITY OF LAS VEGAS, NEVADA

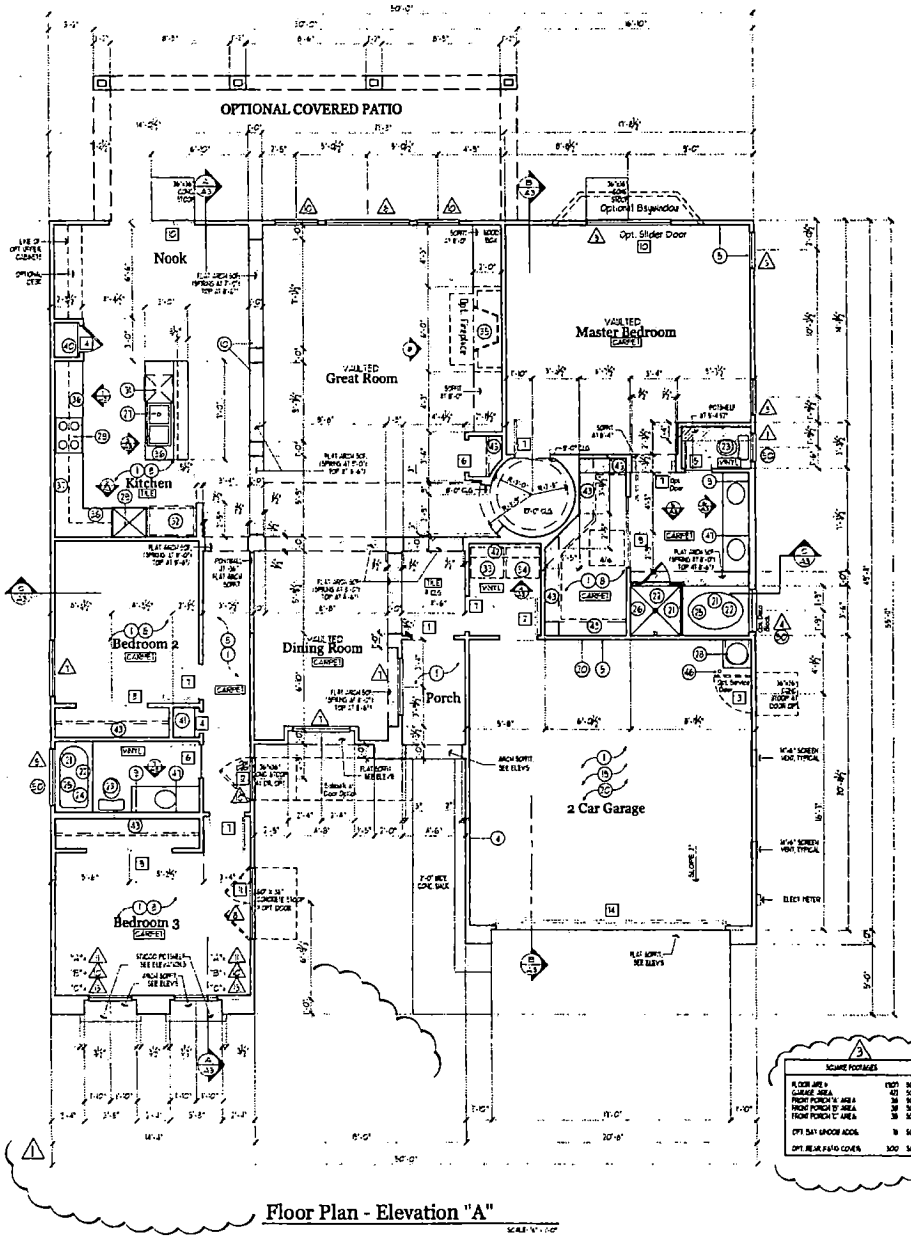
DATE: FEBRUARY 24, 2005
DRAWN BY:
B. SMITH
DESIGNED BY:
B. SMITH
CHECKED BY:
B. SMITH
SCALE: 1" = 60'
PROJECT NO: JC-0001
ENGINEERING SEAL

SHEET: TM-1 OF 2
DRAWING NO:

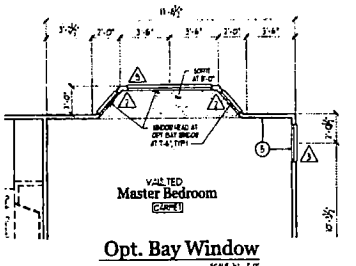
PROPOSED R-PD SOUTHWEST OF THE PROPOSED PROJECT

SDR-6294

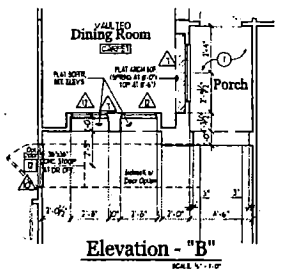
4-28-05 PC



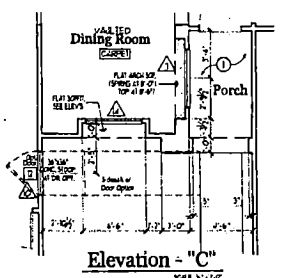
Floor Plan - Elevation "A"



Opt. Bay Window



Elevation - "B"



Elevation - "C"

KEYNOTES

GENERAL FLOOR PLAN NOTES

Framing - Drywall

Plumbing Fixtures

Appliances

Cabinets - Shelves

Foundations - Finishes - Misc.

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL D/01 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'-8" x 6'-0"	SWING
4	C	2'-6" x 6'-8"	SWING
5	C	2'-0" x 6'-8"	SWING
6	C	2'-8" x 6'-8"	SWING
7	C	3'-0" x 6'-8"	SWING
8	C	5'-0" x 6'-8"	BI-PASS
9	C	6'-0" x 6'-8"	BI-PASS
10	D	6'-0" x 6'-8"	SLIDING
11	E	PAIR 2'-6" x 6'-8"	SWING-FRENCH
12	E	3'-0" 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	9'-0" x 7'-0"	ROLL - UP
16	E	2'-6" x 6'-8"	SWING-FRENCH
17	E	2'-0" x 6'-0"	SWING-FRENCH
18	C	5'-0" x 6'-8"	BI-FOLD
19	C	6'-0" x 6'-8"	BI-FOLD
20	F	8'-0" x 7'-0"	ROLL - UP
21	F	9'-0" x 7'-0"	ROLL - UP
22	C	2'-8" x 6'-8"	POCKET
23			
24			
25			

WDW. SCHED.

GENERAL WINDOW NOTES

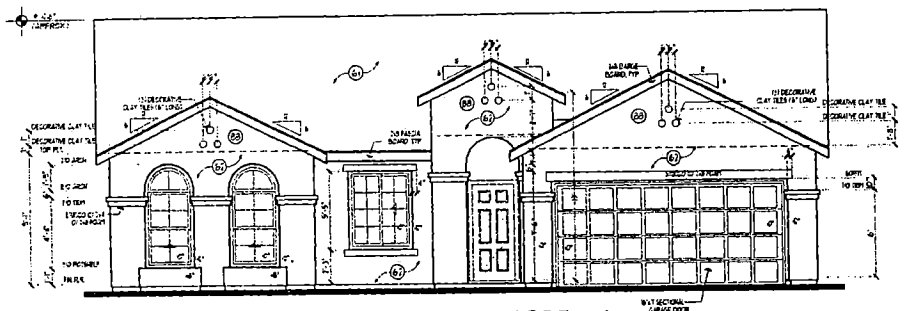
A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM
B = SAME AS "A" TEMPERED GLASS
C = SAME AS "A" TEMPERED GLASS BOTTOM 24" ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., 0 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.

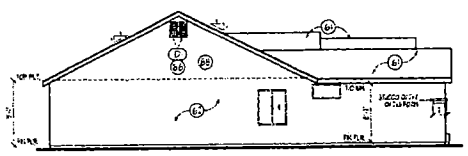
LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH 3RC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER 2000 IRC

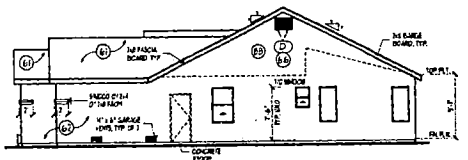
NO.	TYPE	SIZE	FUNCTION	NOTE
1	A	2'-0" x 5'-0"	FXD	40"
1	A	2'-0" x 5'-0"	FXD	40"
1	A	3'-0" x 5'-0"	FXD	40"
2	A	3'-0" x 5'-0"	FXD	40"
3	A	4'-0" x 5'-0"	FXD	40"
4	A	5'-0" x 5'-0"	FXD	40"
5	A	6'-0" x 5'-0"	FXD	40"
6	A	8'-0" x 5'-0"	FXD	40"
7	A	9'-0" x 5'-0"	FXD	40"
8	A	10'-0" x 5'-0"	FXD	40"
9	A	12'-0" x 5'-0"	FXD	40"
10	A	14'-0" x 5'-0"	FXD	40"



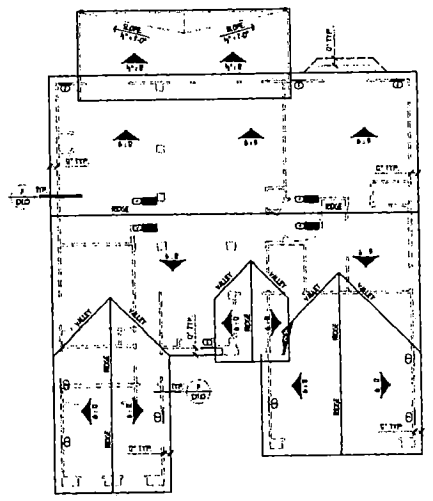
FRONT ELEVATION - A



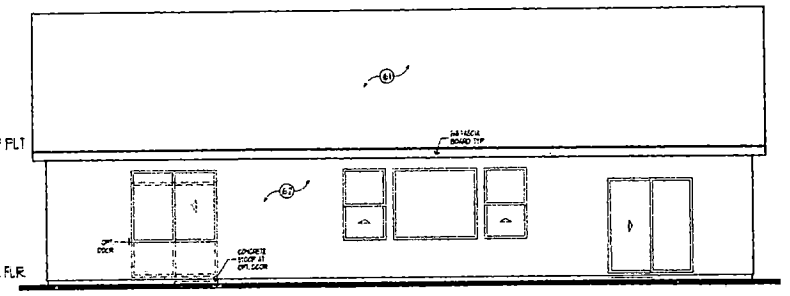
LEFT ELEVATION - A



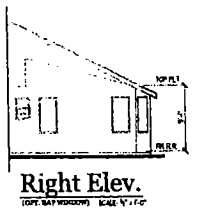
RIGHT ELEVATION - A



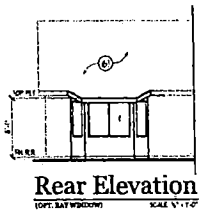
ROOF PLAN - ELEVATION A



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 (1) ea of TYPE 30 FELT SIDE LAPPED 2" (50mm) & END LAPPED 6" (153mm) O.C. TYP. CMU (TYP.)
62	STUCCO ON FOAM BOARD (CBO "NOON OTHERWISE BARRIER WITH INDEX OF 8
63	STONE VENEER - APPLICATION SHALL COMPLY TO 2000 IRC REQUIREMENTS (ICBO ER#5868)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
67	ADDRESS PLATE - 6.0" w/ OPT. COACH LIGHT & 4x4"
68	FIREBLOCKING - 2x6" - TYPICAL
69	
70	DECORATIVE CROSS BRACE/IRON BARS / WROUGHT IRON GATE w/ FONT WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARD RAILING (SEE DETAIL 1/D1 / MID FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 8" BOX COLUMNS @ ROOF BLOCKED 1'-0" @ EVERY 12"
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED® ABOVE EARTH 2" ABOVE PAVED
77	R-30 INSULATION (SEE DETAIL 5/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 CORRECTING INFORMATION
80	1/2" GYPSUM BOARD
81	2-27 in² SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UPC
82	DYNAMO CLOAKED VENT TILE "UNIVERSAL" SIGNATURE - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFRS SPECS.
83	OPT. SERVICE DOOR
84	DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	PRE MANUFACTURED DECORATIVE IRON SPIRE
86	PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	SHUTTERS (WOOD or WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL "SAFE FOAM" PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SEC. R316.3)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE REQUIRED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" 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	0"x10"	B	0"x8"	C	14"x18"	D	14"x24"
E	14"x30"	F	16"x22"	G	18"x18"	H	18"x24"
I	20"x20"	J	20"x24"	K	24"x30"	L	30"x30"
M	30"x36"	N	36"x36"	O	8" TRN	P	8" TRN
Q	8" ROUND	R	8" ROUND	S	6" MALE ROUND	T	10" MALE ROUND
U	DORMER VENT	V	CLOACED TILE	W	2-27 BIRD BLK	X	3-27 BIRD BLK
Y	4-27 BIRD BLK	Z	5"x27" SCREEN				

BUILDING DEPARTMENT Approved By JUL 12 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE #0038417

SDR-6294
4-28-05 PC

REVISED 4.21.05

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

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ROOF FRAMING, FRONT, REAR, AND SIDE OF "A" ELEVATION

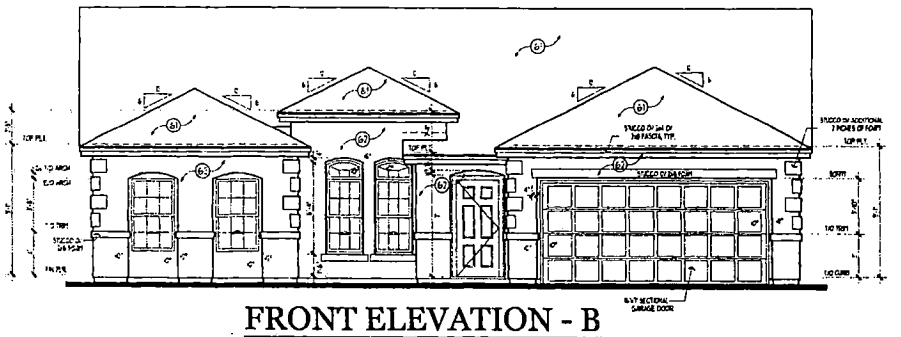
DRAWN BY: R.M.O.
DATE: 02/25/04

REV. No.	DATE
1	04/05/04
2	
3	
4	
5	
6	

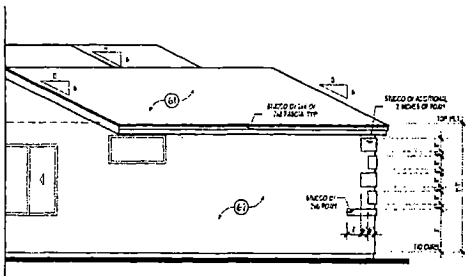
PLAN # 5070

SUBDIVISION: Cobalt Estates
307-08-2A

SHEET No.: A2.A



FRONT ELEVATION - B



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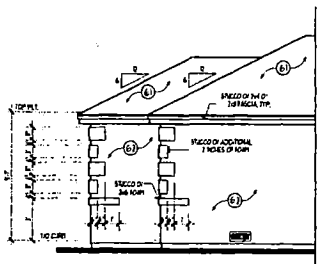

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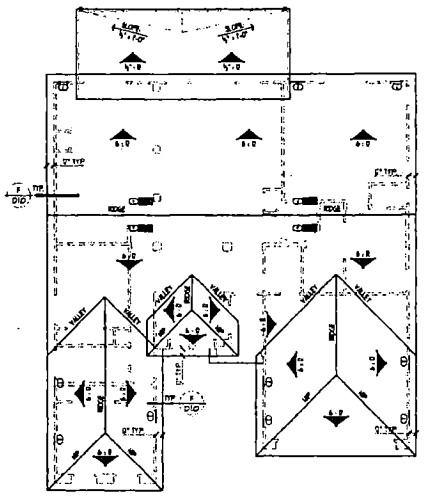
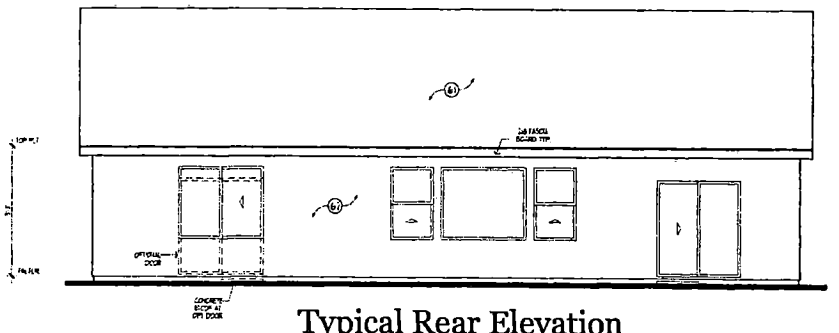
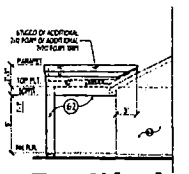


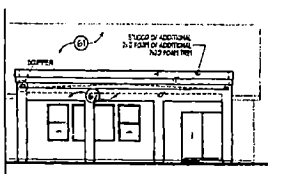
ROOF PLAN - ELEVATION B



Typical Rear Elevation



Typ. Side Elev.



Typical Rear Elevation

BUILDING DEPARTMENT
Approved By
JUL 13 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR'S LICENSE AND/OR
REGISTRATION REQUIRED
ERNESTO BELLAS JR.

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE
ROOF FRAMING, FRONT, REAR, AND SIDE OF "B" ELEVATION

Drawn By: R.M.O.
Date: 02/25/04

REV.	DATE
1	04/05/04
2	
3	
4	
5	
6	

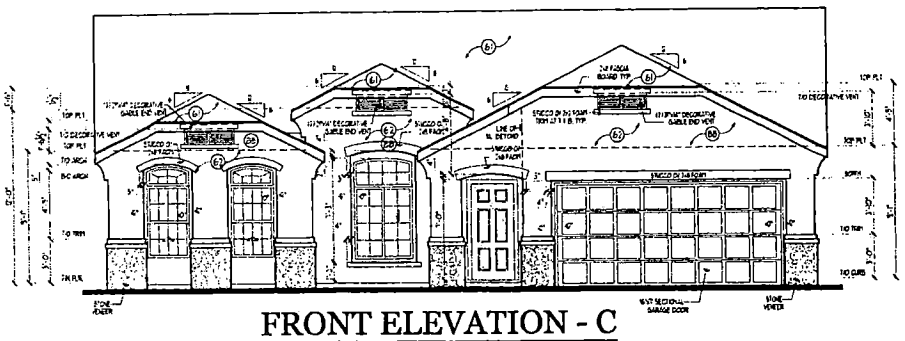
PLAN #
5070

SUBDIVISION
Cobalt Estates
5070825

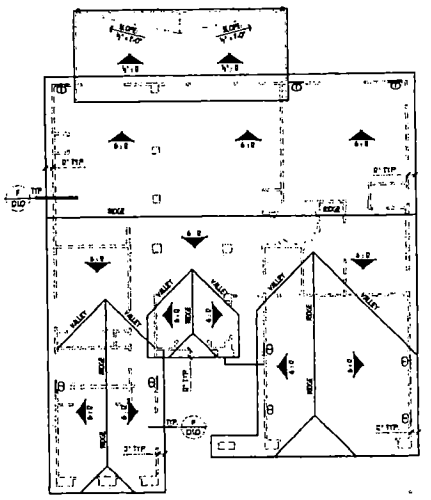
SHEET No.
A2.B

SDR-6294
4-28-05 PC

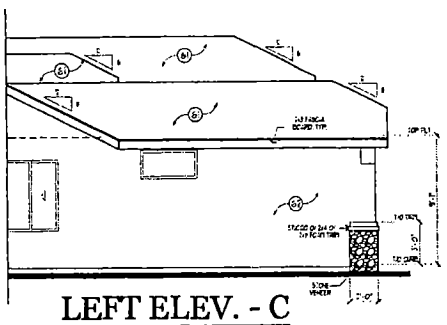
REVISED
4.21.05



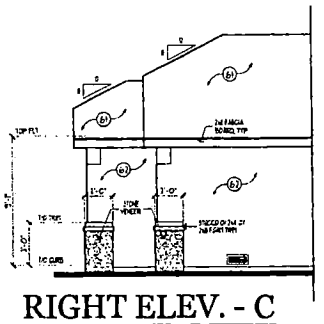
FRONT ELEVATION - C



ROOF PLAN - ELEVATION C



LEFT ELEV. - C



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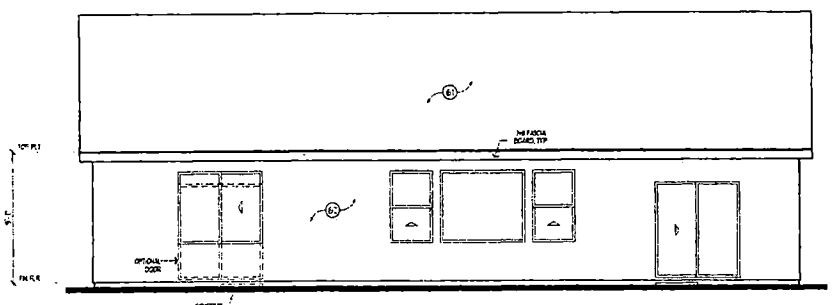


Typical Rear Elevation

BUILDING DEPARTMENT
Approved By
JUL 15 2004

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT

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

© Copyright 2003, Richmond American Homes of Nevada, Inc.

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

SHEET No.: A2.C

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

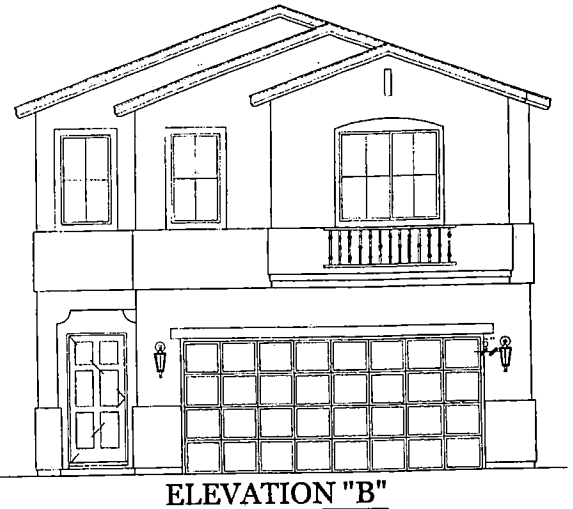
REVISED
4.21.05

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
MAY 12, 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.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:

ABEYANCE - GPA-6333 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM:RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO MAY 26, 2005 PC

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:03 – 6:05)

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

8600 Technology Way
Suite 104
Reno, NV 89521-5941
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbr.com

May 9, 2005

VIA FACSIMILE
385-7268

Mr. Doug Rankin
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-6333; ZON-6334; SDR-6336 & VAC-6163
Alexander/Grand Canyon

Dear Doug:

As you know, our office represents the applicant on the above-referenced matters. Pursuant to our telephone conferences, we are requesting to hold these matters from the scheduled Planning Commission meeting of May 12, 2005 until May 26, 2005. The additional time is needed to allow Staff to properly re-notice these applications.

Thank you for your cooperation in this matter.

Sincerely,

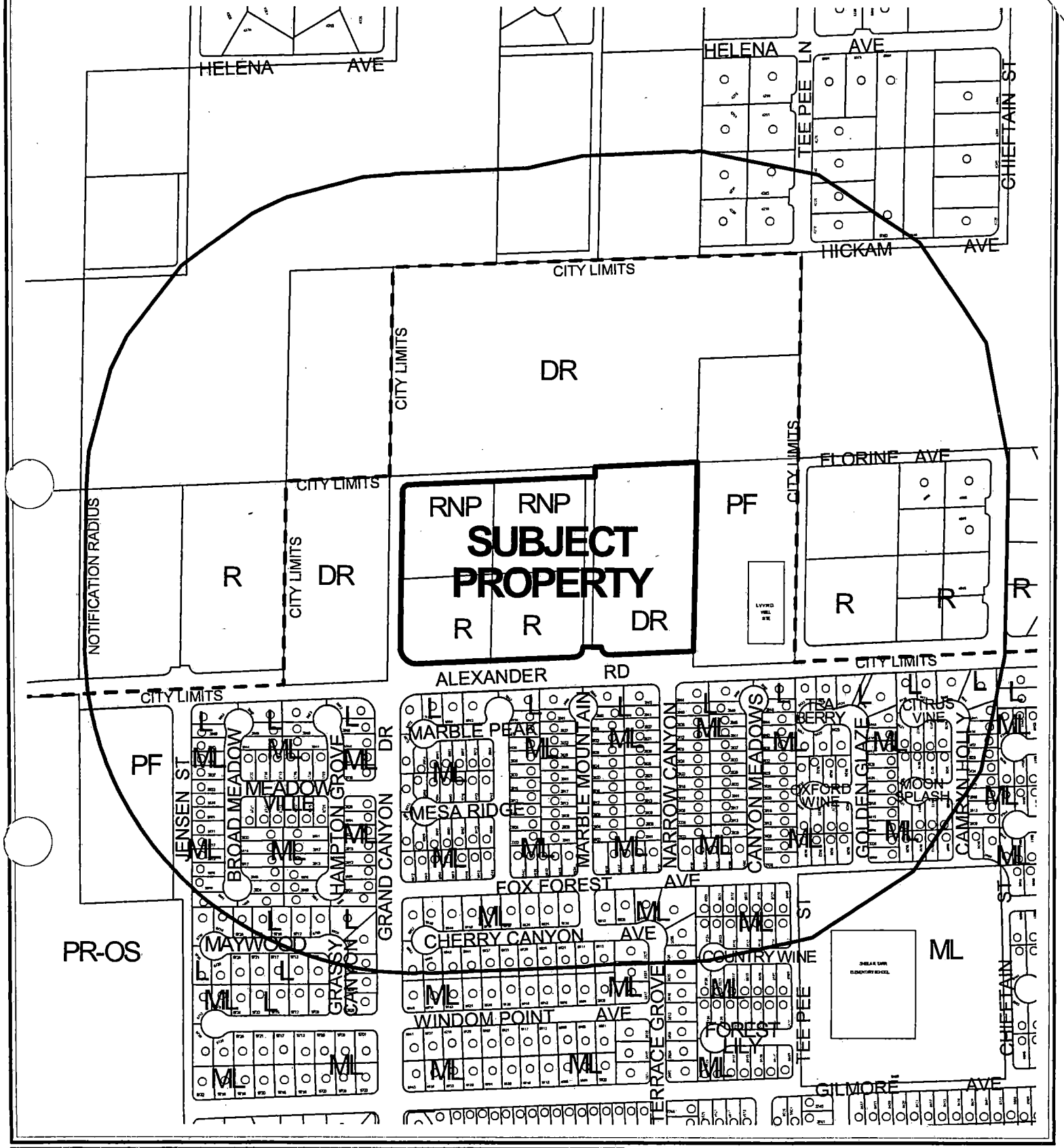
KUMMER KAEMPFER BONNER & RENSHAW

Bob Gronauer/mlt

Robert J. Gronauer

RJG/mlt

cc: David Bramlet (via fax: 658-5655)
Derek Allen (via fax: 474-0352)
Kim Bush (via fax: 645-5889)



CASE: **GPA-6333**

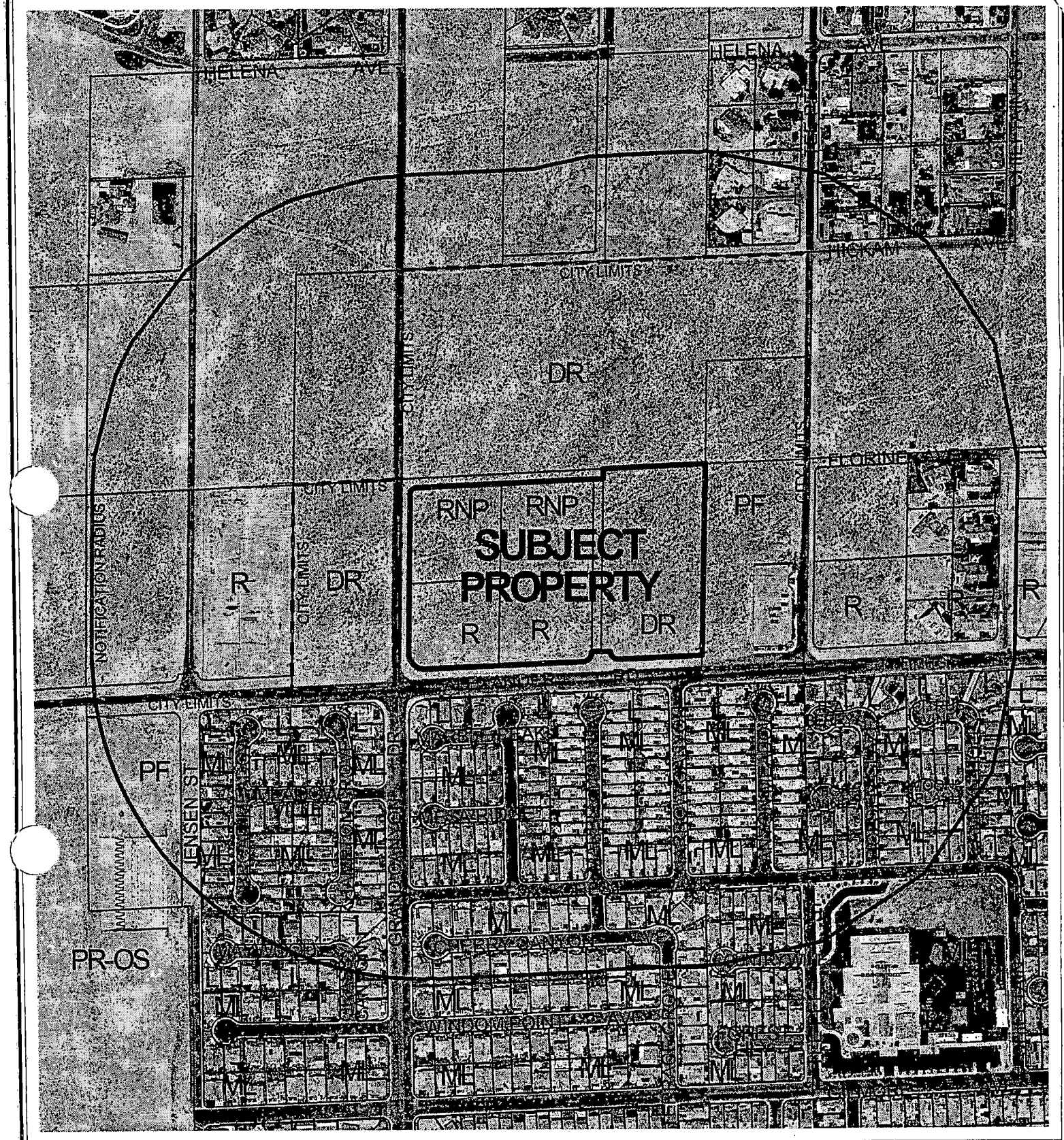
RADIUS: 1000 FT

0 400 800 Feet

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N



CASE: **GPA-6333**

0 400 800 Feet

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-6333 - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL

THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 26, 2005 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-6333 APN: 138-06-802-001 thru 004, 138-06-801-002

Name of Property Owner: Maple LLC or Maple Development LLC

Name of Applicant: Land Development & Investment Diversification

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: [signature]

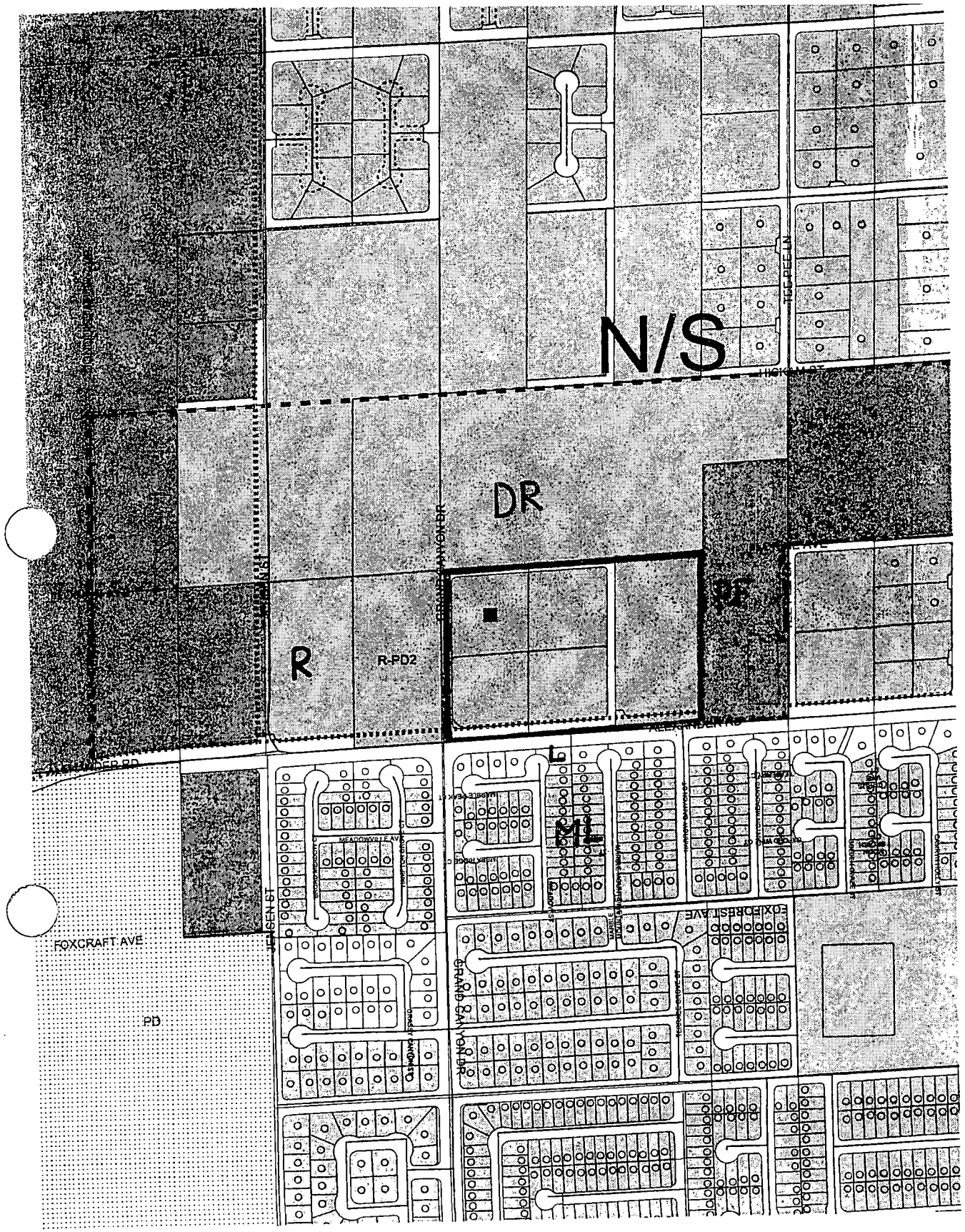
Print Name: Craig A. Brooksby

Subscribed and sworn before me

This 14 day of March, 2005

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

GEORGIEANN BROOKSBY
Notary Public, State of Nevada
Appointment No. 04926661
My Appt. Expires Oct. 18, 2008



MAR 15 2005

MAR 15 2005

GPA-6333
N 04/28/05 PC

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

JON EVENSEN FIELD
jfield@kkbr.com

March 25, 2005

VIA FACSIMILE
229-4697

Derrick Allen
PLANNING & DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter
Land Development and Investment Diversification
General Plan Amendment, Zone Change, Site Development Plan for a custom home subdivision generally located east of Grand Canyon Drive and north of Alexander Road
APNs: 138-06-802-001 002, 003 and 004; 138-06-801-002

Ladies and Gentlemen:

This office represents Land Development and Investment Diversification (the "Applicant") in connection with the above-referenced matter. This application is a request for a general plan amendment, zone change and site development plan review for a custom home single family residential subdivision (the "Project") situated on approximately 15 acres located on the northeast corner of Alexander Road and Grand Canyon Drive, as more particularly described as Assessor's Parcel Numbers 138-06-802-001 002, 003 and 004; 138-06-801-002 (collectively, the "Property").

The Centennial Hills Sector Plan designates parcels 138-06-802-001 and 002 as Rural Neighborhood Preservation ("RNP"), parcels 138-06-802-003 and 004 as Rural ("R") and parcel 138-06-801-002 as Desert Rural ("DR"). The Property is presently zoned RE. We are requesting a general plan amendment for the Property to: (1) Low, in the event that a vacation of right-of-way is not achieved resulting in a 3.61 du/ac density for the proposed project. In conjunction with the general plan amendment, we are requesting the companion zone change for the Property to RPD-3 to allow for the proposed 52 unit custom home single family residential subdivision. We are also submitting a site development plan review depicting 52 lots ranging from 6,023 square feet to 12,625 square feet.

The proposed project is located along Alexander Road, a 100 ft right-of-way, and Grand Canyon Drive, a 80 ft right-of-way, that will support the proposed Project that has a relatively lower density than the existing, more intense subdivision to the south of the Property. The proposed density (3.49 du/ac) and lot sizes of the Project are more in keeping with the rural

REVISED
3.29.05

KKB&R

character of the outlying area that what presently exists to the south of the Property. In essence, a high quality custom home subdivision with larger lots would provide a much better buffer to the existing adjacent residential uses to the north than what exists to the south of the Property.

The proposed site plan depicts 52 custom home lots situated on approximately 15 acres. The entrance is located on Alexander Road with a 6,200 square foot park situated at the end of the main private drive. Lots sizes will range from 6,023 square feet to 12,625 square feet. A trail easement is situated along Alexander Road and a landscape buffer surrounds the entire Project.

Should you have any comments concerning the proposed Project, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jon Evensen Field

JEF/ds

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - ZON-6334 - REZONING RELATED TO GPA-6333 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO MAY 26, 2005 PC

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

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:

There was no discussion.

(6:03 – 6:05)

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
WWW.KKBR.COM

3800 Howard Hughes Parkway
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Fax: 702.796.7181

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Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbr.com

May 9, 2005

VIA FACSIMILE
385-7268

Mr. Doug Rankin
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-6333; ZON-6334; SDR-6336 & VAC-6163
Alexander/Grand Canyon

Dear Doug:

As you know, our office represents the applicant on the above-referenced matters. Pursuant to our telephone conferences, we are requesting to hold these matters from the scheduled Planning Commission meeting of May 12, 2005 until May 26, 2005. The additional time is needed to allow Staff to properly re-notice these applications.

Thank you for your cooperation in this matter.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Bob Gronauer/mlt

Robert J. Gronauer

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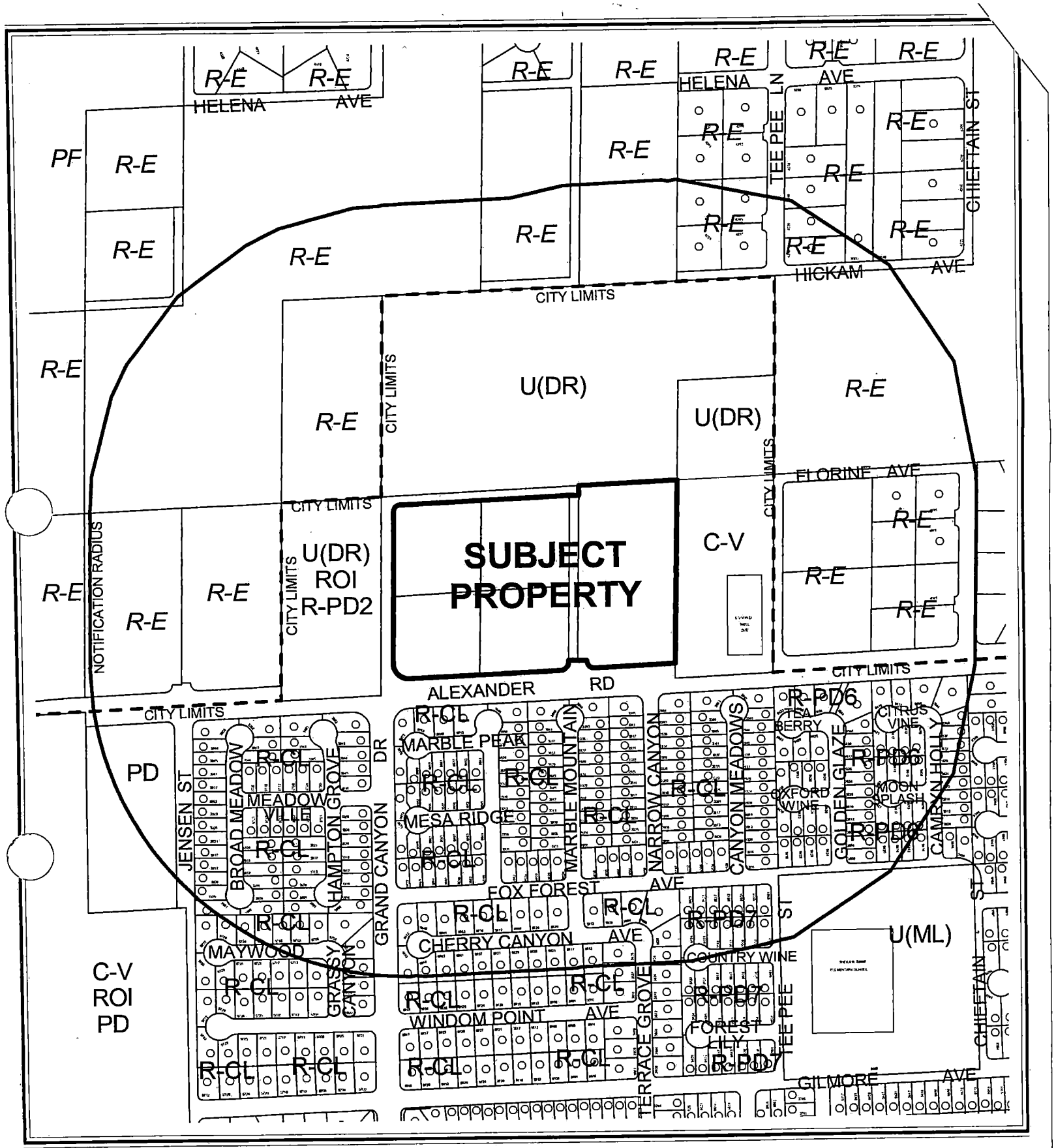
cc: David Bramlet (via fax: 658-5655)
Derek Allen (via fax: 474-0352)
Kim Bush (via fax: 645-5889)

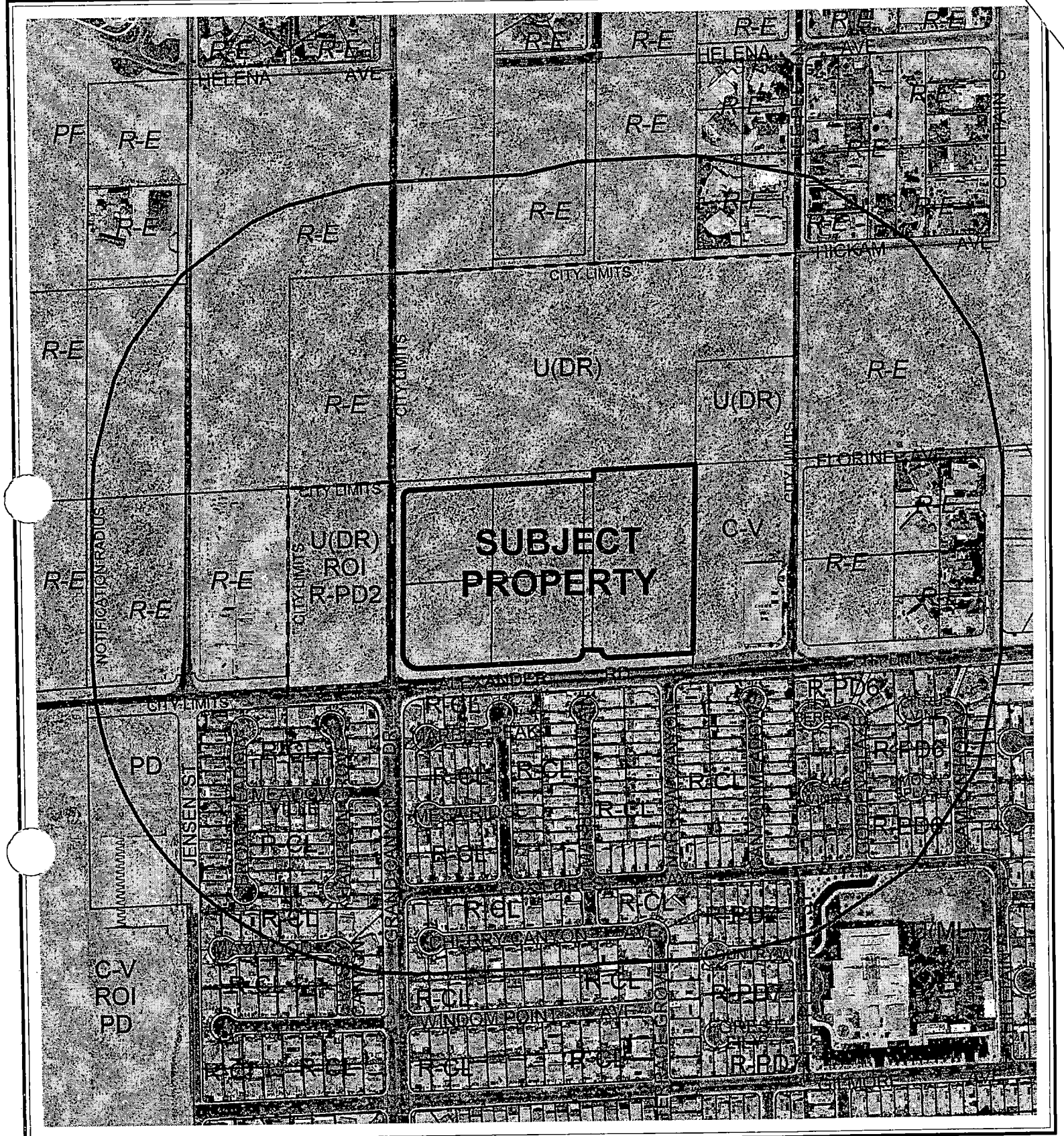


CASE: **ZON-6334**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION],
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RSEIDENTIAL) GENERAL PLAN DESIGNATION],
AND U (UNDEVELOPED) ZONE [R (RURAL DENSITY RSEIDENTIAL) GENERAL PLAN DESIGNATION]

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



CASE: **ZON-6334**

RADIUS: 1000 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RSEIDENTIAL) GENERAL PLAN DESIGNATION], AND U (UNDEVELOPED) ZONE [R (RURAL DENSITY RSEIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6334 - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL

THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 26, 2005 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-6334 APN: 138-06-802-001 thru 004, 138-06-801-002

Name of Property Owner: Maple LLC or Maple Development LLC

Name of Applicant: Land Development & Investment Diversification

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: Craig O. Brooksby

Print Name: Craig Brooksby

Subscribed and sworn before me

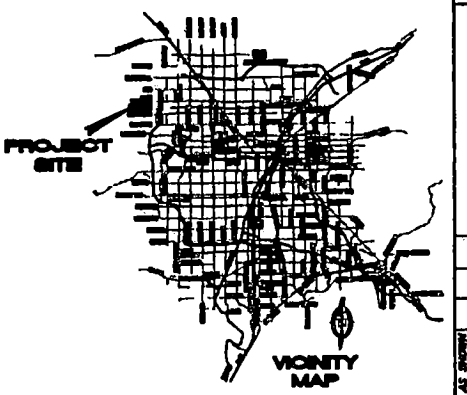
This 14 day of March, 2005

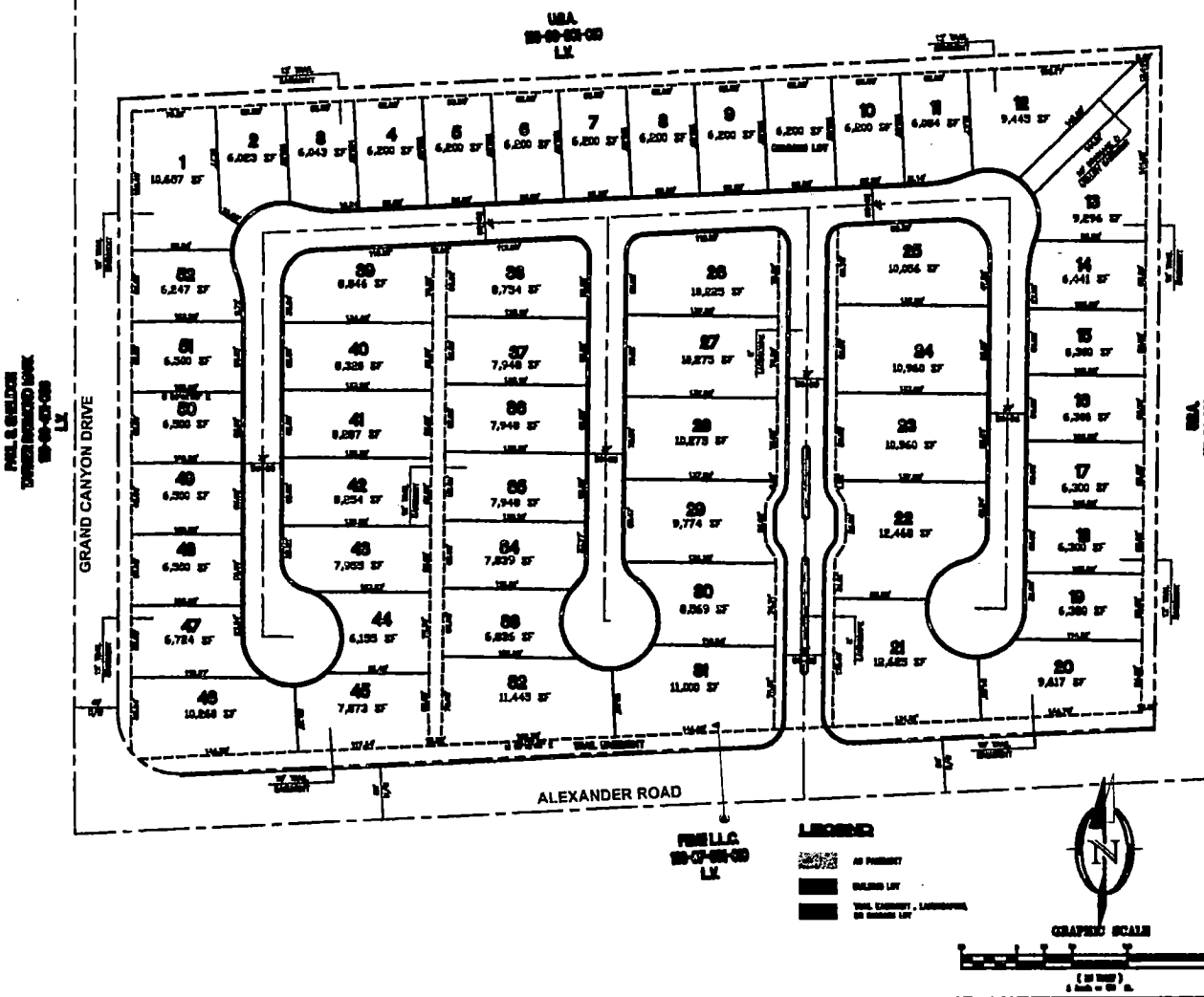
Georgieann Brooksby

Notary Public in and for said County and State

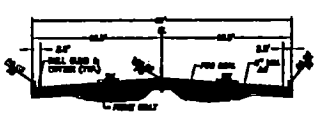
GEORGIEANN BROOKSBY
Notary Public, State of Nevada
Appointment No. 04926661
My Appt. Expires Oct. 18, 2008

MOUNTAIN HILLS ESTATES
SITE PLAN





SITE DEVELOPMENT NOTES



ZON-6334

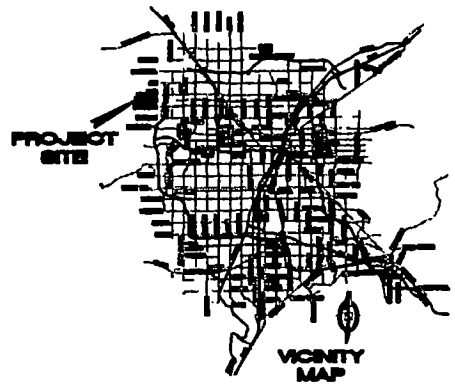
04/28/05 PC

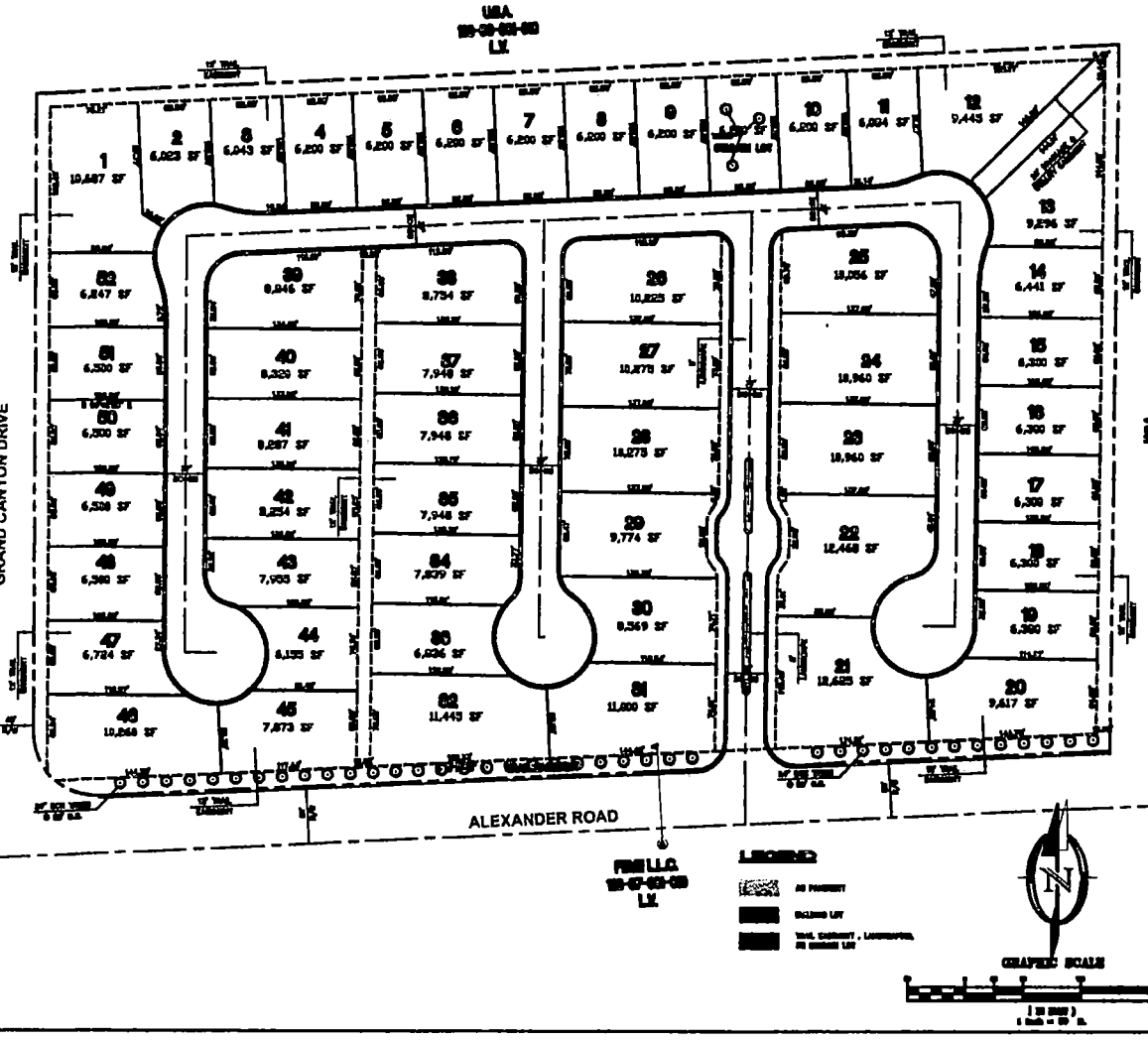
MOUNTAIN HILLS ESTATES

SITE PLAN

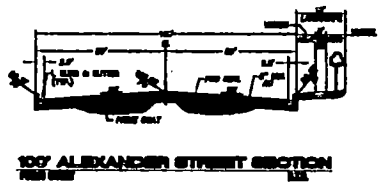
SHEET SP-1

MOUNTAIN HILLS ESTATES
LANDSCAPE PLAN





SITE DEVELOPMENT NOTES



MOUNTAIN HILLS ESTATES

LANDSCAPE PLAN

SHEET LS-1

ZON-6334

04/28/05 PC

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

JON EVENSEN FIELD
jfield@kkbr.com

March 15, 2005

Via Hand Delivery

PLANNING & DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter
Land Development and Investment Diversification
General Plan Amendment, Zone Change, Site Development Plan for a custom home subdivision generally located east of Grand Canyon Drive and north of Alexander Road
APNs: 138-06-802-001 002, 003 and 004; 138-06-801-002

Ladies and Gentlemen:

This office represents Land Development and Investment Diversification (the "Applicant") in connection with the above-referenced matter. This application is a request for a general plan amendment, zone change and site development plan review for a custom home single family residential subdivision (the "Project") situated on approximately 15 acres located on the northeast corner of Alexander Road and Grand Canyon Drive, as more particularly described as Assessor's Parcel Numbers 138-06-802-001 002, 003 and 004; 138-06-801-002 (collectively, the "Property").

The Centennial Hills Sector Plan designates parcels 138-06-802-001 and 002 as Rural Neighborhood Preservation ("RNP"), parcels 138-06-802-003 and 004 as Rural ("R") and parcel 138-06-801-002 as Desert Rural ("DR"). The Property is presently zoned RE. We are requesting a general plan amendment for the Property to Desert Rural which allows for residential development up to 3.5 dwelling units per acre. In conjunction with the general plan amendment, we are requesting the companion zone change for the Property to RPD-3 to allow for the proposed 52 unit custom home single family residential subdivision. We are also submitting a site development plan review depicting 52 lots ranging from 6,084 square feet to 12,625 square feet.

The proposed project is located along Alexander Road, a 100 ft right-of-way, and Grand Canyon Drive, a 80 ft right-of-way, that will support the proposed Project that has a relatively lower density than the existing, more intense subdivision to the south of the Property. The proposed density (3.49 du/ac) and lot sizes of the Project are more in keeping with the rural character of the outlying area that what presently exists to the south of the Property. In essence, a high quality custom home subdivision with larger lots would provide a much better buffer to

the existing adjacent residential uses to the north than what exists to the south of the Property.

The proposed site plan depicts 52 custom home lots situated on approximately 15 acres. The entrance is located on Alexander Road with a 6,200 square foot park situated at the end of the main private drive. Lots sizes will range from 6,043 square feet to 12,625 square feet. A trail easement is situated along Alexander Road and a landscape buffer surrounds the entire Project.

Should you have any comments concerning the proposed Project, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jon Evensen Field

JEF/ds

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - VAC-6163 - VACATION RELATED TO GPA6333 AND ZON-6334 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO MAY 26, 2005 PC

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:03 – 6:05)

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

8600 Technology Way
Suite 104
Reno, NV 89521-5941
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbr.com

May 9, 2005

VIA FACSIMILE
385-7268

Mr. Doug Rankin
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-6333; ZON-6334; SDR-6336 & VAC-6163
Alexander/Grand Canyon

Dear Doug:

As you know, our office represents the applicant on the above-referenced matters. Pursuant to our telephone conferences, we are requesting to hold these matters from the scheduled Planning Commission meeting of May 12, 2005 until May 26, 2005. The additional time is needed to allow Staff to properly re-notice these applications.

Thank you for your cooperation in this matter.

Sincerely,

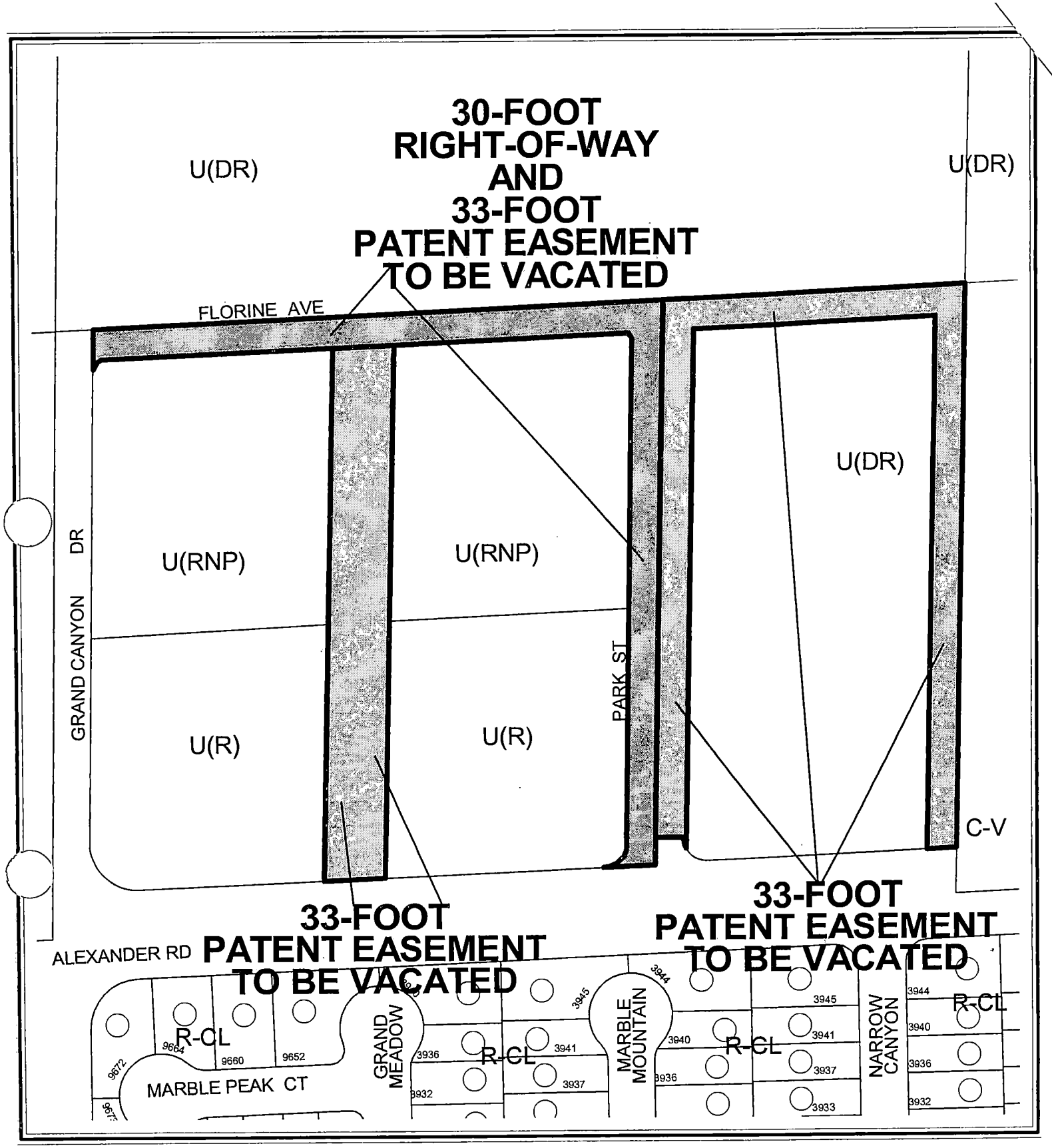
KUMMER KAEMPFER BONNER & RENSHAW

Bob Gronauer/mlt

Robert J. Gronauer

RJG/mlt

cc: David Bramlet (via fax: 658-5655)
Derek Allen (via fax: 474-0352)
Kim Bush (via fax: 645-5889)



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CASE: **VAC-6163**

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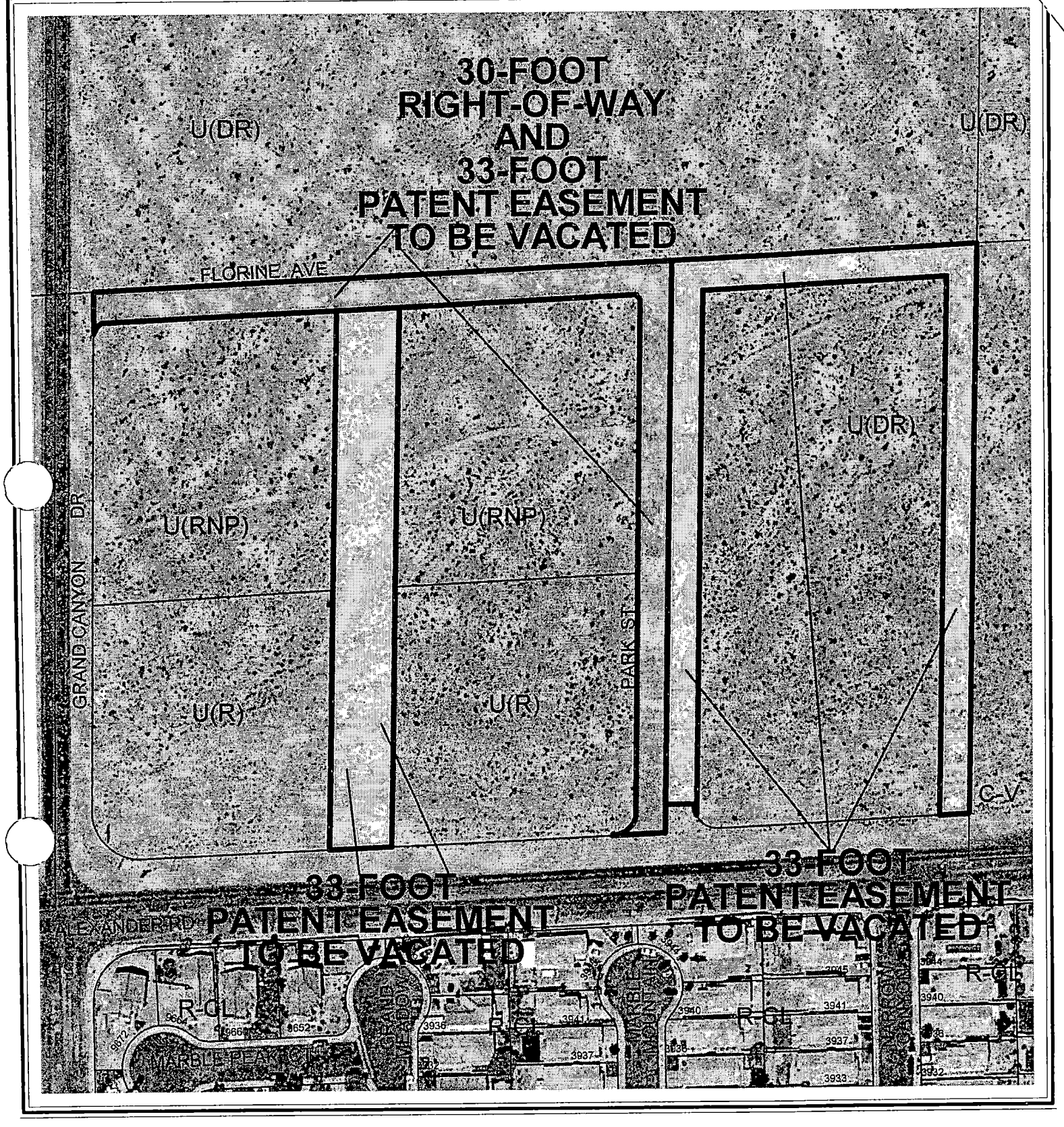

0 100 200 Feet

CASE: **VAC-6163**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAC-6163 - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC

THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 26, 2005 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-6163 APN: 138-06-802-001, 002, 003, 004
138-06-801-002

Name of Property Owner: Maple Development

Name of Applicant: Land Development Investment Diversification

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: Craig O Brooksby

Print Name: Craig O Brooksby

Subscribed and sworn before me

This 19th day of Jan, 2005

Donna Thornton
Notary Public in and for said County and State

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

INTEGRITY
ENGINEERING

TIM S. MORENO, P.E.
ERNEST FREGGIARO, P.E.
LLOYD BREEDEN III, P.L.S.

MOUNTAIN HILLS (APN 138-06-801-002, 138-06-802-001, 2, 3, 4)
JUSTIFICATION LETTER FOR PATENT EASEMENT ABANDONMENT

ITEM: Abandonment of Patent Easements

ASSESSOR'S PARCEL NUMBER: 138-06-801-002, 138-06-802-001, 2, 3,4

BACKGROUND: We are proposing to develop a residential subdivision with local residential internal streets. With the subdivision we intend on constructing the half street of Grand Canyon Drive. Alexander Road is being improved by a City/County SID and we will access our site from Alexander Road.

Respectfully submitted:

Integrity Engineering
2480 E. Tompkins Ave. #232
Las Vegas, NV 89121

G:\PROJECTS\64\64-104\Documents\Letters\Justification Ltr patent easements.doc

VAC-61163

2480 E. TOMPKINS AVE. #232 • LAS VEGAS, NEVADA 89121 • (702) 456-4664 • FAX (702) 456-4919
EMAIL: IE@INTEGRITY-ENGINEERING.NET

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:

ABEYANCE - SDR-6336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6333, ZON-6334 AND VAC-6163 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL - Request for Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [Proposed: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 4 (Brown).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO MAY 26, 2005 PC

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:03 – 6:05)

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW
WWW.KKBR.COM

3800 Howard Hughes Parkway
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Reno, NV 89521-5941
Tel: 775.852.3900
Fax: 775.852.3982

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbr.com

May 9, 2005

VIA FACSIMILE
385-7268

Mr. Doug Rankin
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-6333; ZON-6334; SDR-6336 & VAC-6163
Alexander/Grand Canyon

Dear Doug:

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Thank you for your cooperation in this matter.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Bob Gronauer/mlt

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cc: David Bramlet (via fax: 658-5655)
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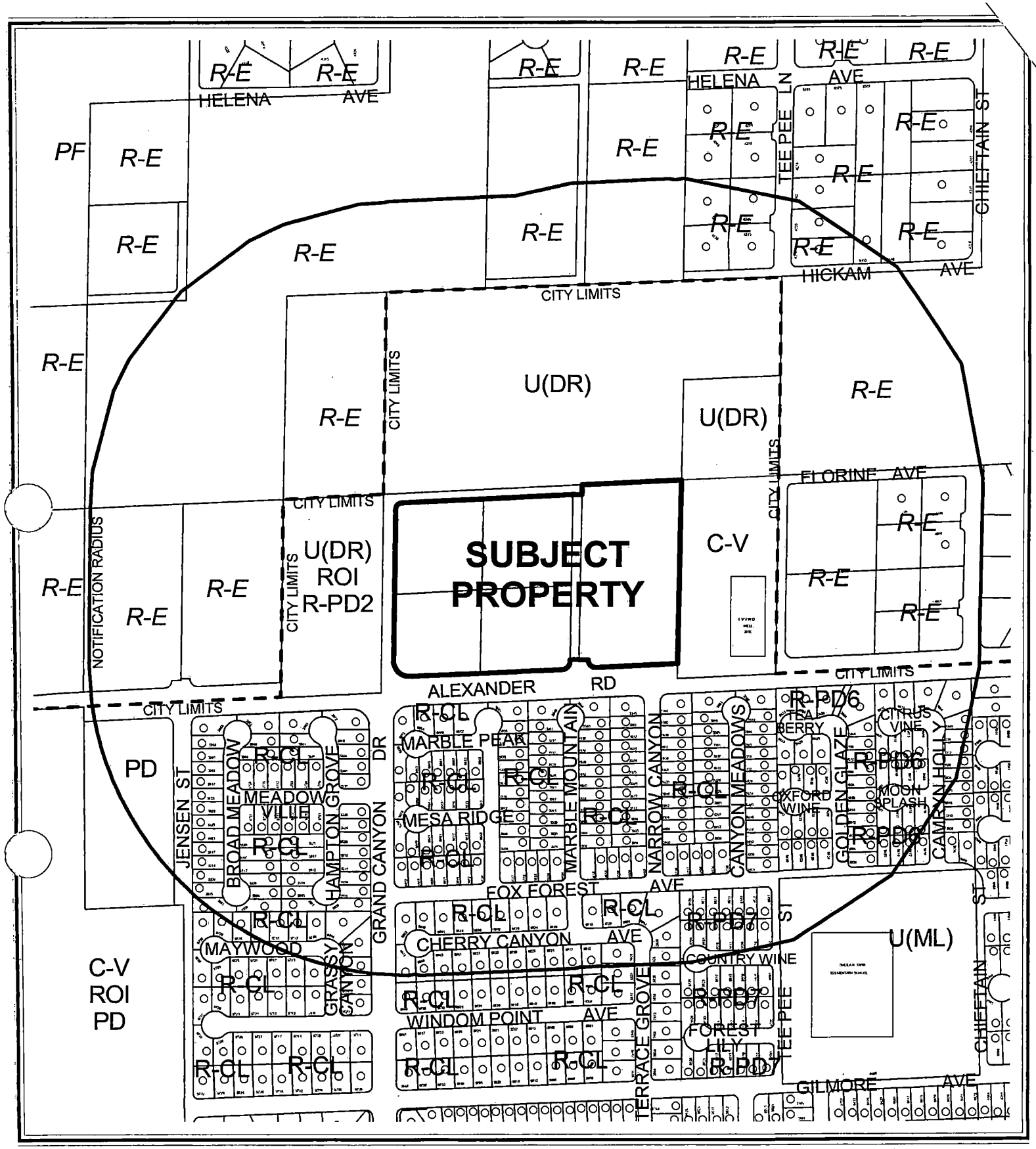


CASE: **SDR-6336**

RADIUS: 1000 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RSEIDENTIAL) GENERAL PLAN DESIGNATION], AND U (UNDEVELOPED) ZONE [R (RURAL DENSITY RSEIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6336 - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL

THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 26, 2005 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6336 APN: 138-06-802-001 thru 004, 138-06-801-002

Name of Property Owner: Maple LLC or Maple Development LLC

Name of Applicant: Land Development & Investment Diversification

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: + Craig O. Brooksby

Print Name: Craig O. Brooksby

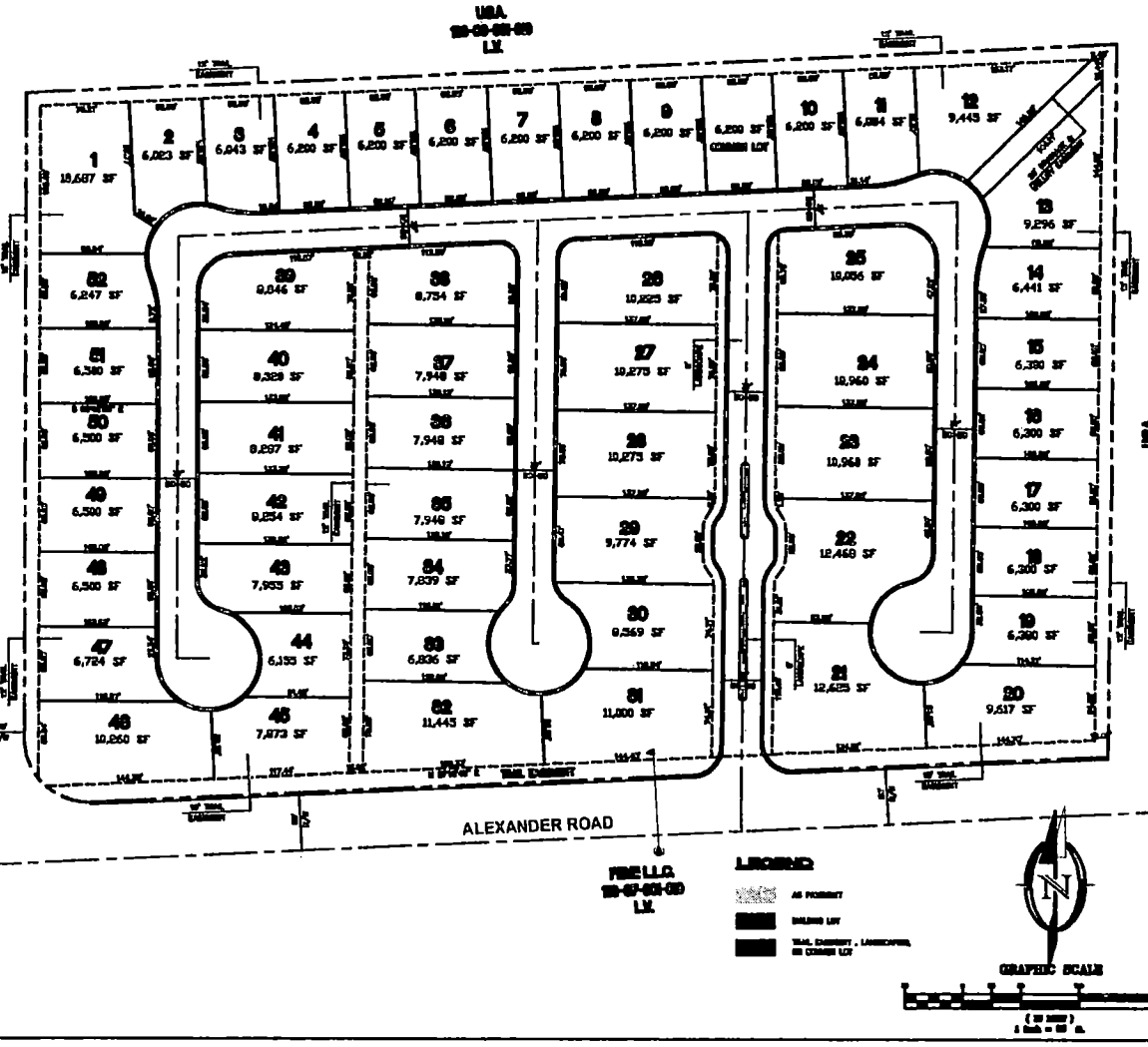
Subscribed and sworn before me

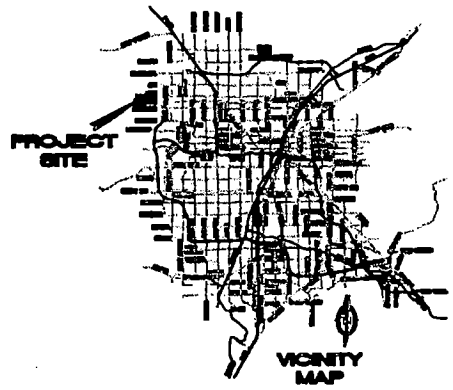
This 14 day of March, 2005

Georgieann Brooksby
Notary Public in and for said County and State

GEORGIEANN BROOKSBY
Notary Public, State of Nevada
Appointment No. 04926661
My Appt. Expires Oct. 18, 2008

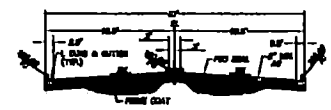
MOUNTAIN HILLS ESTATES
SITE PLAN



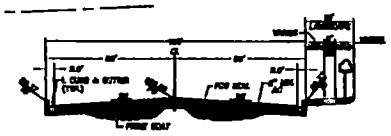


SITE DEVELOPMENT NOTES

67' INTERIOR STREET SECTION



67' ENTRANCE STREET SECTION



100' ALEXANDER STREET SECTION

SDR-6336

04/28/05 PC

MAR 1 5 2005

MOUNTAIN HILLS ESTATES

SITE PLAN

SHEET SP-1

1 OF 1 SHEETS

INTEGRITY ENGINEERING

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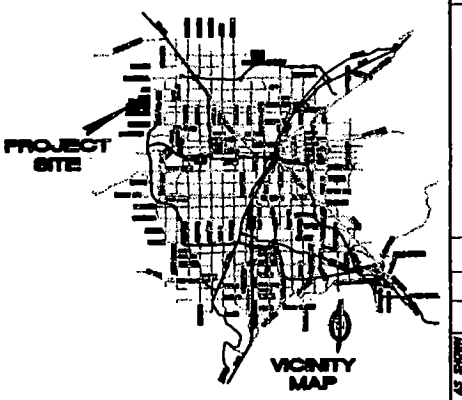
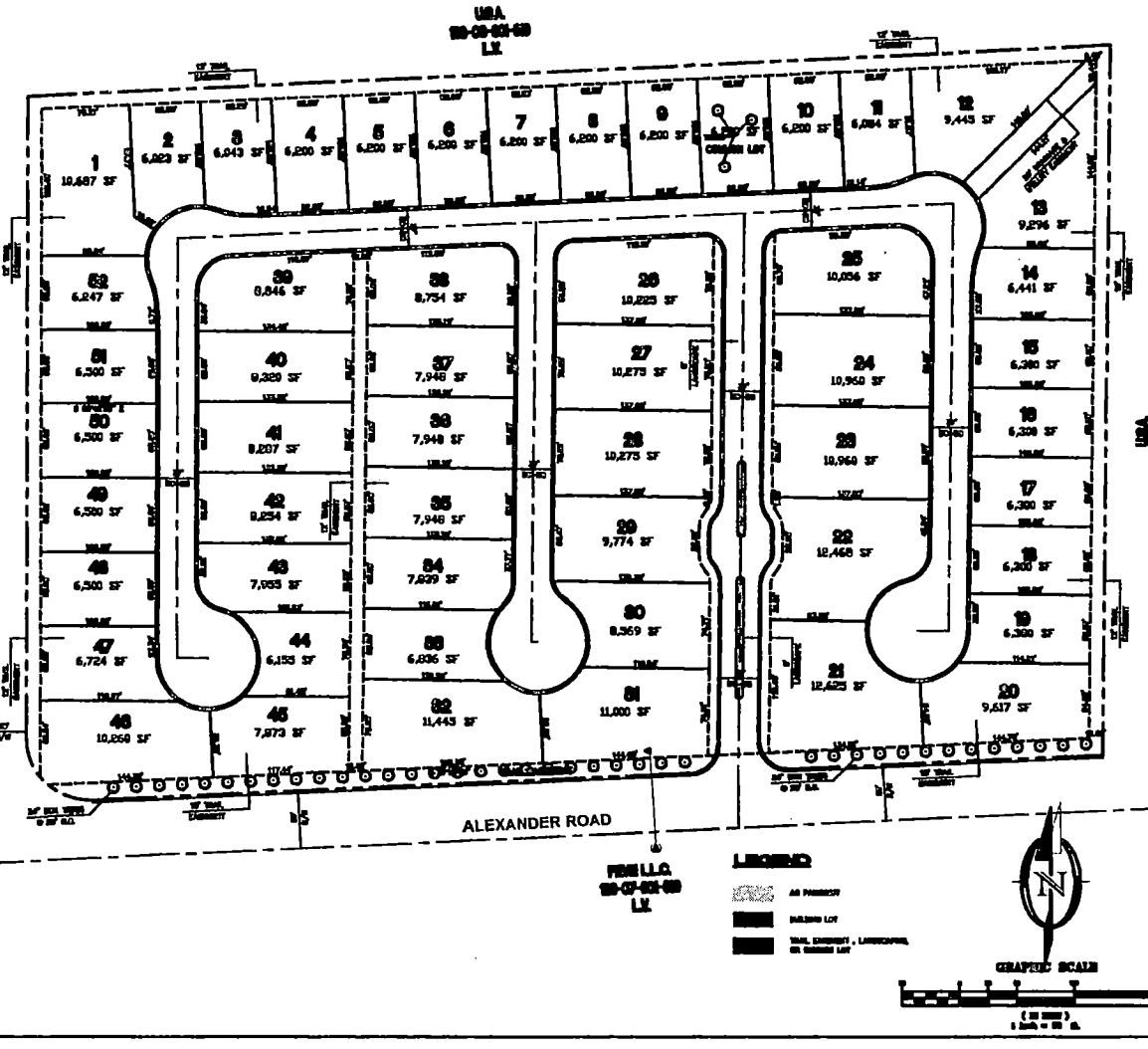
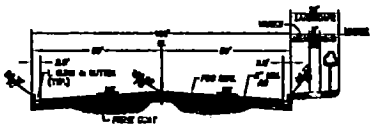
MOUNTAIN HILLS ESTATES
LANDSCAPE PLAN





SITE DEVELOPMENT NOTES



SDR-6336
04/28/05 PC

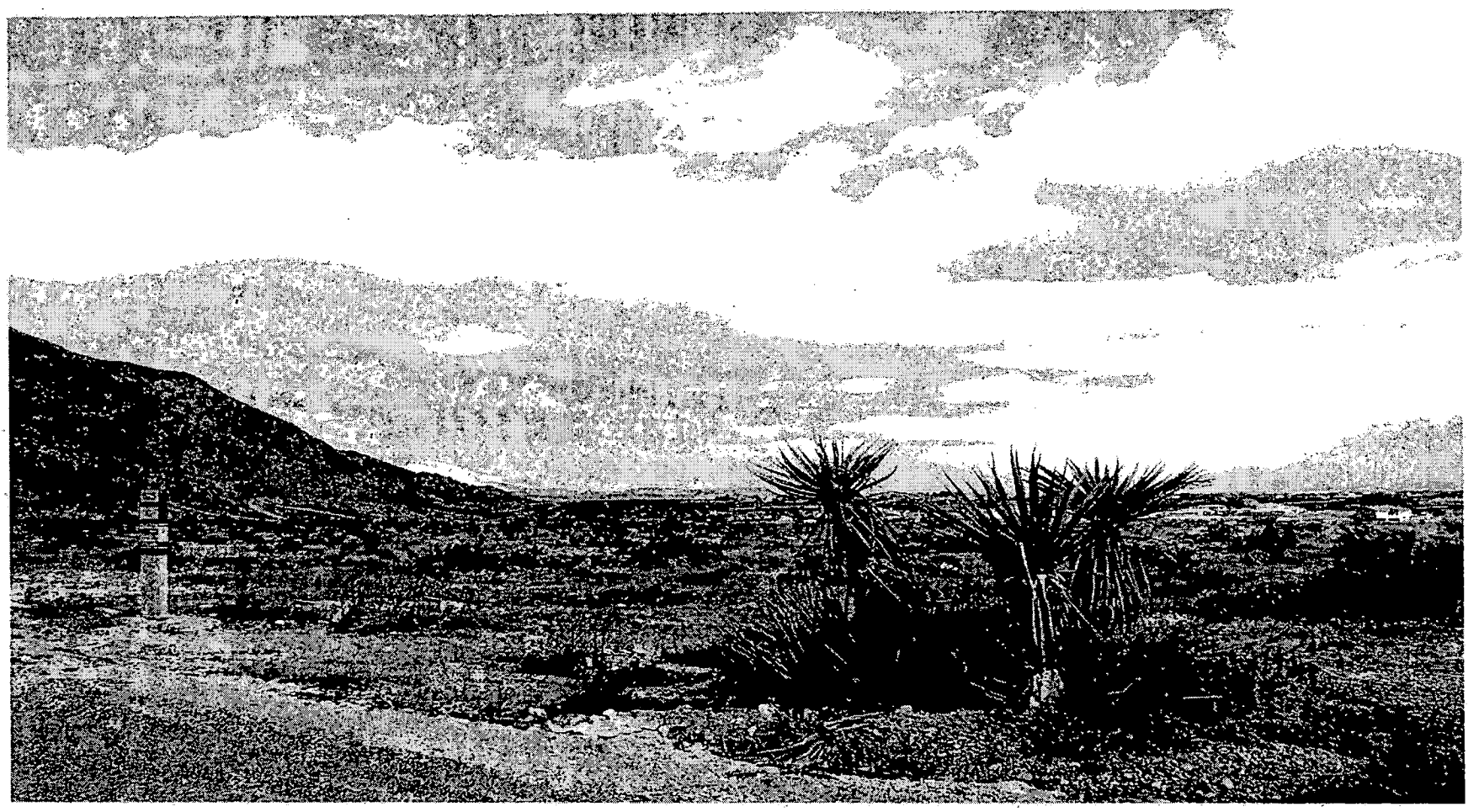
MAR 15 2005

MOUNTAIN HILLS ESTATES

LANDSCAPE PLAN

SHEET
LS-1

G:\PROJECTS\64-104\Drawings\site plan\architect\site-LANDSCAPEplanding 3/14/2005 8:46:21 PM PST



GPA-6333, ZON-6334 & SDR-6336 - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL
NORTHEAST CORNER OF GRAND CANYON DRIVE AND ALEXANDER ROAD
MAY 12, 2005 PLANNING COMMISSION

4/4/05

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

JON EVENSEN FIELD
jfield@kkbr.com

March 15, 2005

Via Hand Delivery

PLANNING & DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter
Land Development and Investment Diversification
General Plan Amendment, Zone Change, Site Development Plan for a custom home subdivision generally located east of Grand Canyon Drive and north of Alexander Road
APNs: 138-06-802-001 002, 003 and 004; 138-06-801-002

Ladies and Gentlemen:

This office represents Land Development and Investment Diversification (the "Applicant") in connection with the above-referenced matter. This application is a request for a general plan amendment, zone change and site development plan review for a custom home single family residential subdivision (the "Project") situated on approximately 15 acres located on the northeast corner of Alexander Road and Grand Canyon Drive, as more particularly described as Assessor's Parcel Numbers 138-06-802-001 002, 003 and 004; 138-06-801-002 (collectively, the "Property").

The Centennial Hills Sector Plan designates parcels 138-06-802-001 and 002 as Rural Neighborhood Preservation ("RNP"), parcels 138-06-802-003 and 004 as Rural ("R") and parcel 138-06-801-002 as Desert Rural ("DR"). The Property is presently zoned RE. We are requesting a general plan amendment for the Property to Desert Rural which allows for residential development up to 3.5 dwelling units per acre. In conjunction with the general plan amendment, we are requesting the companion zone change for the Property to RPD-3 to allow for the proposed 52 unit custom home single family residential subdivision. We are also submitting a site development plan review depicting 52 lots ranging from 6,084 square feet to 12,625 square feet.

The proposed project is located along Alexander Road, a 100 ft right-of-way, and Grand Canyon Drive, a 80 ft right-of-way, that will support the proposed Project that has a relatively lower density than the existing, more intense subdivision to the south of the Property. The proposed density (3.49 du/ac) and lot sizes of the Project are more in keeping with the rural character of the outlying area that what presently exists to the south of the Property. In essence, a high quality custom home subdivision with larger lots would provide a much better buffer to

the existing adjacent residential uses to the north than what exists to the south of the Property.

The proposed site plan depicts 52 custom home lots situated on approximately 15 acres. The entrance is located on Alexander Road with a 6,200 square foot park situated at the end of the main private drive. Lots sizes will range from 6,043 square feet to 12,625 square feet. A trail easement is situated along Alexander Road and a landscape buffer surrounds the entire Project.

Should you have any comments concerning the proposed Project, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jon Evensen Field

JEF/ds

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - ZON-6157 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Rezoning FROM: R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO JUNE 9, 2005 PC

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

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:

There was no discussion.

(6:03 – 6:05)

May 2, 2005

City of Las Vegas
Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Mr. Doug Rankin
Planning Supervisor
FAX 385-7268

Re: Abeyance - ZON-6157 - Rezoning
Abeyance -VAR-6349 - Variance
Abeyance - VAR-6158 - Variance
Abeyance - VAR-6407 - Variance
Abeyance - SDR-6155 - Site Development Plan Review

Dear Mr. Rankin:

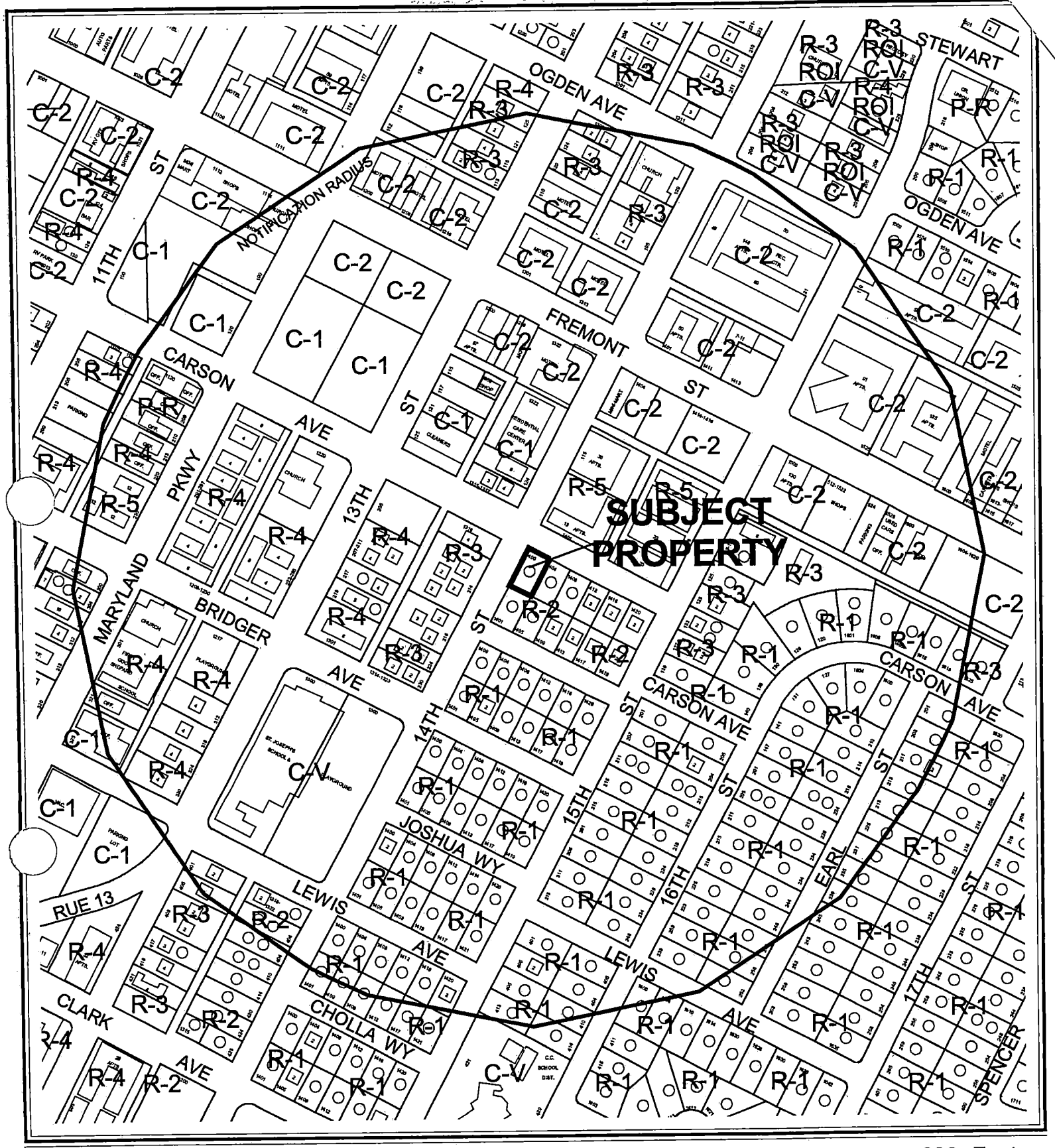
This letter is a request for an additional 30 day abeyance of the above referenced applications. The requested Planning Commission Meeting date would be June 9, 2005.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.
Sincerely,

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

cc: Mr. Ken Tesconi, Kenric, LLC FAX 368-2855



0 300 600 Feet

CASE: **ZON-6157**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

0 300 600 Feet

CASE: **ZON-6157**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6157 - APPLICANT/OWNER: KENRIC, LLC

ON MAY 2, 2005 THE APPLICANT REQUESTED THIS BE HELD IN ABEYANCE TO THE JUNE 9, 2005 PLANNING COMMISSION MEETING.

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-6157 APN: 139-35-313-001

Name of Property Owner: KENRIC LLC

Name of Applicant: KENRIC LLC

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Kenneth J. Tesconi

State of Nevada
County of Clark

Print Name: KENNETH J. TESCONI

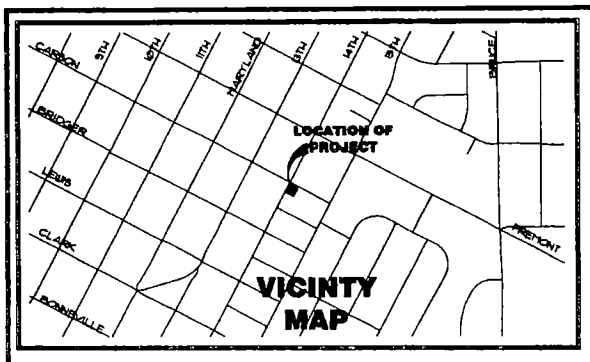
Subscribed and sworn before me

This 14th day of December, 2004

Irene Jo Pederson

Notary Public in and for said County and State

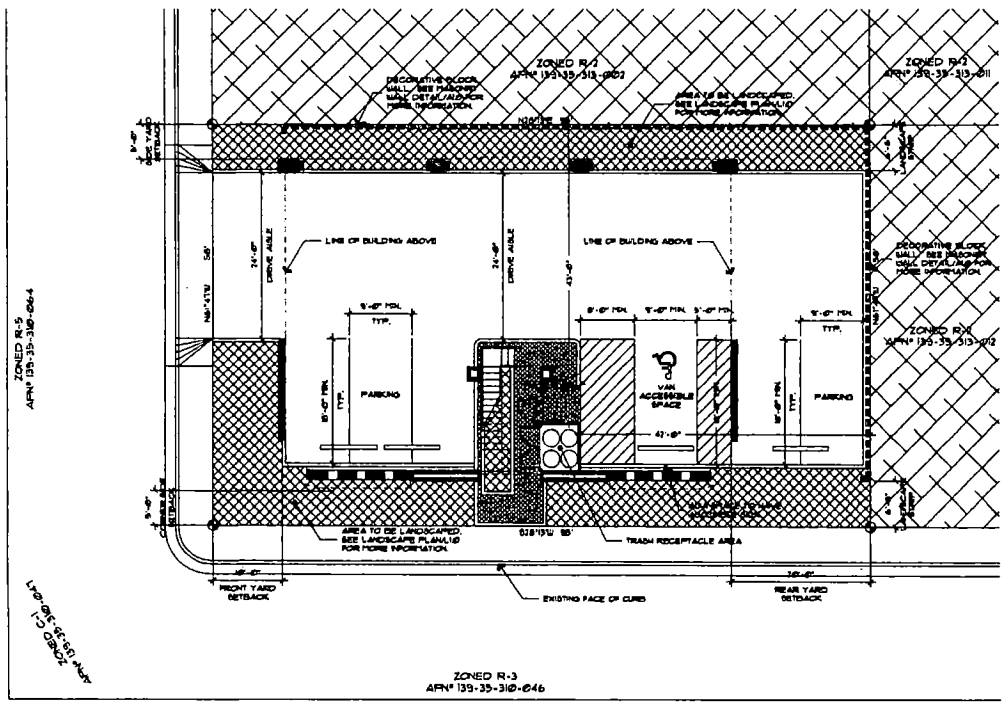
IRENE JO PEDERSON
Notary Public State of Nevada
No. 97-2622-1
My appt. exp. Apr. 17, 2005



CARSON SQUARE

CONDOMINIUM

1400 CARSON AVE
LAS VEGAS, NEVADA



ARCHITECTURAL SITE PLAN / LEVEL 1
SCALE: 1/8"= 1'-0"

CENTERLINE
PROPERTY LINE
CMU BLOCKWALL
'L' TYPE CURB AND GUTTER
HAND RAIL
'A' TYPE CURB

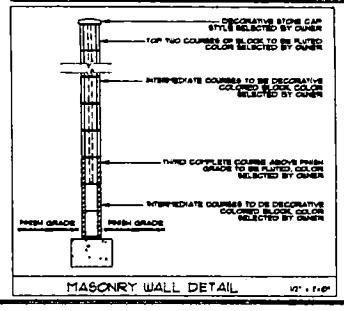
SITE ANALYSIS

SITE INFO.:

APN#:		139-35-313-001
ZONED:		
EXISTING		R-2
REQUSTED		R-5
PROPERTY AREA:		5,393 S.F. OR 0.12 ACRES
LOT COVERAGE:		57%
BUILDING AREA:	1ST FLOOR	3,089 S.F.
	2ND FLOOR	3,020 S.F.
	3RD FLOOR	3,110 S.F.
TOTAL BUILDING AREA:		9,219 S.F.
BUILDING HEIGHT:		
MAX STORIES ALLOWED		3 STORIES
MAX ALLOWED AREA PER FLOOR		12,000 S.F.
SET BACKS:	FRONT YARD	10'-0" MIN.
	SIDE YARD	5'-0" MIN.
	REAR YARD	20'-0" MIN.
	CORNER SIDE YARD	5'-0" MIN.

PARKING INFO.:

REQUIRED PARKING (1.25/ 1 BED UNIT):	5 SPACES
REQUIRED PARKING + 1 GUEST:	6 SPACES
PARKING PROVIDED:	6 SPACES
ADA ACCESSABLE SPACES:	1 SPACE



MASONRY WALL DETAIL

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 29 2005

SUZANA RUTAR Architect Ltd.
Architecture/ Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-4578
Fax (702) 361-2902
A Professional Corporation

PRELIMINARY NOT FOR CONSTRUCTION

CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

KENRIC LLC
LAS VEGAS, NEVADA

ARCHITECTURAL SITE PLAN & SITE DATA

A1.0

RUTAR

SUZANA RUTAR, Architect

February 17, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter
Rezoning Application
APN # 139-35-313-001 (1400 East Carson Avenue)
Carson Square Condominiums

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is presently zoned R-2- Multi-family District. The general plan for this site is MXU (Mixed Use). The property is proposed to be developed as a 3-story, multi-family condominium building with a parking garage at the first /ground floor. The building shall have (2) - 2 bedroom units and (2) - 1 bedroom units. All (4) four units shall be two story. The parking required is 7 parking spaces which are provided at street level under the residential structure.

The Applicant is requesting a Rezoning of this site from R-2 - Multi-Family Residential to R-5 - Multi-family Residential. The properties to the East and to the South are presently zoned R-2 - Multi-Family Residential. The Properties directly across Carson Avenue (North) are presently zoned R-5 - Multi Family Residential and the property directly across 14 th Street are presently zoned R-3 - Multi- family residential. Please note that the property on the Northwest corner of Carson Avenue and 14 th Street is presently zoned C-1. The applicant believes that the proposed zoning of R-5 is in compliance with and meets or exceeds the intent of the City of the Las Vegas General Plan, especially considering the existing zoning of the surrounding properties.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.,
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

ZON-6157

1950 East Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 • FAX: (702) 361-2582
email: srutar@aol.com

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - VAR-6349 - VARIANCE RELATED TO ZON-6157 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC. - Request for a Variance TO ALLOW A 5,510 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS REQUIRED FOR PROPOSED R-5 ZONING on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO JUNE 9, 2005 PC

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

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:

There was no discussion.

(6:03 – 6:05)

May 2, 2005

City of Las Vegas
Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Mr. Doug Rankin
Planning Supervisor
FAX 385-7268

Re: Abeyance - ZON-6157 - Rezoning
Abeyance -VAR-6349 - Variance
Abeyance - VAR-6158 - Variance
Abeyance - VAR-6407 - Variance
Abeyance - SDR-6155 - Site Development Plan Review

Dear Mr. Rankin:

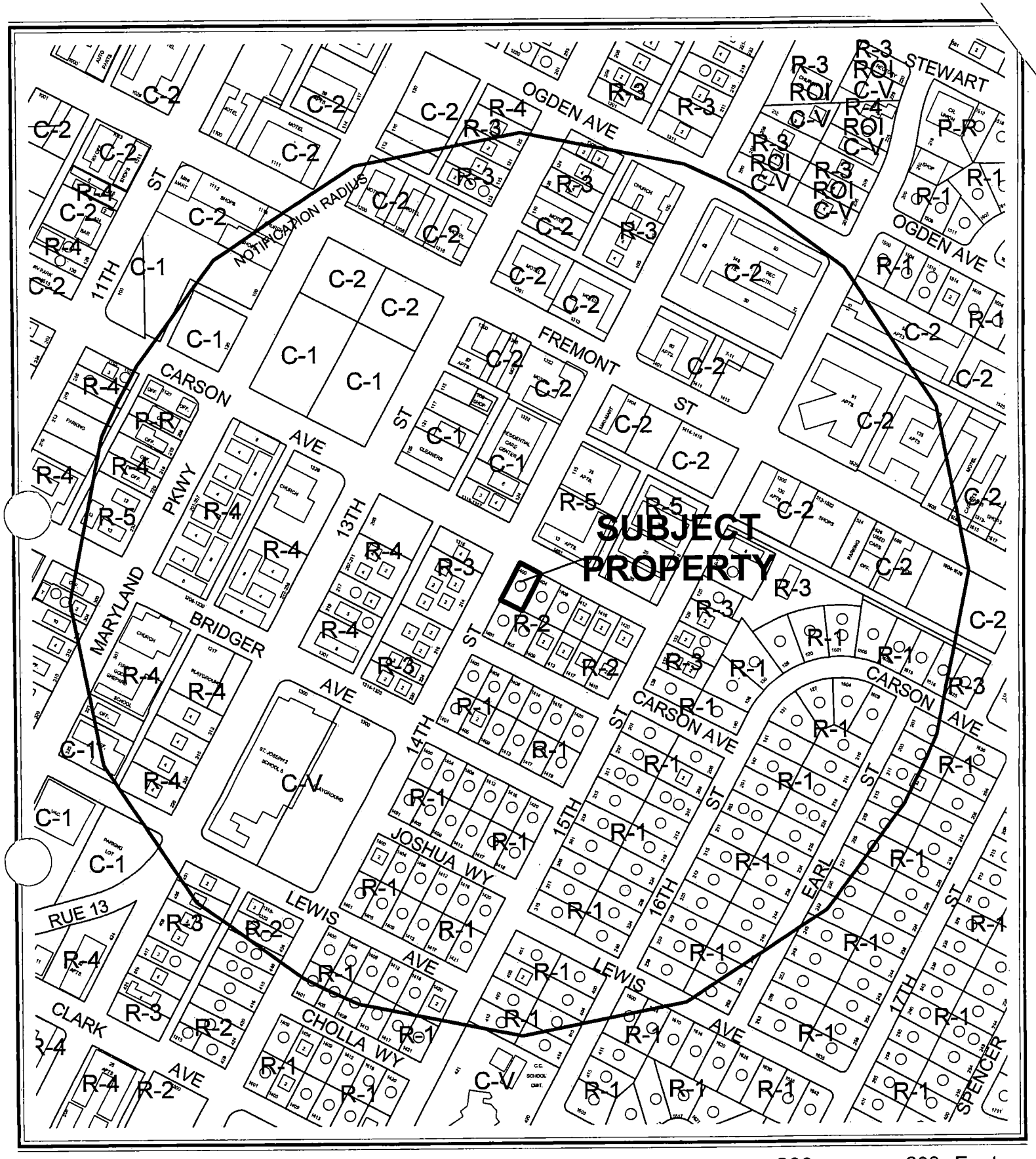
This letter is a request for an additional 30 day abeyance of the above referenced applications. The requested Planning Commission Meeting date would be June 9, 2005.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.
Sincerely,

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

cc: Mr. Ken Tesconi, Kenric, LLC FAX 368-2855



0 300 600 Feet

CASE: **VAR-6349**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

0 300 600 Feet

CASE: **VAR-6349**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6349 - APPLICANT/OWNER: KENRIC, LLC

ON MAY 2, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 9, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-1231-9 APN: 139-35-313-001

Name of Property Owner: Kolar LLC

Name of Applicant: Kolar LLC

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

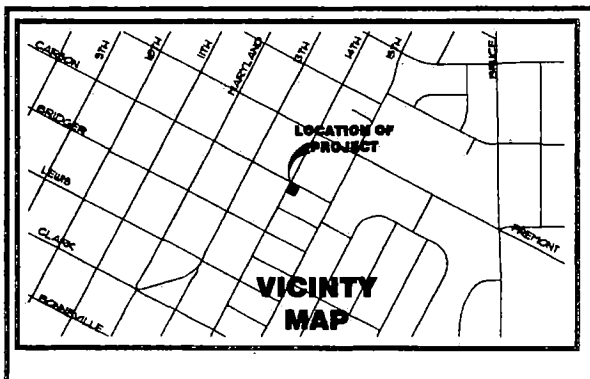
Signature of Property Owner/Authorized Agent: Kenneth J Tesconi

Print Name: KENNETH J TESCONI

State of Nevada
County of Clark
Subscribed and sworn before me
This 17th day of March, 2005

Notary Public in and for said County and State

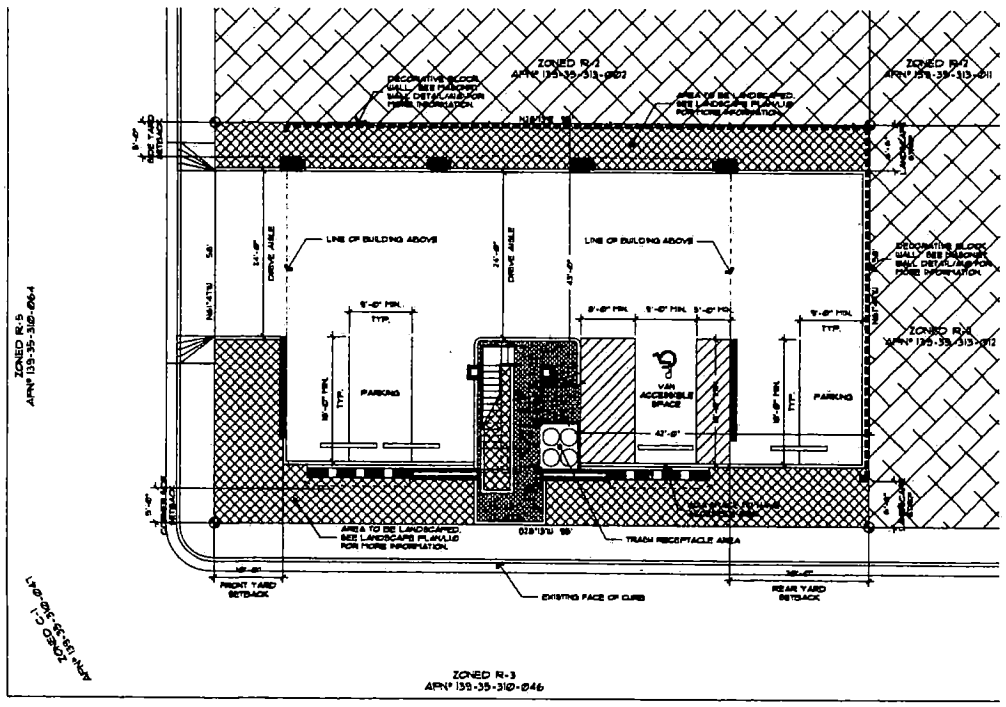
IRENE JO PEDERSON
Notary Public State of Nevada
No. 97-2622-1
My appt. exp. Apr. 17, 2005



CARSON SQUARE

CONDOMINIUM

1400 CARSON AVE
LAS VEGAS, NEVADA



ARCHITECTURAL SITE PLAN / LEVEL 1
SCALE: 1/8"= 1'-0"

CENTERLINE
PROPERTY LINE
CMU BLOCKWALL
'L' TYPE CURB AND GUTTER
HAND RAIL
'A' TYPE CURB

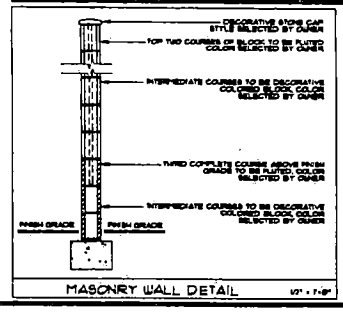
SITE ANALYSIS

SITE INFO.:

APN#:		139-35-313-001
ZONED:		
EXISTING		R-2
REQUSTED		R-5
PROPERTY AREA:		5,393 S.F. OR 0.12 ACRES
LOT COVERAGE:		57%
BUILDING AREA:	1ST FLOOR	3,089 S.F.
	2ND FLOOR	3,020 S.F.
	3RD FLOOR	3,110 S.F.
TOTAL BUILDING AREA:		9,219 S.F.
BUILDING HEIGHT:		
MAX STORIES ALLOWED		3 STORIES
MAX ALLOWED AREA PER FLOOR		12,000 S.F.
SET BACKS:	FRONT YARD	10'-0" MIN.
	SIDE YARD	5'-0" MIN.
	REAR YARD	20'-0" MIN.
	CORNER SIDE YARD	5'-0" MIN.

PARKING INFO.:

REQUIRED PARKING (1.25/ 1 BED UNIT):	5 SPACES
REQUIRED PARKING + 1 GUEST:	6 SPACES
PARKING PROVIDED:	6 SPACES
ADA ACCESSABLE SPACES:	1 SPACE



MASONRY WALL DETAIL

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 29 2005

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1850 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6775
Fax (702) 361-2062
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

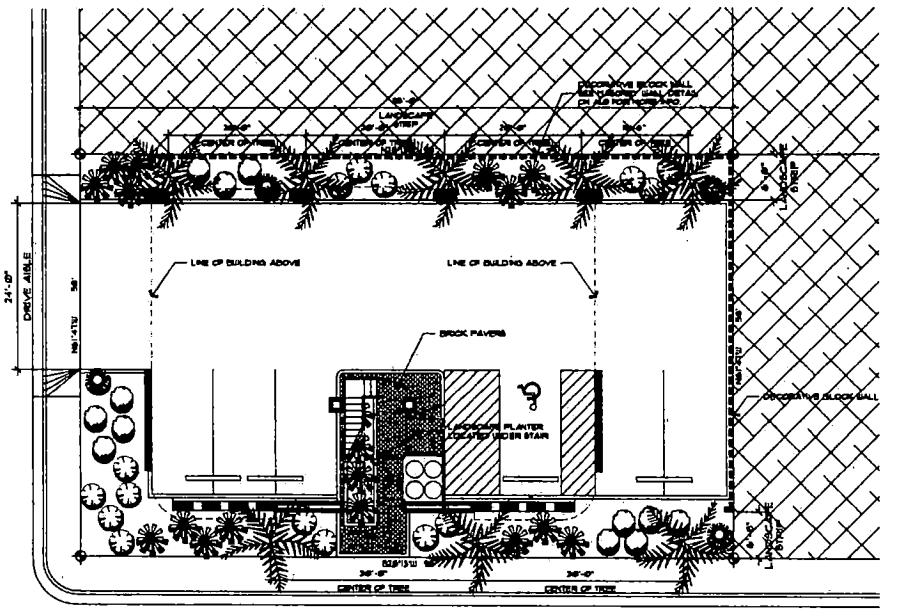
CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

KENRIC LLC
LAS VEGAS, NEVADA

ARCHITECTURAL SITE PLAN & SITE DATA

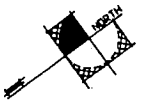
A1.0

CARSON AVE.



14th STREET

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



LANDSCAPE SCHEDULE

TREES					SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE	QUAN.		COMMON NAME	SIZE	QUAN.
BRAHEA ARMATA	MEXICAN BLUE PALM	24" BOX	8		BUFFALO JUNIPER	5 GAL.	18
					SANTA CRUZ PYRACANTHA	5 GAL.	12
					EVERGREEN EUONYMUS	5 GAL.	15
					TEXAS PRIVET	5 GAL.	4

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 361-0175
Fax (702) 361-2662
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

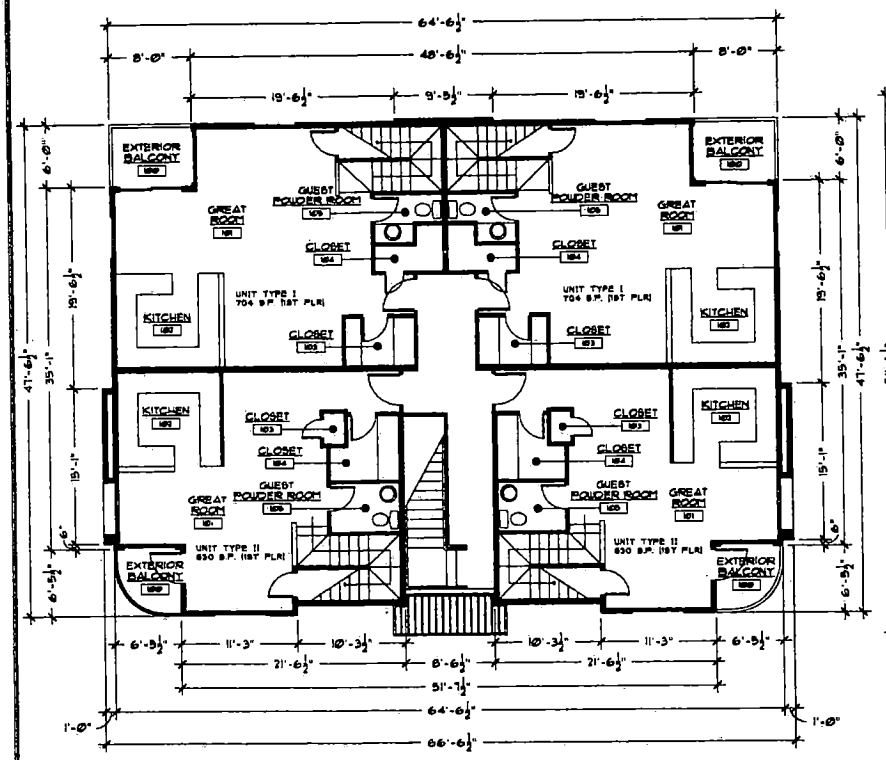
CARSON SQUARE CONDOMINIUMS
600 CARSON AVE.
LAS VEGAS, NEVADA

KENRIC LLC
LAS VEGAS, NEVADA

LANDSCAPE PLAN

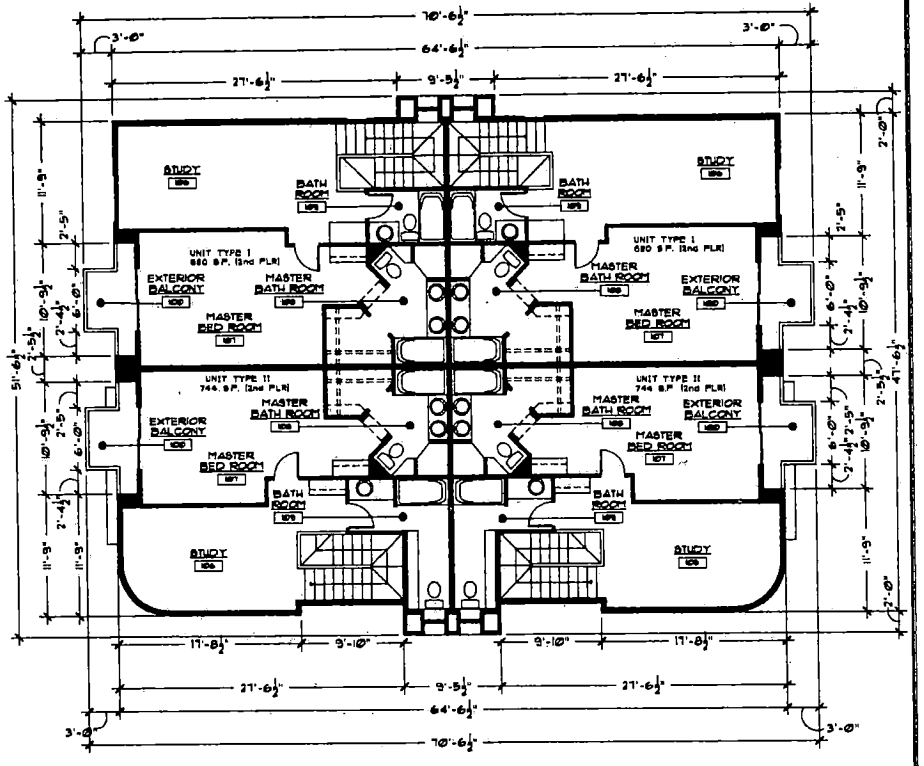
LI.0

MAR 29 2005



2ND LEVEL FLOOR PLAN

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



3RD LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

SHELL BUILDING INFORMATION:

UNIT TYPE "I":
SQUARE FOOTAGE 1,364 S.F.
ZONED
EXISTING R-2
REQUESTED R-3
TYPE OF CONSTRUCTION III-B
OCCUPANCY R-2
SPRINKLED YES

UNIT TYPE "II":
SQUARE FOOTAGE 1,374 S.F.
ZONED
EXISTING R-2
REQUESTED R-3
TYPE OF CONSTRUCTION III-B
OCCUPANCY R-2
SPRINKLED YES

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

SUZANA RUTAR Architect Ltd.
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Las Vegas, Nevada 89119
Telephone (702) 735-8338
Fax (702) 735-8339
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

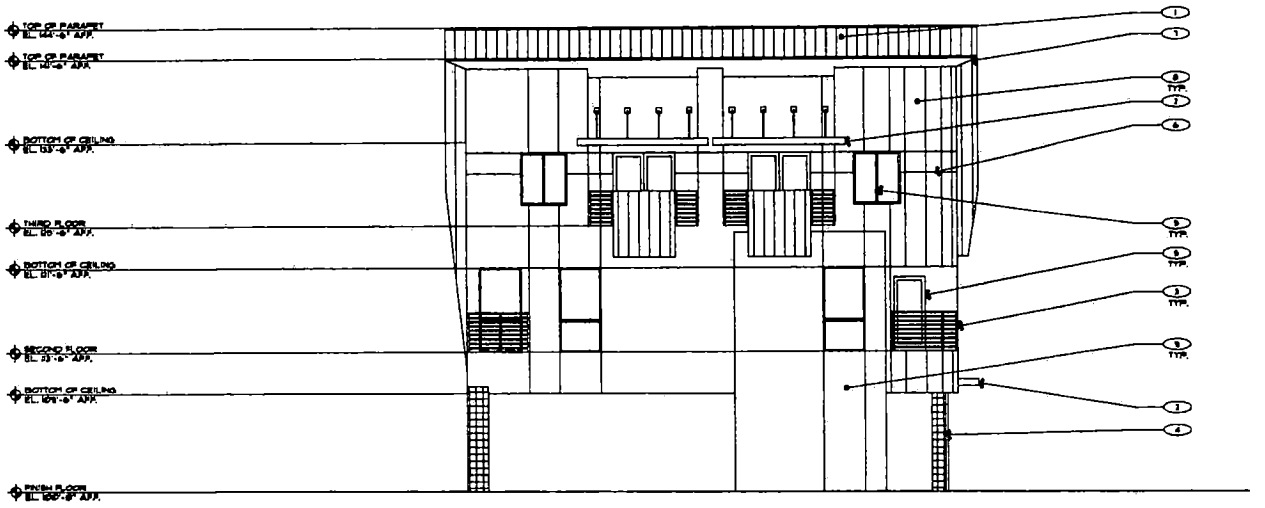
PROJECT
CARSON SQUARE CONDOMINIUMS
1600 CARSON AVE.
LAS VEGAS NEVADA

CLIENT
KENRIC LLC
LAS VEGAS NEVADA

2ND & 3RD FLOOR PLANS

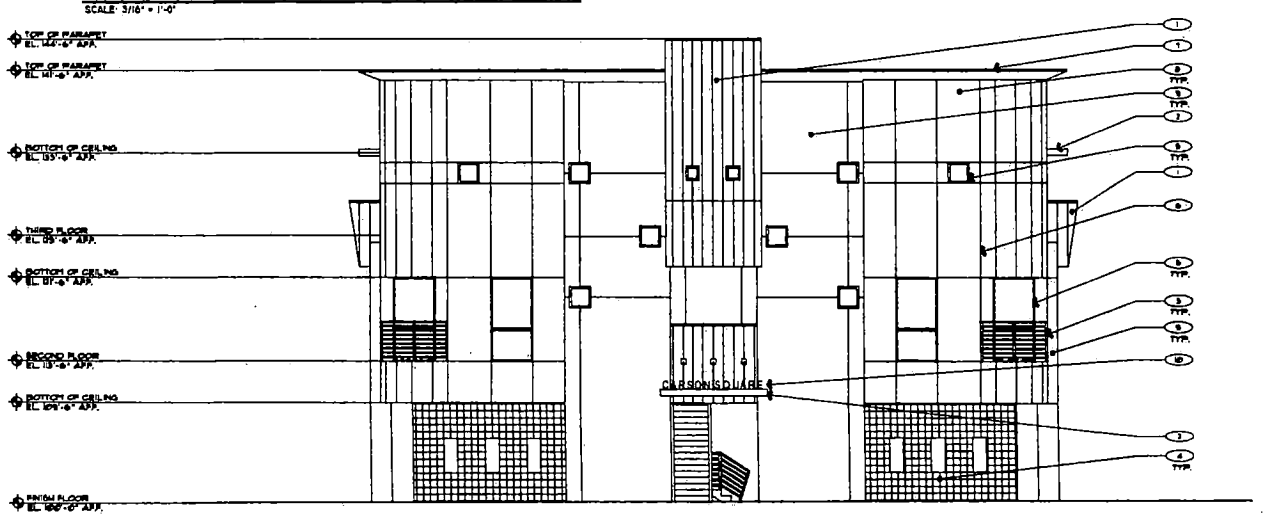
A2.0

MAR 29 2005



NORTH/SOUTH ELEVATION

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



WEST ELEVATION

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

NOTES:

1. PAINTED STANDING SEAM PANELS. TO BE BERRIDGE STANDARD COLOR "DEEP RED".
2. METAL SHADE CANOPY. TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5695)"
3. ALUMINUM HANDRAIL TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5695)"
4. GLAZED MASONRY UNITS. COLOR TO BE ASTRA-GLAZE-6U "FIRE ENGINE RED"
5. VINYL WINDOWS & DOORS TRIM TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5695)"
6. METAL EXPANSION JOINT TO BE PAINTED SAME COLOR AS SURROUNDING STUCCO
7. CORNICE WITH METAL FLASHING
8. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "FOXTAIL (DEC167)"
9. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "ALMOND (DEC753)"
10. SIGNAGE FOR CONDOMINUM

BUILDING MATERIALS LIST:

EXTERIOR FINISH:	3/4" STUCCO SAND FINISH
EXTERIOR COLOR, DUNN-EDWARDS PAINT	PRIMARY COLOR: FOXTAIL (DEC167)
	SECONDARY COLOR: ALMOND (DEC753)
INTERIOR COLOR, BERRIDGE STANDARD	STANDING SEAM: DEEP RED
ACCENT COLORS, DUNN-EDWARDS PAINT	ACCENT TRIM (METAL): DIVE IN (DE5695)
	ALUMINUM HANDRAILS: DIVE IN (DE5695)
	SHADE CANOPY (METAL): DIVE IN (DE5695)

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-8176
Fax (702) 361-2582
A Professional Corporation

PRELIMINARY NOT FOR CONSTRUCTION

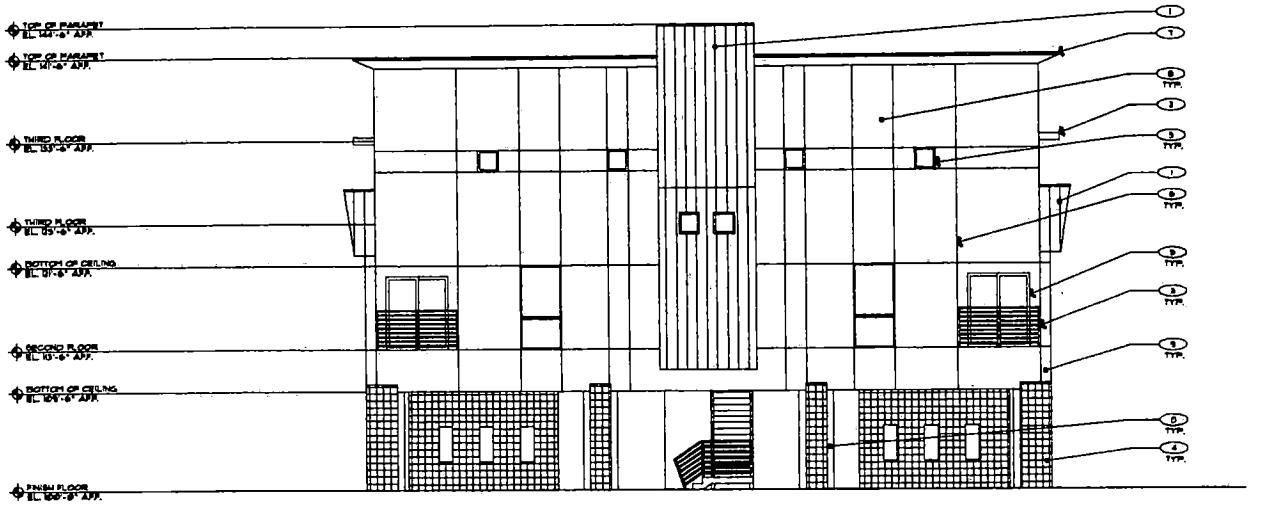
CARSON SQUARE CONDOMINIUMS
Project
640 CARSON AVE.
LAS VEGAS, NEVADA

Client
KENRIC LLC.
LAS VEGAS, NEVADA

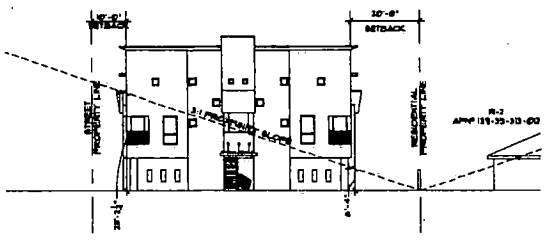
BUILDING ELEVATIONS

Drawing No.
A4.0

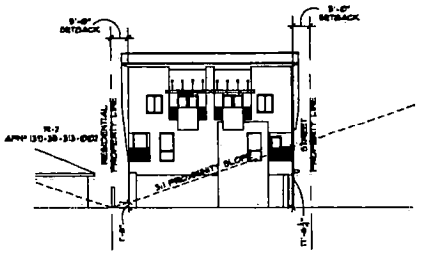
MAR 30 2005



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



RESIDENTIAL PROXIMITY SLOPE (139-35-313-012)
SCALE: 1/16" = 1'-0"



RESIDENTIAL PROXIMITY SLOPE (139-35-313-002)
SCALE: 1/16" = 1'-0"

NOTES:

1. PAINTED STANDING SEAM PANELS. TO BE BERRIDGE STANDARD COLOR "DEEP RED".
2. METAL SHADE CANOPY. TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5895)"
3. ALUMINUM HANDRAIL TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5895)"
4. GLAZED MASONRY UNITS. COLOR TO BE ASTRA-GLAZE-6W "FIRE ENGINE RED"
5. VINYL WINDOWS & DOORS TRIM TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5895)"
6. METAL EXPANSION JOINT TO BE PAINTED SAME COLOR AS SURROUNDING STUCCO
7. CORNICE WITH METAL FLASHING
8. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "FOXTAIL (DEC107)"
9. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "ALMOND (DEC753)"

BUILDING MATERIALS LIST:

EXTERIOR FINISH:	3/4" STUCCO SAND FINISH
EXTERIOR COLOR: DUNN-EDWARDS PAINT	PRIMARY COLOR: FOXTAIL (DEC107)
	SECONDARY COLOR: ALMOND (DEC753)
EXTERIOR COLOR: BERRIDGE STANDARD	STANDING SEAM: DEEP RED
ACCENT COLORS: DUNN-EDWARDS PAINT	ACCENT TRIM (INSTALL): DIVE IN (DE5895)
	GUARDRAIL HANDRAILS: DIVE IN (DE5895)
	SHADE CANOPY (INSTALL): DIVE IN (DE5895)

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1900 E. Warm Springs Road
Suite 100, Las Vegas, Nevada 89119
Telephone (702) 263-8176
Fax (702) 361-2662
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: CARSON SQUARE CONDOMINIUMS
1600 CARSON AVE
LAS VEGAS, NEVADA

Client: KENRIC LLC
LAS VEGAS, NEVADA

Drawing Title: BUILDING ELEVATIONS

Drawing No: A4.1

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 2 9 2005

SUZANA RUTAR, Architect

RECEIVED

MAR 2 4 2005

Mar 24, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter for:
Site Development Plan Review Application - SDR-6155
with Waiver of Development Standards for Perimeter, Buffer and Foundation Landscaping
Re-zoning Application - 6157
Variance Application for Residential Adjacency -VAR-6158
Variance Application for Minimum Lot Size - VAR-6349
APN # 139-35-313-001 (1400 East Carson Avenue)
Carson Square Condominiums

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is presently zoned R-2- Multi-family District. The general plan for this site is MXU (Mixed Use). The proposed plan requests a conforming Zone Change to R-5 in accordance to the MXU Master Plan. The property is proposed to be developed as a 3-story, multi-family condominium building with a parking garage at the first/ground level. The building shall have four (4) - 1 bedroom units, and all four (4) four units shall be two story. The parking required is at 1.25 spaces per unit (one being van accessible) and one additional space for guest parking. The provided parking (6 spaces) is at the street level under the residential structure and near the south of the property.

With this application, the Owners are also requesting a Waiver of Development Standards (SDR-6155) for perimeter, buffer landscaping at rear yard (south property line), at street landscape buffer zone and Foundation Landscaping at Carson Avenue and 14th Street. The zoning ordinance requires a 15'-0" street landscape buffer zone at all streets, however since the building is set to the 10'-0" building setback only a 10'-0" street perimeter, buffer landscape can be provided. The zoning ordinance also requires a minimum 6'-0" landscaping buffer between multi-family and residential zones. The required landscaping buffer is provided along the east property line, but along the south property wall the perimeter, buffer landscape is absent due to need for an additional parking space to meet the parking requirements. The first level of living space is at the second floor and only structural supports are at the ground level preventing landscaping at the foundation. However, there is landscape provided at the ground level as previously indicated.

The Applicant is requesting a Conforming Zone Change (application #6157) of this site from R-2 - Multi-Family Residential to R-5 - Multi-family Residential. The properties to the East and to the South are presently zoned R-2 - Multi-Family Residential. The Properties directly across Carson Avenue

ZON-6157
VAR-6158
VAR-6349
SDR-6155
04-14-05 PC
REVISED 03-24-05

1950 East Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 • FAX: (702) 361-2582
email: srutar@aol.com

2

(North) are presently zoned R-5 - Multi Family Residential and the property directly across 14th Street are presently zoned R-3 - Multi- family residential. Please note that the property on the Northwest corner of Carson Avenue and 14th Street is presently zoned C-1. The applicant believes that the proposed zoning of R-5 is in compliance with and meets or exceeds the intent of the City of the Las Vegas General Plan (MXU), especially considering the existing zoning of the surrounding properties.

The Applicant is requesting a Variance for residential adjacency (VAR-6158) of multi-family development to single family residences along the East and South properties. The properties to the East and to the South are presently zoned R-2, therefore the residential adjacency would not be applicable if these lots were not developed as single family homes in the past or/and if future development of these parcels is developed as multi-family residential, which is allowed by the zoning. Also, the configuration of this site is too narrow to allow for the required proximity setbacks for any multi family development, of any height, with the required parking (see figures on sheet A4.1).

The Applicant is requesting a Variance for Minimum Lot Size (VAR-6349) reduction from 7,000 s.f. required lot size for an R-5 zoning to a 5,510 s.f. (actual net lot size). The gross lot size (to center line of Carson Avenue & 14th Street) is 10, 375 s.f., which more than exceeds the minimum lot size for R-5 zoning.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.,
A Professional Corporation

Jeremy Strawn, Associate AIA
Intern-Architect

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

ZON-6157
VAR-6158
VAR-6349
SDR-6155
04-14-05 PC
REVISED 03-24-05

SUZANA RUTAR, Architect

RUTAR

March 17, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter
Variance Application
for Minimum Lot Size
APN # 139-35-313-001 (1400 East Carson Avenue)
Carson Square Condominiums

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is presently zoned R-2- Multi-family District. The general plan for this site is MXU (Mixed Use). The property is proposed to be developed as a 3-story, multi-family condominium building with a parking garage at the first /ground floor. The building shall have (2) - 2 bedroom units and (2) - 1 bedroom units. All (4) four units shall be two story. The parking required is 7 parking spaces which are provided at street level under the residential structure.

The Applicant is requesting a Variance for Minimum Lot Size reduction from 7,000 sf. required lot size for a R-5 zoning to a 5,510 sf. actual net lot size. The gross lot size (to center line of Carson Avenue & 14 th Street) is 10, 375 sf., which more than exceeds the minimum lot size for R-5 zoning.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.,
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

1950 East Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 • FAX: (702) 361-2582
email: srutar@aol.com

VAR-6349

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:

ABEYANCE - VAR-6158 - VARIANCE RELATED TO ZON-6157 AND VAR-6349 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET AND 20 FEET WHERE 133.5 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) Zone, Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO JUNE 9, 2005 PC

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

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:

There was no discussion.

(6:03 – 6:05)

May 2, 2005

City of Las Vegas
Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Mr. Doug Rankin
Planning Supervisor
FAX 385-7268

Re: Abeyance - ZON-6157 - Rezoning
Abeyance -VAR-6349 - Variance
Abeyance - VAR-6158 - Variance
Abeyance - VAR-6407 - Variance
Abeyance - SDR-6155 - Site Development Plan Review

Dear Mr. Rankin:

This letter is a request for an additional 30 day abeyance of the above referenced applications. The requested Planning Commission Meeting date would be June 9, 2005.

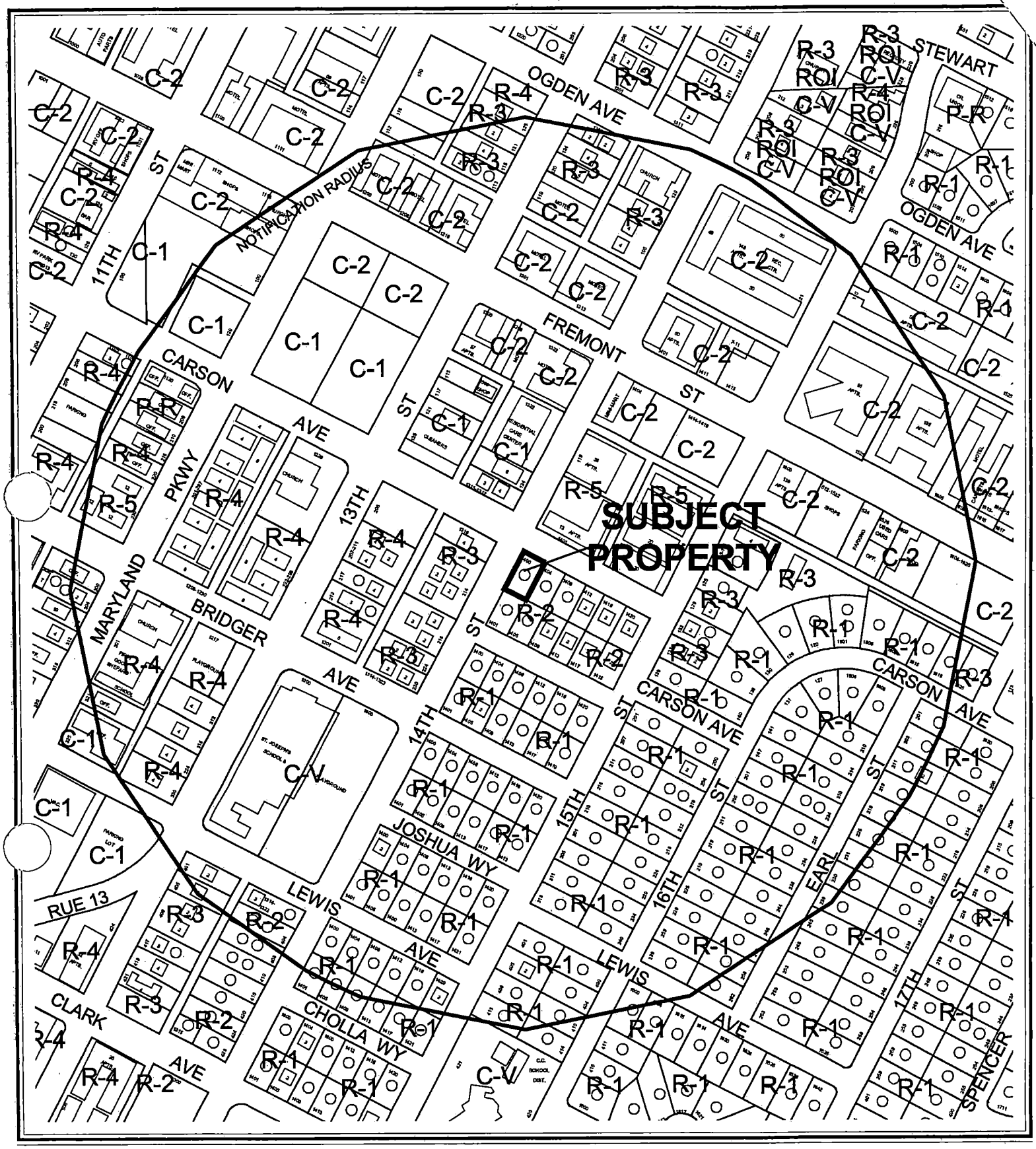
Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.
Sincerely,

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

cc: Mr. Ken Tesconi, Kenric, LLC FAX 368-2855

05/03/2005 07:59 7023612582 SUZANA RUTAR AIA PAGE 01



0 300 600 Feet

CASE: **VAR-6158**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6158 - APPLICANT/OWNER: KENRIC, LLC

ON MAY 2, 2005 THE APPLICANT REQUESTED THIS ITEM HELD IN ABEYANCE TO THE JUNE 9, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-6158 APN: 139-35-313-001

Name of Property Owner: KENRIC L.L.C

Name of Applicant: KENRIC L.L.C

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: Kenneth J Tescani

Print Name: KENNETH J TESCONI

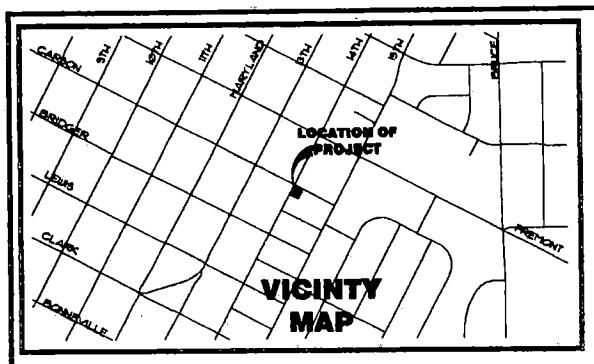
State of Nevada
County of Clark

Subscribed and sworn before me

This 11th day of February, 2005

Notary Public in and for said County and State

IRENE JO PEDERSON
Notary Public State of Nevada
No. 97-2622-1
My appt. exp. Apr. 17, 2005



CARSON SQUARE

CONDOMINIUM

1400 CARSON AVE
LAS VEGAS, NEVADA

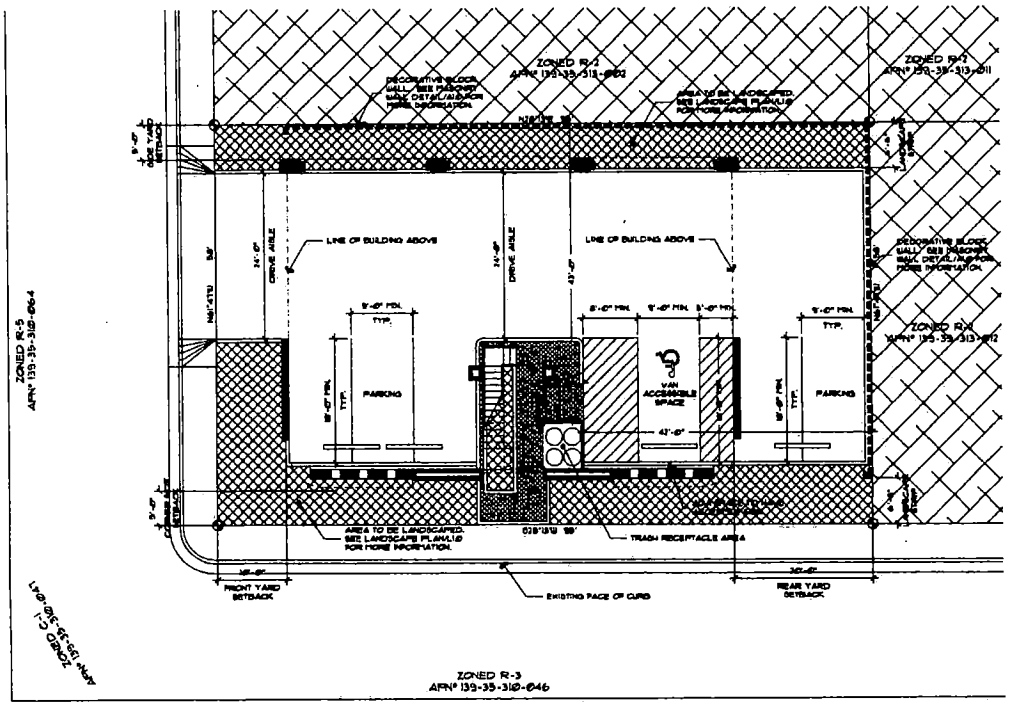
SITE ANALYSIS

SITE INFO.:

APN#:		139-35-313-001
ZONED:		
EXISTING		R-2
REQUSTED		R-5
PROPERTY AREA:		5,393 S.F. OR 0.12 ACRES
LOT COVERAGE:		57%
BUILDING AREA:	1ST FLOOR	3,089 S.F.
	2ND FLOOR	3,020 S.F.
	3RD FLOOR	3,110 S.F.
TOTAL BUILDING AREA:		9,219 S.F.
BUILDING HEIGHT:		
MAX STORIES ALLOWED		3 STORIES
MAX ALLOWED AREA PER FLOOR		12,000 S.F.
SET BACKS:	FRONT YARD	10'-0" MIN.
	SIDE YARD	5'-0" MIN.
	REAR YARD	20'-0" MIN.
	CORNER SIDE YARD	5'-0" MIN.

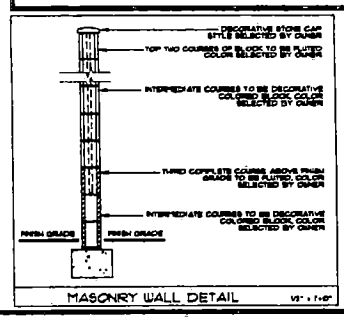
PARKING INFO.:

REQUIRED PARKING (1.25/ 1 BED UNIT):	5 SPACES
REQUIRED PARKING + 1 GUEST:	6 SPACES
PARKING PROVIDED:	6 SPACES
ADA ACCESSABLE SPACES:	1 SPACE



ARCHITECTURAL SITE PLAN / LEVEL 1
SCALE: 1/8"= 1'-0"

CENTERLINE
PROPERTY LINE
CMU BLOCKWALL
'L' TYPE CURB AND GUTTER
HAND RAIL
'A' TYPE CURB



MASONRY WALL DETAIL

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 29 2005

SUZANA RUTAR Architect Ltd.
Architecture / Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
(702) 361-6178
(702) 361-2662
A Professional Corporation

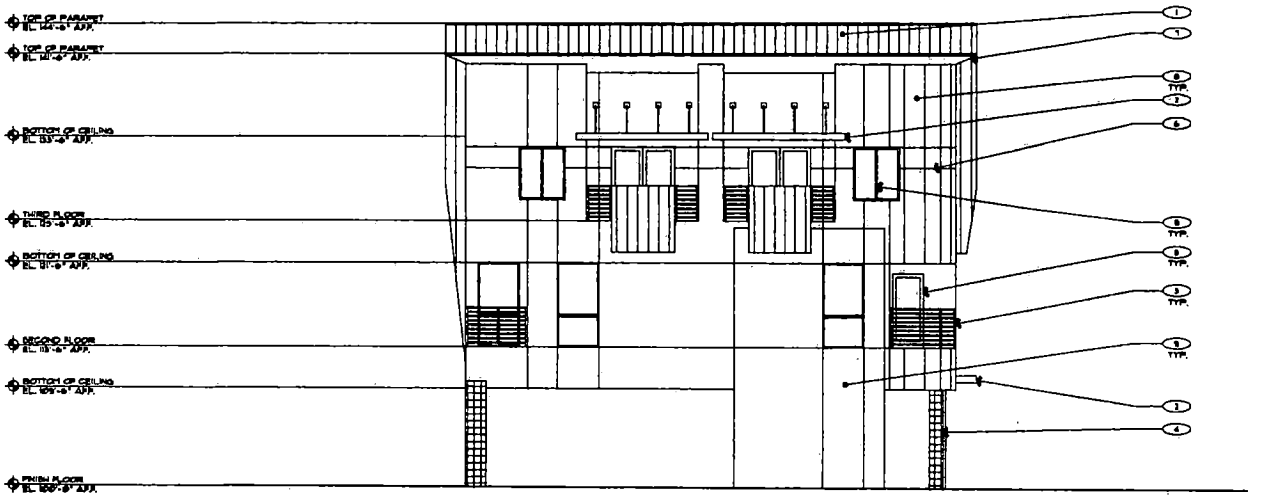
PRELIMINARY NOT FOR CONSTRUCTION

CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

OWNER
KENRIC LLC
LAS VEGAS, NEVADA

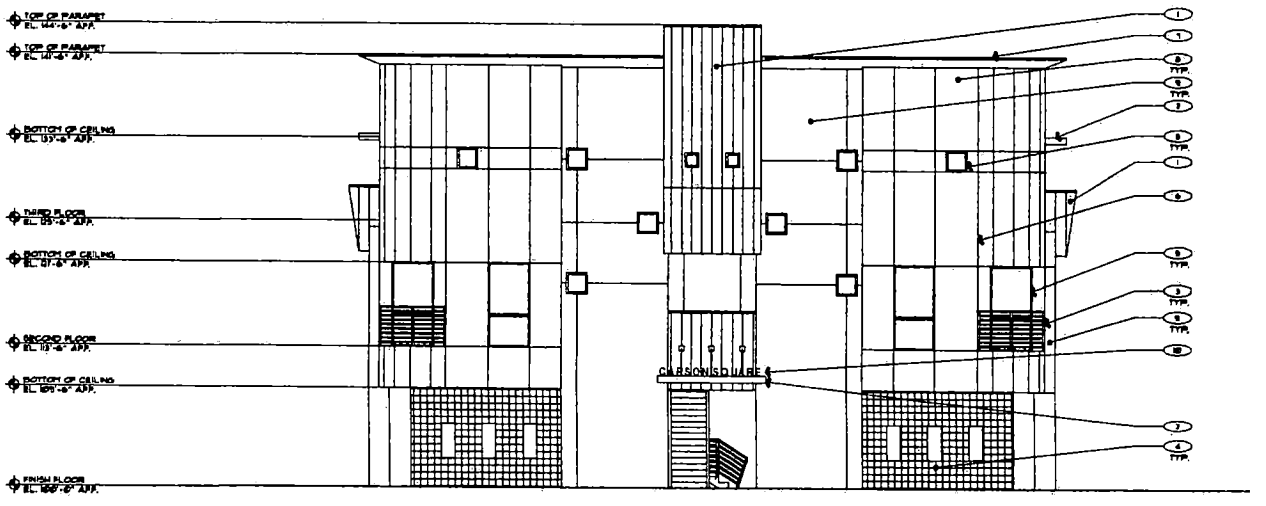
ARCHITECTURAL SITE PLAN & SITE DATA

A1.0



NORTH/SOUTH ELEVATION

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



WEST ELEVATION

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

NOTES:

1. PAINTED STANDING SEAM PANELS TO BE BERRIDGE STANDARD COLOR "DEEP RED".
2. METAL SHADE CANOPY. TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5859)"
3. ALUMINUM HANDRAIL TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5859)"
4. GLAZED MASONRY UNITS. COLOR TO BE ASTRA-GLAZE-SW "FIRE ENGINE RED".
5. VINYL WINDOWS & DOORS TRIM TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5859)"
6. METAL EXPANSION JOINT TO BE PAINTED SAME COLOR AS SURROUNDING STUCCO
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10. SIGNAGE FOR CONDOMINUM

BUILDING MATERIALS LIST:

EXTERIOR FINISH:	3/4" STUCCO SAND FINISH
EXTERIOR COLOR: DUNN-EDWARDS PAINT	PRIMARY COLOR: FOXTAIL (DEC167)
	SECONDARY COLOR: ALMOND (DEC753)
EXTERIOR COLOR: BERRIDGE STANDARD	STANDING SEAM: DEEP RED
ACCENT COLORS: DUNN-EDWARDS PAINT	ACCENT TRIM (METAL): DIVE IN (DE5859)
	ALUMINUM HANDRAILS: DIVE IN (DE5859)
	SHADE CANOPY (METAL): DIVE IN (DE5859)

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-8178
Fax (702) 361-2662
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PRELIMINARY NOT FOR CONSTRUCTION

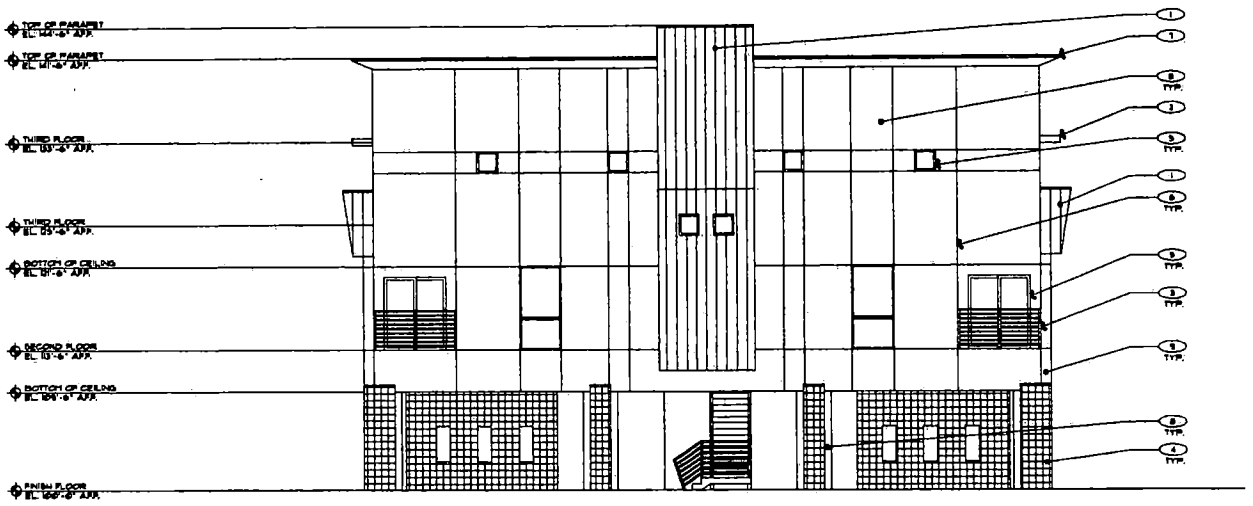
CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

KENRIC LLC
LAS VEGAS, NEVADA

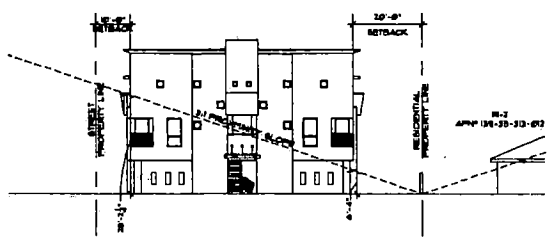
BUILDING ELEVATIONS

A4.0

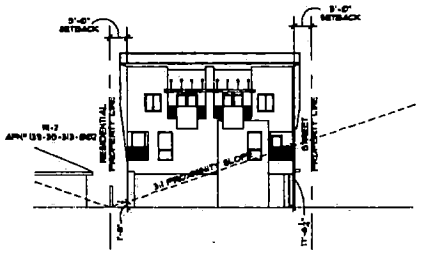
MAR 0 9 2005



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



RESIDENTIAL PROXIMITY SLOPE (139-35-313-012)
SCALE: 1/16" = 1'-0"



RESIDENTIAL PROXIMITY SLOPE (139-35-313-002)
SCALE: 1/16" = 1'-0"

NOTES:

1. PAINTED STANDING SEAM PANELS. TO BE BERRIDGE STANDARD COLOR "DEEP RED".
2. METAL SHADE CANOPY, TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5955)"
3. ALUMINUM HANDRAIL TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5955)"
4. GLAZED MASONRY UNITS, COLOR TO BE ASTRA-GLAZE-SW "FIRE ENGINE RED"
5. VINYL WINDOWS & DOORS TRIM TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5955)"
6. METAL EXPANSION JOINT TO BE PAINTED SAME COLOR AS SURROUNDING STUCCO
7. CORNICE WITH METAL FLASHING
8. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "FOXTAIL (DEC707)"
9. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "ALMOND (DEC753)"

BUILDING MATERIALS LIST:

EXTERIOR FINISH:	3/4" STUCCO SAND FINISH
EXTERIOR COLOR: DUNN-EDWARDS PAINT	BREAKAWAY COLOR: FOXTAIL (DEC707)
	RECESSED COLOR: ALMOND (DEC753)
EXTERIOR COLOR: BERRIDGE STANDARD	STANDING SEAM: DEEP RED
ACCENT COLORS: DUNN-EDWARDS PAINT	ACCENT TRIM (METAL): DIVE IN (DE5955)
	ALUMINUM HANDRAILS: DIVE IN (DE5955)
	SHADE CANOPY (METAL): DIVE IN (DE5955)

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1950 E. Sierra Springs Road
Las Vegas, Nevada 89119
Telephone (702) 363-8178
Fax (702) 361-2822
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE
LAS VEGAS, NEVADA

Client: KENRIC LLC
LAS VEGAS, NEVADA

Drawing Title: BUILDING ELEVATIONS

Drawing No.: A4.1

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 2 8 2005

SUZANA RUTAR, Architect

RECEIVED

MAR 2 4 2005

Mar 24, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter for:
Site Development Plan Review Application - SDR-6155
with Waiver of Development Standards for Perimeter, Buffer and Foundation Landscaping
Re-zoning Application - 6157
Variance Application for Residential Adjacency -VAR-6158
Variance Application for Minimum Lot Size - VAR-6349
APN # 139-35-313-001 (1400 East Carson Avenue)
Carson Square Condominiums

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is presently zoned R-2- Multi-family District. The general plan for this site is MXU (Mixed Use). The proposed plan requests a conforming Zone Change to R-5 in accordance to the MXU Master Plan. The property is proposed to be developed as a 3-story, multi-family condominium building with a parking garage at the first/ground level. The building shall have four (4) - 1 bedroom units, and all four (4) four units shall be two story. The parking required is at 1.25 spaces per unit (one being van accessible) and one additional space for guest parking. The provided parking (6 spaces) is at the street level under the residential structure and near the south of the property.

With this application, the Owners are also requesting a Waiver of Development Standards (SDR-6155) for perimeter, buffer landscaping at rear yard (south property line), at street landscape buffer zone and Foundation Landscaping at Carson Avenue and 14th Street. The zoning ordinance requires a 15'-0" street landscape buffer zone at all streets, however since the building is set to the 10'-0" building setback only a 10'-0" street perimeter, buffer landscape can be provided. The zoning ordinance also requires a minimum 6'-0" landscaping buffer between multi-family and residential zones. The required landscaping buffer is provided along the east property line, but along the south property wall the perimeter, buffer landscape is absent due to need for an additional parking space to meet the parking requirements. The first level of living space is at the second floor and only structural supports are at the ground level preventing landscaping at the foundation. However, there is landscape provided at the ground level as previously indicated.

The Applicant is requesting a Conforming Zone Change (application #6157) of this site from R-2 - Multi-Family Residential to R-5 - Multi-family Residential. The properties to the East and to the South are presently zoned R-2 - Multi-Family Residential. The Properties directly across Carson Avenue

ZON-6157
VAR-6158
VAR-6349
SDR-6155
04-14-05 PC
REVISED 03-24-05

1950 East Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 • FAX: (702) 361-2582
email: srutar@aol.com

(North) are presently zoned R-5 - Multi Family Residential and the property directly across 14th Street are presently zoned R-3 - Multi- family residential. Please note that the property on the Northwest corner of Carson Avenue and 14th Street is presently zoned C-1. The applicant believes that the proposed zoning of R-5 is in compliance with and meets or exceeds the intent of the City of the Las Vegas General Plan (MXU), especially considering the existing zoning of the surrounding properties.

The Applicant is requesting a Variance for residential adjacency (VAR-6158) of multi-family development to single family residences along the East and South properties. The properties to the East and to the South are presently zoned R-2, therefore the residential adjacency would not be applicable if these lots were not developed as single family homes in the past or/and if future development of these parcels is developed as multi-family residential, which is allowed by the zoning. Also, the configuration of this site is too narrow to allow for the required proximity setbacks for any multi family development, of any height, with the required parking (see figures on sheet A4.1).

The Applicant is requesting a Variance for Minimum Lot Size (VAR-6349) reduction from 7,000 s.f. required lot size for an R-5 zoning to a 5,510 s.f. (actual net lot size). The gross lot size (to center line of Carson Avenue & 14th Street) is 10, 375 s.f., which more than exceeds the minimum lot size for R-5 zoning.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.,
A Professional Corporation

Jeremy Strawn, Associate AIA
Intern-Architect

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

ZON-6157
VAR-6158
VAR-6349
SDR-6155
04-14-05 PC
REVISED 03-24-05

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - VAR-6407 – VARIANCE RELATED TO ZON-6157, VAR-6349 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE 42 FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO JUNE 9, 2005 PC

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:03 – 6:05)

May 2, 2005

City of Las Vegas
Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Mr. Doug Rankin
Planning Supervisor
FAX 385-7268

Re: Abeyance - ZON-6157 - Rezoning
Abeyance -VAR-6349 - Variance
Abeyance - VAR-6158 - Variance
Abeyance - VAR-6407 - Variance
Abeyance - SDR-6155 - Site Development Plan Review

Dear Mr. Rankin:

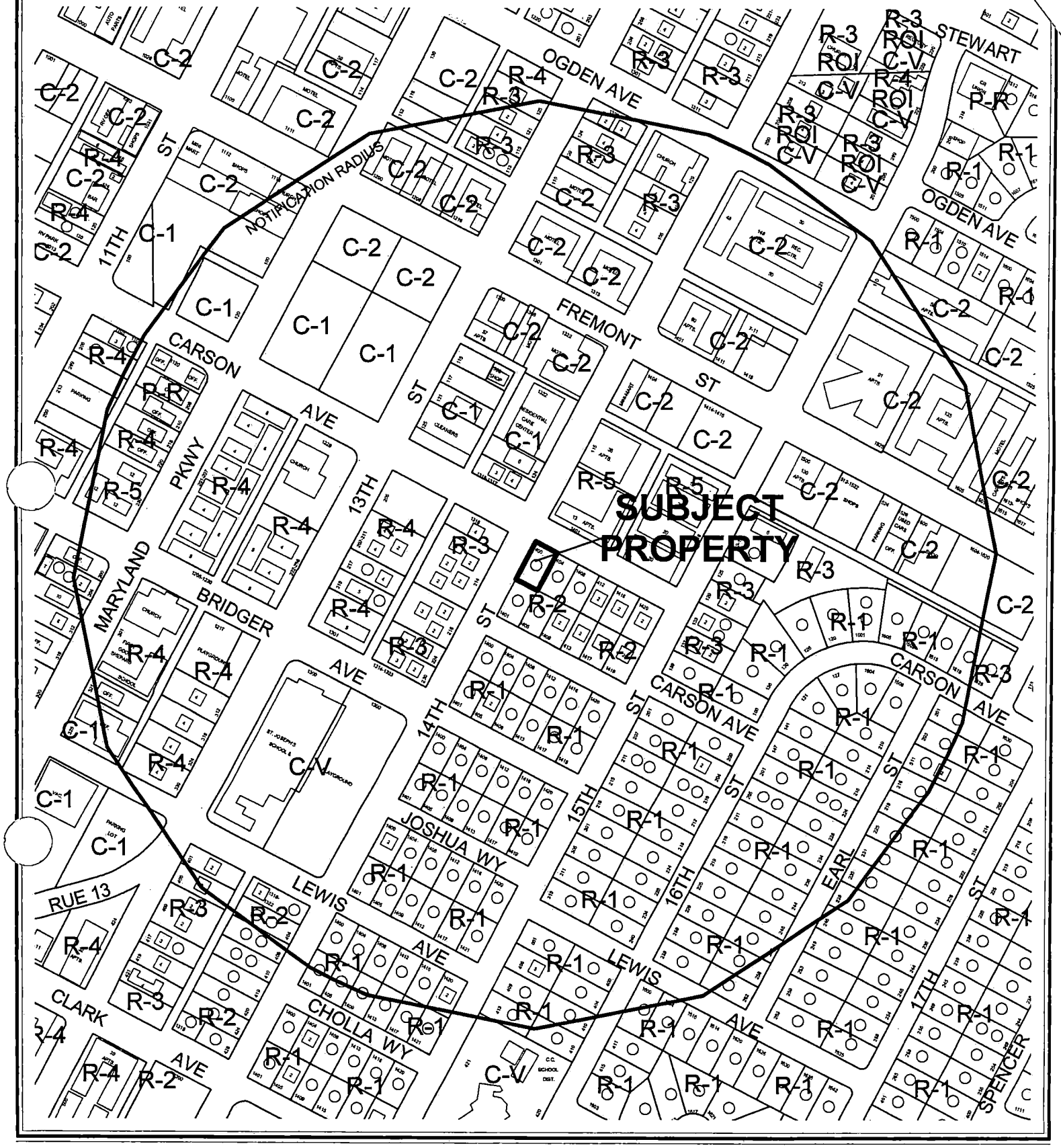
This letter is a request for an additional 30 day abeyance of the above referenced applications. The requested Planning Commission Meeting date would be June 9, 2005.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.
Sincerely,

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

cc: Mr. Ken Tesconi, Kenric, LLC FAX 368-2855



0 300 600 Feet

CASE: **VAR-6407**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6407 - APPLICANT/OWNER: KENRIC, LLC

ON MAY 2, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 9, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-6407 APN: 139-35-313-001

Name of Property Owner: KENRIC LLC

Name of Applicant: KENRIC LLC

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Kenneth J Tosconi

Print Name: KENNETH J TOSCONI

Subscribed and sworn before me Jeanne Marie Athanacio

This 29 day of MARCH, 2005

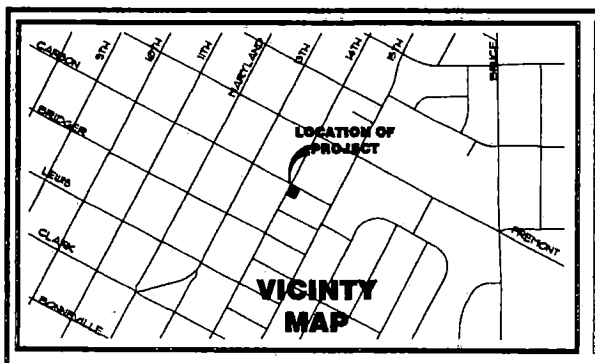
Jeanne Marie Athanacio
Notary Public in and for said County and State

JEANNE MARIE ATHANACIO
Notary Public State of Nevada
No.04-89374-1
My appt. exp. May 19, 2008

Revised 2/12/02

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

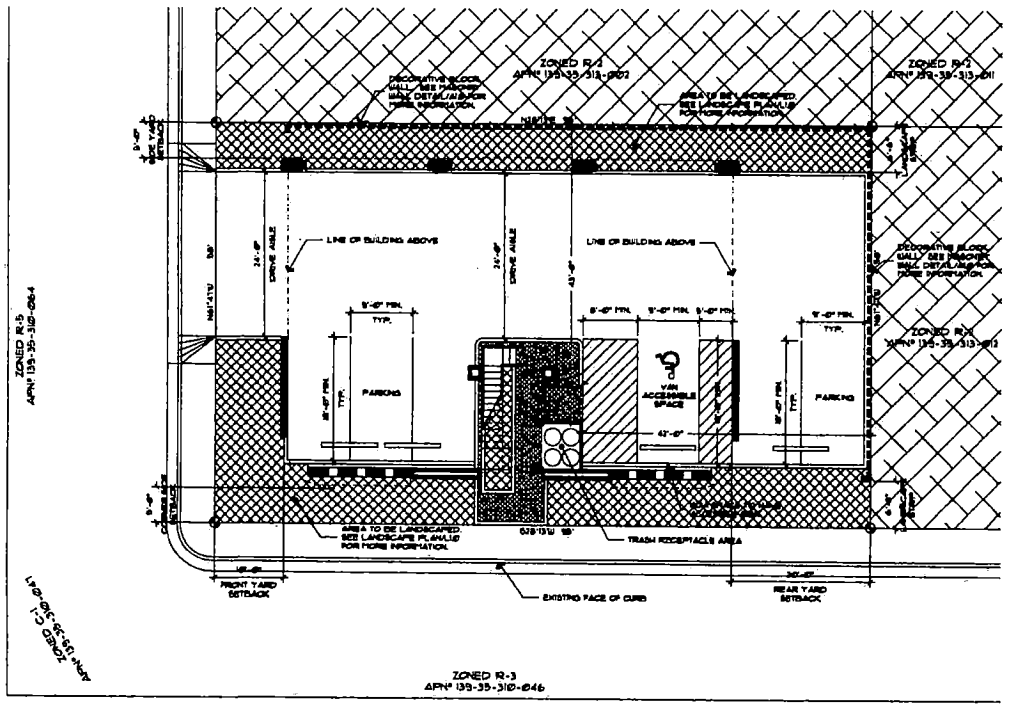
03/28/2005 17:39 7025612582 SUZANA NOTARY PAGE 02



CARSON SQUARE

CONDOMINIUM

1400 CARSON AVE
LAS VEGAS, NEVADA



ARCHITECTURAL SITE PLAN / LEVEL 1
SCALE: 1/8"= 1'-0"

CENTERLINE
PROPERTY LINE
CMU BLOCKWALL
'L' TYPE CURB AND GUTTER
HAND RAIL
'A' TYPE CURB

SITE ANALYSIS

SITE INFO.:

APN#:		139-35-313-001
ZONED:		
EXISTING		R-2
REQUSTED		R-5
PROPERTY AREA:		5,393 S.F. OR 0.12 ACRES
LOT COVERAGE:		57%
BUILDING AREA:	1ST FLOOR	3,089 S.F.
	2ND FLOOR	3,020 S.F.
	3RD FLOOR	3,110 S.F.
TOTAL BUILDING AREA:		9,219 S.F.

BUILDING HEIGHT:

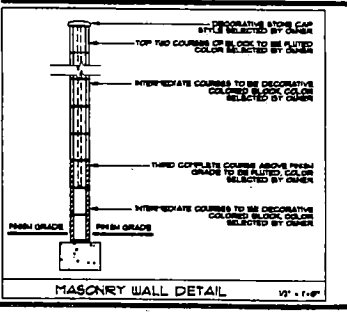
MAX STORIES ALLOWED	3 STORIES
MAX ALLOWED AREA PER FLOOR	12,000 S.F.

SET BACKS:

FRONT YARD	10'-0" MIN.
SIDE YARD	5'-0" MIN.
REAR YARD	20'-0" MIN.
CORNER SIDE YARD	5'-0" MIN.

PARKING INFO.:

REQUIRED PARKING (1.25/ 1 BED UNIT):	5 SPACES
REQUIRED PARKING + 1 GUEST:	6 SPACES
PARKING PROVIDED:	6 SPACES
ADA ACCESSABLE SPACES:	1 SPACE



MASONRY WALL DETAIL

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 29 2005

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1850 E. Sahara Avenue, Suite 107
Las Vegas, Nevada 89104
Telephone (702) 735-8338
Fax (702) 735-8339
A Professional Corporation

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME: CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

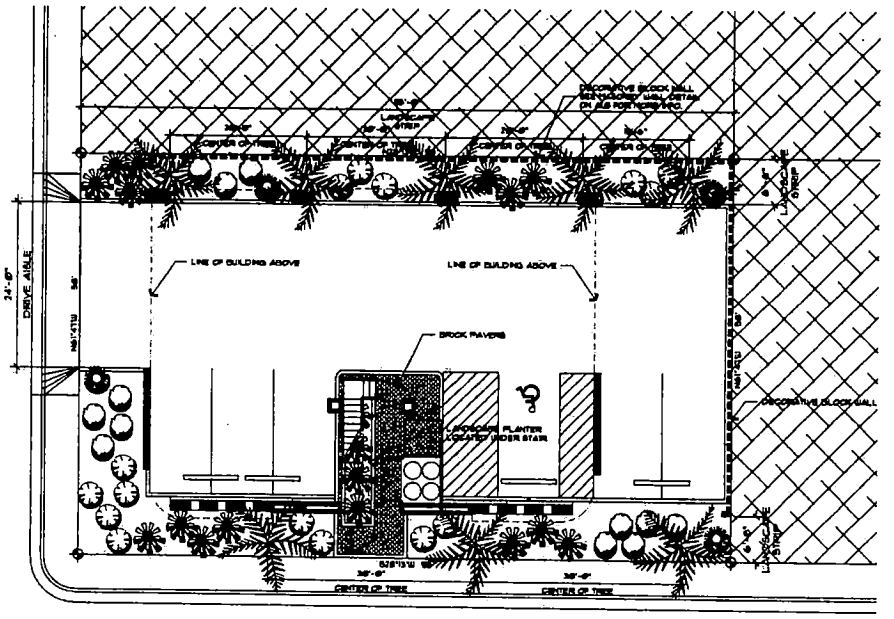
OWNER: KENRIC LLC
LAS VEGAS NEVADA

ARCHITECTURAL SITE PLAN & SITE DATA

NO	DATE	DESCRIPTION

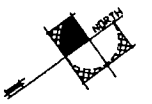
Drawing No.: A1.0

CARSON AVE.



14th STREET

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



LANDSCAPE SCHEDULE

TREES				SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	COMMON NAME	SIZE	QUAN.
BRAHEA ARMATA	MEXICAN BLUE PALM	24" BOX	8	BUFFALO JUNIPER	5 GAL.	25
				SANTA CRUZ PYRACANTHIA	5 GAL.	12
				EVERGREEN EUONYMUS	5 GAL.	8
				TEXAS PRIVET	5 GAL.	4

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Sahara Avenue, #100
Las Vegas, Nevada 89119
Telephone (702) 233-6176
Fax (702) 361-2562
A Professional Corporation

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT: CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

CLIENT: KENRIC LLC
LAS VEGAS, NEVADA

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NO. L1.0

MAR 29 2005

RUTAR

SUZANA RUTAR, Architect

March 28, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter
Variance Application
for Trash Receptacle Adjacency
APN # 139-35-313-001 (1400 East Carson Avenue)
Carson Square Condominiums

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is presently zoned R-2- Multi-family District. The general plan for this site is MXU (Mixed Use). The property is proposed to be developed as a 3-story, multi-family condominium building with a parking garage at the first /ground floor. The building shall have (4) - 1 bedroom units. All (4) four units shall be two story. The parking required is 6 parking spaces which are provided at street level under the residential structure.

The Applicant is requesting a Variance for a Trash Receptacle Adjacency reduction from 50 feet required to 42 feet actual to a residential property line (R-2). Although the receptacles are located within a trash receptacle room/area at first floor/garage level of the building, the trash holding room/area is actually located within the 50'-0" setback required by the ordinance and therefore the Staff is requesting an Adjacency Variance. The curb side pick up of the (4) four) trash receptacles has been verbally approved by Mr. Cletis V. Rogers of Republic Services of Southern Nevada.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.,
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

1950 East Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 • FAX: (702) 361-2582
email: srutar@aol.com

VAR-6407

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:

ABEYANCE - SDR-6155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6157 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Site Development Plan Review FOR A THREE STORY, FOUR UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PERIMETER, BUFFER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO JUNE 9, 2005 PC

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

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:

There was no discussion.

(6:03 – 6:05)

May 2, 2005

City of Las Vegas
Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Mr. Doug Rankin
Planning Supervisor
FAX 385-7268

Re: Abeyance - ZON-6157 - Rezoning
Abeyance -VAR-6349 - Variance
Abeyance - VAR-6158 - Variance
Abeyance - VAR-6407 - Variance
Abeyance - SDR-6155 - Site Development Plan Review

Dear Mr. Rankin:

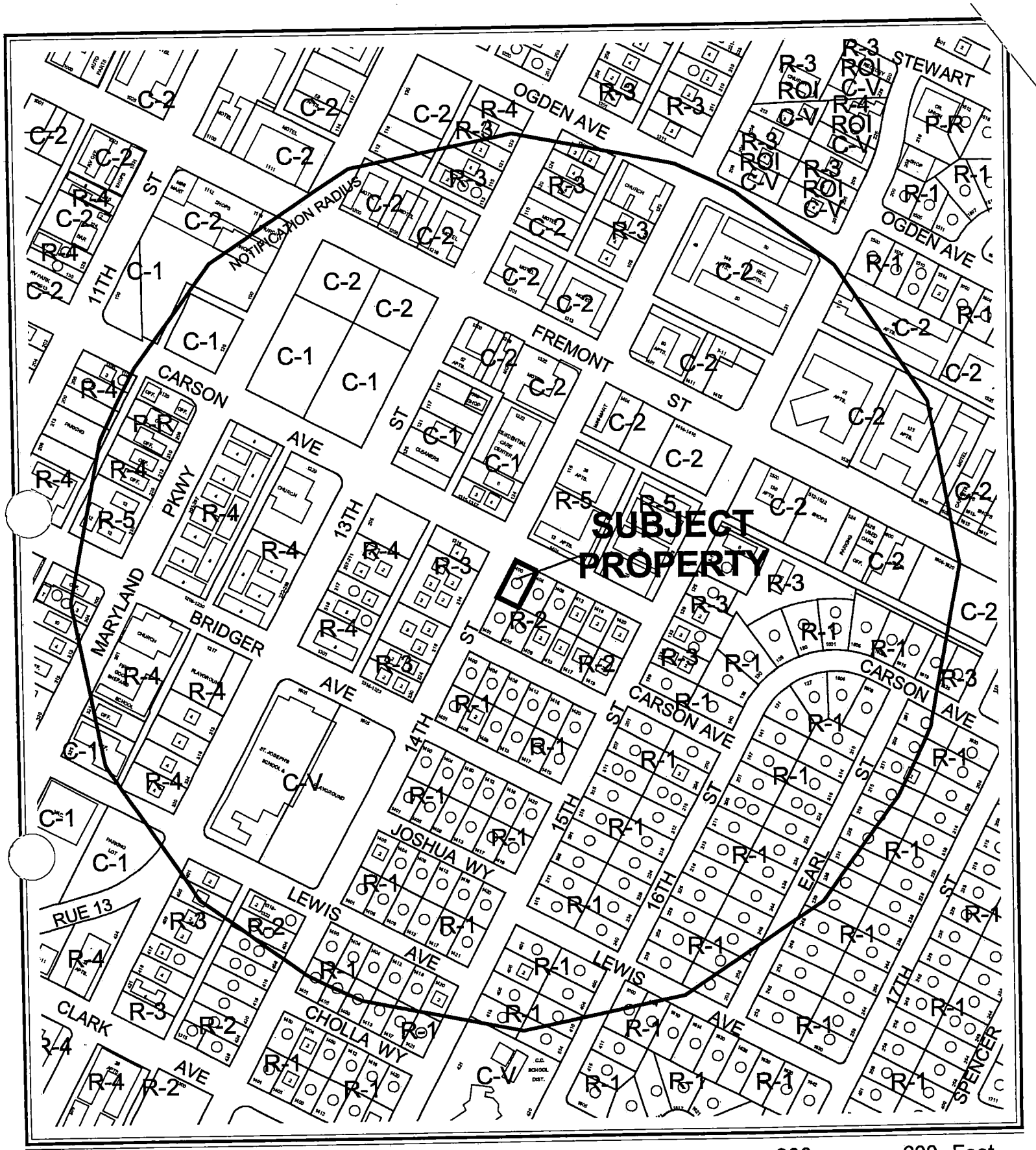
This letter is a request for an additional 30 day abeyance of the above referenced applications. The requested Planning Commission Meeting date would be June 9, 2005.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.
Sincerely,

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

cc: Mr. Ken Tesconi, Kenric, LLC FAX 368-2855



CASE: **SDR-6155**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6155 - APPLICANT/OWNER: KENRIC, LLC

ON MAY 2, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 9, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6155 APN: 139-35-313-001

Name of Property Owner: XENRIC L.L.C

Name of Applicant: XENRIC L.L.C

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: Kenneth J Tesconi

Print Name: KENNETH J TESCONI

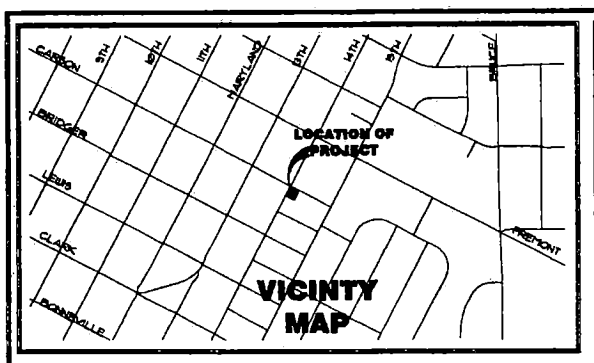
State of Nevada
County of Clark

Subscribed and sworn before me

This 11th day of February, 2005

Irene Jo Pederson
Notary Public in and for said County and State

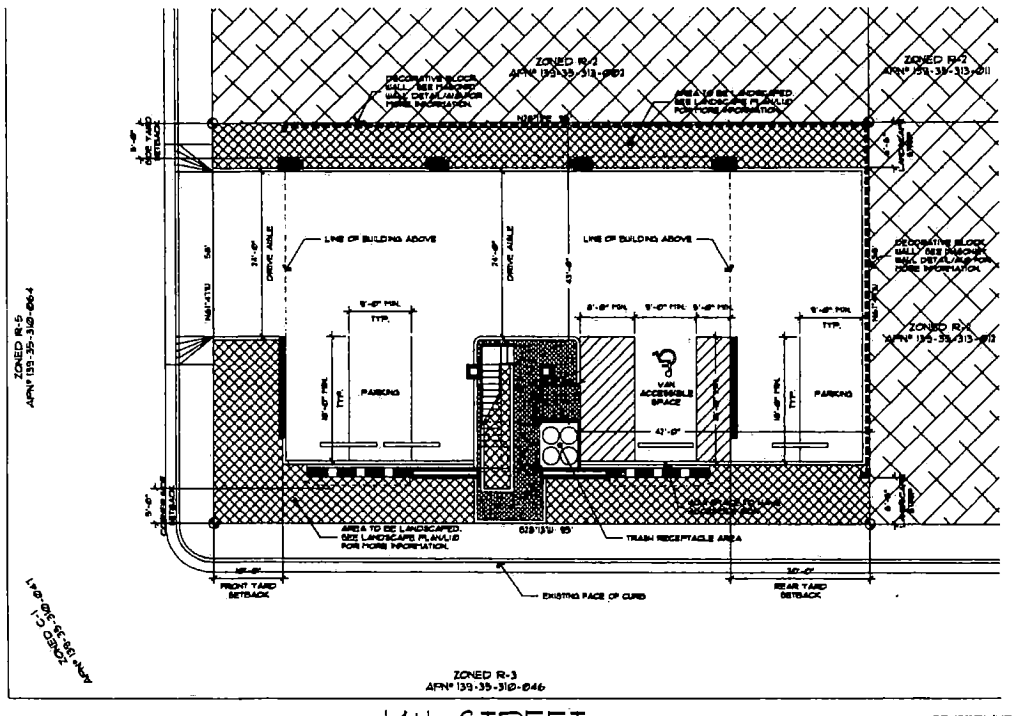
IRENE JO PEDERSON
Notary Public State of Nevada
No. 97-2622-1
My appt. exp. Apr. 17, 2005



CARSON SQUARE

CONDOMINIUM

1400 CARSON AVE
LAS VEGAS, NEVADA



ARCHITECTURAL SITE PLAN / LEVEL 1
SCALE: 1/8"= 1'-0"

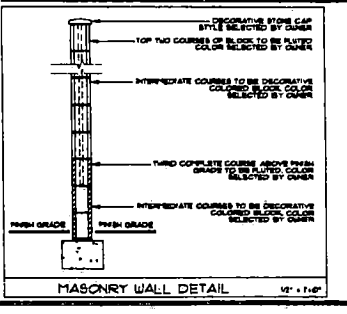
SITE ANALYSIS

SITE INFO.:

APN#:		139-35-313-001
ZONED:		
EXISTING		R-2
REQUSTED		R-5
PROPERTY AREA:		5,393 S.F. OR 0.12 ACRES
LOT COVERAGE:		57%
BUILDING AREA:	1ST FLOOR	3,089 S.F.
	2ND FLOOR	3,020 S.F.
	3RD FLOOR	3,110 S.F.
TOTAL BUILDING AREA:		9,219 S.F.
BUILDING HEIGHT:		
MAX STORIES ALLOWED		3 STORIES
MAX ALLOWED AREA PER FLOOR		12,000 S.F.
SET BACKS:	FRONT YARD	10'-0" MIN.
	SIDE YARD	5'-0" MIN.
	REAR YARD	20'-0" MIN.
	CORNER SIDE YARD	5'-0" MIN.

PARKING INFO.:

REQUIRED PARKING (1.25/ 1 BED UNIT):	5 SPACES
REQUIRED PARKING + 1 GUEST:	6 SPACES
PARKING PROVIDED:	6 SPACES
ADA ACCESSABLE SPACES:	1 SPACE



MASONRY WALL DETAIL

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 29 2005

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1830 E. Sunset Road, Suite 110
Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2862
A Professional Corporation

PRELIMINARY NOT FOR CONSTRUCTION

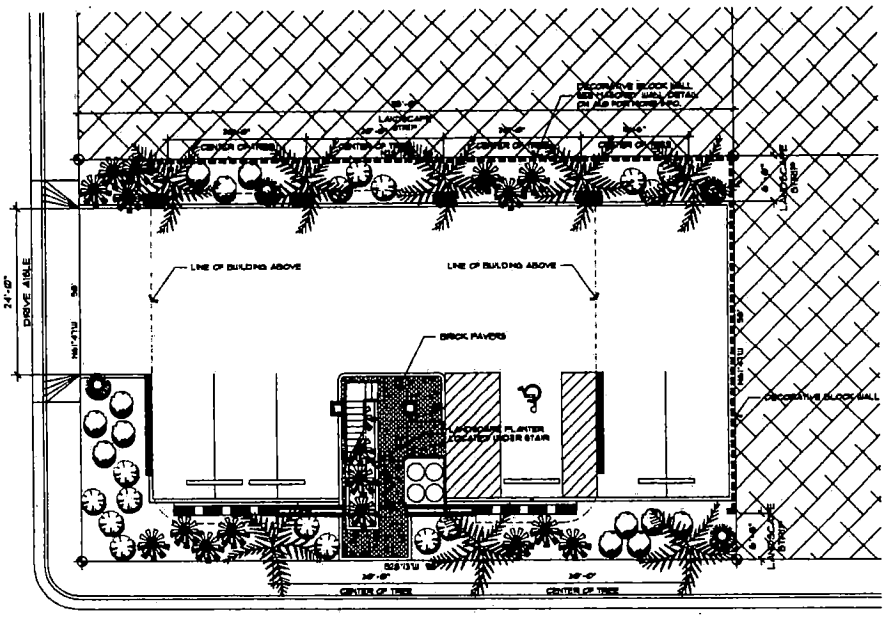
PROJECT NAME: CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

Owner: KENRIC LLC
LAS VEGAS, NEVADA

ARCHITECTURAL SITE PLAN & SITE DATA

A1.0

CARSON AVE.



14th STREET

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

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

LANDSCAPE SCHEDULE

TREES					SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE	QUAN.		COMMON NAME	SIZE	QUAN.
BRAHEA ARMATA	MEXICAN BLUE PALM	24" BOX	8		BUFFALO JUNIPER	5 GAL.	15
					SANTA CRUZ PYRACANTHA	5 GAL.	11
					EVERGREEN EUONYMUS	5 GAL.	15
					TEXAS PRIVET	5 GAL.	4

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1950 E. Sahara Springs Road
Las Vegas, Nevada 89116
Telephone (702) 263-6178
Fax (702) 361-2662
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME: CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE
LAS VEGAS, NEVADA

OWNER: KENRIC, LLC
LAS VEGAS NEVADA

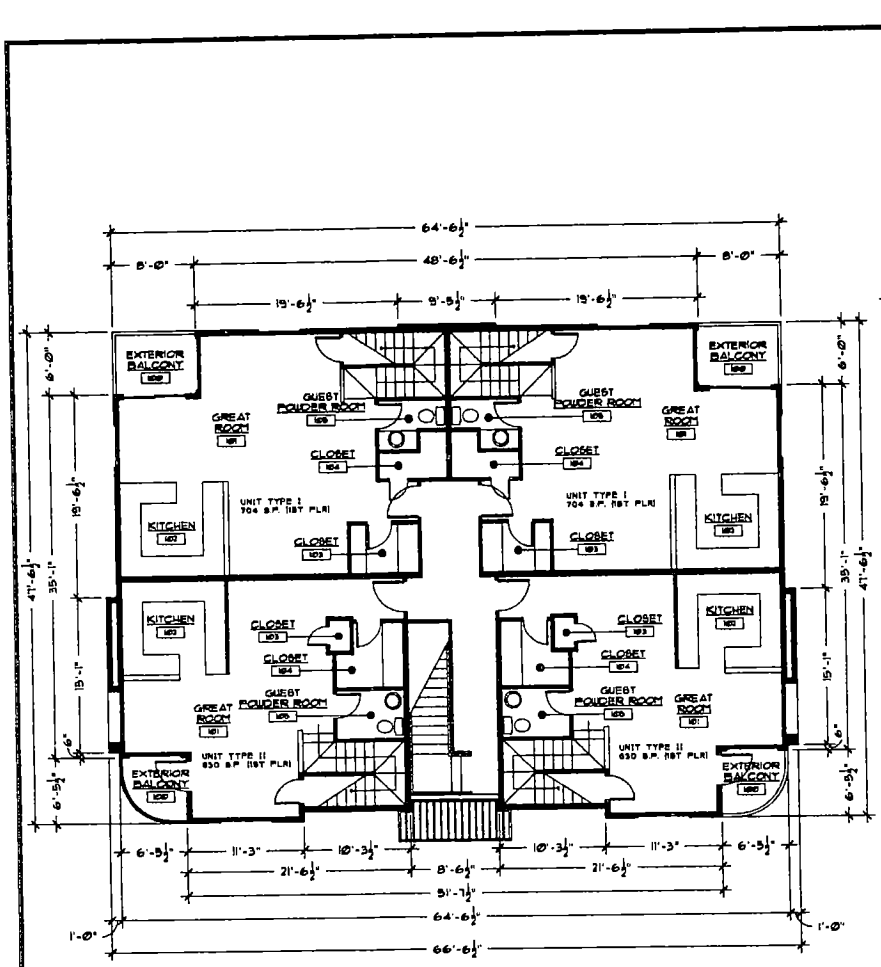
SHEET NAME: LANDSCAPE PLAN

DATE: 3-29-05

NO.	DATE	DESCRIPTION

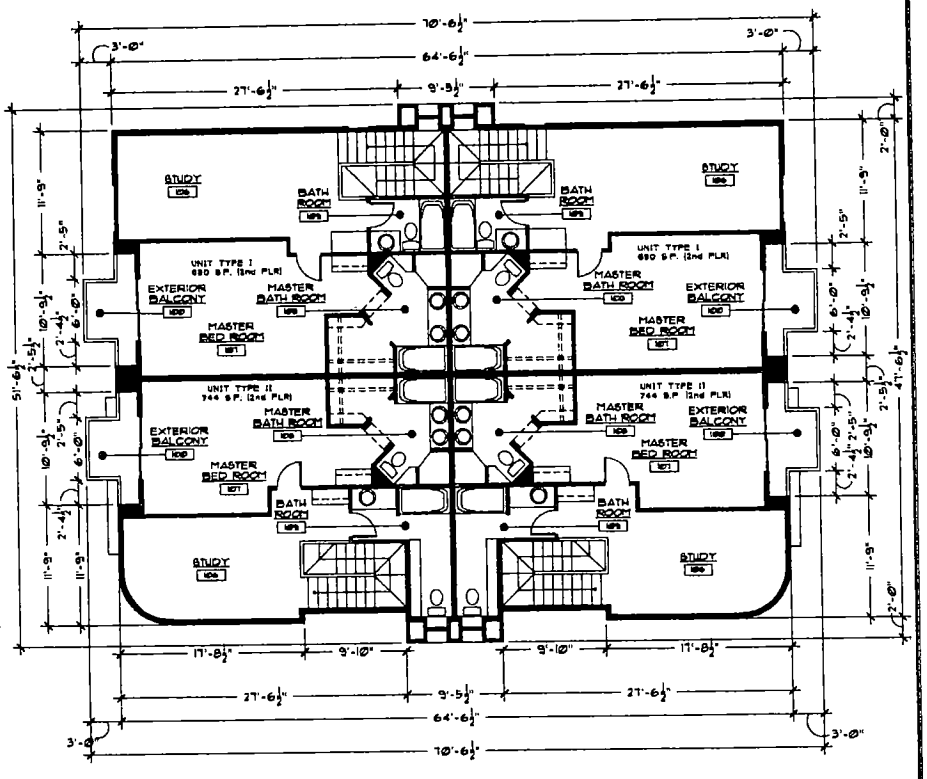
SHEET NO.: L1.0

MAR 29 2005



2ND LEVEL FLOOR PLAN

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



3RD LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

SHELL BUILDING INFORMATION:

UNIT TYPE 'I'
- SQUARE FOOTAGE: 1364 S.F.
- ZONED
  - EXISTING: R-2
  - REQUESTED: R-3
- TYPE OF CONSTRUCTION: III-B
- OCCUPANCY: R-2
- SPRINKLED: YES

UNIT TYPE 'II'
- SQUARE FOOTAGE: 1374 S.F.
- ZONED
  - EXISTING: R-2
  - REQUESTED: R-3
- TYPE OF CONSTRUCTION: III-B
- OCCUPANCY: R-2
- SPRINKLED: YES

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

SUZANA RUTAR Architect ltd.
Architectural Design & Planning
1550 E. Warm Springs Road
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PRELIMINARY NOT FOR CONSTRUCTION

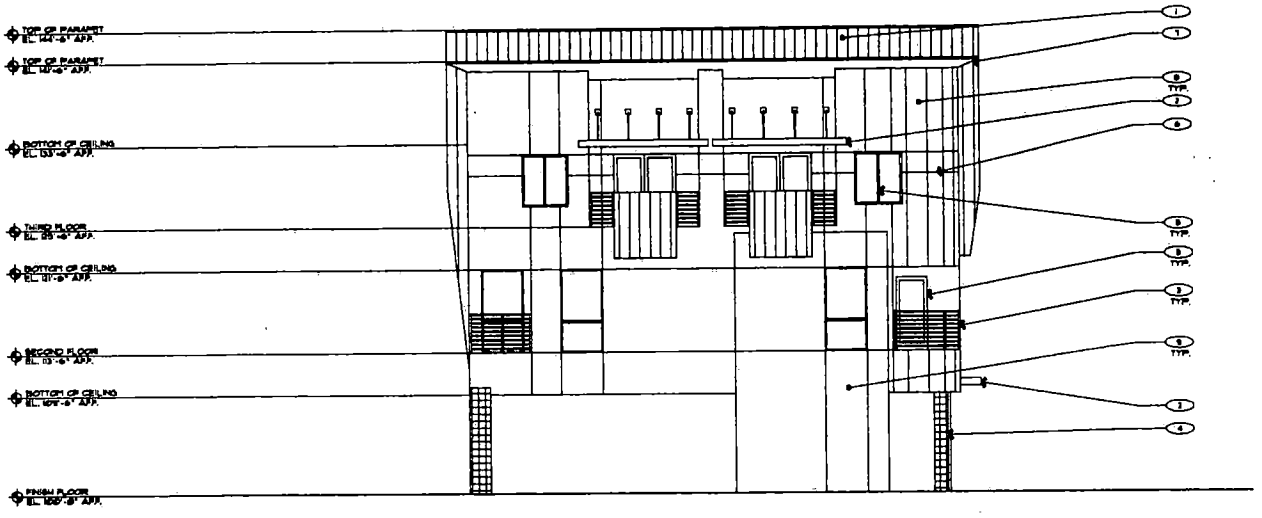
CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE
LAS VEGAS, NEVADA

KENRIC LLC
LAS VEGAS NEVADA

2ND & 3RD FLOOR PLANS

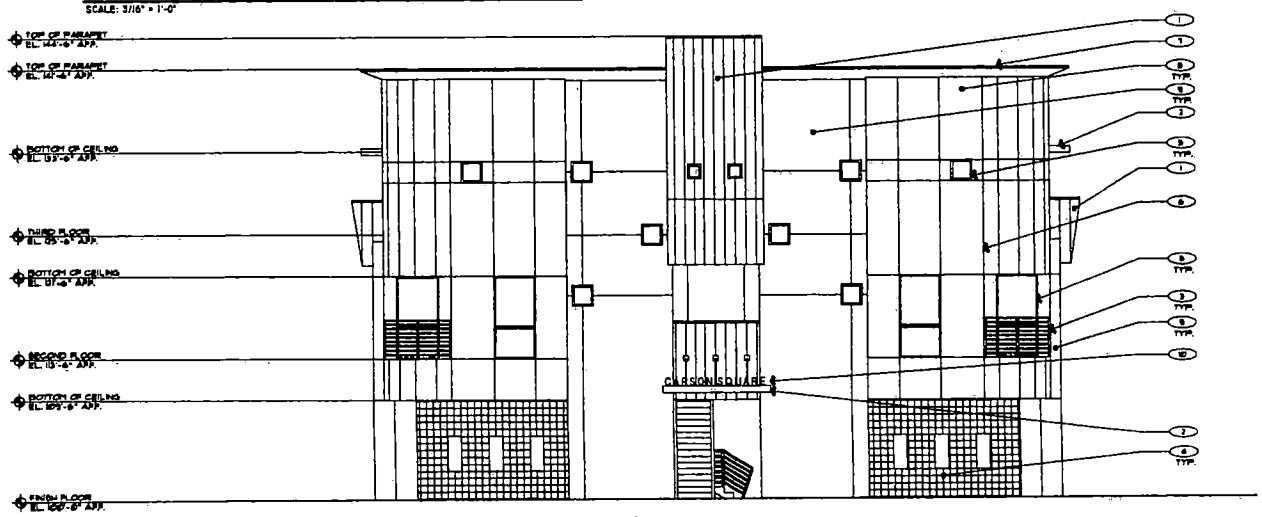
A2.0

MAR 29 2005



NORTH/SOUTH ELEVATION

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



WEST ELEVATION

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

NOTES:

1. PAINTED STANDING SEAM PANELS. TO BE BERRIDGE STANDARD COLOR "DEEP RED".
2. METAL SHADE CANOPY. TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5695)"
3. ALUMINUM HANDRAIL TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5695)"
4. GLAZED MASONRY UNITS. COLOR TO BE ASTRA-GLAZE-SW "FIRE ENGINE RED"
5. VINYL WINDOWS & DOORS TRIM TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5695)"
6. METAL EXPANSION JOINT TO BE PAINTED SAME COLOR AS SURROUNDING STUCCO
7. CORNICE WITH METAL FLASHING
8. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "FOXTAIL (DEC707)"
9. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "ALMOND (DEC753)"
10. SIGNAGE FOR CONDOMINIUM

BUILDING MATERIALS LIST:

EXTERIOR FINISH:	3/4" STUCCO SAND FINISH
EXTERIOR COLOR: DUNN-EDWARDS PAINT	PRIMARY COLOR- FOXTAIL (DEC707)
	SECONDARY COLOR- ALMOND (DEC753)
INTERIOR COLOR: BERRIDGE STANDARD	STANDING SEAM- DEEP RED
ACCENT COLORS- DUNN-EDWARDS PAINT	ACCENT TRIM (METAL)- DIVE IN (DE5695)
	ALUMINUM HANDRAILS- DIVE IN (DE5695)
	SHADE CANOPY (METAL)- DIVE IN (DE5695)

SUZANA RUTAR Architect Ltd.
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1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2652
A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME: CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

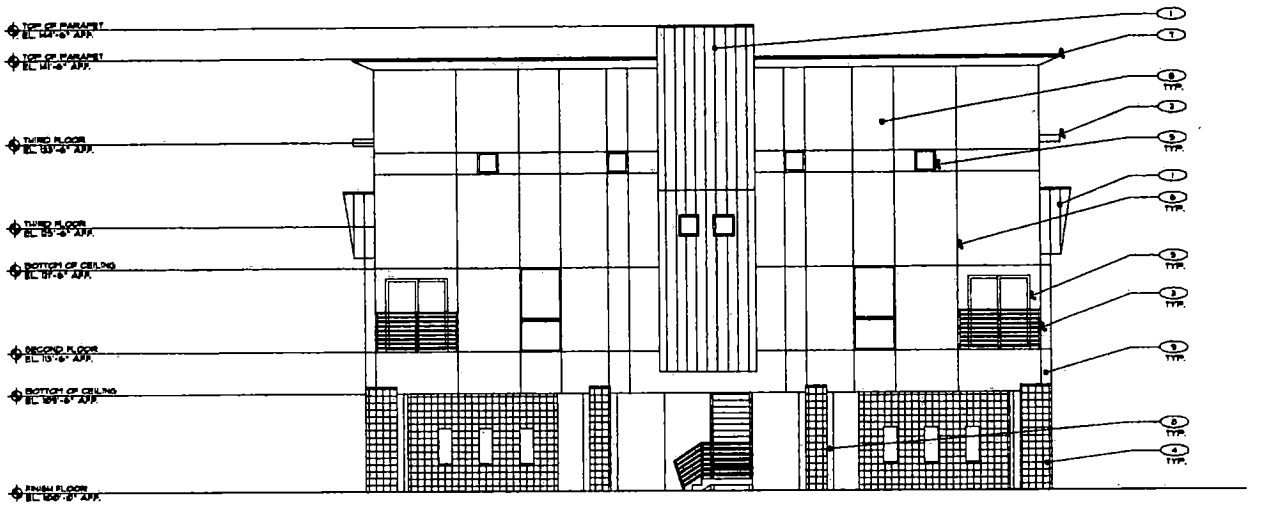
Client: KENRIC LLC
LAS VEGAS, NEVADA

BUILDING ELEVATIONS

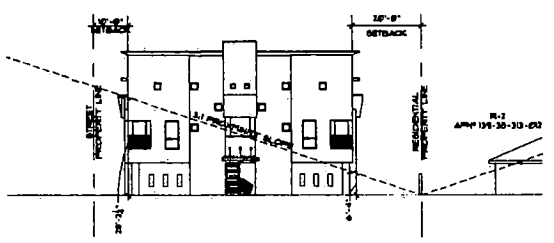
Drawing No.: A4.0

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

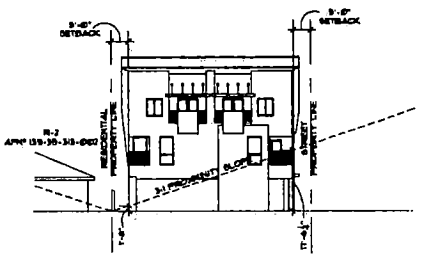
MAR 9 0 2005



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



RESIDENTIAL PROXIMITY SLOPE (139-35-313-012)
SCALE: 1/16" = 1'-0"



RESIDENTIAL PROXIMITY SLOPE (139-35-313-002)
SCALE: 1/16" = 1'-0"

NOTES:

1. PAINTED STANDING SEAM PANELS. TO BE BERRIDGE STANDARD COLOR "DEEP RED".
2. METAL SHADE CANOPY. TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5955)"
3. ALUMINUM HANDRAIL TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5955)"
4. GLAZED MASONRY UNITS. COLOR TO BE ARTRA-GLAZE-6W "FIRE ENGINE RED"
5. VINYL WINDOWS & DOORS TRIM TO BE PAINTED DUNN-EDWARDS "DIVE IN (DE5955)"
6. METAL EXPANSION JOINT TO BE PAINTED SAME COLOR AS SURROUNDING STUCCO
7. CORNICE WITH METAL FLASHING
8. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "FOXTAIL (DEC787)"
9. PAINTED STUCCO TO BE PAINTED DUNN-EDWARDS "ALMOND (DEC753)"

BUILDING MATERIALS LIST:

EXTERIOR FINISH:	5/8" STUCCO SAND FINISH
INTERIOR COLOR: DUNN-EDWARDS PAINT	PRIMARY COLOR- FOXTAIL (DEC787)
	SECONDARY COLOR- ALMOND (DEC753)
EXTERIOR COLOR: BERRIDGE STANDARD	STANDING SEAM- DEEP RED
ACCENT COLORS: DUNN-EDWARDS PAINT	ACCENT TRIM (METAL)- DIVE IN (DE5955)
	ALUMINUM HANDRAILS- DIVE IN (DE5955)
	SHADE CANOPY (METAL)- DIVE IN (DE5955)

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A Professional Corporation

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE: CARSON SQUARE CONDOMINIUMS
1400 CARSON AVE.
LAS VEGAS, NEVADA

CLIENT: KENRIC LLC
LAS VEGAS, NEVADA

DRAWING TITLE: BUILDING ELEVATIONS

NO.	DATE	DESCRIPTION

DRAWING NO: A4.1

ZON-6157
VAR-6349
VAR-6158
VAR-6407
SDR-6155
04-14-05 PC
REVISED 03-29-05

MAR 29 2005

SUZANA RUTAR, Architect

RECEIVED

MAR 2 4 2005

Mar 24, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter for:
Site Development Plan Review Application - SDR-6155
with Waiver of Development Standards for Perimeter, Buffer and Foundation Landscaping
Re-zoning Application - 6157
Variance Application for Residential Adjacency -VAR-6158
Variance Application for Minimum Lot Size - VAR-6349
APN # 139-35-313-001 (1400 East Carson Avenue)
Carson Square Condominiums

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is presently zoned R-2- Multi-family District. The general plan for this site is MXU (Mixed Use). The proposed plan requests a conforming Zone Change to R-5 in accordance to the MXU Master Plan. The property is proposed to be developed as a 3-story, multi-family condominium building with a parking garage at the first/ground level. The building shall have four (4) - 1 bedroom units, and all four (4) four units shall be two story. The parking required is at 1.25 spaces per unit (one being van accessible) and one additional space for guest parking. The provided parking (6 spaces) is at the street level under the residential structure and near the south of the property.

With this application, the Owners are also requesting a Waiver of Development Standards (SDR-6155) for perimeter, buffer landscaping at rear yard (south property line), at street landscape buffer zone and Foundation Landscaping at Carson Avenue and 14th Street. The zoning ordinance requires a 15'-0" street landscape buffer zone at all streets, however since the building is set to the 10'-0" building setback only a 10'-0" street perimeter, buffer landscape can be provided. The zoning ordinance also requires a minimum 6'-0" landscaping buffer between multi-family and residential zones. The required landscaping buffer is provided along the east property line, but along the south property wall the perimeter, buffer landscape is absent due to need for an additional parking space to meet the parking requirements. The first level of living space is at the second floor and only structural supports are at the ground level preventing landscaping at the foundation. However, there is landscape provided at the ground level as previously indicated.

The Applicant is requesting a Conforming Zone Change (application #6157) of this site from R-2 - Multi-Family Residential to R-5 - Multi-family Residential. The properties to the East and to the South are presently zoned R-2 - Multi-Family Residential. The Properties directly across Carson Avenue

ZON-6157
VAR-6158
VAR-6349
SDR-6155
04-14-05 PC
REVISED 03-24-05

1950 East Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 • FAX: (702) 361-2582
email: srutar@aol.com

(North) are presently zoned R-5 - Multi Family Residential and the property directly across 14th Street are presently zoned R-3 - Multi- family residential. Please note that the property on the Northwest corner of Carson Avenue and 14th Street is presently zoned C-1. The applicant believes that the proposed zoning of R-5 is in compliance with and meets or exceeds the intent of the City of the Las Vegas General Plan (MXU), especially considering the existing zoning of the surrounding properties.

The Applicant is requesting a Variance for residential adjacency (VAR-6158) of multi-family development to single family residences along the East and South properties. The properties to the East and to the South are presently zoned R-2, therefore the residential adjacency would not be applicable if these lots were not developed as single family homes in the past or/and if future development of these parcels is developed as multi-family residential, which is allowed by the zoning. Also, the configuration of this site is too narrow to allow for the required proximity setbacks for any multi family development, of any height, with the required parking (see figures on sheet A4.1).

The Applicant is requesting a Variance for Minimum Lot Size (VAR-6349) reduction from 7,000 s.f. required lot size for an R-5 zoning to a 5,510 s.f. (actual net lot size). The gross lot size (to center line of Carson Avenue & 14th Street) is 10, 375 s.f., which more than exceeds the minimum lot size for R-5 zoning.

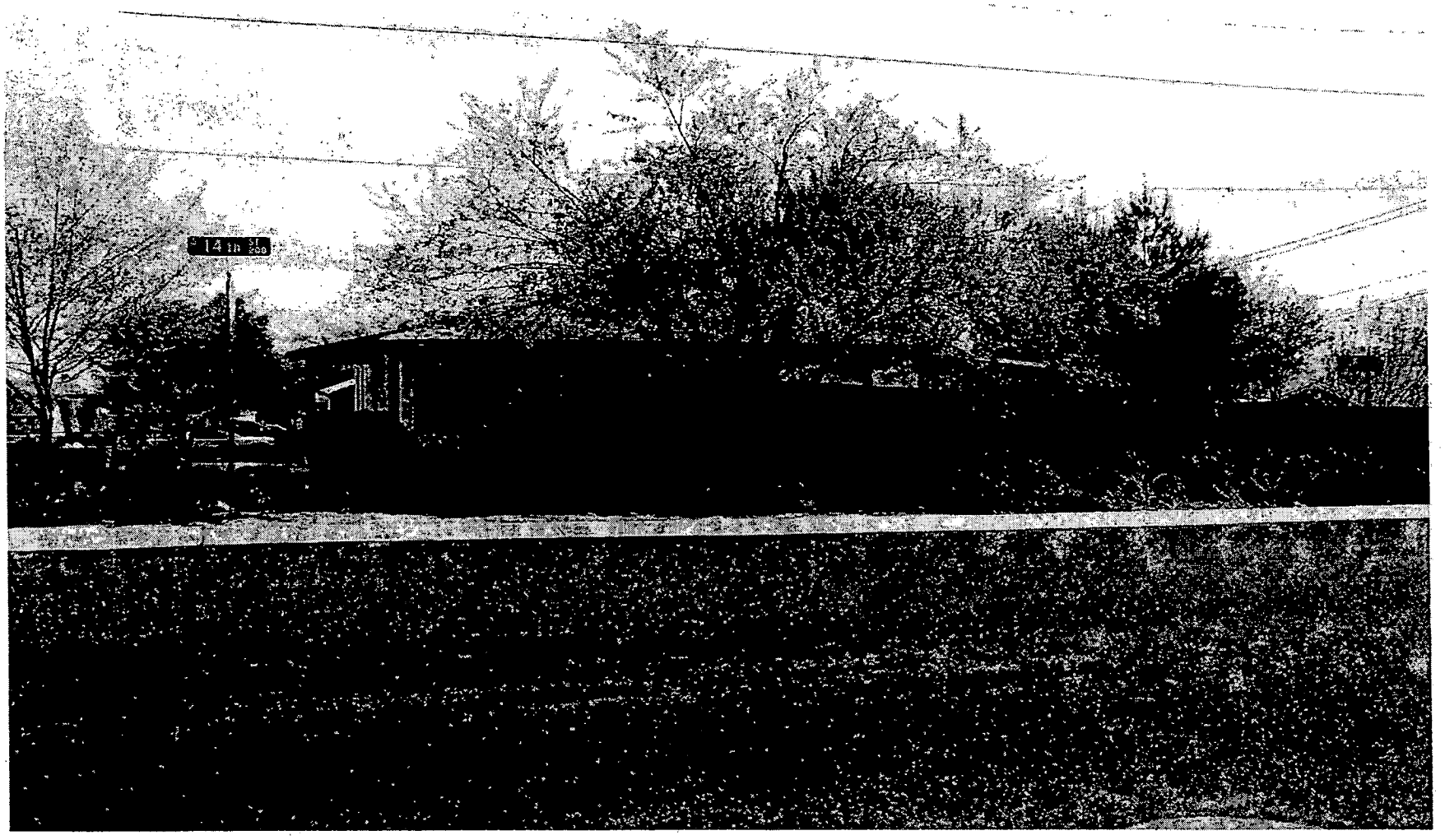
Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.,
A Professional Corporation

Jeremy Strawn, Associate AIA
Intern-Architect

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

ZON-6157
VAR-6158
VAR-6349
SDR-6155
04-14-05 PC
REVISED 03-24-05



ZON-6157, VAR-6349, VAR-6158, VAR-6407 & SDR-6155 - APPLICANT/ OWNER: KENRIC, LLC
1400 CARSON AVENUE
MAY 12, 2005 PLANNING COMMISSION

03/16/05

ZON-6157, VAR-6349, VAR-6158, VAR-6407 & SDR-6155 - APPLICANT/ OWNER: KENRIC, LLC
1400 CARSON AVENUE
MAY 12, 2005 PLANNING COMMISSION

03/16/05

SUZANA RUTAR, Architect

RUTAR

February 17, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter
Site Development Plan Review Application
with Waiver of Development Standards - Perimeter Landscaping
APN # 139-35-313-001 (1400 East Carson Avenue)
Carson Square Condominiums

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is presently zoned R-2- Multi-family District. The general plan for this site is MXU (Mixed Use). The property is proposed to be developed as a 3-story, multi-family condominium building with a parking garage at the first /ground floor. The building shall have (2) - 2 bedroom units and (2) - 1 bedroom units. All (4) four units shall be two story. The parking required is 7 parking spaces which are provided at street level under the residential structure.

With this application, the Owners are also requesting a Waiver of Development Standards for Perimeter landscaping at rear yard (south property line) and at street scape buffer zone at Carson Avenue and 14 th Street. The zoning ordinance requires a 15'-0" street scape buffer zone at all streets, however since the building is set to the 10'-0" building setback only a 10'-0" street scape buffer landscaping can be provided. The zoning ordinance also requires a minimum 6'-0" landscaping buffer between multi-family and residential zones. This landscaping buffer is provided along the east property line and along the south property wall except for a 19'-0" where a handicap access is provided. At this location the landscaping buffer is reduced to 1'-0".

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.,
A Professional Corporation

Suzana Rutar, AIA, CSI, NCARB
Principal Architect

1950 East Warm Springs Road • Las Vegas, Nevada 89119
Phone: (702) 263-6176 • FAX: (702) 361-2582
email: srutar@aol.com

SDR-6155

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

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

SUBJECT:
ABEYANCE - ZON-6231 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), Ward 1 (Tarkanian).

C.C. 06/15/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	40	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:
DAVENPORT – DENIED – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 25 [ZON-6231], Item 26 [VAR-6232] and Item 27 [SDR-6233].

DOUG RANKIN, Planning and Development Department, gave a brief overview of the applications. Staff had several concerns, which were the western portion of the site plan showing two parcels of the proposed project backing up to existing parcels with single homes, the lot sizes average 12,000 square feet and proposing no open space when the requirement is 26,485 square feet are required.

PAUL LARSEN, Attorney, Lionel Sawyer & Collins, 300 South 4th Street, along with STEVEN GREEN, 68 Edgebrook Drive, an associate of the developer, appeared on behalf of the applicant.

MINUTES – Continued:

ATTORNEY LARSEN explained that the current plan has been substantially modified from the original request of 39 lots with a common area. After meeting with neighbors, significant revisions began in order to address concerns of the residents. There have been several neighborhood meetings since that time and new concerns were noted. The current plan has a reduction of four perimeter lots and the interior lots are slightly larger than previously designed.

The entrance was moved from O'Bannon Drive to the northwestern part of the parcel aligned with Pioneer Avenue. This allows traffic to exit directly onto Oakey Boulevard. The developer is proposing a gated entrance making the development inaccessible to the surrounding community. Because of that, the developer is comfortable requesting the open space variance, which allows the overall lots to be increased. The largest lots are slightly over ½ acre and the smallest are approximately ¼ acre.

The proposed landscaping includes 24" box trees around the entire perimeter of O'Bannon Drive, Monte Cristo Way and El Parque Avenue. He noted that the perimeter wall shown in the plans is six feet tall and the applicant would like to come before the Board at a later date and request the wall be eight feet tall. The wall will alternate stucco and split-face block to give an architectural variability. On the perimeter abutting adjacent properties to the west of the site, the developer is proposing the same intensity of landscaping; however, it would be on the interior of the wall. Additionally, after speaking with neighbors who live on the cul-de-sacs to the west, the developer is offering to replace the wall between the properties as the residents have been having problems with the existing wall. Finally, the applicant suggested eliminating one lot along the western boundary so that homes on both sides of the wall would match unit per unit. That would drop the number of lots to 36. The outer perimeter ½ acre lots would shield the interior lots from view.

TODD FARLOW, 240 North 19th Street, questioned if the people who would purchase these homes would be looking for a development with open space. CHAIRMAN NIGRO explained that he personally felt it would depend on the shape of the open space and where it is placed in the project. He disagreed that if a certain amount of open space is provided it will be usable and add value to the homes. In some instances, larger lots are more complimentary and not having open space would not impact the development or neighborhood as much as in other instances. MR. FARLOW thought that perhaps a project marketing to seniors would not require as much open space. CHAIRMAN NIGRO replied that homes with larger lots usually would market to families not senior citizens.

KEITH ROBERTSON, 7340 O'Bannon Drive, said he was a member of the homeowners association and asked for denial. He researched and found that every property affected by the

MINUTES – Continued:

subject property is, at a minimum, .41 acres or larger. Placing homes that are on lots that are .26 acres is not conducive to the planning done for the neighborhood. All other developers who have built in the neighborhood worked with the neighbors and have developed lot sizes concurrent with the existing lots. He opposed having an eight-foot wall around the property. ANNA WILLIAMS, area resident, concurred and showed a photo, which indicated the immediate surrounding lots were much larger than the proposed lots. She read from the staff report regarding the inconsistency of the density in the area. MS. WILLIAMS opposed the request to allow no open space.

MARIAN HAAS, 2110 Home View Court, explained that her home is on a cul-de-sac. She did not want the wall between her home and the proposed project rebuilt or any trees planted against that wall because debris from those trees would fall into her yard.

ROBERT X. LEEDS, 2010 South Pioneer Avenue, stated he has the largest home in the area and at 80 years old could respectfully disagree that seniors do not look for large homes. He suggested that the developer had to know how many lots could be developed on that property if the worse case scenario came to fruition and the land had to be developed with ½ acre lots for approximately 30 homes with roads and open space. MR. LEEDS also objected to having only three floor plans because there are no two homes built alike in the entire neighborhood.

HANK SIKORSKI, 2245 Villafort Court, voiced concerned over the design of the development and how it would affect flooding the area. O'Bannon Drive still experiences flood problems with any substantial rain. The proposed design drains the entire property into a 20-foot drainage ditch that will funnel the water onto O'Bannon Drive. He also objected to the density of the property. He did not feel this was the best development for the property.

BILL HARRINGTON, 2020 Homeview Court, said that his neighborhood would welcome having the proposed project be just like theirs. That would allow 21 homes on 15 acres because Homeview Court has seven homes on five acres. KYLE STEVENS, 2231 South Monte Cristo Way described the neighborhood as traditional, beautiful and possibly a historic neighborhood and asked the Commission to deny the applications.

ATTORNEY LARSEN rebutted by pointing out the proposed drainage plan compliments the existing topography of the property. Any drainage plan would have to be approved by the City and would be subject to a drainage study. Regarding the western property line, he did hear from other residents that the wall was substandard but if the residents do not want the wall rebuilt, the applicant will leave it alone. It was an offer, not part of the plans. The trees can also be moved away from the wall if the residents do not want that type of visual buffer. There are more than

MINUTES – Continued:

two models proposed for the development and ATTORNEY LARSON has been trying to dispel that rumor for some time. MR. GREEN explained the three floor plans with variants and additions, elevation choices and color schemes for roofs and stones so there would provide several different homes to choose from.

COMMISSIONER DAVENPORT clarified with MR. GREEN that although MR. GREEN calculated one home per .41 acres would result in 39 homes, that number did not include roads. After speaking with staff, the Commissioner corrected him and stated an accurate range would be 26 to 31 homes that could be built after allowance for streets. ATTORNEY LARSEN agreed the comparison was not accurate. COMMISSIONER DAVENPORT confirmed with DAVID GUERRA, Public Works, that Pioneer Avenue did not exist through the site. It is north and south of the project. MR. GUERRA also confirmed that having one entrance/exit would be acceptable to the City.

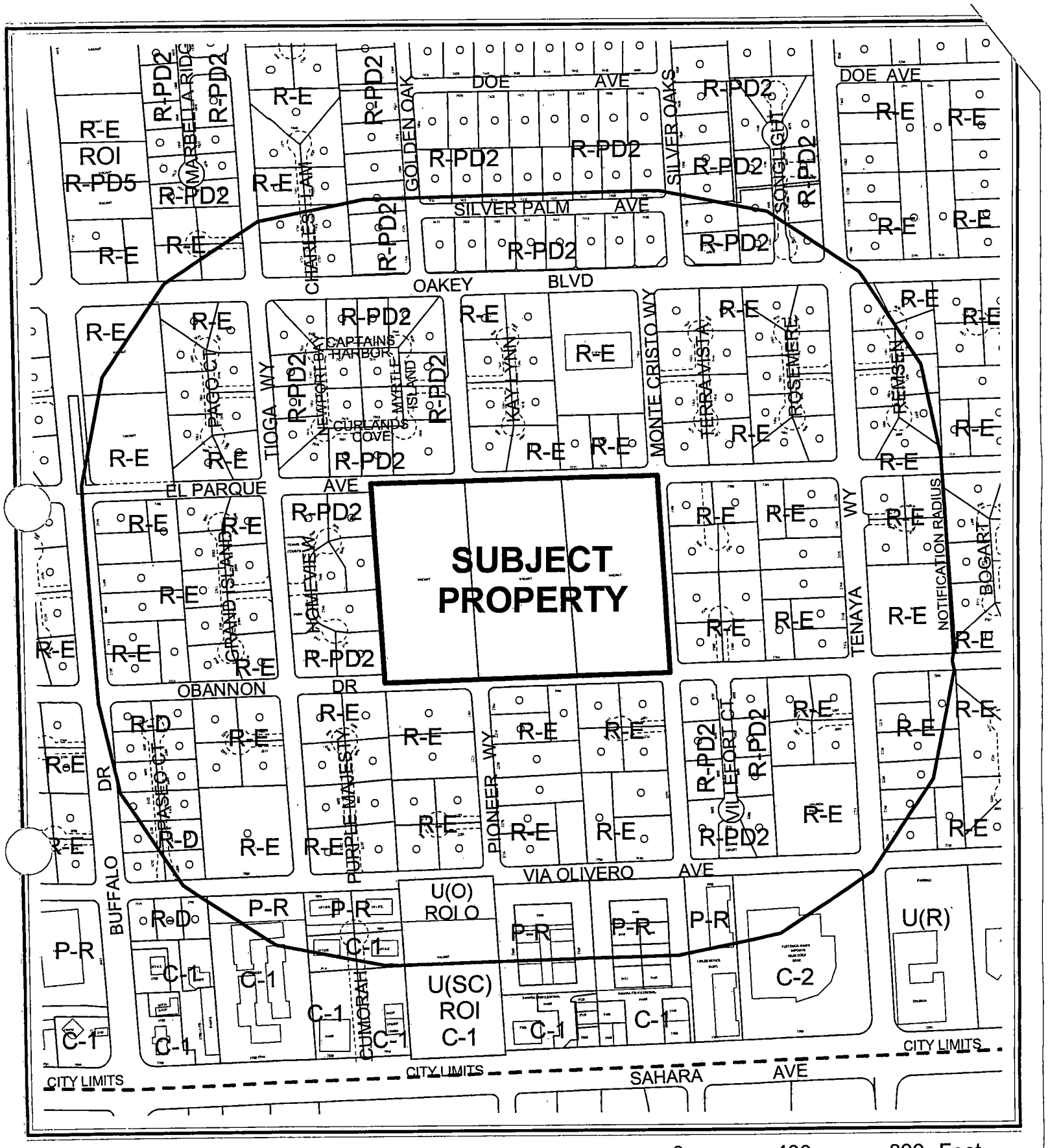
COMMISSIONER DAVENPORT said his biggest concern was that the proposed project is in the center of the neighborhood. The staff report indicates an average lot of 12,000 square feet with pads of 4,500 square feet and all two-story units. He did not think it was a good fit for the neighborhood.

VICE CHAIRMAN TRUESDELL asked if the streets to the northwest of the site were private. MR. RANKIN stated in each R-PD2, some could be private and some might be easements. Easements are not generally allowed, they might have come into the City through annexation because the County does count to the centerline. He would have to look at each development separately. He then confirmed with MR. GUERRA that if the development was not gated and Pioneer Street went through the property, the grid streets would match the compatibility of the neighborhood. VICE CHAIRMAN TRUESDELL felt the area did not have a lot of open space. He would not support the current project because it could be better. He did not agree with the number of lots being requested but pointed out that the residents need to give some consideration to the fact it is infill property.

CHAIRMAN NIGRO observed that the R-PD2 to the north looked like a 10-acre lot with 19 homes. Placing that formula on the subject site results in 32 homes, which is close to the current proposal. The Chairman felt that if the developer and homeowners worked together, they could come to an agreement. He hoped the solution could be found prior to City Council.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 25 [ZON-6231], Item 26 [VAR-6232] and Item 27 [SDR-6233].

(8:05 – 8:49)



0 400 800 Feet

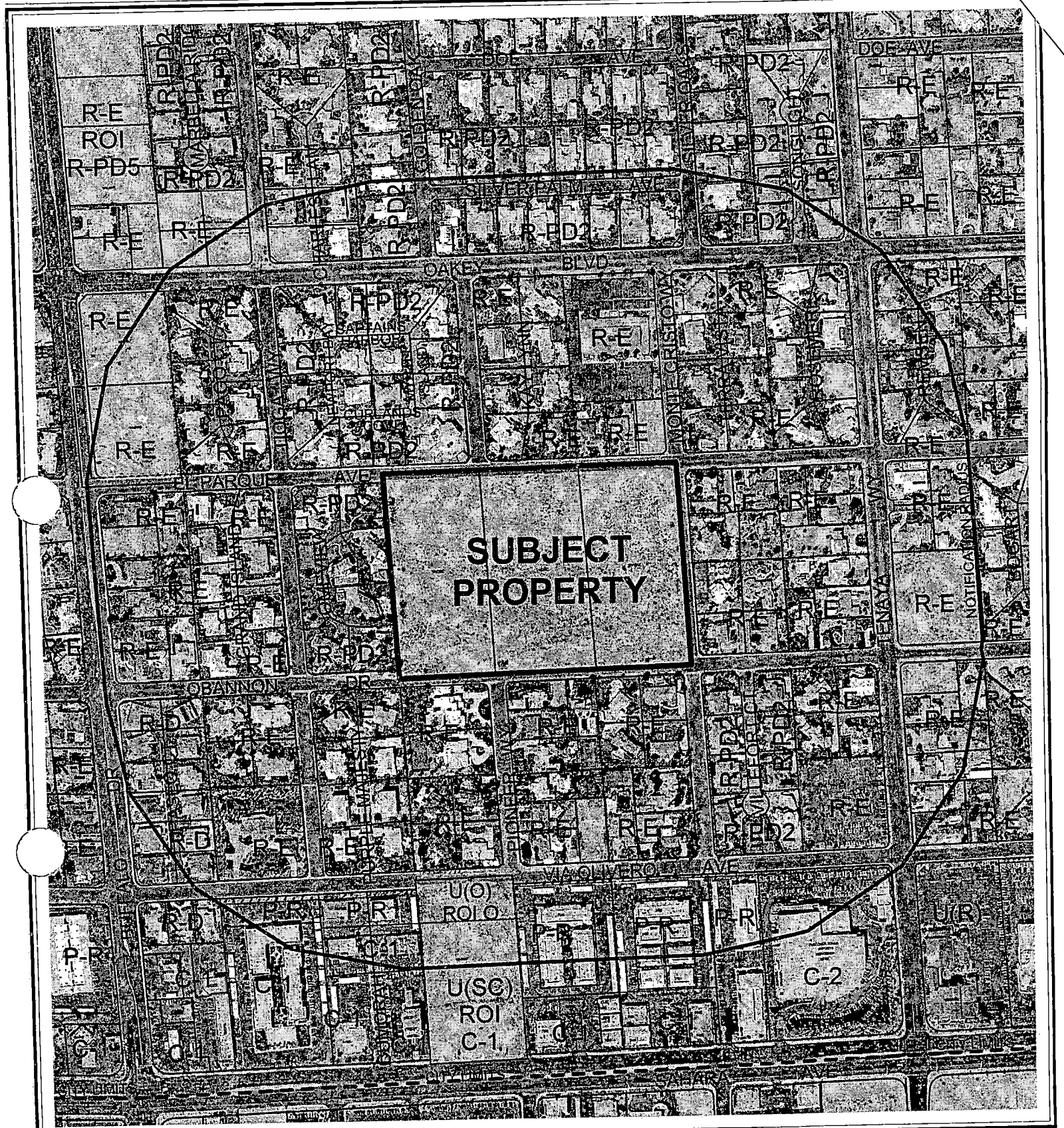
CASE: **ZON-6231**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 400 800 Feet

CASE: **ZON-6231**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-6231 - APPLICANT/OWNER: PLASIM HOMES, LLC

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan Review (SDR-6233) 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

3. Dedicate 30 feet of right-of-way adjacent to this site for O'Bannon Drive, 30 feet for Monte Cristo Way, 30 feet for El Parque Avenue, a 15-foot radius on the northwest corner of O'Bannon Drive and Monte Cristo Way, and a 15-foot radius on the southwest corner of El Parque Avenue and Monte Cristo Way.

4. Construct half-street improvements on O'Bannon Drive (including appropriate transition paving), Monte Cristo Way, and El Parque Avenue 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning to allow for the reclassification 16 acres of property generally located at the northwest corner of Monte Cristo Way and O'Bannon Drive from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 units per acre).

B) Applicant's Justification

The applicant states the proposed density of the project would be 2.31 dwelling units per acre and is bordered to the northwest and west by existing R-PD2 (Residential Planned Development – 2 units per acre) developments, and along the northeast, east, and south by existing R-E (Residence Estates) developments and single-family residences. The representative's client believes the proposed development is compatible with the surrounding area and will be enhancing the neighborhood.

BACKGROUND INFORMATION

A) Related Actions

03/05/86 The City Council approved an Annexation (A-0009-85) of 1,509 acres, of which this proposal is a part. The effective date was March 19, 1986. The Planning Commission and staff recommended approval on February 20, 1986.

11/23/98 The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0027-98) on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive from R (Rural Density Residential) to DR (Desert Rural Density Residential). Final Action: November 24, 1998. The Planning Commission and staff recommended approval on October 28, 1998.

09/23/04 The Planning Commission tabled a Rezoning (ZON-4828) application for the reclassification of property from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 units per acre) and a Site Development Plan Review (SDR-4837) application for a proposed 39-lot single-family residential subdivision on 16 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive. Staff recommended denial. * The application was subject a condition with a 90-day time limit. *

04/28/05 The Planning Commission held this item in abeyance to the 05/12/05 Planning Commission Meeting at the request of the area residents and with concurrence of the applicant.

05/12/05 The Planning Commission will hear companion items for a Site Development Plan Review (SDR-6233) for a proposed 37-lot single-family residential development and a Variance (VAR-6232) application to allow zero square feet of open space where 26,450 square feet is the minimum required.

B) Pre-Application Meeting

02/18/05 A pre-application conference was held and resulted in the following comments:

1. The open space requirement was discussed.
2. The open space design guidelines were discussed.
3. Landscaping buffers and materials were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.0

B) Existing Land Use

Subject Property:	Undeveloped [Proposed 37-Lot Single-Family Residential Development]
North:	Single-Family Residences
South:	Single-Family Residences
East:	Single-Family Residences
West:	Single-Family Residences

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

PL

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) R-PD2 (Residential Planned Development - 2 units per acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-PD2 (Residential Planned Development - 2 units per acre)

E) General Plan Compliance

The subject site is currently designated with a DR (Desert Rural Density Residential) land use designation within the Southwest Sector Map of the General Plan. The predominant residential lifestyle within the DR (Desert Rural Density Residential) land use designation, as defined by the General Plan, is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some noncommercial raising of domestic animals. The proposed reclassification of the subject parcels to R-PD2 (Residential Planned Development - 2 units per acre), with a density of 2.31 dwelling units per acre, is in conformance with DR (Desert Rural Density Residential) land use designation of the General Plan.

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

This subject site does not fall within the boundaries of any special area plans, special overlay districts, or affected by any trails.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-6233), a related item.

PL

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
16.0 acres	2.31	1.65	3.795%	26,450 SF	Zero %	Zero SF

The applicant fails to meet the required amount of open space set forth by the R-PD (Residential Planned Development) design standards. Therefore, the applicant has submitted a Variance (VAR-6232) request to allow zero open space where 0.6 acres is required.

B) General Analysis and Discussion

The proposed Rezoning is considered in conjunction with a Site Development Plan Review (SDR-6233), so as to be able to accommodate the number of dwelling units per acre requested and meet the intent of an R-PD (Residential Planned Development) zoning district. The site plan for the site fails to illustrate the required amount of open space, as dictated by Title 19.06. Per the Residential Planned Development standards a development with 100 lots, would require 1.65 acres of open space. The site plan as submitted indicates that the development will provide no open space. Subsequently, the applicant has filed for a Variance (VAR-6232) to allow omission of any open space requirement.

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 proposal for a rezoning to R-PD2 (Residential Planned Development – 2 units per acre) is less the maximum density allowed by the General Plan; however, the proposed development is inconsistent with the neighborhood as the average size lots is smaller than the average size of neighboring parcels.

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 associated development that would ensue from the approval of Rezoning (ZON-6231) and Site Development Plan Review (SDR-6233) would not be compatible with the existing surrounding development, as the proposed project would inject approximately 12,000 square foot lots into a neighborhood of lots ranging in sizes from a half acre to more than one acre.

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

   The areas to the north, west, and northwest of this proposal had been zoned R-PD2 (Residential Planned Development – 2 unit per acre) in 1987 and 1988. However the established development pattern of the area does not warrant the density and type of development proposed for this project. The lots are smaller than currently exist and could result in long-term land use conflicts for this neighborhood.

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

   The site is located between El Parque Avenue, O'Bannon Drive, and Monte Cristo Way; each of these is a 60-foot public residential street. These streets have the capacity to handle additional traffic from an R-PD2 (Residential Planned Development – 2 units per acre) zoning, but the noticeable increase in traffic would further erode the current Desert Rural character of the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 229 [Mailed with VAR-6232 and SDR-6233]

APPROVALS 0

PROTESTS 40

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-6231** APN: 163-03-302-004,005 & 006

Name of Property Owner: Plasim Homes LLC

Name of Applicant: L.R. Nelson Consulting Engineers

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/Authorized Agent: _____

Print Name: PLASim Homes LLc

Subscribed and sworn before me

This 10th day of June, 2004

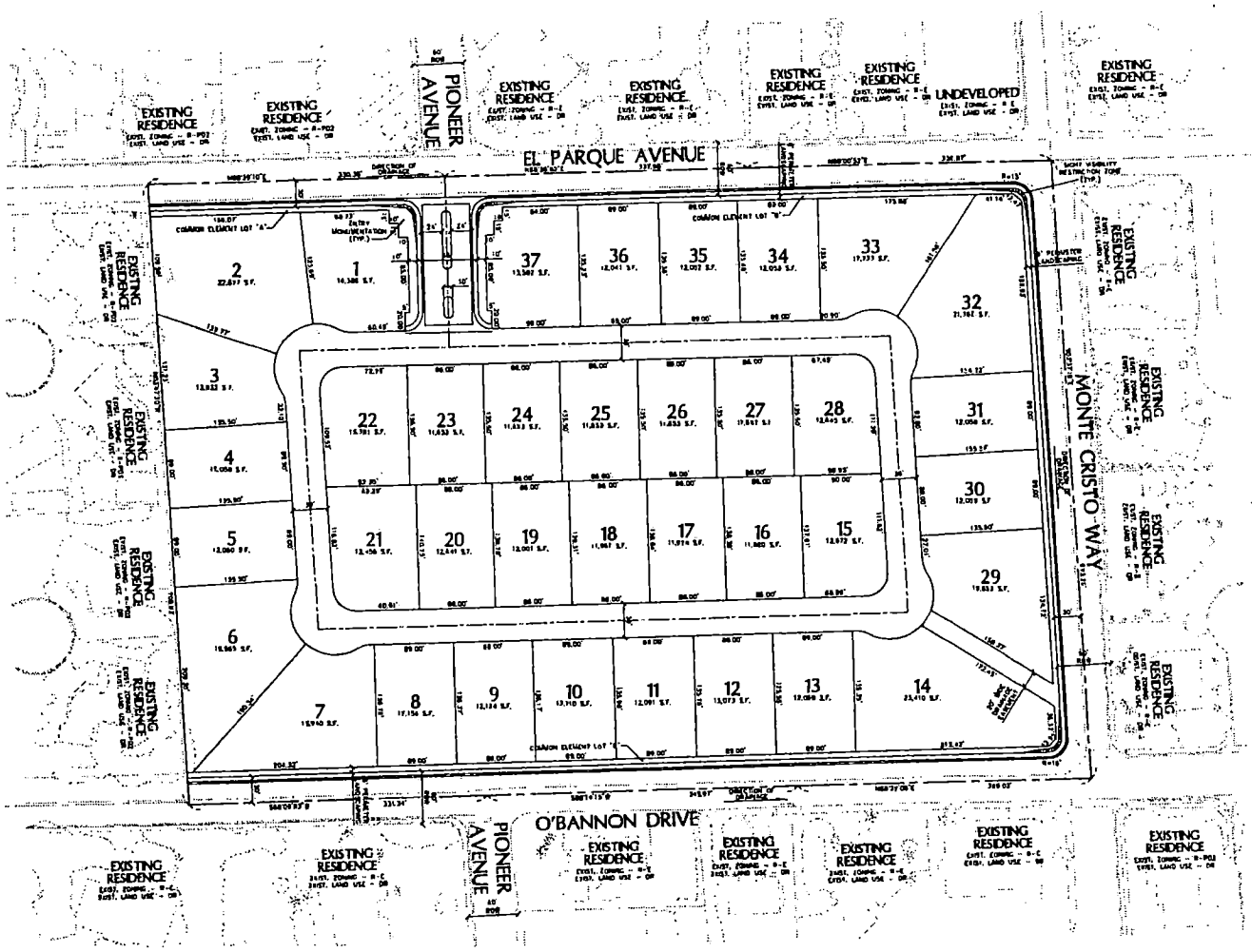
_____

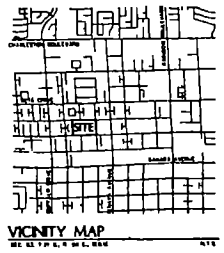
Notary Public in and for said County and State

GWENDA L. HUEBNER
Notary Public State of Nevada
No. 97-1243-1
My appt. exp. Mar. 22, 2005

MONTE CRISTO/O'BANNON

A RESIDENTIAL PLANNED DEVELOPMENT

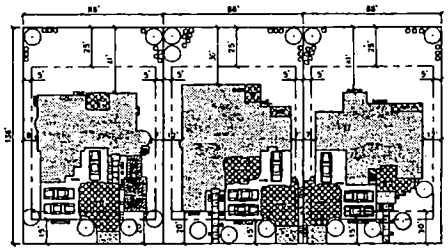




VICINITY MAP

NORTH
1"=60'

GRAPHIC SCALE



TYP. LOT SETBACKS

(TYPICAL LOT SIZE 11,818.2SQ. FT. +/-)
NOT TO SCALE

* FRONT:
GARAGE ..... 20'
SIDE-LOADED GARAGE ..... 15'
BUILDING ..... 20'
REAR ..... 15'
SIDE ..... 5'
CORNER ..... 10'

TABULATION

APN #	163-03-302-004, 005 & 006
CURRENT ZONING	R-E
PROPOSED ZONING	R-PD2
ACREAGE	16.0 ACRES±
NUMBER OF UNITS	37
D.U.A.	2.3±
OPEN SPACE REQ'D	38,485 S.F.
OPEN SPACE PRV'D	0 S.F.

OWNER/DEVELOPER

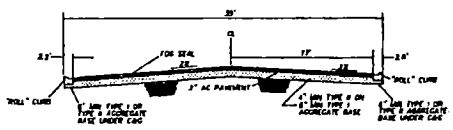
PLASH HOMES, LLC
C/O MARK SEGAL
300 S. FOURTH STREET STE 300
LAS VEGAS, NV 89101
(702)382-3315

LEGAL DESCRIPTION

DESCRIPTION: BEING GOVERNMENT LOTS 8A, A3 AND 3G WITHIN SECTION 03, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA.

ALSO KNOWN AS: 163-03-302-004, 005 & 006

CONTAINING 15.0 ACRES MORE OR LESS.



39' INT. PRIVATE STREET SECTION

NOTES:

ALL ONSITE STREET INTERSECTION RADII ARE 20' AT BACK OF CURB.

ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT ALONG WITH PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO EXISTING STRUCTURES ARE LOCATED ON THIS PARCEL.

CONCEPTUAL LAYOUT #003

L. R. NELSON CONSULTING ENGINEERS, INC.
STRUCTURAL
CIVIL
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

SITE DEVELOPMENT PLAN TO ACCOMPANY A ZONE CHANGE FOR
MONTE CRISTO/O'BANNON
A RESIDENTIAL PLANNED DEVELOPMENT
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1364-001-041

ZON-6231
04/28/05 PC

H:\Land Projects\1364001\dwg\Planning\Site Plan\SP-New.dwg, 3/3/2005 5:59:22 PM, Mark.Bangan

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Project Number: 1364-001-041

March 3, 2005

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

Re: MONTE CRISTO/OBANNON – REZONING REQUEST, SPECIAL USE PERMIT AND SITE DEVELOPMENT PLAN REVIEW AND VARIANCE - APN 163-03-302-004, 005 & 006

Dear Staff:

On behalf of our client, Plasim Homes, LLC, we are including this letter to provide information on the Rezoning Request, Site Development Plan Review, Special Use Permit and Variance being submitted for consideration on the above referenced project.

We are asking for this request to develop 16.0 acres of property located on the northwest corner of O'Bannon Drive and Monte Cristo Way as a Single Family Detached Development. This development would consist of thirty-seven (37) homes located on a sixteen-acre site. The proposed density would be 2.31 units/acre. The site is bordered to the west and northwest by existing R-PD2 developments and along the northeast, east, and south by existing R-E developments and single-family residences.

Our client is asking to utilize interior private streets with roll curb at a width of 39' from back of curb to back of curb.

Our Client feels that this proposed development is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request approval of this Rezoning Request, Special Use Permit, Site Development Plan Review and Variance. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Mark Bangan
Planning Manager

NEVADA
L.R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH
L.R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnslc@qwest.net

Telephone Protest/ Approval Log

Meeting Date: 4/28 **Case Number:** ZON-6231
VAR-6232 & SDR-6233

Date: 4-21-05
Name: Anna Williams
Address: 7451 O'Bannon Dr.

Phone: 363-9745
☒ **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**

From: awaarch@earthlink.net
To: Gary Reese , Larry Brown , Oscar Goodman , Lawrence Weekly , Michael Mack , Lois Tark Steve Wolfson
Cc: planninganddevelopment@lasvegasnevada.gov
Subject: Protest of VAR-6232, Zon-6231, SDR-6233
Date: Apr 21, 2005 9:08 PM
Re: Objection to VAR-6232, Zon-6231, SDR-6233

Dear Mayor Goodman, Councilwoman Tarkanian, Councilman Weekly, Councilman Wolfson, Councilman Reese, and Councilman Mack:

I respectfully ask for the denial of the above applications by Plasim Homes, LLC, because they are incompatible with the surrounding neighborhood and its uses for the following reasons:

1. This property was originally a BLM piece and was acquired by the developer last year at auction. The surrounding land on all sides has been developed with homes on much larger lots than have been proposed by Plasim LLC. The proposed development encompasses approximately 16 acres of space with a wall around the enti. perimeter and 37 large, repetitive, two-story, houses closely set together, approxi 5-8 feet to property line. The proposed development is not congruent with the surro and existing homes. The surrounding homes are spread out on much larger lots and have created the footprint of an open feeling in our neighborhood. This signature or footprint has set a precedent and defines our neighborhood with its individual, ranch-style homes on large lots.

2. The proposed development sits dead center in our neighborhood, completely surro by homes, and because of the proposed development's large scale and location, it will have a tremendous impact on the surrounding uses. All of the surrounding home owners will be subjected to looking at this huge, walled in compound with very litt open space between each building. None of us want this. It will negatively and significantly change the nature of our neighborhood forever.

3. The request by the developer for a variance of the established open space requi within this proposed development is unjustified. This large of a development needs open space, not only to provide better cohesion with the surrounding uses, but also to provide recreational use for the families within its confines. A variance of the open space will adversely affect this community.

We welcome development of this piece of property and hope that the developer will reconsider his design. However, if he does not, we ask for denial of the above referenced applications. Thank you for your service to our community.

Sincerely,
Anthony and Anna Williams

North half(N½) of SW¼ of section 3 Township 21 Range 60 east m.p.m.

7450 E Parque Ave
Lone 80124 702 2282128

Planning Commission April 17 05

Concerning rezonning ZON-6231
" Variance JAR 6232
SDR 6233

We, Mei Hui Campbell and Wayne G Campbell object to the rezonning and variance proposed by Plasim Homes LLC.

We have lived here for 13 Plus years and are extremely confortable with the size of existing lots. The change will cause jamming of homes and congestion in our area.

We would only approve building of homes Custome-type in the 16 acre with existing zoning requirement and still comply with 26,450 sq feet minumin requirement.

Leave the RE alone.

We would loath at a big block wall with houses jammed into one spot because one guy or LLC wants to make a bunch of money on this deal and make all the existing residents suffer.

We will be calling a Tarbaucan to voice our objecteon too!

Just look at the map(to JAM 37 lots in this area destory this hole area)

Sincerly

Wayne E. Campbell

Mei Hui Campbell

Dana Jonathon Nitz
Linda D. Nitz
1831 Kay Lynn Court
Las Vegas, NV 89117-2005
702-384-4012 work
702-363-2121 home

April 28, 2005

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

Re:	APNS:	163-03-302-004, 005, and 006
	Rezoning Application:	ZON-6231
	Variance Application:	VAR-6232 and
	Site Dev't Plan Review:	SDR-6233 and Rezoning
	Meeting Date and Time:	April 28, 2005, 6:00 p.m.

To Whom It May Concern:

This letter raises objections to all three of the applications.

I live at 1831 Kay Lynn Court, which is directly across El Parque from the Plasim site. Each of the proposed applications, if approved, would adversely affect the value of my home, the safety of my cul-de-sac and the character of the neighborhood.

As to the site development plan review, the request is deceptive. It indicates a request for a change to R-PD2 (Residential Planned Development– 2 units per acre) zone for 16.00 acres. That would mean a maximum of 32 units for the development, yet the applicant seeks to put 37 single-family residential lots there. Even if the applicant only sought to put 32 homes on the site, it would still be objectionable as not fitting the character of the neighborhood. In Section 3, most of the developments are 5-acre parcels divided into 8 lots, or occasionally 9 lots, as opposed to the 10, that 2 units per acre would suggest. If the proposed development fit the character of the neighborhood, it would have only 26-29 homes.

The plan is also objectionable because it has only 2-story homes, though the neighborhood is balanced between 1 and 2-story homes. Furthermore, I am told, there are now only two different elevations proposed, when previously the applicant had proposed four. These will look like tract houses.

The variance application to eliminate the open space requirement is objectionable because

READ INTO
THE RECORD

it simply leads to denser housing in the development than is found elsewhere in Section 3.

The proposed development is also objectionable because of the proximity of each of the homes to the others. Five-foot setbacks from the side property lines are proposed for many of the units. Elsewhere in the neighborhood, there is a minimum of 10 ft. The effect is to leave some of the homes **5 or 6 ft. apart, eave to eave.** Instead of preserving the rural estate character of the neighborhood, this huge parcel would turn into "row houses."

Besides just the appearance, caused by the dense housing proposed, there are safety concerns. Adding an extra 8-10 units on the parcel would add an extra 20-25 cars in that small neighborhood. The proposed plan had one exit for the development. It is presently proposed to exit onto El Parque at Pioneer. Pioneer is a one block long street bordered by 8-home cul-de-sac on the east and the Marina Estates, a 19-home development on the west. It forms a "T-intersection" with El Parque at the south end and Oakey, one block away, at the north end. Adding another 37 homes, or even 26-29 homes, all exiting onto that one short block would greatly increase the noise and make it unsafe for the children in my cul-de-sac and Marina Estates to use that street. In addition, dumping all of these cars onto Pioneer would lead to a traffic bottleneck at Oakey, one block away, as all of these cars attempt to access or exit by the most direct route. **The proposed plan would mean as many as 64 homes would exit onto the same one-block street.** A more suitable plan, if the applicant insists on having a single exit, would be to place it on either Monte Cristo to the east of the property or O'Bannon to the south. Both of these streets are much longer and have only single family homes instead of cul-de-sacs on them.

If the applicant agreed to a maximum of 26-29 homes on the area and agreed to maintain the minimum open space requirement and preserved the 10 ft. setback, I would have no objection to the development.

All of my neighbors in my cul-de-sac share my concerns. If you have any questions about our concerns, please do not hesitate to contact me.

Very truly yours,

Dana Jonathon Nitz, Esq.

DJN:jh

READ INTO
THE RECORD

1870 BLACKWATER CT.
LAS VEGAS, NV. 89117
Phone: 1-702-243-9130
Fax: 1-702-243-9480

[redacted]

Fax

To:	Planning Commissioners	**From:**	MARY O. GREEN
Fax:	474-0352	**Date:**	April 26, 2005
Phone:	229-6301	**Pages:**	1
Re:	ZON-6231; VAR- 6232, SDR 6233	**CC:**	[Click here and type name]

Please record and make part of the written record of the Planning Commission meeting

On April 28, 2005

my opposition to

ZON-6231; VAR-6232, SDR 6233

This change has been requested by Plasim Homes.

This 16 acres of land is zoned Residence Estates and should remain so. To rezone such a large parcel to high density track homes is not in keeping with the surrounding homes in the area and will have a negative impact on the surrounding area. The builders request to eliminate the required open spaces in a development of this size is indicative of his total disregard for the requirements of the Zoning Ordinances of the City of Las Vegas and the Master Plan for this area. The denial of this application would protect the neighborhood and prevent the degradation of the area by future applications of this sort.

Sincerely,

Mary O. Green

Mary O. Green

READ INTO
THE RECORD

April 25, 2005

Faxed to:
4/25/05

Planning Commission
City Council Chambers
Las Vegas City Hall
400 E. Stewart Ave.
Las Vegas, Nv. 89101

RE: SDR 6233 / VAR 6232 / ZON 6231 - to be heard April 28, 2005 – 6:00 PM

ATTN: ALL COMMISSIONERS

Dear Commissioners:

Regarding the above three issues being heard on April 28, 2005, please be advised that I and ALL of my neighbors are opposed to the above issues and hereby request that you vote to deny passage of each and every one of them.

Let me explain my point of view. First of all, the "owner" was to meet with all the neighbors and explain his "new" SDR. He has not done this, and hopes that he can push this through without anyone being any the wiser. He has not tried to work with the neighborhood to make his plan "fit in". Instead, he hides out and tells people that he is in Europe or somewhere else and that he can not be reached. As for his Variance, he wants to eliminate the "open area" within his "gated community" (more like walled in fortress) and that would then leave the children of that community to roam the streets with no place to go, and possibly vandalizing the remainder of the neighborhood. This is not a satisfactory answer, just because he wants to make a few more bucks. He isn't going to be living there, so what does he care anyway. But we do live there, and we care. As for the Zoning Change from RE to RPT2, no way. This has been zoned RE for many years, and needs to remain RE. It isn't that hard for him to comply with the RE status, and by rezoning to RPT2 would only "devalue" our property. The rest of the neighbors complied with the code, he can to. Again, he doesn't care about the neighborhood, only his pocketbook, and well, maybe the pocketbooks of some of the officials making the decisions. They might be getting a little fatter as well.

It's time you all stood up for the "people" that are already in the neighborhood, and have been for some time, and not give in to the "contractors". Think about it this way, if this were going to go in across the street from your house, would you want it? I don't think so. You would ask that it be denied, and we are all doing exactly the same thing. DENY IT. This is Las Vegas, not some hick town from back east. If he doesn't like to follow the code, then send him packing back to where he came from. If he wants to live in Las Vegas and follow the rules set out, then let him do so and build according to code and zoning as it is. We like it this way, and don't want to change, and we shouldn't have to because someone wants to fill their pockets because they paid too much for the land to begin with. Now they have to "fleece" the people and the screw up the neighborhood with less than code.

WE ALL REQUEST THAT YOU VOTE FOR DENIAL OF THE THREE ISSUES LISTED ABOVE.

Regards,

Frances Minnozzi – 2000 S. Monte Cristo Way – Las Vegas, Nv. 89117 (owner Rolladen Rolling Shutters)
Bonnie R. McDaniel - 6537 Casada Way – Las Vegas, Nv. 89107 (owner A Quick Trip)
Rowdy McDaniel – 6537 Casada Way – Las Vegas, Nv. 89107 (owner Papa John John's / Taylor Productions)

READ INTO THE RECORD (2)

Dr. Daniel M. Ulitchny D.V.M. & Dr. Kristine Z. Ulitchny D.V.M.
7380 O'Bannon
Las Vegas NV 89117
(702) 363-5629
(702) 876-7580 (fax)

April 28th, 2005

To Whom It May Concern,

I am writing in regards to the proposed zoning application cases VAR-6232, ZON-6231, SDR-6233. I have severe concerns about the quality of life impact that this variance may have for the neighborhood as a whole.

I would have liked to voiced my concerns directly to the developer. Unfortunately we received such short notice that my wife and I were not able to make sufficient arrangements to leave our veterinary practice from 4PM to 6PM on 4/26.

We have lived at our current O'Bannon address three years this July and have worked hard to keep this ½ acre property and our home properly groomed and maintained. It has been a pleasure to see all my neighbors take the same pride in maintaining and improving their ½ acre or larger lots in a similar manner. As I study the proposed variance plans it is clear to me that this type of development would be in extreme contrast to the surrounding neighborhood. I sincerely would like to see this 16 acre parcel be developed in keeping with the current theme and layout of the surrounding area.

My wife and I strongly urge the city staff and planning committee to deny this application for variance. We are concerned and displeased with the short notice the developer's attorney gave us. It sends a clear signal from the developer that there is a serious lack of respect for working with the established residents who want to see a quality development on that parcel. Further time and consideration should be given to the impact of that variance on the quality of life for the surrounding residents. The developer's representatives should also be made to understand that we are genuinely concerned about a quality neighborhood development and that respect will need to be shown for our time and opinion regarding this area.

Thank you for your time and consideration.

If there are any further questions or clarifications please feel free to contact me at the above listed address or telephone number.

Sincerely,

Daniel M Ulitchny

Dr. Daniel M. Ulitchny D.V.M.

READ INTO
THE RECORD

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Daniel M Whitehorn	Daniel M Whitehorn	7380 O'Hara Ct LV NV 89117
2.			
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READ INTO THE RECORD

7385 El Parque Ave
Las Vegas, Nv. 89126
April 22, 05

Planning Commission
Planning and Development Dept.
c/o Mary Lenhardt, Planning Supervisor

Re: ZAV 6231
ZAR 6232
SDR 6233

Please be advised, We hope that Plasin Homes LLC Request for Re-Zoning, Variance and Proposed 37 Lot S.F.R. plan as denied. The plan does not appear to coincide with the current neighborhood structures.

Thank you.

Sincerely,
Terry L King
Mary L King

READ INTO
THE RECORD

April 26, 2005

To: Planning Commissioners

Re: Rezoning of land at El Parque and Monte Cristo
ZON-6231; VAR-6232; SDR 6233

Dear Sirs,

I have heard the presentation concerning the rezoning of this parcel of land right in the middle of our neighborhood. The spokesman for the owner of the land has shown a very densely-packed plan, full of huge houses, packed together on very small lots for the house size. He readily admits that some of these houses will have barely 5 feet to the fence line, although "most" will have 7 or 8.

The neighborhood around this piece is built with a great deal of open area around the houses. This open look defines our neighborhood, and those of us who live here have bought or built in this area because this is the style that we choose. The proposed development is incompatible with the surrounding neighborhood, and its sheer size would mean that it would dominate the area, and change the feel of life here.

This parcel was zoned R-E when it was put up for bid. The purchaser knew what that zoning was at the time of his purchase. I cannot see why it should be re-zoned to suit the purchaser, who is now concerned that perhaps he paid too much for the property, and cannot recover his money if he is compliant with the existing zoning.

Sincerely,

Lizbeth Briggs

Lizbeth Briggs
1901 Newport Bay Drive
Las Vegas, NV 89117

READ INTO
THE RECORD

April 27, 2005

Las Vegas Planning & Development
731 South Fourth St
Las Vegas, NV 89101

To The Planning Commissioners,

We live at 7350 Obannon Drive and would like our objection known regarding the following case numbers: ZON-6231; VAR-6232; SDR-6233.

This development will definitely affect the quality of life in the small cul de sac that we live in. We are located directly east of this development and would have some potential flooding issues from drainage based on the plans we reviewed.

We have lived in our home for over seven years and have enjoyed our neighborhood greatly. The quality of life and the enjoyment of large lots with great neighbors and housing developments that allow for children to play within those developments is very important to that quality of life.

We are very interested in seeing the land developed however we would like the development to meet the integrity of the homes that surrounds this development. Small lots with extremely large homes and no open space does not meet the integrity or life style of this area.

Thank you for taking the time to note our objection it is important that you deny all the above cases but especially the open space variance, case VAR-6232.

Sincerely,

Angel + Elizabeth

Angel & Elizabeth Fajardo

READ INTO
THE RECORD

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	CHRISTINA T. ORTEGA	C. Tibayja-Ortega	7370 O'BANNON Dr.
2.	DR. CARLOS ORTEGA		7370 O'BANNON Dr. Duplicate
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READ INTO THE RECORD 1

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Maria Munoz		2211 S. Monte Cristo Way
2.	Terry Bunker		2221 S. Monte Cristo Way
3.	Kirk Dougan		2271 So. Monte Cristo Way
4.	JOSE OCHOA		2291 S. PIONEER WAY
5.	Thomas Welsh		2281 S Pioneer Way
6.	Anne Caddick	Anne Caddick	2211 S. Pioneer Way
7.	Tony Barcia		2270 S. Pioneer
8.	Micky Viczko		2210 S Pioneer
9.	ROBERT X. EEDS		2101 S. Pioneer Way, LV 89117
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11.			

DUP 1

READ INTO THE RECORD

(8)

4/22/05

I object to the requests for site development plan review, variance and rezoning for 163-03-302-004, 005 & 006.

SDR-6233 and VAR 6232 & ZON 6231 as they are not compatible with the neighborhood.

Bobbi Templeton
1990 Kay Lynn Ct
LV, NV 89117
363-5037

READ INTO THE RECORD

April 21, 2005

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

Dear Sirs,

This letter is in protest to the proposed rezoning and open space variance for Plasim Homes, LLC for the property located on the northwest corner of Monte Cristo Way and O'Bannon Drive, case ZON-6231, VAR-6232, and SDR-6233. This 16 acre property, which is directly behine our home, was purchased as rural residential land. That zoning would allow 2 homes per acre or a total of 32 homes.

This developer proposed a former plan with 39 homes, with many lots of only 1,000 square feet. The owners in the neighborhood were strenuously against the plans submitted. The developer was asked to submit another plan. This proposed plan has reduced the homes to 37, only dropping the number by 2! The lots are again going to be very small with large track houses of only three models crowded in side by side and no open space.

This does not suit the character of the neighborhood which has large custom homes on large lots. This development should be denied a variance and rezoning. The purchaser knew what the area was zoned for when it was bought.

Thank you for you consideration.

Sincerely,

Marian and David Haas
2110 Homeview Court
Las Vegas, NV 89117

READ INTO
THE RECORD

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Lori Kosar	Lori Kosar	2041 Purple Majesty Ct. 89117
2.	Jeffrey Kosar	J. Kosar	" " "
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Duplicate

READ INTO THE RECORD

(1)

Monte Cristo Estates

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Toni Sikorski	Toni Sikorski	2245 Villefort Ct.
2.	Uri Sally		2280 VILLEFORT.
3.	Nancy Puente	Nancy Puente	2240 Villefort Ct.
4.	Mike Teepe	Mike Teepe	2285 Villefort Ct.
5.	Harriet Woyna	Harriet Woyna	2260 Villefort Ct.
6.	Kawsa Essa		2220 Villefort Ct
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READ INTO THE RECORD

(6)

Apr 27 05 10:37a AMA Multiquip Inc (702) 243-0027 p.3
Apr 27 05 06:24a p.1

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	DAVID HAAS		2110 Homeview Ct Las Vegas NV 89117
2.	MARIAN HAAS	Marian Haas	2110 Home view Ct Las Vegas NV 89117
3.	Thomas M. Root, Jr.		2205 Purple Majesty Ct. LV, NV 89117
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Duplicate

READ INTO THE RECORD

(1)

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Charlotte Tanner	Charlotte Tanner	2111 Home View Ct. LV, Nv 89117
2.	DAVID Tanner	DL Tan	2111 Home View Ct 89117
3.	Kyle Stephens		2231 S. Monte Cristo Way. LV Nev 89117
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READ INTO THE RECORD

(2)

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Joe Essa		2220 Ville Fort Ct, LV NV
2.	Anthony Williams		7451 Dibanon Dr., LV NV.
3.	Diane Harrington	Diane E. Hangton	2020 Homeview Cr. LV, NV
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READ INTO THE RECORD

(3)

Tuesday, April 26, 2005

L V. PLANNING DEPT.

To Whom It May Concern:

We would like to express our opposition to the proposed zoning change requested by Plasim Homes, LLC at Monte Cristo Way and O'Bannon Dr. This parcel is currently zoned for R-E and we are against any sort of change to our neighborhood. Thank you for your consideration.

Sincerely,

Russ and Earlene Milko
7360 O'Bannon Dr.
Las Vegas, NV 89117
702-804-0355

Earlene Milko

Russ Milko

Ward I Protest of Zon -6231, SDR -6233, VAR-6232

READ INTO
THE RECORD

April 28, 2005

Planning Commission
731 South Fourth Street
Las Vegas, NV 89101

Ref: ZON-6231, VAR-6232, SDR-6233

Dear City Council Members,

This letter is written in regard to changes requested by Plasim Homes, LLC. We are the Caddick and Barcelon families. We live at 2271 and 2270 S. Pioneer Way, respectively, close to the proposed development.

We strongly protest the rezoning of this property to allow more houses to be built than is allowed under the current RE zoning. We have a beautiful family neighborhood, large houses on spacious lots. That is why we bought houses here in the first place.

This builder intends to cram houses literally feet apart. They want to put 37 houses on 16 acres. RE zoning road and space requirements denotes that only 30 houses should be allowed on 16 acres, which would be more in keeping with our typical half–acre and larger sized lots. The variance requesting **zero** open space will eliminate any open space for recreational use by the residents. Essentially you will be looking at a bunch of cookie-cutter houses in our custom neighborhood.

They have only one egress designated, most likely so that it will not utilize any more land that they could squeeze a house or two on. The congestion in and out of a development that size would be considerable. We made our objections clear to the builder as soon as we were notified of what they intended to build. Their response was to request zoning and variance changes and still squeeze as many houses onto the property as possible.

Please don't allow the proposed variance and zoning changes. We would like to see the property developed, but more in keeping with our current neighborhood character.

Thank you for your time and consideration.

Sincerely,

Patrick and Anne Caddick
2271 S. Pioneer Way
L.V., NV. 89117

Sidney and Jamece Barcelon
2270 S. Pioneer Way
L.V. NV. 89117

ZON-6231
VAR-6232
SDR-6233 P

April 25, 2005

Dear Planning and Development,

I am writing to **oppose** SDR-6233, VAR-6232, and ZON-6231. The property in question is completely surrounded by half-acre custom homes. This would be a gross deviation from the immediate area. This would have a detrimental effect on the existing properties. Do to the nature of this properties location it should remain half-acre residential.

Sincerely,

Martha J. Coolman
1991 Kay Lynn Ct.
Las Vegas, NV 89117
702-254-9681

RECEIVED AFTER
PC MEETING

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-6232 - VARIANCE RELATED TO ZON-6231 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 26,450 SQUARE FEET IS THE MINIMUM REQUIRED on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).

C.C. 06/15/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	40	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:

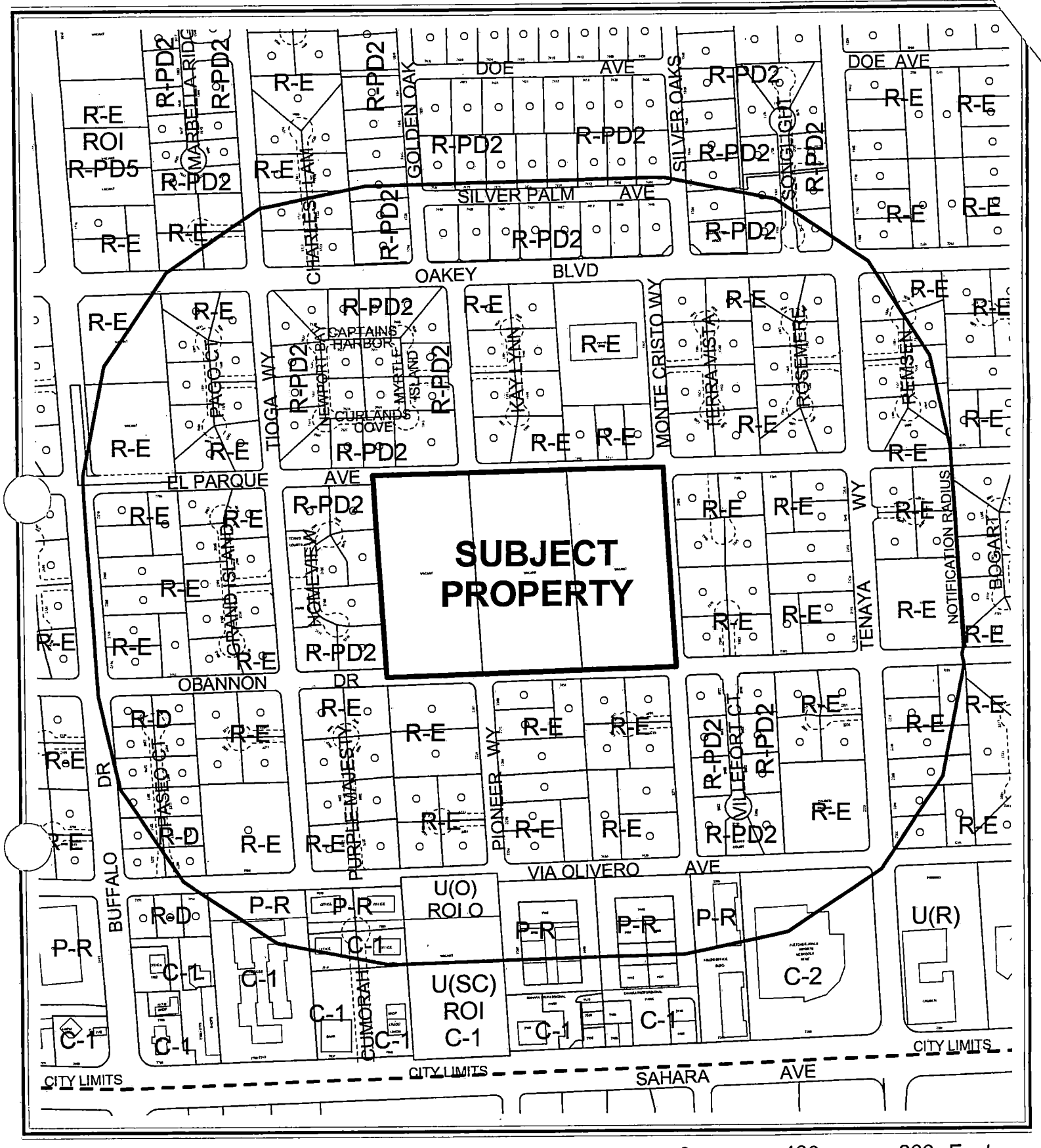
DAVENPORT – DENIED – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:

See Item 25 [ZON-6231] for related discussion on Item 25 [ZON-6231], Item 26 [VAR-6232] and Item 27 [SDR-6233].

(8:05 – 8:49)



0 400 800 Feet

CASE: **VAR-6232**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-6232 - APPLICANT/OWNER: PLASIM HOMES, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-6231) and Site Development Plan Review (SDR-6233).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow zero square feet of open space where 26,450 square feet is the minimum required for a proposed 37-lot single-family residential development on 16 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive..

B) Applicant's Justification

The applicant states the proposed density of the project would be 2.31 dwelling units per acre and is bordered to the northwest and west by existing R-PD2 (Residential Planned Development – 2 units per acre) developments, and along the northeast, east, and south by existing R-E (Residence Estates) developments and single-family residences. The representative's client believes the proposed development is compatible with the surrounding area and will be enhancing the neighborhood.

BACKGROUND INFORMATION

A) Related Actions

03/05/86	The City Council approved an Annexation (A-0009-85) of 1,509 acres, of which this proposal is a part. The effective date was March 19, 1986. The Planning Commission and staff recommended approval on February 20, 1986.
11/23/98	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0027-98) on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive from R (Rural Density Residential) to DR (Desert Rural Density Residential). Final Action: November 24, 1998. The Planning Commission and staff recommended approval on October 28, 1998.
09/23/04	The Planning Commission tabled a Rezoning (ZON-4828) application for the reclassification of property from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 units per acre) and a Site Development Plan Review (SDR-4837) application for a proposed 39-lot single-family residential subdivision on 16 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive. Staff recommended denial. * The application was subject a condition with a 90-day time limit. *

04/28/05 The Planning Commission held this item in abeyance to the 05/12/05 Planning Commission Meeting at the request of the area residents and with concurrence of the applicant.

05/12/05 The Planning Commission will hear companion item for a Rezoning (ZON-6231) application for the reclassification of property from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 units per acre) and a Site Development Plan Review (SDR-6233) application for a proposed 37-lot single-family residential development on 16 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive.

B) Pre-Application Meeting

02/18/05 A pre-application conference was held and resulted in the following comments:

1. The open space requirement was discussed.
2. The open space design guidelines were discussed.
3. Landscaping buffers and materials were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.0

B) Existing Land Use

Subject Property:	Undeveloped [Proposed 37-Lot Single-Family Residential Development]
North:	Single-Family Residences
South:	Single-Family Residences
East:	Single-Family Residences
West:	Single-Family Residences

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
	R-PD2 (Residential Planned Development - 2 units per acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-PD2 (Residential Planned Development - 2 units per acre)

E) General Plan Compliance

The subject site is currently designated with a DR (Desert Rural Density Residential) land use designation within the Southwest Sector Map of the General Plan. With the approval of Rezoning (ZON-6231) application to reclassify the subject parcels to R-PD2 (Residential Planned Development - 2 units per acre), the proposed density of 2.31 units per acre is less than the maximum density and would be allowed within the DR (Desert Rural Density Residential) land use designation.

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

This subject site does not fall within the boundaries of any special area plans, special overlay districts, or affected by any trails.

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
16.0 acres	2.3	1.65	3.795 %	26,450 SF	Zero %	Zero SF.

The applicant fails to meet the required amount of open space set forth by the R-PD (Residential Planned Development) design standards. The applicant is requesting zero open space to be provided where 26,450 square feet is required.

B) General Analysis and Discussion

The site plan for the site fails to illustrate the required amount of open space, as stipulated by Title 19.06. Per the Residential Planned Development standards, a development with 100 lots would require 1.65 acres of open space.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship over building the subject site with small lots. Alternative site design with the incorporation of open space and fewer and larger 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 8

NOTICES MAILED 229 [Mailed with ZON-6231 and SDR-6233]

APPROVALS 0

PROTESTS 40

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-6232** APN: 163-03-302-004,005 & 006

Name of Property Owner: Plasim Homes LLC

Name of Applicant: L.R. Nelson Consulting Engineers

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/Authorized Agent: _____

Print Name: PLASim Homes LLc

Subscribed and sworn before me

This 10th day of June, 2004

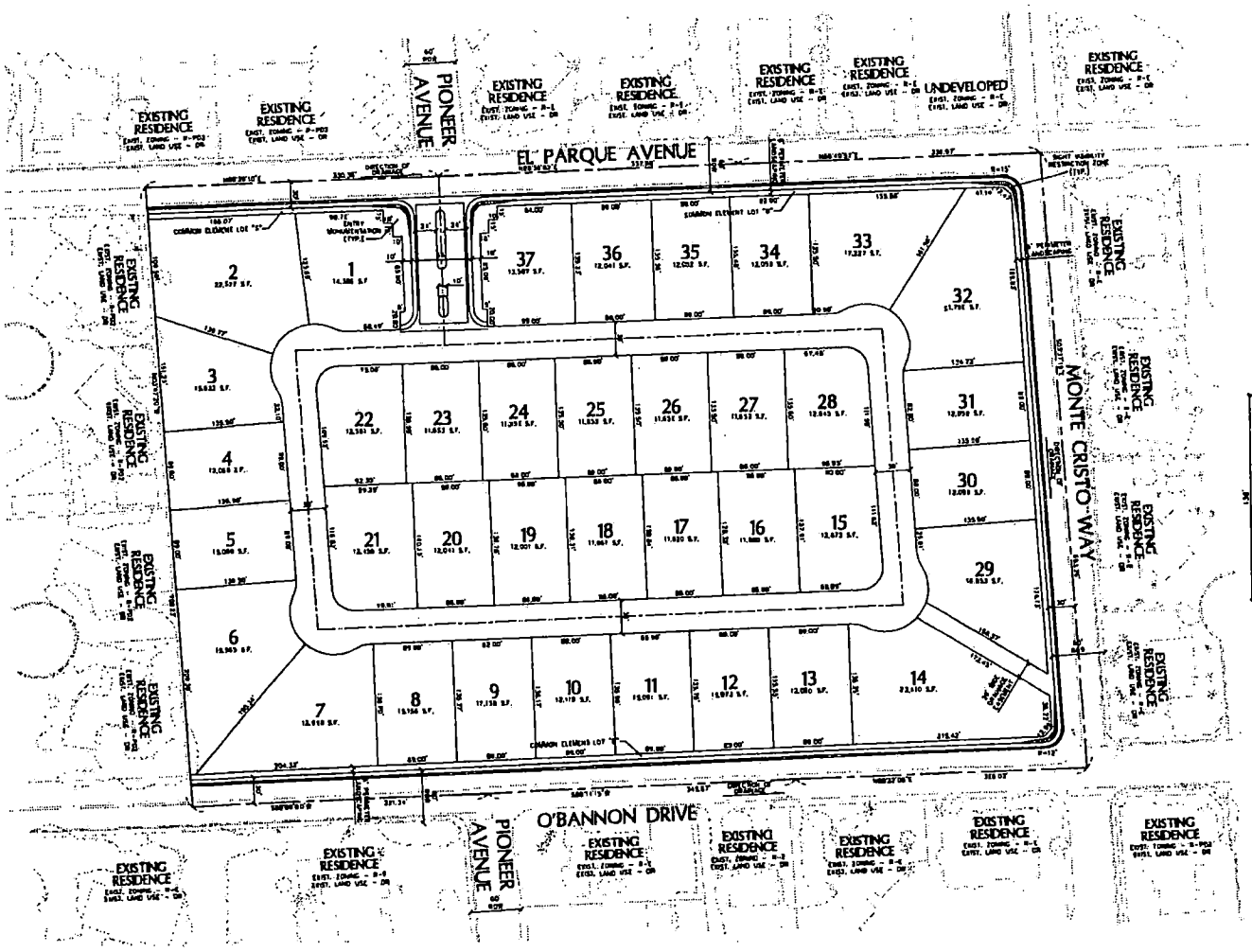
_____

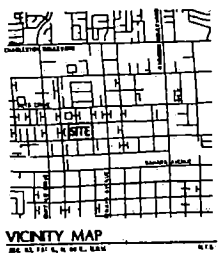
Notary Public in and for said County and State

GWENDA L. HUEBNER
Notary Public State of Nevada
No. 97-1243-1
My appt. exp. Mar. 22, 2005

MONTE CRISTO/O'BANNON

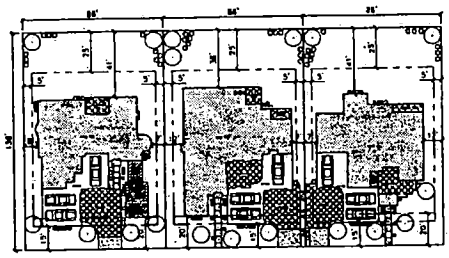
A RESIDENTIAL PLANNED DEVELOPMENT





NORTH
1"=80'

GRAPHIC SCALE



TYP. LOT SETBACKS
(TYPICAL LOT SIZE 11,810 SQ. FT. +/-)
NOT TO SCALE

*FRONT
GARAGE ..... 20'
SIDELOADED GARAGE ..... 15'
BUILDING ..... 20'
REAR ..... 25'
SIDE ..... 5'
CORNER ..... 10'

TABULATION

APN #	163-03-302-004, 005 & 006
CURRENT ZONING	R-E
PROPOSED ZONING	R-PD2
ACREAGE	18.0 ACRES±
NUMBER OF UNITS	37
D.U.A.	2.31
OPEN SPACE REQ'D	26,455 S.F.
OPEN SPACE PRV'D	9 S.F.

OWNER/DEVELOPER

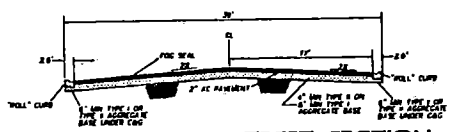
PLASH HOMES, LLC
C/O MARK BEAN
320 E. FOURTH STREET, STE. 200
LAS VEGAS, NV 89101
(702)382-5213

LEGAL DESCRIPTION

DESCRIPTION: BEING CONVEYANCE LOTS 5A, 5E AND 5D WITHIN SECTION 03, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA.

ALSO KNOWN AS: 163-03-302-004, 005 & 006

CONTAINING 18.0 ACRES MORE OR LESS



39' INT. PRIVATE STREET SECTION

NOTES:

ALL ONSITE STREETS INTERSECTION RADII ARE 30' AT BACK OF CURB.

ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT ALONG WITH PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NO EXISTING STRUCTURES ARE LOCATED ON THIS PARCEL.

CONCEPTUAL LAYOUT #003

DESIGNED BY: MJB | DRAWN BY: MJB | CHKD BY:
JOB NUMBER: 1364-001-041 | DATE: 02/03/05 | DATE | MARK
NO | REVISION

CONSULTING ENGINEERS, INC.
L. R. NELSON
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7878
(702) 451-2295 FAX

SITE DEVELOPMENT PLAN, TO ACCOMPANY A ZONE CHANGE FOR

MONTE CRISTO/O'BANNON

A RESIDENTIAL PLANNED DEVELOPMENT

CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1364-001-041

VAR-6232
04/28/05 PC

H:\Land Projects\1364001\dwg\Planning\Site Plan\SP-New.dwg, 3/3/2005 5:59:22 PM, Mark.Bangan

LARRY R. NELSON, P.E.
President

• STRUCTURAL
• CIVIL
• SURVEY
• PLANNING

Project Number: 1364-001-041

March 3, 2005

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

Re: MONTE CRISTO/OBANNON – REZONING REQUEST, SPECIAL USE PERMIT AND SITE DEVELOPMENT PLAN REVIEW AND VARIANCE - APN 163-03-302-004, 005 & 006

Dear Staff:

On behalf of our client, Plasim Homes, LLC, we are including this letter to provide information on the Rezoning Request, Site Development Plan Review, Special Use Permit and Variance being submitted for consideration on the above referenced project.

We are asking for this request to develop 16.0 acres of property located on the northwest corner of O'Bannon Drive and Monte Cristo Way as a Single Family Detached Development. This development would consist of thirty-seven (37) homes located on a sixteen-acre site. The proposed density would be 2.31 units/acre. The site is bordered to the west and northwest by existing R-PD2 developments and along the northeast, east, and south by existing R-E developments and single-family residences.

Our client is asking to utilize interior private streets with roll curb at a width of 39' from back of curb to back of curb.

Our Client feels that this proposed development is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request approval of this Rezoning Request, Special Use Permit, Site Development Plan Review and Variance. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Mark Bangan
Planning Manager

NEVADA
L. R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811
Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH
L.R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008
Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnslc@qwest.net

Telephone Protest/ Approval Log

Meeting Date: 4/28 **Case Number:** ZON-6231
VAR-6232 & SDR-6233

Date: 4-21-05.
Name: Anna Williams
Address: 7451 O'Bannon Dr.

Phone: 363-9745
☒ **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**

From: awaarch@earthlink.net
To: Gary Reese , Larry Brown , Oscar Goodman , Lawrence Weekly , Michael Mack , Lois Tark Steve Wolfson
Cc: planninganddevelopment@lasvegasnevada.gov
Subject: Protest of VAR-6232, Zon-6231, SDR-6233
Date: Apr 21, 2005 9:08 PM

Re: Objection to VAR-6232, Zon-6231, SDR-6233

Dear Mayor Goodman, Councilwoman Tarkanian, Councilman Weekly, Councilman Wolfson, Councilman Reese, and Councilman Mack:

I respectfully ask for the denial of the above applications by Plasim Homes, LLC, because they are incompatible with the surrounding neighborhood and its uses for the following reasons:

1. This property was originally a BLM piece and was acquired by the developer last year at auction. The surrounding land on all sides has been developed with homes on much larger lots than have been proposed by Plasim LLC. The proposed development encompasses approximately 16 acres of space with a wall around the enti. perimeter and 37 large, repetitive, two-story, houses closely set together, approxi 5-8 feet to property line. The proposed development is not congruent with the surro and existing homes. The surrounding homes are spread out on much larger lots and have created the footprint of an open feeling in our neighborhood. This signature or footprint has set a precedent and defines our neighborhood with its individual, ranch-style homes on large lots.

2. The proposed development sits dead center in our neighborhood, completely surro by homes, and because of the proposed development's large scale and location, it will have a tremendous impact on the surrounding uses. All of the surrounding home owners will be subjected to looking at this huge, walled in compound with very litt. open space between each building. None of us want this. It will negatively and significantly change the nature of our neighborhood forever.

3. The request by the developer for a variance of the established open space requi. within this proposed development is unjustified. This large of a development needs open space, not only to provide better cohesion with the surrounding uses, but also to provide recreational use for the families within its confines. A variance of the open space will adversely affect this community.

We welcome development of this piece of property and hope that the developer will reconsider his design. However, if he does not, we ask for denial of the above referenced applications. Thank you for your service to our community.

Sincerely,
Anthony and Anna Williams

North half(N½) of SW¼ of section 3 Township 21 Range 60 east 6th P.M.

7450 E Parque Ave
Lone NJ 84122 702 2282128

Planning Commission April 17 05

Concerning rezonning ZON-6231
" Variance JAR 6232
SDR 6233

We, Mei Hui Campbell and Wayne G Campbell object to the rezonning and variance proposed by Plasim Homes LLC.

We have lived here for 13 Plees years and are extremely confortable with the size of existing lots. The change will cause jamming of homes and congestion in our area.

We would only approve building of homes Custome-type in the 16 acre with existing zoning requirement and still comply with 26,450 sq feet minimin requirement.

Leave the R E alone.

We would loose at a big block wall with houses jammed into one spot because one guy or LLC want to make a bunch of money on this deal and make all the existing residents suffer.

We will be calling a Tarbanian to voice our objecteon too!

I just look at the map (to JAM 37 lots in this area destory this hole area)

Sincerly

Wayne E. Campbell

Mei Hui Campbell

Dana Jonathon Nitz
Linda D. Nitz
1831 Kay Lynn Court
Las Vegas, NV 89117-2005
702-384-4012 work
702-363-2121 home

April 28, 2005

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

Re:	APNS:	163-03-302-004, 005, and 006
	Rezoning Application:	ZON-6231
	Variance Application:	VAR-6232 and
	Site Dev't Plan Review:	SDR-6233 and Rezoning
	Meeting Date and Time:	April 28, 2005, 6:00 p.m.

To Whom It May Concern:

This letter raises objections to all three of the applications.

I live at 1831 Kay Lynn Court, which is directly across El Parque from the Plasim site. Each of the proposed applications, if approved, would adversely affect the value of my home, the safety of my cul-de-sac and the character of the neighborhood.

As to the site development plan review, the request is deceptive. It indicates a request for a change to R-PD2 (Residential Planned Development– 2 units per acre) zone for 16.00 acres. That would mean a maximum of 32 units for the development, yet the applicant seeks to put 37 single-family residential lots there. Even if the applicant only sought to put 32 homes on the site, it would still be objectionable as not fitting the character of the neighborhood. In Section 3, most of the developments are 5-acre parcels divided into 8 lots, or occasionally 9 lots, as opposed to the 10, that 2 units per acre would suggest. If the proposed development fit the character of the neighborhood, it would have only 26-29 homes.

The plan is also objectionable because it has only 2-story homes, though the neighborhood is balanced between 1 and 2-story homes. Furthermore, I am told, there are now only two different elevations proposed, when previously the applicant had proposed four. These will look like tract houses.

The variance application to eliminate the open space requirement is objectionable because

READ INTO
THE RECORD

it simply leads to denser housing in the development than is found elsewhere in Section 3.

The proposed development is also objectionable because of the proximity of each of the homes to the others. Five-foot setbacks from the side property lines are proposed for many of the units. Elsewhere in the neighborhood, there is a minimum of 10 ft. The effect is to leave some of the homes **5 or 6 ft. apart, eave to eave.** Instead of preserving the rural estate character of the neighborhood, this huge parcel would turn into "row houses."

Besides just the appearance, caused by the dense housing proposed, there are safety concerns. Adding an extra 8-10 units on the parcel would add an extra 20-25 cars in that small neighborhood. The proposed plan had one exit for the development. It is presently proposed to exit onto El Parque at Pioneer. Pioneer is a one block long street bordered by 8-home cul-de-sac on the east and the Marina Estates, a 19-home development on the west. It forms a "T-intersection" with El Parque at the south end and Oakey, one block away, at the north end. Adding another 37 homes, or even 26-29 homes, all exiting onto that one short block would greatly increase the noise and make it unsafe for the children in my cul-de-sac and Marina Estates to use that street. In addition, dumping all of these cars onto Pioneer would lead to a traffic bottleneck at Oakey, one block away, as all of these cars attempt to access or exit by the most direct route. **The proposed plan would mean as many as 64 homes would exit onto the same one-block street.** A more suitable plan, if the applicant insists on having a single exit, would be to place it on either Monte Cristo to the east of the property or O'Bannon to the south. Both of these streets are much longer and have only single family homes instead of cul-de-sacs on them.

If the applicant agreed to a maximum of 26-29 homes on the area and agreed to maintain the minimum open space requirement and preserved the 10 ft. setback, I would have no objection to the development.

All of my neighbors in my cul-de-sac share my concerns. If you have any questions about our concerns, please do not hesitate to contact me.

Very truly yours,

Dana Jonathon Nitz, Esq.

DJN:jh

READ INTO
THE RECORD

1870 BLACKWATER CT.
LAS VEGAS, NV. 89117
Phone: 1-702-243-9130
Fax: 1-702-243-9480

[redacted]

Fax

To:	Planning Commissioners	**From:**	MARY O. GREEN
Fax:	474-0352	**Date:**	April 26, 2005
Phone:	229-6301	**Pages:**	1
Re:	ZON-6231; VAR- 6232, SDR 6233	**CC:**	[Click here and type name]

Please record and make part of the written record of the Planning Commission meeting

On April 28, 2005

my opposition to

ZON-6231; VAR-6232, SDR 6233

This change has been requested by Plasim Homes.

This 16 acres of land is zoned Residence Estates and should remain so. To rezone such a large parcel to high density track homes is not in keeping with the surrounding homes in the area and will have a negative impact on the surrounding area. The builders request to eliminate the required open spaces in a development of this size is indicative of his total disregard for the requirements of the Zoning Ordinances of the City of Las Vegas and the Master Plan for this area. The denial of this application would protect the neighborhood and prevent the degradation of the area by future applications of this sort.

Sincerely,

Mary O. Green

READ INTO
THE RECORD

TOTAL P.01

April 25, 2005

Faxed to:
4/25/05

Planning Commission
City Council Chambers
Las Vegas City Hall
400 E. Stewart Ave.
Las Vegas, Nv. 89101

RE: SDR 6233 / VAR 6232 / ZON 6231 - to be heard April 28, 2005 – 6:00 PM

ATTN: ALL COMMISSIONERS

Dear Commissioners:

Regarding the above three issues being heard on April 28, 2005, please be advised that I and ALL of my neighbors are opposed to the above issues and hereby request that you vote to deny passage of each and every one of them.

Let me explain my point of view. First of all, the "owner" was to meet with all the neighbors and explain his "new" SDR. He has not done this, and hopes that he can push this through without anyone being any the wiser. He has not tried to work with the neighborhood to make his plan "fit in". Instead, he hides out and tells people that he is in Europe or somewhere else and that he can not be reached. As for his Variance, he wants to eliminate the "open area" within his "gated community" (more like walled in fortress) and that would then leave the children of that community to roam the streets with no place to go, and possibly vandalizing the remainder of the neighborhood. This is not a satisfactory answer, just because he wants to make a few more bucks. He isn't going to be living there, so what does he care anyway. But we do live there, and we care. As for the Zoning Change from RE to RPT2, no way. This has been zoned RE for many years, and needs to remain RE. It isn't that hard for him to comply with the RE status, and by rezoning to RPT2 would only "devalue" our property. The rest of the neighbors complied with the code, he can to. Again, he doesn't care about the neighborhood, only his pocketbook, and well, maybe the pocketbooks of some of the officials making the decisions. They might be getting a little fatter as well.

It's time you all stood up for the "people" that are already in the neighborhood, and have been for some time, and not give in to the "contractors". Think about it this way, if this were going to go in across the street from your house, would you want it? I don't think so. You would ask that it be denied, and we are all doing exactly the same thing. DENY IT. This is Las Vegas, not some hick town from back east. If he doesn't like to follow the code, then send him packing back to where he came from. If he wants to live in Las Vegas and follow the rules set out, then let him do so and build according to code and zoning as it is. We like it this way, and don't want to change, and we shouldn't have to because someone wants to fill their pockets because they paid too much for the land to begin with. Now they have to "fleece" the people and the screw up the neighborhood with less than code.

WE ALL REQUEST THAT YOU VOTE FOR DENIAL OF THE THREE ISSUES LISTED ABOVE.

Regards,

Frances Minnozzi – 2000 S. Monte Cristo Way – Las Vegas, Nv. 89117 (owner Rolladen Rolling Shutters)
Bonnie R. McDaniel - 6537 Casada Way – Las Vegas, Nv. 89107 (owner A Quick Trip)
Rowdy McDaniel – 6537 Casada Way – Las Vegas, Nv. 89107 (owner Papa John John's / Taylor Productions)

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THE RECORD

Dr. Daniel M. Ulitchny D.V.M. & Dr. Kristine Z. Ulitchny D.V.M.
7380 O'Bannon
Las Vegas NV 89117
(702) 363-5629
(702) 876-7580 (fax)

April 28th, 2005

To Whom It May Concern,

I am writing in regards to the proposed zoning application cases VAR-6232, ZON-6231, SDR-6233. I have severe concerns about the quality of life impact that this variance may have for the neighborhood as a whole.

I would have liked to voiced my concerns directly to the developer. Unfortunately we received such short notice that my wife and I were not able to make sufficient arrangements to leave our veterinary practice from 4PM to 6PM on 4/26.

We have lived at our current O'Bannon address three years this July and have worked hard to keep this ½ acre property and our home properly groomed and maintained. It has been a pleasure to see all my neighbors take the same pride in maintaining and improving their ½ acre or larger lots in a similar manner. As I study the proposed variance plans it is clear to me that this type of development would be in extreme contrast to the surrounding neighborhood. I sincerely would like to see this 16 acre parcel be developed in keeping with the current theme and layout of the surrounding area.

My wife and I strongly urge the city staff and planning committee to deny this application for variance. We are concerned and displeased with the short notice the developer's attorney gave us. It sends a clear signal from the developer that there is a serious lack of respect for working with the established residents who want to see a quality development on that parcel. Further time and consideration should be given to the impact of that variance on the quality of life for the surrounding residents. The developer's representatives should also be made to understand that we are genuinely concerned about a quality neighborhood development and that respect will need to be shown for our time and opinion regarding this area.

Thank you for your time and consideration.

If there are any further questions or clarifications please feel free to contact me at the above listed address or telephone number.

Sincerely,

Dr. Daniel M. Ulitchny D.V.M.

READ INTO
THE RECORD

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	[illegible]	[illegible]	7380 O'[illegible] Ct NV 89117
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10			
11.			

READ INTO THE RECORD

7325 El Parque Ave
Las Vegas, Nv. 89126
April 22, 05

Planning Commission
Planning and Development Dept.
c/o Judy Lerud, Planning Supervision

Re: ZON 6231
TMP 6232
SDR 6233

Please be advised, We hope that Plasin Homes LLC Request for Re-Zoning, Variance and Proposed 37 Lot SFR. Plan as denied. The plan does not appear to coincide with the current neighborhood structures.

Thank you.

Sincerely,
Terry L King
Mary L King

READ INTO
THE RECORD

April 26, 2005

To: Planning Commissioners

Re: Rezoning of land at El Parque and Monte Cristo
ZON-6231; VAR-6232; SDR 6233

Dear Sirs,

I have heard the presentation concerning the rezoning of this parcel of land right in the middle of our neighborhood. The spokesman for the owner of the land has shown a very densely-packed plan, full of huge houses, packed together on very small lots for the house size. He readily admits that some of these houses will have barely 5 feet to the fence line, although "most" will have 7 or 8.

The neighborhood around this piece is built with a great deal of open area around the houses. This open look defines our neighborhood, and those of us who live here have bought or built in this area because this is the style that we choose. The proposed development is incompatible with the surrounding neighborhood, and its sheer size would mean that it would dominate the area, and change the feel of life here.

This parcel was zoned R-E when it was put up for bid. The purchaser knew what that zoning was at the time of his purchase. I cannot see why it should be re-zoned to suit the purchaser, who is now concerned that perhaps he paid too much for the property, and cannot recover his money if he is compliant with the existing zoning.

Sincerely,

Lizbeth Briggs

Lizbeth Briggs
1901 Newport Bay Drive
Las Vegas, NV 89117

READ INTO
THE RECORD

April 27, 2005

Las Vegas Planning & Development
731 South Fourth St
Las Vegas, NV 89101

To The Planning Commissioners,

We live at 7350 Obannon Drive and would like our objection known regarding the following case numbers: ZON-6231; VAR-6232; SDR-6233.

This development will definitely affect the quality of life in the small cul de sac that we live in. We are located directly east of this development and would have some potential flooding issues from drainage based on the plans we reviewed.

We have lived in our home for over seven years and have enjoyed our neighborhood greatly. The quality of life and the enjoyment of large lots with great neighbors and housing developments that allow for children to play within those developments is very important to that quality of life.

We are very interested in seeing the land developed however we would like the development to meet the integrity of the homes that surrounds this development. Small lots with extremely large homes and no open space does not meet the integrity or life style of this area.

Thank you for taking the time to note our objection it is important that you deny all the above cases but especially the open space variance, case VAR-6232.

Sincerely,

Angel + Elizabeth

Angel & Elizabeth Fajardo

READ INTO
THE RECORD

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	CHRISTINA T. ORTEGA	C. Tibayja-Ortega	7370 O'BANNON Dr.
2.	DR. CARLOS ORTEGA		7370 O'BANNON Dr. Duplicate
3.			
4.			
5.			
6.			
7.			
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11.			

READ INTO THE RECORD 1

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Maria Munoz		2211 S. Monte Cristo Way
2.	Terry Bunker		2221 S. Monte Cristo Way
3.	Kirk Dugan		2271 So. Monte Cristo Way
4.	JOSE OCHOA		2291 S. PIONEER WAY
5.	THOMAS WELSH		2281 S Pioneer Way
6.	Anne Caddick	Anne Caddick	2211 S. Pioneer Way
7.	Tony Barajas		2270 S. Pioneer
8.	Nicky Vicziko		2210 S Pioneer
9.	ROBERT X LEEDS		2101 S. Pioneer Way, LV 89117
10			
11.			

DUP 1

READ INTO THE RECORD

(8)

4/22/05

I object to the requests for site development plan review, variance and rezoning for 163-03-302-004, 005 & 006.

SDR-6233 and VAR 6232 & ZON 6231

as they are not compatible with the neighborhood.

Bob Templeton
1990 Kay Lynn Ct
LV, NV 89117
363-5037

READ INTO
THE RECORD

April 21, 2005

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

Dear Sirs,

This letter is in protest to the proposed rezoning and open space variance for Plasim Homes, LLC for the property located on the northwest corner of Monte Cristo Way and O'Bannon Drive, case ZON-6231, VAR-6232, and SDR-6233. This 16 acre property, which is directly behine our home, was purchased as rural residential land. That zoning would allow 2 homes per acre or a total of 32 homes.

This developer proposed a former plan with 39 homes, with many lots of only 1,000 square feet. The owners in the neighborhood were strenuously against the plans submitted. The developer was asked to submit another plan. This proposed plan has reduced the homes to 37, only dropping the number by 2! The lots are again going to be very small with large track houses of only three models crowded in side by side and no open space.

This does not suit the character of the neighborhood which has large custom homes on large lots. This development should be denied a variance and rezoning. The purchaser knew what the area was zoned for when it was bought.

Thank you for you consideration.

Sincerely,

Marian and David Haas
2110 Homeview Court
Las Vegas, NV 89117

READ INTO
THE RECORD

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Lori Kosar	Lori Kosar	2204 Purple Majesty Ct. 89117
2.	Jeffrey Kosar	J. Kosar	" " " Duplicate
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10			

READ INTO THE RECORD

(1)

Monte Cristo Estates

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Toni Sikoski	Toni Sikoski	2245 Villefort Ct.
2.	Uri Sally		2280 VILLEFORT
3.	Nancy Parente	Nancy Parente	2240 Villefort Ct.
4.	Mike Teepe	Mike Teepe	2285 Villefort Ct.
5.	Harriet Wayne	Harriet Wayne	2260 Villefort Ct.
6.	Laura Esser		2220 Villefort Ct
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READ INTO THE RECORD

(6)

Apr 27 05 10:37a AWA Architecture Inc (702) 243-0027 p.5
Apr 27 05 06:24a p.1

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	DAVID HAAS		2110 Homeview Ct Las Vegas NV 89117
2.	MARIAN HAAS	Marian Haas	2110 Home view Ct Las Vegas NV 89117
3.	Thomas M. Root, Jr.		2205 Purple Majesty Ct. LV, NV 89117
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Duplicate

READ INTO THE RECORD

(1)

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Charlotte Tanner	Charlotte Tanner	2111 Home View Ct. LV, Nv 891
2.	DAVID TANNER	DL Tan	2111 HOME VIEW CT 89117
3.	Kyle Stephens		2231 S. Monte Cristo Way, LV Nev 89117
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READ INTO THE RECORD

(2)

PETITION TO THE CITY OF LAS VEGAS- A PROTEST OF THE FOLLOWING ZONING APPLICATIONS:

Please record and make part of the written record my opposition to the following zoning proposals: VAR-6232; ZON-6231; SDR-623

Applicant/owner Plasim Homes, Limited Liability Company

The proposed changes are incompatible, inconsistent and detrimental to the existing neighborhood.

	NAME (print)	NAME (signature)	Address
1.	Joe Essa		2220 Valle Fort Ct, LV NV
2.	Anthony Williams		7451 Shannon Dr., LV NV.
3.	Diane Harrington	Diane E. Harrington	2020 Homeview Cr. LV, NV
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READ INTO THE RECORD

(3)

Tuesday, April 26, 2005

L V. PLANNING DEPT.

To Whom It May Concern:

We would like to express our opposition to the proposed zoning change requested by Plasim Homes, LLC at Monte Cristo Way and O'Bannon Dr. This parcel is currently zoned for R-E and we are against any sort of change to our neighborhood. Thank you for your consideration.

Sincerely,

Russ and Earlene Milko
7360 O'Bannon Dr.
Las Vegas, NV 89117
702-804-0355

Earlene Milko

Russ Milko

Ward I Protest of Zon -6231, SDR -6233, VAR-6232

READ INTO
THE RECORD

April 28, 2005

Planning Commission
731 South Fourth Street
Las Vegas, NV 89101

Ref: ZON-6231, VAR-6232, SDR-6233

Dear City Council Members,

This letter is written in regard to changes requested by Plasim Homes, LLC. We are the Caddick and Barcelon families. We live at 2271 and 2270 S. Pioneer Way, respectively, close to the proposed development.

We strongly protest the rezoning of this property to allow more houses to be built than is allowed under the current RE zoning. We have a beautiful family neighborhood, large houses on spacious lots. That is why we bought houses here in the first place.

This builder intends to cram houses literally feet apart. They want to put 37 houses on 16 acres. RE zoning road and space requirements denotes that only 30 houses should be allowed on 16 acres, which would be more in keeping with our typical half–acre and larger sized lots. The variance requesting **zero** open space will eliminate any open space for recreational use by the residents. Essentially you will be looking at a bunch of cookie-cutter houses in our custom neighborhood.

They have only one egress designated, most likely so that it will not utilize any more land that they could squeeze a house or two on. The congestion in and out of a development that size would be considerable. We made our objections clear to the builder as soon as we were notified of what they intended to build. Their response was to request zoning and variance changes and still squeeze as many houses onto the property as possible.

Please don't allow the proposed variance and zoning changes. We would like to see the property developed, but more in keeping with our current neighborhood character.

Thank you for your time and consideration.

Sincerely,

Patrick and Anne Caddick
2271 S. Pioneer Way
L.V., NV. 89117

Sidney and Jamece Barcelon
2270 S. Pioneer Way
L.V. NV. 89117

ZON-6231
VAR-6232
SDR-6233 P

April 25, 2005

Dear Planning and Development,

I am writing to **oppose** SDR-6233, VAR-6232, and ZON-6231. The property in question is completely surrounded by half-acre custom homes. This would be a gross deviation from the immediate area. This would have a detrimental effect on the existing properties. Do to the nature of this properties location it should remain half-acre residential.

Sincerely,

Martha J. Coolman
1991 Kay Lynn Ct.
Las Vegas, NV 89117
702-254-9681

RECEIVED AFTER
PC MEETING