

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SUP-15029 - SPECIAL USE PERMIT RELATED TO VAR-16423 - PUBLIC HEARING - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST - Request for a Major Amendment of an approved Special Use Permit (U-0057-02) FOR THE PROPOSED ADDITION OF A FULL ARRAY ANTENNA ON AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, NON-STEALTH DESIGN at 2412 Santa Clara Drive (APN 162-03-413-024), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for U-0057-02
6. City Council Approval Letter for RQR-13318

MOTION:

DAVENPORT – WITHDRAWAL WITHOUT PREJUDICE – Motion carried with TRUESDELL abstaining because he owns property across from the proposed facility and within the notification area

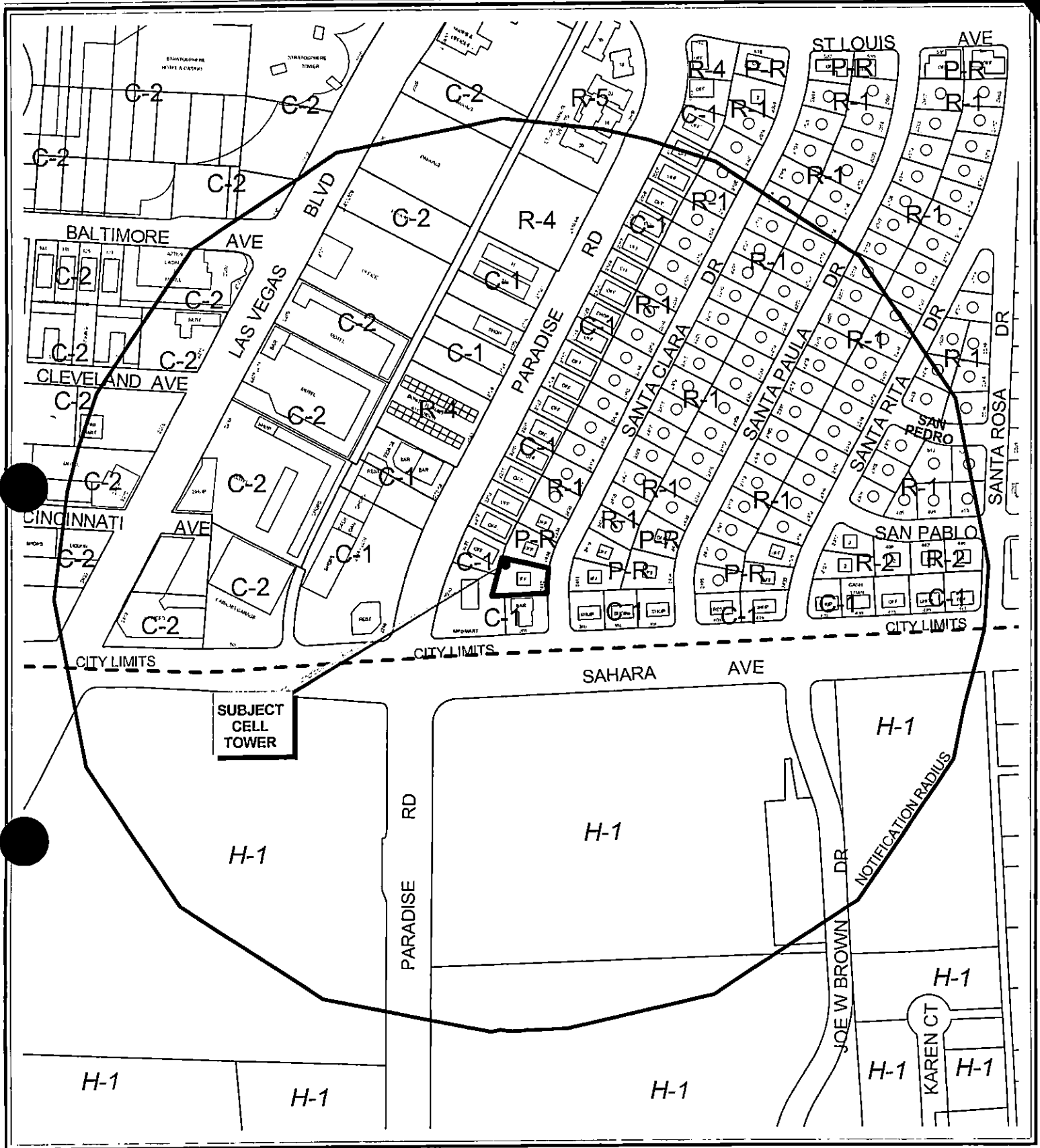
NOTE: COMMISSIONER DAVENPORT disclosed that his office is located nearby, but not within the notification area; therefore, he would vote on the item.

MINUTES:

NOTE: See Item 20 [VAR-16423] for all related discussion.

(6:47 – 6:58)

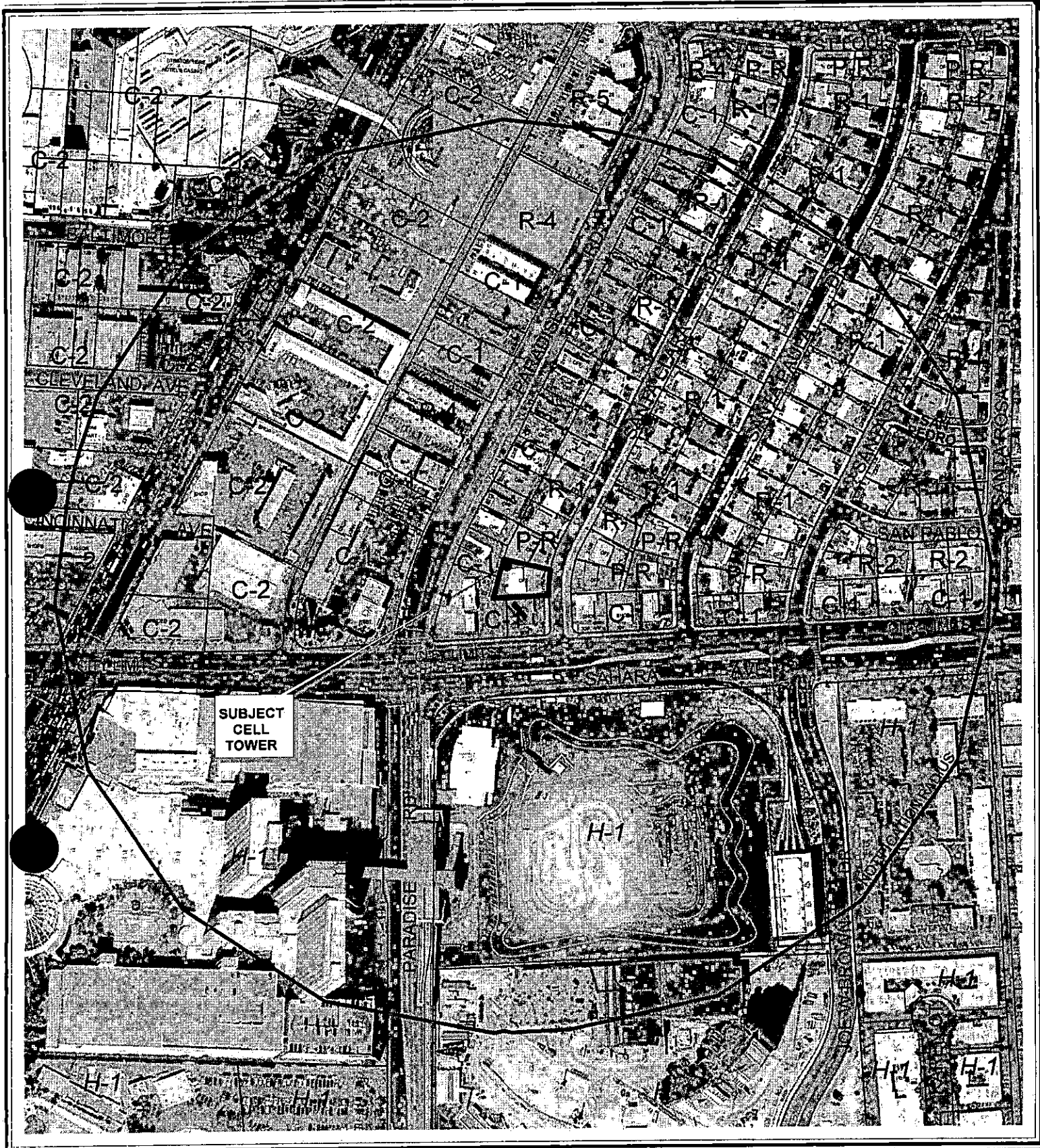
1-1314



CASE: SUP-15029

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: SUP-15029

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-15029 - APPLICANT: SPRINT/NEXTEL -
OWNER: THE W.H. BAILEY FAMILY TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all pertinent conditions of approval of Special Use Permit (U-0057-02).
2. Conformance to the submitted site plan and elevations date stamped 07/10/06. The proposed antennas shall be mounted on the monopole at a centerline height of 47 feet.
3. The proposed antennas shall be painted to match the color of the existing monopole.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. The communications monopole and its associated equipment and facility 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 communications monopole and its associated equipment and facility.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-15029 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Major Amendment of an approved Special Use Permit (U-0057-02) for the proposed addition of a full array antenna on an existing 60-foot tall wireless communications facility, non-stealth design at 2412 Santa Clara Drive.

EXECUTIVE SUMMARY

Equipping the existing slim-line communications monopole with full antenna arrays would create a negative visual affect on the surrounding area. There is already significant visual clutter in this area, including off-premise signage, on-premise signage, wireless facilities and utility poles. In addition, the existing tower itself does not conform to distance separation requirements or P-R (Professional Office and Parking) Zone setback requirements. Therefore, the recommendation is for denial.

BACKGROUND INFORMATION

A) Related Actions

- 07/17/02 The City Council granted the appeal from the denial by the Planning Commission on a request for a Special Use Permit (U-0057-02) for a 60-foot tall cellular communication monopole at 2412 Santa Clara Drive, subject to a six-month review. Staff recommended approval.
- 11/20/02 A building permit (#02020833) was issued for a Wireless Communications Monopole at 2412 Santa Clara Drive. The project was completed and finalized on 02/06/03.
- 06/07/06 The City Council approved a Required Six-Month Review (RQR-13318) of the approved Special Use Permit (U-0057-02) for a 60-foot tall cellular communication monopole at 2412 Santa Clara Drive. No further reviews are required. Staff recommended approval.

B) Pre-Application Meeting

- 06/28/06 Submittal requirements for a Special Use Permit were discussed.

SUP-15029 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.20

B) Existing Land Use

Subject Property: Office (no license listed)
 North: Office
 South: Tavern, Off-Premise Sign
 East: Office (no license listed)
 West: Convenience Store, Office and Off-Premise Sign

C) Planned Land Use

Subject Property: L (Low Density Residential)
 North: L (Low Density Residential)
 South: SC (Service Commercial)
 East: L (Low Density Residential)
 West: C (Commercial – Downtown Redevelopment Area)

D) Existing Zoning

Subject Property: P-R (Professional Office and Parking)
 North: P-R (Professional Office and Parking)
 South: C-1 (Limited Commercial)
 East: P-R (Professional Office and Parking)
 West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated L (Low Density Residential). The existing P-R (Professional Office and Parking) zoning district and current office uses do not conform to the L designation, which allows residential development at densities not exceeding 5.49 dwelling units per acre. Wireless communications facilities are permitted if compatible with the surrounding area and approved by Special Use Permit, such as the one on the subject site.

SUP-15029 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
Gaming District	X	
Airport Overlay District – 175 Feet	X	
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Gaming Enterprise District

The subject site is located within the Gaming Enterprise District. This designation has no bearing on the requested Special Use Permit to add a proposed antenna array to an existing slim-line communications monopole.

Airport Overlay District

Structures over 35 feet in height on the site are subject to standards of the Airport Overlay District. The North Las Vegas Airport Overlay Map indicates that this use is located in an area restricting the height of structures to 175 feet. According to Title 19, beyond this height, a separate Special Use Permit is required for any use in this area. The proposed Wireless Communications Facility is 60 feet tall; therefore, no action by the applicant need be taken.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a “Project of Regional Significance” for the following reasons:

- Any Special Use Permit within 500’ of the city’s boundary with Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

- The Metropolitan Police Department did not find any significant law enforcement affect from the proposal.

No other comments were received within the mandated period.

SUP-15029 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

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

A1) Minimum Distance Separation Requirements

Title 19.04.050 requires that wireless communications facilities not in the C-V (Civic) Zone, including the subject facility, maintain at least a 600-foot separation from any other tower forming part of a wireless communication facility or any other pole or tower structure of any other type having a height of at least 60 feet. Information supplied by the applicant indicates that power poles along Sahara Avenue are 60 feet tall and within 600 feet of the existing tower. However, the existing tower was approved prior to enforcement of the distance separation requirement.

A2) Use Requirements

Pursuant to Title 19.04, the following Standards apply:

Wireless Communication Facility, Non-stealth Requirements	Provided	Compliance
No residential use may exist on the property.	No residential uses exist on the property.	Yes
Any antenna tower that forms part of the facility shall conform with both the setback requirements of the zoning district and residential adjacency separation requirements.	The facility does not meet P-R setback requirements (Min. 15' setback rear and 5' side yard); it is not subject to residential adjacency standards.	No

SUP-15029 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

Antenna towers and associated components shall be initially painted and thereafter repainted with a flat paint, using a color that is approved by the City Council. Except as otherwise required by the Federal Communications Commission or the Federal Aviation Administration, the color of any antenna tower must generally match the surroundings or background so as to minimize its visibility.	The color of the existing antenna tower is a flat desert tan to match the existing building.	Yes
Any proposed antenna tower must be designed to accommodate at least two communication providers or, in the case of a tower that exceeds eighty feet in height, at least three communications providers.	The existing tower accommodates one provider's antennas; the proposed addition would allow for two providers.	Yes
No signals, lights, or other attention gaining devices are permitted on any antenna tower or antenna unless required by the Federal Communications Commission or the Federal Aviation Administration; provided, however, that this condition shall not be construed to prevent the mounting of an antenna on a signal, light or sign that has been legally permitted and installed.	No signals, lights or other attention gaining devices exist or are proposed on the subject antenna tower.	Yes
All ground level equipment, buildings and the base of any antenna tower must be screened so as to not be visible from streets and residences, with appropriate landscaping designed to ensure compatibility with surrounding uses.	The base of the antenna is screened by a chain link fence and CMU walls and is not visible from streets or residences. Equipment is located adjacent to the pole within an existing shelter. New equipment is proposed to be located inside a vacant building on the site.	Yes

SUP-15029 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

Any abandoned or unused antenna tower, and the associated components of any facility, shall be removed within six months after operations at the site cease.	N/A	N/A
--	-----	-----

The facility does not meet the building setback requirements of the P-R (Professional Office and Parking) Zoning District. All other requirements for the use are satisfied. The applicant has provided the other required materials for review of the Special Use Permit, including a photo simulation and a map of all existing structures over 60 feet in height within 1,000 feet of the existing tower.

B) General Analysis and Discussion

- Zoning

The subject site is zoned P-R (Professional Office and Parking). Wireless Communication Facilities are permitted uses in this zoning district; however, the subject tower requires a Special Use Permit because it does not meet the criteria specified in Title 19.04.040 for administrative approval, specifically the requirement that it be compatible with surrounding uses. In addition, the facility is not set back the required distance from property lines according to the P-R (Professional Offices and Parking) standards.

- Use

The existing antenna tower was approved in 2002 and constructed in 2003. It is a non-stealth slim-line design as defined in Title 19.20 and currently contains antennas from one provider. The proposal is to add a full array of 12 antennas from a different provider (applicant). The applicant's 12 new antennas would be collocated on the tower at a centerline height of 47 feet, according to the submitted elevations. Screening is currently provided by plain five to six-foot CMU walls and a five-foot chain link fence.

Although collocation of antennas are encouraged by Title 19, addition of the full antenna arrays will add to the clutter of poles and signs in this area of the city. The applicant claims that alternative locations were sought but not attainable, including the monorail terminal and the roof of a hotel/casino located in Clark County. Power poles in the area that are of the same height as the existing slim-line monopole are allegedly not good candidates for collocation, as antennas would have to be installed lower on the pole, and space is lacking for the necessary ground equipment.

SUP-15029 - Staff Report Page Seven
October 19, 2006 - Planning Commission Meeting

- **Conditions**

The subject antenna tower meets the base conditions necessary for approval of a Special Use Permit for a Wireless Communication Facility, Non-Stealth Design. These conditions cannot be waived by the City Council.

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."**

Equipping the existing slim-line communications monopole with full antenna arrays would create a negative visual impact on the surrounding area. There is already significant visual clutter in this area, including off-premise signage, on-premise signage, wireless facilities and utility poles. In addition, the existing tower itself does not conform to distance separation requirements or P-R (Professional Offices and Parking) setback requirements.

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

The subject site already accommodates an existing 60-foot Wireless Communication Facility. Addition of antennas will not burden the site; however, the proposal may negatively affect neighboring parcels. Parking or other facilities will not be affected.

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."**

This requirement is not applicable because the wireless communication tower will not attract additional traffic to the site.

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 use will not compromise the public health, safety, and welfare because the use will be constructed and inspected in compliance with applicable building codes.

SUP-15029 - Staff Report Page Eight
October 19, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 137 [Mailed with VAR-16423]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-15029** APN: 162-03-413-024

Name of Property Owner: W.H. BAILEY FAMILY TRUST

Name of Applicant: NEFI GARZA

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

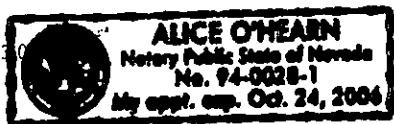
Signature of Property Owner: _____

Print Name: John R. Bailey

Subscribed and sworn before me

This 6th day of July, 20 06

Alice N. O'Hearn
Notary Public in and for said County and State



RECEIVED
JUL 10 2006

Sprint



Together with Nextel

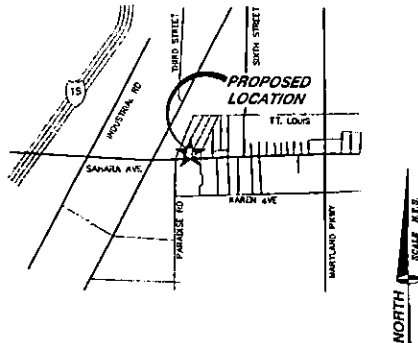
SAHARA
NV7390-C

2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF WIRELESS ANTENNAS ON AN EXISTING 80' MONOPOLE AT A CENTERLINE OF 47'
- INSTALLATION OF WIRELESS EQUIPMENT WITHIN AN EXISTING BUILDING
- INSTALLATION OF TWO GPS ANTENNAS
- UNDERGROUND COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CIRCUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- DEMOLITION OF EXISTING NON-LOAD BEARING INTERIOR WALL

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

SPRINT TOGETHER WITH NEXTEL
720 EAST WARM SPRINGS ROAD SUITE #120
LAS VEGAS, NEVADA 89119

CONTACTS:

NEEL CARDOZA (702) 429-0410
STEVE JARVIS (702) 884-3434

PROPERTY INFORMATION

OWNER: BAILEY WH FAMILY TRUST
3045 WATERBURY CIRCLE
LAS VEGAS, NEVADA 89117

CONTACT: MR. BAILEY
PHONE: (702) 363-6550

AREA OF CONSTRUCTION: 213K SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: U-H

CURRENT ZONING: P-R

JURISDICTION: CITY OF LAS VEGAS

TURING APPLICATION #: T.B.D.

A.P.N.: 172-03-413-024

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION: ☐ OUTDOOR ☒ INDOOR

EQUIPMENT BUILDING: ☐ YES ☒ NO

ANTENNA LOCATION: ☐ NEW MONOPOLE ☐ SELF SUPPORT TOWER

☐ EXISTING MONOPOLE ☐ ROOF TOP

☐ EXISTING TOWER ☐ OTHER

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2003 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2000
3. ANSI/ASHRAE-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2000
5. NATIONAL ELECTRICAL CODE 2002
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES

CODE COMPLIANCE

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

1. HIGH-STRENGTH BOLTS.
2. WELDING: FIELD WELDING OF STRUCTURAL STEEL AND REINFORCING STEEL (IF REQUIRED)
3. STRUCTURAL STEEL (IF REQUIRED)
4. CONCRETE: REINFORCING STEEL AND PLACEMENT
5. CONCRETE WITH DESIGN GREATER THAN 2500 PSI
6. PALE, PIER OR CAISSON FOUNDATIONS
7. SOILS: SITE PREPARATION, FILL PLACEMENT, IN-PLACE DENSITY.

SPECIAL INSPECTIONS

CIVIL ENGINEER

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRIS WENNER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
RICHARD COMASSELLO
PHONE: (702) 367-8536

SURVEYOR:

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRIS WENNER
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	△
T2	ABBREVIATIONS, LEGEND AND PROJECT GENERAL NOTES	△
C1	SITE SURVEY (NOT INCLUDED FOR PERMIT)	△
A1	SITE PLAN	△
A2	SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT	△
A3	EQUIPMENT LAYOUT	△
A4	ELEVATIONS	△
A5	ANTENNA SYSTEM COLOR CODING AND CONSTRUCTION DETAILS	△
A6	CONSTRUCTION DETAILS	△
A7	ANTENNA ATTACHMENT DETAILS	△
E1	POWER & TELECOM ROUTING, SINGLE LINE DIAGRAM, PANEL SCHEDULE AND NOTES	△
E2	GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS	△
E3	ELECTRICAL AND GROUNDING DETAILS	△
E4	LIGHTING WIRING PLAN, ALARM PLAN AND ALARM DIAGRAM	△

ISSUED FOR:

SHEET INDEX PERMIT

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
OPS APPROVAL		

APPROVAL LIST

Sprint
Together with Nextel
7300 E. Warm Springs Rd.
Suite #120
Las Vegas, NV 89119
(702) 614-3000
(702) 614-3005 Fax

PROJECT INFORMATION

SAHARA
NV7390-C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

05/08/06

ISSUED FOR:

CONSTRUCTION

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
05/08/06	100% CONSTRUCTION	J.Z.	
04/17/06	80% CONSTRUCTION	J.Z.	

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHK. BY: APP. BY:

J. ZULUETA M. CEFALU C. WENNER

ENCLOSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T1 1
NV7390-C

SUP-15029
10/19/06 PC

LEGAL DESCRIPTION

THAT CERTAIN PARCELS OF LAND AS DESCRIBED BY "DEED" RECORDED NOVEMBER 17, 1993 IN BOOK 20111, PAGE 2 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, N.E.M.

BASIS OF BEARINGS

NORTH 275°34'36" EAST, BEING THE CENTERLINE OF SANTA CLARA DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3, PAGE 2 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARKS

CITY OF LAS VEGAS VERTICAL CONTROL #21V11 035WS BEING A 3" ROD BRASS CAP IN THE TOP OF CURB AT THE NORTHEAST CORNER OF SAHARA AVENUE AND PARADISE ROAD, NEAR THE PC OF SAHARA AVENUE.

ELEVATION 2035.258 (FEET) (NAVD 1983)
629.3571 (METERS)

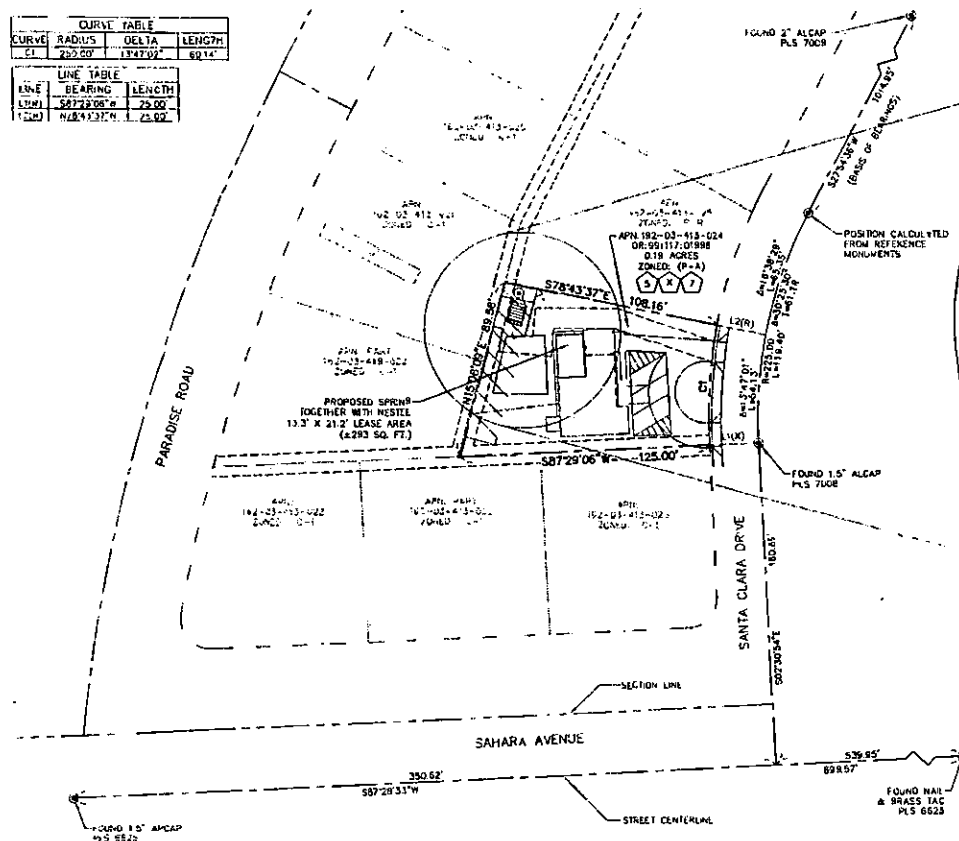
NOTES AND EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 01302619, DATED DECEMBER 11, 2003, THIS AREA OF LAND AND AREA LARGER TITLE, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- ① RESERVATIONS & EASEMENT, FROM USA, OR L1256, AFFECTS ENTIRE SUBJECT PROPERTY.
- ② BOOK 3, PAGE 2 OF PARCEL MAP, AFFECTS ENTIRE SUBJECT PROPERTY.
- ③ NEVADA POWER CO. OR 343472, AFFECTS UNDETERMINED PORTION OF SUBJECT PROPERTY.

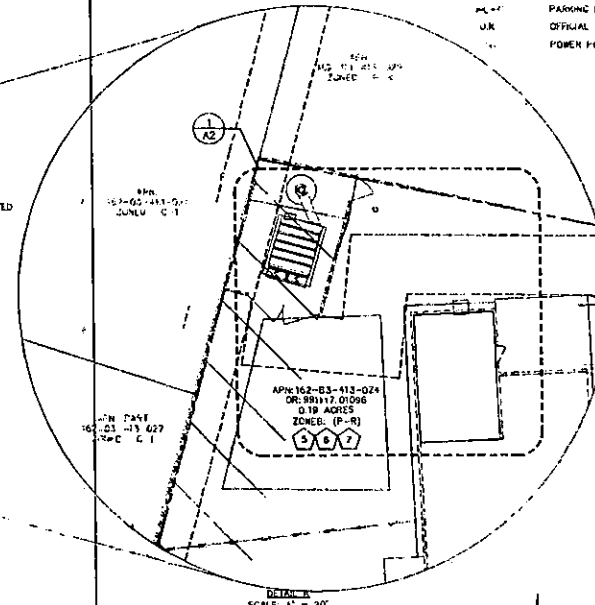
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	202.50'	134°09'	69.14'

LINE TABLE		
LINE	BEARING	LENGTH
LINE 1	S87°29'06"W	25.00'
LINE 2	N42°43'37"E	25.00'

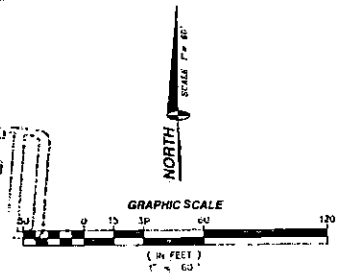


LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1" CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED FRAMED FURRING
- FIRE HYDRANT
- PARKING LOT AREA LIGHTS
- OFFICIAL MILEAGE
- POWER POLE



RECEIVED
JUL 10 2006



SITE PLAN

Sprint
Together with Nextel

700 B. Main, Sparks
Blvd. #120
Las Vegas, NV 89119
PH: (702) 444-8600
FAX: (702) 444-8600

PROJECT INFORMATION

SAHARA
NV7390 -C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

05/08/06

ISSUED FOR:

CONSTRUCTION

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	05/08/06	FOR CONSTRUCTION	JZ
2	04/07/06	FOR CONSTRUCTION	JZ

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHK. BY: APT. BY:

J. ZULUETA M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:

SITE PLAN

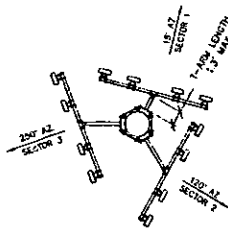
SHEET NUMBER: REVISION:

A1

1

NV7390-C

SUP-15029
10/19/06 PC



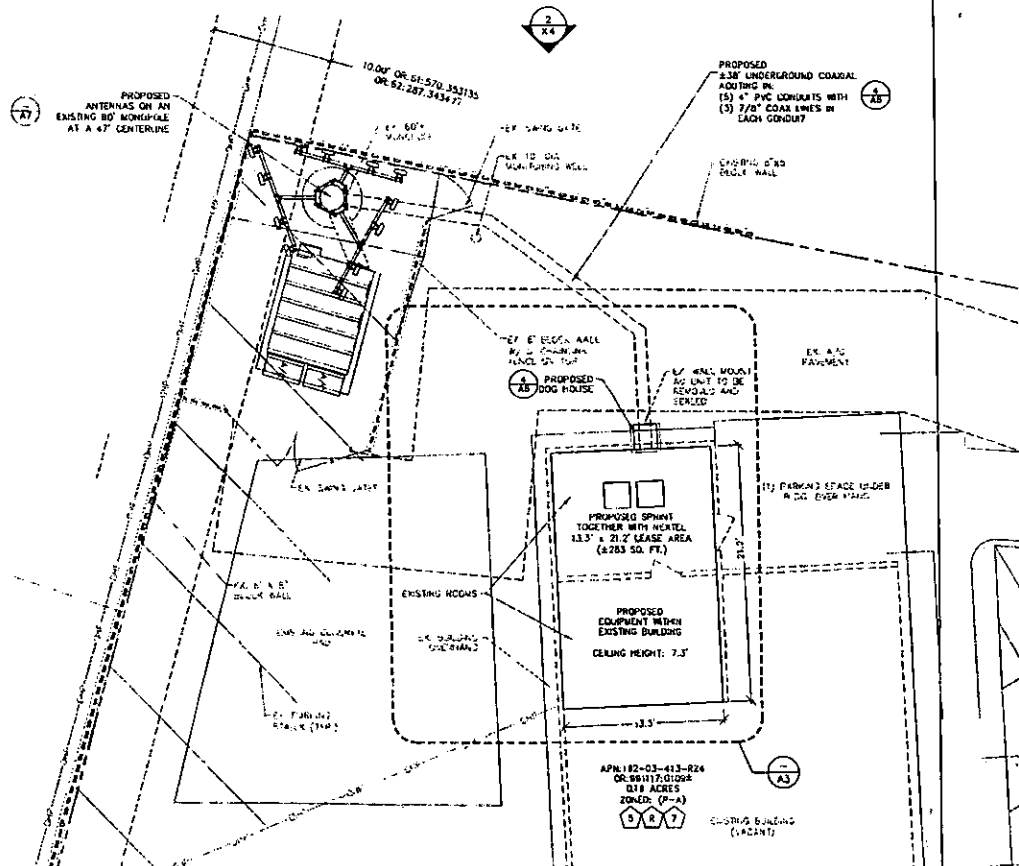
ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH
SECTOR 1	15	EMS RVS-12-000BL	90' X 4	7/8" COAX	8'	8'
SECTOR 2	120	EMS RVS-12-RS0BL	88' X 4	7/8" COAX	8'	8'
SECTOR 3	250	EMS RVS-12-RS0BL	90' X 4	7/8" COAX	8'	8'
GPS	N/A	MOTOROLA GPS	30' X 2	1/2" COAX	-	-

NOTE: CONTRACTOR IS TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA LAYOUT

3 ANTENNA AND CABLE SCHEDULE

2



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- QUINCY POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1" CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED FRAMED FURRING
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE



RECEIVED
JUL 10 2006



SITE DETAIL

SUP-15029
10/19/06 PC

Sprint
Together with Nextel
7500 E. Sahara Avenue
Suite 4100
Las Vegas, NV 89119
(702) 361-3600
(702) 361-3600 FAX

PROJECT INFORMATION
SAHARA
NV7390-C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:
05/08/05

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
05/08/05	05/08/05	0005 CONSTRUCTION	JZ
04/07/06	04/07/06	RRX CONSTRUCTION	JZ

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLSTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 387-7705
FAX: (702) 387-5733

DRAWN BY: CHK. APV.

J. ZULLUETA M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:

SITE DETAIL, ANTENNA
AND CABLE SCHEDULE
AND ANTENNA LAYOUT

SHEET NUMBER: REVISION:

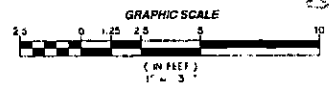
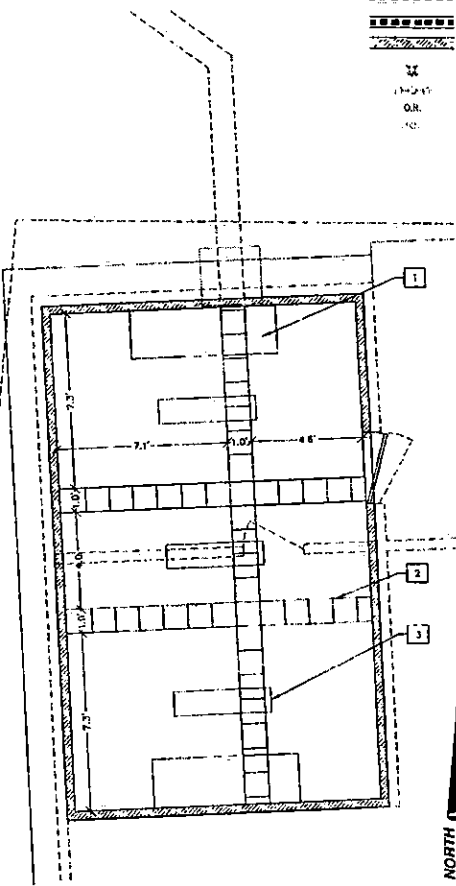
A2 1

NV7390-C

- 1 PROPOSED
REFLECTED CEILING FCU
(TYP. 2)
- 2 PROPOSED
CABLE LADDER SYSTEM (A3)
- 3 PROPOSED
FLORESCENT LIGHTS (TYP. 3)

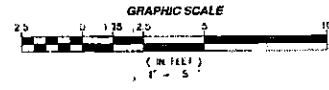
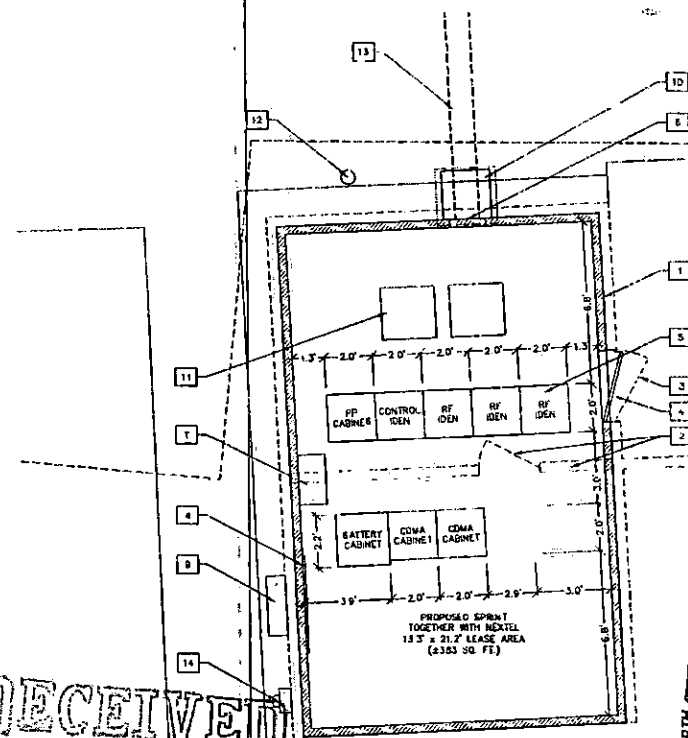
LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED FRAMED FURNING
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE



REFLECTED CEILING PLAN

- 1 PROPOSED
FRAMED FURNING (A3)
- 2 EXISTING STUDS AND DOOR IN WALL TO BE
REMOVED, HEADER TO BE INSTALLED FOR
SPINDING
- 3 EXISTING DOOR TO BE REMOVED AND REPLACED
- 4 PROPOSED
4/0 DOOR (A3) (A3)
- 5 PROPOSED
EQUIPMENT
- 6 EXISTING
WALL MOUNT AC UNIT TO BE REMOVED AND
REPLACED WITH A NEW MICROFLEX ENTRY PORT (A3)
- 7 PROPOSED
200A PANEL AND DISCONNECT



EQUIPMENT LAYOUT

- 8 PROPOSED
TELECOM BACKSHARD
- 9 PROPOSED
TELECOM ENCLOSURE MOUNTED TO
EXISTING BUILDING WITH UNISTRUT (A3)
- 10 PROPOSED
FABRICATED DOG HOUSE TO COVER
AND PROTECT COAX
- 11 PROPOSED
MISC SPLIT A/C UNITS MOUNTED ON
ROOF WITH (4) SLEEPERS (A3)
- 12 PROPOSED
DRYWELL FOR A/C UNITS (A3)
- 13 PROPOSED
23" UNDERGROUND TRENCH
FOR COAXIAL ROUTING (A3)
- 14 PROPOSED
200A METER MOUNTED TO EXISTING
BUILDING WITH UNISTRUT (A3)

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED FRAMED FURNING
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

Sprint

Together with Nextel

750 E. Warm Springs
Suite 1120
Las Vegas, NV 89119
(702) 614-7000
(702) 614-7000 FAX

PROJECT INFORMATION:

SAHARA
NV7390-C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

05/08/06

ISSUED FOR:

CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	05/08/06	ISSUE FOR CONSTRUCTION	J.Z.
2	05/08/06	ISSUE FOR CONSTRUCTION	J.Z.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
734 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 357-7705
FAX (702) 357-8733

DRAWN BY: CHK: APV:

J. ZULUETA M. CEFALU C. WENER

LOCKSMITH:

SHEET TITLE:

EQUIPMENT LAYOUT

SHEET NUMBER: REVISION:

A3 **1**

NV7390-C

RECEIVED

JUL 10 2006

SUP-15029

10/19/06 PC

Sprint
Together with Nextel

750 E. Warm Springs
Suite 100
Las Vegas, NV 89119
(702) 634-5000
(702) 634-5000 fax

PROJECT INFORMATION

SAHARA
NV7390-C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

05/08/06

ISSUED FOR:

CONSTRUCTION

REV: DATE DESCRIPTION BY

REV	DATE	DESCRIPTION	BY
1	05/08/06	100% CONSTRUCTION	J.Z.
2	04/07/06	90% CONSTRUCTION	J.Z.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING

7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 357-7705
FAX (702) 357-8733

DRAWN BY: CHK: APV:

J. ZULUETA M. CEFALLI C. WENER

LICENSE:

SHEET TITLE:

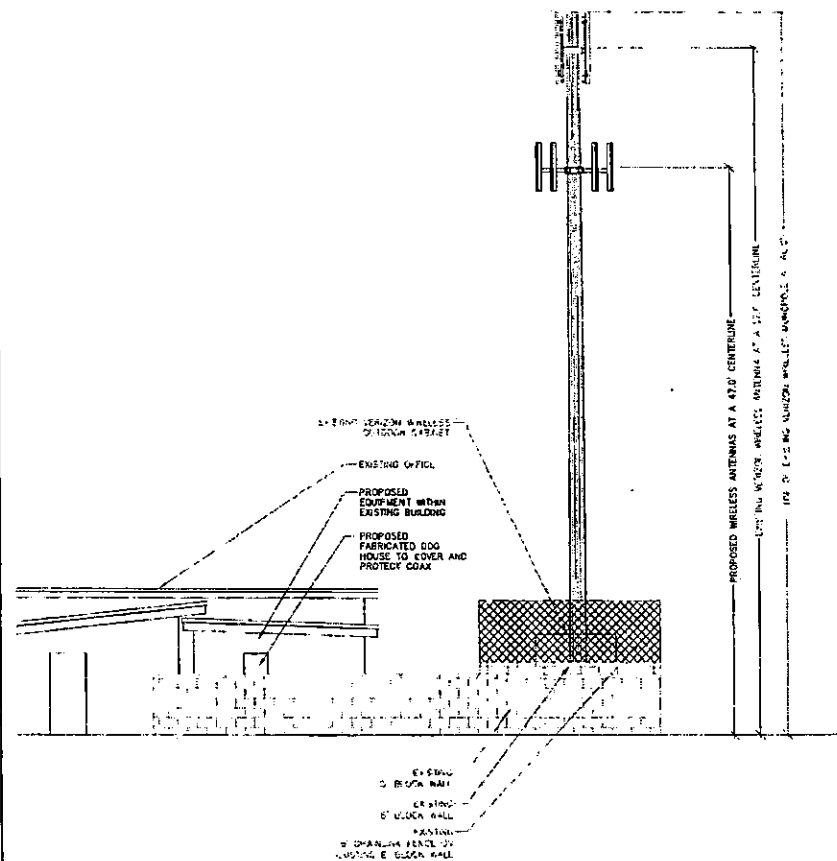
ELEVATIONS

SHEET NUMBER: REVISION:

A4

1

NV7390-C



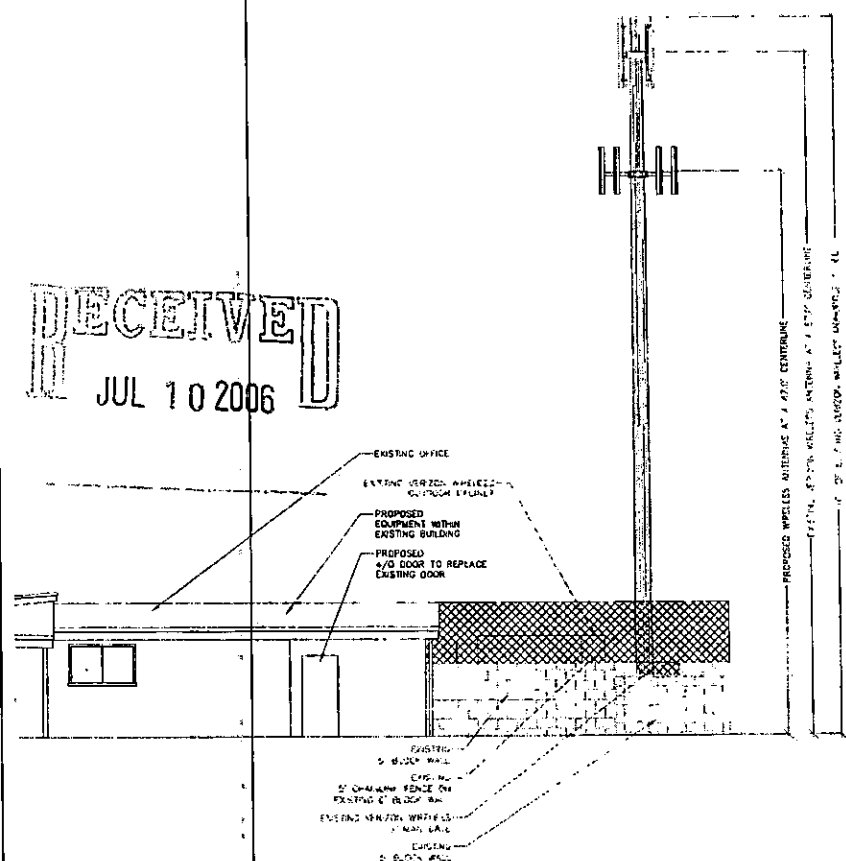
NORTH ELEVATION

SCALE: 1" = 10'

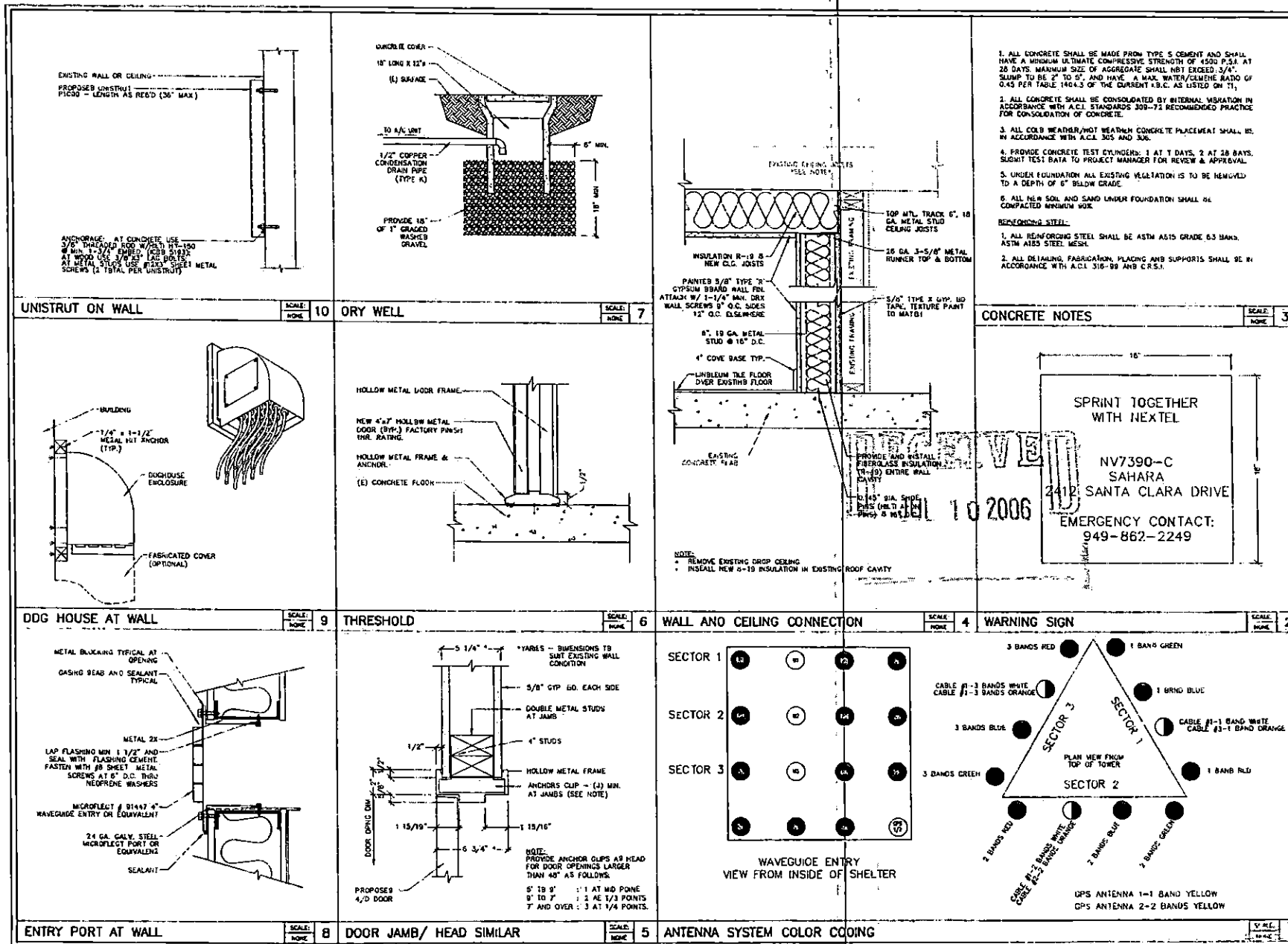
2

EAST ELEVATION

RECEIVED
JUL 10 2006



SUP-15029
10/19/06 PC



Engineer with Nextel

7500 E. Warm Springs
 Suite #1200
 Las Vegas, NV 89119
 (702) 644-2640
 (702) 644-2645 fax

PROJECT INFORMATION:

SAHARA
 NV7390-C
 2412 SANTA CLARA DRIVE
 LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

05/08/06

ISSUED FOR:

CONSTRUCTION

REV. DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
05/08/06	05/08/06	NOV CONSTRUCTION	J.J.
04/07/06	04/07/06	NOV CONSTRUCTION	J.J.

PLANS PREPARED BY:

SPECTRUM
 SURVEYING & ENGINEERING
 9511 W. CHARLESTON BLVD., SUITE 120
 LAS VEGAS, NEVADA 89117
 PH: (702) 367-7705
 FAX: (702) 367-8733

DRAWN BY: CHK: APV:

J. ZULUETA M. CEFALLI C. WENER

LICENSE:

SHEET TITLE:

ANTENNA SYSTEM
 COLOR CODING AND
 CONSTRUCTION DETAILS

SHEET NUMBER: REVISION:

A5 1

NV7390-C

SUP-15029
 10/19/06 PC

			1. ALL CUT ENDS OF CABLE LADDER TO BE FIELD SMOOTH AND PAINTED WITH MATCHING COLOR. 2. BOTTOM OF CABLE LADDER TO BE 7'-6" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. 3. CORNER BRACKETS TO BE ON THE INSIDE, UNLESS LADDER RUNS INTERFERE THEN CORNER BRACKETS MAY BE ON THE OUTSIDE. 4. CABLE LADDER RUNS TO BE ON TOP OF HORIZONTAL LADDER AND AWAY FROM WALL ON VERTICAL LADDERS. 5. NUTS TO BE ON BOTTOM OF ASSEMBLY, OR TOWARDS WALL. 6. 5/8" THREADED RODS, SUPPORTING CABLE LADDER, SPACED 6'-0" FEET APART. 7. AFTER FINAL LEVELING OF CABLE LADDER CUT ROD SO THAT 1/2" OF THE THREADS ARE EXPOSED BELOW THE NUT, CAP WITH SAUNDERS BROS. PH 300-0. 8. ANCHOR ALL ENDS OF CABLE LADDER TO WALL.
NOT USED	NOT USED	COAX TRENCH	CABLE LADDER NOTES
	1. CONTRACTOR TO X-RAY PRIOR TO DRILLING OR CORING TO LOCATE (E) RE-BAR. DO NOT CUT RE-BAR. 2. ALL PENETRATIONS SHALL CONFORM TO TITLE 14, CALIF. BLDG. CODE, SECTION 714. 3. PENETRATIONS THRU WALLS SHALL COMPLY WITH T24, CBC SECTION 708.8. F RATING - PENETRATIONS 4" OR LESS 1 RATING - PENETRATIONS LARGER THAN 4". PENETRATIONS CORROSION CLCS. WHICH ARE NOT RATED, BELOW ANY CLG. 4. PENETRATIONS THRU FLOORS/CLINGS SHALL COMPLY WITH T24, CBC SECTION 710.1. F RATING - PENETRATIONS 4" OR LESS Y RATING - PENETRATIONS LARGER THAN 4". PENETRATIONS NOT CONTAINED W/M A WALL.		ANCHOR W/ 1/4"x3" LAG BOLT @ EQUAL SPACING (6'-0" O.C. MAX) FOR WOOD FRAME CONSTRUCTION OR 3/4" THREADED ROD W/ HALF HT150 W/ MIN. 3/8" EMBEDMENT (CBO #5183) FOR CONCRETE CONSTRUCTION. CABLE LADDER WIDTH 12" MINIMUM OR SPANNING JOIST-TO-JOIST AS REQUIRED. NOTE: 1. INSTALL UNISTRUT RS REQUIRED OTHERWISE ATTACH DIRECTLY TO CEILING. 2. SEE CABLE LADDER NOTES FOR ADDITIONAL INFORMATION.
NOT USED	FRAMED WALL PENETRATION	CABLE LADDER SECTIONS	CABLE LADDER
RECEIVED JUL 10 2006	NOT USED	NOT USED	NOT USED

Sprint
Together with Nextel
7511 E. Sahara Blvd. Suite 110
Las Vegas, NV 89119
(702) 444-5100
(702) 444-5105 Fax

PROJECT INFORMATION

SAHARA
NV7390-C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE: **05/08/06**

ISSUED FOR: **CONSTRUCTION**

REV. DATE DESCRIPTION: B.T.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 357-7705
FAX (702) 357-8133

DRAWN BY: CHK. APV:

J. ZULUETA M. OEFALLI C. WENNER

LICENSURE:

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: REVISION:

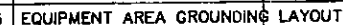
A6 **1**

NV7390-C

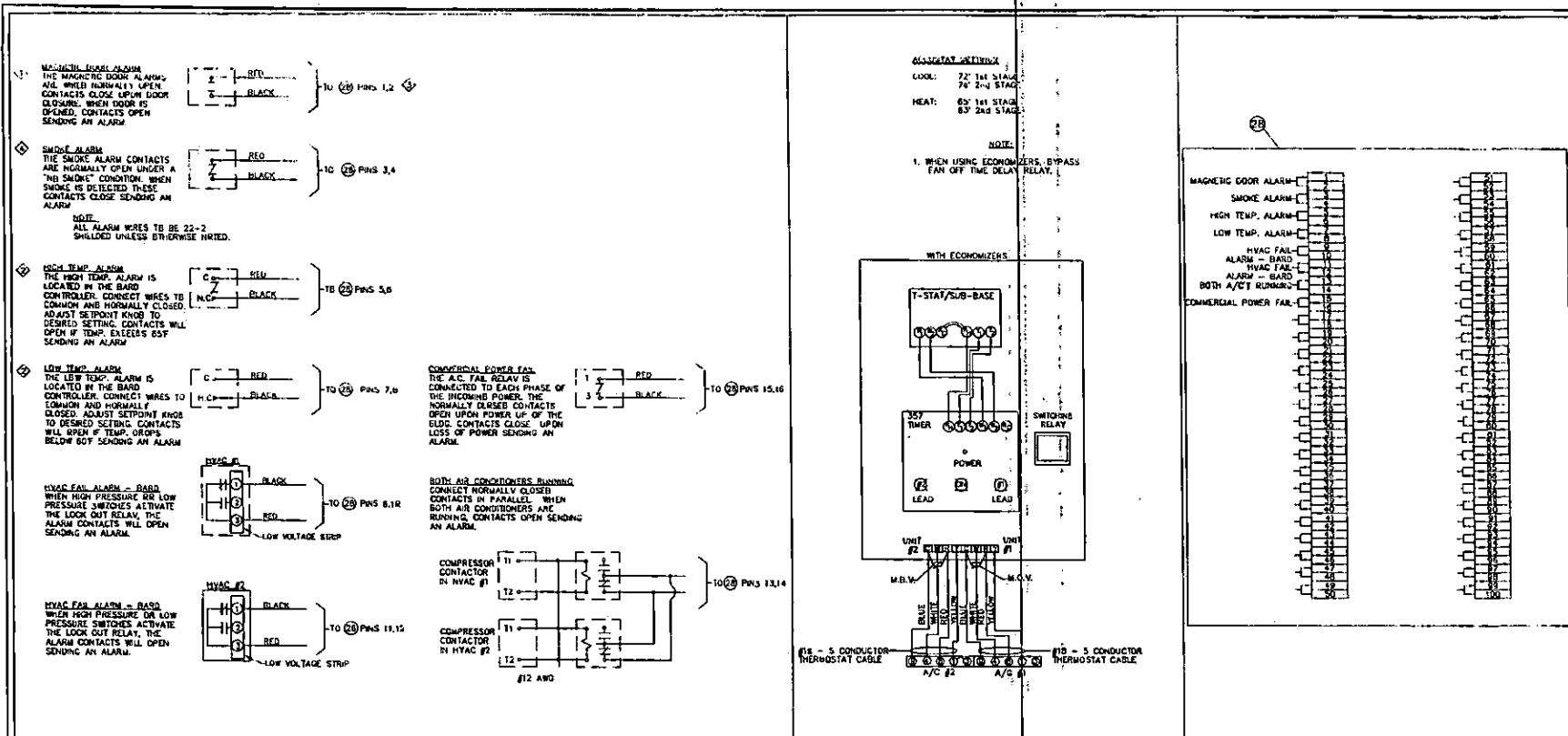
SUP-15029
10/19/06 PC



- NOT USED

[illegible]

SUP-15029
10/19/06 PC

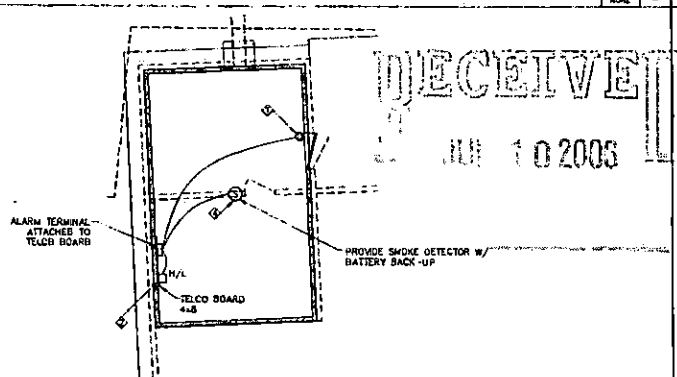


ALARM DIAGRAM

5 LEAD/LAG THERMOSTAT DETAIL

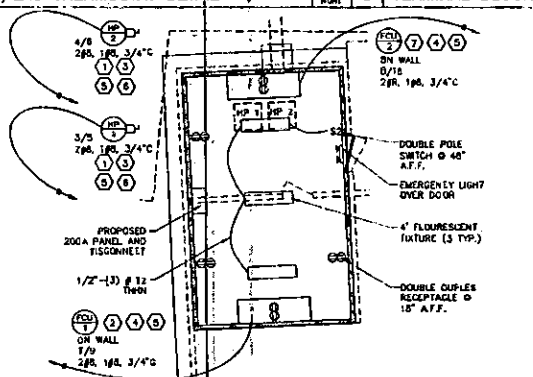
3 TERMINAL BLOCK

2



ALARM PLAN

4 LIGHTING WIRING PLAN



NOTES:
PROVIDE 60/2 FUSED DISCONNECT SWITCH W/ FUSES SIZED PER EQUIPMENT MANUFACTURER'S RECOMMENDATION. VERIFY W/ MECHANICAL PRIOR TO INSTALLATION.
PROVIDE 1/2" C TO ASSOCIATED OUTDOOR UNITS AND ASSOCIATED THERMOSTATS. CONTROL CONDUCTIONS AND TERMINATIONS BY MECHANICAL CONTRACTOR.
PROVIDE CONDUIT SUPPORTS AS REQ'D PER NEC'S REQUIREMENTS.

LEGEND NOTES
① HEAT PUMP HP-1.2 MITSUBISHI PUH22AK (200/230, 1PH, 50HZ)
② FAN COIL UNIT FCU-1.2 MITSUBISHI PUH22AK (200/230, 1PH, 50HZ)
③ 7/8 RS AND 3/8" RL (TWO SETS) INSULATE SUCTON LINES WITH 1" ANIAPLEX AND COVER WITH ALUMINUM JACKETING.
④ 1" TYPE DRY COPPER CONDENSATE DRAINING TO DRAIN TIE-OW.
⑤ MOUNT PER MANUFACTURERS GUIDELINES.
⑥ PROVIDE MFR'S CLEARANCES.

Sprint
T-Mobile with Nextel
7201 S. MOUNTAIN VIEW BLVD.
LAS VEGAS, NV 89119
(702) 614-2000

PROJECT INFORMATION:
SAHARA
NV7390-C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:
05/08/06

ISSUED FOR:
CONSTRUCTION

REV. DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	05/08/06	100% CONSTRUCTION	J.Z.
2	04/07/06	80% CONSTRUCTION	J.Z.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 N. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 357-7355
FAX: (702) 357-0333

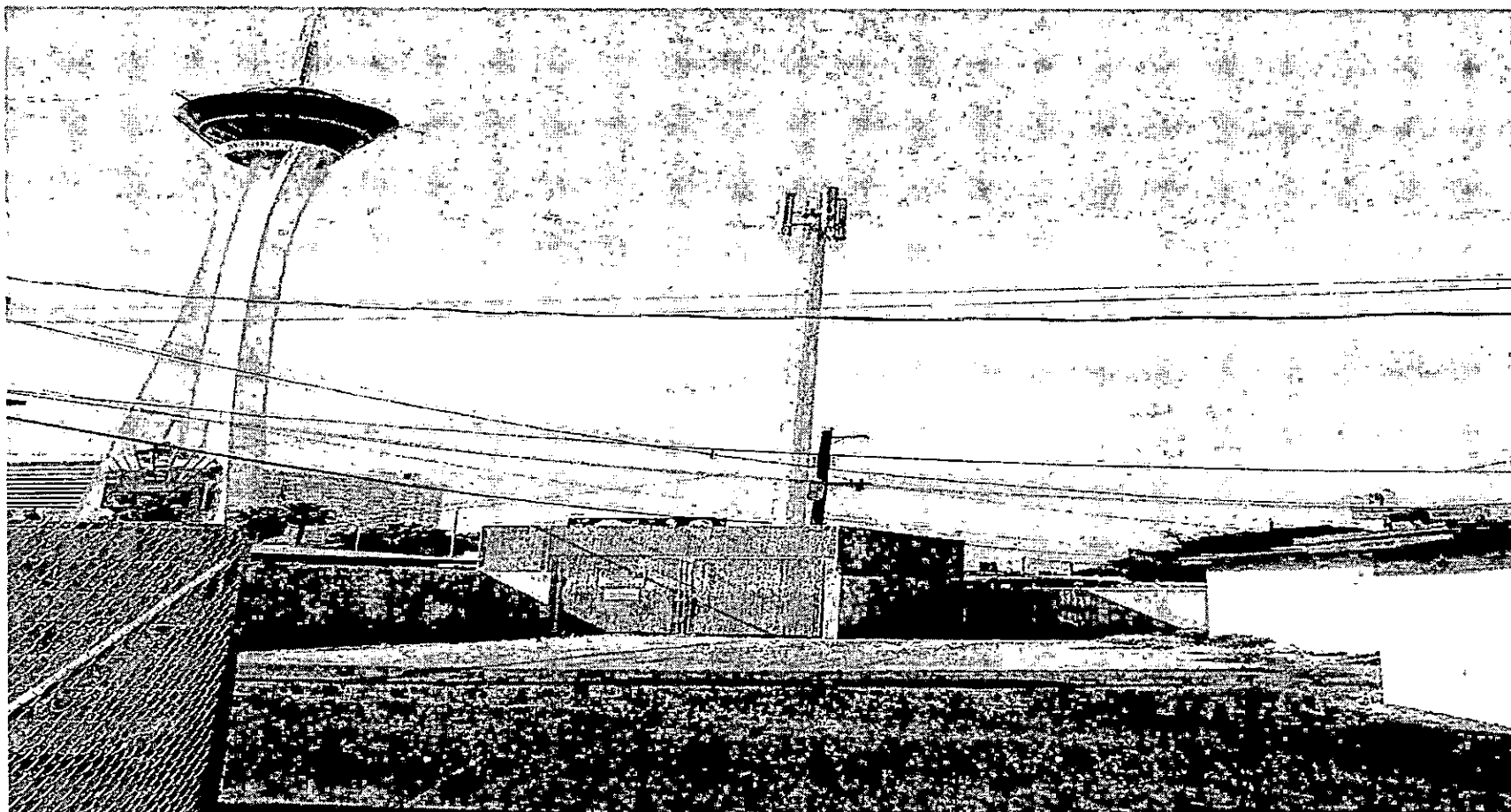
DRAWN BY: CHK. BY: APPV. BY:
J. ZULUETA M. CEFALU C. WENER

LCENSURE:

SHEET TITLE:
LIGHTING WIRING PLAN, ALARM PLAN AND ALARM DIAGRAM

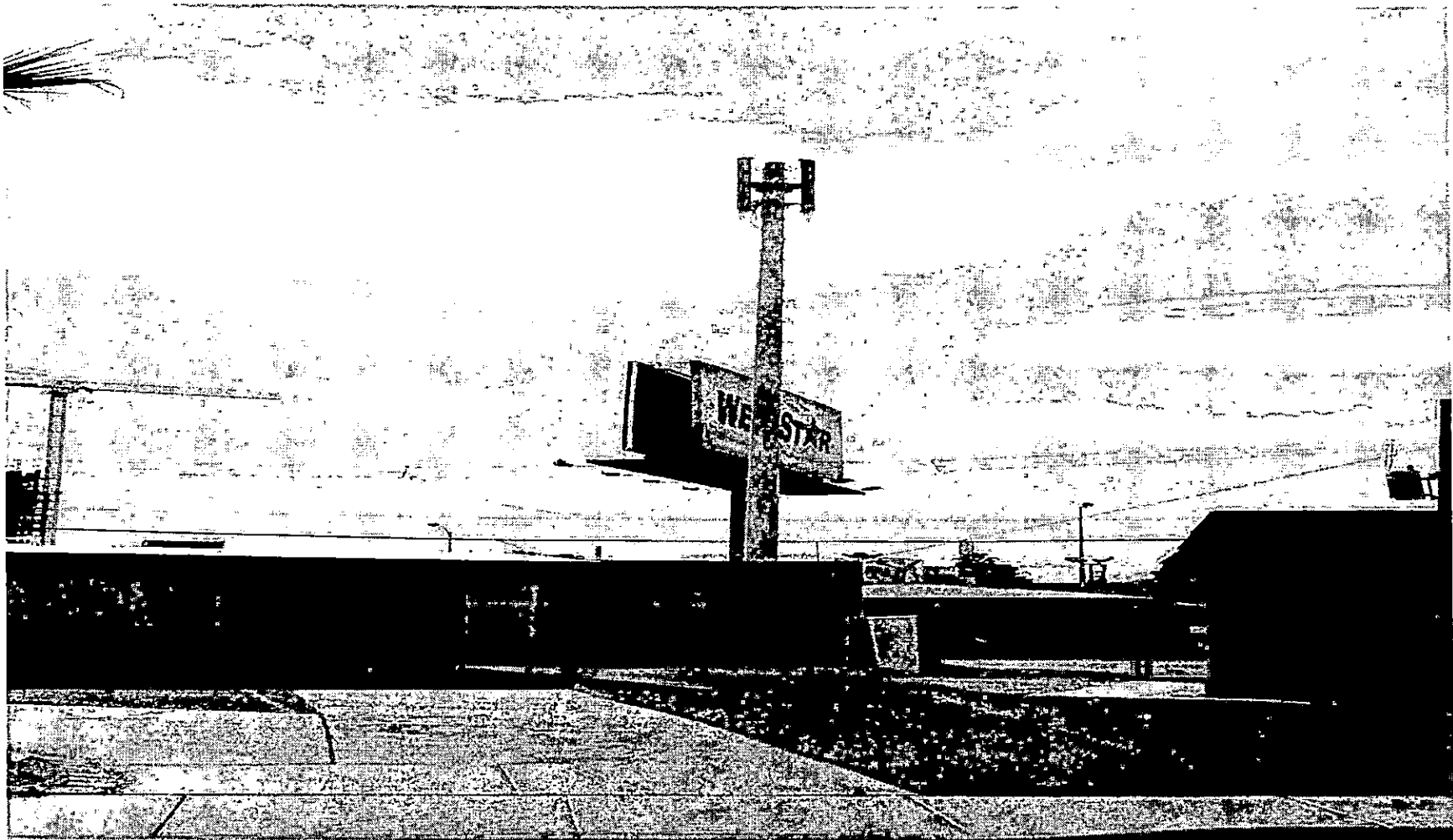
SHEET NUMBER: REVISION:
E4 1
NV7390-C

SUP-15029
10/19/06 PC



SUP-15029 & VAR-16423 - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST
2412 SANTA CLARA DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

06/07/06



SUP-15029 & VAR-16423 - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST
2412 SANTA CLARA DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

06/07/06

10 July 2006

RECEIVED
JUL 10 2006

Lessor: Sprint/Nextel
Site Number: NV7390
Site Name: Sahara
Site Address: 2412 Santa Clara
APN: 162-03-413-024

REQUEST FOR SPECIAL USE PERMIT
CITY OF LAS VEGAS

To Whom It May Concern:

Sprint/Nextel proposes to operate and maintain an unmanned, digital mobile radio communications facility at this location. It is a colocation on an existing 60 foot slimline monopole that is owned by Verizon Wireless. Verizon was granted approval under U-0057-02 (see attached) and most recently obtained approval of review--RQR-13318 (also attached).

The facility will consist of equipment located inside the existing "house" and a full array of 12 panel antennas, mounted at a centerline of 57 feet.

Sprint/Nextel is requesting full-arrays, because of the recent merger of the two companies. Even though we are now one company, it is 2 totally different technologies; IDEN (Nextel) and CDMA (Sprint). Each technology must have a minimum of 3 antennas per cell tower. The dilemma with slim-line antennas is it's limited to only 3 antennas, which leaves out one technology. Therefore, a full-array is needed at this site, so both technologies can be provided to the general public.

The objective of this site is to improve coverage to The Sahara Hotel, improve coverage at the intersection of Sahara and Las Vegas Blvd, decrease the amount of blocked calls in the area and fill in a coverage hole that exists at the intersection of Joe W. Brown and Sahara.

We attempted to place this site on the roof of The Sahara Hotel and Casino and the "garage" of the Monorail station, but unfortunately, we could not come to terms. The

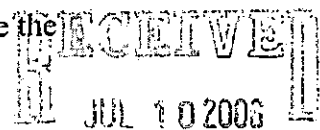


Together with NEXTEL

Nextel of California, Inc.
750 E. Warm Springs Road Suite120 Las Vegas, Nevada 89119
Phone 702.614.5600

SUP-15029
10/19/06 PC

existing tower at 2412 Santa Clara then became our primary candidate, because the coverage objectives would still be met, plus it's a colocation.



Title 19A.04.040(C) of the Zoning Code of the City of Las Vegas allows for administrative review and approval, for full-array antennas, if the Director and City Council are in accord. I met with Mayor Pro-Tem Reese on March 13th and he had no issues with a full-array on an existing slim-line pole. However, staff/Director recommended that it be filled as a Special Use Permit, thus necessitating this application.

Per Section 6 (Wireless Communication Facility, Non-Stealth Design [All Districts]) of the Code allows for wireless communication facilities (WCF), Non Stealth Design as a Special Use Permit, if certain conditions are met. They are:

1. No residential use may exist on the property (Complies)
2. Conforms to setback and separation requirements (complies)
3. Except in the C-V Zoning District, no antenna tower that forms part of the facility may be located within 600 feet of (a) any other antenna tower that forms part of a WCF; or (b) any pole or tower structure of any other type that has a height of at least 60 feet. (Power lines located along north of Sahara are within 600 feet; see comments below)
4. The antenna tower will be painted to match with the surrounding area (complies)
5. Proper maintenance and repainting shall be abided.
6. Any tower less than 80' must be designed for at least two providers (complies)
7. No signals, lights or other attention gaining devices will be part of the WCF, unless required by the FCC or the FAA.
8. All ground level equipment, buildings and the base of any antenna tower must be screened (complies).
9. If it becomes abandoned or used, it shall be removed within six months after operations.

With 600 feet of the proposed location are power poles that are approximately 60 feet (see Attachment).

There are two problems with the power poles: 1) No space for our equipment and (2) The antennas would have to be placed at a lower height than what we need, which would result in lost coverage.



Together with NEXTEL

Nextel of California, Inc.
750 E. Warm Springs Road Suite120 Las Vegas, Nevada 89119
Phone 702.614.5600

SUP-15029
10/19/06 PC

RECEIVED
JUL 10 2006

Per Section 7: Section 19A.18.060(E) states the following:

1. Site Development plans are to be submitted. (see attached)
2. The following information shall be provided to the Department
 - a. An inventory of communication providers that are within the City and within 1500 feet of the border thereof...This information is required with the first Special Use Permit application, but may be waived (in conjunction with subsequent applications) at the discretion of the Director if the applicant provides a written statement indicating that no new antennas towers have been constructed since the initial application. **NO NEW SPRINT/NEXTEL TOWERS HAVE BEEN CONSTRUCTED IN THE AREA.**
3. A map of all existing communication towers, building, utility poles or other structures over 60 feet in height within 1000 feet of the proposed tower. **SEE ATTACHMENT.**
4. A photo simulation. **SEE ATTACHMENT**
5. Assurance that the antennas planned for the proposed antenna tower cannot be accommodated as a stealth design wireless communication facility (**it is not a new tower, but colocation and the reasons it cannot be stealth are mentioned above**), or on an existing or approved tower, building or other structure with 1000 feet of the proposed location (**this application is a colocation on an approved structure**).

Thank you for your consideration. If you need any additional information, please contact me at 702-429-0410.

Sincerely,



Nefi Garcia

Nextel Communications
Leasing & Zoning Specialist
702-429-0410 (cell)



Together with NEXTEL

Nextel of California, Inc.
750 E. Warm Springs Road Suite120 Las Vegas, Nevada 89119
Phone 702.614.5600

SUP-15029
10/19/06 PC



August 30, 2002

Mr. John Bailey
Bailey WH Family Trust
3045 Waterside Circle
Las Vegas, Nevada 89117

RE: U-0057-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 17, 2002

Dear Mr. Bailey:

The City Council at a regular meeting held July 17, 2002 considered the Appeal filed by Spectrum Surveying and Engineering from the Denial by the Planning Commission on a Request for a Special Use Permit FOR A 60 FOOT TALL CELLULAR COMMUNICATION MONOPOLE at 2412 Santa Clara Drive (APN: 162-03-413-024), P-R (Professional Office and Parking).

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2002. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be subject to a six (6) month review.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. The communications monopole and its associated equipment and facility 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 communications monopole and its associated equipment and facility.

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

JOHN KOSWAN

MANAGER
PLANNING AND DEVELOPMENT DEPT

cc: See Attached List

SUP-15029
10/19/06 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
ROBERT B. McDONALD
TERENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

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

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



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM
LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

June 9, 2006

RECEIVED
JUN 10 2006

BY:.....

Mr. John Bailey
Bailey WH Family Trust
3045 Waterside Circle
Las Vegas, Nevada 89117

RE: RQR-13318 - REQUIRED SIX MONTH REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006

Dear Applicant:

The City Council at a regular meeting held June 7, 2006 APPROVED the Required Six Month Review of an approved Special Use Permit (U-0057-02) THAT ALLOWED A 60 FOOT TALL CELLULAR COMMUNICATION MONOPOLE at 2412 Santa Clara Drive (APN: 162-03-413-024), P-R (Professional Office and Parking). The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0057-02).

Sincerely,

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

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

Ms. Sandra Demler
Verizon Wireless
126 West Gemini Drive
Tempe, Arizona 85283

Mr. Kirtus Veater
Spectrum Surveying & Engineering
7351 West Charleston Boulevard, Suite #120
Las Vegas, Nevada 89117

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

16112-001-05-05
CLV 7009

SUP-15029
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-14306 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	111
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commssion Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protests Letters
6. Protest Petition

MOTION:

STEINMAN – APPROVED subject to conditions and amending Condition 3 and adding the following conditions are read for the record as follows:

3. All development shall be in conformance with the site plan and landscape plans, and building elevations, date stamped 10/04/06, except as amended by conditions herein. Pursuant to the site plan for a maximum of 36 units.
 - Construct an eight-foot perimeter wall. The resulting gap between the wall shall be capped with a cementitious material that will not add any additional load to the walls as approved by the Planning Department and the Building and Safety Department.
 - A tot lot shall be added to the open space area.

– Motion carried with TROWBRIDGE, EVANS and GOYNES voting NO

To be heard by City Council on 11/15/2006

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 22 – SDR-14306

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, indicated that this item was held in abeyance in order for the applicant to revise the elevations to represent more of a townhome feel to the project. Staff's recommendation is still for denial.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant together with MIKE ANDERSON, 921 American Pacific Drive, the Architect for the project. ATTORNEY BROWN indicated that the related General Plan Amendment and the zone change were approved by the Commission at the last meeting; however, the Commission did not like the design. In addition, the units have been decreased to 10.2 units per acre instead of 12 units per acre.

MR. ANDERSON showed the changes made to the site plan and explained that the 36 units are all single story, with the exception of the two-story eight-unit building in the rear. There is a 70-foot setback from the rear property line of that building. The elevation's redesign allowed the elimination of the footprint of one of the interior buildings; thus creating a larger open area in the interior for the pool, possible playground, grass areas and the clubhouse. The pitched roofs with eaves were turned into a hip style roof. The entries have been accented with the raised roof and added stone columns.

MARGO WHEELER, Director of Planning and Development Department, verified with MR. ANDERSON that the elevations he presented are those he submitted on October 4, 2006.

SHERYLL and BRUCE CARDELLA, 6513 Echo Crest Avenue, appeared in opposition. MRS. CARDELLA indicated her property is located adjacent to the proposed project. She objects to the two-story building directly overlooking her backyard. She pointed out that the project does not accommodate the existing drainage channel. The proposed project is totally surrounded by one-story single family residential and it is inappropriate for the area. MR. CARDELLA added that the original plan included landscaping on the exterior, but it seems that it has been replaced with parking up against the block wall. Even though this project would have a gate, it will not have a security guard and his concern is that non-residents might follow other people in. He is also concerned about people jumping the wall to access his property. The density of the project is inappropriate for the existing residential neighborhood.

TED RUSSELL, Las Vegas resident, stated that the project is not aesthetically pleasing and asked the Commission to deny the application.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 22 – SDR-14306

MINUTES:

MR. ANDERSON discussed with CHAIRMAN TROWBRIDGE that one building footprint was taken out of the interior core of the parcel, but nothing on the perimeter was changed. In fact, there is a fully landscaped perimeter with the required buffer against the residential adjacency. Regarding the drainage, Rainbow Boulevard is the high point of the parcel and it slopes uniformly down the east property line. There is a substantial amount of additional parking spaces. Allocation can be made for any sort of drainage retention in the back portion of the lot to accommodate whatever the flood study and City staff will mandate. MR. ANDERSON further pointed out that the two-story unit is setback 70 feet from the back property line. There is a potential option for moving the building further towards the interior, but the open space and courtyard would be lost.

COMMISSIONER GOYNES questioned if residents are protected from people possibly jumping over the six-foot wall from the parking lot. MR. ANDERSON replied that there would be a gate with a key pad access. MS. WHEELER suggested that the entire row of parking could be eliminated and still meet code.

CHAIRMAN TROWBRIDGE suggested a condition be added that a flood study be performed and that the permitted requirements include any appropriate flood control measures towards the eastern portion of the property. Some of the additional parking could be used for a flood mitigation structure. BART ANDERSON, Public Works Department, responded that the drainage study condition was part of the zoning, which has already been approved. The drainage study will determine the drainage patterns and the site will make use of the drainage channel that has been provided specifically for that through the neighboring site.

COMMISSIONER DUNNAM verified with MS. WHEELER that a condition could be added for an eight-foot wall. He also verified with MR. ANDERSON that there will be a tot lot adjacent to the clubhouse. COMMISSIONER EVANS suggested that if there is a need for a drainage channel, there would be additional opportunity for substantial and attractive landscaping along the channel. MS. WHEELER replied that the Commission could eliminate the entire row of easternmost parking and require landscaping in that area.

COMMISSIONER STEINMAN moved to approve the item with the additional conditions for an eight-foot perimeter wall and a tot lot to be added to the open space area.

COMMISSIONER GOYNES expressed concern about this property transitioning through its life cycle three to five years from now. COMMISSIONER EVANS' concern was the waiver of the landscaping, especially in view of the fact that the parking could be reduced for additional landscaping. MR. RANKIN verified that the applicant is providing the required 79 trees.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 22 – SDR-14306

MINUTES:

CHAIRMAN TROWBRIDGE pointed out the intent of the elimination of the easternmost parking is not to necessarily provide more asphalt on the property, but provide additional buffer for the CARDELLAS property. COMMISSIONER STEINMAN stated that the eight foot wall will provide a security factor for the adjacent residents and does not see the need to reduce the parking, unless there is a flooding issue that has to be corrected.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:58 – 7:28)

1-1705

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-14304), Rezoning (ZON-14308) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plans, and building elevations, date stamped 10/04/06, except as amended by conditions herein.
4. There shall be no covered parking along the east property line.
5. A Waiver from perimeter landscape buffer width is hereby approved, to allow a landscape buffer five feet in width in the rear and side yard areas where six feet is required.
6. The minimum distance between buildings shall be 14 feet.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; the applicant shall be required to provide for the multi-use transportation trail is required along Rainbow Boulevard.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 22 – SDR-14306

CONDITIONS – Continued:

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

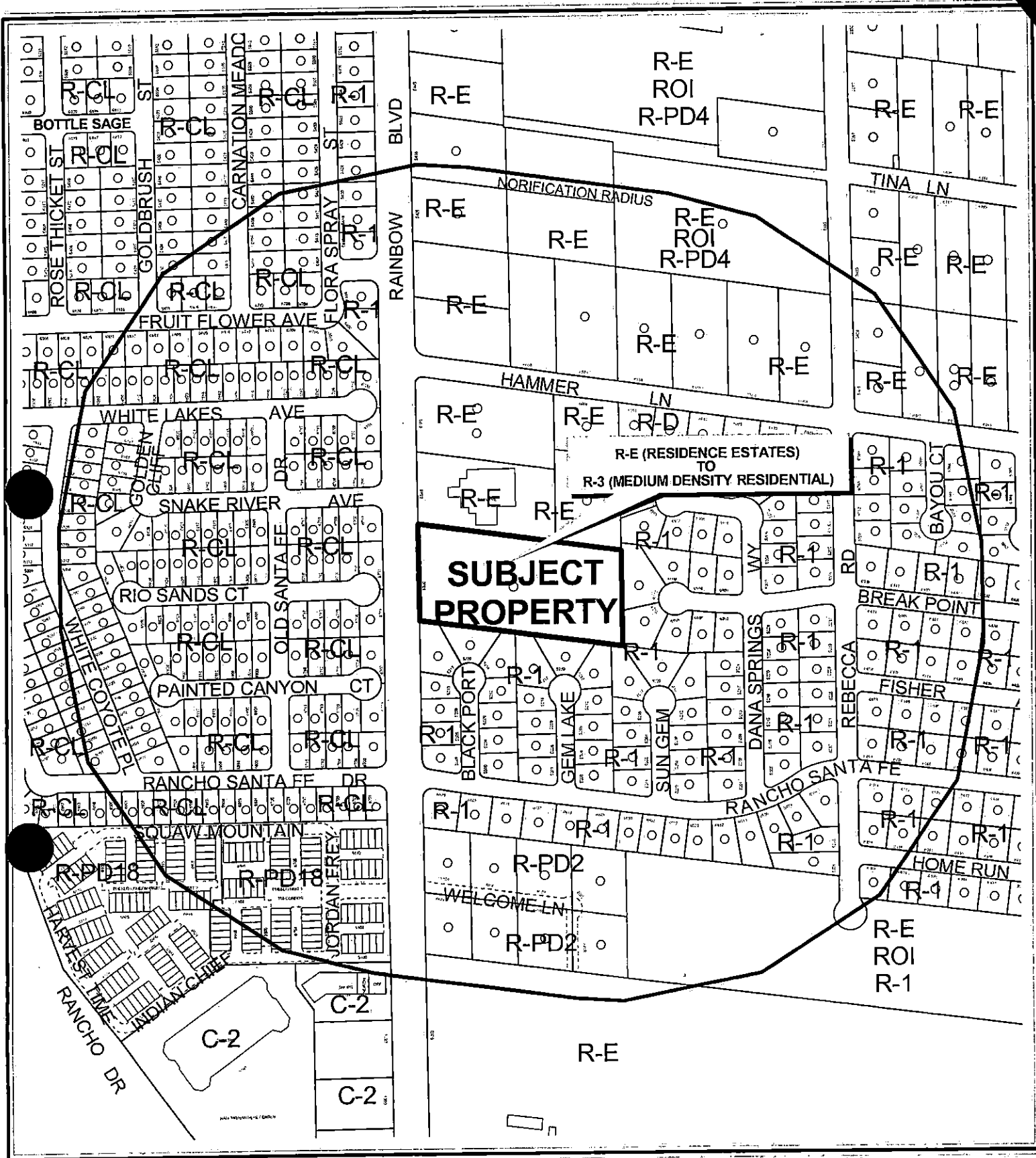
Public Works

14. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.
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. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 22 – SDR-14306

CONDITIONS – Continued:

17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14308 and all other applicable site-related actions.



CASE: **SDR-14306**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-14306 - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-14304), Rezoning (ZON-14308) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plans, and building elevations, date stamped 10/04/06, except as amended by conditions herein.
4. There shall be no covered parking along the east property line.
5. A Waiver from perimeter landscape buffer width is hereby approved, to allow a landscape buffer five feet in width in the rear and side yard areas where six feet is required.
6. The minimum distance between buildings shall be 14 feet.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; the applicant shall be required to provide for the multi-use transportation trail is required along Rainbow Boulevard.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

SDR-14306 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.
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. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development.
17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

SDR-14306 - Conditions Page Three
October 19, 2006 - Planning Commission Meeting

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14308 and all other applicable site-related actions.

SDR-14306 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 36-unit condominium development and a waiver of perimeter landscape buffer requirements on 3.52 acres at 5300 North Rainbow Boulevard.

EXECUTIVE SUMMARY

The proposed condominium project contains deviations from landscaping requirements, requires a General Plan Amendment, a Rezoning, and does not meet the intent of the Rural Preservation Overlay District. The proposed deviations are not supported, nor are the General Plan Amendment and Rezoning applications. The project is out of character with the neighborhood and is not in compliance with standards; therefore, denial of this project is recommended.

BACKGROUND INFORMATION

A) Related Actions

- 07/27/06 This item and companion items for a General Plan Amendment (GPA-14304) to change the land use designation from R (Rural Density Residential) to M (Medium Density Residential), a Rezoning (ZON-14308) to change the zoning from R-E (Residence Estates) to R-3 (Medium Density Residential), and a Variance (VAR-14309) from residential adjacency requirements were abeyed to the 08/24/06 Planning Commission meeting in order for the applicant to redesign the project.
- 08/24/06 This item and companion items for a General Plan Amendment (GPA-14304) to change the land use designation from R (Rural Density Residential) to M (Medium Density Residential), a Rezoning (ZON-14308) to change the zoning from R-E (Residence Estates) to R-3 (Medium Density Residential), and a Variance (VAR-14309) from residential adjacency requirements were held in abeyance in order to submit revised plans for the project.
- 09/07/06 The Planning Commission approved companion items for a General Plan Amendment (GPA-14304) to change the land use designation from R (Rural Density Residential) to MLA (Medium-Low Attached Density Residential). The Site Development Plan Review (SDR-14306) was held in abeyance to the 10/19/06 Planning Commission meeting. The Variance (VAR-14309) is no longer required and was withdrawn without prejudice.

SDR-14306 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

B) Pre-Application Meeting

06/01/06 A pre-application meeting was held and elements of this proposed development were discussed.

C) Neighborhood Meetings

06/15/06 A neighborhood meeting was held regarding companion General Plan Amendment (GPA-14304). The meeting was held at 5:30 p.m. at the Santa Fe Casino. Two applicant representatives, two staff members, and 25 citizens were in attendance. The following concerns were noted:

- The proposed condominiums are inappropriate for the area; everything in the immediate vicinity is single-family residential.
- The Medium Density land use designation is much too dense for the area.
- The two-story buildings are inappropriate as everything else in the neighborhood is one story.
- The project doesn't have adequate side yard setbacks - 10 feet isn't sufficient to separate a two-story multifamily building from a single-family residence.
- The two-story buildings will completely diminish views.
- The multi-family project will generate excessive traffic.
- The multi-family project will decrease property values.
- The type of people who live in apartments and condominiums will result in an increase in crime and do not belong in a single-family area.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.52

B) Existing Land Use

Subject Property: Single Family Residential (Proposed Condominium Development)
 North: Single Family Residential
 Commercial
 South: Single Family Residential
 East: Single Family Residential
 West: Single Family Residential

C) Planned Land Use

Subject Property: R (Rural Density Residential) [(Proposed MLA (Medium Low Attached Density Residential))]
 North: R (Rural Density Residential)

SDR-14306 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

South: L (Low Density Residential)
East: L (Low Density Residential)
West: ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates) [Proposed R-2 (Medium-Low Density Residential)]

North: R-E (Residence Estates)
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-CL (Single Family – Compact Lot)

E) General Plan Compliance

The subject property is currently designated as R (Rural Density Residential) under the Centennial Hills Sector Plan of the General Plan. The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with smaller allowable lot size. The R category permits up to 3.59 units per acre. The applicant has proposed a General Plan Amendment (GPA-14304) to be heard concurrently with the application that would amend the land-use designation to MLA (Medium Low Attached Density Residential). The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. The MLA category permits up to 12.49 units per acre. The proposed density is 10.23 units per acre. With approval of the proposed General Plan Amendment the site would be in compliance with the General Plan. It is noted that denial of the General Plan Amendment is recommended as the proposed MLA (Medium Low Attached Density Residential) designation is not compatible with the area.

PROJECT DESCRIPTION

The project calls for a 36-unit condominium development consisting of eight residential buildings plus a clubhouse. The two eight-plexes are two stories in height and the remaining buildings are single-story. A portion of the parking would be covered and a gated entrance is proposed.

SDR-14306 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply:

Standards	Required R-2	Provided.	Compliance
Min. Lot Size	6,500 SF	153,331 SF	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	5 Feet	53 Feet	Y
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	70 Feet	Y
Max. Building Height	2 Stories/35 Feet	2 Stories/28 Feet	Y
Trash Enclosure	50 Feet from a protected property	53 Feet	Y

The proposed development meets the development standards of the requested R-2 district.

A2) Residential Adjacency Standards

The proposed development is in compliance with Residential Adjacency requirements. The two-story element of this development is setback 70 feet from the rear property line and fits under the required 3:1 slope; as designed.

A3) Parking and Traffic Standards

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

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Residential Two Bedroom	36	1.75 spaces/unit	63	0	105	5
Guest		1 space/6 units	6	0	6	1
Total	36		69		111	

The proposed development exceeds the requirements of Title 19.10.

SDR-14306 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply:

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/20 Linear Feet	79 Trees	79 Trees
• Min. Zone Width	10 Feet (ROW) 6 Feet (Interior)		15 Feet 5 Feet

The applicant is providing the proper number of trees spaced at 20 feet on center around the perimeter of the development. The landscape buffer adjacent to the right-of-way exceeds requirements. The landscape buffer narrows to five feet in the rear yard area where six feet is the minimum required. The applicant has requested a waiver to permit this deviation from standards. Staff does not support this waiver as there would be adequate room to shift the center of the development forward by one-foot to meet requirements.

A multi-use transportation trail is required along Rainbow Boulevard. The applicant has not provided for this and will be required to submit a revised landscape plan showing this trail. The trail requires a five-foot transition strip in the right-of-way, a ten-foot public transportation path, and a five-foot private landscaped corridor made up of shrubs, benches, and other amenities.

B) General Analysis and Discussion

• **Zoning**

The subject property is currently zoned R-E (Residence Estates). The purpose of the R-E (Residence Estates) District is to provide for low density residential units located on large lots and conveying a rural environment. These Districts are consistent with the policies of the Desert Rural Density Residential category of the General Plan.

The applicant is proposing a zone change (ZON-14308) to the R-2 (Medium-Low Density Residential) District. The purpose of the R-2 District is to establish lots primarily for medium to low density single-family detached units and duplex units. The R-2 District is consistent with the policies of the Medium-Low Density and Medium-Low Attached Density Residential categories of the General Plan. The proposed development consists of eight residential buildings plus a clubhouse. The proposed development would be in conformance to the R-2 (Medium-Low Density Residential) District with approval of all associated applications. It is noted the denial of the Rezoning request is recommended as the R-2 (Medium-Low Density Residential) District is out of character with the area.

SDR-14306 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

- **Site Plan**

The site plan for the proposed development shows, (4) four-unit buildings, (2) eight-unit buildings, (2) two-unit buildings, and a clubhouse. Parking is around the perimeter and a portion of it will be covered. The development will have a pool and clubhouse. Trash enclosures are located throughout the site. There shall be no covered parking in the rear yard as the covered parking structure does not meet setback requirements.

- **Waivers**

The applicant has requested a waiver of perimeter landscape buffer width requirements. This is in the rear and side yard areas. The proposed landscape buffer is five feet in width where six feet is the minimum required. This waiver is not supported as the applicant has the space to accommodate the landscape buffer.

- **Landscape Plan**

Landscaping for the proposed development is provided primarily around the perimeter. The front buffer is fifteen feet in width; the entry also features a landscaped median. The perimeter is landscaped with the required 24-inch box trees spaced at 20 feet on center. The buffer width is one foot less than required in the rear and side yards. A waiver has been requested to permit this deviation from standards and is not supported. The interior of the development is landscaped primarily with small shrubs.

A multi-use transportation trail is required along Rainbow Boulevard. The applicant has not provided for this and will be required to submit a revised landscape plan showing this trail. The trail requires a five-foot transition strip in the right-of-way, a ten-foot public transportation path, and a five-foot private landscaped corridor made up of shrubs, benches, and other amenities.

- **Elevation**

Elevations show two-story buildings with a maximum height of approximately 28 feet for the eight-unit buildings. The design is typical of development of this type.

- **Floor Plan**

Floor plans for the proposed project show layouts featuring two-bedroom apartments.

SDR-14306 - Staff Report Page Seven
October 19, 2006 - Planning Commission Meeting

FINDINGS

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

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

The proposed condominium complex is located in a Rural Preservation Overlay District or (RPOD). The RPOD permits a maximum of two dwelling units per acre. While the portion of the development closest to Rainbow Boulevard is exempt from these requirements, as it is within 330 feet of a right-of-way greater than 100 feet in width, the rear half of the development is not and should be required to meet the two units per acre maximum requirement. Additionally, the immediate area is single-family homes and this development would be out of character with the neighborhood. As this development does not meet the intent of the RPOD and is out of character with the neighborhood denial of this application is recommended.

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;"**

A waiver from landscape buffer width requirements in the rear and side yards have been requested. The project would also require a General Plan Amendment (GPA-14304) and a Rezoning (ZON-14308) to comply with the General Plan. The proposal is not consistent with landscaping requirements in Title 19. The project would only be consistent with the General Plan with approval of the related General Plan Amendment and Rezoning. The categories requested are not compatible with the neighborhood. Due to the landscape deviations and incompatibility with the area denial of this project is recommended.

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

The site would gain access from Rainbow Boulevard, a 100-foot Primary Arterial. The gated community would permit adequate stacking area. Site access and circulation would be adequate.

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

Building materials are standard for the area, in this case stucco and tile. The landscape materials meet requirements. Both are appropriate for the area and the City of Las Vegas.

SDR-14306 - Staff Report Page Eight
October 19, 2006 - Planning Commission Meeting

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

Building features and design characteristics, while basic, are harmonious and compatible with the area.

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

The proposed development would not endanger the public health or general welfare, but is incompatible with surrounding land-use patterns.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

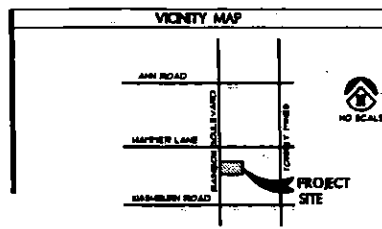
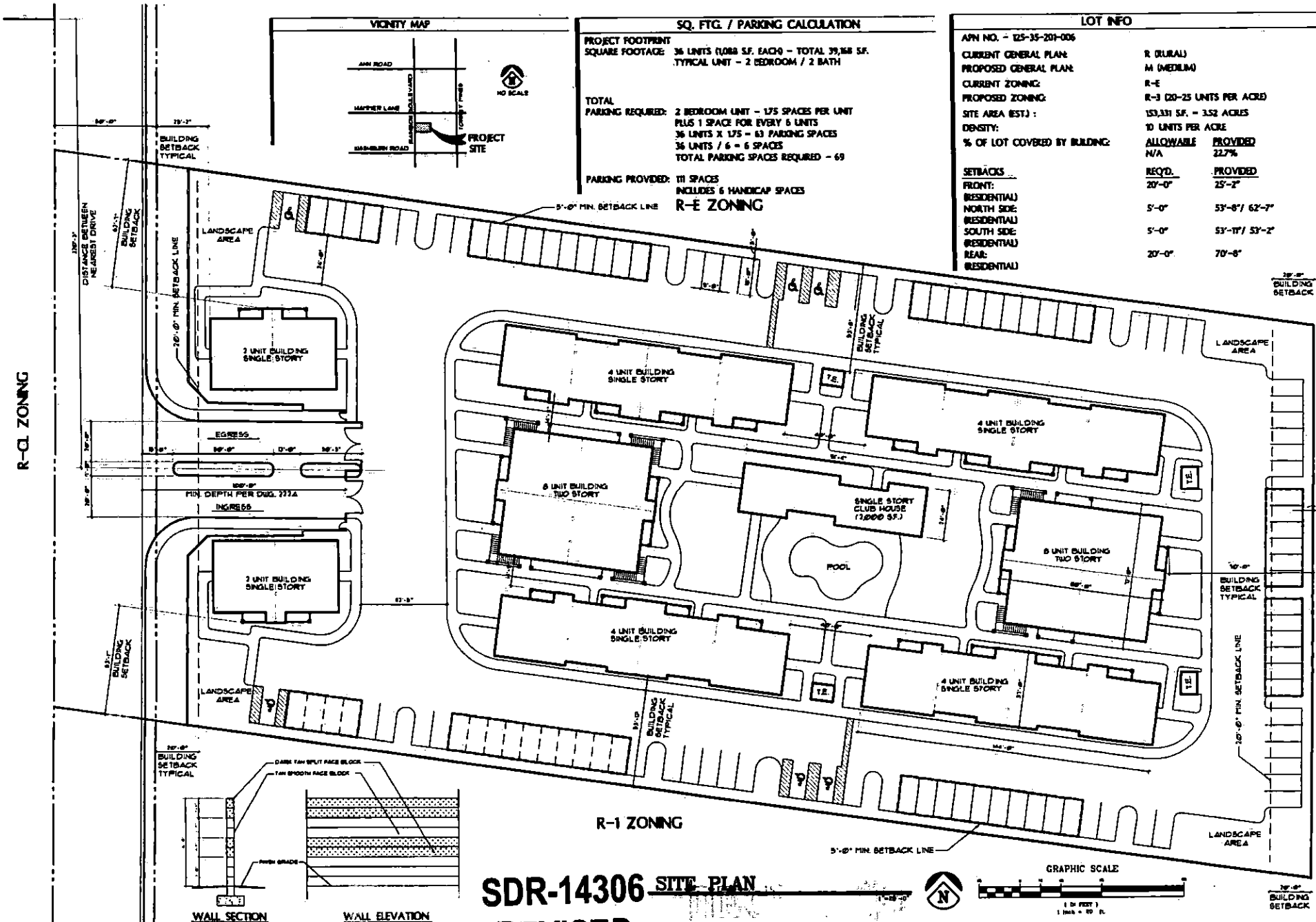
SENATE DISTRICT 6

NOTICES MAILED 547 [Mailed with ZON-14308, VAR-14309 & GPA-14304]

APPROVALS 0

PROTESTS 108

R-CL ZONING



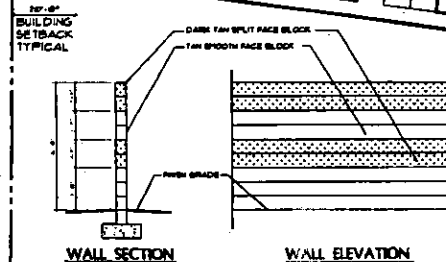
SQ. FTG. / PARKING CALCULATION

PROJECT FOOTPRINT
 SQUARE FOOTAGE: 36 UNITS (1088 SF. EACH) - TOTAL 39,288 SF.
 TYPICAL UNIT - 2 BEDROOM / 2 BATH

TOTAL
 PARKING REQUIRED: 2 BEDROOM UNIT - 175 SPACES PER UNIT
 PLUS 1 SPACE FOR EVERY 6 UNITS
 36 UNITS X 175 = 6300 PARKING SPACES
 36 UNITS / 6 = 6 SPACES
 TOTAL PARKING SPACES REQUIRED - 69

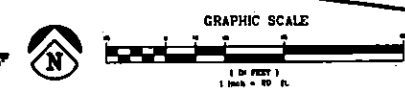
PARKING PROVIDED: 111 SPACES
 INCLUDES 6 HANDICAP SPACES
R-E ZONING

LOT INFO		
APN NO. - 125-35-201-006	R (RURAL)	
CURRENT GENERAL PLAN:	M (MEDIUM)	
PROPOSED GENERAL PLAN:	R-E	
CURRENT ZONING:	R-3 (20-25 UNITS PER ACRE)	
PROPOSED ZONING:	153,331 SF. = 3.52 ACRES	
SITE AREA (EST.) :	10 UNITS PER ACRE	
DENSITY:	ALLOWABLE	PROVIDED
% OF LOT COVERED BY BUILDING:	N/A	22.7%
SETBACKS		
FRONT:	REQD.	PROVIDED
(RESIDENTIAL)	20'-0"	25'-2"
NORTH SIDE:	5'-0"	53'-8" / 62'-7"
(RESIDENTIAL)		
SOUTH SIDE:	5'-0"	53'-11" / 53'-2"
(RESIDENTIAL)		
REAR:	20'-0"	70'-8"
(RESIDENTIAL)		



SDR-14306 SITE PLAN
REVISED
10/19/06 PC

OCT 04 2006



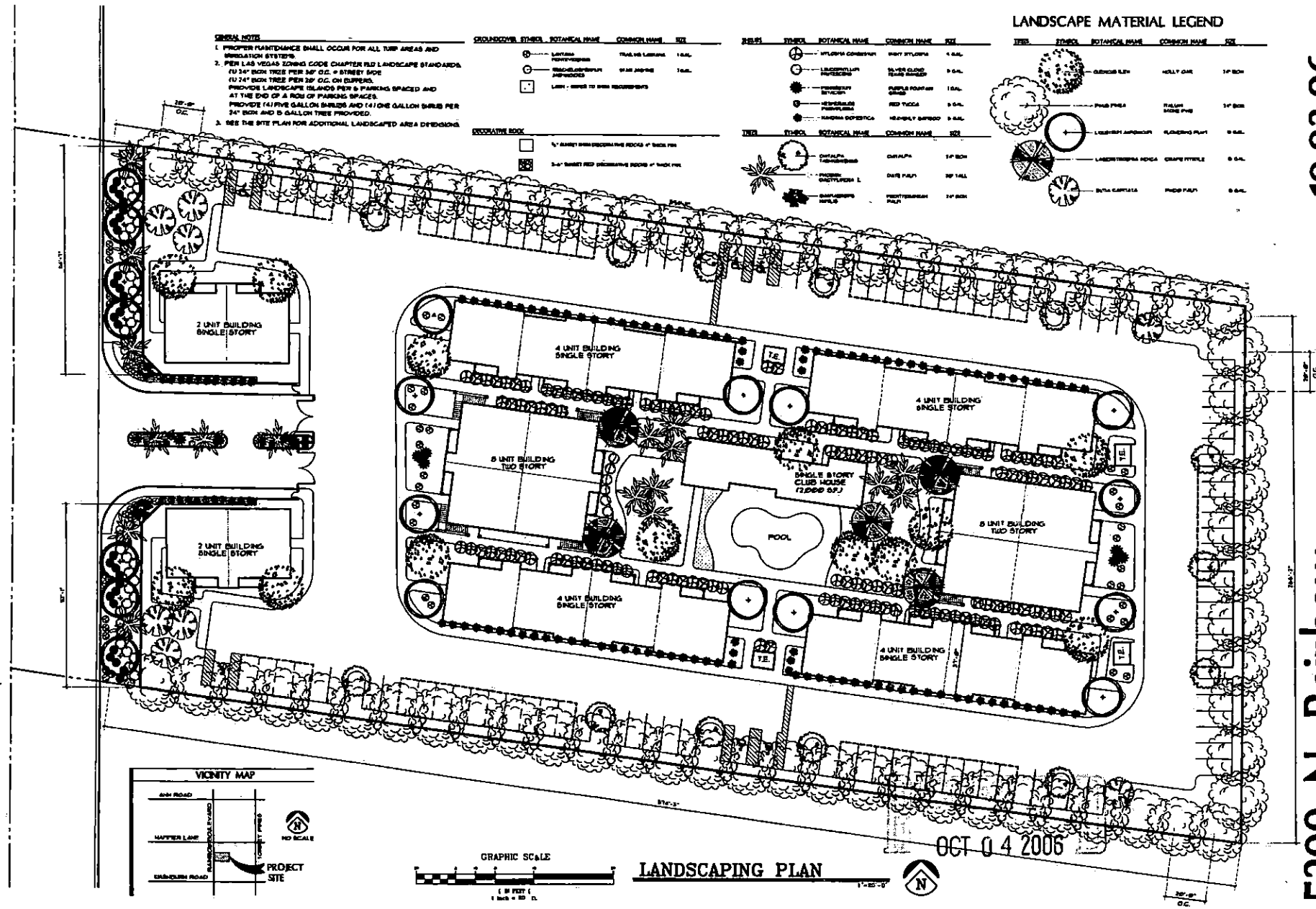
10.03.06

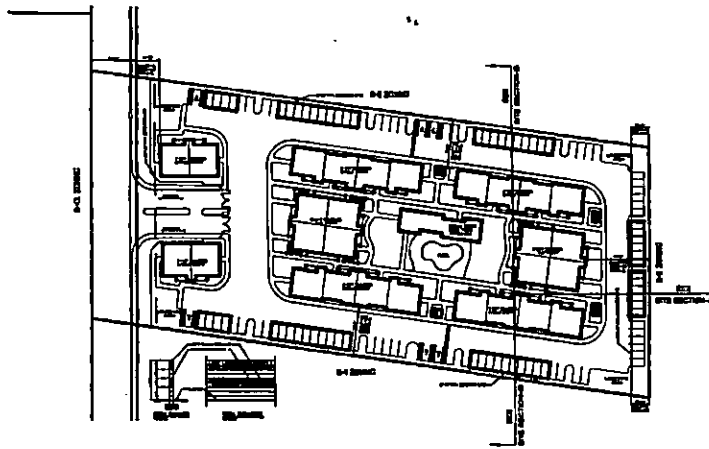
R-E ZONING

5300 N. Rainbow

10.03.06

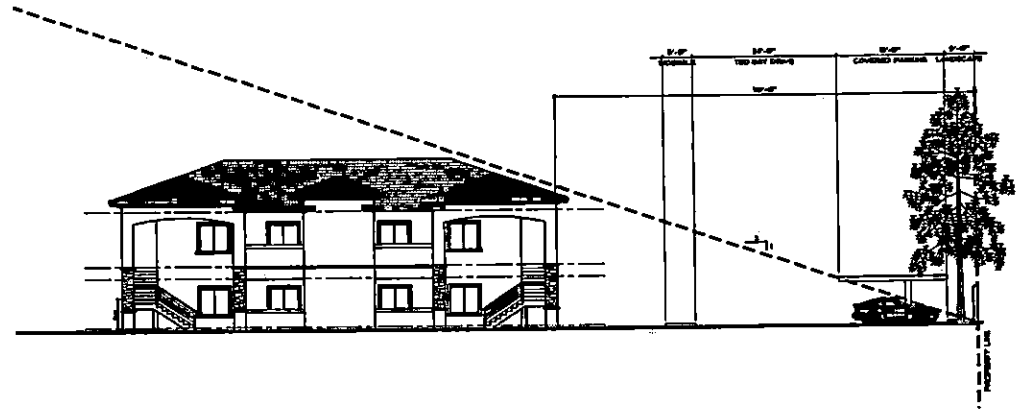
5300 N. Rainbow





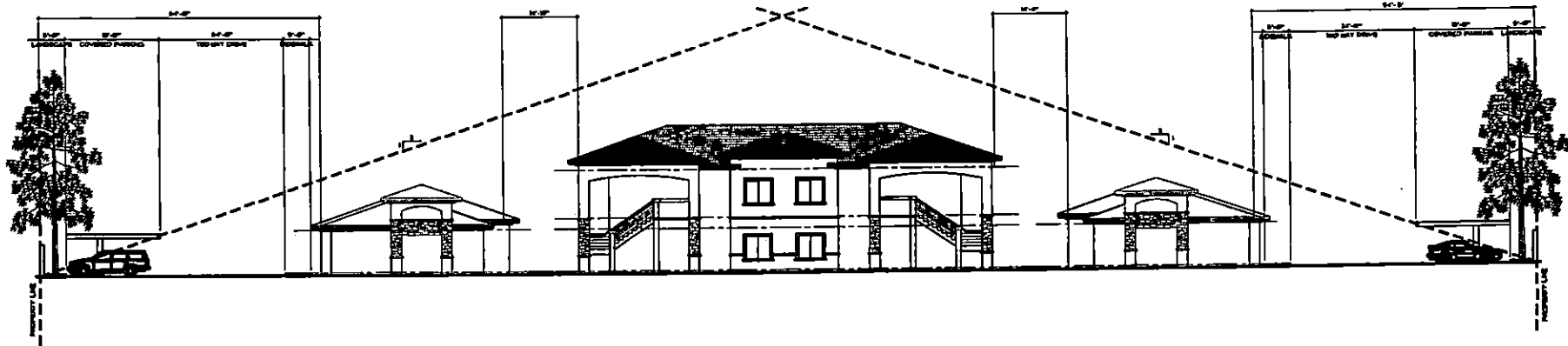
KEY PLAN

NOT TO SCALE



SITE SECTION - A

NOT TO SCALE



SITE SECTION - B

NOT TO SCALE



5300 N. Rainbow

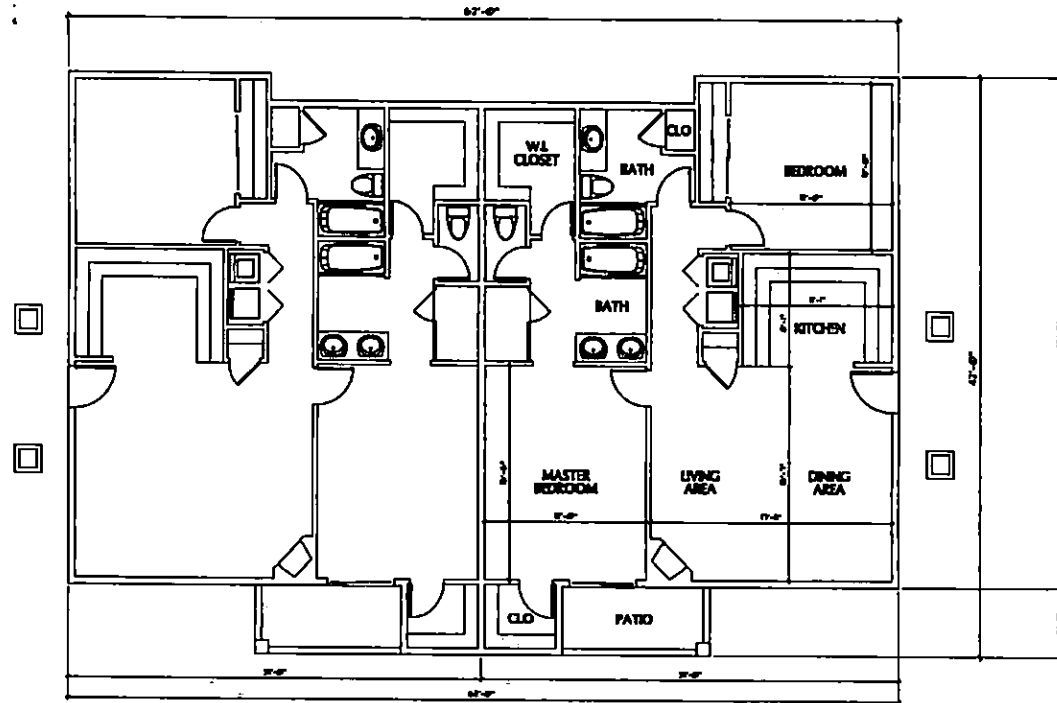
RECEIVED
OCT 04 2006

10.03.06

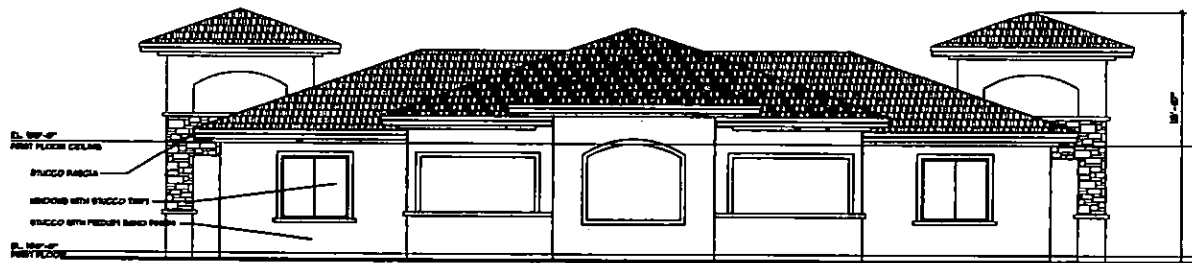
SDR-14306

REVISED

10/19/06 PC



FLOOR PLAN-2 UNIT BLDG.



ELEVATIONS-2 UNIT BLDG.

GRAPHIC SCALE

RECEIVED
OCT 04 2006

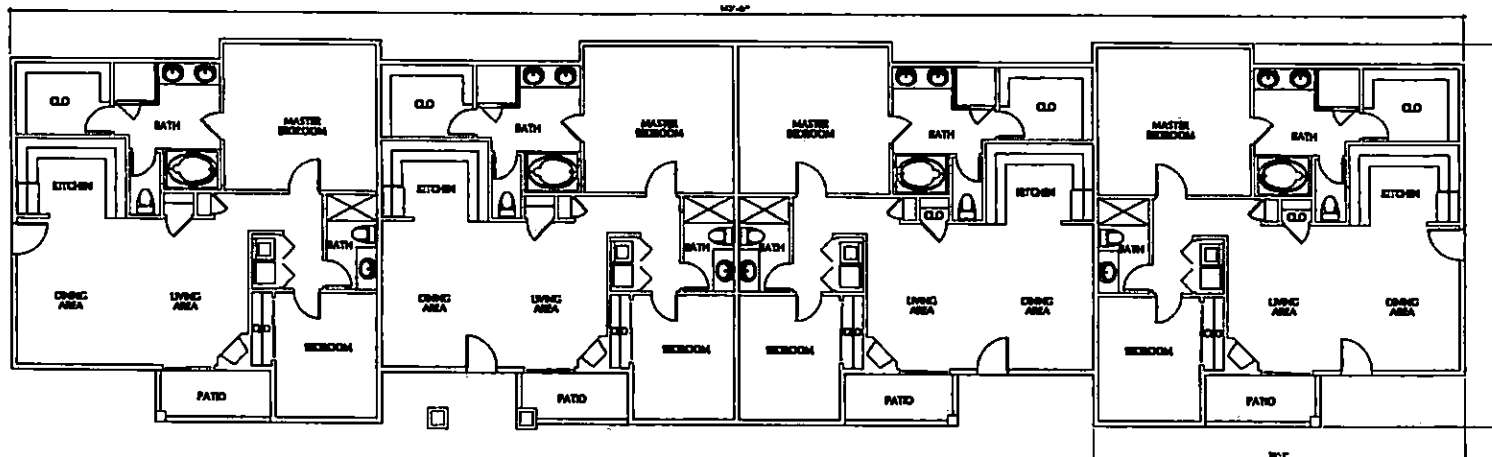
SDR-14306
REVISED
10/19/06 PC

ELEVATIONS - 2 UNIT BLDG.

FLOOR PLAN - 2 UNIT BLDG.

5300 N. Rainbow

10-03-06



FLOOR PLAN-4 UNIT BLDG.

FLOOR PLAN - 4 UNIT BLDG.

10-03-06



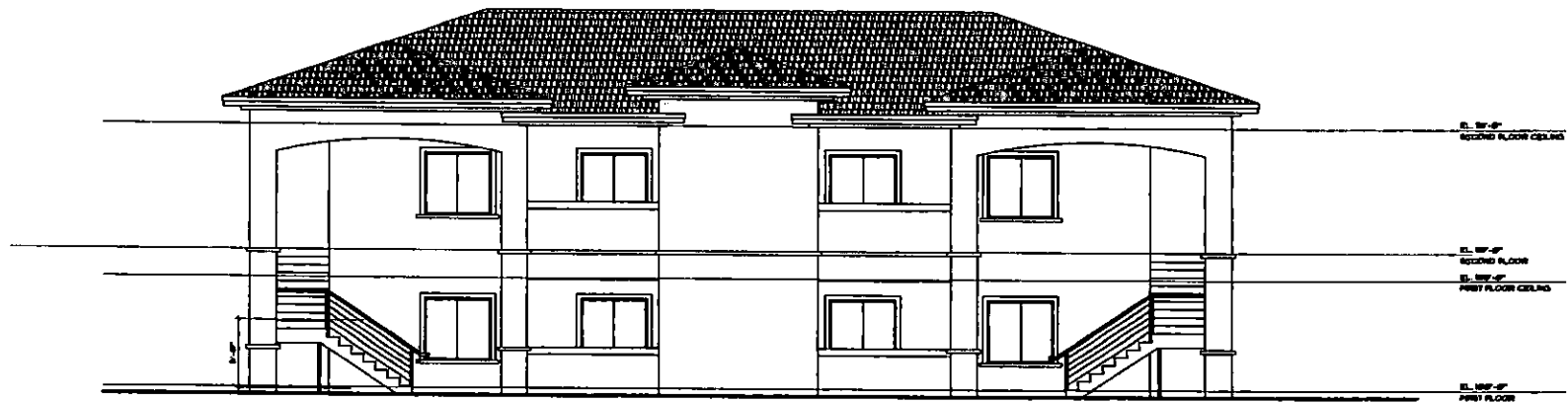
ELEVATIONS-4 UNIT BLDG.

ELEVATIONS - 4 UNIT BLDG.

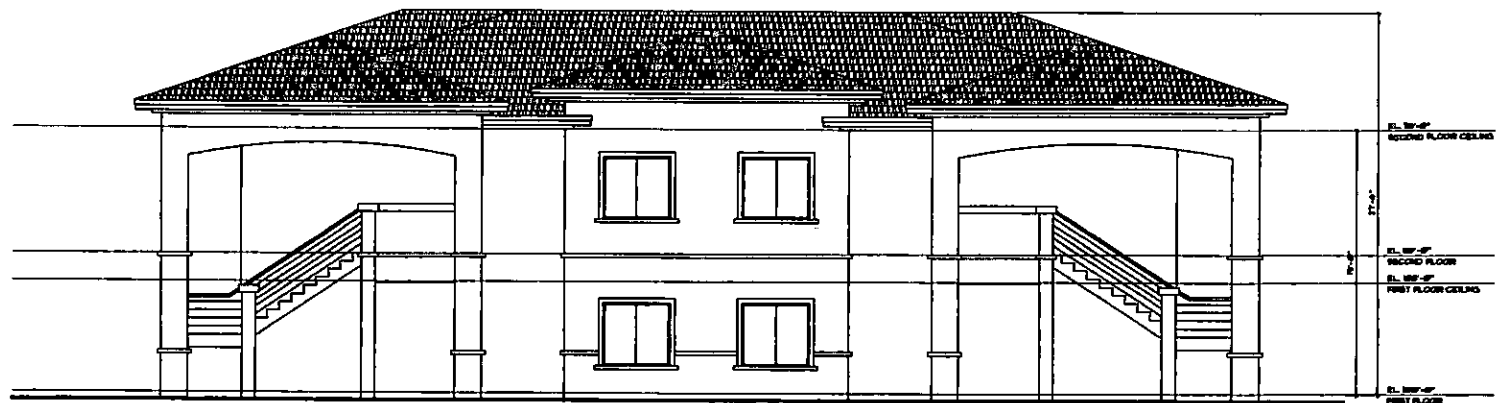
5300 N. Rainbow

RECEIVED
OCT 04 2006

SDR-14306
REVISED
10/19/06 PC



FRONT/REAR ELEV-8 UNIT
1/4"=1'-0"

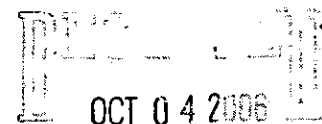


SIDE ELEV-8 UNIT BLDG
1/4"=1'-0"

EXTERIOR ELEVATIONS - 8 UNIT BLDG.



5300 N. Rainbow

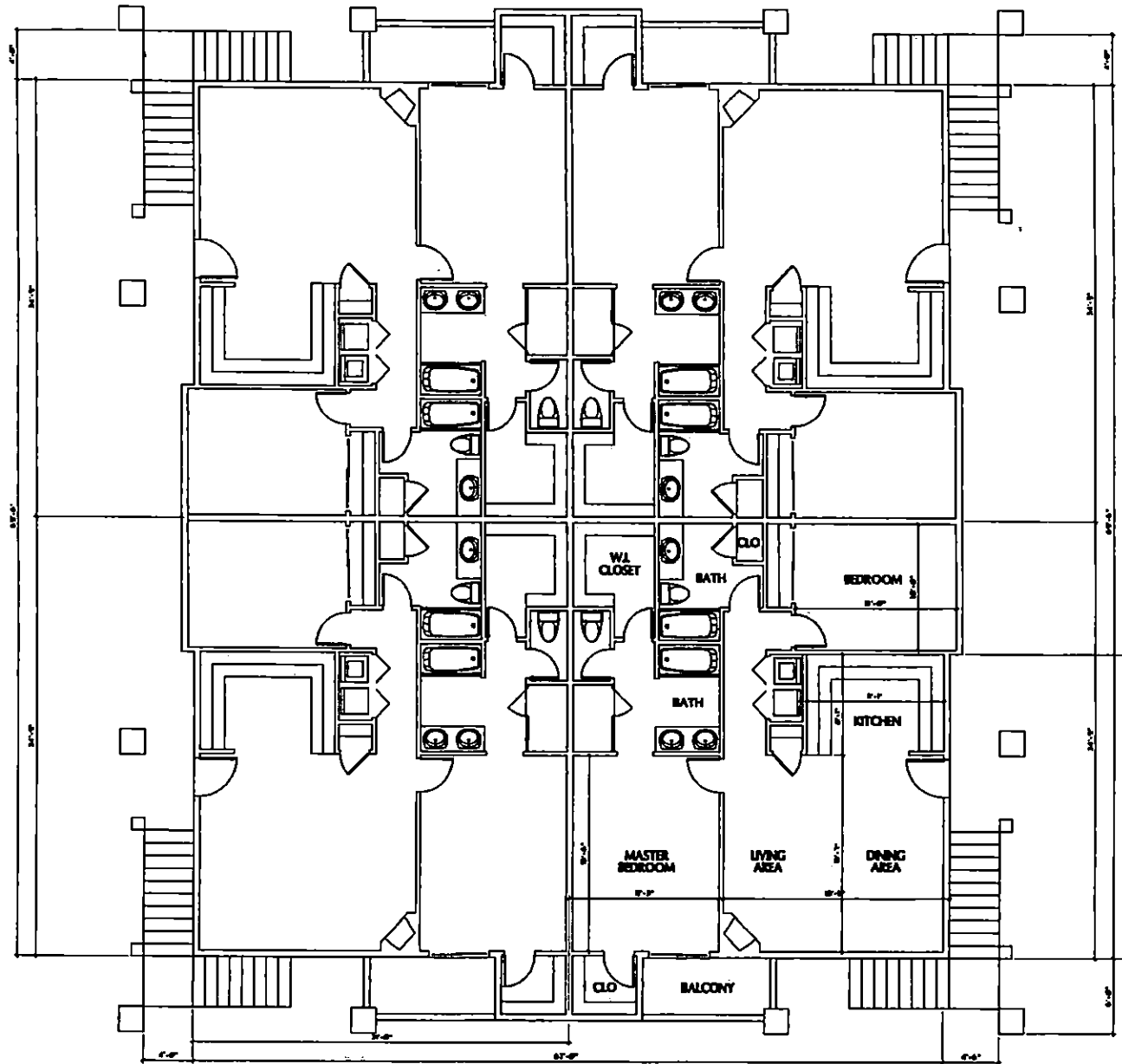


10.03.06

SDR-14306

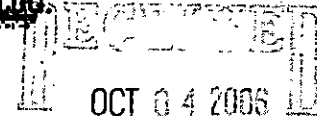
REVISED

10/19/06 PC



FLOOR PLAN - 8 UNIT BLDG.

FIRST AND SECOND FLOORS ARE IDENTICAL



SDR-14306
REVISED
10/19/06 PC

FLOOR PLAN - 8 UNIT BLDG.

5300 N. Rainbow

10.03.06

SDR 14306				
Bruce A. & Julie A. Khalilzadegan				
5300 N Rainbow				
Proposed 68 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	68	5.86	398
AM Peak Hour			0.44	30
PM Peak Hour			0.52	35
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rainbow Boulevard				
Average Daily Traffic (ADT)	7,836			
PM Peak Hour	627			
(heaviest 60 minutes)				
Ann Road				
Average Daily Traffic (ADT)	21,547			
PM Peak Hour	1724			
(heaviest 60 minutes)				
Rancho Drive				
Average Daily Traffic (ADT)	25,082			
PM Peak Hour	2007			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Rainbow Boulevard	32585			
Ann Road	51700			
Rancho Drive	34300			
This project will add approximately 398 trips per day on Rainbow, Ann and Rancho.				
This will increase expected volumes by about 5 percent on Rainbow and about 2				
percent on Ann and Rancho. Rainbow is at about 24 percent of capacity, Ann is about				
42 percent of capacity and Rainbow is at about 73 percent of capacity.				
Based on Peak Hour use, this development will add roughly 35 additional				

cars into the area; which works out to about one every two minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



SDR-14306 - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN
5300 NORTH RAINBOW BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

07/12/06

LAW OFFICE
Jay H. Brown, Ltd.
A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

June 12, 2006

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter
5300 N Rainbow Ave. APN #: 125-35-201-006

Gentlemen:

Please be advised that I represent Bruce and Julie Khalilzadegan with their applications for a General Plan Amendment, Site Development Plan Review, Rezoning and a Variance for the above mentioned location.

The proposed project will be a multi-family development of two story high condominiums which will require a Site Development Plan Review per Title 19.18.

Currently, the location is general planned Rural Density Residential which allows 3.59 units per acre. We wish to have 22 units per acre and therefore will require a general plan amendment to Medium Density Residential which allows 25.49 per acre. To keep the zoning consistent with the requested general plan amendment we are also requesting the zoning be changed from R-E (Residence Estate) to R-3 (Medium Density Residential).

Additionally, since the proposed location is adjacent to single family residential, a variance to allow multi-family residential is requested.

If you have any questions, please contact me or my assistant Shawn Schrott.

Very truly yours,


Jay H. Brown

JHB:ss

SDR-14306
10/19/06 PC

RECEIVED
JUN 12 2006

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
July 17, 2006

To Whom It May Concern:

Please deny the rezoning request ZON 14308; the General Plan Amendment, GPA 14304; the Variance, GAR 14309; and the Site Development Plan Review, SDR 14306.

This area is zoned R-3 on the master plan and should not be changed to medium density. There is already too much traffic on Rainbow Road, too many houses to add 68 Condos to the area. We urge you to please deny these requests! Thank you.

Earl & Audney Somerville

Earl and Audney Somerville
6817 Painted Canyon Ct.
Las Vegas, NV 89130

17 July 2006

To: Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

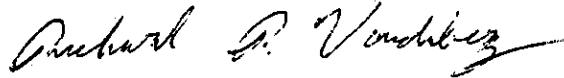
From: Richard Paul Vandenberg, Trustee
RPV Trust
6512 Echo Crest Ave.
Las Vegas Nevada, 89130

Re: Case: GPA-14304
SDR-14306
VAR-14309

I hereby strongly object to the proposed actions contained in the above referenced cases, and plan to attend the Planning Commission meeting set for 6:00 pm, July 27, 2006.

I purchased my property on July 1, 1996, Because the subdivision had R-1 zoning with only single story homes. It is a nice quiet area which will be harmed by multiple-family densities and multiple-car parking lots. My rear lot line is located entirely on the rear lot line of the referenced property. My neighbor to the south abuts the balance of the referenced property.
Multiple-family zoning should remain west of Rainbow Boulevard.

Sincerely,



Richard Paul Vandenberg, Trustee

P

5108 Back Street
Las Vegas, NV 89130-1809
17 July 2006

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Subject: Written Objections Related To:

GPA-14304
ZON-14308
SDR-14306
VAR-14309

Dear Sirs:

Thank you for the opportunity to file my written objections related to the proposed project at 5300 North Rainbow Boulevard (APN125-35-201-006) as described in GPA-14303, ZON-14308, SDR-14306, and VAR-14309.

I respectfully request you disapprove this project for the following reasons:

1. GPA-14304

- A. The surrounding area of this proposed project is comprised of single family residences located on large lots, some up to an acre in size.
- B. The homes adjacent and near this project are primarily single story homes. Multiple floor buildings would not be in keeping with the design of the area.
- C. Increasing the density of this area will put additional burdens on the local fire and police stations.
- D. There is a child care center immediately adjacent to the proposed project which could be adversely affected by increased traffic flow and noise in the area.
- E. Depending on which elementary school would be assigned to this project, the addition of 68 condominium units would add an additional burden on the already stressed local elementary schools of Joe Neal and Earnst May.
- F. The addition of 68 condominium units would significant increase the traffic flow along North Rainbow Boulevard including egress onto a road with a 45 mph speed limit in that area.
- G. The majority of the public, who attending the community meeting of 15 June 2006, at the Santa Fe Hotel & Casino, did not support this project.

P

Subject: Written Objections

- H. The project presenter stated the public comments would be submitted to the project developer and a future community meeting would be conducted to share new project designs, but apparently was not the intention.
 - I. This proposed project does not fit the Centennial Hills Section of the Master Plan and will detract from the surrounding area.
-
- 2. ZON-14308
 - A. Same as above.
 - 3. SDR-14306
 - A. At the community meeting of 15 June 2006, at the Santa Fe Hotel & Casino, the project presenter did not mention to the attending public that there would be any requests for waivers of the required perimeter landscape buffer. In fact, the project presenter emphasized the fact that there would be significant landscape buffers, particularly adjacent to the immediate properties to serve as a barrier between properties.
 - B. Without landscape buffers, residents in the immediately adjacent properties to the proposed project will lose all aspects of privacy.
 - 4. VAR-14309
 - A. At the community meeting of 15 June 2006, at the Santa Fe Hotel & Casino, the project presenter did not mention to the attending public that there would be any requests for variances from the required setbacks. In fact, the project presenter emphasized the fact that there would be significant setbacks which would contribute to the maintenance of the privacy of the residents of the adjacent properties.
 - B. Without proper setbacks, the privacy of the adjacent residential property owners will be significantly compromised.

Respectfully,


Donald S. Rennie, RN, PhD



The way it should be

July 26, 2006

City of Las Vegas
Planning & Development Department
Current Planning Division
Flinn Fagg, Manager

In re: Objection to GPA-14304, ZON-14308 and VAR-14309 and SDR-14306

Dear City Personnel:

As the property owner of 18.66 gross acres located at the southwest corner of Ann Road and Rebecca, PN II, Inc, dba Pulte Homes Las Vegas, formally **objects** to the aforementioned zoning applications.

As the City knows, Pulte was recently approved to build 78 detached single family homes on 18.66 gross acres just north of the applicant's proposed site at a density of 4.11 dwelling units per acre.

The applicant's property currently resides in a RE district which allows a maximum density of 3.59 dwelling units per acre. The proposed 68 condominiums would create density exceeding 19 units per acre: almost five times the density that was recently awarded to the Pulte community just north.

Pulte seriously questions the merit or value of this proposed project insofar as it significantly challenges the rural aspects of the area and fails to maintain the larger detached home feel of the entire corridor. At minimum, the applicant's density must be significantly reduced to a level more in keeping with the existing area.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Craig Chemey".

Craig Chemey, esq.
Pulte Homes Las Vegas
702-914-3035 phone
702-914-4997 fax

R

34-37

P

July 26, 2006

VIA FACSIMILE
702-474-0352

Las Vegas Planning Commission
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Re: Zoning Case Numbers: GPA-14304, ZON-14309, and SDR-14306

Dear Commissioners:

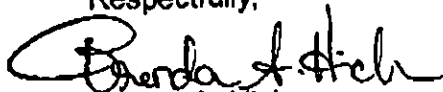
I am contacting you regarding the above referenced zoning case numbers as I reside at 6550 West Hammer Lane. I am speaking out to voice my opposition for the proposed condominium project associated with these case numbers, and ask that you accept this letter as my formal objection to this project.

This project falls within the boundary of the recently adopted Rural Neighborhood Preserve and feel this project is way to dense for the surrounding area that is currently zoned RE. I furthermore more feel that the request to encroach on the existing development by allowing a setback waiver, of 10-foot sides and 23-rear yard where the Code requires 87 feet, is inappropriate for the area. It is also my concern that the increased traffic would negatively impact the area as well.

I would however support a project that did not have such a high density on the 3.52 acres. I would support a project that more closely resembles the development surrounding the area. I understand that land is at a premium and that development is inevitable, but don't feel a density of 19.31 du/acre, in this case is beneficial.

Thank you for your consideration of my request.

Respectfully,


Brenda A. Hicks
Homeowner
702.655.5874

R

34-37
P

July 19, 2006

Planning and Development Department
Current Planning Division

Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED

JUL 25 4 10 PM '06

PLANNING AND
DEVELOPMENT

Subject: Applications for: Rezoning ZON-14308
General Plan Amendment GPA-14304
Variance-14309
Site Development Plan Review SDR-14306

My wife and I own and reside at 6513 Echo Crest Avenue and our property is directly adjacent to the property at 5300 Rainbow Blvd for which the subject applications were made.

We appreciate and agree with the recommendation for denial made by the Current Planning Division Staff for these applications.

We further wish to state our strenuous objection to any consideration of approval of any of these subject applications. It is our understanding that the applications are for a 68 multi-story condominium development, without garages, to be positioned around the exterior of the property.

We object for the following reasons:

- 1) Single-family residences that are zoned as R-1 or R-E surround this property. This proposed development is not consistent with the existing residential neighborhood or the master plan for development.
- 2) All present property owners will experience a substantial loss in the value of their residences if this proposed development is allowed to proceed.
- 3) All planning of the infrastructure is based on the master plan for development. If high-density developments like this are allowed, all services will be overloaded including all utility services, roadways, schools, police and fire protection and health services. The growth in this area has already overloaded our schools, hospital emergency rooms and the water system. The roadways in these neighborhoods were not designed to take this kind of high-density development.
- 4) All of the existing residences adjacent to this proposed development in my area have spent considerable time and monies in the improvement of their properties by installing pools, patios and landscaping. We will lose our privacy in our own back yards if this multi-story development is allowed.
- 5) The Planning Commission has a history of denying any rezoning or variances not consistent with a minimum of R-1 zoning for all prior developments.

Finally all other residences in the area would experience a large financial loss and a lower quality of life if these applications were approved.

We wish to thank the staff for their recommendation of denial for all these applications and express our desire that the Planning Commission follow the staff recommendations.

Sincerely,



Bruce R. Gardella



Bruce Gardella
6513 Echo Crest Ave
Las Vegas, NV 89130

ITEM # 34-37 R
CASE # _____
PC MTG 7.27.06 D

CC: Steven D. Ross, Ward 6 Councilman

We the residents signed below are opposed to the following item listed below. We feel that this is not compatible with the area and the density does not comply with the master plan. The variance does not follow the guidelines set before us established by the Las Vegas city codes that have been adopted. The following item is set to be heard before the Planning Commission on July 27th. We believe that our voice needs to be heard.

GPA-14304, ZON-14308, VAR-14309 & SDR-14306

APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN
Request to amend a portion of the Centennial Hills Sector Plan of the Master

Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

on 3.52 acres at 5300 North Rainbow Boulevard.

Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET

IN THE SIDE YARD AREA AND 23 FEET IN THE REAR YARD WHERE 87 FEET IS THE MINIMUM SETBACK REQUIRED

Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

Name
Phone #

Address

Signature

1. Rich Stevens
Shirley J. Stevens 5216 Blackport Ct
655-1555 89130 Rich Stevens
Shirley J. Stevens
2. Tisha & MATTHEW SICILIANO 5300 Blackport Ct
89130 Tisha & Matthew
3. Rocky & Candace Becken 5217 Blackport Ct
645-0577 Candace Becken Rocky Becken
4. Suzanne & Peter Merelli 5208 Blackport Ct
399-8905 Suzanne Merelli
5. Victor & Martha Salazar 5200 Blackport Court
638-2826 Victor Salazar

ITEM # 34.37
CASE # _____
PC MTG 7.27.06

1. Regina Butler 6508 Echo Crest Ave
Regina Butler
2. Misti Miller 6509 Echo Crest Ave.
Misti Miller
3. Mary Stuart 6500 Echo Crest Ave.
Mary Stuart
4. Jeff Wain 6449 Breakport
Jeff Wain
5. Carol Nicholson 5233 Rebecca Rd. 8930
Carol Nicholson
6. CAREY MITCHELL 5312 REBECCA RD
Carey C. Mitchell
7. JARVIS LEWIS 5320 REBECCA RD
Jarvis Lewis
8. SERGE G. MILLER 6441 Rancho Santa Fe
Serge Miller
9. DAVID REYES 6437 Rancho Santa Fe
David Reyes
10. DICK VIETHS 6428 RANCHO SANTA FE
Dick Vieth

NAME

ADDRESS

SIGNATURE

PHONE #

1. MARION EDRAEIN 5325 DANA SPRINGS WAY, LAS VEGAS NV 89130

Marion E. Edrae

2. CYNTHIA K RANDALL 5333 Dana Springs Way LV. NV 89130

Cynthia K Randall

3. Susan Gain 5336 Dana Springs Way LV. NV 89130

Susan Gain

4. William Gain 5336 Dana Springs Way LV. NV 89130

William Gain

5. KEVIN NASCHKO 5221 DANA SPRINGS WAY LV. NV 89130

Kevin Naschko

6. LEO SHAEK 5224 DANA SPRINGS WAY LV NV 89130

Leo J. Shaek

7. LEONARD KELLER 5808 Dana Springs Way

Leonard Keller

8. Sherri Aragon 5228 Dana Springs LV NV 89130

Sherri Aragon

9. BERNA PISERIN 6501 ECHO CREST AVE 89130

Berna Piserin

10. BARBARA MILLER 6504 Echo Crest Ave 89130

Barbara C. Miller

NAME

ADDRESS

SIGNATURE

PHONE #

1. Robert Gorman 5320 Dana Springs Way.
Robt Gorm

2. ZENOBIWA WATSON 5321 DANA SPRINGS WAY
Zenobia Watson

3. Mark Short 5329 Dana Springs Way
MARK SHORT

4. JASON BURKHOLDER 5333 Dana Springs wy
Jason Burkholder

5. Sharon Plager 5312 Dana Springs Way
Sharon Plager

6. MARIE CORDER 5312 Dana Springs Way
Mari Cordrey

7. RAY CORDER 5312 Dana Springs
Ray Cordrey

8. TAMARA SHORT 5329 Dana Springs Way
Tamara Short

9. Camela Holmes 5324 Dana Springs Way
Camela Holmes

10. Darwin Holmes 5324 Dana Springs Way
Darwin Holmes

NAME

ADDRESS

SIGNATURE

PHONE #

1. Julie Westlund 5308 Dana Springs Way
Julie Westlund 395-1892
2. Steve Westlund 5308 Dana Springs Way
Steve Westlund
3. Kristen Boehler 5316 Dana Springs Way
Kristen Boehler 365-7958
4. GRADY DAVIS 5316 DANA SPRINGS WAY
Grady Davis - 683-5161
5. Donald Heider 5316 Gem Lake Ct 655-0178
6. CARMELA LO CASCIO 702 645 6132
6700 SNAKE RIVER AVE 89130 Carmela Place
7. JEAN SHEPHERD Jean Shepherd 702-655-7981
6705 Snake River Ave.
8. PAUL TUCK Paul Tuck
6708 SNAKE RIVER AVE 278-0862
9. JOE LESKO Joe Lesko
6800 SNAKE RIVER 658-0687
10. MARTIN & HEATHER GRIMES
6716 Snake River 658-8094 *Heather Grimes*

NAME

ADDRESS

SIGNATURE

PHONE #

- (702) 449-0676.
1. Maria Barahona Maria Barahona
5213 Sun Gem Ct. Las Vegas NV 89130.
 2. Mary Goodspeed Mary Goodspeed 655 6094
5217 Sun Gem Ct. Las Vegas NV 89130
 3. MARION BADGER 655-2726
5220 Sun Gem Ct. L.V. Nev. Marion Badger
 4. T.J. Kagebein 515-1356
5212 Sun Gem Ct. L.V. NV T.J.
 5. Karl Kagebein
5212 Sun Gem Ct. LV NV 89130 515-1356 K. Kagebein
 6. Cathalina Baugh 395-5902
5204 Sun Gem Ct. L.V. NV 89130 273-0003
 7. Leslie Balemah 5200 SWL Gem Ct
Leslie Balemah
 8. Jeanette Wilhelm Jeanette Wilhelm 234-4905
5908 Old Ridge Rd. N.L.V. 89031
 9. Linda Bearden Linda Bearden 878-9364
5208 Sun Gem Ct. L.V. NV 89130
 10. TIM BEARDEN Tim Bearden
5208 Sun Gem Ct. L.V. 89130

NAME ADDRESS SIGNATURE

PHONE #

James Evans
Margaree Evans - 5201 Blackport Ct. Margaree E

2. Rob Jr 6625 Rancho Santa Fe
232-9236 Robert Jestic
~~Rob Jr~~

3. Lynne Erickson 16617 Rancho Santa Fe
656-9270 89130 89130

4. Mike Beyer 5201 Gem Lake Court Mike Beyer
396-4908

5. Marlin K. Patsky 5205 Fern Lake Ct
727-656-6387

6. RAY + VICKIE ADNEY 5209 Fern Lake
233-1274 Los Angeles 89130

7. BILL BUTLER 5217 Gem Lake at Willow
656-1481

8. Shelley Camillo 5220 Gem Lake Ct. L.V. NV 89130
227-4530 Shelley Camillo

9. RALPH KELLY 5208 GEM LAKE CT. L.V. NV 89130
656-1441 Ralph Kelly

10. JEANANNE KELLY 5208 GEM LAKE CT. L.V. NV 89130
656-1441 Jeananne Kelly

NAME

ADDRESS

SIGNATURE

PHONE #

1. Kelly Roberts 5200 Gem Lake
218-9532 Kelly Roberts
2. Glenda Hall 2398 N. Rainbow Blvd Glenda Hall
658-8481
3. Sommer Diller 5348 N. Rainbow Blvd.
645-6062
4. J. GALANGA = 6401 W. HAMMER LN
LV. NV. 89130 - 598-3712 / 355-0205
5. Raymond L. Metz 6551 W. Hammer Ln. Raymond L. Metz
Las Vegas Nev. 89130 702-871-7772
6. Stanley Venesky 5213 Black Port Ct Stanley Venesky
396-6064
7. ARENO SCHOUTEN ARENO
6613 RANCHO SANTA FE 89130 528-5375
8. Jennifer Haccia 325-5212
5209 SunGem Ct., Las Vegas NV 89130
9. ROBERT BORTEN Robert Borten 630-7771
5209 SUN. GEM CT LV NV 89130
10. Elisa Mallegos 5704 Dana Springs way
445-4715

NAME ADDRESS SIGNATURE

PHONE #

1. JOSEPH CASEY 6521 RANCHO SANTA FE DR 89130
655 4275
2. LORI Faulkner 5201 Dana Springs Way 89130
430-8965
3. Bert Lucas 5217 Dana Springs Way 89130
655 6223 Bert Lucas Jr.
4. Jim R Stuart 6500 Echo Crest Av. 89130
Jim R Stuart 656-6507
5. Bill Miller 658-4730
6504 Echo Crest Ave.
6. Richard Vandenberg 658 4743 Richard Vandenberg
6512 Echo Crest Ave 89130
7. Sheryl Gardella 645-2177 Sheryl Gardella
6513 Echo Crest Ave 89130
8. Bruce Gardella 645-2177 Bruce Gardella
6513 Echo Crest Ave 89130
9. SCOTT ROMAN 429-0034 Scott Roman
6505 Echo Crest Ave LUNV 89130
10. WILLIAM C MILLER 6504 Echo Crest Ave
384-2268 William C Miller

NAME

ADDRESS

SIGNATURE

PHONE #

1. MARK HETER Mark Heter
5305 REBECCA RD 89130 [702-655-1581]
2. SUE CAMPBELL Sue Campbell
5209 BLACK PORT CT. 89130 702-645-5486
3. NORMA ROEBKE Norma Roebke
5205 BLACK PORT CT 655-8034
4. LEROY ROEBKE Leroy Roebke
5205 BLACK PORT CT 655-8034
5. ELAINE MONTEIRO Elaine Monteiro
702-325-0622 15517 BOWMAN HWY
6. DAMON EVANS Damon Evans
5204 BLACK PORT CT 277-9495
7. JOHN KELLEY John Kelley 655-6031
5212 BLACK PORT CT
8. DAVID BELCHER 645-1676
6611 W. HAMMER LN. David M. Belcher
9. HEBERT SHANKS
6701 S. DUCK RIVER AVE Hebert Shanks
10. LAUREN WRIGHT 702/8100870 (702) 515-1467
7774 Hidden Enclave Las Vegas Lauren Wright

NAME

ADDRESS

SIGNATURE

PHONE #

1. WARREN L. WOODARD 1205 SMOKE KISS AV (Las Vegas)
NV 89130 (702) 525-3317
2. RONALD J. GARDE 6716 Rio Grande Las Vegas, NV 89130 Run Up
3. BRYAN Sisson Bryan Sisson
6709 PAINTED CANYON CT,
LAS VEGAS, NV 89130
4. LINDA Smith Linda Smith
6701 Painted Canyon Ct
Las Vegas NV 89130
5. Denise & Perry Bell Denise Bell
6700 W Painted Canyon Ct 396-7415
6. Tiffany Hubbard
6708 Painted Canyon Ct
Las Vegas, NV 89130 951-7389
7. JENNIS E. EVANS JENNIS E. EVANS
6717 Painted Canyon Ct. 285-1520
8. Cindy Ferris Cindy Ferris
6717 Painted Canyon Court 498-7547
9. _____
10. _____

NAME	ADDRESS	SIGNATURE
<u>PHONE #</u>		

1. MARK RODNEY 6808 Snake River Ave

702-296-7803

2. Jamona Woodard 6805 Snake River Ave

Jamona Woodard 658-3397

3. CHARLES ADASZIK 818-3726 Charles Adasik

~~702-202-619-770-0439~~

4. Jay Lamb

383-0544

5. Shelley Juchulik

6805 P.O. Sands Crt 383-0544

6. Terival D. Luch

6800 PAINTED CANYON Ct. 658-6545

7.

8.

9.

10.

NAME

ADDRESS

SIGNATURE

PHONE #

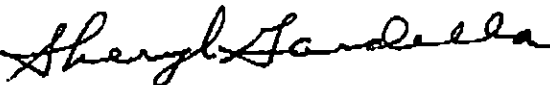
1. Mike + ELFRIEDE LeRoy
4413 Port Breeze DR 89031 6557421
2. Karina Schacht
8909 Medicine Wheel Ave Las Vegas 89143
3. Julee + Steve Westlund ~~Julee Westlund~~
5308 Dana Springs Way 395-1892.
4. John R. Hall ~~GP - 8481~~
5398 Vandenberg Ln. W. 89130
5. Lenna Vigoreaux ~~Lenna Vigoreaux~~
5400 W Cheyenne Ave #1092 Las Vegas NV 89108.
6. Peberan Punion
7808 Weeping Pine Ct Las Vegas 89143
7. Chase Diller 767-4296
8020 Nestled Vista 89128 Las Vegas NV
8. Jhonna Diller 4655 N. Chieftain St.
Jhonna Diller L.V. NV 89129
9. _____
10. _____

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>PHONE #</u>		

TO: Glenn Trowbridge
Steven Evans
Richard Truesdell
Bryon Goynes
Leo Davenport
David Steinman
Sam Dunnam

FROM:

Sheryl Gardella



RE:

SDR-14306

DATE:

October 11, 2006

I am opposed to the SDR-14306 proposal because it contains two story condominium units. The entire neighborhood directly surrounding this property is all one story single family residential homes and a one-story day care center.

Many residents of the neighborhood attended the neighborhood meetings held at the Sante Fe and presented various objections to this condominium project and, specifically, the site plan. These residents also stated they had no objections to the development of the property if it was a project that was single story and a density level consistent with the surrounding area. The project is out of character with the neighborhood and is of no benefit to the neighborhood.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-15231 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Al Strand

MOTION:

DAVENPORT – DENIED – Motion carried with STEINMAN voting NO

To be heard by City Council on 11/15/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 23 [GPA-15231], Item 24 [ZON-15233] and Item 25 [SDR-15235].

JIM MARSHALL, Planning and Development Department, explained that the medical conversion request is not appropriate in relation to adjacent rural residential uses. In addition, there was one protest at the neighborhood meeting; therefore, staff recommended denial. MR. MARSHALL indicated that, if the applications should be approved, an additional condition would be added to indicate that the ZON-4635 and SDR-4638 be expunged from the record.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 23 – GPA-15231

MINUTES:

CHARLES SHIELDS, owner of the property was present.

COMMISSIONER DAVENPORT verified with MR. MARSHALL that on October 6, 2004 a portion of the site was amended to Office and the applicant is now seeking to expand that amendment to the northern portion and add parking and additional landscaping. COMMISSIONER DUNNAM verified with staff the site has two different zoning designations without a property line. MR. RANKIN added that when this went before the City Council, the City Council deleted the northern portion of the property from the application and changed the general plan to Office. There was a concern by Council to buffer the residential property to the north.

COMMISSIONER STEINMAN asked if the adjacent property owners are in agreement with this request. MR. SHIELDS replied that one of the owners was not forthright. He had moved and sold the property. The current owner hopes that the property will be successful. The second property owner expressed concern about the parking against his property line. In addition, with the landscaping in the corner, his property will not be impacted.

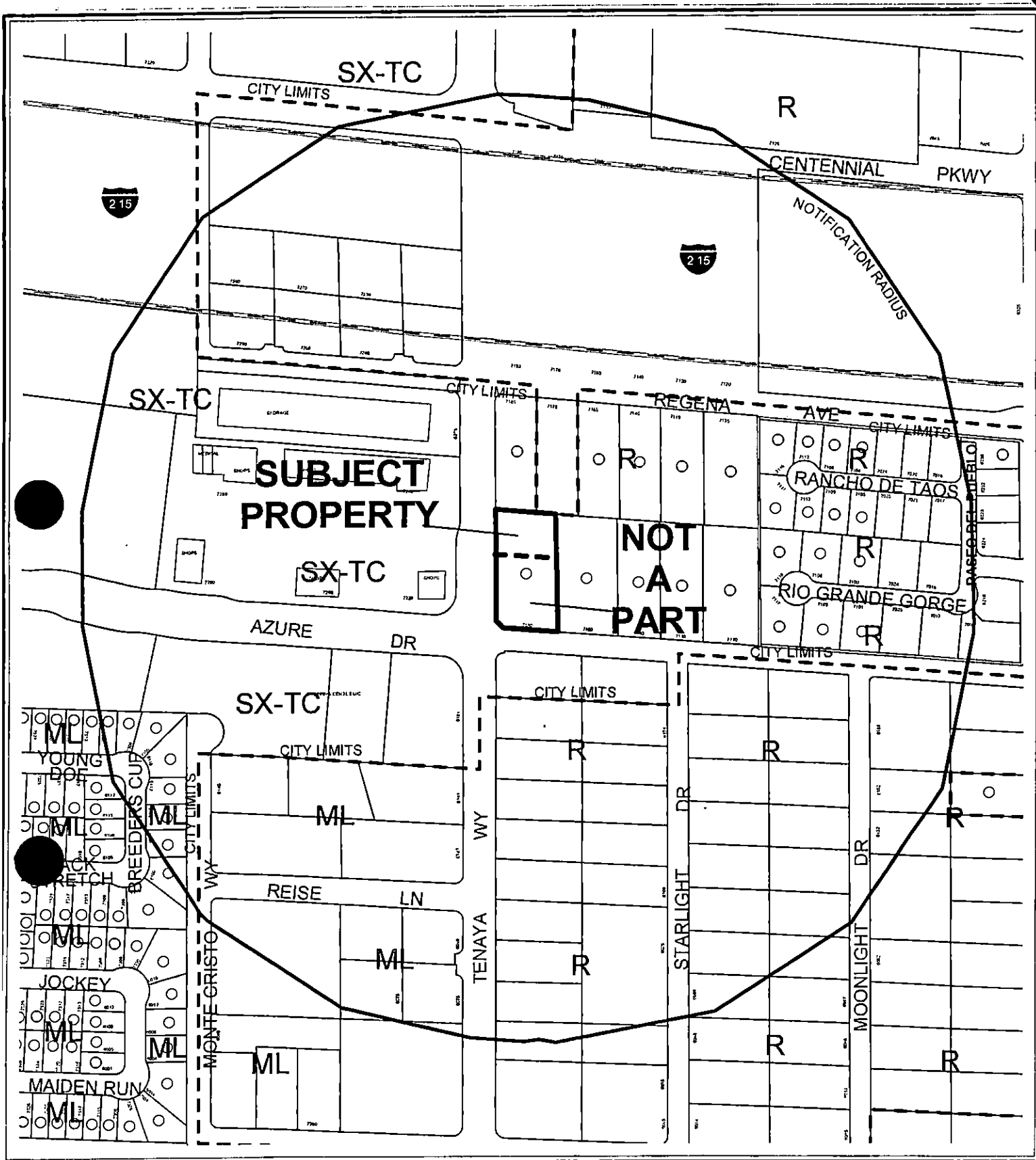
COMMISSIONER TRUESDELL stated he did not support the first portion of this application because of spot zoning. The Council clearly did not want the entire site to be rezoned and nothing has changed since then; therefore, he would not support the request.

COMMISSIONER DAVENPORT pointed out the only letter received reflected opposition to the rezoning and no other support letters were obtained from other residents.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 23 [GPA-15231], Item 24 [ZON-15233] and Item 25 [SDR-15235].

(7:28 – 7:34)

1-1705



CASE: GPA-15231

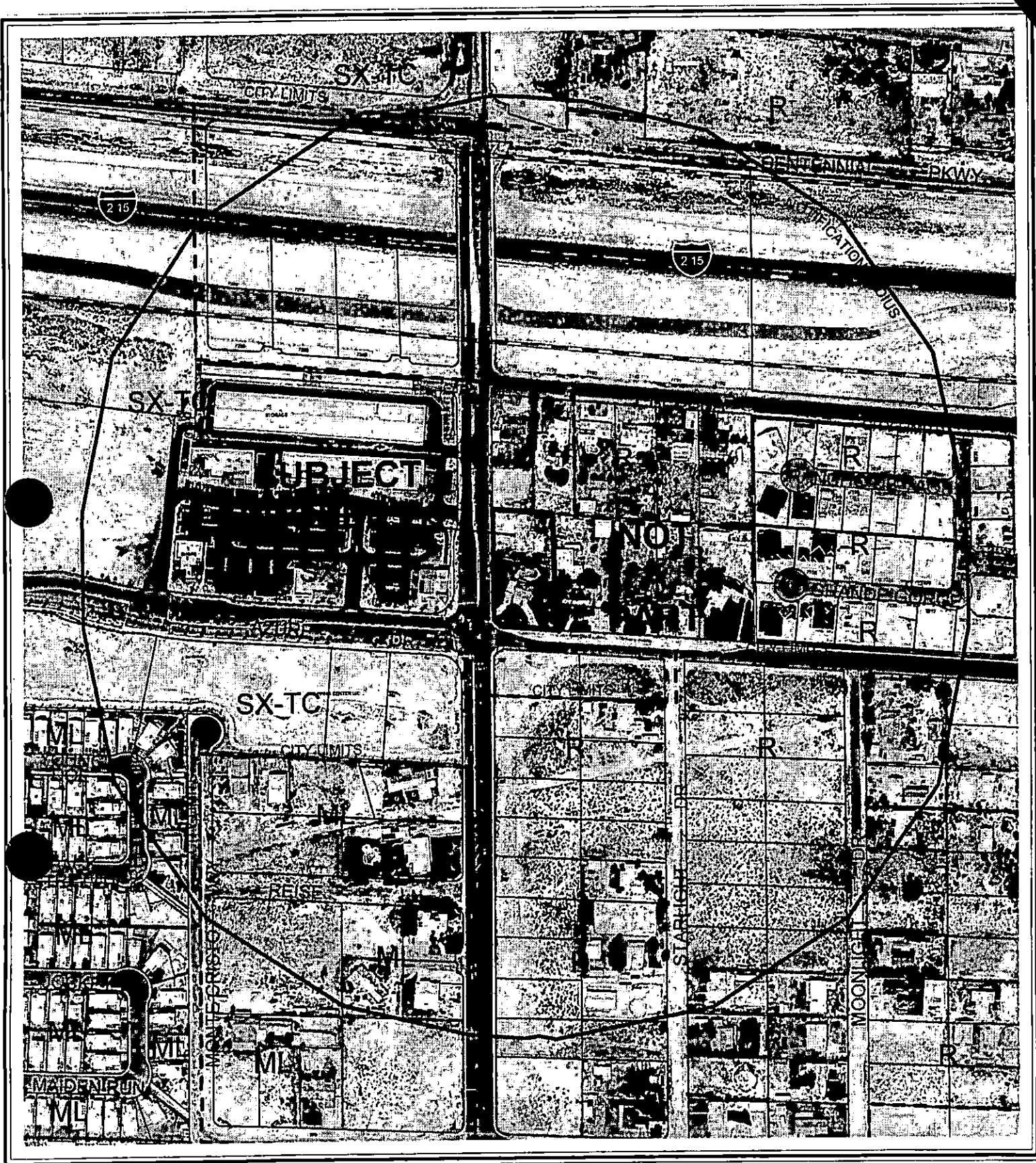
RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)



CASE: **GPA-15231**

RADIUS: 1000 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-15231 - APPLICANT/OWNER: CHARLES H. SHIELDS
AND GAIL W. SHIELDS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL.

GPA-15231 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application seeks to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural Density Residential) to O (Office) on 0.96 acres at 7180 West Azure Drive.

The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the amendment of the General Plan, the applicant is requesting a Rezoning (ZON-15233) and a Site Development Review (SDR-15235).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008).
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone.
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
<i>Related Building Permits/Business Licenses</i>	
No building permits pertain to this site.	
<i>Pre-Application Meeting</i>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.

GPA-15231 - Staff Report Page Two
 October 19, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8.5 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

JM

GPA-15231 - Staff Report Page Three
 October 19, 2006 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	7 Trees	14 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
TOTAL		30 Trees	50 Trees	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
SubTotal	2,860 SF		12	1	36	2	
TOTAL			13		38		Y

GPA-15231 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

ANALYSIS

The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion of the use, a separate building approximately 4,525 square feet in size, is planned for the future. On-site parking is located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure and Tenaya. Perimeter landscaping that meets the minimum requirements of Title 19 is indicated on the landscape plan.

Adjacent to the site are single-family residences to the north and east, undeveloped residential designated property to the south, and undeveloped property in the Town Center Plan Area to the west. The Southeast Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation to O (Office) to accommodate a medical office.

FINDINGS

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

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

The proposed O (Office) General Plan designation provides for small lot office conversions as a transition along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. The proposed O (Office) designation is inconsistent and not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses to the north, south and east. Furthermore, the proposed O (Office) designation is not recommended for this particular site due to potential of the encroachment of office use into a Rural Preservation Neighborhood.

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

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed medical office conversion on 0.96 acres. This zoning designation is compatible with the existing SX-TC (Service Commercial – Town Center) designated properties to the west; however, the proposed P-R (Professional Office and Parking) zoning is not compatible with the R-E (Residence Estates) zoned property to the north and east and the U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south. The proposed P-R (Professional Office and Parking) zoning would also create a inconsistent and incompatible situation.

GPA-15231 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #41, at 6989 Buffalo Drive (located south of Elkhorn Road) is the closest city facility to the site.

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

There are no other adopted plans or policies that apply to this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

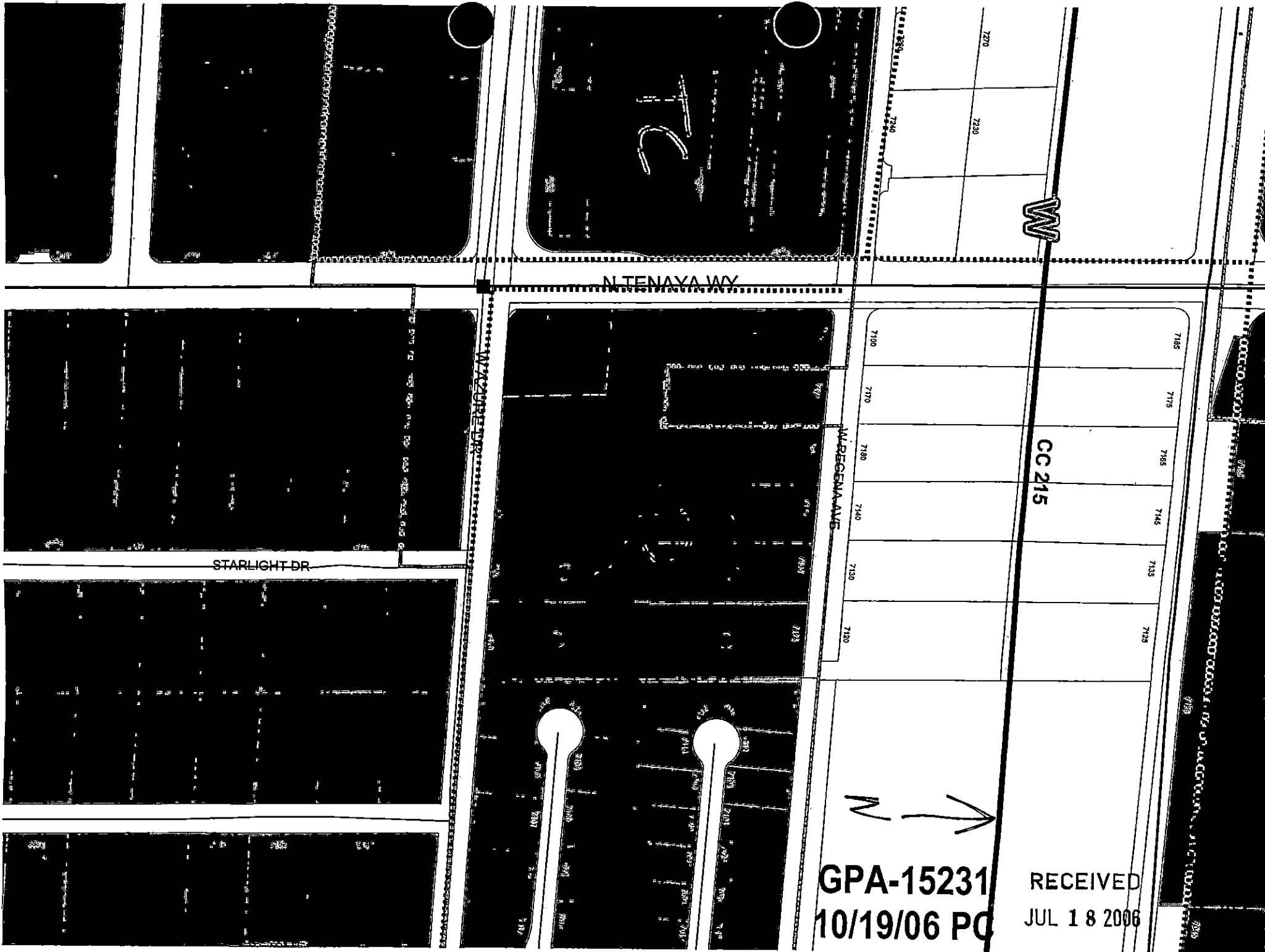
NOTICES MAILED 71 [Mailed with ZON-15233 & SDR-15235]

APPROVALS 0

PROTESTS 1



interest.doc
JUL 1 8 2006



Captain. C.H. & Dr. G. W. Shields

7180 West Azure Dr,
LAS VEGAS, NEVADA 89130
U.S.A

Tel (702) 658 3385 Cell: (702) 525 4668
Fax: (702) 658 8202
Email sq2000@attglobal.net

July 18th, 2006

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

Re: Justification Letter: 7180 west Azure Dr, Las Vegas.89130

The applicant is proposing a General Plan Amendment from Rural to Office, a Rezoning from Rural to Professional Office and a Site Design review on approximately one acre.

The applicant is proposing a medical office building. Currently there is a residence on the property that would be remodeled to accommodate the medical office uses. The applicant also proposes a 4,500 square foot medical office expansion in the near future. The existing building is surrounded by mature intense landscaping and will remain residential in character. The proposed site plan satisfies Title 19 development requirements including parking and landscaping. The original project scope is above. This letter is to complete the action to include the appropriate parking.

The site is located east of Tenaya Way and north of Azure Drive just south of the 1-215 Beltway and east of US-95. Although the proposed site is planned for rural use, immediately west of the site is planned and zoned Town Center (TC). The TC category is described as a General Commercial Planned Development. The equivalent General Plan Categories for the TC designation are Service Commercial, General Commercial, Office, Light Industrial/Research and High Density Residential. TC is described as "a mixed uses employment center development category" created by the intersection of US95 and the proposed beltway systems. Uses include mall facilities or shopping centers and other retail facilities: high density residential uses: planned business: office and industrial park: and recreational uses.

The proposed General Plan Amendment and Rezoning from Rural to Office Professional is the ideal transition from this high density, urban master planned community which is immediately adjacent to the proposed site, and the residential development to the southeast.

GPA-15231
10/19/06 PC

RECEIVED

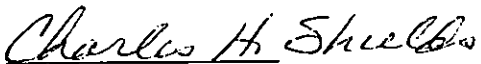
JUL 18 2006

Page 2 – Justification Letter for 7180 west Azure Dr, Las Vegas. 89130.
City of Las Vegas Planning and Development

Further, the burdens imposed by such a change will be consistent with those imposed by the TC uses as well as the current traffic flow on Tenya and Azure just south of the Beltway.

The proposed plan amendment and rezoning is compatible with the TC to the east and furthers the goals of the general plan by promoting transitional zoning where appropriate.

Please contact me if you have any questions or concerns.


Charles Shields

GPA-15231
10/19/06 PC

RECEIVED

OCT 19 2006

October 13, 2006

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: GPA-15231, SDR-15235, ZON 15233

To Whom It May Concern:

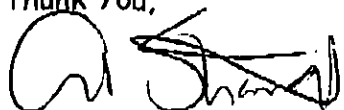
I, Al Strand, strongly oppose and object to the above mentioned proposals. I own the property at 7120 West Azure Drive. I am NOT in agreement of any kind of rezoning, re-planning, or redevelopment of the property at 7180 West Azure Drive. My opposition comes in part from the following:

-The allowance of rezoning for this one property only, creates an unfair situation on the immediate surrounding property owners that may have also wanted to rezone their properties in the past and were unsuccessful in part due to the recent development of additional residential housing built adjacent to the surrounding properties. What allows the property at 7180 West Azure Drive in whole or part to be rezoned and not the surrounding properties?

-In regards to re-plan from Residential to Office, rezone from Residence Estates to Professional Office and Parking, and redevelopment from Single Family to an Office my concern as a neighboring property would be the traffic and parking conditions that would follow. An increase in traffic and parking in the immediate area raises not a just a safety concern to the associated neighbors, but also a property value concern over the high traffic that could come from the re-planning, rezoning, and or redevelopment.

I strongly request that the above mentioned proposals NOT be granted, in concern for the surrounding properties and the community in a whole. I am not able to attend the Planning Commission meeting in person on October 19, 2006 at 6 p.m. and request that this written response be my representation in my absence. If there are any questions, please feel free to contact me.

Thank You,

A handwritten signature in black ink, appearing to read 'Al Strand', written over a horizontal line.

Al Strand

Property Owner/Resident

7404 Wittig Ave

Las Vegas, NV 89131

Tel: 702-320-4159

Cel: 702-460-1334

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-15233 – REZONING RELATED TO GPA-15231 – PUBLIC HEARING –
APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request for a Rezoning
FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING)
on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Al Strand

MOTION:

DAVENPORT – DENIED – Motion carried with STEINMAN voting NO

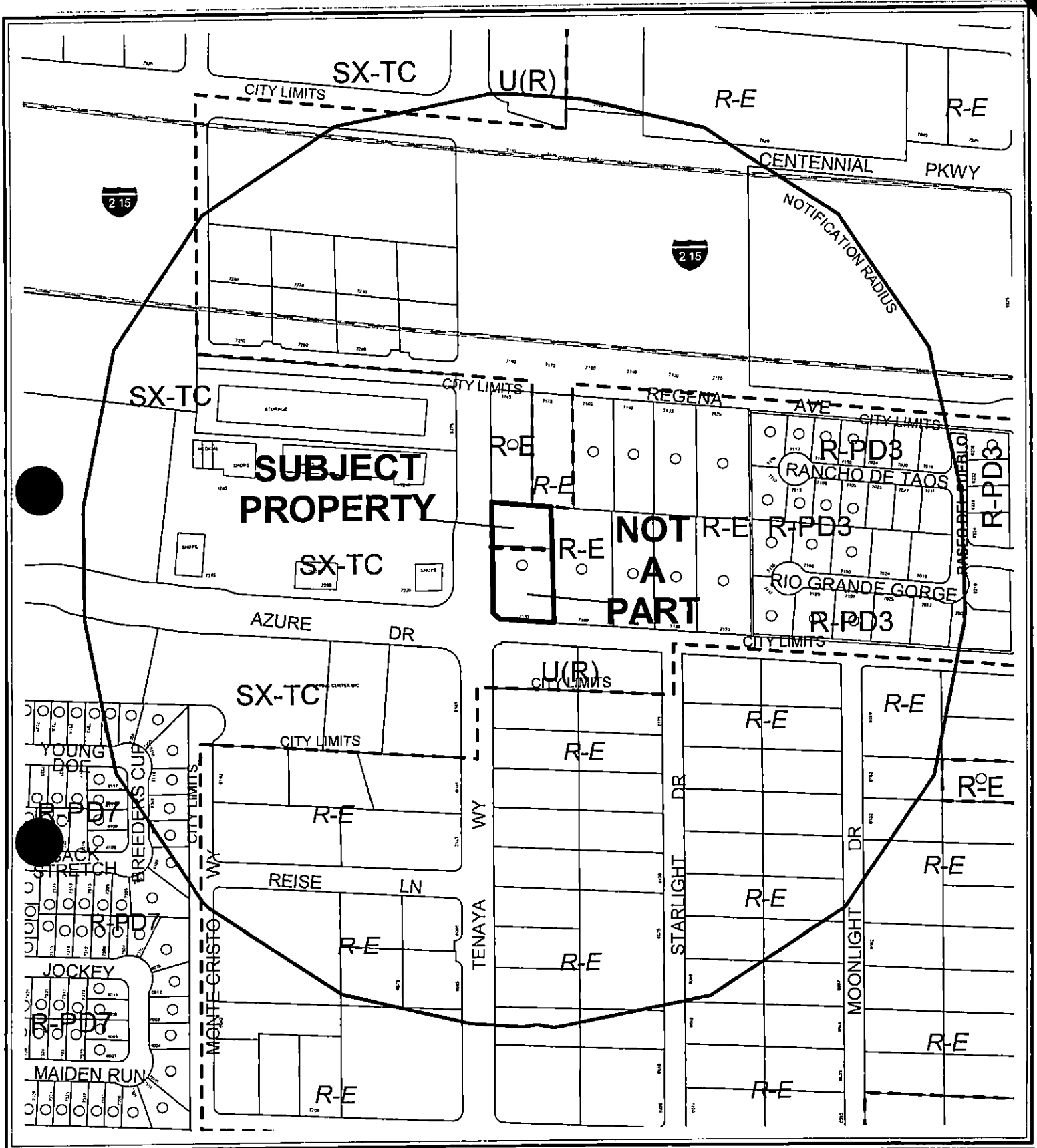
To be heard by City Council on 11/15/2006

MINUTES:

NOTE: See Item 23 [GPA-15231] for all related discussion.

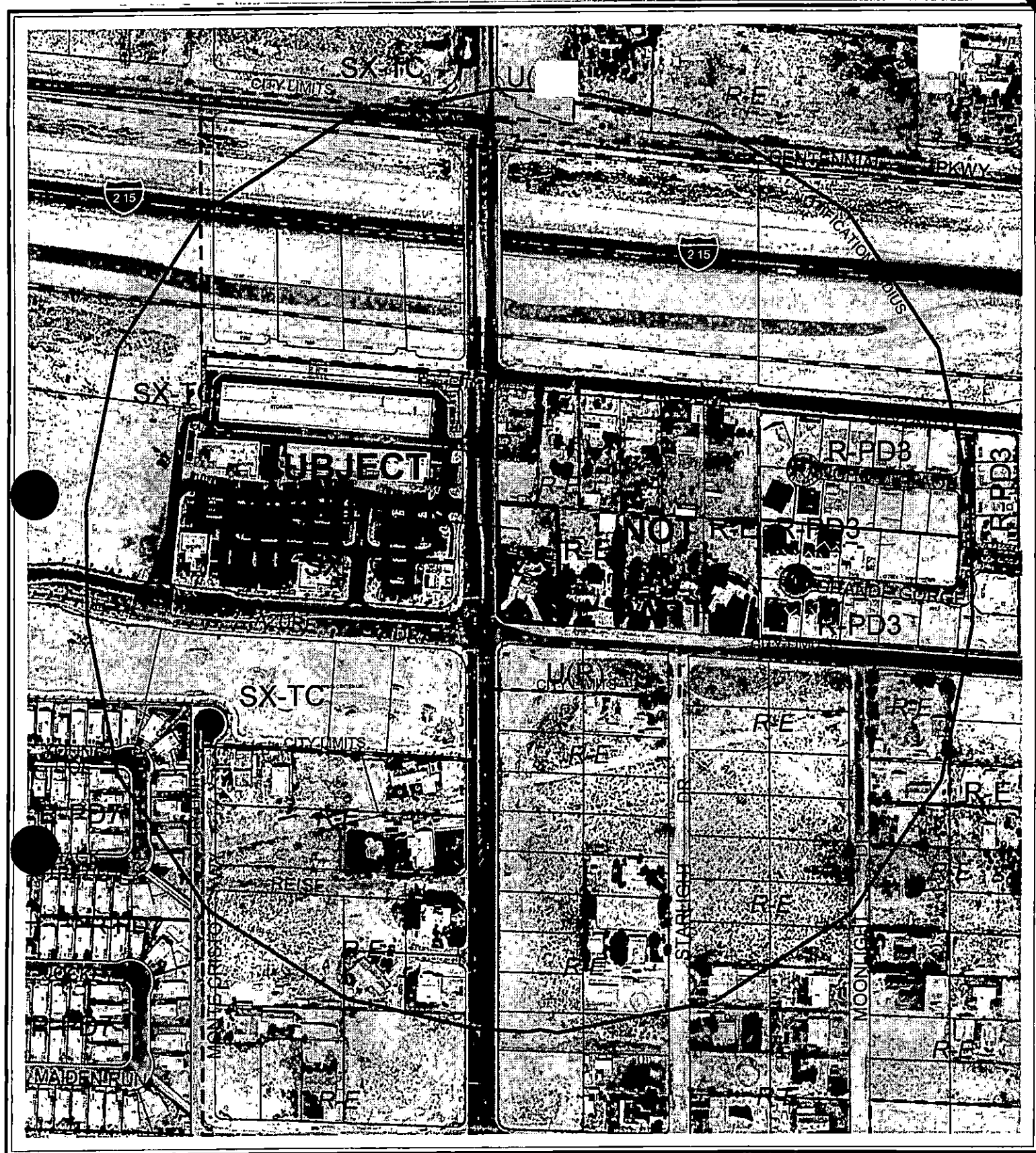
(7:28 – 7:34)

1-1705



0 200 400 Feet





CASE: **ZON-15233**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
P-R (PROFESSIONAL OFFICE AND PARKING)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-15233 - APPLICANT/OWNER: CHARLES H. SHIELDS AND GAIL W. SHIELDS**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. A General Plan Amendment (GPA-15231) to an O (Office) Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-15235) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Tenaya Way and a 54-foot radius on the northeast corner of Tenaya Way and Azure Drive adjacent to this site prior to the issuance of any permits. Also dedicate appropriate right-of-way adjacent to this site for a bus turnout on Tenaya Way in accordance with Standard Drawing #234.3 and grant a passenger shelter and loading pad easement in accordance with Standard Drawing #234.2 if requested by the Regional Transportation Commission (RTC) prior to the issuance of any permits, unless otherwise allowed by the City Traffic Engineer.
5. Construct all incomplete half-street improvements on Tenaya Way, including a bus turnout, to meet current City Town Center Standards adjacent to this site concurrent with development. In addition, construct half-street improvements, including appropriate transitional paving, on Azure Drive adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Coordinate with the Collection Systems Planning Section of Public Works to determine an appropriate public sewer connection to service this site prior to the issuance of any permits for this site.

ZON-15233 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

ZON-15233 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive. The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the Rezoning, the applicant is requesting an amendment to the General Plan (GPA-15231) and a Site Development Review (SDR-15235).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008).
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone.
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
<i>Pre-Application Meeting</i>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.

ZON-15233 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8 Feet 6 Inches	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

JM

ZON-15233 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	7 Trees	14 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
TOTAL		30	50	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	Y

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
SubTotal	2,860 SF		12	1	36	2	
TOTAL			13		38		Y

ZON-15233 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

ANALYSIS

The zone change to P-R (Professional Office and Parking) Zone would be consistent with the proposed General Plan Amendment to O (Office). The P-R (Professional Office and Parking) allows for office uses in an area that is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low-density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. A low volume of direct daily client and customer contact characterizes these uses. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Offices and Parking) district should be constructed to maintain a residential character. The P-R (Professional Offices and Parking) District is consistent with the Office category of the General Plan.

The proposed P-R (Professional Office and Parking) zoning designation is not compatible with the adjacent residential uses, which are zoned R-E (Residence Estates) to the north and east and the U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. In addition, the proposed general and medical office does not meet the intent of the P-R Zone "to be a transitional zone to allow low intensity administrative and professional offices, which are characterized by a low volume of direct daily client and customer contact." A medical office has a higher traffic volume and higher rate of customer contact on a daily basis than a low-intensity office use.

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 site is currently designated R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan of the General Plan. A related General Plan Amendment application (GPA-15231) proposes to amend the land-use designation to O (Office). The zone change to P-R (Professional Offices and Parking) will be consistent with the proposed General Plan Amendment to O (Office).

The proposed zoning is incompatible and does not conform to the General Plan because of the Plans' focus on the protection of existing neighborhoods.

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."

ZON-15233 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, because of the potential intensity of the O (Office) land use designation and proposed medical office, the use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. The P-R (Professional Office and Parking) zoning district constitutes spot zoning and would encroach into a Rural Preservation Neighborhood.

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

The proposed general and medical office conversion is not appropriate on the subject property in relation to the adjacent rural residential uses in an area designated as a Rural Preservation Neighborhood. The proposed P-R (Professional Office and Parking) zoning classification and the proposed medical office will not be compatible with the surrounding land uses. The past trend of development has not shown that the neighborhood is in transition so there aren't any indicators that support the proposal.

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

The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 71 [Mailed with GPA-15231 & SDR-15235]

APPROVALS 0

PROTESTS 1

LANDSCAPE LEGEND

SYMBOL	NAME TREES	TYPE	SIZE	SYMBOL	SHRUBS and GROUND COVER	SIZE
	EXISTING TREE - SEE PHOTOS				EXISTING DECORATIVE LANDSCAPE BOLLARDS	
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	15 GAL
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	15 GAL
	EXISTING TREE - SEE PHOTOS				PEACHERY CASSIA	5 GAL
	EXISTING TREE - SEE PHOTOS				MEXICAN FERNBUSH	5 GAL
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	15 GAL
	EXISTING TREE - SEE PHOTOS				EVERGREEN EUCALYPTUS	15 GAL
	EXISTING TREE - SEE PHOTOS				COMMON WINTER CREEPER	15 GAL
	EXISTING TREE - SEE PHOTOS				HYBRID GAZON	15 GAL

1. ALL EXISTING LANDSCAPE GROUND COVER TO BE 50% HIGH IN REE WASHED GRAVEL
2. ALL PLANTS ON SITE MUST CONFORM WITH TITLE 15 REQ
3. 14 GAL TREES & MAXIMUM OF 20" DB" OC & NORTH (EAST) AND WEST PROPERTY LINES
4. PROVIDE 14" FIVE GALLON SHADES MIN FOR EACH TREE
5. EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE
6. EXISTING TAP TO BE REMOVED AND REPLACED WITH WORKING GROUND COVER PER NOTE 1
7. EXISTING SPRINKLER SYSTEM TO BE DEMOLISHED AND REPLACED WITH NEW CHIP IRRIGATION SYSTEM

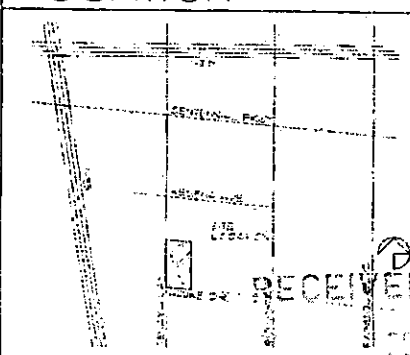
KEYNOTES

* description:

PROJECT DATA

EXISTING BUILDING	NO
NEEDEDLY 12/11/11	PR
SUBJECT AREA	EXISTING OFFICE GENERAL OFFICE 10,000 SF MEDICAL OFFICE 10,000 SF FUTURE OFFICE TOTAL GENERAL OFFICE 20,000 SF TOTAL MEDICAL OFFICE 10,000 SF
WORKING REQUIRED	1. SPACING OF BUILDING (AE) 11 SPACES
WORKING PROVIDED	12 SPACES
FLOOR AREA TOTAL	11
CURVE AREA TOTAL	11
SITE ADDRESS	1100 W. AZURE DRIVE
DATE	10/19/06

LOCATION



ZON-15233
10/19/06 PC

revisions

john
davis
burke, architect

OFFICE BUILDING
1100 W. AZURE DRIVE
for: Chuck & Gail Shields

date
proj. no.
drawn by

sheet no.
SDR-46
7-22

IONED TO
UNDEVELOPED

STREET FRONTAGE BUFFER
14" DB TREES 10' OC & 14" DB TREES 10' OC & 14" DB TREES 10' OC

EXISTING RESIDENCE
REMODELED TO OFFICE
12,000 SF

FUTURE MEDICAL OFFICE ADDITION
4,000 SF

ZONE BOUNDARY BUFFER
14" DB TREES 10' OC & 14" DB TREES 10' OC & 14" DB TREES 10' OC

IONED RE
EXISTING SINGLE
FAMILY RESIDENCE

IONED RE
EXISTING SINGLE
FAMILY RESIDENCE

10/19/06
10/19/06

RECEIVED

E PLAN

Captain. C.H. & Dr. G. W. Shields

7180 West Azure Dr.
LAS VEGAS, NEVADA 89130
U.S.A

Tel: (702) 658 3335 Cell (702) 525 4668
Fax (702) 658 8202
Email: sq2000@attglobal.net

July 18th, 2006

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

Re: Justification Letter: 7180 west Azure Dr, Las Vegas.89130

The applicant is proposing a General Plan Amendment from Rural to Office, a Rezoning from Rural to Professional Office and a Site Design review on approximately one acre.

The applicant is proposing a medical office building. Currently there is a residence on the property that would be remodeled to accommodate the medical office uses. The applicant also proposes a 4,500 square foot medical office expansion in the near future. The existing building is surrounded by mature intense landscaping and will remain residential in character. The proposed site plan satisfies Title 19 development requirements including parking and landscaping. The original project scope is above. This letter is to complete the action to include the appropriate parking.

The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway and east of US-95. Although the proposed site is planned for rural use, immediately west of the site is planned and zoned Town Center (TC). The TC category is described as a General Commercial Planned Development. The equivalent General Plan Categories for the TC designation are Service Commercial, General Commercial, Office, Light Industrial/Research and High Density Residential. TC is described as "a mixed uses employment center development category" created by the intersection of US95 and the proposed beltway systems. Uses include mall facilities or shopping centers and other retail facilities; high density residential uses; planned business; office and industrial park; and recreational uses.

The proposed General Plan Amendment and Rezoning from Rural to Office Professional is the ideal transition from this high density, urban master planned community which is immediately adjacent to the proposed site, and the residential development to the southeast.

ZON-15233
10/19/06 PC

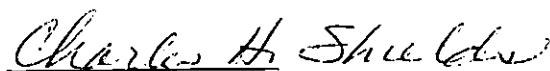
RECEIVED
OCT 19 2006

Page 2 – Justification Letter for 7180 west Azure Dr, Las Vegas. 89130.
City of Las Vegas Planning and Development

Further, the burdens imposed by such a change will be consistent with those imposed by the TC uses as well as the current traffic flow on Tenya and Azure just south of the Beltway.

The proposed plan amendment and rezoning is compatible with the TC to the east and furthers the goals of the general plan by promoting transitional zoning where appropriate.

Please contact me if you have any questions or concerns.


Charles Shields

ZON-15233
10/19/06 PC

RECEIVED
10/18/06

October 13, 2006

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: GPA-15231, SDR-15235, ZON 15233

To Whom It May Concern:

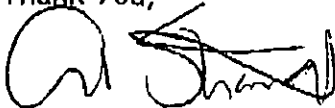
I, Al Strand, strongly oppose and object to the above mentioned proposals. I own the property at 7120 West Azure Drive. I am NOT in agreement of any kind of rezoning, re-planning, or redevelopment of the property at 7180 West Azure Drive. My opposition comes in part from the following:

-The allowance of rezoning for this one property only, creates an unfair situation on the immediate surrounding property owners that may have also wanted to rezone their properties in the past and were unsuccessful in part due to the recent development of additional residential housing built adjacent to the surrounding properties. What allows the property at 7180 West Azure Drive in whole or part to be rezoned and not the surrounding properties?

-In regards to re-plan from Residential to Office, rezone from Residence Estates to Professional Office and Parking, and redevelopment from Single Family to an Office my concern as a neighboring property would be the traffic and parking conditions that would follow. An increase in traffic and parking in the immediate area raises not a just a safety concern to the associated neighbors, but also a property value concern over the high traffic that could come from the re-planning, rezoning, and or redevelopment.

I strongly request that the above mentioned proposals NOT be granted, in concern for the surrounding properties and the community in a whole. I am not able to attend the Planning Commission meeting in person on October 19, 2006 at 6 p.m. and request that this written response be my representation in my absence. If there are any questions, please feel free to contact me.

Thank You,

A handwritten signature in black ink, appearing to read 'Al Strand', written over a horizontal line.

Al Strand

Property Owner/Resident

7404 Wittig Ave

Las Vegas, NV 89131

Tel: 702-320-4159

Cel: 702-460-1334

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-15235 – SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-15231 AND ZON-15233 – PUBLIC HEARING – APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross)

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Al Strand

MOTION:

DAVENPORT – DENIED – Motion carried with STEINMAN voting NO

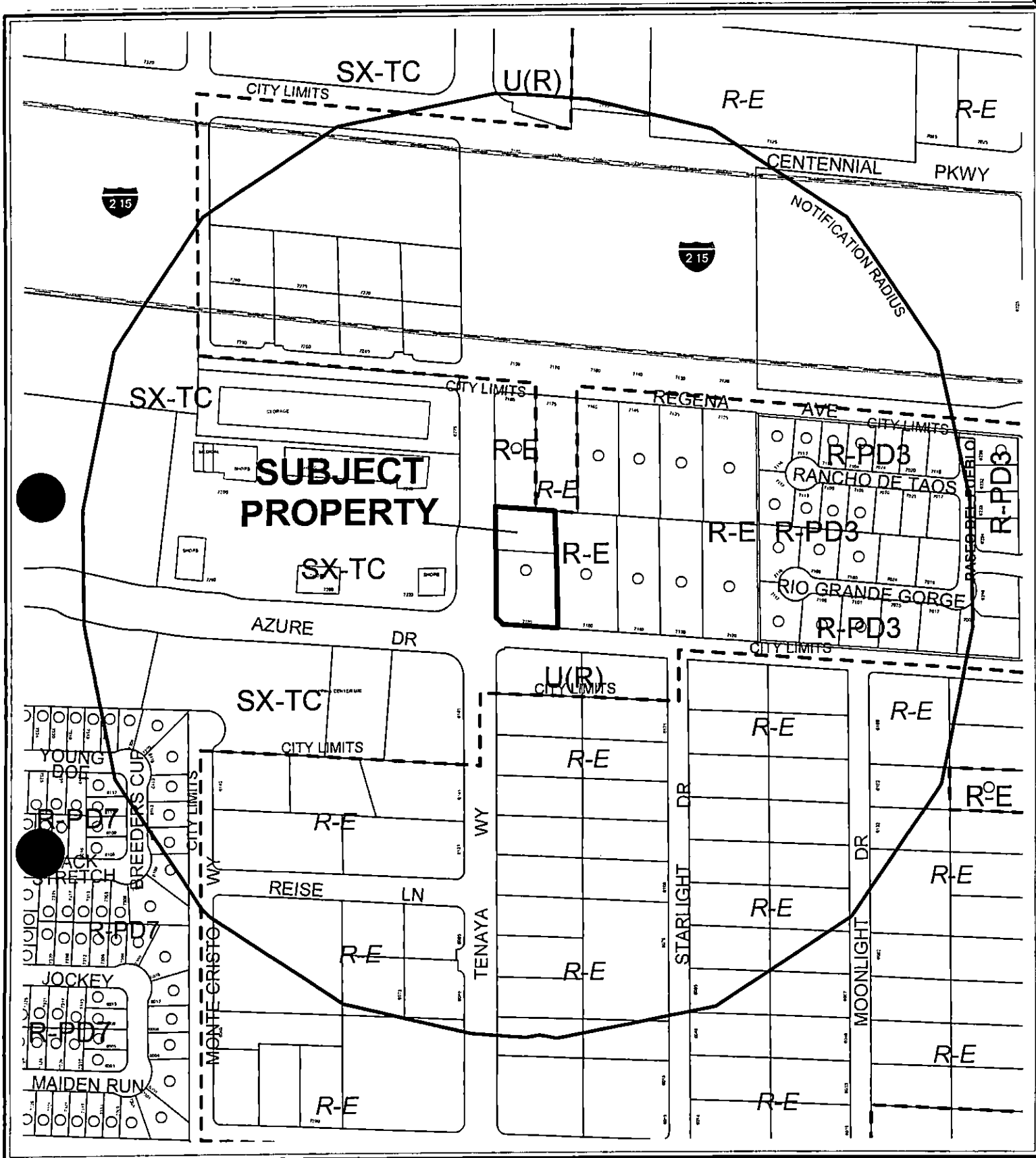
To be heard by City Council on 11/15/2006

MINUTES:

NOTE: See Item 23 [GPA-15231] for all related discussion.

(7:28 – 7:34)

1-1705



CASE: SDR-15235

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

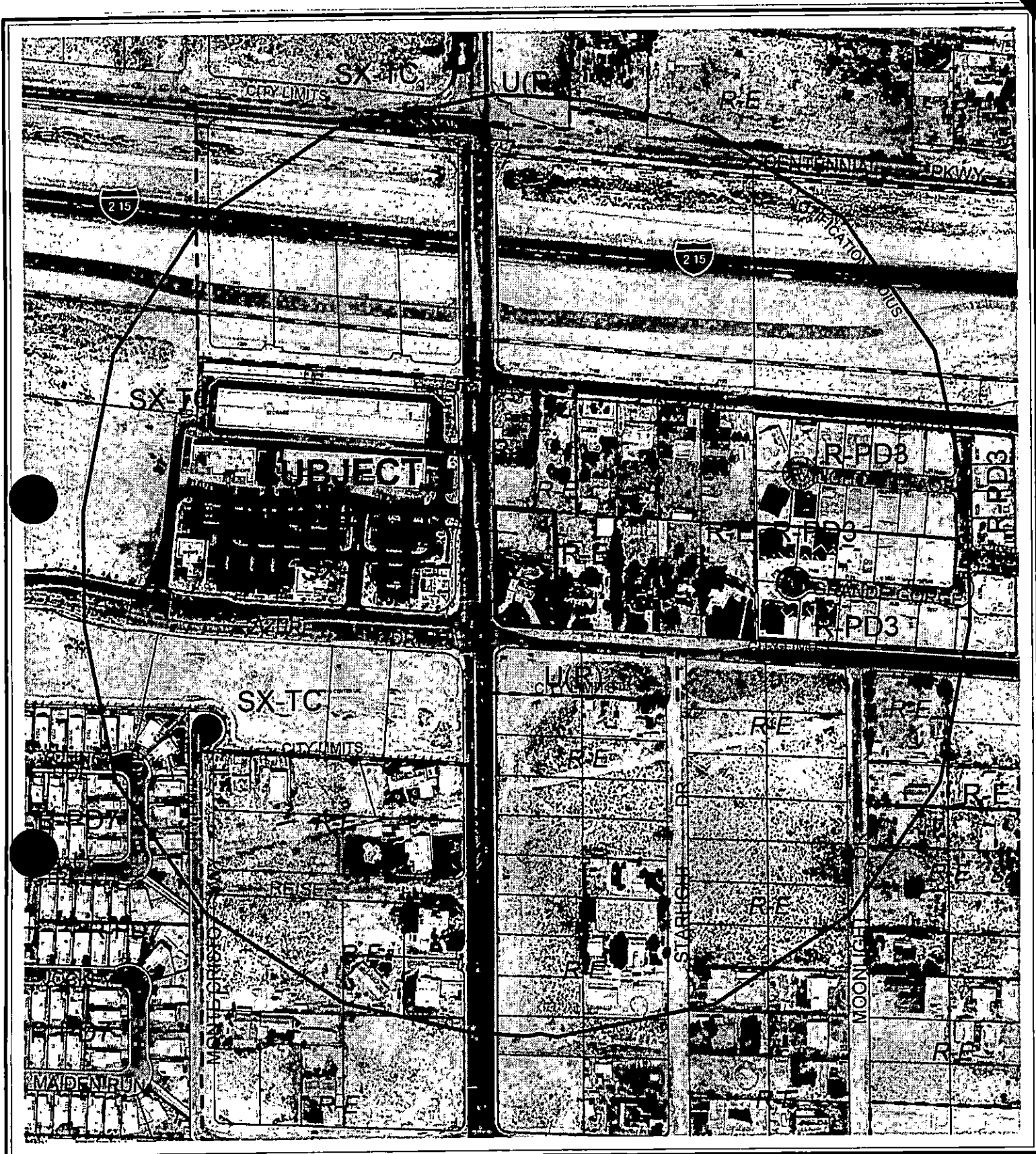
R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet





CASE: **SDR-15235**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF
INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Conformance to the Conditions of Approval for an Amendment to the General Plan (GPA-15231) and a Rezoning (ZON-15233), if approved.
2. Site Development Plan Review (SDR-4638) is hereby expunged.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/18/06, except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

SDR-15235 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove the existing driveways on Azure Drive and Tenaya Way. The new driveway on Tenaya Way shall meet the intent of Standard Drawing #222a and shall be restricted to right-in and right-out turning movements.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Landscape and maintain all unimproved rights-of-way, if any, on Tenaya Way and Azure Drive adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tenaya Way and Azure Drive public right-of-way, if any, adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-15233 and all other applicable site-related actions.

SDR-15235 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the proposed conversion of a single-family residence to an office on 0.96 acres at 7180 West Azure Drive.

The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the Site Development Plan Review, the applicant is requesting an Amendment to the General Plan (GPA-15231) and a Rezoning (ZON-15233).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008).
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
<i>Related Building Permits/Business Licenses</i>	
No building permits pertain to this site.	
<i>Pre-Application Meeting</i>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.

JM

SDR-15235 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8.5 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

JM

SDR-15235 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	7 Trees	14 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
TOTAL		30 Trees	50 Trees	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	Y

Pursuant to Title 19.10, the following parking standards apply:

as shown to Page 13-16, the following parking compliance applies:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
SubTotal	2,860 SF		12	1	36	2	
TOTAL			13		38		Y

SDR-15235 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

ANALYSIS

- **Site Plan**

The site plan indicates a rectangular shaped 41,654 square-foot lot. The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion (approximately 4,525 square feet) for medical office is planned in the future. On-site parking is located to the rear of the site. A total of 38 parking stalls, including two handicap accessible spaces, are located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure Drive and Tenaya Way. A trash enclosure is located towards the northeast corner of the site, adjacent to Tenaya Way, approximately seventy feet (70') from the residential property line to the north. Signage is not indicated on the site plan.

- **Landscape Plan**

The landscape plan indicates perimeter landscaping on the entire site and in the front yard of the existing residence. Perimeter landscaping includes a fifteen-foot (15') wide landscape area along the Tenaya Way and Azure Drive street frontages. The side and rear landscape areas are shown as eight feet in width. Landscape islands are indicated in the parking area, as required.

The perimeter landscaping along Tenaya Way and Azure Drive indicates new twenty-four inch box California Pepper Trees and some existing mature trees (Pine trees) spaced twenty feet on center with intermittent 5-gallon Feathery Cassias and Mexican Primrose shrubs and 1-gallon Hybrid Gazania. Landscaping in the front yard of the proposed residential office conversion consists of mature landscaping, including pine trees, cypress trees and a variety of hedges. The landscape plan indicates the existing lawn will be removed and replaced with inorganic ground cover.

- **Building Elevations**

The two-story existing residence will be converted into a 1,677 square-foot medical office and a 1,183 square-foot general office for a total of 2,860 square feet. The existing residence is characterized by white stucco exterior with a pitched light gray and coral tiled roof. Arched windows on the residence and above the garage add interest to the structure. No additions are planned for the office conversion. The site plan indicates a future medical office expansion, at the rear, which would be reviewed under a separate Site Development Plan Review application.

SDR-15235 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

FINDINGS

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

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

The proposed general and medical office is not compatible with the adjacent rural residential land uses. The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, this zoning designation and proposed medical office use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed general and medical office conversion is not consistent with the intent of the Master Plan, which designates the area as Rural Density Residential.

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

The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site. However, there is concern with the encroachment of traffic related to the medical office use.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The photo elevations submitted for the existing residence are appropriate for the rural residential area. The proposed landscape palette materials will provide an aesthetically pleasing environment.

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

The existing residential character of the structure will remain the same with the office conversion and; therefore, would be compatible with the existing residential development in the area.

SDR-15235 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

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

The proposed development will be subject to permits and final inspection for a Certificate of Occupancy and; therefore, will not compromise the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 71 [Mailed with ZON-15233 & GPA-15231]

APPROVALS 0

PROTESTS 1



LANDSCAPE LEGEND

SYMBOL	TREE	TYPE	SIZE	SYMBOL	SHRUBS and GROUND COVER	SIZE
	EXISTING TREE - SEE PHOTOS				EXISTING DECORATIVE LANDSCAPE BOULDERS	
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	10 GAL
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	5 GAL
	EXISTING TREE - SEE PHOTOS				FEATHERY BUSHES	5 GAL
	CALIFORNIA PEPPER TREE	LARGE DECIDUOUS	24" BOX		MEXICAN PARROTREE	5 GAL
	SHOEBRUSH ACACIA	LARGE DECIDUOUS	24" BOX		EXISTING SHRUB - SEE PHOTOS	10 GAL
	HYDRANGEA	LARGE EVERGREEN	14" BOX		EVERGREEN EUCALYPTUS	10 GAL
	HYDRANGEA	LARGE EVERGREEN	14" BOX		EDITION - LILY CREEPER	10 GAL
	HYDRANGEA	LARGE EVERGREEN	14" BOX		HYDRANGEA	10 GAL

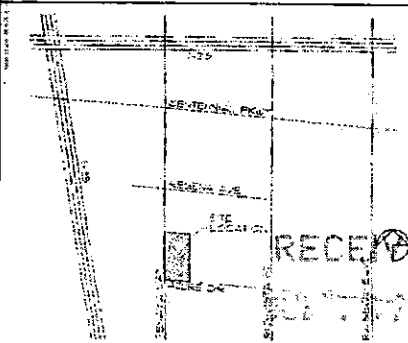
- ALL EXISTING LANDSCAPE GROUND COVER TO BE 50% TYPICAL RED WASHED GRAVEL
- ALL PLANTS ON SITE MUST CONFORM WITH TITLE IS REQ.
- 24" BOX TREES A MAXIMUM OF 12-0" G.C. A NORTH & EAST AND WEST PROPERTY LINES
- PROVIDE 14" FIVE GALLON SHRUBS PER TREE
- EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE
- EXISTING TURF TO BE REMOVED AND REPLACED WITH INORGANIC GROUND COVER PER NOTE #
- EXISTING SPRINKLER SYSTEM TO BE ABANDONED AND REPLACED WITH NEW DRIP IRRIGATION SYSTEM

KEYNOTES

PROJECT DATA

EXISTING ZONING	RE
REQUIRED ZONING	RE
EXISTING AREA	EXISTING OFFICE 4,112 SF MEDICAL OFFICE 1,000 SF FUTURE OFFICE 1,000 SF TOTAL GENERAL OFFICE 6,112 SF TOTAL MEDICAL OFFICE 1,000 SF
WORKSHEET REQUIRED	1 SPACEBOOK OF BUILDING AREA - 21 SPACES
WORKSHEET PROVIDED	20 SPACES
FLOOR AREA RATIO	24
FUTURE AREA RATIO	24
SITE AREA	11,640 SF 26 ACRES
DATE	02-17-03-000

LOCATION



revisions

john
adam
burke, architect

OFFICE BUILDING
1180 W AZURE DRIVE
for: Chuck & Gail Shields

date
proj. no.
drwn. by

sheet no.
A1
SDR-489
7-22

SDR-15235
10/19/06 PC

ZONED TO
UNDEVELOPED

STREET FRONTAGE BUFFER
24" BOX TREES 24" G.C. WITH 10 GAL. AND
14" 5 GAL. SHRUBS PER TREE

EXISTING RESIDENCE
RECODED TO OFFICE
12,100 MEDICAL
11,600 SF

FUTURE MEDICAL OFFICE ADDITION
4,550 SF

ZONE BOUNDARY BUFFER
24" BOX TREES 24" G.C. WITH 10 GAL. AND
14" 5 GAL. SHRUBS PER TREE

ZONED RE
EXISTING SINGLE
FAMILY RESIDENCE

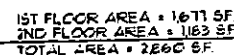
ZONED RE
EXISTING SINGLE
FAMILY RESIDENCE

AZURE DRIVE

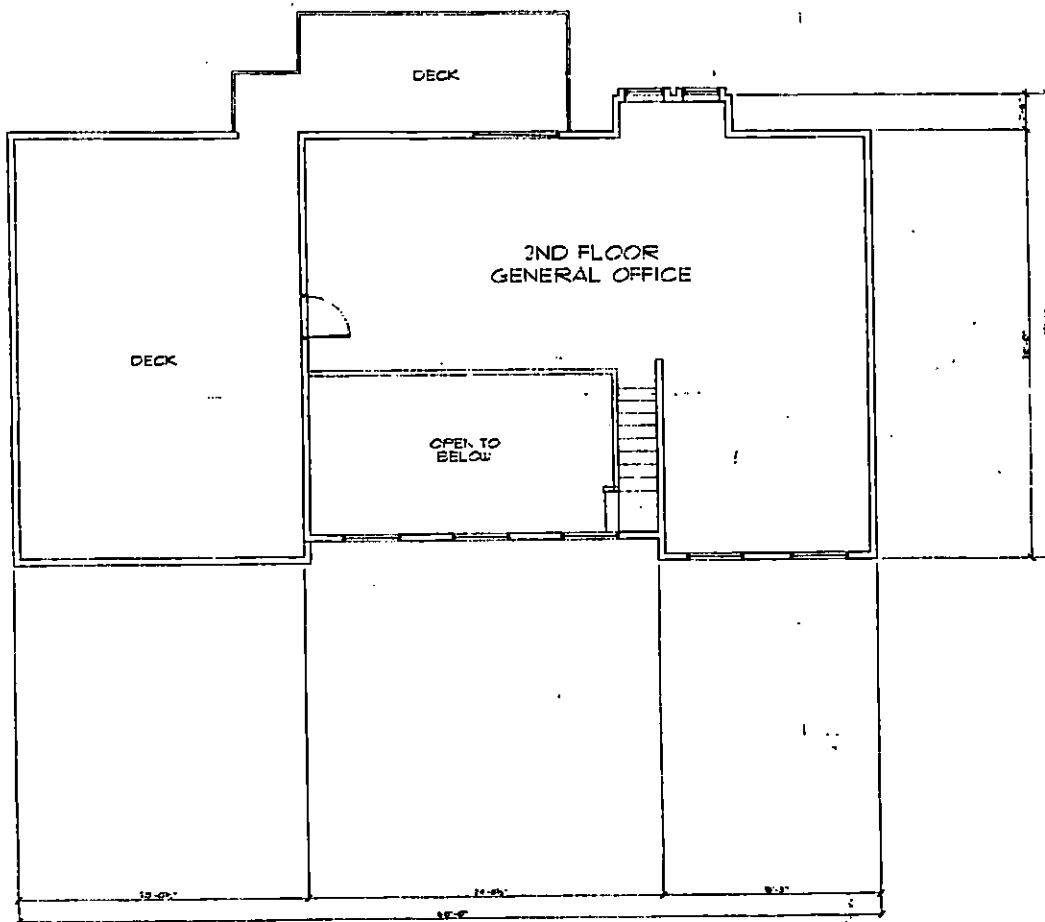
STREET FRONTAGE BUFFER
24" BOX TREES 24" G.C. WITH 10 GAL. AND
14" 5 GAL. SHRUBS PER TREE

E PLAN

Scale = 3/8" = 1'-0"



FLOOR PLAN



KEYNOTES

description

revisions

John
daniel
burne, architect

OFFICE BUILDING

1100 W. AZURE DRIVE
Las Vegas, NV 89102

City of Las Vegas Nevada

date: 10/19/06
proj. no.: 15235
dwgn. by: PC
chkd. by:

sheet no.: A3

SDR-15235
10/19/06 PC

RECEIVED

2ND FLOOR PLAN

1ST FLOOR AREA • 1677 SF
2ND FLOOR AREA • 1183 SF
TOTAL AREA • 2860 SF

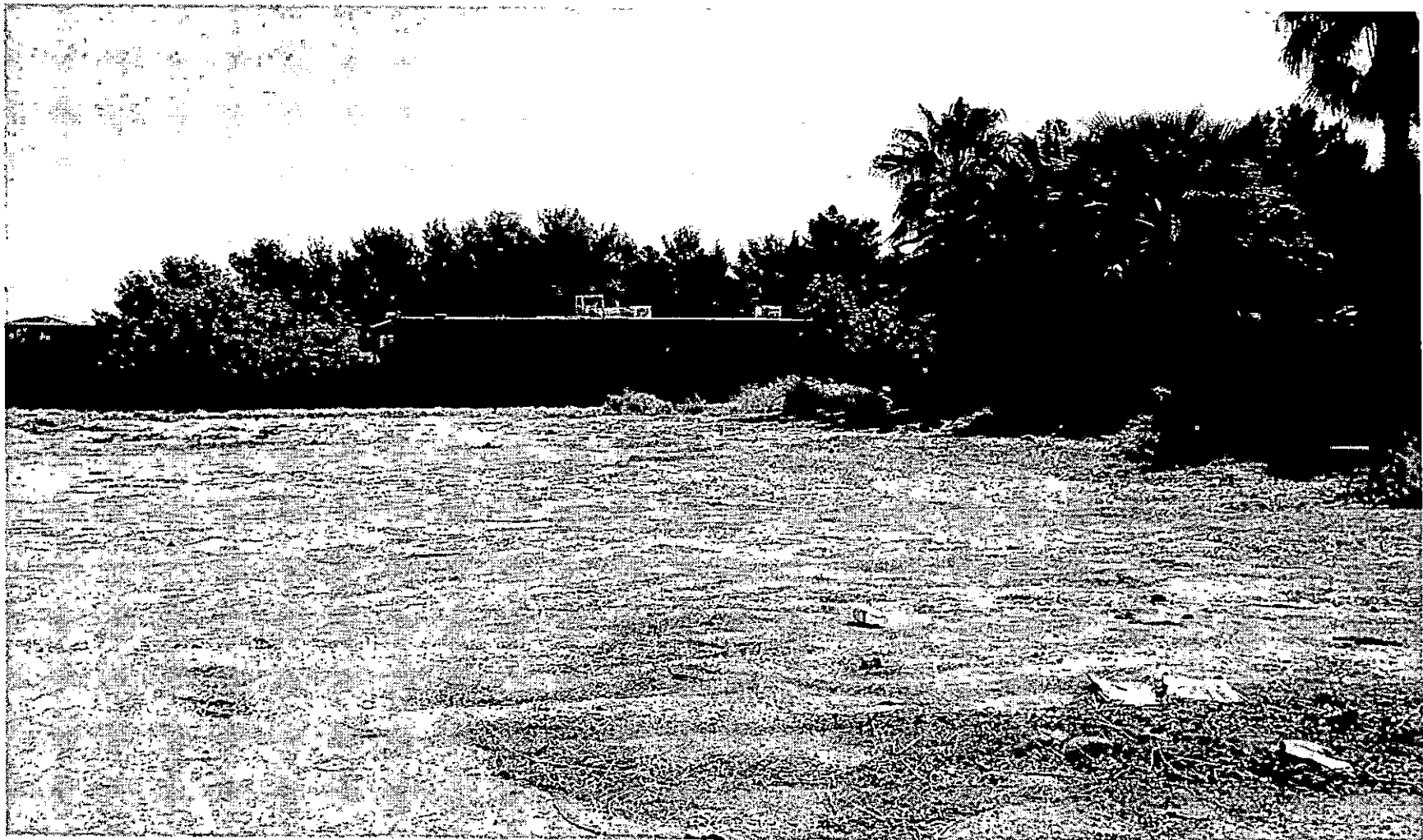
SDR 15235				
Charles H. & Gail W. Shields				
7180 W Azure				
Proposed 7.385 thousand square foot office conversion/expansion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.385	36.13	267
AM Peak Hour			2.48	18
PM Peak Hour			3.72	27
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.385		257
AM Peak Hour				17
PM Peak Hour				26
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Azure Drive				
Average Daily Traffic (ADT)	5,264			
PM Peak Hour	421			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	9,068			
PM Peak Hour	725			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				

	Capacity			
Azure Drive	3000			
Tenaya Way	34300			
This project will add approximately 257 trips per day on Azure and Tenaya.				
This will increase expected volumes by about 5 percent on Azure and about				
3 percent on Tenaya. Azure is over capacity for a street with individual				
driveways on it, and Tenaya is at about 26 percent of capacity.				
Based on Peak Hour use, this development will add roughly 26 additional				
cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-15231, ZON-15233, & SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS
7180 WEST AZURE DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



GPA-15231, ZON-15233, & SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS
7180 WEST AZURE DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06

Captain. C.H. & Dr. G. W. Shields

7180 West Azure Dr.
LAS VEGAS, NEVADA 89130
U.S.A

Tel (702) 658 3385 Cell: (702) 525 4668
Fax: (702) 658 8202
Email: sq2000@attglobal.net

July 18th, 2006

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

Re: Justification Letter: 7180 west Azure Dr, Las Vegas.89130

The applicant is proposing a General Plan Amendment from Rural to Office, a Rezoning from Rural to Professional Office and a Site Design review on approximately one acre.

The applicant is proposing a medical office building. Currently there is a residence on the property that would be remodeled to accommodate the medical office uses. The applicant also proposes a 4,500 square foot medical office expansion in the near future. The existing building is surrounded by mature intense landscaping and will remain residential in character. The proposed site plan satisfies Title 19 development requirements including parking and landscaping. The original project scope is above. This letter is to complete the action to include the appropriate parking.

The site is located east of Tenaya Way and north of Azure Drive just south of the 1-215 Beltway and east of US-95. Although the proposed site is planned for rural use, immediately west of the site is planned and zoned Town Center (TC). The TC category is described as a General Commercial Planned Development. The equivalent General Plan Categories for the TC designation are Service Commercial, General Commercial, Office, Light Industrial/Research and High Density Residential. TC is described as "a mixed uses employment center development category" created by the intersection of US95 and the proposed beltway systems. Uses include mall facilities or shopping centers and other retail facilities: high density residential uses: planned business: office and industrial park: and recreational uses.

The proposed General Plan Amendment and Rezoning from Rural to Office Professional is the ideal transition from this high density, urban master planned community which is immediately adjacent to the proposed site, and the residential development to the southeast.

SDR-15235
10/19/06 PC

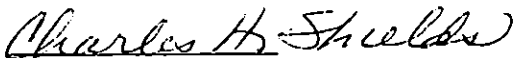
RECEIVED

Page 2 – Justification Letter for 7180 west Azure Dr, Las Vegas. 89130.
City of Las Vegas Planning and Development

Further, the burdens imposed by such a change will be consistent with those imposed by the TC uses as well as the current traffic flow on Tenya and Azure just south of the Beltway.

The proposed plan amendment and rezoning is compatible with the TC to the east and furthers the goals of the general plan by promoting transitional zoning where appropriate.

Please contact me if you have any questions or concerns.


Charles Shields

SDR-15235
10/19/06 PC

RECEIVED

10/19/06

October 13, 2006

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: GPA-15231, SDR-15235, ZON 15233

To Whom It May Concern:

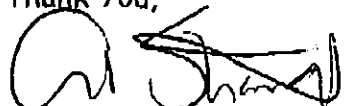
I, Al Strand, strongly oppose and object to the above mentioned proposals. I own the property at 7120 West Azure Drive. I am NOT in agreement of any kind of rezoning, re-planning, or redevelopment of the property at 7180 West Azure Drive. My opposition comes in part from the following:

-The allowance of rezoning for this one property only, creates an unfair situation on the immediate surrounding property owners that may have also wanted to rezone their properties in the past and were unsuccessful in part due to the recent development of additional residential housing built adjacent to the surrounding properties. What allows the property at 7180 West Azure Drive in whole or part to be rezoned and not the surrounding properties?

-In regards to re-plan from Residential to Office, rezone from Residence Estates to Professional Office and Parking, and redevelopment from Single Family to an Office my concern as a neighboring property would be the traffic and parking conditions that would follow. An increase in traffic and parking in the immediate area raises not a just a safety concern to the associated neighbors, but also a property value concern over the high traffic that could come from the re-planning, rezoning, and or redevelopment.

I strongly request that the above mentioned proposals NOT be granted, in concern for the surrounding properties and the community in a whole. I am not able to attend the Planning Commission meeting in person on October 19, 2006 at 6 p.m. and request that this written response be my representation in my absence. If there are any questions, please feel free to contact me.

Thank You,

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

Al Strand

Property Owner/Resident

7404 Wittig Ave

Las Vegas, NV 89131

Tel: 702-320-4159

Cel: 702-460-1334

**AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006****DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER, AICP ☐ CONSENT ☒ DISCUSSION**SUBJECT:**

GPA-16294 – GENERAL PLAN AMENDMENT – PUBLIC HEARING –
APPLICANT/OWNER: JOHN HERNANDEZ - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), Ward 3 (Reese).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the November 2, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

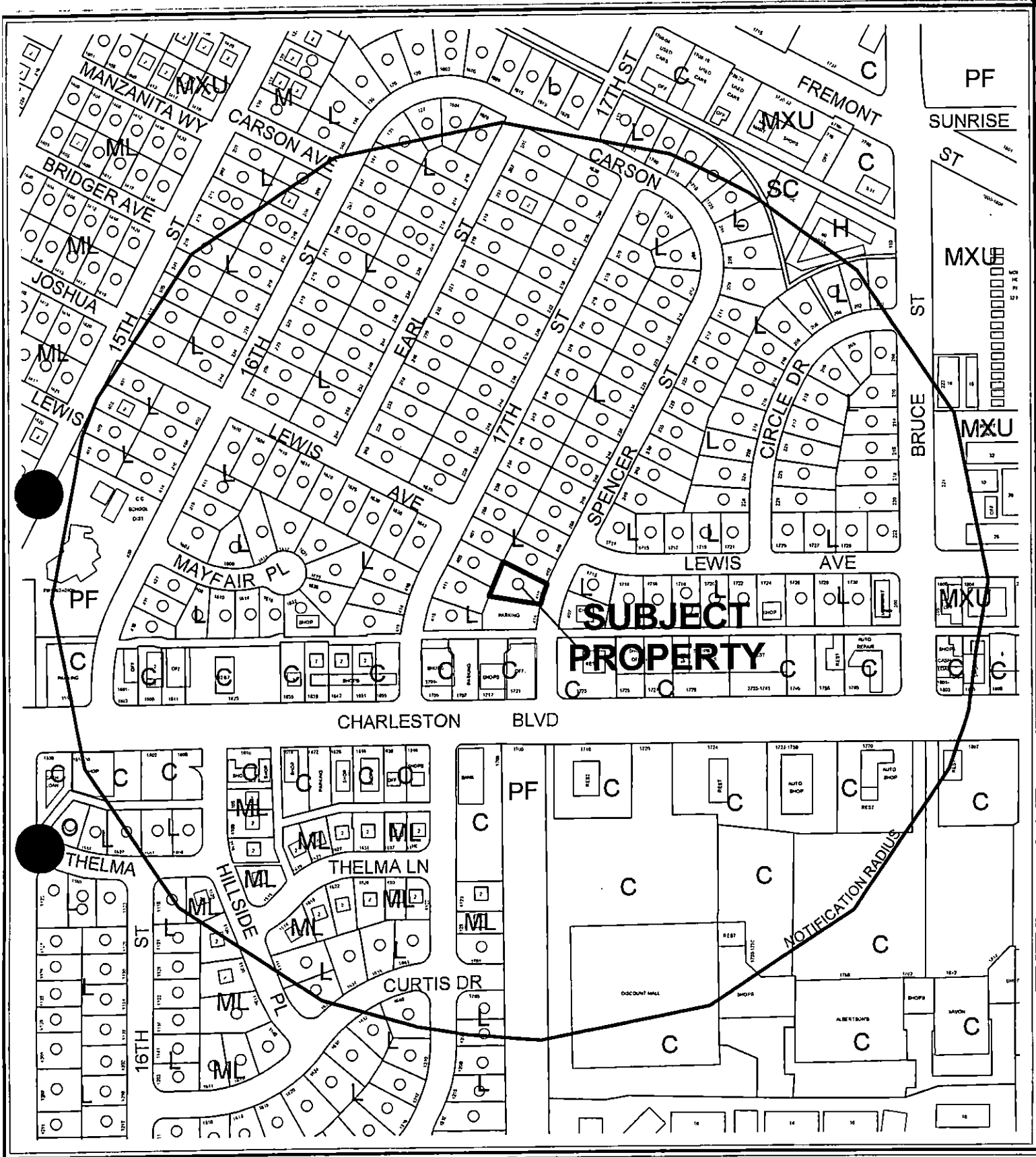
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 26 – GPA-16294

MINUTES:

Regarding Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298] and Item 29 [SDR-16292], JOHN KORKOZS, Planning and Development Department, stated the applicant was out of town and recommended approval for the abeyance to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61



CASE: **GPA-16294**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)



CASE: **GPA-16294**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-16294 - APPLICANT/OWNER: JOHN HERNANDEZ

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006
PLANNING COMMISSION MEETING***

September 26, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

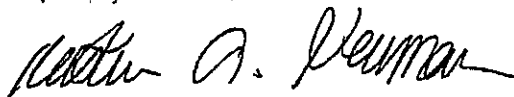
RE: APN: 139-35-413-125
Subject: A. General Plan Amendment GPA-16294
B. Zoning Change ZON-16296
C. Site Development Review SDR-16292
D. Variance VAR-16298

Dear Sirs:

We respectfully request that this item be placed in abeyance until the November 2, 2006 Planning Commission Agenda. The owner has two properties that require general plan amendments, rezones and site development reviews and will be traveling from the east coast for all of the meetings. Placing this item in abeyance so that the items can come together on this meeting agenda will only require the owner to travel cross country three times versus six. Thank you in advance for the approval of this request.

Please feel free to call if you have any questions.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16294** APN: 139.35.413.125
Name of Property Owner: _____
Name of Applicant: John Hernandez

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: John HERNANDEZ

Subscribed and sworn before me

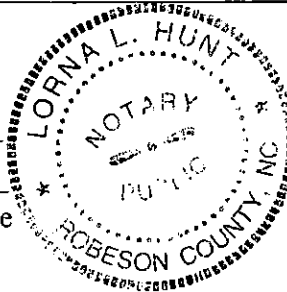
This 16th day of August, 2006

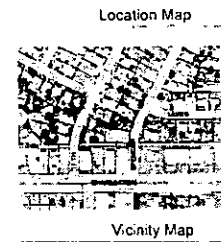
Lorna L. Hunt

Notary Public in and for said County and State

My Commission Expires

10/23/10





Site Zoning & Data

SITE DATA

PARCEL NUMBER

APN 139-35-413-007

EXISTING ZONING

R-1

PROPOSED ZONING

R-1

APPROXIMATE ACREAGE

0.12

APPROXIMATE LOT AREA

12,000

APPROXIMATE LOT WIDTH

120

APPROXIMATE LOT DEPTH

100

APPROXIMATE LOT AREA

12,000

APPROXIMATE LOT WIDTH

120

APPROXIMATE LOT DEPTH

100

APPROXIMATE LOT AREA

12,000

APPROXIMATE LOT WIDTH

120

APPROXIMATE LOT DEPTH

100

APPROXIMATE LOT AREA

12,000

APPROXIMATE LOT WIDTH

120

APPROXIMATE LOT DEPTH

100

APPROXIMATE LOT AREA

12,000

APPROXIMATE LOT WIDTH

120

APPROXIMATE LOT DEPTH

100

APPROXIMATE LOT AREA

12,000

APPROXIMATE LOT WIDTH

120

APPROXIMATE LOT DEPTH

100

APPROXIMATE LOT AREA

12,000

410 Spencer Street
Site Development Review
410 Spencer Street
Las Vegas, Nevada 89101

APTUS Architecture

1236 South Main Street
Suite 200
Las Vegas, Nevada 89101
702.734.1234
APTUS@APTUSARCH.COM

PROJECT NO. 06-093

ARCHITECT

ENGINEER

PAUSE

COMMITTEE ON APPL. ARCHITECTURE

ISSUED

GENERAL PLAN AMENDMENT

RECEIVED

AUG 25 2006

GPA

10/19/06 PC

GENERAL PLAN AMENDMENT

GPA-16294
10/19/06 PC

RECEIVED
AUG 25 2006
GPA

August 22, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: **APN: 139-35-413-125**
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review
D. Parking Variance

Dear Sirs:

The intended use for the property on Spencer Street just north of Charleston is Office Space.

This property currently has a General Plan designation of "L" and a zoning designation of "R-1". We are requesting a general plan amendment to "O" and a zone change to "P-R" for this parcel. This project consists of an existing home that will be converted to an office, which is typical for properties along Charleston and in the surrounding area. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

The structure is approximately 1,043 sf and is one story in height. One parking space will provided and will be a van accessible space. We will also add landscaping along Spencer as required by Title 19. We are requesting a landscape waiver along the north, west and south property lines due to the site configuration and the location of the existing structure. This project will provide a place of business and opportunity for people to work closer to their own homes which would reduce the need for time consuming commutes.

We are also requesting a variance for three parking spaces. The current site configuration and location of the existing structure do not allow for vehicular access to the rear of the property and the traffic department will not allow any cars to back out into the right of way except for the handicap space. Attempts have been made with adjacent property owners to gain a cross access agreement but no resolution has been made at this time. The wall that runs roughly parallel with the south property line will be removed and relocated so that it is solely on this property and does not affect the property to the south. We are also requesting a landscape waiver on the south side and the north and south sides of the property due to the location of the structure in relation to the property line.

Please consider this General Plan Amendment, rezoning and site development review request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture

GPA-16294
10/19/06 PC

**AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006****DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER, AICP ☐ CONSENT ☒ DISCUSSION**SUBJECT:**

ZON-16296 – REZONING RELATED TO GPA-16294 – PUBLIC HEARING –
APPLICANT/OWNER: JOHN HERNANDEZ - Request for a Rezoning FROM: R-1
(SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING)
on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), Ward 3 (Reese).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the November 2, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

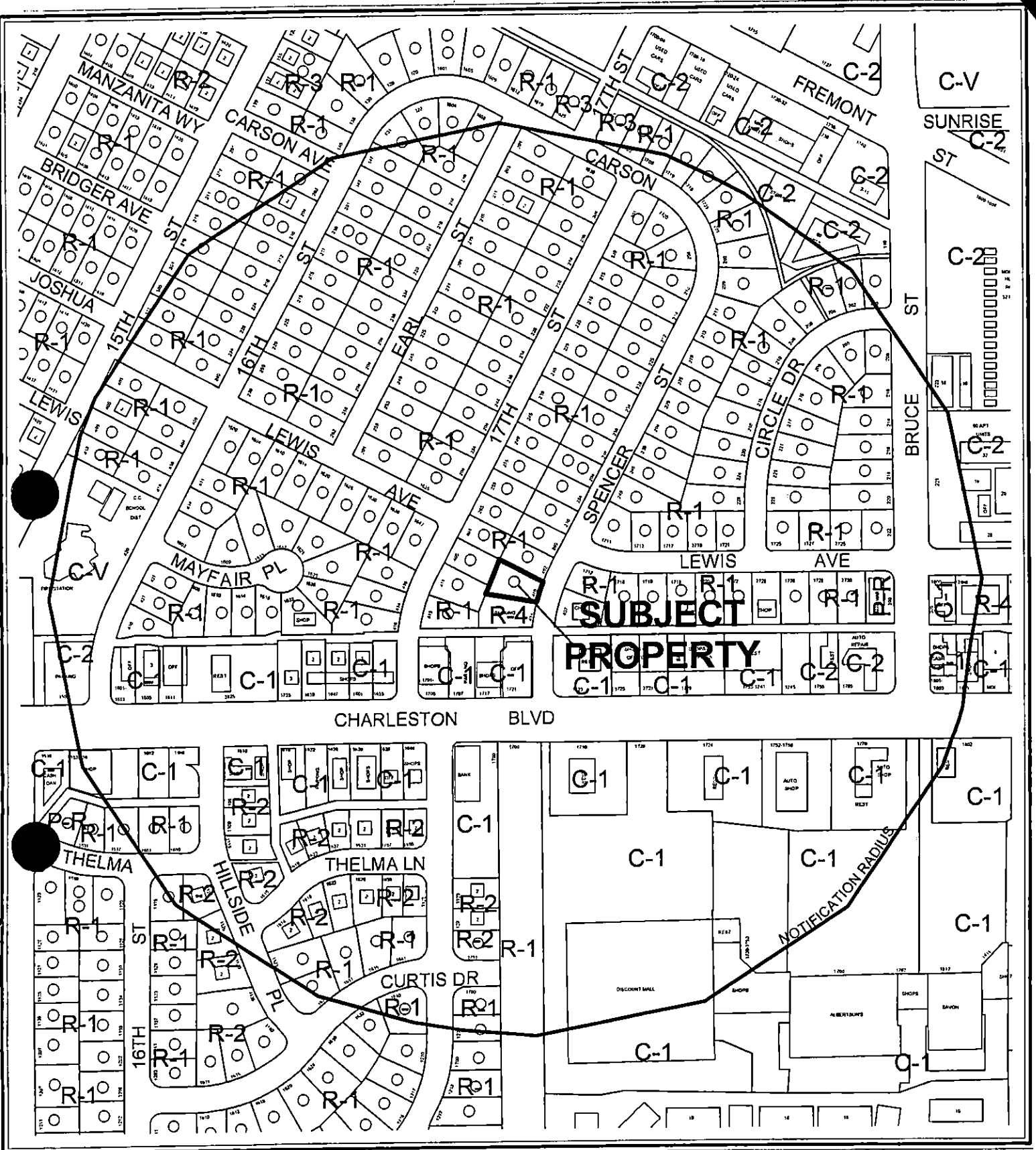
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 27 – ZON-16296

MINUTES:

Regarding Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298] and Item 29 [SDR-16292], JOHN KORKOZS, Planning and Development Department, stated the applicant was out of town and recommended approval for the abeyance to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61



CASE: ZON-16296

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)





0 200 400 Feet

CASE: **ZON-16296**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-16296 - APPLICANT/OWNER: JOHN HERNANDEZ

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006
PLANNING COMMISSION MEETING***

September 26, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

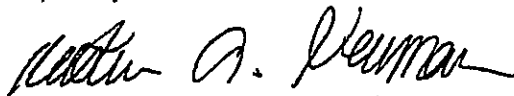
RE: APN: 139-35-413-125
Subject: A. General Plan Amendment GPA-16294
B. Zoning Change ZON-16296
C. Site Development Review SDR-16292
D. Variance VAR-16298

Dear Sirs:

We respectfully request that this item be placed in abeyance until the **November 2, 2006** Planning Commission Agenda. The owner has two properties that require general plan amendments, rezones and site development reviews and will be travelling from the east coast for all of the meetings. Placing this item in abeyance so that the items can come together on this meeting agenda will only require the owner to travel cross country three times versus six. Thank you in advance for the approval of this request.

Please feel free to call if you have any questions.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16296** APN: **139.35.413.125**

Name of Property Owner: _____

Name of Applicant: **John Hernandez**

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

Signature of Property Owner: _____

Print Name: **John Hernandez**

Subscribed and sworn before me

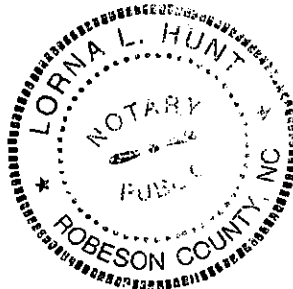
This **10th** day of **August**, 20**06**

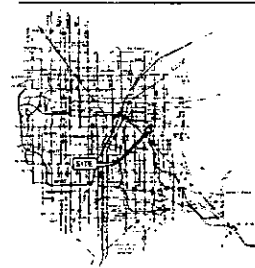
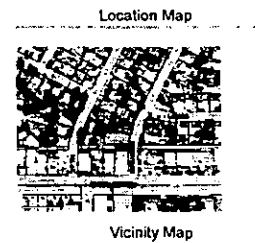
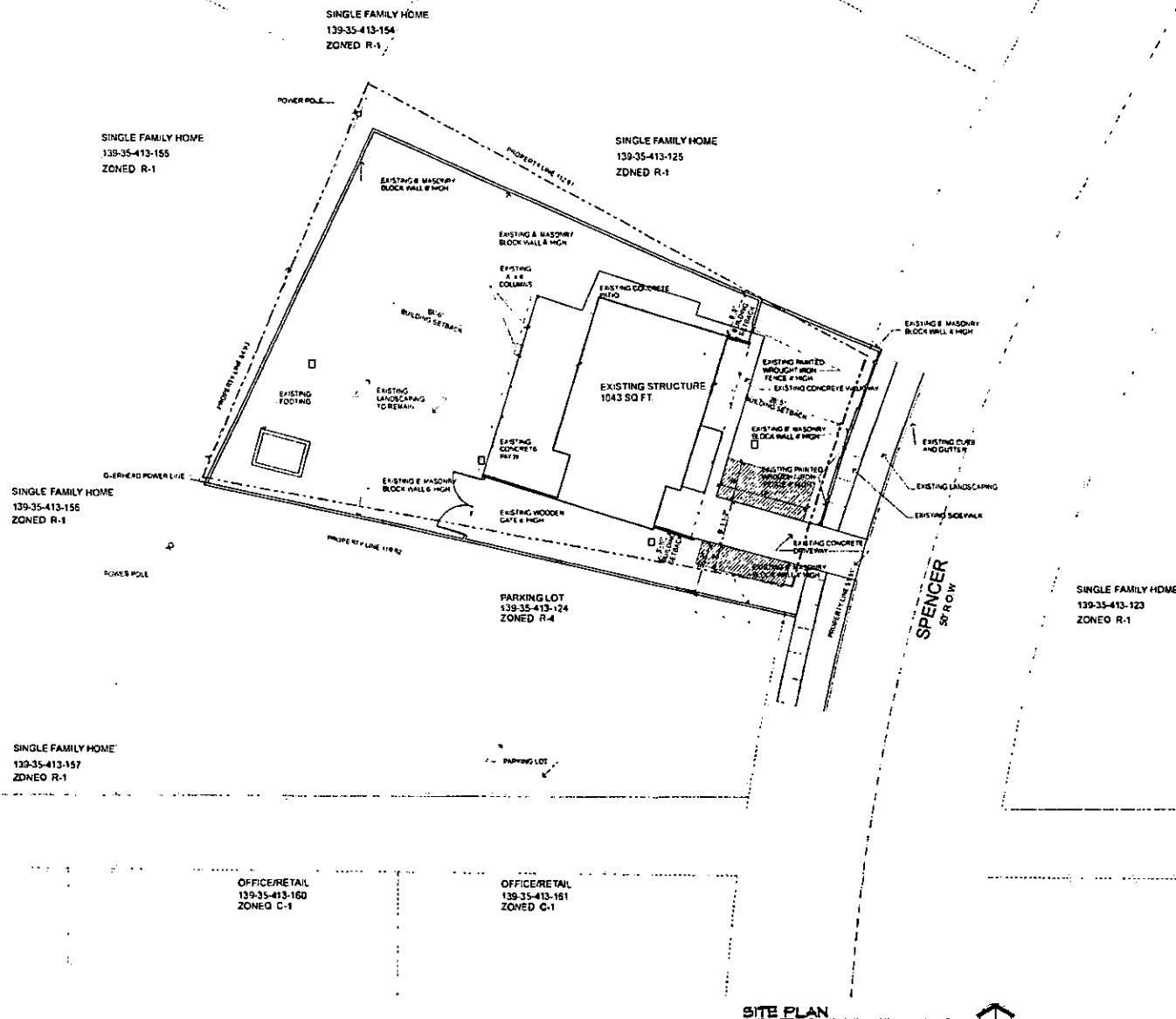
Lorna L. Hunt
Notary Public in and for said County and State

My Commission Expires

Revised 12-03-04

10/23/10





Site Zoning & Data

SITE DATA		139-35-413-125
PARCEL NUMBER		CITY OF LAS VEGAS 89101
JURISDICTION		
EXISTING GENERAL PLAN		L. LOA
LOW PROPOSED GENERAL PLAN		O. OFFICE
EXISTING ZONING		R-1
PROPOSED ZONING		R-1
SITE AREA		7,628 S.F. 17 ACRES
SETBACKS - BUILDING		
FRONT	FEET	PROPOSED
INTERIOR SIDE	22	25.5
REAR	10	5' 10" 8' 0"
MIN. HEIGHT & STORIES		31
ACTUAL HEIGHT & STORIES		15.0' 1 STORY
LOT COVERAGE ALLOWED		30%
ACTUAL LOT COVERAGE		13.7%
BUILDING AREA		
EXISTING OFFICE		1,043 S.F.
TOTAL S.F.		1,043 S.F.
PARKING AREA		
TOTAL PARKING REQUIRED		1,043 @ 1,000 S.F.
PARKING PROVIDED		8
HANDICAPPED PARKING REQUIRED		1 UNACCESSIBLE
TOTAL PARKING PROVIDED		1
VARIANCE REQUESTED		
LANDSCAPE BUFFERS (VARIANCE REQUESTED)		
RIGHT OF WAY DEPTH	15	25.5
INTERIOR SIDE	15	10' 10" 8' 0"
REAR	10	8' 0"

410 Spencer Street
Site Development Review

410 Spencer Street
Las Vegas, Nevada 89101

APTUS Architecture

1700 South Main Street
Suite 100
Las Vegas, Nevada 89104
P 702.579.1200
F 702.579.1210
www.aptusarchitecture.com
APTUS PROJECT NO. 06.093
ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

City of Las Vegas B 17.06
TOL SUP 42 Submittal

NO DESCRIPTION DATE

ISSUED

TITLE

SITE PLAN

RECEIVED

ZON-16296
10/19/06 PC

AUG 25 2006

410 Spencer Street

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16298 - APPLICANT/OWNER: JOHN HERNANDEZ

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006
PLANNING COMMISSION MEETING***

September 26, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

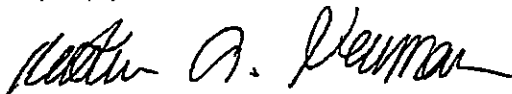
RE: **APN: 139-35-413-125**
 Subject: A. General Plan Amendment **GPA-16294**
 B. Zoning Change **ZON-16296**
 C. Site Development Review **SDR-16292**
 D. Variance **VAR-16298**

Dear Sirs:

We respectfully request that this item be placed in abeyance until the **November 2, 2006** Planning Commission Agenda. The owner has two properties that require general plan amendments, rezones and site development reviews and will be traveling from the east coast for all of the meetings. Placing this item in abeyance so that the items can come together on this meeting agenda will only require the owner to travel cross country three times versus six. Thank you in advance for the approval of this request.

Please feel free to call if you have any questions.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16298** APN: 139.35.413.125
Name of Property Owner: _____
Name of Applicant: John Hernandez

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): _____

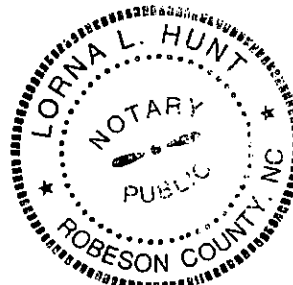
APN: _____

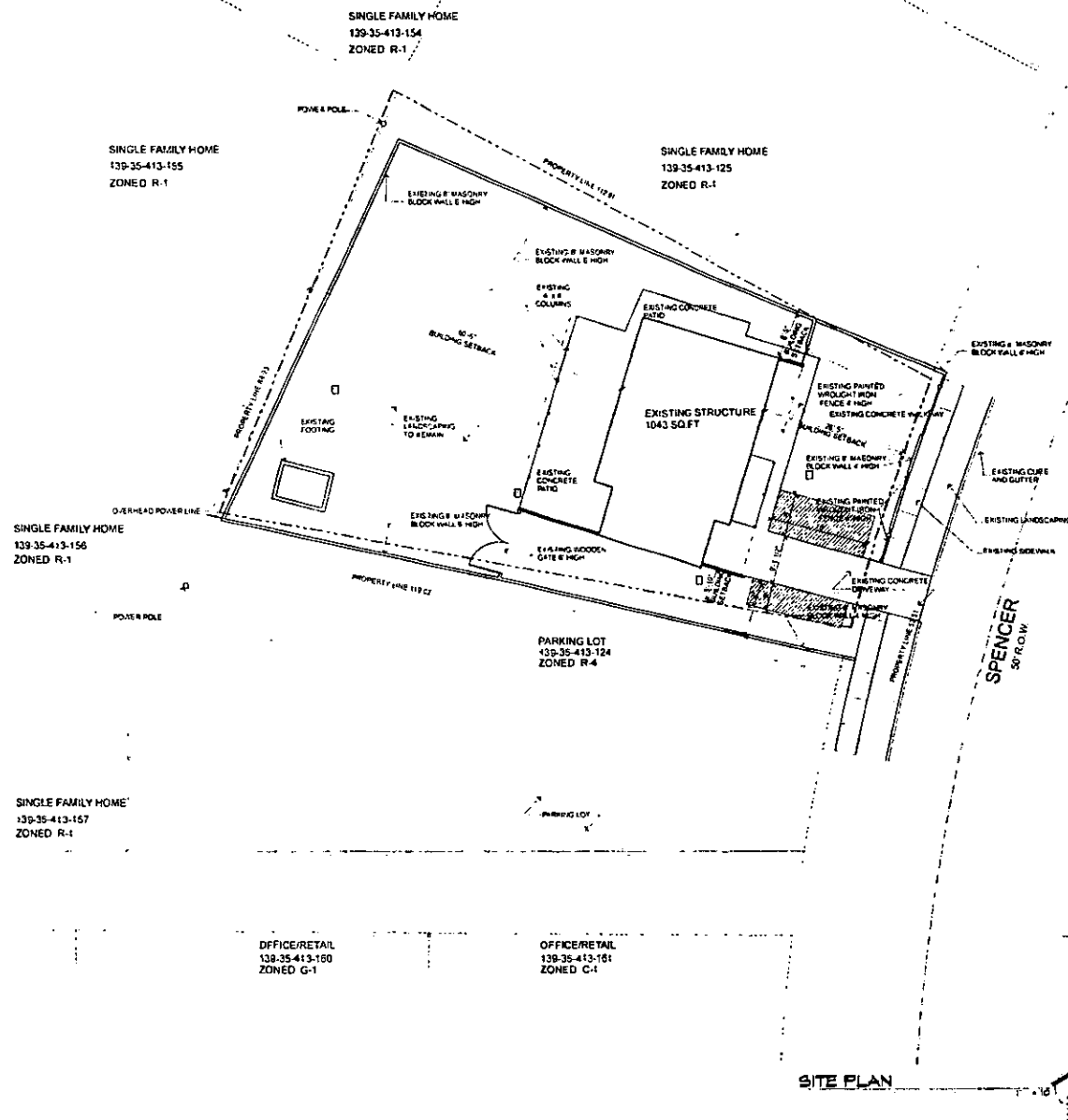
Signature of Property Owner: [Signature]

Print Name: JOHN HERNANDEZ

Subscribed and sworn before me

This 16th day of August, 2006
Lorna L. Hunt
Notary Public in and for said County and State
My Commission Expires
10/23/10





Location Map



Vicinity Map



Site Zoning & Data

SITE DATA		139-35-413-125
PARCEL NUMBER		
JURISDICTION		CITY OF LAS VEGAS
EXISTING GENERAL PLAN		1. LDA
LOA PROPOSED GENERAL PLAN		0. OFFICE
EXISTING ZONING		R-1
PROPOSED ZONING		R-1
SITE AREA		7,628 S.F. 0.17 ACRES
SETBACKS - BUILDING		
FRONT	REQ'D	PROPOSED
20		20.5
REAR		5
12		12.5
50.4		50.4
MAX HEIGHT & STORES		
ACTUAL HEIGHT & STORES		15.0 - 1 STORY
LOT COVERAGE ALLOWED		20%
ACTUAL LOT COVERAGE		13.7%
BUILDING AREA		
EXISTING OFFICE		1,043 S.F.
TOTAL S.F.		1,043 S.F.
PARKING AREA		
TOTAL PARKING REQUIRED		1,043 @ 1,000 = 4
PARKING PROVIDED		0
MANUFACTURED PARKING REQUIRED		1 MANUFACTURED
TOTAL PARKING PROVIDED		1
VARIANCE REQUESTED		3
LANDSCAPE BUFFERS (NUMBER REQUESTED)		
FRONT OF WAY DEPTH		15
15		15
INTERIOR SIDE		15
15		15

410 Spencer Street
Site Development Review
410 Spencer Street
Las Vegas, Nevada 89101

APTUS Architecture

1328 South 4th Street
Suite 208
Las Vegas, Nevada 89101
P: 702.891.1231
F: 702.891.1232
info@aptusarch.com aptusarch.com

APTUS PROJECT NO. 06.093
ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

City of Las Vegas 822th

SDA SURFAS Submittal

NO DESCRIPTION DATE

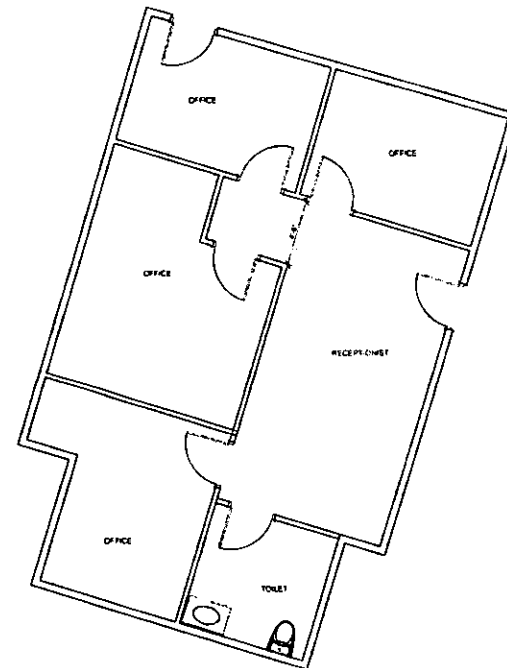
ISSUED

TITLE

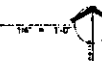
DATE REVIEWED

RECEIVED
AUG 25 2006
AST00

VAR-16298
10/19/06 PC



FLOOR PLAN



410 Spencer Street
Site Development Review
410 Spencer Street
Las Vegas, Nevada 89101

APTUS Architecture

1700 South Arts Tower
Suite 200
Las Vegas, Nevada 89101
P 702.259.1220
info@aptusarchitecture.com

APTUS PROJECT NO. 06.093
ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

City of Las Vegas 822 06
SOL. SUPP. 22 Submittal
NO. DESCRIPTION DATE
ISSUED

TITLE
FLOOR PLAN

RECEIVED

AUG 25 2006
410 Spencer Street

VAR-16298
10/19/06 PC

August 22, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: **APN: 139-35-413-125**
Subject: A. General Plan Amendment
 B. Zoning Change
 C. Site Development Review
 D. Parking Variance

Dear Sirs:

The intended use for the property on Spencer Street just north of Charleston is Office Space.

This property currently has a General Plan designation of "L" and a zoning designation of "R-1". We are requesting a general plan amendment to "O" and a zone change to "P-R" for this parcel. This project consists of an existing home that will be converted to an office, which is typical for properties along Charleston and in the surrounding area. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

The structure is approximately 1,043 sf and is one story in height. One parking space will be provided and will be a van accessible space. We will also add landscaping along Spencer as required by Title 19. We are requesting a landscape waiver along the north, west and south property lines due to the site configuration and the location of the existing structure. This project will provide a place of business and opportunity for people to work closer to their own homes which would reduce the need for time consuming commutes.

We are also requesting a variance for three parking spaces. The current site configuration and location of the existing structure do not allow for vehicular access to the rear of the property and the traffic department will not allow any cars to back out into the right of way except for the handicap space. Attempts have been made with adjacent property owners to gain a cross access agreement but no resolution has been made at this time. The wall that runs roughly parallel with the south property line will be removed and relocated so that it is solely on this property and does not affect the property to the south. We are also requesting a landscape waiver on the south side and the north and south sides of the property due to the location of the structure in relation to the property line.

Please consider this General Plan Amendment, rezoning and site development review request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture

VAR-16298
10/19/06 PC

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006****DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER, AICP ☐ CONSENT ☒ DISCUSSION**SUBJECT:**

SDR-16292 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16294, ZON-16296 AND VAR-16298 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the November 2, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

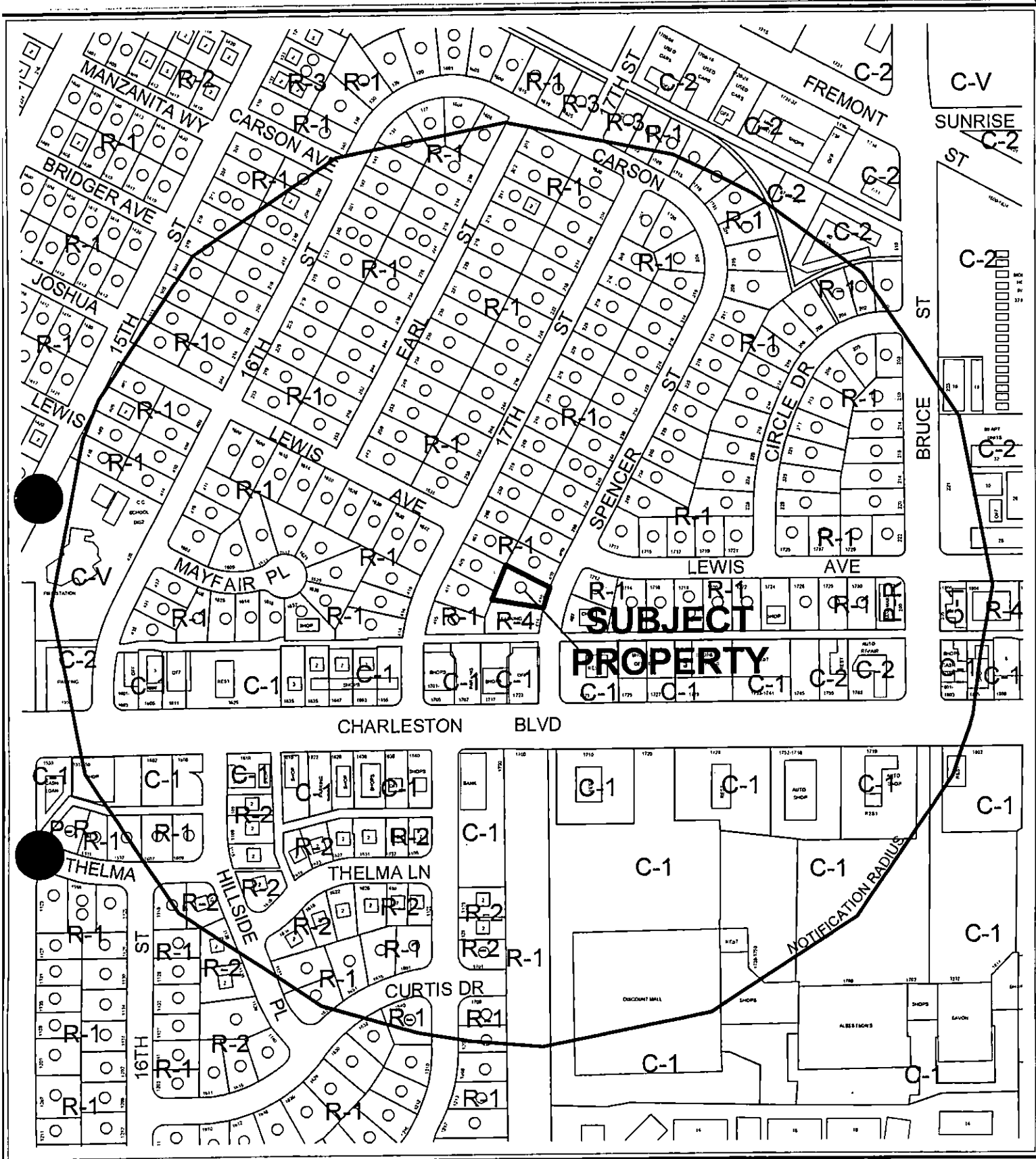
EVANS – Motion to **HOLD IN ABEYANCE** Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 29 – SDR-16292

MINUTES:

Regarding Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298] and Item 29 [SDR-16292], JOHN KORKOZS, Planning and Development Department, stated the applicant was out of town and recommended approval for the abeyance to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)
1-61



CASE: **SDR-16292**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006
PLANNING COMMISSION MEETING***

September 26, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

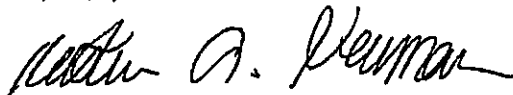
RE: APN: 139-35-413-125
Subject: A. General Plan Amendment GPA-16294
B. Zoning Change ZON-16296
C. Site Development Review SDR-16292
D. Variance VAR-16298

Dear Sirs:

We respectfully request that this item be placed in abeyance until the November 2, 2006 Planning Commission Agenda. The owner has two properties that require general plan amendments, rezones and site development reviews and will be traveling from the east coast for all of the meetings. Placing this item in abeyance so that the items can come together on this meeting agenda will only require the owner to travel cross country three times versus six. Thank you in advance for the approval of this request.

Please feel free to call if you have any questions.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16292** APN: 139.35.413.125
Name of Property Owner: _____
Name of Applicant: John Hernandez

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: John Hernandez

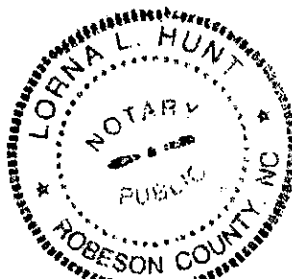
Subscribed and sworn before me

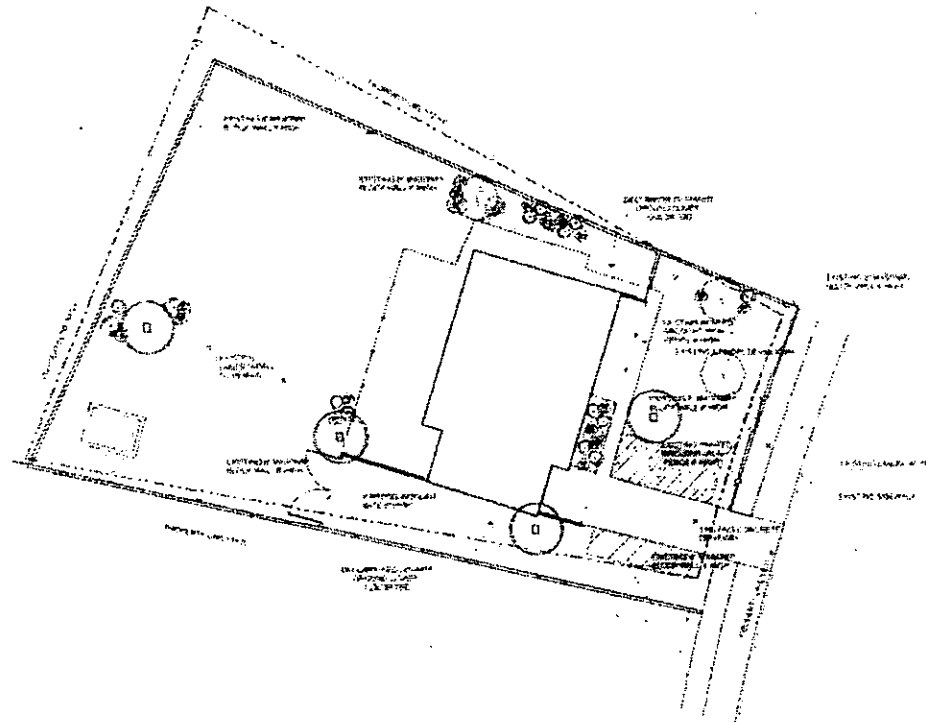
This 16th day of August, 2006
Lorna L. Hunt
Notary Public in and for said County and State

My Commission Expires

Revised 12-03-04

10/23/10





Landscape Plan

410 Spencer Street
 Site Development Review
 410 Spencer Street
 Las Vegas, Nevada 89101

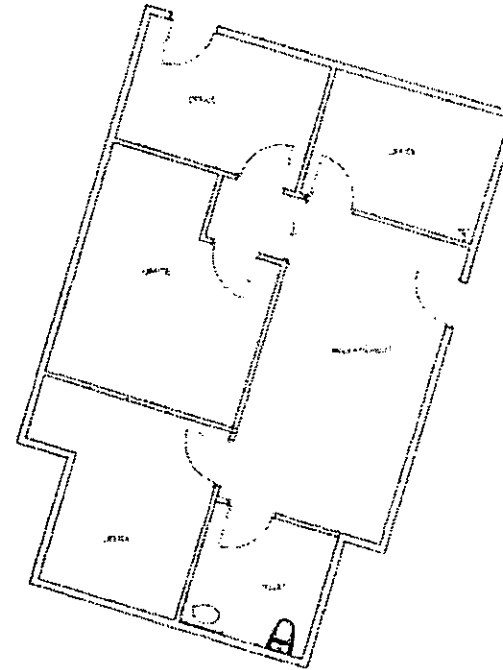
APTUS Architecture

06.001

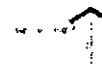
RECEIVED LANDSCAPE PLAN

AUG 25 2006
 LT101

SDR-16292
 10/19/06 PC



FLOOR PLAN



410 Spencer Street
 Site Development Review
 410 Spencer Street
 Las Vegas, Nevada 89101

APTUS Architecture

1000 South Main Street
 Suite 200
 Las Vegas, NV 89101
 Phone: (702) 735-1111
 Fax: (702) 735-1112

PROJECT NO. 06-073

PROJECT

NO.

1. PROJECT NO. 06-073

1. PROJECT NO. 06-073
 2. SHEET NO. 1 OF 1
 3. DATE 08/05/06

RECEIVED
 ISSUED
 FLOOR PLAN

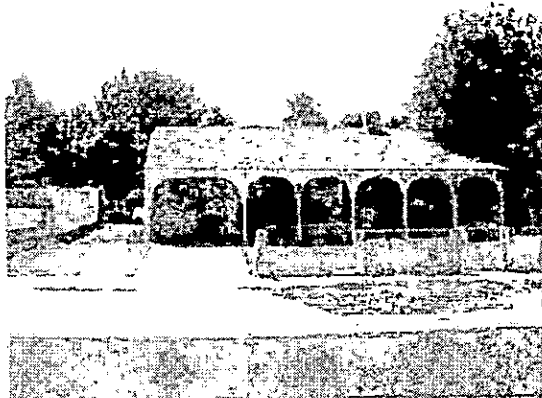
AUG 25 2006

A100

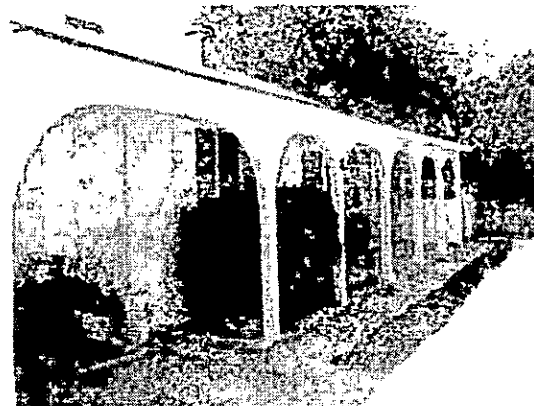
SDR-16292
 10/19/06 PC

SDR 16292				
John Hernandez				
410 Spencer				
Proposed 1.043 thousand square foot office conversion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.043	11.01	11
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.043		1
AM Peak Hour				1
PM Peak Hour				1
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Spencer Street				
Average Daily Traffic (ADT)	113			
PM Peak Hour	9			
(heaviest 60 minutes)				
Charleston Boulevard				
Average Daily Traffic (ADT)	36,606			
PM Peak Hour	2928			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				

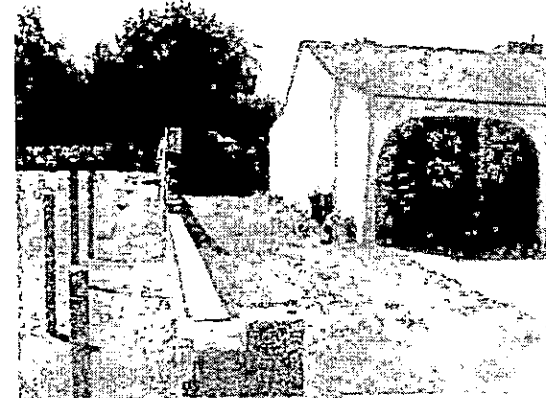
	Capacity			
Spencer Street	3000			
Charleston Boulevard	51700			
This project will add approximately 1 trip per day on Spencer and Charleston. This will increase expected volumes by less than 1 percent on these streets. Spencer is at about 4 percent of capacity for a street with individual driveways on it, and Charleston is at about 71 percent of capacity.				
Based on Peak Hour use, this development will add roughly 1 additional cars into the area; which works out to about one every sixty minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



FRONT OF BUILDING - EAST



FRONT OF BUILDING - EAST



DRIVEWAY SIDE - SOUTH



BACK OF BUILDING - WEST



BACK OF BUILDING - WEST



SIDE OF BUILDING - NORTH

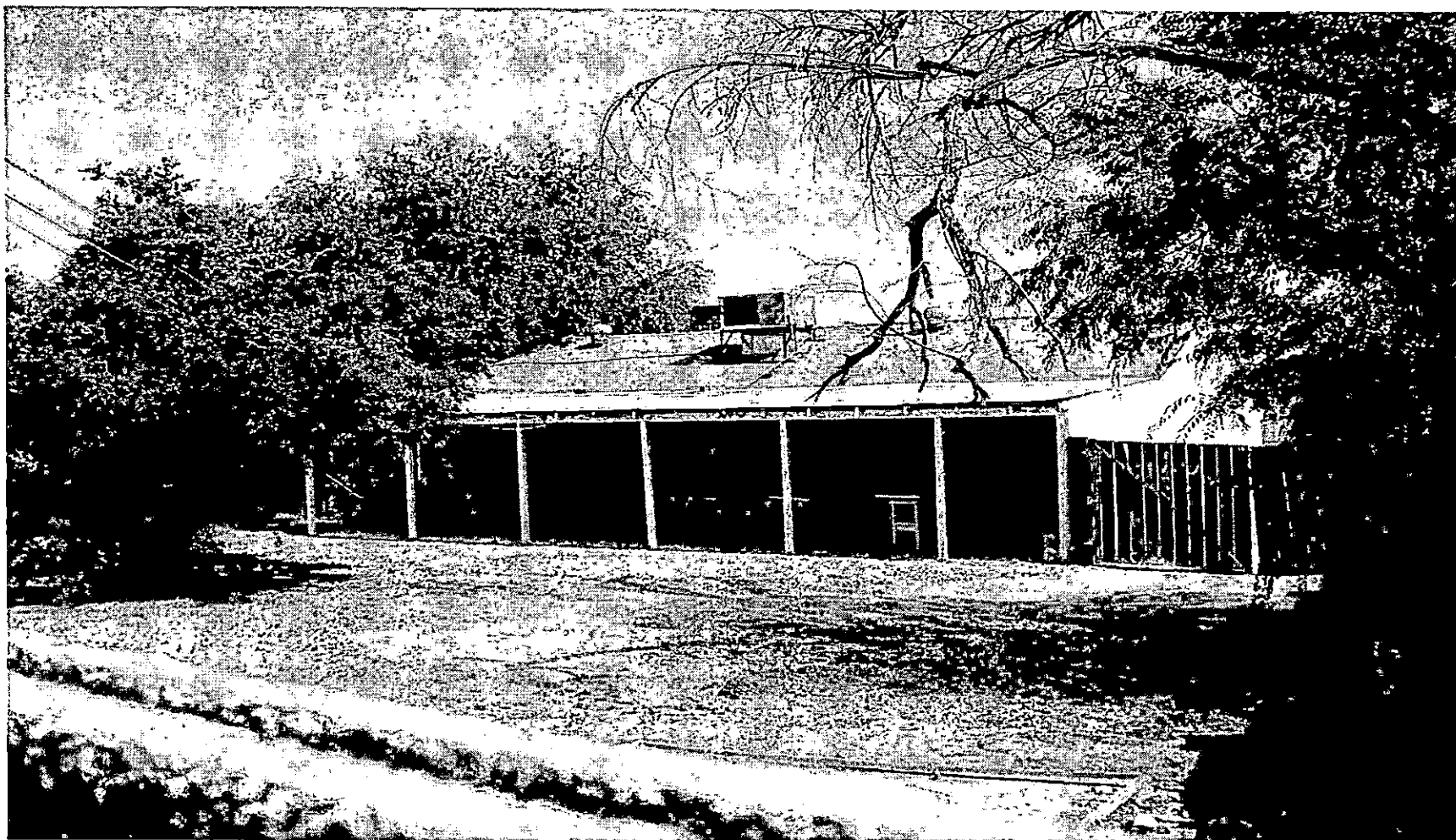
410 Spencer Street
Las Vegas, Nevada 89101

APTUS Architecture

RECEIVED

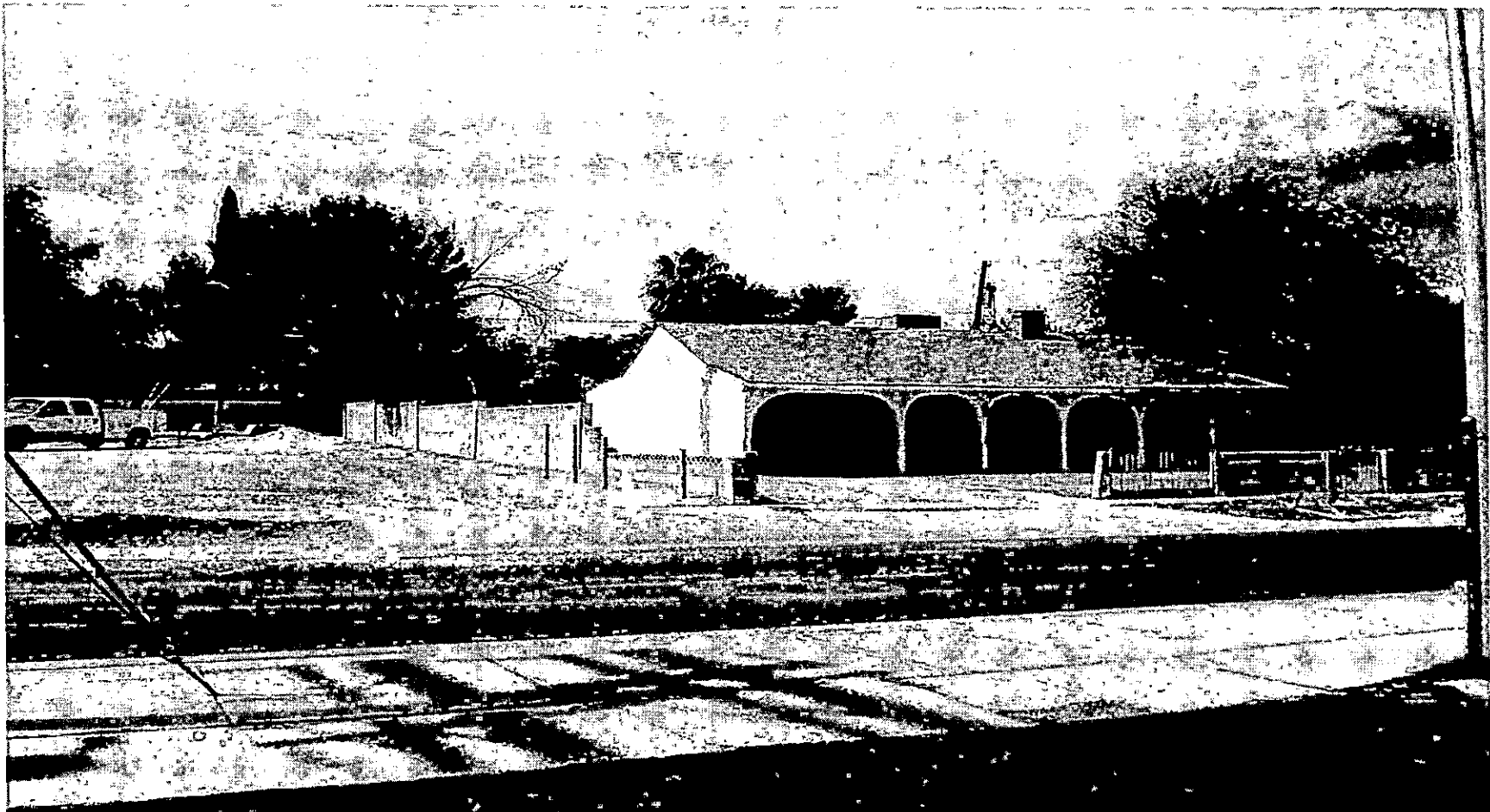
A200

SDR-16292
10/19/06 PC



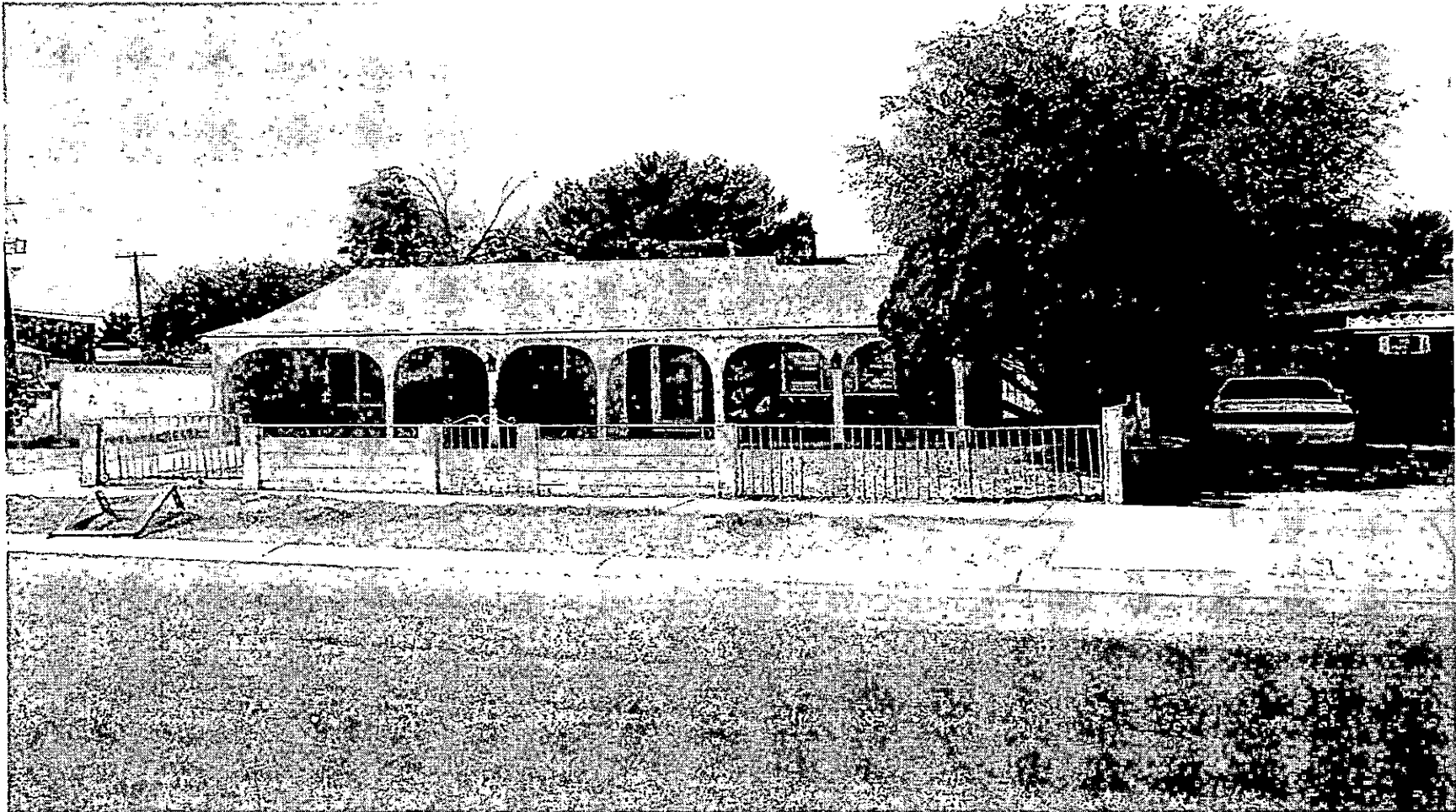
GPA-16294, ZON-16296, VAR-16298 & SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ
410 SPENCER STREET
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



GPA-16294, ZON-16296, VAR-16298 & SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ
410 SPENCER STREET
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



GPA-16294, ZON-16296, VAR-16298 & SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ
410 SPENCER STREET
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06

August 22, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street
Las Vegas, Nevada 89101

RE: APN: 139-35-413-125
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review
D. Parking Variance

Dear Sirs:

The intended use for the property on Spencer Street just north of Charleston is Office Space.

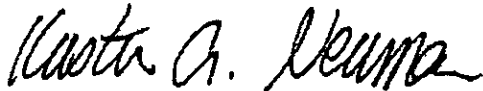
This property currently has a General Plan designation of "L" and a zoning designation of "R-1". We are requesting a general plan amendment to "O" and a zone change to "P-R" for this parcel. This project consists of an existing home that will be converted to an office, which is typical for properties along Charleston and in the surrounding area. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

The structure is approximately 1,043 sf and is one story in height. One parking space will be provided and will be a van accessible space. We will also add landscaping along Spencer as required by Title 19. We are requesting a landscape waiver along the north, west and south property lines due to the site configuration and the location of the existing structure. This project will provide a place of business and opportunity for people to work closer to their own homes which would reduce the need for time consuming commutes.

We are also requesting a variance for three parking spaces. The current site configuration and location of the existing structure do not allow for vehicular access to the rear of the property and the traffic department will not allow any cars to back out into the right of way except for the handicap space. Attempts have been made with adjacent property owners to gain a cross access agreement but no resolution has been made at this time. The wall that runs roughly parallel with the south property line will be removed and relocated so that it is solely on this property and does not affect the property to the south. We are also requesting a landscape waiver on the south side and the north and south sides of the property due to the location of the structure in relation to the property line.

Please consider this General Plan Amendment, rezoning and site development review request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture

SDR-16292
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESDELL – ABEYANCE to 1/25/2007 – Motion carried with DUNNAM voting NO

To be heard at the Planning Commission meeting on 1/25/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 30 [GPA-16426], Item 31 [ZON-16469], Item 32 [VAR-16470], Item 33 [VAR-16471] and Item 34 [SDR-16472].

DOUG RANKIN, Planning and Development Department, recommended approval of the general plan as the land use is appropriate for this location. However, he recommended denial of the zoning, the two related variances and the site plan as the applicant is overbuilding the site.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 30 – GPA-16426

MINUTES:

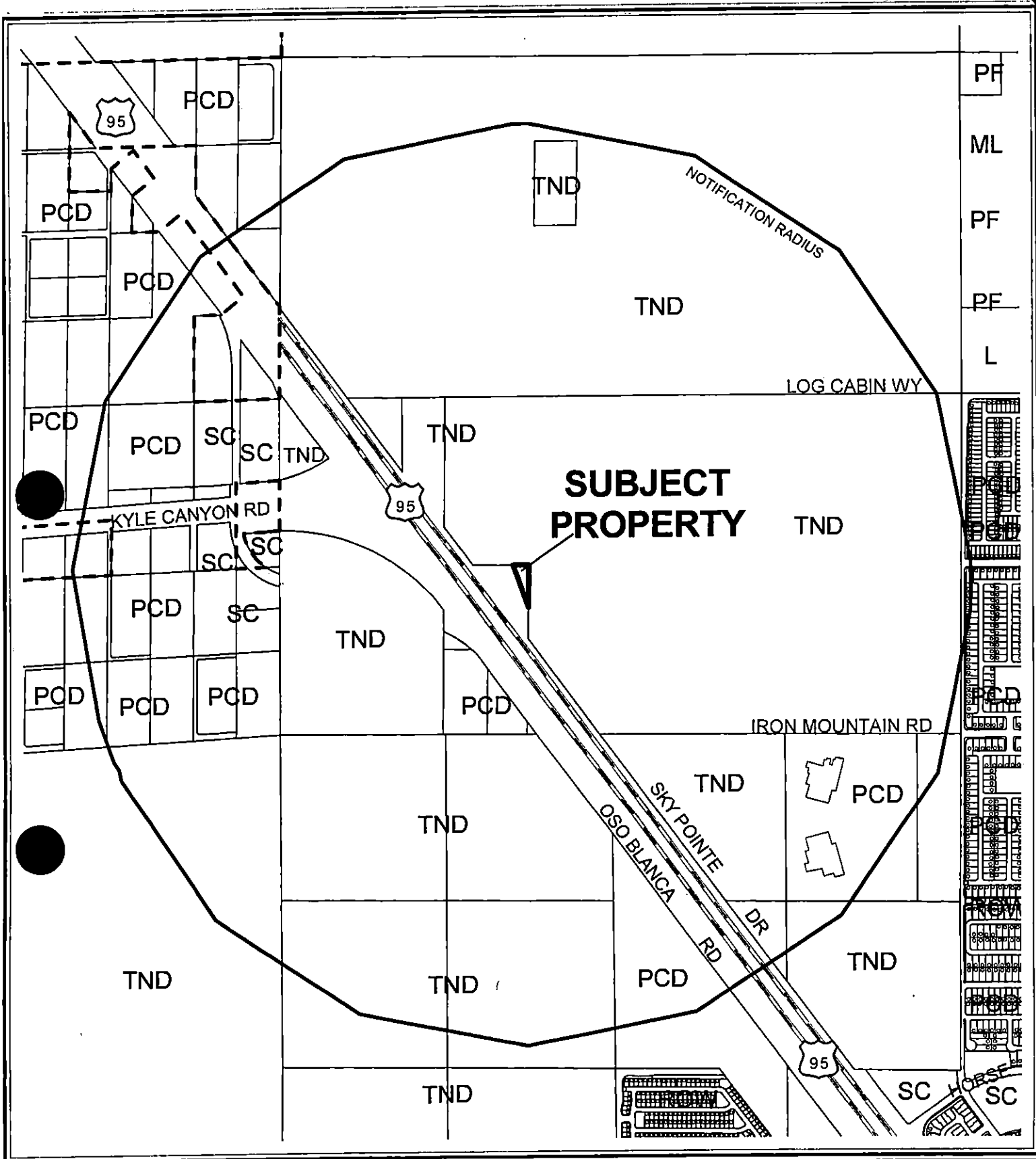
VICTOR RODRIGUEZ, 3111 South Valley View Boulevard, appeared on behalf of the applicant and asked that all the applications be held for 90 days so he can work with Focus Group on their impending the master planned community.

COMMISSIONER TRUESDELL agreed with the request and felt it would be appropriate for the applicant to work with the surrounding properties.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 30 [GPA-16426], Item 31 [ZON-16469], Item 32 [VAR-16470], Item 33 [VAR-16471] and Item 34 [SDR-16472].

(7:34 – 7:37)

1-3403



CASE: **GPA-16426**

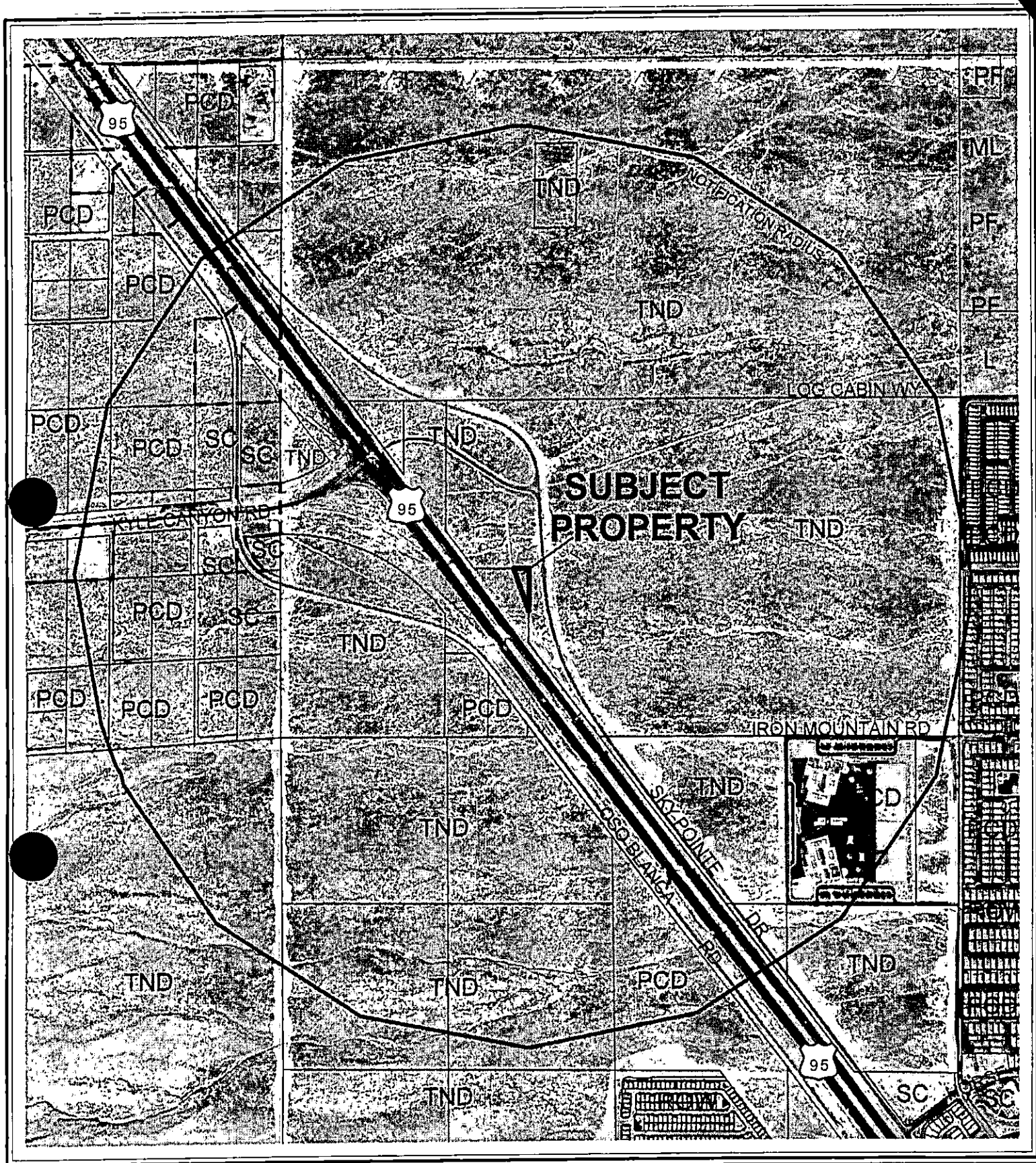
RADIUS: 3500 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



CASE: **GPA-16426**

RADIUS: 3500 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

0 600 1200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-16426 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

GPA-16426 - Staff Report Page One
 October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed General Plan Amendment to a SC (Service Commercial) Land-use Designation is on only a portion of the property. The remaining portion is currently designated Service Commercial. This application would give the parcel a single land-use designation. Given the sites location near the US-95 right-of-way a commercial designation is appropriate and approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/06	Companion items for a Rezoning (ZON-16469), two Variances (VAR-16470 and VAR-16471), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this item.	
Pre-Application Meeting	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
Neighborhood Meeting	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

Details of Application Request	
Site Area	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

GPA-16426 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08:

<i>Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	20,038 SF	N/A
Min. Lot Width	100 Feet	127 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
		There are no protected properties adjacent to this site.	
Trash Enclosure	50 Feet from Protected Property		Y
Mech. Equipment	Screened	Screened	Y

GPA-16426 - Staff Report Page Three
 October 19, 2006 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Residential Adjacency Standards do not apply to the subject property as there are currently not any residentially used/zoned parcels adjacent to the site.			

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]	N/A	N/A	C-1 (Limited Commercial)	N/A	SC (Service Commercial)	N/A

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	3 Trees	1 Tree	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	28 Trees	19 Trees	N
TOTAL		31 Trees	26 Trees	N
Min. Zone Width	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	7,500 SF	1:300	25	1	15	1	N
SubTotal			25	1	15	1	N
TOTAL			25		15		N
Percent Deviation					This is a 40 % deviation from standards.		

NG

GPA-16426 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Landscape Buffer Width	8 Feet	Y
Required Number of Trees	31 Trees	N
Parking lot landscaping	One landscaped finger every six spaces	Y

ANALYSIS

The proposed land use designation change is only on a portion of the property. The remaining portion already carries a Service Commercial land-use designation. The site is located adjacent to the US-95 right-of-way and a commercial land-use is considered appropriate. The change also brings the site under a single land-use designation. Approval of this request is recommended.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The intensity of the Service Commercial land-use designation is considered appropriate for this location. The western portion of the property is adjacent to the US-95 right-of-way. The remainder of the parcel is adjacent to the proposed Kyle Canyon Master Planned Community. Land uses for the Kyle Canyon project have not yet been determined.

GPA-16426 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

In regard to "2":

The zoning designations that would be allowed by the proposed General Plan Amendment would be appropriate for the area. The Rezoning (ZON-16469) that is proposed as part of this project is not considered appropriate because the project, as proposed, requires several deviations from standards.

In regard to "3":

Access to this site is provided for by an easement through the adjacent property to the east. This gives the site access to Sky Pointe Drive. The easement was originally through the Bureau of Land Management and is now agreed to by the developers of the Kyle Canyon Master Planned Community. Site access will not negatively affect adjacent roadways, but will have an affect on the adjacent parcel that the easement is through.

In regard to "4":

There are no additional plans or policies that affect the proposed project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with ZON-16469, VAR-16470, VAR-16471 & SDR-16472]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16426** APN: 125-06-002-008

Name of Property Owner: ASIAN DEVELOPMENT LLC

Name of Applicant: ASIAN DEVELOPMENT LLC

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

Yes ✓ 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: _____

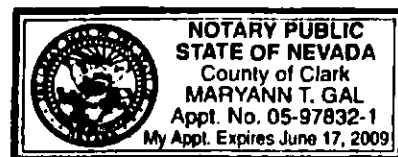
Signature of Property Owner: _____

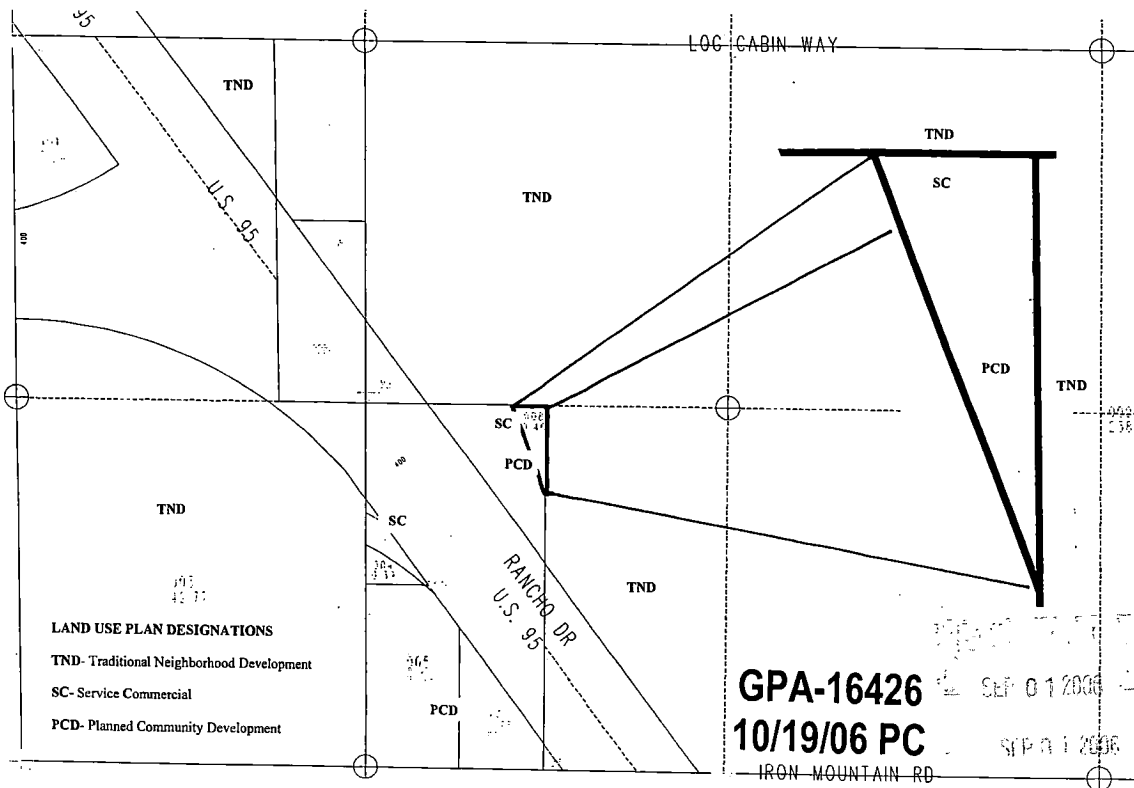
Print Name: BARRY B900HSBY

Subscribed and sworn before me

This 31st day of August, 2006

Maryann T. Gal
Notary Public in and for said County and State





LDID P.O. BOX 9150 LAS VEGAS, NEVADA 89133 TEL: 702.735.1100 FAX: 702.735.1101 WWW: WWW.LDID.COM		Consolidating Civil Engineers, Inc. 2105.009	
LOCATION MAP COMMERCIAL OFFICE BUILDING KYLE CANYON SKY PONTE ROAD & U.S. 95		SCALE: HORIZONTAL SCALE: VERTICAL N.T.S. PROJECT NUMBER 2105.009	
SHEET GPA-1		DATE SEP 01 2006	



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
General Plan Amendment for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a General Plan amendment from U(PCD) and SC to SC. The site is approximately 0.46 acres in size located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

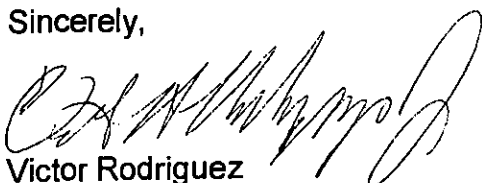
The site is situated along the side of the Nevada Department of Transportation right-of-way to the west and Sky Pointe Drive to the east. There are two privately held parcels adjacent to the north and east sides of the site.

The property is currently planned with Planned Community Development (PCD) on the south half with Service Commercial (SC) on the north half. The other properties within the near vicinity to the east and north are planned for Traditional Neighborhood Development (TND). To the immediate west is US-95. Further west are other vacant properties planned SC, PCD, and TND.

This request is to amend the Centennial Hills general plan to Service Commercial for an office building. The justification is that the north half of the site is already Service Commercial. Additionally, the site is too small for a PCD development agreement as the amount of effort needed by both City staff and the developer staff would not prove efficient.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

GPA-16426
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-16469 - REZONING RELATED TO GPA-16426 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESDELL – ABEYANCE to 1/25/2007 – Motion carried with DUNNAM voting NO

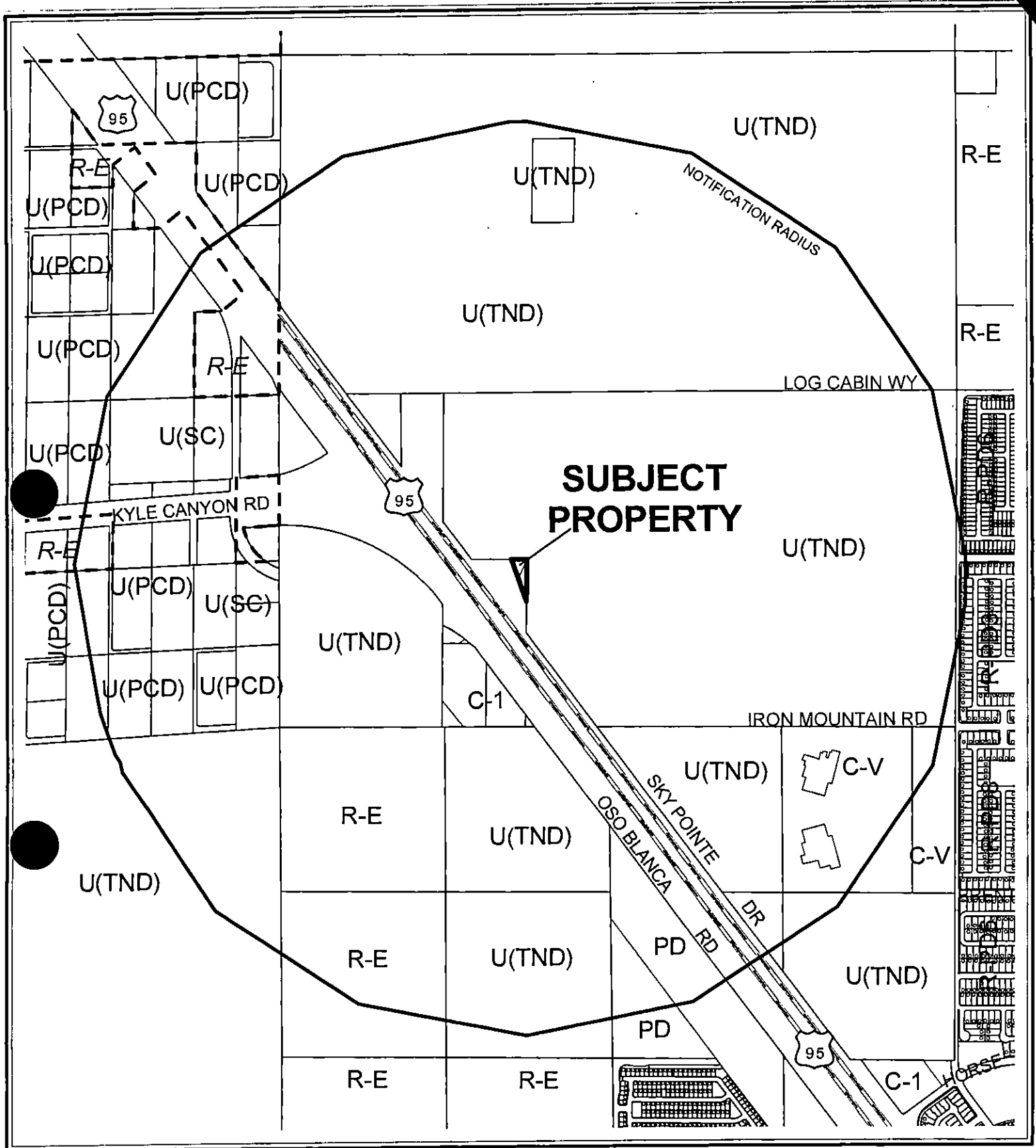
To be heard at the Planning Commission meeting on 1/25/2007

MINUTES:

NOTE: See Item 30 [GPA-16426] for all related discussion.

(7:34 – 7:37)

1-3403



CASE: **ZON-16469**

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

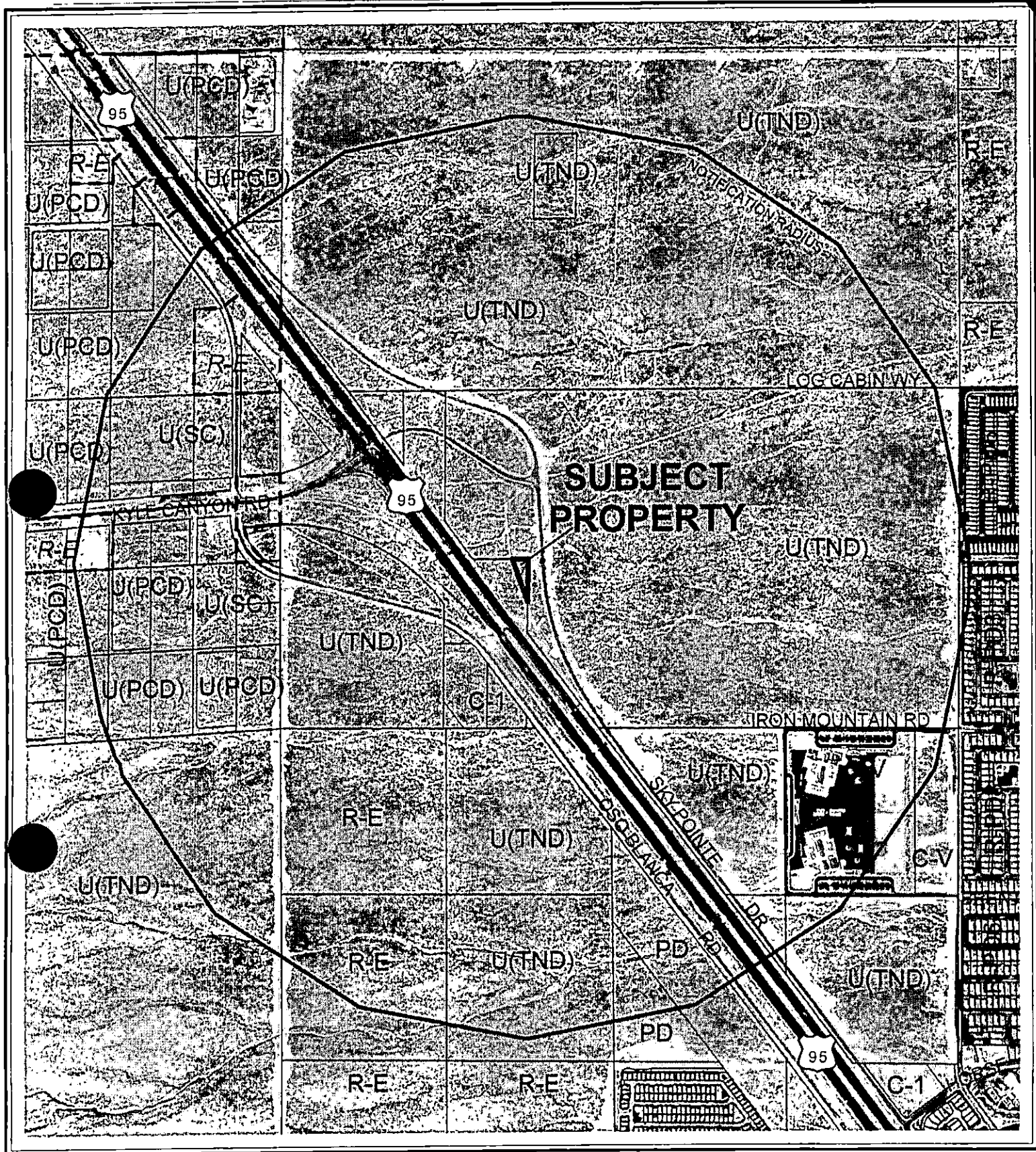
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet





CASE: **ZON-16469**

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-16469 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. A General Plan Amendment (GPA-16426) to a SC (Service Commercial) Land-use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16472) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Submit a recorded copy of the Bureau of Land Management (B.L.M.) access grant that provides access to this site through Assessor's Parcel Number 125-06-002-009 to the Right-of-Way section of the Department of Public Works prior to the submittal of any construction drawings or the issuance of any permits, whichever occurs first. If access rights do not exist, the applicant is responsible to secure legal, recorded access rights acceptable to the City Engineer through Assessor's Parcel Number 125-06-002-009 prior to the submittal of any construction drawings or the issuance of any permits, whichever occurs first.
5. Provide a minimum of two lanes of paved, legal access to this site that connects to existing constructed public street right-of-way concurrent with development of this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Sky Pointe Drive public right-of-way adjacent to the legal access location to this site prior to the issuance of any permits.
7. Prior to the submittal of any construction drawings, coordinate with the City Engineer to determine dedication and vacation requirements adjacent to this parcel, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.

ZON-16469 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

ZON-16469 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed Rezoning to a C-1 (Limited Commercial) District is to allow for the development of a 7,500 square-foot office building. The proposed project has several deviations from standards. While the Limited Commercial District is appropriate for this location, the Rezoning is directly associated with the Site Development Plan Review. The proposed development is not considered appropriate for this location and; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/06	Companion items for a General Plan Amendment (GPA-16426), two Variances (VAR-16470 and VAR-16471), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this item.	
Pre-Application Meeting	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
Neighborhood Meeting	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

Details of Application Request	
Site Area	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

NG

ZON-16469 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08:

<i>Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	20,038 SF	N/A
Min. Lot Width	100 Feet	127 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
Trash Enclosure	50 Feet from Protected Property	There are no protected properties adjacent to this site.	Y
Mech. Equipment	Screened	Screened	Y

NG

ZON-16469 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Residential Adjacency Standards do not apply to the subject property as there are currently not any residentially used/zoned parcels adjacent to the site.			

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]	N/A	N/A	C-1 (Limited Commercial)	N/A	SC (Service Commercial)	N/A

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	3 Trees	1 Tree	N
Buffer: Min. Trees	1 Trees/20 Linear Feet	28 Trees	19 Trees	N
TOTAL		31 Trees	26 Trees	N
Min. Zone Width	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	7,500 SF	1:300	25	1	15	1	N
SubTotal			25	1	15	1	N
TOTAL			25		15		N
Percent Deviation					This is a 40 % deviation from standards.		

NG

ZON-16469 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Landscape Buffer Width	8 Feet	Y
Required Number of Trees	31 Trees	N
Parking lot landscaping	One landscaped finger every six spaces	Y

ANALYSIS

The proposed Rezoning to a C-1 (Limited Commercial) District would be in conformance to the General Plan with approval of the related General Plan Amendment (GPA-16426). The project that is associated with this rezoning is not considered appropriate for this location due to the several deviations from standards. Per Title 19 a Rezoning is tied to the specific project and as the project is not considered appropriate, denial of this rezoning is recommended.

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 requires a General Plan Amendment (GPA-16426) on a portion of the property. The General Plan Amendment is supported by staff as a commercial development is considered appropriate for this location. The proposed development is deemed inappropriate due to the several deviations from standards.

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."

Currently there are no uses surrounding the project site. The site is surrounded by the proposed Kyle Canyon Master Planned Community and at this time land-use categories have not been approved.

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

While growth and development factors indicate a need for commercial development, a project that meets with the requirements of Title 19 is deemed more appropriate for this location. As the proposed project does not meet parking and setback requirements, as well as requesting waivers of landscape standards, denial of this request is recommended.

ZON-16469 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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.”**

Access to this site is provided for by an easement through the adjacent property to the east. This gives the site access to Sky Pointe Drive. The easement was originally through the Bureau of Land Management and is now agreed to by the developers of the Kyle Canyon master Planned Community. Site access will not negatively affect adjacent roadways, but will have an affect on the adjacent parcel that the easement is through.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, VAR-16470, VAR-16471 & SDR-16472]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16469** APN: 125-06-002-008

Name of Property Owner: Asian Development LLC

Name of Applicant: Asian Development LLC

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

 Yes ✓ 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: _____

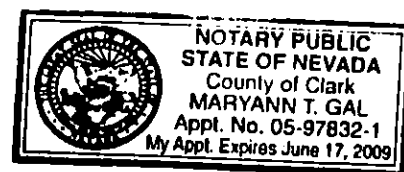
Signature of Property Owner: _____

Print Name: BARRY BA0095BY

Subscribed and sworn before me

This 31st day of August, 2006

Maureen T. Gal
Notary Public in and for said County and State



N.D.O.T.
RIGHT OF WAY

VACANT
U(TND)

VACANT
U(TND)

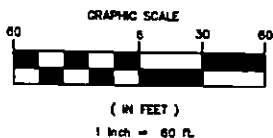
VACANT
U(TND)

PROPOSED DOMESTIC
WELL LOCATION

PROP. UNDERGROUND DOM/
POTABLE WATER TANK
(1,000 GALLON OR TANK
7.5 DIA x 15.0 LONG)

PROP. ABOVE GROUND
FIRE WATER STORAGE TANK
(20,000 GALLON TANK TANK
14" INCH x 40' DIAMETER)
(BOILED TANK - 25,728 C.F.
GRAVEL BASE - 4,572 C.F.)
MANUFACTURED BY TIGER TANKS
1-800-818-2587
www.tigertanks.com
CONTACT: JERRY PALMER
861-834-1110

N.D.O.T.
RIGHT OF WAY



EXISTING 18" CMP
STORM DRAIN w/
HEADBALLS
(3) PLACES TYP.

N 89°55'26" W 307.00'

N 89°55'26" W 127.02'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

N 89°55'46" W 57.08'

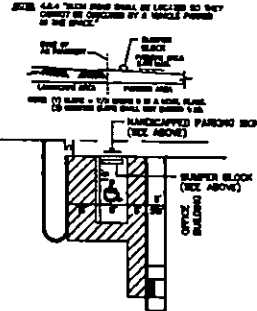
RAMSTEAD ACCESS
EASEMENT ON FILE
w/CLM PER N-80382

SKY
POINTE
ROAD

SEP 01 2006

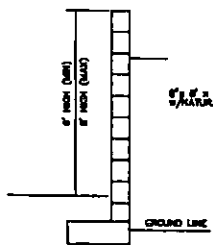


HANDICAPPED PARKING SIGN



ACCESS RAMP DETAIL

N.T.S.
NOTE: IF 8" x 12" CURB WALL IS USED, THE RAMP SHALL BE 1:12 SLOPE.



PROPOSED PERIMETER WALL

N.T.S.

NOTE: THERE ARE NO EXISTING PERIMETER WALLS.

GENERAL SITE INFORMATION

ASSESSOR PARCEL NO. 125-06-002-008
GROSS AREA : 0.46 ACRES (20,036 S.F.)
NET AREA : 0.46 ACRES (20,036 S.F.)
FRONT STREET SETBACK : MINIMUM 20' PROVIDED 84'
SIDE SETBACK : MINIMUM 10' PROVIDED 5'
REAR SETBACK : MINIMUM 20' PROVIDED 181'
CORNER SIDE SETBACK : MINIMUM 15' PROVIDED 15'
BUILDING HEIGHT : 35' MAXIMUM

PROJECT SUMMARY

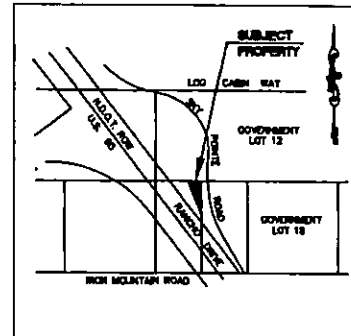
TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 SF	HANDICAP SPACES REQUIRED: 1 SPACES
BUILDING (2ND FLOOR) = 3,750 SF	HANDICAP SPACES PROVIDED: 1 SPACES
TOTAL S.F. = 7,500 SF	TOTAL SPACES REQUIRED: 25 SPACES
	TOTAL SPACES PROVIDED: 15 SPACES
	PARKING RATIO: 1 PER 300 S.F.

LAND DATA

LAND AREA = 0.46 ACRES (20,089 SF)
FLOOR AREA RATIO: 37%

OWNER INFORMATION

ASIAN DEVELOPMENT, L.L.C.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
CONTACT: DAVID BRAMLETT
TEL: (702) 656-8823
FAX: (702) 656-5655



VICINITY MAP

N.T.S.

LD.D.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
TEL: (702) 656-8823 FAX: (702) 656-5655

Consulting Civil Engineers

SITE PLAN
COMMERCIAL OFFICE BUILDING

KYLE CANYON
SKY POINTE ROAD & U.S. 95

SHEET
C-1
1

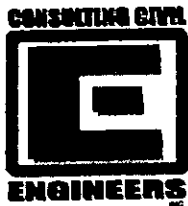
DATE
10/19/06

SCALE
HORIZONTAL: 1" = 60'
VERTICAL: 1" = 10'

PROJECT NUMBER
2106.009

REVISION

ZON-16469
10/19/06 PC



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Zone Change for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a Zone Change from U(PCD) and U(SC) to C-1. The site is approximately 0.46 acres in size located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

The site is situated along the side of the Nevada Department of Transportation right-of-way to the west and Sky Pointe Drive to the east. There are two privately held parcels adjacent to the north and east sides of the site.

A companion application is requesting the General Plan Amendment to Service Commercial (SC). The property is currently planned with Planned Community Development (PCD) on the south half with Service Commercial (SC) on the north half. The other properties within the near vicinity to the east and north are planned for Traditional Neighborhood Development (TND). To the immediate west is US-95. Further west are other vacant properties planned SC, PCD, and TND.

This request is to change the zoning to C-1 for a 7,500 square foot office building. The justification is that the office building is consistent with the service commercial zoning and the north half of the site is already planned Service Commercial. Additionally, the site is too small for a PCD development agreement as the amount of effort needed by both City staff and the developer staff would not prove efficient.

If you have any questions please feel free to contact me at 222-4747

Sincerely,

Victor Rodriguez

ZON-16469
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-16470 - VARIANCE RELATED TO GPA-16426 AND ZON-16469 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUEDELL – ABEYANCE to 1/25/2007 – Motion carried with DUNNAM voting NO

To be heard at the Planning Commission meeting on 1/25/2007

MINUTES:

NOTE: See Item 30 [GPA-16426] for all related discussion.

(7:34 – 7:37)

1-3403

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16470 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-16469), Variance (VAR-16471) and Site Development Plan Review (SDR-16472), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-16470 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

As part of the proposed development of a 7,500 square-foot office building the applicant is requesting a Variance to allow a setback of five feet in the side yard area where ten feet is the minimum setback required. The proposed setback is a 50 percent deviation from requirements. This is considered a self-imposed hardship and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/19/06	Companion items for a General Plan Amendment (GPA-16426) a Rezoning (ZON-16469), a Variance (VAR-16471), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this item.	
<i>Pre-Application Meeting</i>	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

VAR-16470 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

<i>Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	20,038 SF	N/A
Min. Lot Width	100 Feet	127 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
Trash Enclosure	50 Feet from Protected Property	There are no protected properties adjacent to this site.	Y
Mech. Equipment	Screened	Screened	Y

VAR-16470 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Residential Adjacency Standards do not apply to the subject property as there are currently not any residentially used/zoned parcels adjacent to the site.			

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]	N/A	N/A	C-1 (Limited Commercial)	N/A	SC (Service Commercial)	N/A

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	3 Trees	1 Tree	N
Buffer: Min. Trees	1 Trees/20 Linear Feet	28 Trees	19 Trees	N
TOTAL		31 Trees	26 Trees	N
Min. Zone Width	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	7,500 SF	1:300	25	1	15	1	N
SubTotal			25	1	15	1	N
TOTAL			25		15		N
Percent Deviation					This is a 40 % deviation from standards.		

NG

ZON-16469 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Landscape Buffer Width	8 Feet	Y
Required Number of Trees	31 Trees	N
Parking lot landscaping	One landscaped finger every six spaces	Y

ANALYSIS

As part of the proposed development of a 7,500 square-foot office building, the applicant is requesting a Variance to allow a setback of five feet in the side yard area where ten feet is the minimum setback required. While this parcel is irregularly shaped, the applicant is attempting to overbuild the site with this proposal. A smaller building would permit the project to meet setback requirements, as well as other requirements including parking and landscaping. The proposed setback is a 50 percent deviation from requirements. This is considered a self-imposed hardship and denial of this request is recommended.

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 through attempting to overbuild the site. Alternative design with less square-footage 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.

ZON-16469 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, ZON-16469, VAR-16471 & SDR-16472]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16470** APN: 125-06-002-008

Name of Property Owner: Asian Development LLC

Name of Applicant: Asian Development LLC

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

Yes _____ 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: _____

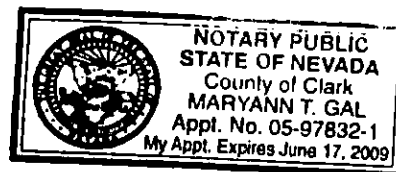
Signature of Property Owner: _____

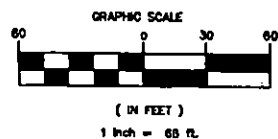
Print Name: BARRY BROOKSBY

Subscribed and sworn before me

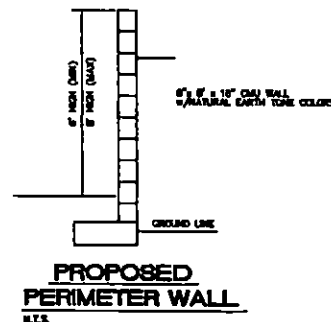
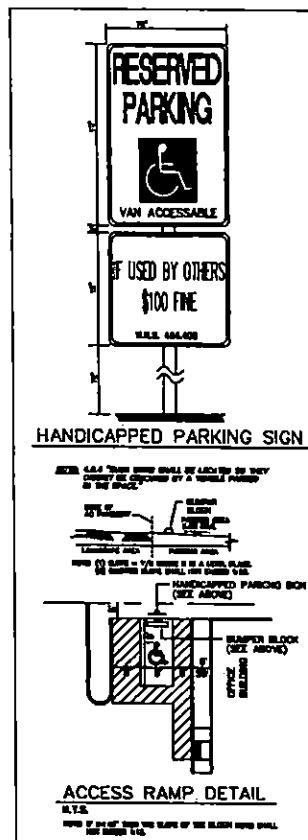
This 31st day of August, 2006

Margaret T. Hall
Notary Public in and for said County and State





VACANT
U(TND)



GENERAL SITE INFORMATION

ASSESSOR PARCEL NO. 125-08-002-008

GROSS AREA : 0.46 ACRES (20,038 S.F.)

NET AREA : 0.46 ACRES (20,038 S.F.)

FRONT STREET SETBACK : MINIMUM 20' PROVIDED 64'

SIDE SETBACK : MINIMUM 10' PROVIDED 5'

REAR SETBACK : MINIMUM 20' PROVIDED 181'

CORNER SIDE SETBACK : MINIMUM 15' PROVIDED 15'

BUILDING HEIGHT : 35' MAXIMUM

PROJECT SUMMARY

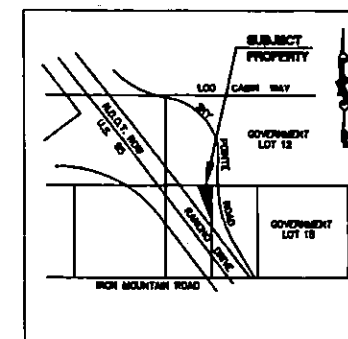
TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 SF	HANDICAP SPACES REQUIRED: 1 SPACES HANDICAP SPACES PROVIDED: 1 SPACES
BUILDING (2ND FLOOR) = 3,750 SF	TOTAL SPACES REQUIRED: 25 SPACES TOTAL SPACES PROVIDED: 15 SPACES
TOTAL S.F. = 7,500 SF	PARKING RATIO: 1 PER 300 S.F.

LAND DATA

LAND AREA = 0.46 ACRES (20,080 SF)
FLOOR AREA RATIO: 37%

OWNER INFORMATION

ASIAN DEVELOPMENT, L.L.C.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
CONTACT: DAVID GRAMLETT
TEL: (702) 850-8825
FAX: (702) 850-8835

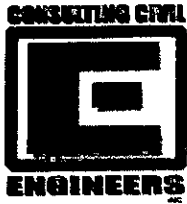


VICINITY MAP
513

SHEET	SITE PLAN COMMERCIAL OFFICE BUILDING	LDID. P. O. BOX 31330 LAS VEGAS, NEVADA 89133 TEL. (702) 658-4828 FAX: (702) 658-5655	 LDID. P. O. BOX 31330 LAS VEGAS, NEVADA 89133 TEL. (702) 658-4828 FAX: (702) 658-5655	 Consulting Civil Engineers, Inc. 1000 S. Las Vegas Blvd., Suite 100 Las Vegas, NV 89102 (702) 733-7400 • Telex 44 587	SCALE: HORIZONTAL 1" = 60'	SCALE: VERTICAL 1" = 60'	PROJECT NUMBER 24-000-000	SHEET NO. 27	TOTAL SHEETS 27
FILE	KYLE CANYON	DATE	3.24.00X	QUANTITY	V8	REVISIONS	V8		
	SKY POINTE ROAD & I-15 SE.								

VAR-16470
10/19/06 PC

SEP 9 1 2006



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Variance of reduced setbacks for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a variance to reduce setbacks on the site in conjunction with a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

Companion applications for a General Plan Amendment to Service Commercial (SC) and rezoning to C-1 are part of this request.

This request is to reduce the required setback to 5 feet where 10 feet is required. The justifications for the request are: 1) that the office building is situated to provide a three point turn around for a fire truck as required by City of Las Vegas Fire department; 2) the unique and restrictive shape of the parcel does not provide many alternatives without asking for other variances; 3) the access drive cannot be relocated as the BLM sold the property with the access easement in place and the buyers knowledge and understanding, as a result the location of any building is limited.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

VAR-16470
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

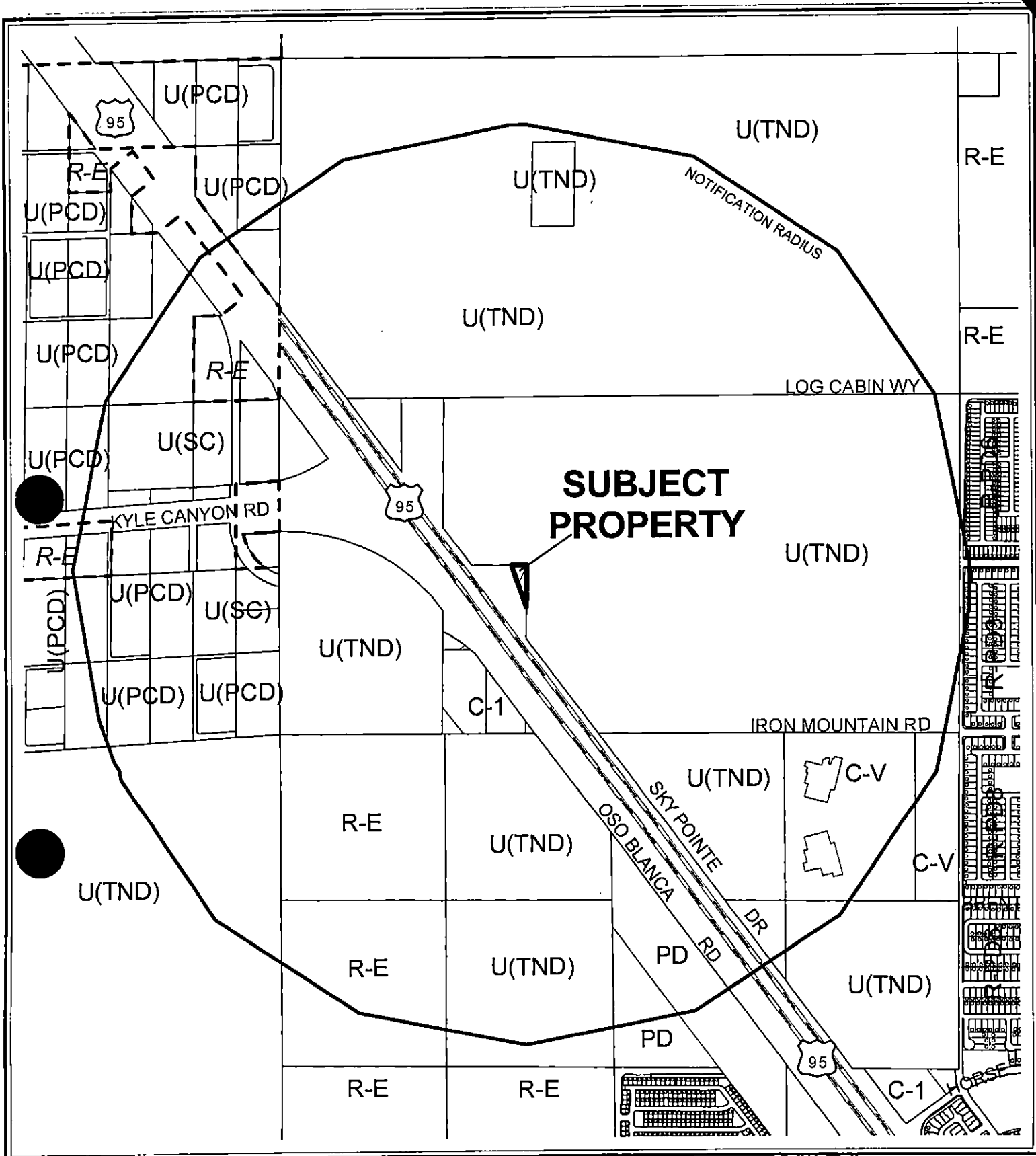
MOTION:

TRUEDELL – ABEYANCE to 1/25/2007 – Motion carried with DUNNAM voting NO

To be heard at the Planning Commission meeting on 1/25/2007

MINUTES:

NOTE: See Item 30 [GPA-16426] for all related discussion.
(7:34 – 7:37)
1-3403



CASE: VAR-16471

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16471 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions for General Plan Amendment (GPA-16426), Rezoning (ZON-16469), Variance (VAR-16470) and Site Development Plan Review (SDR-16472), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-16471 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

As part of a 7,500 square-foot office building the applicant is requesting a Variance from parking requirements. The applicant is requesting 15 parking spaces where 25 parking spaces are the minimum required. This is a 40 percent deviation from standards. The applicant is attempting to overbuild this site, the deviation is considered a self-imposed hardship, and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/19/06	Companion items for a General Plan Amendment (GPA-16426), a Rezoning (ZON-16469), a Variance (VAR-16470), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this item.	
<i>Pre-Application Meeting</i>	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

VAR-16471 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards:

<i>Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	20,038 SF	N/A
Min. Lot Width	100 Feet	127 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
Trash Enclosure	50 Feet from Protected Property	There are no protected properties adjacent to this site.	Y
Mech. Equipment	Screened	Screened	Y

NG

VAR-16471 - Staff Report Page Three
 October 19, 2006 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Residential Adjacency Standards do not apply to the subject property as there are currently not any residentially used/zoned parcels adjacent to the site.			

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]	N/A	N/A	C-1 (Limited Commercial)	N/A	SC (Service Commercial)	N/A

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	3 Trees	1 Tree	N
Buffer: Min. Trees	1 Trees/20 Linear Feet	28 Trees	19 Trees	N
TOTAL		31 Trees	26 Trees	N
Min. Zone Width	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>						
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>	
			Regular	Handi-capped	Regular	Handi-capped
Office	7,500 SF	1:300	25	1	15	1
Sub-Total			25	1	15	1
TOTAL			25		15	
Percent Deviation					This is a 40 % deviation from standards.	

NG

VAR-16471 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Landscape Buffer Width	8 Feet	Y
Required Number of Trees	31 Trees	N
Parking lot landscaping	One landscaped finger every six spaces	Y

ANALYSIS

The applicant is requesting a total of 15 parking spaces where 25 parking spaces are required. This is a 40 percent deviation from standards. While the easement and irregular lot shape provide certain constraints to the design of the site, the applicant is simply overbuilding the site and a project with less square-footage would be able to meet parking and other design requirements. This is considered a self-imposed hardship and denial of this request is recommended.

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."

VAR-16471 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through overbuilding the site. Alternative design with less square-footage 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 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, ZON-16469, VAR-16470 & SDR-16472]

APPROVALS 0

PROTESTS 0





Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Variance of reduced parking for APN #125-06-002-008

To whom it may concern,

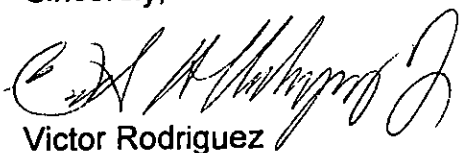
Please be advised that our office represents the applicant on the above referenced matter. This application is for a variance to reduce parking on the site in conjunction with a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size and triangular in shape located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

Companion applications for a General Plan Amendment to Service Commercial (SC) and rezoning to C-1 are part of this request.

This request is to reduce the required number of parking spaces to 15 where 25 is required. The justifications for the request are: 1) that the office building is situated to provide a three point turn around for a fire truck as required by City of Las Vegas Fire department; 2) the unique and restrictive shape of the parcel does not provide many alternatives without asking for other variances; 3) the access drive cannot be relocated as the BLM sold the property with the access easement in place and the buyers knowledge and understanding, as a result the location of any building is limited.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

VAR-16471
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ CONSENT ☒ DISCUSSION

SUBJECT:

SDR-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESDELL – ABEYANCE to 1/25/2007 – Motion carried with DUNNAM voting NO

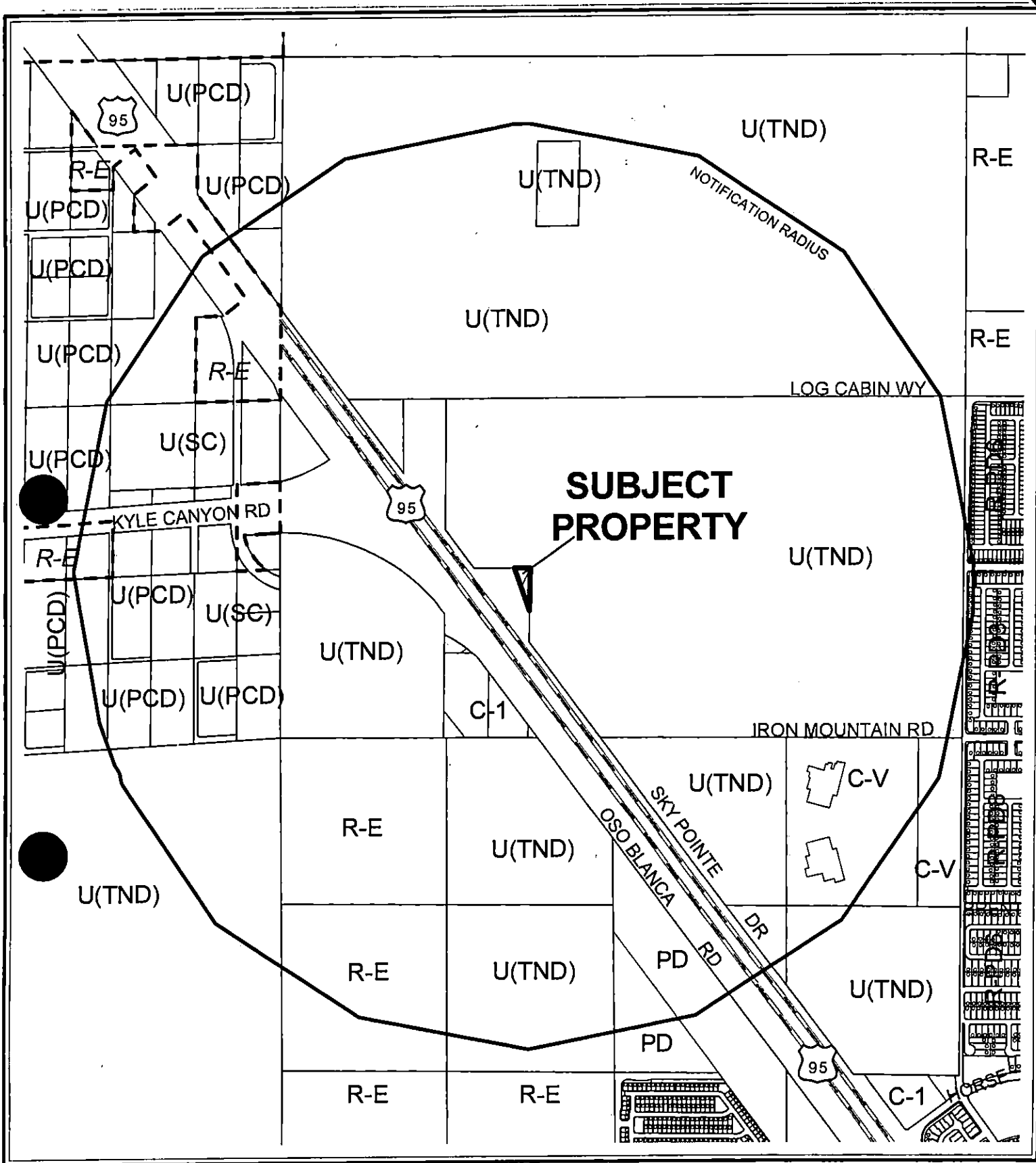
To be heard at the Planning Commission meeting on 1/25/2007

MINUTES:

NOTE: See Item 30 [GPA-16426] for all related discussion.

(7:34 – 7:37)

1-3403



CASE: SDR-16472

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16472 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Conformance to the conditions for General Plan Amendment (GPA-16426), Rezoning (ZON-16469), Variances (VAR-16470 and VAR-16471), and Site Development Plan Review (SDR-16472), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/01/06, except as amended by conditions herein.
4. A Waiver from perimeter landscape buffer requirements is hereby approved, to allow no perimeter landscape buffer along a portion of the north property line and to allow a perimeter landscape buffer width of five feet in the side yard area where eight feet is the minimum required.
5. A Waiver from parking lot landscape requirements is hereby approved, to allow no landscape fingers where one landscape finger is the minimum required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; the applicant shall add an additional five trees, minimum 24-inch box size throughout the development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

SDR-16472 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The proposed driveway accessing Sky Pointe Drive through the adjacent property to the east (Assessor's Parcel Number 125-06-002-009) shall be designed, located, and constructed in accordance with Standard Drawing #222a and shall be approved by the Nevada Department of Transportation.
15. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any construction drawings or the issuance of any permits, whichever may occur first. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for ZON-16469 and all other site-related actions.

SDR-16472 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed development calls for a 7,500 square-foot, two-story office building on an irregular shaped parcel. The project also includes a 200,000 gallon water tank near the south side of the building. Landscape waivers have been requested and conditions of approval have been added regarding landscaping deficiencies. Parking and setbacks do not meet requirements and Variances have been requested. Access to the property is provided by an easement through the adjacent property to the east. Due to the several deviations from requirements denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/06	Companion items for a General Plan Amendment (GPA-16426), a Rezoning (ZON-16469), and two Variances (VAR-16470 and VAR-16471) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this item.	
Pre-Application Meeting	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
Neighborhood Meeting	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

Details of Application Request	
Site Area	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

SDR-16472 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right- of-way	US-95 right- of-way	US-95 right-of-way

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

<i>Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	20,038 SF	N/A
Min. Lot Width	100 Feet	127 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
Trash Enclosure	50 Feet from Protected Property	There are no protected properties adjacent to this site.	Y
Mech. Equipment	Screened	Screened	Y

NG

SDR-16472 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject property as there are currently not any residentially used/zoned parcels adjacent to the site.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]	N/A	N/A	C-1 (Limited Commercial)	N/A	SC (Service Commercial)	N/A

Landscaping and Open Space Standards

<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	3 Trees	1 Tree	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	28 Trees	19 Trees	N
TOTAL		31 Trees	26 Trees	N
Min. Zone Width	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	7,500 SF	1:300	25	1	15	1	N
SubTotal			25	1	15	1	N
TOTAL			25		15		N
Percent Deviation					This is a 40 % deviation from standards.		

SDR-16472 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Landscape Buffer Width	8 Feet	Y
Required Number of Trees	31 Trees	N
Parking lot landscaping	One landscaped finger every six spaces	Y

ANALYSIS

The proposed development includes a 7,500 square-foot office building situated near the center of a triangular lot. As designed the project requires several deviations from standards, including landscape waivers for the perimeter buffer width and landscape fingers in the parking lot area. The applicant was also seeking a waiver from the required number of trees; however, a condition of approval has been added requiring the applicant to provide the proper number of trees throughout the development. Additionally, two Variances (VAR-16470 & VAR-16471) have been requested for setback requirements and parking respectively. These deviations from standards indicate that the applicant is intending to overbuild the site. While this is a difficult parcel to work with given the irregular shape and access requirements a smaller building would permit the site to meet the majority of, if not all Code requirements.

FINDINGS

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

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

Currently, there is no development in the immediate area; the nearest development is approximately a half mile from the subject property. The surrounding area is proposed to be in the Kyle Canyon Master Planned Community and land-use categories have not been determined for the area at this time. It is noted that the site is along the US-95 corridor and a commercial use is appropriate; however, a design that meets Code requirements is sought. Denial of this request is recommended.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development requires several deviations from standards as designed. The project requires waivers of the perimeter landscape buffer and parking lot landscaping requirements. Variances are required for setback and parking deficiencies. Due to these deviations denial of this request is recommended.

SDR-16472 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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

Access to this site is provided for by an easement through the adjacent property to the east. This gives the site access to Sky Pointe Drive. The easement was originally through the Bureau of Land Management and is now agreed to by the developers of the Kyle Canyon Master Planned Community. Site access will not negatively affect adjacent roadways, but will have an affect on the adjacent parcel that the easement is through.

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

Building and landscape materials are appropriate for the area and the City of Las Vegas.

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

Elevations and design characteristics for the office building are not unsightly or obnoxious in appearance. It is noted that in order to meet the City of Las Vegas Fire Departments requirements a 200,000 gallon above ground water tank is required on the property. This could create a potentially aesthetically unpleasing environment. Additional landscaping is being required on the property and should be used to provide additional screening of the water tank from adjacent property while still allowing the tank to be functional.

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

The proposed development will not compromise the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, ZON-16469, VAR-16470 & VAR-16471]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16472** APN: 125-04-002-008

Name of Property Owner: Asiari Development LLC

Name of Applicant: Asian Development LLC

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

Yes 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: _____

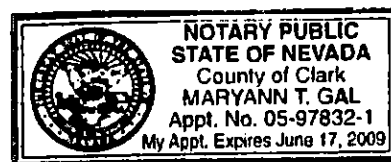
Signature of Property Owner: _____

Print Name: BARRY BROOKSBY

Subscribed and sworn before me

This 31st day of August, 2006

Margaret T. Gal
Notary Public in and for said County and State



N.D.O.T.
RIGHT OF WAY

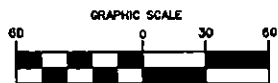
VACANT
U(TND)

VACANT
U(TND)

VACANT
U(TND)

SKY
POINTE
ROAD

N.D.O.T.
RIGHT OF WAY



(IN FEET)
1 inch = 60 ft.

PROPOSED DOMESTIC
WELL LOCATION

PROP. UNDERGROUND DOM./
PORTABLE WATER TANK
(4,000 GALLONS ON TANK
7.5 DIA. x 15' LONG)

PROP. ABOVE GROUND
FIRE WATER STORAGE TANK
(100,000 GALLON TIGER TANK
24' HIGH x 40' DIAMETER)
(ISOLATED TANK - 24,735 G.P.
GRAVEL BASE w/STUD. RINGS)
MANUFACTURED BY TIGER TANKS
1-800-818-2687
www.tigertanks.com
CONTACT: JERRY PALMER
861-834-1119

EXISTING 18" DWP
STORM DRAIN w/
HEADWALLS
(2) PLACES TYP.

RAMP/STAIR ACCESS
EASEMENT ON FILE
w/BLM PER H-60382

SEE HANDICAP
ACCESS RAMP DETAIL
THIS SHEET

OFFICE
BUILDING
(7,500 SF)

VACANT
U(TND)

INSTALL 1,000 GALLON
SEPTIC TANK

INSTALL JENSEN PRECAST
MODEL G-3 DISTRIBUTION BOX

INSTALL 8" WIDE x 37.5' LONG
LEACH FIELD w/10 CHAMBERS
@ 3" WIDE x 6.25' LONG
TOTAL LEACH SIZE = 337.5 G.P.

RESERVED
PARKING



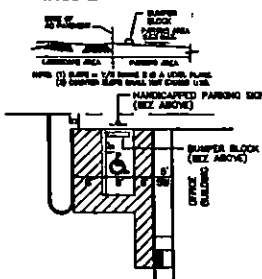
VAN ACCESSABLE

IF USED BY OTHERS
\$100 FINE

N.T.S. 40x40

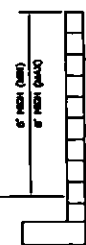
HANDICAPPED PARKING SIGN

NOTE: ALL TRUCKS MUST STOP BY LEADING TO THEY
CANNOT BE OFFERED BY A SINGLE PARKING
SPACE



ACCESS RAMP DETAIL

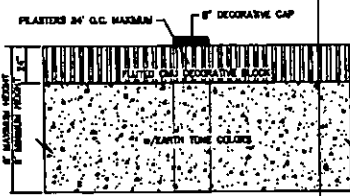
N.T.S.
NOTE: IF PLANT INTO THE SHAPE OF THE PLANTED AREA SHALL
NOT BE USED



PROPOSED
PERIMETER WALL

N.T.S.

NOTE:
THERE ARE NO EXISTING PERIMETER WALLS



PROPOSED
PERIMETER WALL ELEVATION

N.T.S.

GENERAL SITE INFORMATION

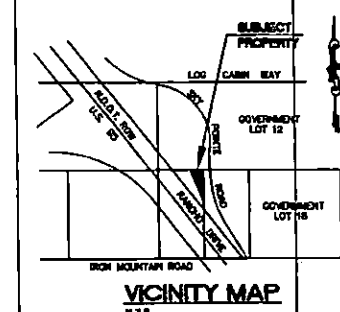
ASSESSOR PARCEL NO. 125-06-002-008
GROSS AREA : 0.46 ACRES (20,038 S.F.)
NET AREA : 0.46 ACRES (20,038 S.F.)
FRONT STREET SETBACK : MINIMUM 20' PROVIDED 84'
SIDE SETBACK : MINIMUM 10' PROVIDED 5'
REAR SETBACK : MINIMUM 20' PROVIDED 181'
CORNER SIDE SETBACK : MINIMUM 10' PROVIDED 15'
BUILDING HEIGHT : 35' MAXIMUM

PROJECT SUMMARY

TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 SF	HANDICAP SPACES REQUIRED: 1 SPACES
BUILDING (2ND FLOOR) = 3,750 SF	HANDICAP SPACES PROVIDED: 1 SPACES
TOTAL S.F. = 7,500 SF	TOTAL SPACES REQUIRED: 25 SPACES
	TOTAL SPACES PROVIDED: 19 SPACES
	PARKING RATIO: 1 PER 300 S.F.
LAND DATA	
LAND AREA = 0.46 ACRES (20,038 SF)	
FLOOR AREA RATIO: 37%	

OWNER INFORMATION

ASIAN DEVELOPMENT, L.L.C.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
CONTACT: DAVID BRAMLETT
TEL: (702) 658-8825
FAX: (702) 658-8855



VICINITY MAP

N.T.S.

SHEET	SITE PLAN	COMMERCIAL OFFICE BUILDING	KYLE CANYON	SKY POINTE ROAD & U.S. 95	SHEET	1	1
LDLD.		P O BOX 33130		LAS VEGAS, NEVADA 89133		TEL. (702) 658-8828 FAX (702) 658-8555	
DRAWN BY		V.B.		DATE		8-2-2006	
DESIGNED BY		V.B.		SCALE - VERTICAL		SCALE - HORIZONTAL	
CHECKED BY		V.P.		PROJECT NUMBER		2106.009	
SCALE		1" = 60'		CONSULTING CIVIL ENGINEERS		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 89142		21175 Main Ave. Ste 100 - Las Vegas, NV 89142	
SCALE		1" = 60'		21175 Main Ave. Ste 100 - Las Vegas, NV 8			

SEP 01 2006

SDR-16472
10/19/06 PC

N.D.O.T.
RIGHT OF WAY

VACANT
U(TND)

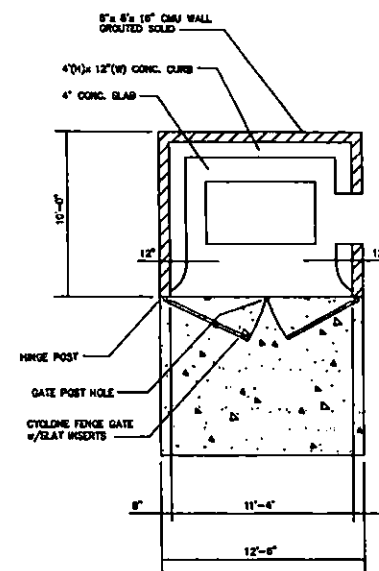
VACANT
U(TND)

VACANT
U(TND)

SKY
POINTE
ROAD

LANDSCAPE LEGEND

PLANT SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	36" BOX SHADE TREE	RHUS LANCEA	AFRICAN SUMAC
	36" BOX SHADE TREE	QUERCUS	HERITAGE LIVE OAK
	36" BOX SHADE TREE	PROSOPIS ALBA	CHILEAN MESQUITE
	24" BOX SHADE TREE	PINUS ELADICA	MONDELL PINE
	24" BOX SHADE TREE	PRUNUS CERASIFERA HYBRIDS	FLOWERING PLUM
	5 GAL SHRUB	JUSTICIA SPIGGERA	MEXICAN HONEYSUCKLE
	5 GAL SHRUB	SALVIA GREGGII	TEXAS RED SAGE
	5 GAL SHRUB	PITTOSPORIUM TOBIRA	DWARF MOCK ORANGE
	5 GAL SHRUB	HEMEROCALLIS HYBRIDA	DAY LILIES
	5 GAL SHRUB	EUONYMUS	EVERGREEN EUONYMUS
	5 GAL SHRUB	SALVIA	AUTUMN SAGE
	DECORATIVE ROCK	EARTH TONE GRAVEL OR DECOMPOSED GRANITE	
	MONUMENT SIGNAGE		



TRASH ENCLOSURE DETAIL N.T.S.



(IN FEET)
1 inch = 60 ft.

LDID.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
TEL. (702) 656-6638 FAX. (702) 656-5555

LANDSCAPE PLAN
COMMERCIAL OFFICE BUILDING
KYLE CANYON
SKY POINTE ROAD & U.S. 89

Consulting Civil Engineers, Inc.
3111 N. Las Vegas Blvd., Suite 200
Las Vegas, NV 89102
PH: 762-2424 • FAX: 762-2884 • E: info@ldid.com

SHEET NO. 1

DATE: 8.29.06

DESIGNED BY: V.R.

CHECKED BY: V.R.

SCALE: HORIZONTAL 1" = 60'

SCALE: VERTICAL N.T.S.

PROJECT NUMBER: 2106.009

REVISED BY: _____

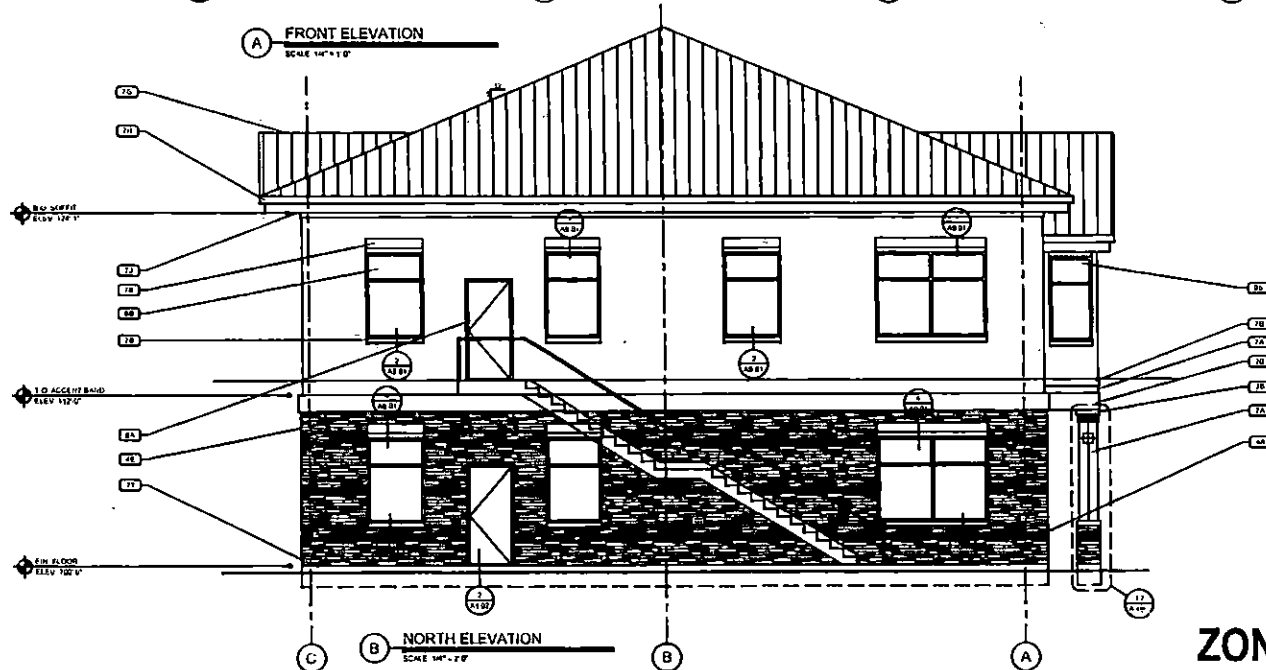
REV. DATE: _____

SEP 01 2006

SDR-16472
10/19/06 PC



(A) FRONT ELEVATION
SCALE 1/4" = 1'-0"



(B) NORTH ELEVATION
SCALE 1/4" = 1'-0"

KEYED NOTES

- EXTERIOR FINISHES
- 1. CULTURED STONE VENEER (SEE WALLS)
- 2. 2" x 4" STUDS
- 3. 4" x 8" STUDS
- 4. 2" x 4" STUDS
- 5. 4" x 8" STUDS
- 6. 2" x 4" STUDS
- 7. 4" x 8" STUDS
- 8. 2" x 4" STUDS
- 9. 4" x 8" STUDS
- 10. 2" x 4" STUDS
- 11. 4" x 8" STUDS
- 12. 2" x 4" STUDS
- 13. 4" x 8" STUDS
- 14. 2" x 4" STUDS
- 15. 4" x 8" STUDS
- 16. 2" x 4" STUDS
- 17. 4" x 8" STUDS
- 18. 2" x 4" STUDS
- 19. 4" x 8" STUDS
- 20. 2" x 4" STUDS
- 21. 4" x 8" STUDS
- 22. 2" x 4" STUDS
- 23. 4" x 8" STUDS
- 24. 2" x 4" STUDS
- 25. 4" x 8" STUDS
- 26. 2" x 4" STUDS
- 27. 4" x 8" STUDS
- 28. 2" x 4" STUDS
- 29. 4" x 8" STUDS
- 30. 2" x 4" STUDS
- 31. 4" x 8" STUDS
- 32. 2" x 4" STUDS
- 33. 4" x 8" STUDS
- 34. 2" x 4" STUDS
- 35. 4" x 8" STUDS
- 36. 2" x 4" STUDS
- 37. 4" x 8" STUDS
- 38. 2" x 4" STUDS
- 39. 4" x 8" STUDS
- 40. 2" x 4" STUDS
- 41. 4" x 8" STUDS
- 42. 2" x 4" STUDS
- 43. 4" x 8" STUDS
- 44. 2" x 4" STUDS
- 45. 4" x 8" STUDS
- 46. 2" x 4" STUDS
- 47. 4" x 8" STUDS
- 48. 2" x 4" STUDS
- 49. 4" x 8" STUDS
- 50. 2" x 4" STUDS
- 51. 4" x 8" STUDS
- 52. 2" x 4" STUDS
- 53. 4" x 8" STUDS
- 54. 2" x 4" STUDS
- 55. 4" x 8" STUDS
- 56. 2" x 4" STUDS
- 57. 4" x 8" STUDS
- 58. 2" x 4" STUDS
- 59. 4" x 8" STUDS
- 60. 2" x 4" STUDS
- 61. 4" x 8" STUDS
- 62. 2" x 4" STUDS
- 63. 4" x 8" STUDS
- 64. 2" x 4" STUDS
- 65. 4" x 8" STUDS
- 66. 2" x 4" STUDS
- 67. 4" x 8" STUDS
- 68. 2" x 4" STUDS
- 69. 4" x 8" STUDS
- 70. 2" x 4" STUDS
- 71. 4" x 8" STUDS
- 72. 2" x 4" STUDS
- 73. 4" x 8" STUDS
- 74. 2" x 4" STUDS
- 75. 4" x 8" STUDS
- 76. 2" x 4" STUDS
- 77. 4" x 8" STUDS
- 78. 2" x 4" STUDS
- 79. 4" x 8" STUDS
- 80. 2" x 4" STUDS
- 81. 4" x 8" STUDS
- 82. 2" x 4" STUDS
- 83. 4" x 8" STUDS
- 84. 2" x 4" STUDS
- 85. 4" x 8" STUDS
- 86. 2" x 4" STUDS
- 87. 4" x 8" STUDS
- 88. 2" x 4" STUDS
- 89. 4" x 8" STUDS
- 90. 2" x 4" STUDS
- 91. 4" x 8" STUDS
- 92. 2" x 4" STUDS
- 93. 4" x 8" STUDS
- 94. 2" x 4" STUDS
- 95. 4" x 8" STUDS
- 96. 2" x 4" STUDS
- 97. 4" x 8" STUDS
- 98. 2" x 4" STUDS
- 99. 4" x 8" STUDS
- 100. 2" x 4" STUDS

REVISIONS

NO. 02 TO 04
DATE 05/10/06
BY K. C. CANNON
FOR KYLE CANYON OFFICE
10/19/06 PC

KYLE CANYON OFFICE
LAS VEGAS, NEVADA
Construction Documents

NO. 02 TO 04
DATE 05/10/06
BY K. C. CANNON
FOR KYLE CANYON OFFICE
10/19/06 PC

A2.01

SEP 01 2006

ZON-16469 VAR-16470
VAR-16471 SDR-16472
10/19/06 PC



(A) REAR ELEVATION
SCALE 1/4"=1'-0"



(B) LEFT ELEVATION
SCALE 1/4"=1'-0"

KEYED NOTES

- 1.0000 - EXTERIOR
- 1.0100 - REINFORCED CONCRETE FOOTING - RE. STRUCTURAL
- 1.0200 - EXTERIOR - STUCCO
- 1.0300 - CULTURED STONE VENEER - RAINSCREEN
- 1.0400 - STUCCO
- 1.0500 - STEEL RAILING - WOODEN - PAINTED
- 1.0600 - EXTERIOR - STUCCO & VENTILATION PROTECTION
- 1.0700 - 2" X 8" S
- 1.0800 - 4" X 8" S
- 1.0900 - SPARKING BARRIER, ROOF
- 1.1000 - 1/2" INSULATION - FLOOR - POLYSTYRENE
- 1.1100 - 1/2" INSULATION - ROOF - POLYSTYRENE
- 1.1200 - ATTIC VENT

REVISIONS

WCB ARCHITECTURE
3045 S. LANE OFF. UTILITY DRIVE
LAS VEGAS, NV 89109
Tel: 702.734.1000
Fax: 702.734.1000
WCB

KYLE CANYON OFFICE
LAS VEGAS, NEVADA
Construction Documents



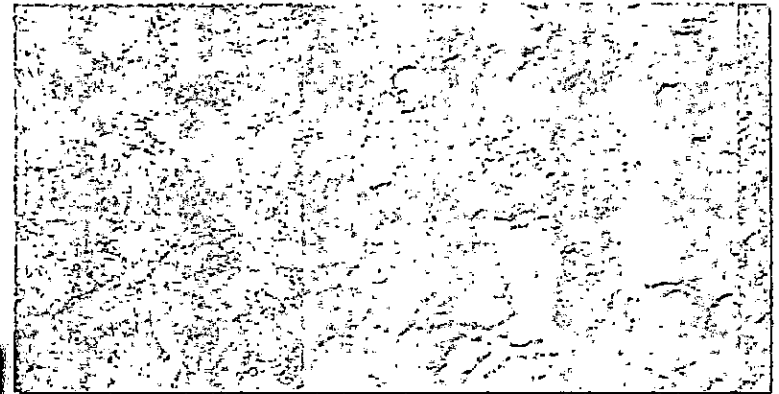
SEP 01 2006
Rev. 01
JAN 2006
CADD
CADD
CADD

A2.02

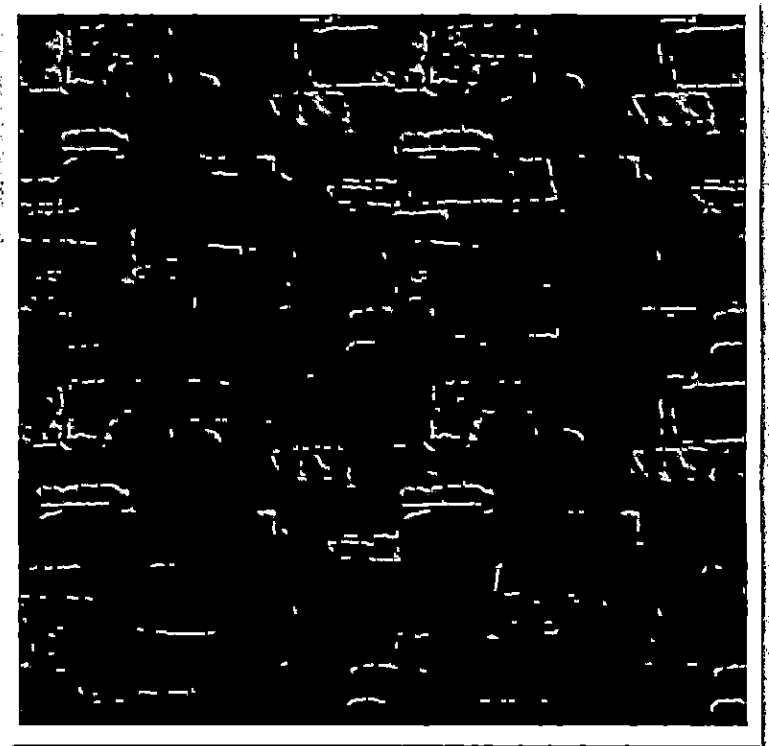
ZON-16469 VAR-16470
VAR-16471 SDR-16472
10/19/06 PC



EIFS



PRECAST CONCRETE TRIM



EXTERIOR MASONRY



ALUMINUM STOREFRONT



GLAZING



METAL PANEL ROOF

RECEIVED
SEP 01 2006

SDR-16472

10/19/06 PC

exterior finishes



KYLE CANYON OFFICE
LAS VEGAS, NEVADA

SDR 16472				
Asian Development, LLC				
WS Sky Pointe, S of Kyle Canyon				
Proposed 7.5 thousand square foot office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	7.5	11.01	83
AM Peak Hour			1.55	12
PM Peak Hour			1.49	11
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Sky Pointe or Kyle Canyon in this vicinity				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sky Pointe Drive	16200			
Kyle Canyon Road	16200			
This project will add approximately 83 trips per day on Sky Pointe and Kyle Canyon. Counts are not available for Sky Pointe or Kyle Canyon in this vicinity, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 11 additional cars into the area; which works out to about one every six minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



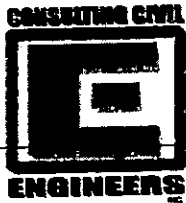
GPA-16426, ZON-16429, VAR-16470, VAR-16471 & SDR-16472 - APPLICANT/OWNER: ASIAN
DEVELOPMENT, LLC
WEST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 640 FEET SOUTH OF KYLE CANYON
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



GPA-16426, ZON-16429, VAR-16470, VAR-16471 & SDR-16472 - APPLICANT/OWNER: ASIAN
DEVELOPMENT, LLC
WEST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 640 FEET SOUTH OF KYLE CANYON
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Site Development Plan Review for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a Site Development Plan Review of a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size and triangular in shape located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

The site is situated along the side of the Nevada Department of Transportation right-of-way to the west and Sky Pointe Drive to the east. There are two privately held parcels adjacent to the north and east sides of the site.

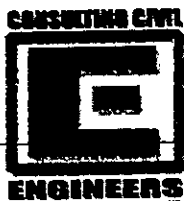
Access to the site is provided by an access drive easement from Sky Pointe Drive. The access easement was provided by BLM and is part of the sale of the adjacent site to the east. The access easement is 30 feet wide and is 20 feet south of the north property line. The parking lot is designed to provide a three point turn around for fire trucks.

The building is situated centrally on the property with the parking lot located on the north side of the site. There will be a well located at the northwest corner of the site, a water storage tank located on the south side of the office building and a leach field is located at the triangular point area on the south end of the site.

Due to the size of the parcel the building is set back 5 feet from the east property line and 10 feet from the west property line. Alternative layouts for the building have proven to be more detrimental to the project. As a result of the shape and the fire concerns, the parking spaces provided are the most possible without asking for additional variances and eliminating additional landscaping.

Additionally, to provide the most parking spaces possible, the landscape fingers and buffering landscaping have been removed.

SDR-16472
10/19/06 PC



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

The building elevations consist of a stone and stucco exterior finish with accenting and a metal roof.

The building is planned to be used by the owners as corporate offices and few visitors are expected.

If you have any questions please feel free to contact me at 222-4747

Sincerely,

Victor Rodriguez

SDR-16472
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-16502 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT:
SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC - Request to Amend a portion of
the Centennial Hills Sector Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE
COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009),
Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED – UNANIMOUS

To be heard by City Council on 11/15/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 35 [GPA-16502], Item 36 [ZON-16504] and Item 37 [SDR-16503].

JOHN KORKOSZ, Planning and Development Department, explained that the applications are appropriate for the area and it is a reduction in the land use categories, as well as a prior approved used car lot on a portion of the site. Therefore, staff recommended approval. MR. KORKOSZ indicated that Condition 4 of Item 37 [SDR-16503] should reflect the plans' date stamp of 10/17/06.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 35 – GPA-16502

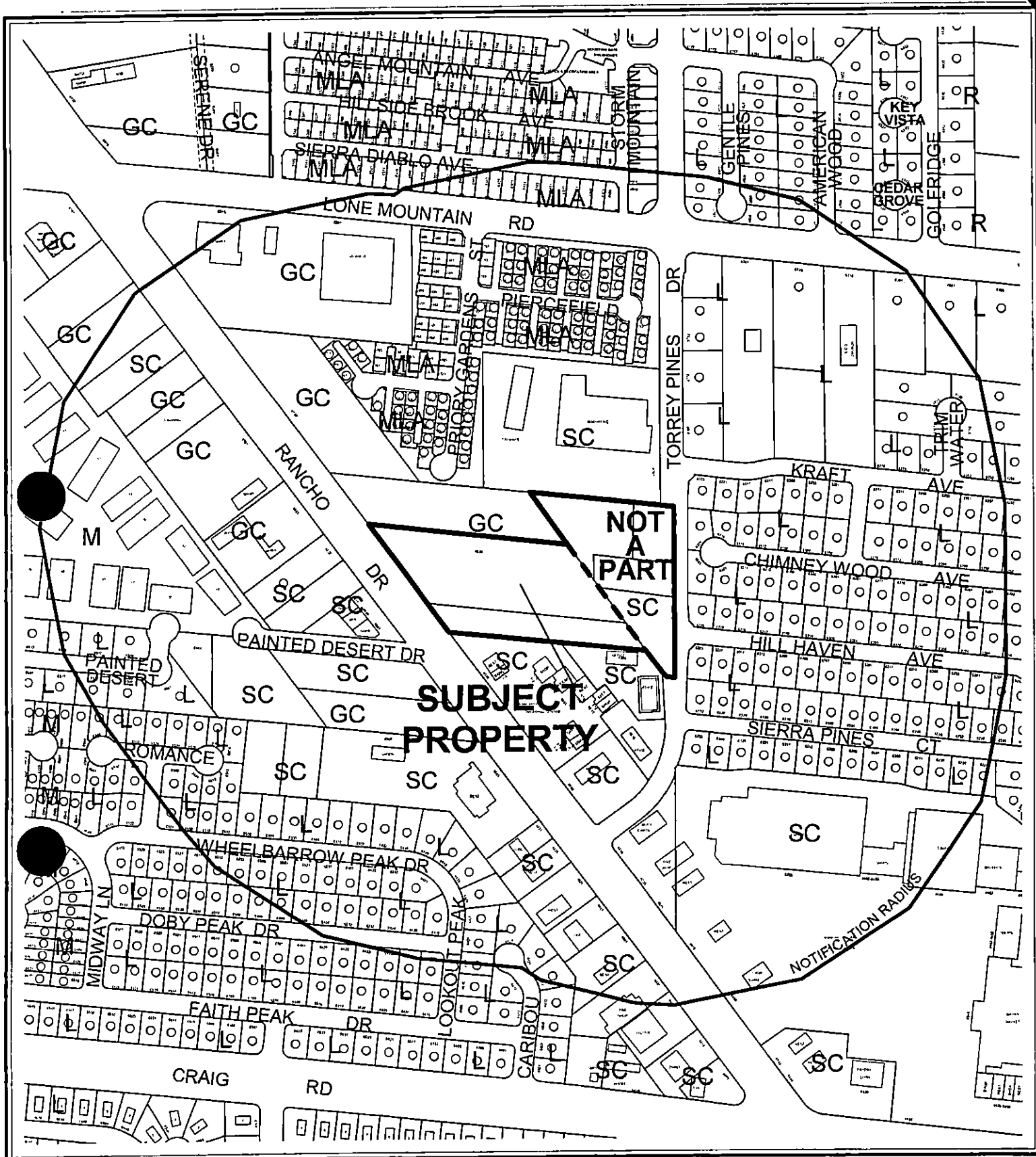
MINUTES:

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant, clarified that the site plan submitted on October 17 reflected increased parking; thus complying with the Code. MR. KORKOSZ acknowledged the clarification and added that the applicant decreased a couple of buildings and modified the plan to meet all Code requirements. In light of that clarification, MARGO WHEELER, Director of Planning and Development Department, recommended that Condition 3 of Item 37 [SDR-16503] be deleted. MR. MORENO accepted the amended and deleted conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 35 [GPA-16502], Item 36 [ZON-16504] and Item 37 [SDR-16503].

(7:37 – 7:42)

1-3622/2-1



CASE: **GPA-16502**

RADIUS: 1000 FT

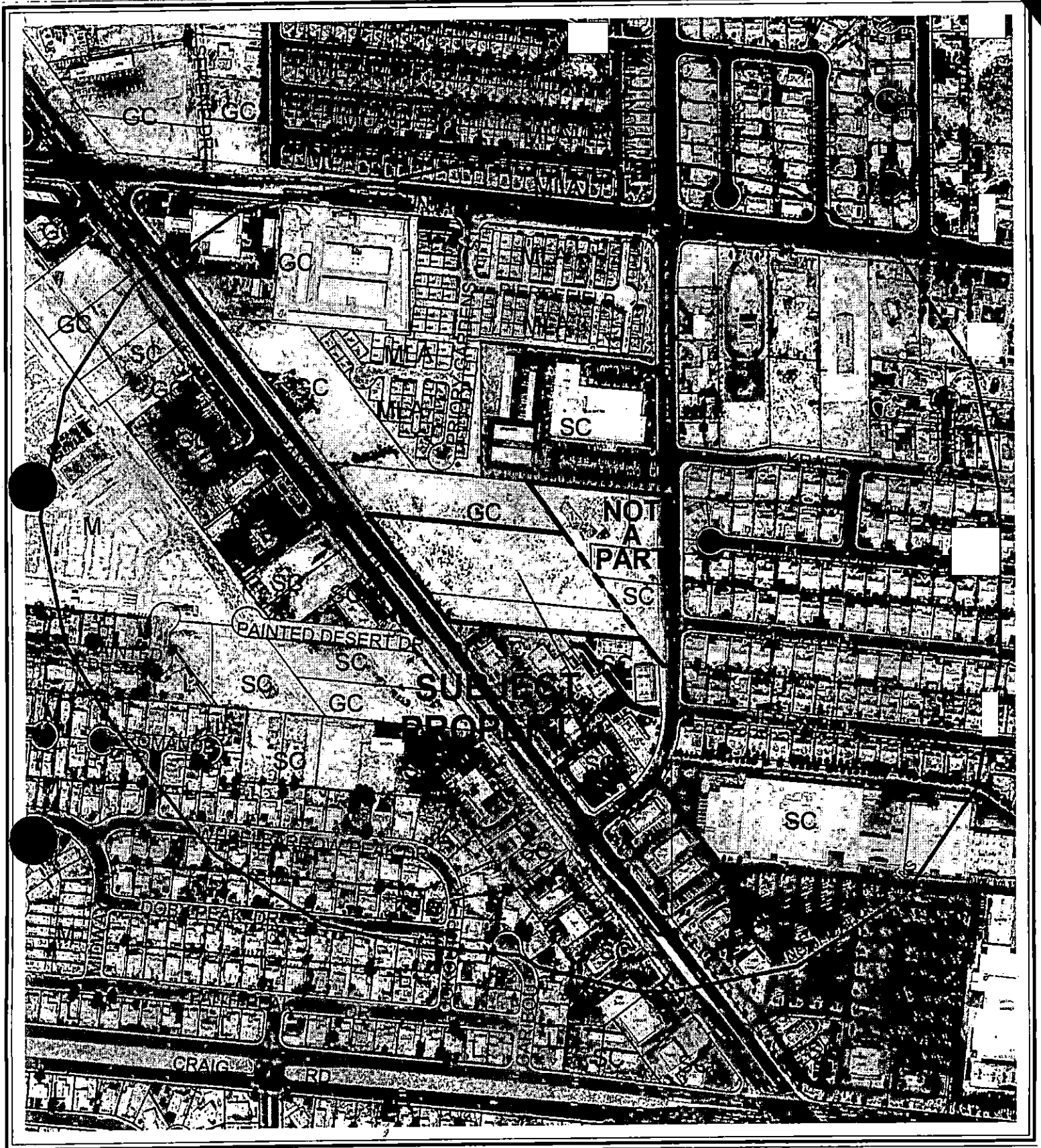
GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)





CASE: **GPA-16502**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-16502 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

GPA-16502 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial) on 4.14 acres at 4600 North Rancho Drive. There are two companion items (ZON-16504 & SDR-16503) to Rezone this land to C-1 (Limited Commercial) and a Site Development Plan Review for an 80,534 square-foot commercial center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 (General Commercial) zoning for this site has since expired.
09/20/06	An extension of time (EOT-15595) for Z-0049-02 was approved by the City Council.
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.
<i>Neighborhood Meeting</i>	
09/27/06	A neighborhood meeting was held at 6:00 pm at the Cimarron Rose Community Center, 5591 Cimarron Road. There were no attendees from the public to express any concerns over this project. There were three people associated with the project in attendance and one staff member from Planning and Development.

GPA-16502 - Staff Report Page Two
 October 19, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	4.17
Net Acres	4.14

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI) C-1 (Limited Commercial), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium-Low Attached Density Residential) & GC (General Commercial)	C-2 (General Commercial) & R-PD11 (Residential Planned Development - 11 Units Per Acre)
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low Density Residential)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

GPA-16502 - Staff Report Page Three
 October 19, 2006 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	140+ Feet	Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
R-E (Residence Estates) & R-E (Residence Estates) (ROI) C-2 (General Comercial)	N/A	N/A	C-1	N/A	SC	N/A

Per Title 19.10 & 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		119	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

GPA-16502 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Per Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of the companion Site Development Plan Review application. The purpose of this request is to provide consistency in the land-use designations and zoning for all of the parcels within the proposed development. An associated Rezoning (ZON-16504) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres from R-E (Residence Estates) and R-E (Residence Estates) (ROI to C-2) to C-1 (Limited Commercial). The C-1 (Limited Commercial) Zone requested in the associated Rezoning is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial). A companion Site Development Plan Review (SDR-16503) is a request for an 80,534 square-foot office complex. This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements for a pedestrian path.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

GPA-16502 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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 general plan amendment is compatible with the surrounding land uses. This request will actually reduce the allowable intensity of land uses and a more intense land-use approved via a prior general plan amendment and rezoning.

In regard to "2":

The zoning designation permitted within the proposed General Plan Amendment will be of a lower intensity than what has already been approved on this site.

In regard to "3":

The transportation and utility facilities to this site are adequate enough to accommodate the use proposed by this general plan amendment.

In regard to "4":

This request conforms to the applicable, adopted plans and policies for this area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 [Mailed with ZON-16504 & SDR-16503]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16502** APN: 138-02-102-007 and 009

Name of Property Owner: Galtar, LLC

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

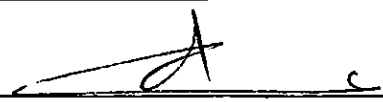
☒ No

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

City Official: _____

Partner(s): _____

APN _____

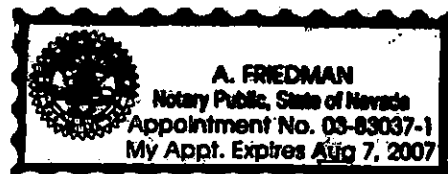
Signature of Property Owner: 

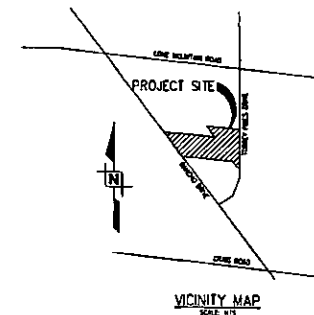
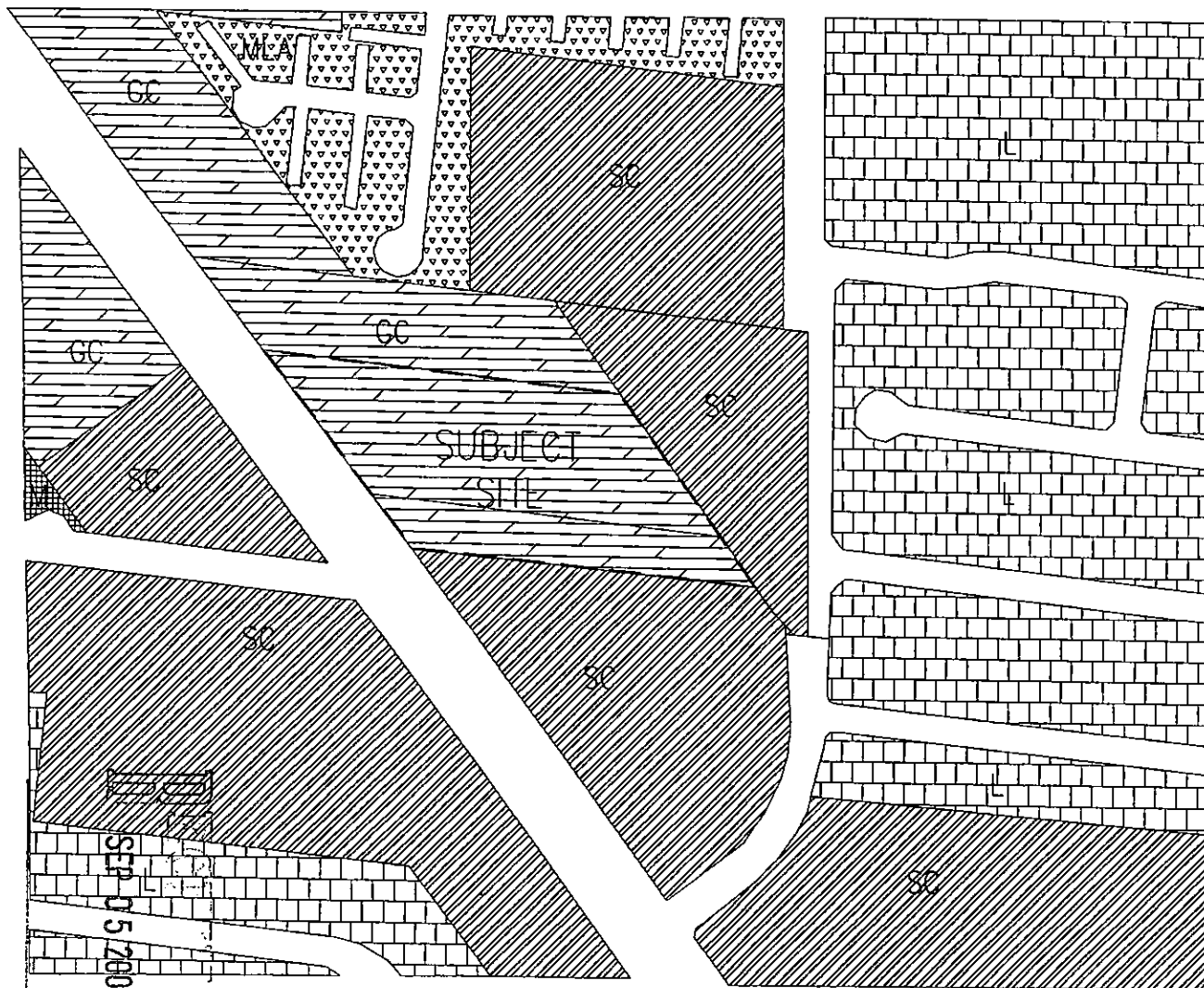
Print Name: Ghassan Merhi

Subscribed and sworn before me

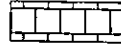
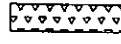
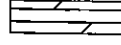
This 25th day of AUGUST, 20 06

Notary Public in and for said County and State





LEGEND

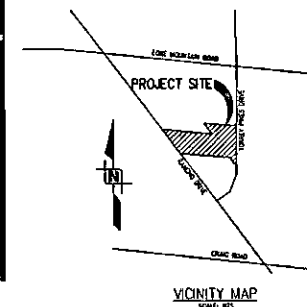
-  L LOW DENSITY RESIDENTIAL
-  M MEDIUM DENSITY RESIDENTIAL
-  MLA MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL
-  GC GENERAL COMMERCIAL
-  SC SERVICE COMMERCIAL

SEP 05 2006

GPA-16502
10/19/06 PC

WRIGHT
client driven
7100 LAS VEGAS BLVD., SUITE 100, LAS VEGAS, NV 89123
P: 702.734.1000
WWW.WRIGHT-ENGINEERING.COM

DATE	DATE	DATE	DATE
DESIGNER	DATE	DATE	DATE
PROJECT NO.	DATE	DATE	DATE
SCALE	DATE	DATE	DATE
CITY OF LAS VEGAS GENERAL PLAN LAND USE			
DESIGNED BY: JAMES WRIGHT			
PROJECT NO.: 16502			
SCALE: NTS			
SHEET: 1 OF 1			
BY: JAMES WRIGHT			



LEGEND	
L	LOW DENSITY RESIDENTIAL
M	MEDIUM DENSITY RESIDENTIAL
MLA	MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL
GC	GENERAL COMMERCIAL
SC	SERVICE COMMERCIAL

RECEIVED
SEP 05 2006
GPA-16502
10/19/06 PC

WRIGHT client driven	
1. ALL PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PLANS AND SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION. 2. ALL PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PLANS AND SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION. 3. ALL PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF LAS VEGAS STANDARD SPECIFICATIONS FOR PLANS AND SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.	
DATE	CUS
DRAWN BY	JEREMY MCGAT
PROJECT NO.	16502
SCALE	1/4"
CITY OF LAS VEGAS GENERAL PLAN LAND USE	
CHECK NO. 1	DATE
CHECK NO. 2	DATE
BY	DATE
BY	DATE
1 OF 1 SHEET	
DRAWING NO.	



August 29, 2006

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
731 SOUTH 4TH STREET
LAS VEGAS, NEVADA
89101

DEAR LADIES/GENTLEMEN:

PLEASE ACCEPT THIS LETTER FROM WRIGHT ENGINEERS ON BEHALF OF OUR CLIENT, SANDSTONE ARCHES LLC, AS THE JUSTIFICATION FOR RELATED REQUESTS FOR A GENERAL PLAN AMENDMENT, A REZONING AND A SITE DEVELOPMENT PLAN REVIEW FOR DEVELOPMENT OF PROPERTY AT 4600 RANCHO DRIVE (APN#s 138-02-102-005, 006, 007, 008, 009 AND 011).

OUR CLIENT INTENDS TO DEVELOP 10 ONE-STORY OFFICE PADS CONTAINING A TOTAL OF 81,240 SQUARE FEET ON THE SITE. THE SITE IS CURRENTLY SPLIT FROM A LAND USE AND ZONING STANDPOINT AND THE GENERAL PLAN AMENDMENT AND REZONING REQUESTS ARE INTENDED TO RECTIFY THIS SITUATION. THE TWO PARCELS FRONTING ON TO RANCHO DRIVE (APN#s 138-02-102-007 AND 009) ARE CURRENTLY DESIGNATED GC (GENERAL COMMERCIAL), AND WERE ZONED C-2 (GENERAL COMMERCIAL); HOWEVER, THE C-2 ZONING ON 138-02-102-009 (PER ZON-1411) ELAPSED ON FEBRUARY 19, 2005, LEAVING R-E (RESIDENCE ESTATES) ZONING IN ITS PLACE, AND THE C-2 ZONING ON 138-02-102-007 (PER Z-0049-02) IS THE SUBJECT OF AN EXTENSION OF TIME REQUEST (EOT-15595) SCHEDULED FOR THE SEPTEMBER 20, 2006 CITY COUNCIL AGENDA.

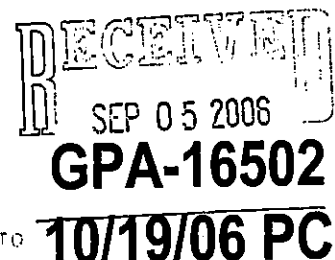
THE INTENT IS TO SEEK A GENERAL PLAN AMENDMENT FROM GC (GENERAL COMMERCIAL) TO SC (SERVICE COMMERCIAL), AND A CONFORMING REZONING FROM THE R-E AND C-2 DISTRICTS TO C-1 (LIMITED COMMERCIAL) ON THESE TWO PARCELS, TO MATCH THE EXISTING LAND USE AND ZONING ON THE OTHER FOUR PARCELS, WHICH ARE CURRENTLY DESIGNATED AS SC AND ARE HARD ZONED AS C-1. A SITE DEVELOPMENT PLAN REVIEW FOR THE PROJECT IS ALSO BEING SUBMITTED. THIS SITE PLAN FULLY CONFORMS TO TITLE 19 REGULATIONS.

THIS SITE WAS THE LOCATION OF A PREVIOUSLY APPROVED USED CAR SALES LOT (SDR-1413) WHICH WERE APPROVED BY LAS VEGAS CITY COUNCIL ON FEBRUARY 19, 2003. THE CURRENT OFFICE PROJECT WILL NOT REQUIRE GENERAL COMMERCIAL LAND USE AND ZONING, AND WILL BE MORE COMPATIBLE WITH SURROUNDING RESIDENTIAL AND OFFICE USES THAN THE PREVIOUS PROJECT. THE CURRENT REQUEST IS FOR AN ATTRACTIVE, ONE-STORY OFFICE CAMPUS THAT WILL COMPLIMENT THE AREA.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

GARY LEOBOLD, AICP
DIRECTOR OF PLANNING



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-16504 - REZONING RELATED TO GPA-16502 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 11/15/2006

MINUTES:

NOTE: See Item 35 [GPA-16502] for all related discussion.

(7:37 – 7:42)

1-3622/2-1

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-16502) to a SC (Service Commercial) Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.

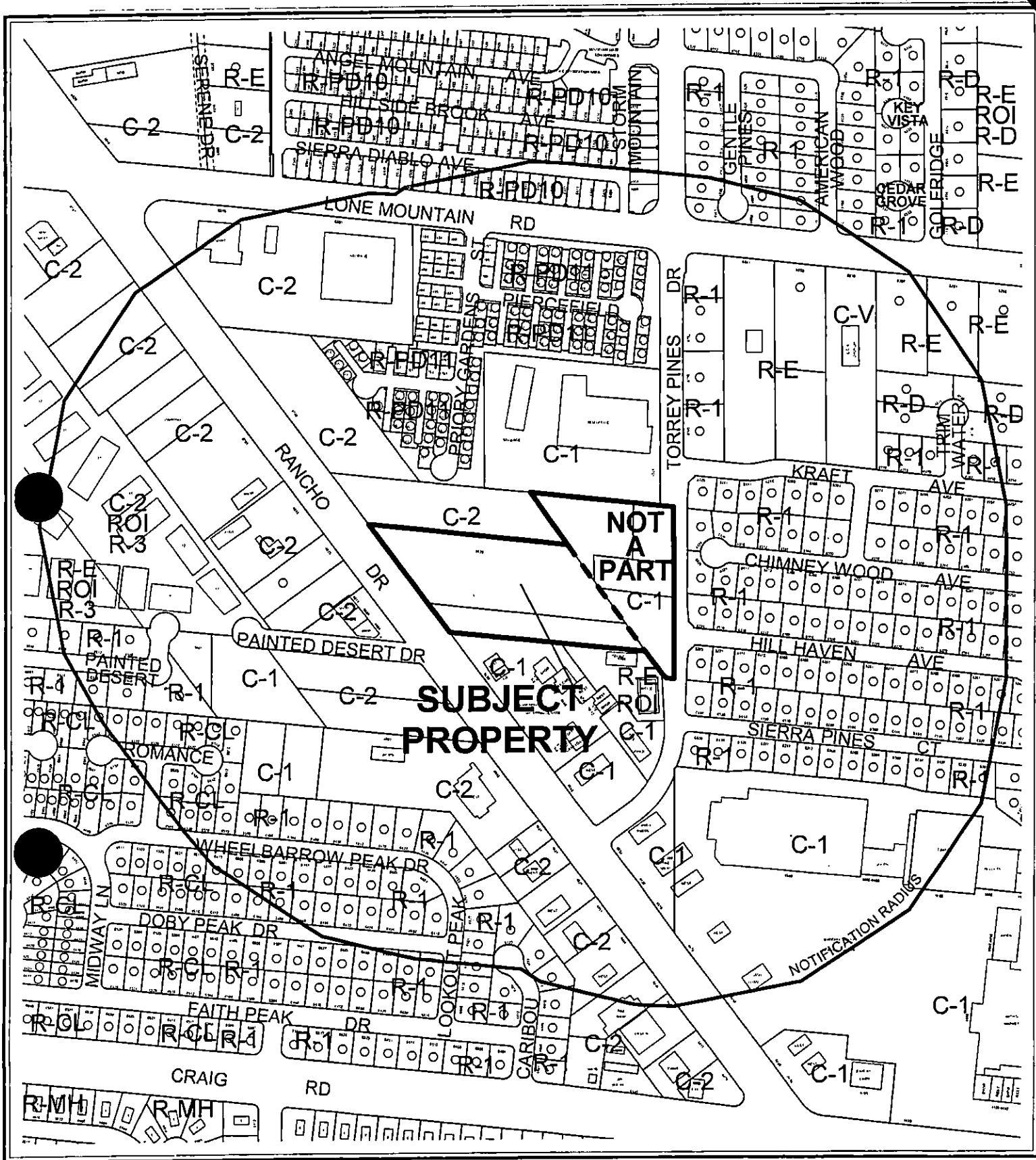
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 36 – ZON-16504

CONDITIONS – Continued:

3. A Site Development Plan Review (SDR-16503) application, if approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive 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. Landscape and maintain all unimproved right-of-way, if any, on Rancho Drive adjacent to this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.



CASE: **ZON-16504**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

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

0 200 400 Feet





CASE: **ZON-16504**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-16504 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. A General Plan Amendment (GPA-16502) to a SC (Service Commercial) L and Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16503) application, if approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive 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. Landscape and maintain all unimproved right-of-way, if any, on Rancho Drive adjacent to this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

ZON-16504 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

ZON-16504 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning for a proposed 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 7.03 acres with a companion General Plan Amendment (GPA-16502) and Site Development Plan Review (SDR-15603).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 (General Commercial) zoning for this project has since expired.
09/20/06	An Extension of Time (EOT-15595) for Z-0049-02 for was approved by the City Council.
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.17
Net Acres	4.14

ZON-16504 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI C-1), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium Low Attached) & GC (General Commercial)	C-2 (General Commercial) & R-PD11 (Residential Planned Development – 11 Units Per Acre)
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		Y
A-O Airport Overlay District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

ZON-16504 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Per Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y

Per Title 19.10 & 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		119	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of this Site Development Plan Review. The purpose of this request is to create an office development consisting of ten buildings and 80,534 square feet of lease space. An associated Site Development Plan Review (SDR-16503) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres of this site from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial) to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning requested on the western portion of this site is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial).

ZON-16504 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

A companion General Plan Amendment (GPA-16502) is also seeking to amend the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial). This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements of a pedestrian path.

The site is extensively landscaped. The proposed development will have Texas Honey Mesquite trees throughout the site. The Rancho Drive and Torrey Pines Drive street frontages have trees spaced approximately 20 feet on center where 30 feet on center is required, while the interior property lines have trees spaced 30 feet on center, as required by code. Shrubbery and ground cover for the site includes Shrubby Senna, Bush Morning Glory, Desert Broom, and Red Yucca. The buildings have extensive foundational landscaping with shrubbery surrounding each building.

The site has an access point on Rancho Drive and a secondary access on Torrey Pines Drive. There are 269 parking spaces for the site, which is one stall less than required by code, to which the applicant has indicated that they will be incorporating covered parking. This will eliminate the need for landscape fingers within a portion of the parking lot, thereby allowing for additional parking spaces in order to meet code. The site will provide ten handicapped parking spaces, three more than required by code. The four loading spaces meet code requirements and the development incorporates three trash enclosures for the development. The applicant hasn't shown signs for this development and it should be noted that all signage for this project will have to meet the requirements for the C-1 (Limited Commercial) zoning district.

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 proposal conforms to the General Plan and, in fact, is a down zoning and a reduction in intensity of a previously approved use on this site.

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

The proposed development will be less intense than the previously approved use on the western portion of the site. Moreover, the proposed use is compatible with the adjacent BLM office to the north, along Torrey Pines Drive and the adjacent shopping center to the south, along Rancho Drive.

ZON-16504 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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

This property is an infill site that has had previous land-use approvals more intense than the proposed development. Therefore, the approval of a development less intense than what has been previously approved is appropriate.

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."**

Rancho Drive and Torrey Pines Drive will not be negatively affected by this development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 [Mailed with GPA-16502 & SDR-16503]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16504** APN: 138-02-102-007 and 009

Name of Property Owner: Galtar, LLC

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

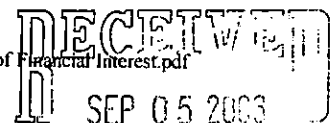
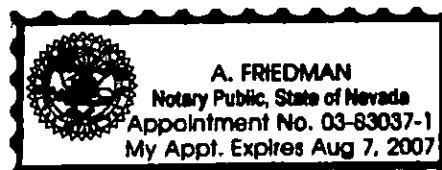
Signature of Property Owner: _____

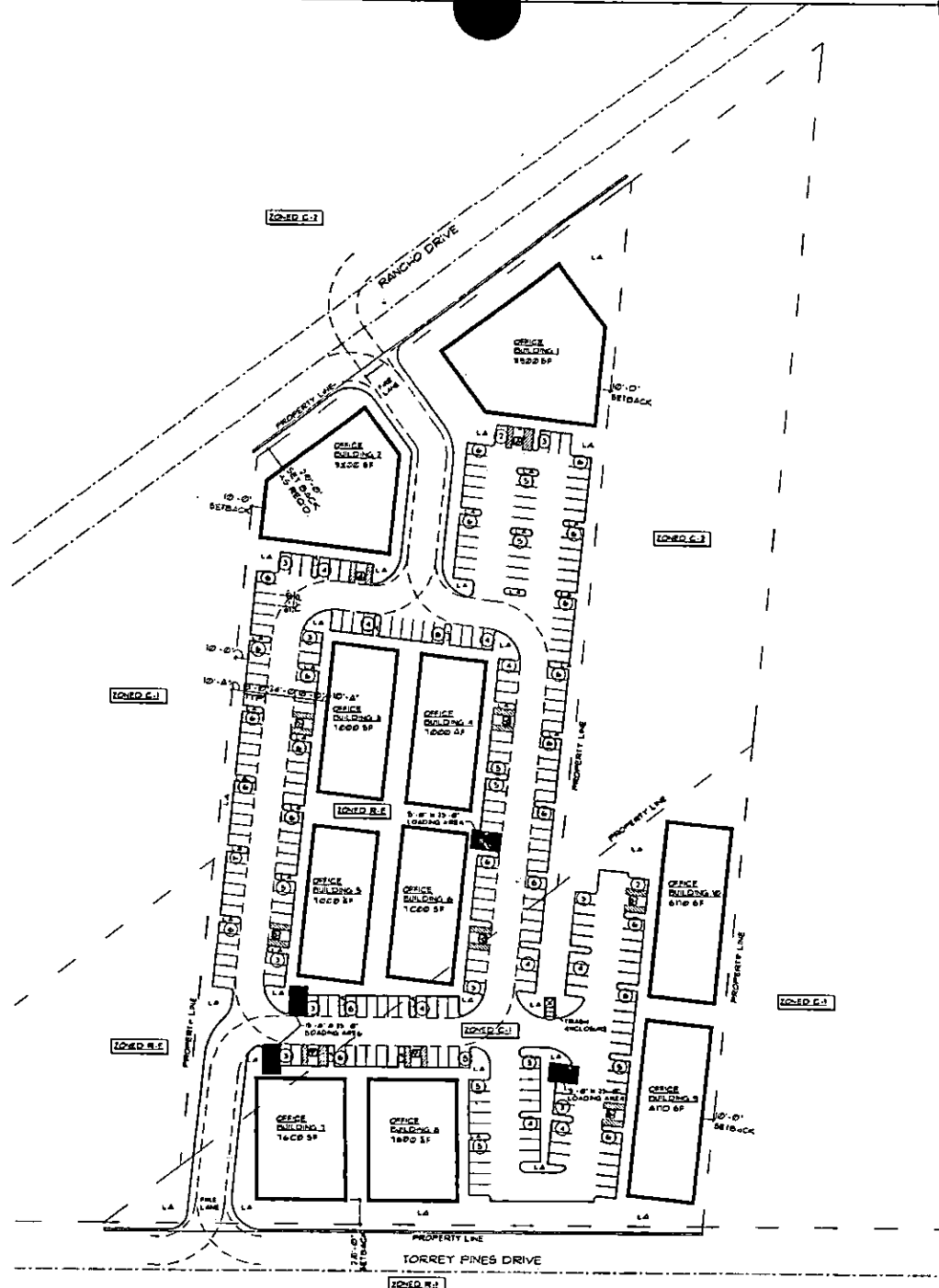
Print Name: Ghassan Merhi

Subscribed and sworn before me

This 28th day of August, 2006

Notary Public in and for said County and State





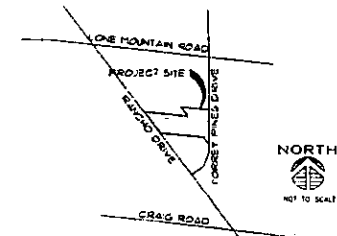
ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS CURBS, OUTLETS, AND PLANTERS.
3. SEE CIVIL PLUMBING AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 5'-0" OC AND 10'-0" JOINTS AT 5'-0" OC.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING IN MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. ALL LIGHTING REQUIREMENTS WILL MEET CODE REQUIREMENTS AT THE TIME OF BUILDING CONSTRUCTION.
11. LA - LANDSCAPE AREA.

PROJECT LOCATION



PROJECT DATA

APN	118-07-109-025 7440 CDS + 04	
EXISTING ZONING	C-1 + R-1	
PROPOSED ZONING	C-1	
SITE AREA	215553 SF / 4.91 ACRES	
<u>SETBACKS</u>	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
SIDES	10'-0"	10'-0"
REAR	20'-0"	20'-0"
<u>BUILDING AREA</u>		
FUTURE OFFICE SPACE	81000 SF	
<u>LOT COVERAGE</u>		
BUILDING AREA / SITE AREA		28.2%
<u>PARKING</u>	REQUIRED	PROVIDED
11500 SF (OFFICE)	270 SPACES	270 SPACES
ADA COMPLIANT PARKING	10 SPACES	10 SPACES
LOADING TONE	4 SPACES	4 SPACES

RECEIVED
SEP 05 2006

ZON-16504

10/19/06 PC

pacific design concepts, llc
3005 W. NORTHERN HIGHWAY, SUITE 200
HENDERSON, NEVADA 89015
(702) 438-1552 FAX (702) 434-7802

PROJECT: OFFICE AT
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

CONTRACT:

ARCHITECTURAL SITE PLAN

1550 0316

Drawn by:

KG

Checked by:

RCG

Project No:

06-178

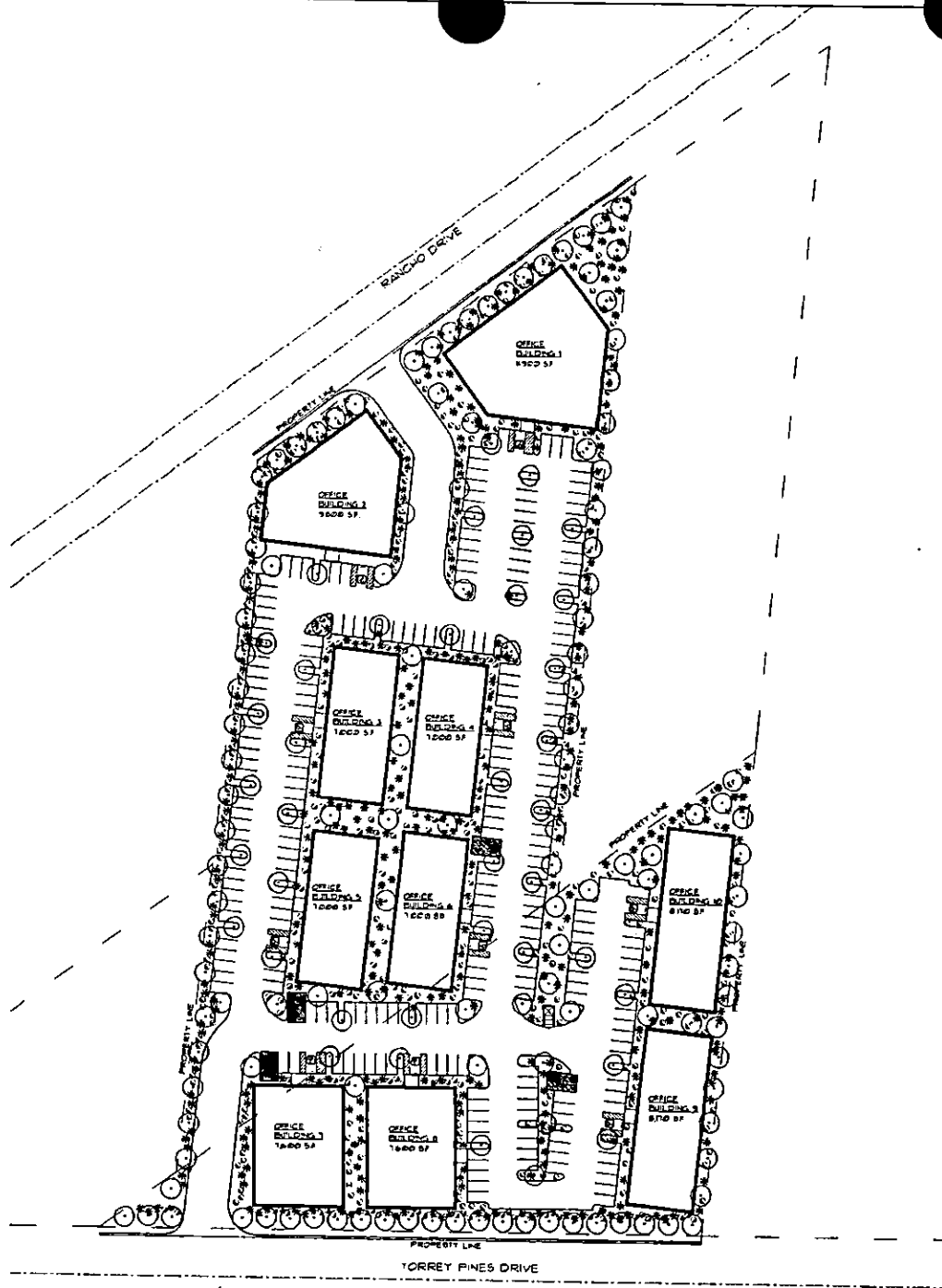
Rev:

1550 0316

1550 0316

AS1.01

1550 0316



LANDSCAPE PLAN
SCALE: 1" = 20'
NORTH

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATL. PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 1/2% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
- PROVIDE MATCHING SITES & FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
- DECOMPOSED GRANITE 1/2" MINUS, COLOR TO BE SELECTED BY OWNER. 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
- SITE PLAN/LANDSCAPE PLAN DESIGNED PER ZONING REQUIREMENTS.
- ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

LANDSCAPE LEGEND

BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
TREES - MEDIUM		
PROSCYPIS (TEXAS MONEY MESQUITE)	24" BOX	STANDARD TRUNK 10'-0" APART ALONG STREET 15'-0" 4' APART ALONG PERIMETER
SHRUBS - LARGE		
CASSIA (SHRUBBY SENNA)	5 GAL / TREE	
CONVOLVULUS (ROSE MORNING GLORY)	5 GAL.	
GACCHARIS BARBATHROIDES (DESERT BROOM)	5 GAL. / TREE	
GROUND COVER / ACCENT		
HEMPERALOE PARVIFLORA (RED YUCCA)	1 GAL. / TREE	
ALL AREAS NOT RECEIVING LIVE GROUND COVER SHALL HAVE 2" ROCK MULCH		
THE BUILDING FOUNDATION SHALL BE PROTECTED WITH A WATERPROOF MEMBRANE IF LANDSCAPING IS TO BE LOCATED NEARBY.		

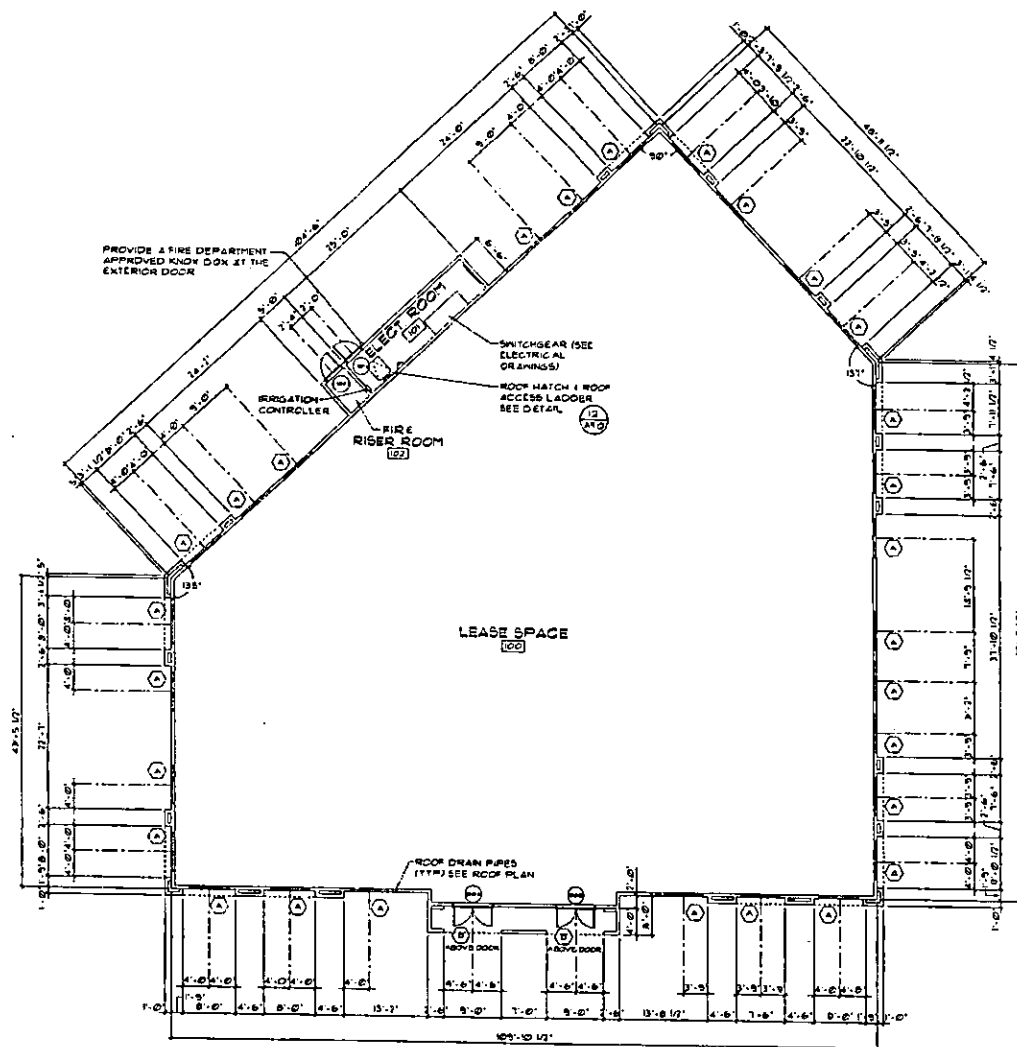
DESIGN
 SEP 05 2006
ZON-16504
10/19/06 PC

pacific design concepts, llc
 3005 W. HARTSON ROAD, SUITE 200
 PASADENA, CALIFORNIA 91107
 (702) 454-5842 for (702) 454-7842

OFFICE AT
 RANCHO AND TORREY PINES
 LAS VEGAS, NEVADA

LANDSCAPE PLAN

issue date:
 drawn by:
 checked by:
 project no.:
 sheet no.:
 of sheets:
 sheet no.:
 of sheets:



1 FLOOR PLAN / ONE STORY OFFICE BUILDING
A1.02 SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTER LINE OF GRIDS AND COLUMNS.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING & ELECTRICAL WORK.
4. APPLIANCES AND OTHER EQUIPMENT BY OWNER (N.I.C.).
5. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP. BD.

WALL LEGEND

- EXTERIOR WALL CONSTRUCTION
5" EXTERIOR INSULATION FINISH SYSTEM OVER PLTWOOD WALL SHEATHING OVER OVER 2 X 8 WOOD STUDS @ 16" O.C. WITH R-14 BATT INSULATION
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION
1 LAYER OF 5/8" TYPE 'X' GYP. BD. ON EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. PER IBC-02 TABLE 717 (2) SEC 14.1.3

pacific design concepts, llc
3405 W. HIGHLAND AVENUE, SUITE 200
RENO, NEVADA 89502
(702) 454-0842 FAX (702) 454-7842

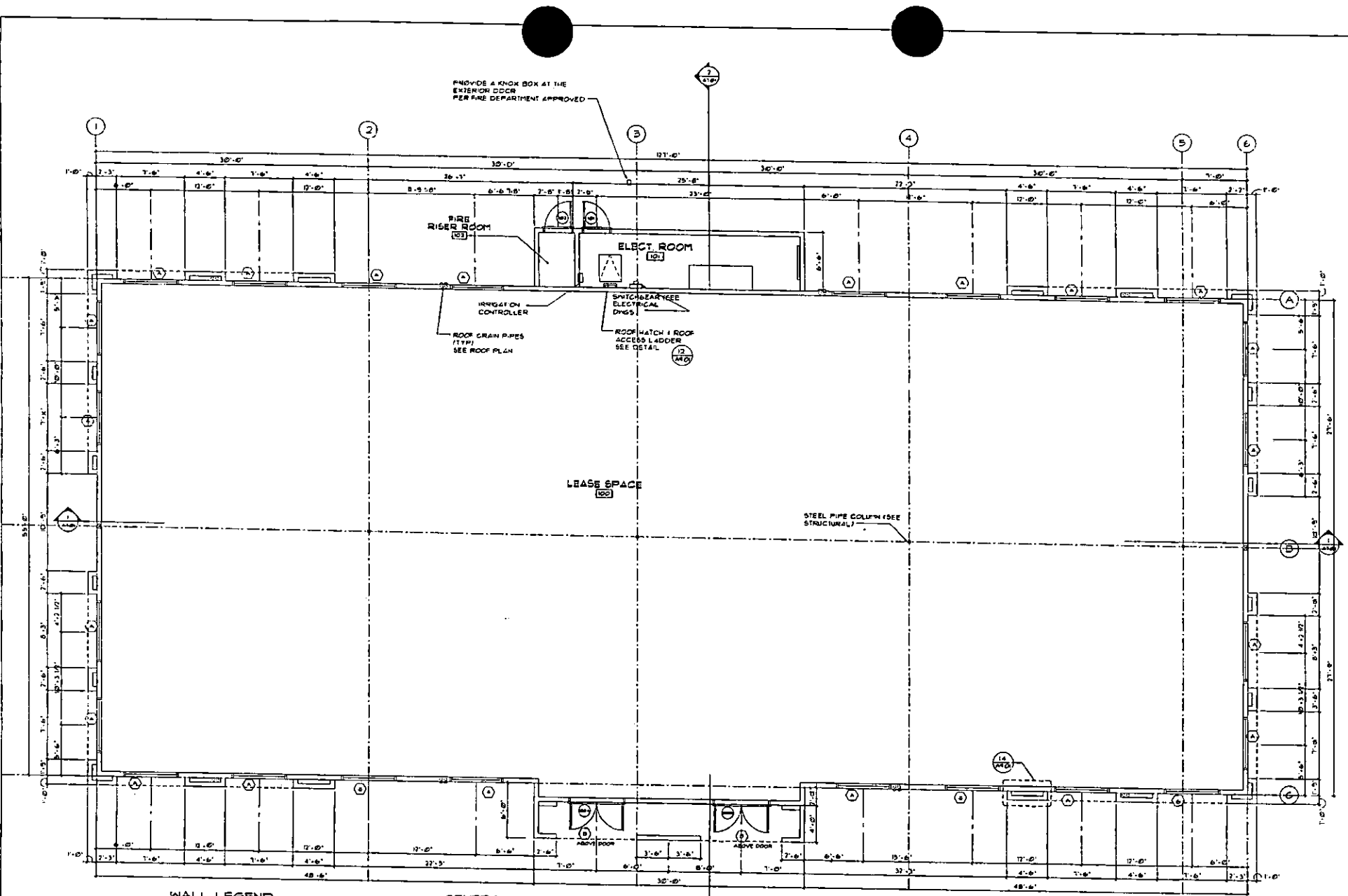
PROJECT TITLE:
OFFICE AT
RANCHO AND TORREY PINES
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

CONTRACT NO.:

PROJECT TITLE:
FLOOR PLAN BUILDING 1
(BUILDING 2 SIM.)

DATE: 08/19/06
DRAWN BY:
CHECKED BY:
PROJECT NO.:
REVISIONS:
DESIGN NO.:
A1.02

RECEIVED
SEP 05 2006
ZON-16504
10/19/06 PC



WALL LEGEND

EXTERIOR WALL CONSTRUCTION:
2" EXTERIOR INSULATION FINISH SYSTEM
OVER PLYWOOD WALL SHEATHING OVER
OVER 2 X 6 WOOD STUDS @ 16" O.C. WITH
R-19 BATT INSULATION

1 HOUR FIRE PARTITION WALL CONSTRUCTION
1 LAYER OF 5/8" TYPE 'X' GYP. BD. ON EACH
SIDE OF 2x6 WOOD STUDS @ 16" O.C.
PER IBC-DO TABLE 714.1 (2) SEC 14-13

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS CENTER LINE OF GRIDS AND COLUMNS
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL, CIVILS, PLUMBING & ELECTRICAL WORK
4. APPLIANCES AND OTHER EQUIPMENT BY OWNER (NIC)
5. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP BD

FLOOR PLAN / ONE STORY OFFICE BUILDING
SCALE 1/4" = 1'-0"

ZON-16504 SEP 05 2006
10/19/06 PC

pacific design concepts, llc
3005 W. HARRISON RIDGE PARKWAY, SUITE 200
LAS VEGAS, NEVADA 89118
(702) 434-3842 FAX (702) 434-7842

PROJECT TITLE:
OFFICE AT
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

COMMITTEE:

PROJECT TITLE:
FLOOR PLAN 3.4.5.6.
FOR BUILDING
7, 8, 9, AND 10 (SIMILAR)

DATE: 10/19/06
DRAWN BY:
CHECKED BY:
PROJECT NO.:
REVISED:
SHEET NO.:
A101



August 29, 2006

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

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Sandstone Arches LLC, as the justification for related requests for a General Plan Amendment, a Rezoning and a Site Development Plan Review for development of property at 4600 Rancho Drive (APN#'s 138-02-102-005, 006, 007, 008, 009 and 011).

Our client intends to develop 10 one-story office pads containing a total of 81,240 square feet on the site. The site is currently split from a land use and zoning standpoint and the General Plan Amendment and Rezoning requests are intended to rectify this situation. The two parcels fronting on to Rancho Drive (APN#'s 138-02-102-007 and 009) are currently designated GC (General Commercial), and were zoned C-2 (General Commercial); however, the C-2 zoning on 138-02-102-009 (per ZON-1411) elapsed on February 19, 2005, leaving R-E (Residence Estates) zoning in its place, and the C-2 zoning on 138-02-102-007 (per Z-0049-02) is the subject of an Extension of Time request (EOT-15595) scheduled for the September 20, 2006 City Council agenda.

The intent is to seek a General Plan Amendment from GC (General Commercial) to SC (Service Commercial), and a conforming Rezoning from the R-E and C-2 districts to C-1 (Limited Commercial) on these two parcels, to match the existing land use and zoning on the other four parcels, which are currently designated as SC and are hard zoned as C-1. A Site Development Plan Review for the project is also being submitted. This site plan fully conforms to Title 19 regulations.

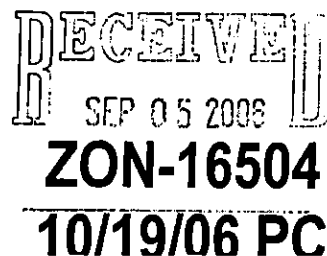
This site was the location of a previously approved used car sales lot (SDR-1413) which were approved by Las Vegas City Council on February 19, 2003. The current office project will not require general commercial land use and zoning, and will be more compatible with surrounding residential and office uses than the previous project. The current request is for an attractive, one-story office campus that will compliment the area.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary Leobold".

Gary Leobold, AICP
Director of Planning



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-16503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16502 AND ZON-16504 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions, deleting Condition 3 and amending Condition 4 as read for the record as follows:

4. All development shall be in conformance with all plans dated stamped 10/17/06.
- UNANIMOUS**

To be heard by City Council on 11/15/2006

MINUTES:

NOTE: See Item 35 [GPA-16502] for all related discussion.

(7:37 – 7:42)

1-3622/2-1

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 37 – SDR-16503

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-16504) and General Plan Amendment (GPA-16502), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Revised site and floor plans as needed to meet parking requirements shall be submitted to and approved by the Planning and Development Department prior to the application is made for a building permit.
4. All development shall be in conformance with the building elevations, and landscape plan, date stamped 09/05/06, site plan, date stamped 09/28/06 except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 37 – SDR-16503

CONDITIONS – Continued:

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. This property is listed on the Las Vegas Historic Property Register and is therefore subject.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

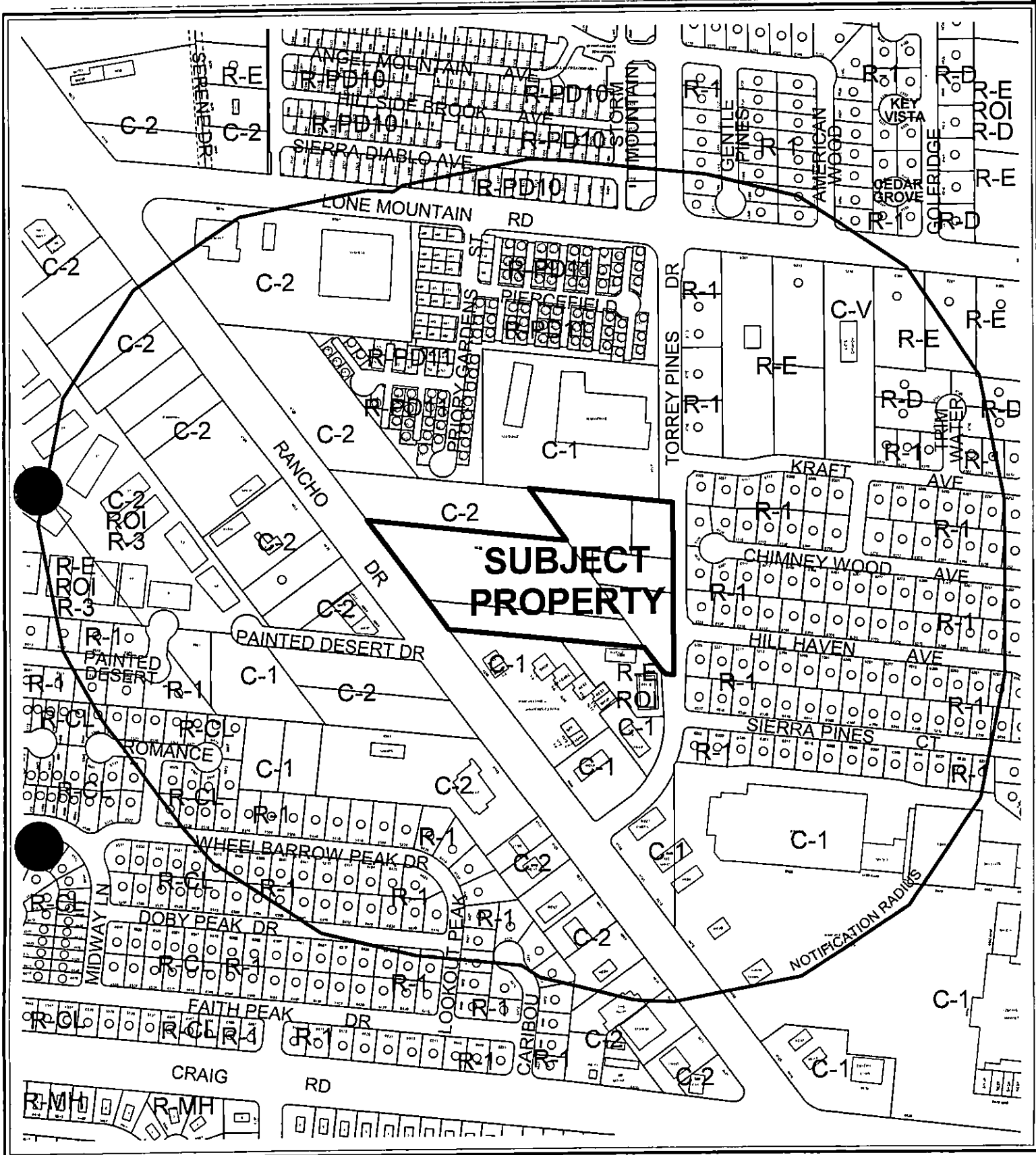
14. Coordinate with the City Surveyor to discuss mapping options for this site.
15. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive prior to the issuance of any permits or, alternatively, in conjunction with a subdivision map for this site.
16. Construct all incomplete half-street improvements on Torrey Pines Drive 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.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 37 – SDR-16503

CONDITIONS – Continued:

Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall meet the approval of the Nevada Department of Transportation for all driveways accessing Rancho Drive.
20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Site development to comply with all applicable conditions of approval for ZON-16504 and all other site-related actions.



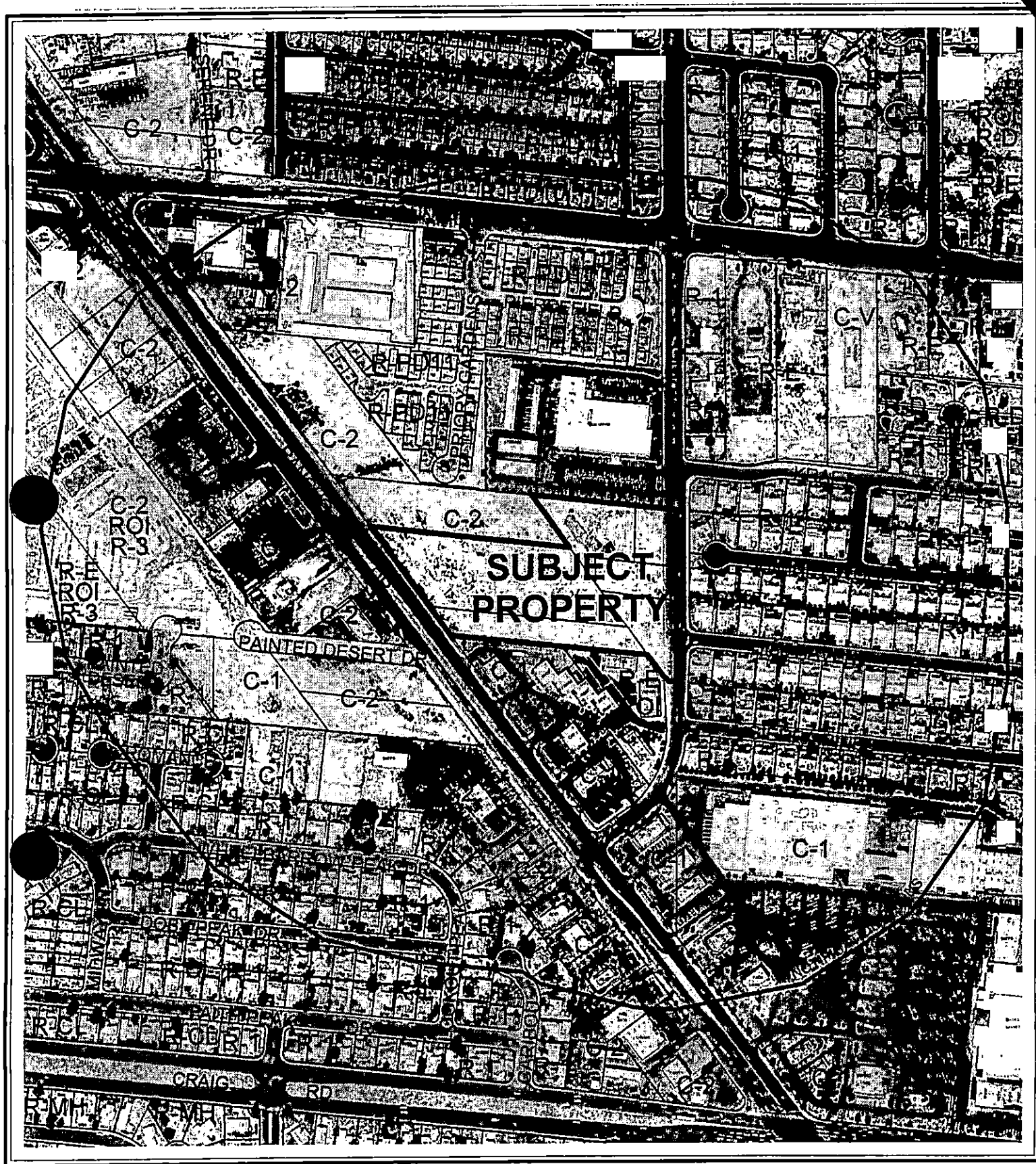
CASE: **SDR-16503**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

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





CASE: **SDR-16503**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Conformance to the Conditions of Approval for Rezoning (ZON-16504) and General Plan Amendment (GPA-16502), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Revised site and floor plans as needed to meet parking requirements shall be submitted to and approved by the Planning and Development Department prior to the application is made for a building permit.
4. All development shall be in conformance with the building elevations, and landscape plan, date stamped 09/05/06, site plan, date stamped 09/28/06 except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

SDR-16503 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. This property is listed on the Las Vegas Historic Property Register and is therefore subject.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to discuss mapping options for this site.
15. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive prior to the issuance of any permits or, alternatively, in conjunction with a subdivision map for this site.
16. Construct all incomplete half-street improvements on Torrey Pines Drive 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.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically

SDR-16503 - Conditions Page Three
October 19, 2006 - Planning Commission Meeting

noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall meet the approval of the Nevada Department of Transportation for all driveways accessing Rancho Drive.
20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Site development to comply with all applicable conditions of approval for ZON-16504 and all other site-related actions.

SDR-16503 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 7.03 acres with a companion General Plan Amendment (GPA-16502) and Rezoning (ZON-15604).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 zoning for this project has since expired.
09/20/06	An Extension of Time (EOT-15595) for Z-0049-02 for was approved by the City Council.
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI C-1), C-1 (Limited Commercial), C-2 (General Commercial)

SDR-16503 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

North	Single-family & Commercial	MLA (Medium Low Attached) & GC (General Commercial)	C-2 & R-PD11
-------	----------------------------	---	--------------

South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	Y		Y
A-O Airport Overlay District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	
• Corner	N/A	N/A	
• Rear	20 Feet	25 Feet	
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y

SDR-16503 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Per Title 19.10 & 19.12 the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		114	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of this Site Development Plan Review. The purpose of this request is to create an office development consisting of ten buildings and 80,534 square feet of lease space. An associated Rezoning (ZON-16504) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres of this site from R-E (Residence Estates) and R-E (ROI to C-2) to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning requested on the western portion of this site is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial).

A companion General Plan Amendment (GPA-16502) is also seeking to amend the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial). This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements of a pedestrian path.

SDR-16503 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

The site is extensively landscaped. The proposed development will have Texas Honey Mesquite trees throughout the site. The Rancho Drive and Torrey Pines Drive street frontages have trees spaced approximately 20 feet on center where 30 feet on center is required, while the interior property lines have trees spaced 30 feet on center, as required by code. Shrubbery and ground cover for the site includes Shrubby Sienna, Bush Morning Glory, Desert Broom, and Red Yucca. The buildings have extensive foundational landscaping with shrubbery surrounding each building.

The site has an access point on Rancho Drive and a secondary access on Torrey Pines Drive. There are 269 parking spaces for the site, which is one stall less than required by code, to which the applicant has indicated that they will be incorporating covered parking, which will eliminate the need for landscape fingers within a portion of the parking lot, thereby allowing for additional parking spaces in order to meet code. The site will provide ten handicapped parking spaces, three more than required by code. The four loading spaces meet code requirements and the development incorporates three trash enclosures for the development. The applicant hasn't shown signs for this development and it should be noted that all signage for this project will have to meet the requirements for the C-1 (Limited Commercial) zoning district.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development will be less intense than the previously approved use on the western portion of the site. Moreover, the proposed use is compatible with the adjacent BLM office to the north, along Torrey Pines Drive and the adjacent shopping center to the south, along Rancho Drive.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development will be a reduction in the intensity of what the General Plan permits for the western portion of the site. The design of the project meets or exceeds the landscape and buffer standards.

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

SDR-16503 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

Access to the site will be attained via Rancho Drive, a 120-foot wide Primary Arterial and Torrey Pines Drive, an 80-foot wide Secondary Collector street, as designated by the Master Plan of Streets and Highways, which should not be negatively affected by this development.

4. Building and landscape materials are appropriate for the area and for the City;

The building and landscape materials for the proposed development will benefit the area by developing an infill site.

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 of the buildings is attractive and will utilize earth-tone colors in the brown and tan range. Additionally, a slate veneer will be applied as a wainscot in some areas of the building and will be applied to the entire façade or the entry of the buildings.

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

The health, safety, and general welfare of this area will not be jeopardized by this development. Development of this site will eliminate an undeveloped parcel that could attract vagrants.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 [Mailed with GPA-16502 & ZON-16504]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16503** APN: 138-02-102-006

Name of Property Owner: Merhi Ghassan

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

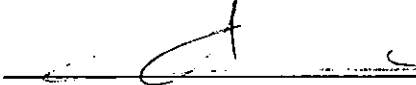
☒ No

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

City Official: _____

Partner(s): _____

APN _____

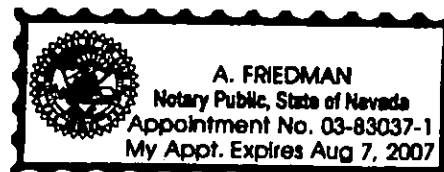
Signature of Property Owner: 

Print Name: Ghassan merhi

Subscribed and sworn before me

This 26th day of August, 20 06

Notary Public in and for said County and State



SEP 05 2006



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16503** APN: 138-02-102-005, -007, -008, -009 and -011

Name of Property Owner: Galtar, LLC

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

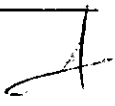
☒ No

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

City Official: _____

Partner(s): _____

APN _____

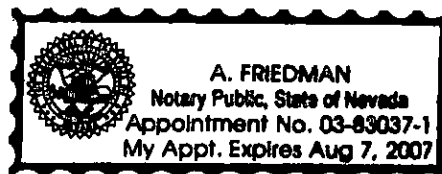
Signature of Property Owner: 

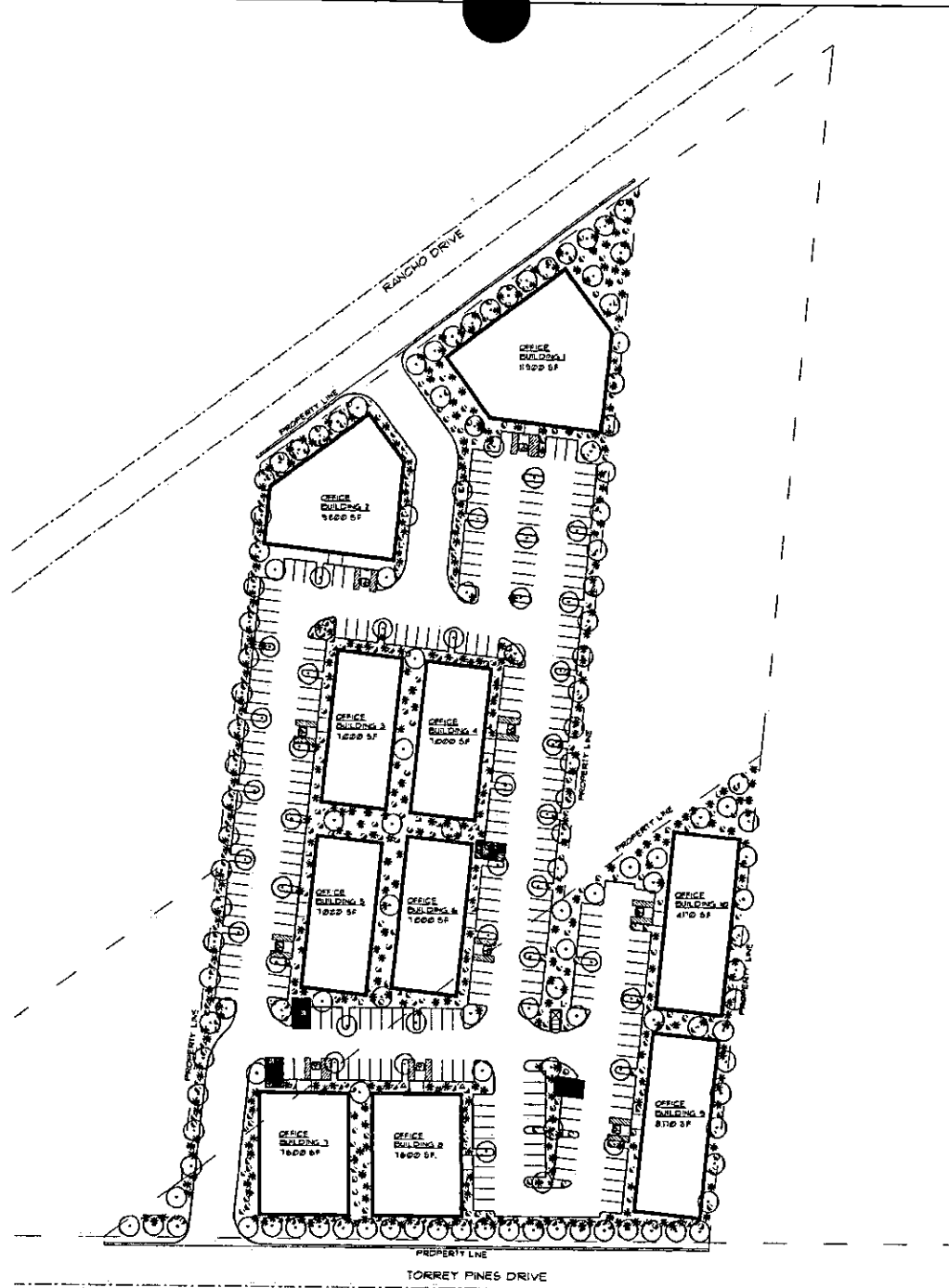
Print Name: Ghassan Merhi

Subscribed and sworn before me

This 28th day of August, 2006

Notary Public in and for said County and State





GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MAT'L PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS SPECIES VARIETY ETC.
- PROVIDE MATCHING SIZES 1 FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
- DECOMPOSED GRANITE 1/2" MINUS COLOR TO BE SELECTED BY OWNER. 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
- SITE PLAN/LANDSCAPE PLAN DESIGNED PER ZONING REQUIREMENTS.
- ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

LANDSCAPE LEGEND

BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
TREES - MEDIUM		
PROSOPIS (TEXAS HONEY MESQUITE)	24" BOX	STANDARD TRUNK 10'-0" APART ALONG STREET 30'-0" APART ALONG PERIMETER
SHRUBS - LARGE		
CASSIA (SHRUBBY SENNA)	5 GAL / TREE	
CONVOLVULUS (BUSH MORNING GLORY)	5 GAL	
BACCHARIS SAROTHIODES (DESERT BROOM)	5 GAL / TREE	
GROUND COVER & ACCENT		
HEPERALDE PARVILORA (RED YUCCA)	1 GAL / TREE	
ALL AREAS NOT RECEIVING LIVE GROUND COVER SHALL HAVE 2" ROCK MULCH		
THE BUILDING FOUNDATION SHALL BE PROTECTED WITH A WATERPROOF MEMBRANE IF LANDSCAPING IS TO BE LOCATED NEARBY		

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454 5842 FAX (702) 454 7842

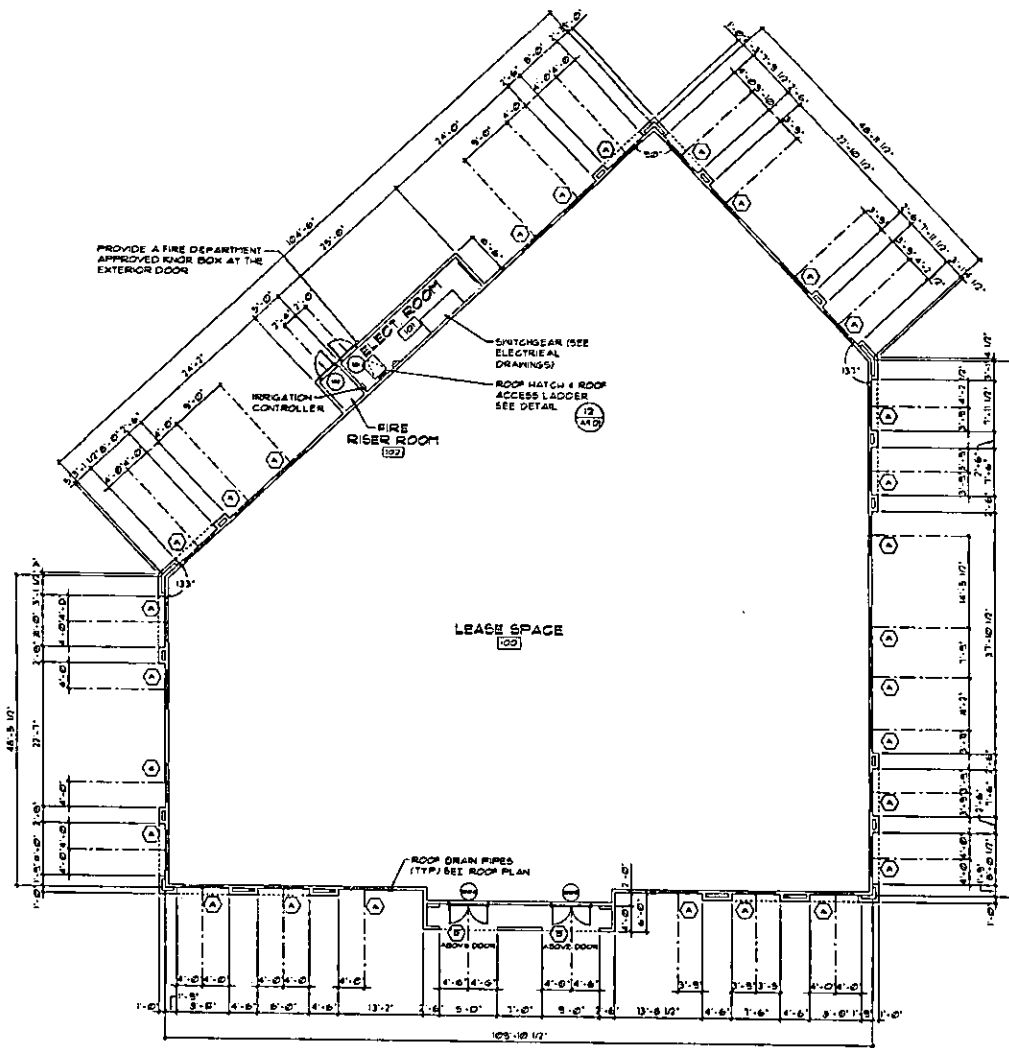
OFFICE AT
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

CONSULTANT

LANDSCAPE PLAN

1510 0310
DESIGN BY
CHECKED BY
DATE
PROJECT NO.
SHEET NO.
SHEET TO
LS1.01

RECEIVED
SEP 05 2006
SDR-16503
10/19/06 PC



1 FLOOR PLAN / ONE STORY OFFICE BUILDING
A102 SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTER LINE OF BRICKS AND COLUMNS.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL, DUCTS, PLUMBING & ELECTRICAL WORK.
4. APPLIANCES AND OTHER EQUIPMENT BY OWNER (N/C).
5. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP CD.

WALL LEGEND

- EXTERIOR WALL CONSTRUCTION
2" EXTERIOR INSULATION FINISH SYSTEM OVER PLYWOOD WALL SHEATHING OVER OVER 2 X 6 WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION.
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION
1 LAYER OF 5/8" TYPE X GYP BD ON EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. PER IBC-000 TABLE 711.1 (2) SEC 14-1.3

pacific design concepts, llc
3005 W. ARIZONA RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89002
(702) 484-5842 fax (702) 363-7832

PROJECT NAME
OFFICE AT
RANCHO AND TORREY PINES
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

CONTRACT NO.

PROJECT NAME
FLDDR PLAN BUILDING 1
(BUILDING 2 SIM.)

DATE: 09/05/06

DESIGN BY:

CHECKED BY:

SUBJECT NO.:

REVISIONS:

1

2

3

4

5

6

7

8

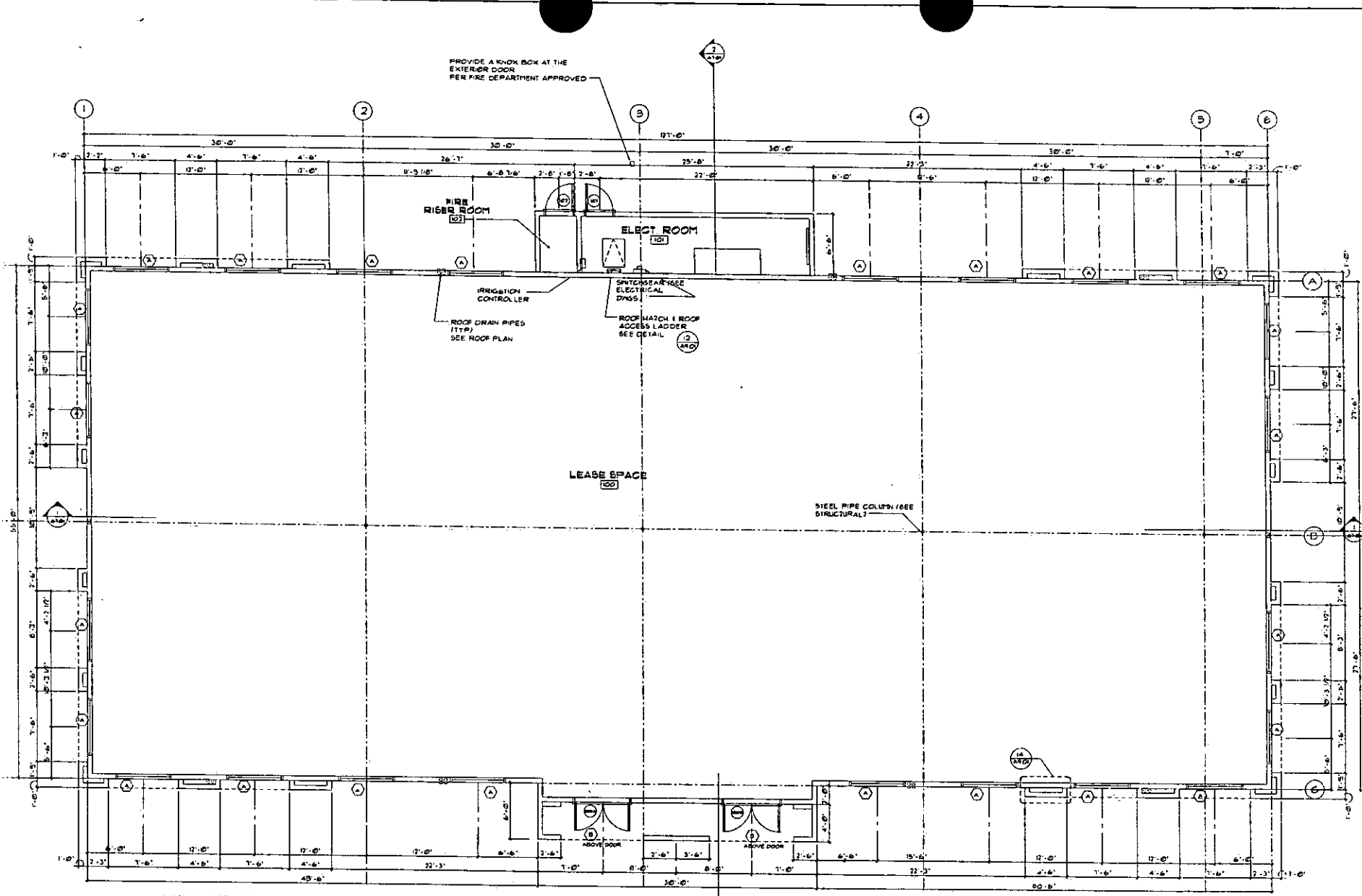
9

RECEIVED
SEP 05 2006
SDR-16503
10/19/06 PC

SHEET NO.

A102

OF 1 SHEET



WALL LEGEND

- EXTERIOR WALL CONSTRUCTION
2" EXTERIOR INSULATION FAIRB SYSTEM
OVER PLUMBING WALL SHEATHING OVER
2 X 6 WOOD STUDS @ 16" O.C. WITH
R-19 BATT INSULATION
- LIQUID FIRE PARTITION WALL CONSTRUCTION
1 LAYER OF 5/8" TYPE X A/F B.D. ON EACH
SIDE OF 2X6 WOOD STUDS @ 16" O.C.
PER IBC-00 TABLE 703.1 (2) SEC 14.1.1

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUDS CENTER
LINE OF CORNERS AND COLLINGS
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT
JOB SITE AND REPORT ANY DISCREPANCIES TO
ARCHITECT BEFORE BEGINNING WORK.
- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS
PANELS AS REQUIRED AFTER INSTALLATION OF
MECHANICAL, PLUMBING & ELECTRICAL WORK
- APPLIANCES AND OTHER EQUIPMENT BY OWNER
(N/E)
- ALL PARTITIONS ADJACENT TO OR LOCATED AT THE
BACK OF PLUMBING FIXTURES SHALL BE
CONSTRUCTED WITH MOISTURE RESISTANT GYP BD

FLOOR PLAN / ONE STORY OFFICE BUILDING
SCALE: 1/4" = 1'-0"

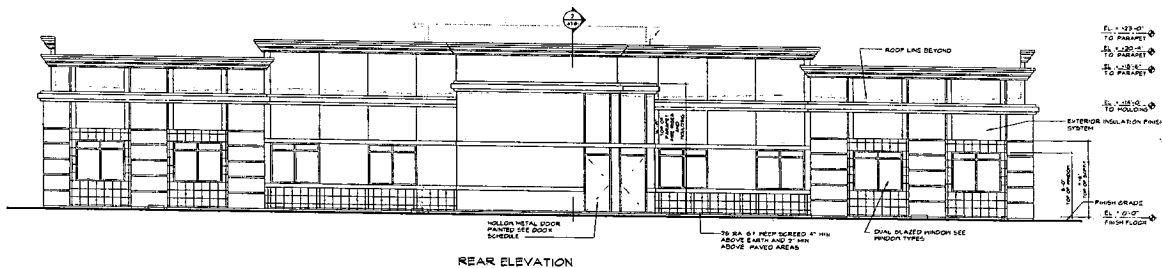
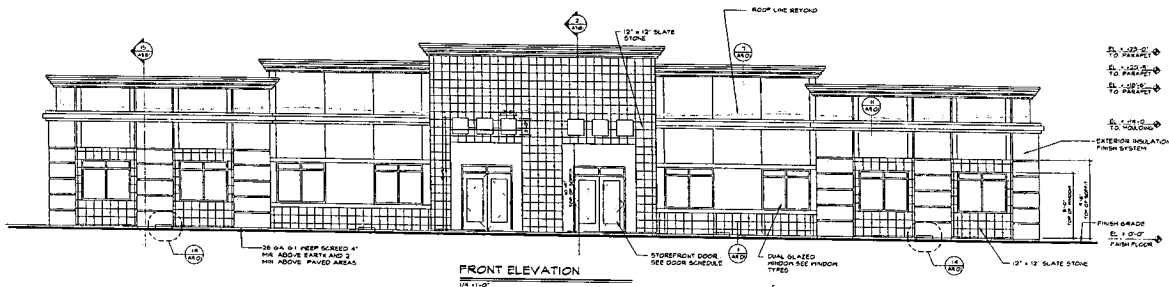
DECEIVED
SEP 05 2006
SDR-16503
10/19/06 PC

pacific design concepts, llc
 3005 W. HORIZON RIDGE DRIVE, SUITE 200
 LAS VEGAS, NV 89119
 (702) 455-5842 FAX (702) 455-7842

PROJECT SITE:
OFFICE AT
RANCHO AND TORREY PINES
 LAS VEGAS, NEVADA

SHEET NO:
FLOOR PLAN 3, 4, 5, 6,
FOR BUILDING
7, 8, 9, AND 10 (SIMILAR)

DATE: 10/19/06
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: A
 SHEET: A101



pacific design concepts, llc
 3800 S.W. TROVATIEN DRIVE, SUITE 200
 PORTLAND, OREGON 97201-4644
 TEL: 503.241.1100 FAX: 503.241.1101

PROJECT NAME:
RANCHO AND TORREY PINES
 1435 VICTORIA, PORTLAND, OREGON

CONTRACT NO.:

PROJECT NAME:
**EXTERIOR ELEVATIONS
 FOR BUILDING 3, 4, 5, 6
 BLDG. 7, 6, 9, 10 SIMILAR)**

DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____

SCALE: _____

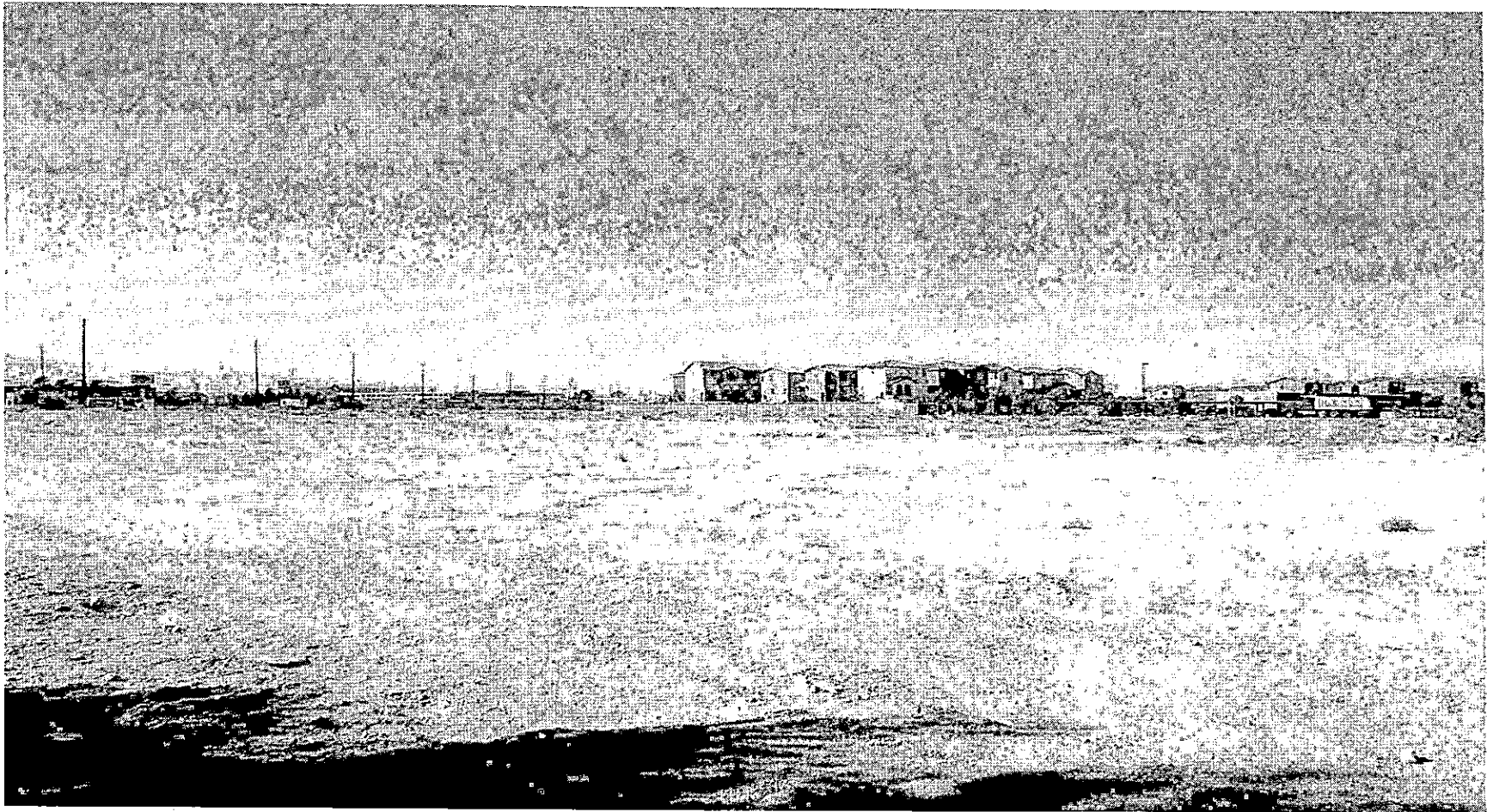
A6.02

SDR-16503
 10/19/06 PC

RECEIVED
 SEP 05 2006

SDR 16503				
Sandstone Arches, LLC				
ES Rancho, S of Lone Mountain				
Proposed 81.24 thousand square foot office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	81.24	11.01	894
AM Peak Hour			1.55	126
PM Peak Hour (heaviest 60 minutes)			1.49	121
Existing traffic on all nearby streets:				
Rancho Drive				
Average Daily Traffic (ADT)	28,127			
PM Peak Hour (heaviest 60 minutes)	2250			
Lone Mountain Road				
Average Daily Traffic (ADT)	15,268			
PM Peak Hour (heaviest 60 minutes)	1221			
Torrey Pines Drive				
Average Daily Traffic (ADT)	2,560			
PM Peak Hour (heaviest 60 minutes)	205			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rancho Drive	51700			
Lone Mountain Road	32585			
Torrey Pines Drive	32585			
This project will add approximately 894 trips per day on Rancho, Lone Mountain and Torrey Pines.				
This will increase expected volumes on Rancho by about 3 percent, on Lone Mountain by about 6 percent and on Torrey Pines by about 35 percent. Rancho is at about 54 percent of capacity. Lone Mountain is at about 47 percent of capacity and Torrey Pines is at about 8 percent of capacity.				
Based on Peak Hour use, this development will add roughly 121 additional				

cars into the area; which works out to about one every two minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC

4600 NORTH RANCHO DRIVE

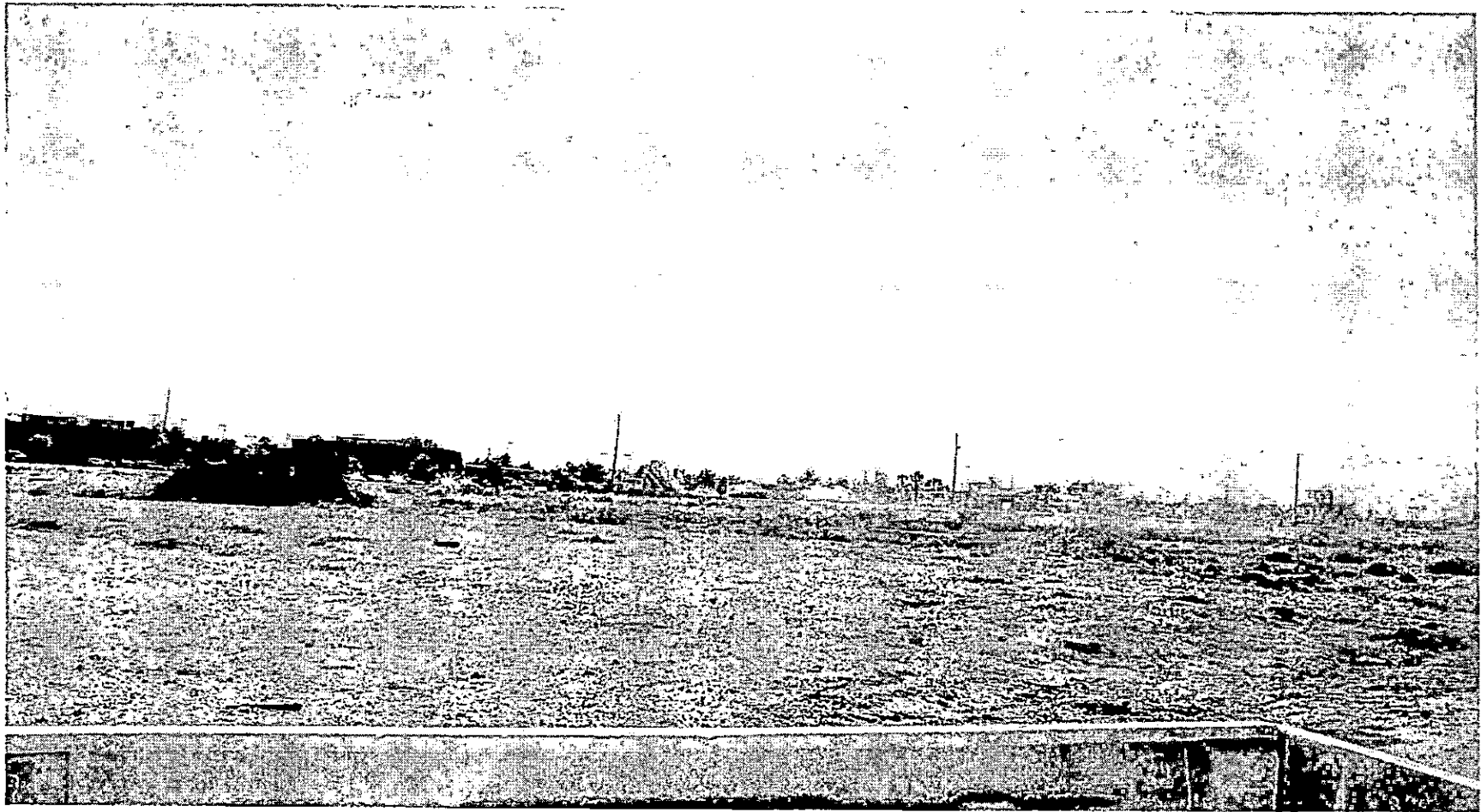
OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



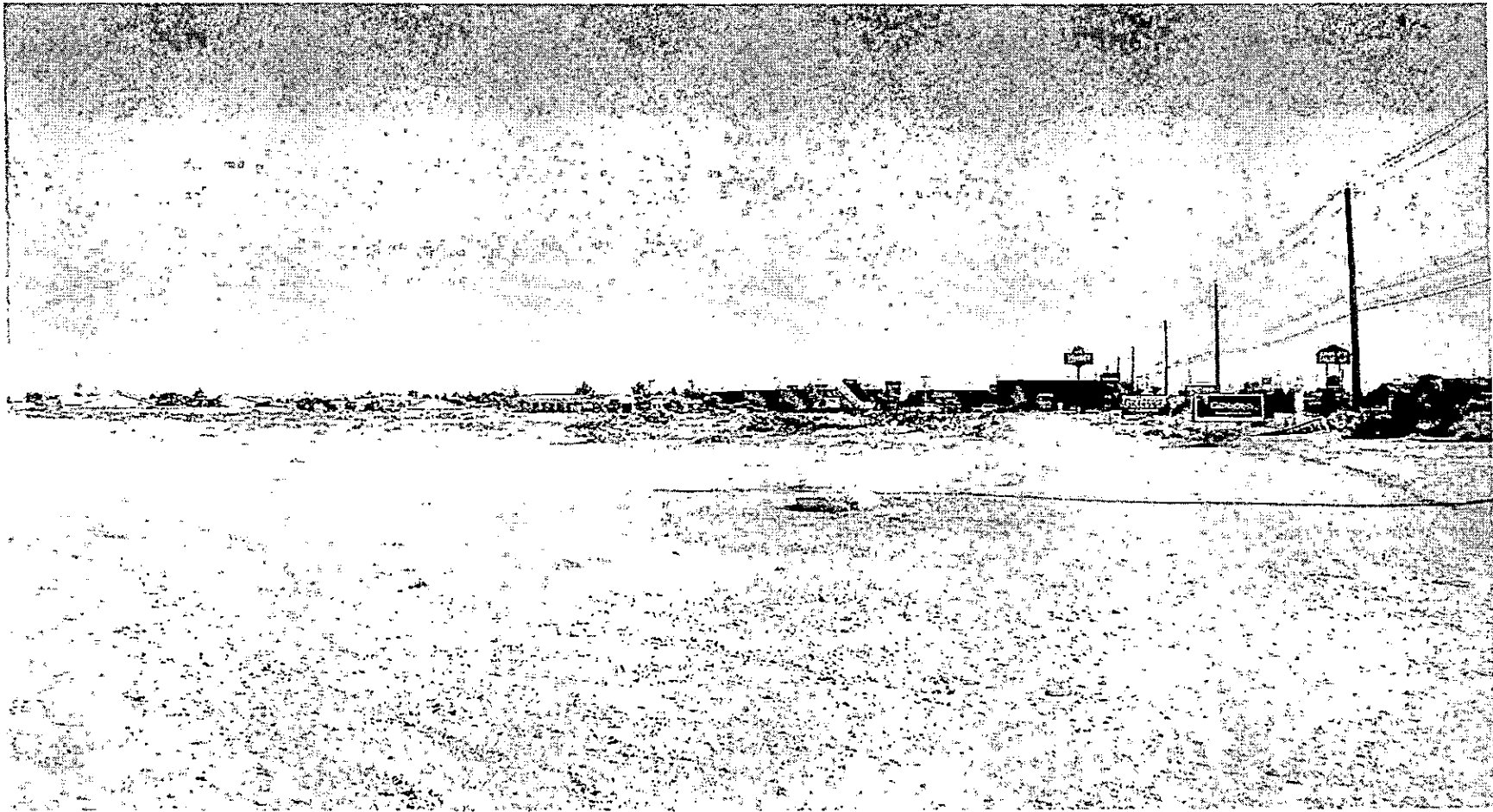
GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC
4600 NORTH RANCHO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC
4600 NORTH RANCHO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC
4600 NORTH RANCHO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



August 29, 2006

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

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Sandstone Arches LLC, as the justification for related requests for a General Plan Amendment, a Rezoning and a Site Development Plan Review for development of property at 4600 Rancho Drive (APN#'s 138-02-102-005, 006, 007, 008, 009 and 011).

Our client intends to develop 10 one-story office pads containing a total of 81,240 square feet on the site. The site is currently split from a land use and zoning standpoint and the General Plan Amendment and Rezoning requests are intended to rectify this situation. The two parcels fronting on to Rancho Drive (APN#'s 138-02-102-007 and 009) are currently designated GC (General Commercial), and were zoned C-2 (General Commercial); however, the C-2 zoning on 138-02-102-009 (per ZON-1411) elapsed on February 19, 2005, leaving R-E (Residence Estates) zoning in its place, and the C-2 zoning on 138-02-102-007 (per Z-0049-02) is the subject of an Extension of Time request (EOT-15595) scheduled for the September 20, 2006 City Council agenda.

The intent is to seek a General Plan Amendment from GC (General Commercial) to SC (Service Commercial), and a conforming Rezoning from the R-E and C-2 districts to C-1 (Limited Commercial) on these two parcels, to match the existing land use and zoning on the other four parcels, which are currently designated as SC and are hard zoned as C-1. A Site Development Plan Review for the project is also being submitted. This site plan fully conforms to Title 19 regulations.

This site was the location of a previously approved used car sales lot (SDR-1413) which were approved by Las Vegas City Council on February 19, 2003. The current office project will not require general commercial land use and zoning, and will be more compatible with surrounding residential and office uses than the previous project. The current request is for an attractive, one-story office campus that will compliment the area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Leobold".

Gary Leobold, AICP
Director of Planning

RECEIVED
SEP 05 2006

SDR-16503
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-16511 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the November 2, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

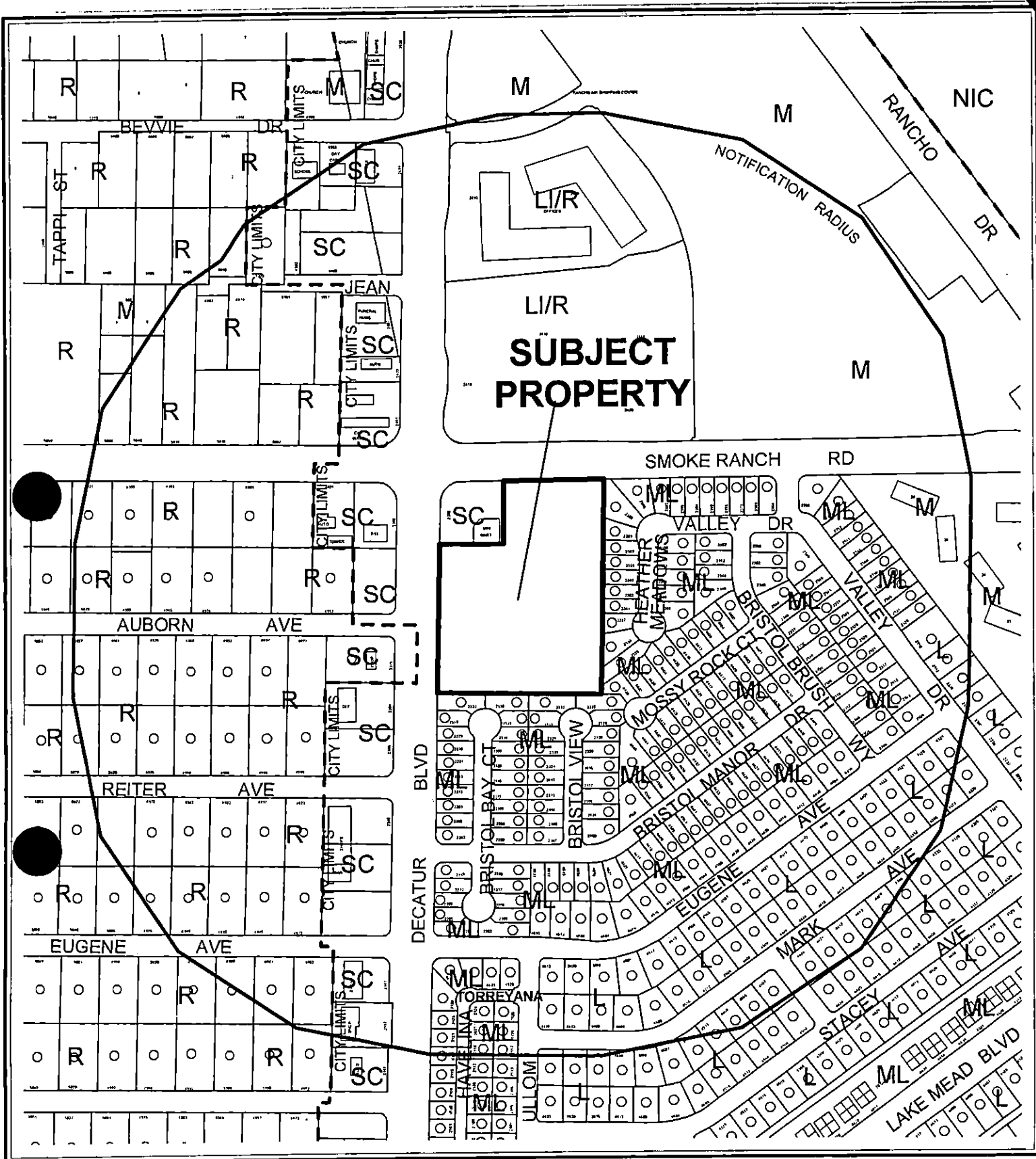
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 38 – GPA-16511

MINUTES:

JOHN KORKOSZ, Planning and Development Department, explained that the applicant will be coming forward with revised plans; therefore, he asked that Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525] and Item 41 [SDR-16522] be held to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61



CASE: GPA-16511

RADIUS: 1000 FT

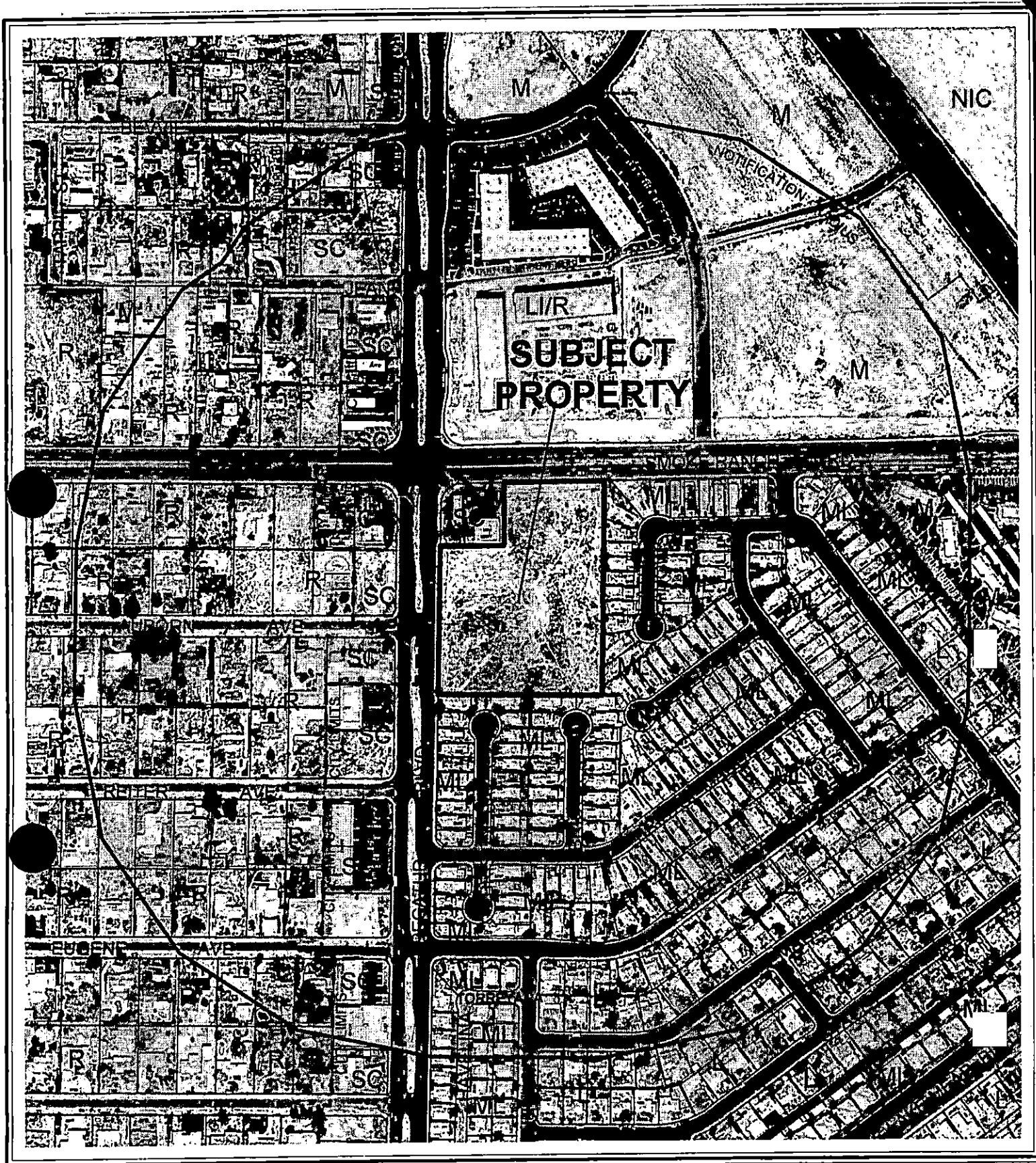
GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)





CASE: **GPA-16511**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-16511 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006 PLANNING
COMMISSION MEETING***



October 16, 2006

VIA FAX 385-7268

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

Attention: Doug Rankin, Planning Supervisor

Reference: Smoke Ranch-Decatur GPA/Rezoning/Variance and Site Development Plan Review
APN #139-19-101-002

On behalf of Richmond American Homes, we respectfully request that the above listed General Plan Amendment (*GPA-16511*), Zone Change (*ZON-16519*), Variance (*VAR-16525*) and Site Development Plan Review (*SDR-16522*) that are scheduled to be heard at the October 19, 2006 Planning Commission meeting, be **HELD** until your November 2, 2006 meeting. We have made changes to the current plan with new architecture plans and based on the new architecture, additional comments and concerns needed to be addressed and we felt it necessary to hold the item in order to give staff ample time to review the plans.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President

RS CONSULTING, INC.

702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

STATEMENT OF FINANCIAL INTEREST

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

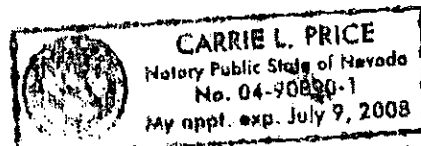
Print Name:

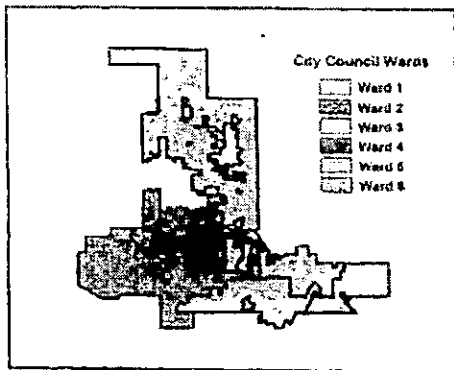
Mark A. Schnippe

Subscribed and sworn before me

This 17 day of September 2006

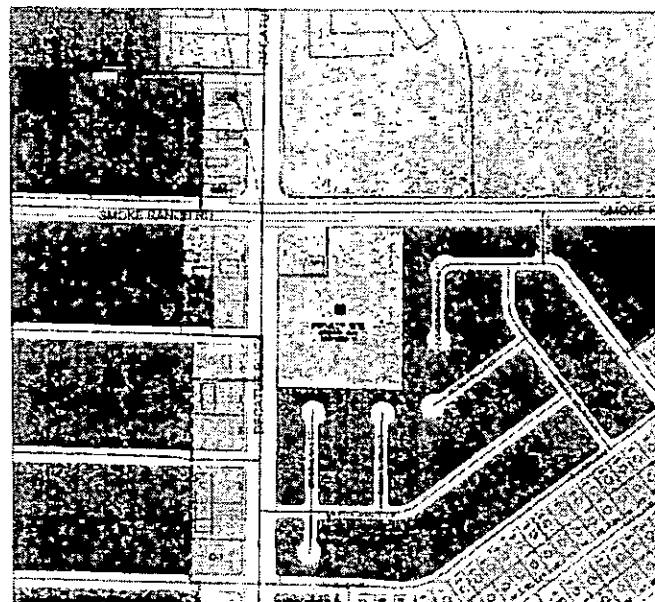
Carrie L. Price
Notary Public in and for said County and State



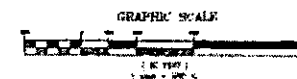


- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Warehouse
- Planned Community Development
- Overseas Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - City College
- Town Center
- Recreation / Conservation
- Overseas - Commercial
- Overseas - Mixed Use
- Not in City
- Highway - at - Map

General Plan Designations



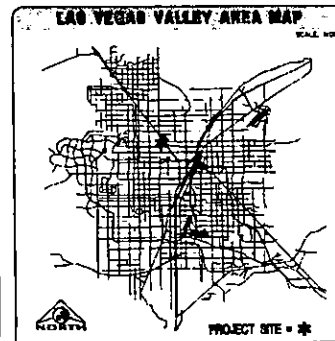
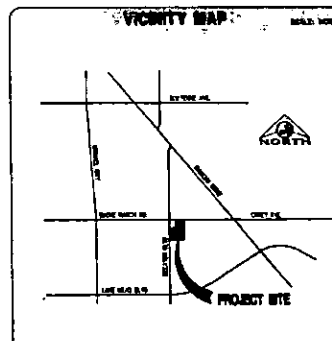
PLANNED
SEP 0 8 2008



GPA-16511
10/19/06 PC

Triton Engineering 1000 S. Las Vegas Blvd., Suite 100 Las Vegas, NV 89101 Phone: (702) 735-1111 Fax: (702) 735-1112 Email: info@tritoneng.com	
RICHMOND AMERICAN TOWNS OF NEVADA, INC. SHANE HANSEN / DECATUR LOCATION PLAN	
STATE OF NEVADA CLERK OF SUPERIOR COURT CLERK'S OFFICE CLERK'S OFFICE CLERK'S OFFICE	
1	

**A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.**



THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 11 TOWNSHIP 30 NORTH, RANGE 21 EAST, 10TH. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

1-800-976-1000

1 COVER SHEET
2 PAGE 1-10

CLARK COUNTY EASE 30	
FORMED	2-9-8
TYPICAL LOT SIZE (SF)	1,500 SF
FRONT TO BUILDING	3' MIN
FRONT TO GARAGE	5' - 6' MIN OR 10' MIN
SIDE TO BUILDING	3' MIN
SIDE TO ROOF LINE	3' MIN
NON AS COMMON	6' MIN
REAR	3' MIN

7573 W. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89146
OFFICE (702) 734-1081
FAX (702) 734-3082

ROBERTO ARRIAGA MEXICO CITY MEXICO, 800
3450 PASEO VERDE PARKWAY, SUITE 130
MIDWESTERN, NY 80079
OFFICE: (702) 817-8428

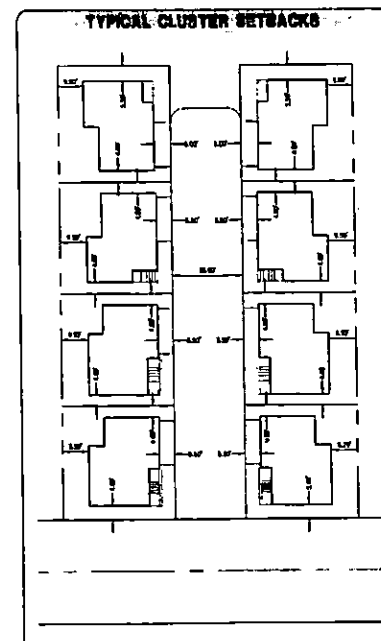
RECEIVED AMERICAN HOUSE OF REPRESENTS, RM
3400 PASEO NOROCCO, SUITE 120
HOUSTON, TX 77056
OFFICE (713) 861-6400

WE CODE INFORMATION
8753 W. CHARLSTON BLVD., SUITE 200
LAS VEGAS, NV 89145
OFFICE: (702) 821-1984
FAX: (702) 878-0378

CLARK COUNTY METEOROLOGICAL CONTROL POINT "BLISS 123000"
BEING A CITY OF LAS VEGAS STREET AND ROUND PLATE OF
CONCRETE CULMINATED, NORTHEAST CORNER OF JAMES BLVD
AND BAKER STREET.

NORTH CORNER WEST BOUND THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (BE 1/8) OF THE SOUTHEAST QUARTER (BE 1/9) OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 30 EAST, M.D.N., AS SHOWN IN BOOK 108, PAGE 34 OF PLATS ON FILE AT THE CLARK COUNTY, NEBRASKA RECORDS OFFICE.

COMMON LOT 'A'	8704
COMMON LOT 'B'	74,525
COMMON LOT 'C' (NOT MEASURABLE)	2182



LAND-USE DESIGNATION
 PRESENT ZONING: R-4 (SINGLE FAMILY RESIDENTIAL)
 PROPOSED ZONING: R-40 (RESIDENTIAL, PLANNED DEVELOPMENT)

SITE SUMMARY
 TOTAL LOTS: 77 LOTS
 SUBSTANDING LOTS: 40 LOTS
 BEING ACQUIRED: 61% ACQUIRED
 DENSITY (DROSS): 12.42 LOTS / ACRE

OPEN SPACE

WATER TREATMENT 10.75 MG

SMOKE RANCH / DECATUR II

LEGAL COUNSEL

100

REVISED 10/19/06 PC

Triton

Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 17 2006

Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC**

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Open Space Requirements
Smoke Ranch / Decatur II
APN # 139-19-101-002**

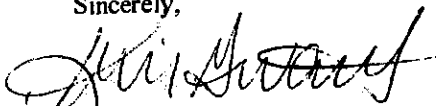
To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 77 lot single family project called "Smoke Ranch / Decatur II".

At this time we are requesting a variance of the required open spaces based on our re-designed plan that provides for 33,226 s.f. of open space where 53,370 s.f. is required which is a 38% reduction in open space requirements. The open spaces we are providing serves two purposes: The first is to provide a buffer from the existing C-1 convenience store adjacent to the site while two, providing amenities for the proposed 77 residential units, such as tot lots, play areas and walking paths. The open space amenities within the proposed residential subdivision have changed with the revised plan based on a new product for this site and the community. Although we are now lacking in overall open spaces for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities to be used for parks and/or schools in the surrounding community that may possibly need upgrades to there existing facilities. Richmond American Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER, AICP** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

ZON-16519 - REZONING RELATED TO GPA 16511 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).

C.C.: 11/15/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the November 2, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to **HOLD IN ABEYANCE** Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

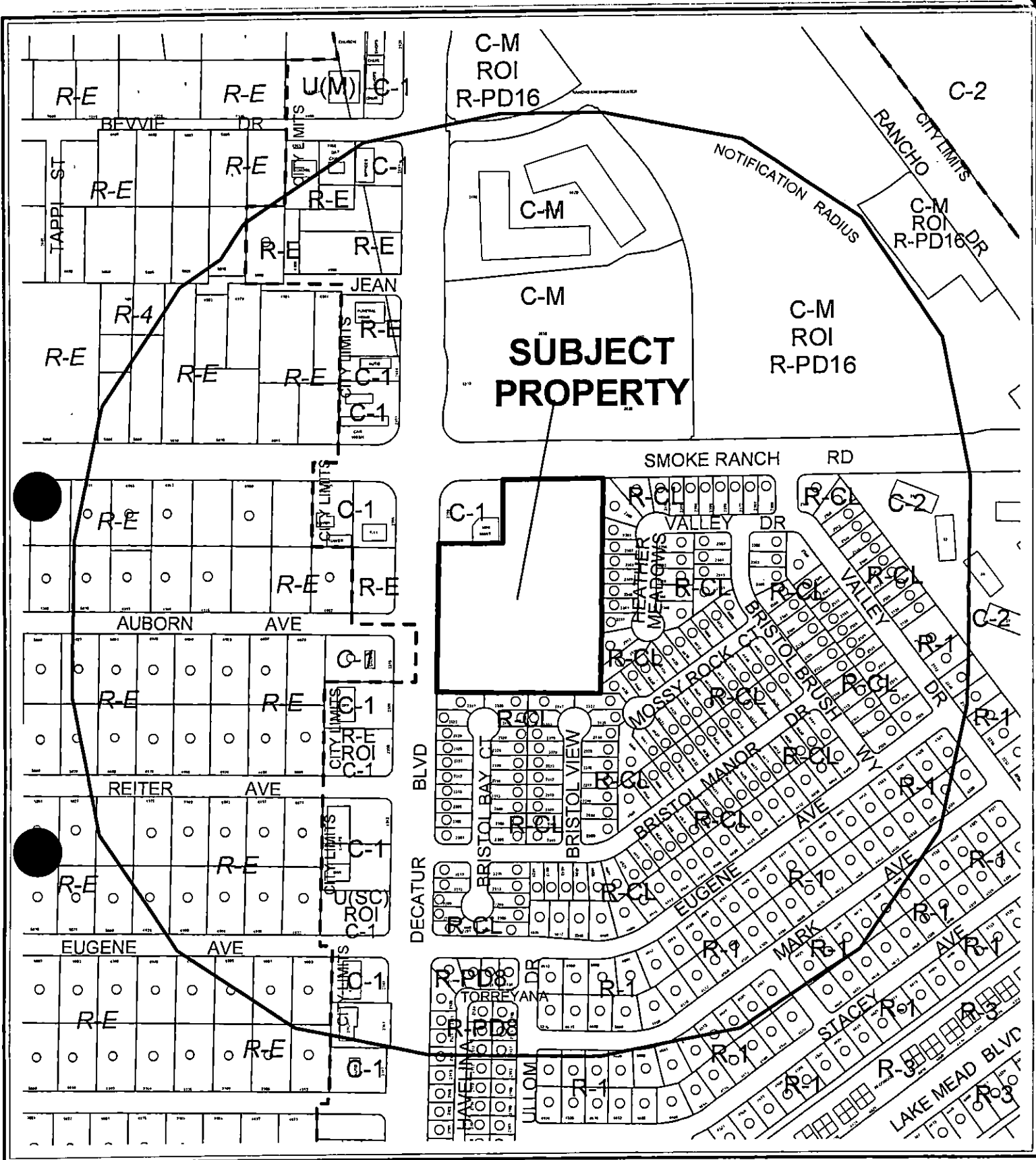
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 39 – ZON-16519

MINUTES:

JOHN KORKOSZ, Planning and Development Department, explained that the applicant will be coming forward with revised plans; therefore, he asked that Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525] and Item 41 [SDR-16522] be held to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61



CASE: **ZON-16519**

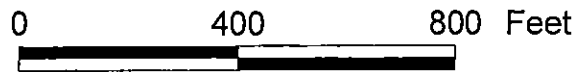
RADIUS: 1000 FT

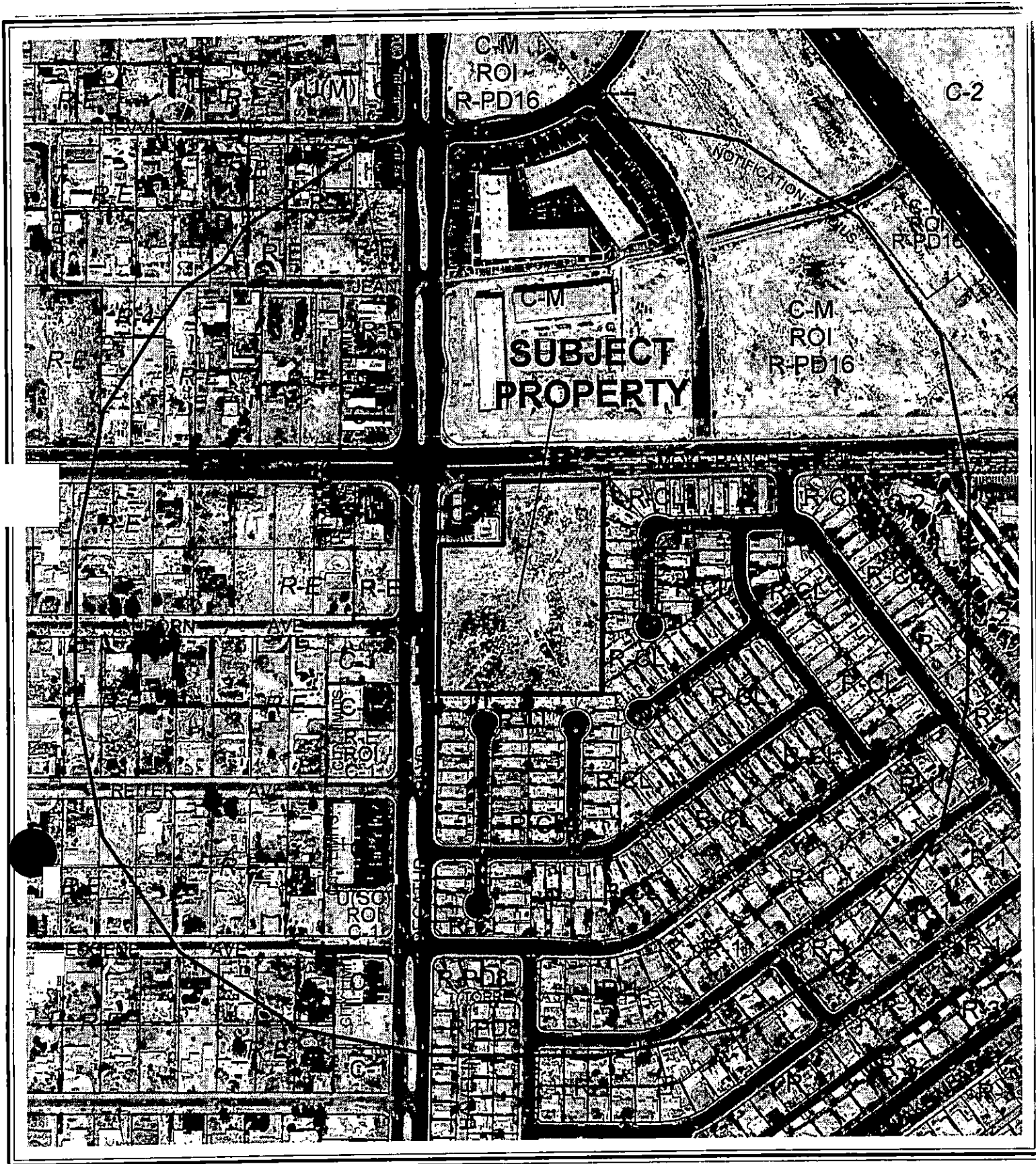
ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)





CASE: **ZON-16519**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-16519 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006 PLANNING
COMMISSION MEETING***



October 16, 2006

VIA FAX 385-7268

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

Attention: Doug Rankin, Planning Supervisor

Reference: Smoke Ranch-Decatur GPA/Rezoning/Variance and Site Development Plan Review
APN #139-19-101-002

On behalf of Richmond American Homes, we respectfully request that the above listed General Plan Amendment (*GPA-16511*), Zone Change (*ZON-16519*), Variance (*VAR-16525*) and Site Development Plan Review (*SDR-16522*) that are scheduled to be heard at the October 19, 2006 Planning Commission meeting, be **HELD** until your November 2, 2006 meeting. We have made changes to the current plan with new architecture plans and based on the new architecture, additional comments and concerns needed to be addressed and we felt it necessary to hold the item in order to give staff ample time to review the plans.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

A handwritten signature in black ink, appearing to read 'RS', followed by a horizontal line and a period.

Russell J. Skuse
President

STATEMENT OF FINANCIAL INTEREST

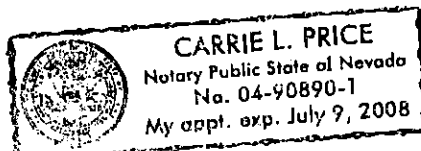
Name of Applicant: Richmond American Homes

8 No

APN: _____

Print Name: Mark A. Schnippel

Carrie L. Price
Notary Public in and for said County and State



Triton

Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

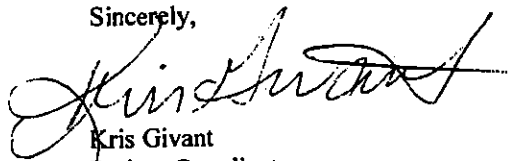
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 1 2006

Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC**

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Open Space Requirements
Smoke Ranch / Decatur II
APN # 139-19-101-002**

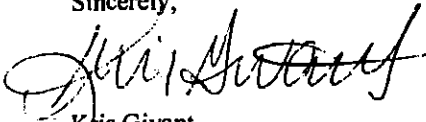
To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 77 lot single family project called "Smoke Ranch / Decatur II".

At this time we are requesting a variance of the required open spaces based on our re-designed plan that provides for 33,226 s.f. of open space where 53,370 s.f. is required which is a 38% reduction in open space requirements. The open spaces we are providing serves two purposes: The first is to provide a buffer from the existing C-1 convenience store adjacent to the site while two, providing amenities for the proposed 77 residential units, such as tot lots, play areas and walking paths. The open space amenities within the proposed residential subdivision have changed with the revised plan based on a new product for this site and the community. Although we are now lacking in overall open spaces for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities to be used for parks and/or schools in the surrounding community that may possibly need upgrades to there existing facilities. Richmond American Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-16525 - VARIANCE RELATED TO GPA-16511 AND ZON-16519 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the November 2, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to **HOLD IN ABEYANCE** Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

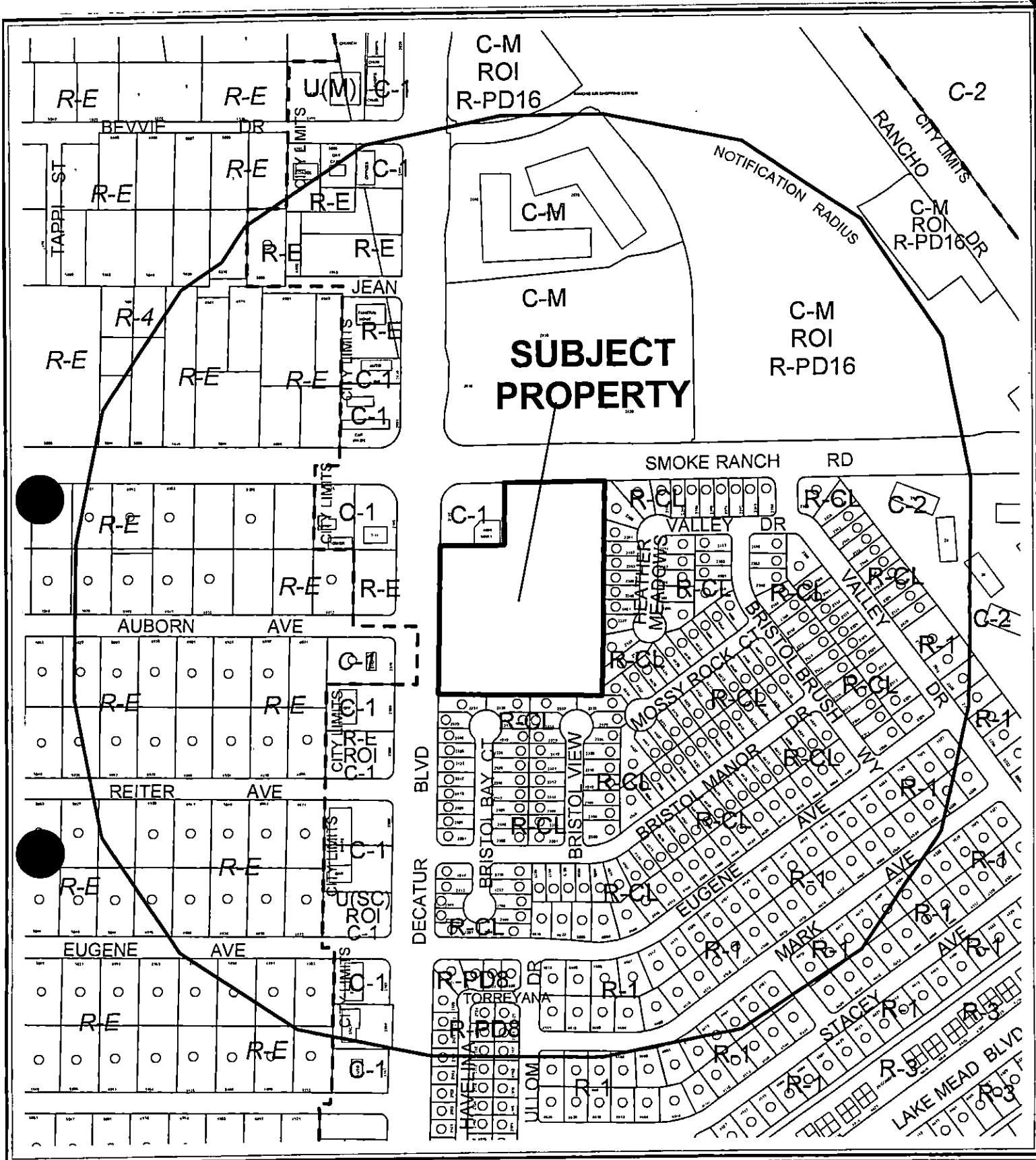
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 40 – VAR-16525

MINUTES:

JOHN KORKOSZ, Planning and Development Department, explained that the applicant will be coming forward with revised plans; therefore, he asked that Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525] and Item 41 [SDR-16522] be held to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61



CASE: **VAR-16525**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

City of Las Vegas

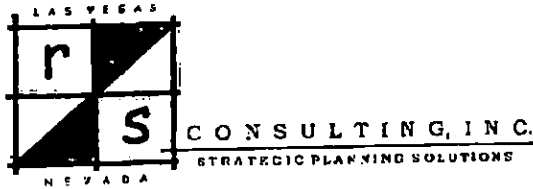
AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16525 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006 PLANNING
COMMISSION MEETING***



October 16, 2006

VIA FAX 385-7268

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

Attention: Doug Rankin, Planning Supervisor

Reference: Smoke Ranch-Decatur GPA/Rezoning/Variance and Site Development Plan Review
APN #139-19-101-002

On behalf of Richmond American Homes, we respectfully request that the above listed General Plan Amendment (*GPA-16511*), Zone Change (*ZON-16519*), Variance (*VAR-16525*) and Site Development Plan Review (*SDR-16522*) that are scheduled to be heard at the October 19, 2006 Planning Commission meeting, be **HELD** until your November 2, 2006 meeting. We have made changes to the current plan with new architecture plans and based on the new architecture, additional comments and concerns needed to be addressed and we felt it necessary to hold the item in order to give staff ample time to review the plans.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President

Name of Applicant: Richmond American Homes

_____ No

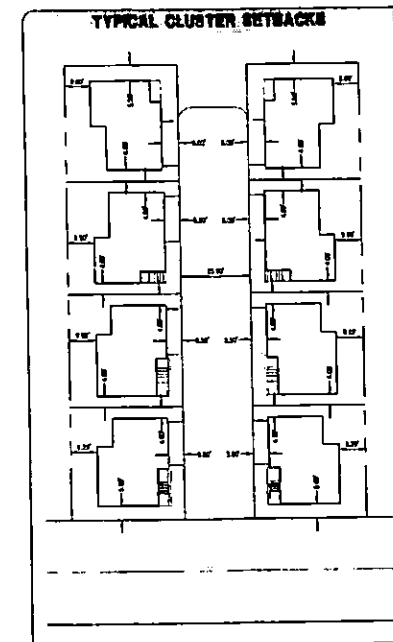
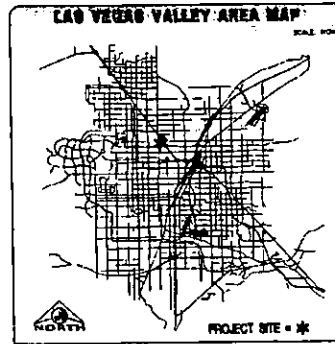
APN: _____

Mack A. Schnippe

Carrie L. Price
Notary Public in and for said County and State



A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE UNHIN HALF (N 1/2) OF SECTION 11 TOWNSHIP 20 SOUTH, RANGE 4 EAST, 400 N. 17E OF LAS VEGAS, CLARK COUNTY, NEVADA.

130-10-101-0000

1. COVER SHEET
2. SITE PLAN

CLARK COUNTY FILE 30	
ZONING	R-1
FRONT LOT #22 (SF)	1,500 SF
FRONT TO BUILDING	5' SIDE
FRONT TO GARAGE	1' - 6' MIN ON 1/2 PLAT
SIDE TO BUILDING	5' SIDE
SIDE TO ROOF LINE	5' SIDE
SIDE ON CORNER	5' SIDE
REAR	5' SIDE

BOSTON COMMUNIST
 9757 W. CHAMBERLAIN BLVD., SUITE 9
 LAS VEGAS, NV 89148
 OFFICE (702) 294-1483
 FAX (702) 294-3082

ROCHESTER AMERICAN BRANCH OF NEWYORK, INC.
7000 PARK ROAD PARKWAY, SUITE 120
ROCHESTER, NY 14621
OFFICE (716) 573-8400

DOMESTIC AMERICAN BUREAU OF NEWS, INC.
2400 PARK DRIVE PARKWAY, SUITE 120
MIDDLETOWN, NY 10941
OFFICE (914) 819-8400

WU-CORE BUILDING
2753 W. CHARLETON BLVD., SUITE 1
LAS VEGAS, NV 89102
OFFICE (702) 821-1364
FAX (702) 870-4378

CLARK COUNTY METEOROLOGICAL STATION, 721.825 (FEET)
CLARK COUNTY METEOROLOGICAL STATION, 721.825 (FEET)
CLARK COUNTY METEOROLOGICAL STATION, 721.825 (FEET)

NORTH 80°00'19" WEST, BEING THE SEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (BE 1/4) THE SOUTHEAST QUARTER (BE 1/4) OF SECTION 13 TOWNSHIP 19 SOUTH, RANGE 90 EAST, N.B.M., AS SHOWN IN MAPS FOR PAGE 34 OF PLATS ON FILE IN THE CLARK COUNTY, NEBRASKA, RECORDERS' OFFICE.

COMMON LOT "A"	8701 S
COMMON LOT "B"	74,325 W
COMMON LOT "C" (NOT USABLE)	2662 S
COMMON LOT TOTAL	

LAND USE DESIGNATION

R-4 (SINGLE FAMILY RESIDENTIAL)
R-4D (RESIDENTIAL PLANNED DEVELOPMENT)

SITE SUMMARY

TOTAL UNITS 77 LOT
SUBSTANDARD UNITS 104
GROSS ACREAGE 8.14 ACRES
DENSITY (GROSS) 12.49 LOTS / ACRE

OPEN SPACE

COVER SHEET

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC

Triton

Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

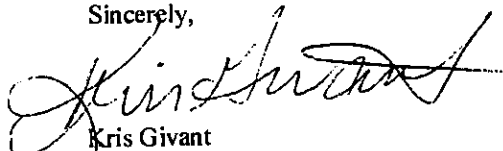
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 1 2006

Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC**

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Open Space Requirements
Smoke Ranch / Decatur II
APN # 139-19-101-002**

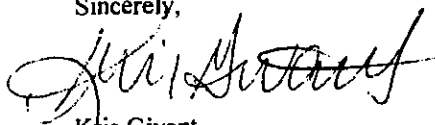
To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 77 lot single family project called "Smoke Ranch / Decatur II".

At this time we are requesting a variance of the required open spaces based on our re-designed plan that provides for 33,226 s.f. of open space where 53,370 s.f. is required which is a 38% reduction in open space requirements. The open spaces we are providing serves two purposes: The first is to provide a buffer from the existing C-1 convenience store adjacent to the site while two, providing amenities for the proposed 77 residential units, such as tot lots, play areas and walking paths. The open space amenities within the proposed residential subdivision have changed with the revised plan based on a new product for this site and the community. Although we are now lacking in overall open spaces for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities to be used for parks and/or schools in the surrounding community that may possibly need upgrades to there existing facilities. Richmond American Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-16522 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16511, ZON-16519, AND VAR-16525 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the November 2, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

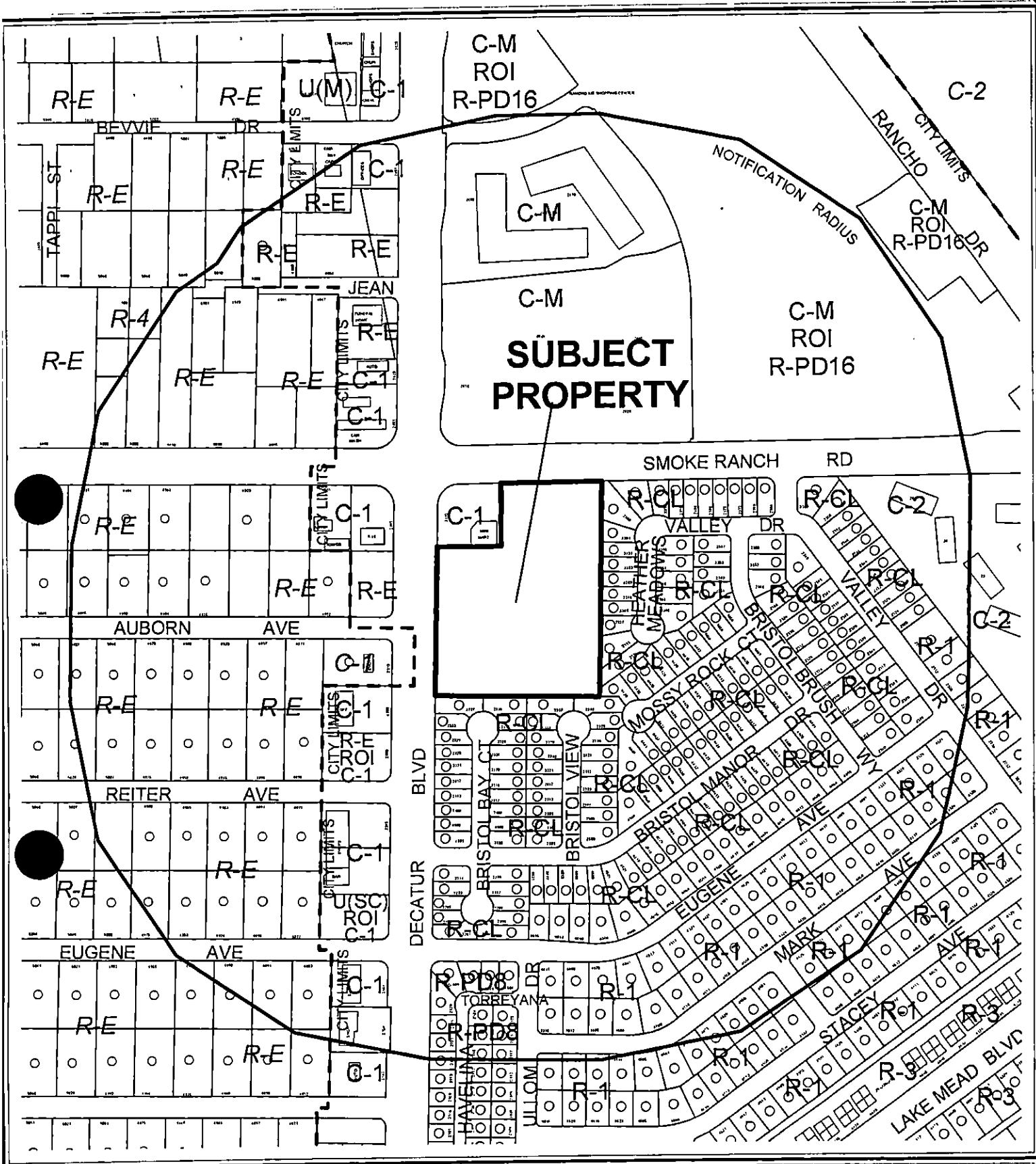
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 41 – SDR-16522

MINUTES:

JOHN KORKOSZ, Planning and Development Department, explained that the applicant will be coming forward with revised plans; therefore, he asked that Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525] and Item 41 [SDR-16522] be held to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61



CASE: SDR-16522

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -

OWNER: SCHNIPPLE FAMILY TRUST

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 2, 2006 PLANNING
COMMISSION MEETING***



October 16, 2006

VIA FAX 385-7268

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

Attention: Doug Rankin, Planning Supervisor

Reference: Smoke Ranch-Decatur GPA/Rezoning/Variance and Site Development Plan Review
APN #139-19-101-002

On behalf of Richmond American Homes, we respectfully request that the above listed General Plan Amendment (*GPA-16511*), Zone Change (*ZON-16519*), Variance (*VAR-16525*) and Site Development Plan Review (*SDR-16522*) that are scheduled to be heard at the October 19, 2006 Planning Commission meeting, be **HELD** until your November 2, 2006 meeting. We have made changes to the current plan with new architecture plans and based on the new architecture, additional comments and concerns needed to be addressed and we felt it necessary to hold the item in order to give staff ample time to review the plans.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc

Russell J. Skuse
President



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-16522

Case Number: _____ APN: 139-19-101-002

Name of Property Owner: SCHNIPPLE FAMILY TRUST

Name of Applicant: Richmond American Homes

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

_____ Yes

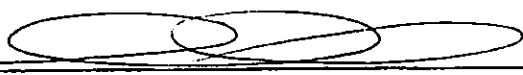
_____ X No

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: _____

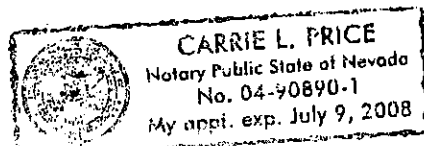
Signature of Property Owner: 

Print Name: Mark A Schnippel

Subscribed and sworn before me

This 1st day of September 2006

Carrie L Price
Notary Public in and for said County and State



CLARK COUNTY

Model # 1262

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPARATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
 2000 INTERNATIONAL BUILDING CODE
 2000 INTERNATIONAL RESIDENTIAL CODE
 2000 UNIFORM MECHANICAL CODE
 2000 UNIFORM PLUMBING CODE
 2002 NATIONAL ELECTRICAL CODE
 2003 INTERNATIONAL ENERGY CONSERVATION CODE
 AND SOUTHERN NEVADA AMENDMENTS

OCCUPANCY TYPE: IRC
CONSTRUCTION TYPE: N/A

SQUARE FOOTAGES	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

1ST FLOOR LIVING AREA -	386
2ND FLOOR LIVING AREA -	861
TOTAL LIVING AREA -	1267
GARAGE AREA -	347
PORCH AREA -	111
PORCH AREA ELEVATION % -	52
OPTIONS AVAILABLE:	
.	.
.	.
.	.
.	.
TOTAL BUILDING AREA -	1562

SCHEDULE OF OPTIONS

DATE	DESCRIPTION	AMOUNT	BALANCE
10/1			
10/2			
10/3			
10/4			
10/5			
10/6			
10/7			
10/8			
10/9			
10/10			
10/11			
10/12			
10/13			
10/14			
10/15			
10/16			
10/17			
10/18			
10/19			
10/20			
10/21			
10/22			
10/23			
10/24			
10/25			
10/26			
10/27			
10/28			
10/29			
10/30			
10/31			

SHEET INDEX		CONSULTANTS RESPONSIBLE	
A0.0	COVER SHEET, GEN. SPEC. & INFO	ARCHITECTURE:	RICHMOND AMERICAN
A1.0	1st and 2nd FLOOR PLAN w/ Options		5970 W. Cheyenne, Suite 100
A2.A	FRONT, REAR, & SIDE ELEVATION W/ OPI.		Las Vegas, Nevada 89129
A2.B	FRONT, REAR, & SIDE ELEVATION W/ OPI		(702) 240-5600
A2.C	FRONT, REAR, & SIDE ELEVATION W/ OPI		(702) 240-5601 fax
A3.0	ROOF PLAN OF ELEVATIONS "A", "B", AND "C" AND SECTIONS "A" AND "B"		
B1	DETAIL SHEET		
E0.0	ELECTRICAL SPECIFICATIONS AND SHEET INDEX	ELECTRICAL:	Condon Engineers
E1.0	1st and 2nd FLOOR ELECTRICAL PLANS		9175 W. Flamingo Rd.
E1.1	LOAD CALCULATION AND SINGLE-LINE DIAGRAM		Las Vegas, Nevada 89147
			(702) 367-0832
			(702) 367-1076 fax
M1.0	ENERGY SCHEDULE AND HVAC LOADS	MECHANICAL / PLUMBING:	Condon Engineers
M1.1	MECHANICAL PLAN 1st and 2nd FLOORS		9175 W. Flamingo Rd.
P-0	SPECIFICATIONS, DETAILS AND SCHEDULE LIST		Las Vegas, Nevada 89147
P1.1	FIRST AND SECOND FLOOR PLUMBING PLAN		(702) 367-0832
			(702) 367-1076 fax
S0.0	STRUCTURAL COVER SHEET	STRUCTURAL:	Performance Plus Engineering
P1-1	POST-TENSIONING PLANS ELEVATIONS A, B, AND C.		8930 W. Tropicana Ave.
S1-1	SLAB HARDWARE PLAN ELEVATION A, B, AND C.		Las Vegas, Nevada 89147
			(702) 367-1387
S1-2	FLOOR A ROOF FRAMING PLAN - ELEVATION A		(702) 557-2002 fax
S1-3	FLOOR A ROOF FRAMING PLAN - ELEVATION B		
S1-4	FLOOR A ROOF FRAMING PLAN - ELEVATION C		

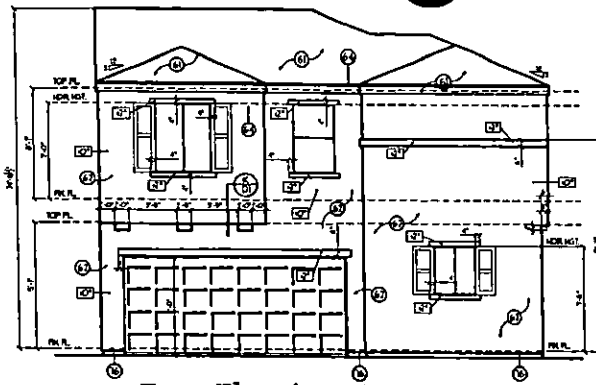
SEP 21 2006

[illegible]

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

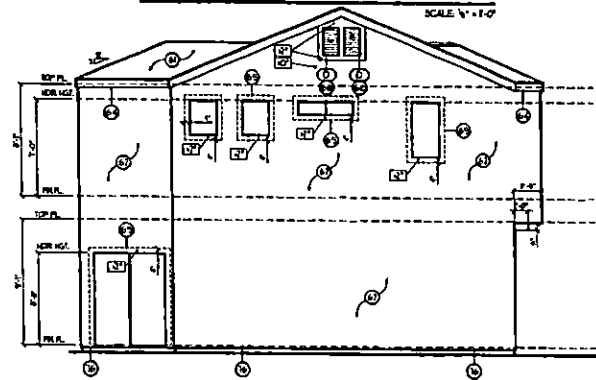


SEP 21 2006



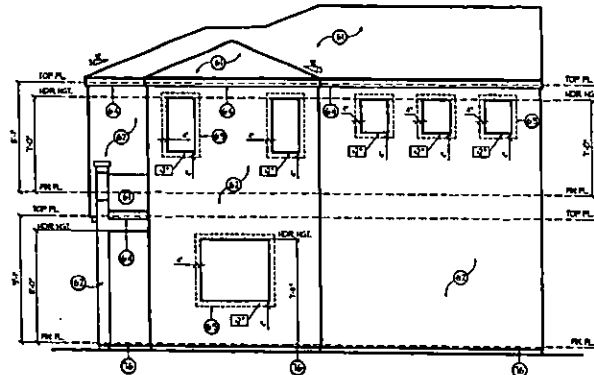
Front Elevation - A

SCALE: 1/4" = 1'-0"



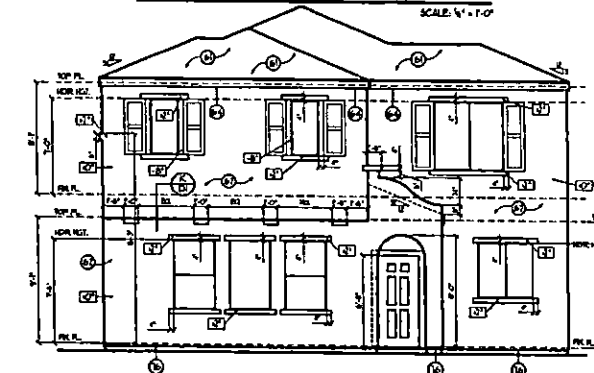
Left Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation - A

SCALE: 1/4" = 1'-0"



Right Elevation

SCALE: 1/4" = 1'-0"

KEYNOTES	
1.	FOAM APPLICATIONS SHALL COMPLY PER IRC
2.	UNDERSIDE HEADERS HEIGHTS NOTES ON PLANS
3.	REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4.	ALL ROOF PLANT-GUTS AROUND WINDOWS TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION
5.	CONCRETE TILE IF TYPE 30 PLY BUILT UP LAPPED 7" THIN L AND LAPPED 1" PERMANENTLY SECURED TO ROOF DECK
6.	WOOD SHAKES SHALL BE USED FOR ROOF DECK
7.	WOOD SHAKES SHALL COMPLY TO IRC
8.	WOOD SHAKES SHALL COMPLY TO IRC
9.	WOOD SHAKES SHALL COMPLY TO IRC
10.	WOOD SHAKES SHALL COMPLY TO IRC
11.	WOOD SHAKES SHALL COMPLY TO IRC
12.	WOOD SHAKES SHALL COMPLY TO IRC
13.	WOOD SHAKES SHALL COMPLY TO IRC
14.	WOOD SHAKES SHALL COMPLY TO IRC
15.	WOOD SHAKES SHALL COMPLY TO IRC
16.	WOOD SHAKES SHALL COMPLY TO IRC
17.	WOOD SHAKES SHALL COMPLY TO IRC
18.	WOOD SHAKES SHALL COMPLY TO IRC
19.	WOOD SHAKES SHALL COMPLY TO IRC
20.	WOOD SHAKES SHALL COMPLY TO IRC
21.	WOOD SHAKES SHALL COMPLY TO IRC
22.	WOOD SHAKES SHALL COMPLY TO IRC
23.	WOOD SHAKES SHALL COMPLY TO IRC
24.	WOOD SHAKES SHALL COMPLY TO IRC
25.	WOOD SHAKES SHALL COMPLY TO IRC
26.	WOOD SHAKES SHALL COMPLY TO IRC
27.	WOOD SHAKES SHALL COMPLY TO IRC
28.	WOOD SHAKES SHALL COMPLY TO IRC
29.	WOOD SHAKES SHALL COMPLY TO IRC
30.	WOOD SHAKES SHALL COMPLY TO IRC
31.	WOOD SHAKES SHALL COMPLY TO IRC
32.	WOOD SHAKES SHALL COMPLY TO IRC
33.	WOOD SHAKES SHALL COMPLY TO IRC
34.	WOOD SHAKES SHALL COMPLY TO IRC
35.	WOOD SHAKES SHALL COMPLY TO IRC
36.	WOOD SHAKES SHALL COMPLY TO IRC
37.	WOOD SHAKES SHALL COMPLY TO IRC
38.	WOOD SHAKES SHALL COMPLY TO IRC
39.	WOOD SHAKES SHALL COMPLY TO IRC
40.	WOOD SHAKES SHALL COMPLY TO IRC
41.	WOOD SHAKES SHALL COMPLY TO IRC
42.	WOOD SHAKES SHALL COMPLY TO IRC
43.	WOOD SHAKES SHALL COMPLY TO IRC
44.	WOOD SHAKES SHALL COMPLY TO IRC
45.	WOOD SHAKES SHALL COMPLY TO IRC
46.	WOOD SHAKES SHALL COMPLY TO IRC
47.	WOOD SHAKES SHALL COMPLY TO IRC
48.	WOOD SHAKES SHALL COMPLY TO IRC
49.	WOOD SHAKES SHALL COMPLY TO IRC
50.	WOOD SHAKES SHALL COMPLY TO IRC

LAS VEGAS DIVISION
9370 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89120 (702) 240-5800

RICHMOND
STATE CONTRACTOR LICENSE #006847
CUSTOMER PRESENT

ROOF FRAMING, FRONT, REAR & SIDE OF ELEVATION 'A'

DATE: 10/19/06
BY: J. J. J. J.
CHECKED: J. J. J. J.
APPROVED: J. J. J. J.

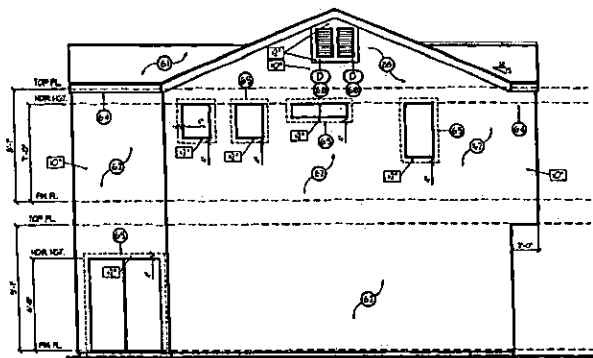
1262

REVISION

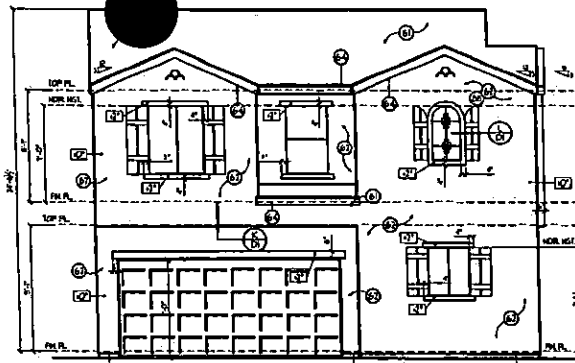
A2.A

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

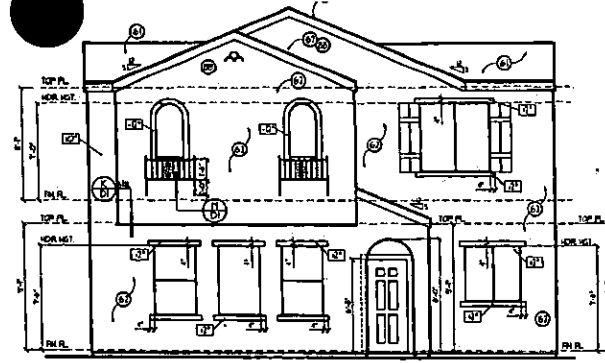
SEP 21 2006



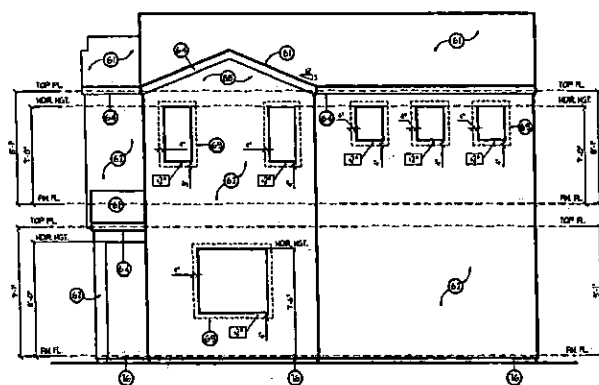
Left Elevation



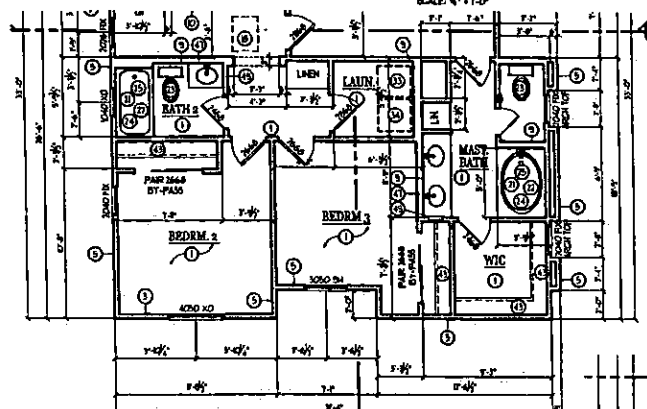
Front Elevation - B



Right Elevation

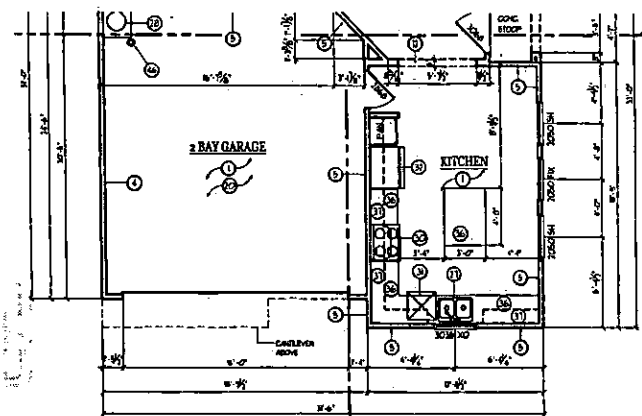


Right Elevation



2nd Floor Plan

Elevation - B



1st Floor Plan

Elevation - B

SEP 21 2006

REVISED 10/19/06 PC

GPA-16511 VAR-16525

ZON-16519 SDR-16522

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5800

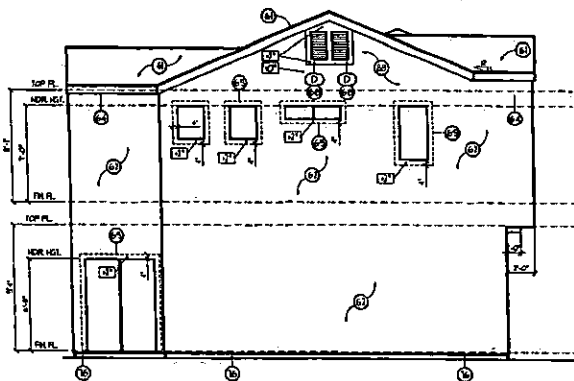
RICHMOND
STATE CONTRACTORS LICENSE #200417
DESIGN PROFESSIONAL

ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION "B"

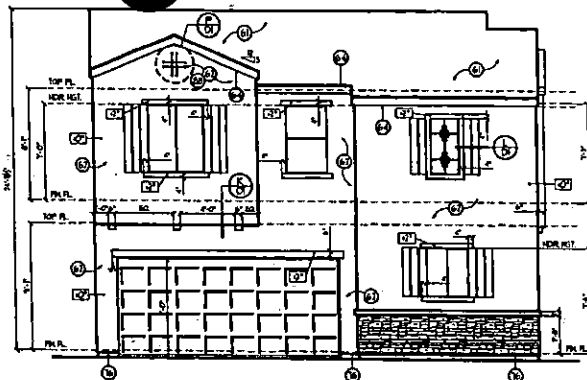
1262

Kenneth
Square

A2.B



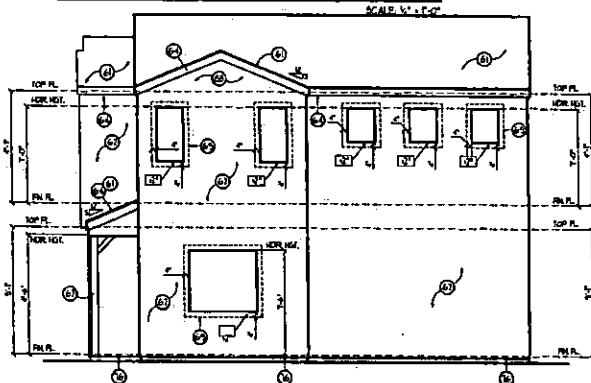
Left Elevation



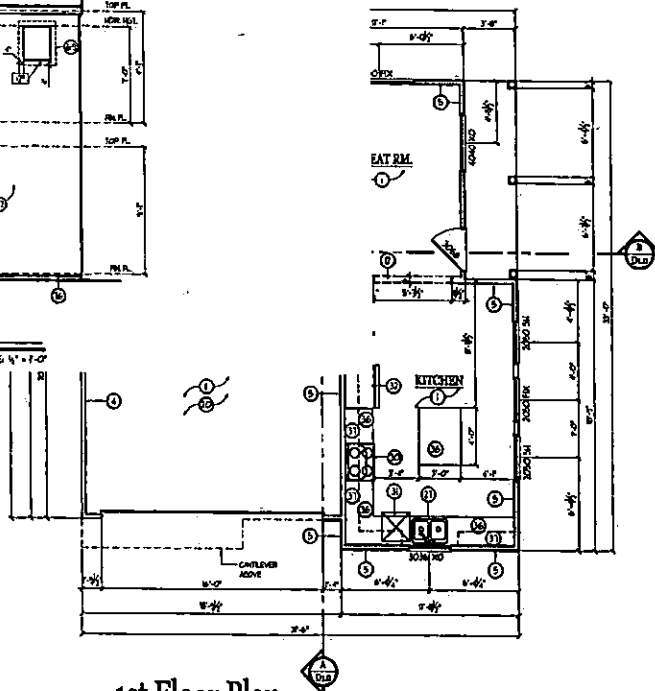
Front Elevation - C



Right Elevation

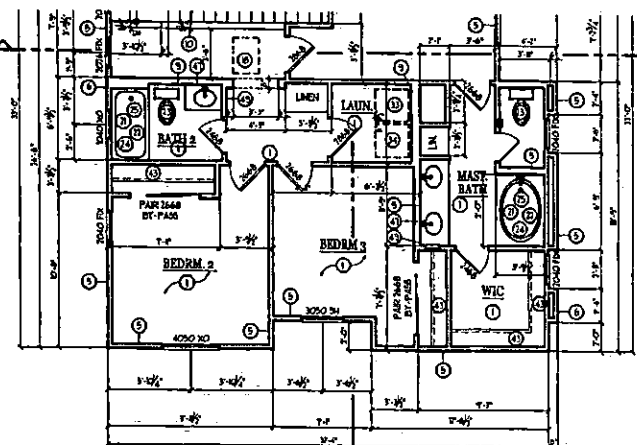


Rear Elevation



1st Floor Plan

Elevation - C



2nd Floor Plan

Elevation - C

LAS VEGAS DIVISION
9070 W. Chayenne Ave. Suite 100
LAS VEGAS, NV 89120 (702) 240-5000

RICHMOND
SHEA CONSTRUCTION GROUP
UNIVERSITY MICROFILMS
RICHMOND, VA 23131

ROOF FRAMING, FRONT, REAR & SIDE OF ELEVATION "C"

REV	DATE	DESCRIPTION
1	08/23/06	ISSUED FOR PERMIT
2		
3		
4		
5		
6		

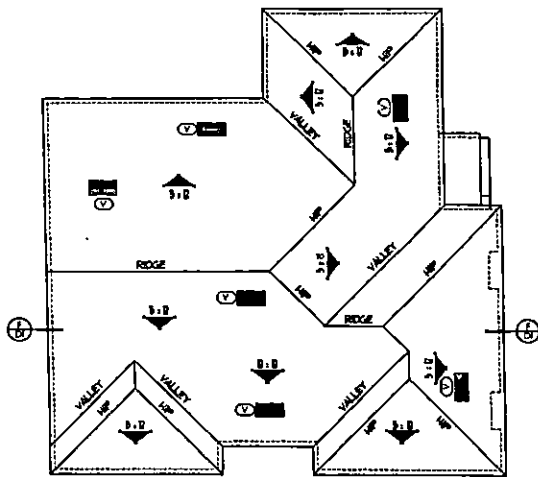
1262

Kenneth Square

A2.C

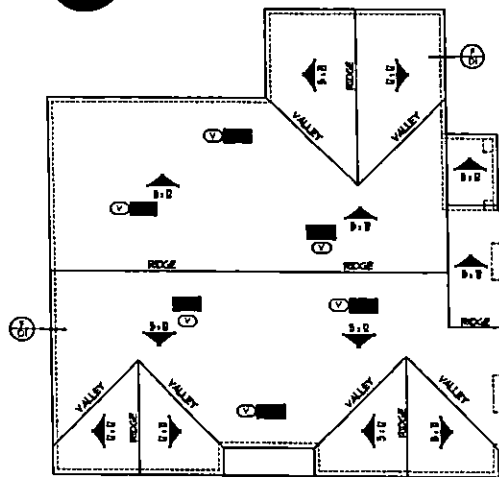
REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

SEP 21 2006



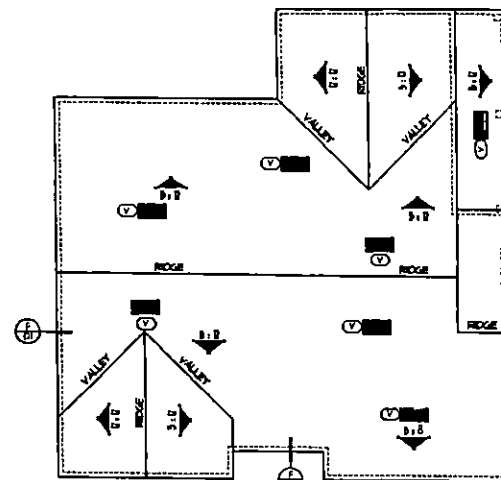
Roof Plan - A

SCALE: 1/4" = 1'-0"



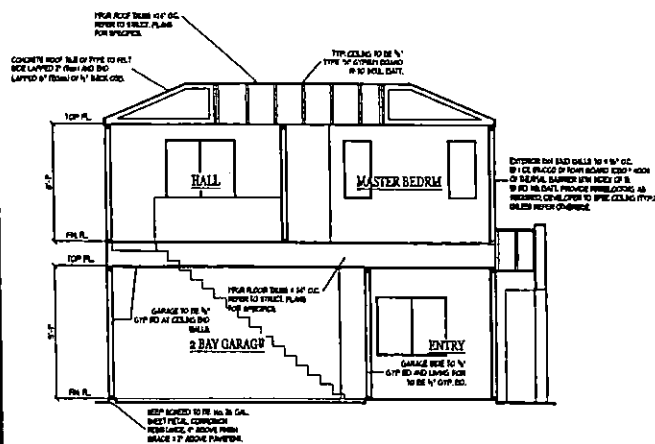
Roof Plan - B

SCALE: 1/4" = 1'-0"



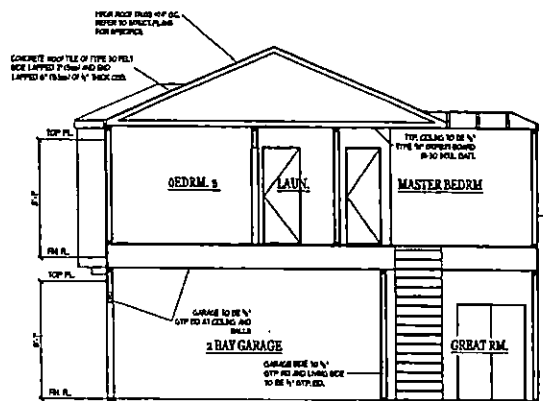
Roof Plan - C

SCALE: 1/4" = 1'-0"



Section - B

SCALE: 1/4" = 1'-0"



Section - A

SCALE: 1/4" = 1'-0"

ATTIC VENTILATION INFO.

ELEVATION A:				ELEVATION B:			
1/150 Ventilation Rule	1/150 Ventilation Rule	1/150 Ventilation Rule	1/150 Ventilation Rule	1/150 Ventilation Rule	1/150 Ventilation Rule	1/150 Ventilation Rule	1/150 Ventilation Rule
ATRIC SPACE	Sq. Ft.	ATRIC SPACE	Sq. Ft.	ATRIC SPACE	Sq. Ft.	ATRIC SPACE	Sq. Ft.
ROOF	876	PORCH	15	ROOF	876	PORCH	15
Decked By 150 = 5.84		Decked By 150 = 0.10		Decked By 150 = 5.84		Decked By 150 = 0.10	
Total Requirements: 5.84		Total Requirements: 0.10		Total Requirements: 5.84		Total Requirements: 0.10	
High (Total) Ventilation		High (Total) Ventilation		High (Total) Ventilation		High (Total) Ventilation	
QTY. TYPE AREA		QTY. TYPE AREA		QTY. TYPE AREA		QTY. TYPE AREA	
1 2 1.17	1 1 0.153	1 2 1.17	1 1 0.153	1 2 1.17	1 1 0.153	1 2 1.17	1 1 0.153
2 6 4.28	2 - -	2 6 4.28	2 - -	2 6 4.28	2 - -	2 6 4.28	2 - -
TOTAL: 6.54	TOTAL: 0.153	TOTAL: 6.54	TOTAL: 0.153	TOTAL: 6.54	TOTAL: 0.153	TOTAL: 6.54	TOTAL: 0.153

ALL ATTIC VENTILATION SHALL COMPLY WITH IRC

LAS VEGAS DIVISION
8070 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89123 (702) 240-5500

RICHMOND
ARCHITECTS
STATE LICENSED ARCHITECT
DIVISION PRESIDENT
ERNEST J. BILAL, JR.

ROOF PLANS (ELEVATION "A", "B" AND "C")
SECTIONS

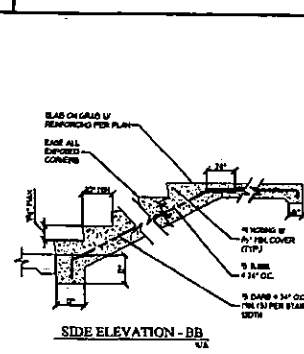
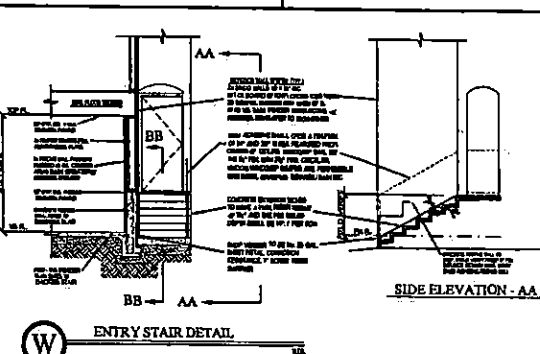
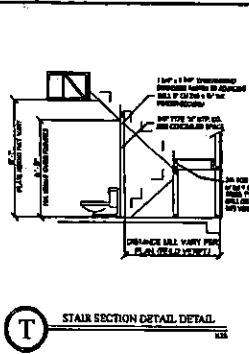
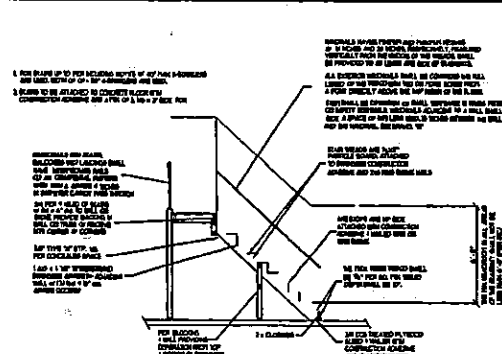
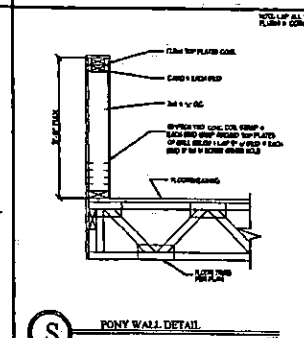
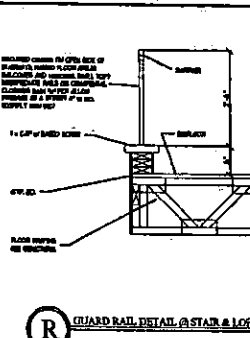
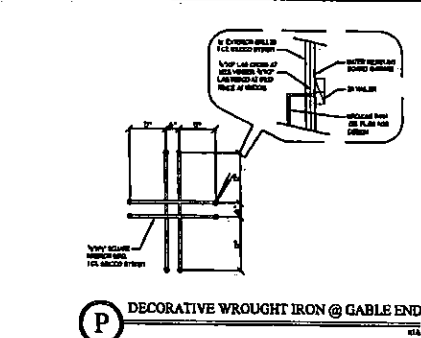
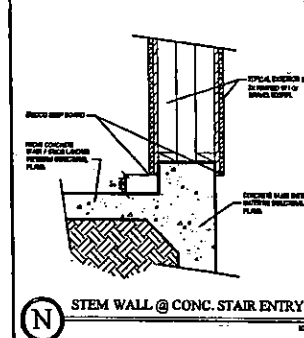
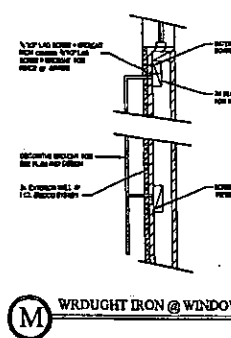
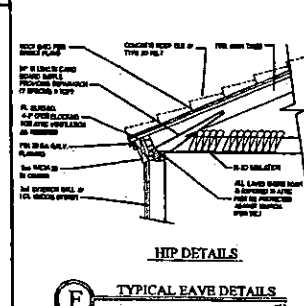
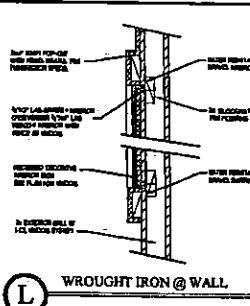
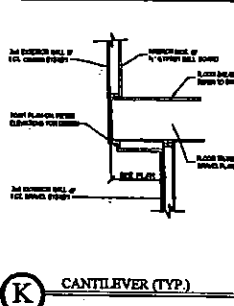
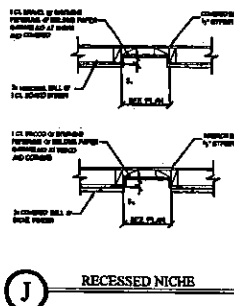
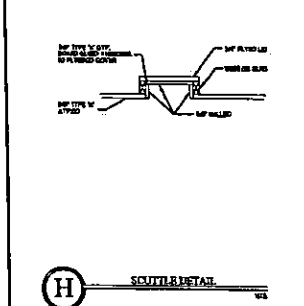
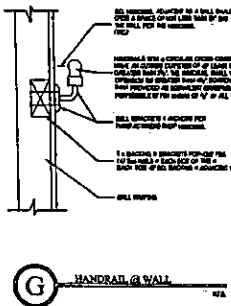
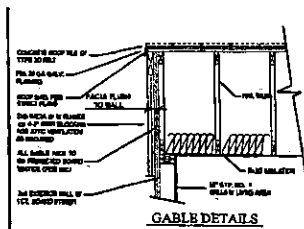
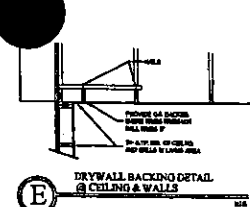
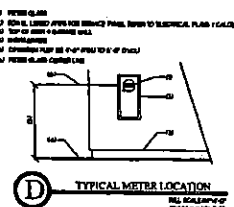
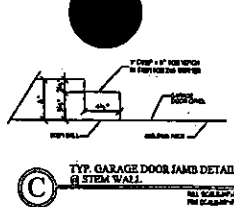
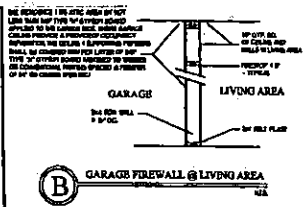
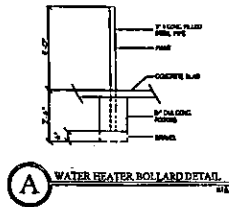
DATE: 08/23/06
BY: [Signature]

1262

APPROVED
[Signature]

A3.0

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5000

RICHMOND
STATE CONTRACTORS ASSOCIATION
1000 S. RICHMOND AVE., SUITE 100
LAS VEGAS, NV 89102

DETAIL SHEET

DATE: 08/23/06
BY: R.M.D.
CHECKED BY: []
APPROVED BY: []

1262

1262

D1

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

Kenneth Square

CLARK COUNTY

Model # 1310

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPARATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
 2000 INTERNATIONAL BUILDING CODE
 2000 INTERNATIONAL RESIDENTIAL CODE
 2000 UNIFORM MECHANICAL CODE
 2000 UNIFORM PLUMBING CODE
 2002 NATIONAL ELECTRICAL CODE
 2003 INTERNATIONAL ENERGY CONSERVATION CODE
 AND SOUTHERN NEVADA AMENDMENTS

OCCUPANCY TYPE: IRC
 CONSTRUCTION TYPE: N/A

SQUARE FOOTAGES

1ST FLOOR LIVING AREA -	543
2ND FLOOR LIVING AREA -	50
TOTAL LIVING AREA -	1300
GARAGE AREA -	375
PORCH AREA -	65

OPTIONS AVAILABLE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

TOTAL BUILDING AREA -

1341

SCHEDULE OF OPTIONS

OPTION NO.	DESCRIPTION	DATE OF PLAN	REMARKS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

SHEET INDEX	CONSULTANTS RESPONSIBLE
A0.0 COVER SHEET, GEN. SPEC. & INFORM.	ARCHITECTURAL: RICHMOND AMERICAN
A1.0 1st and 2nd FLOOR PLAN w/ Options	9970 W. Cheyenne, Suite 100
A2.0 FRONT, REAR, & SIDE ELEVATION W/ OPT.	Las Vegas, Nevada 89129
A3.0 FRONT, REAR, & SIDE ELEVATION W/ OPT.	(702) 240-5600
A4.0 FRONT, REAR, & SIDE ELEVATION W/ OPT.	(702) 240-5601 fax
A5.0 ROOF PLAN OF ELEVATIONS "A", "B", AND "C"	
D1 DETAIL SHEET	
E2.0 1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL: Carlot Engineers
E3.1 LOAD CALCULATION AND SINGLE-LINE DIAGRAM	9175 W. Flamingo Rd.
	Las Vegas, Nevada 89147
	(702) 367-0887
	(702) 367-1076 fax
M1.0 ENERGY SCHEDULE AND HVAC LOADS	
M1.1 MECHANICAL PLAN 1st and 2nd FLOORS	MECHANICAL / PLUMBING: Carlot Engineers
P-0 SPECIFICATION, DETAILS AND SYMBOL LIST	9175 W. Flamingo Rd.
P1.1 FIRST AND SECOND FLOOR PLUMBING PLAN	Las Vegas, Nevada 89147
	(702) 367-0887
	(702) 367-1076 fax
PT-2 POST-TENSIONING PLANS	STRUCTURAL: Performance Plus Engineering
ELEVATIONS A, B, AND C	8330 W. Tropicana Ave.
S2-1 SLAB HARDWARE PLAN	Las Vegas, Nevada 89147
ELEVATION A, B, AND C	(702) 307-1587
S2-2 FLOOR & ROOF FRAMING PLAN - ELEVATION A	(702) 307-2002 fax
S2-3 FLOOR & ROOF FRAMING PLAN - ELEVATION B	
S2-4 FLOOR & ROOF FRAMING PLAN - ELEVATION C	

LAS VEGAS DIVISION
 9970 W. Cheyenne Ave. Suite 100
 LAS VEGAS, NV 89129 (702) 240-5600

RICHMOND AMERICAN
 ARCHITECTS
 9970 W. Cheyenne Ave. Suite 100
 LAS VEGAS, NV 89129 (702) 240-5600

GENERAL SPECIFICATIONS / ATTIC INFORMATION
 MISC. INFORMATION

REVISED 10/19/06 PC
 GPA-16511 VAR-16525
 ZON-16519 SDR-16522

Model # 1310

Kenneth Square

A0.0



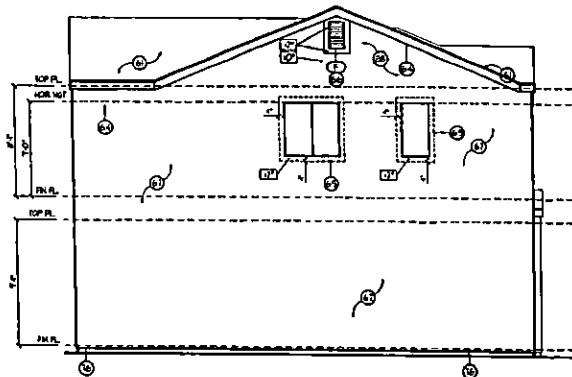
A1.0

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



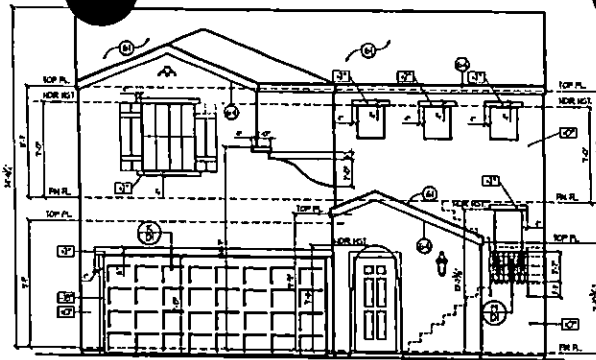
- A2.A

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



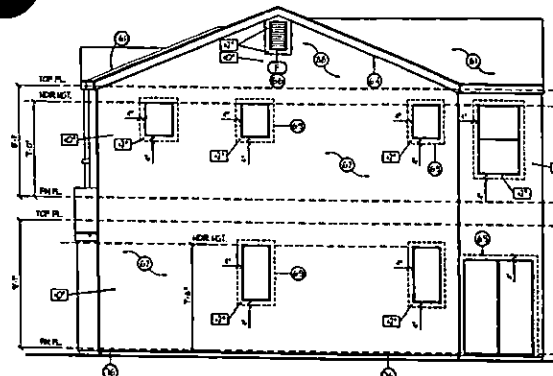
Left Elevation

SCALE: 1/4" = 1'-0"



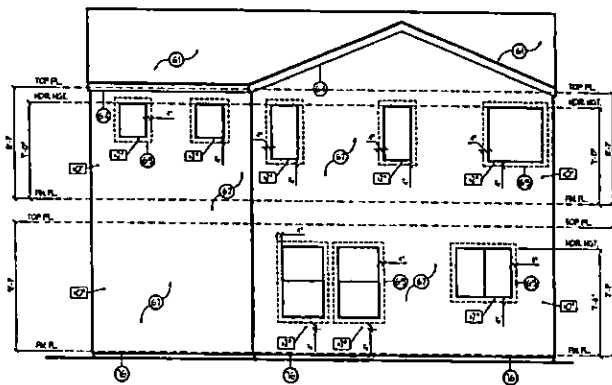
Front Elevation - B

SCALE: 1/4" = 1'-0"



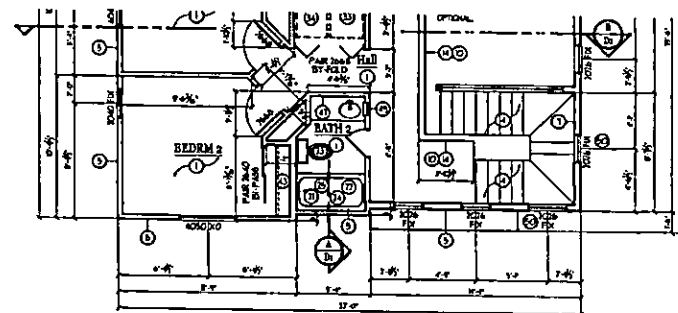
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

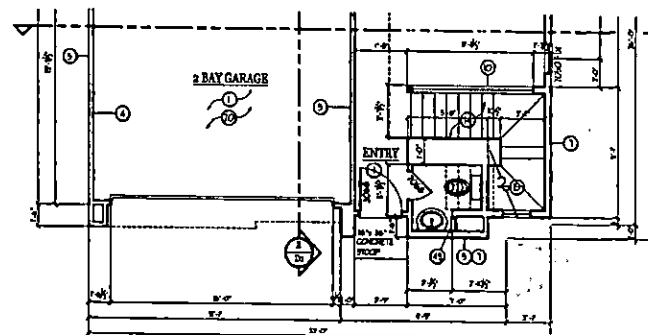
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5000

RICHMOND
STATE CONTRACTORS ASSOCIATION
CONTRACTOR LICENSE #0006917
DRAWN BY: J. BRADY
CHECKED BY: J. BRADY

ROOF FRAMING, FRONT, REAR & SIDE
OF ELEVATION "B"

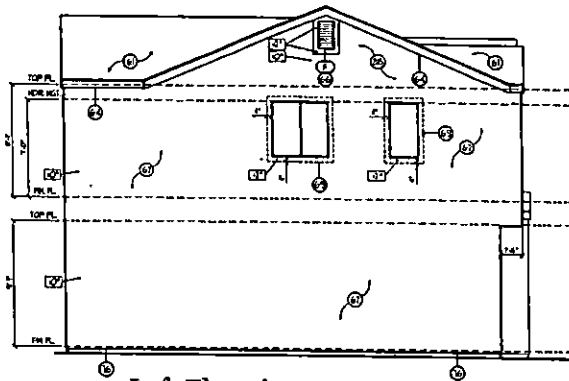
NO.	DATE	BY	DESCRIPTION
1	10/19/06	PC	REVISED
2	10/19/06	PC	REVISED
3	10/19/06	PC	REVISED
4	10/19/06	PC	REVISED
5	10/19/06	PC	REVISED

1310

Kenneth
Square

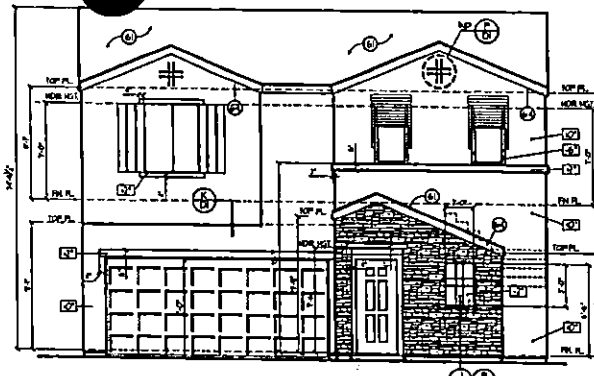
A2.B

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



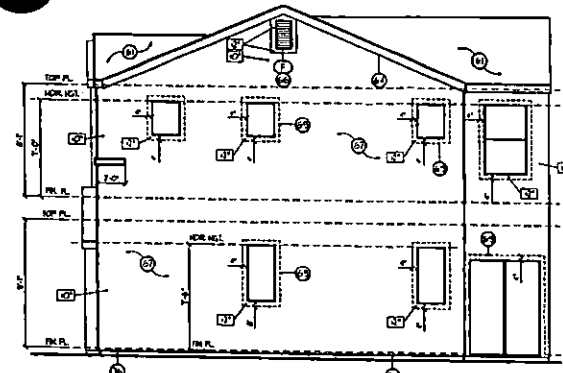
Left Elevation

SCALE: 1/4" = 1'-0"



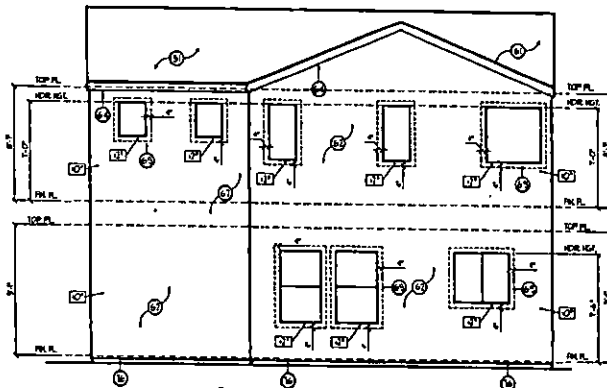
Front Elevation - C

SCALE: 1/4" = 1'-0"



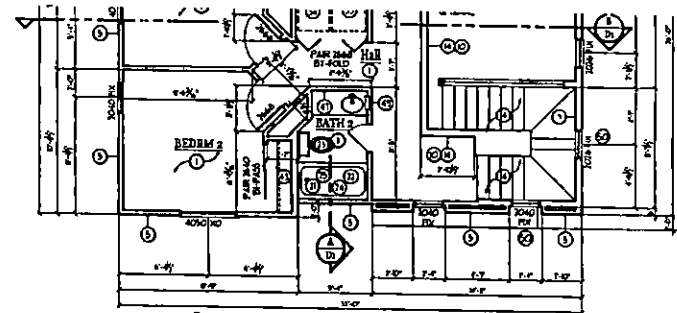
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

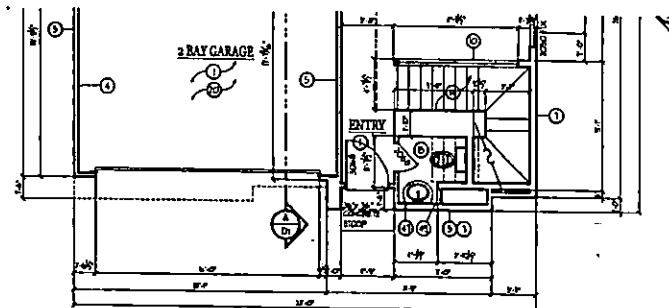
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"

RICHMOND
 ALTIMA HOMES
 STATE CONTRACTOR LICENSE #0078417
 DESIGN PROFESSIONAL
 FINEST REPRESENTATIVE

LAS VEGAS DIVISION
 9978 W. Cheyenne Ave. Suite 100
 LAS VEGAS, NV. 89129 (702) 240-5500

ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION 'C'

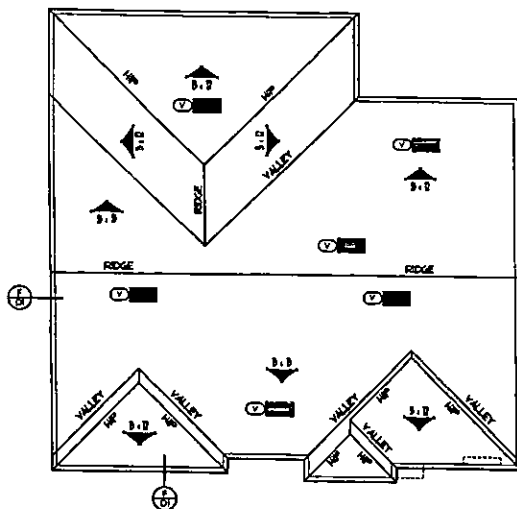
REV	DATE	DESCRIPTION
1	05/08/22/06	ISSUED FOR PERMIT
2		
3		
4		
5		

Page # **1310**

Known Square

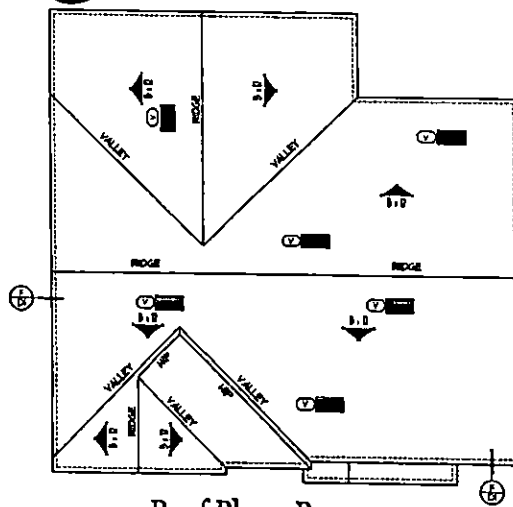
A2.C

REVISED 10/19/06 PC
 GPA-16511 VAR-16525
 ZON-16519 SDR-16522



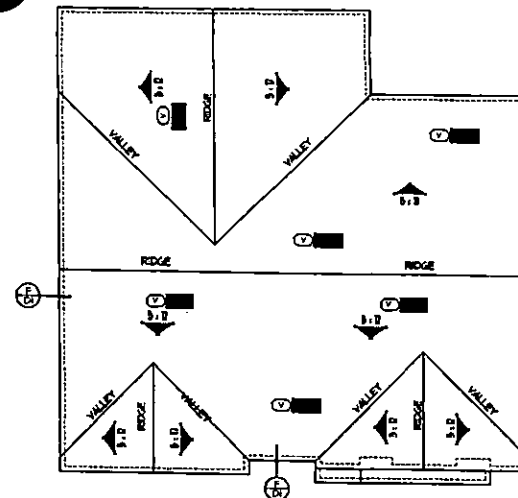
Roof Plan - A

SCALE: 1/4" = 1'-0"



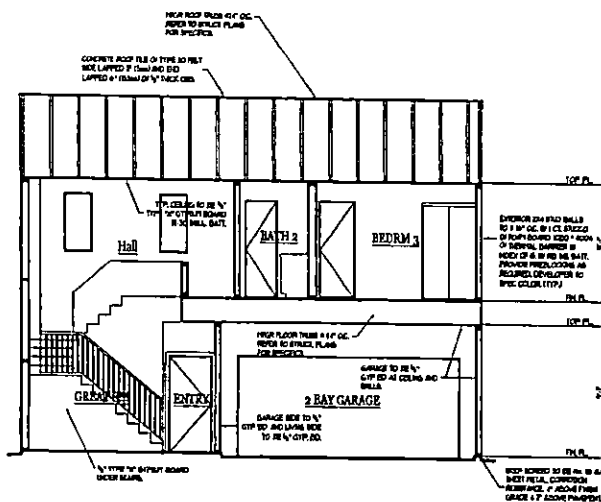
Roof Plan - B

SCALE: 1/4" = 1'-0"



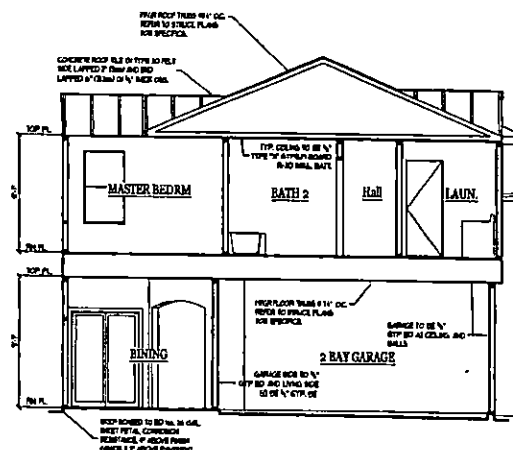
Roof Plan - C

SCALE: 1/4" = 1'-0"



Section - B

SCALE: 1/4" = 1'-0"



Section - A

SCALE: 1/4" = 1'-0"

ATTIC VENTILATION INFO.

ELEVATION A:				ELEVATION B:			
1/150 Ventilation Rule				1/150 Ventilation Rule			
ATC SPACE	SQ. FT.	CONFIGURATION	NO. FT. OF FREE AREA	ATC SPACE	SQ. FT.	CONFIGURATION	NO. FT. OF FREE AREA
ROOF	880	A	12" x 12"	ROOF	880	B	12" x 12"
Cladded by 150 = 8.80		B	12" x 18"	Cladded by 150 = 8.80		C	12" x 18"
Local Requirements: 8.80		C	14" x 18"	Local Requirements: 8.80		D	14" x 24"
High (Pitch) Ventilation		D	14" x 30"	High (Pitch) Ventilation		E	14" x 30"
CITY TYPE AREA		E	18" x 24"	CITY TYPE AREA		F	18" x 24"
1 1.5 V 0.7		F	18" x 30"	1 1.5 V 0.7		G	18" x 30"
2 1.2 F 1.208		G	24" x 30"	2 1.2 F 1.208		H	24" x 30"
TOTAL: 6.62		H	24" x 36"	TOTAL: 6.62		I	24" x 36"
		I	30" x 36"			J	30" x 36"
		J	36" x 36"			K	36" x 36"
		K	36" x 48"			L	36" x 48"
		L	48" x 36"			M	48" x 36"
		M	48" x 48"			N	48" x 48"
		N	48" x 60"			O	48" x 60"
		O	60" x 48"			P	60" x 48"
		P	60" x 60"			Q	60" x 60"
		Q	60" x 72"			R	60" x 72"
		R	72" x 60"			S	72" x 60"
		S	72" x 72"			T	72" x 72"
		T	72" x 84"			U	72" x 84"
		U	84" x 72"			V	84" x 72"
		V	84" x 84"			W	84" x 84"
		W	84" x 96"			X	84" x 96"
		X	96" x 84"			Y	96" x 84"
		Y	96" x 96"			Z	96" x 96"
		Z	96" x 108"				

ALL ATTIC VENTILATION SHALL COMPLY WITH IRC

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89121 (702) 240-5000

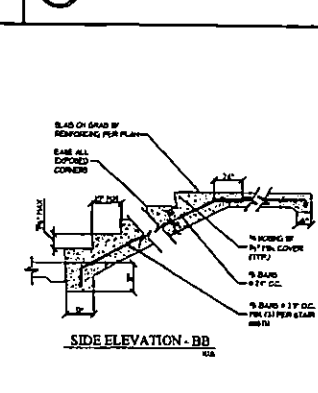
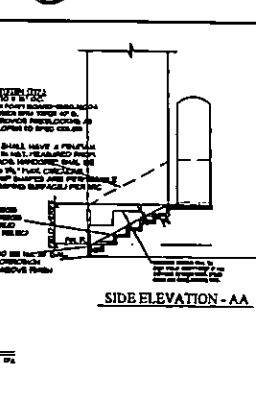
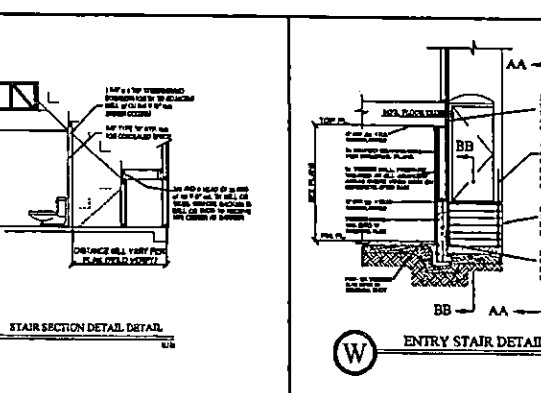
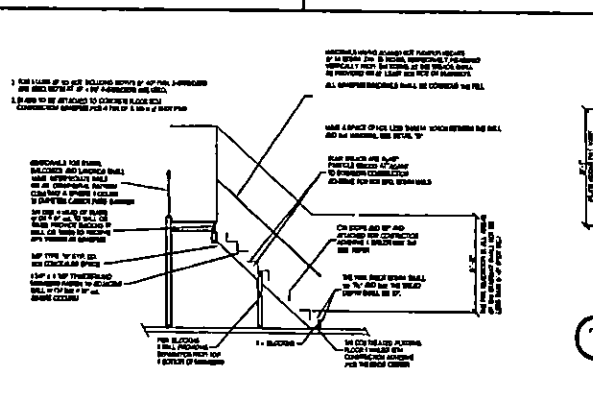
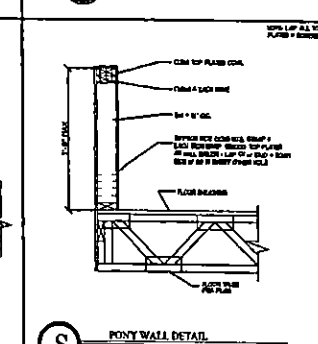
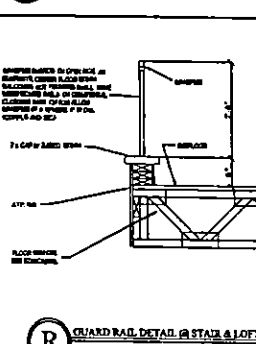
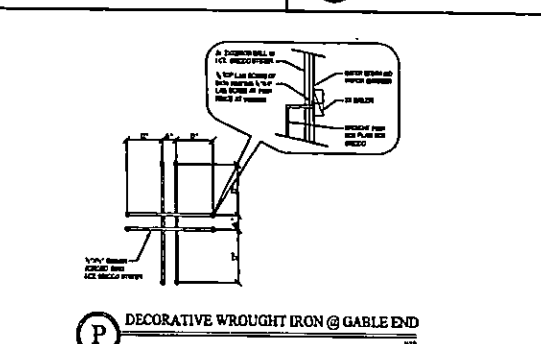
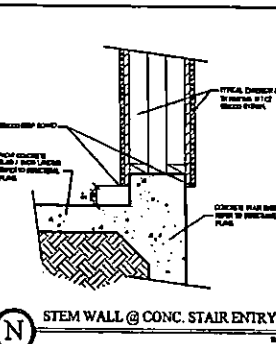
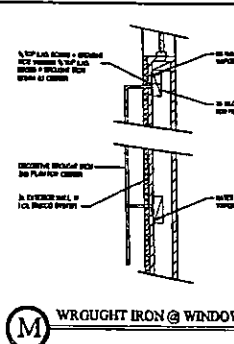
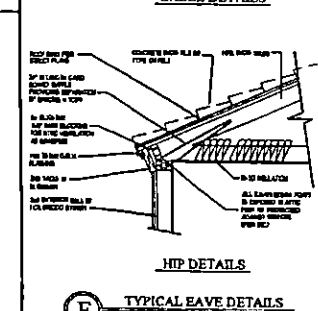
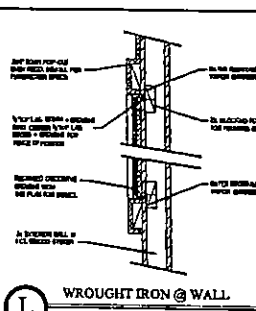
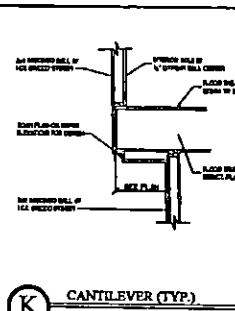
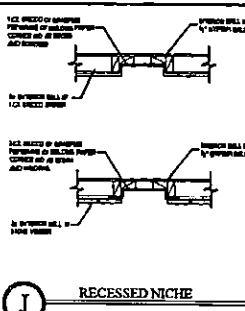
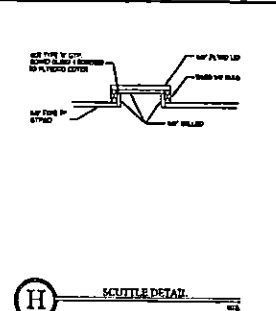
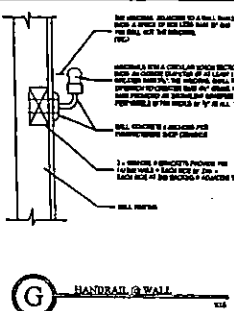
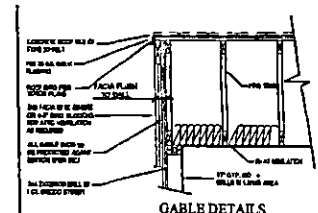
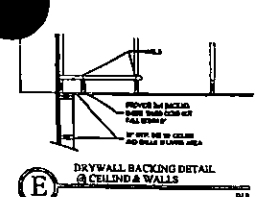
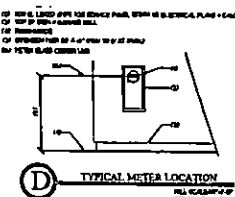
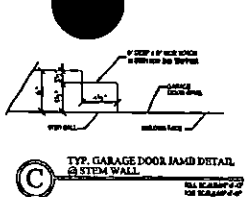
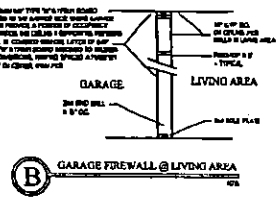
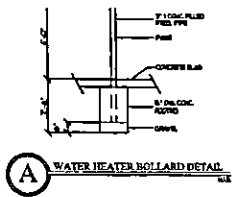
RICHMOND
STATE OF NEVADA
BUSINESS PRESIDENT

ROOF PLANS (ELEVATION 'A', 'B' AND 'C')

1310

A3.0

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



RICHMOND
STATE CONTRACTORS ASSOCIATION
STATE OF NEVADA
1310
Kernan
Squre
D1

LAS VEGAS DIVISION
9478 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5600

DETAIL SHEET

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

Kenneth Square

CLARK COUNTY

Model # 1343

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPARATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:

2000 INTERNATIONAL BUILDING CODE
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
2003 INTERNATIONAL ENERGY CONSERVATION CODE
AND SOUTHERN NEVADA AMENDMENTS

OCCUPANCY TYPE: IRC
CONSTRUCTION TYPE: N/A

SHEET INDEX

CONSULTANTS RESPONSIBLE

NO.	COVER SHEET, GEN. SPEC. & REF.	ARCHITECTURAL	RICHMOND AMERICAN
A1.0	1st and 2nd FLOOR PLAN w/ Options		9970 W. Cheyenne, Suite 100
A2.A	FRONT, REAR, & SIDE ELEVATION W/ OPT.		Las Vegas, Nevada 89129
A2.B	FRONT, REAR, & SIDE ELEVATION W/ OPT.		(702) 240-5600
A2.C	FRONT, REAR, & SIDE ELEVATION W/ OPT.		(702) 240-5601 fax
A3.0	ROOF PLAN OF ELEVATIONS "A", "B", AND "C"		
	AND SECTIONS "A" AND "B"		
D1	DETAIL SHEET		
E1.0	1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL:	Confort Engineers
E1.1	LOAD CALCULATION AND SINGLE-LINE DIAGRAM		9175 W. Flamingo Ave.
			Las Vegas, Nevada 89147
			(702) 367-0887
			(702) 367-1076 fax
M1.0	ENERGY SCHEDULE AND HVAC LOADS		
M1.1	MECHANICAL PLAN 1st and 2nd FLOORS	MECHANICAL / PLUMBING:	Confort Engineers
P-0	SPECIFICATION DETAILS AND SYMBOL LIST		9175 W. Flamingo Ave.
P1.1	FIRST AND SECOND FLOOR PLUMBING PLAN		Las Vegas, Nevada 89147
			(702) 367-0887
			(702) 367-1076 fax
PT-3	POST-TENSIONING PLANS	STRUCTURAL:	Performance Plus Engineering
	ELEVATIONS A, B, AND C.		6350 W. Tropicana Ave.
S3-1	SLAB WARDROBE PLAN		Las Vegas, Nevada 89147
	ELEVATION A, B, AND C.		(702) 307-1987
S3-2	FLOOR & ROOF FRAMING PLAN - ELEVATION A		(702) 307-2002 fax
S3-3	FLOOR & ROOF FRAMING PLAN - ELEVATION B		
S3-4	FLOOR & ROOF FRAMING PLAN - ELEVATION C		

SQUARE FOOTAGES

1ST FLOOR LIVING AREA -	505
2ND FLOOR LIVING AREA -	606
TOTAL LIVING AREA -	1111
GARAGE AREA -	374
PORCH AREA -	2
PATIO AREA -	47
OPTIONS AVAILABLE	
DECK AREA -	42
TOTAL BUILDING AREA -	1626

SCHEDULE OF OPTIONS

NO.	OPTION	1ST FLOOR	2ND FLOOR	PATIO
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

RICHMOND AMERICAN
STATE CONTRACTOR LICENSE #026417
DESIGN PROFESSIONAL

GENERAL SPECIFICATIONS / ATC INFORMATION
MISC. INFORMATION

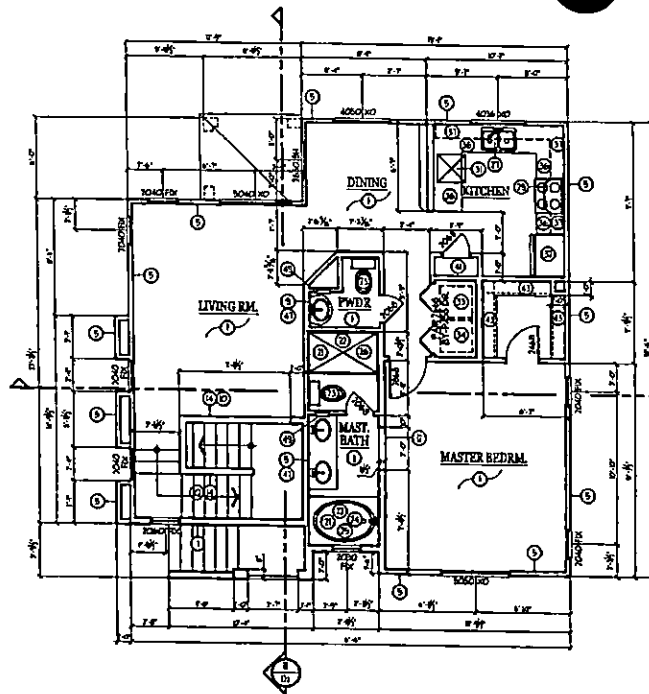
12 11 10 9 8 7 6 5 4 3 2 1
REV. 08/22/06

1343

Kenneth Square
1335CS

A0.0

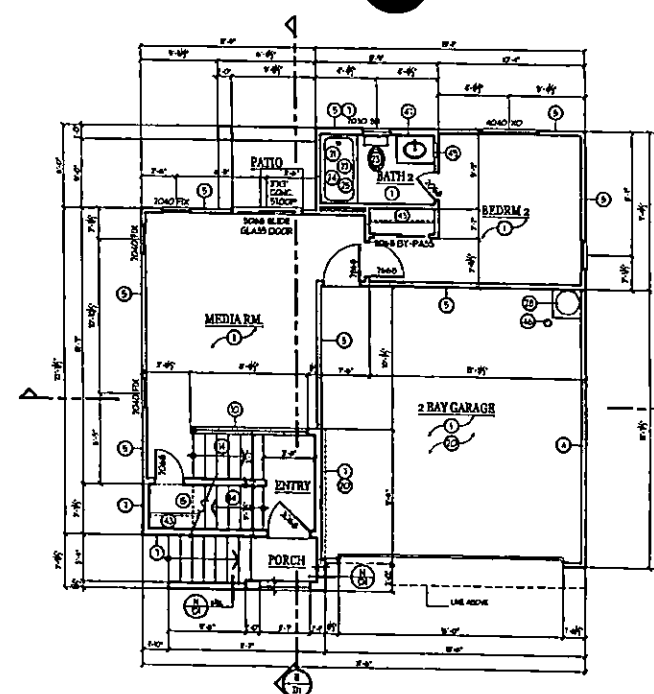
REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



2nd Floor Plan

Elevation - A

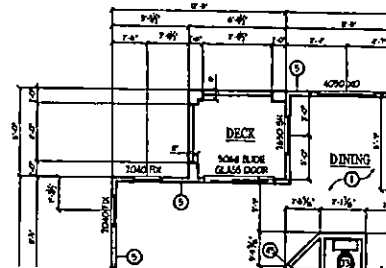
SCALE 1/4" = 1'-0"



1st Floor Plan

Elevation - A

SCALE 1/4" = 1'-0"



Optional Deck at Living Rm.

Typical (all elevations)

SCALE 1/4" = 1'-0"

KEYNOTES

- Framing / Drywall**
1. 1/2" PLAT CEILING TRUS FLOOR
 2. 1/2" PLAT CEILING TRUS FLOOR
 3. LINE OF CEILING CHANGE
 4. 1/2" PLAT CEILING TRUS FLOOR
 5. 1/2" PLAT CEILING TRUS FLOOR
 6. 1/2" PLAT CEILING TRUS FLOOR
 7. 1/2" PLAT CEILING TRUS FLOOR
 8. 1/2" PLAT CEILING TRUS FLOOR
 9. 1/2" PLAT CEILING TRUS FLOOR
 10. 1/2" PLAT CEILING TRUS FLOOR
 11. 1/2" PLAT CEILING TRUS FLOOR
 12. 1/2" PLAT CEILING TRUS FLOOR
 13. 1/2" PLAT CEILING TRUS FLOOR
 14. 1/2" PLAT CEILING TRUS FLOOR
 15. 1/2" PLAT CEILING TRUS FLOOR
 16. 1/2" PLAT CEILING TRUS FLOOR
 17. 1/2" PLAT CEILING TRUS FLOOR
 18. 1/2" PLAT CEILING TRUS FLOOR
 19. 1/2" PLAT CEILING TRUS FLOOR
 20. 1/2" PLAT CEILING TRUS FLOOR
 21. 1/2" PLAT CEILING TRUS FLOOR
 22. 1/2" PLAT CEILING TRUS FLOOR
 23. 1/2" PLAT CEILING TRUS FLOOR
 24. 1/2" PLAT CEILING TRUS FLOOR
 25. 1/2" PLAT CEILING TRUS FLOOR
 26. 1/2" PLAT CEILING TRUS FLOOR
 27. 1/2" PLAT CEILING TRUS FLOOR
 28. 1/2" PLAT CEILING TRUS FLOOR
 29. 1/2" PLAT CEILING TRUS FLOOR
 30. 1/2" PLAT CEILING TRUS FLOOR
 31. 1/2" PLAT CEILING TRUS FLOOR
 32. 1/2" PLAT CEILING TRUS FLOOR
 33. 1/2" PLAT CEILING TRUS FLOOR
 34. 1/2" PLAT CEILING TRUS FLOOR
 35. 1/2" PLAT CEILING TRUS FLOOR
 36. 1/2" PLAT CEILING TRUS FLOOR
 37. 1/2" PLAT CEILING TRUS FLOOR
 38. 1/2" PLAT CEILING TRUS FLOOR
 39. 1/2" PLAT CEILING TRUS FLOOR
 40. 1/2" PLAT CEILING TRUS FLOOR
 41. 1/2" PLAT CEILING TRUS FLOOR
 42. 1/2" PLAT CEILING TRUS FLOOR
 43. 1/2" PLAT CEILING TRUS FLOOR
 44. 1/2" PLAT CEILING TRUS FLOOR
 45. 1/2" PLAT CEILING TRUS FLOOR
 46. 1/2" PLAT CEILING TRUS FLOOR
 47. 1/2" PLAT CEILING TRUS FLOOR
 48. 1/2" PLAT CEILING TRUS FLOOR
 49. 1/2" PLAT CEILING TRUS FLOOR
 50. 1/2" PLAT CEILING TRUS FLOOR
 51. 1/2" PLAT CEILING TRUS FLOOR
 52. 1/2" PLAT CEILING TRUS FLOOR
 53. 1/2" PLAT CEILING TRUS FLOOR
 54. 1/2" PLAT CEILING TRUS FLOOR
 55. 1/2" PLAT CEILING TRUS FLOOR
 56. 1/2" PLAT CEILING TRUS FLOOR
 57. 1/2" PLAT CEILING TRUS FLOOR
 58. 1/2" PLAT CEILING TRUS FLOOR
 59. 1/2" PLAT CEILING TRUS FLOOR
 60. 1/2" PLAT CEILING TRUS FLOOR
 61. 1/2" PLAT CEILING TRUS FLOOR
 62. 1/2" PLAT CEILING TRUS FLOOR
 63. 1/2" PLAT CEILING TRUS FLOOR
 64. 1/2" PLAT CEILING TRUS FLOOR
 65. 1/2" PLAT CEILING TRUS FLOOR
 66. 1/2" PLAT CEILING TRUS FLOOR
 67. 1/2" PLAT CEILING TRUS FLOOR
 68. 1/2" PLAT CEILING TRUS FLOOR
 69. 1/2" PLAT CEILING TRUS FLOOR
 70. 1/2" PLAT CEILING TRUS FLOOR
 71. 1/2" PLAT CEILING TRUS FLOOR
 72. 1/2" PLAT CEILING TRUS FLOOR
 73. 1/2" PLAT CEILING TRUS FLOOR
 74. 1/2" PLAT CEILING TRUS FLOOR
 75. 1/2" PLAT CEILING TRUS FLOOR
 76. 1/2" PLAT CEILING TRUS FLOOR
 77. 1/2" PLAT CEILING TRUS FLOOR
 78. 1/2" PLAT CEILING TRUS FLOOR
 79. 1/2" PLAT CEILING TRUS FLOOR
 80. 1/2" PLAT CEILING TRUS FLOOR
 81. 1/2" PLAT CEILING TRUS FLOOR
 82. 1/2" PLAT CEILING TRUS FLOOR
 83. 1/2" PLAT CEILING TRUS FLOOR
 84. 1/2" PLAT CEILING TRUS FLOOR
 85. 1/2" PLAT CEILING TRUS FLOOR
 86. 1/2" PLAT CEILING TRUS FLOOR
 87. 1/2" PLAT CEILING TRUS FLOOR
 88. 1/2" PLAT CEILING TRUS FLOOR
 89. 1/2" PLAT CEILING TRUS FLOOR
 90. 1/2" PLAT CEILING TRUS FLOOR
 91. 1/2" PLAT CEILING TRUS FLOOR
 92. 1/2" PLAT CEILING TRUS FLOOR
 93. 1/2" PLAT CEILING TRUS FLOOR
 94. 1/2" PLAT CEILING TRUS FLOOR
 95. 1/2" PLAT CEILING TRUS FLOOR
 96. 1/2" PLAT CEILING TRUS FLOOR
 97. 1/2" PLAT CEILING TRUS FLOOR
 98. 1/2" PLAT CEILING TRUS FLOOR
 99. 1/2" PLAT CEILING TRUS FLOOR
 100. 1/2" PLAT CEILING TRUS FLOOR
- Plumbing Fixtures**
1. SINK
 2. SINK
 3. SINK
 4. SINK
 5. SINK
 6. SINK
 7. SINK
 8. SINK
 9. SINK
 10. SINK
 11. SINK
 12. SINK
 13. SINK
 14. SINK
 15. SINK
 16. SINK
 17. SINK
 18. SINK
 19. SINK
 20. SINK
 21. SINK
 22. SINK
 23. SINK
 24. SINK
 25. SINK
 26. SINK
 27. SINK
 28. SINK
 29. SINK
 30. SINK
 31. SINK
 32. SINK
 33. SINK
 34. SINK
 35. SINK
 36. SINK
 37. SINK
 38. SINK
 39. SINK
 40. SINK
 41. SINK
 42. SINK
 43. SINK
 44. SINK
 45. SINK
 46. SINK
 47. SINK
 48. SINK
 49. SINK
 50. SINK
 51. SINK
 52. SINK
 53. SINK
 54. SINK
 55. SINK
 56. SINK
 57. SINK
 58. SINK
 59. SINK
 60. SINK
 61. SINK
 62. SINK
 63. SINK
 64. SINK
 65. SINK
 66. SINK
 67. SINK
 68. SINK
 69. SINK
 70. SINK
 71. SINK
 72. SINK
 73. SINK
 74. SINK
 75. SINK
 76. SINK
 77. SINK
 78. SINK
 79. SINK
 80. SINK
 81. SINK
 82. SINK
 83. SINK
 84. SINK
 85. SINK
 86. SINK
 87. SINK
 88. SINK
 89. SINK
 90. SINK
 91. SINK
 92. SINK
 93. SINK
 94. SINK
 95. SINK
 96. SINK
 97. SINK
 98. SINK
 99. SINK
 100. SINK
- Appliances**
1. STOVE
 2. STOVE
 3. STOVE
 4. STOVE
 5. STOVE
 6. STOVE
 7. STOVE
 8. STOVE
 9. STOVE
 10. STOVE
 11. STOVE
 12. STOVE
 13. STOVE
 14. STOVE
 15. STOVE
 16. STOVE
 17. STOVE
 18. STOVE
 19. STOVE
 20. STOVE
 21. STOVE
 22. STOVE
 23. STOVE
 24. STOVE
 25. STOVE
 26. STOVE
 27. STOVE
 28. STOVE
 29. STOVE
 30. STOVE
 31. STOVE
 32. STOVE
 33. STOVE
 34. STOVE
 35. STOVE
 36. STOVE
 37. STOVE
 38. STOVE
 39. STOVE
 40. STOVE
 41. STOVE
 42. STOVE
 43. STOVE
 44. STOVE
 45. STOVE
 46. STOVE
 47. STOVE
 48. STOVE
 49. STOVE
 50. STOVE
 51. STOVE
 52. STOVE
 53. STOVE
 54. STOVE
 55. STOVE
 56. STOVE
 57. STOVE
 58. STOVE
 59. STOVE
 60. STOVE
 61. STOVE
 62. STOVE
 63. STOVE
 64. STOVE
 65. STOVE
 66. STOVE
 67. STOVE
 68. STOVE
 69. STOVE
 70. STOVE
 71. STOVE
 72. STOVE
 73. STOVE
 74. STOVE
 75. STOVE
 76. STOVE
 77. STOVE
 78. STOVE
 79. STOVE
 80. STOVE
 81. STOVE
 82. STOVE
 83. STOVE
 84. STOVE
 85. STOVE
 86. STOVE
 87. STOVE
 88. STOVE
 89. STOVE
 90. STOVE
 91. STOVE
 92. STOVE
 93. STOVE
 94. STOVE
 95. STOVE
 96. STOVE
 97. STOVE
 98. STOVE
 99. STOVE
 100. STOVE
- Cabinets / Shelves**
1. CABINET
 2. CABINET
 3. CABINET
 4. CABINET
 5. CABINET
 6. CABINET
 7. CABINET
 8. CABINET
 9. CABINET
 10. CABINET
 11. CABINET
 12. CABINET
 13. CABINET
 14. CABINET
 15. CABINET
 16. CABINET
 17. CABINET
 18. CABINET
 19. CABINET
 20. CABINET
 21. CABINET
 22. CABINET
 23. CABINET
 24. CABINET
 25. CABINET
 26. CABINET
 27. CABINET
 28. CABINET
 29. CABINET
 30. CABINET
 31. CABINET
 32. CABINET
 33. CABINET
 34. CABINET
 35. CABINET
 36. CABINET
 37. CABINET
 38. CABINET
 39. CABINET
 40. CABINET
 41. CABINET
 42. CABINET
 43. CABINET
 44. CABINET
 45. CABINET
 46. CABINET
 47. CABINET
 48. CABINET
 49. CABINET
 50. CABINET
 51. CABINET
 52. CABINET
 53. CABINET
 54. CABINET
 55. CABINET
 56. CABINET
 57. CABINET
 58. CABINET
 59. CABINET
 60. CABINET
 61. CABINET
 62. CABINET
 63. CABINET
 64. CABINET
 65. CABINET
 66. CABINET
 67. CABINET
 68. CABINET
 69. CABINET
 70. CABINET
 71. CABINET
 72. CABINET
 73. CABINET
 74. CABINET
 75. CABINET
 76. CABINET
 77. CABINET
 78. CABINET
 79. CABINET
 80. CABINET
 81. CABINET
 82. CABINET
 83. CABINET
 84. CABINET
 85. CABINET
 86. CABINET
 87. CABINET
 88. CABINET
 89. CABINET
 90. CABINET
 91. CABINET
 92. CABINET
 93. CABINET
 94. CABINET
 95. CABINET
 96. CABINET
 97. CABINET
 98. CABINET
 99. CABINET
 100. CABINET
- Foundations / Finishes / Misc.**
1. FOUNDATION
 2. FOUNDATION
 3. FOUNDATION
 4. FOUNDATION
 5. FOUNDATION
 6. FOUNDATION
 7. FOUNDATION
 8. FOUNDATION
 9. FOUNDATION
 10. FOUNDATION
 11. FOUNDATION
 12. FOUNDATION
 13. FOUNDATION
 14. FOUNDATION
 15. FOUNDATION
 16. FOUNDATION
 17. FOUNDATION
 18. FOUNDATION
 19. FOUNDATION
 20. FOUNDATION
 21. FOUNDATION
 22. FOUNDATION
 23. FOUNDATION
 24. FOUNDATION
 25. FOUNDATION
 26. FOUNDATION
 27. FOUNDATION
 28. FOUNDATION
 29. FOUNDATION
 30. FOUNDATION
 31. FOUNDATION
 32. FOUNDATION
 33. FOUNDATION
 34. FOUNDATION
 35. FOUNDATION
 36. FOUNDATION
 37. FOUNDATION
 38. FOUNDATION
 39. FOUNDATION
 40. FOUNDATION
 41. FOUNDATION
 42. FOUNDATION
 43. FOUNDATION
 44. FOUNDATION
 45. FOUNDATION
 46. FOUNDATION
 47. FOUNDATION
 48. FOUNDATION
 49. FOUNDATION
 50. FOUNDATION
 51. FOUNDATION
 52. FOUNDATION
 53. FOUNDATION
 54. FOUNDATION
 55. FOUNDATION
 56. FOUNDATION
 57. FOUNDATION
 58. FOUNDATION
 59. FOUNDATION
 60. FOUNDATION
 61. FOUNDATION
 62. FOUNDATION
 63. FOUNDATION
 64. FOUNDATION
 65. FOUNDATION
 66. FOUNDATION
 67. FOUNDATION
 68. FOUNDATION
 69. FOUNDATION
 70. FOUNDATION
 71. FOUNDATION
 72. FOUNDATION
 73. FOUNDATION
 74. FOUNDATION
 75. FOUNDATION
 76. FOUNDATION
 77. FOUNDATION
 78. FOUNDATION
 79. FOUNDATION
 80. FOUNDATION
 81. FOUNDATION
 82. FOUNDATION
 83. FOUNDATION
 84. FOUNDATION
 85. FOUNDATION
 86. FOUNDATION
 87. FOUNDATION
 88. FOUNDATION
 89. FOUNDATION
 90. FOUNDATION
 91. FOUNDATION
 92. FOUNDATION
 93. FOUNDATION
 94. FOUNDATION
 95. FOUNDATION
 96. FOUNDATION
 97. FOUNDATION
 98. FOUNDATION
 99. FOUNDATION
 100. FOUNDATION

DOOR NOTES

- TYPICAL EXTERIOR DOOR AND GARAGE FLAT DOOR
FIN OF 1 1/2" SOLID CORE AND AT GARAGE
A 30 FIN. RATED DOOR. 1/2" SELF CLOSER
TIGHT FITTING THRESHOLD. FIN. RESISTIVE
PLATEL. ON GARAGE SIDE.
- TYPICAL INTERIOR DOOR
FLAT PANEL HOLLOW CORE, OPTIONAL RATED
RATED PANEL.
- TYPICAL TRENCH DOOR
TYPICAL GLASS, WHITE FINISH TO BE
BUNG DOOR BY SELF CLOSER
- TYPICAL GARAGE DOOR
GARAGE DOOR TO BE ROLL-UP (SEE ELEV.
FOR APPEARANCE) OPT. GARAGE DOOR
OPENER.
- REFER TO FLOOR PLAN FOR DOOR SIZES

WINDOW NOTES

- TYPICAL EXTERIOR WINDOWS
ALUMINUM FRAME, DUAL PANE CLEAR GLASS,
AND POSITIVE LOOKING FREQUENTLY.
- THE ACTIVE PANE OF ALL WINDOWS IN BEDROOM SHALL
HAVE A FIN. NET CLEAR OPENABLE AREA OF 5.1 SQ. FT.
A FIN. NET CLEAR OPENABLE HEIGHT 1' 0", A FIN. NET CLEAR
OPENABLE WIDTH OF 10", AND THE FINISHED SILL HEIGHT NOT
MORE THAN 44" ABOVE FIN. FL.
- LIGHT AND VENTILATION REQUIREMENTS FOR
ALL WINDOWS ARE TO COMPLY WITH IBC.
- GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN
6 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IBC.

LAS VEGAS DIVISION
9076 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5800

RICHMOND
STATE CONTRACTING LICENSE #002617
DIVISION PRESIDENT

FLOOR PLANS
1st and 2nd Floor

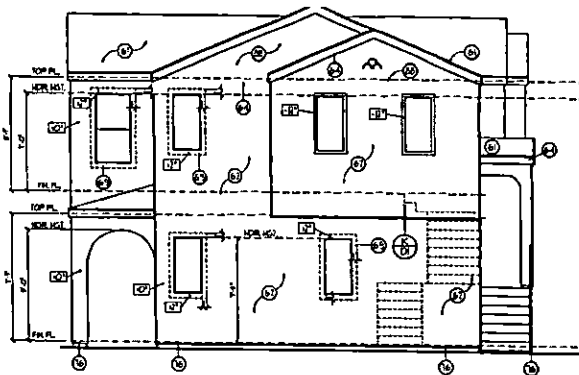
DATE: 10/19/06
BY: JMS
CHECKED: JMS
DATE: 10/19/06

1343

Author
Karnath
Scale

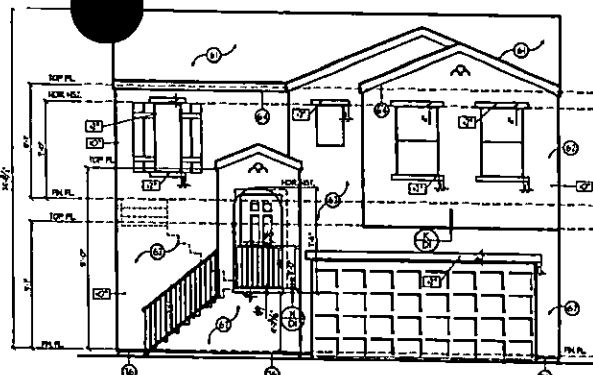
A1.0

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



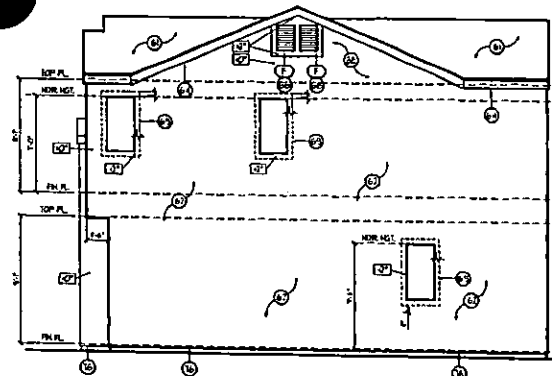
Left Elevation

SCALE: 1/4" = 1'-0"



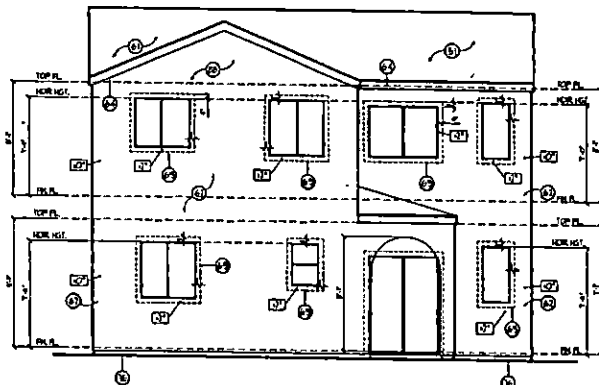
Front Elevation - B

SCALE: 1/4" = 1'-0"



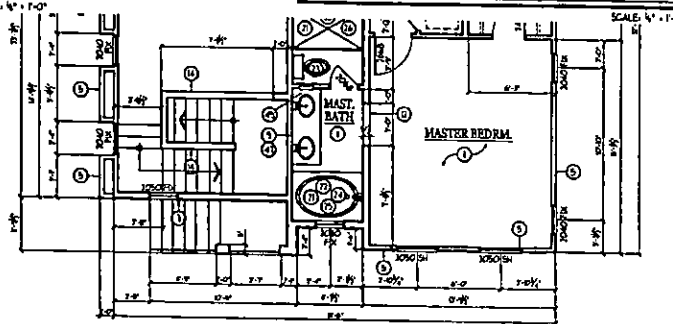
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

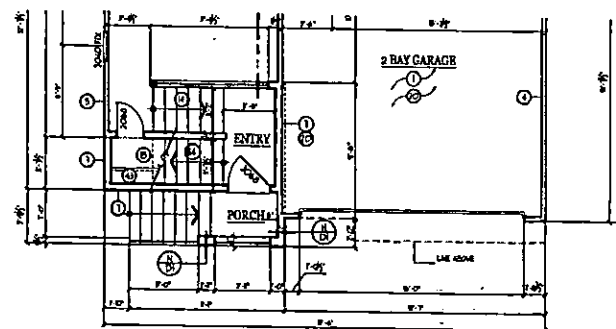
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"

LAS VEGAS DIVISION
 9970 E. Cheyenne Ave. Suite 100
 LAS VEGAS, NV 89120 (702) 240-5600

RICHMOND
 A. L. RICHMOND, INC.
 STATE CONTRACTOR LICENSE #0008417
 DESIGN PRESIDENT
 FURNISH DELAWARE, JR.

ROOF FRAMING, FRONT, REAR, & SIDE
 OF ELEVATION "B"

DATE: 10/19/06
 REV: 06/22/06

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

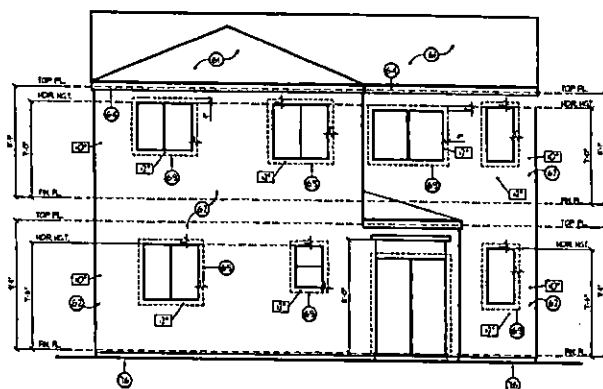
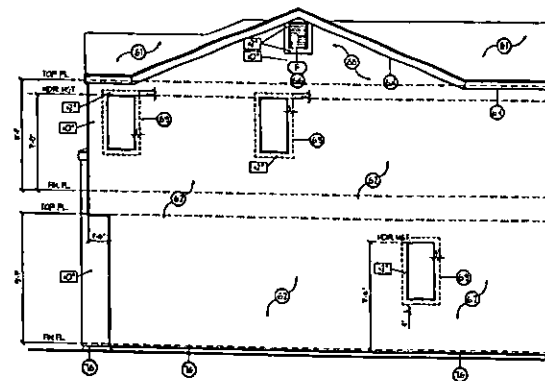
1343

Kenneth
 SDR

10/19/06

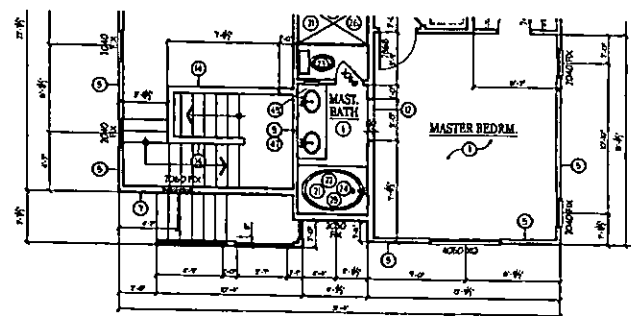
A2.B

REVISED 10/19/06 PC
 GPA-16511 VAR-16525
 ZON-16519 SDR-16522



Rear Elevation

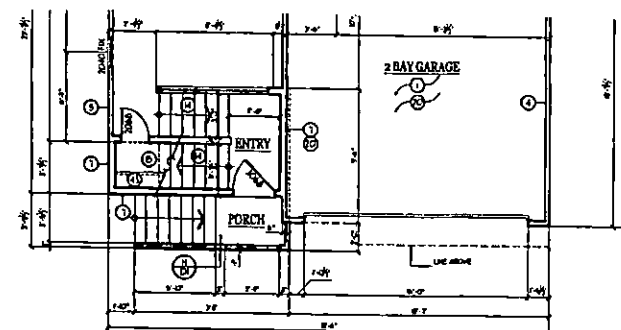
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - C

SCALE: 1/2" = 1'-0"



1st Floor Plan

Elevation - C

SCALE: 1" = 1'-0"

LAS VEGAS DIVISION
9978 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT

RC
ROOF FRAMING, FRDNT, REAR, & SIDE

1	
2	
3	
4	
5	
6	

1343

Illustration
Kenneth
SQUAT

A2.C

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



ALL ATTIC VENTILATION SHALL COMPLY WITH IRC

Kenneth Square

CLARK COUNTY

Model # 1523

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPARATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
 2000 INTERNATIONAL BUILDING CODE
 2000 INTERNATIONAL RESIDENTIAL CODE
 2000 UNIFORM MECHANICAL CODE
 2000 UNIFORM PLUMBING CODE
 2002 NATIONAL ELECTRICAL CODE
 2003 INTERNATIONAL ENERGY CONSERVATION CODE
 AND SOUTHERN NEVADA AMENDMENTS

OCCUPANCY TYPE: IRC
 CONSTRUCTION TYPE: N/A

SQUARE FOOTAGES

1ST FLOOR LIVING AREA -	1600
2ND FLOOR LIVING AREA -	125
TOTAL LIVING AREA -	1725
GARAGE AREA -	91
POOR AREA -	1

OPTIONS AVAILABLE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

TOTAL BUILDING AREA - 1825

SCHEDULE OF OPTIONS

NO.	DESCRIPTION	DATE	BY	REVISION
1	OPTION 1	10/19/06	PC	1
2	OPTION 2	10/19/06	PC	1
3	OPTION 3	10/19/06	PC	1
4	OPTION 4	10/19/06	PC	1
5	OPTION 5	10/19/06	PC	1
6	OPTION 6	10/19/06	PC	1
7	OPTION 7	10/19/06	PC	1
8	OPTION 8	10/19/06	PC	1
9	OPTION 9	10/19/06	PC	1
10	OPTION 10	10/19/06	PC	1
11	OPTION 11	10/19/06	PC	1
12	OPTION 12	10/19/06	PC	1
13	OPTION 13	10/19/06	PC	1
14	OPTION 14	10/19/06	PC	1
15	OPTION 15	10/19/06	PC	1
16	OPTION 16	10/19/06	PC	1
17	OPTION 17	10/19/06	PC	1
18	OPTION 18	10/19/06	PC	1
19	OPTION 19	10/19/06	PC	1
20	OPTION 20	10/19/06	PC	1
21	OPTION 21	10/19/06	PC	1
22	OPTION 22	10/19/06	PC	1
23	OPTION 23	10/19/06	PC	1
24	OPTION 24	10/19/06	PC	1
25	OPTION 25	10/19/06	PC	1
26	OPTION 26	10/19/06	PC	1
27	OPTION 27	10/19/06	PC	1
28	OPTION 28	10/19/06	PC	1
29	OPTION 29	10/19/06	PC	1
30	OPTION 30	10/19/06	PC	1
31	OPTION 31	10/19/06	PC	1
32	OPTION 32	10/19/06	PC	1
33	OPTION 33	10/19/06	PC	1
34	OPTION 34	10/19/06	PC	1
35	OPTION 35	10/19/06	PC	1
36	OPTION 36	10/19/06	PC	1
37	OPTION 37	10/19/06	PC	1
38	OPTION 38	10/19/06	PC	1
39	OPTION 39	10/19/06	PC	1
40	OPTION 40	10/19/06	PC	1
41	OPTION 41	10/19/06	PC	1
42	OPTION 42	10/19/06	PC	1
43	OPTION 43	10/19/06	PC	1
44	OPTION 44	10/19/06	PC	1
45	OPTION 45	10/19/06	PC	1
46	OPTION 46	10/19/06	PC	1
47	OPTION 47	10/19/06	PC	1
48	OPTION 48	10/19/06	PC	1
49	OPTION 49	10/19/06	PC	1
50	OPTION 50	10/19/06	PC	1
51	OPTION 51	10/19/06	PC	1
52	OPTION 52	10/19/06	PC	1
53	OPTION 53	10/19/06	PC	1
54	OPTION 54	10/19/06	PC	1
55	OPTION 55	10/19/06	PC	1
56	OPTION 56	10/19/06	PC	1
57	OPTION 57	10/19/06	PC	1
58	OPTION 58	10/19/06	PC	1
59	OPTION 59	10/19/06	PC	1
60	OPTION 60	10/19/06	PC	1
61	OPTION 61	10/19/06	PC	1
62	OPTION 62	10/19/06	PC	1
63	OPTION 63	10/19/06	PC	1
64	OPTION 64	10/19/06	PC	1
65	OPTION 65	10/19/06	PC	1
66	OPTION 66	10/19/06	PC	1
67	OPTION 67	10/19/06	PC	1
68	OPTION 68	10/19/06	PC	1
69	OPTION 69	10/19/06	PC	1
70	OPTION 70	10/19/06	PC	1
71	OPTION 71	10/19/06	PC	1
72	OPTION 72	10/19/06	PC	1
73	OPTION 73	10/19/06	PC	1
74	OPTION 74	10/19/06	PC	1
75	OPTION 75	10/19/06	PC	1
76	OPTION 76	10/19/06	PC	1
77	OPTION 77	10/19/06	PC	1
78	OPTION 78	10/19/06	PC	1
79	OPTION 79	10/19/06	PC	1
80	OPTION 80	10/19/06	PC	1
81	OPTION 81	10/19/06	PC	1
82	OPTION 82	10/19/06	PC	1
83	OPTION 83	10/19/06	PC	1
84	OPTION 84	10/19/06	PC	1
85	OPTION 85	10/19/06	PC	1
86	OPTION 86	10/19/06	PC	1
87	OPTION 87	10/19/06	PC	1
88	OPTION 88	10/19/06	PC	1
89	OPTION 89	10/19/06	PC	1
90	OPTION 90	10/19/06	PC	1
91	OPTION 91	10/19/06	PC	1
92	OPTION 92	10/19/06	PC	1
93	OPTION 93	10/19/06	PC	1
94	OPTION 94	10/19/06	PC	1
95	OPTION 95	10/19/06	PC	1
96	OPTION 96	10/19/06	PC	1
97	OPTION 97	10/19/06	PC	1
98	OPTION 98	10/19/06	PC	1
99	OPTION 99	10/19/06	PC	1
100	OPTION 100	10/19/06	PC	1

SHEET INDEX	CONSULTANTS RESPONSIBLE
ADD COVER SHEET, GEN. SPEC. & NOTES	ARCHITECTURAL: DOMINIC ANDERSON
A1.0 1st and 2nd FLOOR PLAN w/ Options	9570 W. Cheyenne, Suite 100
A2.0 FRONT, REAR & SIDE ELEVATION W/ OPT.	Las Vegas, Nevada 89129
A3.0 FRONT, REAR & SIDE ELEVATION W/ OPT.	(702) 240-5600
A4.0 FRONT, REAR & SIDE ELEVATION W/ OPT.	(702) 240-5601 fax
A5.0 ROOF PLAN OF ELEVATIONS "A", "B", AND "C"	
AND SECTIONS "A" AND "B"	
D1 DETAIL SHEET	
E4.0 1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL: Confort Engineers
E4.1 LOAD CALCULATION AND SINGLE-LINE DIAGRAM	9175 W. Flamingo Rd.
	Las Vegas, Nevada 89147
	(702) 367-0897
	(702) 367-1076 fax
M1.0 ENERGY SCHEDULE AND HVAC LOADS	
M1.1 MECHANICAL PLAN 1st AND 2nd FLOORS	MECHANICAL / PLUMBING: Confort Engineers
P-0 SPECIFICATION, DETAILS AND SYMBOL LIST	9175 W. Flamingo Rd.
P1.1 FIRST AND SECOND FLOOR PLUMBING PLAN	Las Vegas, Nevada 89147
	(702) 367-0897
	(702) 367-1076 fax
PT-4 POST-TENSIONING PLANS	STRUCTURAL: Performance Plus Engineering
ELEVATIONS A, B, AND C	6930 W. Tropicana Ave.
S4-1 SLAB HARDWARE PLAN	Las Vegas, Nevada 89147
ELEVATION A, B, AND C	(702) 307-1887
S4-2 FLOOR & ROOF FRAMING PLAN - ELEVATION A	(702) 307-2001 fax
S4-3 FLOOR & ROOF FRAMING PLAN - ELEVATION B	
S4-4 FLOOR & ROOF FRAMING PLAN - ELEVATION C	

LAS VEGAS DIVISION
 9970 W. Cheyenne Ave., Suite 100
 LAS VEGAS, NV 89129 (702) 240-5600

RICHMOND
 10000 S. RICHMOND AVE.
 STATE CONTRACTOR LICENSE #000517
 UNION PRESIDENT
 BARRY BEHAR, JR.

GENERAL SPECIFICATIONS / ATTIC INFORMATION
 MISC. INFORMATION

REVISIONS
 NO. DATE BY DESCRIPTION

1523

Kenneth Square
 1523CS

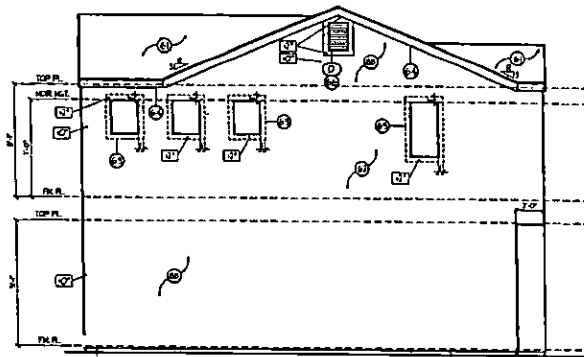
A0.0

REVISED 10/19/06 PC
 GPA-16511 VAR-16525
 ZON-16519 SDR-16522



- A2.A

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



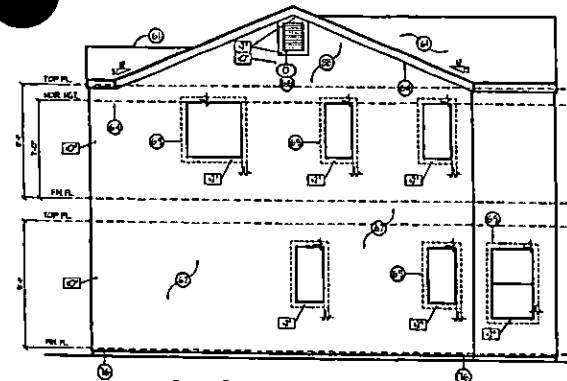
Left Elevation

SCALE: 1/4" = 1'-0"



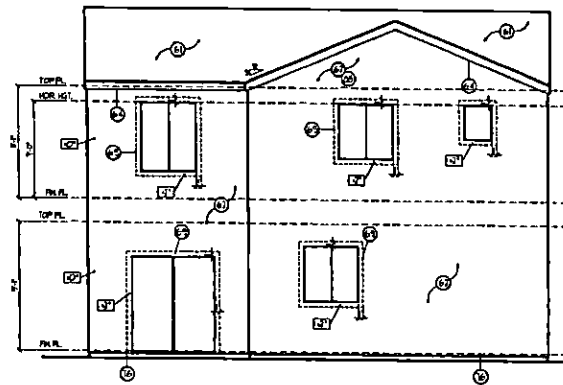
Front Elevation - B

SCALE: 1/4" = 1'-0"



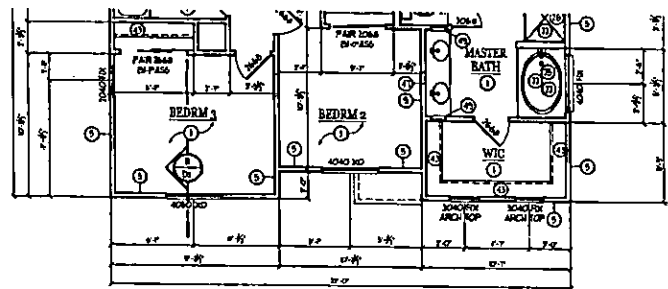
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

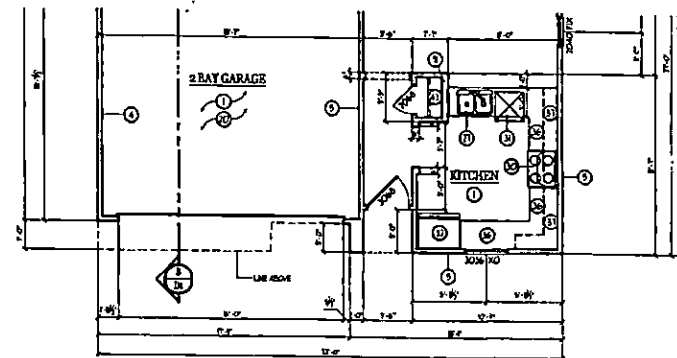
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"

LAS VEGAS DIVISION
9970 W. Cleburne Ave. Suite 100
LAS VEGAS, NV 89123 (702) 240-5600

RICHMOND
ARCHITECTS
STATE OF NEVADA #203417
DANIEL RICHMOND
— FARNETT LLP ARCH. INC. —

ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION 'B'

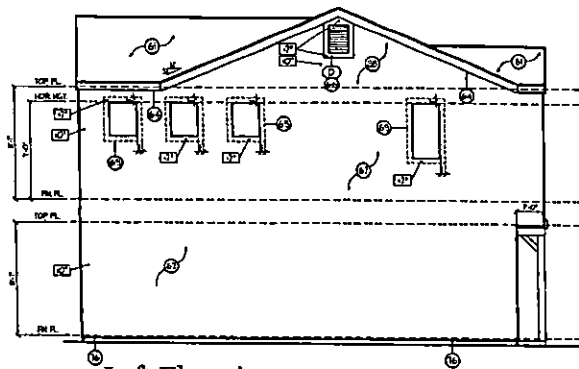
NO.	DATE	DESCRIPTION
1	06/22/06	ISSUED FOR PERMIT

1523

Kenneth
Squibb

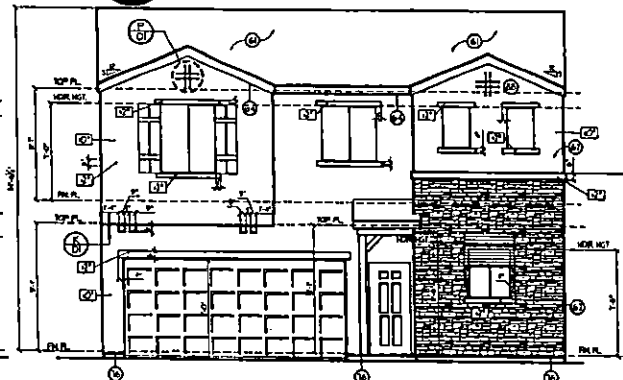
A2.B

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



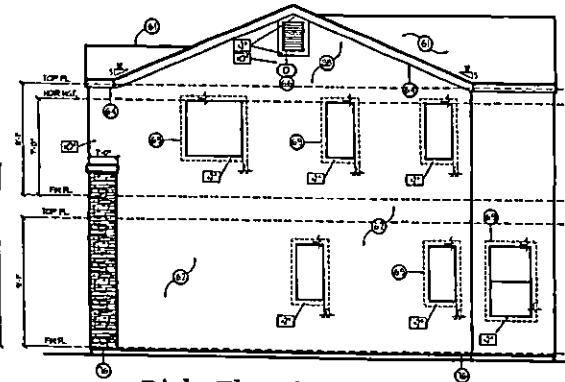
Left Elevation

SCALE: 1/4" = 1'-0"



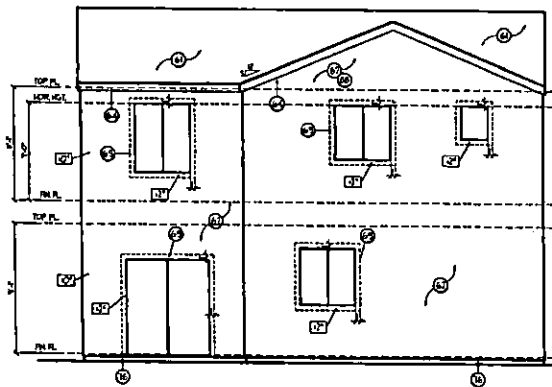
Front Elevation - C

SCALE: 1/4" = 1'-0"



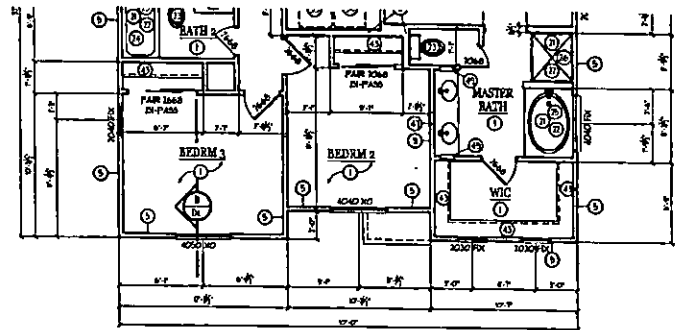
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

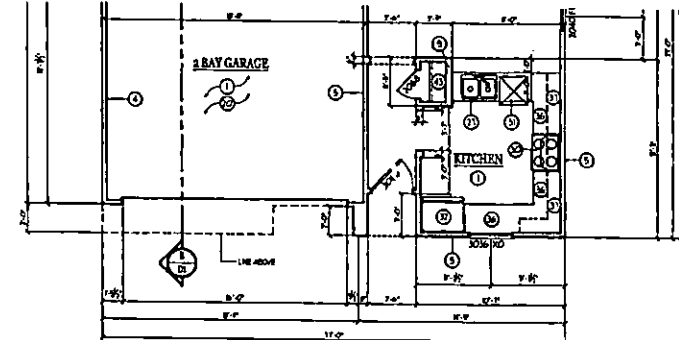
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"

LAS VEGAS DIVISION
 8070 W. CHEVYRE AVE. SUITE 100
 LAS VEGAS, NV 89129 (702) 240-5800

RICHMOND
 ROOFING, FRAMING, FRONT, REAR, & SIDE
 OF ELEVATION 'C'

1523

A2.C

REVISED 10/19/06 PC
 GPA-16511 VAR-16525
 ZON-16519 SDR-16522

SEP 21 2006



ALL ATTIC VENTILATION SHALL COMPLY WITH IRC

Kenneth Square

CLARK COUNTY

Model # 1555

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPARATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:

2000 INTERNATIONAL BUILDING CODE
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
2003 INTERNATIONAL ENERGY CONSERVATION CODE
AND SOUTHERN NEVADA AMENDMENTS

OCCUPANCY TYPE: IRC
CONSTRUCTION TYPE: N/A

SQUARE FOOTAGES

1ST FLOOR LIVING AREA -	544
2ND FLOOR LIVING AREA -	494
TOTAL LIVING AREA -	1038
GARAGE AREA -	318
PORCH AREA -	36
PATIO AREA -	47
OPTIONS AVAILABLE:	
DECK AREA -	24
BONUS ROOM -	
TOTAL BUILDING AREA -	2224

SCHEDULE OF OPTIONS

OPTION NO.	DESCRIPTION	DATE IN EFFECT	STATUS
1	OPTION 1	1/1/00	
2			
3			
4			
5			
6			
7			
8			
9			
10			

SHEET INDEX	CONSULTANTS RESPONSIBLE
A0.0 COVER SHEET, GEN. SPEC. & HISTORY	ARCHITECTURAL: RICHMOND AMERICAN
A1.0 1st and 2nd FLOOR PLAN w/ Options	9970 W. Clarendon, Suite 100
A2.0 FRONT, REAR, & SIDE ELEVATION W/ OPT.	Las Vegas, Nevada 89129
A2.0 FRONT, REAR, & SIDE ELEVATION W/ OPT.	(702) 240-5800
A2.0 FRONT, REAR, & SIDE ELEVATION W/ OPT.	(702) 240-5801 fax
A3.0 ROOF PLAN OF ELEVATIONS "A", "B", AND "C"	
AND SECTIONS "A" AND "B"	
B1 DETAIL SHEET	
E5.0 1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL: Comfort Engineers
E5.1 LOAD CALCULATION AND SINGLE-LINE DIAGRAM	9175 W. Flamingo Rd.
	Las Vegas, Nevada 89147
	(702) 367-0892
	(702) 367-1076 fax
M1.0 ENERGY SCHEDULE AND HVAC LOADS	
M1.1 MECHANICAL PLAN 1ST AND 2ND FLOORS	MECHANICAL / PLUMBING: Comfort Engineers
P-0 SPECIFICATION, DETAILS AND STANDARD LIST	9175 W. Flamingo Rd.
P.1.1 FIRST AND SECOND FLOOR PLUMBING PLAN	Las Vegas, Nevada 89147
	(702) 367-0892
	(702) 367-1076 fax
PT-5 POST-TENSIONING PLANS	STRUCTURAL: Performance Plus Engineering
ELEVATIONS A, B, AND C	8930 W. Tropicana Ave.
SS-1 SLAB HARDWARE PLAN	Las Vegas, Nevada 89147
ELEVATION A, B, AND C	(702) 327-1587
SS-2 FLOOR & ROOF FRAMING PLAN - ELEVATION A	(702) 327-2002 fax
SS-3 FLOOR & ROOF FRAMING PLAN - ELEVATION B	
SS-4 FLOOR & ROOF FRAMING PLAN - ELEVATION C	

CLARK COUNTY, NEVADA, RECORD NO. 1555-0001
LAS VEGAS DIVISION
9970 W. Clarendon Ave., Suite 100
LAS VEGAS, NV 89129 (702) 240-5800

RICHMOND AMERICAN
ARCHITECTS
STATE CHARTERED ARCHITECTS
DIVISION PRESIDENT
FRANZ TREIBER, INC.

GENERAL SPECIFICATIONS / ATIC INFORMATION
MISC. INFORMATION

R.A.M.C.
REV. 08/22/09
1
2
3
4
5
6

15555

Kenneth Square
15556CS

A0.0

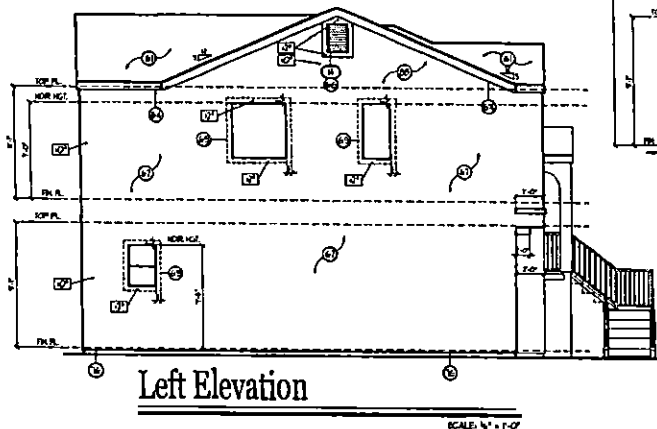
REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



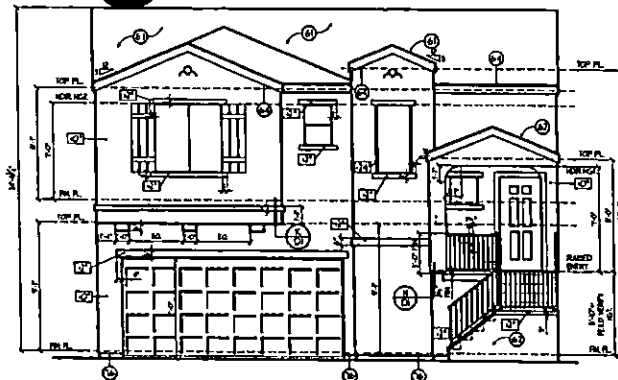
SCALE: 6" = 1'-4"

A2.A

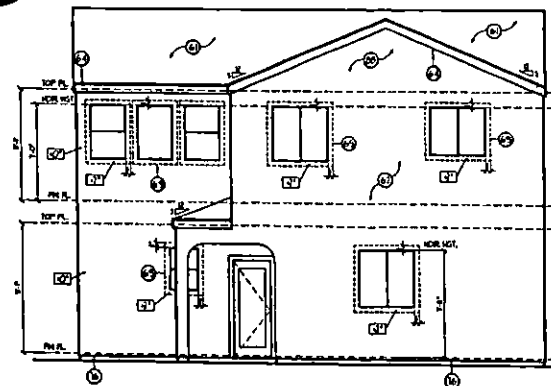
REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



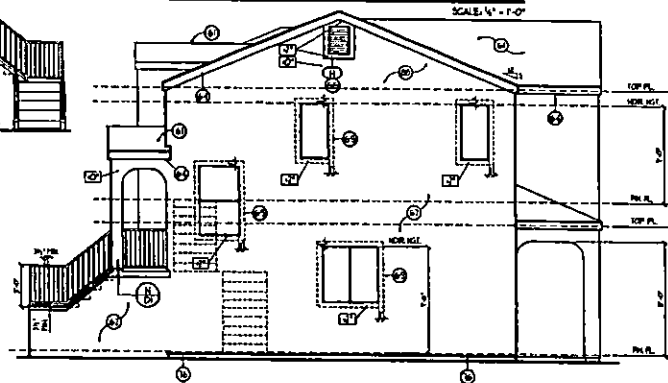
Left Elevation



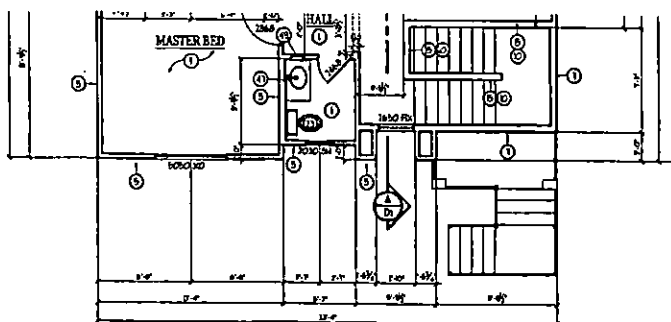
Front Elevation - B



Rear Elevation



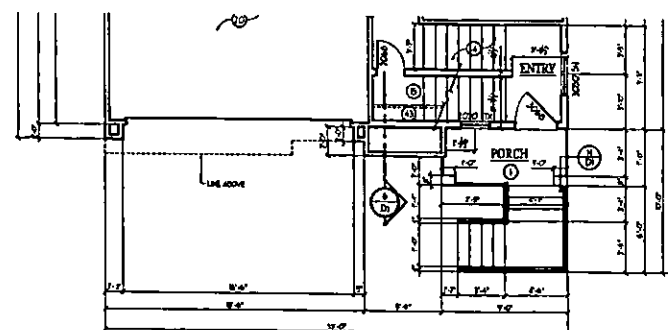
Right Elevation



2nd Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"

LAS VEGAS DIVISION
9070 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89120 (702) 240-5600

RICHMOND
ARCHITECTS
STATE OF NEVADA
LICENSED ARCHITECT
JULIAN PASQUIN

ROOF FRAMING, FRONT, REAR & SIDE
OF ELEVATION "B"

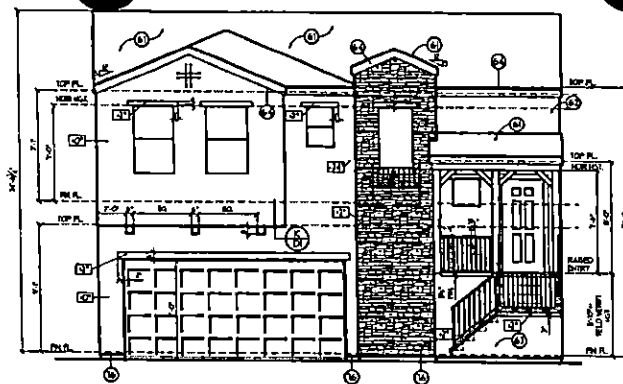
NO.	DATE	BY	CHKD.
1	10/19/06	PC	
2			
3			
4			
5			
6			

1555

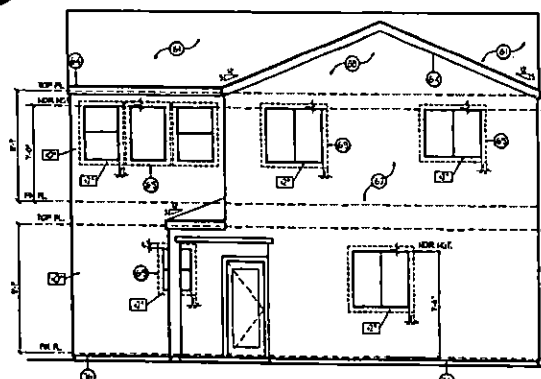
Common
Scenes

PROJECT
A2.B

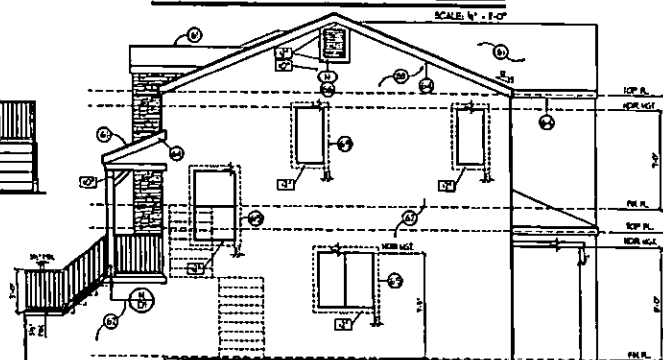
REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



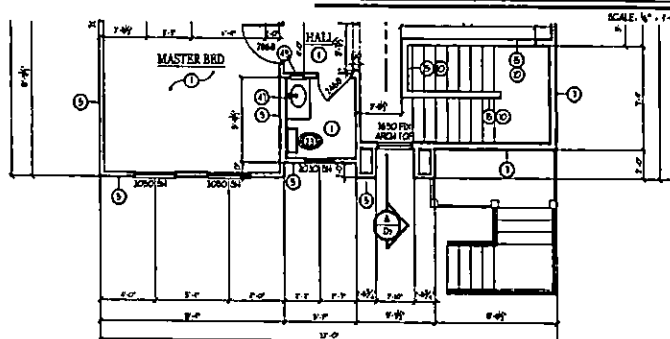
Front Elevation - C



Rear Elevation

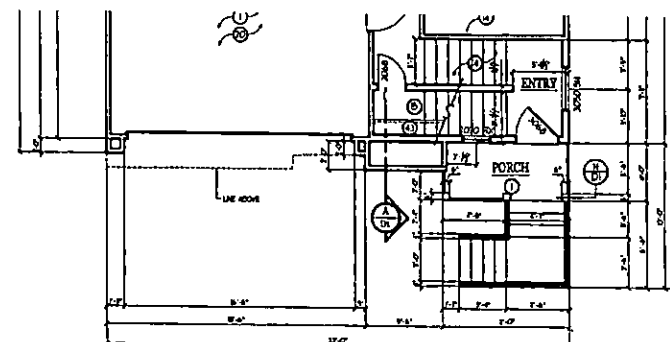


Right Elevation



2nd Floor Plan

Elevation - C

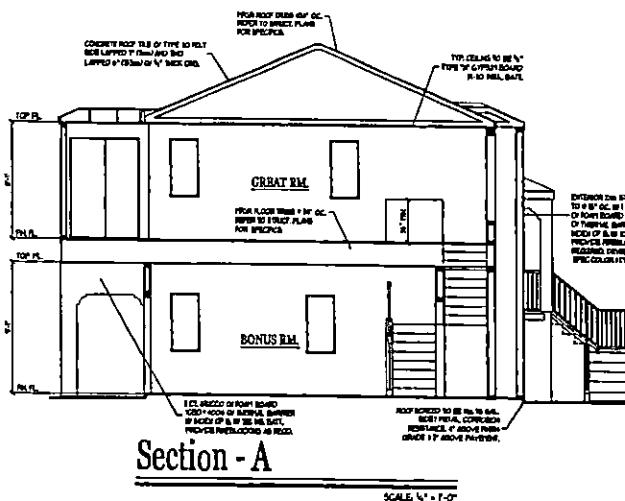
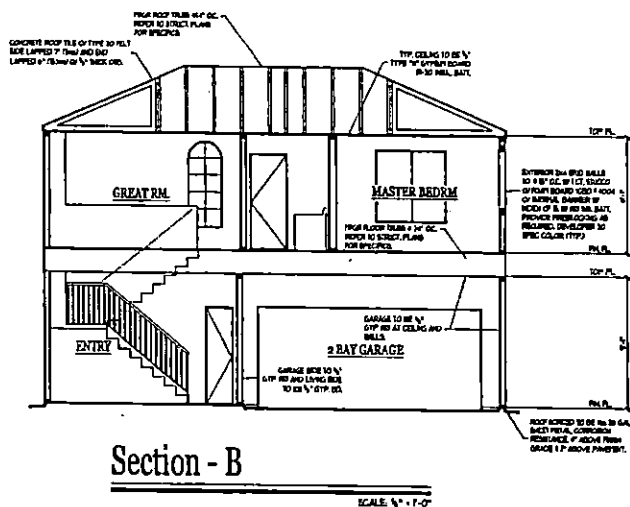
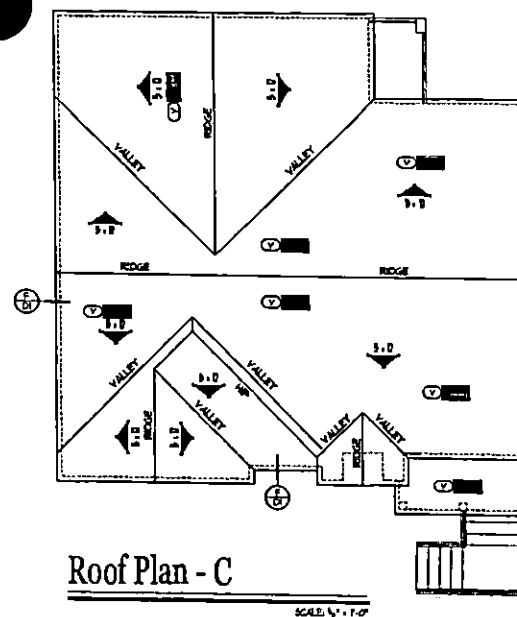
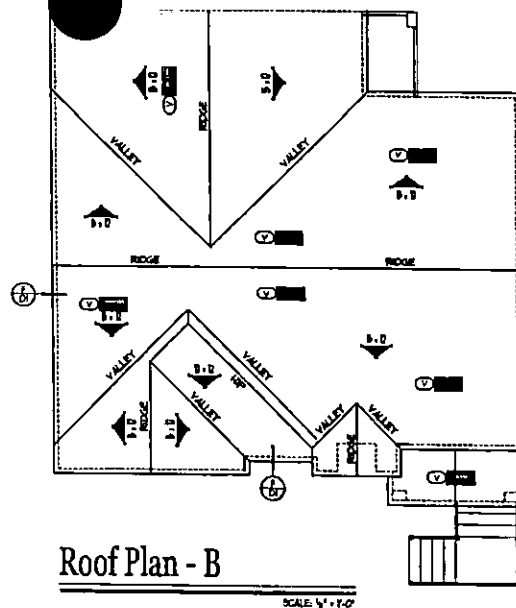
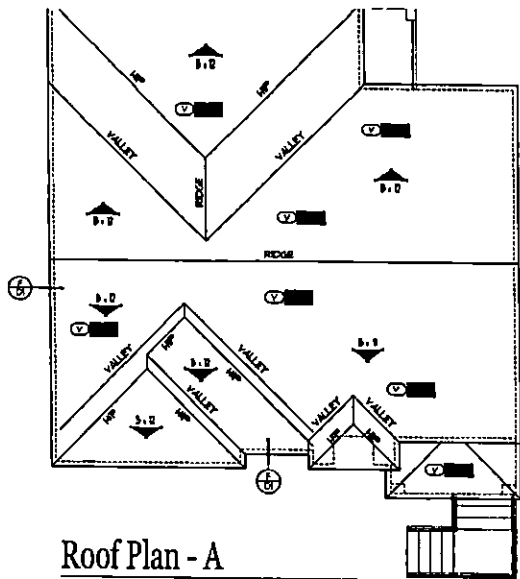


1st Floor Plan

Elevation - C



REvised 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



ATTIC VENTILATION INFO.									
ELEVATION A:					ELEVATION B:				
11/150 Ventilation Rule AREA SPACE SQ. FT. ROOF 1001 Ceiling By 150 = 6.67 Total Requirements: 6.67 High (Total) Ventilation QTY. TYPE AREA 1 2 1 1.534 2 8 7 TOTAL: 7.26					11/150 Ventilation Rule AREA SPACE SQ. FT. ROOF 1001 Ceiling By 150 = 6.67 Total Requirements: 6.67 High (Total) Ventilation QTY. TYPE AREA 1 2 1 1.534 2 8 7 TOTAL: 7.26				
ELEVATION C: 11/150 Ventilation Rule AREA SPACE SQ. FT. ROOF 1001 Ceiling By 150 = 6.67 Total Requirements: 6.67 High (Total) Ventilation QTY. TYPE AREA 1 2 1 1.534 2 7 7 TOTAL: 7.26					CONFIGURATION A 12' x 12' 0.315 N 16' x 36' 5.118 B 12' x 18' 0.666 N 6' TR-VENT 1.7 C 14' x 18' 0.835 N 6' TR-VENT 3.5 D 14' x 24' 1.173 N 6' TR-VENT 9.78 E 18' x 30' 1.534 N 18' ROUND 8.833 F 18' x 27' 1.298 N 18' HALF RND 0.145 G 18' x 18' 0.665 T 0.416 H 18' x 24' 1.534 U CORNER VENT 0.7 I 20' x 20' 1.54 V CROWNED TILE 0.7 J 28' x 20' 2.069 W 2-7" PER BR 0.044 K 24' x 30' 2.715 X 3-7" PER BR 0.065 L 30' x 30' 3.43 4-2" PER BR 0.088 M 30' x 35' 4.243 Z 8-7" SCREEN 0.153				
ALL ATTIC VENTILATION SHALL COMPLY WITH IRC									

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

LAS VEGAS DIVISION
8970 W. Cheyenne Ave. Suite 600
LAS VEGAS, NV 89129 (702) 240-5800

RICHMOND
SINCE CONTRACTOR LICENSE #2028417
DIVISION PRESIDENT
PRINCESTON, NJ

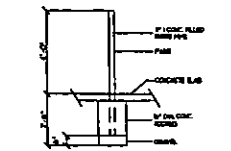
ROOF PLANS (ELEVATION "A", "B" AND "C")
SECTIONS

REVISION
R.M.D.
R.S. 08/22/05
R.D. PER

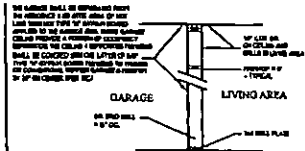
PLAN #
1555

APPROVED
Kerneth
Square

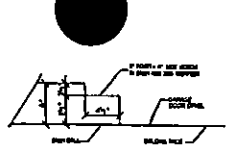
PROJECT NO.
A3.0



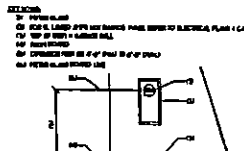
A WATER HEATER ROLL-OVER DETAIL



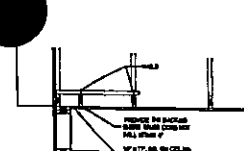
B GARAGE FIREWALL @ LIVING AREA



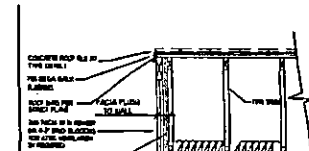
C TYP. GARAGE DOOR JAM DETAIL



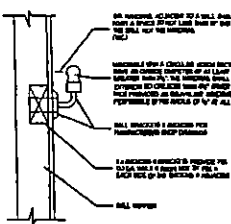
D TYPICAL METER LOCATION



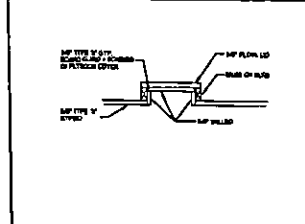
E DRYWALL BACKING DETAIL @ CEILING & WALLS



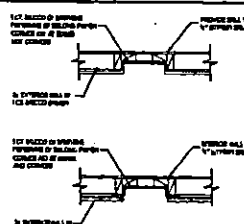
F TYPICAL EAVE DETAILS



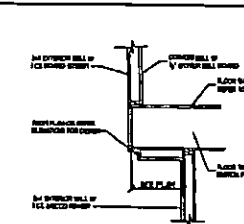
G HANDRAIL @ WALL



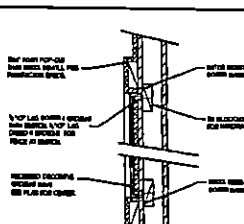
H SCUTTLE DETAIL



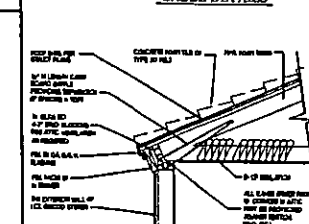
J RECESSED NICHE



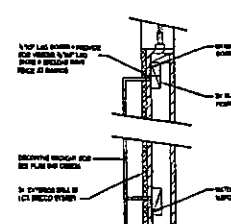
K CANTILEVER (TYP.)



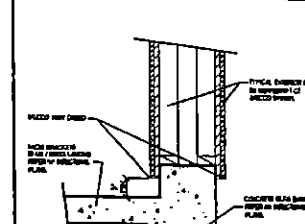
L WROUGHT IRON @ WALL



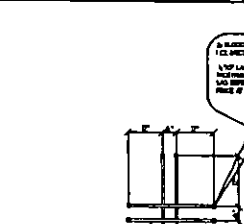
M WROUGHT IRON @ WINDOW



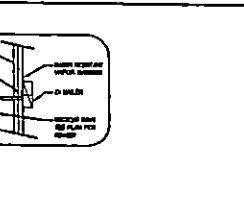
N STEM WALL @ CONC. STAIR ENTRY



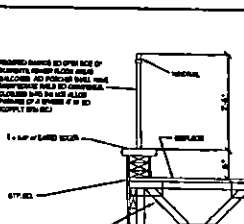
O DECORATIVE WROUGHT IRON @ GABLE END



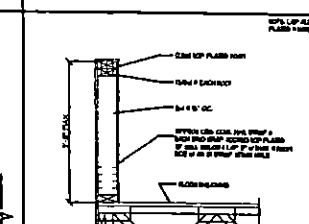
P GUARD RAIL DETAIL @ STAIR & LOFT



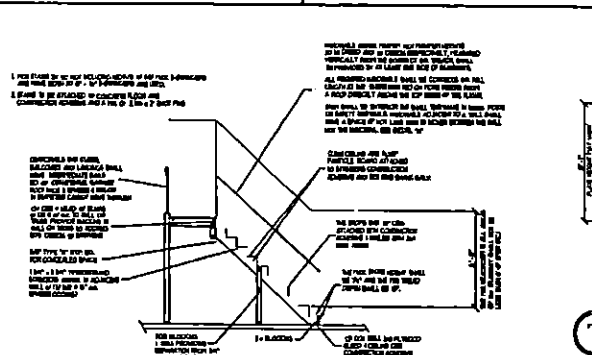
Q PONY WALL DETAIL



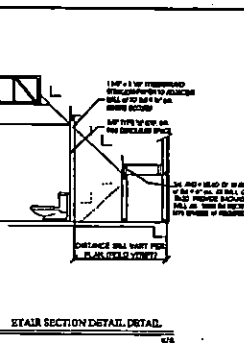
R STAIR SECTION DETAIL



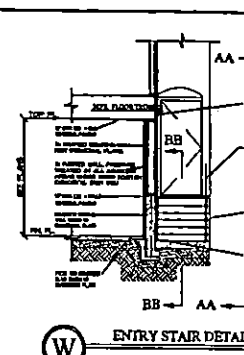
S ENTRY STAIR DETAIL



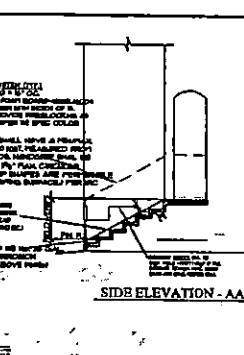
T STAIR SECTION DETAIL



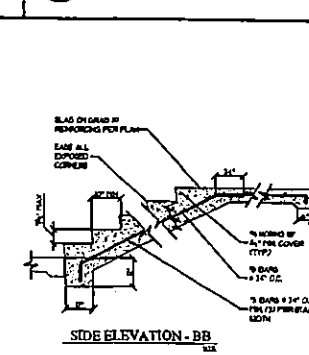
U SIDE ELEVATION - AA



V SIDE ELEVATION - BB



W ENTRY STAIR DETAIL



X DETAIL SHEET

Kenneth Square

CLARK COUNTY

Model # 1636

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPARATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:

2000 INTERNATIONAL BUILDING CODE
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
2003 INTERNATIONAL ENERGY CONSERVATION CODE
AND SOUTHERN NEVADA AMENDMENTS

OCCUPANCY TYPE: IRC
CONSTRUCTION TYPE: N/A

SQUARE FOOTAGES

1ST FLOOR LIVING AREA -	646
2ND FLOOR LIVING AREA -	646
TOTAL LIVING AREA -	1292
GARAGE AREA -	361
PORCH AREA -	-
OPTIONS AVAILABLE	-
PERGOLA 14	-
TOTAL BUILDING AREA -	2222

SCHEDULE OF OPTIONS

NO.	DESCRIPTION	YES	NO	REMARKS
1	OPTION 1			
2	OPTION 2			
3	OPTION 3			
4	OPTION 4			
5	OPTION 5			
6	OPTION 6			
7	OPTION 7			
8	OPTION 8			
9	OPTION 9			
10	OPTION 10			

SHEET INDEX		CONSULTANTS RESPONSIBLE	
AD-0	COVER SHEET, GEN. SPEC. & REFERR.	ARCHITECTURAL:	RICHMOND AMERICAN
AD-0	1st and 2nd FLOOR PLAN w/ Options		9970 W. Cheyenne, Suite 100 Las Vegas, Nevada 89129 (702) 240-5600
AD-0	FRONT, REAR, & SIDE ELEVATION W/ OPT.		(702) 240-5600
AD-0	FRONT, REAR, & SIDE ELEVATION W/ OPT.		(702) 240-5600
AD-0	FRONT, REAR, & SIDE ELEVATION W/ OPT.		(702) 240-5600
AD-0	ROOF PLAN OF ELEVATIONS "A", "B", AND "C"		(702) 240-5600
AD-0	AND SECTIONS "A" AND "B"		
01	DETAIL SHEET		
ED-0	1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL:	Comfort Engineers
ED-0	LOAD CALCULATION AND SINGLE-LINE DIAGRAM		9175 W. Flamingo Rd. Las Vegas, Nevada 89147 (702) 367-0892 (702) 367-1076 fax
MD-0	EXHAUST SCHEDULE AND HVAC LOADS	MECHANICAL / PLUMBING:	Comfort Engineers
MD-0	MEDIAWALL PLAN 1st AND 2nd FLOORS		9175 W. Flamingo Rd. Las Vegas, Nevada 89147 (702) 367-0892 (702) 367-1076 fax
P-0	SPECIFICATION, DETAILS AND SYMBOL LIST		
PI-1	FIRST AND SECOND FLOOR PLUMBING PLAN		
PI-1	POST-TENSIONING PLANS	STRUCTURAL:	Performance Plus Engineering
PI-1	ELEVATIONS A, B, AND C		6930 W. Tropicana Ave. Las Vegas, Nevada 89147 (702) 307-1987 (702) 307-2002 fax
SE-1	SLAB HARDWARE PLAN		
SE-1	ELEVATION A, B, AND C		
SE-2	FLOOR & ROOF FRAMING PLAN - ELEVATION A		
SE-3	FLOOR & ROOF FRAMING PLAN - ELEVATION B		
SE-4	FLOOR & ROOF FRAMING PLAN - ELEVATION C		
PTD	POST-TENSIONING DETAILS		
PTD	ELEVATION A, B, AND C		
SD-1	FOUNDATION DETAILS AND GENERAL NOTES		
SD-2	GENERAL FRAMING DETAILS		
SD-3	ROOF FRAMING DETAILS		
SD-4	FLOOR FRAMING DETAILS		
SD-5	GENERAL STRUCTURAL DETAILS		

GENERAL SPECIFICATIONS / ATTIC INFORMATION
MISC. INFORMATION

NO.	DESCRIPTION	YES	NO	REMARKS
1	OPTION 1			
2	OPTION 2			
3	OPTION 3			
4	OPTION 4			
5	OPTION 5			
6	OPTION 6			

1636

Kenneth Square

1628CS

A0.0

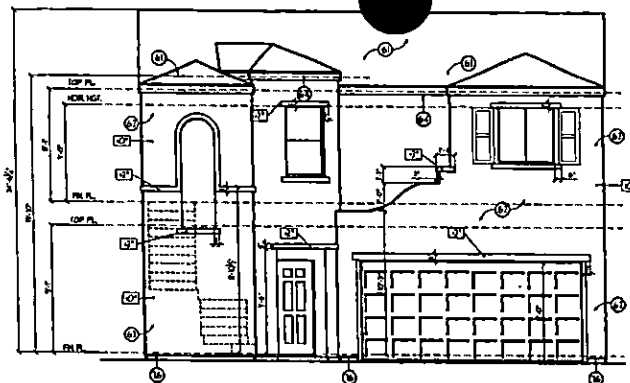
REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

LAS VEGAS DIVISION
9970 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV 89129 (712) 240-5600

RICHMOND AMERICAN
ARCHITECTURAL
DIVISION PRESENT
PENNIE J. BIRD, AIA, LE

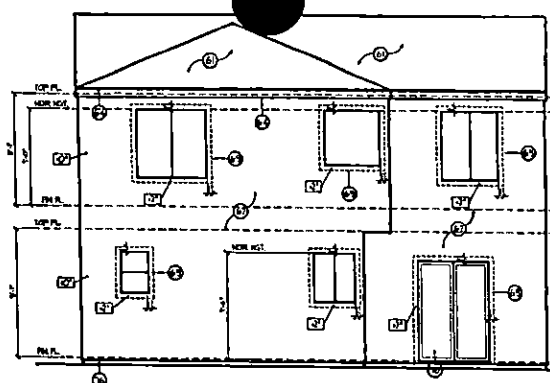


REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



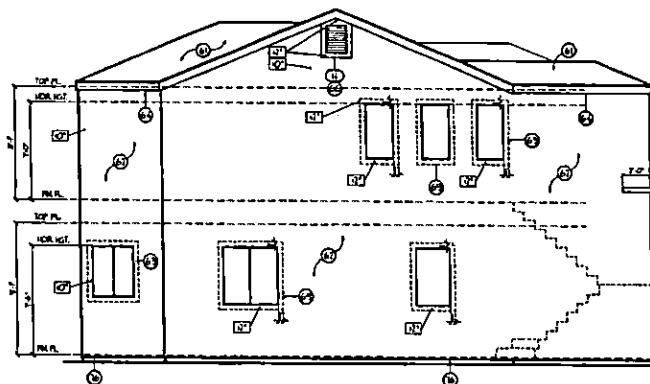
Front Elevation - A

SCALE: 1/4" = 1'-0"



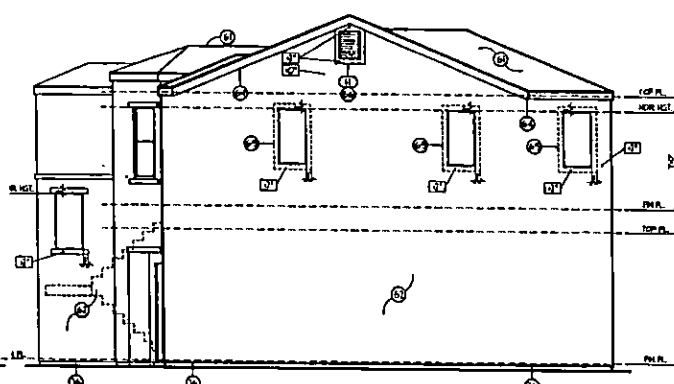
Rear Elevation - A

SCALE: 1/4" = 1'-0"



Left Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

SCALE: 1/4" = 1'-0"

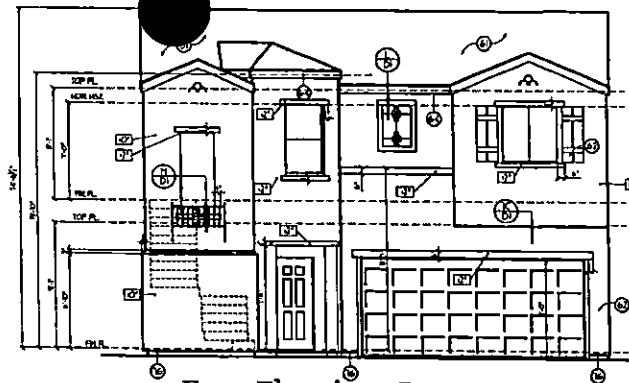
KEYNOTES	
1.	FOAM APPLICATIONS SHALL COMPLY PER SPEC
2.	WOOD HEADERS HEIGHTS NOTES ON PLANS
3.	REFER TO SHEET A30 FOR ATTIC VENTILATION CALCULATIONS
4.	ALL FOAM PLANT-ONS AROUND WINDOWS TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION
5.	CONCRETE FILL AT TYPE 30 FILL SIDE LAPPED 2" TRIM & BOND LAPPED 1" TO BOND JOINT DUE TO STIFF
6.	DELETED IMPACT SOUND RATED FLOOR AND WALLS BARRIER 1" PER INCH
7.	WOOD VENEER 1" APPLICATION SHALL COMPLY TO SPEC FLOOR FINISH
8.	NO ROUGH SERRATION
9.	IMPROVED GLASS (PATTERNED GLASS) FOR DECORATIVE PURPOSES ONLY
10.	PROVIDE COMMON REAR AND RETAIL PERM AT PERM OPENING OF 14" CALLED IN SPECIES
11.	ACCESS PLATE 4" NOT AT OPT. CORNER LEAST 4" 6"
12.	ON ROOF TOP OF ARCHED WINDOW ONLY 1" NOT REQUIRED BY ZONING CONDITION. IT IS A 4" WOOD AND BEAMS
13.	UNGLAZED IRON GATE 18" BROAD ON COURTYARD SHALL UNGLAZED IRON RAIL PER SPEC
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	
26.	
27.	
28.	
29.	
30.	
31.	
32.	
33.	
34.	
35.	
36.	
37.	
38.	
39.	
40.	
41.	
42.	
43.	
44.	
45.	
46.	
47.	
48.	
49.	
50.	
51.	
52.	
53.	
54.	
55.	
56.	
57.	
58.	
59.	
60.	
61.	
62.	
63.	
64.	
65.	
66.	
67.	
68.	
69.	
70.	
71.	
72.	
73.	
74.	
75.	
76.	
77.	
78.	
79.	
80.	
81.	
82.	
83.	
84.	
85.	
86.	
87.	
88.	
89.	
90.	
91.	
92.	
93.	
94.	
95.	
96.	
97.	
98.	
99.	
100.	

RICHMOND
 STATE CONTRACTOR LICENSE #002647
 DESIGN PROFESSIONAL

LAS VEGAS DIVISION
 9979 W. Cheyenne Ave. Suite 100
 LAS VEGAS, NV 89129 (702) 240-5800

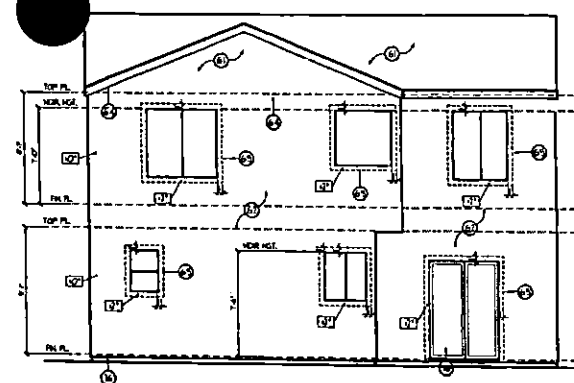
PROJECT: 1636
 SHEET: 1636
 DATE: 10/19/06
 BY: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]
 A2.A

REVISED 10/19/06 PC
 GPA-16511 VAR-16525
 ZON-16519 SDR-16522



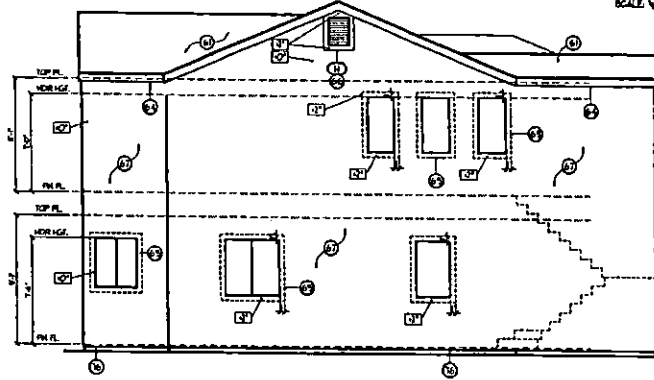
Front Elevation - B

SCALE: 1/4" = 1'-0"



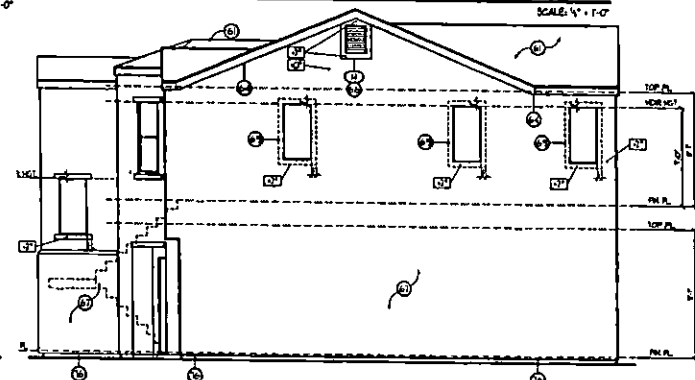
Rear Elevation

SCALE: 1/4" = 1'-0"



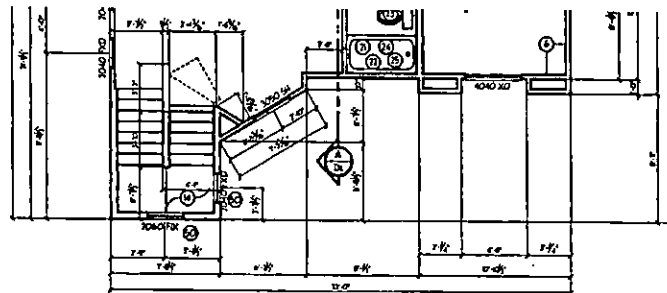
Left Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

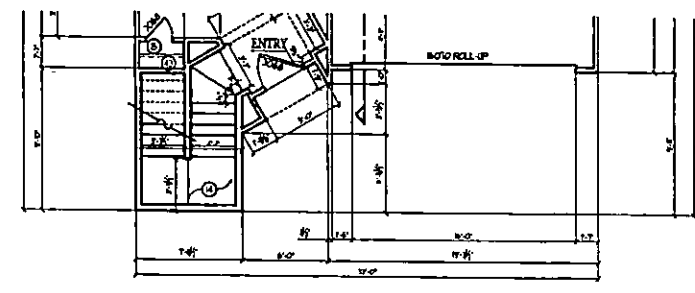
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"

LAS VEGAS DIVISION
9970 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV 89129 (702) 240-5600

RICHMOND
ARCHITECTS
STATE CONTRACTOR LICENSE #2005417
DANIELA PRESIDENT
FRANK BEAR, JR.

ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION "B"

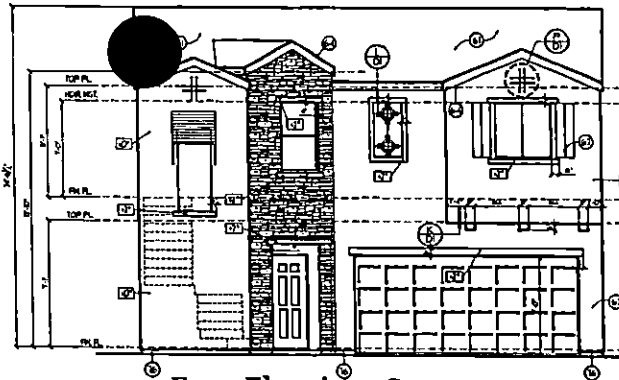
DATE: 10/19/06
BY: [Signature]
CHECKED: [Signature]

1636

1636

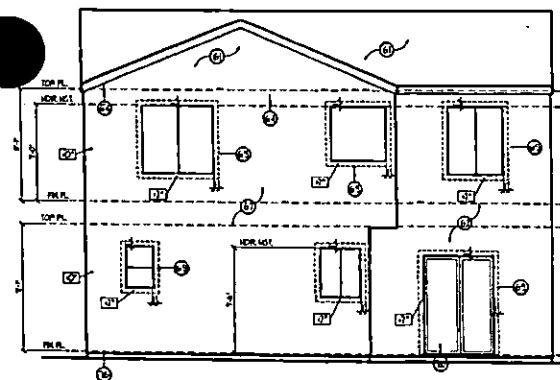
A2.B

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



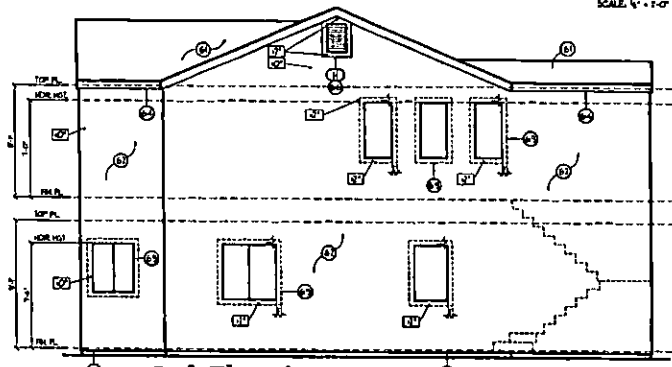
Front Elevation - C

SCALE: 1/4" = 1'-0"



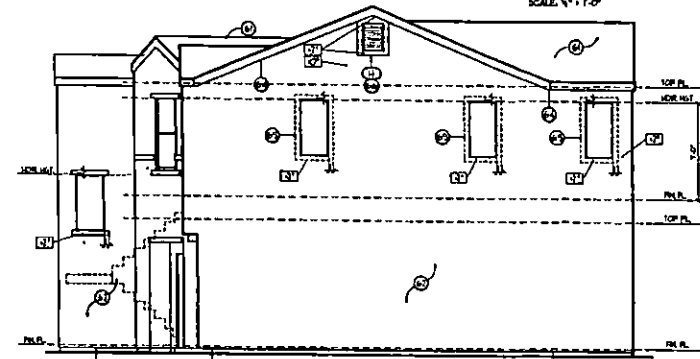
Rear Elevation

SCALE: 1/4" = 1'-0"



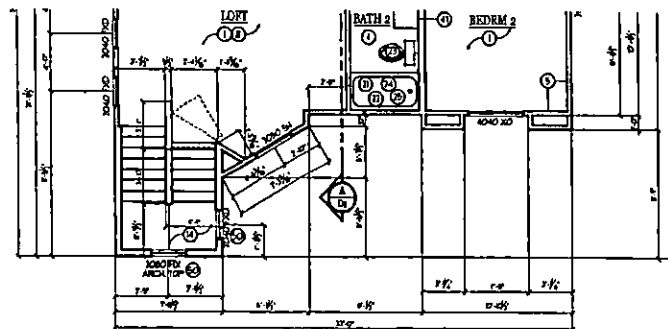
Left Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

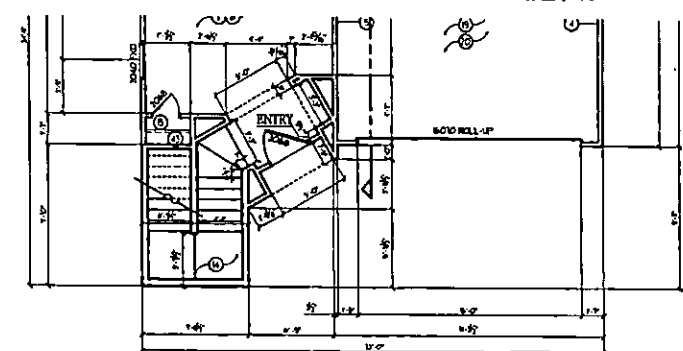
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"

RICHMOND
ARCHITECTURAL
SINCE 1977
ARCHITECTS

LAS VEGAS DIVISION
9970 W. CHEVROLETT AVE. SUITE 100
LAS VEGAS, NV 89129 (702) 240-5900

PROJECT: 1636

NO. 1636

DATE: 05/22/06

REVISIONS:

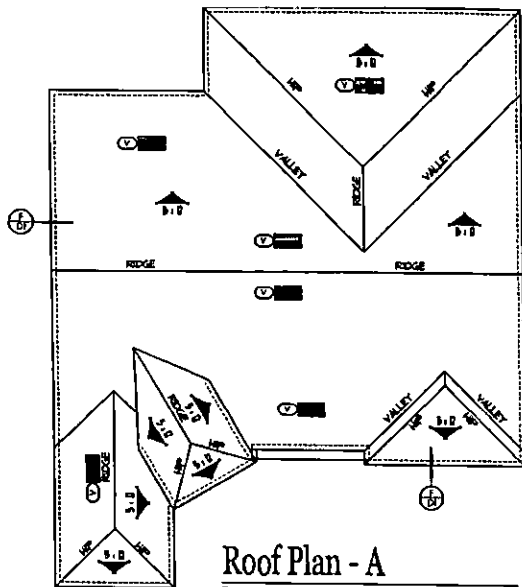
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

ARCHITECT: Kenneth Squares

PROJECT NO.: A2.C

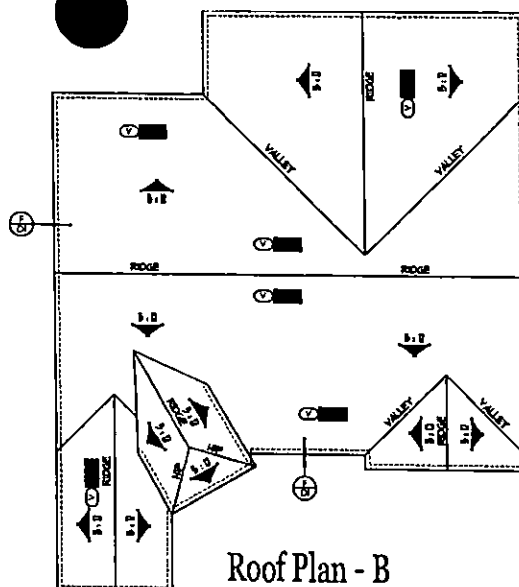
RECEIVED

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



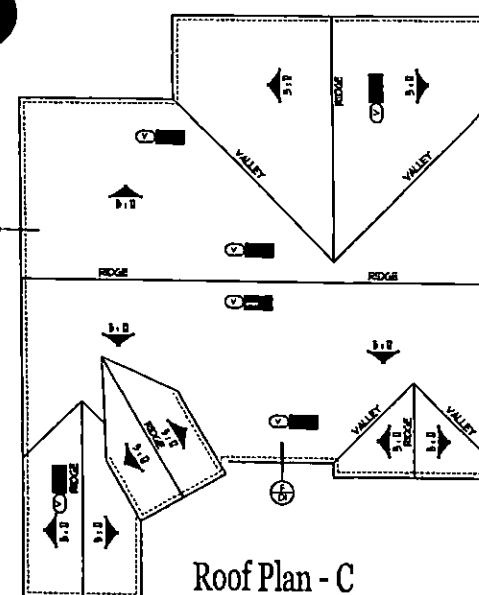
Roof Plan - A

SCALE: 1/4" = 1'-0"



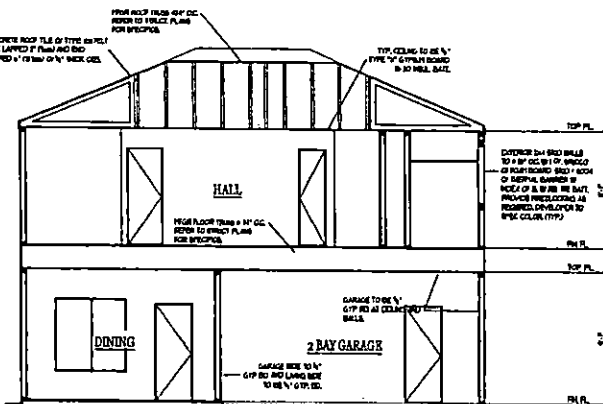
Roof Plan - B

SCALE: 1/4" = 1'-0"



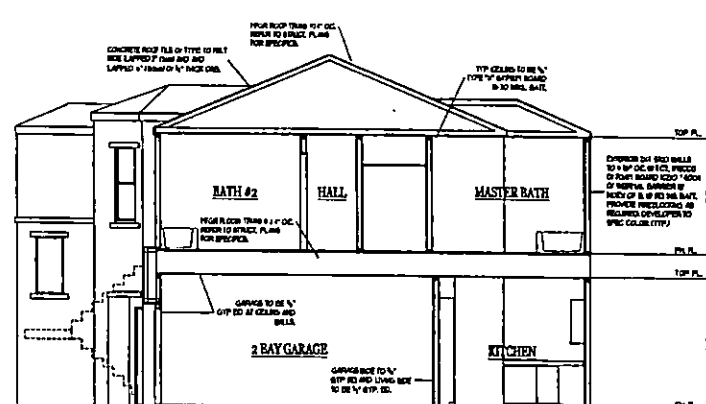
Roof Plan - C

SCALE: 1/4" = 1'-0"



Section - B

SCALE: 1/4" = 1'-0"



Section - A

SCALE: 1/4" = 1'-0"

ATTIC VENTILATION INFO.

ELEVATION A:			ELEVATION B:		
1/150 Ventilation Rule	Area Space	Sq. Ft.	1/150 Ventilation Rule	Area Space	Sq. Ft.
ROOF	1041		ROOF	1041	
Decked By 150 = 6.95			Decked By 150 = 6.95		
Total Requirements: 6.95			Total Requirements: 6.95		
High (Total) Ventilation	QTY. TYPE AREA		High (Total) Ventilation	QTY. TYPE AREA	
1 2 1/2 1.534			1 2 1/2 1.534		
2 8 1.7			2 8 1.7		
TOTAL: 7.28			TOTAL: 7.28		
ELEVATION C:			ELEVATION D:		
1/150 Ventilation Rule	Area Space	Sq. Ft.	1/150 Ventilation Rule	Area Space	Sq. Ft.
ROOF	1041		ROOF	1041	
Decked By 150 = 6.95			Decked By 150 = 6.95		
Total Requirements: 6.95			Total Requirements: 6.95		
High (Total) Ventilation	QTY. TYPE AREA		High (Total) Ventilation	QTY. TYPE AREA	
1 2 1/2 1.534			1 2 1/2 1.534		
2 8 1.7			2 8 1.7		
TOTAL: 7.28			TOTAL: 7.28		

ALL ATTIC VENTILATION MUST BE PROVIDED FOR EACH ROOF AREA.

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

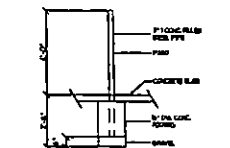
RICHMOND
STATE CONTRACTOR LICENSE #001847
DUSAN PRESIDENT

ROOF PLANS ELEVATION "A", "B", AND "C"

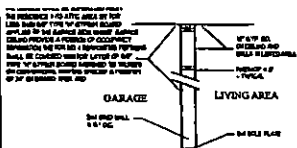
1636
Kenneth
Squiers

A3.0

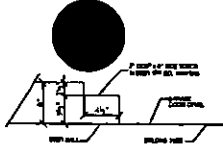
REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



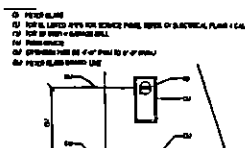
A WATER HEATER BOLLARD DETAIL



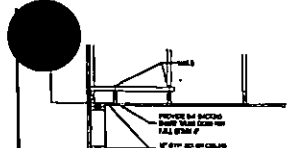
B GARAGE FIREWALL @ LIVING AREA



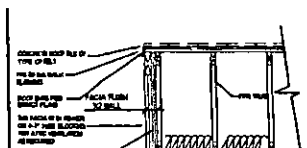
C TYP. GARAGE DOOR/LAMB DETAIL @ STEM WALL



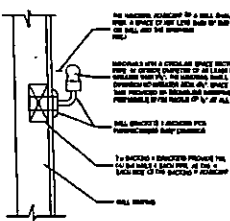
D TYPICAL METER LOCATION



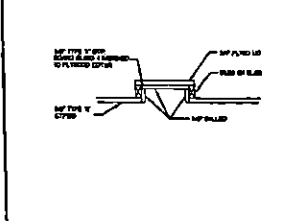
E DRYWALL BACKING DETAIL @ CEILING & WALLS



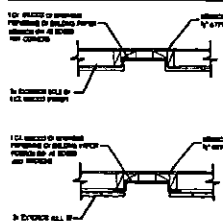
F GABLE DETAILS



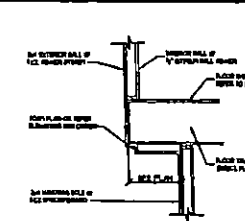
G HANDRAIL @ WALL



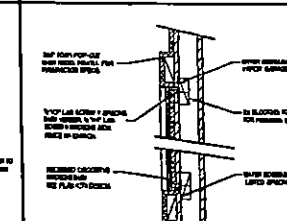
H SCUTTLE DETAIL



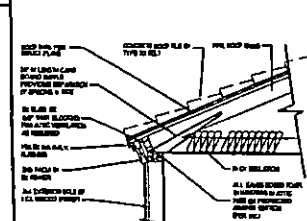
J RECESSED NICHE



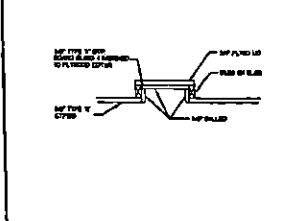
K CANTILEVER (TYP.)



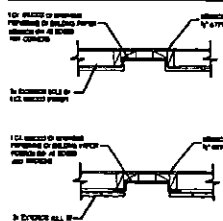
L WROUGHT IRON @ WALL



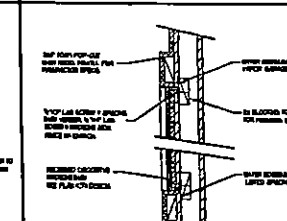
M WROUGHT IRON @ WINDOW



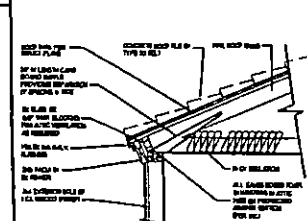
N STEM WALL @ CONC. STAIR ENTRY



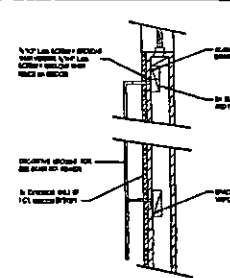
O DECORATIVE WROUGHT IRON @ GABLE END



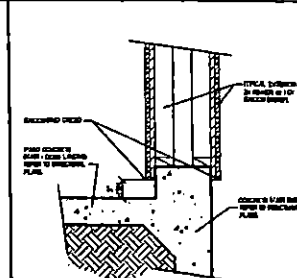
P GUARD RAIL DETAIL @ STAIR & LOFT



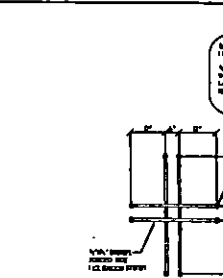
Q PONY WALL DETAIL



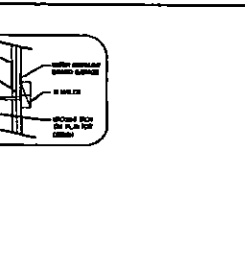
R WROUGHT IRON @ WINDOW



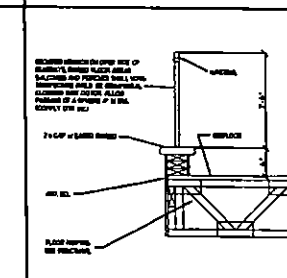
S STEM WALL @ CONC. STAIR ENTRY



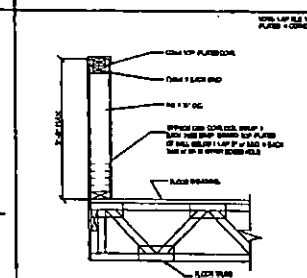
T STAIR SECTION DETAIL DETAIL



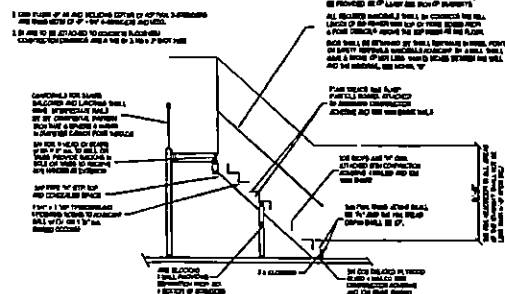
U ENTRY STAIR DETAIL



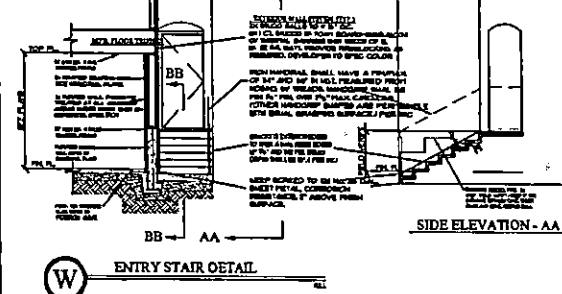
V SIDE ELEVATION - AA



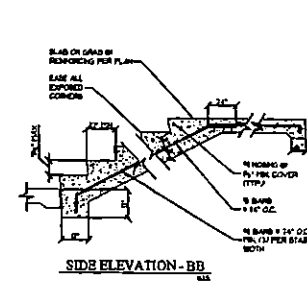
W SIDE ELEVATION - BB



X STAIR SECTION DETAIL DETAIL



Y ENTRY STAIR DETAIL



Z SIDE ELEVATION - BB

RECEIVED

REVISED 10/19/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

Plan 1, 3, 5:

Elevation A:

Color Scheme 3

House:	Medium Stucco Color:	CZ 15-9568
Doors	Trim & Accent 1:	CZ-15-7399
Roof Trim	Trim & Accent 2:	CZ-15-9838
Window Treatments	Trim & Accent 3:	8316N

Elevation B:

Color Scheme 1

House:	Darkest Stucco Color:	CZ 15-811
Doors	Trim & Accent 2:	8754A
Roof Trim	Trim & Accent 3:	540 Gables
Window Treatments	Trim & Accent 1:	15-7897

Elevation C:

Color Scheme 4

House:	Lightest Stucco Color:	CZ 15-11520
Doors	Trim & Accent 3:	8296N
Roof Trim	Trim & Accent 1:	CZ 15-12769
Window Treatments	Trim & Accent 2:	CZ 15-12770

RECEIVED

SEP 05 2006

SDR-16522
10/19/06 PC

Plan 2, 4, 6:

Elevation A:

Color Scheme 7

House:	Medium Stucco Color:	CZ 15-12772
Doors	Trim & Accent 1:	CZ-15-10733
Roof Trim	Trim & Accent 2:	CZ-15-12773
Window Treatments	Trim & Accent 3:	8861N

Elevation B:

Color Scheme 5

House:	Darkest Stucco Color:	CZ 15-12130
Doors	Trim & Accent 2:	8746N
Roof Trim	Trim & Accent 3:	8796N
Window Treatments	Trim & Accent 1:	8825D

Elevation C:

Color Scheme 6

House:	Lightest Stucco Color:	CZ 15-9361
Doors	Trim & Accent 3:	8696N
Roof Trim	Trim & Accent 1:	CZ 15-6306
Window Treatments	Trim & Accent 2:	CZ 15-10188

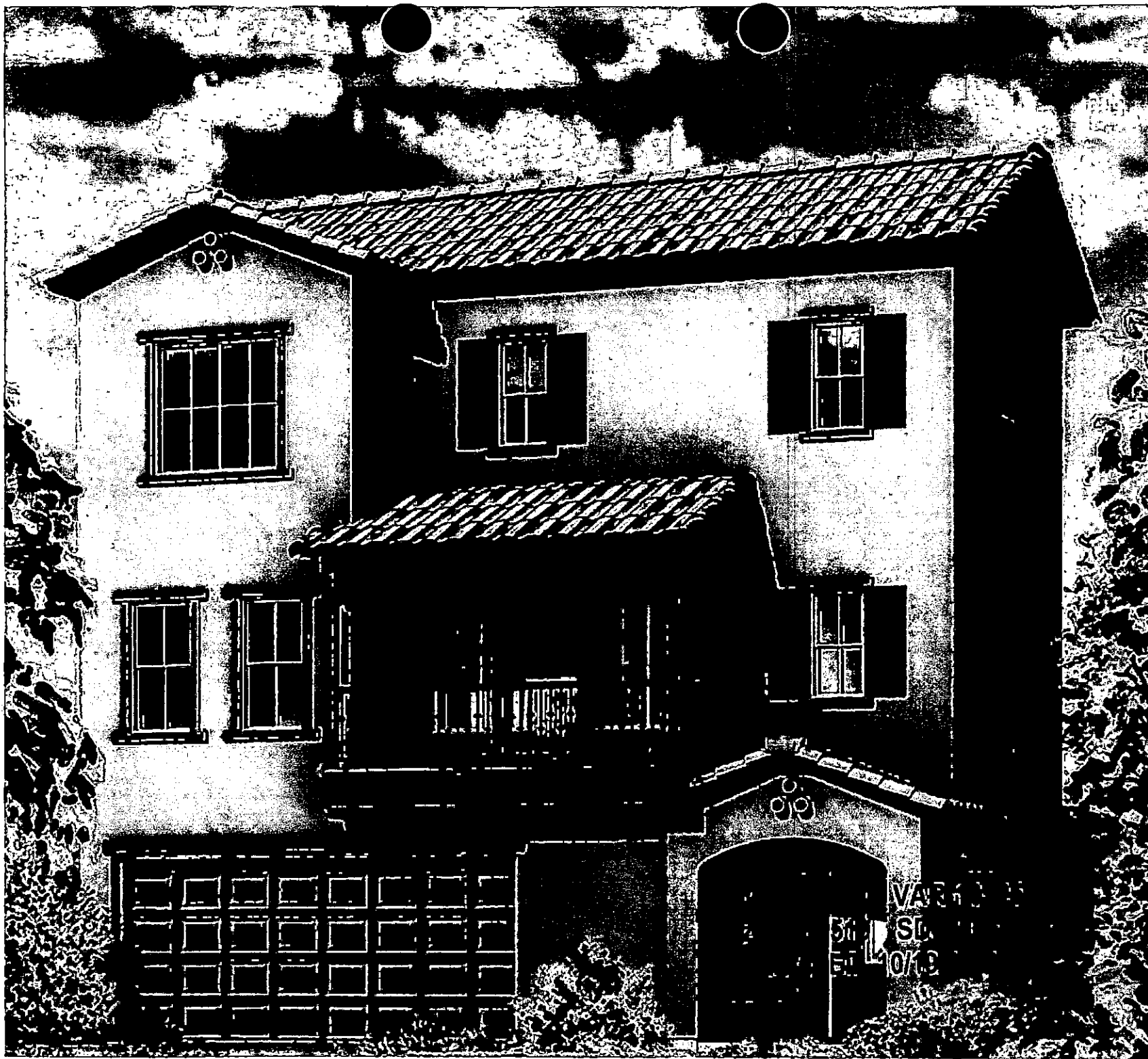
RECEIVED

SDR-16522 SEP 05 2006

10/19/06 PC



BREKID V 2
OCT 13 2006



RECEIVED
OCT 13 2006

VAR 6 3 25

5th ST
E 1049



RECEIVED
OCT 13 2006



RECEIVED
OCT 13 2006

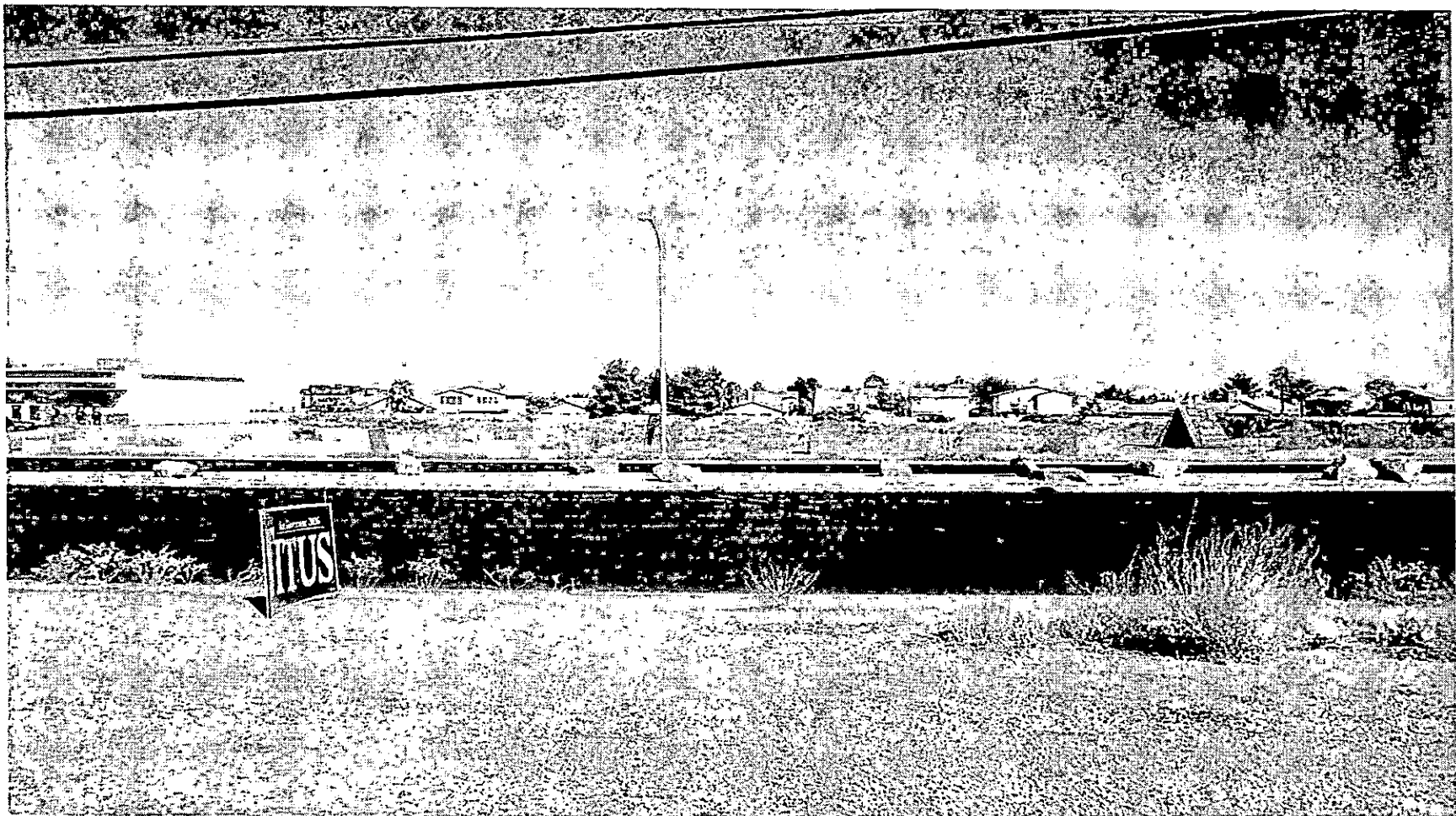
GPA 1
ZEN 9
RE D 1
VA 16525
SD 16522
1996 PG

SDR 16522				
Richmond American Homes				
SEC Smoke Ranch & Decatur				
Proposed 77 single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	77	9.57	737
AM Peak Hour			0.75	58
PM Peak Hour			1.01	78
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	14,661			
PM Peak Hour	1173			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour	2158			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Smoke Ranch	32585			
Decatur	51700			
This project will add approximately 737 trips per day on Smoke Ranch and Decatur. This will increase expected volumes by about five percent on Smoke Ranch and about three percent on Decatur. Smoke Ranch is at about 45 percent of capacity and Decatur at about 52 percent of capacity.				
Based on Peak Hour use, this development will add roughly 78 additional cars into the area; which works out to about four every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

09/16/06



GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

09/16/06

Triton

Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

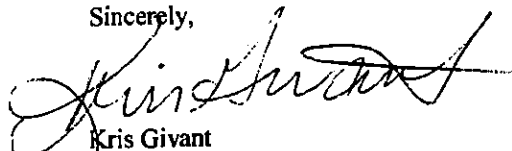
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 17 2006

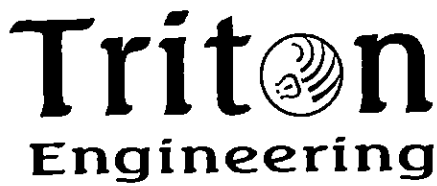
Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC**



RECEIVED
OCT 18 2006

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Open Space Requirements
Smoke Ranch / Decatur II
APN # 139-19-101-002**

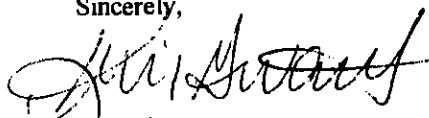
To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 77 lot single family project called "Smoke Ranch / Decatur II".

At this time we are requesting a variance of the required open spaces based on our re-designed plan that provides for 33,226 s.f. of open space where 53,370 s.f. is required which is a 38% reduction in open space requirements. The open spaces we are providing serves two purposes: The first is to provide a buffer from the existing C-I convenience store adjacent to the site while two, providing amenities for the proposed 77 residential units, such as tot lots, play areas and walking paths. The open space amenities within the proposed residential subdivision have changed with the revised plan based on a new product for this site and the community. Although we are now lacking in overall open spaces for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities to be used for parks and/or schools in the surrounding community that may possibly need upgrades to there existing facilities. Richmond American Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-16538 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

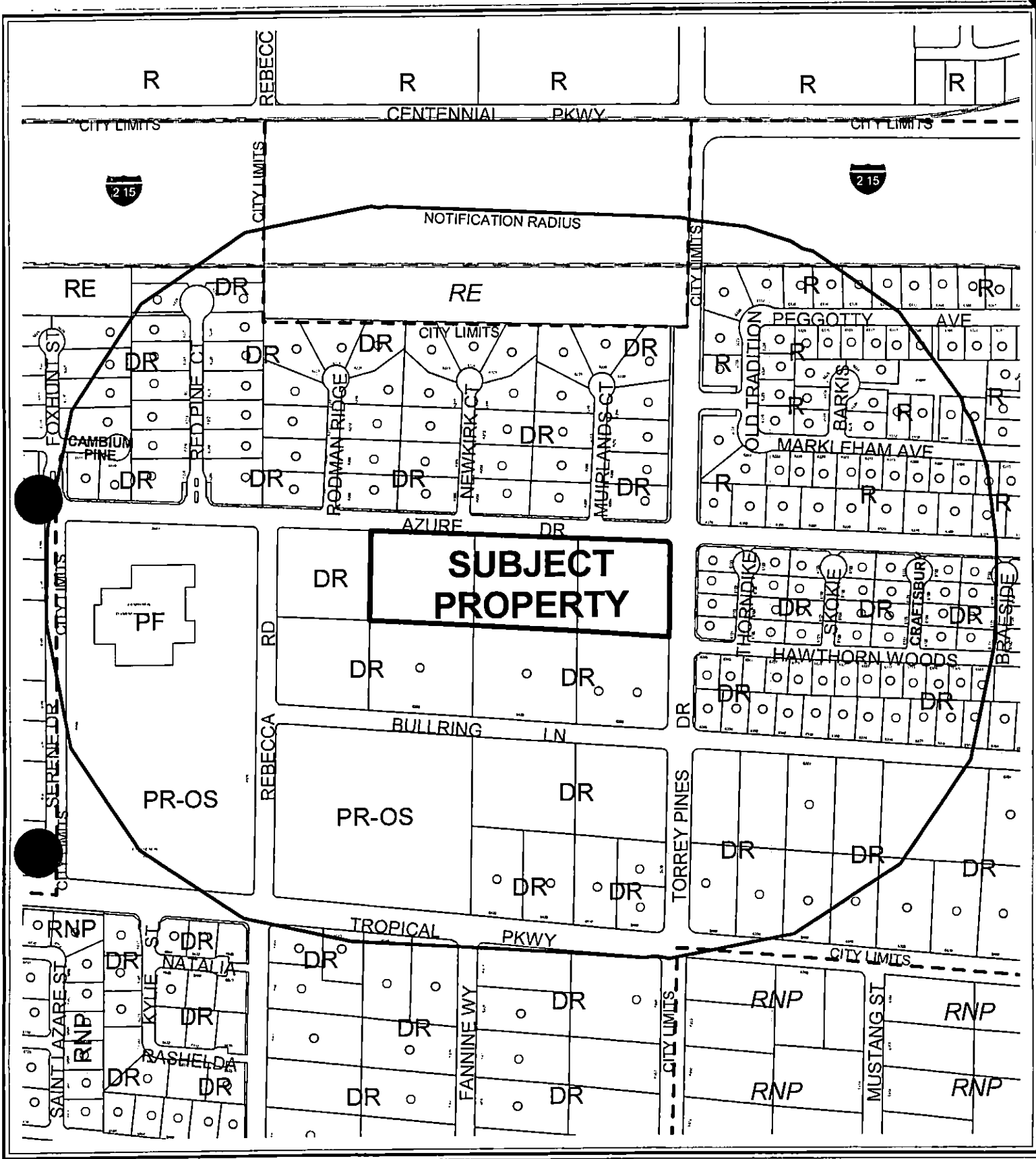
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 42 – GPA-16638

MINUTES:

JOHN KORKOSZ, Planning and Development Department, pointed out that the applicant is revising the elevations plans to add a different model for Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] asked to hold them to the 11/02/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61



CASE: **GPA-16538**

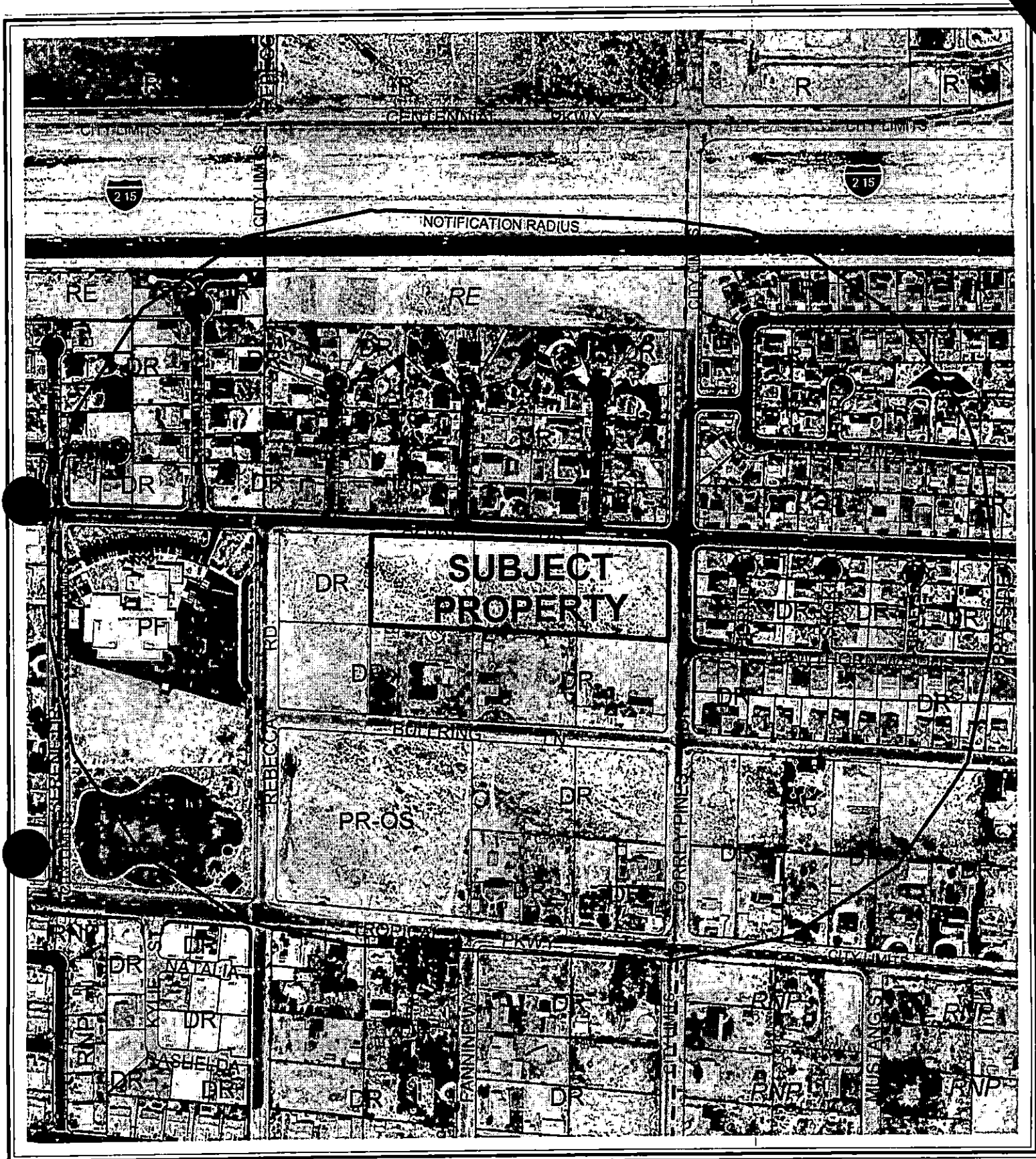
RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)



CASE: **GPA-16538**

RADIUS: 1000 FT

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

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-16538 - APPLICANT: NATIONAL HOMES
CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

GPA-16538 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.

The adjacent land use in this area is DR (Desert Rural Density Residential). The proposed R (Rural Density Residential) land-use category is a rural or semi-rural environment with a lifestyle much like that of DR (Desert Rural Density Residential) which allows for 3.59 units per acre. The site is within the 330-foot buffer area of the Rural Preservation Overlay District. Within these buffer areas, residential development density is limited to three dwelling units per acre. The density of the proposal is 2.99 units per acre; therefore, this proposal will be consistent with the surrounding land uses and zoning districts.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/04/04	City Council tabled a request for a Site Development Plan Review (SDR-3284) and a Variance (VAR-3360) to allow a 27-foot side yard setback where residential adjacency standards require a minimum setback of 78 feet for a proposed private school, primary on 2.10 acres adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road.
06/22/06	City Council tabled a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from DR (Desert Rural Density Residential) to L (Low Density Residential), a Rezoning from R-E (Residence Estates) to R-1 (Single Family Residential), and a Special Use Permit for a private streets in conjunction with a proposed single-family residential development on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.
<i>Related Building Permits/Business Licenses</i>	
	There are none pertaining to this site.
<i>Pre-Application Meeting</i>	
08/21/06	A pre-application meeting with the applicant was held and the following items were discussed. The applicant was given a variety of options regarding zoning possibilities for the site. Residential Planned Development open space requirements were discussed and the applicant was instructed that a Waiver of distance separation would be required. The applicant was then informed of the additional submittal requirements for the appropriate applications needed to develop the site.

GPA-16538 - Staff Report Page Two
 October 19, 2006 - Planning Commission Meeting

Neighborhood Meeting	
09/25/06	A neighborhood meeting was held at 6:00 pm at the Lied Community School, 5340 West Tropical Parkway. Eleven citizens attended the meeting. The attendees were concerned about the 2-story height, traffic issues on Azure Drive and Torrey Pines Drive and the perimeter wall height being the same as surrounding properties. They preferred rural streetlight standards and lot sizes.

Details of Application Request	
Site Area	
Gross Acres	7.02
Net Acres	6.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residential	DR (Desert Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

GPA-16538 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Minimum Lot Size	7,647 SF	Y
Setbacks • Front • Side • Corner • Rear	20 Feet 5 Feet 15 Feet 20 Feet	Y
Max. Building Height	21 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E (Residence Estates)	2.18 du/ac for a total of 15.30 units	R-PD3 (Residential Planned Development – 3 Units Per Acre)	3.59 du/ac for a total of 25.20 units	R (Rural Density Residential)	3.59 du/ac a total of 25.20 units

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/20 Linear Feet	46 Trees	46 Trees	Y
TOTAL		46 Trees	46 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
7.02	2.99	1.65	4.93	15,086	4.99	15,260	Y

ANALYSIS

The request is for a General Plan Amendment from DR (Desert Rural Density Residential) to R (Rural Density Residential). The proposed R (Rural Density Residential) land-use category is a rural or semi-rural environment with a lifestyle much like that of DR (Desert Rural Density Residential), which allows for 3.59 units per acre. The 7.02 gross acre site is currently undeveloped.

GPA-16538 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

This general plan amendment was submitted in conjunction with a proposed Rezoning (ZON-16609) to the R-PD3 (Residential Planned Development – 3 Units Per Acre) district, a WVR (WVR-16610) to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required, and a Site Development Plan Review (SDR-16611).

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The adjacent land use in this area is DR (Desert Rural Density Residential). The proposed R (Rural Density Residential) land-use category is a rural or semi-rural environment with a lifestyle much like that of DR (Desert Rural Density Residential) which allows for 3.59 units per acre. The applicant is requesting a development that allows 2.99 units per acre. Therefore, the density and intensity of the proposed General Plan Amendment are compatible with the existing land-use designations.

In regard to “2”:

The surrounding land uses are DR (Desert Rural Residential). The surrounding zoning is R-PD3 (Residential Planned Development – 3 Units Per Acre) and R-E (Residence Estates).

The site is also within the 330-foot buffer area of the Rural Preservation Overlay District. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. The density of the proposal is 2.99 units per acre; therefore, this proposal will be consistent with the surrounding land uses and zoning districts.

GPA-16538 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

In regard to "3":

The site is served by Torrey Pines Drive, a Secondary Collector 80 feet in width. Since the applicant is requesting a private drive with a cul-de-sac greater than 500 feet, the applicant has provided an emergency access to Azure Drive. The addition of twenty-one residential lots will not negatively affect this thoroughfare's ability to handle traffic flow.

In regard to "4":

There are no other adopted plans or policies that apply to this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 186 [Mailed with ZON-16609, WVR-16610, & SDR-16611]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16538** APN: 125-26-203-002,003,004
Name of Property Owner: NEVADA MANAGEMENT Holding Co.
Name of Applicant: National Homes CO.

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): _____

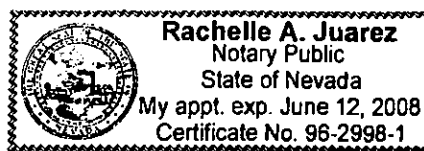
APN: _____

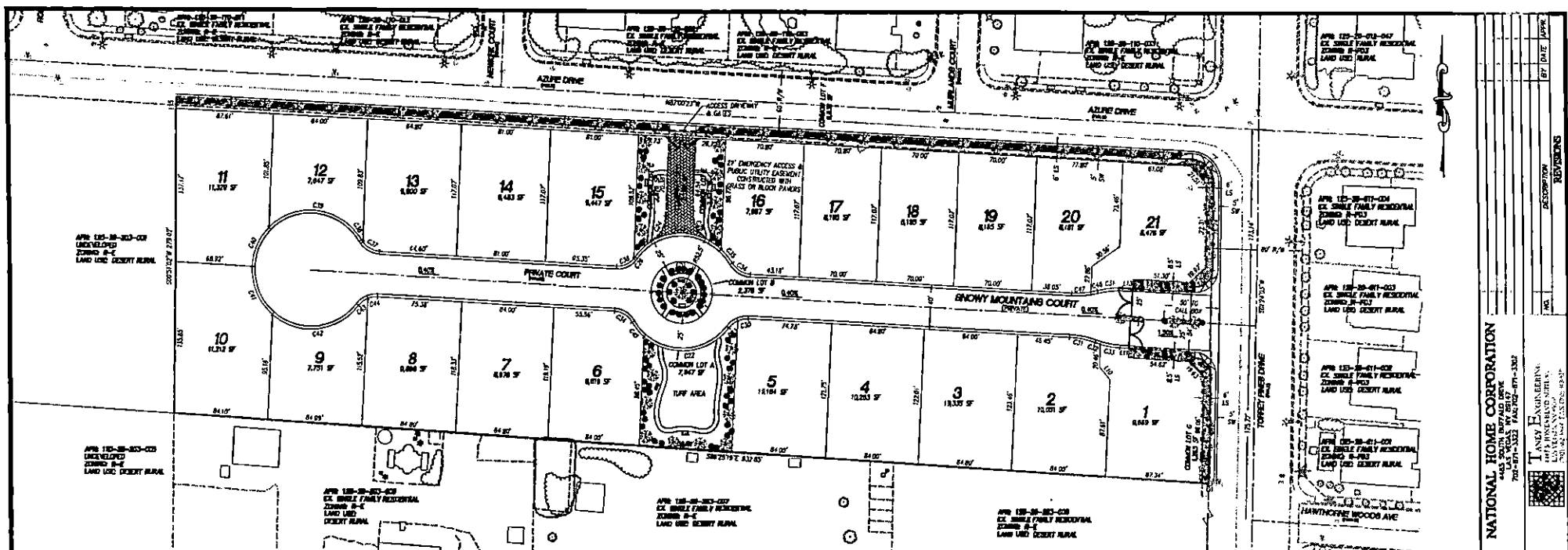
Signature of Property Owner: Gina Mackay

Print Name: GINA MACKAY

Subscribed and sworn before me

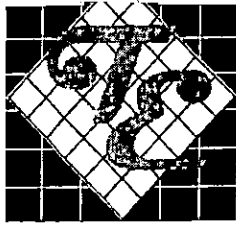
This 1st day of Sept, 2006
Rachelle A. Juarez
Notary Public in and for said County and State





CURVE & LINE TABLES

LINE	DATE	BY	REVISION
1	5/20/06	WVR	1.0
2	5/20/06	WVR	1.1
3	5/20/06	WVR	1.2
4	5/20/06	WVR	1.3
5	5/20/06	WVR	1.4
6	5/20/06	WVR	1.5
7	5/20/06	WVR	1.6
8	5/20/06	WVR	1.7
9	5/20/06	WVR	1.8
10	5/20/06	WVR	1.9
11	5/20/06	WVR	2.0
12	5/20/06	WVR	2.1
13	5/20/06	WVR	2.2
14	5/20/06	WVR	2.3
15	5/20/06	WVR	2.4
16	5/20/06	WVR	2.5
17	5/20/06	WVR	2.6
18	5/20/06	WVR	2.7
19	5/20/06	WVR	2.8
20	5/20/06	WVR	2.9
21	5/20/06	WVR	3.0
22	5/20/06	WVR	3.1
23	5/20/06	WVR	3.2
24	5/20/06	WVR	3.3
25	5/20/06	WVR	3.4
26	5/20/06	WVR	3.5
27	5/20/06	WVR	3.6
28	5/20/06	WVR	3.7
29	5/20/06	WVR	3.8
30	5/20/06	WVR	3.9
31	5/20/06	WVR	4.0
32	5/20/06	WVR	4.1
33	5/20/06	WVR	4.2
34	5/20/06	WVR	4.3
35	5/20/06	WVR	4.4
36	5/20/06	WVR	4.5
37	5/20/06	WVR	4.6
38	5/20/06	WVR	4.7
39	5/20/06	WVR	4.8
40	5/20/06	WVR	4.9
41	5/20/06	WVR	5.0
42	5/20/06	WVR	5.1
43	5/20/06	WVR	5.2
44	5/20/06	WVR	5.3
45	5/20/06	WVR	5.4
46	5/20/06	WVR	5.5
47	5/20/06	WVR	5.6
48	5/20/06	WVR	5.7
49	5/20/06	WVR	5.8
50	5/20/06	WVR	5.9
51	5/20/06	WVR	6.0
52	5/20/06	WVR	6.1
53	5/20/06	WVR	6.2
54	5/20/06	WVR	6.3
55	5/20/06	WVR	6.4
56	5/20/06	WVR	6.5
57	5/20/06	WVR	6.6
58	5/20/06	WVR	6.7
59	5/20/06	WVR	6.8
60	5/20/06	WVR	6.9
61	5/20/06	WVR	7.0
62	5/20/06	WVR	7.1
63	5/20/06	WVR	7.2
64	5/20/06	WVR	7.3
65	5/20/06	WVR	7.4
66	5/20/06	WVR	7.5
67	5/20/06	WVR	7.6
68	5/20/06	WVR	7.7
69	5/20/06	WVR	7.8
70	5/20/06	WVR	7.9
71	5/20/06	WVR	8.0
72	5/20/06	WVR	8.1
73	5/20/06	WVR	8.2
74	5/20/06	WVR	8.3
75	5/20/06	WVR	8.4
76	5/20/06	WVR	8.5
77	5/20/06	WVR	8.6
78	5/20/06	WVR	8.7
79	5/20/06	WVR	8.8
80	5/20/06	WVR	8.9
81	5/20/06	WVR	9.0
82	5/20/06	WVR	9.1
83	5/20/06	WVR	9.2
84	5/20/06	WVR	9.3
85	5/20/06	WVR	9.4
86	5/20/06	WVR	9.5
87	5/20/06	WVR	9.6
88	5/20/06	WVR	9.7
89	5/20/06	WVR	9.8
90	5/20/06	WVR	9.9
91	5/20/06	WVR	10.0
92	5/20/06	WVR	10.1
93	5/20/06	WVR	10.2
94	5/20/06	WVR	10.3
95	5/20/06	WVR	10.4
96	5/20/06	WVR	10.5
97	5/20/06	WVR	10.6
98	5/20/06	WVR	10.7
99	5/20/06	WVR	10.8
100	5/20/06	WVR	10.9
101	5/20/06	WVR	11.0
102	5/20/06	WVR	11.1
103	5/20/06	WVR	11.2
104	5/20/06	WVR	11.3
105	5/20/06	WVR	11.4
106	5/20/06	WVR	11.5
107	5/20/06	WVR	11.6
108	5/20/06	WVR	11.7
109	5/20/06	WVR	11.8
110	5/20/06	WVR	11.9
111	5/20/06	WVR	12.0
112	5/20/06	WVR	12.1
113	5/20/06	WVR	12.2
114	5/20/06	WVR	12.3
115	5/20/06	WVR	12.4
116	5/20/06	WVR	12.5
117	5/20/06	WVR	12.6
118	5/20/06	WVR	12.7
119	5/20/06	WVR	12.8
120	5/20/06	WVR	12.9
121	5/20/06	WVR	13.0
122	5/20/06	WVR	13.1
123	5/20/06	WVR	13.2
124	5/20/06	WVR	13.3
125	5/20/06	WVR	13.4
126	5/20/06	WVR	13.5
127	5/20/06	WVR	13.6
128	5/20/06	WVR	13.7
129	5/20/06	WVR	13.8
130	5/20/06	WVR	13.9
131	5/20/06	WVR	14.0
132	5/20/06	WVR	14.1
133	5/20/06	WVR	14.2
134	5/20/06	WVR	14.3
135	5/20/06	WVR	14.4
136	5/20/06	WVR	14.5
137	5/20/06	WVR	14.6
138	5/20/06	WVR	14.7
139	5/20/06	WVR	14.8
140	5/20/06	WVR	14.9
141	5/20/06	WVR	15.0
142	5/20/06	WVR	15.1
143	5/20/06	WVR	15.2
144	5/20/06	WVR	15.3
145	5/20/06	WVR	15.4
146	5/20/06	WVR	15.5
147	5/20/06	WVR	15.6
148	5/20/06	WVR	15.7
149	5/20/06	WVR	15.8
150	5/20/06	WVR	15.9
151	5/20/06	WVR	16.0
152	5/20/06	WVR	16.1
153	5/20/06	WVR	16.2
154	5/20/06	WVR	16.3
155	5/20/06	WVR	16.4
156	5/20/06	WVR	16.5
157	5/20/06	WVR	16.6
158	5/20/06	WVR	16.7
159	5/20/06	WVR	16.8
160	5/20/06	WVR	16.9
161	5/20/06	WVR	17.0
162	5/20/06	WVR	17.1
163	5/20/06	WVR	17.2
164	5/20/06	WVR	17.3
165	5/20/06	WVR	17.4
166	5/20/06	WVR	17.5
167	5/20/06	WVR	17.6
168	5/20/06	WVR	17.7
169	5/20/06	WVR	17.8
170	5/20/06	WVR	17.9
171	5/20/06	WVR	18.0
172	5/20/06	WVR	18.1
173	5/20/06	WVR	18.2
174	5/20/06	WVR	18.3
175	5/20/06	WVR	18.4
176	5/20/06	WVR	18.5
177	5/20/06	WVR	18.6
178	5/20/06	WVR	18.7
179	5/20/06	WVR	18.8
180	5/20/06	WVR	18.9
181	5/20/06	WVR	19.0
182	5/20/06	WVR	19.1
183	5/20/06	WVR	19.2
184	5/20/06	WVR	19.3
185	5/20/06	WVR	19.4
186	5/20/06	WVR	19.5
187	5/20/06	WVR	19.6
188	5/20/06	WVR	19.7
189	5/20/06	WVR	19.8
190	5/20/06	WVR	19.9
191	5/20/06	WVR	20.0
192	5/20/06	WVR	20.1
193	5/20/06	WVR	20.2
194	5/20/06	WVR	20.3
195	5/20/06	WVR	20.4
196	5/20/06	WVR	20.5
197	5/20/06	WVR	20.6
198	5/20/06	WVR	20.7
199	5/20/06	WVR	20.8
200	5/20/06	WVR	20.9
201	5/20/06	WVR	21.0
202	5/20/06	WVR	21.1
203	5/20/06	WVR	21.2
204	5/20/06	WVR	21.3
205	5/20/06	WVR	21.4
206	5/20/06	WVR	21.5
207	5/20/06	WVR	21.6
208	5/20/06	WVR	21.7
209	5/20/06	WVR	21.8
210	5/20/06	WVR	21.9
211	5/20/06	WVR	22.0
212	5/20/06	WVR	22.1
213	5/20/06	WVR	22.2
214	5/20/06	WVR	22.3
215	5/20/06	WVR	22.4
216	5/20/06	WVR	22.5
217	5/20/06	WVR	22.6
218	5/20/06	WVR	22.7
219	5/20/06	WVR	22.8
220	5/20/06	WVR	22.9
221	5/20/06	WVR	23.0
222	5/20/06	WVR	23.1
223	5/20/06	WVR	23.2
224	5/20/06	WVR	23.3
225	5/20/06	WVR	23.4
226	5/20/06	WVR	23.5
227	5/20/06	WVR	23.6
228	5/20/06	WVR	23.7
229	5/20/06	WVR	23.8
230	5/20/06	WVR	23.9
231	5/20/06	WVR	24.0
232	5/20/06	WVR	24.1
233	5/20/06	WVR	24.2
234	5/20/06	WVR	24.3
235	5/20/06	WVR	24.4
236	5/20/06	WVR	24.5
237	5/20/06	WVR	24.6
238	5/20/06	WVR	24.7
239	5/20/06	WVR	24.8
240	5/20/06	WVR	24.9
241	5/20/06	WVR	25.0
242	5/20/06	WVR	25.1
243	5/20/06	WVR	25.2
244	5/20/06	WVR	25.3
245	5/20/06	WVR	25.4
246	5/20/06	WVR	25.5
247	5/20/06	WVR	25.6
248	5/20/06	WVR	25.7
249	5/20/06	WVR	25.8
250	5/20/06	WVR	25.9
251	5/20/06	WVR	26.0
252	5/20/06	WVR	26.1
253	5/20/06	WVR	26.2
254	5/20/06	WVR	26.3
255	5/20/06	WVR	26.4
256	5/20/06	WVR	26.5
257	5/20/06	WVR	26.6
258	5/20/06	WVR	26.7
259	5/20/06	WVR	26.8
260	5/20/06	WVR	26.9
261	5/20/06	WVR	27.0
262	5/20/06	WVR	27.1
263	5/20/06	WVR	27.2
264	5/20/06	WVR	27.3
265	5/20/06	WVR	27.4
266	5/20/06	WVR	27.5
267	5/20/06	WVR	27.6
268	5/20/06	WVR	27.7
269	5/20/06	WVR	27.8
270	5/20/06	WVR	27.9
271	5/20/06	WVR	28.0
272	5/20/06	WVR	28.1
273	5/20/06	WVR	28.2
274	5/20/06	WVR	28.3
275	5/20/06	WVR	28.4
276	5/20/06	WVR	28.5
277	5/20/06	WVR	28.6
278	5/20/06	WVR	28.7
279	5/20/06	WVR	28.8
280	5/20/06	WVR	28.9
281	5/20/06	WVR	29.0
282	5/20/06	WVR	29.1
283	5/20/06	WVR	29.2
284	5/20/06	WVR	29.3
285	5/20/06	WVR	29.4
286	5/20/06	WVR	29.5
287	5/20/06	WVR	29.6
288	5/20/06	WVR	29.7
289	5/20/06	WVR	29.8
290	5/20/06	WVR	29.9
291	5/20/06	WVR	30.0
292	5/20/06	WVR	30.1
293	5/20/06	WVR	30.2
294	5/20/06	WVR	30.3
295	5/20/06	WVR	30.4



TANEY ENGINEERING

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

September 25, 2006

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

**Re: Justification Letter for General Plan Amendment, Site Development
Review, Zone Change to RPD-3, and Wavier of Title 18 for 7-acres at Azure
& Torrey Pines SWC**

To Whom It May Concern:

On behalf of our client, National Homes Corporation, we are proposing to change the General Plan Designation for 7.02 gross acres located at the southwest corner of Azure and Torrey Pines from Desert Rural to Rural. In recent years, many properties in the area have been built out as residential subdivisions; the ones adjacent to the east and northeast of the site were built out as R-PD3 subdivisions, similar to this requested application. The proposed amendment to the General Plan will allow a zoning classification (R-PD3) which imposes burdens similar to the burdens imposed by the classification currently provided for (R-E) under the General Plan. The proposed general plan change will allow for an additional 7 residential lots, which has a very small impact and burden on the existing infrastructure and public safety. The proposed R-PD3 residential subdivision is located on approximately 7.02 gross acres that are currently zoned R-E. The project site is bounded by Azure on the north, Torrey Pines on the east, existing residential homes on the south, and undeveloped R-E zoned property to the west. The proposed subdivision consists of 21 lots with a gross density of 2.99 dwelling units per acre. The residential subdivision is proposed to have the following setbacks:

Front – 20-ft from back of curb
Side – 5-ft
Corner – 15-ft
Rear – 20-ft (30-ft along south property line except cul-de-sac lots)
Patio Cover rear yard – 10-ft
Maximum Building Height is 35-ft

**GPA-16538 WVR-16610
ZON-16609 SDR-16611
REVISED 10/19/06 PC**

The proposed development will consist of homes ranging in size from 3000-sf to over 4000-sf size. Open space has been provided in accordance with city requirements in 3 centrally located areas. The subdivision consists of a cul-de-

sac with access from Torrey Pines right-of-way. The cul-de-sac is over the maximum length of 500-ft, and permission is being requested with the site plan review to allow this with a condition that emergency access be allowed to Azure in a manner that is suitable to the fire department. Perimeter landscaping will be provided abutting all public streets in conformance with City of Las Vegas Standards. A detached sidewalk is requested along Azure right-of-way, with a 6-ft landscape area located between the sidewalk and the back of curb, the sidewalk would abut the decorative perimeter wall. This is being done in an effort to increase the distance between pedestrians and traffic, this street serves as a main walking to the near by school and this was a concern of several neighbors at the previous meetings.

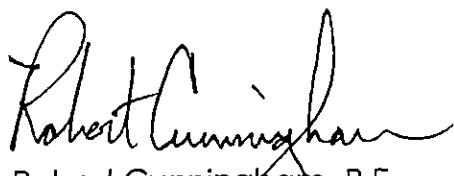
In addition, we are applying for a waiver of Title 18.12.160 which states that

"any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline".

We are requesting to allow the intersection of a 51-ft gated private entry street and a 60-ft public street (Azure Drive) to be approximately 173.14-ft, as well as to allow the intersection of a 51-ft gated private entry street and an 40-ft private street (Hawthorne Woods Avenue) to be approximately 175.72-ft for a proposed 21-lot subdivision. Since the project site is located in a low density surrounding area with low traffic volumes, we believe that the 220-ft minimum intersection offset should not be warranted. In addition, the request in minimizing the intersection offset would be a deviation of approximately 21% from Title 18. Approval of this request will have no adverse impact on the surrounding community.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,


Robert Cunningham, P.E.
Taney Engineering

**GPA-16538 WVR-16610
ZON-16609 SDR-16611
REVISED 10/19/06 PC**