

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairperson

Steven Evans, Vice-Chairperson

Byron Goynes

Richard Truesdell

Leo Davenport

David W. Steinman

Sam C. Dunnam

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the October 5, 2006 Planning Commission Meeting minutes by reference (___ vote)

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

Agenda

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PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

CONSENT ITEMS:

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

1. TMP-16653 - TENTATIVE MAP - EASTERN AVENUE LOFTS SINGLE FAMILY TOWNHOMES - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - Request for a Tentative Map FOR A PROPOSED 79-LOT SINGLE FAMILY DEVELOPMENT on 6.07 gross acres adjacent to the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), R-PD13 (Residential Planned Development - 13 Units Per Acre) Zone, Ward 3 (Reese).

ONE MOTION - ONE VOTE:

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

2. ZON-16915 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHIERFI - Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), Ward 5 (Weekly).
3. VAR-16996 - VARIANCE RELATED TO ZON-16915 - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHIERFI - Request for a variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT OF 1.08 ACRES WHERE FIVE ACRES IS THE MINIMUM AREA REQUIRED on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. SDR-16914 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16915 AND VAR-16996 - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHERFI - Request for a Site Development Plan Review FOR A 6 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).
5. SUP-16947 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: LDR-DMG MEADOW & DECATUR, LLC - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
6. SUP-16948 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRINKER NEVADA LLC - OWNER: MONTECITO MARKETPLACE - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK on the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-019), TC (Towncenter) Zone [MT-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Ross).
7. SDR-16954 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE CHONG CO. - OWNER: CFT-TCC NELLIS, LLC - Request for a Site Development Plan Review FOR A 8,345 SQUARE FOOT SHOPPING CENTER on 1.24 acres on the west side of Nellis Boulevard, approximately 1,060 feet south of Bonanza Road (APN 140-32-517-003), C-2 (General Commercial) Zone, Ward 3 (Reese).
8. SDR-16972 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL CORPORATE CENTER, LLC - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) on 1.04 acres adjacent to the southeast corner of Ann Road and Painted Mirage Road (APN 125-34-116-005), C-2 (General Commercial) Zone, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. VAC-16642 - VACATION - PUBLIC HEARING - OWNER: KOBIE CREEK, LLC - APPLICANT: BRAMBLE HOMES - Petition to vacate a portion of the Gowan Road Right of Way generally located on the northwest corner of Gowan Road and Decatur Boulevard, Ward 6 (Ross).

PUBLIC HEARING ITEMS:

10. ABEYANCE - GPA-16168 - 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 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).
11. ZON-16169 - REZONING RELATED TO GPA-16168 - PUBLIC HEARING - OWNER/APPLICANT: JOHN HERNANDEZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), Ward 3 (Reese).
12. SDR-16174 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16168 AND ZON-16169 - PUBLIC HEARING - OWNER/APPLICANT: JOHN HERNANDEZ - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF AN EXISTING HOME TO A 1,186 SQUARE FOOT OFFICE BUILDING AND WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), R-1 (Single Family Residential) Proposed P-R (Professional Office and Parking), Ward 3 (Reese).
13. ABEYANCE - 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).
14. ABEYANCE - 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

15. ABEYANCE - VAR-16298 - VARIANCE RELATED TO GPA-16294 AND ZON-16296 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request for a Variance TO ALLOW ONE PARKING SPACE WHERE FOUR IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED 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).
16. ABEYANCE - 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).
17. ABEYANCE - 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).
18. ABEYANCE - 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).
19. ABEYANCE - 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

20. ABEYANCE - 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).
21. ABEYANCE - 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).
22. ABEYANCE - ZON-16609 - REZONING RELATED TO GPA-16538 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) 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).
23. ABEYANCE - WVR-16610 - WAIVER RELATED TO GPA-16538 AND ZON-16609 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 173 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

24. ABEYANCE - SDR-16611 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16538, ZON-16609, AND WVR 16610 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).
25. ABEYANCE - ZON-16179 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 1 (Tarkanian).
26. ABEYANCE - VAR-16181 - VARIANCE RELATED TO ZON-16179 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) Zone [PROPOSED: C-1 (LIMITED COMMERCIAL) Zone], Ward 1 (Tarkanian).
27. VAR-17191 - VARIANCE RELATED TO ZON-16179 AND VAR-16181 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 87 FEET WHERE 100 FEET IS REQUIRED on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).
28. ABEYANCE - SDR-16180 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179, VAR-16181, AND VAR-17191 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

29. **TABLED - VAR-14193 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD J. WALKER** - Request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING AND TO ALLOW THIS STRUCTURE TO BE 2,475 SQUARE FEET WHERE 1,613 SQUARE FEET IS PERMITTED on 0.54 acres at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson).
30. **TABLED - SUP-14192 - SPECIAL USE PERMIT RELATED TO VAR-14193 - PUBLIC HEARING - APPLICANT/OWNER: RONALD J. WALKER** - Request for a Special Use Permit FOR A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson).
31. **RESCIND PREVIOUS ACTION - VAR-14734 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).
32. **RECONSIDER - VAR-14734 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
33. **RESCIND PREVIOUS ACTION - VAR-14735 - VARIANCE RELATED TO VAR-14734 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 13 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND 29 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).

Agenda

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PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

34. RECONSIDER - VAR-14735 - VARIANCE RELATED TO VAR-14734 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 13 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND 29 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
35. RESCIND PREVIOUS ACTION - SUP-15027 - SPECIAL USE PERMIT RELATED TO VAR-14734 AND VAR-14735 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT HIGH AMATEUR RADIO ANTENNA TOWER on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).
36. RECONSIDER - SUP-15027 - SPECIAL USE PERMIT RELATED TO VAR-14734 AND VAR-14735 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT HIGH AMATEUR RADIO ANTENNA TOWER on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
37. VAR-16769 - VARIANCE RELATED TO VAR-14734, VAR-14735 AND SUP-15027 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
38. ABEYANCE - VAR-16505 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALVY COOK - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 1117 Strong Drive (APN 162-05-511-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

39. VAR-15338 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: S.F. INVESTMENTS, LLC - Request for a Variance TO ALLOW PROPOSED SINGLE FAMILY DWELLING TO BE 14 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A SIDE SETBACK OF 4 FEET WHERE 5 FEET IS REQUIRED on 0.14 acres at 6163 Maxmar Court (APN 138-14-713-003), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
40. VAR-16645 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: S.F. INVESTMENTS, LLC - Request for a Variance TO ALLOW PROPOSED SINGLE FAMILY DWELLING TO BE 14 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.157 acres at 6162 Maxmar Court (APN 138-14-713-007), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
41. VAR-16646 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: S.F. INVESTMENTS, LLC - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 11 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 6130 Patriots Point Court (APN 138-14-714-005), U (Undeveloped) Zone Under Resolution of Intent to R-1 (Single Family Residential), Ward 5 (Weekly).
42. SUP-16850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ST. THOMAS CATHOLIC CHURCH - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP located on the south side of Roberta Drive, approximately 1280 feet west of Decatur Boulevard (APN 138-13-801-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).
43. SDR-16849 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-16850 - PUBLIC HEARING - APPLICANT/OWNER: ST. THOMAS CATHOLIC CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 11,590 SQUARE FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARD on 2.45 acres located on the south side of Roberta Drive, approximately 1280 feet west of Decatur Boulevard, (APN 138-13-801-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

44. SUP-17404 - SPECIAL USE PERMIT - PUBLIC HEARING - - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
45. SUP-17405 - SPECIAL USE PERMIT RELATED TO SUP-17404 - PUBLIC HEARING - - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY WITHIN THE WEST PORTION OF A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
46. SDR-16952 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17404 AND SUP-17405 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR A 42,500 SQUARE FOOT SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
47. SUP-16750 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOUG HERMANSEN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC - Request for a Special Use Permit FOR A MASSAGE ESTABLISHMENT WITH WAIVERS OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND THE 1000 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER MASSAGE ESTABLISHMENT at 6800 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
48. SUP-16911 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 1101 South Fort Apache Road (APN 163-05-110-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 2, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

49. **SDR-16919 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT /OWNER: CHARLESTON & JONES LLC** - Request for a Site Development Plan Review and a Waiver of the Perimeter Landscape Buffering Requirement FOR THE CONVERSION OF A 192-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 7.41 acres at 5905 West Charleston Boulevard (APN 163-01-102-038), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward I (Tarkanian).
50. **SDR-16959 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TODD & ASSOCIATES - OWNER: DONREY OF NEVADA INC.** - Request for a Site Development Plan Review FOR THREE PROPOSED TEMPORARY BUILDINGS TOTALLING 7,920 SQUARE FEET on 1.9 acres at 919 West Bonanza Road (APN 139-28-801-005), M (Industrial) Zone, Ward 5 (Weekly).

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF POSTING

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

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

I Ed Oakley, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 26th day of October 2006, at the hour of 1:00pm, there were posted copies of the November 2, 2006 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(In the walkway area next to the entrance to Human Resources)
5. Bulletin Board, City Hall Plaza
400 Stewart Avenue
(next to Metro Records)

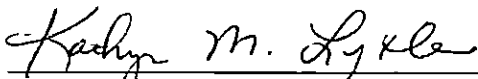


(Signature)

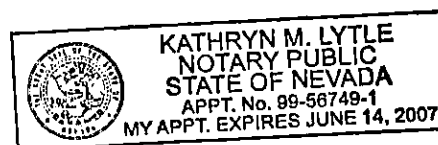
Planning and Development Department

Subscribed and sworn to before me

This 26th day of October 2006.



Notary Public in and for said County and State



(Mailing required under the provisions of NRS Chapter 241)

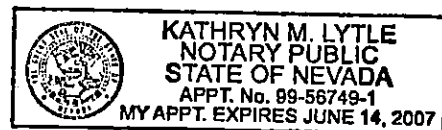
I **Dorothy Marsili**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **26th** day of **October, 2006**, a copy of the **November 2, 2006** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Dorothy Marsden

Planning and Development Department

26 day of OCTOBER, 2006

Kathryn M. Lytle
NOTARY PUBLIC in and for said County and State



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TROWBRIDGE.

CALL TO ORDER: 6:01 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN GLENN TROWBRIDGE, MEMBERS STEVEN EVANS, RICHARD TRUESDELL, BYRON GOYNES, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., JOHN KORKOSZ – PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, VICTOR BALANOS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

SUBJECT:

Approval of the minutes of the October 5, 2006 Planning Commission Meeting

MOTION:

EVANS – ABEYANCE to the 11/16/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

There was no discussion.

(6:02 – 6:03)

1-40

MOTION:

TRUESDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance or tabled. Letters are on file for each of the requests.

Item 7 [SDR-16954]	Abeyance to 12/07/2006 Planning Commission Meeting
Item 13 [GPA-16294]	TABLED
Item 14 [ZON-16296]	TABLED
Item 15 [VAR-16298]	TABLED
Item 16 [SDR-16292]	TABLED
Item 17 [GPA-16511]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 18 [ZON-16519]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 19 [VAR-16525]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 20 [SDR-16522]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 25 [ZON-16179]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 26 [VAR-16181]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 27 [VAR-17191]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 28 [SDR-16180]	Abeyance to 11/16/2006 Planning Commission Meeting

City of Las Vegas

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006 Planning and Development Department Housekeeping Items

MINUTES – Continued:

Item 35 [SUP-15027 – rescind]	Abeyance to 12/21/2006 Planning Commission Meeting
Item 36 [SUP-15027 – reconsider]	Abeyance to 12/21/2006 Planning Commission Meeting
Item 39 [VAR-15338]	WITHDRAW WITHOUT PREJUDICE

MR. KORKOSZ explained that the applicant was requesting to hold Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting in order to revise the plans.

JOHN LASPOLUTO, Aptus Architecture, 1200 South Fourth Street, appeared on behalf of the applicant for Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292] and requested the items be tabled in order to continue working with staff and the neighbors to address outstanding concerns.

MR. KORKOSZ stated the applicant's request was to hold Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525] and Item 20 [SDR-16522] to the 11/16/2006 Planning Commission meeting in order to revise the plans. He supported the request.

The applicant has requested to hold Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission meeting. MR. KORKOSZ stated the applications are being noticed.

MR. KORKOSZ recommended holding Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission meeting in order to work with the applicant towards a reasonable accommodation for his radio tower.

MR. KORKOSZ stated that the applicant has requested to withdraw without prejudice Item 39 [VAR-15338] and he supported that request.

(6:03 – 6:07)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

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

ACTIONS:

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

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

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

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006**

CHAIRMAN TROWBRIDGE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TMP-16653 - TENTATIVE MAP - EASTERN AVENUE LOFTS SINGLE FAMILY TOWNHOMES - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - Request for a Tentative Map FOR A PROPOSED 79-LOT SINGLE FAMILY DEVELOPMENT on 6.07 gross acres adjacent to the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), R-PD13 (Residential Planned Development - 13 Units Per Acre) Zone, Ward 3 (Reese).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:07 – 6:08)

1-202

CONDITIONS:

Planning and Development

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

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 1 – TMP-16653

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-11728), Variance (VAR-11723) and the Rezoning (ZON-11718).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

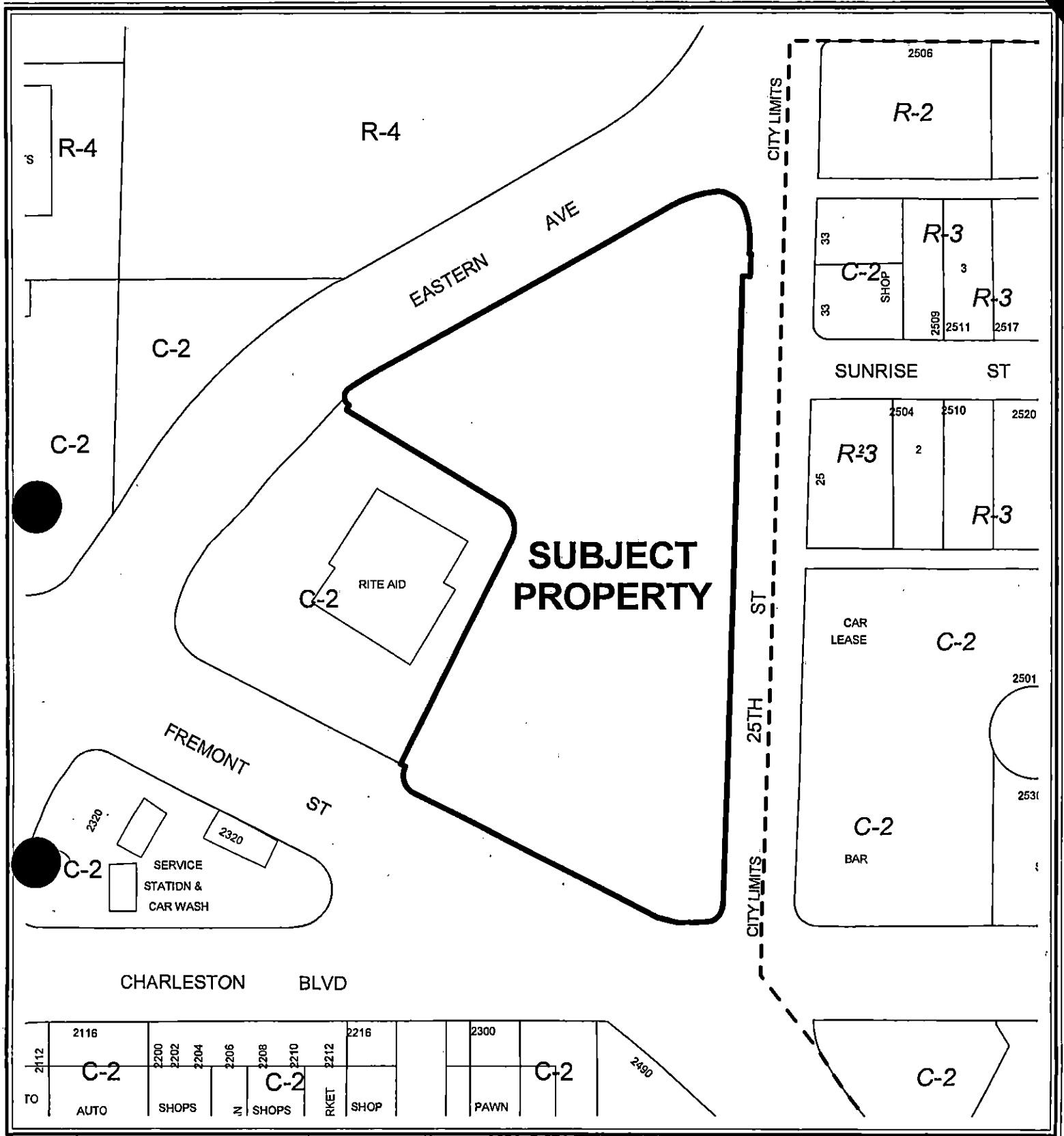
Public Works

7. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall either be a minimum distance of 18 feet or greater or a maximum of five feet or less.
8. Each lot shall connect to public sewer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 1 – TMP-16653

CONDITIONS – Continued:

- permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Private Streets shall be granted and labeled as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
 10. 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.
 11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11718, Site Development Plan Review SDR-11728 and all other applicable site-related actions.
 12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

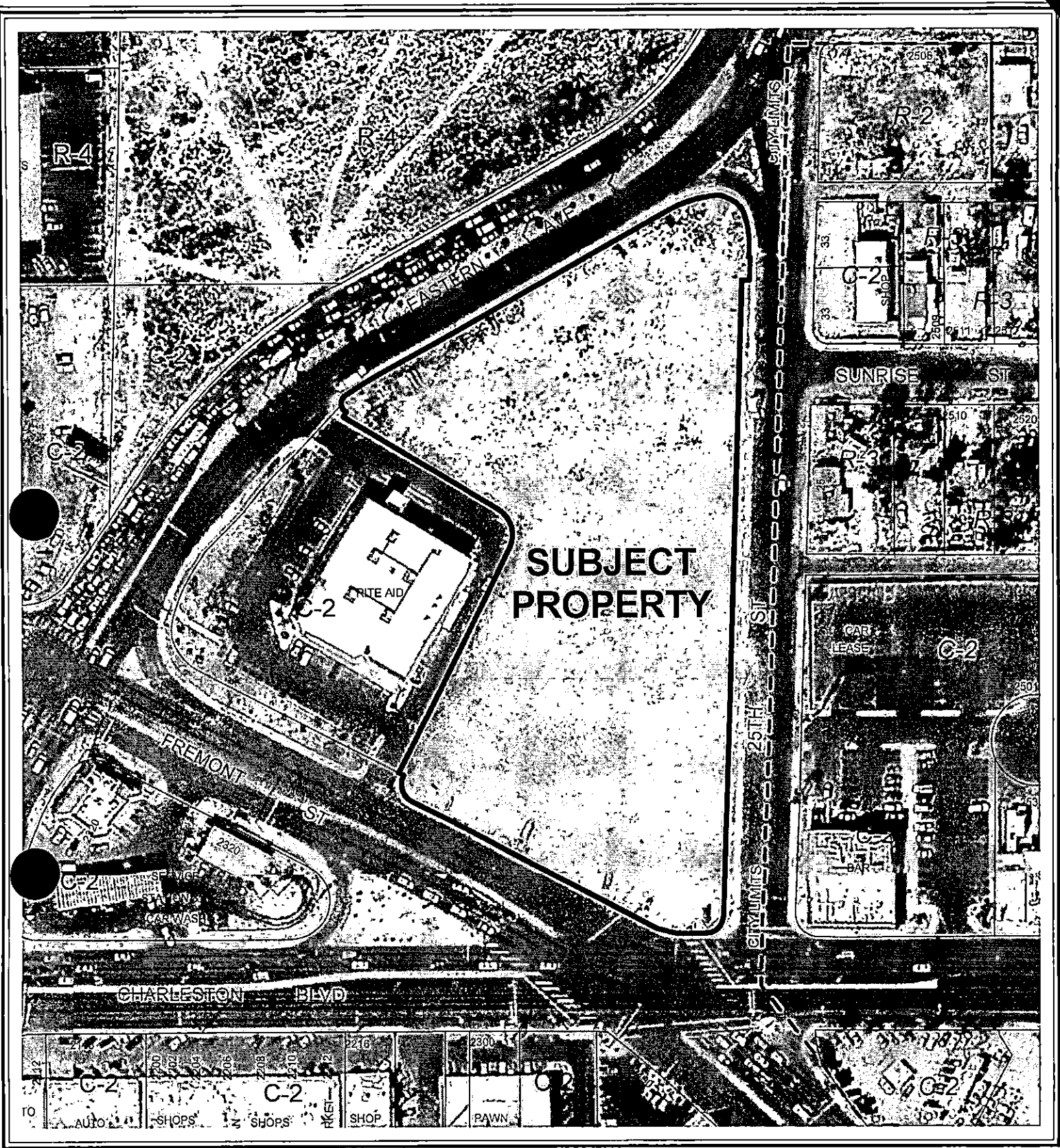


CASE: **TMP-16653**

ZONING OF SUBJECT PROPERTY:

R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT - 13 UNIT PER ACRE)





CASE: TMP-16653

ZONING OF SUBJECT PROPERTY:

R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT - 13 UNIT PER ACRE)

0 80 160 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TMP-16653 - EASTERN AVENUE LOFTS SINGLE FAMILY TOWNHOMES - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-11728), Variance (VAR-11723) and the Rezoning (ZON-11718).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

TMP-16653 - Conditions Page Two
November 2, 2006 - Planning Commission Meeting

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

Public Works

7. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall either be a minimum distance of 18 feet or greater or a maximum of five feet or less.
8. Each lot shall connect to public sewer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Private Streets shall be granted and labeled as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
10. 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.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11718, Site Development Plan Review SDR-11728 and all other applicable site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-16653 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for the approval of a Tentative Map for a proposed 79-lot, Single-Family Development on 6.07 gross acres adjacent to the northwest corner of 25th Street and Charleston Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg, etc.</i>	
10/13/97	The City Council approved a Special Use Permit (U-0063-97) application to allow the off-premise sale of packaged liquor in conjunction with a proposed drug store, on property located on the northeast corner of Fremont Street and Eastern Avenue. The Planning Commission and staff both recommended approval.
09/15/04	The City Council approved a request for a Site Development Plan Review (SDR-4750) and Waivers in required landscape buffer, location of building, and parking tree spacing for a 60,000 square-foot commercial center on 5.4 acres. Staff and Planning Commission recommended approval.
04/19/06	The City Council approved a request for Rezoning (ZON-11718) from C-2 (General Commercial) to R-PD14 (Residential Planned Development - 14 Units Per Acre) on 6.07 gross acres. The Planning Commission recommended approval. Staff recommended denial.
04/19/06	The City Council approved a request for a Variance (VAR-11723) to allow 11,627 square feet of Open Space where 61,079 square feet is the minimum amount of Open Space Required. The Planning Commission recommended approval. Staff recommended denial.
04/19/06	The City Council approved a request for a Waiver (WVR-12176) to Title 18.12.100, allowing a 30-foot private street width where a 37-foot road is the minimum required by Code. The Planning Commission recommended approval. Staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/14/06	A Pre-application was held with the applicant to discuss the requirements for submitting a Tentative Map for review as listed by the Tentative Map Checklist. Additionally, the applicant was informed of the requirements regarding wall heights, materials, and colors. The applicant was also informed of the submittal requirements requiring the site cross sections to show proper wall height and design.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

MH

TMP-16653 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.07
Net Acres	4.24

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Undeveloped	MXU (Mixed-Use)	R-PD13 (Residential-Planned Development – 13 units per acre)
North:	Undeveloped/Multi-Family Residences	C (Commercial)	R-4 (High Density Residential)
South:	Service Station/Car Wash/Pawn Shop	C (Commercial)	C-2 (General Commercial)
West	General Commercial Strip Center/Rite Aid (Drug Store)	C (Commercial)	C-2 (General Commercial)
East:	Residential/Parking Lot/Bar	Unincorporated Clark County	Unincorporated Clark County

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	5 Gross Acres	6.07 Gross Acres	Y
Min. Lot Width	NA	220 Feet	Y
Min. Setbacks			
• Front		3.68-6.89 Ft.	Y
• Side		0-27.34 Ft.	Y
• Corner		N/A	Y
• Rear		4.06-36.17 Ft.	Y

MH

TMP-16653 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

Max. Lot Coverage	NA	38.08-81.74%	Y
Max. Building Height	NA	3 Stories/35.5 Ft.	Y
Trash Enclosure	Screened and covered	One shown for each unit	Y
Mech. Equipment	Screened and not mounted on rooftops	Screened	Y or N

<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>
R-PD13	87.1 d/u	(79)	R-PD13	87.1 D/U	MXU	>155.5

<i>Open Space - R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.07 acres	14 DU/AC	1.65	23.1%	61,079 SF	4.4%	11,627	6.07 acres

ANALYSIS

The proposed project includes 79 lots with attached townhomes. The size of the lots range from 1,214 square feet to 2,415 square feet in area. The lots will be accessed from a main entry located along 25th Street. The interior circulation of the project is handled by a 30-foot wide private street providing access to each residential parking garage and guest parking space. The applicant is proposing three-story townhomes that will measure approximately 1,800 to 2,000 square feet in area. Each home will have a balcony and rear yard area. In addition, each of the units include an attached two-car garage.

Public Works notes: Deviations from Standards have been conditionally approved for this site allowing the modification of the standard interior street sections, to reduce the standard entrance throat depth on 23rd street to 50' from the street to the gate, and to modify the proposed bus turnout lane on Fremont Street to include an exit driveway lane.

TMP-16653 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

FINDINGS

- **General Information**

The Tentative Map application is for the development of a 79-lot single-family residential subdivision of 6.07 gross acres, with a density of 13 units per gross acre. All lots in the subdivision will have access from a gated interior 30-foot wide private street. A six-foot landscape buffer and perimeter wall will be provided along all street frontages.

- **Cross Section**

The submitted east/west (Section A) and north/south (Section B) cross sections depict a maximum natural grade of or less than two percent across the site. Per Table A of Title 18.08.110, a development with a natural slope between zero and two percent is allowed a maximum four-foot high retaining wall; the six-foot perimeter walls as shown are within the permitted height and no retaining walls are called out.

A six-foot decorative perimeter wall is shown but does not exceed the eight-foot wall height permitted by Title 19.08.040(B)(2).

- **Trails**

There are no trail routes that immediately abut the subject property.

- **Special Conditions of Approval**

Special conditions of approval were established for the subject property in applications for Rezoning (ZON-11718) and the Site Development Plan Review (SDR-11728) as follows:

TMP-16653 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-16653** APN: 139-35-815-002
Name of Property Owner: Urban Lofts XIV, Ltd
Name of Applicant: Interurban Construction, 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): _____

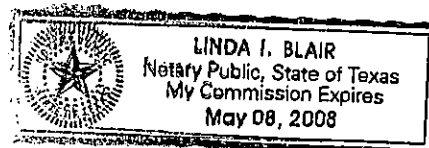
APN: _____

Signature of Property Owner: Larry S. Davis

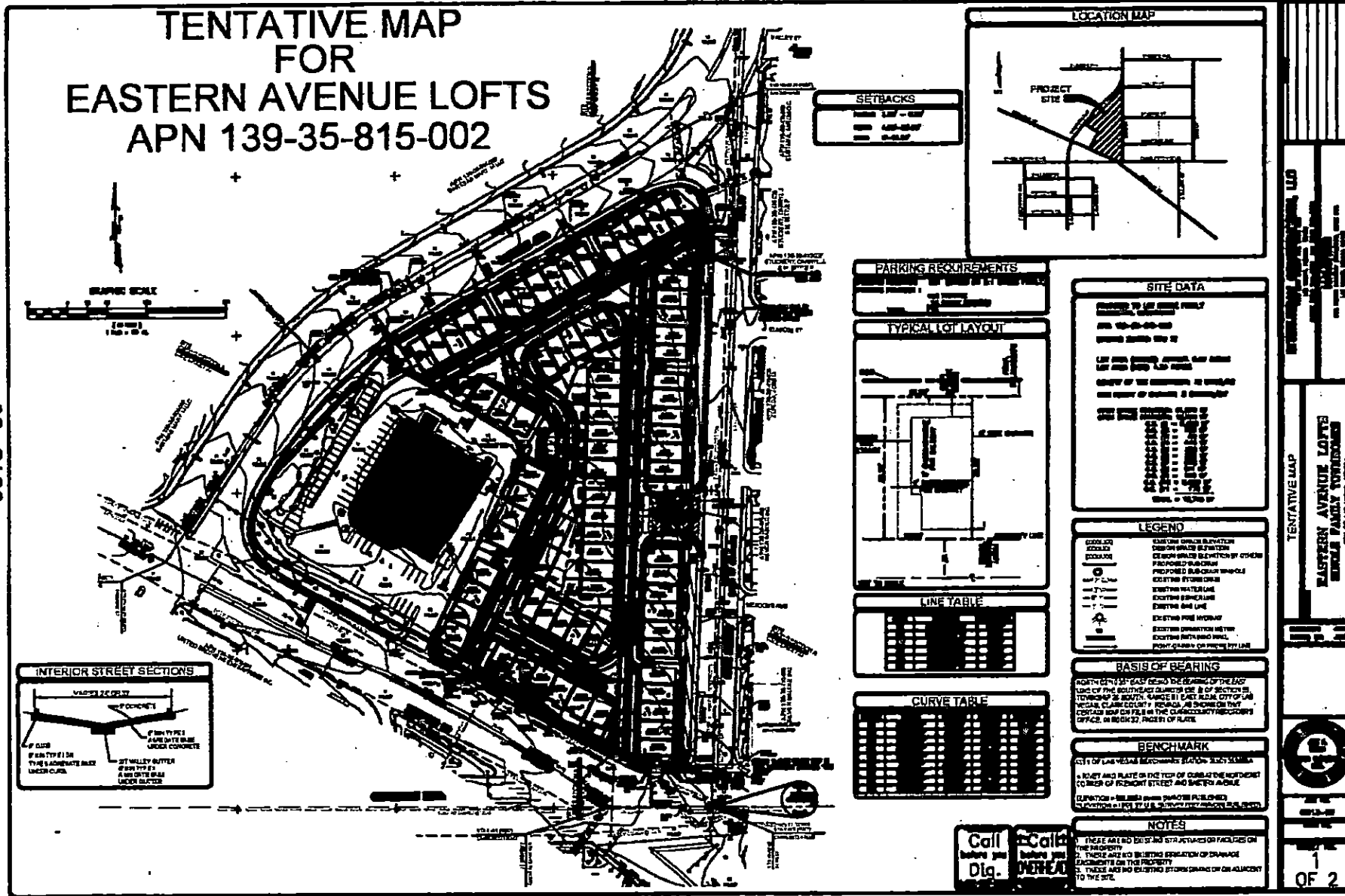
Print Name: Larry S. Davis

Subscribed and sworn before me

This 25 day of JULY, 2006
Linda I. Blair
Notary Public in and for said County and State



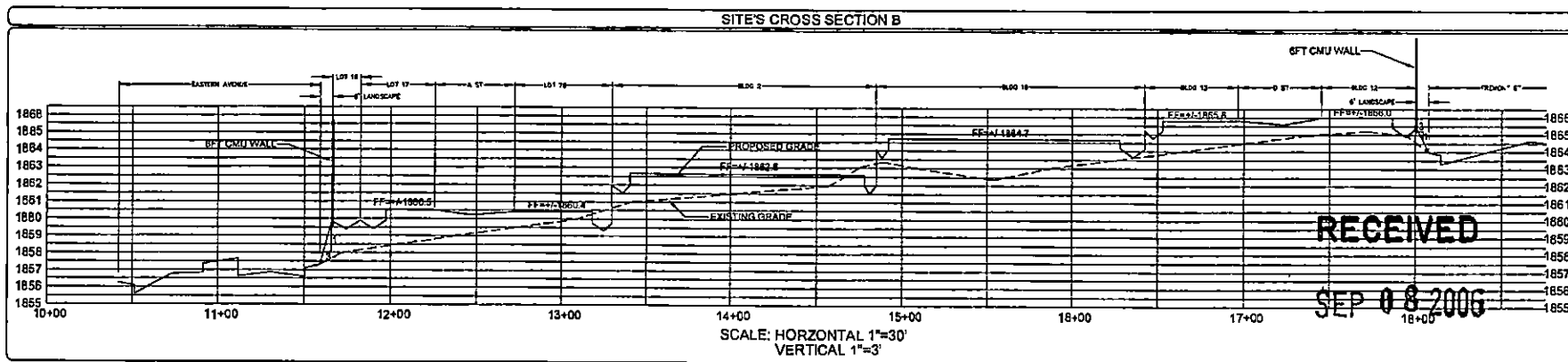
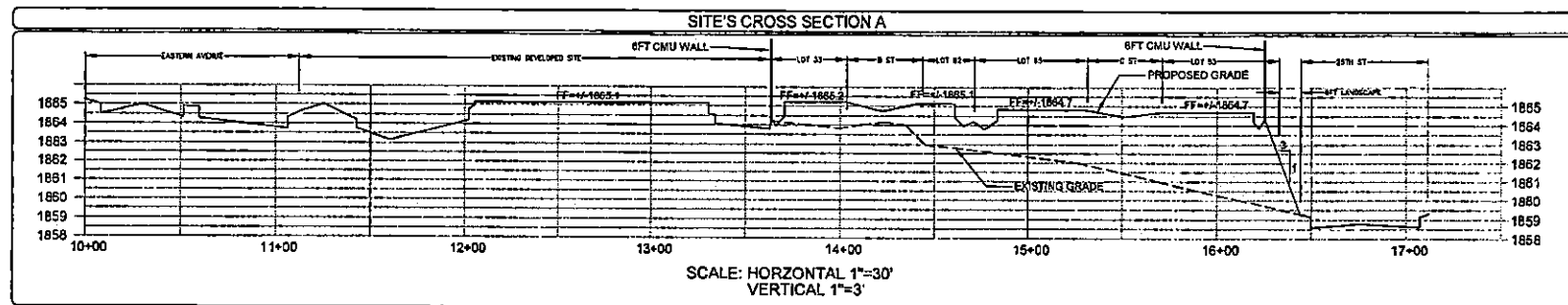
0013-06



TMP-16653
11/02/06 PC
REVISED

RECEIVED
OCT 13 2006

TENTATIVE MAP FOR EASTERN AVENUE LOFTS APN 139-35-815-002



RECEIVED

SEP 08 2006

BASIS OF BEARING
NORTH 02°10'30" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 81 EAST, N.E.C.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN BOOK 32, PAGE 41 OF PLATS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK STATION - 2101 355554
A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND EASTERN AVENUE.
ELEVATION = 568.884 meters (NAVD83 PUBLISHED)
ELEVATION = 1862.511 U.S. SURVEY FEET (NAVD83 PUBLISHED)

NOTES
1. THERE ARE NO EXISTING STRUCTURES OR FACILITIES ON THE PROPERTY.
2. THERE ARE NO EXISTING IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.
3. THERE ARE NO EXISTING STORM DRAIN OR DRAINAGE ADJACENT TO THE SITE.

TMP-16653
11/02/06 PC

INTERURBAN CONSTRUCTION, LLC
1000 EAST FLORISSANT AVE., SUITE 200
LAS VEGAS, NEVADA 89119
PHONE (702) 887-0031 FAX (702) 887-0037

HAUNTEC
1000 EAST FLORISSANT AVE., SUITE 200
LAS VEGAS, NEVADA 89119
PHONE (702) 887-0031 FAX (702) 887-0037

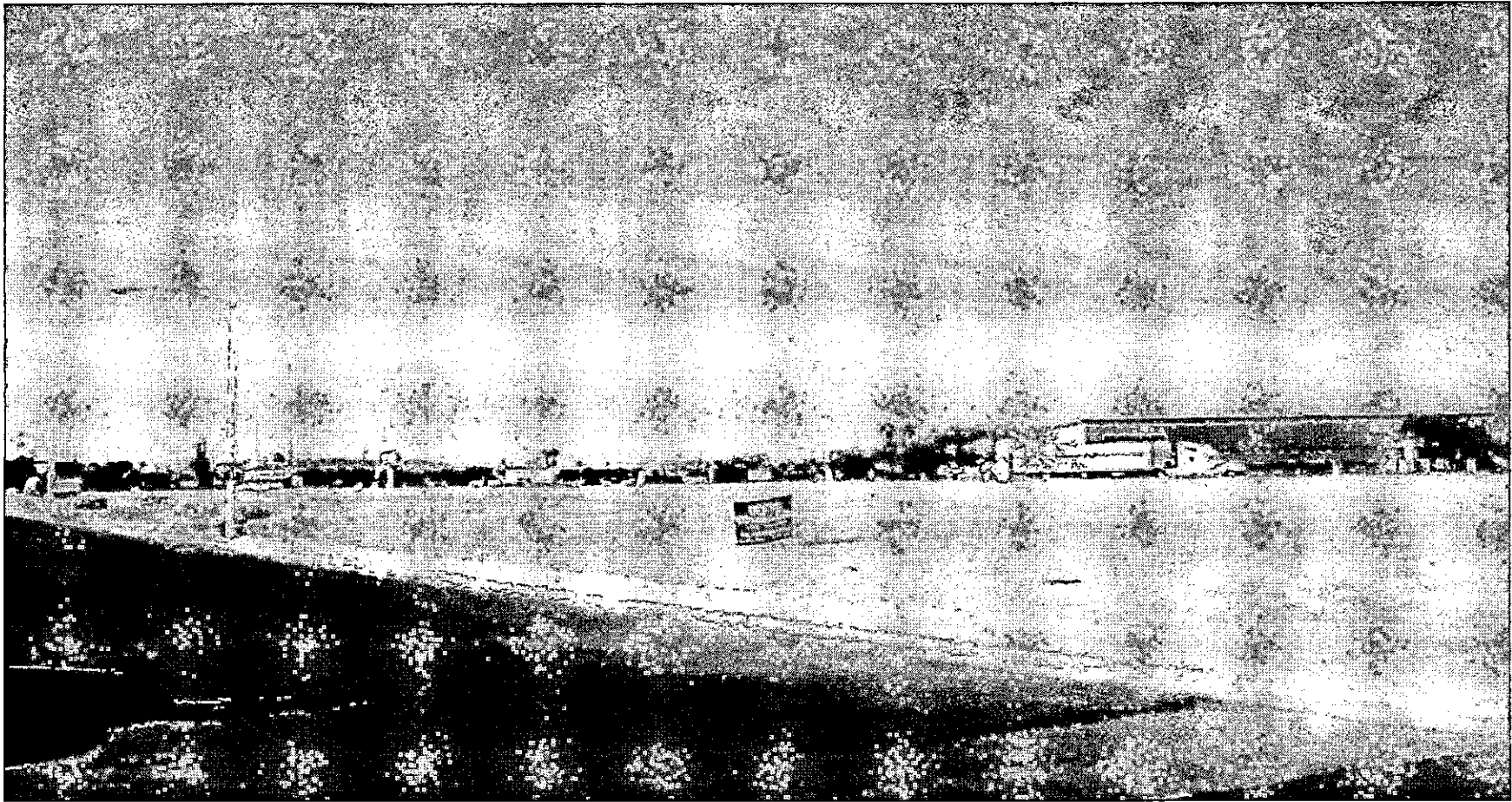
TENTATIVE MAP
EASTERN AVENUE LOFTS
SINGLE FAMILY TOWNHOMES
CITY OF LAS VEGAS, NEVADA

DESIGNER: JAH
DRAWN BY: JAH

JOB NO. 6313-06
NOVA NO.

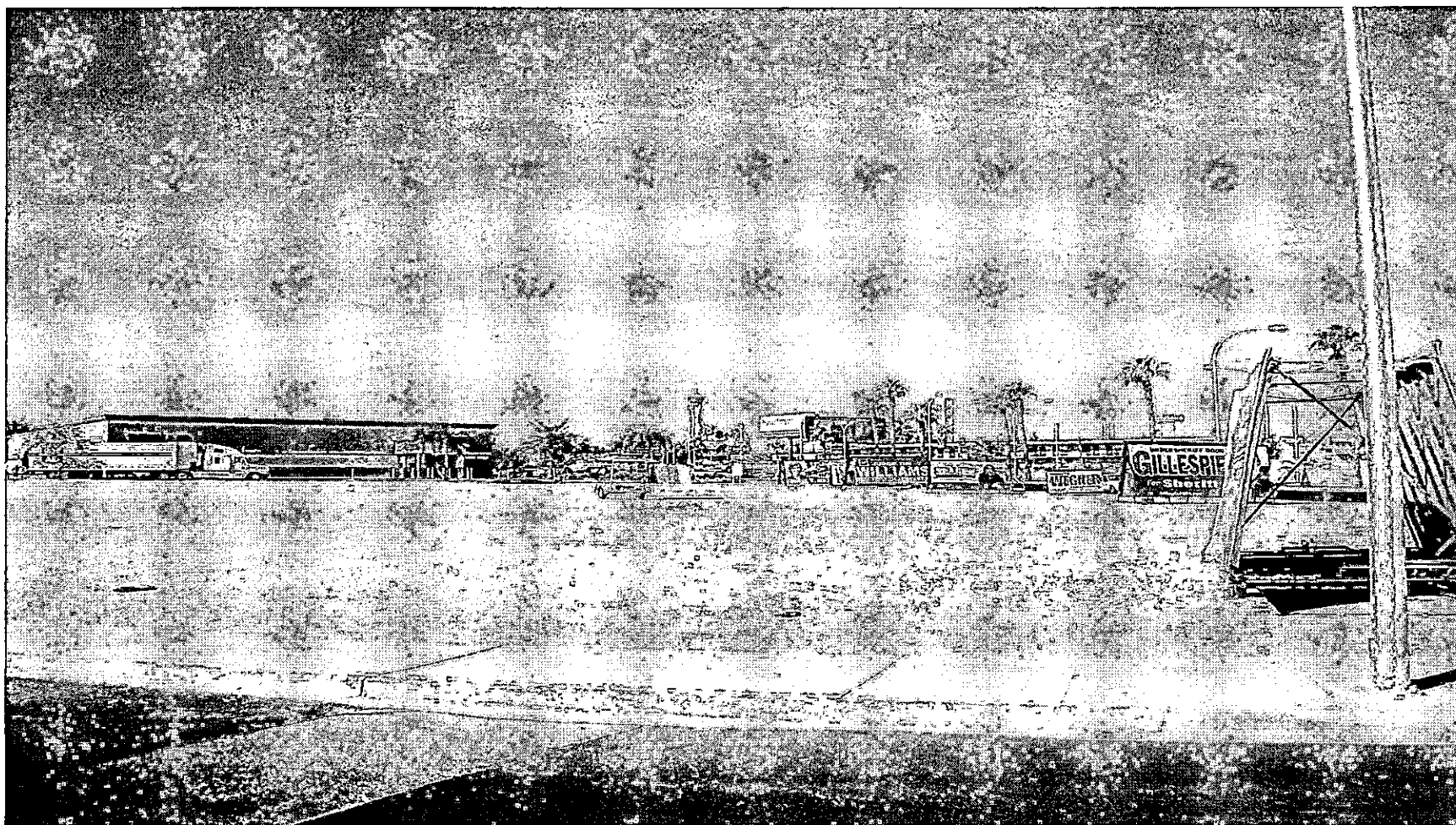
SHEET NO. 2 OF 2

0013-06



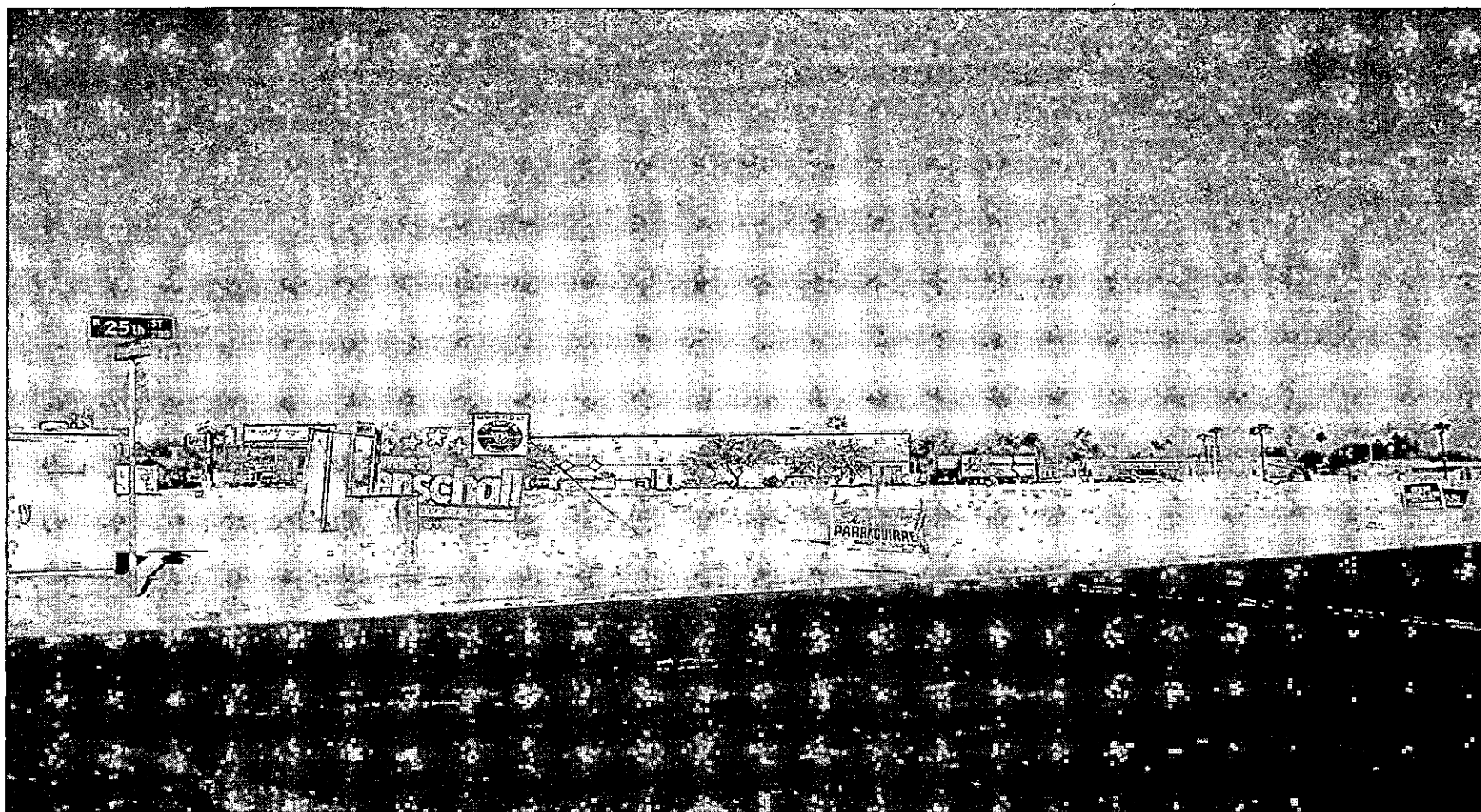
TMP-16653 - EASTERN AVENUE LOFTS SINGLE FAMILY TOWNHOMES - APPLICANT: INTERURBAN
CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.
ADJACENT TO THE NORTHWEST CORNER OF 25TH STREET AND CHARLESTON BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



TMP-16653 - EASTERN AVENUE LOFTS SINGLE FAMILY TOWNHOMES - APPLICANT: INTERURBAN
CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.
ADJACENT TO THE NORTHWEST CORNER OF 25TH STREET AND CHARLESTON BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



TMP-16653 - EASTERN AVENUE LOFTS SINGLE FAMILY TOWNHOMES - APPLICANT: INTERURBAN
CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.
ADJACENT TO THE NORTHWEST CORNER OF 25TH STREET AND CHARLESTON BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-16915 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHERFI - Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), Ward 5 (Weekly).

C.C.: 12/06/06

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:

EVANS – APPROVED subject to conditions Item 2 [ZON-16915], Item 3 [VAR-16996], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642] and Item 4 [SDR-16914] with the deletion of Condition 6 – **UNANIMOUS**

To be heard by City Council on 12/06/2006

MINUTES:

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

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 2 – ZON-16915

MINUTES – Continued:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

MARGO WHEELER, Director of Planning and Development Department, stated that Condition 6 of Item 4 [SDR-16914] should be deleted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

(6:08 – 6:12)

1-230

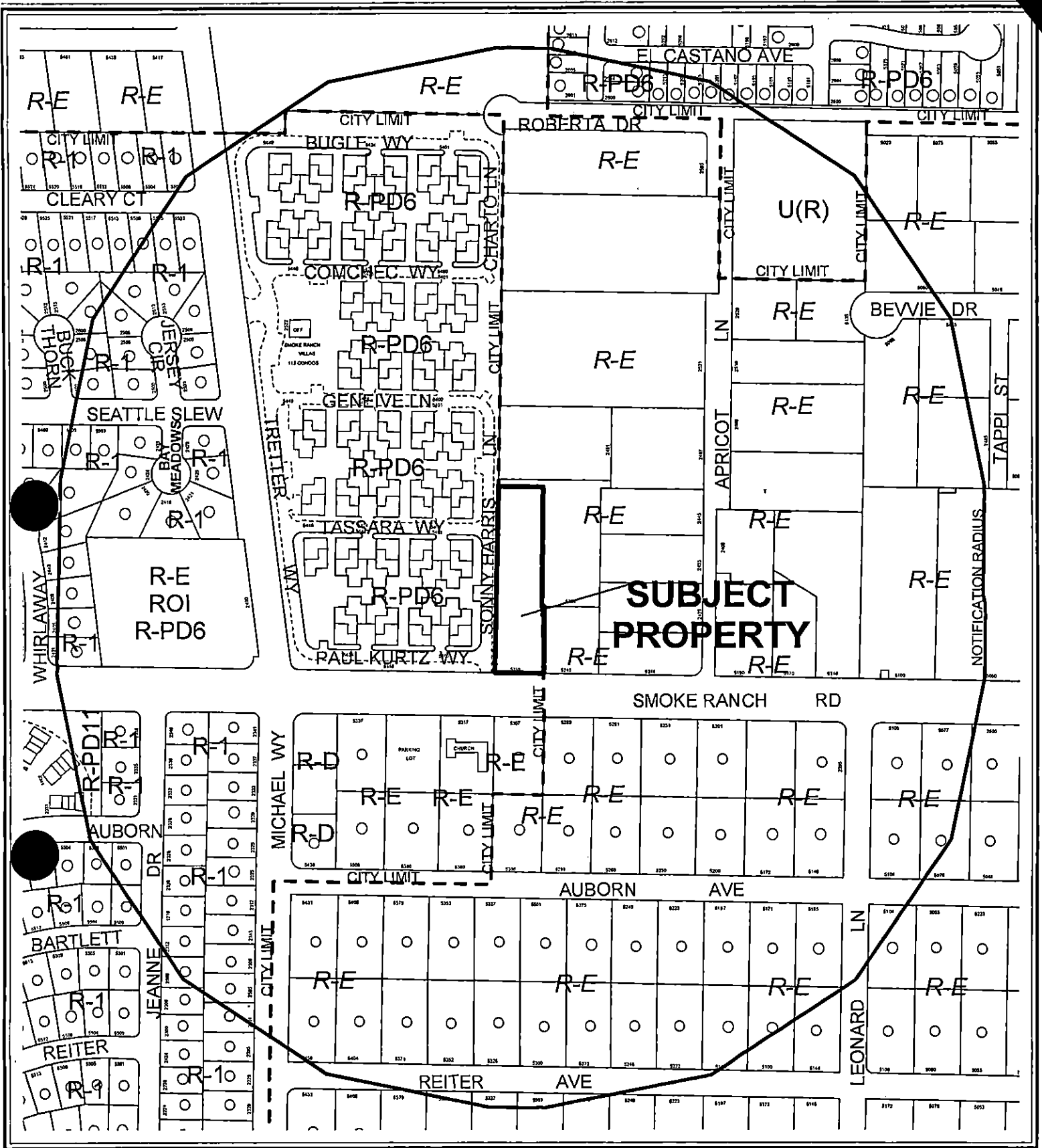
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-16914) 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

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Grant a perpetual, irrevocable vehicular and pedestrian access easement in favor of Assessor's Parcel Number 138-13-801-053 on the Final Map for this site; alternatively provide a copy of a recorded Access Easement/Agreement between this site and Assessor's Parcel Number 138-13-801-053 prior to the recordation of a map for this site.
5. 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.



CASE: ZON-16915

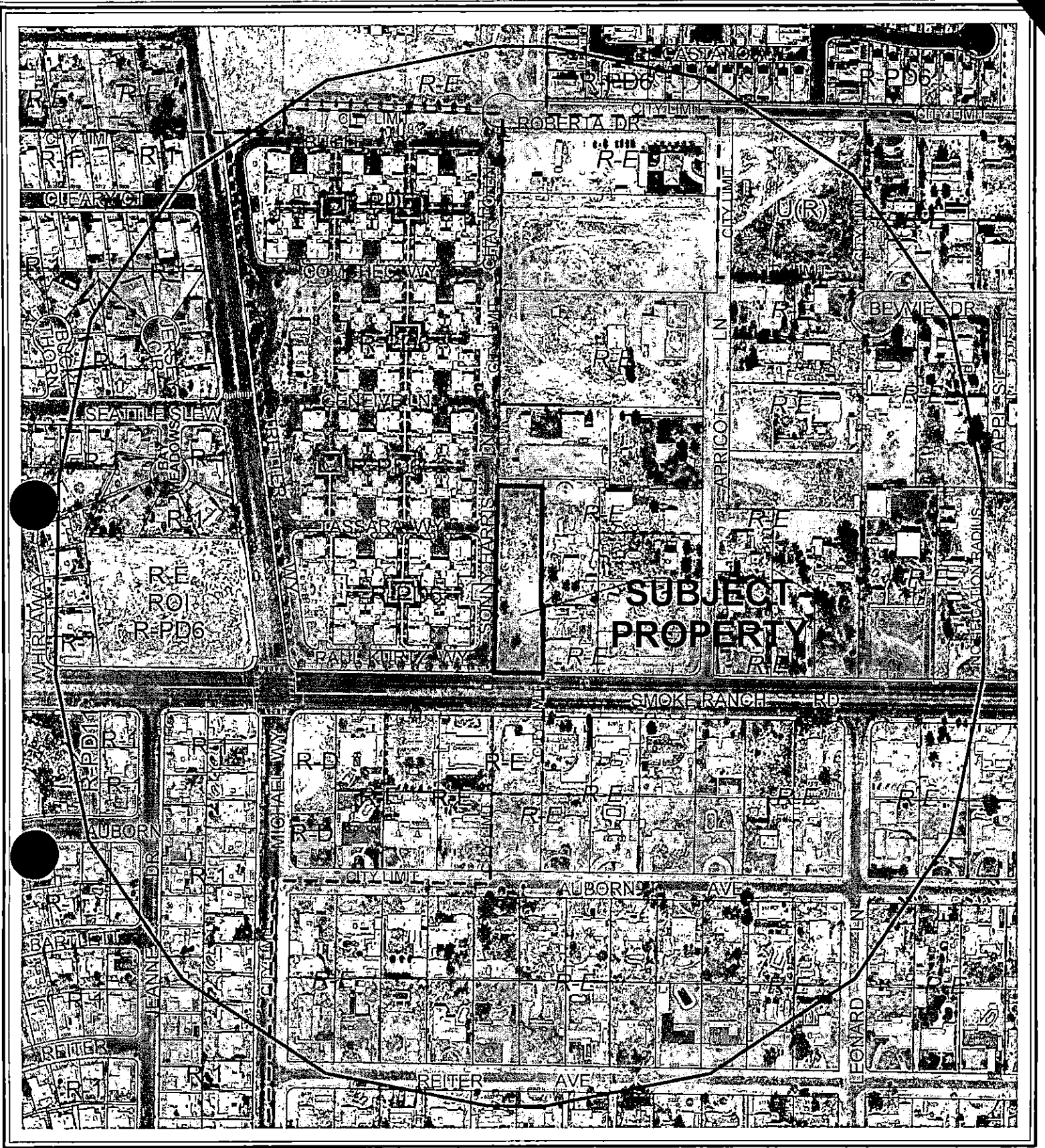
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

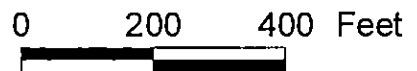


CASE: **ZON-16915**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-16915 - APPLICANT/OWNER: GHASSAN MISHREFI**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-16914) 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

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Grant a perpetual, irrevocable vehicular and pedestrian access easement in favor of Assessor's Parcel Number 138-13-801-053 on the Final Map for this site; alternatively provide a copy of a recorded Access Easement/Agreement between this site and Assessor's Parcel Number 138-13-801-053 prior to the recordation of a map for this site.
5. 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-16915 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Rezoning from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units Per Acre) on 1.08 acres located adjacent to the north side of Smoke Ranch Road, approximately 470 feet east of Michael Way. Approval would permit the development of a six-lot, single family subdivision.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved an annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.
08/20/03	The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577. The Planning Commission and staff recommended approval.
03/26/04	The Planning Commission approved a seven-lot Tentative Map TMP-3876 at 5250 Smoke Ranch Road.
08/04/04	The Planning and Development staff administratively approved the Final Map FMP-3876. The Final Map was not recorded.
05/10/05	Code Enforcement Case #29821: Vacant Building. Case resolved on 8/17/05.
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/07/06	The applicant's representative met with staff to discuss reactivating a previously-expired entitlement for a six-lot Residential, Planned Development.
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.08
Net Acres	1.04

ZON-16915 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	ML (Medium Low Residential)	R-E (Residence Estates)
North	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County
South	Single Family Dwelling and church	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County
West	Single Family Dwelling	MLA (Medium Low Density Attached)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

<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			
R-PD Residential Planned Development District	X		N
A-O Airport Overlay District	X		Y
Trails		X	
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 the following standards apply:

<i>Standard</i>	<i>Proposed</i>	<i>Acceptable</i>
Min. Lot Size	3,510	Y
Min. Lot Width	52 Feet	Y
Min. Setbacks • Front (Garage) • Front (House) • Side • Rear	20 Feet 15 Feet 5 Feet 10 Feet	Y
Max. Lot Coverage	NA	NA
Max. Building Height	2 stories/ 35 Feet	Y

ZON-16915 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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>
RE	2du/ac	(2)	R-PD6	6.49du/ac max. 7d/u for subject site	ML	8.49du/ac max. 9.1d/u for subject site

Pursuant to Title 19.12 the following 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>		
Buffer: • Min. 24-inch box Trees • Min. 5-gallon shrubs	1 Tree/ 30 Linear Feet 4 shrubs / 24-inch box tree	3 Trees 12 Shrubs	8 Trees 33 Shrubs	
Min. Zone Width	6 Feet		6-feet wide	Y
Wall Height	8 Feet Max		6-feet high	Y

Pursuant to Title 19.06 the following standards apply:

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
1.08	5.55	1.65	0	0	0	0	Y*

*Pursuant to Title 19.06 projects with less than 12 lots have no open space requirement.

ANALYSIS

The applicant is proposing a six-unit subdivision on 1.08 acres. Per Title 19.06.040, R-PD developments require a minimum site size of five acres which the applicant is seeking to remedy with a request for a Variance (VAR-16996). The proposed density of 5.55 units per acre is compatible with the existing ML (Medium Low Density) general plan category that allows for 8.49 units per acre. Lots range in size from 3,884 square feet to 4,043 square feet.

A cul-de-sac off of Smoke Ranch Road will provide access to the development. A common lot, as depicted on the submitted site plan, is shown on the northernmost portion of the site. A six-foot wide landscape buffer is depicted adjacent to the Smoke Ranch right-of-way.

ZON-16915 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

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."**
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."**
3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**
4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

In regard to "1":

The proposal is in conformance with the existing ML (Medium-Low) designation as the 5.55 units/acre is below the 8.49 units/acre allowed.

In regard to "2":

The parcel is directly adjacent to the R-PD6 (Residential Planned Development-6 unit per acre) condominium project to the west. The properties to the north, east and south are R-E (Residence Estates) zoned properties and developed as minimum half-acre lots. However, both the small scale of the proposal and the low housing density make the project compatible with the area.

In regard to "3":

The proximity of the condominium project and intersection of Smoke Ranch Road and Michael Way make this request a reasonable use of land and density for this area of the City.

In regard to "4":

The proposed subdivision has direct access to Smoke Ranch Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. The design of the project will have little impact on neighborhood traffic as the roadway is adequate to handle the proposed six-lot subdivision.

ZON-16915 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 304 (Mailed with VAR-16996 and SDR-16914)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16915** APN: 138-13-801-068
Name of Property Owner: Ghassan Misherfi
Name of Applicant: Dwyer Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN 138-13-801-068

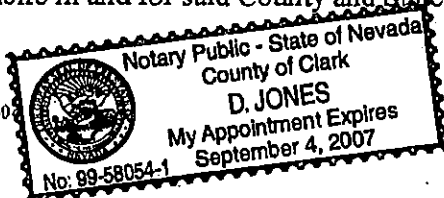
Signature of Property Owner: Ghassan Misherfi

Print Name: GHASSAN MISHERFI

Subscribed and sworn before me

This 30 day of August, 2006
[Signature]

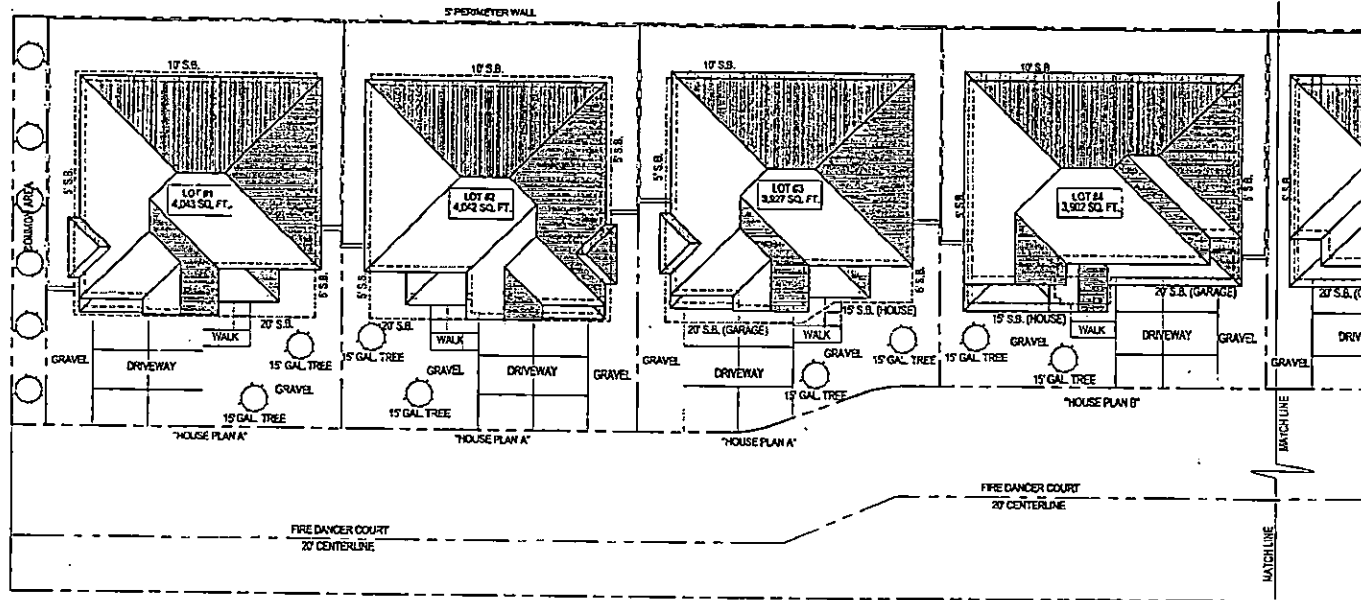
Notary Public in and for said County and State



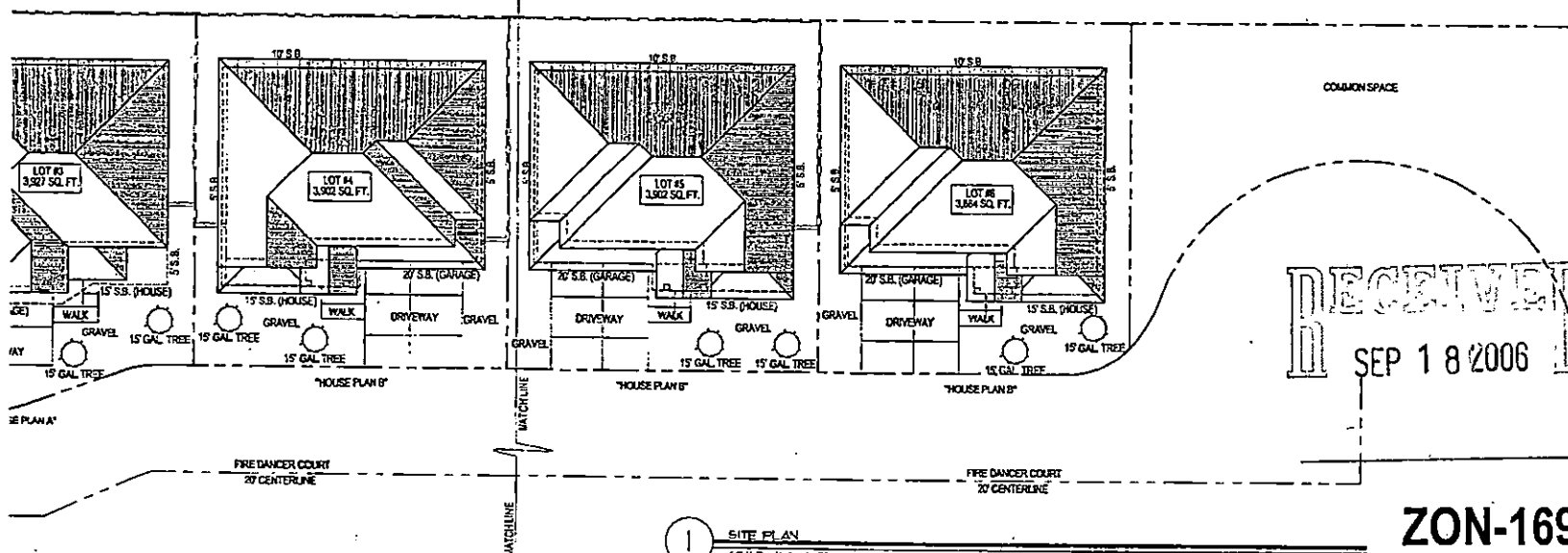
Revised 12-03-06

f: depot Application Packet Statement of Financial Interest.pdf

SMOKE RANCH ROAD
20' CENTERLINE



1 SITE PLAN
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
SEP 18 2006

ZON-16915
SDR-16914
11/02/06 PC

REVISIONS	DATE	DESCRPT.

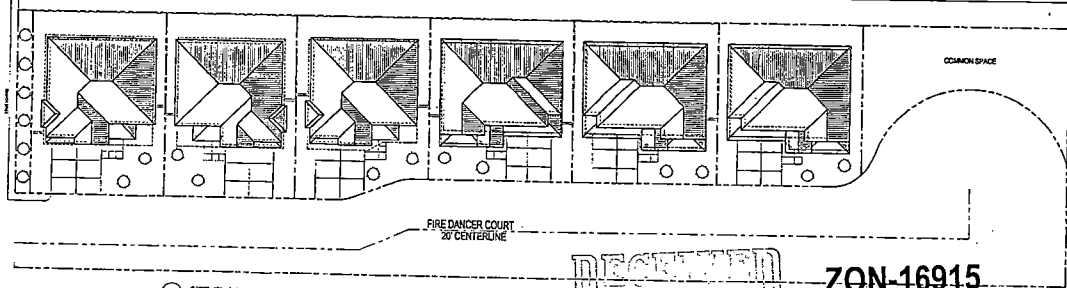
SMOKE RANCH

SITE PLAN

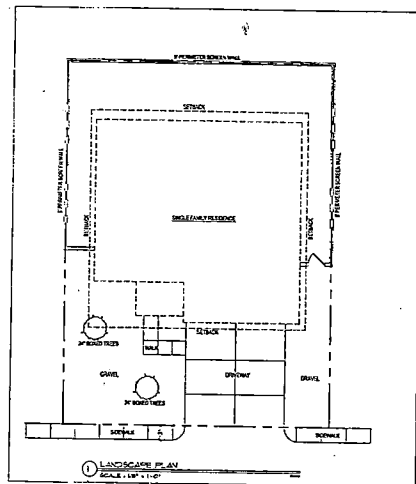
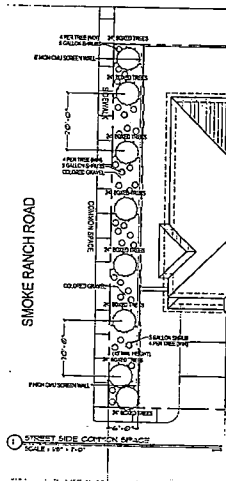
LOCATION / LEGAL DESCRIPTION

SHEET	A-0 OF A-3
OWNER	BUILDER
DATE	08-14-06

SMOKE RANCH ROAD
30' CENTERLINE



SMOKE RANCH ROAD



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SEP 18 2006

ZON-16915
SDR-16914
11/02/06 PC

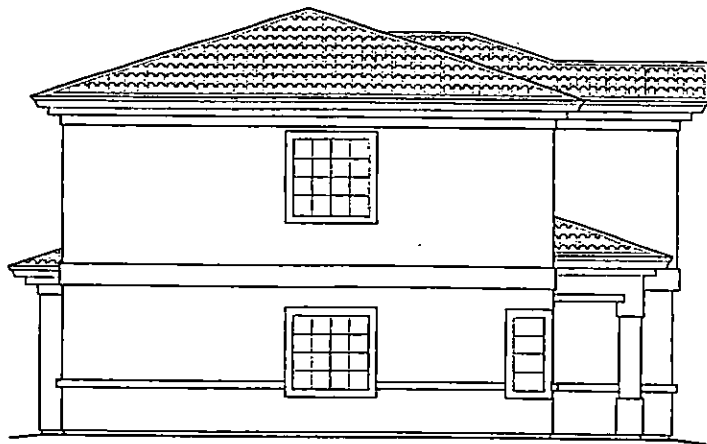
LANDSCAPE PLAN

LOCATION / LEGAL DESCRIPTION

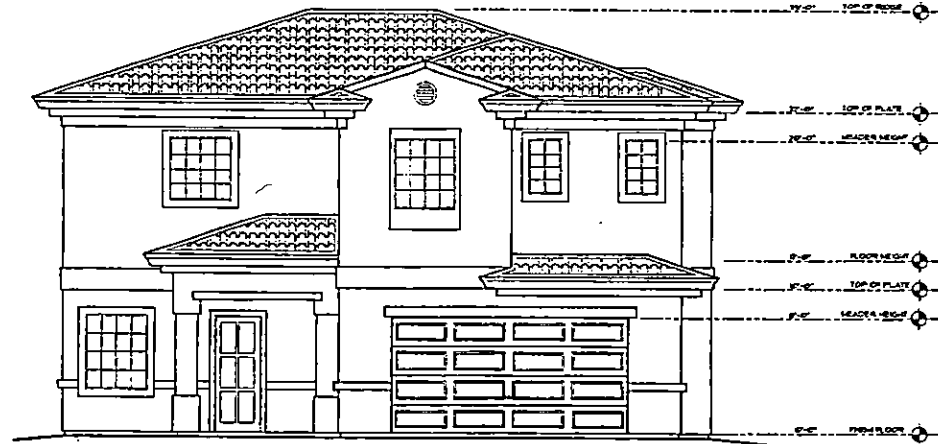
SMOKE RANCH

REVISIONS	DESCRIBE	DATE

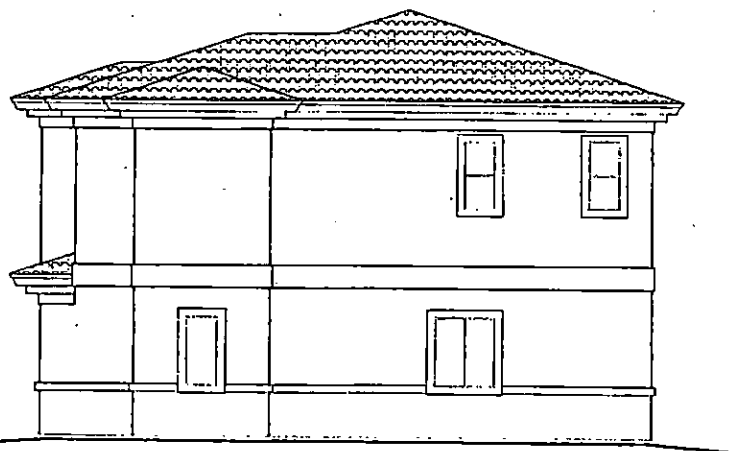
SHEET	L-1 of
OWNER: BUILDER	
NEW RESIDENCE	
DATE	08-14-06



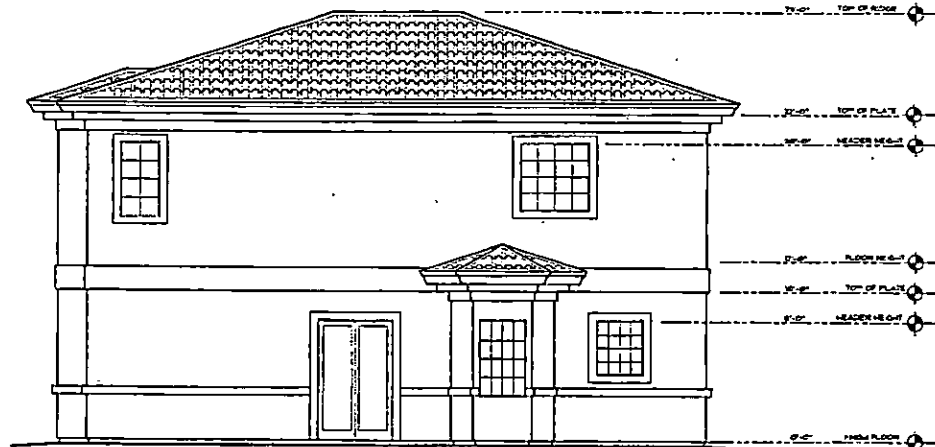
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS	DATE

SMOKE RANCH

PLAN 'A'

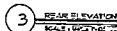
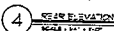
ELEVATIONS

LOCATION / LEGAL DESCRIPTION

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OWNER / BUILDER	NEW RESIDENCE
DATE	08-14-06

ZON-16915
SDR-16914
11/02/06 PC

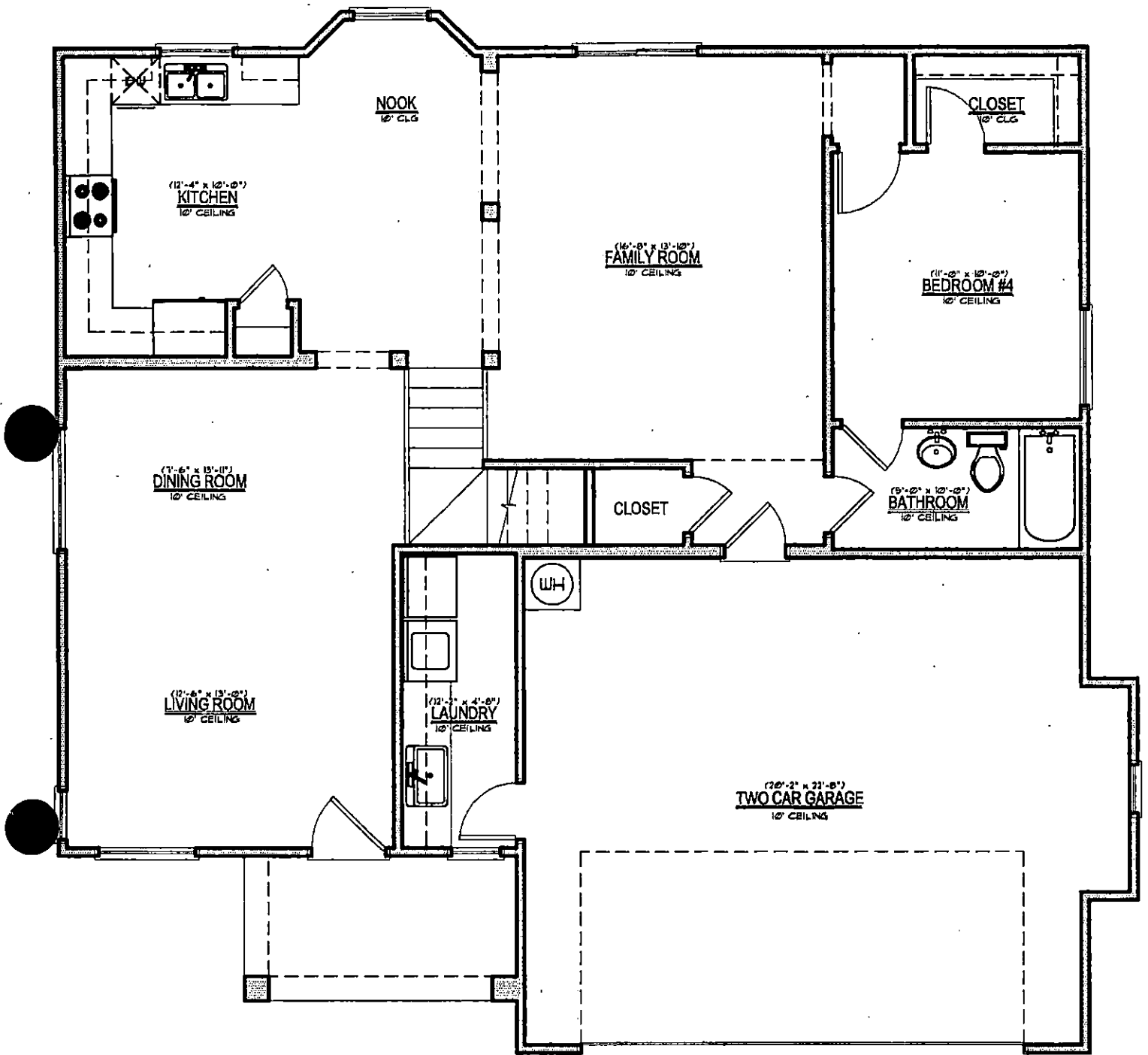
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RECEIVED
SEP 18 2006

~~ZON-16915~~
~~SDR-16914~~
~~11/02/06 PC~~

[illegible]



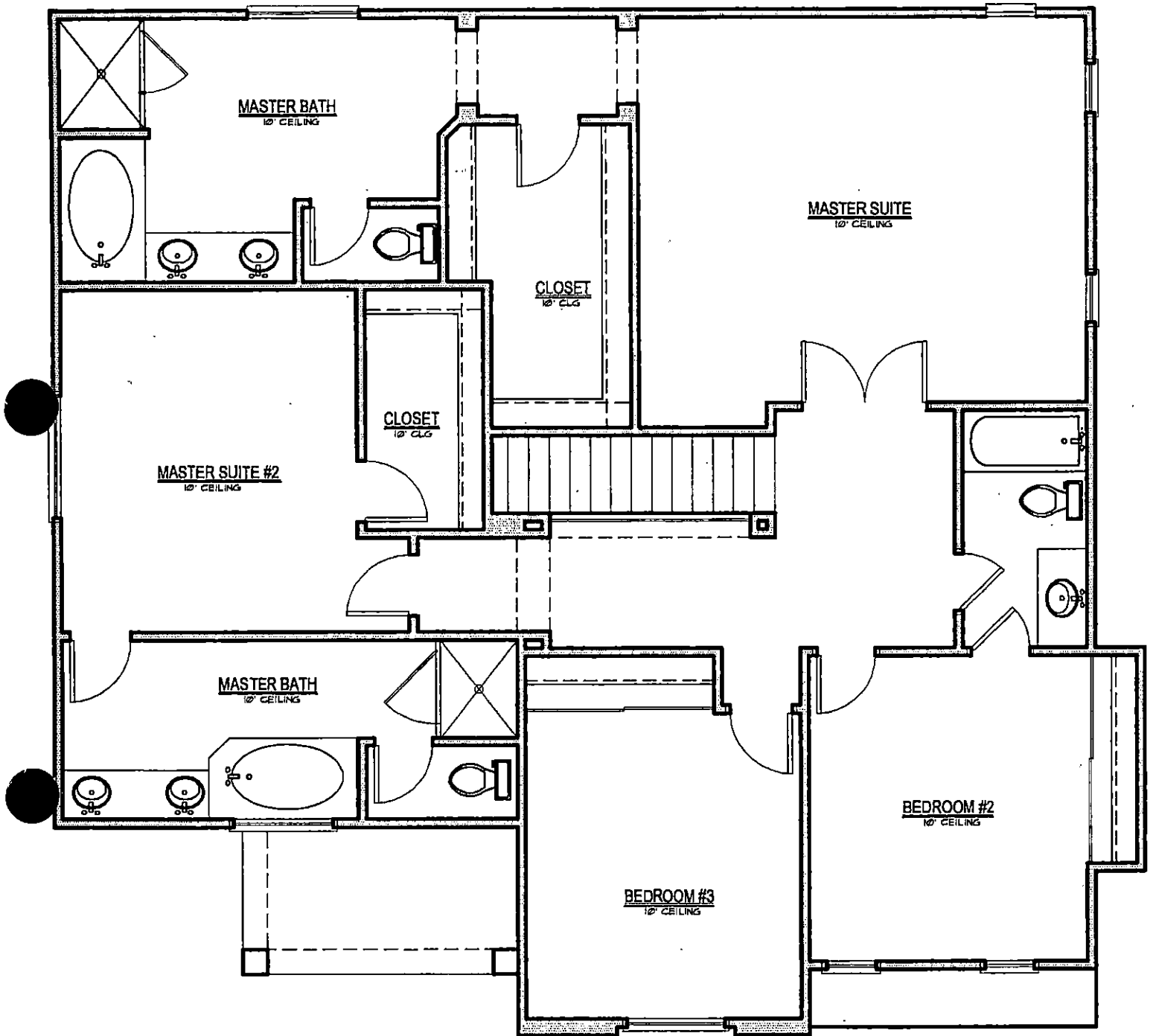
1st Floor Plan

1/4" Scale

RECEIVED

SEP 18 2006

ZON-16915
SDR-16914
11/02/06 PC



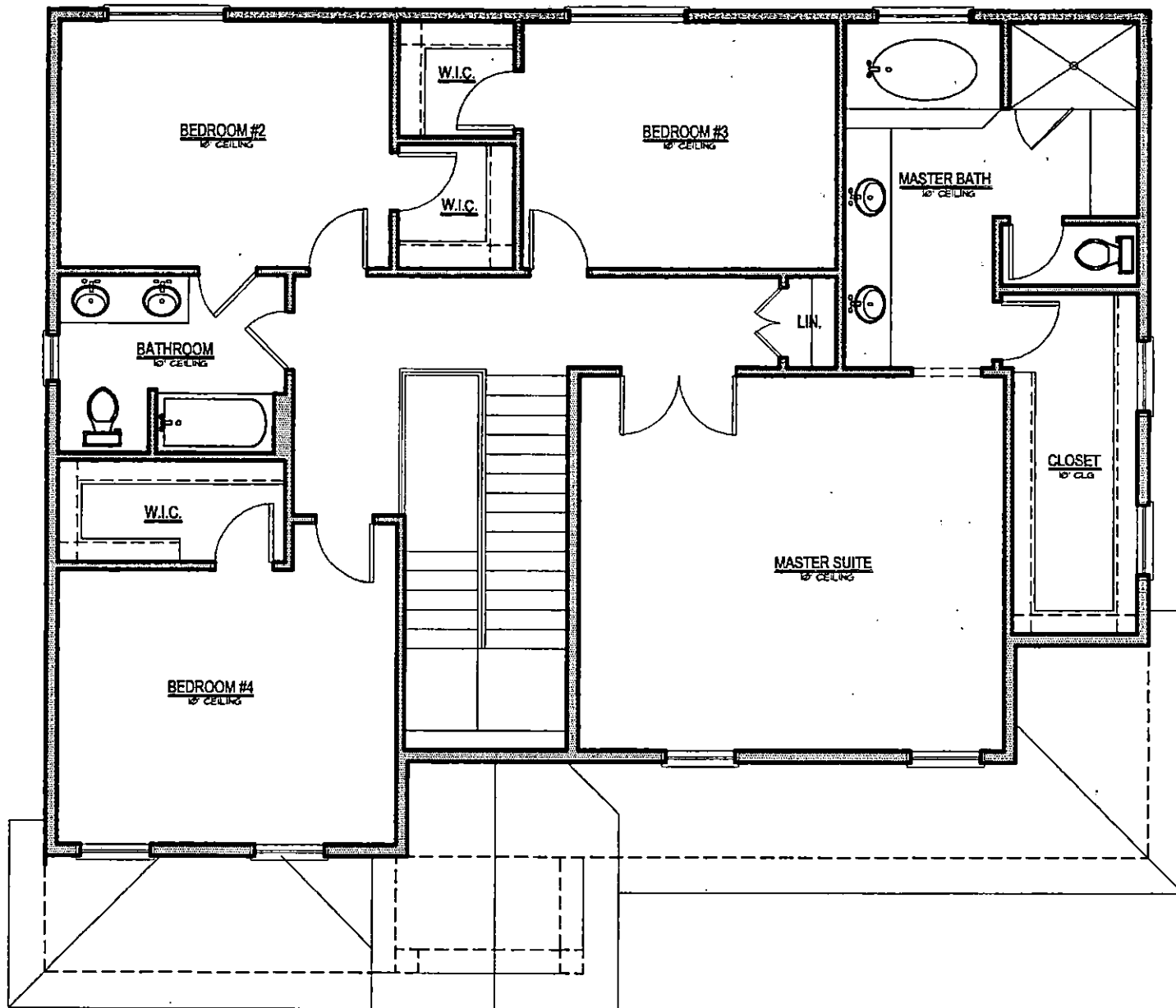
2nd Floor Plan

1/4" Scale

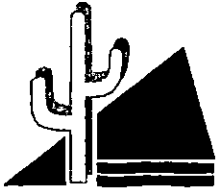
RECEIVED

SEP 18 2006

ZON-16915
SDR-16914
11/02/06 PC



RECEIVED
SEP 18 2006



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

September 18, 2006

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

RE: London Circle
Rezoning Petition APN: 138-46-801-068
Justification Letter

Dear Sirs:

We formally request the rezoning of this parcel located at 5250 Smoke Ranch Road, East of Michael Way to R-PD6. This zoning was previously approved as ZON-2574 but expired before the final map was approved for recording.

The improvement plans are approved and we wish to proceed with the project. We are submitting a site development review and tentative map concurrently with this zoning application.

There have been no changes to the previously approved tentative map.

We request approval of this rezoning.

Sincerely,
DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

**ZON-16915
SDR-16914
11/02/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-16996 - VARIANCE RELATED TO ZON-16915 - PUBLIC HEARING -
APPLICANT/OWNER: GHASSAN MISHREFI - Request for a variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT OF 1.08 ACRES WHERE FIVE ACRES IS THE MINIMUM AREA REQUIRED on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

C.C.: 12/06/06

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

MOTION:

EVANS – APPROVED subject to conditions Item 2 [ZON-16915], Item 3 [VAR-16996], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642] and Item 4 [SDR-16914] with the deletion of Condition 6 – **UNANIMOUS**

To be heard by City Council on 12/06/2006

MINUTES:

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

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 3 – VAR-16996

MINUTES – Continued:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

MARGO WHEELER, Director of Planning and Development Department, stated that Condition 6 of Item 4 [SDR-16914] should be deleted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

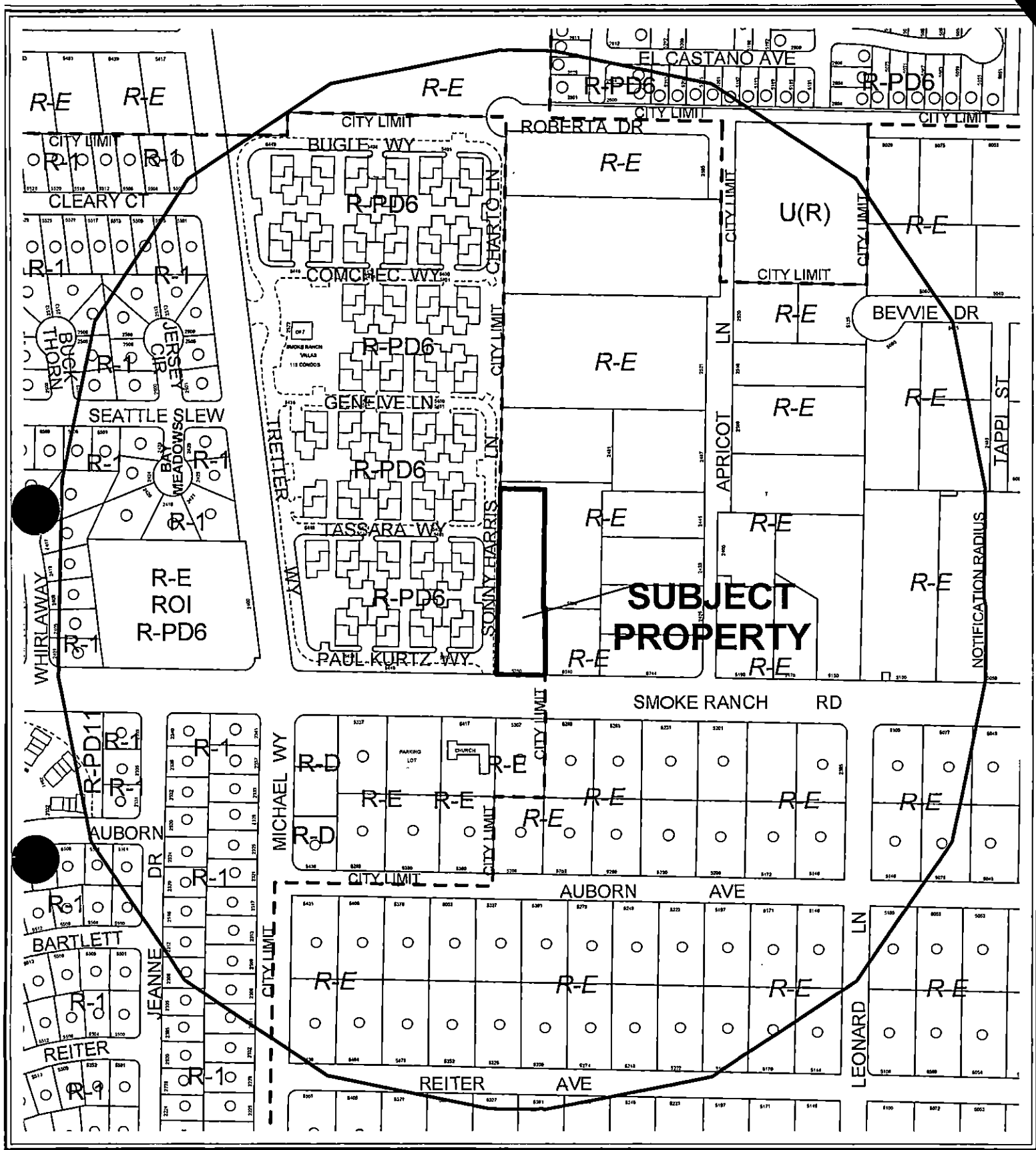
(6:08 – 6:12)

1-230

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16915), and Site Development Plan Review (SDR-16914) 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.



CASE: **VAR-16996**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16996 - APPLICANT/OWNER: GHASSAN MISHERRI

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16915), and Site Development Plan Review (SDR-16914) 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-16996 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Variance to the five-acre minimum lot size requirement for a Residential Planned Development – six units per acre on 1.08 acres located adjacent to the north side of Smoke Ranch Road, approximately 470 feet east of Michael Way. Approval would permit the development of a six-lot, single-family subdivision.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved an annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.
08/20/03	The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577. The Planning Commission and staff recommended approval.
03/26/04	The Planning Commission approved a 7-lot Tentative Map TMP-3876 at 5250 Smoke Ranch Road.
08/04/04	The Planning and Development Staff administratively approved the Final Map FMP-3876. The Final Map was not recorded.
05/10/05	Code Enforcement Case #29821: Vacant Building. Case resolved on 8/17/05.
<i>Pre-Application Meeting</i>	
08/07/06	The applicant's representative met with staff to discuss reactivating previously-expired entitlements for a six-lot Residential Planned Development.
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	ML (Medium Low Residential)	R-E (Residence Estates)
North	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County

VAR-16996 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

South	Single Family Dwelling and church	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County
West	Single Family Dwelling	MLA (Medium Low Density Attached)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		N	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD Residential Planned Development District	X		N
A-O Airport Overlay District	X		Y
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

<i>Standard</i>	<i>Proposed</i>	<i>Acceptable</i>
Min. Lot Size	3,510	Y
Min. Lot Width	52 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 15 Feet 5 Feet 10 Feet	Y
Max. Lot Coverage	50%	Y
Max. Building Height	2 stories/ 35 Feet	Y

<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>
RE	2du/ac	(2)	R-PD6	6.49du/ac max. 7d/u for subject site	ML	8.49du/ac max. 9.1d/u for subject site

VAR-16996 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

ANALYSIS

Per Title 19.06.040, R-PD developments require a minimum site size of five acres. The applicant is requesting relief from this requirement to allow a site area of 1.08 acres. Under similar circumstances, the comparable Zoning district of R-CL (Residential –Compact Lots), would require a Variance for setbacks. As proposed, however, this development is providing more open space and landscaping than what would be required of the R-CL Zoning District. In addition, the proposed development is in compliance with maximum density allowed for the Master Plan Land Use Designation of ML (Medium Low), and provides a good buffer between a higher density condominium to the west and larger single-family lots to the east. Finally, per Title 19.06.040(A): “Any additional tract which contains less than the minimum site area, but which is contiguous to property previously zoned R-PD, may also be zoned R-PD by the City Council if it otherwise qualifies for the R-PD zoning designation.” Although the section continues to add the condition that, “Both such properties must be owned by or be under the control of the same property owner.” Staff feels that the adjacent R-PD6 zoned property is a contributing factor in supporting this variance request. In light of these three circumstances staff is recommending approval.

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-16996 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 304 (Mailed with ZON-16915 and SDR-16914)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-16996

Case Number: _____ APN: 138-13-801-068Name of Property Owner: Ghassan MisherfiName of Applicant: Dwyer Engineering

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

☐ Yes☒ No

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

City Official: _____

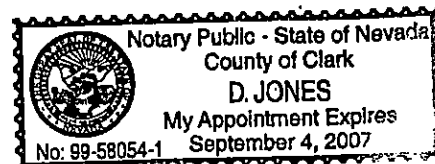
Partner(s): _____

APN ~~138-13-801-068~~Signature of Property Owner: Ghassan G. MisherfiPrint Name: GHASSAN G. MISHERFI

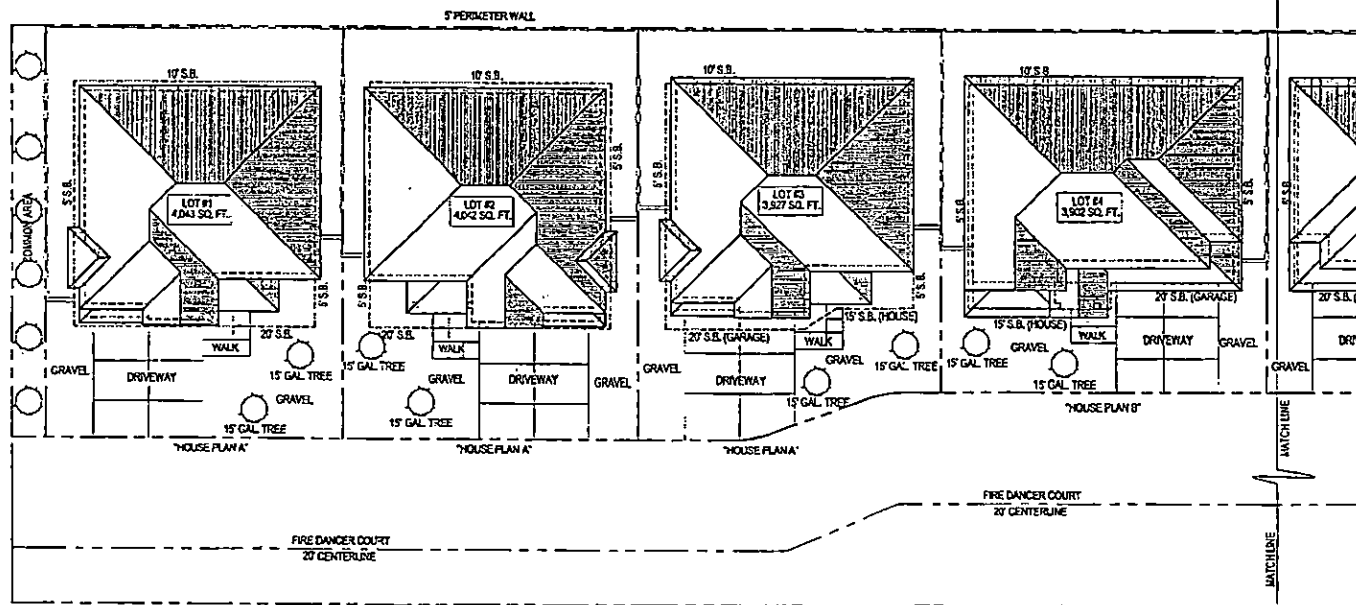
Subscribed and sworn before me

This 15 day of September, 2006
D. Jones

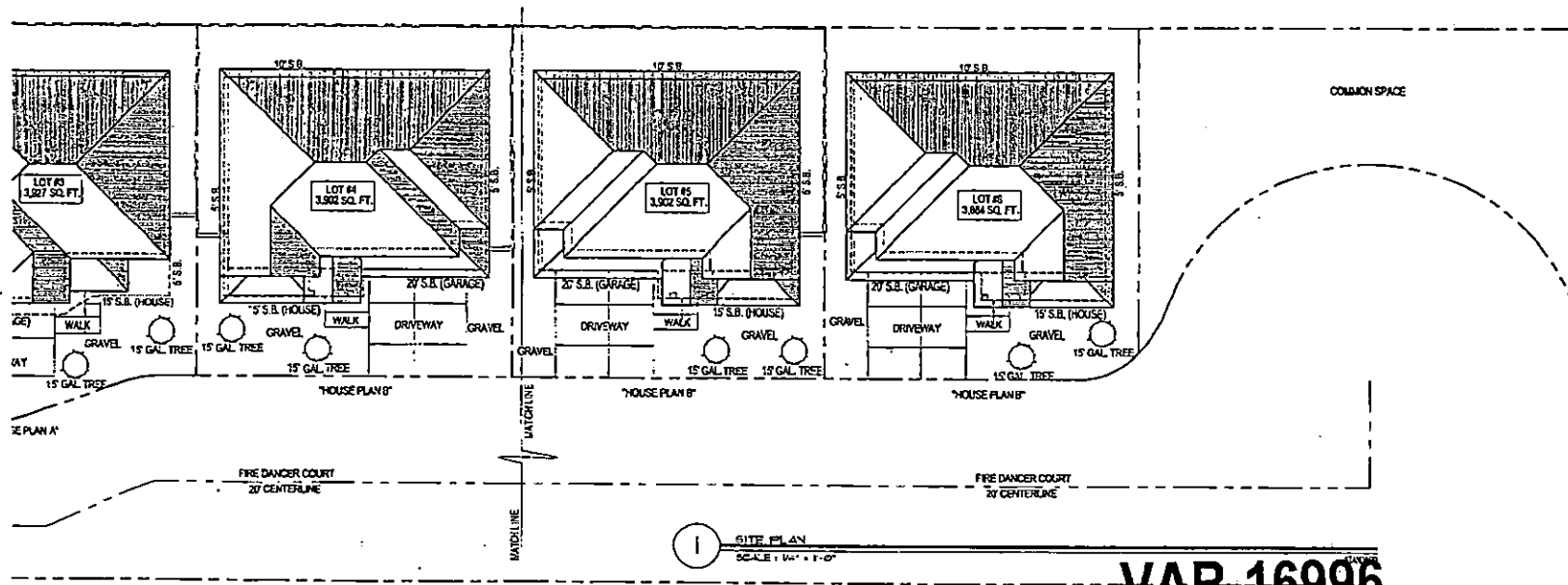
Notary Public in and for said County and State

RECEIVED
SEP 18 2006

SMOKE RANCH ROAD
BY CENTERLINE



1 SITE PLAN
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION

SMOKE RANCH

SITE PLAN
LOCATION / LEGAL DESCRIPTION

SHEET A-0 OF A-0
OWNER/ BUILDER
NEW RESIDENCE
DATE 08-14-06

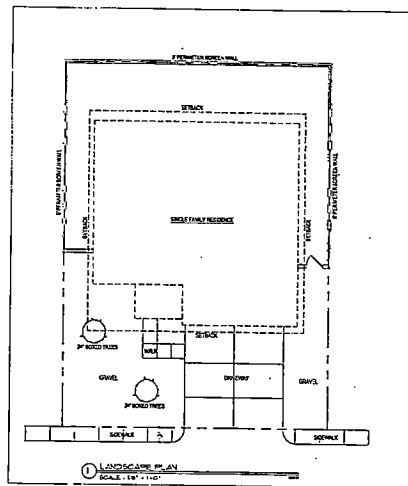
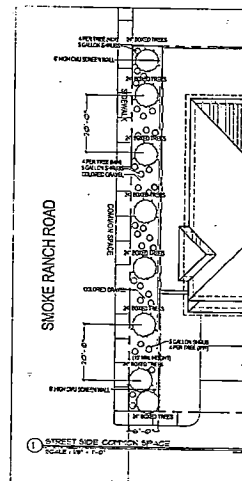
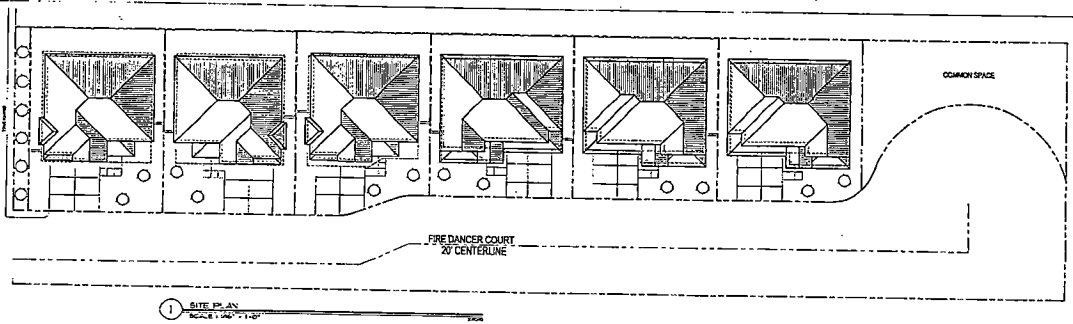
VAR-16996

11/02/06 PC

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SEP 18 2006

SMOKE RANCH ROAD
57' CENTERLINE



REVISIONS	DESCRIPTION	DATE
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2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

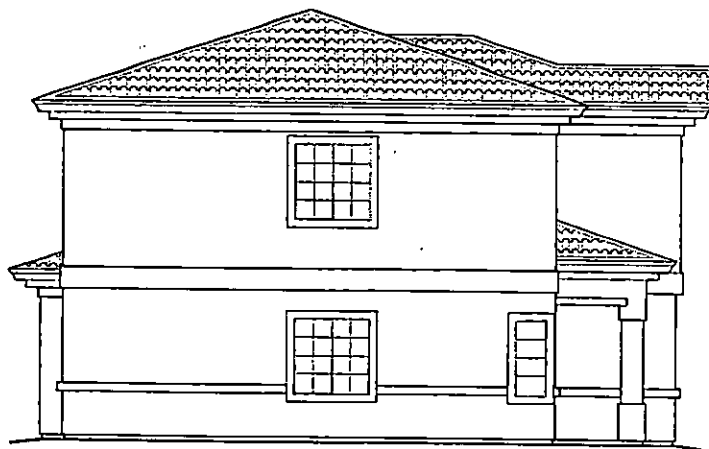
SMOKE RANCH

LANDSCAPE PLAN
LOCATION/LEGAL DESCRIPTION

SHEET
L-1 of
OWNER BUILDING
NEW RESIDENCE
DATE 08-14-06

VAR-16996
11/02/06 PC

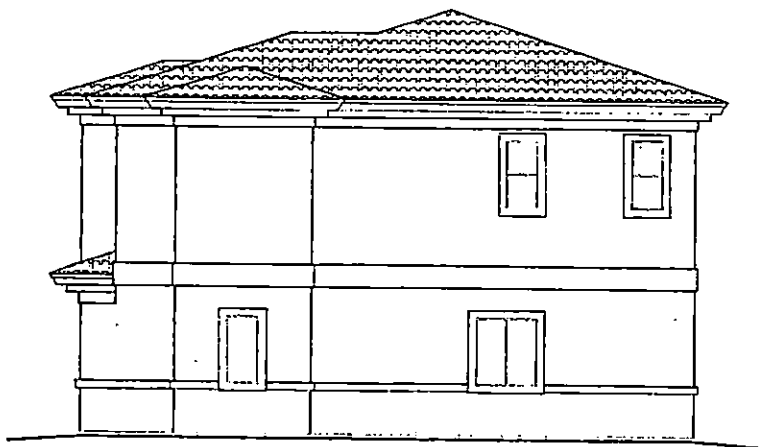
RECEIVED
SEP 18 2006



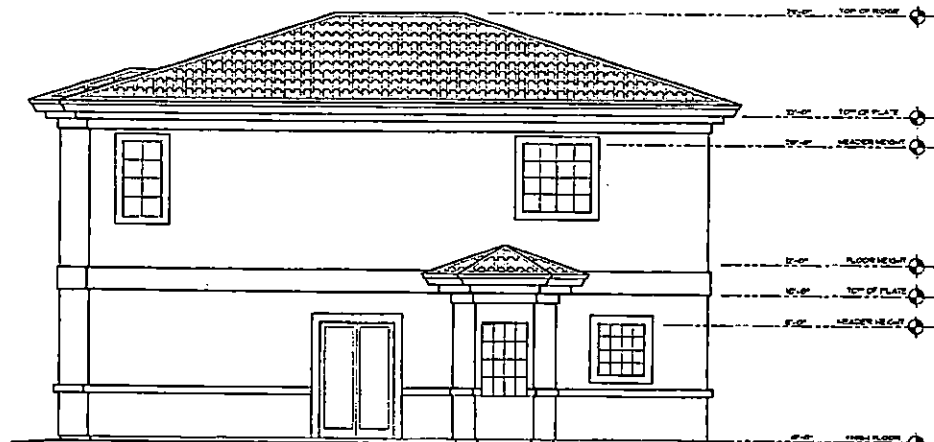
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS	DATE	DESCRIPTION

SMOKE RANCH

PLAN 'A'

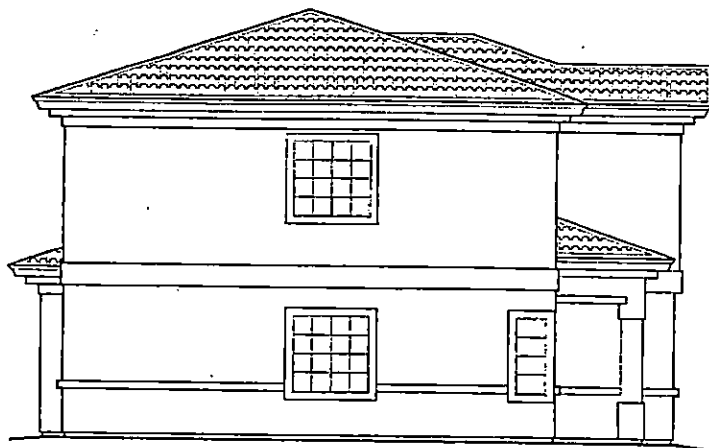
ELEVATIONS

LOCATION / LEGAL DESCRIPTION

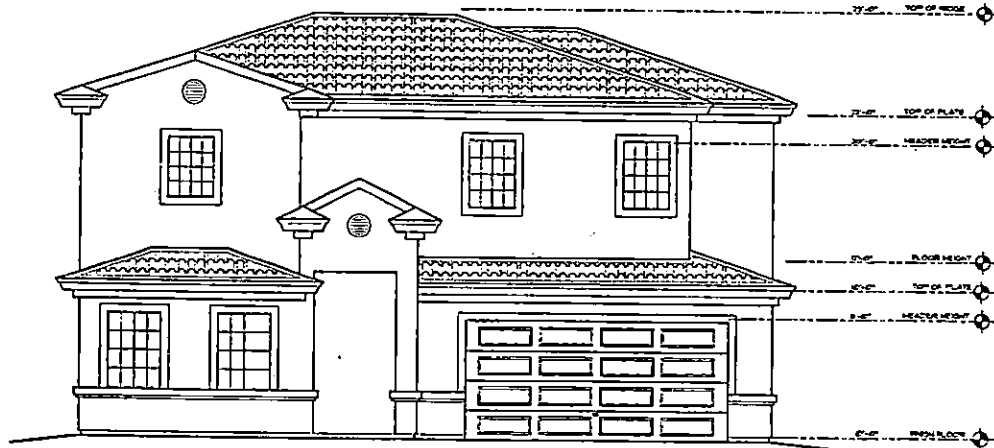
SHEET A-3 OF 1-8
OWNER/BUILDER
NEW RESIDENCE
DATE 08-14-06

DECEIVED
SEP 18 2006

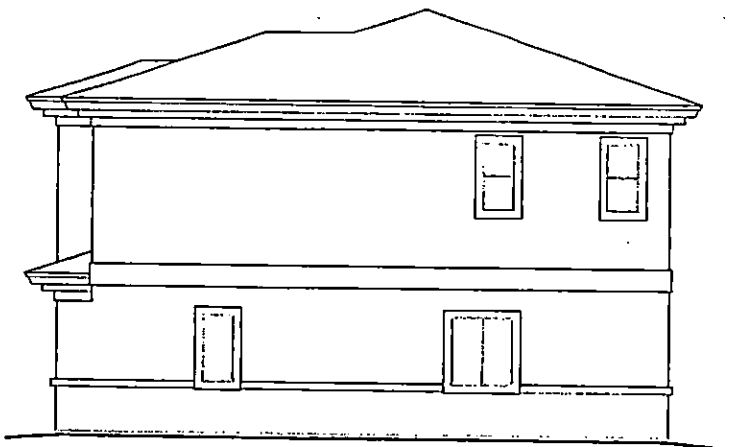
VAR-16996
11/02/06 PC



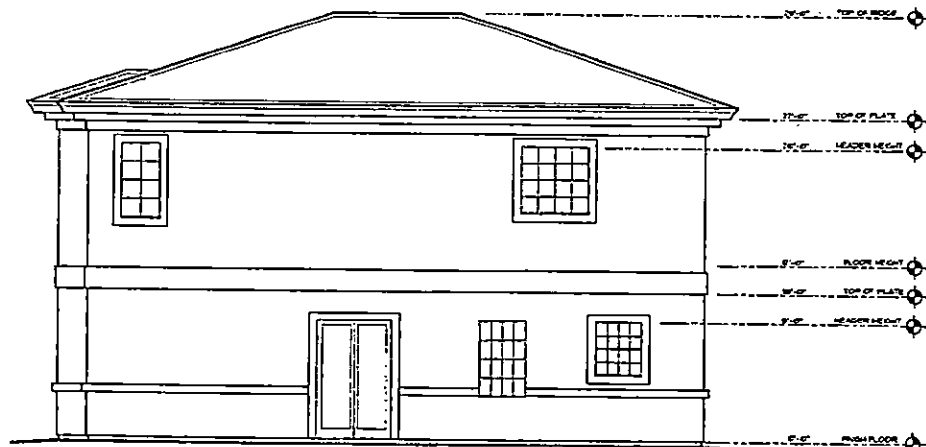
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS	DATE	DESCRIPTION

SMOKE RANCH

PLAN 'B'

ELEVATIONS

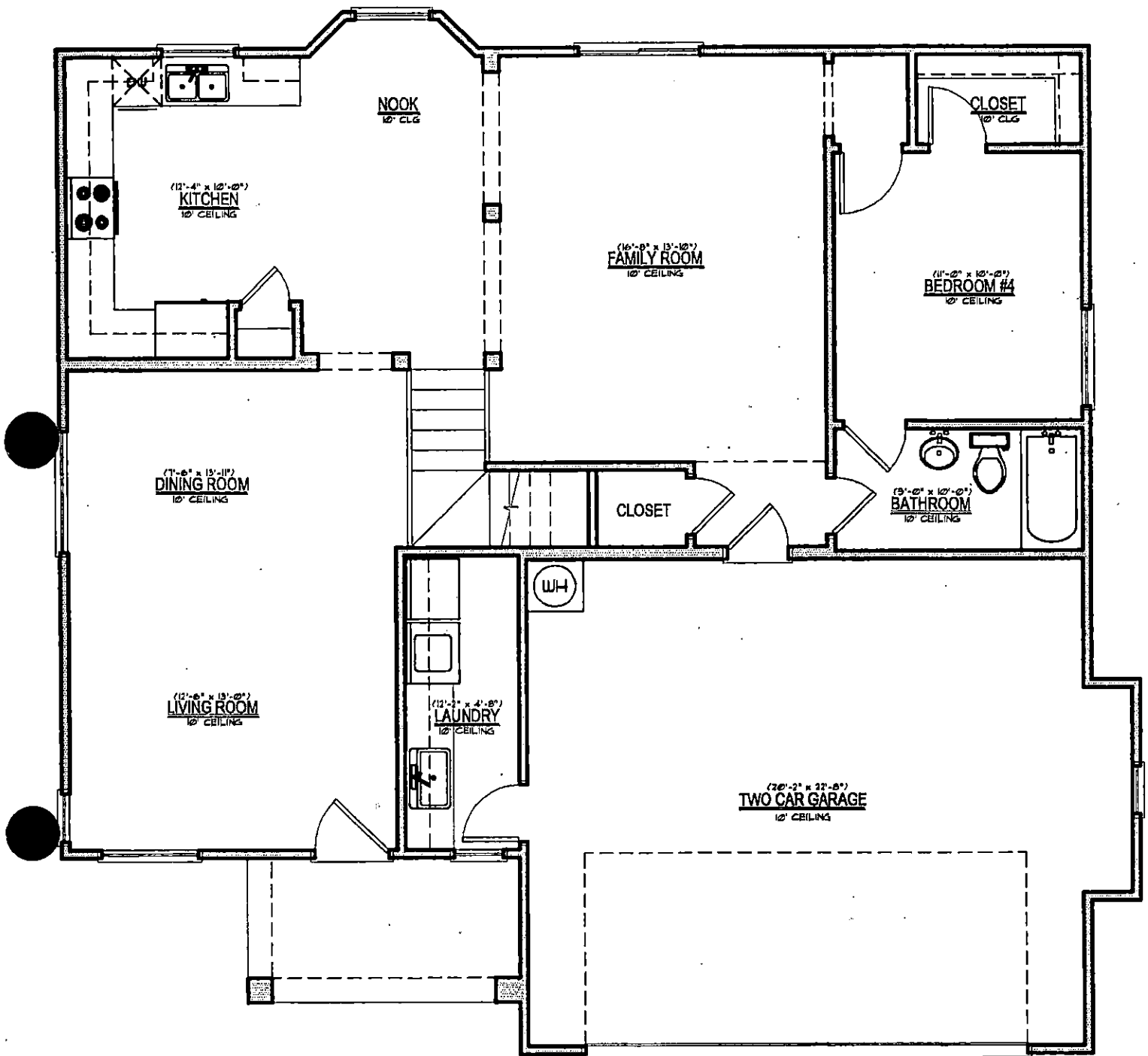
LOCATION / LEGAL DESCRIPTION

SHEET A-3 of
OWNER/BUILDER
NEW RESIDENCE
DATE 08-14-06

RECEIVED
SEP 1 8 2006

VAR-16996

11/02/06 PC



1st Floor Plan

1/4" Scale

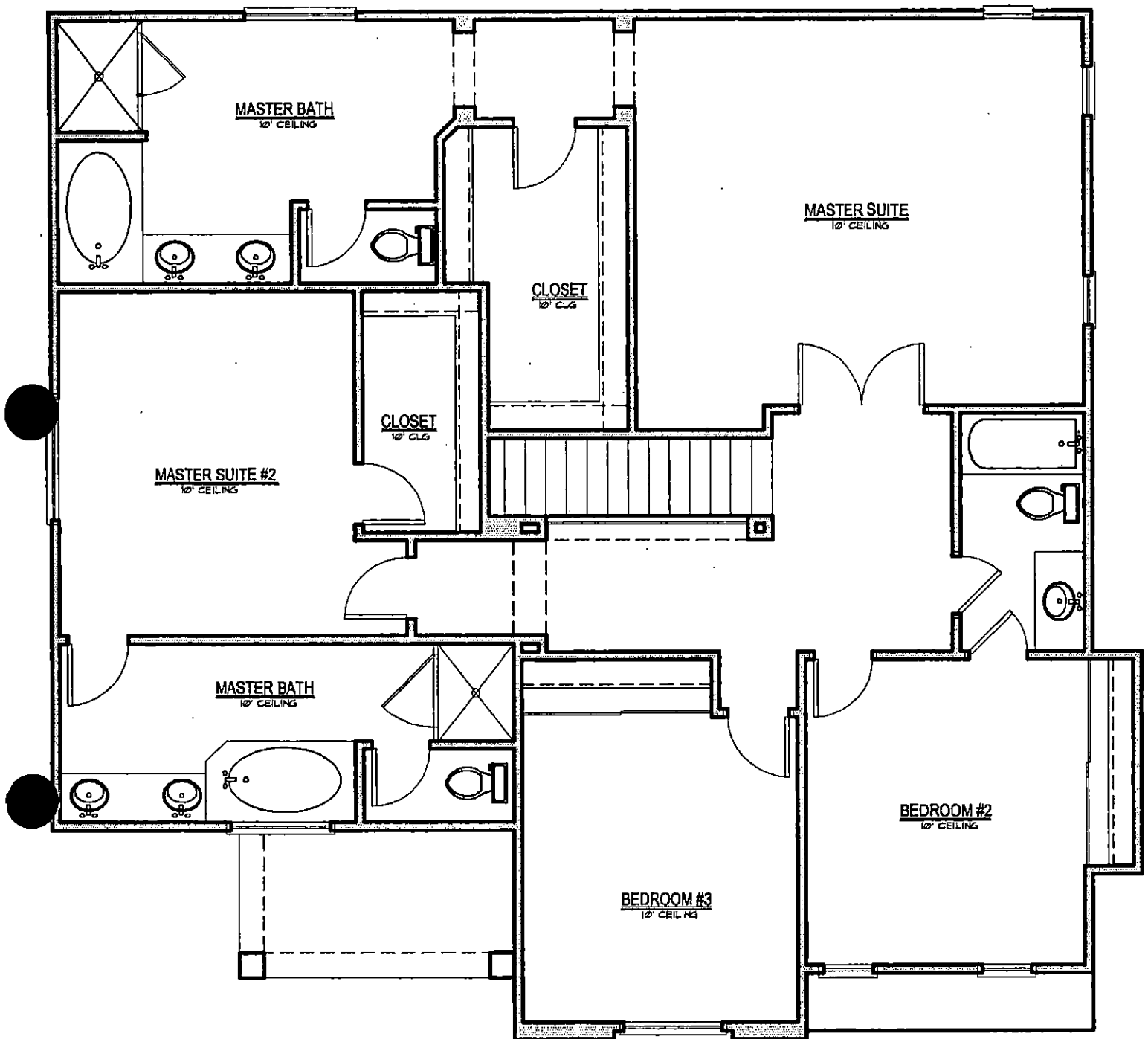
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SEP 18 2006

ZON-16915

SDR-16914

11/02/06 PC



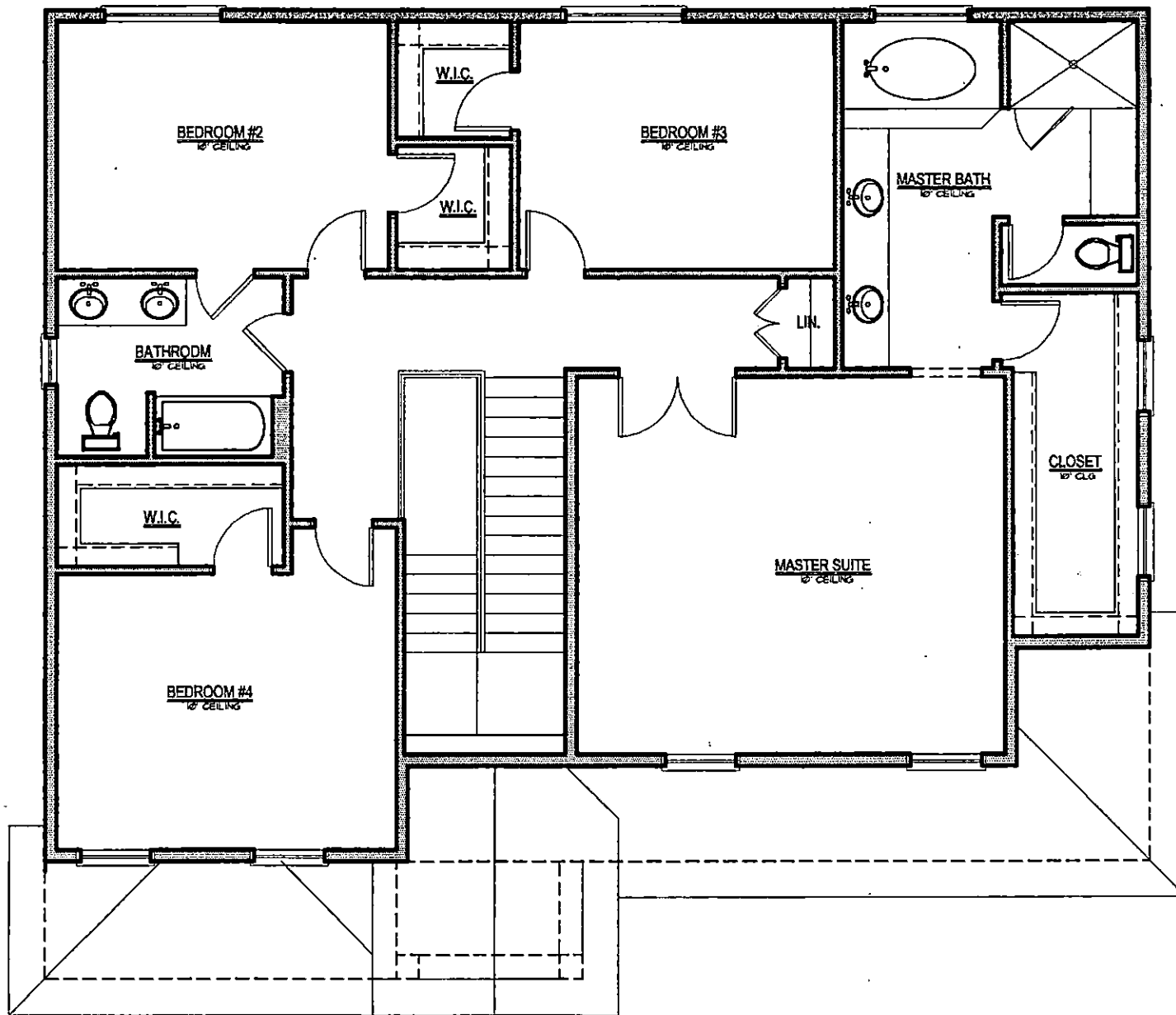
2nd Floor Plan

1/4" Scale

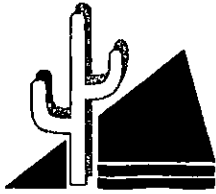
RECEIVED

SEP 18 2006

ZON-16915
SDR-16914
11/02/06 PC



RECEIVED
SEP 18 2006



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

September 19, 2006

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

RE: London Circle
Variance
Justification Letter, APN: 138-13-801-068

Dear Sirs:

We are submitting an application for a variance to the minimum size parcel for R-PD6 Zoning for this parcel located at 5250 Smoke Ranch Road, East of Michael Way.

This was previously approved for a residential subdivision with R-PD6 zoning. The tentative map and zoning expired before the final map was approved for recording. The improvement plans have been approved and the owner is ready to proceed with construction.

This application is being submitted concurrently with a Zone Change and Site Development Review. There have been no changes to the previously approved tentative map and it will be submitted as such.

We request approval of this variance to reinstate the previously approved project.

Sincerely,
DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

VAR-16996
11/02/06 PC

RECEIVED

SEP 18 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-16914 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16915 AND VAR-16996 - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHERRI -
Request for a Site Development Plan Review FOR A 6 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

C.C.: 12/06/06

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

MOTION:

EVANS – APPROVED subject to conditions Item 2 [ZON-16915], Item 3 [VAR-16996], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642] and Item 4 [SDR-16914] with the deletion of Condition 6 – UNANIMOUS

To be heard by City Council on 12/06/2006

MINUTES:

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

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 4 – SDR-16914

CONDITIONS – Continued:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

MARGO WHEELER, Director of Planning and Development Department, stated that Condition 6 of Item 4 [SDR-16914] should be deleted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

(6:08 – 6:12)

1-230

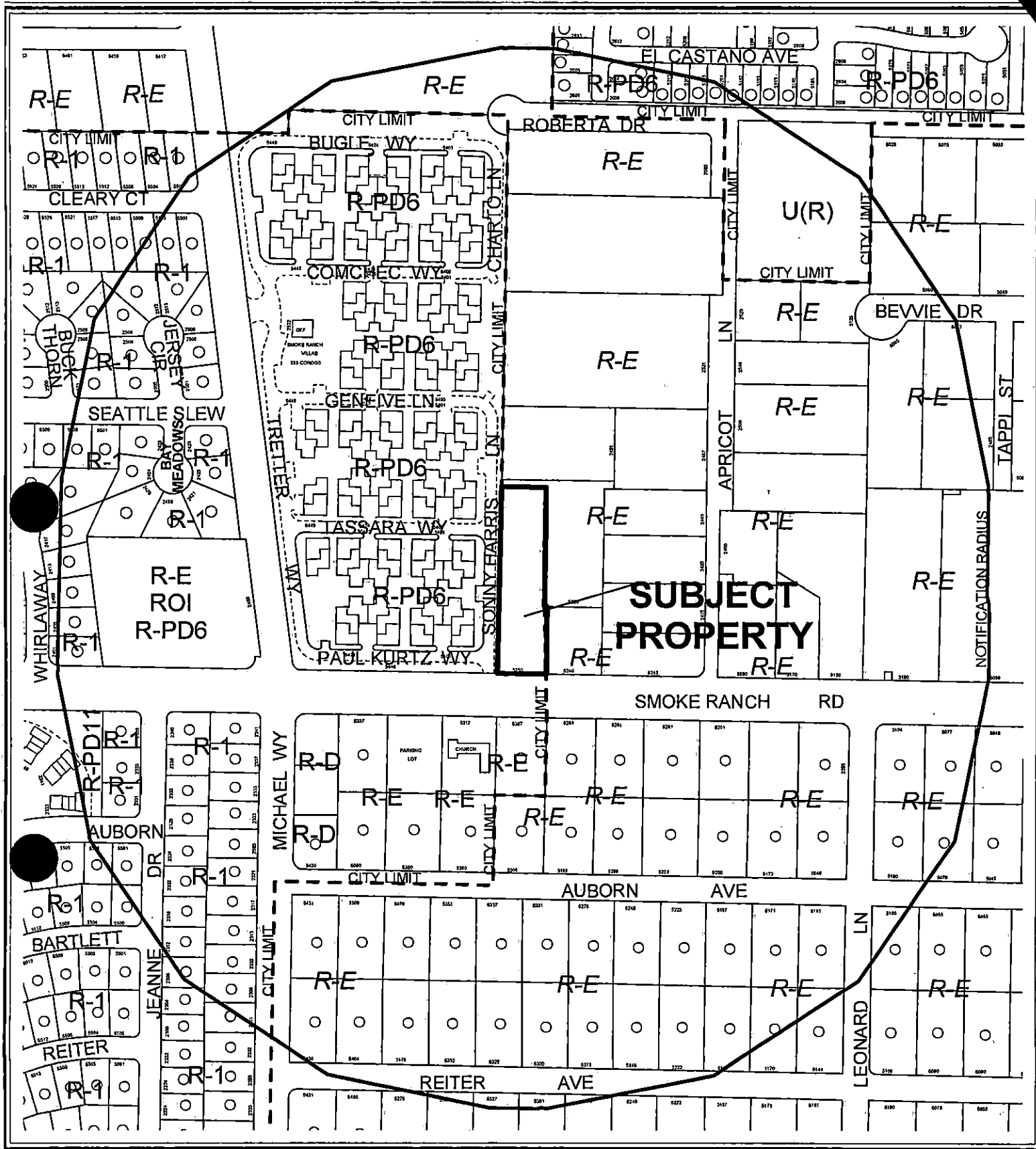
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-16914) 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

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Grant a perpetual, irrevocable vehicular and pedestrian access easement in favor of Assessor's Parcel Number 138-13-801-053 on the Final Map for this site; alternatively provide a copy of a recorded Access Easement/Agreement between this site and Assessor's Parcel Number 138-13-801-053 prior to the recordation of a map for this site.
5. 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.



CASE: **SDR-16914**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16914 - APPLICANT/OWNER: GHASSAN MISHERRI**

**** CONDITIONS ******STAFF RECOMMENDATION:** **APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-16915), and Variance (VAR-16996) 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 09/18/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 3,884 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 10 feet in the rear.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein.
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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-16914 - Conditions Page Two
November 2, 2006 - Planning Commission Meeting

9. 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.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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 driveway for Lot 1 shall be relocated to the north portion of the lot, unless otherwise allowed by the City Traffic Engineer.
15. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. The entrance driveway shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16915 and all other applicable site-related actions.

SDR-16914 - Conditions Page Three
November 2, 2006 - Planning Commission Meeting

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-16914 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a six-unit Residential Planned Development on 1.08 acres located adjacent to the north side of Smoke Ranch Road, approximately 470 feet east of Michael Way. Approval would permit the development for six homes as a single-family subdivision.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg, etc.</i>	
05/07/03	The City Council approved an annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.
08/20/03	The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577. The Planning Commission and staff recommended approval.
03/26/04	The Planning Commission approved a seven-lot Tentative Map TMP-3876 at 5250 Smoke Ranch Road.
08/04/04	The Planning and Development staff administratively approved the Final Map FMP-3876. The Final Map was not recorded.
05/10/05	Code Enforcement Case #29821: Vacant Building. Case resolved on 8/17/05.
<i>Pre-Application Meeting</i>	
08/07/06	The applicant's representative met with staff to discuss reactivating previously-expired entitlements for a six-lot Residential Planned Development.
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.08
Net Acres	1.04

SDR-16914 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	ML (Medium Low Residential)	R-E (Residence Estates)
North	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County
South	Single Family Dwelling and church	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County
West	Single Family Dwelling	MLA (Medium Low Density Attached)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
R-PD Residential Planned Development District	X		N
A-O Airport Overlay District	X		Y
Trails		X	
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 the following standards apply:

Standard	Proposed	Acceptable
Min. Lot Size	3,510	Y
Min. Lot Width	52 Feet	Y
Min. Setbacks • Front (Garage) • Front (House) • Side • Rear	20 Feet 15 Feet 5 Feet 10 Feet	Y
Max. Lot Coverage		Y
Max. Building Height	2 stories/ 35 Feet	Y

SDR-16914 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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>
RE	2du/ac	(2)	R-PD6	6.49du/ac max. 7d/u for subject site	ML	8.49du/ac max. 9.1d/u for subject site

Pursuant to Title 19.12 the following 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>		
Buffer: • Min. 24-inch box Trees • Min. 5-gallon shrubs	1 Tree/ 30 Linear Feet 4 shrubs / 24-inch box tree	3 Trees 12 Shrubs	8 Trees 33 Shrubs	
Min. Zone Width	6 Feet		6-feet wide	Y
Wall Height	8 Feet Max		6-feet high	Y

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
1.08	5.55	1.65	0	0	0	0	Y*

*Per Title 19.06 a project with less than 12 lots has no open space requirement.

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	
Single Family Dwelling	6 units	2 spaces per unit	12	N/A	12	NA	Y
TOTAL (including handicap)			12	NA	12	NA	Y

SDR-16914 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

ANALYSIS

The proposed R-PD6 Development (Residential Planned Development- 6 units per acre) is in conformance with the existing ML (Medium-Low Density Residential) General Plan category. There is an existing, six-unit-per-acre condominium complex directly to the west and single-family residential abutting the other boundaries of the site. The proposed site plan shows an effective layout for a six-unit subdivision that does not conflict with the established development pattern of the area. The proposed landscape design and planting are in compliance with the standards listed in *Title 19.12 Landscape, Wall, and Buffer Requirements*. Two model homes are proposed for this subdivision, and the submitted elevations and floor plans reflect as such. Upon submittal of building plans the Planning and Development Department will review the elevations to assure compliance with Title 19, including appropriate building height and materials.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
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;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1":

The proposed six-lot, single-family residential subdivision is compatible with adjacent development as this project acts as a buffer to single-family lots to the east and a multi-family condominium to the west.

SDR-16914 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

In regard to "2":

The proposed R-PD6 Development (Residential Planned Development- 6 units per acre) is in conformance with the ML (Medium-Low Density Residential) General Plan category. There is an existing, six-unit-per-acre condominium complex directly to the west and single-family residential abutting the other boundaries of the site. The proximity of intersection of Smoke Ranch Road and Michael Way make the request a reasonable use of land and density for this area of the City.

In regard to "3":

Smoke Ranch Road is adequate to handle the proposed six-lot subdivision. The design of the project has no impact on neighborhood traffic.

In regard to "4":

The landscape materials are appropriate for the desert environment of the greater Las Vegas Valley area. The building materials will be reviewed for compliance with Title 19 during the building permit review process as the proposed development will consist of semi-custom homes (two optional floor plans).

In regard to "5":

The site plan represents an effective layout for a six-lot subdivision that is not in conflict with the established development pattern of the area. The submitted elevations are for reference only, as two model homes are proposed for this subdivision. Upon submittal of building plans the Planning and Development Department will review the elevations to assure compliance with Title 19, including appropriate building height and materials.

In regard to "6":

Development will require building permits from the Department of Building and Safety, which will assure the public health, safety and general welfare are secured.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

2

ASSEMBLY DISTRICT

1

SDR-16914 - Staff Report Page Six
November 2, 2006 - Planning Commission Meeting

SENATE DISTRICT 4

NOTICES MAILED 304 (Mailed with ZON-16915 and VAR-16996)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16914** APN: 138-13-801-068
Name of Property Owner: Ghassan Misherfi
Name of Applicant: Dwyer Engineering

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

☐ Yes

☒ 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: _____

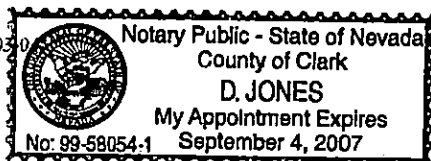
Signature of Property Owner: Ghassan Misherfi
Print Name: GHASSAN Misherfi

Subscribed and sworn before me

This 30 day of August 2006
[Signature]

Notary Public in and for said County and State

Revised 12-03-00



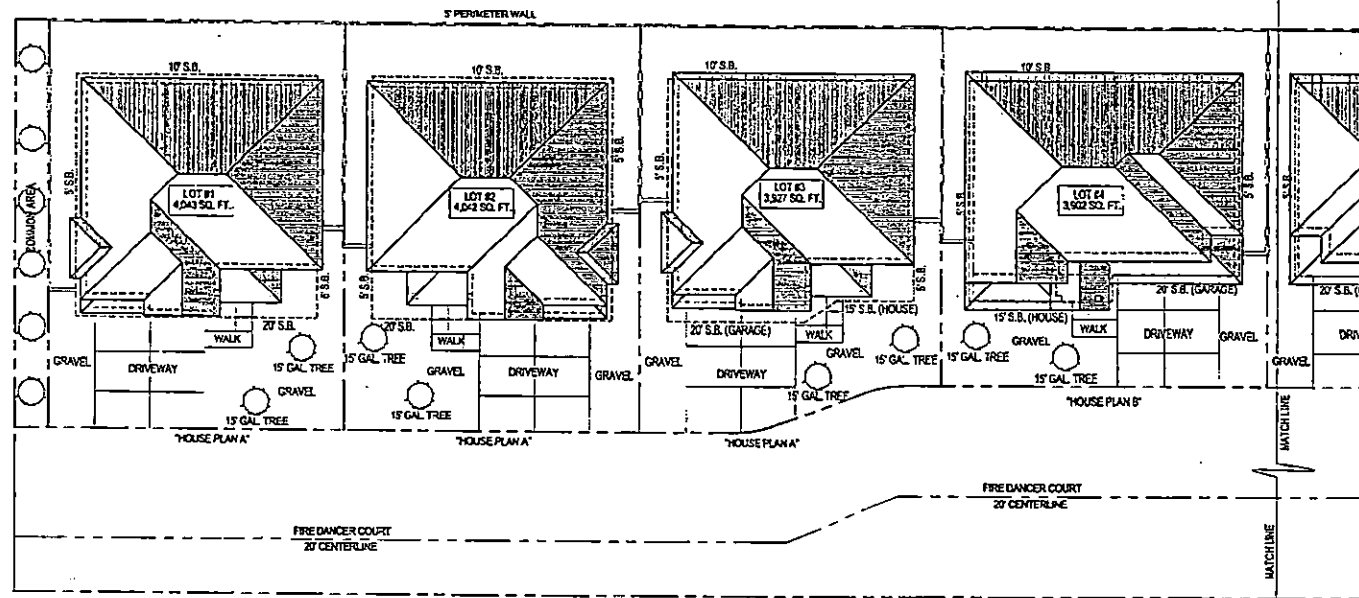
f: depot Application Packet Statement of Financial Interest.pdf

REVISIONS	DESCRPT.	DATE

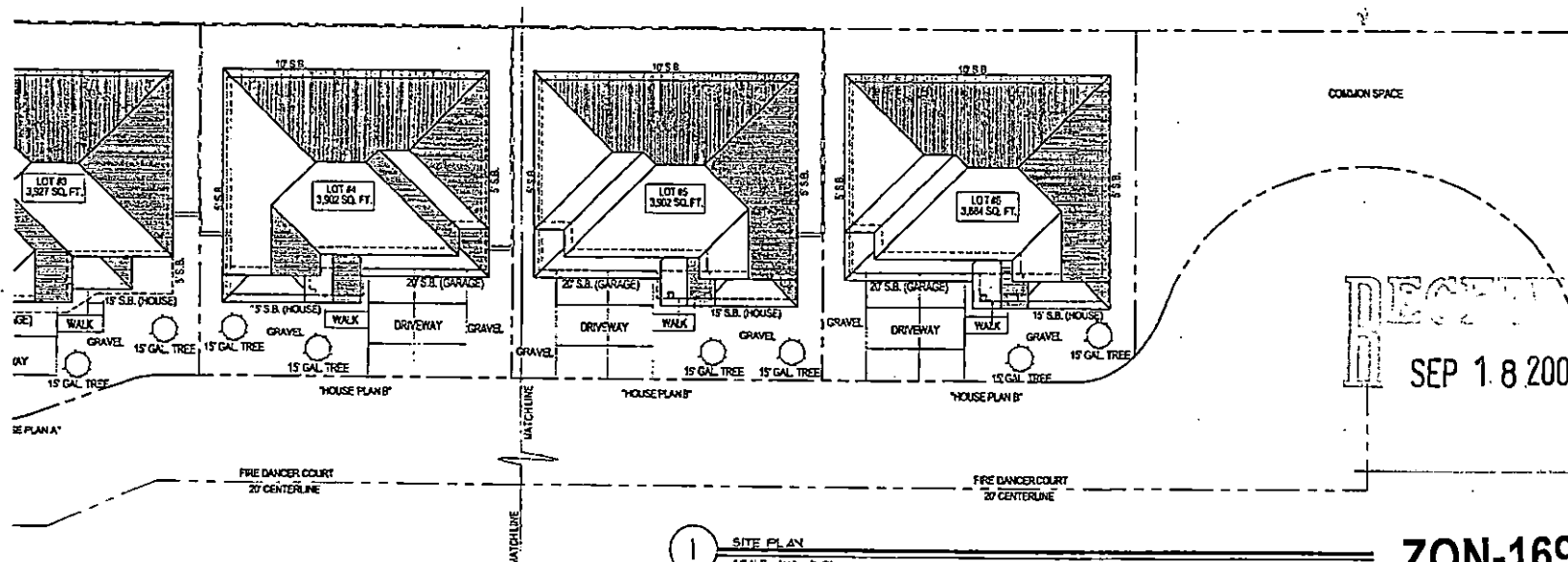
SMOKE RANCH

SITE PLAN
LOCATION / LEGAL DESCRIPTION

SHEET
A-0 OF A-5
OWNER BUILDER
NEW RESIDENCE
DATE 08-14-06



1 SITE PLAN
SCALE: 1/4" = 1'-0"



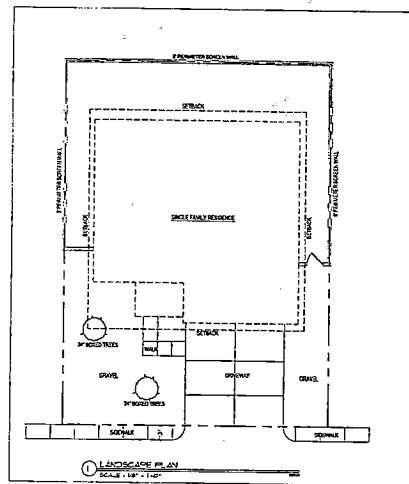
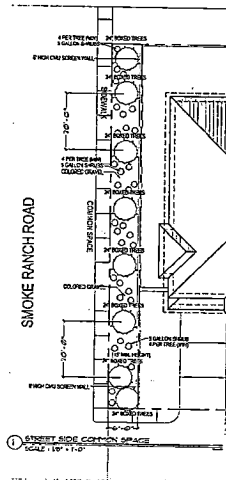
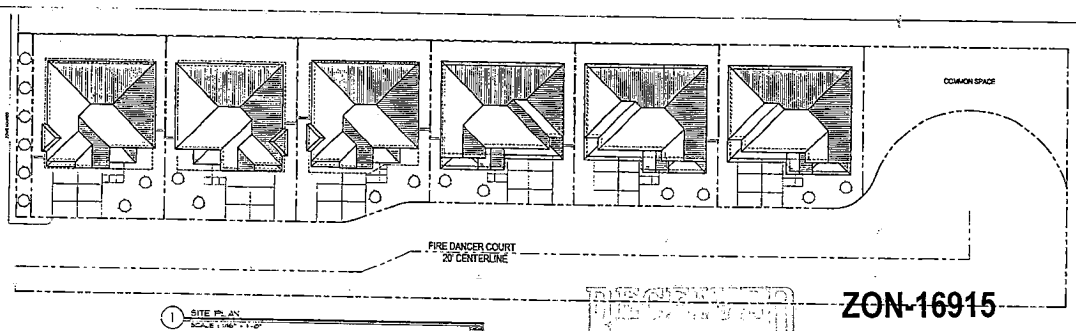
1 SITE PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
SEP 18 2006

ZON-16915
SDR-16914
11/02/06 PC

SMOKE RANCH ROAD
10' CENTERLINE

SMOKE RANCH ROAD
50' CENTERLINE



REVISIONS	DATE

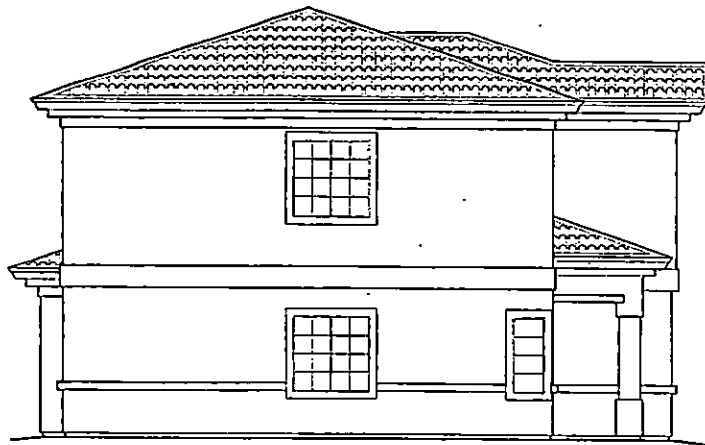
DESCRIPTION
SMOKE RANCH

LOCATION / LEGAL DESCRIPTION
LANDSCAPE PLAN

SHEET	L-1
OWNER / BUILDER	NEW RESIDENCE
DATE	08-14-06

SEP 18 2006

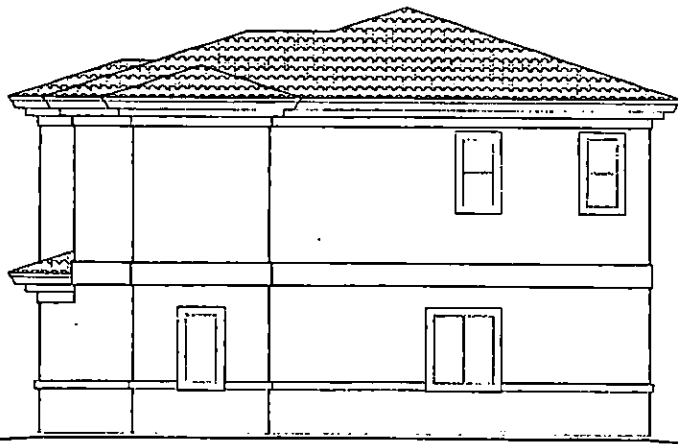
ZON-16915
SDR-16914
11/02/06 PC



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS	DATE	DESCRIPTION

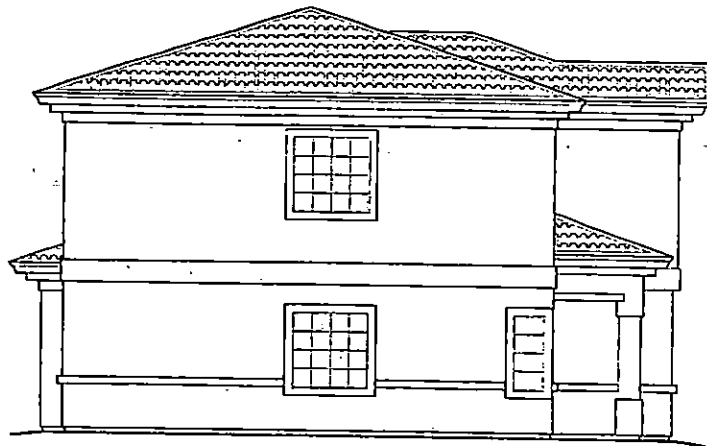
SMOKE RANCH
PLAN 'A'

ELEVATIONS
LOCATION / LEGAL DESCRIPTION

SHEET A-3 OF A-6
OWNER BUILDER
NEW RESIDENCE
DATE 08-14-06

SEP 18 2006

ZON-16915
SDR-16914
11/02/06 PC



2 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

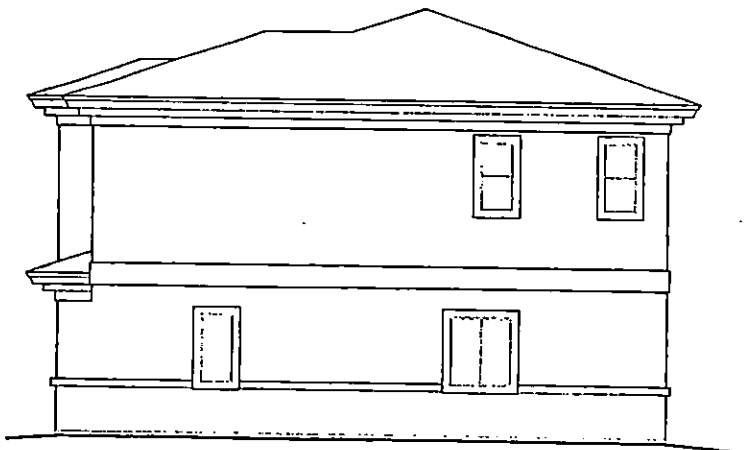
1/2" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

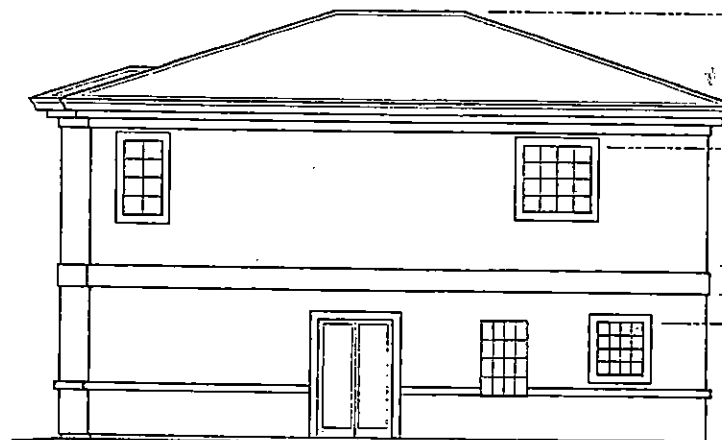
1/2" = 1'-0"



4 REAR ELEVATION

SCALE: 1/4" = 1'-0"

1/2" = 1'-0"



3 REAR ELEVATION

SCALE: 1/4" = 1'-0"

1/2" = 1'-0"

RECEIVED
SEP 18 2006

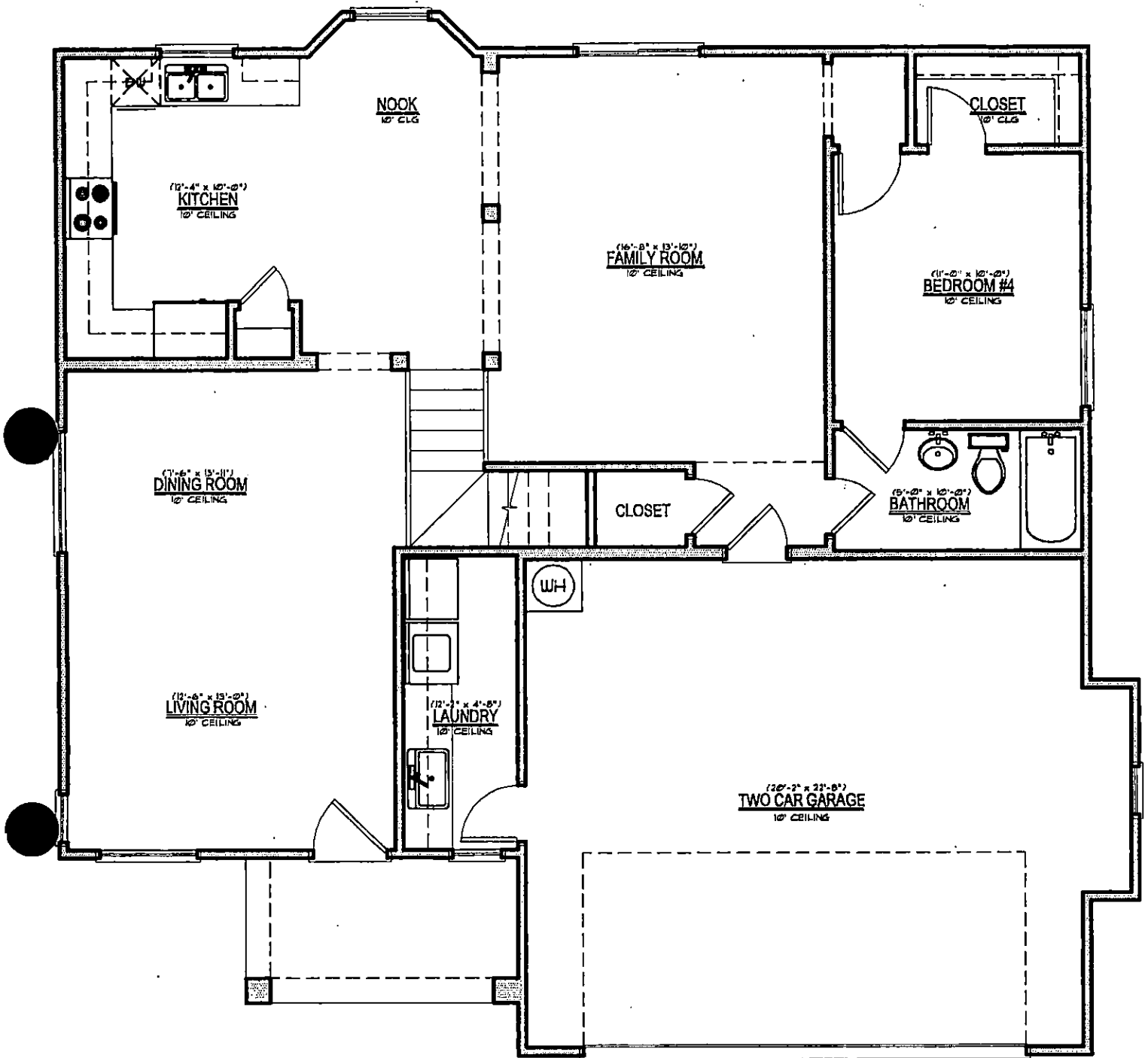
ZON-16915
SDR-16914
11/02/06 PC

REVISIONS	DATE

SMOKE RANCH
PLAN 'B'

ELEVATIONS
LOCATION / LEGAL DESCRIPTION

SHEET A-3 of
OWNER BUILDER
NEW RESIDENCE
DATE 02-14-06



1st Floor Plan

1/4" Scale

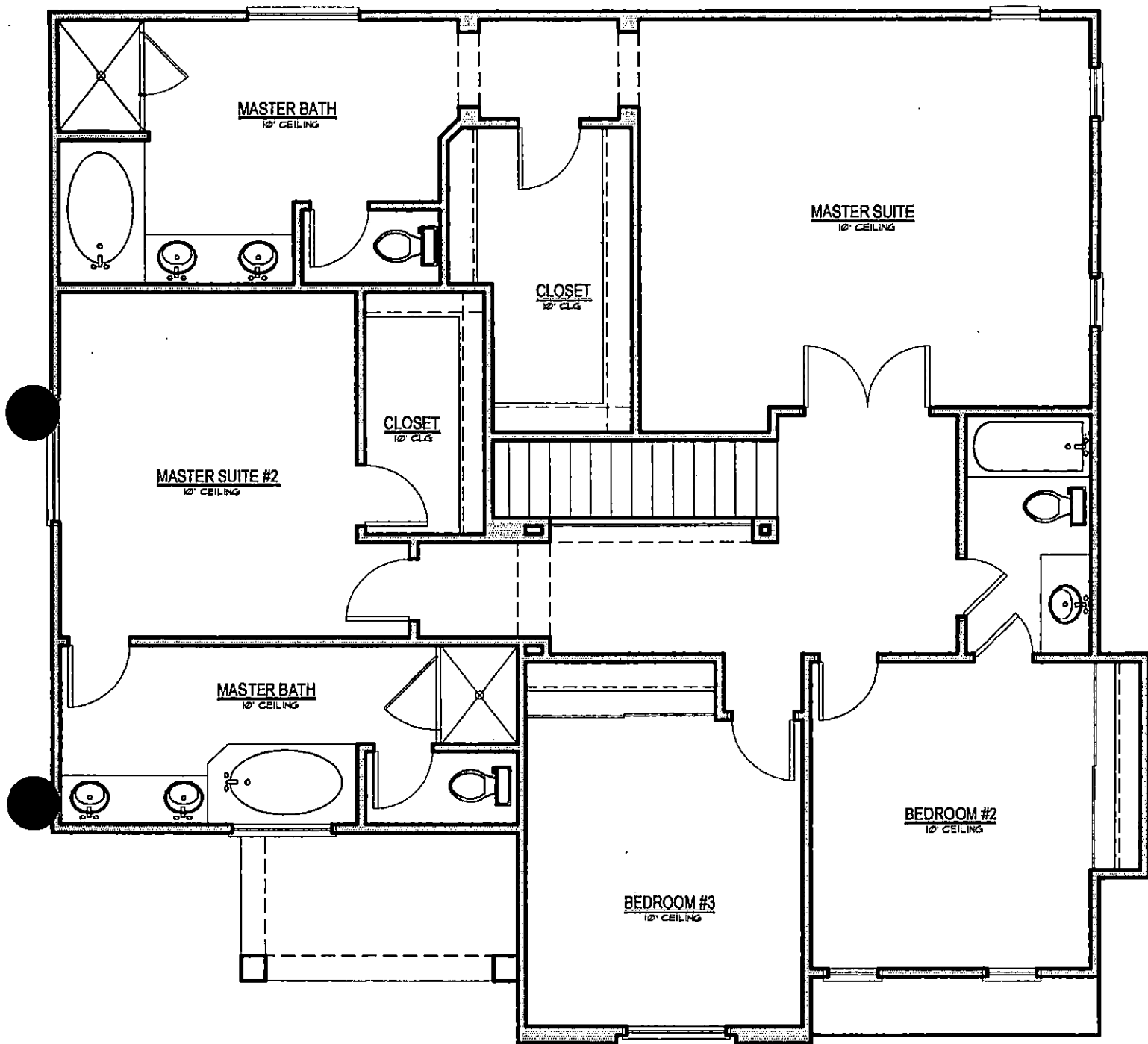
RECEIVED

SEP 18 2006

ZON-16915

SDR-16914

11/02/06 PC



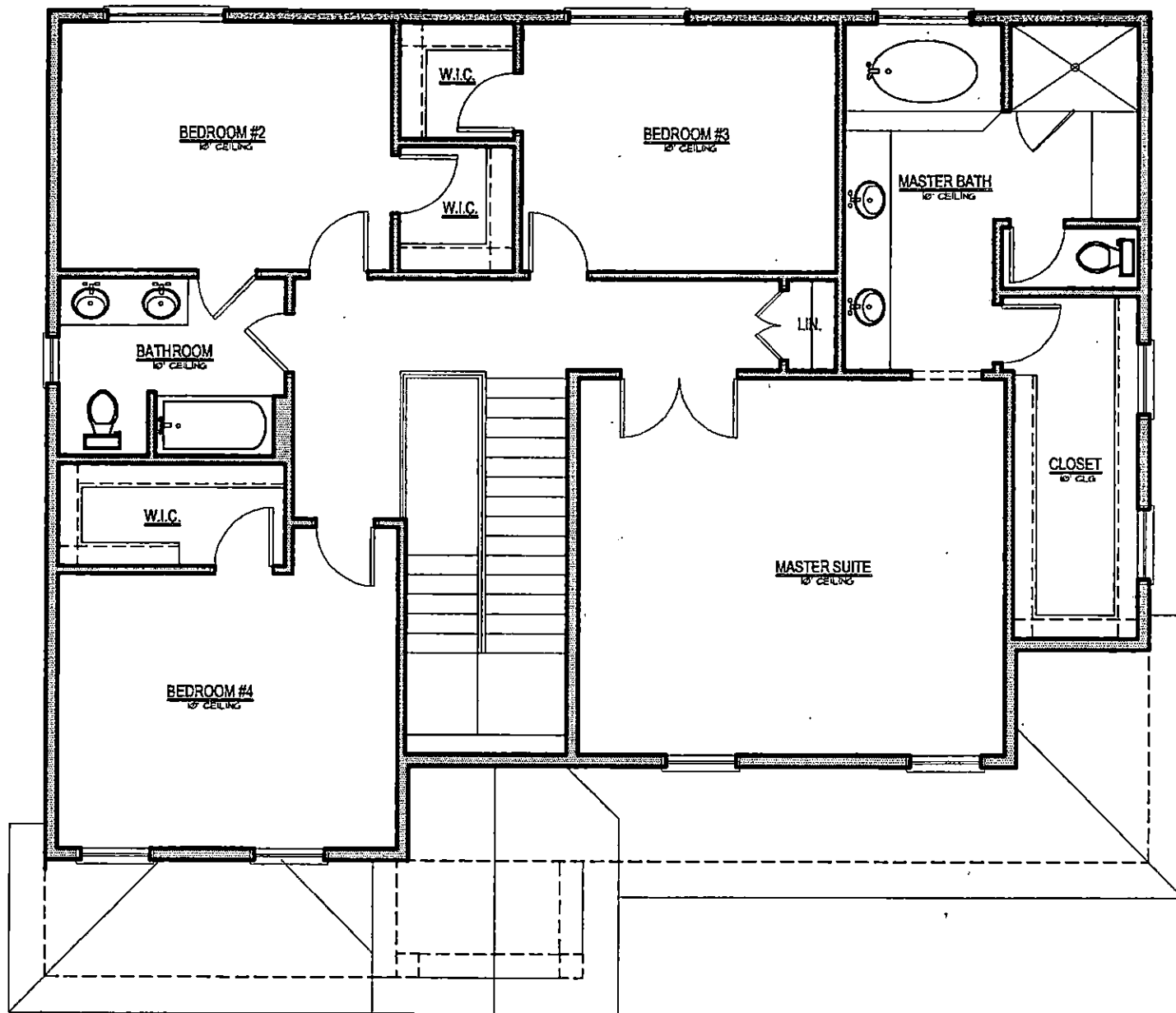
2nd Floor Plan

1/4" Scale

RECEIVED

SEP 18 2006

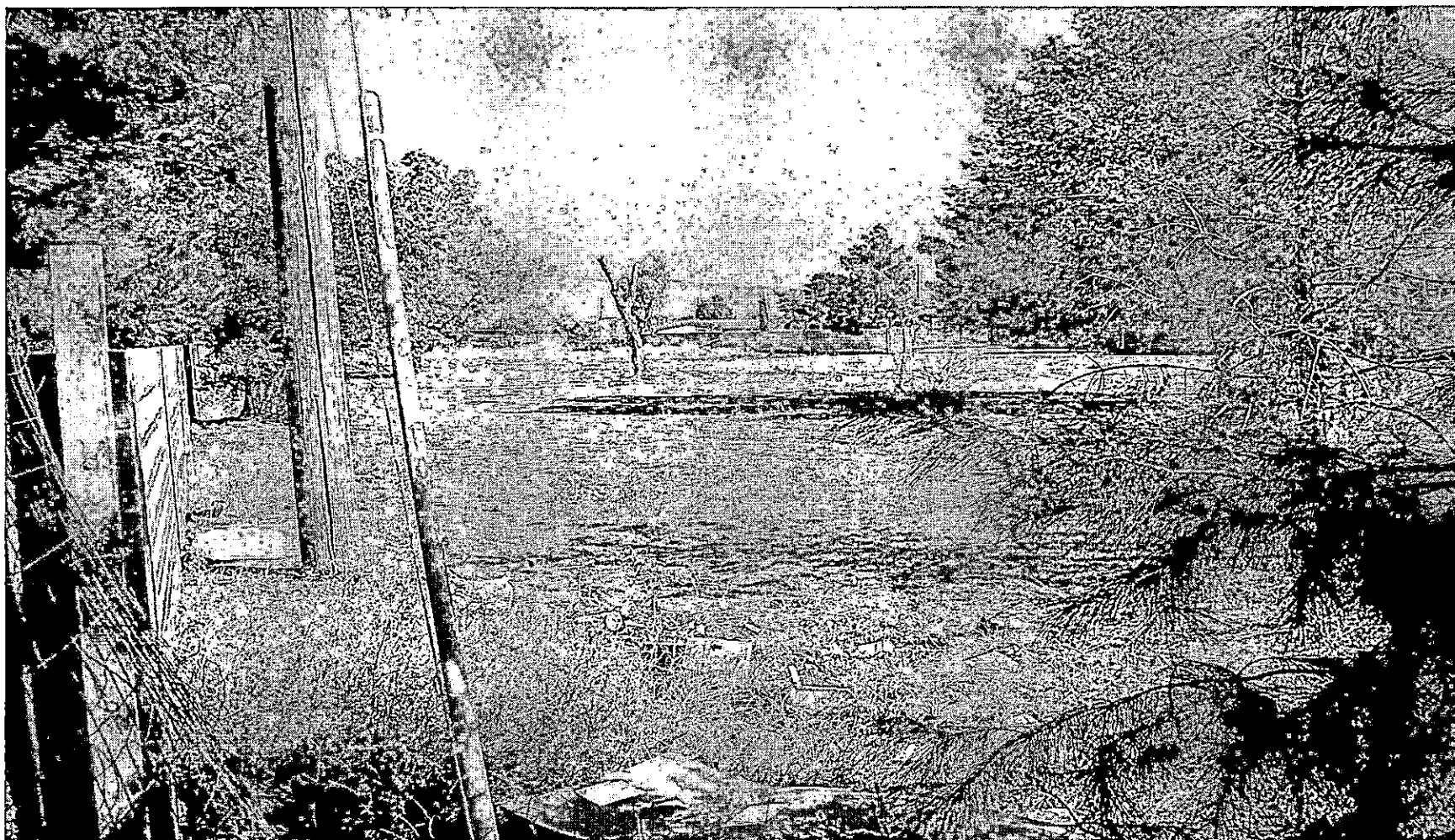
ZON-16915
SDR-16914
11/02/06 PC



RECEIVED
SEP 18 2006

SDR 16914				
Ghassan Misherfi				
NS Smoke Ranch, E of Michael				
Proposed 6 lot single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	6	9.57	57
AM Peak Hour			0.75	5
PM Peak Hour (heaviest 60 minutes)			1.01	6
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	15,750			
PM Peak Hour (heaviest 60 minutes)	1260			
Michael Way				
Average Daily Traffic (ADT)	3,338			
PM Peak Hour (heaviest 60 minutes)	267			
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour (heaviest 60 minutes)	2158			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Smoke Ranch Road	32585			
Michael Way	16200			
Decatur Boulevard	51700			
This project will add approximately 57 trips per day on Smoke Ranch, Michael and Decatur. This will increase expected volumes by less than one percent on Smoke Ranch, Michael and Decatur. Smoke Ranch is at about 48 percent of capacity, Michael is at about 21 percent of capacity and Decatur at about 52 percent of capacity.				
Based on Peak Hour use, this development will add roughly 6 additional				

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



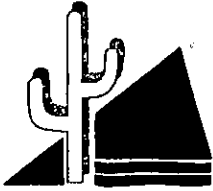
ZON-16915, VAR-16996 AND SDR-16914 - APPLICANT/OWNER: GHASSAN MISHFERFI
NORTH SIDE OF SMOKE RANCH ROAD, APPROXIMATELY 467 FEET EAST OF MICHAEL WAY
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



ZON-16915, VAR-16996 AND SDR-16914 - APPLICANT/OWNER: GHASSAN MISHERRI
NORTH SIDE OF SMOKE RANCH ROAD, APPROXIMATELY 467 FEET EAST OF MICHAEL WAY
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

September 18, 2006

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

RE: London Circle
Site Development Review
Justification Letter, APN: 138-13-801-068

Dear Sirs:

We are submitting a site development review for this parcel located at 5250 Smoke Ranch Road, East of Michael Way.

This was previously approved for a residential subdivision with R-PD6 zoning. The tentative map and zoning expired before the final was approved for recording.

The improvement plans have been approved and the owner is ready to proceed with construction.

This application is being submitted concurrently with the Zoning and the tentative map. There have been no changes to the previously approved tentative map.

We request approval of this site development review.

Sincerely,
DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

**ZON-16915
SDR-16914
11/02/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-16947 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: LDR-DMG MEADOW & DECATUR, LLC - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 12/06/06

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

TRUEDELL – DENIED – Motion carried with TROWBRIDGE and GOYNES voting NO

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

This item was under One Motion/One Vote and was brought forward for discussion at COMMISSIONER TRUEDELL'S request.

JOHN KORKOSZ, Planning and Development Department, noted this request is compatible with existing development in the area and recommended approval.

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 5 – SUP-16947

MINUTES – Continued:

BILL CURRAN, 300 South Fourth Street, appeared on behalf of the applicant.

COMMISSIONER TRUESDELL noted he had previously abstained on this item because his offices were located in close proximity to the proposed billboard but he has since moved. He observed the shopping center has been poorly maintained and questioned the appropriateness of this billboard at this location.

MR. KORKOSZ stated Condition 9 addressed COMMISSIONER TRUESDELL'S concern regarding the design of the billboard. MARGO WHEELER, Director of Planning and Development Department, clarified that Condition 9 did not address the upkeep and maintenance of the property.

MS. WHEELER informed COMMISSIONER STEINMAN that the proposed billboard ordinance was not moving forward at this time. COMMISSIONER STEINMAN noted the proposed ordinance did not permit additional billboards along US95 and stated he would not support this application.

COMMISSIONER DAVENPORT stated he would not support this application since he had not supported the construction of three billboards on this property previously.

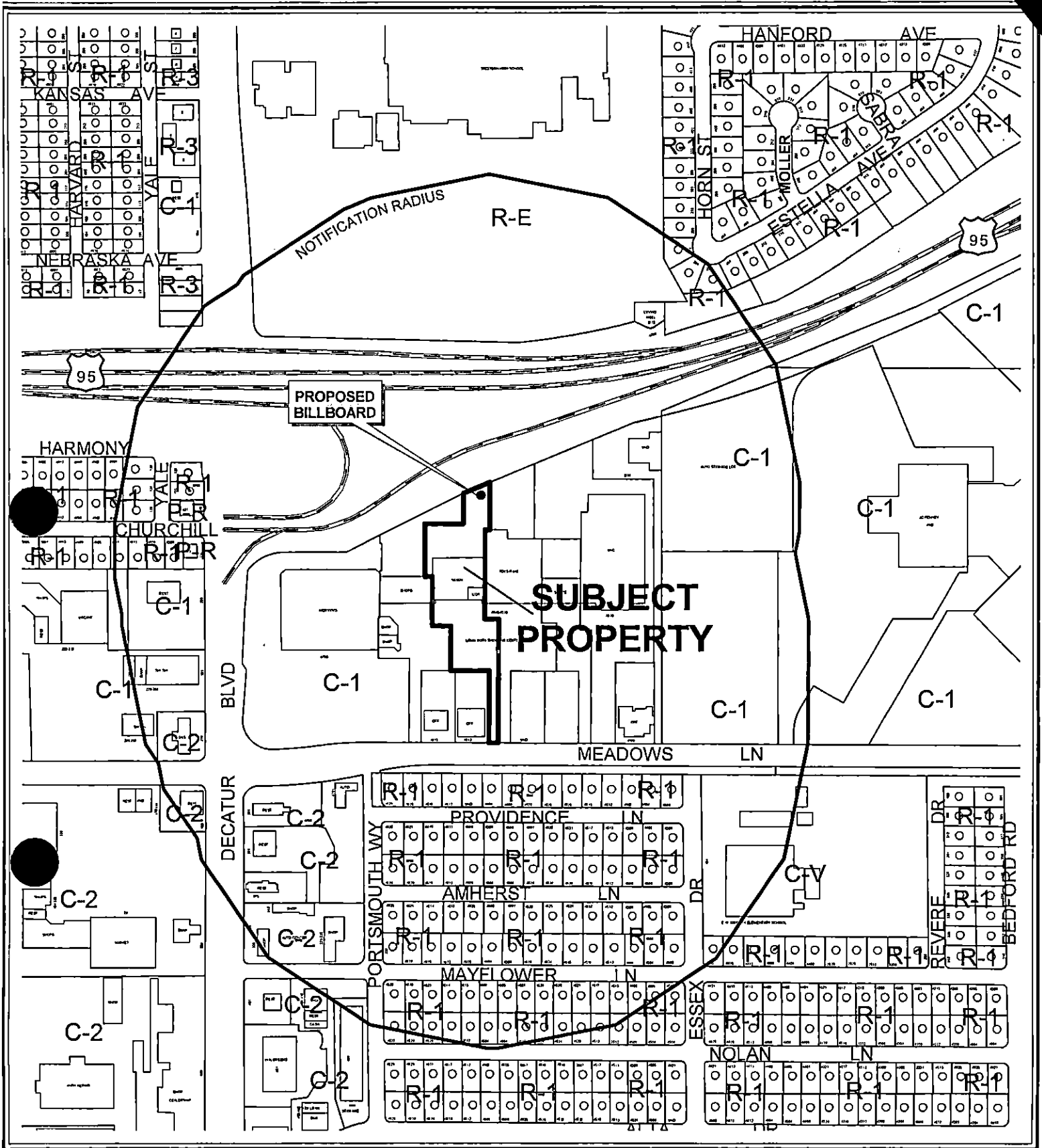
ATTORNEY CURRAN emphasized this billboard meets all Code requirements and stated the applicant enjoys a good reputation throughout Las Vegas.

COMMISSIONER TRUESDELL responded that the applicant's request is inappropriate at this location. He emphasized that he had not intended to impugn the applicant or his business.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:12 – 6:21)

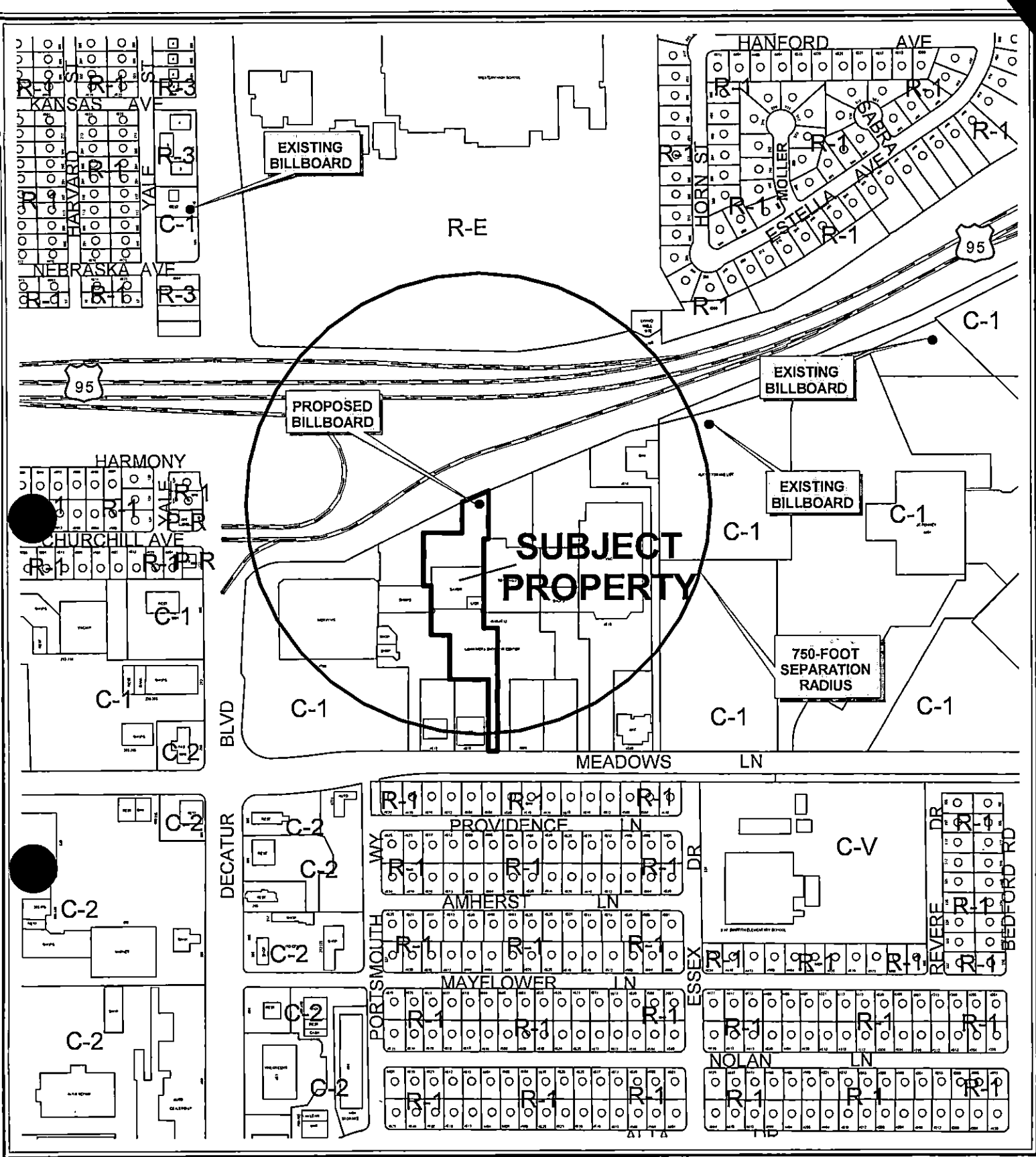
1-342



CASE: **SUP-16947**

RADIUS: 1000 FT

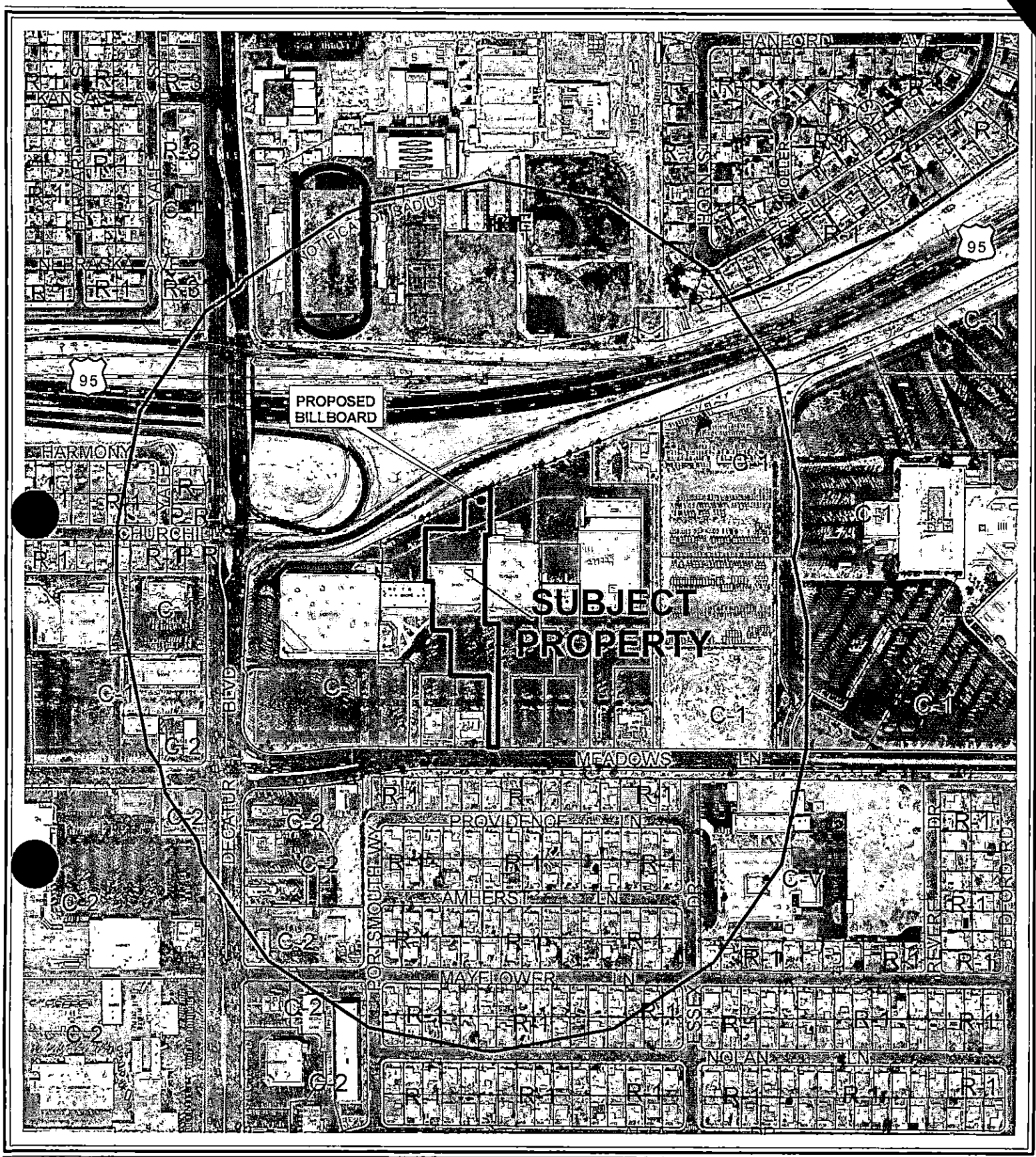
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-16947

SEPARATION RADIUS: 750 FT

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



CASE: SUP-16947

RADIUS: 1000 FT

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-16947 - APPLICANT: AMERICAN OUTDOOR
ADVERTISING, LLC - OWNER: LDR-DMG MEADOW & DECATUR, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department
2. Animated and electronic message unit signage is prohibited.
3. The billboard is limited to the exact height as specified in the public hearing notice. If the height of the adjacent freeway increases, the billboard is not entitled to any height increases allowed by Title 19 or Nevada Revised Statutes.
4. 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.
5. This Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
6. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
7. Only one advertising sign is permitted per sign face.
8. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

SUP-16947 - Conditions Page Two
November 2, 2006 - Planning Commission Meeting

9. The Off-Premise Advertising (Billboard) Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
10. Bird deterrent devices shall be installed on the sign.
11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

12. The proposed off-premise advertising (billboard) shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The billboard base shall not be located within existing or proposed public sewer or drainage easements.

SUP-16947 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed off-premise advertising sign (billboard) at 4600 Meadows Lane. The site plan indicates that the 40-foot tall sign would be located north of existing retail buildings on the site, adjacent to U.S. 95.

This proposed use would be located in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district. This area is characteristic of commercial development, and is compatible with this proposed billboard.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg, etc.</i>	
	None
<i>Related Building Permits/Business Licenses</i>	
	None
<i>Pre-Application Meeting</i>	
07/27/06	The requirements of a Special Use Permit were discussed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, and one was not held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.34

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail shops	SC (Service Commercial)	C-1 (Limited Commercial)
North	U.S. 95	Right-of-way	Right-of-way
South	Retail shops	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail shops	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail shops	SC (Service Commercial)	C-1 (Limited Commercial)

SUP-16947 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

<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	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.04, the following standards apply to an off-premise advertising sign:

A1) Minimum Distance Separation Requirements

The Off-Premise Advertising (Billboard) Sign is subject to a minimum 750-foot separation from other off-premise advertising signs oriented toward US-95. There are no existing billboards within this separation distance.

The Off-Premise Advertising (Billboard) Sign is also subject to a minimum 300-foot separation from other off-premise advertising signs not oriented toward U.S 95. There are no existing billboards within this separation distance.

In addition, the sign cannot be located less than 300 feet from the nearest property line of a lot in a residential zoning district. The nearest "R" zoned property is located approximately 870 feet to the west of the proposed location.

A2) Off-Premise Sign Requirements

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise sign may be located within the public right-of-way	Located south of the U.S. 95 right-of-way.	Y
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	The property is zoned C-1.	Y
Area	No off-premise sign shall have a surface area greater than 672 square feet per sign face, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The east and west faces are each 672 square feet.	Y

SUP-16947 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

Height	40 Feet above grade	40 Feet above grade.	Y
Setback	Off-premise signs shall not be located closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	The subject sign is set back approximately 812 feet from the right-of-way line of the intersection of Decatur Boulevard and U.S. 95.	Y
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Not clearly indicated	Staff has included a condition of approval which addresses this issue
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; no residential uses on site.	Y

The proposed Off-Premise Advertising (Billboard) Sign meets the provisions of the Title 19 sign code.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial). An Off-Premise Advertising (Billboard) Sign is a permitted use in this district with the approval of a Special Use Permit. This sign is not located within the Off-Premise Sign Exclusionary Zone.

FINDINGS

The following findings must be made for a Special Use Permit:

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

SUP-16947 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

In regard to "1":

This proposed use would be located in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district. This area is characteristic of commercial development, and is compatible with this proposed billboard.

In regard to "2":

There are no physical constraints to the location of the use on the subject site.

In regard to "3":

There are no requirements for access to a property containing an Off-Premise Advertising (Billboard) Sign.

In regard to "4":

If approved, the off-premise sign will be subject to regular inspection and will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 155

APPROVALS 0

PROTESTS 0



Case Number: **SUP-16947** APN: **139-31-110002**
Name of Property Owner: **LDR-DMG MEADOW & DECATUR, LLC**
Name of Applicant: **AMERICAN OUTDOOR ADVERTISING, LLC c/o Tom LeClair**

Yes **X** **No**

APN: _____

Print Name: William Levine

Ruth Ellen Muri
Notary Public in and for said County and State





Westridge Plan 2A

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AMERICAN

SUP-16947
11/02/06 PC

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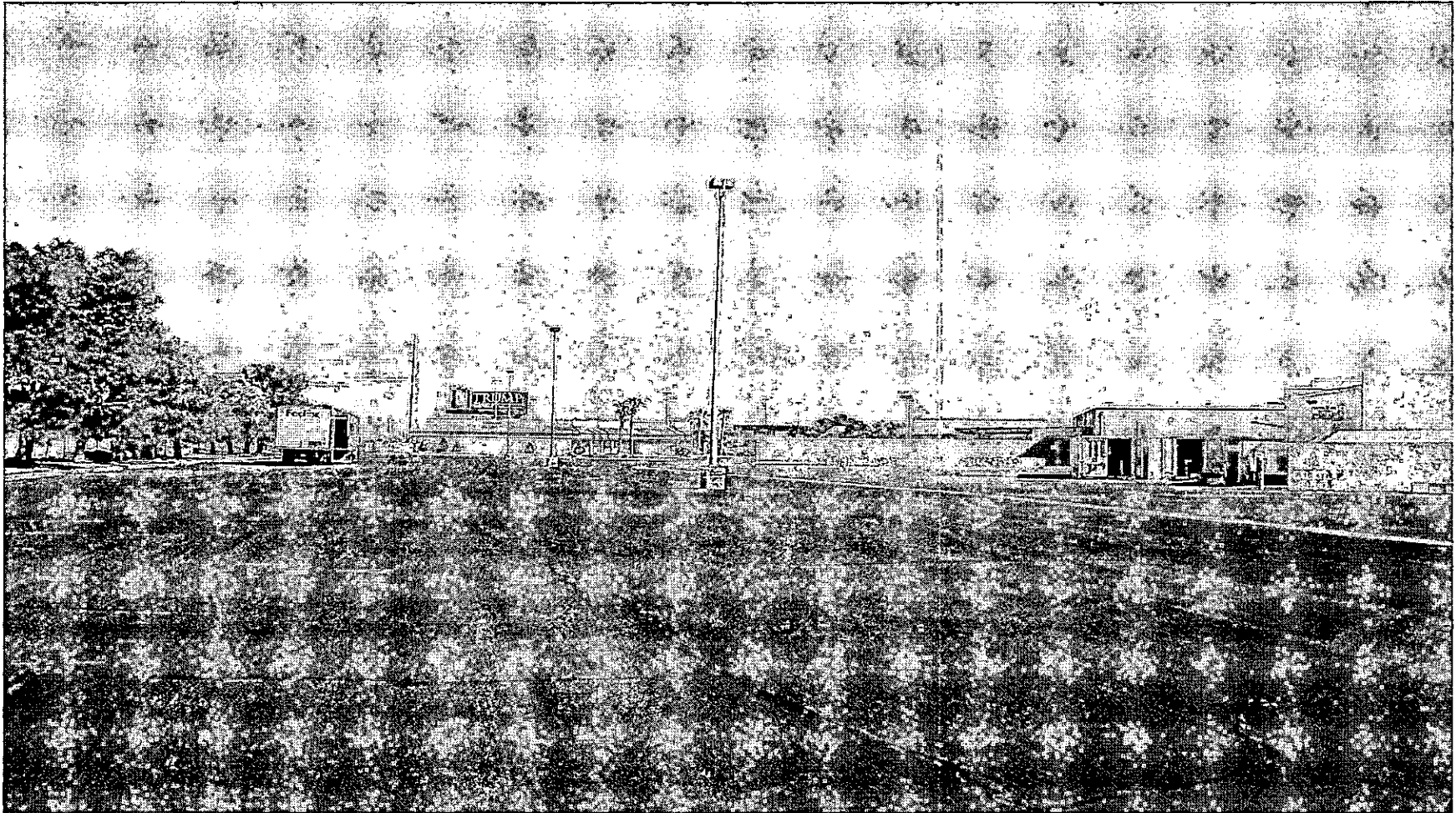


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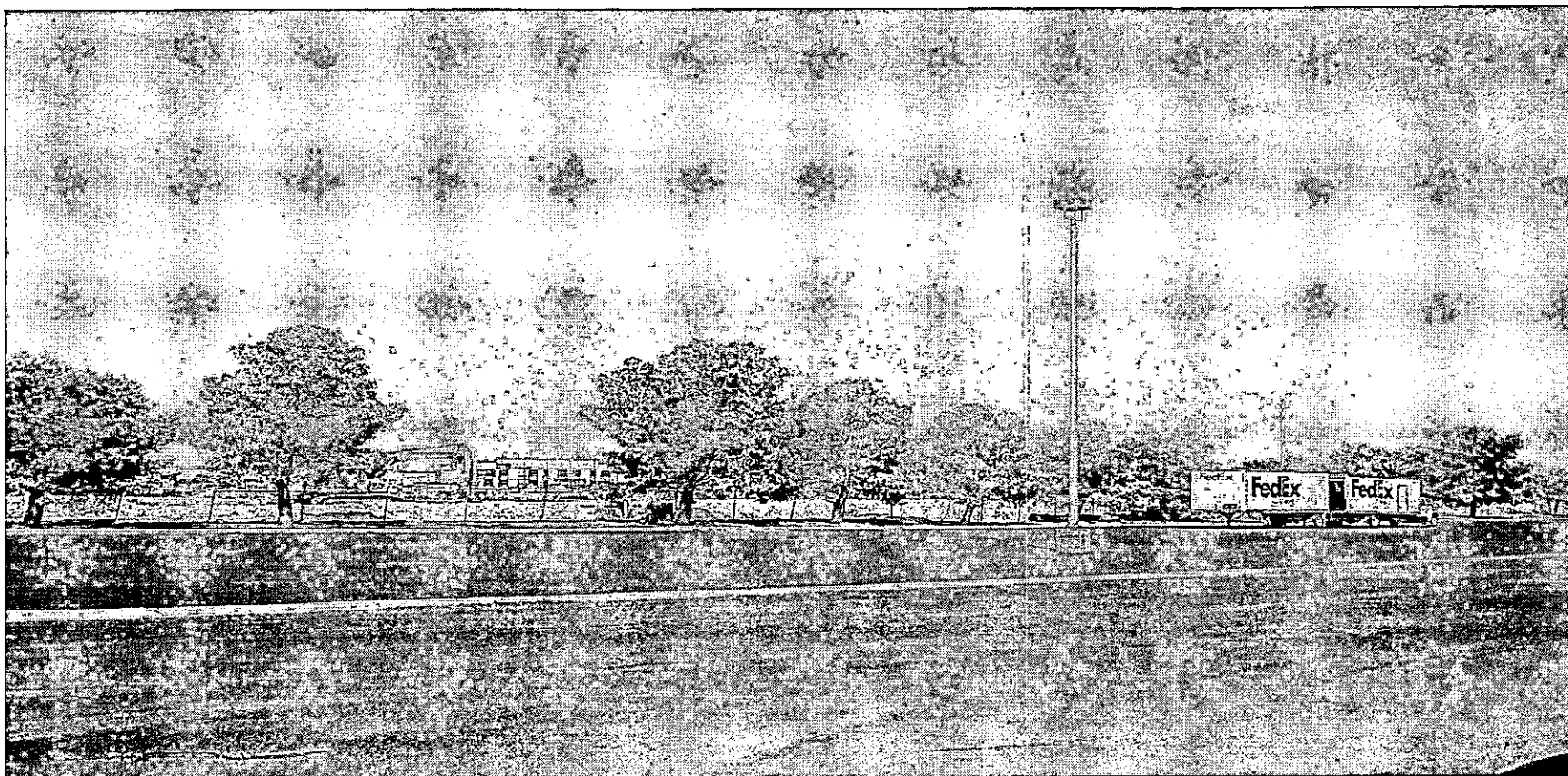
SUP-16947

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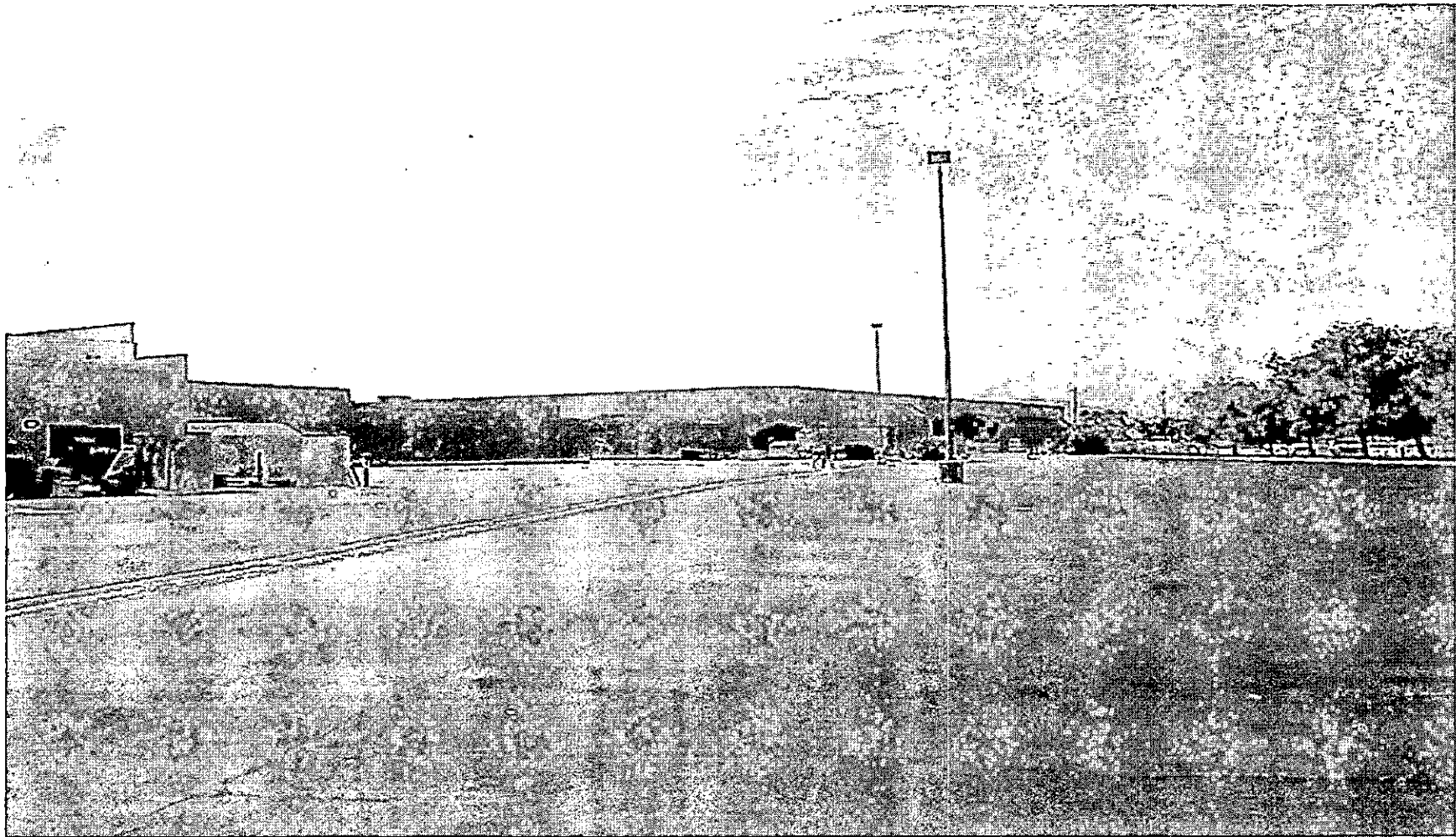
SUP-16947 - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: LDR-DMG MEADOW &
DECATUR, LLC
4600 MEADOWS LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06



SUP-16947 - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: LDR-DMG MEADOW &
DECATUR, LLC
4600 MEADOWS LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06



SUP-16947 - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: LDR-DMG MEADOW &
DECATUR, LLC
4600 MEADOWS LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06

American★Outdoor
A D V E R T I S I N G

September 18, 2006

City of Las Vegas Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

Re: Justification Letter

Special Use Permit Application for:
Off Premise Advertising Sign at 4600 Meadows Lane
APN# 139-31-110-002

Dear Sir or Madame,

My name is Tom LeClair and attached you will find the necessary documents required to apply for a Special Use Permit for an Off Premise Advertising Sign at the above referenced property.

The sign structure is a 14'x 48' Full Flag, "V" shaped configuration, and will not exceed forty feet in overall height. The property is zoned C-1, there are no other Off Premise Signs within 750' of the proposed location, and all of the requirements of Title 19.14.100 will be met. Thank you for your consideration of the approval of this application and please contact me at 498-5457 if you have any questions.

Sincerely,



Tom LeClair

SUP-16947
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-16948 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRINKER NEVADA LLC - OWNER: MONTECITO MARKETPLACE - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK on the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-019), TC (Towncenter) Zone [MT-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 12/06/06

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions Item 2 [ZON-16915], Item 3 [VAR-16996], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642] and Item 4 [SDR-16914] with the deletion of Condition 6 – **UNANIMOUS**

To be heard by City Council on 12/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 6 – SUP-16948

MINUTES – Continued:

time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

MARGO WHEELER, Director of Planning and Development Department, stated that Condition 6 of Item 4 [SDR-16914] should be deleted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

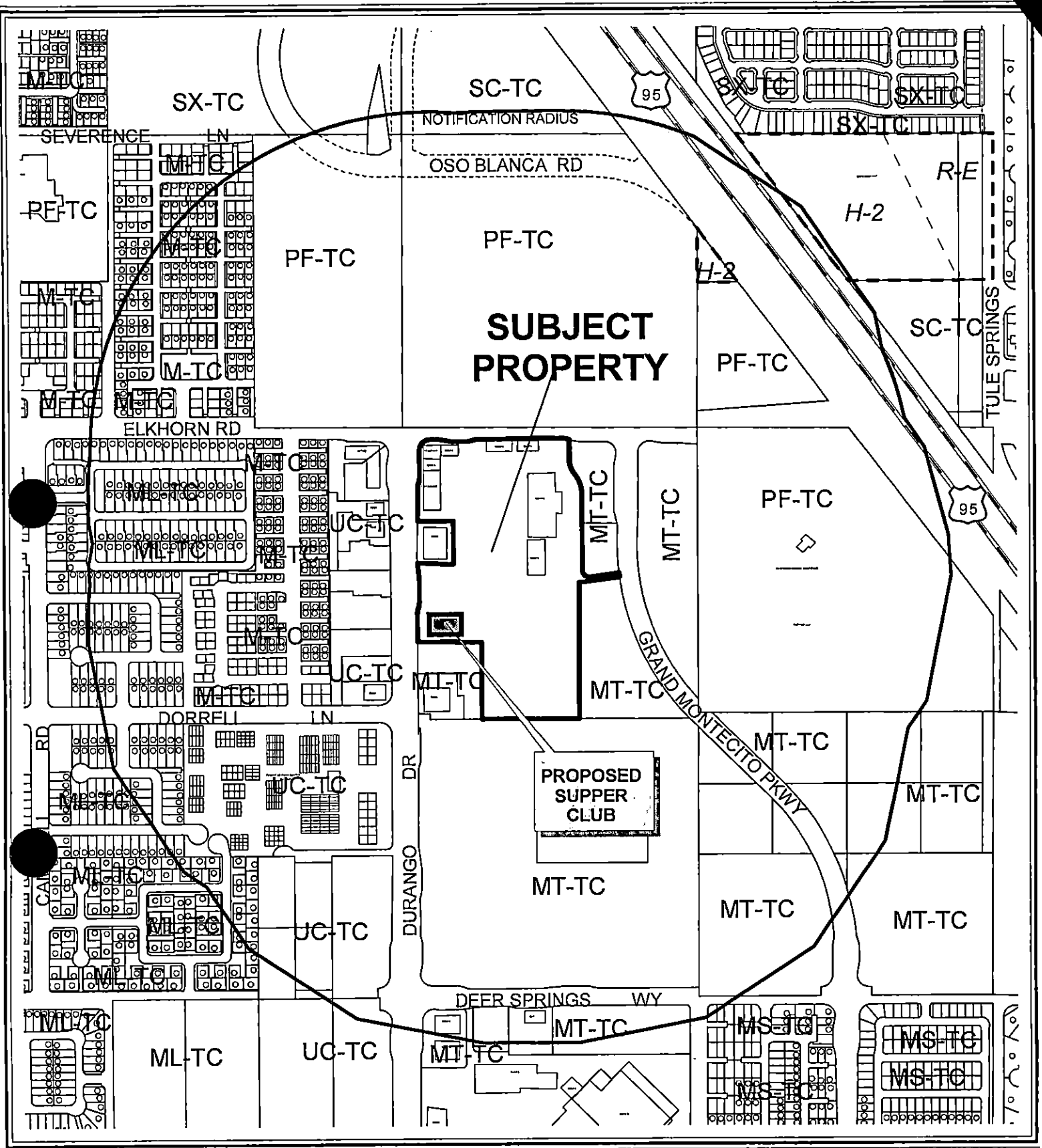
(6:08 – 6:12)

1-230

CONDITIONS:

Planning and Development

1. 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.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

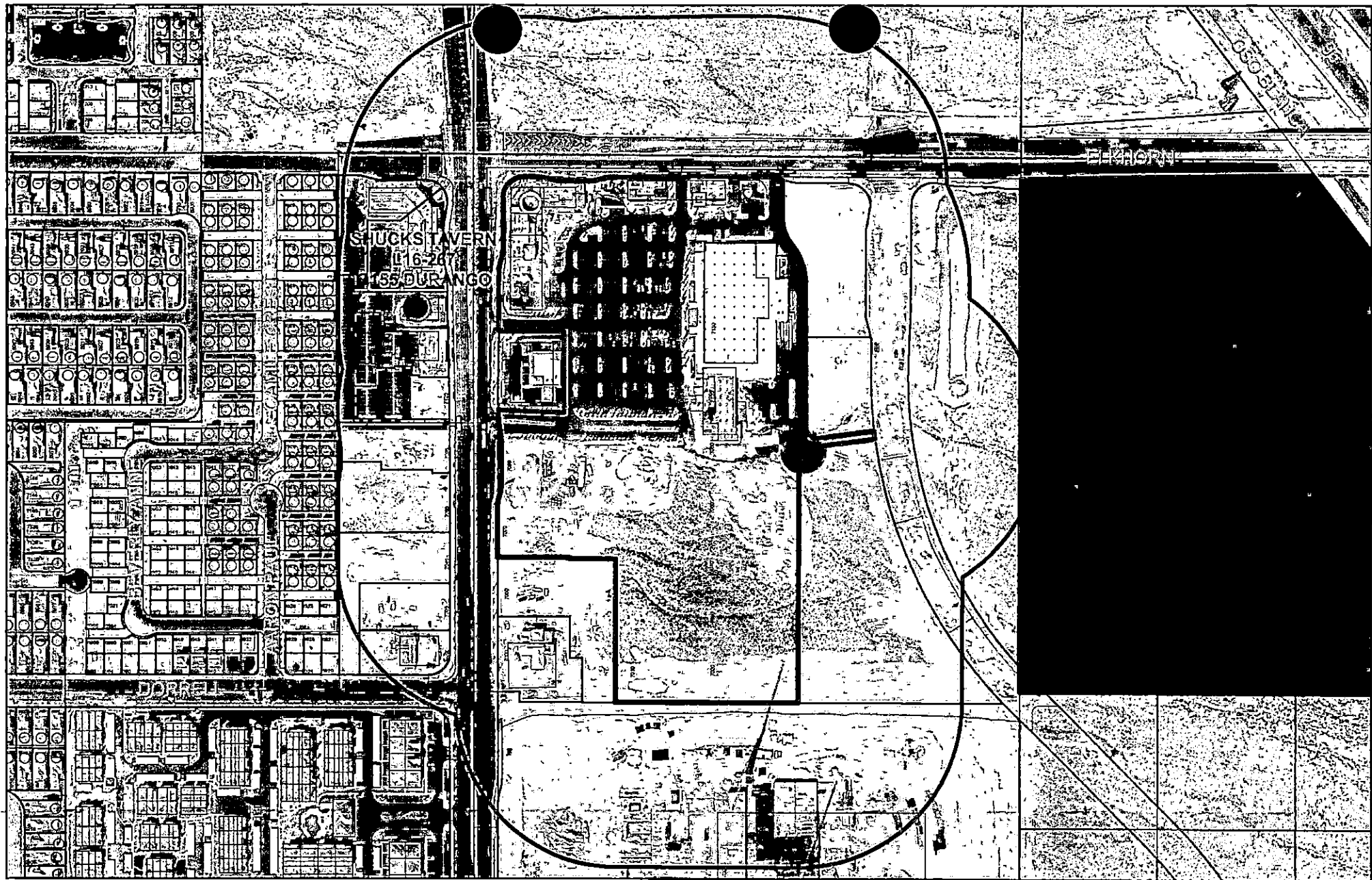


CASE: **SUP-16948**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [MT-TC (MONTECITO TOWN CENTER SPECIAL LAND USE DESIGNATION)]



SUP-16948

Protected Landuses



CITY PARKS



RELIGIOUS



SCHOOLS

Business Licenses



Tavern



Child Care/
Children Facility



Supper Club/
Restaurant Service Bar



Subject Property



400 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-16948 - APPLICANT: BRINKER NEVADA LLC -
OWNER: MONTECITO MARKETPLACE

**** CONDITIONS ****

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

Planning and Development

1. 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.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-16948 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Special Use Permit for a Supper Club and a Waiver of the 400-foot distance separation requirement from an existing park on the southeast corner of Durango Drive and Elkhorn Road in the Centennial Hills Town Center.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/20/64	The City Commission approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre east portion of the subject site. The effective date was 05/29/64.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the east 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.
01/17/01	The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the west five acres of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval.
12/19/02	The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan Way alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff recommended approval.
04/07/04	The City Council approved a Site Development Plan Review (SDR-3764) related to a Major Modification of the Montecito Town Center Development Agreement (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot, mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental)

SUP-16948 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

	on Pad Q, (SUP-3778) for liquor sales on Pad Q, (SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval.
02/16/05	The City Council approved a Site Development Plan Review (SDR-5731) for a Major Amendment to the approved Site Development Plan Review for a 380,000 square-foot development that included the subject site. The Planning Commission and staff recommended approval.
07/25/05	Planning and Development Department staff administratively approved a Minor Amendment to the approved Site Development Plan Review (SDR-5731) that changed the parking layout of Building F and added five parking spaces.
04/19/06	The City Council approved a Site Development Plan Review (SDR-11702) request for a Major Amendment to an approved Site Development Plan Review (SDR-5731) to allow the modification of pads G, I through O, R, U, and V on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road and a companion Variance (VAR-11710) to allow 1,032 parking spaces where 1,209 spaces is the minimum required for Phases I and II of the Montecito Marketplace commercial development. The Planning Commission and staff recommended approval.

Related Building Permits/Business Licenses

	No building permits or business licenses have been issued for this pad site (Pad O) within the Montecito Marketplace.
--	---

Pre-Application Meeting

08/08/06	A pre-application meeting was held and staff discussed the conditions of the previously approved cases, specifically SDR-11702 and VAR-11710. Parking must be provided within the scope of the approved Variance VAR-11710, a minor amendment to SDR-11702, as required.
----------	--

Neighborhood Meeting

	A neighborhood meeting is not required for this application, nor was one held.
--	--

Details of Application Request

Site Area

Gross Acres	18.71
Net Acres	18.71

SUP-16948 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Commercial	UC-TC (Urban Center Mixed Use- Town Center)	TC (Town Center)
North	Vacant	PF-TC (Public Facility – Town Center)	TC (Town Center)
South	Hospital	UC-TC (Urban Center Mixed Use- Town Center)	TC (Town Center)
East	Townhouse	UC-TC (Urban Center Mixed Use- Town Center)	TC (Town Center)
West	Service Commercial, Townhouse, Office	UC-TC (Urban Center Mixed Use- Town Center)	TC (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
T-C Town Center District	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

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center 120-foot Parkway Arterial	Existing	Existing	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	
Shopping Center	207,399 SF	1/250 SF	813	17	977	41	Y
TOTAL			830		1,018		Y

SUP-16948 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
351-foot distance separation from an existing city park	400-foot distance separation from an existing city park.	Approval

ANALYSIS

The subject site is designated TC (Town Center) within the Centennial Hills Sector Plan of the Master Plan. The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include mall facilities, shopping centers and other retail facilities; low to high density residential uses; planned business; office and industrial parks; and recreational uses. The existing T-C (Town Center) zoning district and the Supper Club special use are permitted within Town Center.

The proposed Supper Club is a 5,874 square-foot facility with 221 seats in the main dining area and 77 seats in the waiting/bar area. The facility estimates 90% food sales and 10% alcohol sales at this location. A separate take-out entrance will offer convenience for take-out customers. No drive-up window service is proposed despite a previous Special Use Permit (SUP-3770) for a drive-through facility on the subject site, Pad O.

The subject site is located on Pad O of the Montecito Town Center North shopping center as approved in a previous Site Development Plan Review (SDR-11702). The elevations that are submitted show a facility that complies with the Montecito Town Center Land Use and Design Standards. The building materials and finishes meet the criteria of Section 5.2.5 and Appendix A to qualify as the Center's Southwest Contemporary theme.

An existing Variance (VAR-11710) was approved by City Council to allow 1,018 parking spaces where 1,194 spaces were required at the shopping center within which the subject site is located. However, due to a 2006 revision of Title 19.10, the shopping center now requires only 850 spaces, 168 fewer than are provided.

A Waiver is required to allow this special use 351 feet from a city park where 400 are required. The city park is located on the far side of the shopping center from the subject site, across the Montecito Parkway alignment, a proposed 90-foot right-of-way, and behind an additional future development. Conversely, the subject site is located on Durango Drive, a 120-foot Parkway Arterial as designated by the Master Plan of Streets and Highways, and should have little impact upon the existing park.

SUP-16948 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

FINDINGS

The following findings must be made for a Special Use Permit:

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."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
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."
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."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

With compliance to the conditions of approval for a Supper Club use, the proposal will be harmonious and compatible with the neighboring uses. Although a waiver is required due to the minimum distance from a city park, the subject site is located on the far side of the parcel and further separated from the protected use along a 120-foot wide Parkway Arterial. The proposed Supper Club will have no negative impact upon the city park.

In regard to "2":

The subject site is level and contains no physical impediments to development. The subject site is within an existing shopping center that is physically suitable for the type and intensity of land use as proposed by this use.

In regard to "3":

The subject site is located within an existing shopping center , which is in turn connected to Durango Drive, a 120-foot wide Parkway Arterial and Elkhorn Road, a 100-foot wide Primary Arterial. Additional access will be provided by way of the Montecito Parkway, a 120-foot Primary arterial roadway to the rear of the shopping center.

In regard to "4":

The subject site must comply with LVCM Title 6.50 and will be subject to regular inspection and will, therefore, not compromise the public health, safety, and general welfare, or the overall objectives of the General Plan.

SUP-16948 - Staff Report Page Six
November 2, 2006 - Planning Commission Meeting

In regard to "5":

With a waiver to allow the Special Use Permit 351 feet from a city park where 400 feet are required, the subject site otherwise complies with all requirements and conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 654

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16948** APN: 125-20-510-019

Name of Property Owner: Montecito Marketplace, LLC

Name of Applicant: MIKE STULTS, BRINKER NEVADA 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: _____

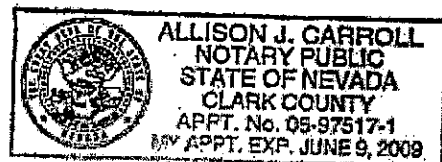
Signature of Property Owner

Print Name: _____

Subscribed and sworn before me

This 25th day of August, 2006

Notary Public in and for said County and State



CHILI'S GRILL AND BAR SITE PLAN

A PORTION OF LOT 2 OF MONTECITO TOWN CENTER NORTH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDB&M, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

DESIGN TEAM CONTACTS

DEVELOPER-PO CONTACT

BRONKER NEVADA, INC.
8520 LBJ FREEWAY
DALLAS, TEXAS 75240
PHONE: (915) 944-2285
FAX: (972) 825-8285
CONTACT: MIKE STUCKS

ENGINEER

OLSSON ASSOCIATES
143 UNION BLVD., SUITE 700
LAKEWOOD, CO 80228
PHONE: (720) 992-8079
FAX: (720) 992-6182
CONTACT: WYATT POPP

ARCHITECT

GHA
14110 DALLAS FREEWAY, SUITE 100
DALLAS, TEXAS 75244
PHONE: (972) 239-8899
FAX: (972) 239-2054
CONTACT: KEELAH GROSSMAN

SURVEYOR

GREAT BASIN ENGINEERING - SOUTH
2010 NORTH REDWOOD ROAD/PO BOX 18747
SALT LAKE CITY, UTAH 84116
PHONE: (801) 521-8528
FAX: (801) 521-8531
CONTACT: JEFF RANDALL

AGENCY CONTACTS

PLANNING DEPARTMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES
731 SOUTH 4TH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 228-8301
FAX: (702) 418-1463
CONTACT: PETER LONDMSTEN

ENGINEERING DEPARTMENT

CITY OF LAS VEGAS PUBLIC WORKS
CITY ENGINEER DIVISION
420 NORTH 4TH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 228-6272

BUILDING DEPARTMENT

CITY OF LAS VEGAS BUILDING DEPARTMENT
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 228-8913
CONTACT: RICK CLARK

FIRE DEPARTMENT

CITY OF LAS VEGAS FIRE DEPARTMENT
500 NORTH CASINO CENTER BLVD.
LAS VEGAS, NEVADA 89101
PHONE: (702) 385-3898
FAX: (702) 228-0444

WATER

LAS VEGAS VALLEY WATER DISTRICT
1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153
PHONE: (702) 258-3171
FAX: (702) 228-7183
CONTACT: DAN LEWIS

SEWER

CITY OF LAS VEGAS PUBLIC WORKS
ENVIRONMENTAL DIVISION
1005 EAST VEGAS VALLEY DRIVE
LAS VEGAS, NEVADA 89165
PHONE: (702) 228-8200
FAX: (702) 841-8738

DEVELOPER-CONSTRUCTION CONTACT

BRONKER NEVADA, INC.
8520 LBJ FREEWAY
DALLAS, TEXAS 75240
PHONE: (915) 944-2285
FAX: (972) 825-8285
CONTACT: CHRIS CREDIT

LANDSCAPE ARCHITECT

OLSSON ASSOCIATES
7301 WEST 13360 ST, SUITE 200
OVERLAND PARK, KS 66215
PHONE: (913) 381-1170
FAX: (913) 381-1174
CONTACT: BRAD SONNER

MEP

PURDY-McCURE
4300 SIGMA, SUITE 200
DALLAS, TEXAS 75244
PHONE: (972) 238-5357
FAX: (972) 238-5351
CONTACT: JAMES LANGFORD

LANDLORD

MONTECITO COUPANES
8600 WEST CHARLESTON BLVD, SUITE 120
LAS VEGAS, NEVADA 89146
PHONE: (702) 798-0311
FAX: (702) 892-7784
CONTACT: CHRIS GOODING

NOTES

CITY OF LAS VEGAS PUBLIC WORKS
ENVIRONMENTAL DIVISION
1005 EAST VEGAS VALLEY DRIVE
LAS VEGAS, NEVADA 89165
PHONE: (702) 228-8200
FAX: (702) 841-8738

ELECTRIC

NEVADA POWER COMPANY
2211 EAST LONG MOUNTAIN ROAD
NORTH LAS VEGAS, NEVADA 89031
PHONE: (702) 857-4300
FAX: (702) 878-0600

GAS

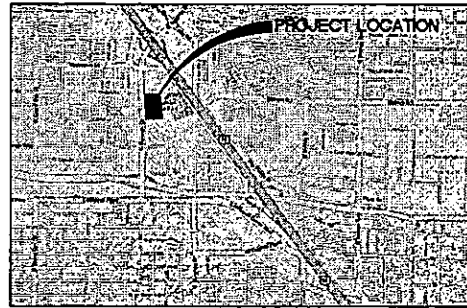
SOUTHWEST GAS CORPORATION
4300 WEST BROADWAY
LAS VEGAS, NEVADA 89103
PHONE: (702) 365-2955
CONTACT: BARBARA DEMAREE

TELEPHONE

ENBARCO
330 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89187
PHONE: (702) 244-7857
FAX: (702) 258-0222
CONTACT: JANE STOKES

CABLE TELEVISION

COX COMMUNICATIONS
121 S. MARTIN LUTHER KING BLVD.
LAS VEGAS, NV 89108
PHONE: (702) 384-8084
FAX: (702) 475-6450
CONTACT: RICK SUELA



VICINITY MAP
SCALE: N.T.S.

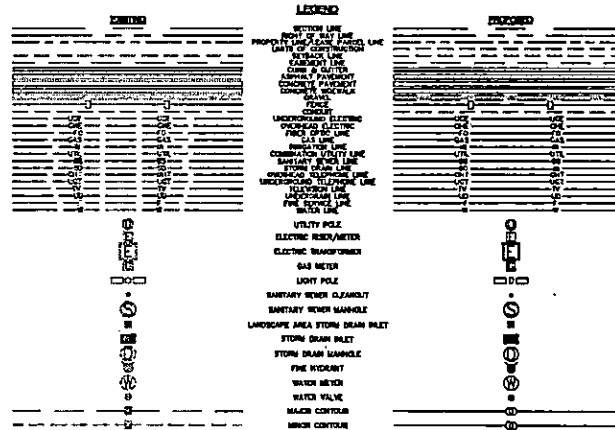


SHEET INDEX

SP1 COVER SHEET
SP2 SITE PLAN

ABBREVIATIONS

POC POINT OF CONNECTION
POT POINT OF TERMINATION
TYP TYPICAL



SUP-16948
11/02/06 PC

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OLSSON ASSOCIATES

chili's

REVISIONS

COVER SHEET

CHILI'S GRILL AND BAR

MONTECITO - LAS VEGAS, NEVADA 2006

drawn by: JF
checked by: WEP
approved by: JH
project no.: 2006-0054
day number:
date: 09/19/06

SHEET
SP1
1 of 2 SHEETS

CHILI'S GRILL AND BAR SITE PLAN

A PORTION OF LOT 2 OF MONTECITO TOWN CENTER NORTH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDB&M, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

SITE DATA

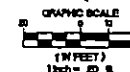
LOT	TYPE OF LAND USE/ZONING
CHILI'S LEASE PARCEL	RESTAURANT/D-1
ITEM	SQUARE FOOTAGE
TOTAL SITE AREA	14438
BUILDING	8234
LANDSCAPE	4387
PAVING/HARDSCAPE	3507
BUILDING AREA	8534
MAIN BUILDING	5874
SERVICE YARD	666
LANDSCAPE AREA	4387
PARKING LOT	0
PLANTING AREA	4387
PAVING/HARDSCAPE AREA	3507
PARKING LOT	0
ONSITE LANDSCAPE	3507
ITEM	DESCRIPTION
PARKING REQUIREMENT	1 STALL PER 50 SQUARE FEET
MAIN BUILDING AREA	3474 SQUARE FEET
PARKING REQUIRED	115
PARKING PROVIDED	115
ACCESSIBLE STALLS REQ.	5
ACCESSIBLE STALLS PROV.	CENTER PARKING
CENTER PARKING REQUIREMENT	VARIES
CENTER PARKING REQUIRED	1184
CENTER PARKING PROVIDED	1015
CENTER ACCESSIBLE STALLS REQ.	23
CENTER ACCESSIBLE STALLS PROV.	44
VARIANCE	178
ALLOWABLE VARIANCE	177
FOR VAR-111715	

LEGEND

- ① EXISTING STANDARD PARKING STALL COUNT PER ROW
- ② EXISTING ACCESSIBLE PARKING STALL COUNT PER ROW

KEYNOTES

- ① EXISTING FIRE HYDRANT
- ② EXISTING SITE ACCESS LOCATION
- ③ EXISTING LIGHT POLE LOCATION
- ④ EXISTING MONUMENT BORN LOCATION
- ⑤ EXISTING VEH ACCESSIBLE PARKING
- ⑥ EXISTING ACCESSIBLE PARKING
- ⑦ EXISTING RETAINED WALL
- ⑧ EXISTING TRANSFORMER
- ⑨ PROPOSED "TO GO" PARKING
- ⑩ PROPOSED BENCHES WITH ASHTRAY/BIKIN CAR (PHOTOGRAPHIC)
- ⑪ PROPOSED BIKIN RACE
- ⑫ PROPOSED FINE REPAIRMENT CONNECTION
- ⑬ PROPOSED SERVICE YARD/TAILGATE ENCLOSURE
- ⑭ PROPOSED MAIN BUILDING ENTRANCE
- ⑮ PROPOSED "TO GO" BUILDING ENTRANCE
- ⑯ PROPOSED DELIVERY ENTRANCE
- ⑰ PROPOSED BUILDING DIRT ONLY
- ⑱ PROPOSED DRAINAGE PAV
- ⑲ PROPOSED ACCESSIBLE DRIVE
- ⑳ PROPOSED LIMITS OF CONSTRUCTION (BACK OF CURB UNLESS OTHERWISE NOTED)



NOTES

1. SITE PLAN IS INTENDED TO SHOW GENERAL LOCATION AND HORIZONTAL CONTROL. THE PLAN IS NOT INTENDED TO CONSTITUTE CONSTRUCTION RESPONSIBILITY OR CONSTRUCTION DETAILS. SEE SPECIFIC CONSTRUCTION PLANS FOR MORE INFORMATION.

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ASSOCIATES

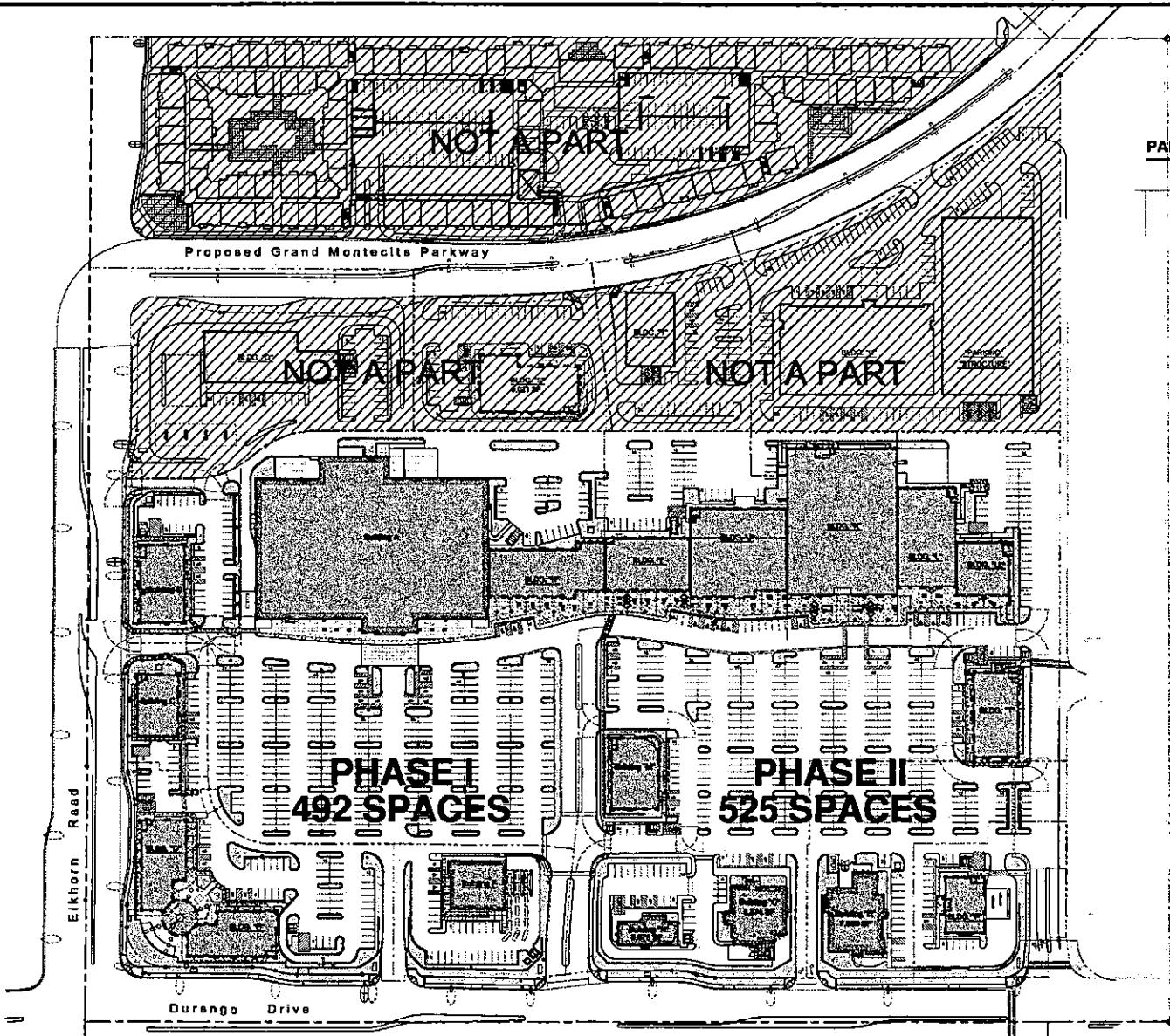
chili's

REVISIONS

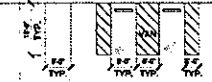
SITE PLAN
CHILI'S GRILL AND BAR
MONTECITO - LAS VEGAS, NEVADA 2006

drawn by:
checked by:
approved by:
project no.: 2006-0054
date: 09/15/06

SP2
2 of 2 sheets



PARKING STALL DATA



SITE INFORMATION

ASSESSORS PARCEL NUMBER (APN) 125-20-510-006
125-20-510-007
125-20-510-011
125-20-510-012

CURRENT ZONING T-C

SITE AREA • APPROX. 21.48 ACRES (935,968 SF)
BUILDING AREA • 207,399 SF PHASE I & II AREA ONLY
LAND/BUILDING RATIO • 22.17%
PARKING PROVIDED • 1,018 STALLS (POND STRUCTURE EXCLUDED)
PARKING RATIO • 4.99/1000 - ALL PADS BLENDED

PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (144,442 SF) @ 1 STALL/250 SF = 578 STALLS
BEAUTY/NON RETAIL (7,225 SF) @ 1 STALL/200 SF = 37 STALLS
OFFICE MEDICAL (2,000 SF) (2,000 SF) @ 1 STALL/200 SF = 10 STALLS
OFFICE MEDICAL (2,000 SF) (5,725 SF) @ 1 STALL/175 SF = 39 STALLS
OFFICE NON MEDICAL (729 SF) @ 1 STALL/200 SF = 4 STALLS
MASSAGE ESTABLISHMENT (11 SF) @ 2 PER BED = 30 STALLS
RESTAURANT (DINING 17,235 SF) @ 1 STALL/50 SF = 345 STALLS
RESTAURANT (NON DINING 11,812 SF) @ 1 STALL/200 SF = 60 STALLS
RESTAURANT (DRIVE THRU 4,875 SF) @ 1 STALL/100 SF = 47 STALLS
BANK (8,845 SF) @ 1 STALL/200 SF = 45 STALLS

TOTAL REQUIRED: 1,154

TOTAL PROVIDED:
PHASE I - 492 STALLS
PHASE II - 525 STALLS
TOTAL - 1,018 STALLS

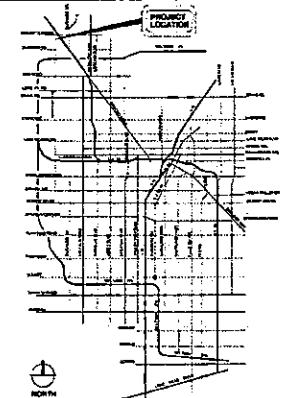
VARIANCE 178 STALLS
ALLOWABLE VARIANCE 177 STALLS
PER VAR-11710

HANDICAP PARKING: 23 REQUIRED, 44 PROVIDED

OWNER

Montecito Marketplace, LLC
6000 W Charleston Blvd., Ste. 120
Las Vegas, Nevada 89146
Contact: Nick Hannan, Joe Gwendner
Contact: P 702.788.5111 F 702.852.7784

VICINITY MAP



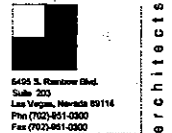
Date: 07/06/06

Project No: 2005-114

Scale: 1" = 80'-0"



Vedlage Petch ATA



6455 S. Rainbow Blvd.
Suite 203
Las Vegas, Nevada 89114
Ph: (702) 461-0500
Fax: (702) 461-0500

CCP/PHOT 2004, Vedlage Petch Architects

Montecito Marketplace

N. Durango Drive & Elkhorn Road - Las Vegas, NV

SUP-16948

11/02/06 PC

PHASE I & II

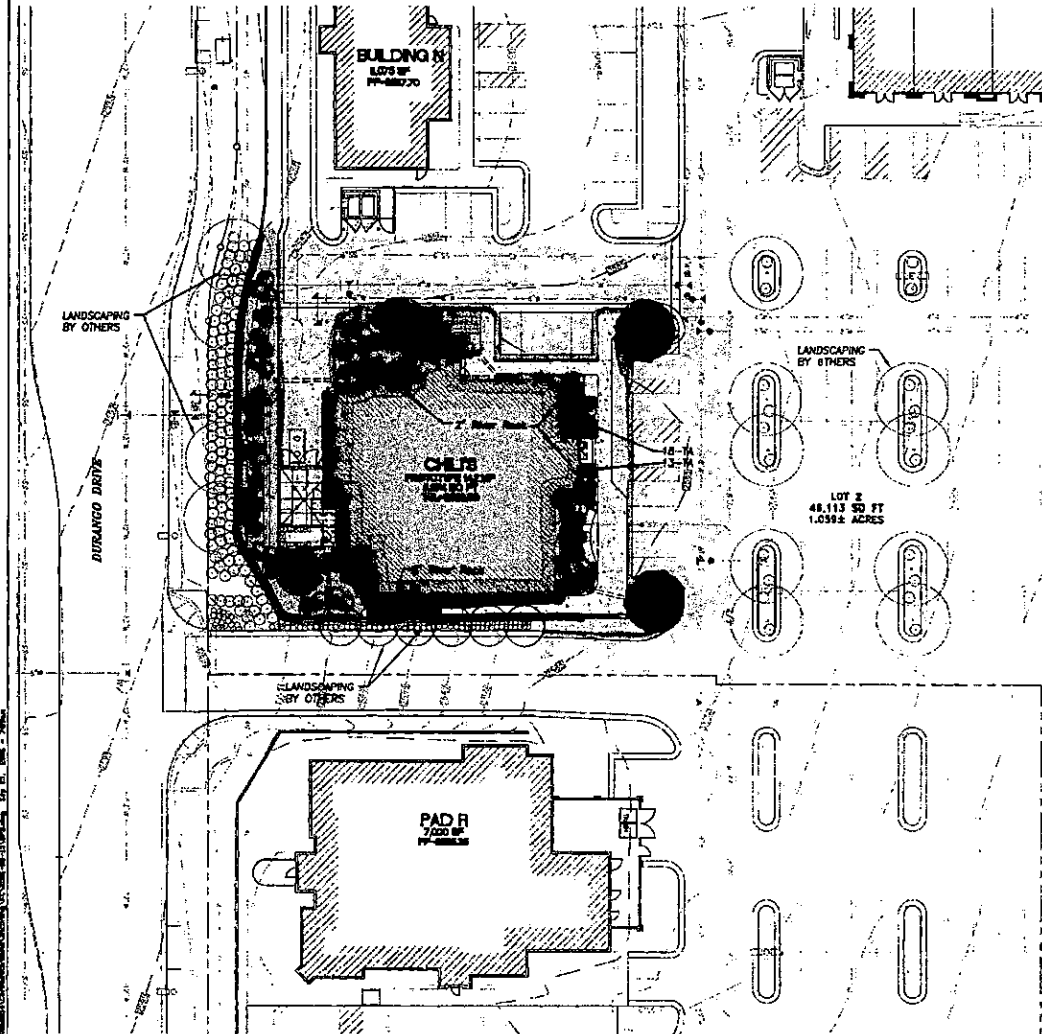
SITE PLAN - PAD 'N' ADR REVIEW

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SEP 19 2006

CHIL'S GRILL AND BAR SITE PLAN

A PORTION OF LOT 2 OF MONTECITO TOWN CENTER NORTH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDB&M, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA



LANDSCAPE LEGEND					
TREES	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
		2	Raywood Ash	<i>Fraxinus excelsior</i>	24" Box 8'-10" Ht.
ORNAMENTAL TREES		2	Western Redbud	<i>Cercis occidentalis</i>	24" Box 8'-10" Ht.
SHRUBS		13	Crimson Pygmy Barbary	<i>Barbarea thunbergii</i> s. 'Crimson Pygmy'	5 gal.
		8	Japanese Barwood	<i>Buxus microphylla</i> var. <i>japonica</i>	5 gal.
		5	Evergreen Euonymus	<i>Euonymus japonica</i>	5 gal.
		9	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.
		21	Blue Chip Juniper	<i>Juniperus horizontalis</i> 'Blue Chip'	5 gal.
		13	Mini-Arcadia Juniper	<i>Juniperus sibirica</i> 'Mini-Arcadia'	5 gal.
		14	Skyrocket Juniper	<i>Juniperus scopulorum</i> 'Skyrocket'	5 gal.
		2	Crope Myrtle	<i>Lagerstroemia indica</i>	5 gal.
		18	Knock Out Rose	<i>Rosa 'Knockout'</i>	5 gal.
ORNAMENTAL GRASSES/PERENNIALS		4	Variegated Maiden Grass	<i>Miscanthus sinensis</i> 'Variegatus'	5 gal.
		51	Angelica Daisy	<i>Tastanetia acuta</i>	1 gal.

BOULDER SCHEDULE	
SYMBOL	TYPE
	2-4" Dia. River Rock placed at a 2" depth

GENERAL NOTES

1. All landscape planting areas to receive 2" depth of Gold Granite, Size: 1" screened. Set rock 1" below paving edge.
2. Plants and other materials are quantified and summarized for the convenience of the city and local governing bodies. Confirm and install sufficient quantities to complete the work as drawn.
3. Plan is subject to changes based on plant size and material availability. All changes must be approved by the city and Landscape Architect.
4. All landscape areas shall be permanently irrigated with an automatic drip irrigation system.
5. All plant material shall be nursery grown to meet minimum size as specified in the American Standard for Nursery Stock established by the Growers of the American Association of Nurserymen.



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MOLSSON ASSOCIATES

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7070 N. DURANGO AVE.
LAS VEGAS, NV 89118

REVISIONS

LANDSCAPE PLAN

CHIL'S GRILL AND BAR

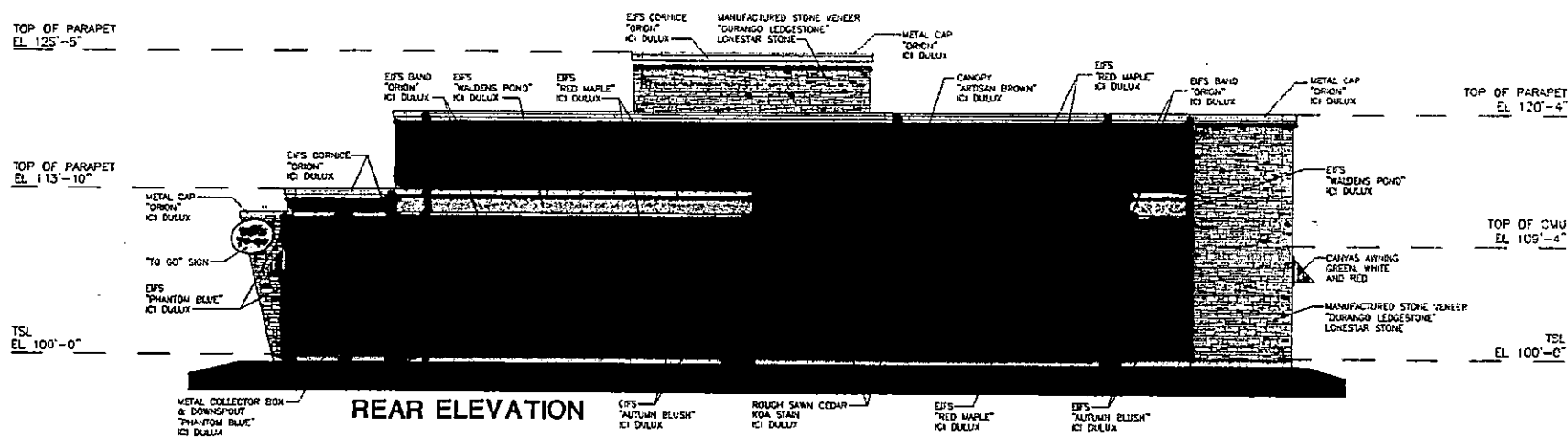
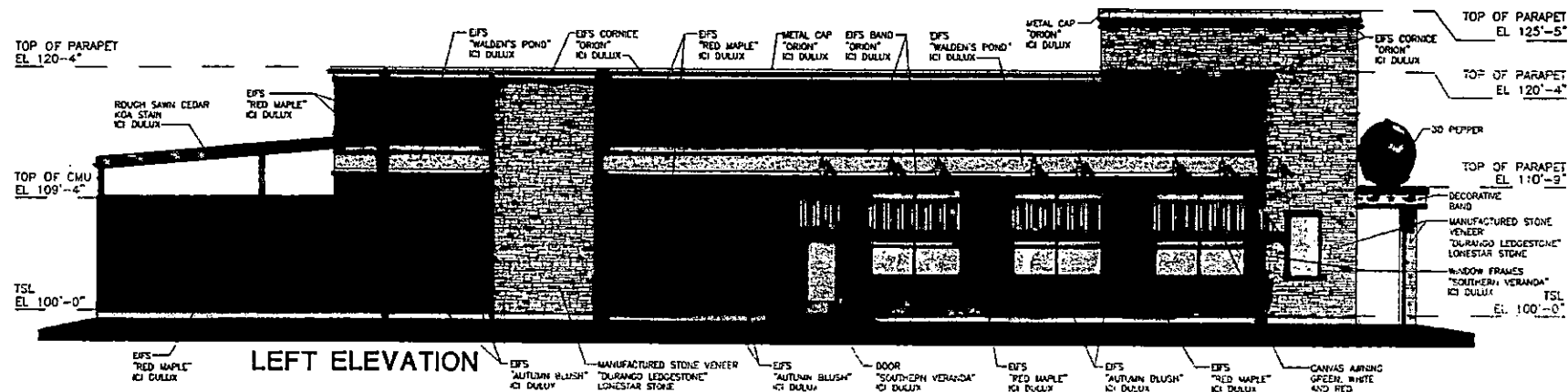
MONTECITO - LAS VEGAS, NEVADA

2006

drawn by:
checked by:
approved by:
project no.: 3008-0034
day name:
date: 09/15/06

L101

1 of 1 sheets



chili's

MONTECITO - LAS VEGAS, NV
PROTO 14.3.14 FLIP

0 2 4 6 8 10 12 14 16

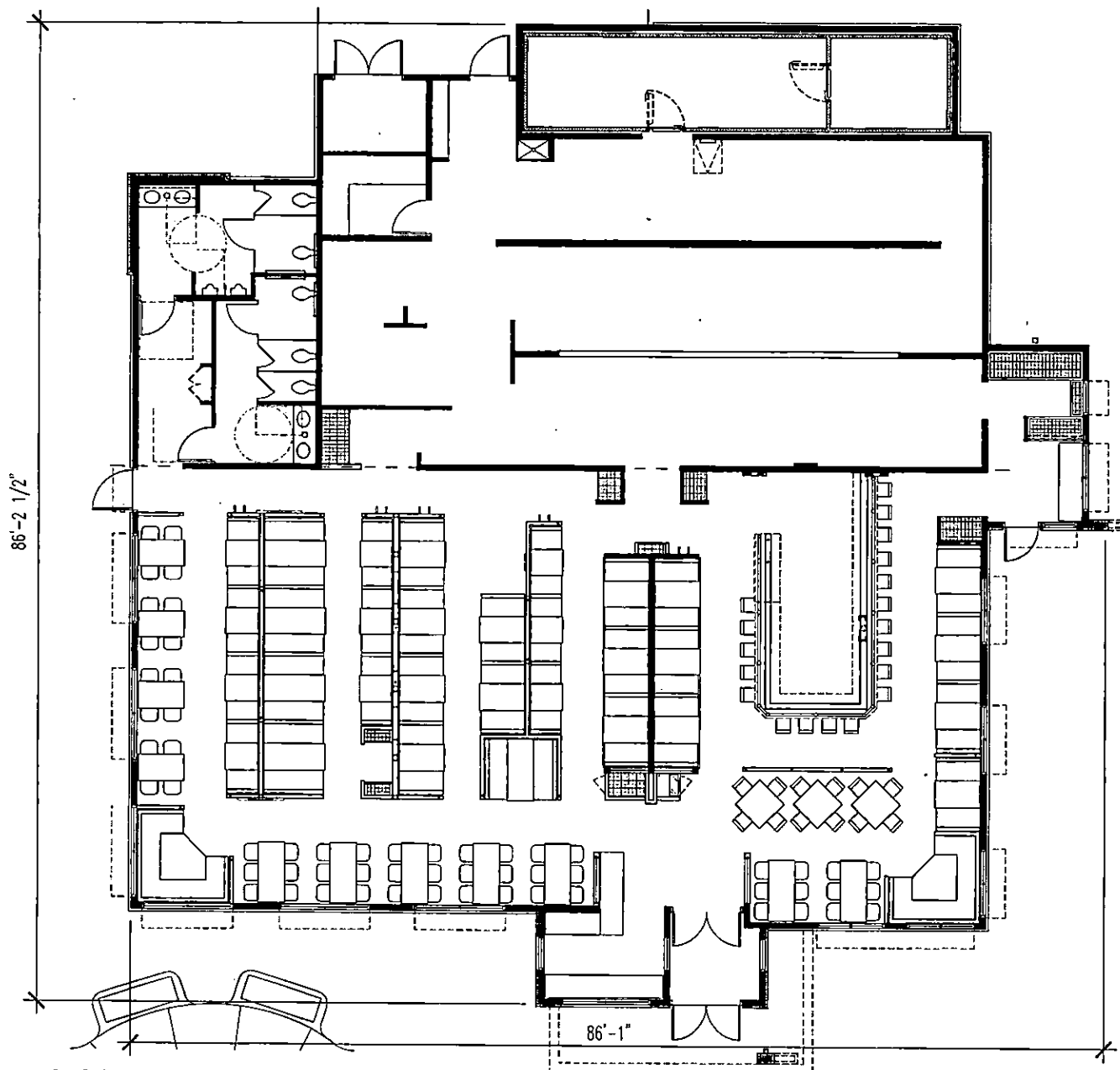
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07.17.06 060104.007

BRINKER
INTERNATIONAL

SUP-16948
11/02/06 PC

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SEATING CAPACITIES			
TYPES	PARTIES	SEATS	% OF PARTIES
BAR DINING			
BAR STOOLS	NA	19	
4 TOP BOOTH	7	28	54%
4 TOP FLEX	3	12	23%
6 TOP FLEX	2	12	15%
6 TOP CORNER BOOTH	1	6	8%
SUB TOTAL	13	77	100%
DINING			
2 TOP BOOTH	10	20	29%
4 TOP BOOTH	10	40	29%
4 TOP FLEX	4	16	11%
6 TOP FLEX	5	30	14%
6 TOP BOOTH	5	30	14%
6 TOP CORNER BOOTH	1	6	3%
SUB TOTAL	35	142	100%
CAPACITY	48	219	

SQUARE FOOTAGE 5,874 SQ.FT.

SUP-16948
11/02/06 PC



chili's

PRESENTATION FLOOR PLAN
MONTICETO - LAS VEGAS, NV PROTO 14.3.14 FLIP

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09.13.05 060104.007



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MONTECITO MARKETPLACE PARKING CALCULATIONS

TOTAL BREAKDOWN

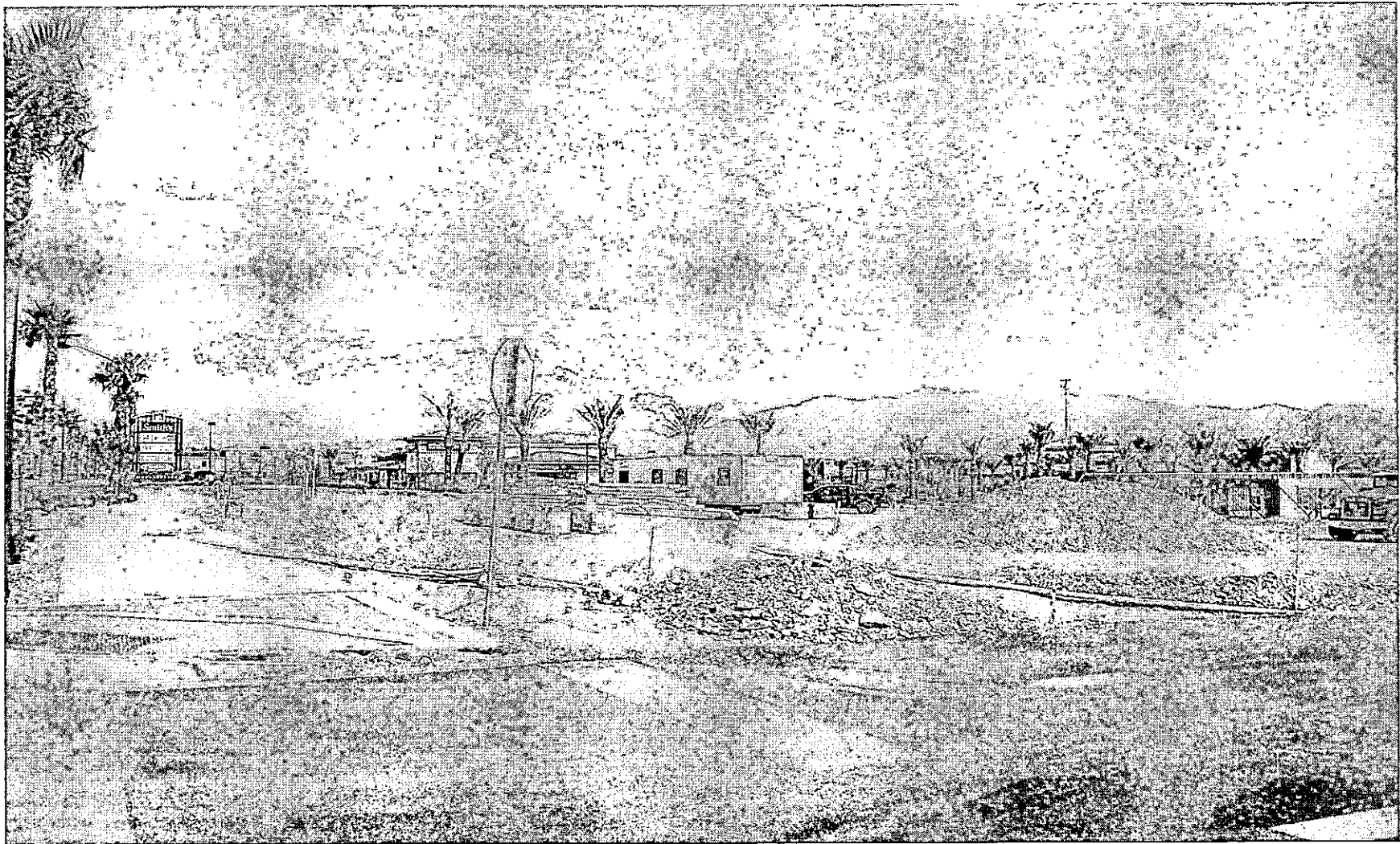
	SF	Ratio	Stalls	Rounded
Retail	144,442	1/250	577.8	578
Beauty/Non Retail	7,225	1/200	36.1	37
Office Medical (<2,000 sf)	2,000	1/200	10.0	10
Office Medical (>2,000) sf	6,725	1/175	38.4	39
Office Non Medical	729	1/300	2.4	3
Massage Establishment	3,611	2 per bed	30.0	30
Rest Dining	17,235	1/50	344.7	345
Rest w/o Dining	11,812	1/200	59.1	60
Rest w/ D/T	4,675	1/100	46.8	47
Bank	8,945	1/200	44.7	45

Total	207,399		1,190	1,194
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Provided	1,018
Variance	176
Allowable Variance	177
Per VAR-11710	

SUP-16948
11/02/06 PC

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SEP 19 2006



SUP-16948 - APPLICANT: BRINKER NEVADA LLC - OWNER: MONTECITO MARKETPLACE
SOUTHEAST CORNER OF DURANGO DRIVE AND ELKHORN ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06



SUP-16948 - APPLICANT: BRINKER NEVADA LLC - OWNER: MONTECITO MARKETPLACE
SOUTHEAST CORNER OF DURANGO DRIVE AND ELKHORN ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06



To: City of Las Vegas

From: Mike Stults, Property Development Manager

Date: September 13, 2006

Re.: Letter of Justification – Proposed Chili's Grill and Bar Restaurant
Montecito Marketplace

Please allow this memo to accommodate the Proposed Chili's Grill and Bar casual family dining restaurant Design Submittal Review Package issued to the City of Las Vegas. The information provided serves to summarize the Project facility, location and design compliance.

• **Proposed Facility:**

- 5,874 SF Chili's Grill and Bar. A casual family dining restaurant with a fun atmosphere. Menu will offer variety of appetizers and entrees to satisfy nearly every appetite imagined.
- Accommodations. 221 seats in main dining area + 77 seats in the waiting/bar-area (including 19 barstools). A To-Go entrance will offer separate food pick-up area for customer's who use the call-in and take-out service. No drive-up window service.
- Anticipated 90% Food Sales and 10% Alcohol Sales.

• **Location:**

- Building Pad "O" of the Montecito Town Center North. Located on East Side of Durango Drive, South of Elkhorn Street intersection.
- Legal Description. Leased Premises is a part of Lot 2 of the Montecito Town Center North – a Commercial Subdivision on file in Book 114, Page 18 of Plats in the records of Clark County, Nevada within the NE Quarter of Section 20; Township 19 S, Range 60 E, MDM in the City of Las Vegas, Clark County, NV.
- Leased Premises/Limits of Construction. Chili's shall design and construction of all work from the back of the Building Pad Curb and in. All work outside the Building Pad shall be designed, installed and maintained by the Developer/Landlord (Montecito Companies).

• **Design Criteria:**

- Architectural Compliance with the Montecito Town Center Land Use and Design Standards Appendix (as adopted by City of LV). The Building Materials and Finishes utilize criteria in Section 5.2.5 and Appendix A to qualify as the Center's Southwest Contemporary theme.
- Other Architectural Embellishments:
 - Internal Roof Drains and Roof Access Hatch.
 - CMU Service Yard Walls with Building-Match Materials and Finishes and Metal Gates.
 - Raised Parapet Walls to completely screen Roof Top Units (RTUs).
- Center Parking Compliance. Footprint and use compliment Building Pad "O" designation within approved Overall Center Site Plan and Parking Ratio.

Respectfully submitted,

Mike Stults

Mike Stults, Property Development Manager
Brinker International / Chili's Grill and Bar
515-965-8047 Office / 972-770-9467 Fax
Mike.Stults@brinker.com

*Chili's Grill and Bar Romano's Macaroni Grill
On The Border Maggiano's Little Ital*

**SUP-16948
11/02/06 PC**

**RECEIVED
SEP 19 2006**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-16954 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE CHONG CO. - OWNER: CFT-TCC NELLIS, LLC - Request for a Site Development Plan Review FOR A 8,345 SQUARE FOOT SHOPPING CENTER on 1.24 acres on the west side of Nellis Boulevard, approximately 1,060 feet south of Bonanza Road (APN 140-32-517-003), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 12/06/06

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 December 7, 2006 PC.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, explained that the applicant was

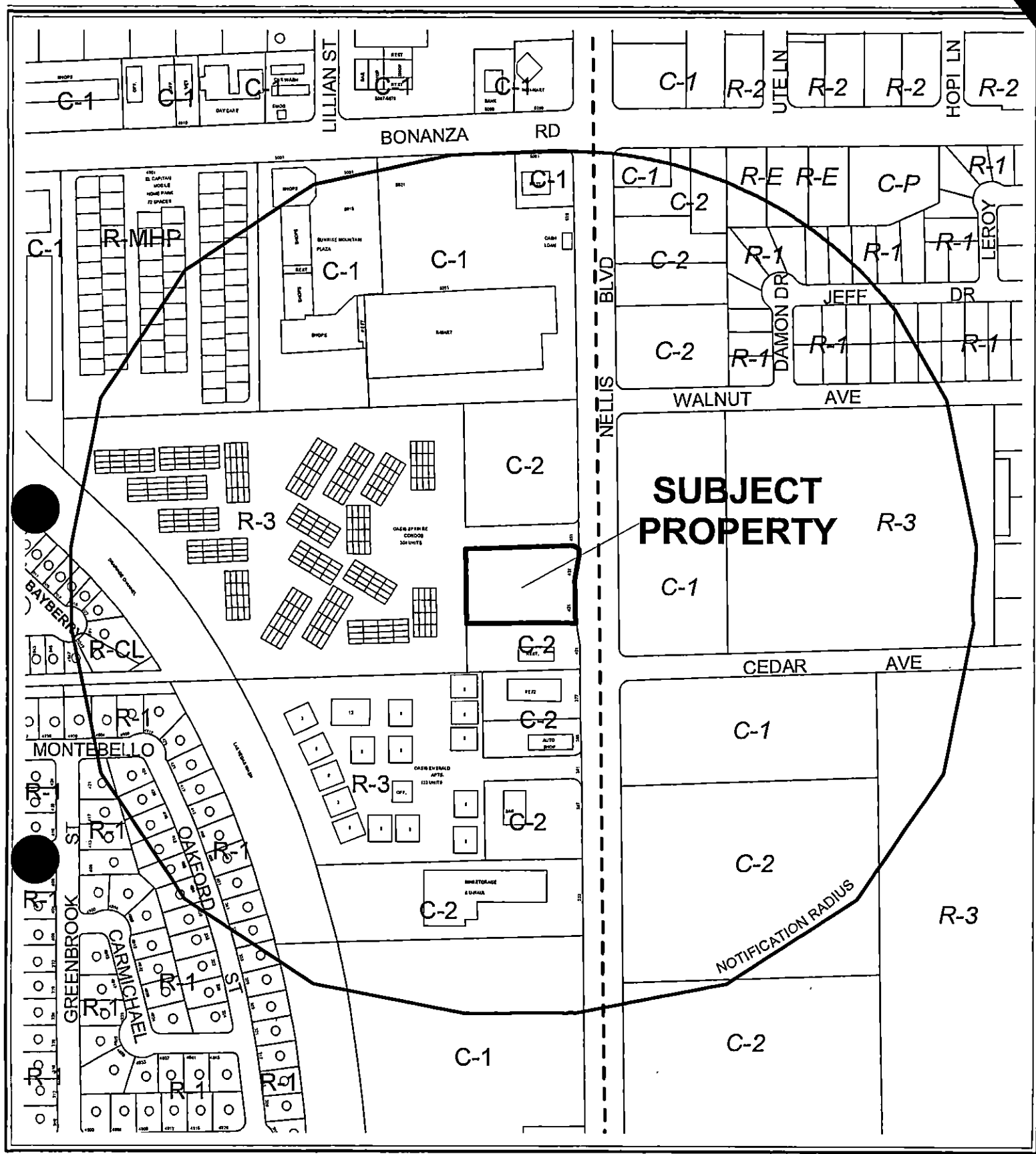
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 7 – SDR-16954

MINUTES – Continued:

requesting to hold Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting in order to revise the plans.

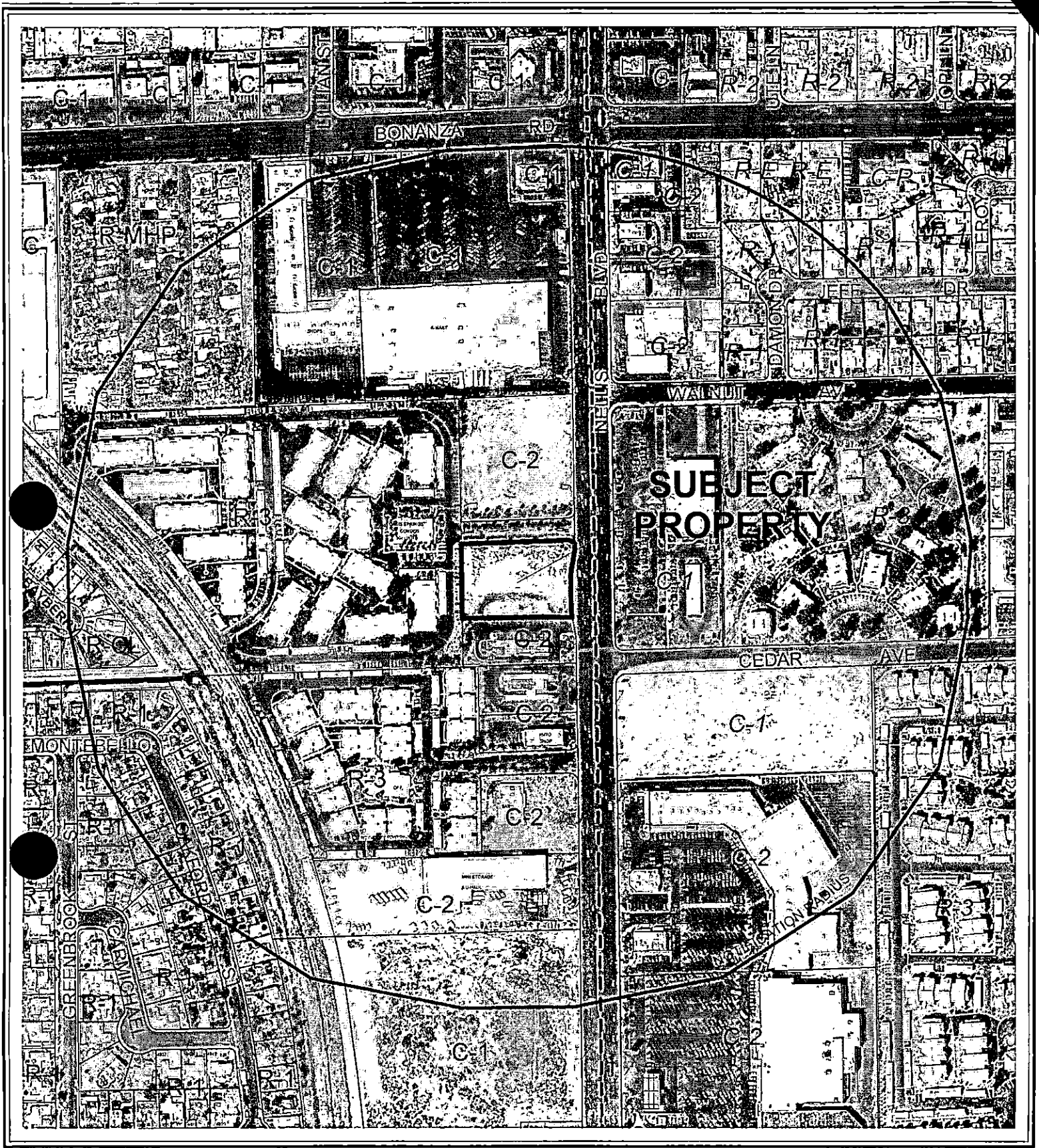
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1-59



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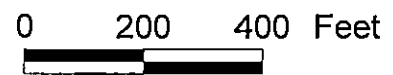




CASE: **SDR-16954**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16954 - APPLICANT: THE CHONG CO. - OWNER: CFT-TCC NELLIS, LLC

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE DECEMBER 7, 2006 PLANNING
COMMISSION MEETING**

THE CHONG COMPANY, LLC

P. O. Box 2441
411 Main Street
El Segundo, CA 90245

Phone (310) 322-4665 Fax (310) 322-4774

E-mail: gchong@chongco.com

Web site: www.chongco.com

HAND DELIVERED

October 24, 2006

Mr. Andy Reed, Senior Planner
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: SDR-16954

Dear Mr. Reed:

Thank you for spending some time with me discussing the above referenced application. To reiterate our conversation, we believe that by changing the circulation within the project from two-way to one-way drives, we will reduce risk to drivers who are backing out of parking spaces. Further, the driveway revision provides us with the ability to add seven more parking spaces, which is always beneficial in a retail center. Otherwise, the building floor plan remains unchanged.

Because of this design change, we respectfully request that the Planning Commission hearing be delayed from November 2, 2006 to December 7, 2006.

Enclosed please find 19 folded, full sized complete sets of the revised plan; one 8.5" X 11" reduced set; and one rolled, full sized, colored set per your request.

Thank you for your assistance and cooperation.

Very truly yours,

CFT-TCC NELLIS, LLC

Gerald Chong

Cc: David Luo
Jolene Granberg
Robert Liu

ENCL.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16954** APN: 140-32-1517-003

Name of Property Owner: CFT-TCC Nellis, LLC

Name of Applicant: The Chong Company

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:

Feng Luo

Print Name:

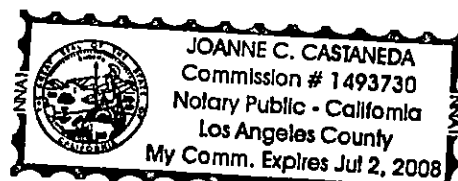
FENG LUO

Subscribed and sworn before me

This 1th day of September, 20 06

Joanne C. Castaneda
Notary Public in and for said County and State

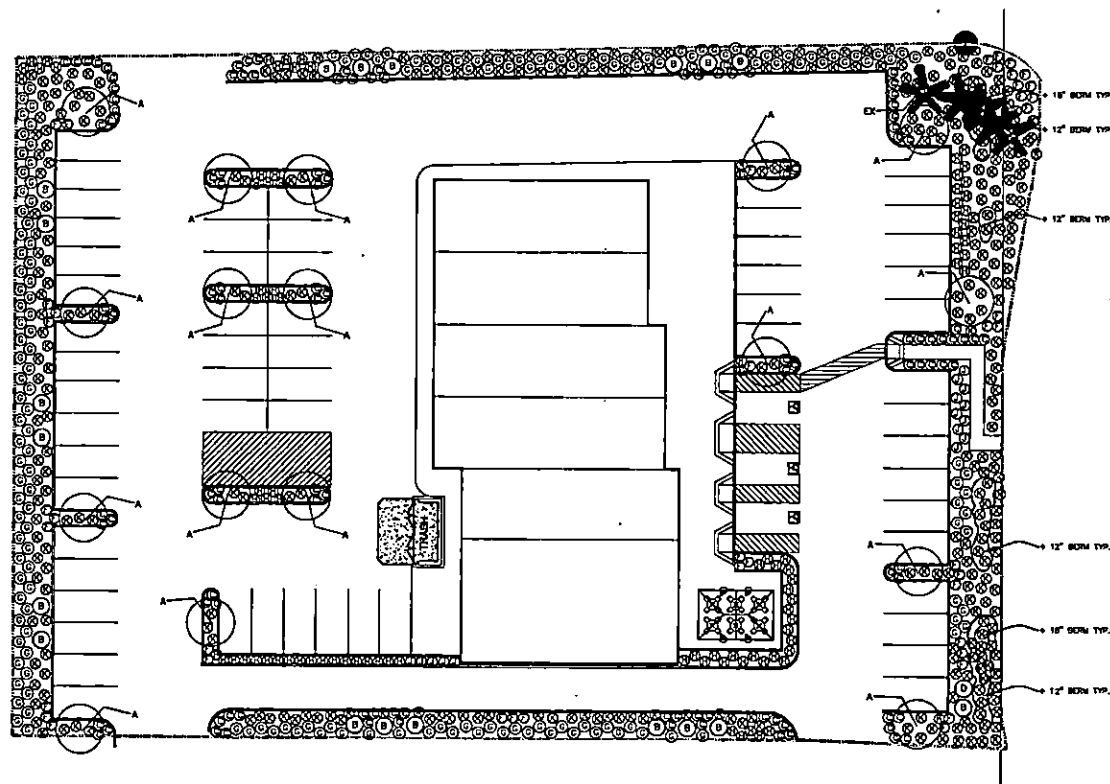
approved in form:
Dennis L. Burke, ESQ



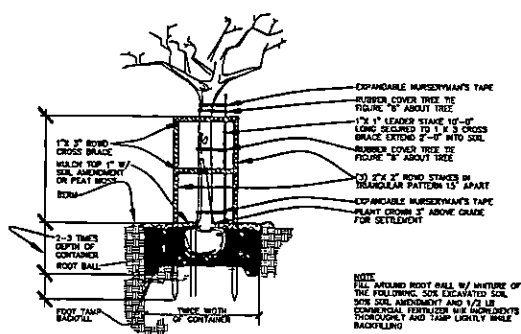


25 N. Lake Ave., Suite 700
Pasadena, CA 91001
626-449-5300
626-462-9559 FAX

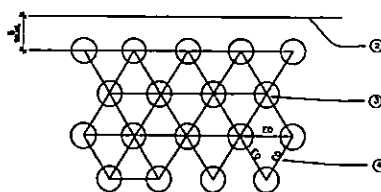
LANDSCAPE ARCHITECT
J. L. G. U. P.



SITE PLAN ①
SCALE: 1/16"=1'-0"



TREE STAKING DETAIL (SHRUBS STAKING DETAIL SIM.) ②



GROUNDCOVER PLANTING SPACING ③

PLANT MATERIAL SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	HEIGHT	SPRD CALIPER
INDEX	A PLATANUS ACERIFOLIA	LONDON PLANE TREE	AS SHOWN	24" BOX	7'	1"
	B LAGERSTROEMIA SPECIOSA	ORANGE WHITE	AS SHOWN	15 GAL	5'	
DETAILS	C AGAPANTHUS PETER PAN	DEVIL-OF-THE-BLE	AS SHOWN	1 GAL		
	D BAMBUSSA FALCATA	GOLDEN DOODLES BAMBOO	AS SHOWN	5 GAL	5'	
	E DUTCH VIOLETTA	FOURTH OF JULY	AS SHOWN	5 GAL		
	F LIGULASTRUM JAPONICUM	PRINCE	AS SHOWN	5 GAL		
	G ESCALLONIA TREWINT	DRUM ESCALLONIA	AS SHOWN	5 GAL		
	H RANUNCULUS DOMESTICA	RANUNCULUS	AS SHOWN	5 GAL		
GROUND COVER AND ACCENTS						
K	HYPERICUM CALYCEUM	ST. JOHN WORT	AS SHOWN	1 GAL		

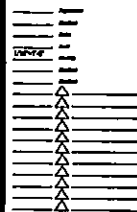
NOTES:

- 1) LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED IN AN ORDERLY, LIVE, HEALTHY, AND RELATIVELY WEED-FREE CONDITION.
- 2) ALL LANDSCAPE AREAS ADJACENT TO PARKING AND PAVED AREAS SHALL BE SEPARATED BY A RAISED PROTECTIVE CURBING TO MEET BROWARD CITY STANDARDS.
- 3) ALL LANDSCAPE AREAS DESIGNATED AS 'X' ARE PAVED AREAS SHALL BE SEPARATED BY A RAISED

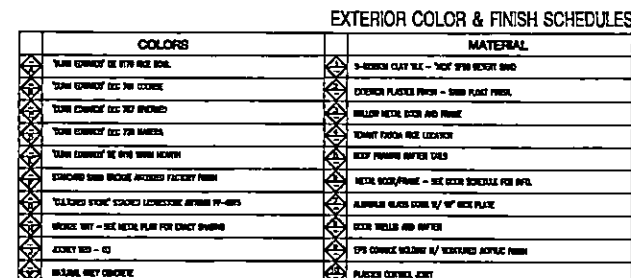
RECEIVED
SEP 19 2006

SDR-16954
11/02/06 PC

Nellis-Bonanza Retail
SW Corner of Nellis & Bonanza
Las Vegas, NV
LANDSCAPE PLAN



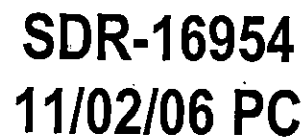
L-1.0



1 3/4" x 4 1/2" TALL GLAZED ALUMINUM STRUCTURE
 BUILT-IN, 2-DOOR DESIGN
 12" HIG. GLAZING ACCENT LETTERS WITH CONTRASTING COLOR
 LIGHT FORMING TOP
 ROOF OVERLAYS WITH EXPOSED 2" SQUARE FACE OF PLASTER
 PLAST GLAZED BY 1/4" - IMPROVED MOIST BARRIER
 INTERNATIONAL, BORN OF ACCESSIBILITY @ D.A. ENTRY
 4"X6" ACCENT TIE
 TANGENT PRISM - GROUNDGLASS
 METAL WELL-UP BENCH
 4" HIG. CONCRETE CURB
 CULINARY STONE
 TANGENT-DOOR DESIGN

EXTERIOR LIGHTING SCHEDULE

	DESCRIPTION	QTY
1.1	CHICKEN WIRE BASKET CYLINDRICAL, NEW LIGHT UP/DOOR 17" X 16" X 16" ALUMINUM CONSTRUCTION, WEIGHT 2-250 MULTI A PIR-35 LAMP PROTECTOR, SDC-P3500-35	400
1.2	LIGHT SPRAY COAT 8 1/2"-8"	400



RECEIVED
SEP 19 2006

A-4.2

Nellis-Bonanza Retail
SW Corner of Nellis & Bonanza
Las Vegas, NV
ELEVATIONS



SDR 16954				
The Chong Co.				
WS Nellis, S of Bonanza				
Proposed 8.345 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.145	496.12	1,064
AM Peak Hour			53.11	114
PM Peak Hour			34.64	74
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	6.2	42.94	266
AM Peak Hour			1.03	6
PM Peak Hour			3.75	23
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	8.345		1,330
AM Peak Hour				120
PM Peak Hour				98
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Nellis Boulevard				
Average Daily Traffic (ADT)	51,308			
PM Peak Hour	4105			
(heaviest 60 minutes)				
Bonanza Road				
Average Daily Traffic (ADT)	23,468			
PM Peak Hour	1877			
(heaviest 60 minutes)				
Stewart Avenue				
Average Daily Traffic	19,213			

(ADT)				
PM Peak Hour	1537			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Nellis Boulevard	51700			
Bonanza Road	30970			
Stewart Avenue	32600			
This project will add approximately 1,330 trips per day on Nellis, Bonanza and Stewart. This will increase expected volumes by about 3 percent on Nellis, 6 percent on Bonanza and 7 percent on Stewart. Nellis is at about 99 percent of capacity, Bonanza is at about 76 percent of capacity and Stewart is at about 59 percent of capacity.				
Based on Peak Hour use, this development will add roughly 98 additional cars into the area; which works out to about three every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-16954 - APPLICANT: THE CHONG CO. - OWNER: CFT-TCC NELLIS, LLC
WEST SIDE OF NELLIS BOULEVARD, APPROXIMATELY 1,060 FEET SOUTH OF BONANZA ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



SDR-16954 - APPLICANT: THE CHONG CO. - OWNER: CFT-TCC NELLIS, LLC
WEST SIDE OF NELLIS BOULEVARD, APPROXIMATELY 1,060 FEET SOUTH OF BONANZA ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



Justification Letter

September 15, 2006

City of Las Vegas
Current Planning
731 S. Fourth St.
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

RE: Justification letter for Site Design Review
Nellis / Bonanza Retail APN #140-32-517-003

We would like to submit a request for a Site Design Review to allow an in-line commercial / retail development. This project is located on approximately 1.24 +/- gross acres, generally located on Nellis Boulevard and Bonanza Road. The site is currently zoned C-2, with the main access off of Nellis Boulevard. To the north and south is C-2, to the west is R-3 and across Nellis Boulevard is all Clark County zoned C-1.

The project is a typical strip center development with Panda Express being one of the tenants. We like the site for retail and restaurant because the whole strip has strong synergy for retail, great traffic, high density, and great demographic. We believe the tenant mix will be quick service restaurant, phone & electronic service, hair service, and/or financial service. The center will provide some new concept for the retail strip and add value to the customers for their convenience and choice.

Proposed new retail building colors and design are in conformity with the surrounding building vernacular. The architectural style will complement without overpowering the surrounding retail center complex. We implemented such design features such as outdoor plaza with seating, enhanced paving design, and long queuing line for the drive-thru so that the cars will not spill into main parking traffic or public street. The refuse area is enclosed by 6 feet of CMU wall with exterior plaster to match the building. With these designs, we will maintain in such manner that there will be no negative impact on the surrounding community.

Thank you in advance, please call me if you should have any questions or require additional information.

Sincerely,

Robert Liu

Robert C. Liu, AIA

Cc: Gerold Chong
David Luo – CFT Development

SDR-16954
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-16972 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL CORPORATE CENTER, LLC - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) on 1.04 acres adjacent to the southeast corner of Ann Road and Painted Mirage Road (APN 125-34-116-005), C-2 (General Commercial) Zone, Ward 4 (Brown).

C.C.: 12/06/06

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:

EVANS – APPROVED subject to conditions Item 2 [ZON-16915], Item 3 [VAR-16996], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642] and Item 4 [SDR-16914] with the deletion of Condition 6 – UNANIMOUS

This is Final Action

MINUTES:

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

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 8 – SDR-16972

MINUTES – Continued:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

MARGO WHEELER, Director of Planning and Development Department, stated that Condition 6 of Item 4 [SDR-16914] should be deleted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

(6:08 – 6:12)

1-230

CONDITIONS:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/19/06.
3. 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.
4. 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.
5. 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).

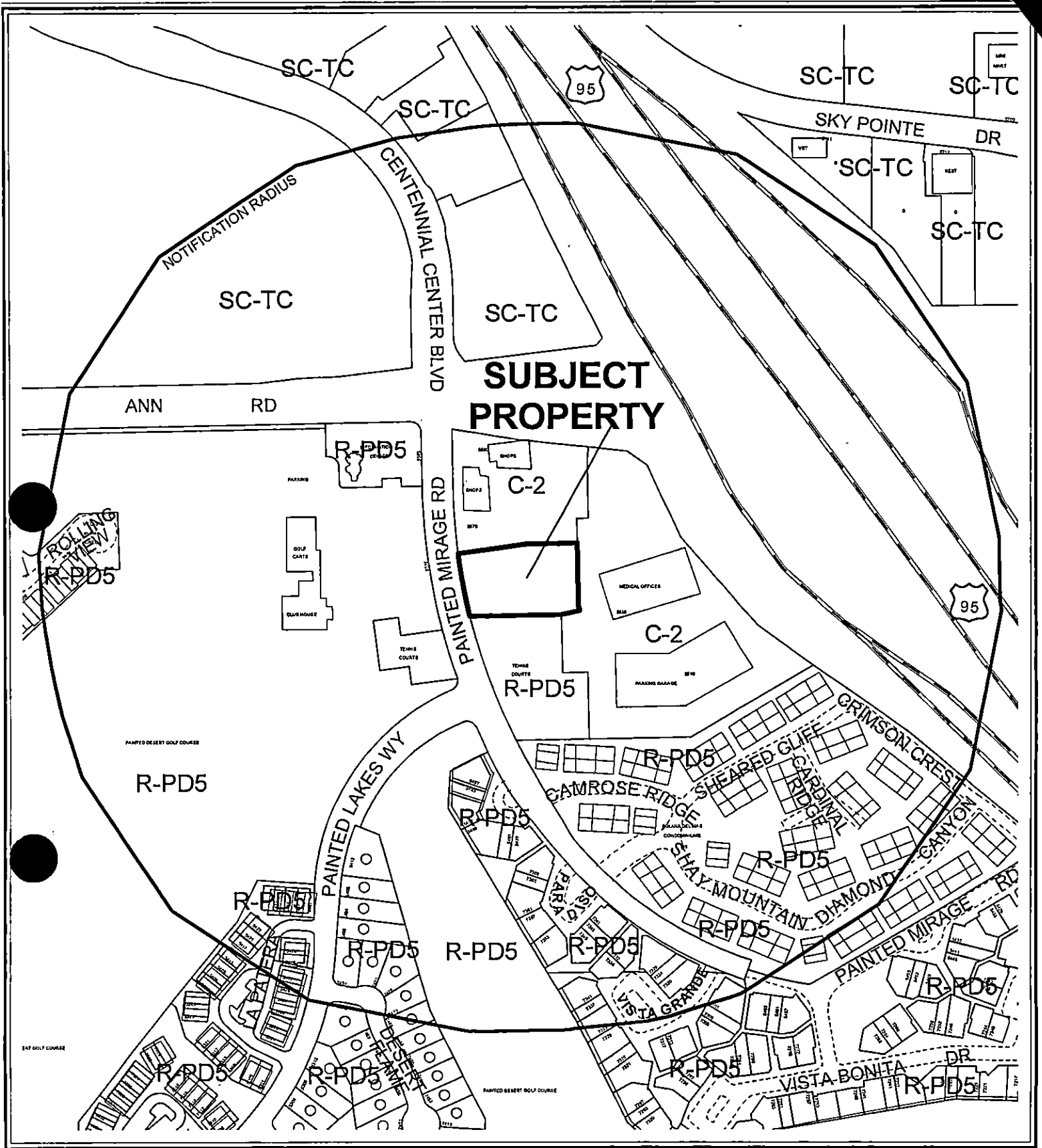
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 8 – SDR-16972

CONDITIONS – Continued:

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

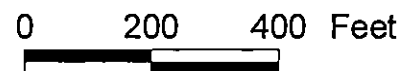
11. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for the Ann Road-U.S. 95 Commercial Park (Commercial Subdivision) and all other site-related actions.

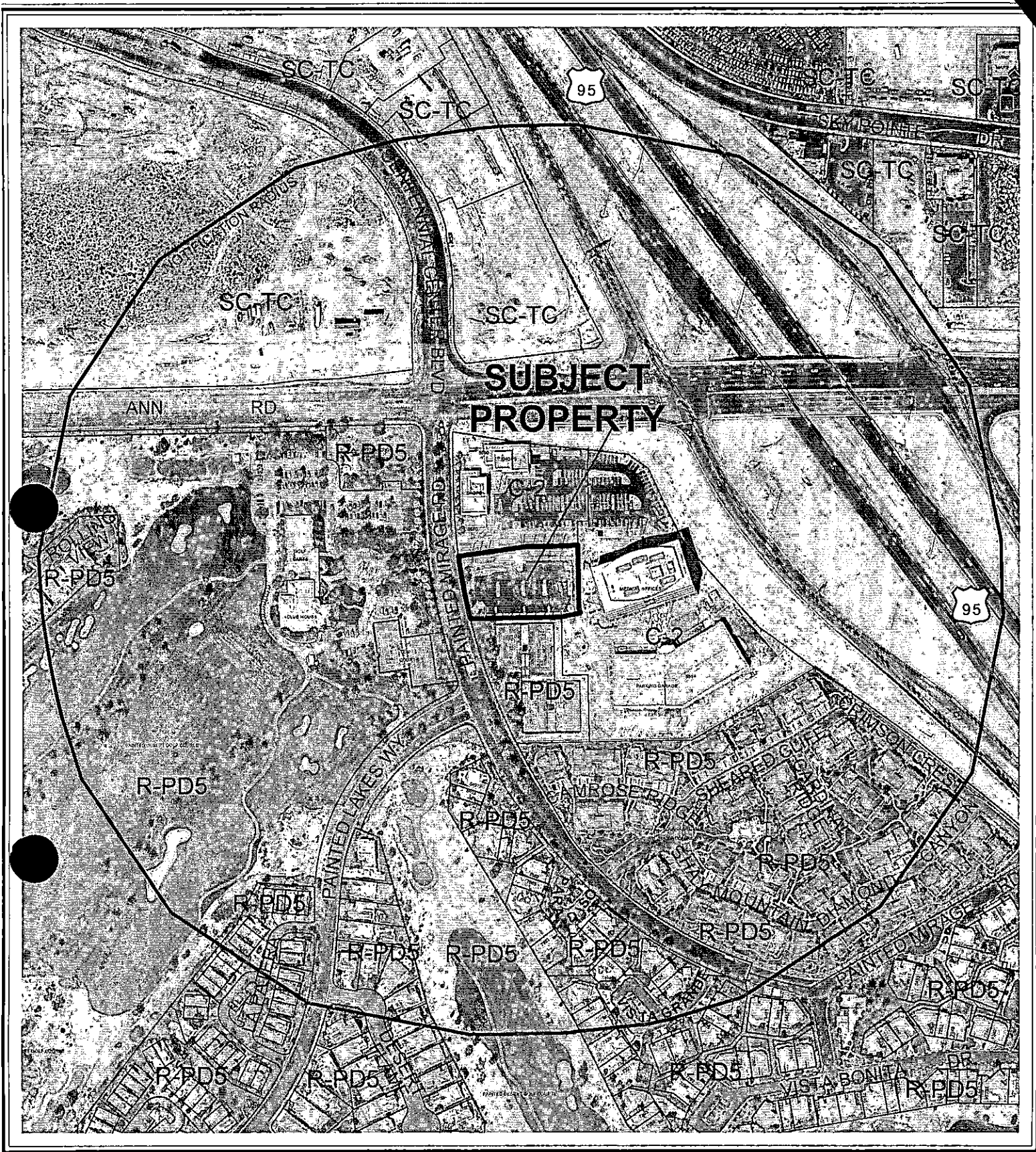


CASE: **SDR-16972**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)





CASE: **SDR-16972**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16972 - APPLICANT/OWNER: CENTENNIAL CORPORATE CENTER, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/19/06.
3. 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.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

SDR-16972 - Conditions Page Two
November 2, 2006 - Planning Commission Meeting

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. An update to the previously approved 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, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for the Ann Road-U.S. 95 Commercial Park (Commercial Subdivision) and all other site-related actions.

SDR-16972 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 6,000 square-foot financial institution, general (with drive-through) on 1.04 acres adjacent to the southeast corner of Ann Road and Painted Mirage Road.

The proposed development is consistent with the General Plan as well as Title 19 and other standards. The proposed development meets the minimum standards for perimeter landscaping.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/05/02	The Planning Commission approved a Site Development Plan review (SDR-1199) for a five-story office/retail building on the south portion of this site.
<i>Related Building Permits/Business Licenses</i>	
02/15/06	Certificates of Occupancy were issued for the five-story building and the parking garage on this site.
<i>Pre-Application Meeting</i>	
09/07/06	The requirements of a Site Development Plan Review were explained.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this request.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.04

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking lot	General Commercial	C-2 (General Commercial)
North	Retail shops	General Commercial	C-2 (General Commercial)
South	Tennis courts	General Commercial	R-PD5 (Residential Planned Development, 5 units per acre)

SDR-16972 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

East	Office building	General Commercial	C-2 (General Commercial)
West	Golf course	Park, Recreation, Open Space	R-PD5 (Residential Planned Development, 5 units per acre)

<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	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following parking standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	165 Feet	Y
Min. Setbacks			
• Front	20 Feet	157 Feet	Y
• Side	10 Feet	20 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	50 %	13 %	Y
Max. Building Height	N/A	1 story, 28 feet	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	84 feet from residential	321 Feet	Y
Trash Enclosure	50 feet from residential	321 Feet	Y

Pursuant to Title 19.12, the following parking 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	5 Trees	8 Trees	Y
Buffer: Min. Trees	1 Tree /30 Linear Feet	18 Trees	23 Trees	Y
Min. Zone Width	15 Feet along Painted Mirage Road, 8 Feet along remaining property lines		20 Feet along Painted Mirage Road, 8 Feet along remaining property lines	Y

AR

SDR-16972 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

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	
Financial institution, general (with drive-through)	6,000 Square Feet	1 space per 200 square feet	30 spaces	2 spaces	30 spaces	2 spaces	Y
TOTAL			30 spaces	2 spaces	30 spaces	2 spaces	Y

ANALYSIS

The site is currently developed as a parking lot within a commercial center. After these spaces are removed to allow the construction of the 6,000 square-foot bank in the east portion of the site, 642 parking spaces will be provided for the entire commercial center where 623 are required. Landscaping that complies with city standards will be provided. Access is from an existing driveway to Painted Mirage Road.

The elevations depict a plaster exterior with decorative brick accents at pedestrian level.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
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;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;

SDR-16972 - Staff Report Page Four
November 2, 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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1": The proposed development represents a logical and efficient use of a site that will provide for a typical commercial use that will serve local residents in the Painted Desert community.

In regard to "2": The proposed development is consistent with the General Plan as well as Title 19 and other standards. The proposed development meets the minimum standards for perimeter landscaping.

In regard to "3": The subject site has direct access to Painted Mirage Road, which serves the entire residential Painted Desert community and the golf course. Approximately 320 feet north of the entrance, Painted Mirage Road connects with Ann Road, a Primary 100-foot Arterial on the Master Plan of Streets and Highways, with nearby access to U.S. 95.

This development will not adversely affect Painted Mirage Road or Ann Road.

In regard to "4": The building and landscape materials are appropriate for this type of development.

In regard to "5": The applicant has proposed to develop a project that uses a pleasing blend of materials, including plaster and stone accents, and has designed the development to incorporate architectural features that will create visual interest.

In regard to "6": The site will be subject to inspections and will not compromise public health and safety.

SDR-16972 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 230

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16972** APN: 125-34-116-003, 125-34-116-004, & 125-34-116-005

Name of Property Owner: Centennial Corporate Center, LLC

Name of Applicant: Centennial Corporate Center, LLC

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

Yes X No

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

City Official: _____

Partner(s):

APN:

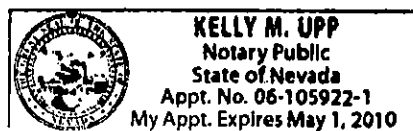
Signature of Property Owner: W. O. O. O. O.

Print Name: William W. Plise

Subscribed and sworn before me

This 18th day of September, 2006

Kelly M. Upo
Notary Public in and for said County and State



PLISE

LANDSCAPE DATA - MATCHING EXIST.

NOTE: ALL TREES / SHRUBS / GROUND COVER, ETC. ARE TO MATCH EXISTING. THE DATA BELOW IS BASED ON DATA FOR THE EXISTING PROPERTY. EXISTING LOCATIONS AND QUANTITIES WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THIS DATA HAS BEEN PROVIDED FOR DESIGN INTENT ONLY.

1. TREES - NOTE: ALL TREES TO MATCH EXISTING. EXACT PLACEMENT & QUANTITIES TO BE DETERMINED.

CEROCOMA HYBRID DESERT MUSEUM AREA 1
DESERT MUSEUM PALM VERTICE

CHAMAEDORHAEUS
M. DETERMINAR. FAN PALM

CHITAP & TASHKENTENSIS PINE DAWN - MULTI
PINE DAWN CHITAP

LIQUSTRUM JAPONICUM - COME
WAX-LEAF PRIVET FORNANT

PHOENIX DACTYLIFERA
DATE PALM

PRUNUS ELADICA
MONDEL PINE

PRODRIPS HYBRID (XET) - MULTI
THORNLESS MESQUITE

HOENIA PSEUDOCACADA PURPLE ROSE (A) - STANDARD
PURPLE ROSE LOCUST

HOENIA PSEUDOCACADA PURPLE ROSE (B) - STANDARD
PURPLE ROSE LOCUST

QUERCUS VIRGINIANA HERITAGE - STANDARD
HERITAGE LIVE OAK

WASHINGTONIA ROBUSTA - RELOCATED
MEXICAN FAN PALM

WASHINGTONIA ROBUSTA - NEW
MEXICAN FAN PALM

SHRUBS - NOTE: ALL SHRUBS ARE TO MATCH EXISTING.
EXACT PLACEMENT & QUANTITIES TO BE DETERMINED.

CAMPUS RADICANS WEEPSPIDER
TRIANGLE CREEPER

CHRYSAECTHRA MEXICANA
DANABETA

CATYBION LONGISSIMA
TOOTHLESS SOTOL

DIETLES BUCKORN
FORTNIGHT LILY

HE SPERALOE PARVIFLORA REEF
RED HESPERALOE

HE SPERALOE PARVIFLORA YELLOW
YELLOW HESPERALOE

LANTANA SPECIES NEW GOLD
NEW GOLD LANTANA

LAVERGIA ANGUSTIFOLIA
ENGLISH LAVENDER

LEUCONHELLUM LANGSHANAE 'ROO BRAVO'
AQ BRAVO SAGE

UGUSTIKUM JAPONICUM TILKAMIF
TEXAS PRIVET

MYRTUS COMARIS 'COMPACTA'
DWARF MYRTLE

MYRTUS COMARIS 'TRIANGULARIS SPACED'
TRIANGLE MYRTLE

RAPHAELIS INDICA 'BALLEBURN'
DWARF INDIAN HAWTHORNE

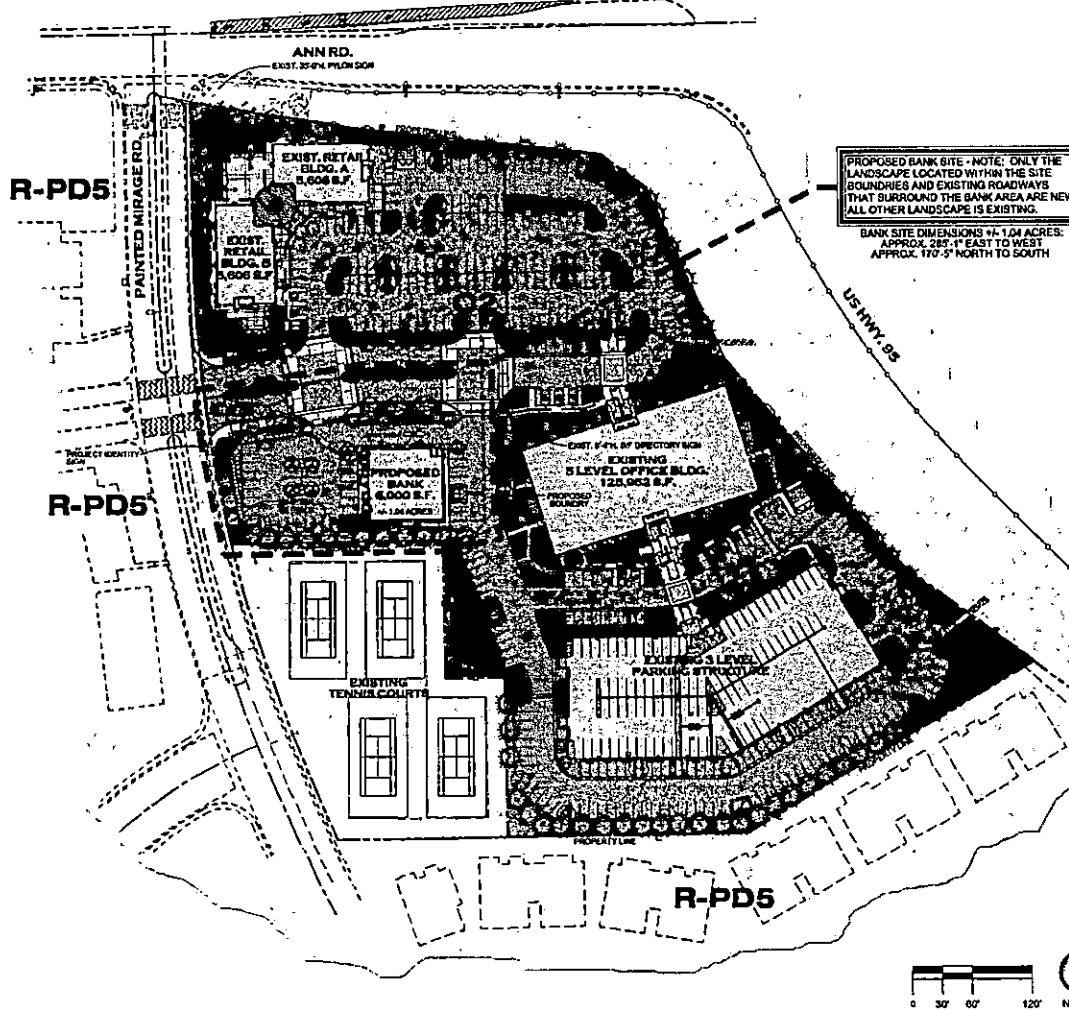
ROSMARINUS OFFICINALIS 'PROSTRATUS'
PROSTRATE ROSEMARY

TEUCORIUM CHAMAEDORIS 'PROSTRATUM'
PROSTRATE GERANIUM

TRACHYLOPERMUM JASMINOIDES
STAR JASMINE

XYLODIA CONICES RUM 'COMPACTA'
COMPACT XILODIA

LANDSCAPE BOULDERS, QUARTE BOULDERS, MINERAL
WAX GOLD QUANTITIES PER FOLLOWING
PERCENTAGES: 50% OF TOTAL, 10% SHEET 15.0% QUANTITY:
30% 2X3X2' BOULDER
40% 2X2X1' BOULDER
30% 4X3X2' BOULDER



PROPOSED BANK SITE - NOTE: ONLY THE
LANDSCAPE LOCATED WITHIN THE SITE
BOUNDRIES AND EXISTING ROADWAYS
THAT SURROUND THE BANK AREA ARE NEW.
ALL OTHER LANDSCAPE IS EXISTING.

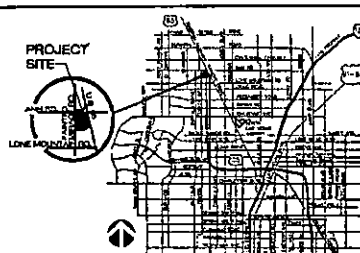
BANK SITE DIMENSIONS: APPROX. 285'-1" EAST TO WEST
APPROX. 170'-5" NORTH TO SOUTH



SITE DATA

SITE INFORMATION	126-36-116-001 / 204 / 1006
ASSETS/SPOTS/PARCEL NUMBER	GENERAL COMMERCIAL DISTRICT C-2
20400 - EXISTING	GENERAL COMMERCIAL DISTRICT C-2
20400 - PROPOSED	
SITE TABULATION	354 S.F. P
SITE AREA (S.F.)	8,112 ACRES
SITE AREA (ACRES)	187,315 S.F.
ALLOWABLE SITE COVERAGE	14,000 S.F.
BUILDING COVERAGE	14,000 S.F.
ACTUAL SITE COVERAGE	14,000 S.F.
BUILDINGS	
EXISTING OFFICE BUILDING (S.F.)	24,811 GROSS S.F.
LEVEL 1	24,811 GROSS S.F.
LEVEL 2	24,811 GROSS S.F.
LEVEL 3	24,811 GROSS S.F.
LEVEL 4	24,811 GROSS S.F.
LEVEL 5	24,811 GROSS S.F.
LEVEL 6	24,811 GROSS S.F.
LEVEL 7	24,811 GROSS S.F.
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LEVEL 9	24,811 GROSS S.F.
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LEVEL 14	24,811 GROSS S.F.
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LEVEL 96	24,811 GROSS S.F.
LEVEL 97	24,811 GROSS S.F.
LEVEL 98	24,811 GROSS S.F.
LEVEL 99	24,811 GROSS S.F.
LEVEL 100	24,811 GROSS S.F.

VICINITY MAP



DRAWING INDEX

A0	SITE DATA / SITE / LANDSCAPE PLAN
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A3	COLOR & MATERIALS BOARD

PROPOSED BANK - SITE PLAN / LANDSCAPE PLAN

CENTENNIAL CORPORATE CENTER
DESIGN REVIEW SUBMITTAL

SDR-16972

SHEET NO.

A0

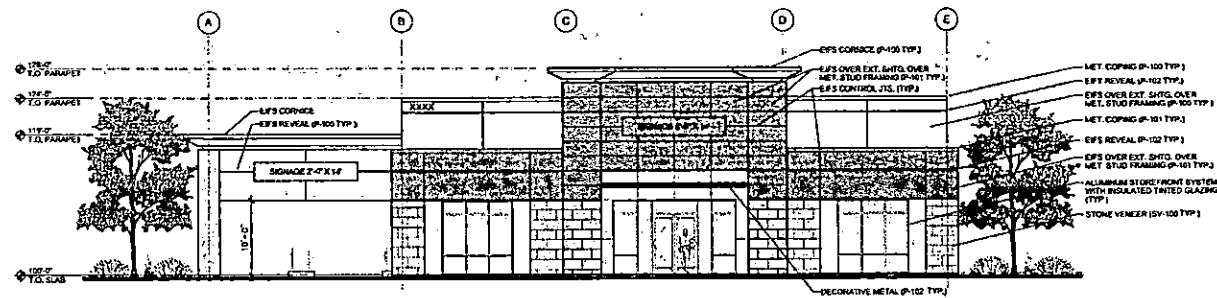
SEPT. 10, 2005

11/02/06 PC

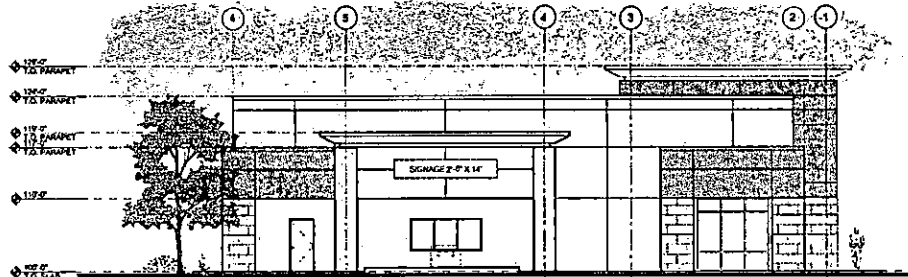
RECEIVED

SEP 19 2005

PLISE



1 WEST EXTERIOR ELEVATION
SCALE: AS NOTED

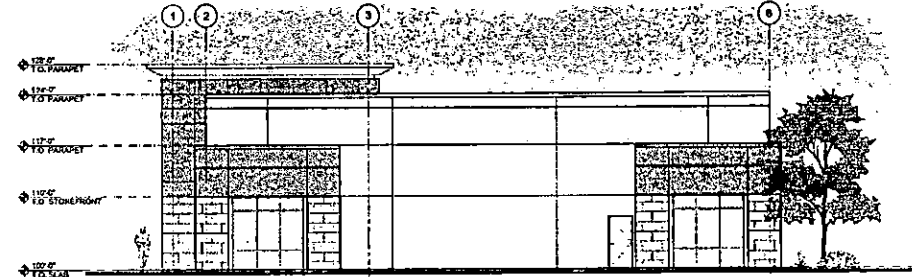


NOTE: SEE ELEVATION 1 FOR TYPICAL NOTES & FINISHES.

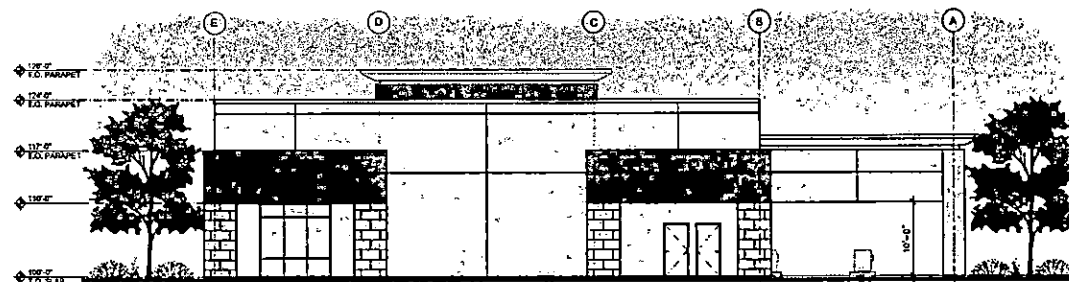
2 NORTH EXTERIOR ELEVATION

SCALE: AS NOTED

8' 4' 8' 16'



3 SOUTH EXTERIOR ELEVATION
SCALE: AS NOTED



NOTE: SEE ELEVATION "1" FOR TYPICAL NOTES & FINISHES.

4 EAST EXTERIOR ELEVATION

SCALE: AS NOTED

0 4' 8' 16'

P L L S E

5495 S. Rainbow Blvd. (Suite 202)
Las Vegas, NV, 89118
Ph: 702-871-4065 • Fx: 702-871-0333

PROPOSED BANK - EXTERIOR ELEVATIONS

CENTENNIAL CORPORATE CENTER DESIGN REVIEW SUBMITTAL

A2

SEPT. 19, 2006

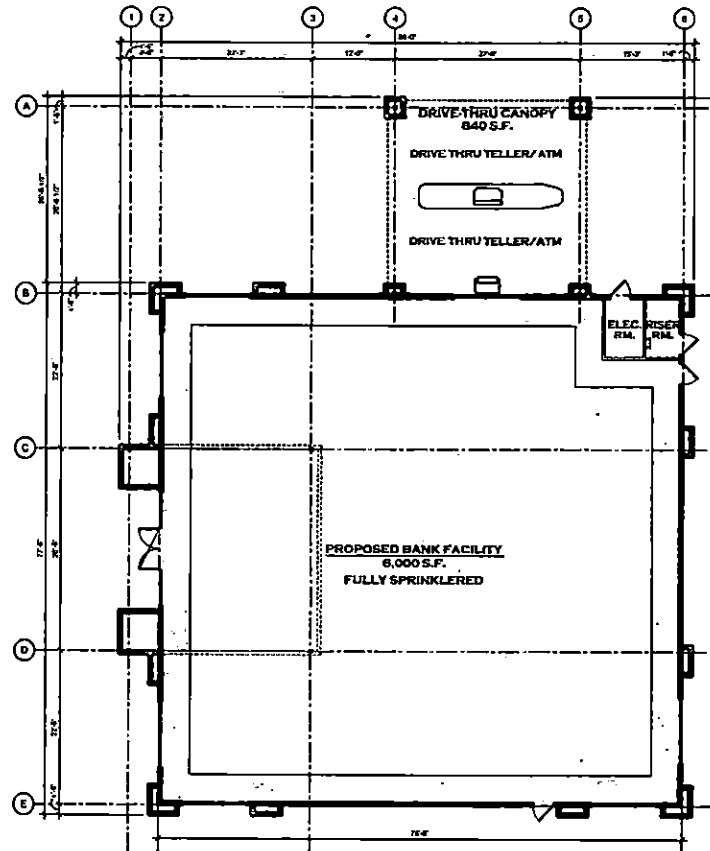
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CENTENNIAL
CORPORATE CENTER



1 FLOOR PLAN
SCALE: AS NOTED



PLISE
5495 S. Rainbow Blvd. (Suite 202)
Las Vegas, NV, 89118
PH: 702-871-4065 • FX: 702-871-0333

PROPOSED BANK - FLOOR PLAN
CENTENNIAL CORPORATE CENTER
DESIGN REVIEW SUBMITTAL

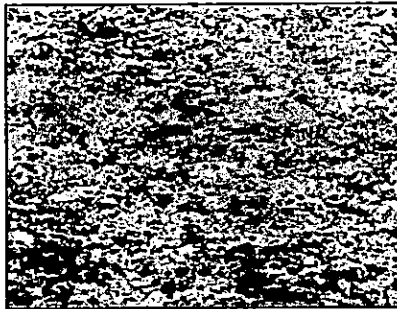
SHEET NO.
A1
SEPT. 19, 2006

SDR-16972
11/02/06 PC

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SEP 19 2006

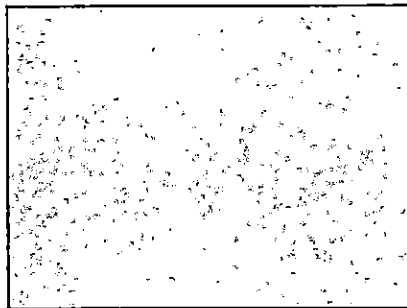
PLISE

 **CENTENNIAL**
CORPORATE CENTER



GRANITE VENEER (MA-100) TO MATCH EXISTING

JUPARANA ST. CECILIA



PAINT (P-100) TO MATCH EXISTING

FRAZEE #8221W (BOTANY BEIGE)



PAINT (P-101) TO MATCH EXISTING

FRAZEE #8655D (PINEDALE)



PAINT (P-102) TO MATCH EXISTING

FRAZEE #8376N (DEEP HENNA)

PLISE

5493 S. Rainbow Blvd. (Suite 202)
Las Vegas, NV 89118
Ph: 702-471-4065 • Fax: 702-471-0333

PROPOSED BANK - COLOR & MATERIALS BOARD
CENTENNIAL CORPORATE CENTER
DESIGN REVIEW SUBMITTAL

SHEET NO.
A3
SEPT. 19, 2006

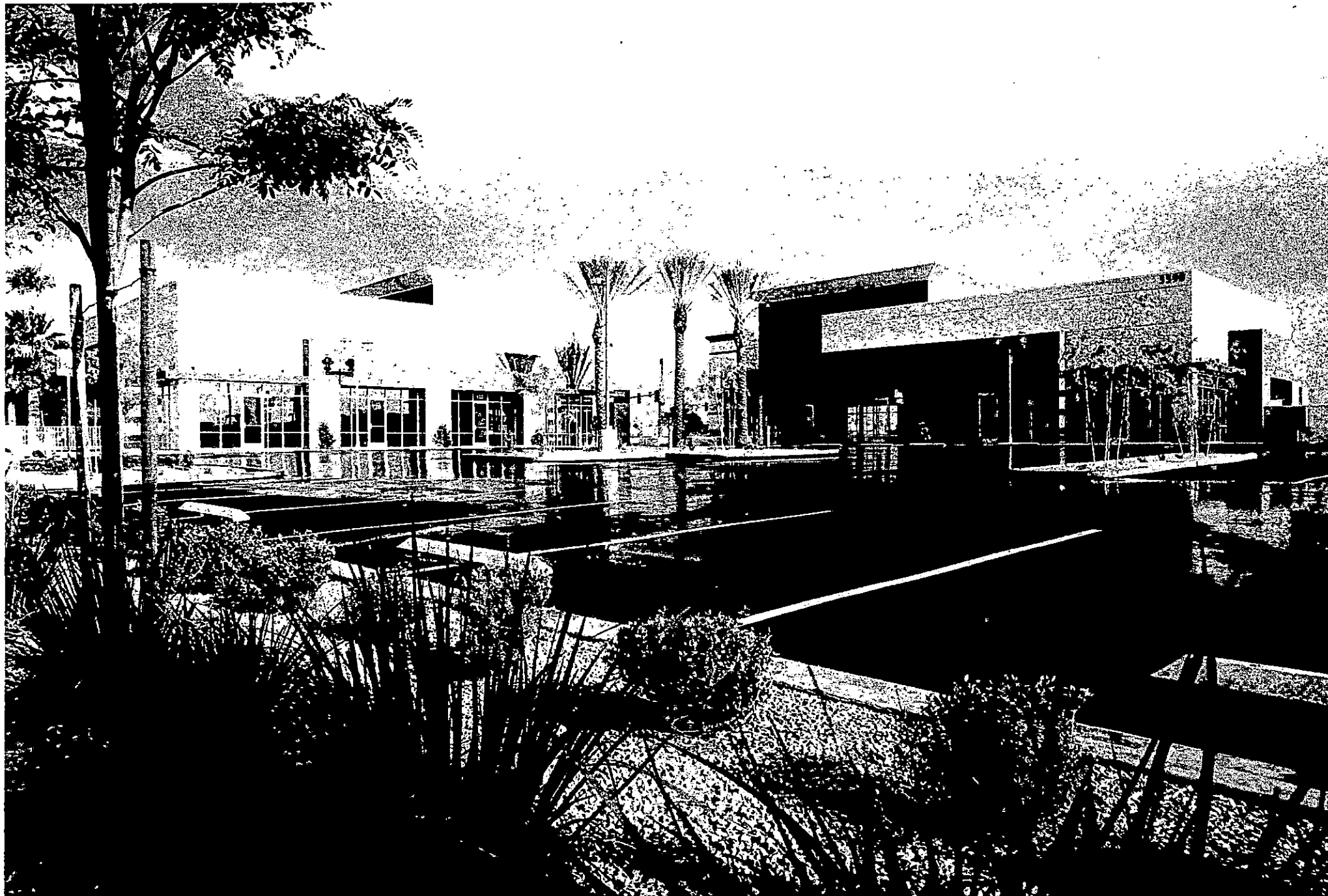
SDR-16972
11/02/06 PC

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SEP 19 2006



SDR-1697Z
11/02/06 PC

RECEIVED
SEP 19 2006



SDR-10972
11/02/06 PC

RECEIVED
SEP 19 2006



CDR 10572
11/02/06 PC

RECEIVED
SEP 19 2006



SDR-16972
11/02/06 PC

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SEP 19 2006

SDR 16972				
Centennial Corporate Center, LLC				
SEC Ann & Painted Mirage				
Proposed 6 thousand square foot bank.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	6	246.49	1,479
AM Peak Hour			12.34	74
PM Peak Hour			45.74	274
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Painted Mirage				
Ann Road				
Average Daily Traffic (ADT)	25,389			
PM Peak Hour	2031			
(heaviest 60 minutes)				
Centennial Center Boulevard				
Average Daily Traffic (ADT)	6,837			
PM Peak Hour	547			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Ann Road	49115			
Centennial Center Boulevard	34300			
This project will add approximately 1,479 trips per day on Ann & Centennial Center. This will increase expected volumes by about 6 percent on Ann and about 22 percent on Centennial Center. Ann is at about 52 percent of capacity and Centennial Center is at about 20 percent of capacity. Counts are not available for Painted Mirage, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 274 additional cars into the area; which works out to about nine every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-16972 - APPLICANT/OWNER: CENTENNIAL CORPORATE CENTER, LLC
ADJACENT TO THE SOUTHEAST CORNER OF ANN ROAD AND PAINTED MIRAGE ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



SDR-16972 - APPLICANT/OWNER: CENTENNIAL CORPORATE CENTER, LLC
ADJACENT TO THE SOUTHEAST CORNER OF ANN ROAD AND PAINTED MIRAGE ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06

*Via Facsimile (702/ 385-7268)
Hand Delivery (Check and Site Plan)*

Andy Reed
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

*Re: Justification Letter: Site Design Review – Bank Pad Site
Centennial Corporate Center, LLC (“Applicant”)
Ann Rd. and 95 – Painted Mirage Rd.*

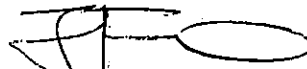
Dear Andy:

Please be advised that Applicant, as owner and developer of Centennial Corporate Center (the “Project”), seeks to add a bank pad site to the Project, which was previously approved as an office retail park consisting of a 125,952 SF 5-story Class-A office tower, parking structure and 11,212SF retail center situated on approximately 8 acres on the SWC of Ann Rd. and Painted Mirage Rd. and adjacent to I-95N – more particularly described as Assessor Parcel Numbers 125-34-116-003, 004 and 005 (the “Property”). The Property is zoned C-2 and the proposed bank pad site is a permitted use.

As depicted in the enclosed site plan, the proposed bank pad will be situated on the SW portion of the Project adjacent to the entrance off Painted Mirage Rd. The bank pad is approximately 6,000 SF and will incorporate a drive through ATM. The building materials and overall esthetic of the bank pad will mirror the office building and retail center. The end user of the bank pad will be required to design the building in accordance with the conceptual design elements submitted herewith for your review (elevations, photos and material board renderings). The maximum height of any bank built on the bank pad site shall not exceed 28ft. Presently the Project exceeds the parking code requirements. The Project including the bank pad site also exceeds the parking code requirements – 573 stalls required and 642 provided. Two handicap accessible stalls are included adjacent to the bank pad site. Enclosed herewith is the Project CC&Rs which provide for cross access easements across the Property. The Project shall conform to all applicable development standards

Should you have any questions or require additional materials, please contact me to discuss.

Jon E. Field



Associate General Counsel for PLISE

**SDR-16972
11/02/06 PC**

RECEIVED

SEP 19 2006

P L I S E

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAC-16642 - VACATION - PUBLIC HEARING - OWNER: KOBIE CREEK, LLC - APPLICANT: BRAMBLE HOMES - Petition to vacate a portion of the Gowan Road Right of Way generally located on the northwest corner of Gowan Road and Decatur Boulevard, Ward 6 (Ross).

SET DATE: 11/15/06

C.C.: 12/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Protest by Karen Feeley
6. Submitted after final agenda – condition conformation letter by Larry L. Sayers

MOTION:

EVANS – APPROVED subject to conditions Item 2 [ZON-16915], Item 3 [VAR-16996], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642] and Item 4 [SDR-16914] with the deletion of Condition 6 – **UNANIMOUS**

To be heard by City Council on 12/06/2006

MINUTES:

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

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 9 – VAC-16642

MINUTES – Continued:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

MARGO WHEELER, Director of Planning and Development Department, stated that Condition 6 of Item 4 [SDR-16914] should be deleted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 2 [ZON-16915], Item 3 [VAR-16996], Item 4 [SDR-16914], Item 6 [SUP-16948], Item 8 [SDR-16972] and Item 9 [VAC-16642].

(6:08 – 6:12)

1-230

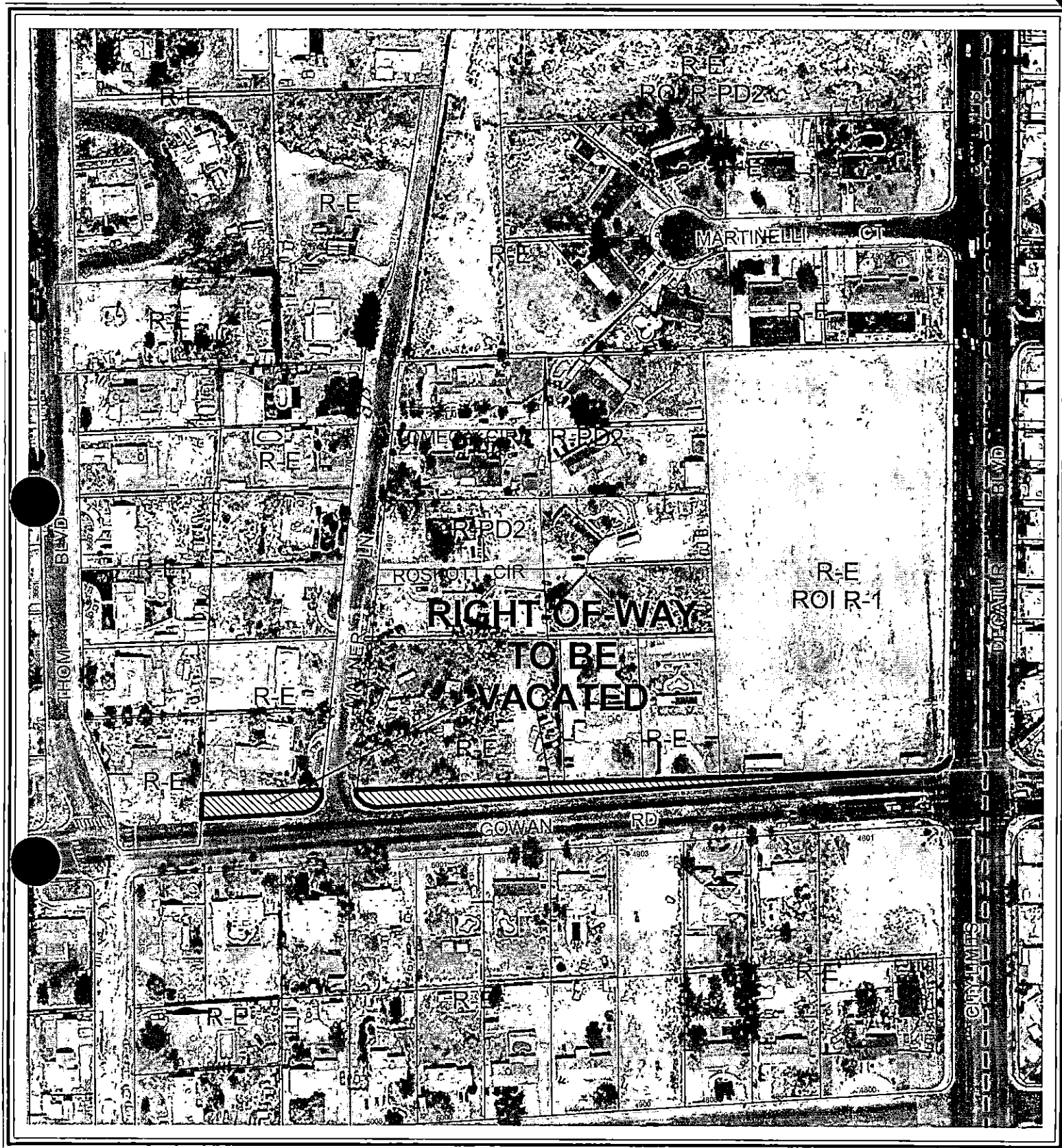
CONDITIONS:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as the triangular right-of-way area located on the north side of Gowan Road between Decatur Boulevard and Thom Boulevard.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 9 – VAC-16642

CONDITIONS – Continued:

current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.



CASE: VAC-16642

0 100 200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-16642 - OWNER: KOBIE CREEK, LLC - APPLICANT: BRAMBLE HOMES**

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as the triangular right-of-way area located on the north side of Gowan Road between Decatur Boulevard and Thom Boulevard.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

VAC-16642 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

The application is a petition to vacate a portion of the Gowan Road right-of-way generally located on the northwest corner of Gowan Road and Decatur Boulevard in Ward 6 (Ross).

EXECUTIVE SUMMARY

The applicant is requesting the vacation of a portion of right-of-way associated with the Final Map (FMP-1152) for the Kobie Creek Subdivision. The purpose of this action is to transfer ownership of land previously dedicated for the construction of Gowan Road, which was subsequently built off-alignment.

BACKGROUND INFORMATION

A) *Related Actions*

- 1/27/05 A refund was issued to the applicant for the Site Development Plan Review (SDR-5766) for a proposed 18-lot, single-family residential development on 5.10 acres. The applicant submitted revised plans changing the request for the proposed R-PD4 (Residential Planned Development – 4 Units per Acre) to R-1 (Single Family Residential) therefore relinquishing the need for the Site Development Plan Review.
- 4/20/05 The City Council approved a Rezoning (ZON-5765) and a General Plan Amendment (GPA-5762). The Rezoning request was from R-E (Residence Estates) to R-1 (Single Family Residential). The General Plan Amendment request was to amend a portion of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to L (Low Density Residential). Planning Commission and staff recommended denial.
- 7/14/05 The Planning Commission approved a Tentative Map (TMP-6878) for a 16-lot , single-family subdivision adjacent to the proposed vacation. Staff recommended approval.

B) *Pre-Application Meeting*

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

VAC-16642 - Staff Report Page Two
November 2, 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

This land description describes two portions of the Gowan Road Right-of-Way between Decatur Boulevard and Thom Boulevard for Vacation Purposes. Being portions of the East Half (E ½) of the East Half (E ½) of Section 12, Township 20 South, Range 60 East M.D.M., Clark County Nevada, more particularly described as follows:

Parcel 1 Being that portion of the Gowan Road Right-of-Way lying North of a line lying 40 Feet North of and running parallel with the centerline of said Gowan Road, bounded on the West by the East line of that property conveyed by Book 803, Instrument 762610 of official records, recorded October 26, 1977, and bounded on the East by the Westerly Right-of-Way of Malner Lane;

Excepting therefrom that spandrel area located at the Northwest corner of Gowan Road and Malner Lane bounded as follows:

On the South by a line lying line lying 40 Feet North of and running parallel with the centerline of said Gowan Road, bounded on the East by the Westerly Right-of-Way line of said Malner Lane, and on the Northwest by the arc of a 20 Foot radius curve, concave Northwesterly, being tangent to said parallel line and tangent to said Westerly Right-of-Way line.

Parcel 2 Being that portion of the Gowan Road Right-of-Way lying north of a line lying 40 Feet North of and running parallel with the centerline of Gowan Road, bounded on the west by the Easterly Right-of-Way line of Malner Lane and bounded on the East by the Westerly Right-of-Way line of Decatur Boulevard;

Excepting therefrom that spandrel area located at the Northeast corner of Gowan Road and Malner Lane bounded as follows:

On the South by a line lying 40 Feet North of and running parallel with the centerline of said Gowan Road, on the West by the Easterly Right-of-Way line of said Malner Lane, and on the Northeast by the arc of a 20 Foot radius curve, concave Northeasterly, being tangent to said parallel line and tangent to said Easterly Right-of-Way line.

Further excepting therefrom that spandrel area located at the Northwest corner of said Gowan Road and said Decatur Boulevard bounded as follows:

VAC-16642 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

On the South by a line lying 40 Feet North of and running parallel with the centerline of said Gowan Road, on the East by the Westerly Right-of-Way line of said Decatur Boulevard, and on the Northwest by the arc of a 20 Foot radius curve, concave Northwesterly, being tangent to said parallel line and tangent to said Westerly Right-of-Way line.

ANALYSIS

A) Planning discussion

The subject request is to vacate a portion of the Gowan Road right-of-way. The request is appropriate, as Gowan Road has been fully constructed on an altered alignment, and this portion of right-of-way is no longer necessary. Therefore, staff has no concerns with the Vacation request and supports the request.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, as the Right-of-Way being vacated is outside of the constructed limits of Gowan Road.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes. The City Surveyor has researched the area and has determined it to be excess right-of-way.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the Kobie Creek residential subdivision.
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements?
No.
- G. Does the Department of Public Works have an objection to this vacation request?
No.

VAC-16642 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 6

APPROVALS 0

PROTESTS 1

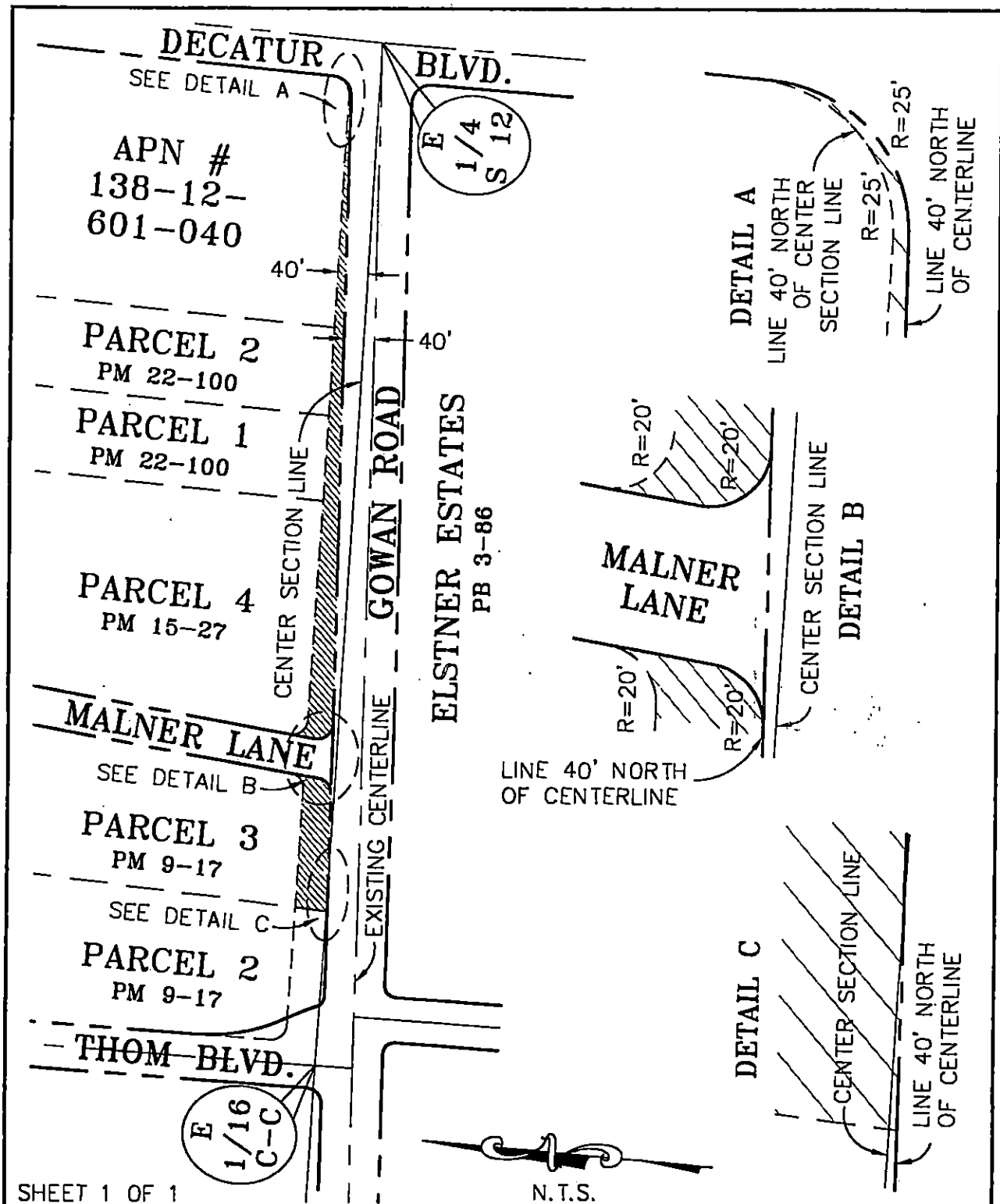


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
A PORTION OF E. 1/2 OF S. 12 T. 20 S., R. 60 E.
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CITY OF LAS VEGAS - SURVEY
3001 RONEMUS DRIVE, LAS VEGAS, NEVADA 89128 (702) 229-5217

DRAWING: COBIE CREEK

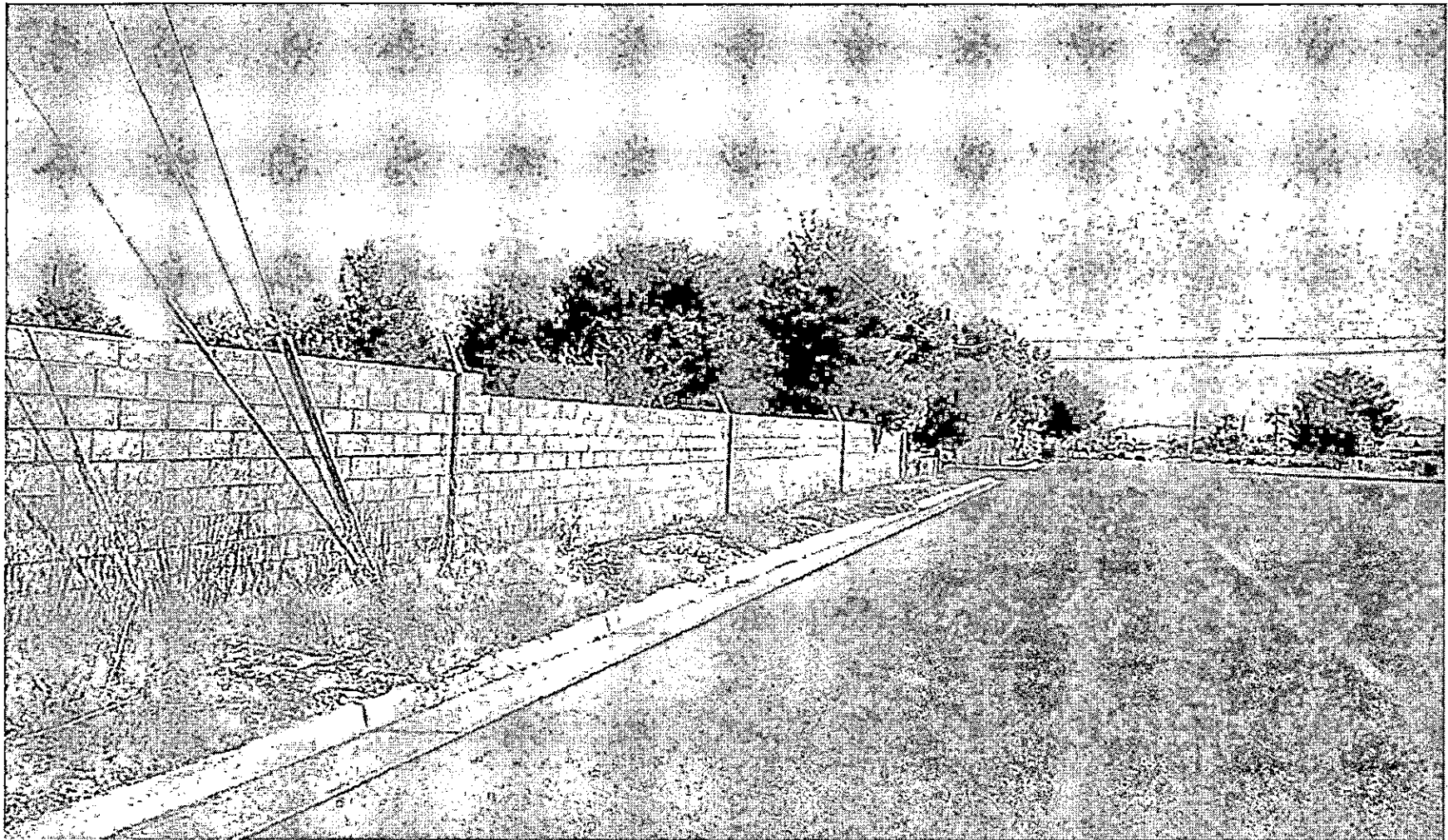
DRAWN BY: HJB

CHECKED BY: ARR

DATE: 08-09-06

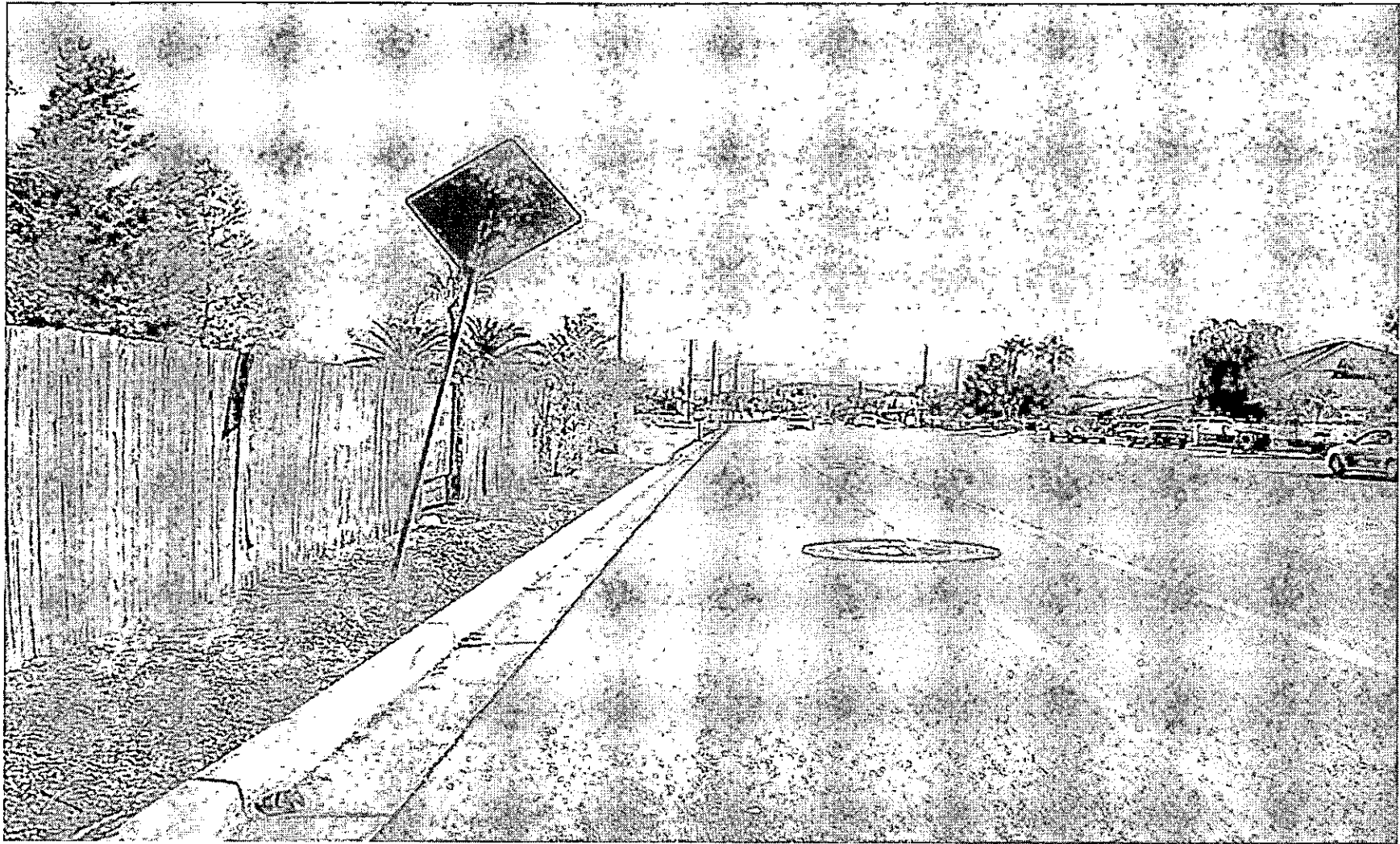
VAC-16642
11/02/06 PC

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SEP 08 2006



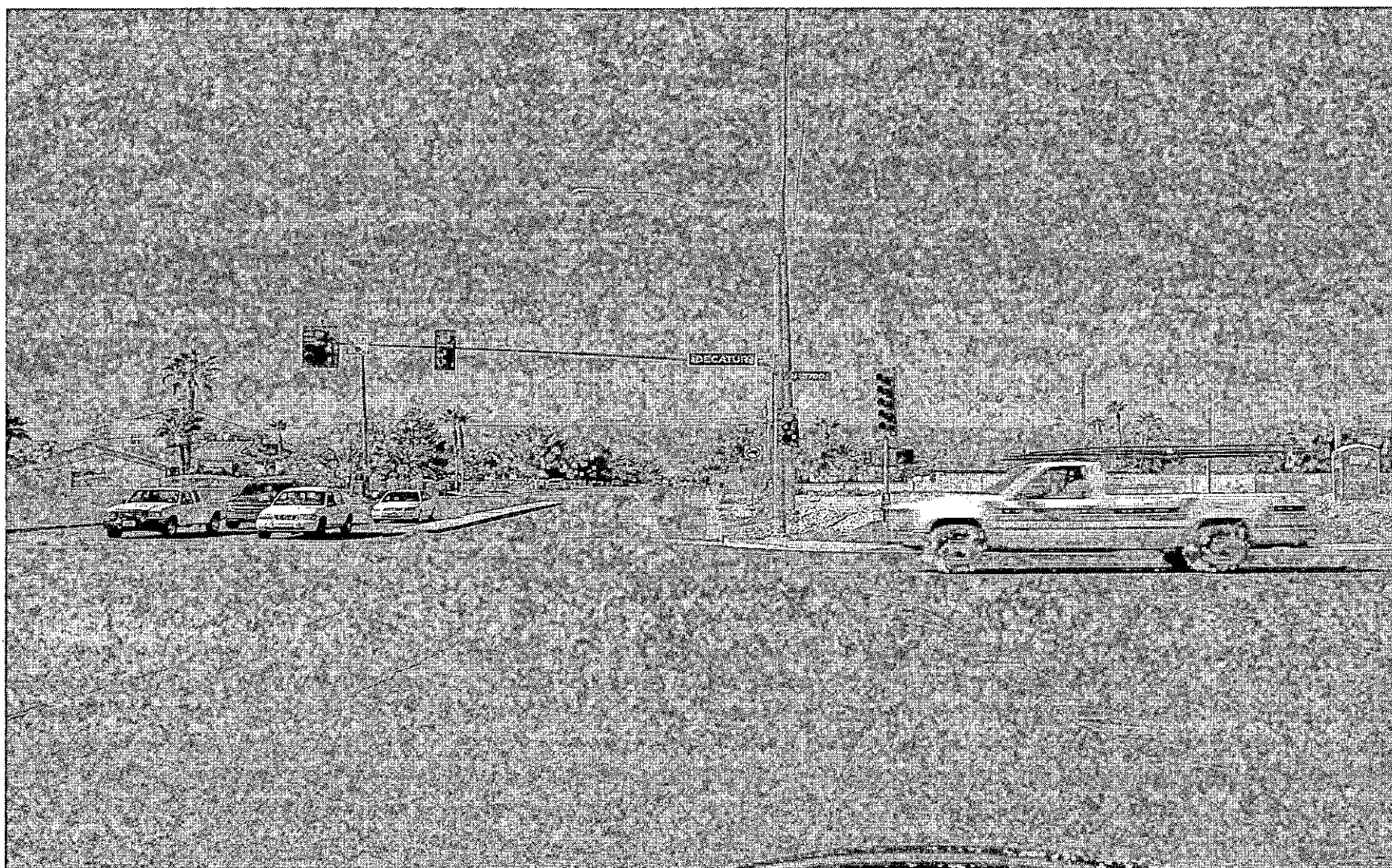
VAC-16642 - OWNER: KOBIE CREEK, LLC - APPLICANT: BRAMBLE HOMES
NORTHWEST CORNER OF GOWAN ROAD AND DECATUR BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/20/06



VAC-16642 - OWNER: KOBIE CREEK, LLC - APPLICANT: BRAMBLE HOMES
NORTHWEST CORNER OF GOWAN ROAD AND DECATUR BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/20/06



VAC-16642 - OWNER: KOBIE CREEK, LLC - APPLICANT: BRAMBLE HOMES
NORTHWEST CORNER OF GOWAN ROAD AND DECATUR BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/20/06



CIVIL ENGINEERING • PLANNING • SURVEYING

September 1, 2006

SB04165

Mr. Alan Reiki
City of Las Vegas Survey Division
3001 Ronemus Dr.
Las Vegas, NV 89129

Re: Justification Letter for the Vacation of Right-of-Way as required by conditions of approval for FMP#1152-Final Map for Kobie Creek SFR Subdivision (A.P.N. # 138-12-601-040)

Dear Mr. Reiki:

Our client, Bramble Development, is applying for a vacation of right-of-way associated with the Final Map for Kobie Creek Single Family Residence Subdivision located at Gowan and Decatur Roads, A.P.N. #138-12-601-040.

The purpose for this action is to vacate property owned by the City of Las Vegas and transfer the land to the present owner, Kobie Creek, LLC. This will clear up the issue created due to the street being constructed on the wrong alignment years ago.

Please feel free to call me if you should have any further questions or concerns at #242-9908, ext. 215.
Thank you for your anticipated cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Boyd R Urie', is written over a circular stamp.

Boyd R Urie, PLS
AMTI Sunbelt

VAC-16642
11/02/06 PC

RECEIVED
SEP 08 2006

Telephone Protest/Approval Log

Meeting Date: 11/2/06

Case Number: VAC 16642

Date: 10/23/06
Name: Karen Feeley
Address: 3601 Malner Ln
Las Vegas 89130
Phone: 557-1368
☒ PROTEST ☐ APPROVE

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

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

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☐ PROTEST ☐ APPROVE

ITEM # 9
CASE # VAC-16642
PC MTG 11-2-06

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - GPA-16168 - 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 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).

C.C.: 12/06/06

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 (Not applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DAVENPORT – APPROVED – Motion carried with EVANS and GOYNES voting NO

To be heard by City Council on 12/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 10 [GPA-16168], Item 11 [ZON-16169] and Item 12 [SDR-16174].

JOHN KORKOSZ, Planning and Development Department, recommended denial on all three applications as the requests are incompatible with the surrounding area. He noted that the applications meet the parking requirement and a condition of approval that would need to be added if the applications were approved.

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 10 – GPA-16168

MINUTES – Continued:

KRISTIN NEUMAN, Aptus Architecture, 1200 South Fourth Street, appeared on behalf of the applicant and stated this application is appropriate and compatible with the area. She agreed to all conditions except Condition 6 of Item 12 [SDR-16174]. Rather than stucco the building, she suggested the building be painted with a sand-based paint.

COMMISSIONER STEINMAN encouraged the applicant to invest the money necessary to bring this property up to City standards. MS. NEUMAN stated the existing siding would remain and pointed out the building would be repainted and landscaping would be installed. JOHN LASPOLUTO, Aptus Architecture, explained the walls had not been designed to bear the weight of stucco and the cost of reinforcing the walls was prohibitive.

MS. NEUMAN informed COMMISSIONER EVANS that the entire cyclone fence would be removed and replaced with a block wall on the west and north property lines.

COMMISSIONER TRUESDELL stated his reluctance to support these applications and expressed his concerns with the building's access and the potential traffic burden on the neighborhood. COMMISSIONER TRUESDELL stated his support for the General Plan Amendment and the rezoning applications, but stated he could not support the Site Development Plan review because of his concerns with the site's configuration and possible safety issues.

In response to CHAIRMAN TROWBRIDGE'S inquiry, MS. NEUMAN explained that the existing landscaping would remain to the south, but the northern landscaping would be removed for parking access.

MS. NEUMAN reassured COMMISSIONER DAVENPORT that the property's driveway access to Charleston Boulevard would not be used and would be removed.

BART ANDERSON, Public Works Department, noted Condition 4 of Item 11 [ZON-16169] addressed COMMISSIONER DAVENPORT'S concern regarding access to Charleston Boulevard.

COMMISSIONER GOYNES expressed his concern with the potential impact on the neighborhood and inquired who was meant to lease the building. JOHN HERNANDEZ, 102 Batten Court, Pinehurst, North Carolina, explained that a tenant for this building had not yet been established but the building was intended for a low impact business.

COMMISSIONER EVANS stated this location may not be appropriate for the businesses MR. HERNANDEZ was proposing at this location. He stated that approval of this proposal would

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 10 – GPA-16168

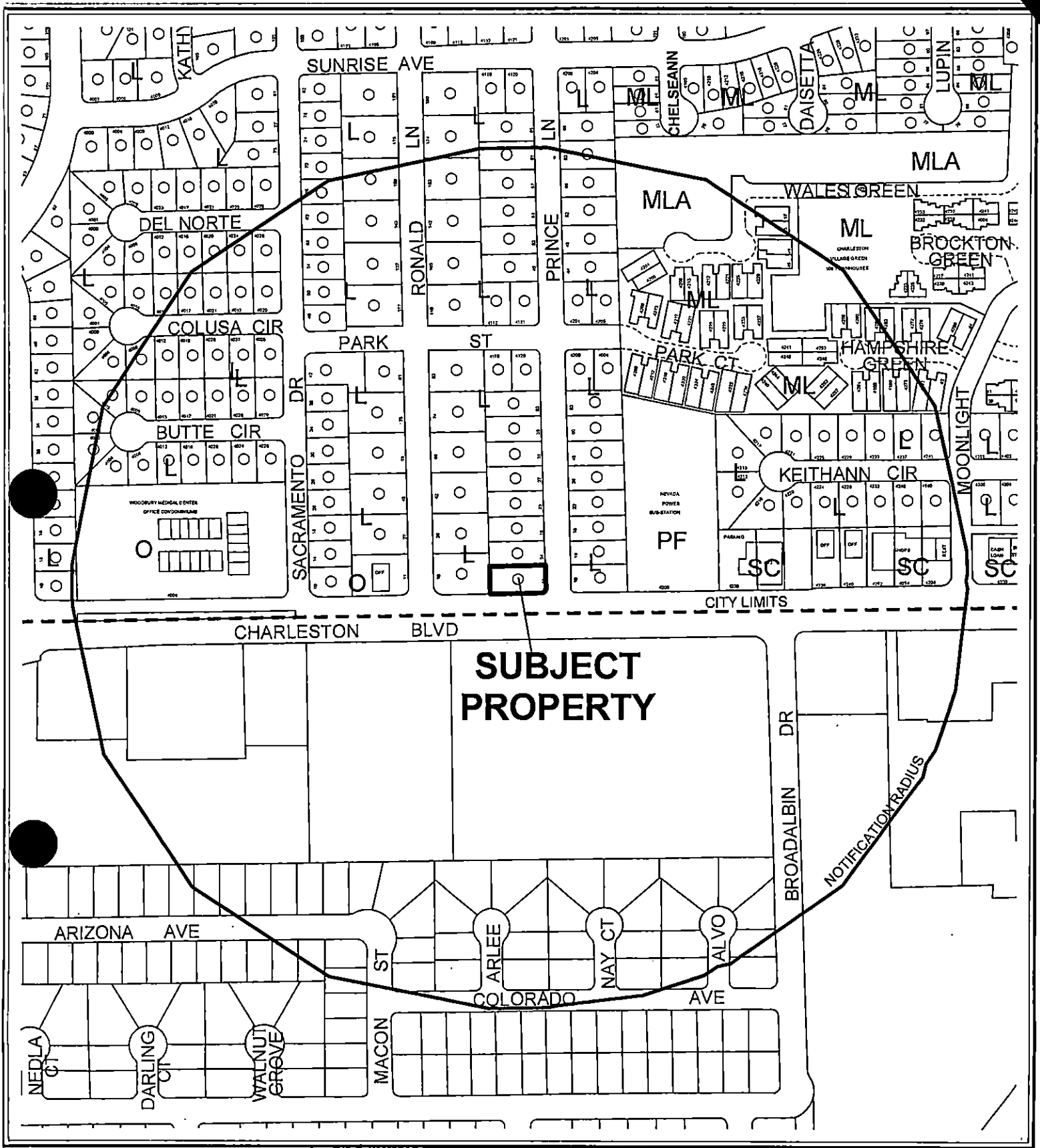
MINUTES – Continued:

not encourage sub-standard development in this area. MR. LASPOLUTO pointed out the landscaping would adequately separate and buffer the parking area from Charleston Boulevard, preventing any potential blight.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 10 [GPA-16168], Item 11 [ZON-16169] and Item 12 [SDR-16174].

(6:21 – 6:40)

1-633



CASE: **GPA-16168**

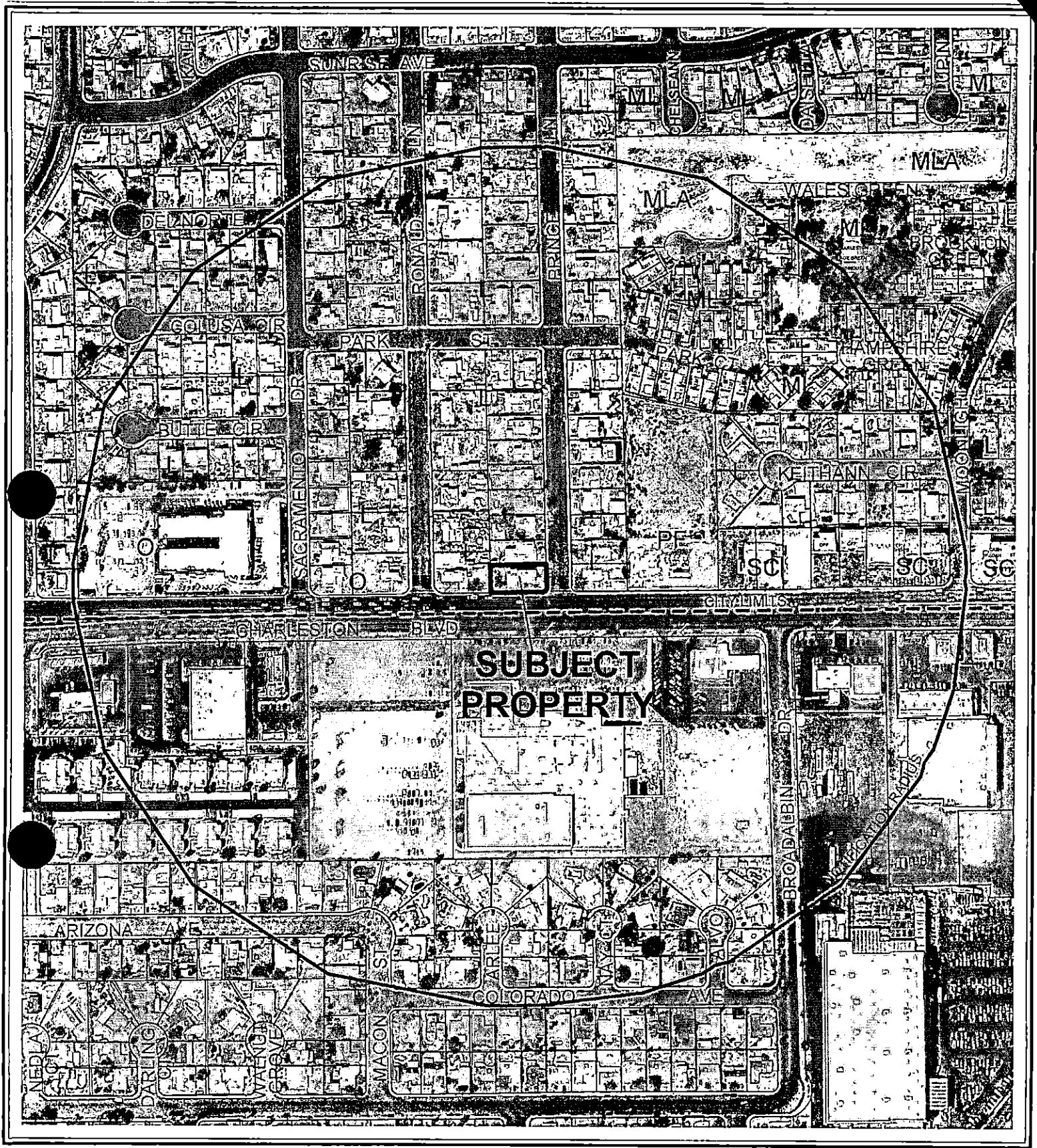
RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

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

0 200 400 Feet





CASE: **GPA-16168**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-16168 - APPLICANT/OWNER: JOHN HERNANDEZ

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

GPA-16168 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is to amend a portion of the Southeast Sector Plan of the Master Plan from: L (Low Density Residential) to O (Office) on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), Ward 3 (Reese).

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
08/02/2006	The applicant was informed that parking for this project is at a ratio of 1:300 sq. ft. The applicant was informed that access issues may exist and a signal impact fee would be required.
<i>Neighborhood Meeting</i>	
9/13/2006	At the meeting the residents in attendance had the following questions/comments: • Would like a block wall to be provided along the side and rear property lines (it was noted that a 6-foot high wall is required between residential and commercial properties, and the applicant will comply with the requirement). • There are concerns about homeless individuals occupying the property as the structure is currently vacant; however, they noted that having a commercial use in operation on the property will deter any homeless encampment. • The residents stated that they were in support of the conversion.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	.40
Net Acres	.20

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	Low Density Residential	R-1 Single-family Residential
North	Single-family Residential	Low Density Residential	R-1 Single-family Residential
South	Strip Commercial	Clark County Commercial Low & Commercial General	C-1 & C-2
East	Single-family Residential	Low Density Residential	R-1 Single-family Residential
West	Single-family Residential	Low Density Residential	R-1 Single-family Residential

GPA-16168 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

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

ANALYSIS

The plans show a 1,186 square-foot, single-family home on an 8,836 square-foot, R-1 zoned lot, located at the northwest corner of Charleston Boulevard and Prince Lane. This home was constructed in 1963 and from the photographs provided appears to be in minor disrepair. This residence is located in the 40-lot Treasure Park subdivision. An observation of aerial photographs to north and west, in the Park Ridge subdivision, are at least six lots with what appears to be significant numbers of derelict vehicles in each lot. Many of the lots in this area appear to have poorly maintained landscaping. There are five corner lots along the Charleston Boulevard frontage within this subdivision and the adjacent subdivision to the west. Of the five lots along Charleston Boulevard, one of those lots has filed for a re-zoning from R-1 to P-R. The parcel on which a re-zoning was filed is located on the northwest corner of Charleston Boulevard and Ronald Lane. The City Council approved a General Plan Amendment and a Re-zoning (GPA-39-98 and Z-68-98). Although the General Plan Amendment and Re-zoning were approved, a site inspection of this property indicates that the site is not being used as a business, nor have any of the improvements on the plans submitted for the aforementioned cases been completed. On the south side of Charleston Boulevard are C-1 and C-2 zoned strip shopping centers within the jurisdiction of Clark County.

Currently, this site has grass that is not in a living state and there are several large deciduous trees that will be removed and replaced with Monder Pine Trees and Chilean Mesquite Trees. The grass areas will be xeriscaped with a combination of Desert Cassia, Mountain Marigold, Green Bush Daisy, and Trailing Lantana with decomposed granite ground cover to fill in the areas without vegetation. There is a waiver to provide zero feet of landscaping along Prince Lane due to the need for a handicapped drive aisle. The building is a ranch-style home with wooden panel siding that is painted in two tones in the range of cream to sand in color, with a green trim. The roof is low-pitched with asphalt shingles and roof-mounted mechanical equipment that is not screened. The applicant is providing a cyclone fence along the north property line rather than providing a zone boundary wall, which can be requested through a Site Development Plan Review pursuant to 19.08.050(E) (6) by showing convincing and substantial evidence that the exception or modification will not compromise the objective of the City in

GPA-16168 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

safeguarding the interests of the citizens of the City. Photographs of the house show that the rain gutters are pulling away from the eaves on the north side of the house. There is an existing carport that will be removed; however, the existing garage door that faces Charleston Boulevard will remain as shown on the plans.

FINDINGS (GPA)

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":

Staff believes that a residential office conversion at this location is inappropriate because the General Plan designates this property for residential land uses and access to this site will be gained via Prince Lane. Staff also believes that it may be more appropriate to have this parcel and the adjacent parcel to the west amended to permit commercial land uses so that the neighborhood to the north would not be impacted as severely and the site could have a common access point from a 100-foot arterial road (Charleston Boulevard).

In regard to "2":

The intensity of uses typically found in the P-R (Professional Office and Parking) zoning district is not compatible with the residential uses on Prince Lane. As explained above, staff believes that the adverse impacts to the adjacent residential uses could be mitigated if this site were to be redeveloped in conjunction with the property to the west, which would allow vehicular access to be taken from Charleston Boulevard rather than Prince Lane.

GPA-16168 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

In regard to "3":

The intensity of this request will not negatively impact traffic along Charleston Boulevard. The routing of commercial traffic onto a residential street for the proposed office as depicted on the companion Rezoning (ZON-16169) and Site Development Plan Review (SDR-16174) is not compatible with the residential neighborhood to the north. Additionally, the site is serviced by an overhead power line, which is no longer standard practice. Combining this site with the parcel to the west would provide enough land area to accommodate an integrated development with underground power lines

In regard to "4":

The proposal is not consistent with standard practice of developing residential office conversions as an integrated development with adjacent parcels, which has happened on other 100-foot arterial streets.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 225

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16168** APN: 140.31.812.020
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

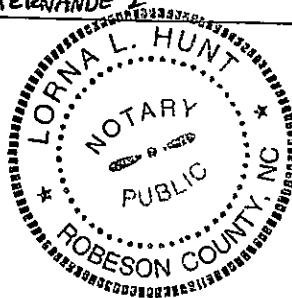
Subscribed and sworn before me

This 16th day of August, 20 06

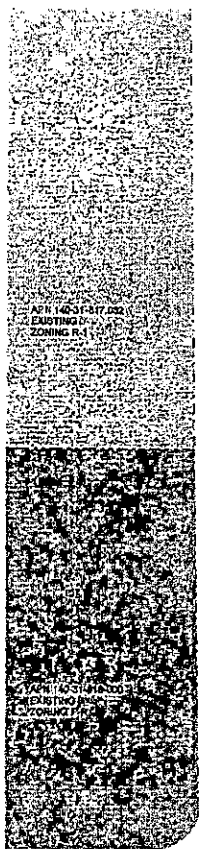
Lorna L. Hunt
Notary Public in and for said County and State

My Commission Expires

Revised 12-03-04 10/23/10



RECEIVED
AUG 22 2006



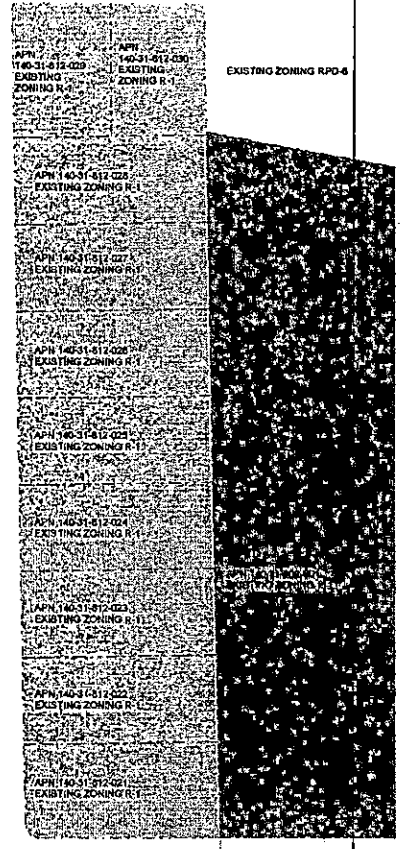
SACRAMENTO DRIVE
60' R.O.W.



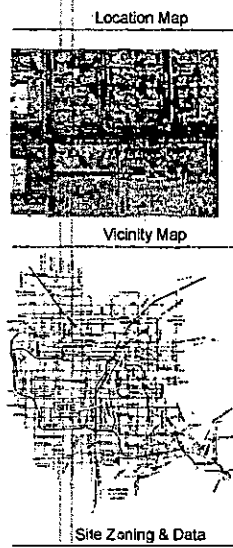
ROWLAND
60' R.O.W.



PRINCE
60' R.O.W.



EXISTING ZONING RPO-6



SITE DATA:

PARCEL NUMBER	140-31-012-020
JURISDICTION	CITY OF LAS VEGAS-16
EXISTING GENERAL PLAN	11' LOW
PROPOSED GENERAL PLAN	10' OFFICE
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
SITE AREA	8,679 S.F.
SETBACKS - (BUILDING)	
FRONT	20'
REAR	15'
SIDE	15'

MAX HEIGHT & STORES

ACTUAL HEIGHT & STORES	14'-0" 1 STORY
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	50%

BUILDING AREA:

EXISTING OFFICE	1,140 S.F.
TOTAL S.F.	1,140 S.F.

PARKING AREA:

TOTAL PARKING REQUIRED	1,140 @ 1:100 = 11.4
PARKING PROVIDED	11.4 @ 1:100 = 11.4
UNDEVELOPED PARKING REQUIRED	0.0
TOTAL PARKING PROVIDED	11.4 @ 1:100 = 11.4

LANDSCAPE BUFFERS

FRONT	10'-0"
SOUTH SIDE	10'-0"
EAST	10'-0"
NORTH SIDE	10'-0"

11 Prince Lane
Site Development Review
11 Prince Lane
Las Vegas, Nevada 89110

APTUS:Architecture
1228 South 9th Street
Suite 208
Las Vegas, Nevada 89109
702.879.1200
info@aptusarch.com

APTUS PROJECT NO. **06.094**
ARCHITECT

CLARK COUNTY JURISDICTION
ZONED C-2

CLARK COUNTY JURISDICTION
ZONED C-1

- OFFICE
- LOW-UP TO 54' DUAAC
- PUBLIC FACILITY
- SERVICE COMMERCIAL

RECEIVED
AUG 22 2006

SITE PLAN

GPA-16168 ZON-16169
SDR-16174 11/02/06 PC

GPA
11 Prince Lane

August 22, 2006

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

RE: **APN: 140-31-812-020**
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review

Dear Sirs:

The intended use for the property at the northwest corner of Charleston and Prince 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. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

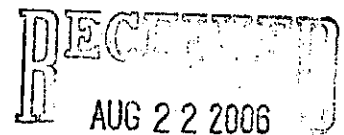
We intend to upgrade the existing structure by removing the carport and adding parking on the west side of the property. The structure is approximately 1,186 sf and is one story in height. Four parking spaces will be provided, one of which will be a van accessible space. We will also add landscaping along Charleston as required by Title 19. We are requesting a landscape waiver along the north, east and west 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.

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-16168 ZON-16169 L
SDR-16174 11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-16169 - REZONING RELATED TO GPA-16168 - PUBLIC HEARING - OWNER/APPLICANT: JOHN HERNANDEZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), Ward 3 (Reese).

C.C.: 12/06/06

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:

DAVENPORT – APPROVED – Motion carried with EVANS and GOYNES voting NO

To be heard by City Council on 12/06/2006

MINUTES:

NOTE: See Item 10 [GPA-16168] for all related discussion.

(6:21 – 6:40)

1-633

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-16168) 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.

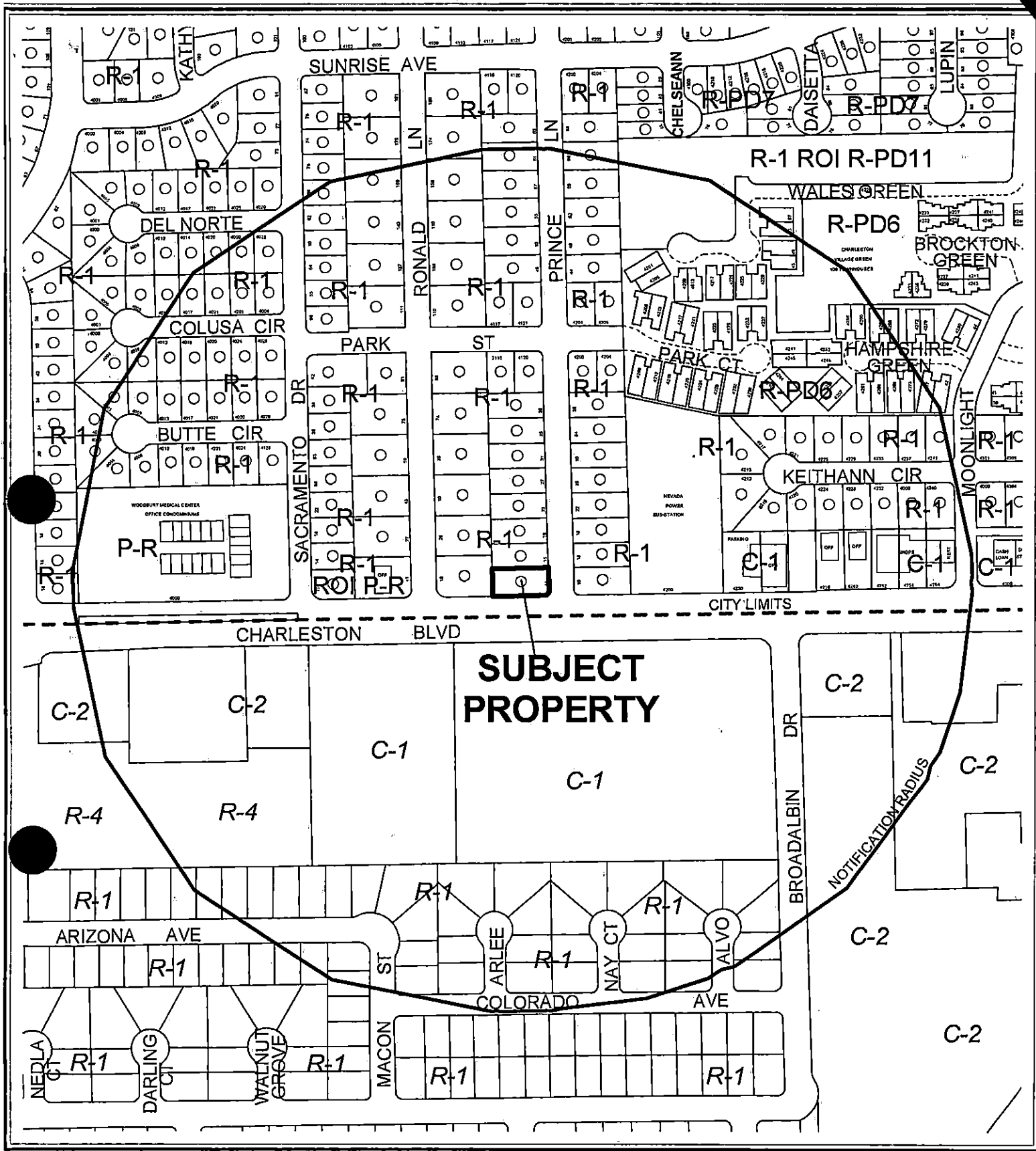
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 11 – ZON-16169

CONDITIONS – Continued:

3. A Site Development Plan Review (SDR-16174) 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. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.



CASE: ZON-16169

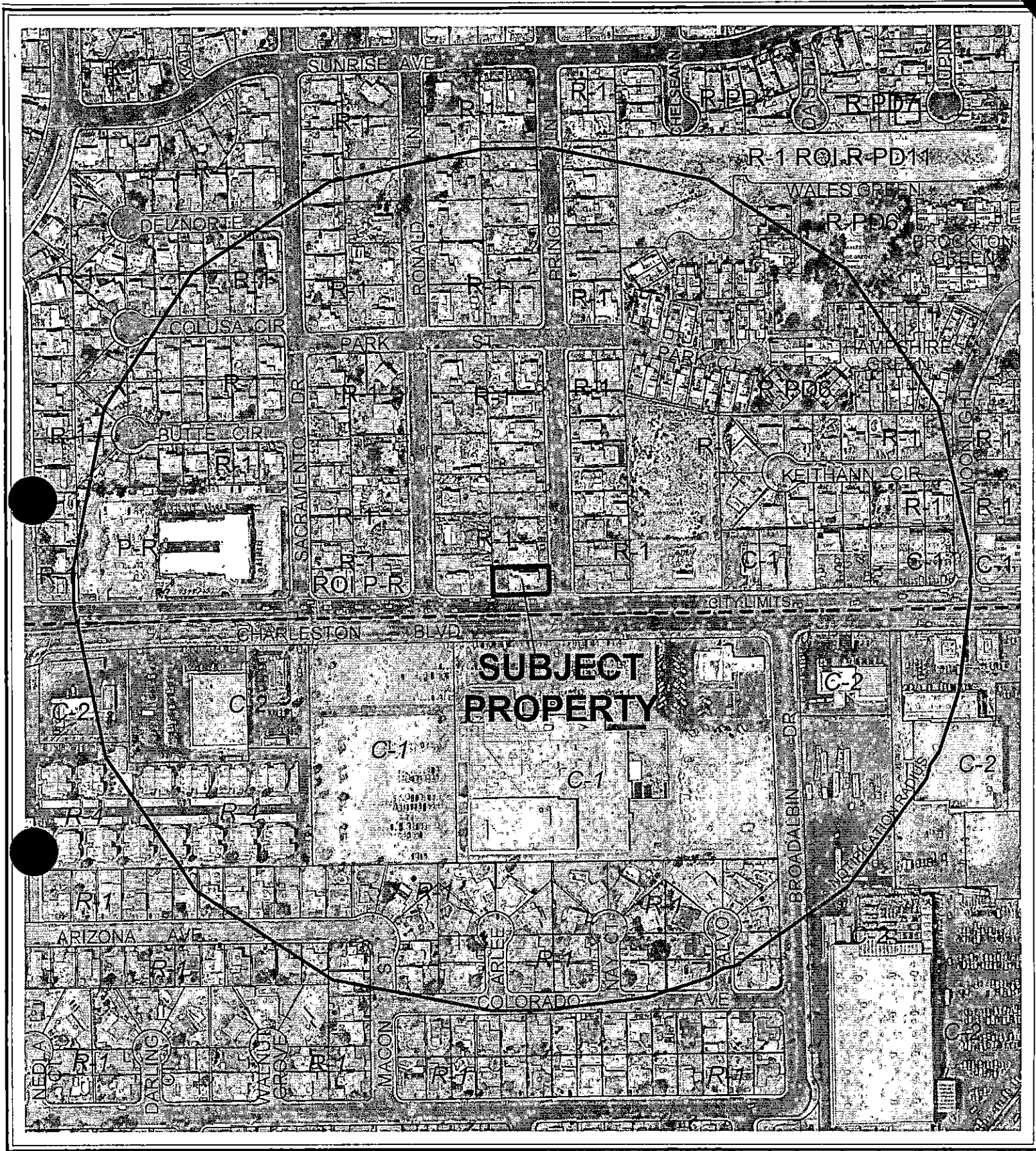
RADIUS: 1000 FT

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

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

0 200 400 Feet





CASE: **ZON-16169**

RADIUS: 1000 FT

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

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-16169 - OWNER/APPLICANT: JOHN HERNANDEZ

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-16168) 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-16174) 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. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.

ZON-16169 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose for this request is to re-zone 0.2 acres from R-1 (Single Family Residential) to P-R (Professional Office and Parking) for the conversion of an existing 1,186 square-foot single-family home, constructed in 1963, to an office. This application is a companion item of SDR-16174 and GPA-16168. A waiver of the zone boundary wall requirement is necessary since the applicant is depicting an existing cyclone fence to be maintained around the property. The existing building also has a roof-mounted air conditioner and a television antenna on the roof.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
08/02/2006	The applicant was informed that parking for this project is at a ratio of 1:300 sq. ft. The applicant was informed that access issues may exist and a signal impact fee would be required.
<i>Neighborhood Meeting</i>	
9/13/2006	At the meeting the residents in attendance had the following questions/comments: • Would like a block wall to be provided along the side and rear property lines (it was noted that a 6-foot high wall is required between residential and commercial properties, and the applicant will comply with the requirement). • There are concerns about homeless individuals occupying the property as the structure is currently vacant; however, they noted that having a commercial use in operation on the property will deter any homeless encampment. • The residents stated that they were in support of the conversion.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.40
Net Acres	0.20

ZON-16169 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)
North	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)
South	Strip Commercial	Clark County Commercial Low & Commercial General	C-1 (Limited Commercial)& C-2 (General Commercial)
East	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)
West	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)

<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	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	N
Project of Regional Significance		X	N

DEVELOPMENT STANDARDS

Pursuant to 19.08.050:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	8,835 Sq. Ft.	N/A
Min. Lot Width	60 Feet	71 Feet	Y
Min. Setbacks			
Front	26.5 Feet	20 Feet	Y
Side	13.3 Feet	5 Feet	
Corner	25.6 Feet	15 Feet	
Rear	48.1 Feet	15 Feet	
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	13.4%	Y
Max. Building Height	2 Stories/ 35 Feet	1-story 15 Feet	Y
Trash Enclosure	50	N/A	N/A
Mech. Equipment	Screened	Exposed Roof-mounted	N

ZON-16169 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

Pursuant to 19.08.060:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	10-Feet if Building is 1-Story/15 Feet High	1-Story/15 Feet	Y
Adjacent development matching setback			
Trash Enclosure	50 Feet	N/A	N/A

Pursuant to 19.12.040:

<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	1 Tree	2 Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	8 Trees	6 Trees	N
TOTAL		9 Trees	8 Trees	Y
Min. Zone Width	15 Feet		22.7 Feet	Y
Wall Height	6 Feet		4-foot Cyclone Fence	N

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Perimeter Landscaping (Street)	15 Feet	Denial
Perimeter Landscaping (Zone Boundary)	8 Feet	Denial

ANALYSIS

The plans show a 1,186 square-foot single-family home on an 8,836 square-foot, R-1 (Single Family Residential) zoned lot, at the northwest corner of Charleston Boulevard and Prince Lane. This home was constructed in 1963 and from the photographs provided it appears to be in minor disrepair. This residence is located in the 40-lot Treasure Park subdivision. An observation of aerial photographs to the north and west, in the Park Ridge subdivision shows at least six lots with what appears to be a significant number of derelict vehicles in each lot. Many of the lots in this area appear to have poorly maintained landscaping. There are five corner lots along the Charleston Boulevard frontage within this subdivision and the adjacent subdivision to the west. Of the five lots along Charleston Boulevard, one of those lots has filed for a rezoning from R-1 (Single Family Residential) to P-R (Professional Offices and Parking). The parcel on which this was filed is located on the northwest corner of Charleston Boulevard and Ronald Lane. The City Council approved a General Plan Amendment and a Rezoning (GPA-39-98 and Z-68-98).

ZON-16169 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

Although the General Plan Amendment and Re-zoning were approved, a site inspection of this property indicates that the site is not being used as a business, nor have any of the improvements on the plans submitted for the aforementioned cases been completed. On the south side of Charleston Boulevard are C-1 (Limited Commercial) and C-2 (General Commercial) zoned strip shopping centers within the jurisdiction of Clark County.

Currently, this site has grass that isn't in a living state and there are several large deciduous trees that will be removed and replaced with Monder Pine Trees and Chilean Mesquite Trees. The grass areas will be xeriscaped with a combination of Desert Cassia, Mountain Marigold, Green Bush Daisy, and Trailing Lantana with decomposed granite ground cover to fill in the areas without vegetation. There is a waiver to provide zero feet of landscaping along Prince Lane due to the need for a handicapped drive aisle. Additionally, the applicant is seeking a waiver of the 8-foot landscape buffer along the north property line. The building is a ranch-style home with wooden panel siding that is painted in two tones in the range of cream to sand in color, with a green trim. The roof is low-pitched with asphalt shingles and roof-mounted mechanical equipment that is not screened. The applicant is providing a cyclone fence along the north property line rather than providing a zone boundary wall, which can be requested through a Site Development Plan Review pursuant to 19.08.050(E) (6) by showing convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City. Photographs of the house show that the rain gutters are pulling away from the eaves on the north side of the house. There is an existing carport that will be removed; however, the existing garage door that faces Charleston Boulevard will remain as shown on the plans. All access to this site will be gained via Prince Lane.

FINDINGS

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

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

The proposed development will conform to the General Plan if a General Plan Amendment (GPA-16168), a companion item is approved.

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."

There are five lots with frontage along Charleston Boulevard in this subdivision and the adjacent subdivision to the west. Of the five lots, one was approved for a residential office conversion, but that property doesn't look like it has been redeveloped yet. The proposed development, while having frontage on Charleston Boulevard, will only have access from Prince Lane and the existing access on Charleston Boulevard will be eliminated, which will create a situation of funneling commercial traffic onto a residential street.

ZON-16169 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

Additionally, the applicant is not proposing to install a zone boundary wall on the north property line. Moreover, no improvements to the property are being proposed beyond the landscape conversion in an effort to present an architecturally compatible commercial project with the existing commercial land uses on the south side of Charleston Boulevard.

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

Staff finds no compelling factors in this area to necessitate the rezoning of this property. Moreover, both the design of the project and access to the site are detracting characteristics for the conversion of this project to an office.

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."

While, Charleston Boulevard can provide adequate access to this site, the applicant is proposing to funnel traffic onto Prince Lane, a residential street, which is generally considered poor practice.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 225 [Mailed with SDR-16174]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16169** APN: 140.31.812.020
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

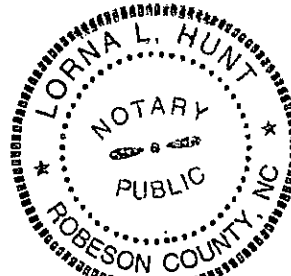
Lorna L. Hunt

Notary Public in and for said County and State

My commission Expires

Revised 12-03-04

10/23/10



RECEIVED
AUG 22 2006

August 22, 2006

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

RE: APN: 140-31-812-020
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review

Dear Sirs:

The intended use for the property at the northwest corner of Charleston and Prince 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. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

We intend to upgrade the existing structure by removing the carport and adding parking on the west side of the property. The structure is approximately 1,186 sf and is one story in height. Four parking spaces will be provided, one of which will be a van accessible space. We will also add landscaping along Charleston as required by Title 19. We are requesting a landscape waiver along the north, east and west 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.

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-16168 ZON-16169
SDR-16174 11/02/06 PC

RECEIVED
AUG 22 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-16174 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16168 AND ZON-16169 - PUBLIC HEARING - OWNER/APPLICANT: JOHN HERNANDEZ -
Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF AN EXISTING HOME TO A 1,186 SQUARE FOOT OFFICE BUILDING AND WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), R-1 (Single Family Residential) Proposed P-R (Professional Office and Parking), Ward 3 (Reese).

C.C.: 12/06/06

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 – DENIED – Motion carried with STEINMAN, DAVENPORT and DUNNAM voting NO

An initial motion by DAVENPORT to APPROVE subject to amended conditions failed with TROWBRIDGE, EVANS, GOYNES and TRUESDELL voting NO

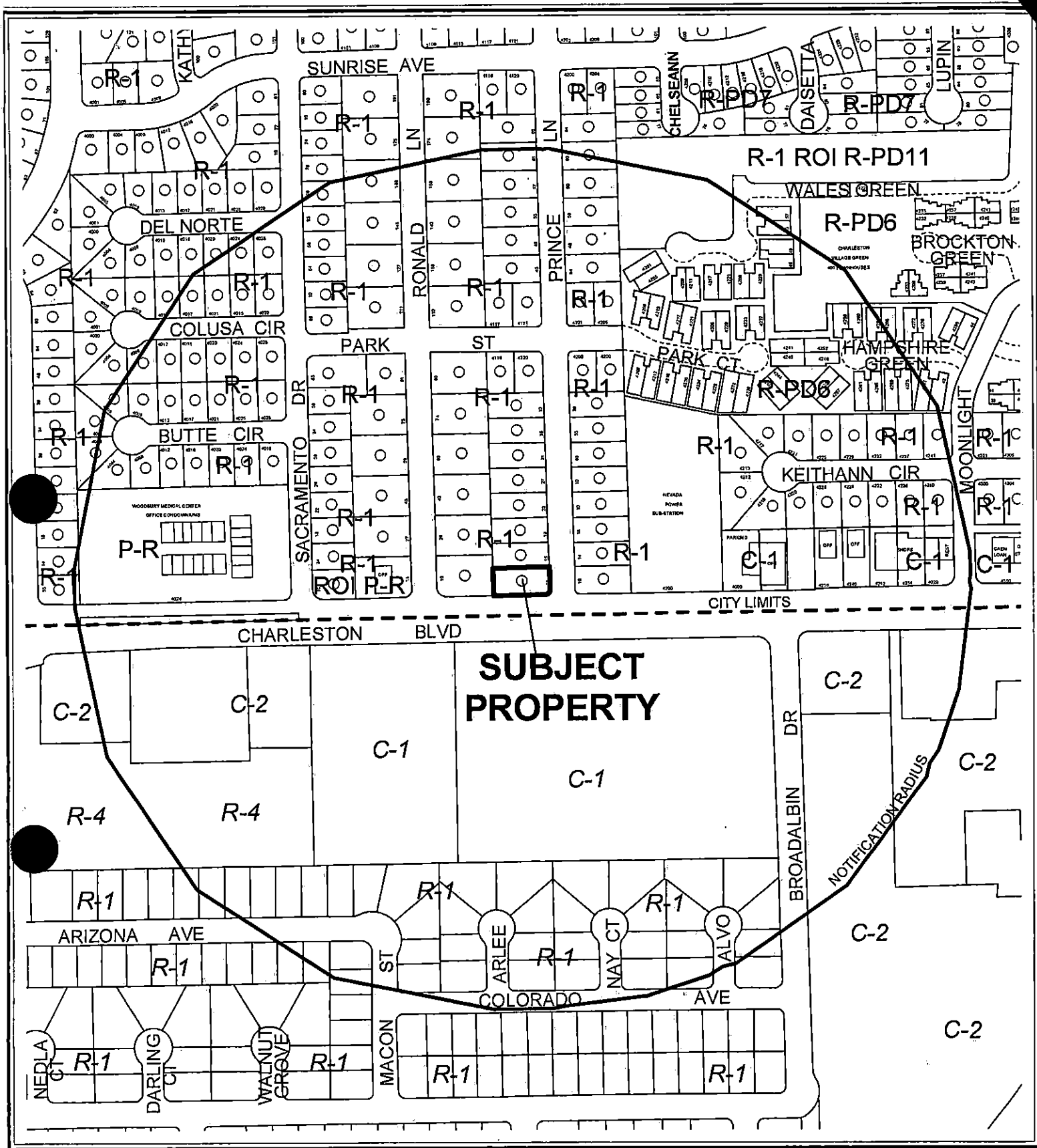
To be heard by City Council on 12/06/2006

MINUTES:

NOTE: See Item 10 [GPA-16168] for all related discussion.

(6:21 – 6:40)

1-633



CASE: SDR-16174

RADIUS: 1000 FT

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

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16174 - OWNER/APPLICANT: JOHN HERNANDEZ**

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

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16168) and Rezoning (ZON-16169), 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 August 22, 2006, except as amended by conditions herein.
4. 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.
5. 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.
6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the garage door to be removed and resurfaced and the entire building to be resurfaced in stucco.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

SDR-16174 - Conditions Page Two
November 2, 2006 - Planning Commission Meeting

9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
11. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped August 22, 2006 except as amended by conditions herein.

Public Works

12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths 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.
13. 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.
14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
15. The pan driveway on Prince Lane is acceptable.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16169 and all other applicable site-related actions.

SDR-16174 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a proposed conversion of an existing home to a 1,186 square-foot office building with landscape a waiver on 0.2 acres at 11 Prince Lane. This application is a companion item of ZON-16169 and GPA-16168. A waiver of the zone boundary wall requirement is necessary since the applicant is depicting an existing cyclone fence to be maintained around the property. The existing building also has a roof-mounted air conditioner and a television antenna on the roof.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
08/02/2006	The applicant was informed that parking for this project is at a ratio of 1:300 sq. ft. The applicant was informed that access issues may exist and a signal impact fee would be required.
<i>Neighborhood Meeting</i>	
9/13/2006	At the meeting the residents in attendance had the following questions/comments: • Would like a block wall to be provided along the side and rear property lines (it was noted that a 6-foot high wall is required between residential and commercial properties, and the applicant will comply with the requirement). • There are concerns about homeless individuals occupying the property as the structure is currently vacant; however, they noted that having a commercial use in operation on the property will deter any homeless encampment. • The residents stated that they were in support of the conversion.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.40
Net Acres	0.20

SDR-16174 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)
North	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)
South	Strip Commercial	Clark County Commercial Low & Commercial General	C-1 (Limited Commercial) & C-2 (General Commercial)
East	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)
West	Single-family Residential	Low Density Residential	R-1 (Single-family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to 19.08.050:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	8,835 Sq. Ft.	N/A
Min. Lot Width	60 Feet	71 Feet	Y
Min. Setbacks			
Front	26.5 Feet	20 Feet	Y
Side	13.3 Feet	5 Feet	
Corner	25.6 Feet	15 Feet	
Rear	48.1 Feet	15 Feet	
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	13.4%	Y
Max. Building Height	2 Stories/ 35 Feet	1-story 15 Feet	Y
Trash Enclosure	50	N/A	N/A
Mech. Equipment	Screened	Exposed Roof-mounted	N

SDR-16174 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

Pursuant to 19.08.060:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	10-Feet if Building is 1-Story/15 Feet High	1-Story/15 Feet	Y
Adjacent development matching setback			
Trash Enclosure	50 Feet	N/A	N/A

Pursuant to 19.12.040:

<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	1 Tree	2 Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	8 Trees	6 Trees	N
TOTAL		9 Trees	8 Trees	Y
Min. Zone Width	15 Feet		22.7 Feet	Y
Wall Height	6 Feet		4-foot Cyclone Fence	N

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Perimeter Landscaping (Street)	15 Feet	Denial
Perimeter Landscaping (Zone Boundary)	8 Feet	Denial

ANALYSIS

The plans show a 1,186 square-foot, single-family home on an 8,836 square-foot, R-1 (Single Family Residential) zoned lot, located at the northwest corner of Charleston Boulevard and Prince Lane. This home was constructed in 1963 and from the photographs provided appears to be in minor disrepair. This residence is located in the 40-lot Treasure Park subdivision. An observation of aerial photographs to the north and west, in the Park Ridge subdivision, shows at least six lots with what appears to be a significant number of derelict vehicles in each lot. Many of the lots in this area appear to have poorly maintained landscaping. There are five corner lots along the Charleston Boulevard frontage within this subdivision and the adjacent subdivision to the west. Of the five lots along Charleston Boulevard, one of those lots has filed for a rezoning from R-1 (Single Family Residential) to P-R (Professional Offices and Parking). The parcel on which the rezoning was filed is located on the northwest corner of Charleston Boulevard and Ronald Lane. The City Council approved a General Plan Amendment and a Rezoning (GPA-39-98 and Z-68-98). Although the General Plan Amendment and Rezoning were approved, a site inspection of this property indicates that the site is not being used as a business, nor have any of the improvements on the plans submitted for the aforementioned cases been completed. On the south side of Charleston Boulevard are C-1 (Limited Commercial) and C-2 (General Commercial) zoned strip shopping centers within the jurisdiction of Clark County.

SDR-16174 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

Currently, this site has grass that isn't in a living state and there are several large deciduous trees that will be removed and replaced with Mondel Pine Trees and Chilean Mesquite Trees. The grass areas will be xeriscaped with a combination of Desert Cassia, Mountain Marigold, Green Bush Daisy, and Trailing Lantana with decomposed granite ground cover to fill in the areas without vegetation. There is a waiver to provide zero feet of landscaping along Prince Lane due to the need for a handicapped drive aisle. Additionally, the applicant is seeking a waiver of the 8-foot landscape buffer along the north property line. The building is a ranch-style home with wooden panel siding that is painted in two tones in the range of cream to sand in color, with a green trim. The roof is low-pitched with asphalt shingles and roof-mounted mechanical equipment that is not screened. The applicant is providing a cyclone fence along the north property line rather than providing a zone boundary wall, which can be requested through a Site Development Plan Review pursuant to 19.08.050(E) (6) by showing convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City. Photographs of the house show that the rain gutters are pulling away from the eaves on the north side of the house. There is an existing carport that will be removed; however, the existing garage door that faces Charleston Boulevard will remain as shown on the plans.

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, while having frontage on Charleston Boulevard, will only have access from Prince Lane and the existing access on Charleston Boulevard will be eliminated, which will create a situation of funneling commercial traffic onto a residential street. Additionally, the applicant is not proposing to install a zone boundary wall on the north property line or screen the roof-mounted mechanical equipment, instead leaving the cyclone fence, and leaving the existing roof-mounted air conditioner or television antenna exposed. Moreover, no improvements to the property are being proposed beyond the landscape conversion in an effort to present an architecturally compatible commercial project with the existing commercial land uses on the south side of Charleston Boulevard.

- 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;**

SDR-16174 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

The proposed development is not consistent with the General Plan, as a General Plan Amendment is a companion item with this request. Additionally, a zone boundary wall is not proposed along the north property line and the applicant is proposing to maintain the existing garage door on the south side of the house when the garage will not be used as a garage.

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

The proposed access to the property will be along Prince Lane, which is a 60-foot residential street. Commercial access from a residential street is generally not considered good practice.

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

While the proposed landscaping is an improvement over the existing landscape conditions, the applicant's plans do not show any improvements to bring this building up to the level of the existing commercial land uses on the south side of Charleston Boulevard.

- 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 characteristics of this building are unsightly, undesirable in appearance, not aesthetically pleasing, and are not harmonious with the commercial buildings in the area. The building is, however, consistent in appearance with the single-family residences to the north.

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

Staff finds that appropriate measures have not been taken to protect the public health, safety and general welfare of the area by not providing a zone boundary wall along the north property line and by funneling commercial traffic along a residential street.

SDR-16174 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 225 [Mailed with ZON-16169]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16174** APN: 140-31-812-020

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

RECEIVED
AUG 22 2006

Subscribed and sworn before me

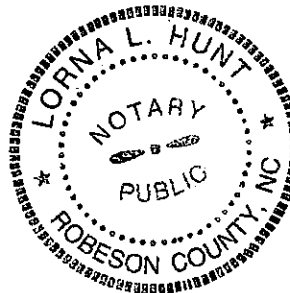
This 6th day of August, 2006

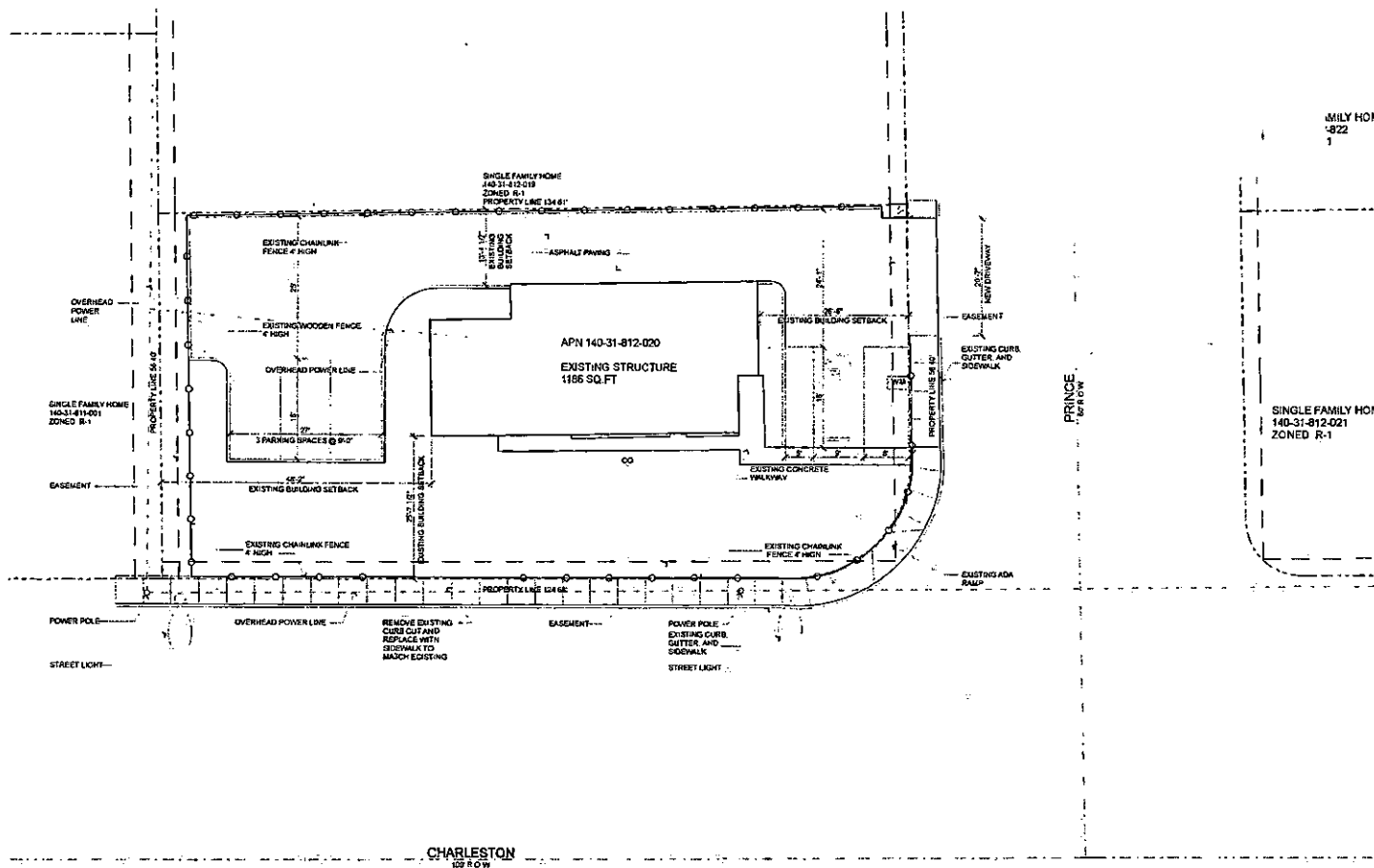
Lorna L. Hunt
Notary Public in and for said County and State

My commission Expires

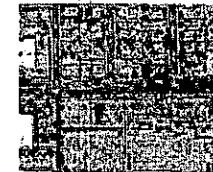
Revised 12-03-04

10/23/10





Location Map



Vicinity Map



Site Zoning & Data

SITE DATA

PARCEL NUMBER 140-31-812-020
 JURISDICTION CITY OF LAS VEGAS 40110
 EXISTING GENERAL PLAN "U" - LOW
 PROPOSED GENERAL PLAN "O" OFFICE
 EXISTING ZONING R-1
 PROPOSED ZONING R-1
 SITE AREA 8,300 S.F.
 2 ACRES

SETBACKS - BUILDING

	REG'D	PROVIDED
FRONT	15'-0"	20'-0"
REAR SIDE	5'	15'-0"
REAR	15'	45'-0"
SIDE	15'	25'

MAX HEIGHT & STORES

ACTUAL HEIGHT & STORES 15'-0" 1 STORY

LOT COVERAGE ALLOWER

ACTUAL LOT COVERAGE 50%
 13,640 S.F.

BUILDING AREA

EXISTING OFFICE 1,186 S.F.
 TOTAL SF 1,186 S.F.

PARKING AREA

TOTAL PARKING REQUIRED 1,186 (1.186) 4

PARKING PROVIDED

HANDICAPPED PARKING REQUIRED 1
 TOTAL PARKING PROVIDED 4

LANDSCAPE BUFFERS

	REG'D	PROVIDED
FRONT	15'-0"	20'-0"
SOUTH SIDE	5'	15'-0"
REAR	15'	45'-0"
NORTH SIDE	15'-0"	25'-0"

11 Prince Lane
 Site Development Review
 11 Prince Lane
 Las Vegas, Nevada 89110

APTUS Architecture

4100 South Main Street
 Suite 105
 Las Vegas, Nevada 89104
 P 702.876.1200
 F 702.876.1213
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.094

ARCHITECT

ENGINEER

NOTES

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City of Las Vegas 8.31.06

NO DESCRIPTION DATE

ISSUED

TITLE
 SITE PLAN AND
 ZONING INFO.

DRAWING NO.

AS100

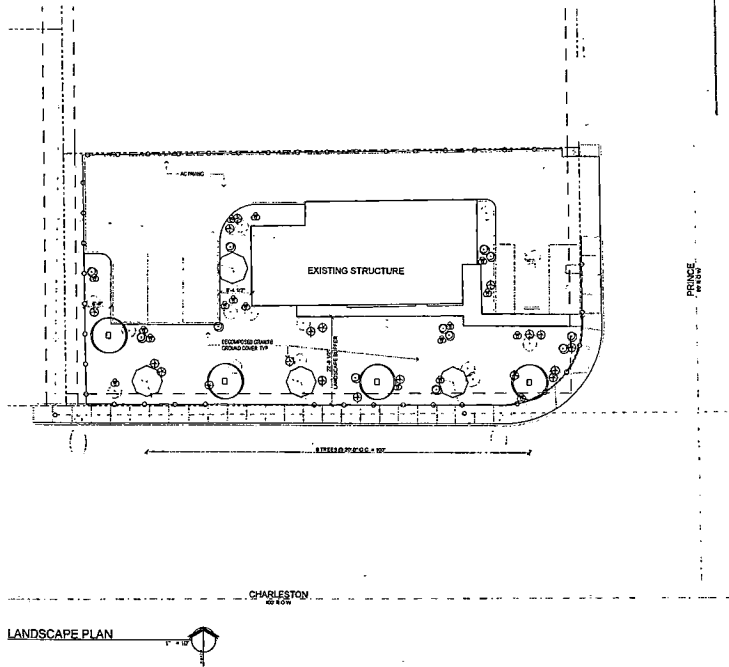
11 Prince Lane

SITE PLAN



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11/02/06 PC
 GPA-16168 ZON-16169
 SDR-16174



Landscape Schedule				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
1	MOOREA PALM	Phoenix	24" Dia	3
2	CHERRY BLOSSOM	Prunus	24" Dia	6
3	ORANGE BLOSSOM	Prunus	24" Dia	6
4	ORANGE BLOSSOM	Prunus	24" Dia	6
5	ORANGE BLOSSOM	Prunus	24" Dia	6
6	ORANGE BLOSSOM	Prunus	24" Dia	6
7	ORANGE BLOSSOM	Prunus	24" Dia	6
8	ORANGE BLOSSOM	Prunus	24" Dia	6
9	ORANGE BLOSSOM	Prunus	24" Dia	6
10	ORANGE BLOSSOM	Prunus	24" Dia	6
11	ORANGE BLOSSOM	Prunus	24" Dia	6
12	ORANGE BLOSSOM	Prunus	24" Dia	6
13	ORANGE BLOSSOM	Prunus	24" Dia	6
14	ORANGE BLOSSOM	Prunus	24" Dia	6
15	ORANGE BLOSSOM	Prunus	24" Dia	6
16	ORANGE BLOSSOM	Prunus	24" Dia	6
17	ORANGE BLOSSOM	Prunus	24" Dia	6
18	ORANGE BLOSSOM	Prunus	24" Dia	6
19	ORANGE BLOSSOM	Prunus	24" Dia	6
20	ORANGE BLOSSOM	Prunus	24" Dia	6

11 Prince Lane
Site Development Review
11 Prince Lane
Las Vegas, Nevada 89110

APTUS Architecture

11 Prince Lane
Las Vegas, Nevada 89110
APTUS ARCHITECTURE

APR 11 2006
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ENGINEER

PAGES

CONTRACT 1000 & 11-APRUSARCHITECTURE

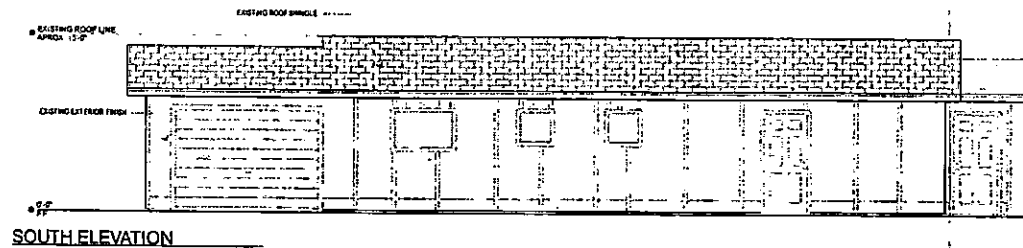
City of Las Vegas
1000 Prince Lane
NO. 1000 Prince Lane
DATE

ISSUED
THE
LANDSCAPE PLAN

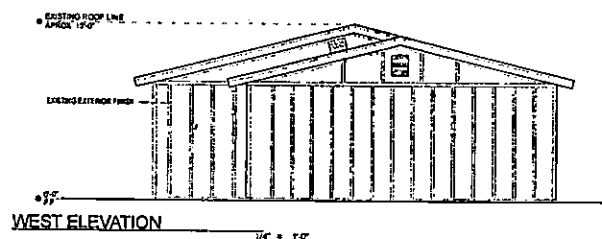
11 Prince Lane
11 Prince Lane

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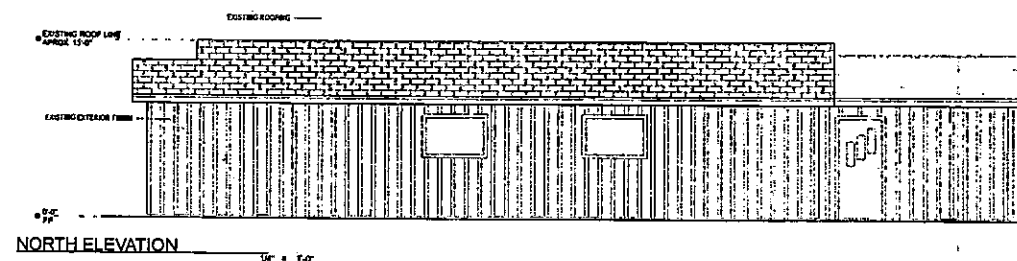
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GPA-16168 ZON-16169
SDR-16174



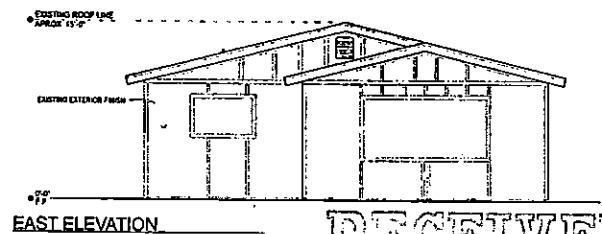
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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GPA-16168 ZON-16169
SDR-16174

11 Prince Lane
Site Development Review
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APTUS PROJECT NO. 06.094

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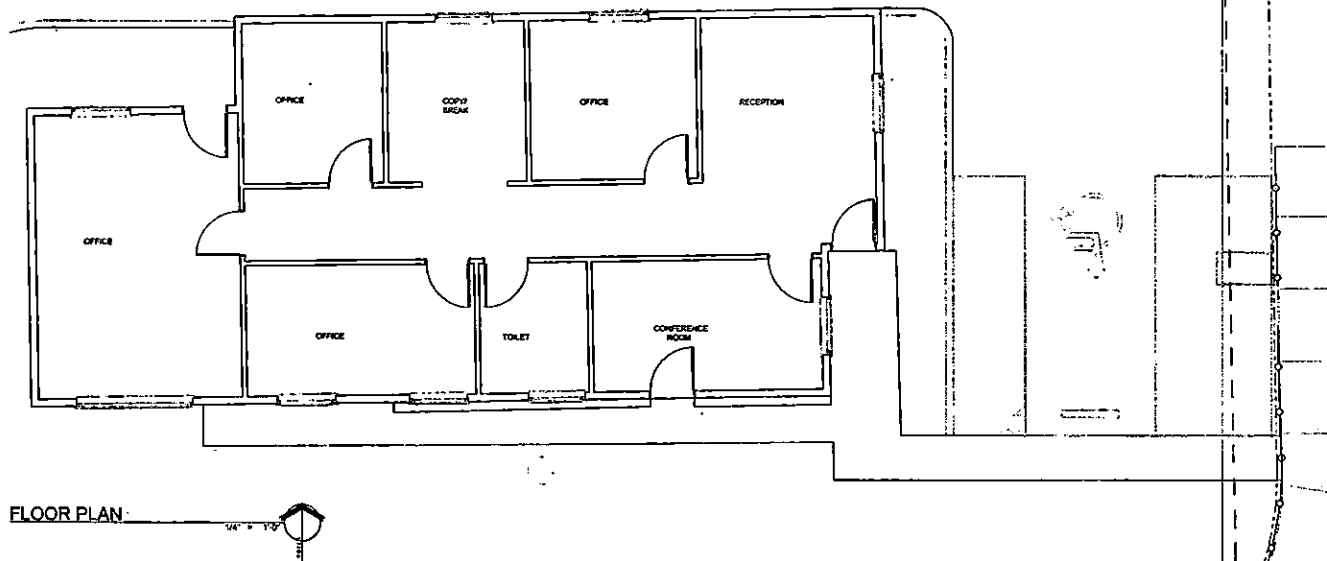
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TITLE
BUILDING
ELEVATIONS

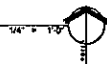
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11 Prince Lane



FLOOR PLAN



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GPA-16168 ZON-16169
SDR-16174

11 Prince Lane
Site Development Review
11 Prince Lane
Las Vegas, Nevada 89110

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APTUS PROJECT NO. 06.094

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City of Las Vegas 8.22.06

SDR-16174 Submittal

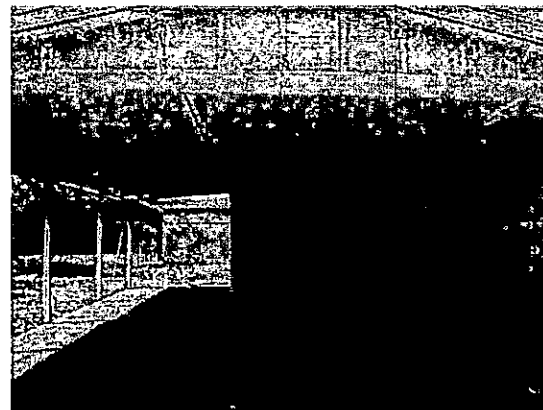
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TITLE
FLOOR PLAN

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A100
11 Prince Lane



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GPA-16168 ZON-16169
SDR-16174

11 Prince Lane
Site Development Review
11 Prince Lane
Las Vegas, Nevada 89110

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APTUS PROJECT NO. 06.094
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NOTED

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City of Las Vegas
SOLARIZ Submittal

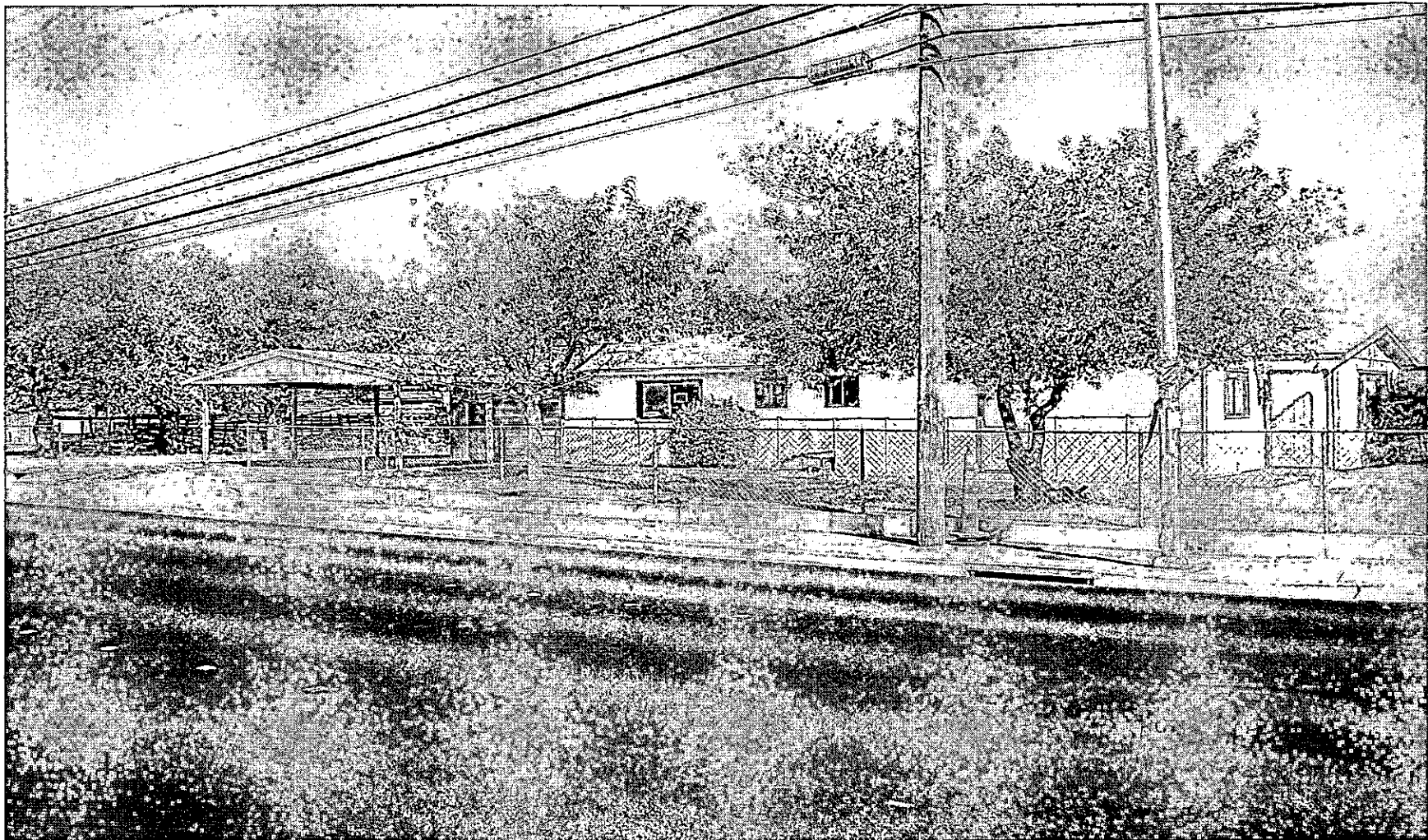
NO.	DESCRIPTION	DATE
1	ISSUED	

THIS
EXISTING
STRUCTURE
PHOTOS

DRAWING NO.
A201
11 Prince Lane

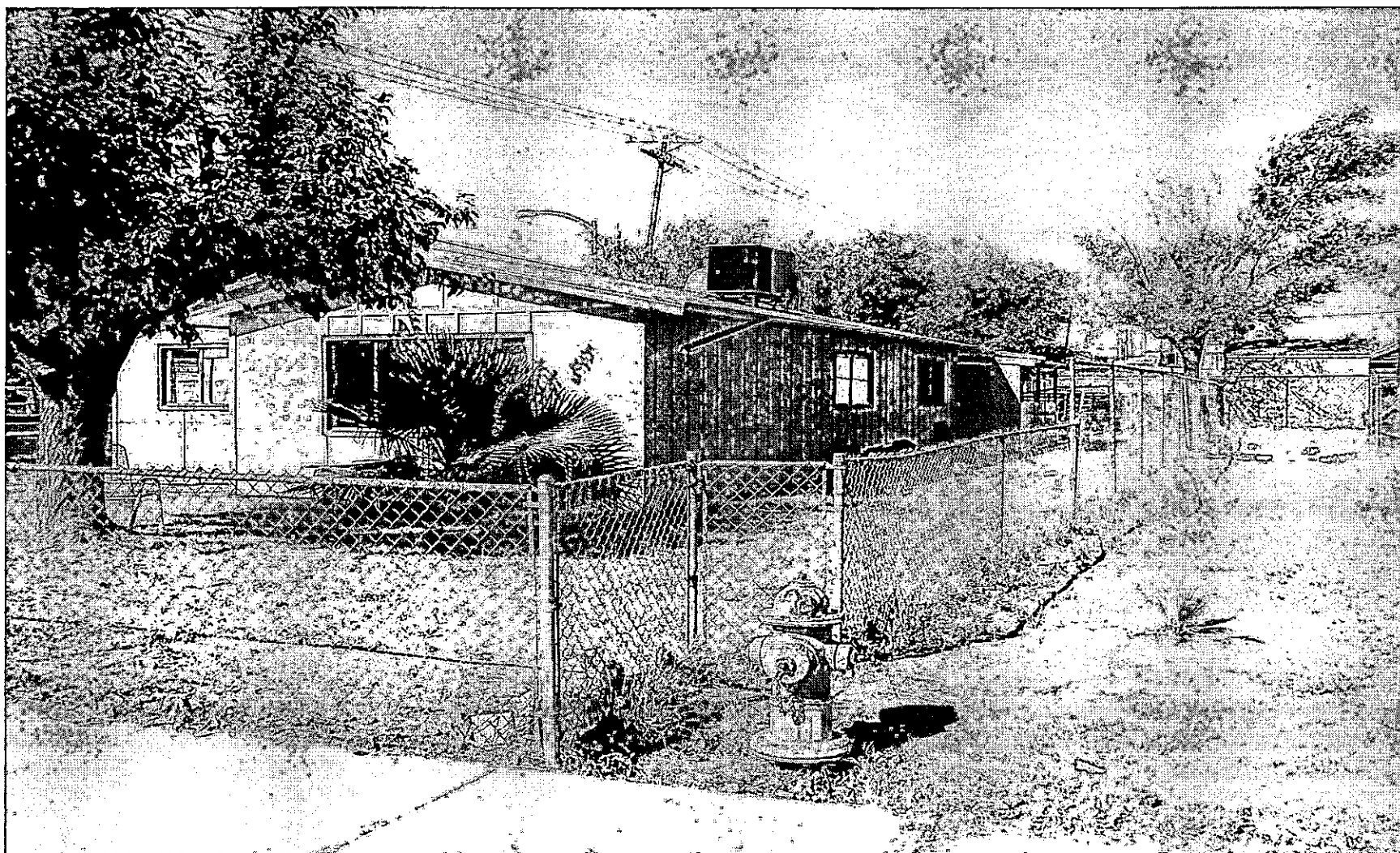
SDR 16174				
John Hernandez				
11 Prince Lane				
Proposed 1.186 thousand square foot office conversion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.186	11.01	13
AM Peak Hour			1.55	2
PM 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]	1.186		3
AM Peak Hour				1
PM Peak Hour				1
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Prince Lane				
Charleston Boulevard				
Average Daily Traffic (ADT)	64,890			
PM Peak Hour	5191			
(heaviest 60 minutes)				
Sacramento Drive				
Average Daily Traffic (ADT)	2,599			
PM Peak Hour	208			
(heaviest 60 minutes)				
Lamb Boulevard				
Average Daily Traffic (ADT)	36,869			

PM Peak Hour	2949			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Boulevard	51700			
Sacramento Drive	3000			
Lamb Boulevard	51700			
This project will add approximately 3 trips per day on Charleston, Sacramento and Lamb. This will increase expected volumes by less than 1 percent on these streets. Charleston is over capacity, Sacramento is at about 87 percent of capacity and Lamb is at about 71 percent of capacity. Counts are not available for Prince Lane, but it is believed to be under 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.				



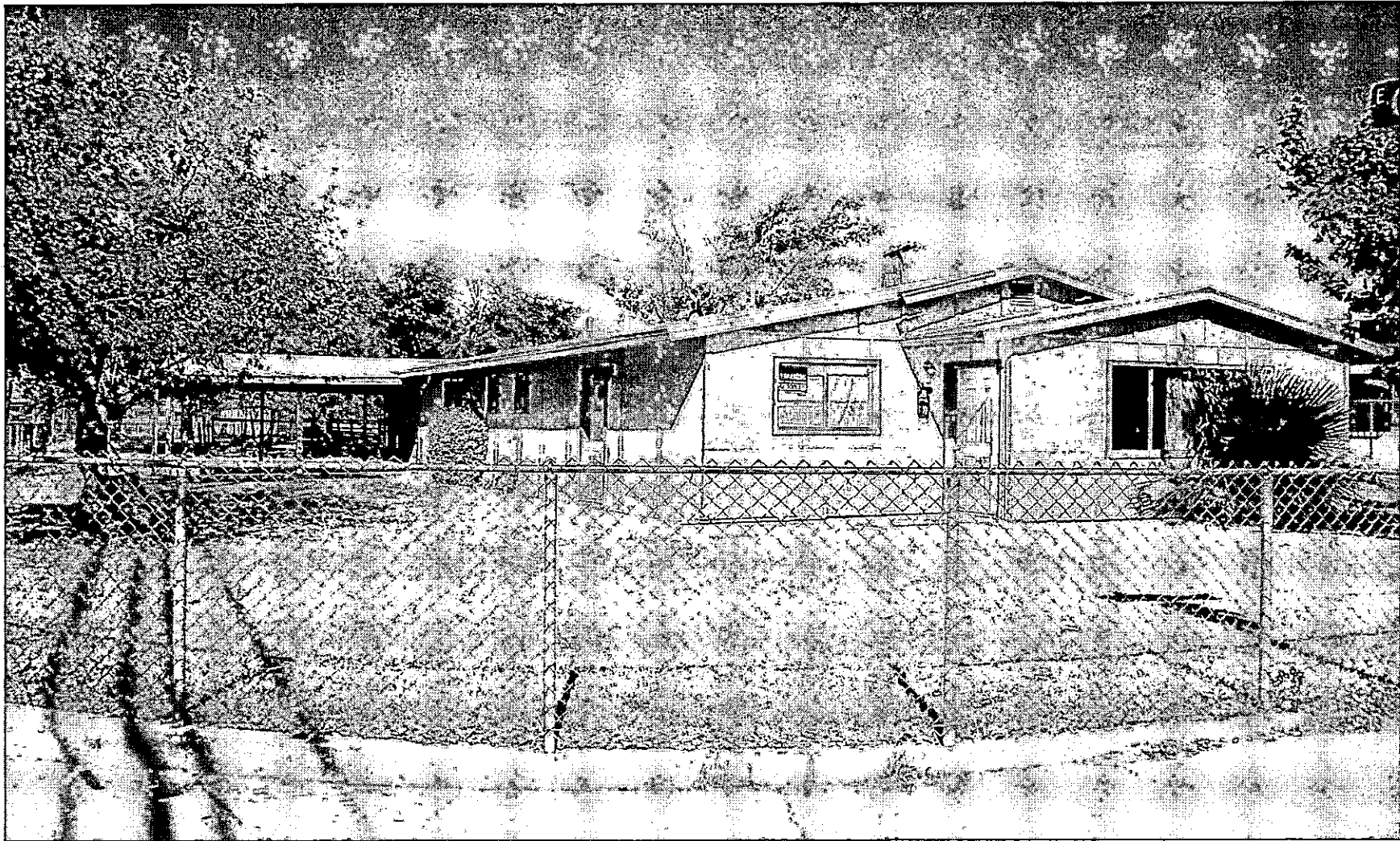
GPA-16168, ZON-16169 & SDR-16174 - APPLICANT/OWNER: JOHN HERNANDEZ
11 PRINCE LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

08/30/06



GPA-16168, ZON-16169 & SDR-16174 - APPLICANT/OWNER: JOHN HERNANDEZ
11 PRINCE LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

08/30/06



GPA-16168, ZON-16169 & SDR-16174 - APPLICANT/OWNER: JOHN HERNANDEZ
11 PRINCE LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

08/30/06

August 22, 2006

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

RE: APN: 140-31-812-020
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review

Dear Sirs:

The intended use for the property at the northwest corner of Charleston and Prince 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. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

We intend to upgrade the existing structure by removing the carport and adding parking on the west side of the property. The structure is approximately 1,186 sf and is one story in height. Four parking spaces will be provided, one of which will be a van accessible space. We will also add landscaping along Charleston as required by Title 19. We are requesting a landscape waiver along the north, east and west 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.

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

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AUG 22 2006

GPA-16168 ZON-16169
SDR-16174 11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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 (Not applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUEDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338];
TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16
[SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item
19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item
27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission
Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning
Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item
36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting –
UNANIMOUS

MINUTES:

JOHN LASPOLUTO, Aptus Architecture, 1200 South Fourth Street, appeared on behalf of the
applicant for Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16

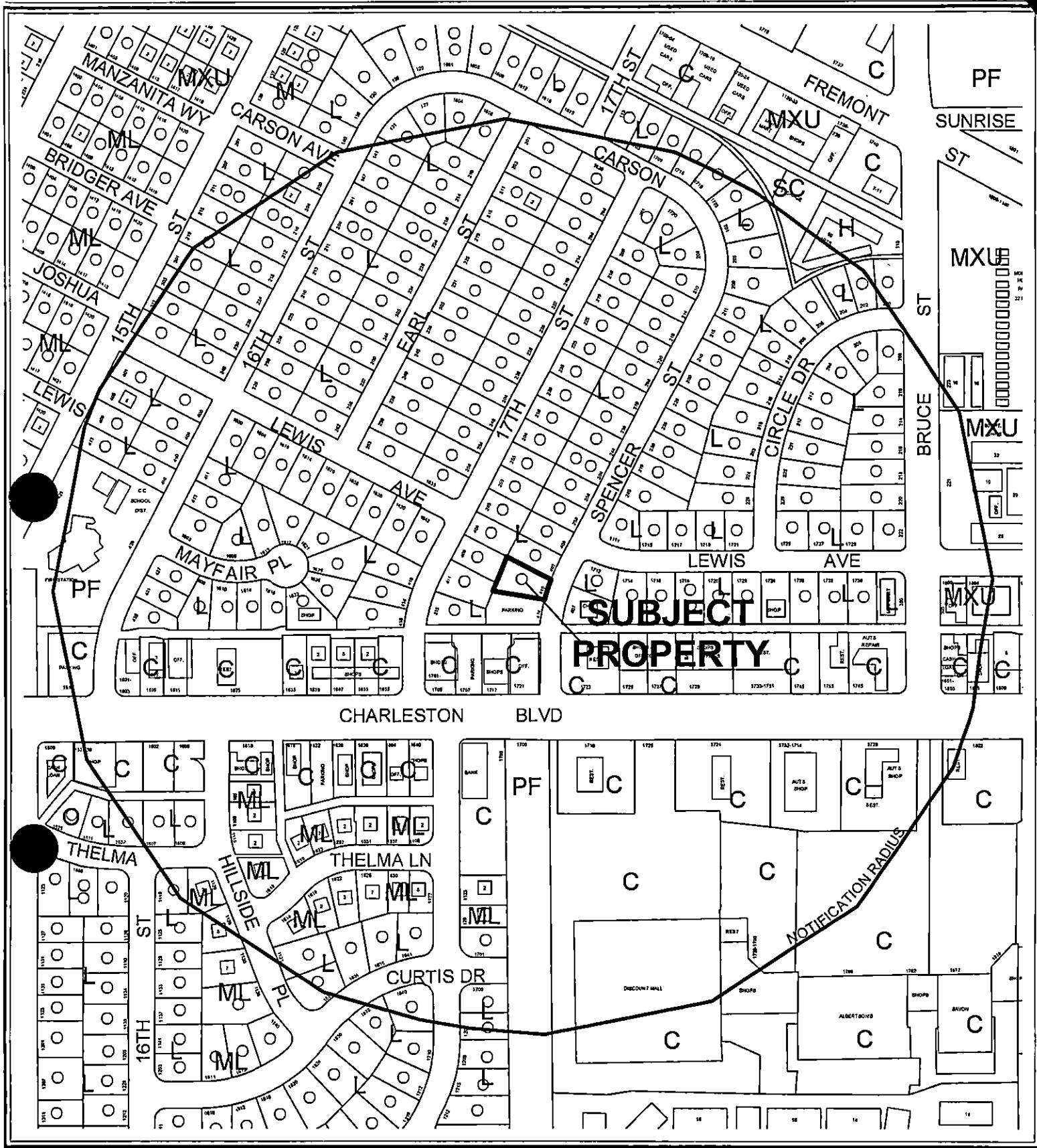
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 13 – GPA-16294

MINUTES – Continued:

[SDR-16292] and requested the items be tabled in order to continue working with staff and the neighbors to address outstanding concerns.

(6:03 – 6:07)

1-59



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: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL.

GPA-16294 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a 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.

This proposed project calls for the conversion of a residence to an office. Companion requests for a Rezoning (ZON-16296), Variance (VAR-16298) and a Site Development Plan Review (SDR-16292) will be heard concurrently with this item.

The proposed General Plan Amendment is deemed incompatible with the area. The proposed development does not conform to the intent of this neighborhood. Therefore, it is not deemed necessary to amend the General Plan to accommodate this development and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/06	There are no previous cases that are related to this request. However, a Rezoning (ZON-16296), a Site Development Plan Review (SDR-16292), and a Variance (VAR-16298) will be heard concurrently with this request.
<i>Related Building Permits/Business Licenses</i>	
	There are no building permits or business licenses that pertain to this site.
<i>Pre-Application Meeting</i>	
08/02/06	A pre-application meeting was held with the applicant. The applicant was informed that their request to convert their house into an office would require a Site Development Plan Review, a Rezoning, a Variance, and General Plan Amendment. The applicant was also informed that if they were to utilize the parking lot to the south, they would need a shared parking agreement.
<i>Neighborhood Meeting</i>	
09/14/06	The Neighborhood Meeting was held at 6:00 pm at the East Las Vegas Community Center. One resident attended the meeting. The resident was concerned with the site only providing one parking space. The applicant is working with the adjacent owner to allow access to the rear property.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.17

GPA-16294 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
South	Parking Lot	L (Low Density Residential)	R-4 (High Density Residential)
East	Existing Church	L (Low Density Residential)	R-1 (Low Density Residential)
West	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)

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		Y
Min. Setbacks			Y
• Front	20 Feet	26.5 Feet	
• Side (north)	5 Feet	8.5 Feet	
• Side (south)	5 Feet	5.75 Feet	
• Rear	15 Feet	60.5 Feet	
Max. Lot Coverage	50%	13.7%	Y
Max. Building Height	2 Stories or 35 Feet	15 Feet	Y
Trash Enclosure	No	Access off street	Y
Mech. Equipment	Screened	Screened	Y

GPA-16294 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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	1 Tree	4	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	16 Trees	1	N
TOTAL				Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		Zero Feet	N
Wall Height	8 Feet		Existing 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	1,043 SF	1 per 300	4	1			N
SubTotal			4	1			
TOTAL			4		Zero	1	N
Percent Deviation					75%		

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Waiver of perimeter landscape buffer requirements	Per 19.12.040 – A perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street right-of-way and property lines.	Denial

GPA-16294 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

ANALYSIS

This proposed project calls for the conversion of a residence to an office. The project is located on Spencer Street, approximately 220 feet north of Charleston Boulevard, surrounded by single-family residential to the north and west, a church to the east and a parking lot to the south.

The subject property is designated as L (Low Density Residential) under the Southeast Sector Plan of the General Plan. The L (Low Density Residential) category permits a density range of single-family detached homes, including compact lots and zero lot lines; mobile home parks and two-family dwellings. The conversion to an office use that the applicant is requesting does not agree with the Planned Land Use and; therefore, needs a General Plan Amendment (GPA-16294) to O (Office) and Rezoning (ZON-14340) to P-R (Professional Office and Parking) to be consistent.

The O (Office) category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

FINDINGS

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

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

In regard to "1":

The proposed General Plan Amendment is not compatible with surrounding land use designations. There are no Office land-use designations in the vicinity. This is primarily a residential neighborhood with a parking lot to the south of the property. Commercial land uses exists a block away, south along Charleston Boulevard. The proposed office is not compatible with the neighborhood.

GPA-16294 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

In regard to "2":

The applicant has requested a Rezoning (ZON-15233) from R-1 (Single Family Residential) District to a P-R (Professional Office and Parking) District. There is no P-R (Professional Offices and Parking) in the vicinity and this Rezoning request is inappropriate based on the context. The proposed use, as an office complex, is not compatible with the surrounding area, which is primarily residential.

In regard to "3":

The proposed office would be serviced by Spencer Street, a local street. In the pre-application meeting, the applicant intimated that they were going to acquire a shared parking agreement with the owner of the parking lot to gain access through that lot. However, no parking agreement was submitted as part of this application.

In regard to "4":

The proposed development is not affected by any other plans or policies.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 272 [Mailed with ZON-16296, VAR-16298 & SDR-16292]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

GPA-16294

Case Number: _____ 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

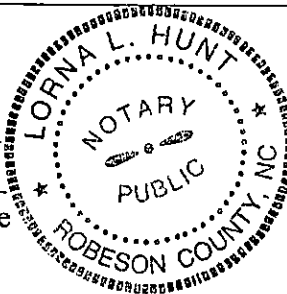
Subscribed and sworn before me

This 16th day of August, 2006

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

My Commission Expires

10/23/10





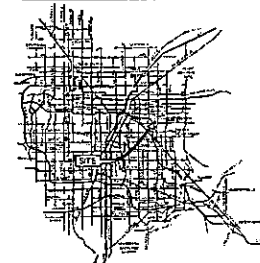
GENERAL PLAN AMENDMENT



Location Map



Vicinity Map



Site Zoning & Data

SITE DATA	
PARCEL NUMBER	139-35-413-20
JURISDICTION	CITY OF LAS VEGAS
EXISTING GENERAL PLAN	"L" LOW
LOW PROPOSED GENERAL PLAN	"L" LOW
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
SITE AREA	1,638 S.F.
	37 ACRES
SETBACKS - (BUILDING)	
FRONT	20'
REAR	15'
INTERIOR SIDE	5'
PROVIDED	20'
	15'
	5'
	5'
MAX HEIGHT & STORES	
ACTUAL HEIGHT & STORES	15' 0" 1 STORY
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	13.1%
BUILDING AREA	
EXISTING OFFICE	1,043 S.F.
TOTAL S.F.	1,043 S.F.
PARKING AREA	
TOTAL PARKING REQUIRED	1,043 @ 1,300 S.F.
PARKING PROVIDED	0
UNDEVELOPED PARKING REQUIRED	1,043 ACCESSIBLE
TOTAL PARKING PROVIDED	0
(VARIANCE REQUESTED)	
LANDSCAPE BUFFERS (VARIANCE REQUESTED)	
RIGHT OF WAY DEPTH	15'
INTERIOR SIDE	10'
REAR	15'
	10'
	10'

- OFFICE
- LOW UP TO 3 BUILDING
- PUBLIC FACILITY
- SERVICE COMMERCIAL

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 702.879.1200
F 702.879.1211
info@aptusarchitecture.com

APTUS PROJECT NO. 06.093
ARCHITECT

DRAWER

NOTES

COPYRIGHT 2006 BY APTUS ARCHITECTURE

1 City of Las Vegas 833.26

NO DESCRIPTION DATE

ISSUED

TITLE
GENERAL PLAN
AMENDMENT

RECEIVED

AUG 25 2006

GPA-16294
11/02/06 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

GPA-16294
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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 – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN LASPOLUTO, Aptus Architecture, 1200 South Fourth Street, appeared on behalf of the applicant for Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16

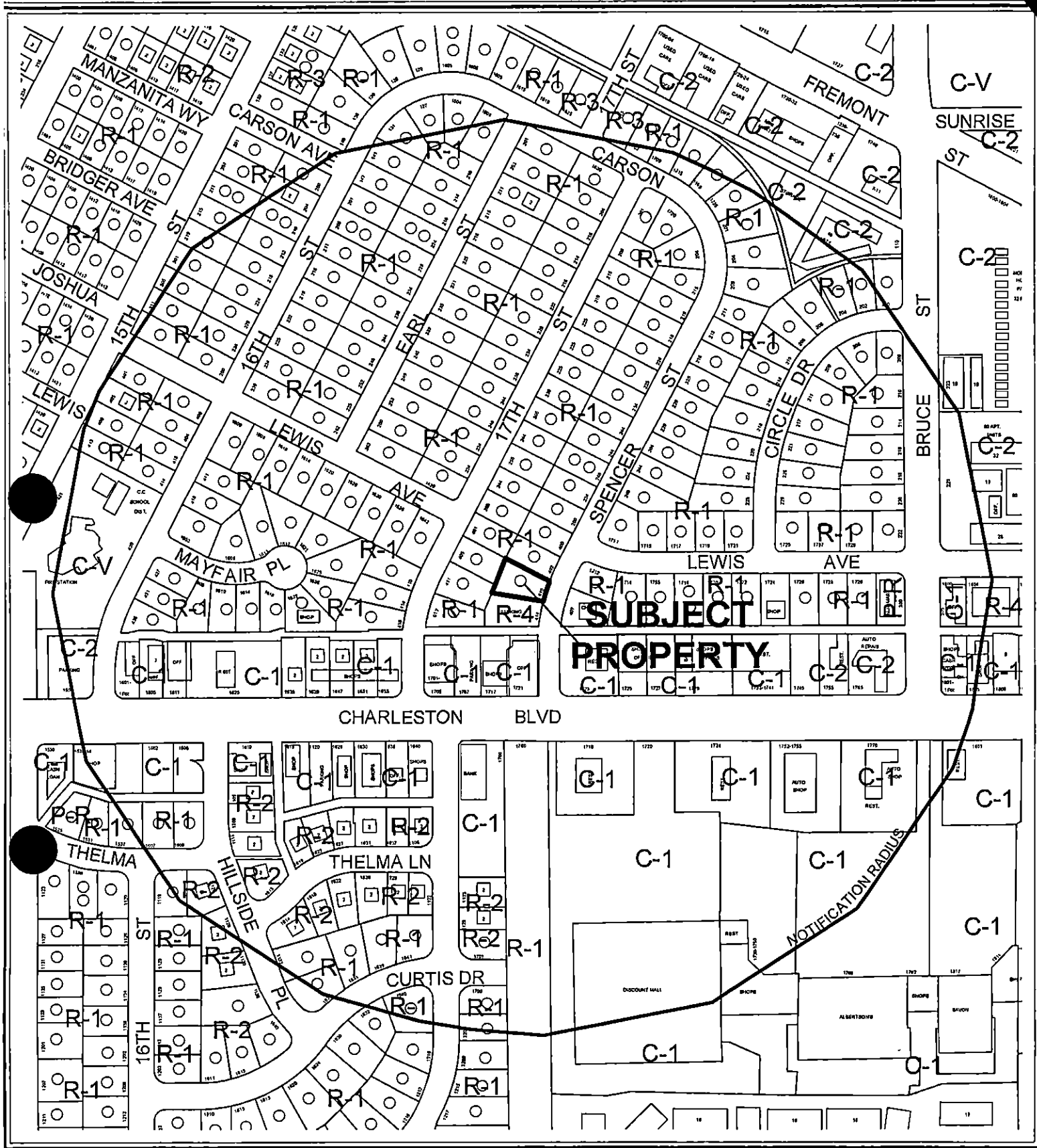
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 14 – ZON-16296

MINUTES – Continued:

[SDR-16292] and requested the items be tabled in order to continue working with staff and the neighbors to address outstanding concerns.

(6:03 – 6:07)

1-59



CASE: **ZON-16296**

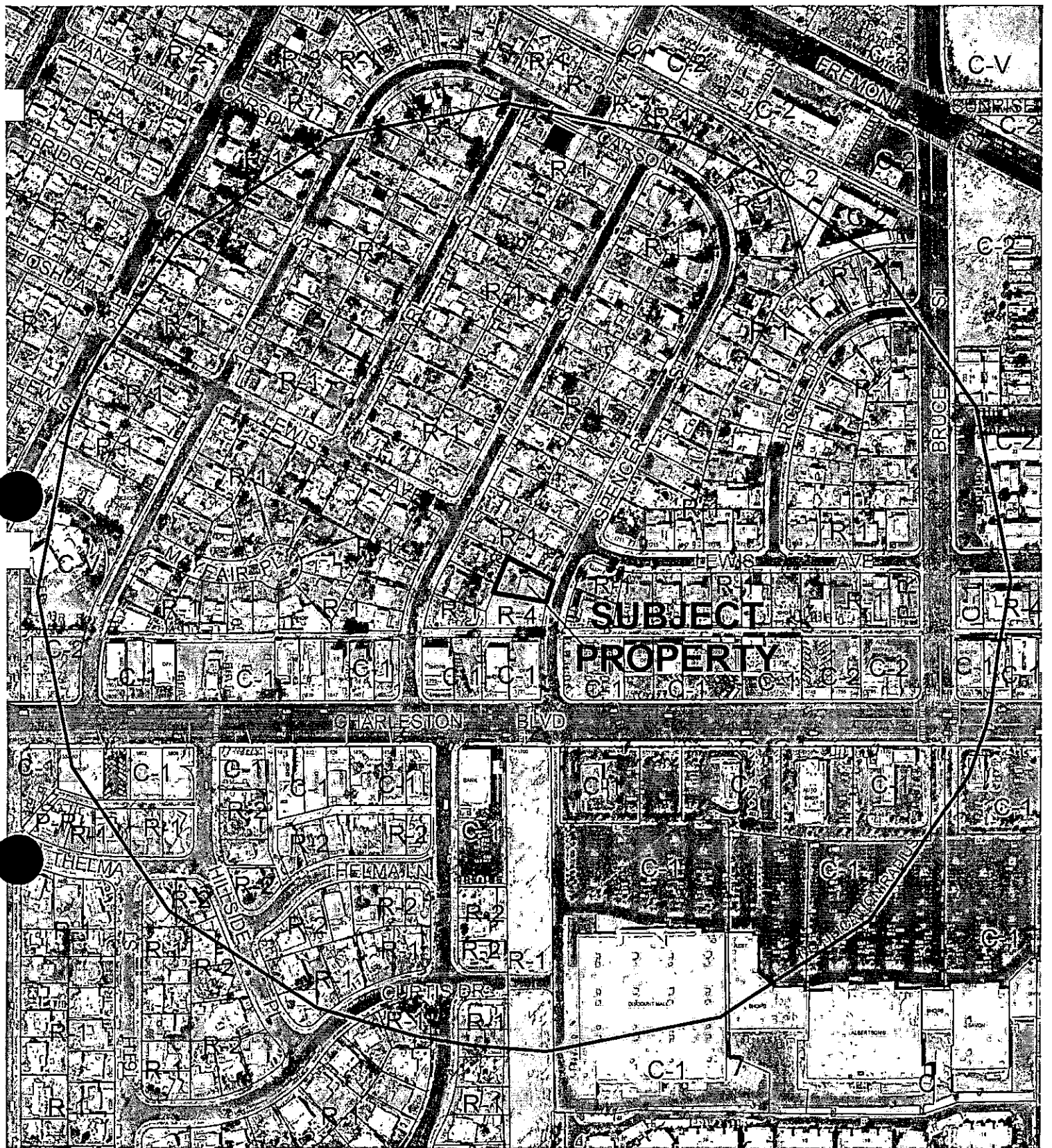
RADIUS: 1000 FT

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)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-16294) 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-16292) 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. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
5. Landscape and maintain all unimproved rights-of-way, if any, on Spencer Street adjacent to this site concurrent with development.
6. Submit an Encroachment Agreement for all landscaping, if any, located in the Spencer Street public right-of-way adjacent to this site prior to the issuance of a business license.

ZON-16296 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a 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.

The proposed Rezoning to a P-R (Professional Office and Parking) District is not compatible with the surrounding area. This request is inappropriate to its context as it would permit a use that otherwise would not be compatible with the surrounding area. As this request is not compatible with the neighborhood denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a General Plan Amendment (GPA-16294), a Site Development Plan Review (SDR-16292), and a Variance (VAR-16298) to the 11/02/06 Planning Commission meeting.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses that pertain to this site.	
<i>Pre-Application Meeting</i>	
Month/date/year	Description
08/02/06	A pre-application meeting was held with the applicant. The applicant was informed that their request to convert their house into an office would require a Site Development Plan Review, a Rezoning, a Variance, and General Plan Amendment. The applicant was also informed that if they were to utilize the parking lot to the south, they would need a shared parking agreement.
<i>Neighborhood Meeting</i>	
Month/date/year	Description
09/14/06	The Neighborhood Meeting was held at 6:00 pm at the East Las Vegas Community Center. One resident attended the meeting. The resident was concerned with the site only providing one parking space. The applicant is working with the adjacent owner to allow access to the rear property.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.17

ZON-16296 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Parking Lot	L (Low Density Residential)	R-4 (High Density Residential)
East	Existing Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

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		Y
Min. Setbacks			Y
• Front	20 Feet	26.5 Feet	
• Side (north)	5 Feet	8.5 Feet	
• Side (south)	5 Feet	5.75 Feet	
• Rear	15 Feet	60.5 Feet	
Max. Lot Coverage	50%	13.7%	Y
Max. Building Height	2 Stories or 35 Feet	15 Feet	Y
Trash Enclosure	No	Access off street	Y
Mech. Equipment	Screened	Screened	Y

ZON-16296 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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	1 Tree	4	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	16 Trees	1	N
TOTAL				Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		Zero Feet	N
Wall Height	8 Feet		Existing 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	1,043 SF	1 per 300	4	1			N
SubTotal			4	1			
TOTAL			4		Zero	1	N
Percent Deviation					75%		

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Waiver of perimeter landscape buffer requirements	Per 19.12.040 – A perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street right-of-way and property lines.	Denial

ZON-16296 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

ANALYSIS

The applicant has requested a Rezoning (ZON-15233) from R-1 (Single Density Residential) District to a P-R (Professional Office and Parking) District. There is no P-R in the vicinity and this Rezoning request is considered inappropriate based on its context. The proposed use as an office is not compatible with the surrounding area, which is primarily residential.

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 current General Plan designation on the site is L (Low Density Residential). The majority of the surrounding area is L (Low Density Residential). The addition of an Office designation to this site would be out of character with the area and contrary to the intent of the General Plan.

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

There is no P-R (Professional Office and Parking) in the vicinity and this Rezoning request is considered inappropriate based on context. The proposed use as an office is not compatible with the surrounding area, which is primarily residential.

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

The proposed use as an office is not compatible with surrounding development. In addition to this Rezoning request, the proposed development requires a General Plan Amendment, a Variance for parking and Waivers of landscaping standards. Due to the incompatibility with surrounding land uses and several deviations from standards, denial of this request is recommended.

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

The proposed office would be serviced by Spencer Street, a local street. In the pre-application meeting, the applicant intimated that they were going to acquire a shared parking agreement with the owner of the parking lot to gain access through that lot. However, no parking agreement was submitted as part of this application.

ZON-16296 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 272 [Mailed with GPA-16294, VAR-16298 & SDR-16292]

APPROVALS 0

PROTESTS 0



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

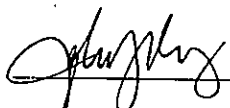
☒ No

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

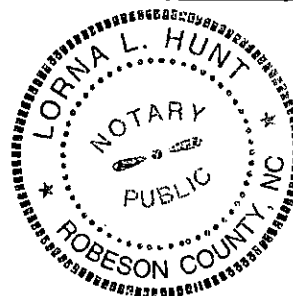
This **16th** day of **August**, 20**06**

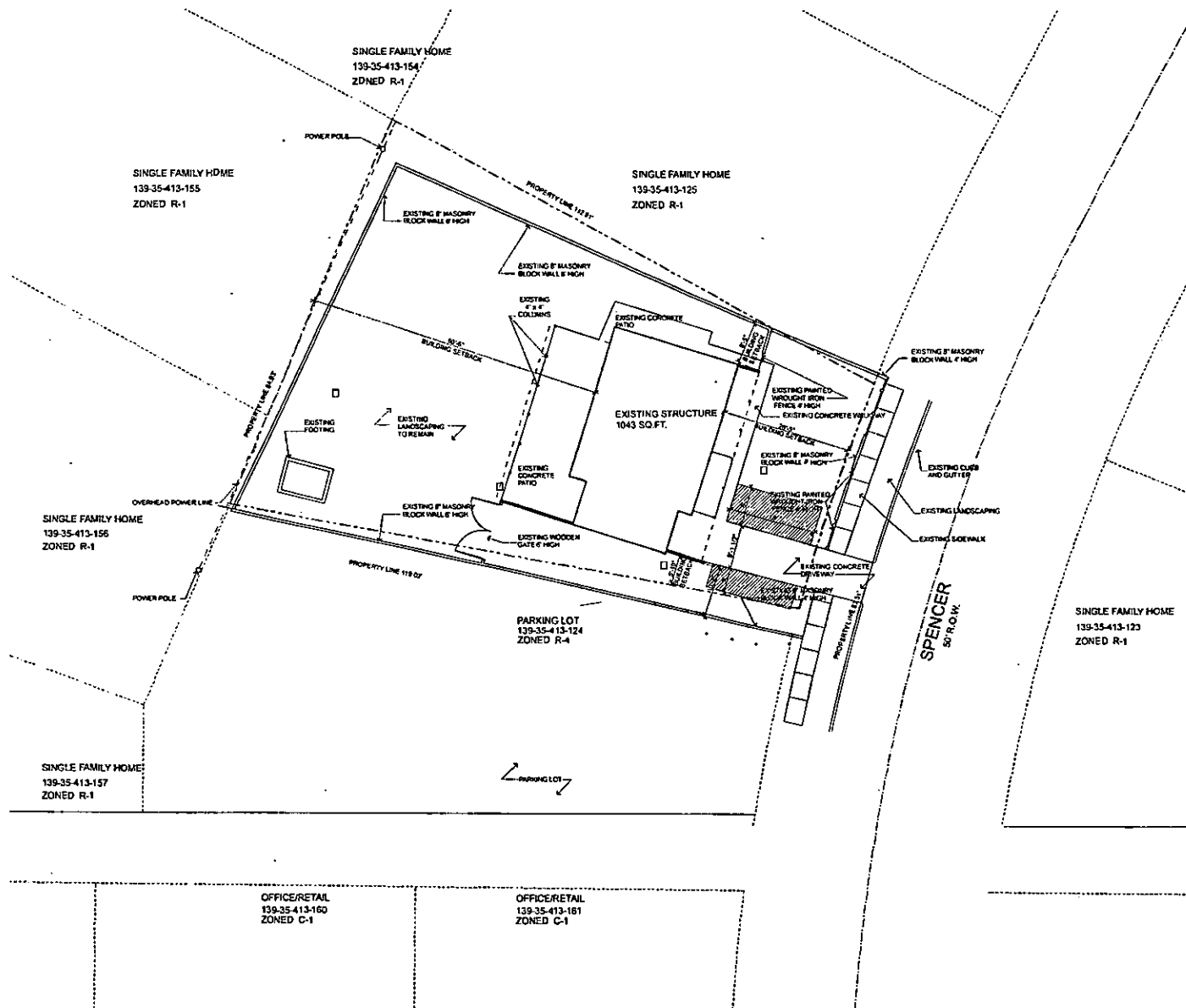

Notary Public in and for said County and State

My Commission Expires

Revised 12-03-04

10/23/10



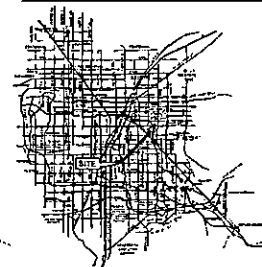


SITE PLAN

Location Map



Vicinity Map



Site Zoning & Data

SITE DATA:

PARCEL NUMBER	139-35-413-125
JURISDICTION	CITY OF LAS VEGAS 89101
EXISTING GENERAL PLAN	1" LOW
EXISTING ZONING	1" OFFICE
PROPOSED ZONING	R-1
SITE AREA	7,834 S.F. 17 ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	20'	20'
INTERIOR SIDE	5'	4'-10" 10'
REAR	10'	60'-6"

MAX HEIGHT & STORES

ACTUAL HEIGHT & STORES	15'-0" 1 STORY
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	12.7%

BUILDING AREA:

EXISTING OFFICE	1,043 S.F.
TOTAL S.F.	1,043 S.F.

PARKING AREA:

TOTAL PARKING REQUIRED	OFFICE	1,043 @ 1,500 = 4
PARKING PROVIDED		0
VARIOUS ACCESS PARKING REQUIRED		1,500 ACCESSIBLE
TOTAL PARKING PROVIDED		1
(VARIANCE REQUESTED)		

LANDSCAPE BUFFERS (VARIANCE REQUESTED)

RIGHT OF WAY DEPTH	15'	20'-0"
INTERIOR SIDE	15'	10'-0" 10'-0"
REAR	15'	60'-6"

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

APTUS Architecture

1200 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P 702.271.1200
F 702.271.1210
info@aptusarchitecture.com

APTUS PROJECT NO. 06.093

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

City of Las Vegas 89101 822.06

NO. DESCRIPTION DATE

ISSUED

TITLE

SITE PLAN

RECEIVED

DRAWING NO.

06.093

410 Spencer Street

ZON-16296
11/02/06 PC

AUG 24 2006

410 Spencer Street

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

ZON-16296
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-16298 - VARIANCE RELATED TO GPA-16294 AND ZON-16296 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request for a Variance TO ALLOW ONE PARKING SPACE WHERE FOUR IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED 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.: 12/06/06

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 – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN LASPOLUTO, Aptus Architecture, 1200 South Fourth Street, appeared on behalf of

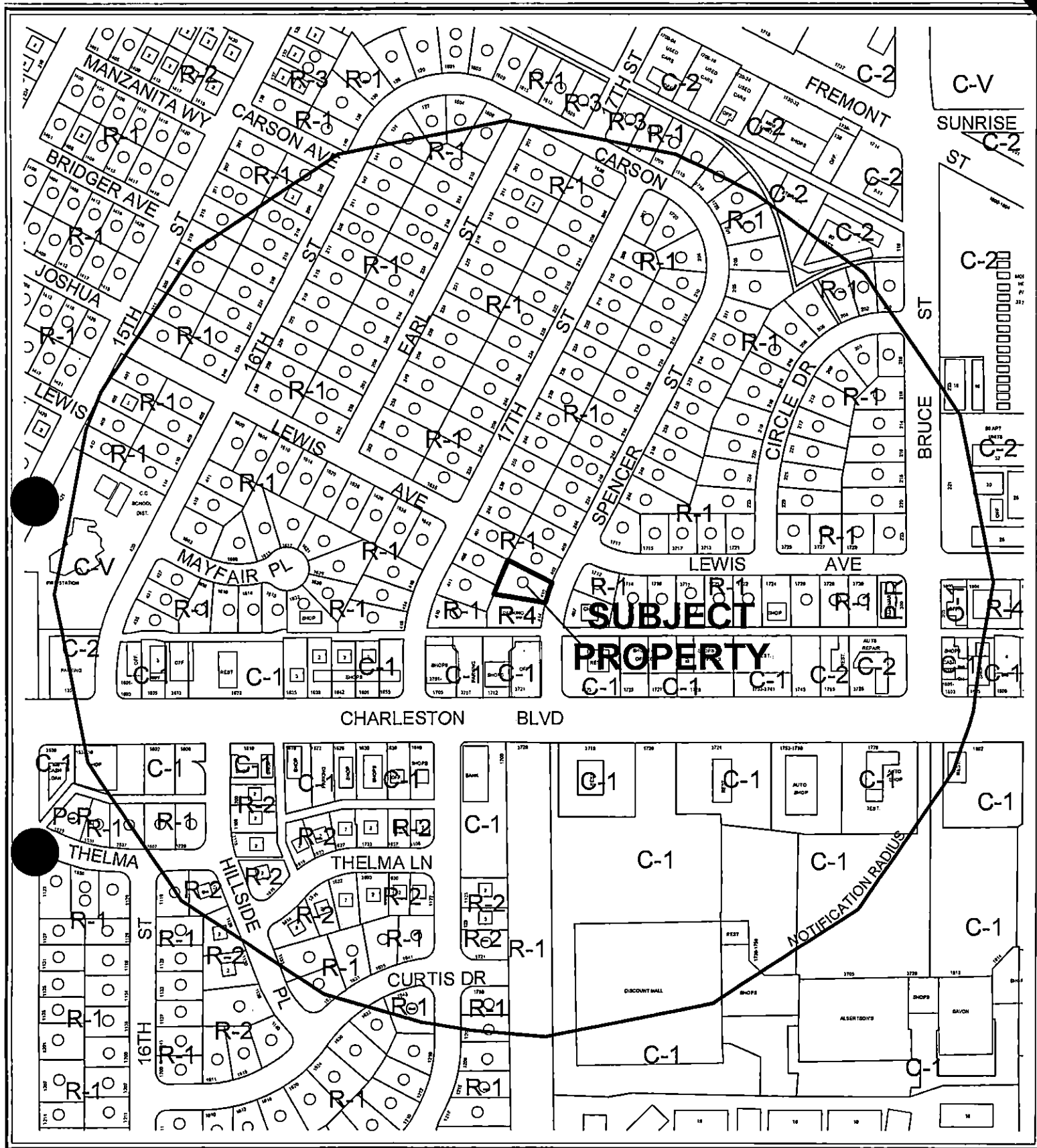
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 15 – VAR-16298

MINUTES – Continued:

the applicant for Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292] and requested the items be tabled in order to continue working with staff and the neighbors to address outstanding concerns.

(6:03 – 6:07)

1-59



CASE: **VAR-16298**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-16296), General Plan Amendment (GPA-16294) and Site Development Plan Review (SDR-16292) shall be required.
2. 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.

VAR-16298 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow one parking space where four is the minimum number of parking spaces required on 0.17 acres at 410 Spencer Street.

The applicant is failing to meet many of the design standards of the zoning district that they are requesting. While the lot is small, the applicant is requesting a use and subsequently zoning district that are too intense for the site; thus this is a self-imposed hardship and denial of this Variance is recommended.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a Rezoning (ZON-16296), a Site Development Plan Review (SDR-16292), and a Variance (VAR-16298) to the 11/02/06 Planning Commission meeting.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses that pertain to this site.	
<i>Pre-Application Meeting</i>	
Month/date/year	Description
08/02/06	A pre-application meeting was held with the applicant. The applicant was informed that their request to convert their house into an office would require a Site Development Plan Review, a Rezoning, a Variance, and General Plan Amendment. The applicant was also informed that if they were to utilize the parking lot to the south, they would need a shared parking agreement.
<i>Neighborhood Meeting</i>	
Month/date/year	Description
09/14/06	The Neighborhood Meeting was held at 6:00 pm at the East Las Vegas Community Center. One resident attended the meeting. The resident was concerned with the site only providing one parking space. The applicant is working with the adjacent owner to allow access to the rear property.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.17

VAR-16298 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Parking Lot	L (Low Density Residential)	R-4 (High Density Residential)
East	Existing Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

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		Y
Min. Setbacks			Y
• Front	20 Feet	26.5 Feet	
• Side (north)	5 Feet	8.5 Feet	
• Side (south)	5 Feet	5.75 Feet	
• Rear	15 Feet	60.5 Feet	
Max. Lot Coverage	50%	13.7%	Y
Max. Building Height	2 Stories or 35 Feet	15 Feet	Y
Trash Enclosure	No	Access off street	Y
Mech. Equipment	Screened	Screened	Y

VAR-16298 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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	1 Tree	4	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	16 Trees	1	N
TOTAL				Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		Zero Feet	N
Wall Height	8 Feet		Existing 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	1,043 SF	1 per 300	4	1			N
SubTotal			4	1			
TOTAL			4		Zero	1	N
Percent Deviation					75%		

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Waiver of perimeter landscape buffer requirements	Per 19.12.040 – A perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street right-of-way and property lines.	Denial

VAR-16298 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

ANALYSIS

The parking situation on the site would be improved if the applicant acquired a shared parking agreement with the owner of the parking lot to the south. In the pre-application meeting, the applicant intimated that they were going to acquire a shared parking agreement with the owner of the parking lot to gain access through that lot. However, no parking agreement was submitted as part of this application.

In addition, the proposed development does not meet the perimeter landscape buffer requirements. The applicant has requested a waiver to mitigate these deviations from the standards. The large number of deviations is an indication that the development is too intense for this location; therefore, the 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. An alternative design 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.

VAR-16298 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 272 [Mailed with GPA-16294, ZON-16296 & SDR-16292]

APPROVALS 0

PROTESTS 0



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

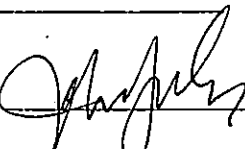
☒ No

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: 

Print Name: JOHN HERNANDEZ

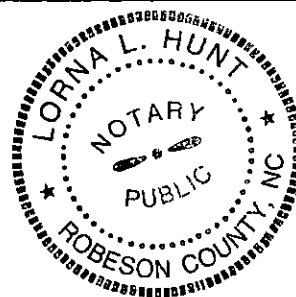
Subscribed and sworn before me

This 16th day of August, 2006

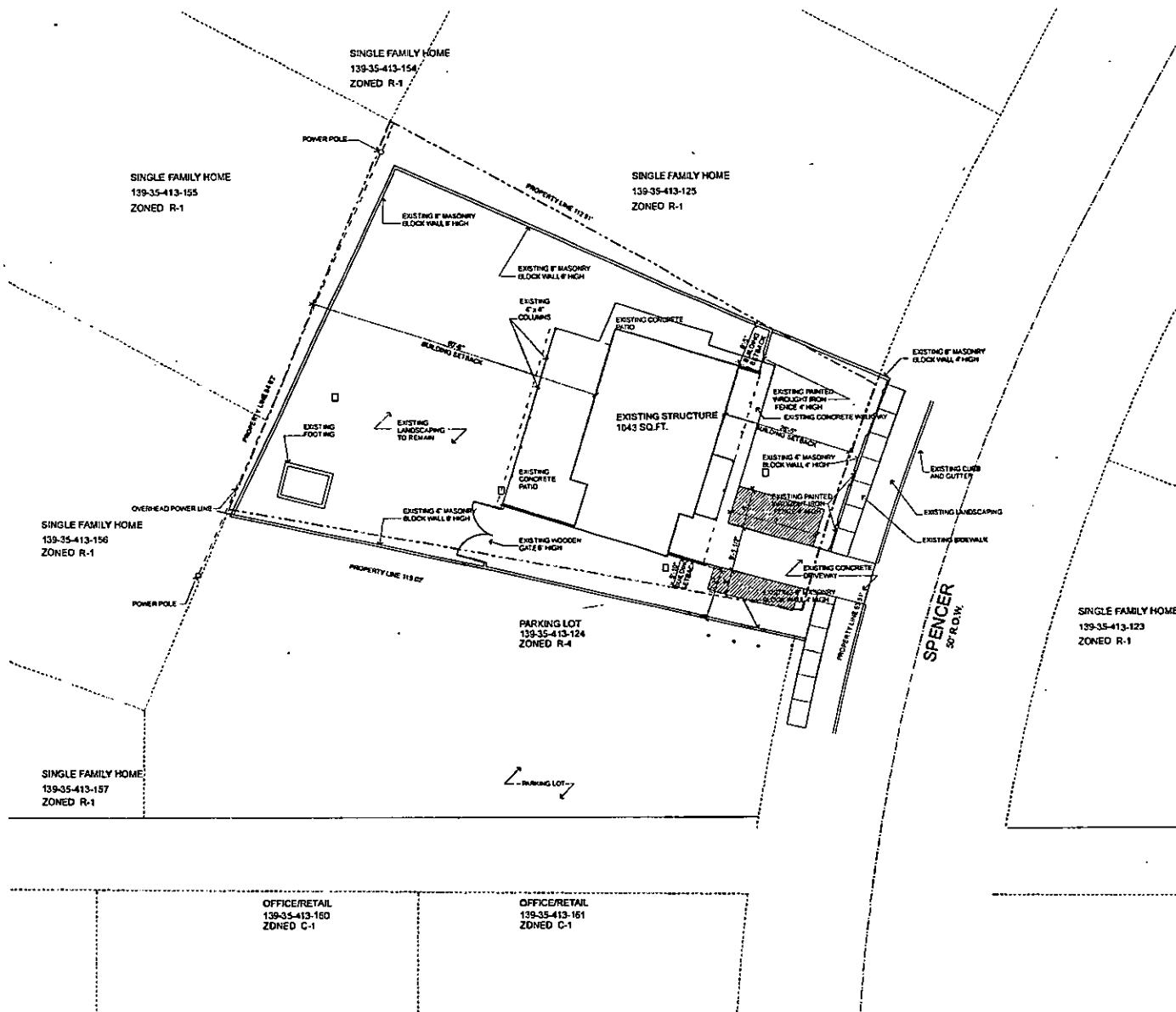
Lorna L. Hunt
Notary Public in and for said County and State

My Commission Expires 10/23/10

Revised 12-03-04



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

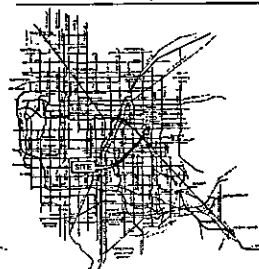


SITE PLAN

Location Map



Vicinity Map



Site Zoning & Data

SITE DATA:

PARCEL NUMBER	139-35-413-125
JURISDICTION	CITY OF LAS VEGAS-48101
EXISTING GENERAL PLAN	"L" LOW
LOW PROPOSED GENERAL PLAN	"O" OFFICE
EXISTING ZONING	R-1
PROPOSED ZONING	R-4
SITE AREA	2.688 ± 17 ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	20'	26.5'
INTERIOR SIDE	5'	5'10", 5'2", 5'8"
REAR	15'	67'6"

MAX HEIGHT & STORES

ACTUAL HEIGHT & STORES	19'-0" 1 STORY
LOT COVERAGE ALLOWED	52%
ACTUAL LOT COVERAGE	19.7%

BUILDING AREA:

EXISTING OFFICE	1043 SF
TOTAL SF	1043 SF

PARKING AREA:

TOTAL PARKING REQUIRED	1,043 @ 1,000 ±
OFFICE	
LANDSCAPE PROVIDED	3
LANDSCAPE REQUIRED	3
TOTAL LANDSCAPE PROVIDED	3
TOTAL LANDSCAPE REQUIRED	3
LANDSCAPE REQUESTED	

LANDSCAPE BUFFERS (OWNER REQUESTED)

	15'	20'	25'
FRONT OF WAY DEPTH	15'	15'	15'
INTERIOR SIDE	15'	15'	15'
REAR	15'	15'	15'

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

APTUS Architecture

1220 South 4th Street
Suite 305
Las Vegas, Nevada 89104
P 702.874.1700
F 702.874.1219
info@aptusarchitecture.com

APTUS PROJECT NO. 06.093

ARCHITECT

ENGINEER

NOTES

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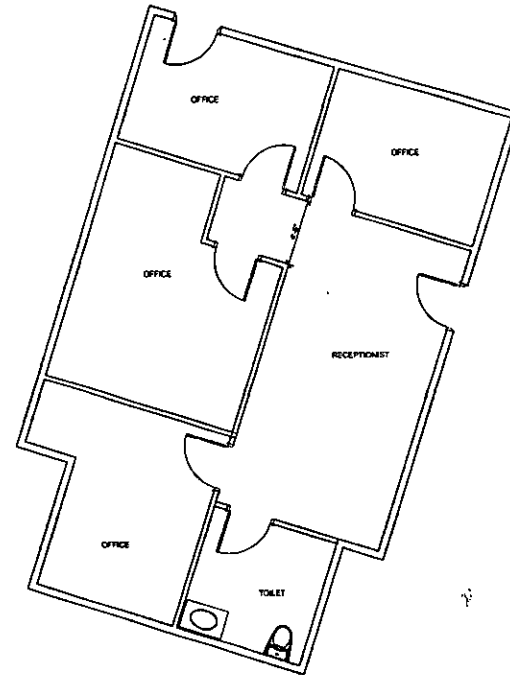
City of Las Vegas
SOL. DARRIN Salcedo
NO. 0.25 C. REPTED N. DATE

ISSUED

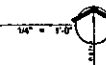
RECEIVED

AUG 25 2006
AST00
410 Spencer Street

VAR-16298
11/02/06 PC



FLOOR PLAN



410 Spencer Street
Site Development Review

410 Spencer Street
Las Vegas, Nevada 89101

APTUS Architecture

1200 South 4th Street
Suite 120
Las Vegas, Nevada 89101
P 702.247.1100
info@aptusarchitecture.com

APTUS PROJECT NO. 06.093
ARCHITECT

ENGINEER

NOTES

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1	City of Las Vegas	8/23/06
NO.	SUBMITTAL	DATE
NO.	DESCRIPTION	DATE
ISSUED		

TITLE
FLOOR PLAN

RECEIVED

AUG 21 2006
410 Spencer Street

VAR-16298
11/02/06 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
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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

MOTION:

TRUESDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN LASPOLUTO, Aptus Architecture, 1200 South Fourth Street, appeared on behalf of the

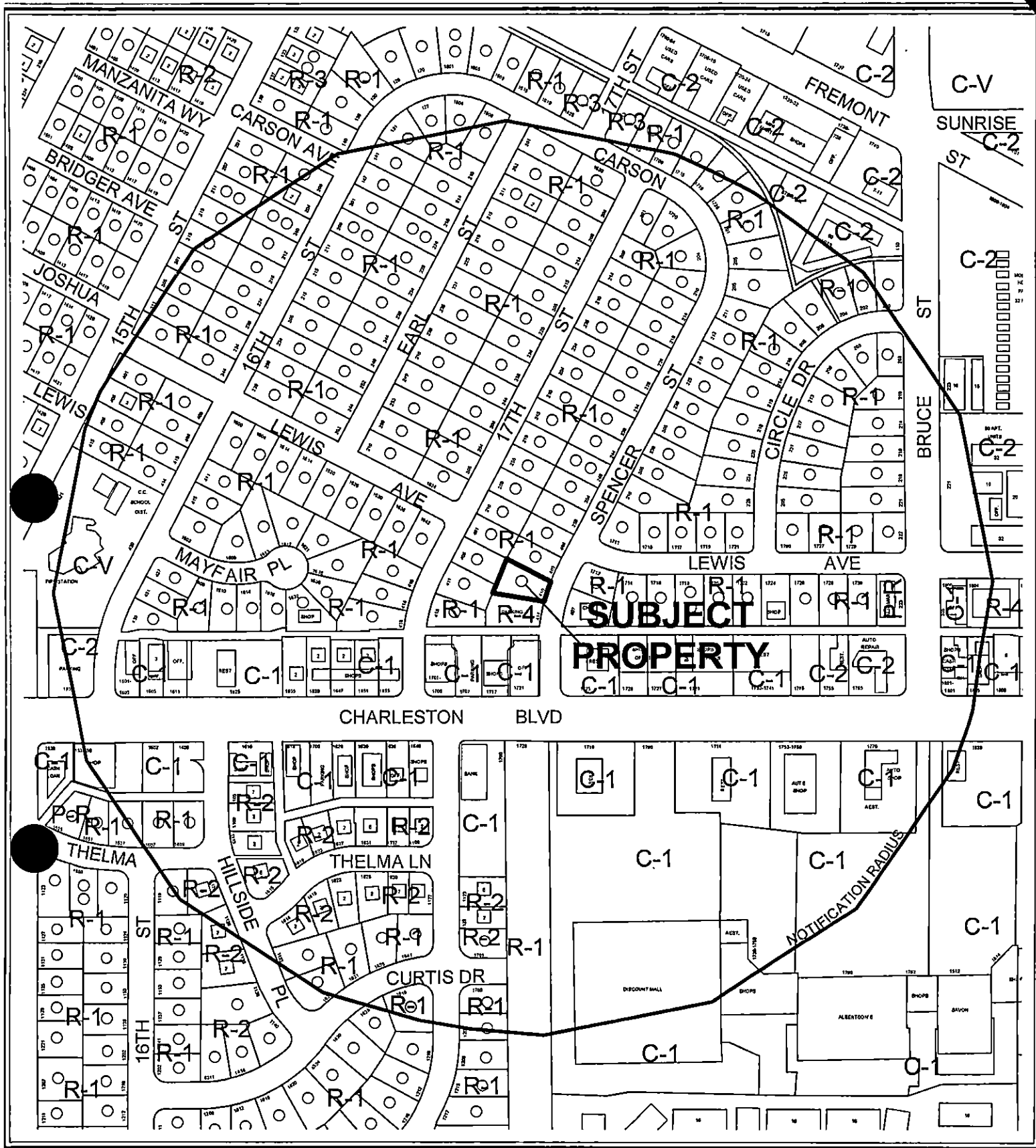
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 16 – SDR-16292

MINUTES – Continued:

applicant for Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292] and requested the items be tabled in order to continue working with staff and the neighbors to address outstanding concerns.

(6:03 – 6:07)

1-59



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: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ**

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

1. Conformance to the Conditions of Approval for Rezoning (ZON-16296), Variance (VAR-16298, and General Plan Amendment (GPA-16294) shall be required.
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 08/25/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 Perimeter Landscape Buffering is hereby approved, to allow no landscaping on the north, south and west perimeter buffer zones.
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.

JM

SDR-16292 - Conditions Page Two
November 2, 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. The driveway shall be constructed in a manner that allows a vehicle to turn around onsite thus not backing onto Spencer Street.
14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
15. Site development to comply with all applicable conditions of approval for ZON-16296 and all other site-related actions.

SDR-16292 - Staff Report Page One
November 2, 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 0.17 acres at 410 Spencer Street.

This conversion of a residence to an office has several deviations from standards, requires a Rezoning, and a General Plan Amendment. The rezoning to a P-R (Professional Office and Parking) District is considered inappropriate based on the context and is not supported. A waiver to allow no landscape buffer in the north, south, and west side yard areas where eight feet is required by Code has been requested. While redevelopment in this area of the city is encouraged, a use of a less intense nature is desired. The project calls for too many deviations from standards and; therefore, denial of this application is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a Rezoning (ZON-16296), a Site Development Plan Review (SDR-16292), and a Variance (VAR-16298) to the 11/02/06 Planning Commission meeting.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses that pertain to this site.	
<i>Pre-Application Meeting</i>	
Month/date/year	Description
08/02/06	A pre-application meeting was held with the applicant. The applicant was informed that their request to convert their house into an office would require a Site Development Plan Review, a Rezoning, a Variance, and General Plan Amendment. The applicant was also informed that if they were to utilize the parking lot to the south, they would need a shared parking agreement.
<i>Neighborhood Meeting</i>	
Month/date/year	Description
09/14/06	The Neighborhood Meeting was held at 6:00 pm at the East Las Vegas Community Center. One resident attended the meeting. The resident was concerned with the site only providing one parking space. The applicant is working with the adjacent owner to allow access to the rear property.

SDR-16292 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Parking Lot	L (Low Density Residential)	R-4 (High Density Residential)
East	Existing Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet		Y
Min. Setbacks			Y
• Front	20 Feet	26.5 Feet	
• Side (north)	5 Feet	8.5 Feet	
• Side (south)	5 Feet	5.75 Feet	
• Rear	15 Feet	60.5 Feet	
Max. Lot Coverage	50%	13.7%	Y
Max. Building Height	2 Stories or 35 Feet	15 Feet	Y
Trash Enclosure	No	Access off street	Y
Mech. Equipment	Screened	Screened	Y

SDR-16292 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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	1 Tree	4	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	16 Trees	1	N
TOTAL				Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		Zero Feet	N
Wall Height	8 Feet		Existing 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	1,043 SF	1 per 300	4	1			N
SubTotal			4	1			
TOTAL			4		Zero	1	N
Percent Deviation					75%		

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Waiver of perimeter landscape buffer requirements	Per 19.12.040 – A perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street right-of-way and property lines.	Denial

SDR-16292 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

ANALYSIS

This proposed project calls for the conversion of a residence to an office. The project is located on Spencer Street, approximately 220 feet north of Charleston Boulevard, surrounded by single-family residential to the north and west, a church to the east and a parking lot to the south.

The plans show a 1,043 square foot single-family home on a 7,638 square foot, R-1 (Single Family Residential) zoned lot. This home was constructed in 1942 and from the photographs provided appears to have none to little landscaping in the front or back. The applicant has requested a waiver to eliminate the landscape buffer in the north, south and west side-yard areas where eight feet is required by Title 19.

The site plan shows one parking space, a handicap space in the front of the house, where four is required by Title 19. In the pre-application meeting, the applicant intimated that they were going to acquire a shared parking agreement with the owner of the parking lot to gain access through that lot. However, no parking agreement was submitted as part of this application. The parking space also backs onto Spencer Street. This is acceptable for residential use, but not for office use. Additional backing space should be provided onsite to allow a vehicle to turn around before exiting onto Spencer Street.

The applicant is showing little modification to the site as part of the conversion request. This conversion of a residence to an office has several deviations from standards, requiring a Rezoning, and a General Plan Amendment.

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 development does not intend to change the exterior of the building. The parking arrangement will be altered, but no plan was submitted for landscaping. The proposed development is not compatible with adjacent development as it is a case of inappropriate based on the context, requiring a General Amendment (GPA-16294) and a Rezoning (ZON-16296) that is not compatible with the area.

SDR-16292 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

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

The proposed development does not meet the perimeter landscape buffer requirements. The applicant has requested a waiver to mitigate these deviations from the standards. The large number of deviations is an indication that the development is too intense for this location; therefore, the denial of this request is recommended.

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

The proposed office would be serviced by Spencer Street, a local street. Site access is of particular concern for this development as the handicap parking space in the front of the house must back out onto Spencer Street.

In addition, Public Works would always prefer to see adjacent property owners work together to present multi-lot conversions with common access drives and common parking areas wherever possible. As mentioned in the analysis, the applicant intimated, in the pre-application meeting, that they were going to acquire a shared parking agreement with the owner of the parking lot to gain access through that lot. However, no parking agreement was submitted as part of this application.

4. **"Building and landscape materials are appropriate for the areas 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 are consistent with the single-family residences in the area; however, no structural improvements are being made to this building to improve its character. Additionally, the applicant is proposing to waive a portion of the landscaping requirements

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

The site will be subject to inspections and state licensing requirements and will not endanger the public health or compromise the general welfare.

SDR-16292 - Staff Report Page Six
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 272 [Mailed with GPA-16294, ZON-16296 & VAR-16298]

APPROVALS 0

PROTESTS 0



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 _____

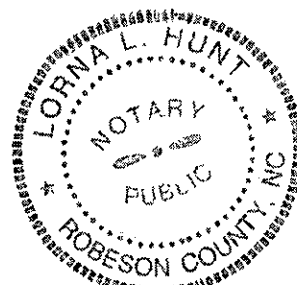
Signature of Property Owner: [Signature]

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
10/23/10



Las Vegas, Nevada 89101

1204 South Oak Street
Suite 204
Las Vegas, Nevada 89106
P 702/899-1100
F 702/899-1211
WWW.SILVERDALEPRODUCTIONS.COM

AT-35 40-24-75 NC- 06 042

NOTES

CONVERGENT FROM 0.40 AFTER 1.00 AND AFTER 2.00

1	Copy sent to Registrar	22/2/98
	20/02/98 22/02/98	
(20)	20/02/98 22/02/98	20/02/98

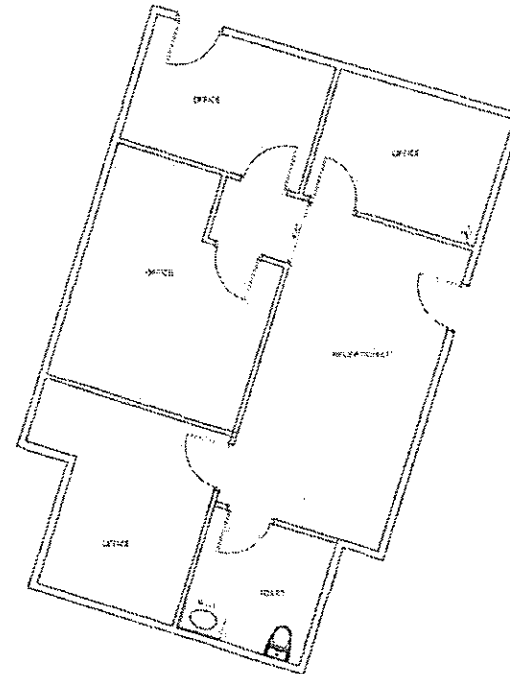
ISSUED

RECEIVED LANDSCAPE PLAN

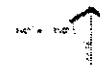
AUG 25 2006

L10

SDR-16292
11/02/06 PC



FLOOR PLAN



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

APTUS Architecture

1800 South Main Street
Suite 200
Las Vegas, Nevada 89101
P: 702.434.1200
F: 702.434.1210
info@aptusarch.com

APTUS PROJECT NO. 06.073
ARCHITECT

ENGINEER

OWNER

COMPILED BY APTUS ARCHITECTURE

City of Las Vegas
SOLAR 16292 (1/2006)
NO. DESCRIPTION DATE

RECEIVED
ISSUED
FLOOR PLAN

AUG 25 2006

AI00
410 Spencer Street

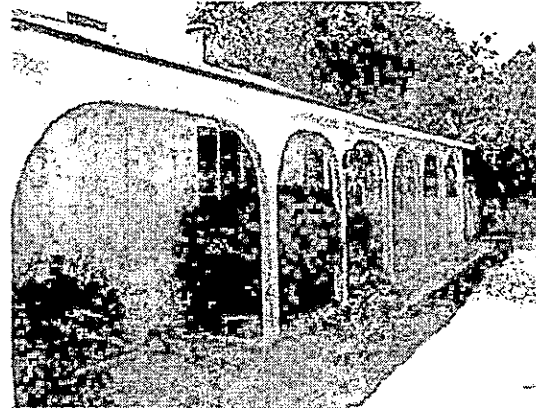
SDR-16292
11/02/06 PC

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				

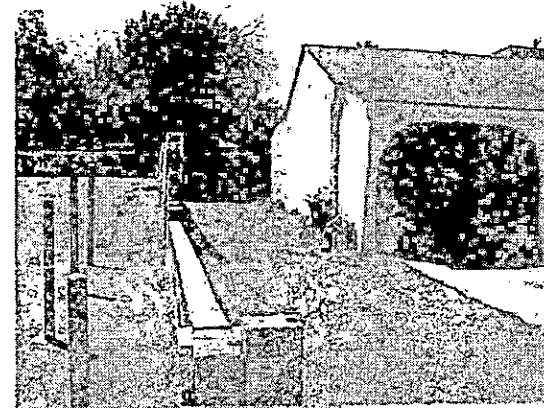
	Capacity			
Spencer Street	3000			
Charleston Boulevard	51700			
This project will add approximately 1 trip per day on Spencer and Charleston. This will increase expected volumes by less than 1 percent on these streets. Spencer is at about 4 percent of capacity for a street with individual driveways 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



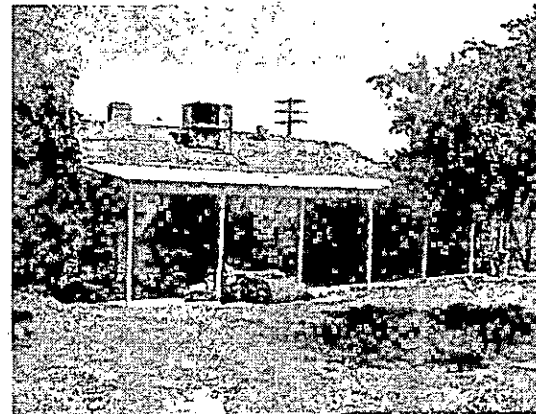
FRONT OF BUILDING - EAST



DRIVEWAY SIDE - SOUTH



BACK OF BUILDING - WEST



BACK OF BUILDING - WEST



SIDE OF BUILDING - NORTH

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

APTUS Architecture

1200 South Main Street
Suite 200
Las Vegas, Nevada 89101
702.259.1111
aptus@aptusarch.com
APTUS PROJECT NO. 06.093
ARCHITECT

OWNER

DATE

COMPILED AND DRAWN BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	ISSUED	

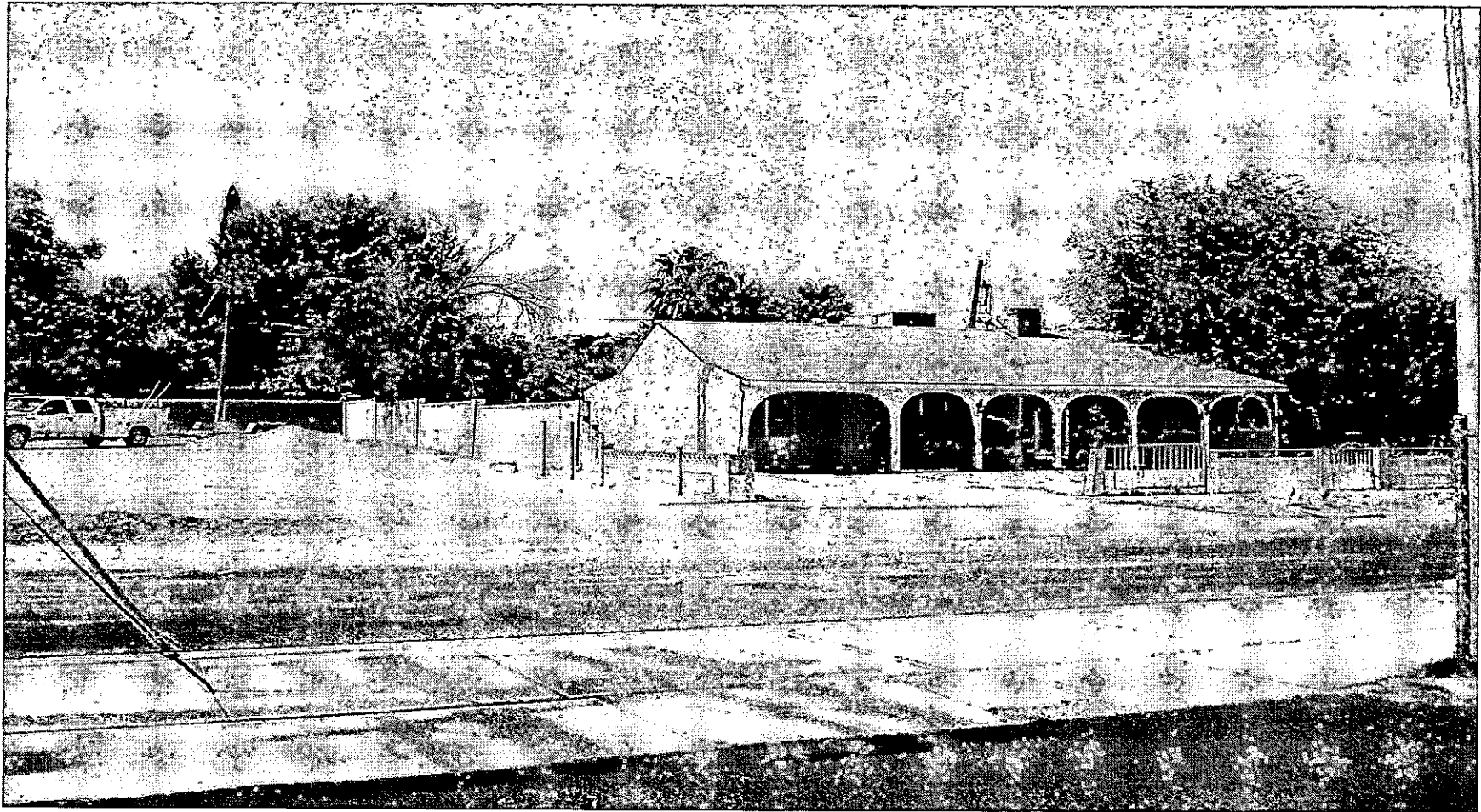
TYPE
BUILDING
ELEVATIONS

RECEIVED

DRAWING NO.

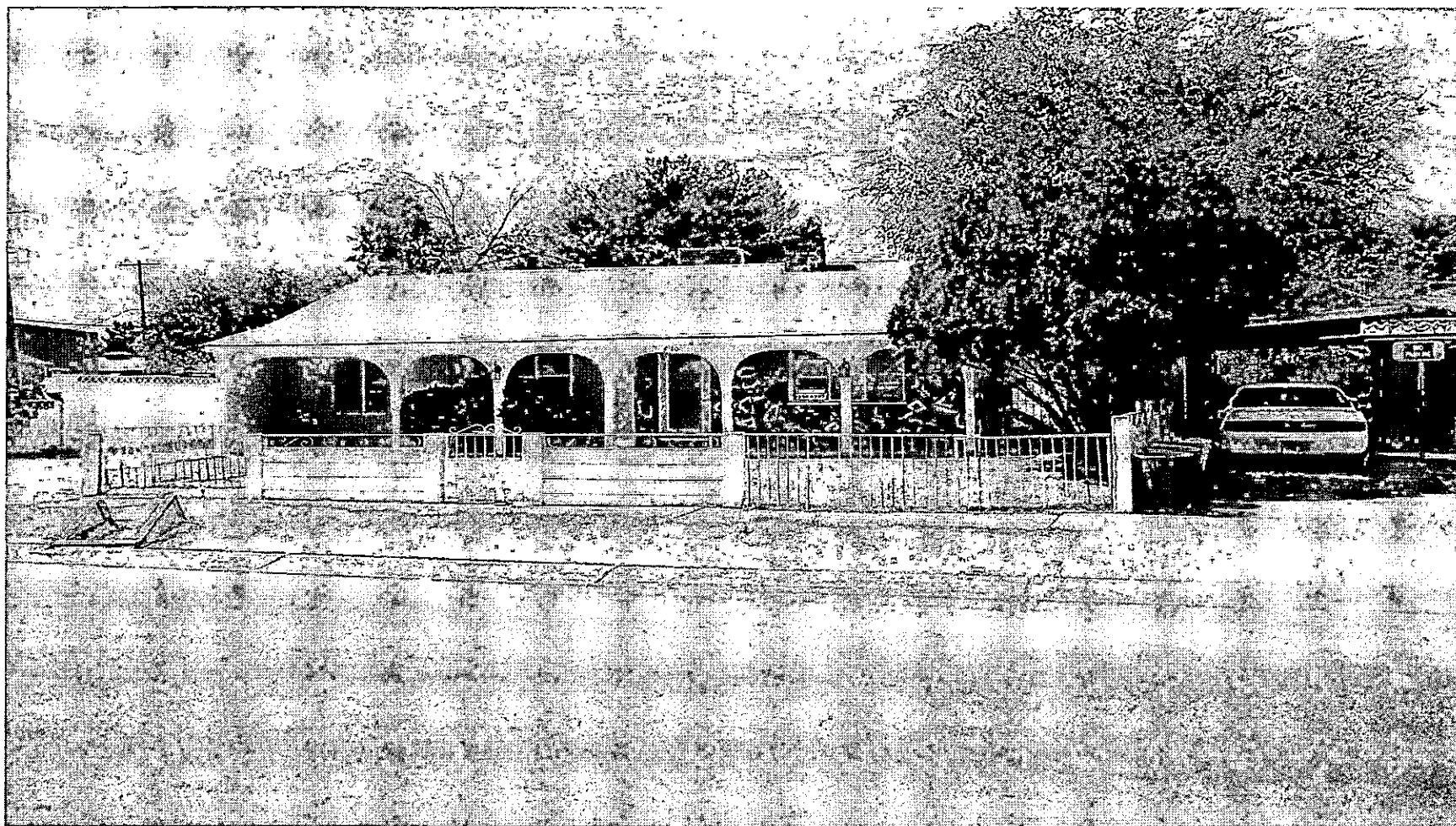
AUG 26 2006

SDR-16292
11/02/06 PC



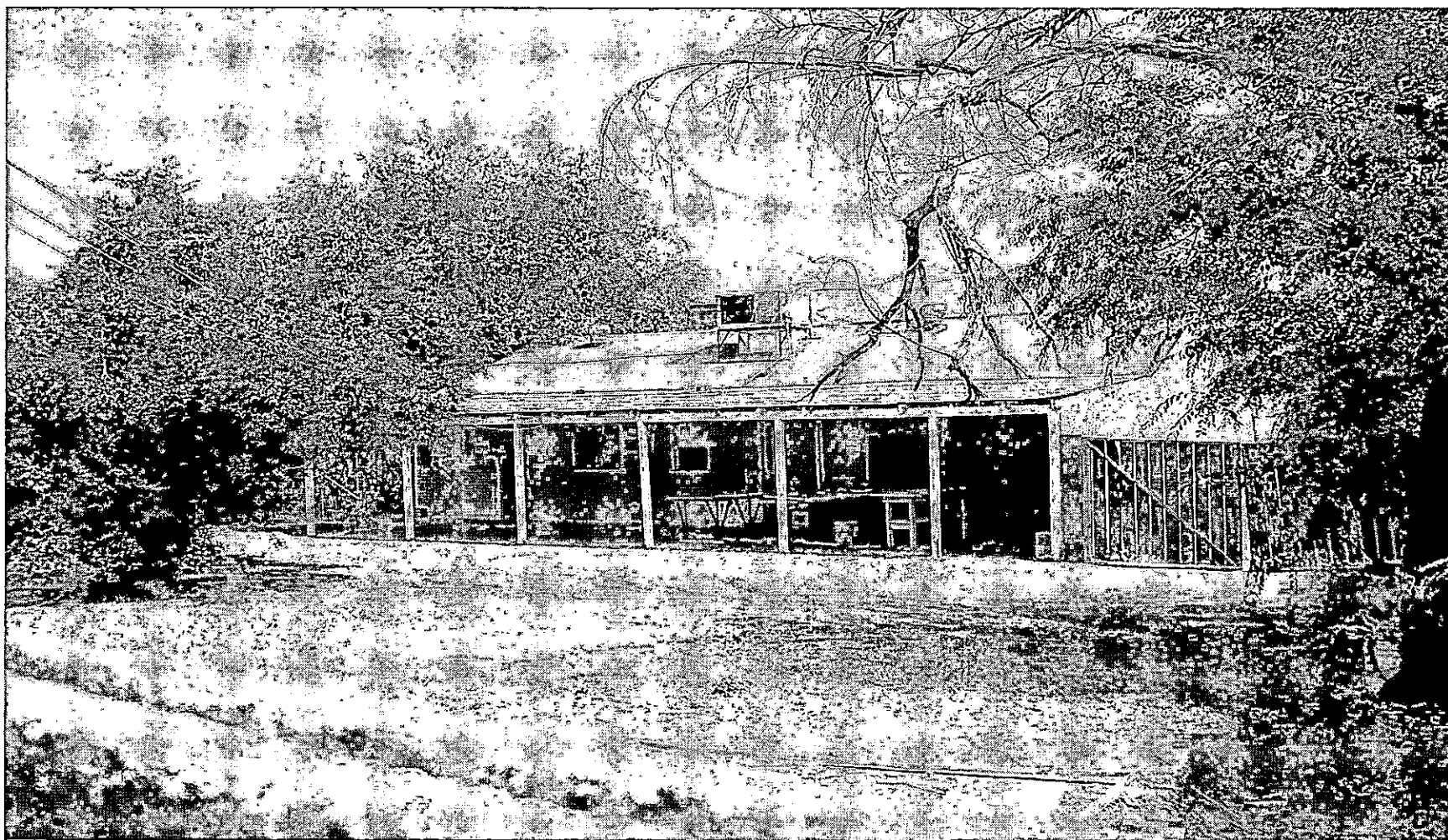
GPA-16294, ZON-16296, VAR-16298 & SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ
410 SPENCER STREET
NOVEMBER 2, 2006 PLANNING COMMISSION

09/26/06



GPA-16294, ZON-16296, VAR-16298 & SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ
410 SPENCER STREET
NOVEMBER 2, 2006 PLANNING COMMISSION

09/26/06



GPA-16294, ZON-16296, VAR-16298 & SDR-16292 - APPLICANT/OWNER: JOHN HERNANDEZ
410 SPENCER STREET
NOVEMBER 2, 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.

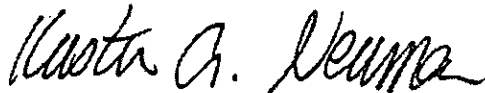
This property currently has a General Plan designation of "L" and a zoning designation of "R-1". We are requesting a general plan amendment to "O" and a zone change to "P-R" for this parcel. This project consists of an existing home that will be converted to an office, which is typical for properties 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 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
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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 16, 2006 PC.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated the applicant's request

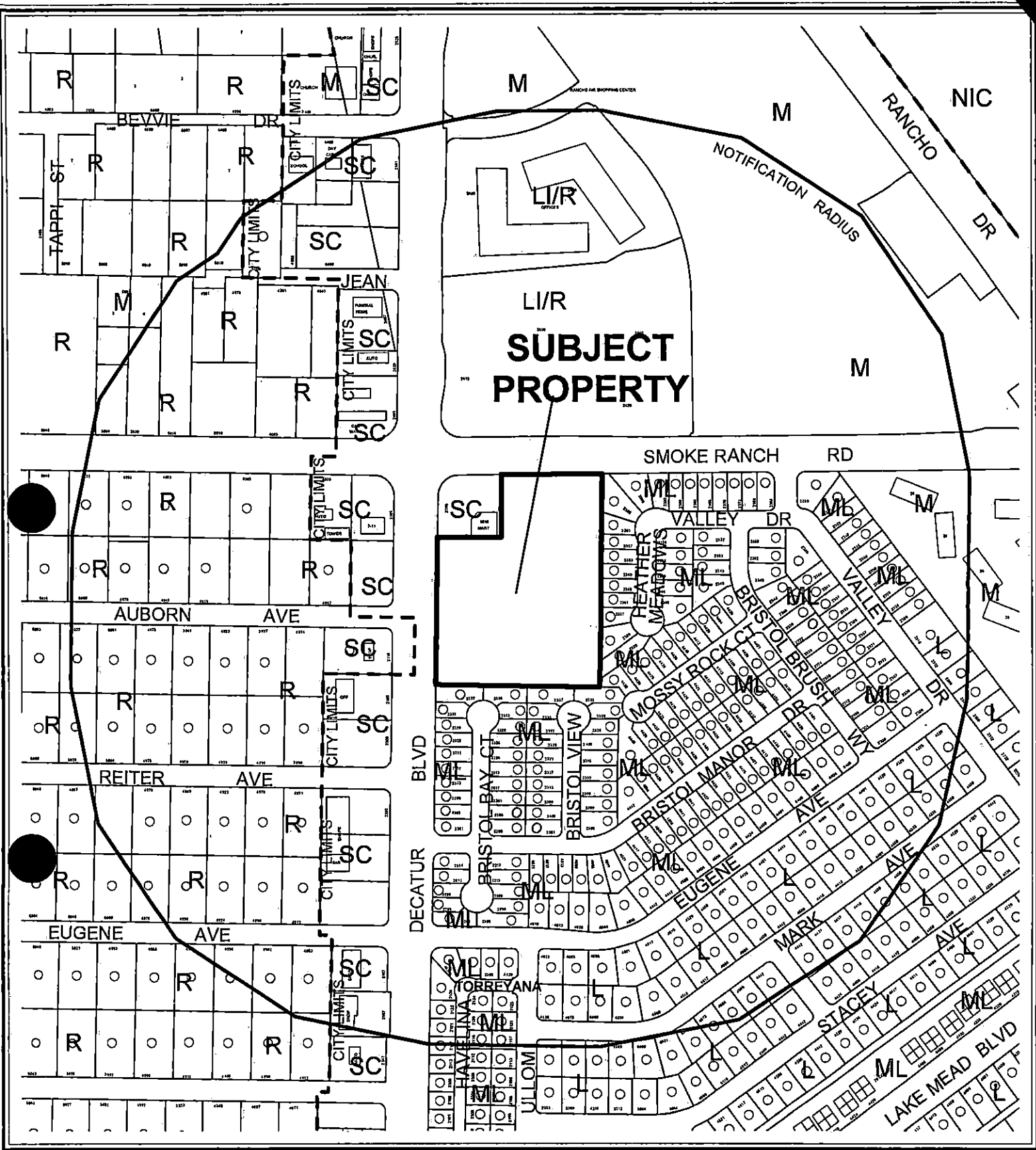
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 17 – GPA-16511

MINUTES – Continued:

was to hold Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525] and Item 20 [SDR-16522] to the 11/16/2006 Planning Commission meeting in order to revise the plans. He supported the request.

(6:03 – 6:07)

1-59



CASE: **GPA-16511**

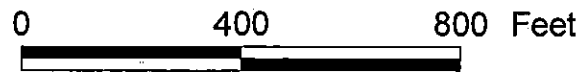
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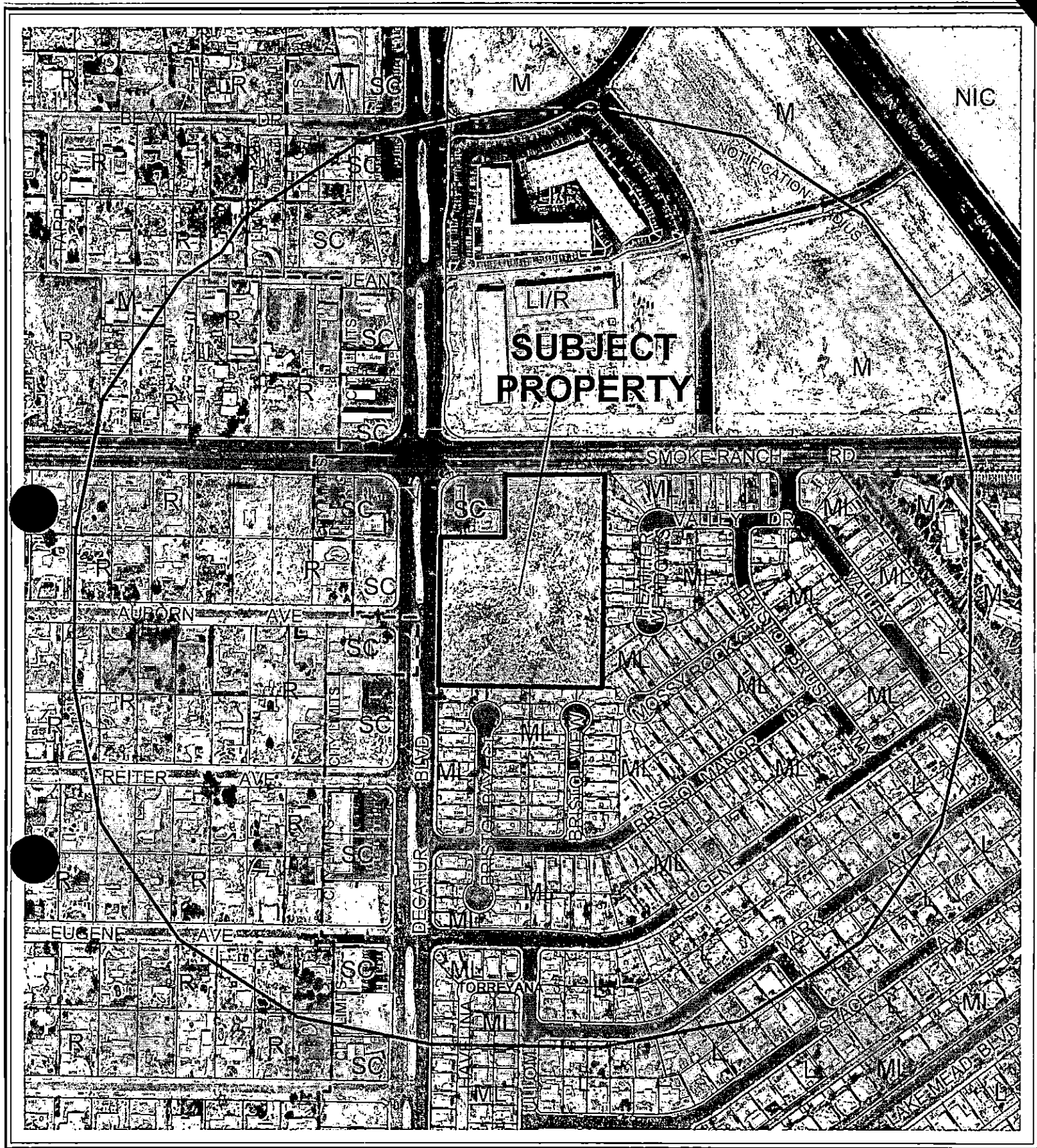
GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

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: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-16511 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 16, 2006 PLANNING
COMMISSION MEETING**



October 25, 2006

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 November 2, 2006 Planning Commission meeting, be **HELD** until your November 16, 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

RECEIVED
OCT 25 1 43 PM '06

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

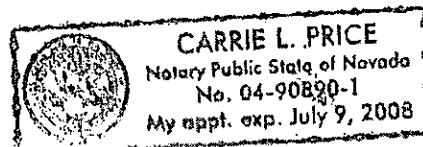
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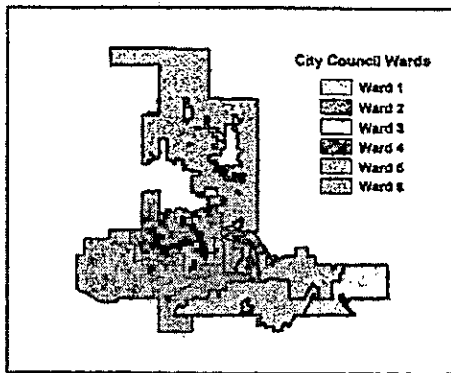
APN: _____

Print Name:

Mark A. Schnippe

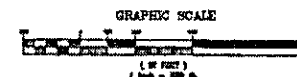
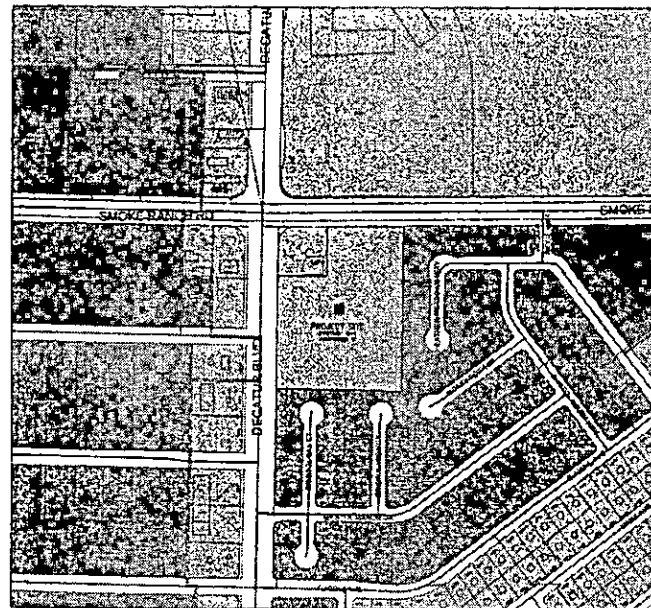
Carris L. Price
Notary Public in and for said County and State





- 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 / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right-of-Way

General Plan Designations



GPA-16511

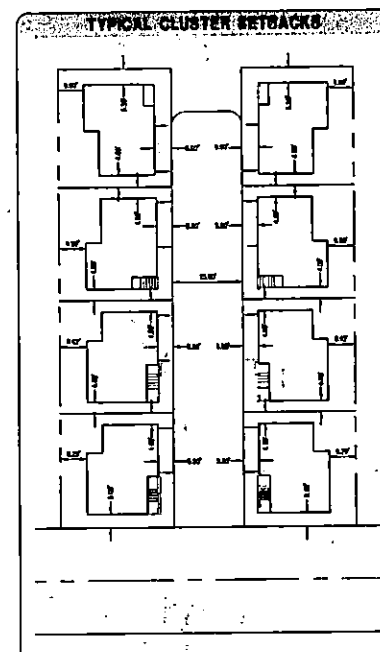
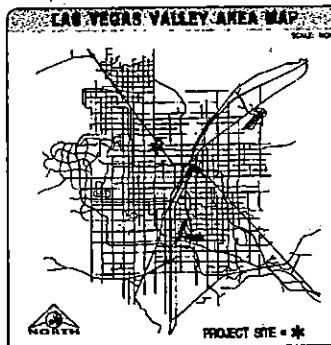
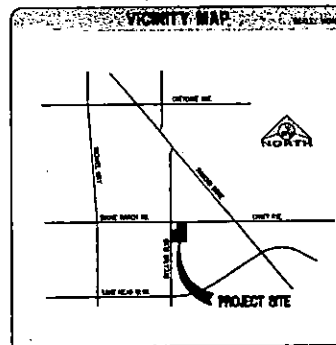
11/02/06 PC

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SEP 05 2006

W. E. K. ENGINEERING 1000 S. KENT BLVD. LAS VEGAS, NV 89102 TEL: 702.735.1111 FAX: 702.735.1112 WWW.WEKENGINEERING.COM	
Triton Engineering 1000 S. KENT BLVD. LAS VEGAS, NV 89102 TEL: 702.735.1111 FAX: 702.735.1112 WWW.TRITONENGINEERING.COM	
RICHMOND AMERICAN HOMES OF NEVADA, INC. SMOKE RANCH / DECATUR LOCATION PLAN	
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 16 TOWNSHIP 30 SOUTH, RANGE 31 EAST, N.M.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

13-00000

1. COVER SHEET
2. SITE PLAN

CLARK COUNTY STYLE 30	
ZONING	R-1
TYPICAL LOT SIZE (SQ)	1,508 SQ
FRONT TO BUILDING	5' 0"
FRONT TO GARAGE	5' 0" MIN OR 10' PLUS
SIDE TO BUILDING	5' MIN
SIDE TO ROOF EAVE	5' MIN
SIDE TO CORNER	5' MIN
REAR	5' MIN

UNITED STATES
6753 W. CHARLESTON BLVD., SUITE 11
LAS VEGAS, N.V. 89101
OFFICE: (702) 254-1400
FAX: (702) 254-2002

RODMOND AERIAL VIEW OF NEWARK, NJ
3000 PARKER STREET PARKWAY, SUITE 120
NEWARK, NJ 07102
OFFICE: (201) 517-0400

ROCHESTER AMERICAN NORTH OF NEWDA, INC
2490 FADED WOOD PARKWAY, SUITE 110
ROCHESTER, NY 14624
PHONE: 716-531-8400

8753 N. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89148
OFFICE: (702) 829-1566
FAX: (702) 876-4378

CLARK COUNTY VERTICAL CONTROL POINT 31512 (2)
BEING A CITY OF LAS VEGAS RET. AND ROUND PL.
CONCRETE CYLINDER, NORTHEAST CORNER OF JONES
AND RACE, STREET.

HIGH ON SOUTH'S WEST. BEING THE SEASIDE OF THE EAST LINE OF THE SOUTHEAST QUARTER (1/4) THE SOUTHEAST QUARTER (1/4) OF SECTION 12 TOWNSHIP 13 SOUTH, RANGE 30 EAST, BLK. 43 SHOWN IN MAP NO. PAGE 31 OF PLATS ON FILE IN THE PLANNING DIVISION, MINNESOTA RECORDS OFFICE.

COMMON LOT 'a'	870
COMMON LOT 'b'	24,325
COMMON LOT 'c' (NOT USABLE)	250
COMMON LOT 'd'	

LAND USE DESIGNATION
A-1 (SINGLE FAMILY RESIDENTIAL)
R-5 (RESIDENTIAL PLANNED DEVELOPMENT)

SITE SUMMARY
TOTAL UNITS 27 LOT
SUBSTANDARD UNITS 1000
GROSS MOORAGE 8.77 ACRES
DENSITY (GROSS) 13.42 LOTS / ACR

NETH SPACE
10,000 SQ
18,000 SQ

RICHMOND AMERICAN HOMES OF NEVADA, INC.		 Triton Engineering 6949 W. Charleston Blvd. Las Vegas, Nevada 89146 Phone (702) 253-3600 Telex 980000 Triton www.tritoneng.com	
SNOKE RANCH / DECATUR II		COVER SHEET	
DATE: 12/20/93 DRAWN BY: [blank] CHECKED BY: [blank] DESIGNED BY: [blank] NO. 24-070-D-1 JOB NO.: [blank] SCALE: 1" = 10'		SHEET NO. 24-070-D-1-01 TOTAL SHEETS 01	

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RECEIVED
OCT 16 2006
GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/02/06

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 16 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**

11/02/06 PC

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

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**

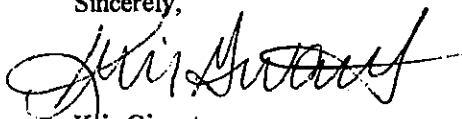
To Whom It May Concern:

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 11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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 16, 2006 PC.

BACKUP DOCUMENTATION:

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

MOTION:

TRUEDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated the applicant's request

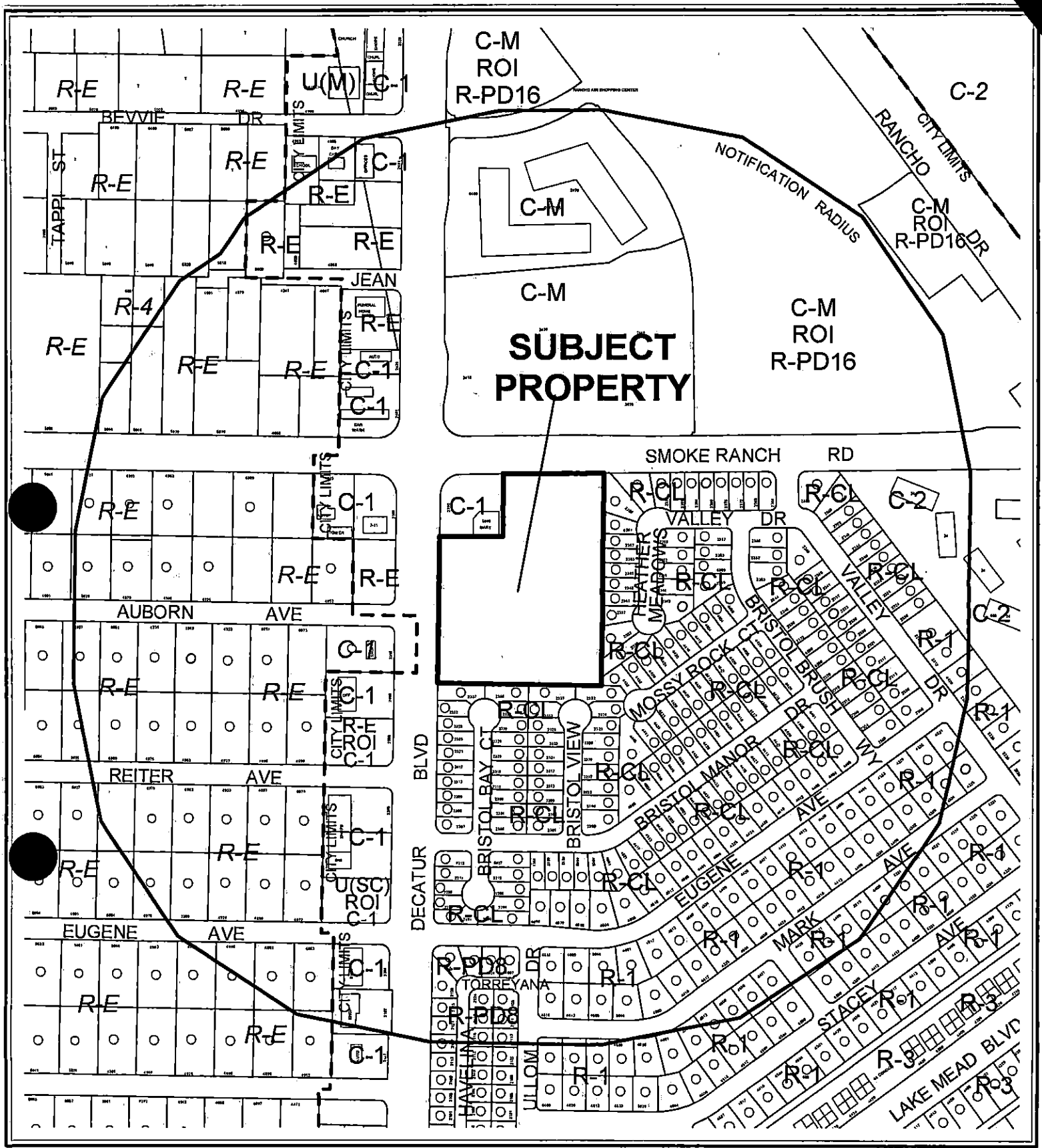
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 18 – ZON-16519

MINUTES – Continued:

was to hold Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525] and Item 20 [SDR-16522] to the 11/16/2006 Planning Commission meeting in order to revise the plans. He supported the request.

(6:03 – 6:07)

1-59



CASE: **ZON-16519**

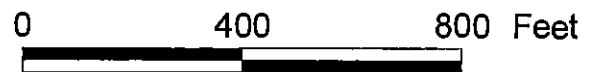
RADIUS: 1000 FT

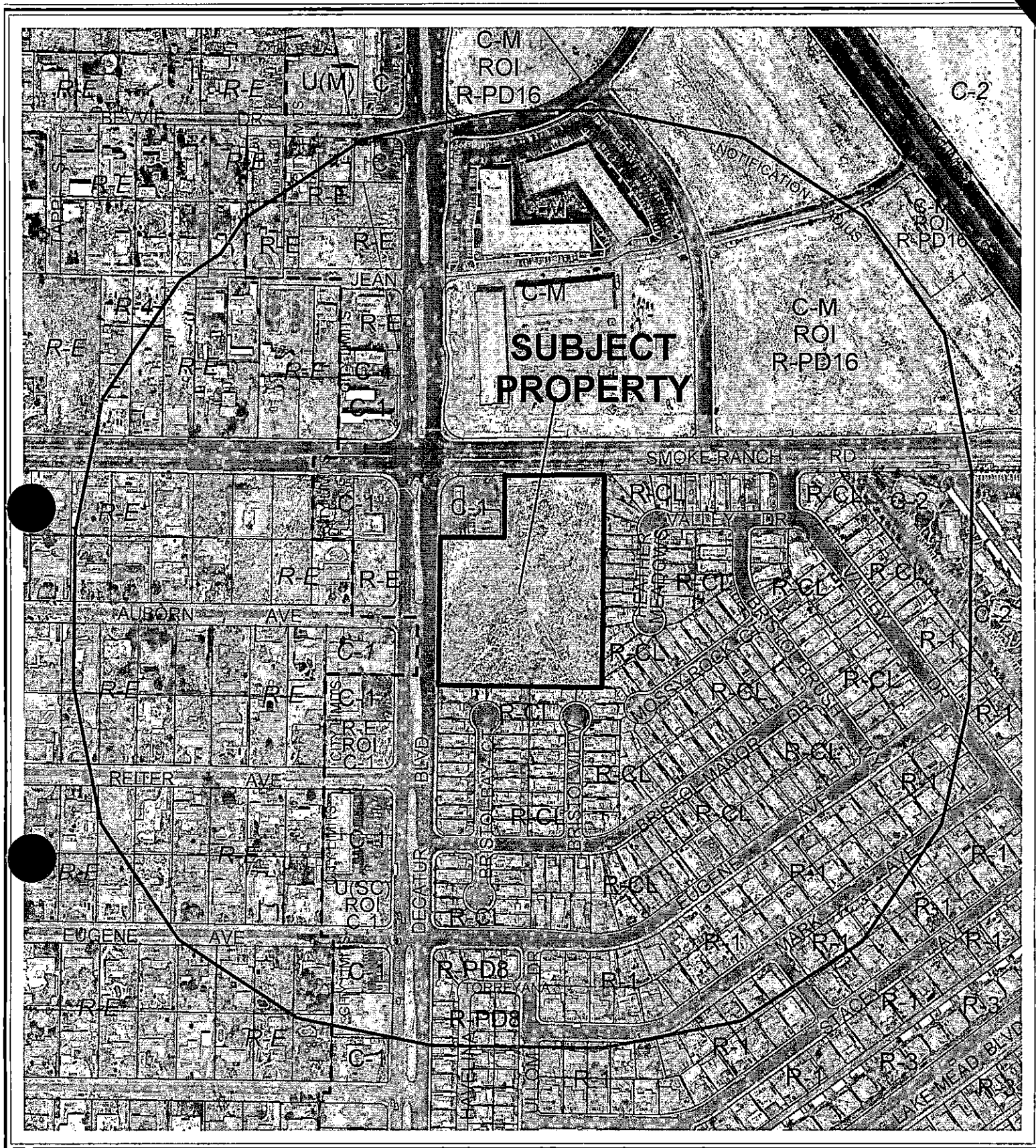
ZONING OF SUBJECT PROPERTY:

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)

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - ZON-16519 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 16, 2006 PLANNING
COMMISSION MEETING**



October 25, 2006

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 November 2, 2006 Planning Commission meeting, be **HELD** until your November 16, 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

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

Yes 8 No

APN: _____

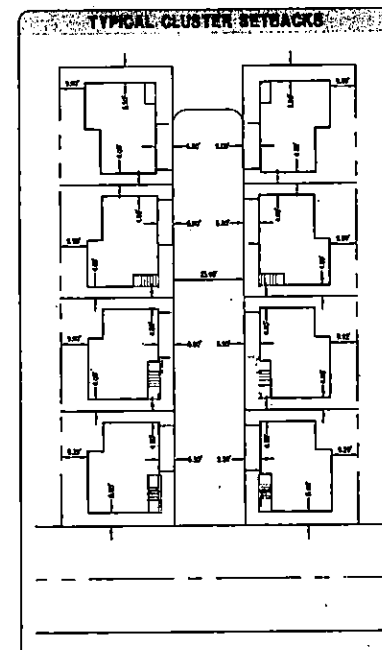
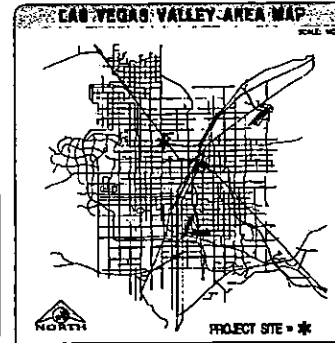
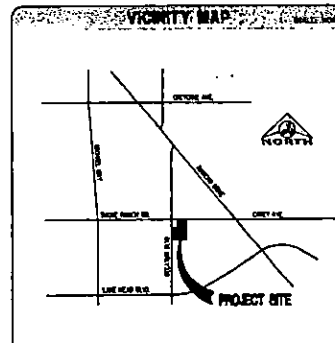
Print Name: Mark A. Schnippel

Carrie L. Price
Notary Public in and for said County and State



SITE PLAN OF SMOKE RANCH / DECATUR II

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.



LEGAL DESCRIPTION
THE WEST HALF (1/2) 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., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER
128-19-12-002

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

SETBACK REQUIREMENTS
CLARK COUNTY TITLE 20

ZONING	R-10
TYPICAL LOT SIZE (SQ)	1,500 SF
FRONT TO BUILDING	5' MIN.
FRONT TO GARAGE	5' - 8' MIN. 80' MAX.
SIDE TO BUILDING	5' MIN.
SIDE TO ROOF LINE	5' MIN.
BACK OF CORNER	5' MIN.
REAR	5' MIN.

ENGINEER
TERRY CHAMBERS
1727 N. CHARLESTON BLVD., SUITE 9
LAS VEGAS, NV 89104
OFFICE: (702) 294-1800
FAX: (702) 294-1802

OWNER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
1140 PACED WOOD PARKWAY, SUITE 120
RENO, NV 89514
OFFICE: (775) 857-8400

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
1140 PACED WOOD PARKWAY, SUITE 120
RENO, NV 89514
OFFICE: (775) 857-8400

SURVEYOR
TERRY CHAMBERS
1727 N. CHARLESTON BLVD., SUITE 9
LAS VEGAS, NV 89104
OFFICE: (702) 294-1800
FAX: (702) 294-1802

BENCHMARK
CLARK COUNTY METRIC CONTROL POINT "BIRD LEGS"
NORTH A CITY OF LAS VEGAS METRIC POINT AND MONUMENT IS
CORRECTLY CHAINED, NORTHWEST CORNER OF JONES BLVD.
AND RIVIERA STREET.
ELEVATION: 2381.253 (CHY)
TIE: 10.00 (CHY)
CLARK COUNTY METRIC CONTROL POINTS BASED ON
NORTH AMERICAN DATUM OF 1983 (NAD 83).

BASIS OF BEARING
NORTH ARROWPOINT BEING THE BEARING OF THE
EAST LINE OF THE SUBDIVISION PLANNED ON THE
SOUTHWEST QUARTER (SE 1/4) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN IN BOOK 100, PAGE 30 OF PLAT ON FILE AT
THE CLARK COUNTY, NEVADA RECORDS OFFICE.

COMMON LOT AREAS

COMMON LOT 1/2	6700 SF
COMMON LOT 1/4	16750 SF
COMMON LOT 1/4 (NOT USABLE)	2800 SF
COMMON LOT 1/4	16750 SF

LAND USE TABULATION

PROPOSED ZONING	LAND USE DESIGNATION	AREA (ACRES)
R-10 (SINGLE FAMILY RESIDENTIAL) <td>R-10 (SINGLE FAMILY RESIDENTIAL) <td>77.127</td> </td>	R-10 (SINGLE FAMILY RESIDENTIAL) <td>77.127</td>	77.127
R-10 (SINGLE FAMILY RESIDENTIAL) <td>R-10 (SINGLE FAMILY RESIDENTIAL) <td>8.19</td> </td>	R-10 (SINGLE FAMILY RESIDENTIAL) <td>8.19</td>	8.19
R-10 (SINGLE FAMILY RESIDENTIAL) <td>R-10 (SINGLE FAMILY RESIDENTIAL) <td>12.47</td> </td>	R-10 (SINGLE FAMILY RESIDENTIAL) <td>12.47</td>	12.47
R-10 (SINGLE FAMILY RESIDENTIAL) <td>R-10 (SINGLE FAMILY RESIDENTIAL) <td>11.274</td> </td>	R-10 (SINGLE FAMILY RESIDENTIAL) <td>11.274</td>	11.274

COVER SHEET

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II

Triton Engineering
1775 N. CHARLESTON BLVD.
SUITE 9
LAS VEGAS, NEVADA 89104
OFFICE: (702) 294-1800
FAX: (702) 294-1802

DATE: 11/02/06

BY: TERRY CHAMBERS

CHECKED BY: TERRY CHAMBERS

DATE: 11/02/06

RECEIVED
OCT 16 2006
GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/02/06 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 16 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 11/02/06 PC**

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.triloneng.com

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**

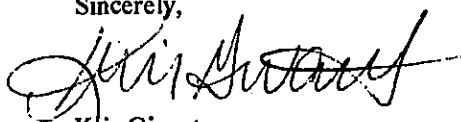
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At this time we are requesting a variance of the required open spaces based on our re-designed plan that provides for 33,226 s.f. of open space where 53,370 s.f. is required which is a 38% reduction in open space requirements. The open spaces we are 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 11/02/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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 16, 2006 PC.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated the applicant's request

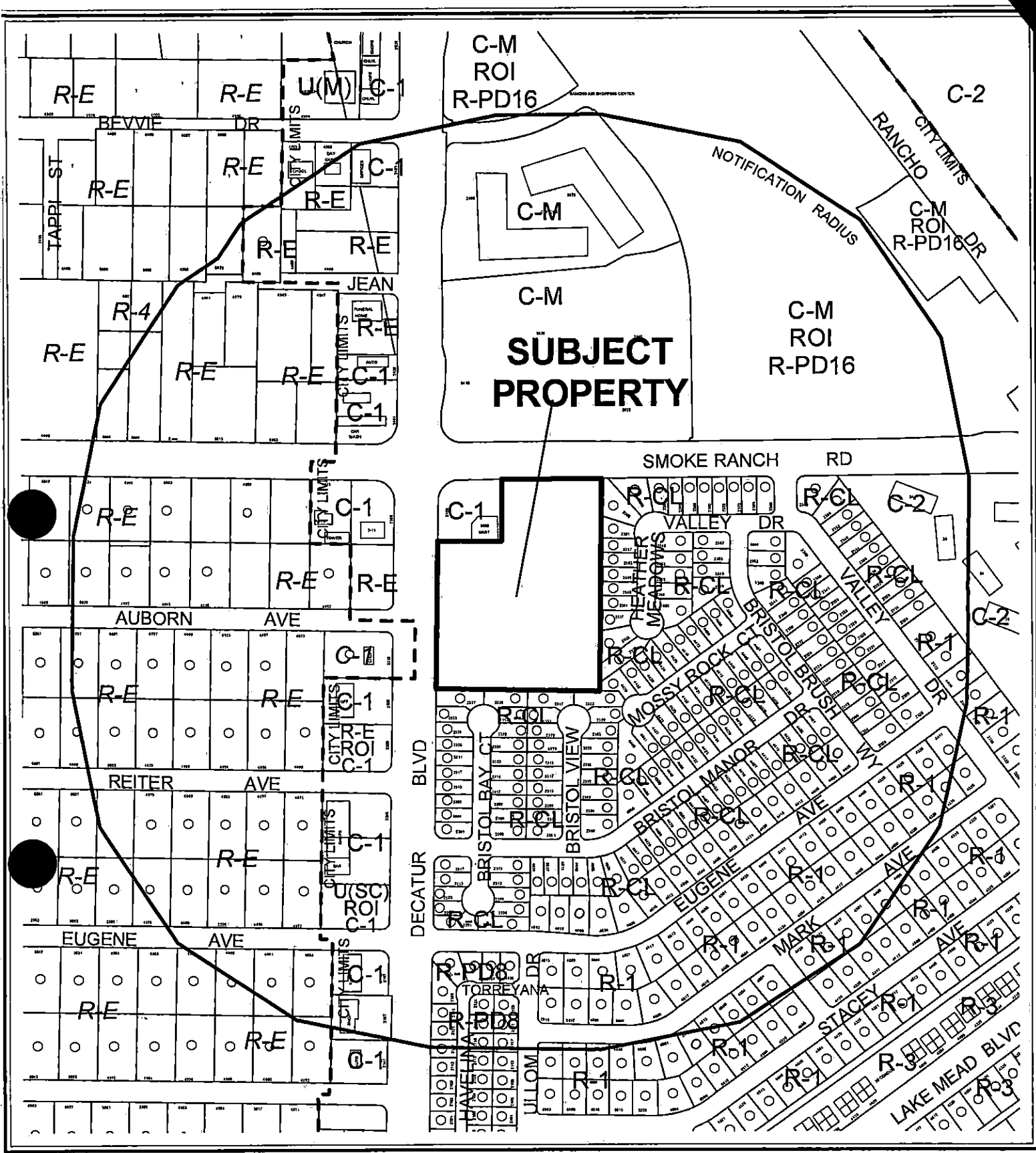
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 19 – VAR-16525

MINUTES – Continued:

was to hold Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525] and Item 20 [SDR-16522] to the 11/16/2006 Planning Commission meeting in order to revise the plans. He supported the request.

(6:03 – 6:07)

1-59



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: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16525 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUS

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 16, 2006 PLANNING
COMMISSION MEETING**



October 25, 2006

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 November 2, 2006 Planning Commission meeting, be **HELD** until your November 16, 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

STATEMENT OF FINANCIAL INTEREST

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: _____

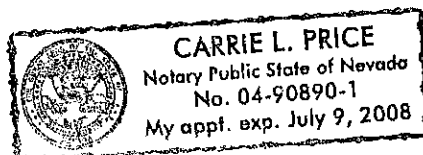
Mark A. Schnippe

Subscribed and sworn before me

This 15 day of September 12006

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

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APN # 139-19-101-002**

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RECEIVED
OCT 16 2006

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Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/02/06 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**

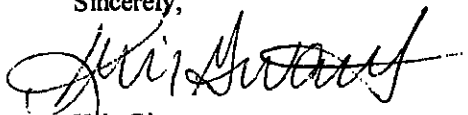
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Sincerely,



Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/02/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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 16, 2006 PC.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – Motion to WITHDRAW WITHOUT PREJUDICE Item 39 [VAR-15338]; TABLE Item 13 [GPA-16294], Item 14 [ZON-16296], Item 15 [VAR-16298] and Item 16 [SDR-16292]; HOLD IN ABEYANCE Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525], Item 20 [SDR-16522], Item 25 [ZON-16179], Item 26 [VAR-16181], Item 27 [VAR-17191] and Item 28 [SDR-16180] to the 11/16/2006 Planning Commission Meeting; HOLD IN ABEYANCE Item 7 [SDR-16954] to the 12/07/2006 Planning Commission Meeting; and HOLD IN ABEYANCE Item 35 [SUP-15027 – rescind] and Item 36 [SUP-15027 – reconsider] to the 12/21/2006 Planning Commission Meeting – UNANIMOUS

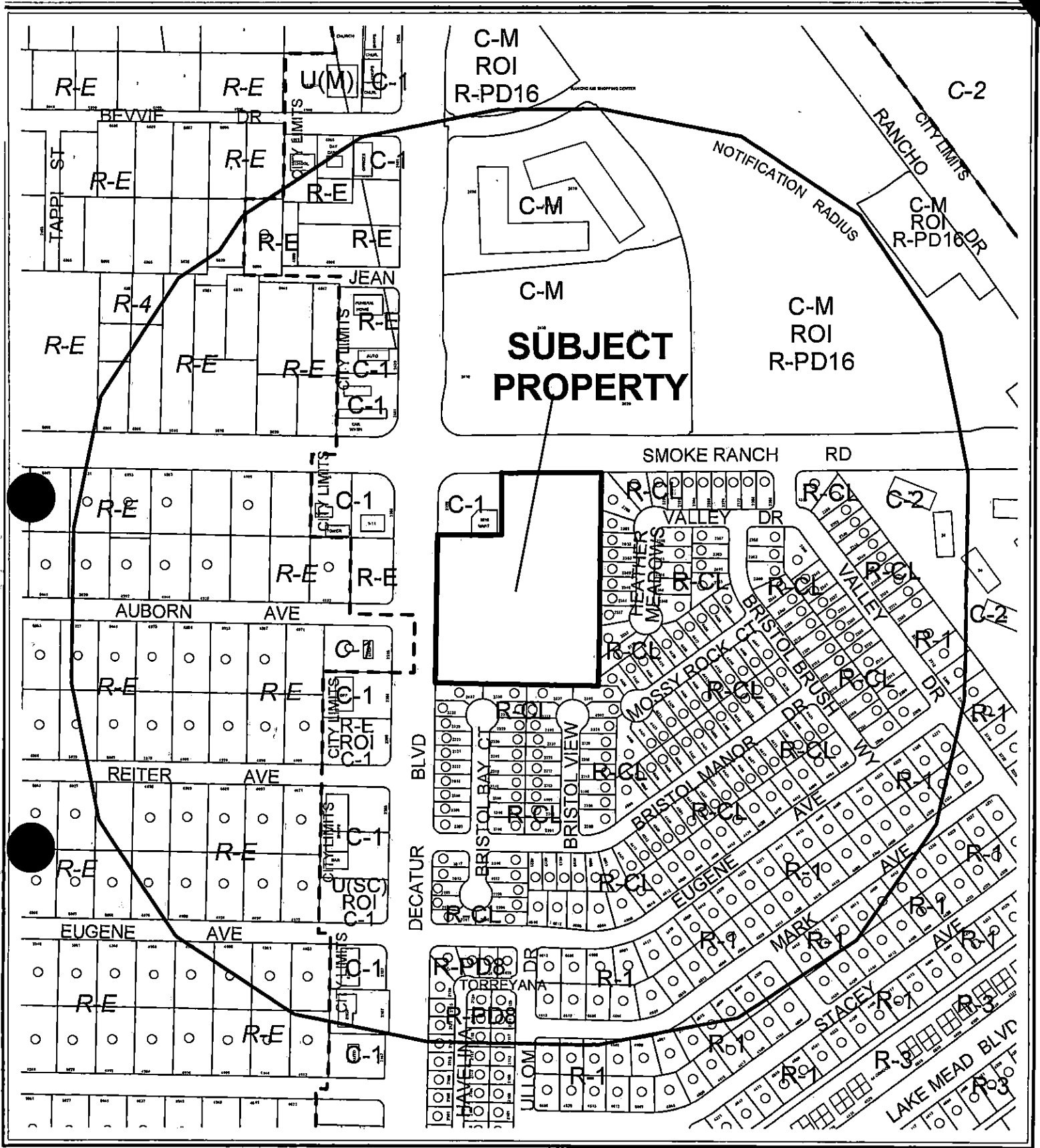
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 20 – SDR-16522

MINUTES:

MR. KORKOSZ stated the applicant's request was to hold Item 17 [GPA-16511], Item 18 [ZON-16519], Item 19 [VAR-16525] and Item 20 [SDR-16522] to the 11/16/2006 Planning Commission meeting in order to revise the plans. He supported the request.

(6:03 – 6:07)

1-59



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: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-16522 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE NOVEMBER 16, 2006 PLANNING
COMMISSION MEETING**



October 25, 2006

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 November 2, 2006 Planning Commission meeting, be **HELD** until your November 16, 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: _____

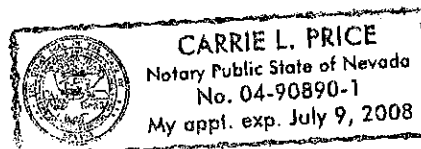
Signature of Property Owner: [Signature]

Print Name: Mark A. Schnippel

Subscribed and sworn before me

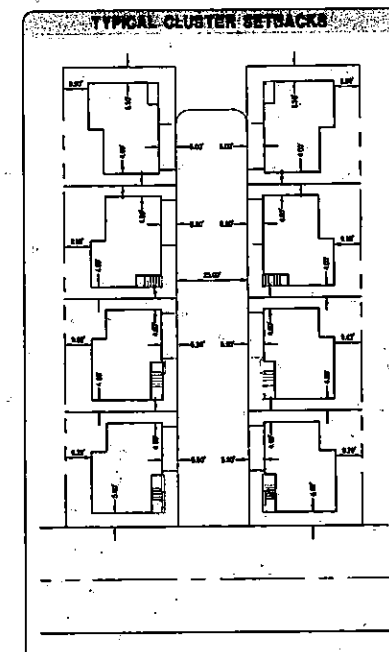
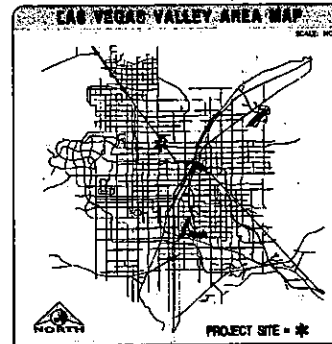
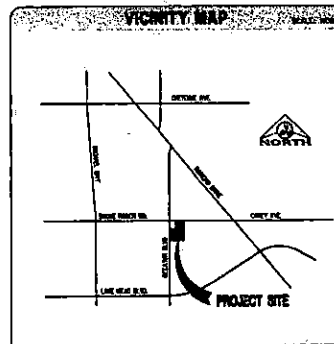
This 1st day of September 2006

Carrie L. Price
Notary Public in and for said County and State



SITE PLAN OF SMOKE RANCH / DECATUR II

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.



LEGAL DESCRIPTION
THE WEST HALF (W 1/2) 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., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ASSessor's PARCEL NUMBER
120-10-10-002

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

SETBACK REQUIREMENTS
CLARK COUNTY TITLE 30

ZONE	MIN. SETBACK	MAX. SETBACK
R-10	5'-0"	10'-0"
TYPICAL LOT SIZE (SF)	1,500 SF	
FRONT TO BUILDING	5'-0"	
FRONT TO GARAGE	5'-0"	
SIDE TO BUILDING	5'-0"	
SIDE TO ROOF EAVE	5'-0"	
BACK TO CORNER	5'-0"	
REAR	5'-0"	

ENGINEER
TERRY ENGINEERING
2757 N. CHARLESTON BLVD., SUITE 2
LAS VEGAS, NV 89166
OFFICE: (702) 294-1480
FAX: (702) 294-3922

OWNER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
2100 PARK ROAD, SUITE 100
HENDERSON, NV 89014
OFFICE: (702) 617-6400

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
2100 PARK ROAD, SUITE 100
HENDERSON, NV 89014
OFFICE: (702) 617-6400

SURVEYOR
TERRY ENGINEERING
2757 N. CHARLESTON BLVD., SUITE 2
LAS VEGAS, NV 89166
OFFICE: (702) 294-1480
FAX: (702) 294-3922

BENCHMARK
CLARK COUNTY METRIC CONTROL POINT "BENCH MARK" BEING A CITY OF LAS VEGAS WEST AND WIND PLANE IN CONCRETE CURB, NORTHWEST CORNER OF JONES BLVD. AND RACE STREET.
ELEVATION: 2,507.2533 FEET
72.533 METERS
CLARK COUNTY METRIC CONTROL POINT BASED ON NORTH AMERICAN DATUM, DATUM OF 1983 (NAD 83).

BASIS OF DEARING
NORTH DATUM "N" BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BLOCK 10A, PAGE 31 OF PLAT ON FILE AT THE CLARK COUNTY, NEVADA RECORDS OFFICE.

COMMON LOT AREAS

COMMON LOT "A"	COMMON LOT "B"	COMMON LOT "C"
8,700 SF	8,700 SF	8,700 SF
200.00 SF	200.00 SF	200.00 SF
COMMON LOT "D" (NOT USABLE)	200.00 SF	200.00 SF
COMMON LOT "E"	200.00 SF	200.00 SF

LAND USE TABULATION

PROPOSED ZONING	LAND USE DESIGNATION	77 LOTS
R-10 (SINGLE FAMILY RESIDENTIAL) <td>8-1 (SINGLE FAMILY RESIDENTIAL) <td>77 LOTS </td></td>	8-1 (SINGLE FAMILY RESIDENTIAL) <td>77 LOTS </td>	77 LOTS
R-10 (RESIDENTIAL PLANNED DEVELOPMENT) <td>8-10 (RESIDENTIAL PLANNED DEVELOPMENT) <td>77 LOTS </td></td>	8-10 (RESIDENTIAL PLANNED DEVELOPMENT) <td>77 LOTS </td>	77 LOTS
TOTAL UNITS	77 UNITS	
SUBSTANDARD UNITS	0 UNITS	
GROSS AREA	12.42 ACRES	
NET AREA	12.42 ACRES	
NET SPACE	12,226 SF	

CLARK COUNTY METRIC CONTROL POINT "BENCH MARK" BEING A CITY OF LAS VEGAS WEST AND WIND PLANE IN CONCRETE CURB, NORTHWEST CORNER OF JONES BLVD. AND RACE STREET.
ELEVATION: 2,507.2533 FEET
72.533 METERS
CLARK COUNTY METRIC CONTROL POINT BASED ON NORTH AMERICAN DATUM, DATUM OF 1983 (NAD 83).

Triton Engineering
1277 N. Paradise Blvd., Suite 100
Las Vegas, NV 89119
OFFICE: (702) 254-1480
FAX: (702) 254-1480

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

SHEET 1 OF 1
DATE: 11/02/06

DECEIVED
OCT 16 2006
GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/02/06 PC

Plant Schedule

Symbol	Size	Botanical Name	Common Name
	24" Box	Acacia stricta	Brooming Acacia
	24" Box	Crataegus bursata	Quail Thorns
	24" Box	Prosopis juliflora	Grass Tree
	24" Box	Viburnum chinensis	Chinese Viburnum
	24" Box	Acacia stricta	Brooming Acacia

8 Gallon	Calliandra speciosa	Bird of Paradise
8 Gallon	Calliandra speciosa	Bird of Paradise
8 Gallon	Calliandra speciosa	Bird of Paradise
8 Gallon	Calliandra speciosa	Bird of Paradise
8 Gallon	Calliandra speciosa	Bird of Paradise
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8 Gallon	Calliandra speciosa	Bird of Paradise
8 Gallon	Calliandra speciosa	Bird of Paradise

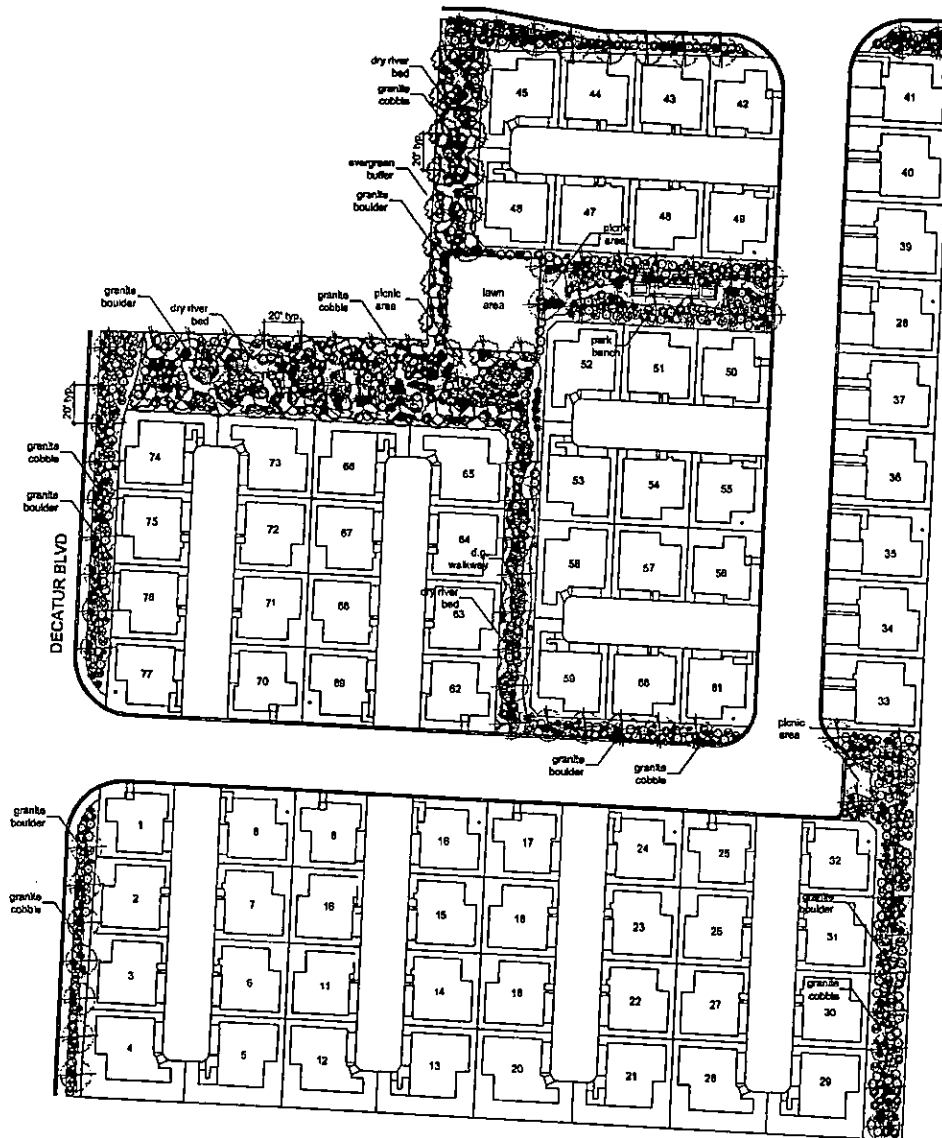
Landscape Schedule

36" Decomposed Rock (2" depth)	
Decomposed Gravel	
1/4" River Rock	
3/4" Granite Cobble	
Granite Boulders (size varies)	

Notes:	
1. All plants are to be installed in 2" layer of 3/4" decomposed rock within stippled areas.	
2. All plants are to be installed in 2" layer of 3/4" decomposed rock within stippled areas.	
3. All plant material shall be installed per C.V. Title 15, Landscape Installation.	
4. All projects shall be installed per C.V. Title 15, Landscape Installation.	

Site Amenities

8000 - Premier park bench Model A-200-1 or approved equal	
1 each Benches - Model TR32 or 1 LATTICE 20-18	
8 Picnic Tables - Veneer Model 1000/1000 OS	
1 each 10' x 10' x 10' (10' x 10' x 10')	
8 Benches - Veneer Model 1000/1000 OS or approved equal	



landaco. landscaping and grading
design build landscape architecture
4880 South Pahrump Las Vegas NV 89103
702.895.7981 fax 702.895.7988

Project Name:

Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

#	Revisions	Date	By
1	rendering	08.08.05	ml
2	buffer	10.10.05	ml
3	base revision	01.11.06	ml
4	base revision	02.01.06	ml
5	engineering	02.20.06	ml
6	base revision	08.30.06	ml

This landscape drawing is for design/build use by Landaco Landscaping and Grading only. Landaco Landscaping and Grading does not assume any responsibility for projects installed by any contractor other than Landaco Landscaping and Grading.

Drawing:
Common Area Landscape Plan

Date: 07.12.05
Scale: 1" = 30'-0"
Drawn By: kd
Checked By: kny
Project #

Sheet # 1 of 1

L-1

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SEP 5 2006



SDR-16522
11/02/06 PC

Kenneth Square

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

SHEET INDEX

CONSULTANTS RESPONSIBLE

A0.0	COVER SHEET, GEN. SPEC. & REFERR.	ARCHITECTURAL:	RICHMOND AMERICAN
A1.0	1st and 2nd FLOOR PLANS 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	ELECTRICAL SPECIFICATIONS AND SHEET INDEX	ELECTRICAL:	Centert Engineers
E1.0	1st and 2nd FLOOR ELECTRICAL PLANS		3175 W. Flamingo Rd.
E1.1	LOAD CALCULATION AND SINGLE-LINE DIAGRAM		Las Vegas, Nevada 89147
			(702) 367-0652
			(702) 367-1076 fax
M1.0	ENERGY SCHEDULE AND HVAC LOADS	MECHANICAL / PLUMBING:	Centert Engineers
M1.1	MECHANICAL PLAN 1st AND 2nd FLOORS		3175 W. Flamingo Rd.
P-0	SPECIFICATION, DETAILS AND SYMBOL LIST		Las Vegas, Nevada 89147
P1.1	FIRST AND SECOND FLOOR PLUMBING PLAN		(702) 367-0652
			(702) 367-1076 fax
S0.0	STRUCTURAL COVER SHEET	STRUCTURAL:	Performance Plus Engineering
S1-1	POST-TENSIONING PLANS		8930 W. Tropicana Ave.
	ELEVATIONS A, B, AND C		Las Vegas, Nevada 89147
S1-1	SLAB HARDWARE PLAN		(702) 307-1987
	ELEVATION A, B, AND C		(702) 307-2002 fax
S1-2	FLOOR & ROOF FRAMING PLAN - ELEVATION A		
S1-3	FLOOR & ROOF FRAMING PLAN - ELEVATION B		
S1-4	FLOOR & ROOF FRAMING PLAN - ELEVATION C		

SQUARE FOOTAGES

1ST FLOOR LIVING AREA -	366
2ND FLOOR LIVING AREA -	667
TOTAL LIVING AREA -	1033
GARAGE AREA -	240
PORCH AREA -	14
PORCH AREA ELEVATION "C" -	52
OPTIONS AVAILABLE	-
TOTAL BUILDING AREA -	1367

SCHEDULE OF OPTIONS

OPTION	DESCRIPTION	STATUS
1		
2		
3		
4		
5		
6		
7		
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9		
10		
11		
12		
13		
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15		
16		
17		
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20		

SEP 21 2006

RICHMOND AMERICAN
ARCHITECTS
STATE CONTRACT LICENSE #308847
DAVID R. RICHMOND
BRISTOL, VIRGINIA, U.S.A.

GENERAL SPECIFICATIONS/ATTIC INFORMATION
MISC. INFORMATION

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

1262

Kenneth Square

1265CS

A0.0

LAS VEGAS DIVISION
9970 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600



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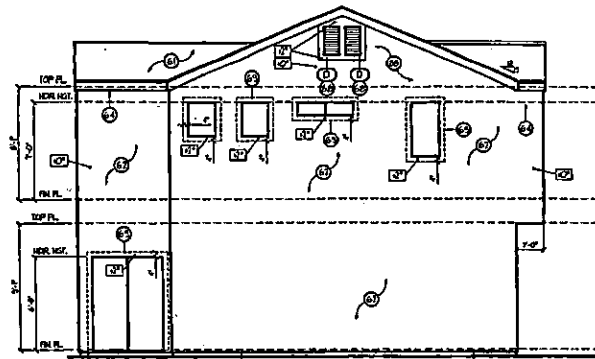
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ZON-16519 SDR-16522

SEP 21 2006



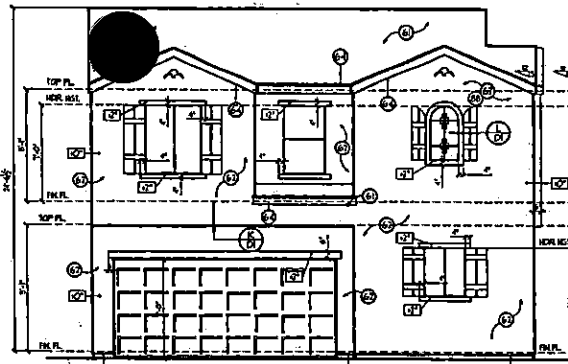
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SEP 21 2006



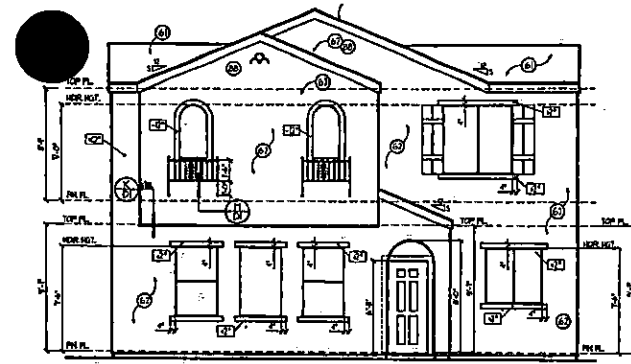
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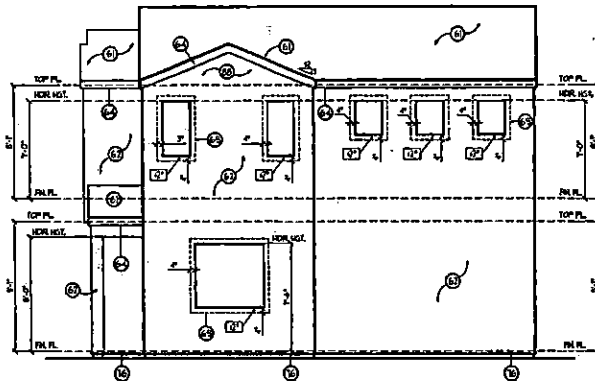
Front Elevation - B

SCALE 1/4" = 1'-0"



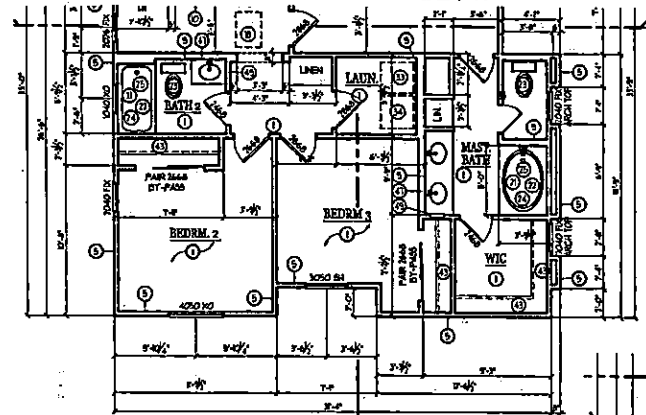
Right Elevation

SCALE 1/4" = 1'-0"



Right Elevation

SCALE 1/4" = 1'-0"

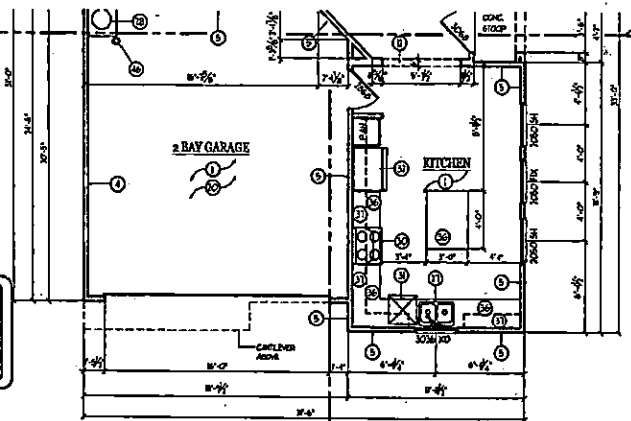


2nd Floor Plan

Elevation - B

SCALE 1/4" = 1'-0"

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SEP 21 2006



1st Floor Plan

Elevation - B

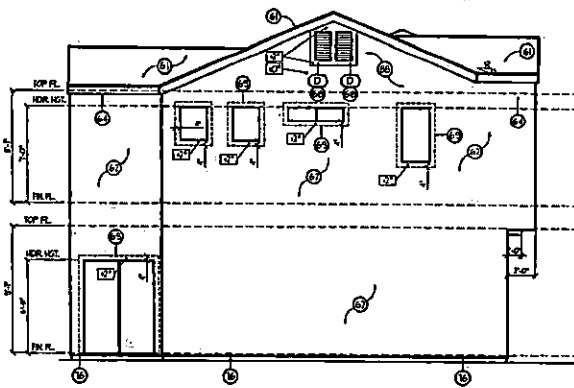
SCALE 1/4" = 1'-0"

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 GPA-16511 VAR-16525
 ZON-16519 SDR-16522

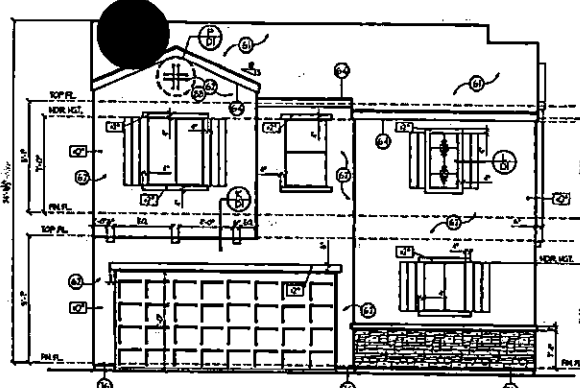
LAS VEGAS DIVISION
 9079 W. Cheyenne Ave. Suite 800
 LAS VEGAS, NV 89129 (702) 240-5800

RICHMOND
 SINCE 1988
 DIVISION PRESIDENT
 JENNIFER BELLARD, JR.

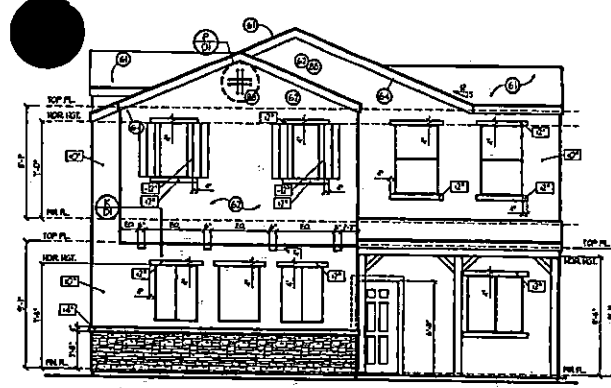
ROOF FRAMING, FRONT, REAR & SIDE
 OF ELEVATION 'B'



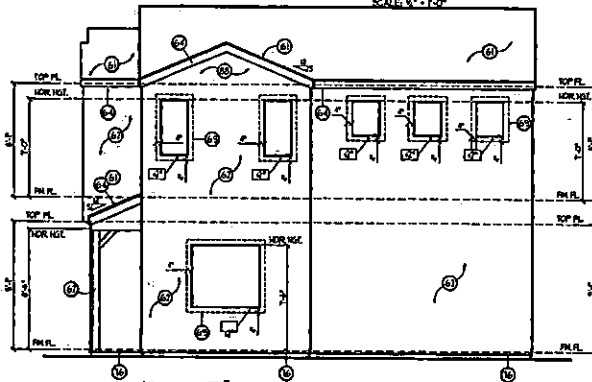
Left Elevation



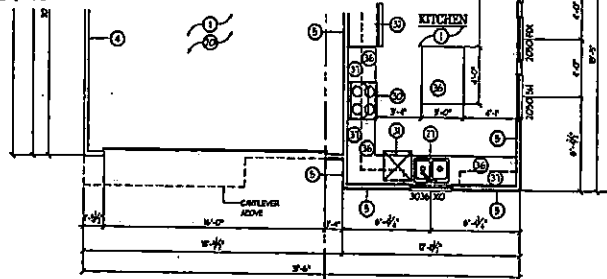
Front Elevation - C



Right Elevation



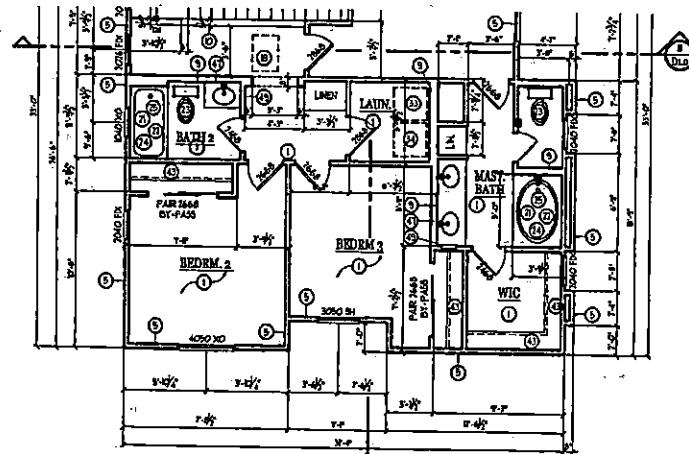
Rear Elevation



1st Floor Plan

Elevation - C

SCALE 1/4" = 1'-0"



2nd Floor Plan

Elevation - C

SCALE 1/4" = 1'-0"

RECEIVED
SEP 21 2006

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

RICHMOND
ALBERTA
STATE CONTRACTOR LICENSE #003647
DIVISION FIDELITY

LAS VEGAS DIVISION
9870 W. Chatterbox Ave. Suite 100
LAS VEGAS, NV 89123 (702) 240-5600

ROOF FRAMING: FRONT, REAR & SIDE
OF ELEVATION "C"

1262

Kenneth Square

A2.C



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LAS VEGAS DIVISION

9870 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV. 89129 (702) 240-5800

SEP 21 2006

REVISED	11/02/06 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

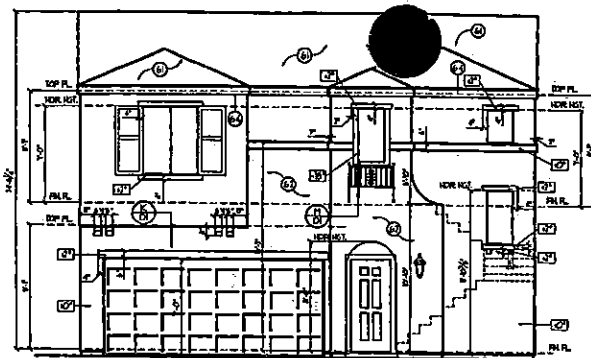
SHEET INDEX	CONSULTANTS RESPONSIBLE
A0.0 COVER SHEET, GEN. SPEC. & INFO.	ARCHITECTURAL: ROYAL AMERICAN
A1.0 1st and 2nd FLOOR PLAN w/ Options	8970 W. Cheyenne, Suite 100
A2.A FRONT, REAR, & SIDE ELEVATION W/ OPT.	Los Vegas, Nevada 89129
A2.B FRONT, REAR, & SIDE ELEVATION W/ OPT.	(702) 240-5600
A2.C FRONT, REAR, & SIDE ELEVATION W/ OPT.	(702) 240-5600 fax
A3.0 ROOF PLAN OF ELEVATIONS "A", "B", AND "C" AND SECTIONS "X" AND "Y"	
D1 DETAIL SHEET	
E2.0 1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL: Confort Engineers
E2.1 LOAD CALCULATION AND SINGLE-LINE DIAGRAM	9175 W. Flamingo Rd. Los Vegas, Nevada 89147 (702) 367-0852 (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. Los Vegas, Nevada 89147 (702) 367-0852 (702) 367-1076 fax
P1.1 FIRST AND SECOND FLOOR PLUMBING PLAN	
PT-2 POST-TENSIONING PLANS	STRUCTURAL: Performance Plus Engineering
ELEVATIONS A, B, AND C	6930 W. Tropicana Ave. Los Vegas, Nevada 89147 (702) 307-1387 (702) 307-2002 fax
S2-1 SLAB HARDWARE PLAN	
ELEVATION A, B, AND C	
S2-2 FLOOR & ROOF FRAMING PLAN - ELEVATION A	
S2-3 FLOOR & ROOF FRAMING PLAN - ELEVATION B	
S2-4 FLOOR & ROOF FRAMING PLAN - ELEVATION C	

SQUARE FOOTAGES	
1ST FLOOR LIVING AREA -	50
2ND FLOOR LIVING AREA -	35
TOTAL LIVING AREA -	130
GARAGE AREA -	375
PORCH AREA -	65
OPTIONS AVAILABLE	
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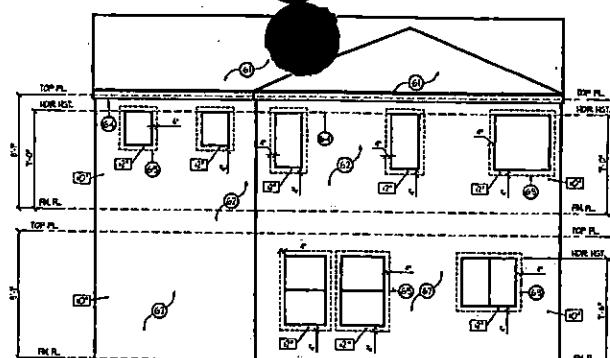
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ZON-16519 SDR-16522

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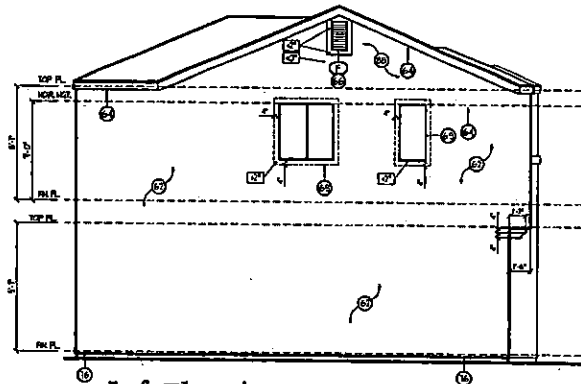
Front Elevation - A

SCALE: 1/4" = 1'-0"



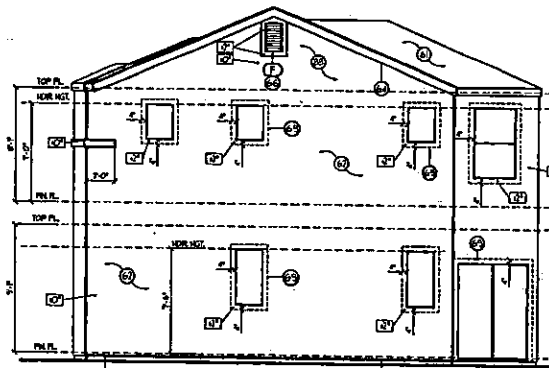
Rear Elevation - A

SCALE: 1/4" = 1'-0"



Left Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

SCALE: 1/4" = 1'-0"

- GENERAL REQUIREMENTS**
1. FOAM APPLICATIONS SHALL COMPLY PER IRC
 2. WINDOW HEADERS HEIGHTS NOTES ON PLANS
 3. REFER TO SHEET ALSO FOR ATTIC VENTILATION CALCULATIONS
 4. ALL FOAM PLANT-ONS AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION
- (1) CONCRETE FILL OF TYPE 30 FILL USE LAPPED 7" (MIN) 1" DIA LAPPED AT (MIN) 48" DIA (SEE DETAIL)
 - (2) STUCCO APART BOARD (S.D. 1/2" DIA) (SEE DETAIL) BARBER 1" PER IRC
 - (3) MOISTURE VAPOR BARRIER SHALL COMPLY TO BE USED (SEE DETAIL)
 - (4) 1/2" RIGID INSULATION
 - (5) 1/2" RIGID INSULATION (PAINTED GLASS FOR DECORATIVE PURPOSES ONLY)
 - (6) PROVIDE CORROSION RESISTANT METAL FLASH WITH FLASH COVERS OF 1/4" DIA (SEE DETAIL) IN EXTERIOR
 - (7) FLASHING PLATE = 1/2" OF C.P. CORROSION RESISTANT METAL
 - (8) ON ROOF TOP-UP AROUND WINDOW ONLY WHEN REQUIRED BY ZONING CONDITION, TYPICAL AT ROOF AND REARS
 - (9) FLASHING ROOF GATE 1" STUCCO ON GUTTER AND BALL FLASHING ROOF RAIL PER IRC
 - (10) 1/2" RIGID INSULATION
 - (11) 1/2" RIGID INSULATION
 - (12) 1/2" RIGID INSULATION
 - (13) 1/2" RIGID INSULATION
 - (14) 1/2" RIGID INSULATION
 - (15) 1/2" RIGID INSULATION
 - (16) 1/2" RIGID INSULATION
 - (17) 1/2" RIGID INSULATION
 - (18) 1/2" RIGID INSULATION
 - (19) 1/2" RIGID INSULATION
 - (20) 1/2" RIGID INSULATION
 - (21) 1/2" RIGID INSULATION
 - (22) 1/2" RIGID INSULATION
 - (23) 1/2" RIGID INSULATION
 - (24) 1/2" RIGID INSULATION
 - (25) 1/2" RIGID INSULATION

LAS VEGAS DIVISION
 9870 W. CHEVROISE AVE. Suite 108
 LAS VEGAS, NV 89123 (702) 249-5600

RICHMOND
 STATE CONTRACTOR LICENSE #0006417
 DIVISION PRESIDENT
 RICHMOND, VIRGINIA

ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DATE: 08/22/06
 BY: J.M.C.
 CHECKED: J.M.C.
 1 2 3 4 5

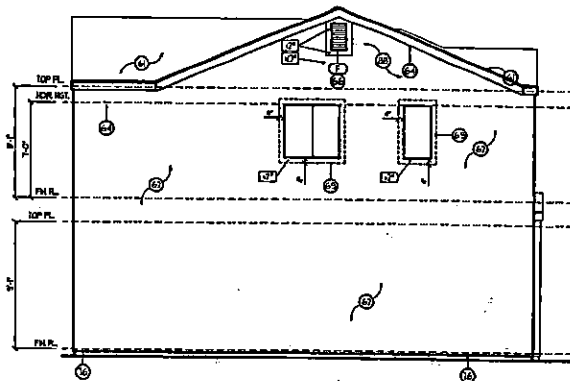
Plan # 1310

Division Kenneth Square

Sheet No. A2.A

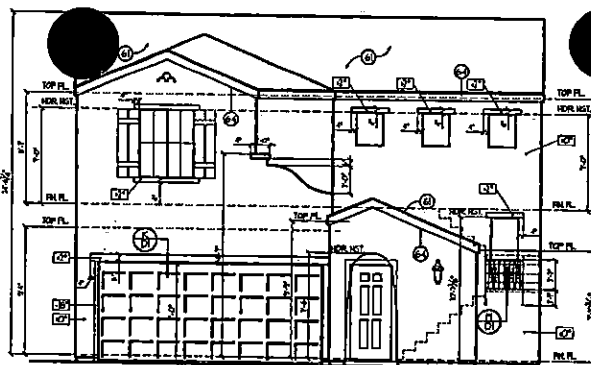
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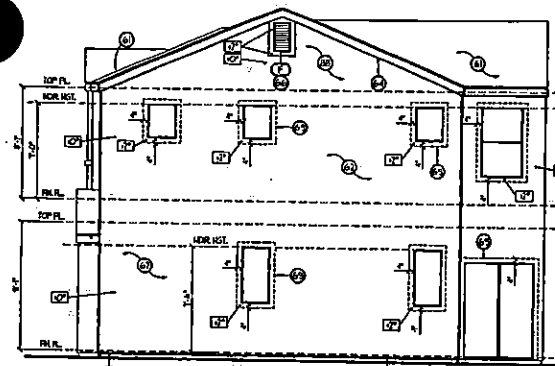
Left Elevation

SCALE: 1/4" = 1'-0"



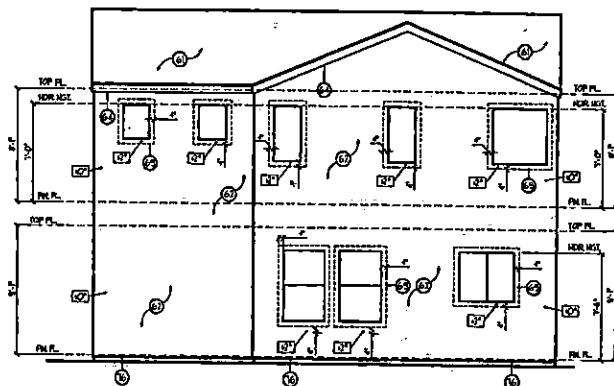
Front Elevation - B

SCALE: 1/4" = 1'-0"



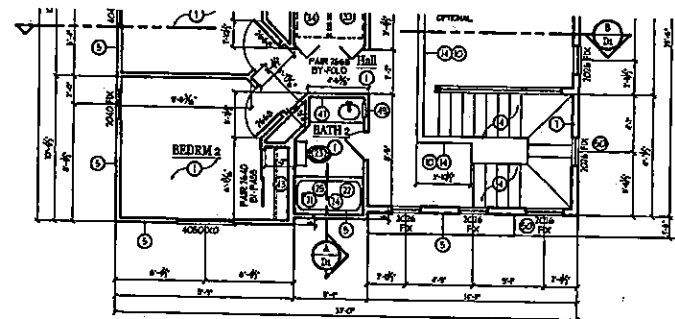
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

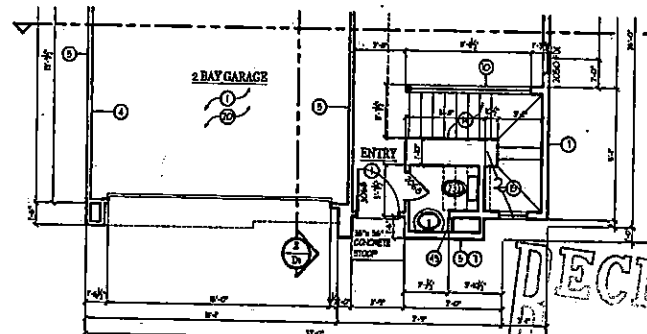
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"

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LAS VEGAS, NV. 89123 (702) 240-5600

RICHMOND
ARCHITECTS
STATE CONSULTING ENGINEER
DIVISION REGISTRATION
RENEWED 12/01/05

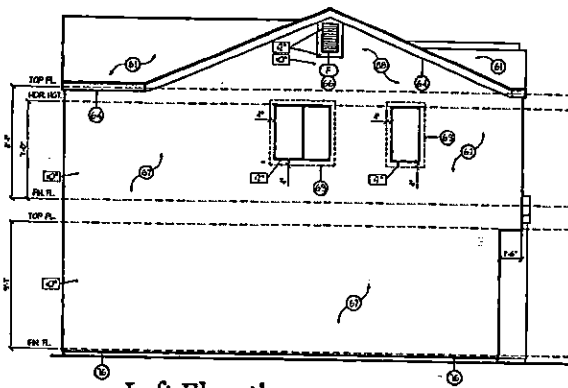
ROOF FRAMING, FRONT, REAR & SIDE
OF ELEVATION "B"

DATE	BY	REVISION
11/02/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED
09/22/06	PC	REVISED

1310
Kenny
Squire

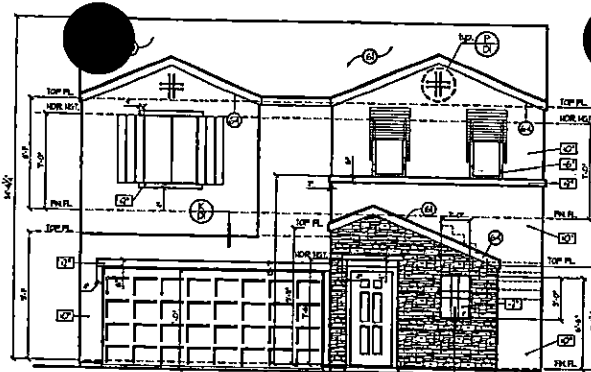
A2.B

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ZON-16519 SDR-16522



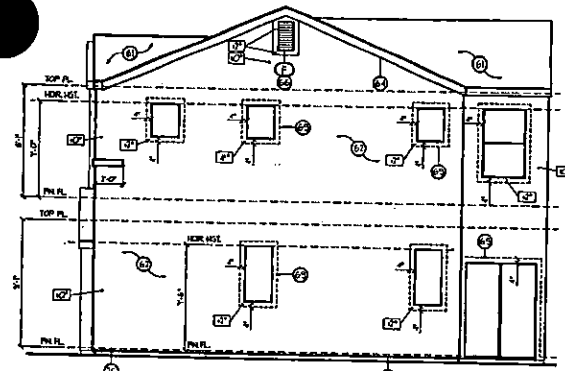
Left Elevation

SCALE: 1/4" = 1'-0"



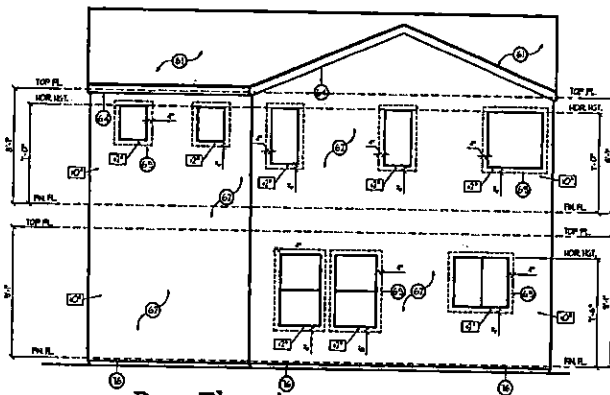
Front Elevation - C

SCALE: 1/4" = 1'-0"



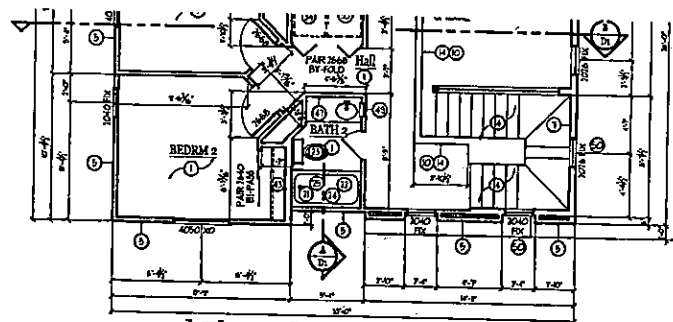
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

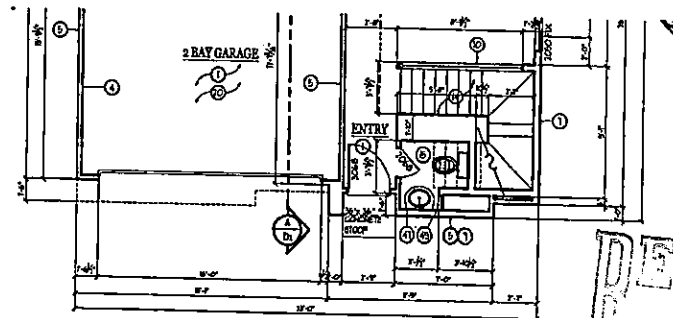
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2nd Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"

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LAS VEGAS DIVISION
9870 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89121 (702) 240-5600

RICHMOND
ALTERNATIONS
SINCE 1987
ARCHITECTS
DIVISION PRESIDENT
BRUNST L. REBBA, JR.

ROOF FRAMING: FRONT, REAR & SIDE
OF ELEVATION "C"

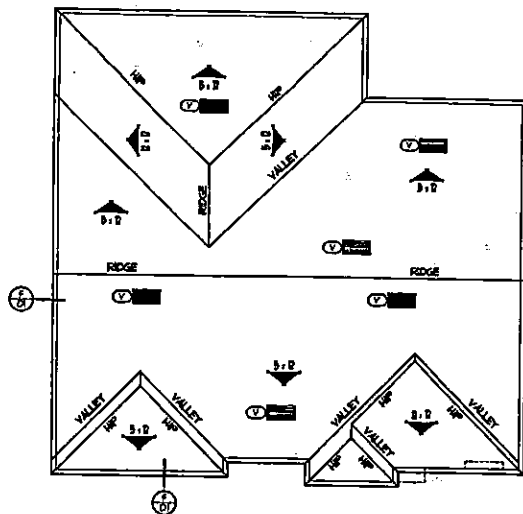
DATE	BY	CHKD	APP'D
09/22/06			

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Service
Kenneth
Square

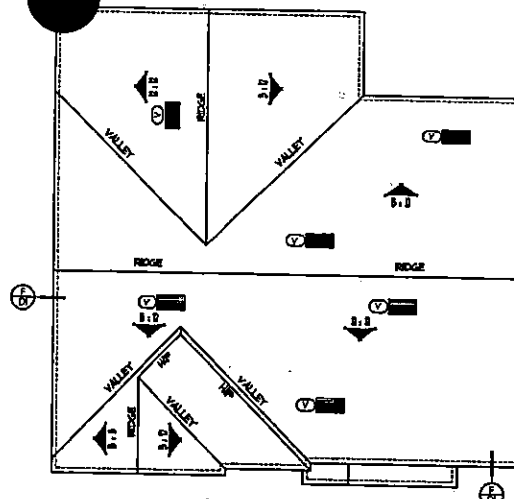
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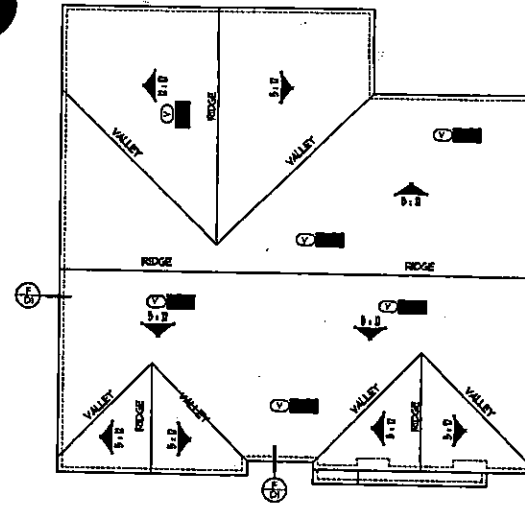
Roof Plan - A

SCALE: 1/4" = 1'-0"



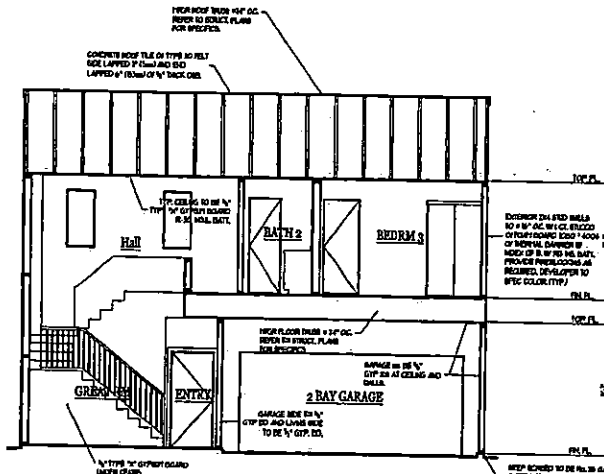
Roof Plan - B

SCALE: 1/4" = 1'-0"



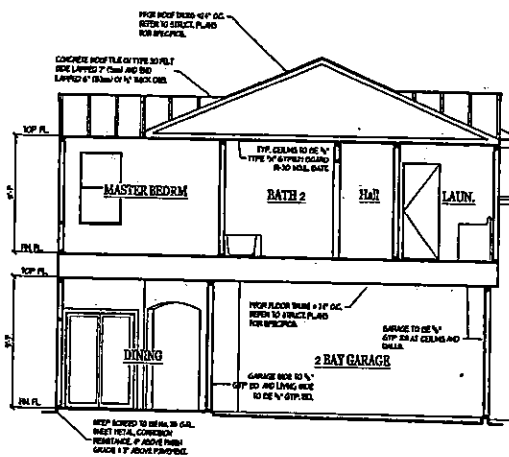
Roof Plan - C

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	SQ. FT. OF FREE AREA	ATC SPACE	SQ. FT.	CONFIGURATION	SQ. FT. OF FREE AREA
ROOF	500	12' x 12'	0.375	ROOF	500	12' x 12'	0.375
Unvented By ISO = 6.60		12' x 18'	0.625	Unvented By ISO = 6.60		12' x 18'	0.625
Total Requirements: 6.60		14' x 24'	1.1736	Total Requirements: 6.60		14' x 24'	1.1736
High (Total) Ventilation		16' x 24'	1.5347	High (Total) Ventilation		16' x 24'	1.5347
QTY. TYPE AREA		16' x 22'	1.208	QTY. TYPE AREA		16' x 22'	1.208
1 6 V 0.7		18' x 18'	1.052	1 6 V 0.7		18' x 18'	1.052
2 2 F 1.208		20' x 20'	1.534	2 2 F 1.208		20' x 20'	1.534
TOTAL: 6.62		20' x 28'	2.069	TOTAL: 6.62		20' x 28'	2.069
		24' x 30'	2.715			24' x 30'	2.715
		30' x 30'	3.43			30' x 30'	3.43
		30' x 36'	4.243			30' x 36'	4.243

ALL ATTIC VENTILATION SHALL COMPLY WITH IRC

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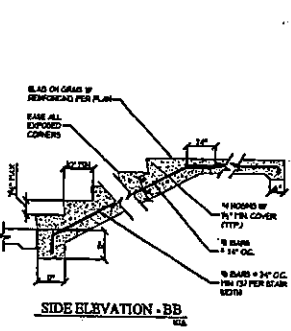
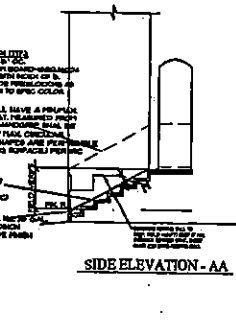
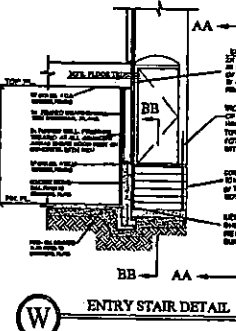
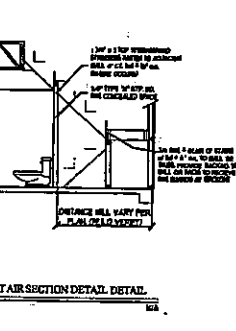
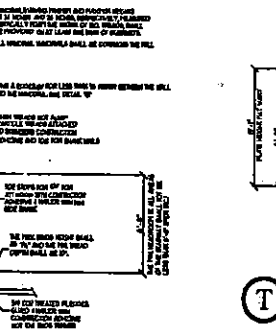
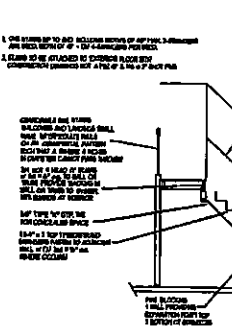
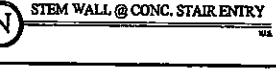
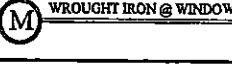
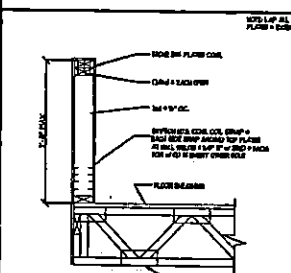
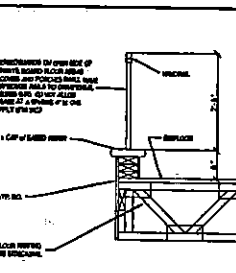
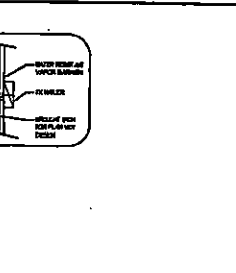
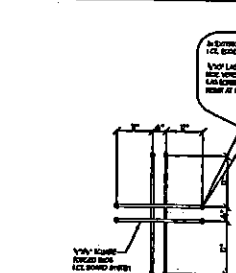
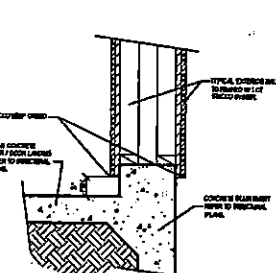
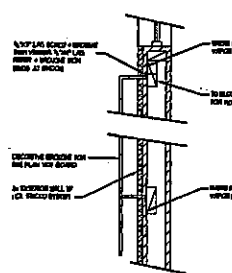
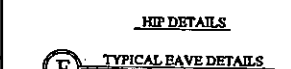
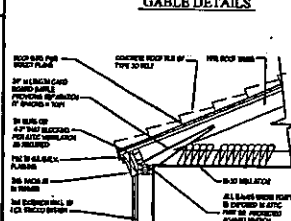
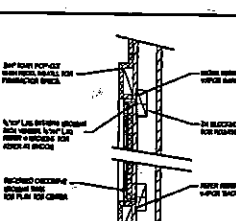
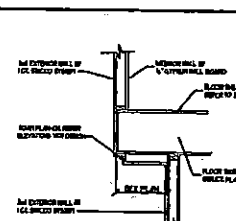
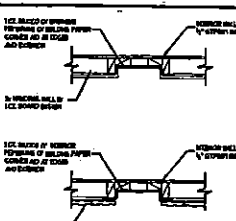
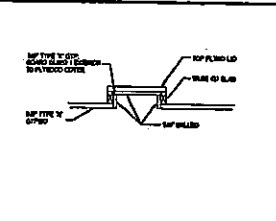
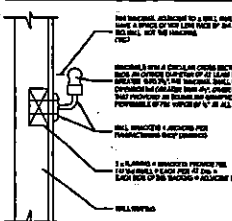
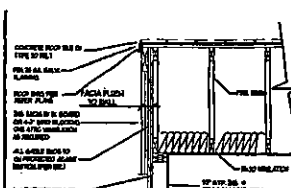
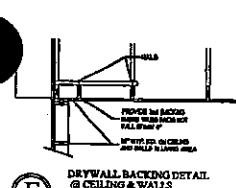
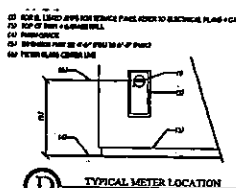
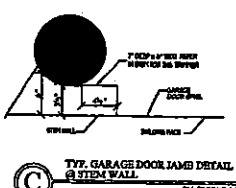
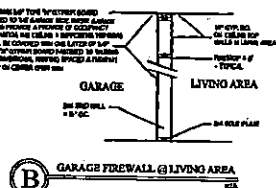
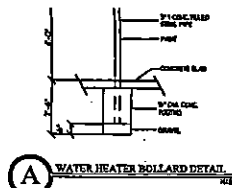
LAS VEGAS DIVISION
9070 W. CHARLENOA AVE. SUITE 100
LAS VEGAS, NV 89126 (702) 240-5600

RICHMOND
STATE CONTRACTOR LICENSE #000847
UNION PRESIDENT
FRANK J. BREAVER, JR.

ROOF PLANS (ELEVATION "A", "B" AND "C")
SECTIONS

Page # **1310**
Drawing **Marking**
Square
Sheet No. **A3.0**

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



LAS VEGAS DIVISION
3978 W. Cheyenne Ave. Suite 108
LAS VEGAS, NV 89129 (702) 240-5600

RICHMOND
AMERICAN INSTITUTE OF ARCHITECTS
STATE OF NEVADA
DESIGN PROFESSIONAL
BRUCE J. BILALIAN, JR.

DETAIL SHEET

REV.	DATE	BY	CHK
1	02/22/06		
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1310
Revision
Square
3/16/01
D1

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SEP 21 2006 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

SQUARE FOOTAGES

1ST FLOOR LIVING AREA -	505
2ND FLOOR LIVING AREA -	600
TOTAL LIVING AREA -	1105
GARAGE AREA -	374
PORCH AREA -	0
PATIO AREA -	42
OPTIONS AVAILABLE	
DECK AREA -	0
TOTAL BUILDING AREA -	1566

SCHEDULE OF OPTIONS

NO.	DESCRIPTION	DATE OF OPTION	STATUS
1			
2			
3			
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SHEET INDEX	CONSULTANTS RESPONSIBLE
ADD COVER SHEET, GEN. SPEC. & OPTION	ARCHITECTURAL: RICHMOND AMERSON
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	
E3.0 1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL: Comfort Engineers
E3.1 LOAD CALCULATION AND SINGLE-LINE DIAGRAM	9175 W. Flamingo Rd.
	Las Vegas, Nevada 89147
	(702) 367-0882
	(702) 367-1076 fax
M1.0 ENERGY SCHEDULE AND HVAC LOADS	MECHANICAL / PLUMBING: Comfort Engineers
M1.1 MECHANICAL PLAN 1st AND 2nd FLOORS	9175 W. Flamingo Rd.
P-0 1 SPECIFICATION DETAILS AND SYMBOL LIST	Las Vegas, Nevada 89147
P1.1 FIRST AND SECOND FLOOR PLUMBING PLAN	(702) 367-0882
	(702) 367-1076 fax
PT-3 POST-TENSIONING PLANS	STRUCTURAL: Performance Plus Engineering
ELEVATIONS A, B, AND C	8930 W. Tropicana Ave.
SS-1 SLAB THICKNESS PLAN	Las Vegas, Nevada 89147
ELEVATION A, B, AND C	(702) 307-1987
SS-2 FLOOR & ROOF FRAMING PLAN - ELEVATION A	(702) 307-2002 fax
SS-3 FLOOR & ROOF FRAMING PLAN - ELEVATION B	
SS-4 FLOOR & ROOF FRAMING PLAN - ELEVATION C	

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9970 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV 89129 (702) 240-5600

RICHMOND AMERSON
ARCHITECTS
STATE LICENSED ARCHITECT
DIVISION PRESIDENT
FARNEST L. DUBAY, JR.

GENERAL SPECIFICATIONS / ATTIC INFORMATION
MISC. INFORMATION

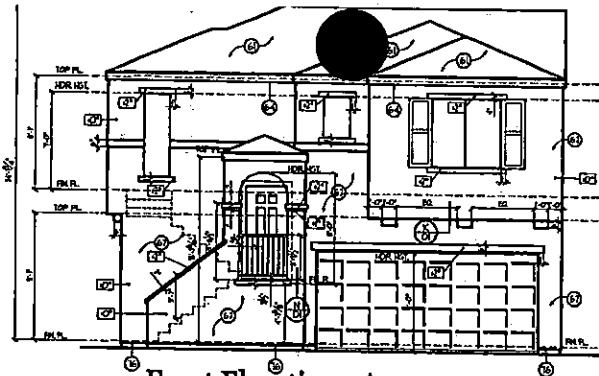
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REVISED: [Signature]

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1335CS

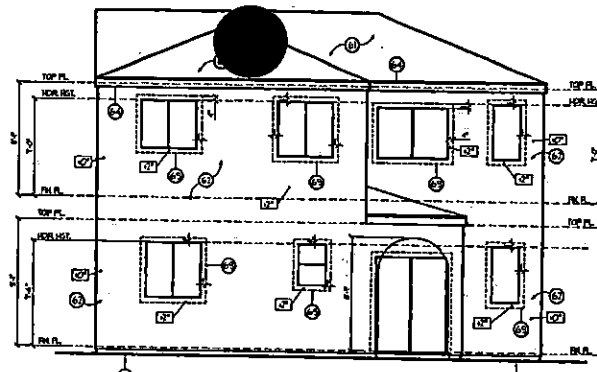
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GPA-16511 VAR-16525
ZON-16519 SDR-16522



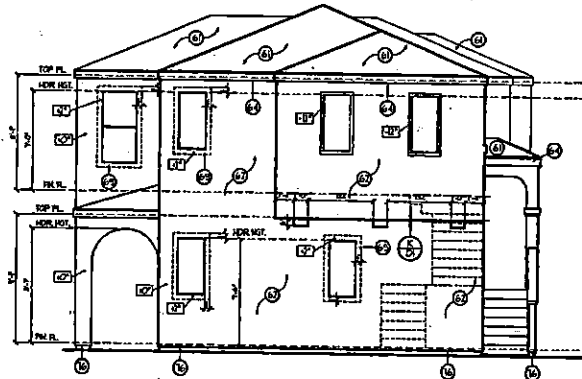
Front Elevation - A

SCALE: 1/4" = 1'-0"



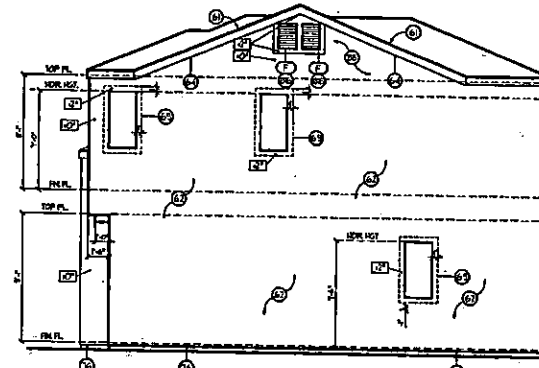
Rear Elevation - A

SCALE: 1/4" = 1'-0"



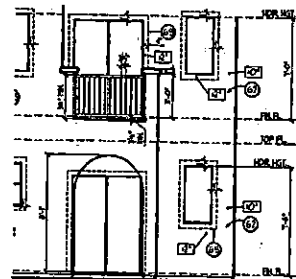
Left Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

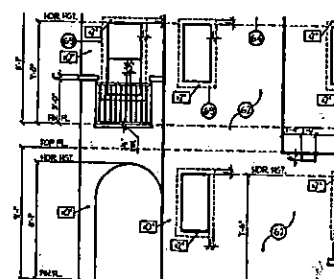
SCALE: 1/4" = 1'-0"



Optional Deck Rear Elevation

Typical (rear elevations)

SCALE: 1/4" = 1'-0"



Optional Deck

Typical (side elevations)

SCALE: 1/4" = 1'-0"

GENERAL NOTES	
1.	FOAM APPLICATIONS SHALL COMPLY PER IRC
2.	WINDOW HEADERS HEIGHTS NOTES ON PLANS
3.	REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4.	ALL FOAM PLANT-ONS AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION
5.	CONCRETE FILL 1/2" TYPE 30 FILL, LAP LAPPED 7" MIN. & END LAPPED 1/2" TO 3/4" OF THE CORNER
6.	EXPOSED BOARD (CEILING) SHALL BE FINISHED WITH 1/2" PER INCH
7.	STONE VENEER & APPLICATION SHALL COMPLY TO IRC (2003 EDITION)
8.	THE ROOF SHALL BE FINISHED
9.	PROVIDE GLASS (TYPED) GLASS FOR DECORATIVE PURPOSES ONLY
10.	PROVIDE CORROSION RESISTANT METAL FLASH WITH FLASH (MINIMUM OF 1/2" ALUMINUM) IN DETAIL
11.	ADDRESS PLATE 4" 60" W/ OPL. COACH LIGHT 4" 6"
12.	THE FRONT PORCH ONLY WHEN REQUIRED BY ZONING CONDITIONS, TYPICAL AT REAR AND REAR W/ OPL. COACH LIGHT 4" 6"
13.	PROVIDE NO. 16 GALVANIZED SHEET GAGE CORROSION-RESISTANT SHEET (MINIMUM 1/2" ABOVE EACH 1" ABOVE PAVED)
14.	PARAMETER ROOF SYSTEM ON OPT. COVERED PATIO WITH ROOF FLASHING 1/2" EVERY 12" OF ROOF MATERIAL TO BE 1/2" BEARING OF BASE SHEET MECHANICALLY FASTENED TO CORROSION-RESISTANT SHEET ADHESIVE FASTENING
15.	PROVIDE NO. 16 GALVANIZED SHEET GAGE CORROSION-RESISTANT SHEET (MINIMUM 1/2" ABOVE EACH 1" ABOVE PAVED)
16.	1/2" 12" SPACED CORROSION-RESISTANT AIR VENTS - LOCATE PER IRC
17.	OPT. SERVICE DOOR
18.	PROVIDE CORROSION-RESISTANT SHEET (METAL) THAT FOUR (4) FLASHING 1/2" EVERY 12" OF ROOF MATERIAL TO BE 1/2" BEARING OF BASE SHEET MECHANICALLY FASTENED TO CORROSION-RESISTANT SHEET ADHESIVE FASTENING
19.	IN ONE (1) SIDE WALL PROVIDE ROOFED AREA BLOCK (SEE FIRST AREA PROVIDE ROOFED AREA BLOCK)
20.	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED IF LESS THAN 1/2" OF CORROSION-RESISTANT SHEET (SEE FIRST)

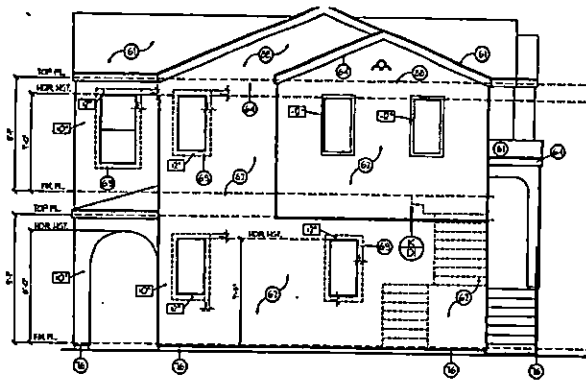
LAS VEGAS DIVISION
9978 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5800

RICHMOND
ARCHITECTS
STATE LICENSED ARCHITECT
ARCHITECT FIRM

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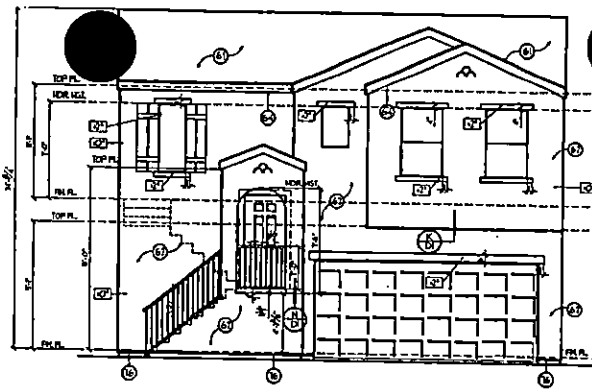
1343
A2.A

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GPA-16511 VAR-16525
ZON-16519 SDR-16522



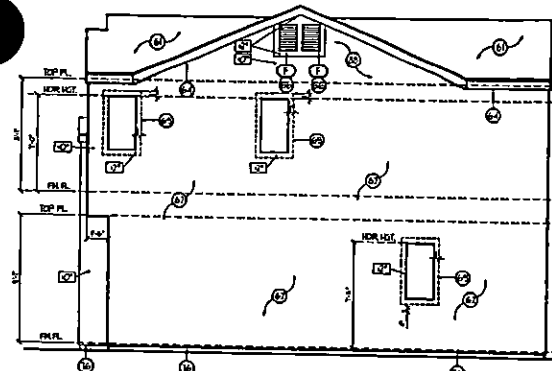
Left Elevation

SCALE 1/4" = 1'-0"



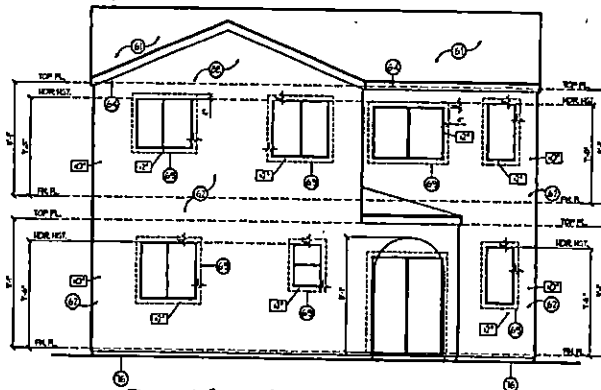
Front Elevation - B

SCALE 1/4" = 1'-0"



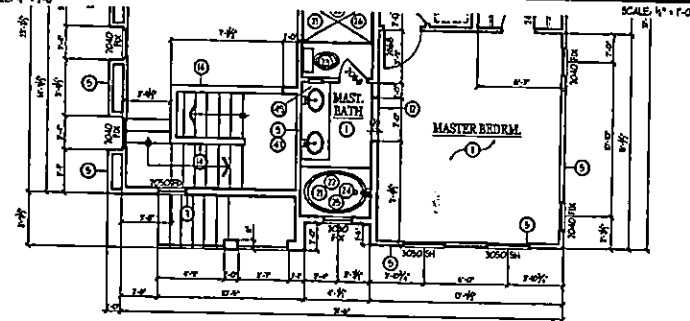
Right Elevation

SCALE 1/4" = 1'-0"



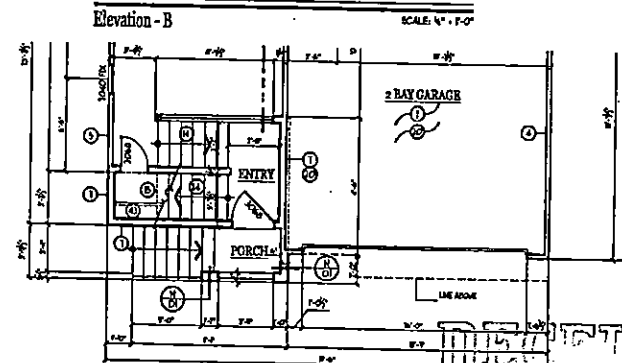
Rear Elevation

SCALE 1/4" = 1'-0"



2nd Floor Plan

SCALE 1/4" = 1'-0"



1st Floor Plan

SCALE 1/4" = 1'-0"

Elevation - B

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ZON-16519 SDR-16522

RICHMOND
STATE CONTRACTORS LICENSE, PRESENT
DIVISION PRESIDENT
ERNEST J. BEAULIEU, JR.

ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION 'B'

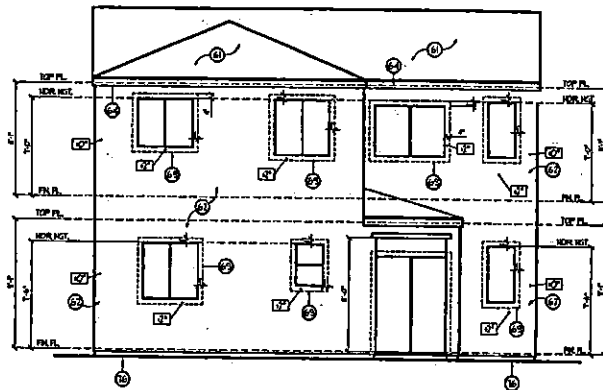
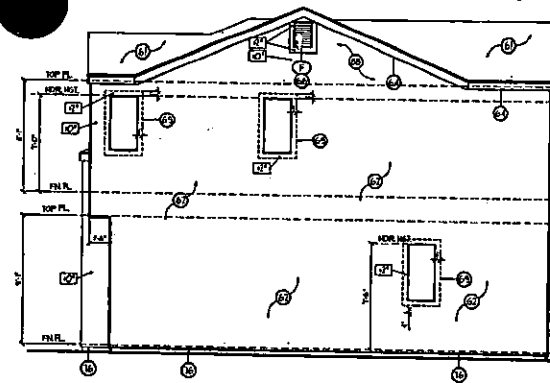
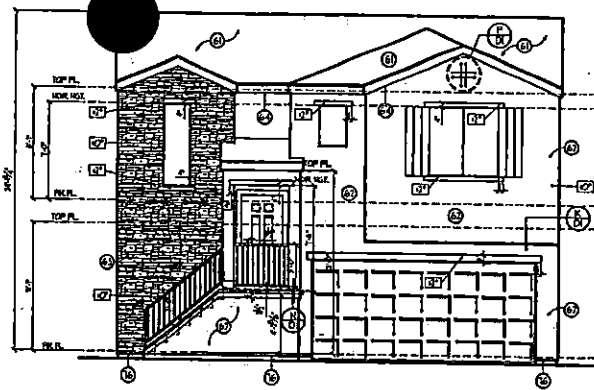
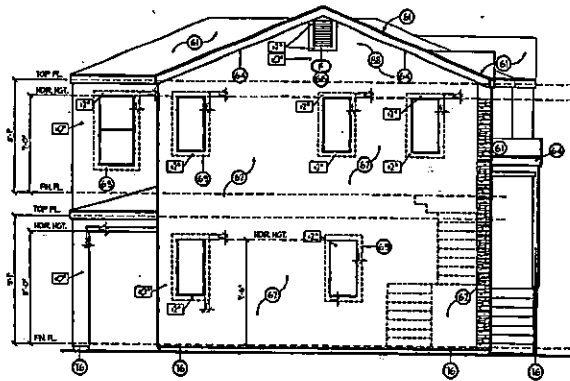
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1343

Kenneth
Scott

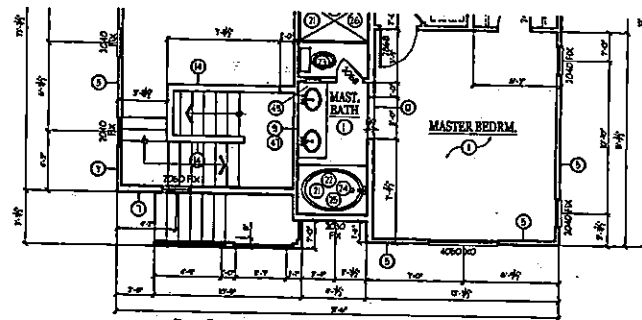
A2.B

LAS VEGAS DIVISION
970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89102 (702) 240-5900



Rear Elevation

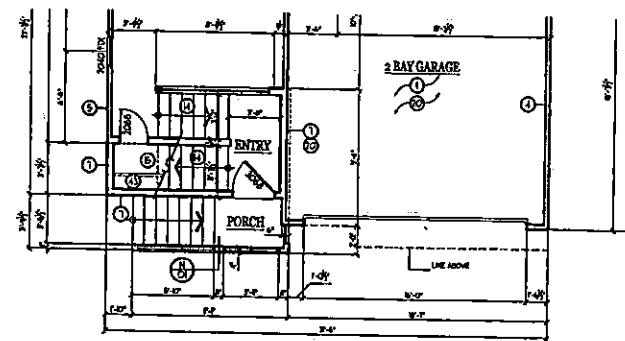
SCALE 1/4" = 1'-0"



2nd Floor Plan

Elevation - C

SCALE 1/4" = 1'-0"



1st Floor Plan

Elevation - C

SCALE 1/4" = 1'-0"

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LAS VEGAS DIVISION
9070 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

RICHMOND
STATE CONTRACTORS BOARD
UNIFORM PRESENTATION
PENNSYLVANIA

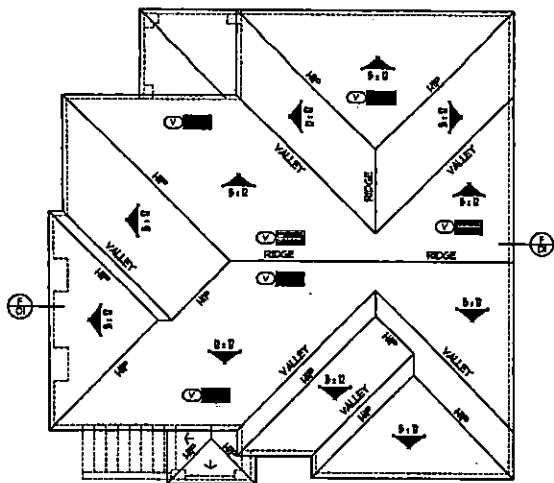
ROOF FRAMING, FRONT, REAR & SIDE
OF ELEVATION 'C'

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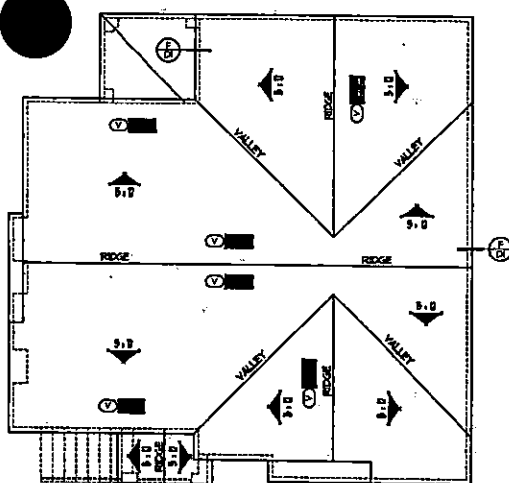
Kenneth
Snyder

A2.C



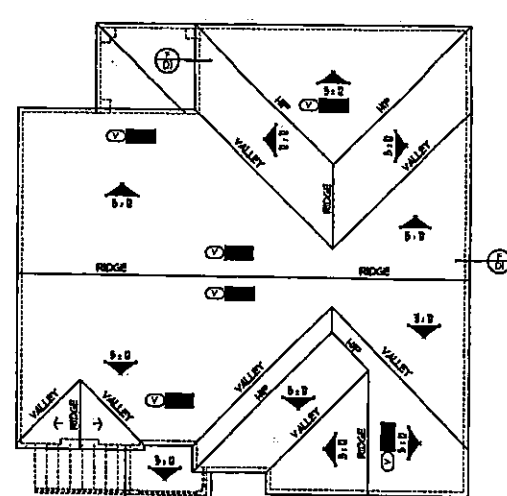
Roof Plan - A

SCALE: 1/4" = 1'-0"



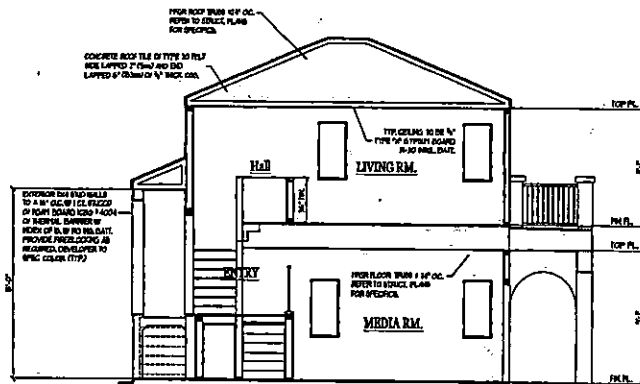
Roof Plan - B

SCALE: 1/4" = 1'-0"



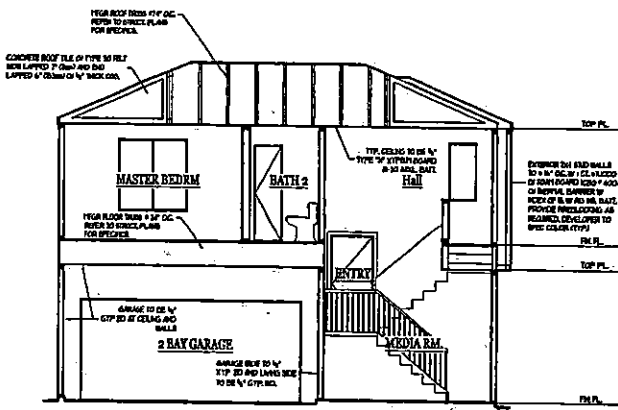
Roof Plan - C

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	Attic Space	Sq. Ft.	Roof	1/150 Ventilation Rule	Attic Space	Sq. Ft.	Roof
	815		815		815		815
	Chosen By 320 = 320				Chosen By 150 = 150		
	Total Requirements: 320				Total Requirements: 150		
	High (Total) Ventilation				High (Total) Ventilation		
	Qty, Type, Area				Qty, Type, Area		
	1 6 V 0.7				1 6 V 0.7		
	2 2 F 1.208				2 2 F 1.208		
	TOTAL: 6.62				TOTAL: 6.62		
ELEVATION C:				ELEVATION D:			
1/150 Ventilation Rule	Attic Space	Sq. Ft.	Roof	1/150 Ventilation Rule	Attic Space	Sq. Ft.	Roof
	815		815		815		815
	Chosen By 150 = 150				Chosen By 150 = 150		
	Total Requirements: 150				Total Requirements: 150		
	High (Total) Ventilation				High (Total) Ventilation		
	Qty, Type, Area				Qty, Type, Area		
	1 6 V 0.7				1 6 V 0.7		
	2 2 F 1.208				2 2 F 1.208		
	TOTAL: 6.62				TOTAL: 6.62		

ALL ATTIC VENTILATION SHALL COMPLY WITH IRC.

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9878 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5400

RICHMOND
SINCE 1988
DANSON PRESIDENT
PENNY J. DEAN, JR.

ROOF PLANS ELEVATION "A", "B" AND "C"
SECTIONS

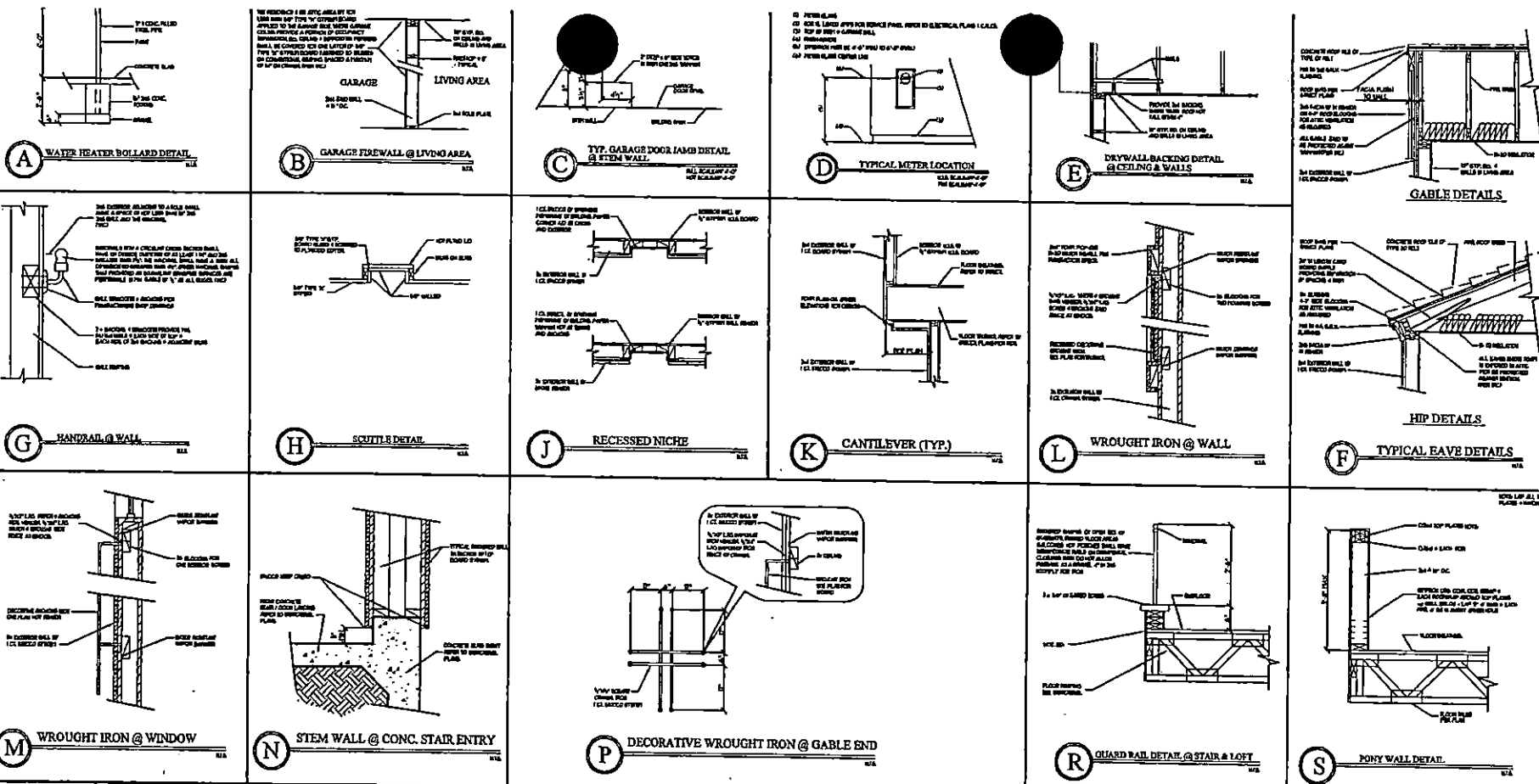
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Kenneth
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GPA-16511 VAR-16525
ZON-16519 SDR-16522



RICHMOND
 ARCHITECTS
 9970 W. Cheyenne Ave., Suite 100
 LAS VEGAS, NV 89139 (702) 248-5600

DETAIL SHEET

1343

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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.

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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 -	100
2ND FLOOR LIVING AREA -	02
TOTAL LIVING AREA -	102
GARAGE AREA -	31
PORCH AREA -	1

OPTIONS AVAILABLE

OPTION 1	0
OPTION 2	0
OPTION 3	0
TOTAL BUILDING AREA -	105

SCHEDULE OF OPTIONS

OPTION	DESCRIPTION	DATE
1		
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SHEET INDEX	CONSULTANTS RESPONSIBLE
A0.0 COVER SHEET, GEN. SPEC. & INTORL	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
A3.0 FRONT, REAR, & SIDE ELEVATION W/ OPT.	(702) 240-5601 fax
A3.0 ROOF PLAN OF ELEVATIONS "A", "B", AND "C"	
01 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) 367-0892
	(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) 367-0892
	(702) 367-1076 fax
PT-4 POST-TENSIONING PLANS	STRUCTURAL: Performance Plus Engineering
ELEVATIONS A, B, AND C	8030 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) 307-2002 fax
S4-3 FLOOR & ROOF FRAMING PLAN - ELEVATION B	
S4-4 FLOOR & ROOF FRAMING PLAN - ELEVATION C	

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STATE CONSTRUCTION LICENSE # A004417
UNIVERSITY PARK, ARIZONA

GENERAL SPECIFICATIONS / ATTIC INFORMATION
MISC. INFORMATION

REVISED
SEP 22/2006

1523

1523CS

A0.0

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: $\frac{1}{8}" = 1'-0"$

SCALE 1/4" = 1'-0"

KEYNOTES

GENERAL NOTES/DETAILS

1. ROOF APPLICATIONS SHALL COMPLY PER DETAIL
2. WINDOW HEADERS HEIGHTS NOTES ON PLANS.
3. REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4. ALL ROOF PLANT-ONS AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

- 51 CONCRETE TILE W/ TYPE 30 FELD TILE LAPPED 2" (SHIM) & END LAPPED 6" (SHIM) 6" W/ 2" DUC CORR (TYP)
- 52 12"X24" UNPAINTED UCLD ROOF W/ THERMAL BARRIER - PER IRC
- 53 SLOPE VENER 4" APPLICATION SHALL COMPLY TO IRC ROOF DRAINAGE
- 54 2" ROUGH BASH FASCIA
- 55 REPERED GLASS PAINTED BLACK FOR DECORATIVE PURPOSES ONLY
- 56 PROVIDE CORROSION RESISTANT FETAL FLASH W/ FLASH DRAINAGE OF 1/2" (MIN) IN OVERFLOW
- 57 ADDRESS PLATE 4" X 6" W/ CPL COACH LIGHT 4" X 6"
- 58 DUT POINT POP OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITION, TYPICAL AT ROSES AND BEERS
- 59 UPGRADE IRON GATE 2" X 10" OXEN COURTYARD WALL VEGGAGE WITH RAIL PER DET.
- 60
- 61
- 62
- 63 PROVIDE ROOF SYSTEM OR CPL COVERED PATCH WITH ROOF FLASHING BY DRAIN AT ROOF PENETRATION TO BE FLT IN DRAINAGE OF SAME METHOD MECHANICALLY THERAPY OF GRANULATED SELF-ADHESIVE FLEXING
- 64 PROVIDE 1/2" 36 GALVANIZED SHEET GAGE CORROSION-RESISTANT BEEP 18"X24" @ ABOVE EARTH 1" ABOVE PAVED
- 65
- 66
- 67 1-5/8"X6" SCHEDULE 40 STEELABLE AIR VENTS - LOCATE PER DET.
- 68 CPL SERVICE DOOR
- 69
- 70
- 71 PROVIDE CORROSION-RESISTANT SHEET FETAL FLASH POINT PLANT WITH FLASH DET EXPOSED 4" ATTIC FLASHING (IN THE EVENT THAT FLASHING REQUIRED 4" GABLE AREA BLOCK WITH AREA PROVIDE REPERED ACCEPTANCE 4" YEARS
- 72 VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN CPL CORROSION-RESISTANT FETAL FLASH (PER DET)
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LAS VEGAS DIVISION
9070 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

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AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT

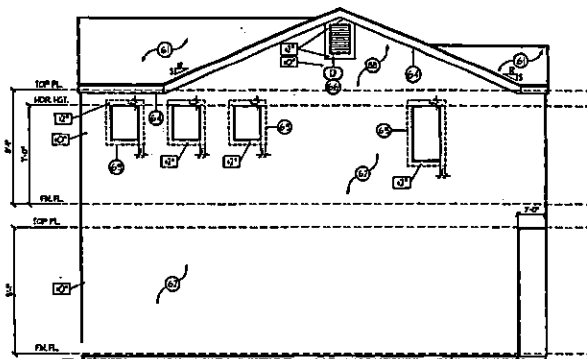
FRANKEST / BELAIR, JR.

100
 ROOF FRAMING, FRONT, REAR, & SIDE
 OF ELEVATION "A"

MODEL OF
R.M.O.
 EXP. 08/22/06
 REF. NO. DATE
 1 _____
 2 _____
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 6 _____
 PAGE #
1523
 MESSAGE
 Kenneth
 Square
 MET INC.
A2.A

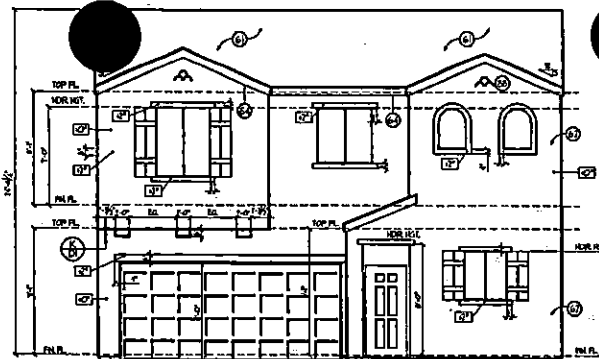
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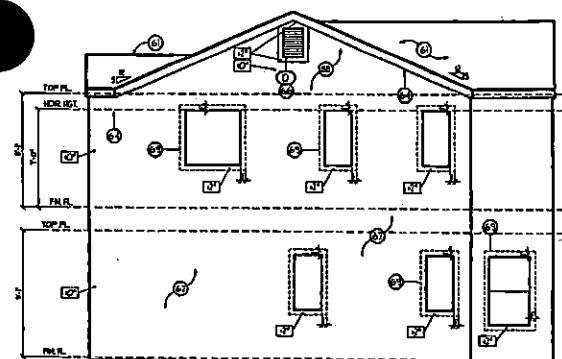
Left Elevation

SCALE: 1/4" = 1'-0"



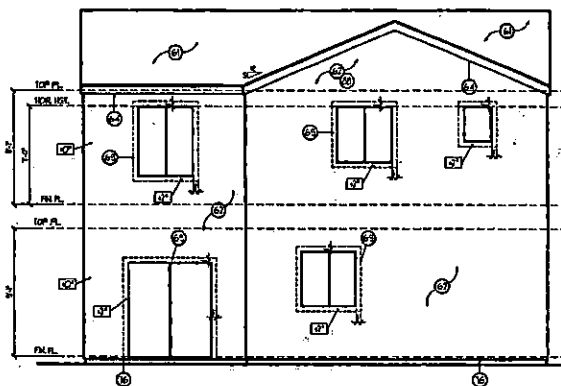
Front Elevation - B

SCALE: 1/4" = 1'-0"



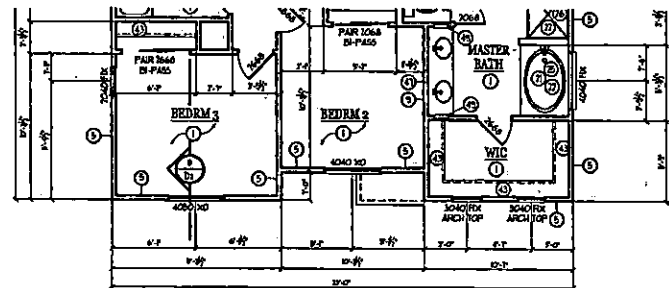
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

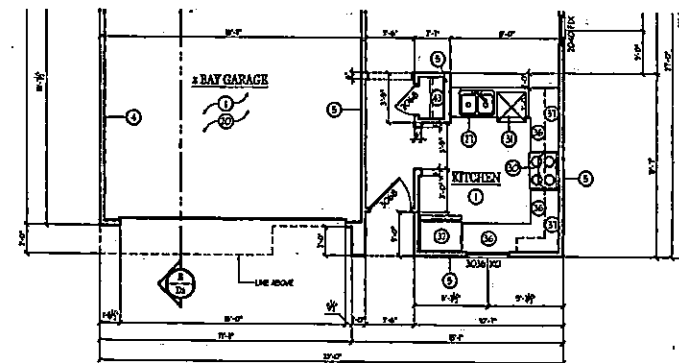
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE: 1/4" = 1'-0"

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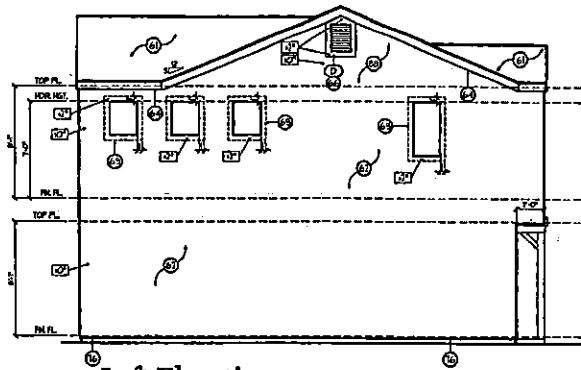
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LAS VEGAS, NV 89102-5600
(702) 240-5600

ROOF FRAMING, FRONT, REAR & SIDE
OF ELEVATION 'B'

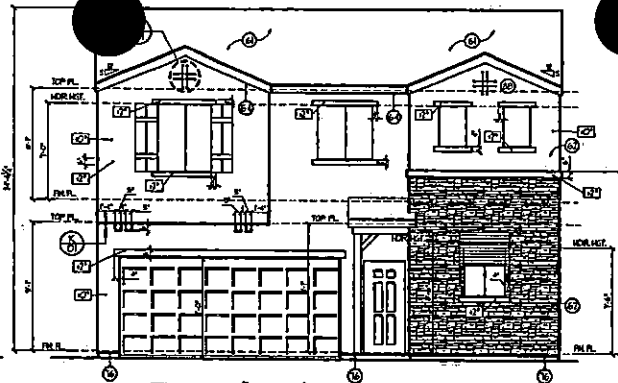
1523

A2.B



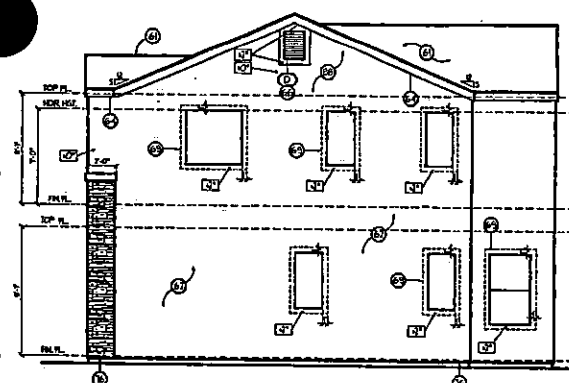
Left Elevation

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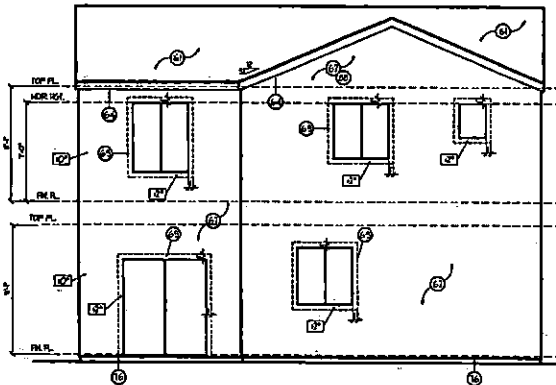
Front Elevation - C

SCALE: 1/4" = 1'-0"



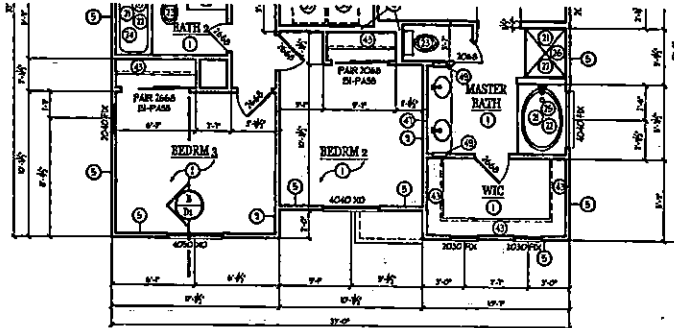
Right Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

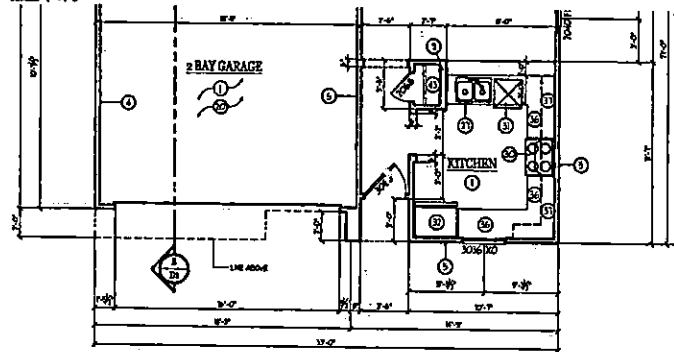
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2nd Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"

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PROFESSIONAL SERVICES, INC.
STATE OF CALIFORNIA
REGISTERED ARCHITECT
NO. 4447
BENJAMIN DELBART, JR.

LAS VEGAS DIVISION
9976 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV 89129 (702) 240-5600

NO. 1523

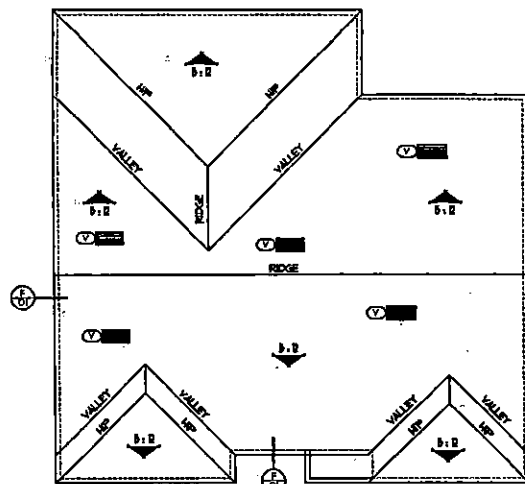
REVISION
Korshak
Square

DATE: 11/02/06

PROJECT: A2.C

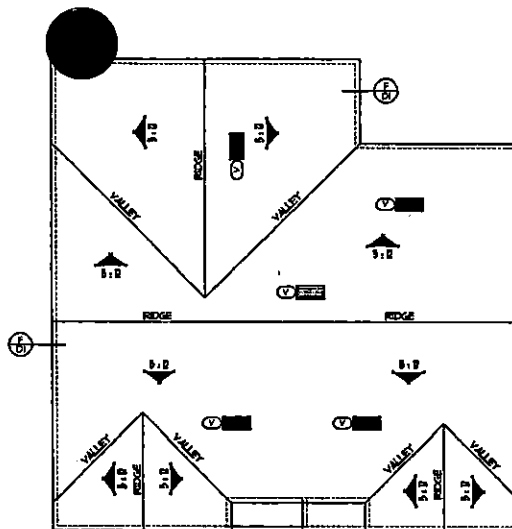
ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION 'C'

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SEP 21 2006



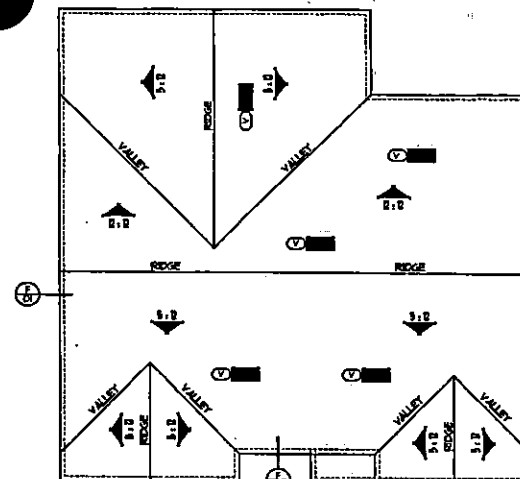
Roof Plan - A

SCALE: 1/4" = 1'-0"



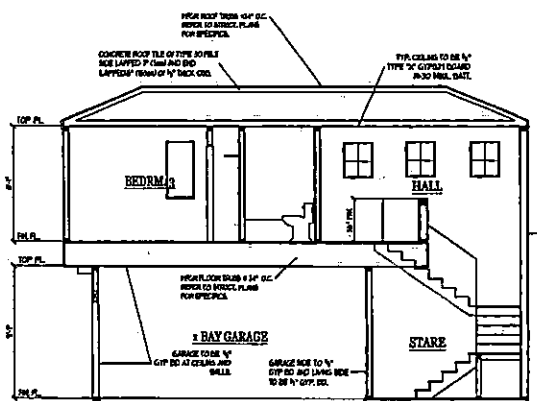
Roof Plan - B

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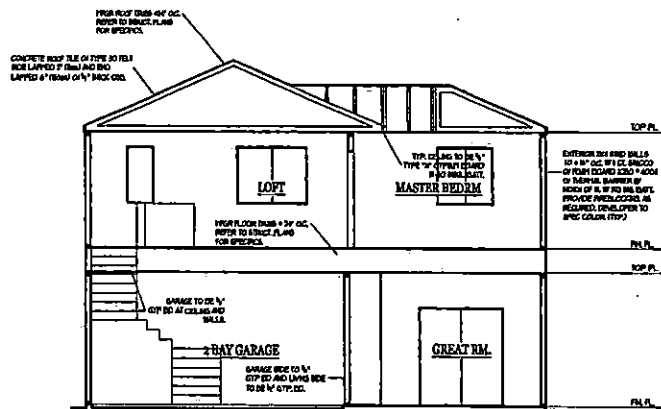
Roof Plan - C

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 ATIC SPACE: 995.5 Divided By 200 = 3.33 Total Requirement: 3.33 High (Static) Ventilation QTY. (TYPE) AREA: 1 12" x 18" 1.534 2 15" x 24" 4.20 TOTAL: 6.66		1/150 Ventilation Rule ATIC SPACE: 995.5 Divided By 200 = 3.33 Total Requirement: 3.33 High (Static) Ventilation QTY. (TYPE) AREA: 1 12" x 18" 1.534 2 15" x 24" 4.20 TOTAL: 6.66	
ELEVATION C: 1/150 Ventilation Rule ATIC SPACE: 995.5 Divided By 200 = 3.33 Total Requirement: 3.33 High (Static) Ventilation QTY. (TYPE) AREA: 1 12" x 18" 1.534 2 15" x 24" 4.20 TOTAL: 6.66		CONFIGURATION A 12" x 12" 0.375 B 12" x 18" 0.566 C 14" x 18" 0.805 D 14" x 24" 1.126 E 14" x 30" 1.534 F 16" x 22" 1.208 G 18" x 18" 1.085 H 18" x 24" 1.534 I 20" x 20" 1.354 J 20" x 28" 2.069 K 24" x 30" 2.715 L 30" x 30" 3.43 M 30" x 36" 4.243 TOTAL: 6.66	

ALL ATTIC VENTILATION SHALL COMPLY WITH IRC

SEP 21 2006

RICHMOND
 STATE OF NEVADA
 COUNTY OF CLATSOP
 DIVISION OF BUILDING PERMITS

LAS VEGAS DIVISION
 3979 W. Cheyenne Ave. Suite 100
 LAS VEGAS, NV 89123 (702) 240-5000

ROOF PLANS (ELEVATION "A", "B" AND "C")

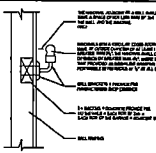
SECTIONS

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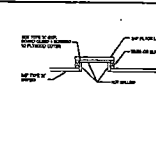
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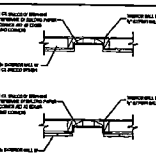
(A) WATER-WEATHER BOLLARD DETAIL



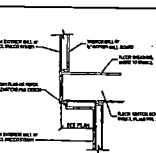
(B) GARAGE FORN WALL @ LIVING AREA



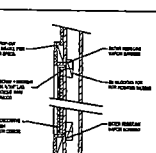
(C) TYP. GARAGE DOOR JAMB DETAIL @ STEEL WALL



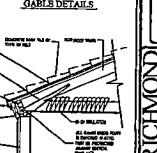
(D) TYPICAL METER LOCATION



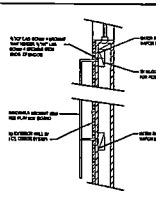
(E) DRYWALL BACKING DETAIL @ CEILING & WALLS



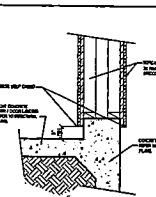
(F) TYPICAL EAVE DETAILS



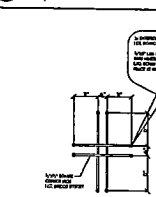
(G) HANDRAIL @ WALL



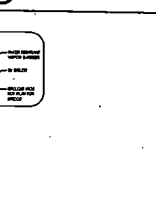
(H) SLOTH DETAIL



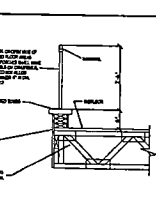
(J) RECESSED NICHE



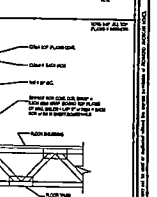
(K) CANTILEVER (TYP.)



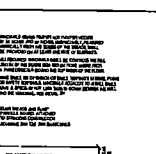
(L) WROUGHT IRON @ WALL



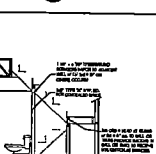
(M) WROUGHT IRON @ WINDOW



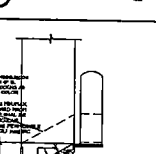
(N) STEM WALL @ CONC. STAIR ENTRY



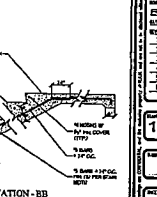
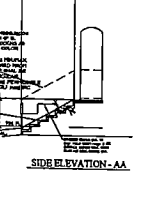
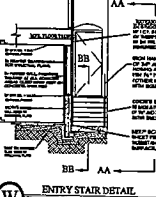
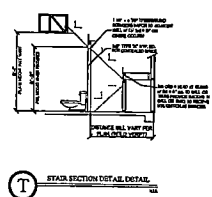
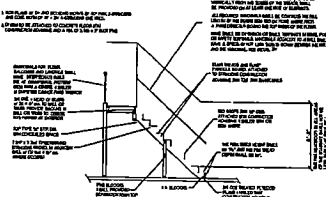
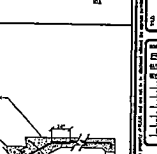
(P) DECORATIVE WROUGHT IRON @ GABLE END



(R) GUARD RAIL DETAIL @ STAIR & LOFT



(S) RORY WALL DETAIL



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 A DIVISION OF
 THE RICHMOND GROUP

DETAIL SHEET

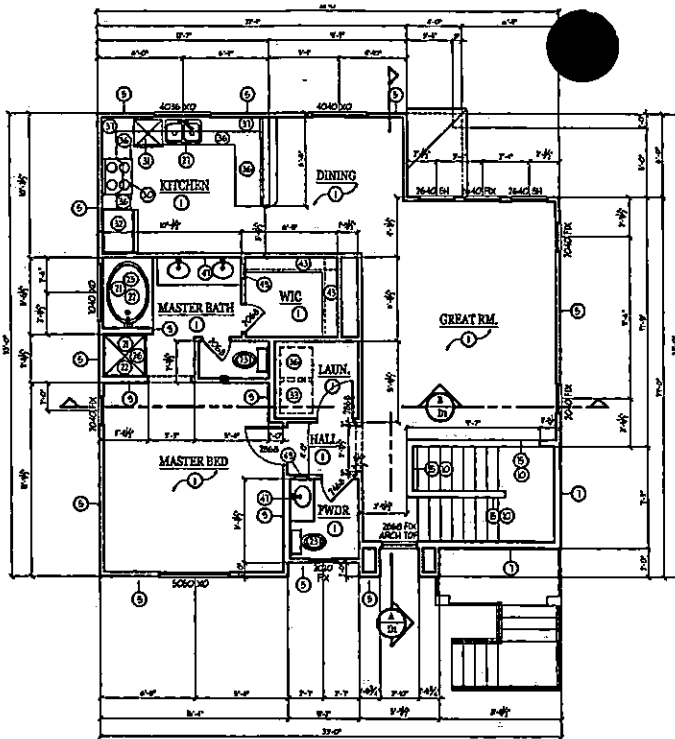
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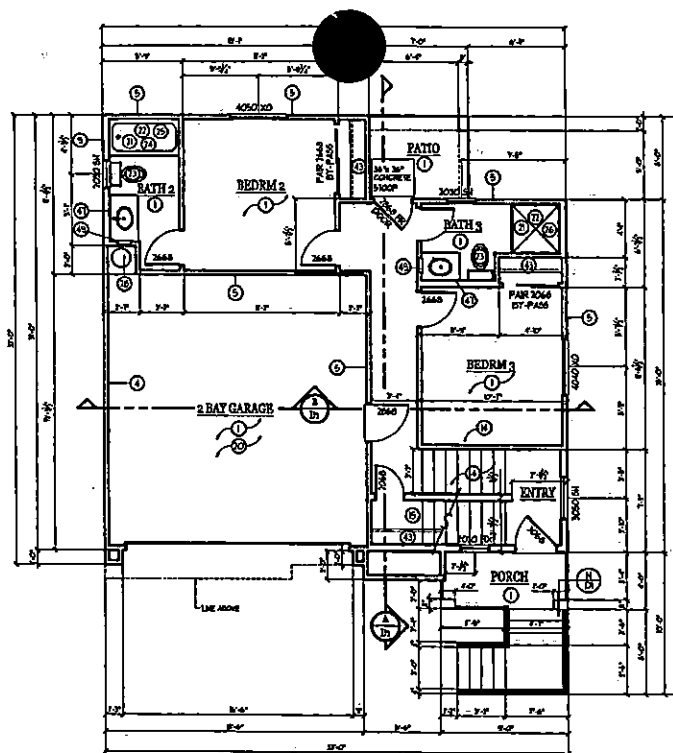
REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



2nd Floor Plan

Elevation - A

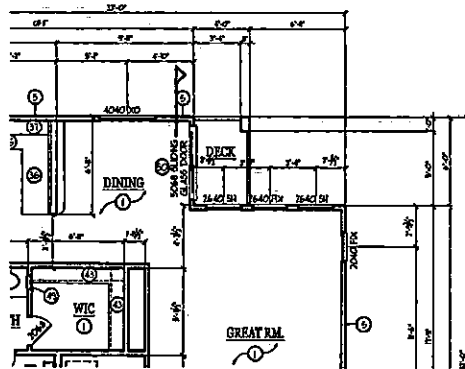
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1st Floor Plan

Elevation - A

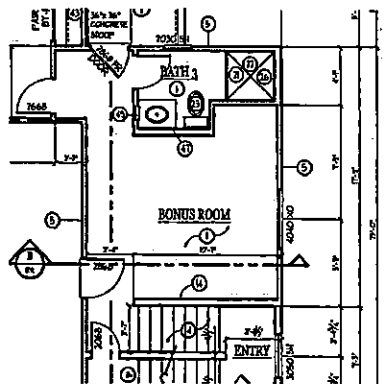
SCALE: 1/4" = 1'-0"



Optional Deck

At Dining Room

SCALE: 1/4" = 1'-0"



Opt. Bonus Room

In lieu of Bedroom #3

SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DESCRIPTION
1	FRAMING / DRYWALL
2	PLUMBING FIXTURES
3	APPLIANCES
4	CABINETS / SHELVES
5	FOUNDATIONS / FINISHES / MISC.

DOOR NOTES	WINDOW NOTES
TYPICAL EXTERIOR DOOR AND GARAGE DOOR: 1 1/2" x 1 1/2" SOLID CORE, AND AT GARAGE A 30 MIN. RATED DOOR BY SELF CLOSER. TIGHT FITTING THRESHOLD, FIRE-RESISTIVE MATERIAL ON GARAGE SIDE. TYPICAL INTERIOR DOOR: FLAT PANEL, HOLLOW CORE, OPTIONAL RASSED PANEL. TYPICAL FRENCH DOOR: TYPED GLASS, 1 1/2" FRENCH TO BE SWING DOOR BY SELF CLOSER. TYPICAL GARAGE DOOR: GARAGE DOOR TO BE ROLL-UP (SEE ELEV. FOR APPEARANCE) OPT. GARAGE DOOR OPERATOR. REFER TO BLUE PLAN FOR DOOR SIZES.	TYPICAL EXTERIOR WINDOW: ALUMINUM FRAME, DUAL PANE CLEAR GLASS, AND POSITIVE LOCKING MECHANISM. THE ACTIVE PANE OF ALL WINDOWS IN BEDROOM SHALL HAVE A FIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. A FIN. NET CLEAR OPENABLE HEIGHT 14". A FIN. NET CLEAR OPENABLE WIDTH OF 10". AND THE FINISHED GILL HEIGHT NOT MORE THAN 4" ABOVE FIN. FL. LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC. GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, PER IRC.

LAS VEGAS DIVISION
8978 T. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 241-5800

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ARCHITECTS
P.C.
SINCE 1982
DUSTIN PRESTON
— FERNANDO BECANE, JR.

FLOOR PLANS
1st and 2nd Floor

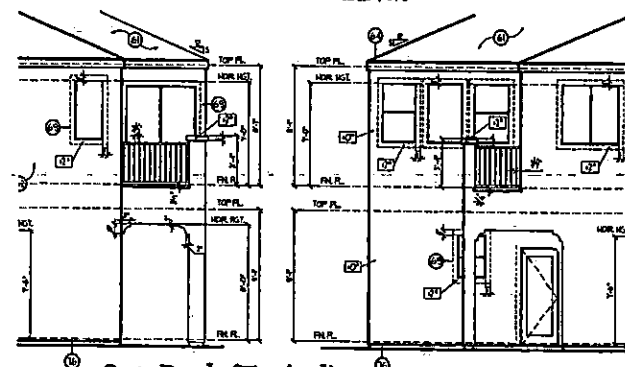
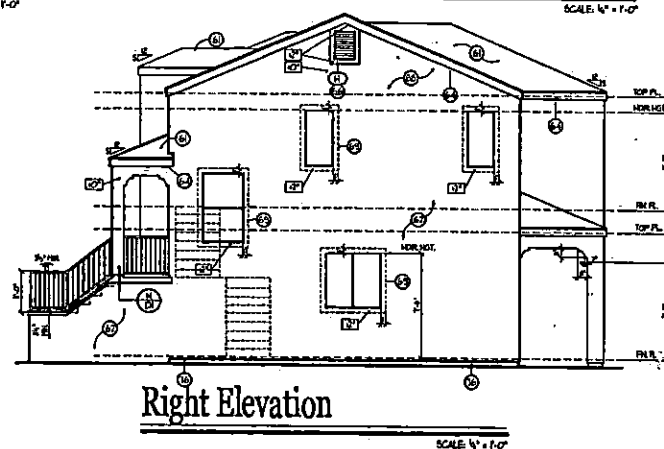
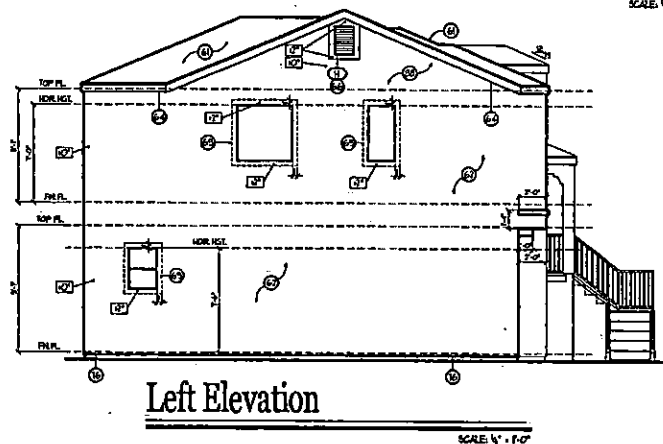
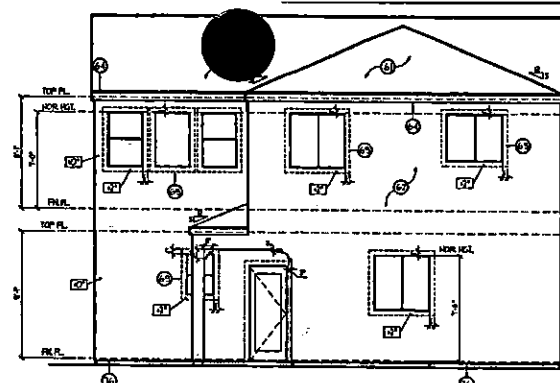
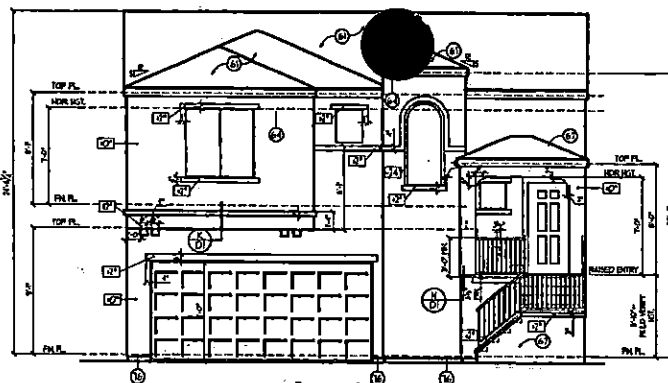
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CHK:	2
APP:	3
DES:	4
CON:	5
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SDR-16522



Opt. Deck (Typical)

Rear and side elevations

ACU E. K. S. 10

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SEP 21 2006

0 KEYNOTES

2012年12月22日

- [illegible]

LAS VEGAS DIVISION

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RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0076417

SECRET

Roof Framing, Front, Rear, & Side
of Elevation "A"

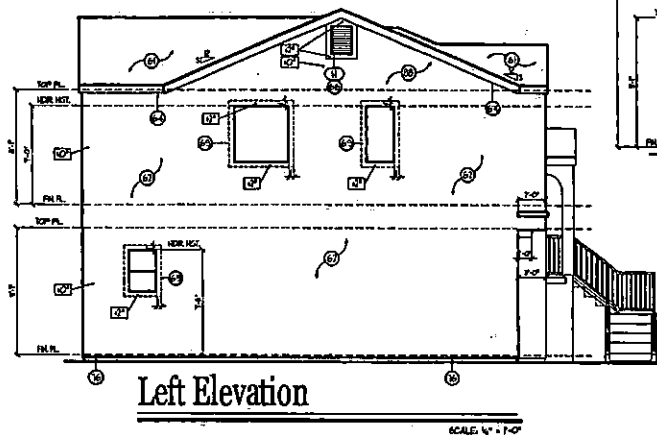
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1555

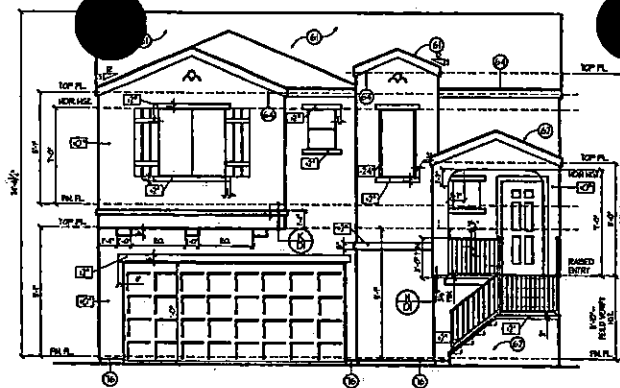
Manufactured by
Kennedy

A2.A

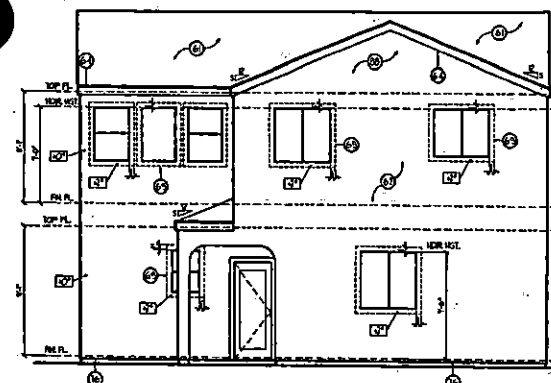
REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



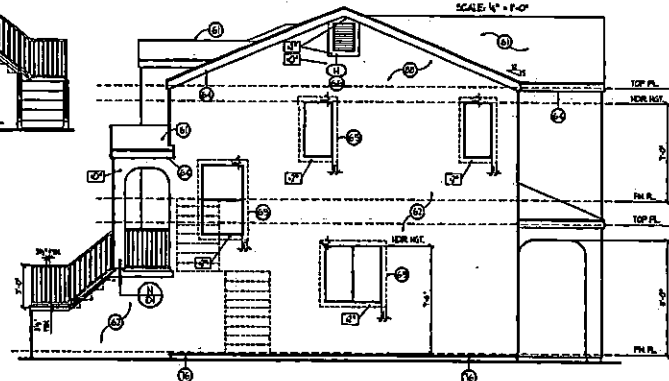
Left Elevation



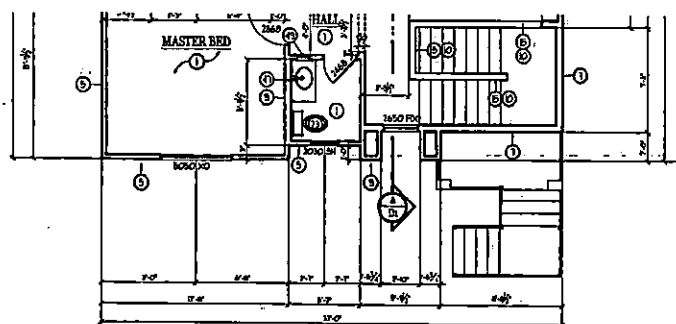
Front Elevation - B



Rear Elevation



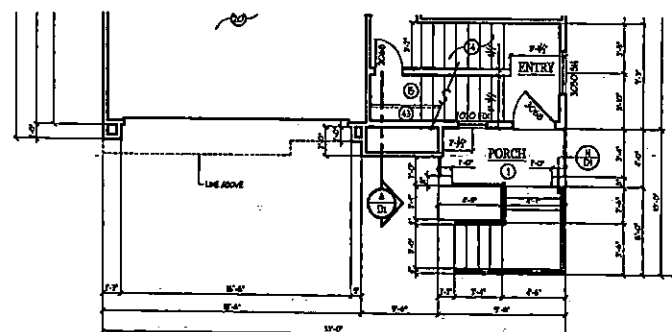
Right Elevation



2nd Floor Plan

Elevation - B

SCALE 1/4" = 1'-0"



1st Floor Plan

Elevation - B

SCALE 1/4" = 1'-0"

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GPA-16511 VAR-16525
ZON-16519 SDR-16522

RICHMOND
ARCHITECTS
P.C.
SINCE 1988
DIVISION PRESIDENT
ERNEST J. BELLAR, JR.

ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION "B"

DATE: 11/02/06
BY: [Signature]
CHECKED: [Signature]
DATE: 11/02/06

1555

Kenneth
Square

A2.B

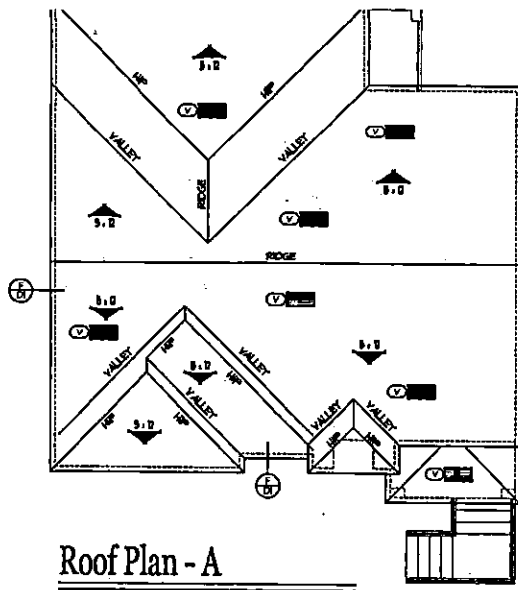
LAS VEGAS DIVISION
9970 W. Charlene Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5609



SEP 21 2006

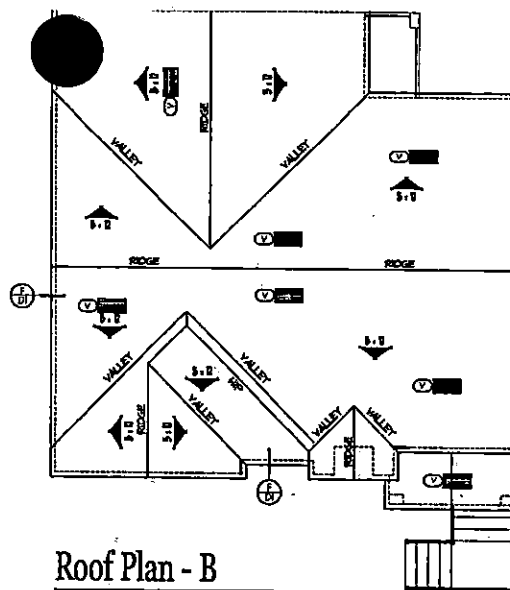
REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

100-443887-100
A2.C



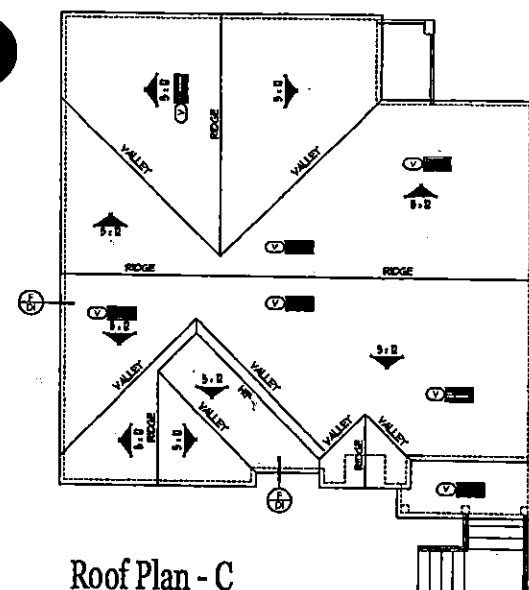
Roof Plan - A

SCALE 1/4" = 1'-0"



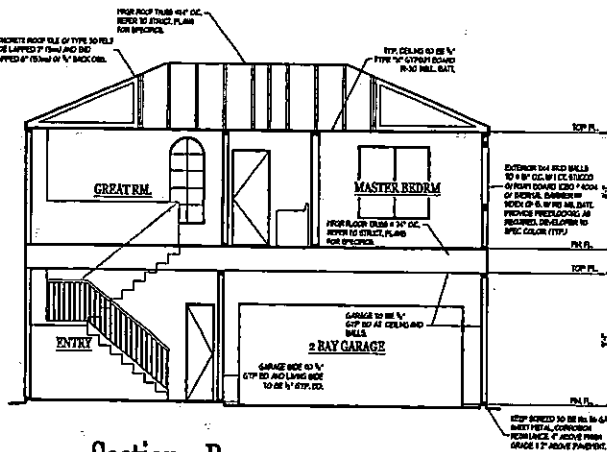
Roof Plan - B

SCALE 1/4" = 1'-0"



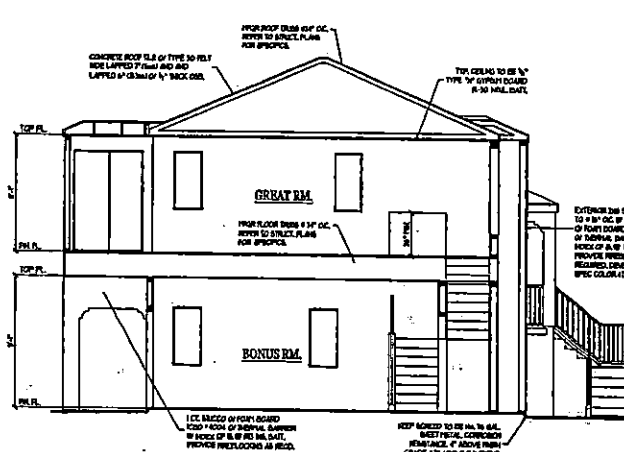
Roof Plan - C

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			
ATRIC SPACE	SQ. FT.	ATRIC SPACE	SQ. FT.	ATRIC SPACE	SQ. FT.	ATRIC SPACE	SQ. FT.
ROOF	1001	ROOF	1001	ROOF	1001	ROOF	1001
Roofed By 150 = 6.67		Roofed By 150 = 6.67		Roofed By 150 = 6.67		Roofed By 150 = 6.67	
Total Requirement: 6.67		Total Requirement: 6.67		Total Requirement: 6.67		Total Requirement: 6.67	
High (Total) Ventilation				High (Total) Ventilation			
QTY. TYPE AREA		QTY. TYPE AREA		QTY. TYPE AREA		QTY. TYPE AREA	
1 2 1 1.534		1 2 1 1.534		1 2 1 1.534		1 2 1 1.534	
3 6 1 7		3 6 1 7		3 6 1 7		3 6 1 7	
TOTAL: 7.26		TOTAL: 7.26		TOTAL: 7.26		TOTAL: 7.26	
ELEVATION C:				ELEVATION D:			
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	1001	ROOF	1001	ROOF	1001	ROOF	1001
Roofed By 150 = 6.67		Roofed By 150 = 6.67		Roofed By 150 = 6.67		Roofed By 150 = 6.67	
Total Requirement: 6.67		Total Requirement: 6.67		Total Requirement: 6.67		Total Requirement: 6.67	
High (Total) Ventilation				High (Total) Ventilation			
QTY. TYPE AREA		QTY. TYPE AREA		QTY. TYPE AREA		QTY. TYPE AREA	
1 2 1 1.534		1 2 1 1.534		1 2 1 1.534		1 2 1 1.534	
2 7 1 7		2 7 1 7		2 7 1 7		2 7 1 7	
TOTAL: 7.26		TOTAL: 7.26		TOTAL: 7.26		TOTAL: 7.26	

ALL ATTIC VENTILATION SHALL COMPLY WITH IRC 1507.1

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LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89123 (702) 240-5900

RICHMOND
A TRISTAR BUILDING SYSTEMS COMPANY
STATE CONTRACTOR LICENSE #0028417
DIVISION PRESIDENT
FORNEY & BEATTY, JR.

ROOF PLANS (ELEVATION 'A', 'B' AND 'C')

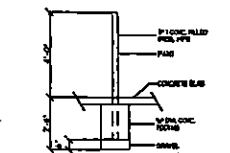
R.M.O.
REV. 09/22/06

1555

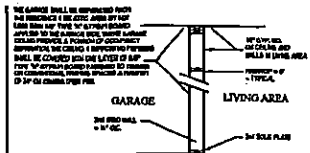
FORNEY & BEATTY, JR.

A3.0

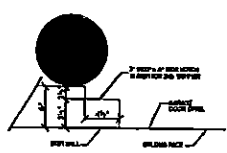
REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



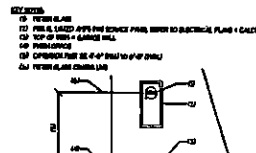
A WATER HEATER ROLLARD DETAIL



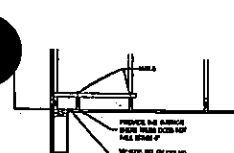
B GARAGE FIREWALL @ LIVING AREA



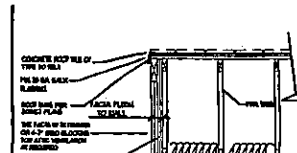
C TYP. GARAGE DOOR JAMB DETAIL @ STEM WALL



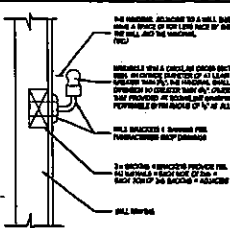
D TYPICAL METER LOCATION



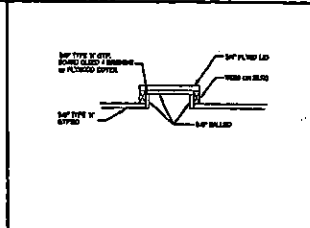
E DRYWALL BACKING DETAIL @ CEILING & WALLS



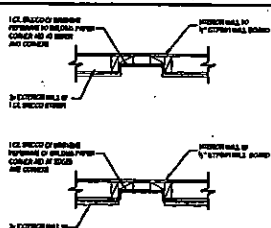
F TYPICAL EAVE DETAILS



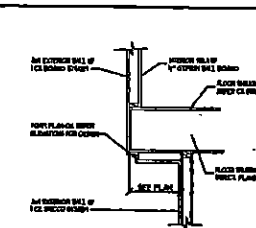
G HANDRAIL @ WALL



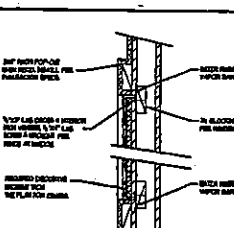
H SCUTTLE DETAIL



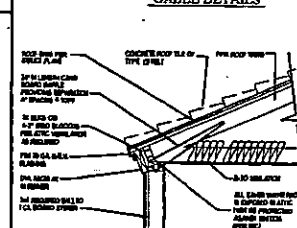
J RECESSED NICHE



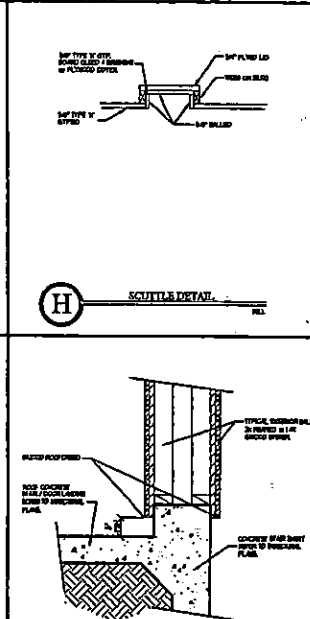
K CANTILEVER (TYP.)



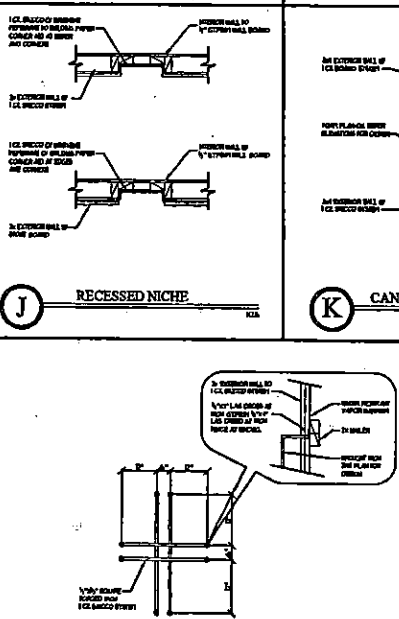
L WROUGHT IRON @ WALL



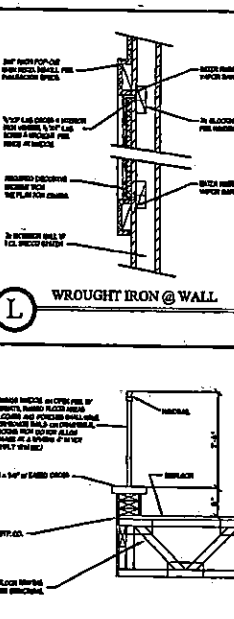
M WROUGHT IRON @ WINDOW



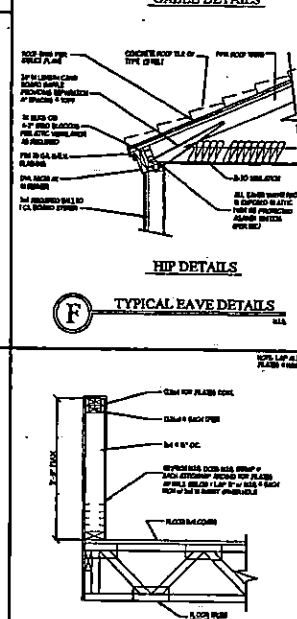
N STEM WALL @ CONC. STAIR ENTRY



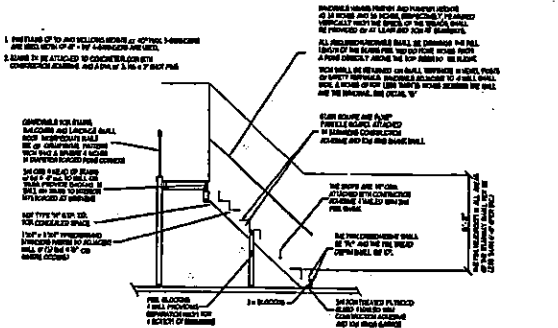
P DECORATIVE WROUGHT IRON @ GABLE END



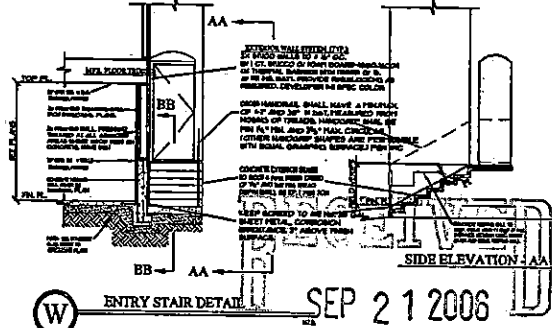
Q GUARD RAIL DETAIL @ STAIR & LOFT



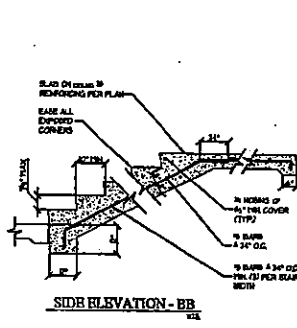
R PONY WALL DETAIL



S STAIR SECTION DETAIL DETAIL



T ENTRY STAIR DETAIL



U SIDE ELEVATION - BB

LAS VEGAS DIVISION
9970 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV, 89120 (702) 240-5800

RICHMOND
NATIONAL FIRE PROTECTION
STATE OF NEVADA
DESIGN PROFESSIONAL

DETAIL SHEET

DATE: 11/02/06
BY: R.M.D.
CHECKED BY: R.M.D.
1555
Kernell
Square
D1

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522

CLARK COUNTY

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5500

SUMMARY OF WORK

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

A-0	COVER SHEET, GEN. SPEC. & NOTES	ARCHITECTURAL	PICHARD AMERICAN
A-1.0	1st and 2nd FLOOR PLAN w/ Options		9970 W. Chrysean, Suite 100
A-2.0	FRONT, REAR, & SIDE ELEVATION W/ OPT.		Las Vegas, Nevada 89129
A-3.0	FRONT, REAR, & SIDE ELEVATION W/ OPT.		(702) 240-5600
A-4.0	FRONT, REAR, & SIDE ELEVATION W/ OPT.		(702) 240-5601 fax
A-5.0	ROOF PLAN OF ELEVATIONS "A", "B", AND "C"		
	AND SECTIONS "A" AND "B"		
B-1	DETAIL SHEET		
E-0	1ST AND 2ND FLOOR ELECTRICAL PLANS	ELECTRICAL	Confort Engineers
E-1	LOAD CALCULATION AND SINGLE-LINE DIAGRAM		9175 W. Raminjo Rd.
			Las Vegas, Nevada 89147
			(702) 387-6882
			(702) 387-1076 fax
M-0	ENERGY SCHEDULE AND HVAC LOADS	MECHANICAL / PLUMBING	Confort Engineers
M-1	MECHANICAL PLAN 1st and 2nd FLOORS		9175 W. Raminjo Rd.
P-0	SPECIFICATION, DETAILS AND SYMBOL LIST		Las Vegas, Nevada 89147
P-1	FIRST AND SECOND FLOOR PLUMBING PLAN		(702) 387-6882
			(702) 387-1076 fax
PT-0	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) 307-1987
SS-2	FLOOR & ROOF FRAMING PLAN - ELEVATION A		(702) 307-2002 fax
SS-3	FLOOR & ROOF FRAMING PLAN - ELEVATION B		
SS-4	FLOOR & ROOF FRAMING PLAN - ELEVATION C		
PTD	POST-TENSIONING DETAILS		
	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		

SQUARE FOOTAGES	
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98	98
99	99
100	100

1ST FLOOR LIVING AREA -	\$400
2ND FLOOR LIVING AREA -	900
TOTAL LIVING AREA -	1636
GARAGE AREA -	301
PORCH AREA -	-
-	-
-	-
OPTIONS AVAILABLE	-
BEDROOM 14	-
-	-
-	-
-	-
TOTAL BUILDING AREA -	2000

SCHEDULE OF OPTIONS

SP No	SP Loc	SP Date	SP Time
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5			
6			
7			
8			
9			
10			

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SEP 21 2006

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

GENERAL SPECIFICATIONS / ATTIC INFORMATION
 MISC. INFORMATION

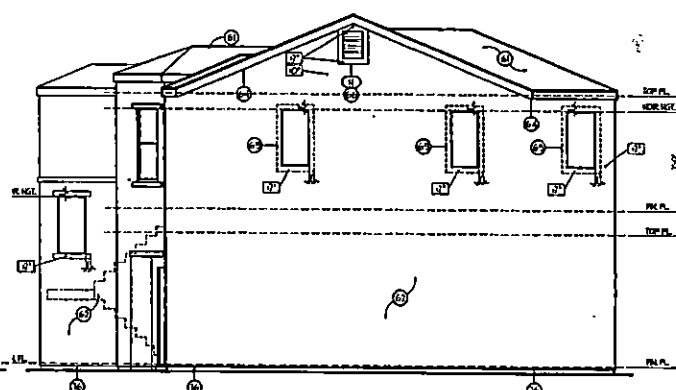
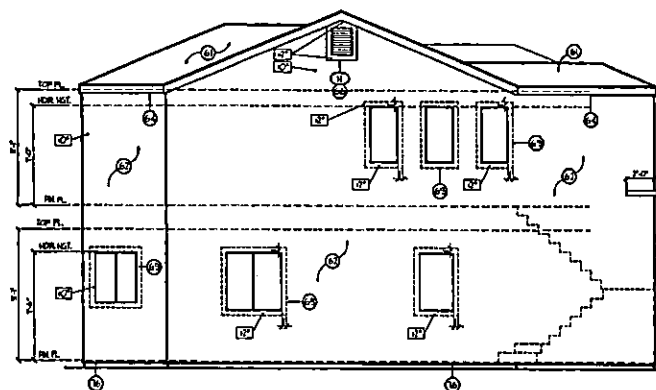
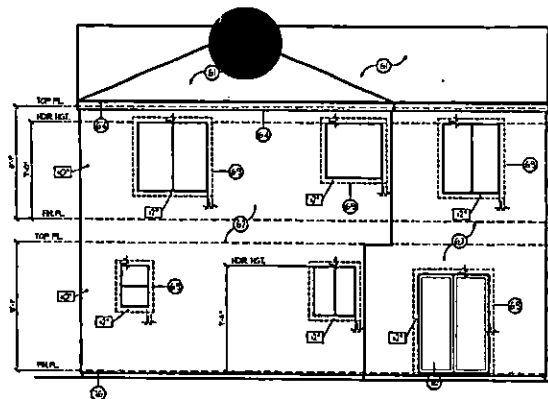
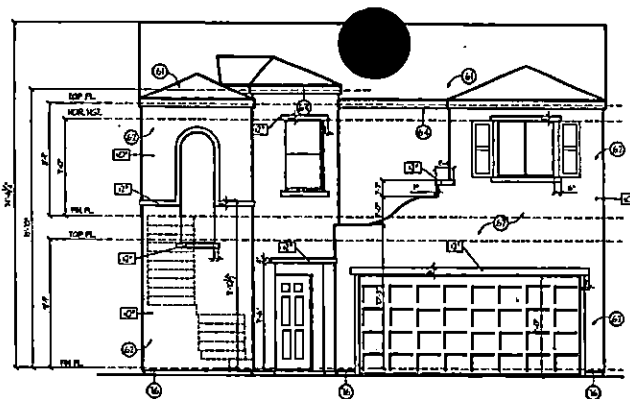
PLANE 10
R.M.O.
 DATE 08/22/08
 KEY: 1 - DICK
 1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

PLAN #
1636

ASSOCIATION
 Kenneth
 Square
 1828CS

SHEET No.
A0.0

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



- ## Q KEYNOTES
- GENERAL REQUIREMENTS*
1. FOAM APPLICATIONS SHALL COMPLY PER IRC
 2. WINDOW HEADERS HEIGHTS NOTES ON PLANS.
 3. REFER TO SHEET ASD FOR ATTIC VENTILATION CALCULATIONS
 4. ALL FOAM PLANT-GUYS AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89120 (702) 210-5800

RICHMOND
AMERICAN MONIES
STATE CONTRACTOR LICENSE #0076117
DIVISION PRESIDENT

ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

QTY	UNIT
1	
2	
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4	
5	
6	

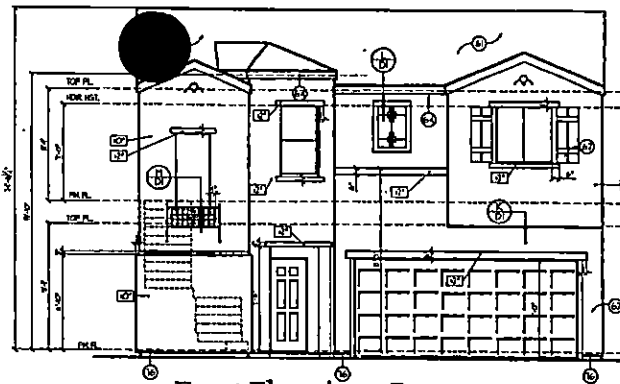
1.636

Substrate
Kenneth
Square

A2.A

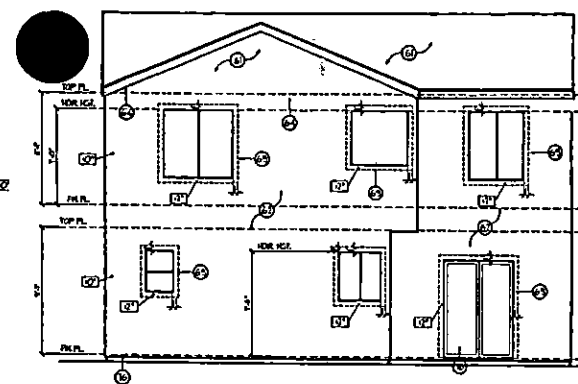
RECEIVED
SEP 21 2006

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GPA-16511 VAR-16525
ZON-16519 SDR-16522



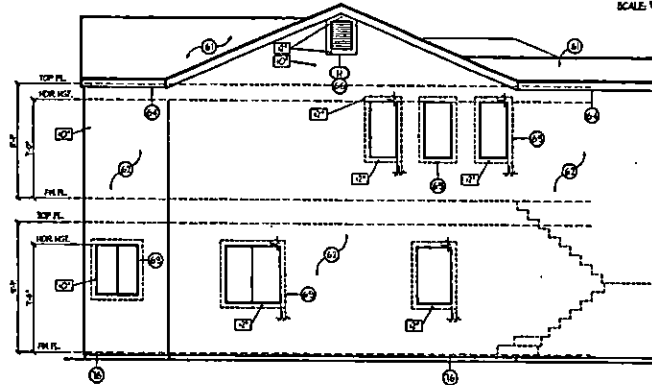
Front Elevation - B

SCALE 1/4" = 1'-0"



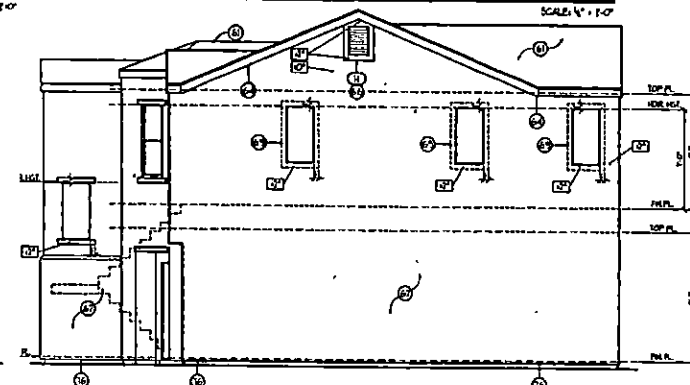
Rear Elevation

SCALE 1/4" = 1'-0"



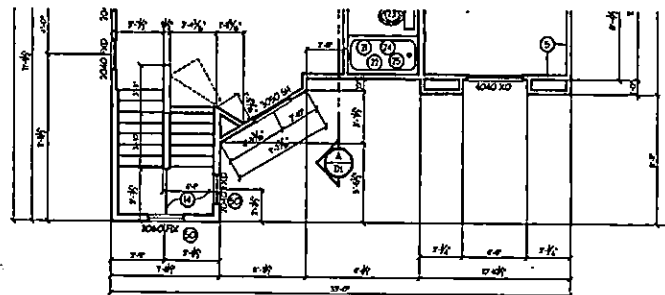
Left Elevation

SCALE 1/4" = 1'-0"



Right Elevation

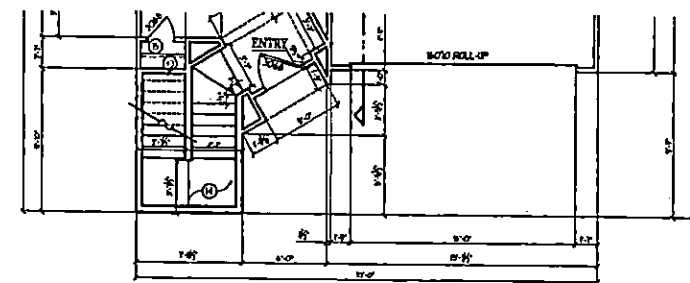
SCALE 1/4" = 1'-0"



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. CHARLES AVE. SUITE 180
LAS VEGAS, NV 89123 (702) 240-5600

RICHMOND
STATE CONTRACTOR LICENSE #000007
DIVISION PRESIDENT
— RICHMOND, VIRGINIA —

ROOF FRAMING, FRONT, REAR & SIDE
OF ELEVATION 'B'

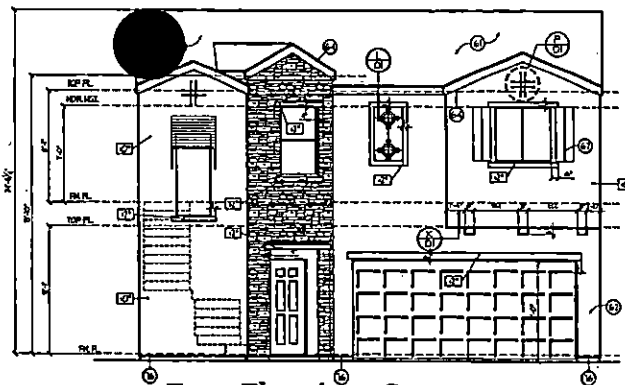
NO.	DATE	BY	CHKD BY
1	08/22/06	...	...

1636
Kenneth
Squire

A2.B

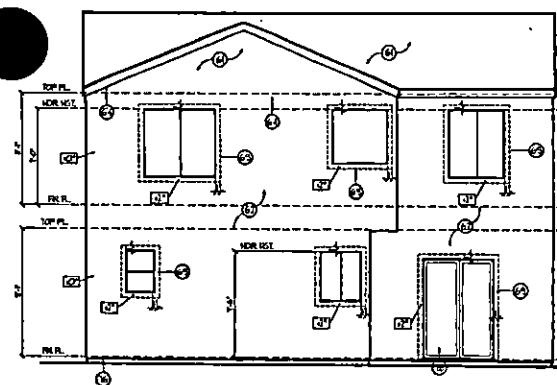
RECEIVED
SEP 21 2006

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



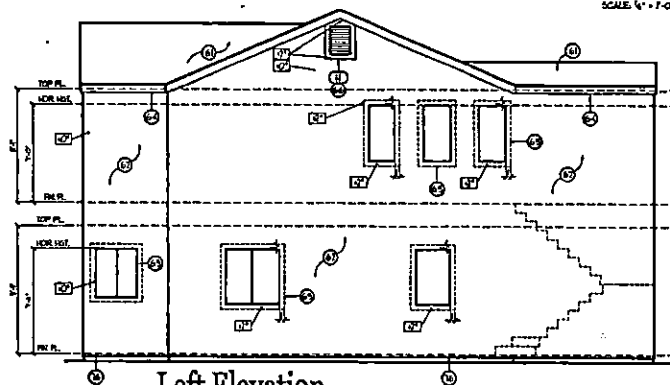
Front Elevation - C

SCALE: 1/4" = 1'-0"



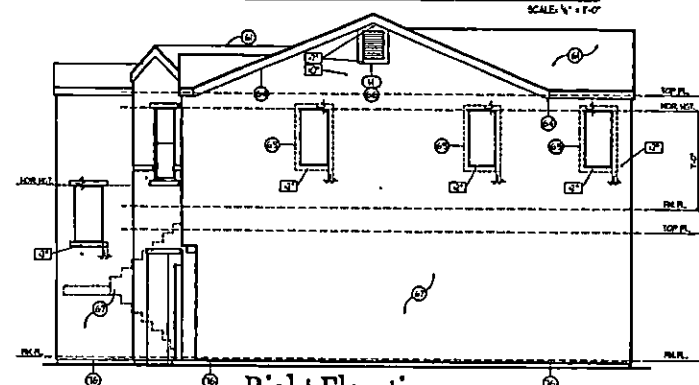
Rear Elevation

SCALE: 1/4" = 1'-0"



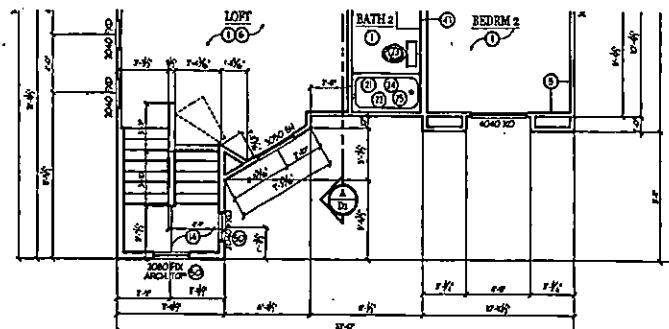
Left Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

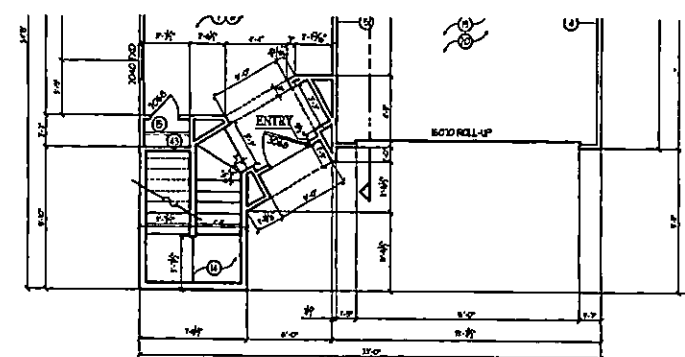
SCALE: 1/4" = 1'-0"



2nd Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"



1st Floor Plan

Elevation - C

SCALE: 1/4" = 1'-0"

LAS VEGAS DIVISION
8970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89128 (702) 240-6900

RICHMOND
STATE OF NEVADA
JULIUS PRINCE
REGISTERED ARCHITECT

ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION 'C'

NO.	DATE	DESCRIPTION
1	08/22/06	REVISED
2		
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6		

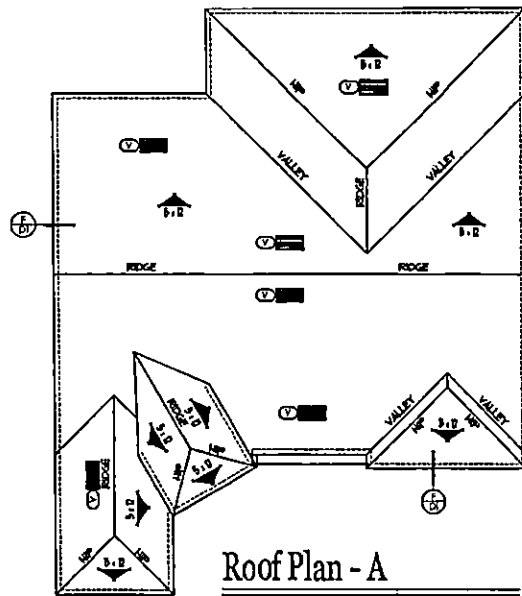
1636

Kenneth
Square

A2.C

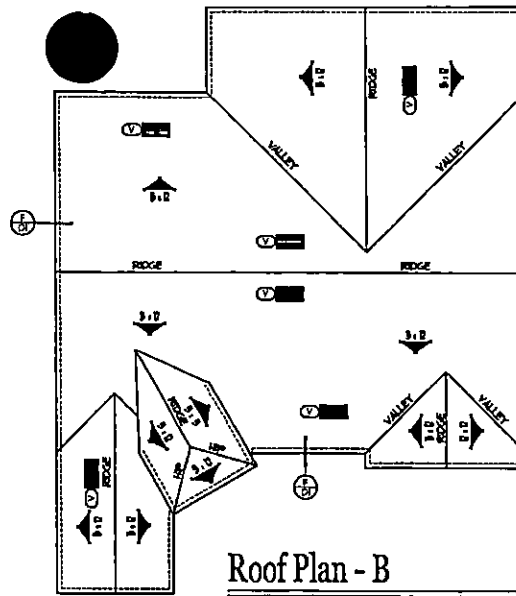
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REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



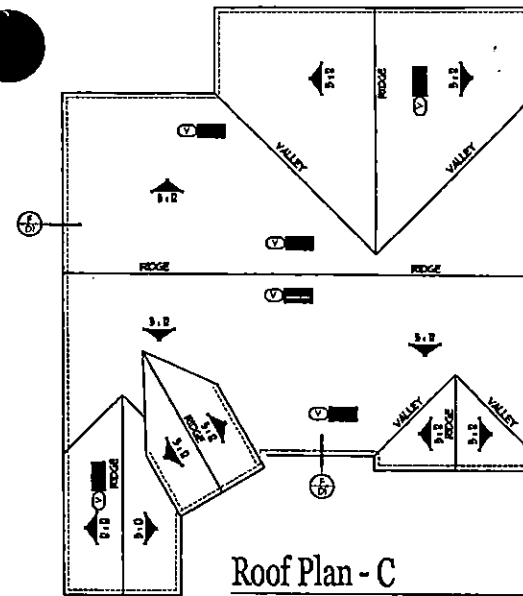
Roof Plan - A

SCALE: 1/4" = 1'-0"



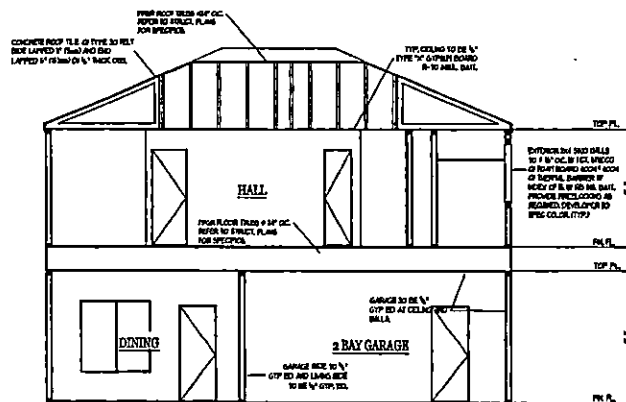
Roof Plan - B

SCALE: 1/4" = 1'-0"



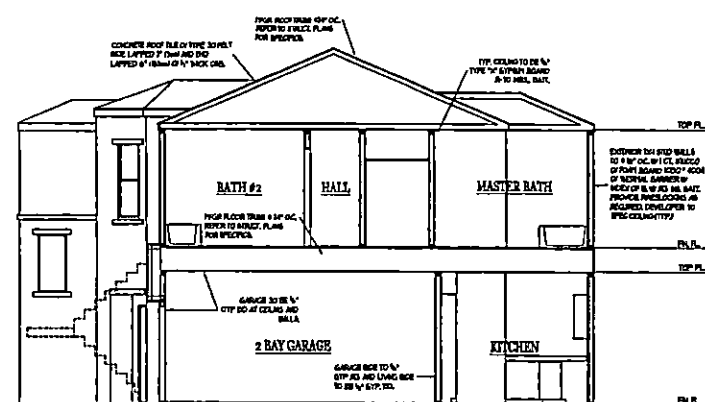
Roof Plan - C

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		
AREA SPACE	NO. FT.	NO. FT.	AREA SPACE	NO. FT.	NO. FT.
ROOF	1041	1041	ROOF	1041	1041
Roofed by 150 =	6.99		Roofed by 150 =	6.99	
Total Requirements:	6.99		Total Requirements:	6.99	
High (Color) Ventilation			High (Color) Ventilation		
CITY TYPE AREA			CITY TYPE AREA		
1 2 1 1.534			1 2 1 1.534		
2 1 6 1.7			2 1 6 1.7		
TOTAL:	7.0		TOTAL:	7.0	
ELEVATION C:			ELEVATION D:		
1/150 Ventilation Rule			1/150 Ventilation Rule		
AREA SPACE	NO. FT.	NO. FT.	AREA SPACE	NO. FT.	NO. FT.
ROOF	1041	1041	ROOF	1041	1041
Roofed by 150 =	6.99		Roofed by 150 =	6.99	
Total Requirements:	6.99		Total Requirements:	6.99	
High (Color) Ventilation			High (Color) Ventilation		
CITY TYPE AREA			CITY TYPE AREA		
1 2 1 1.534			1 2 1 1.534		
2 1 6 1.7			2 1 6 1.7		
TOTAL:	7.0		TOTAL:	7.0	

ALL ATTIC VENTILATION REQUIREMENTS ARE MET.

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SEP 21 2006

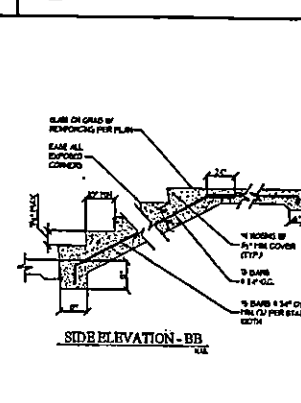
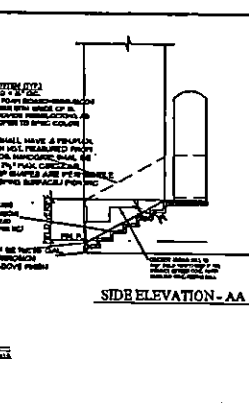
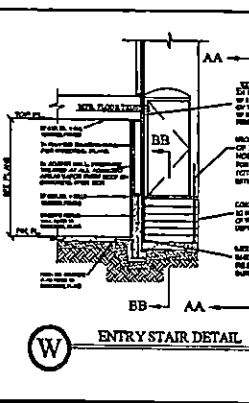
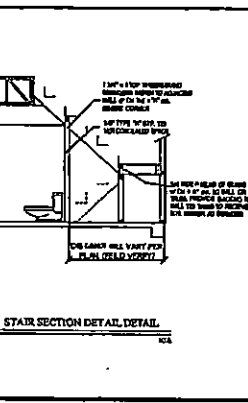
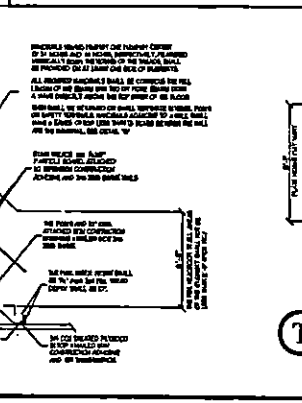
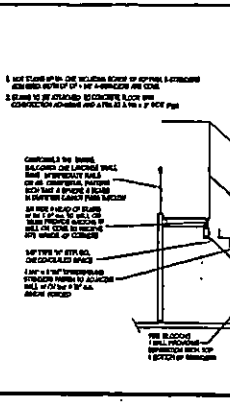
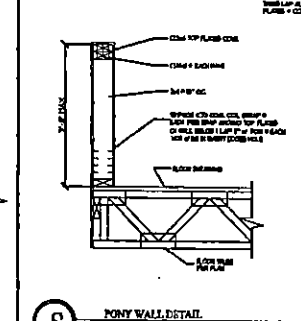
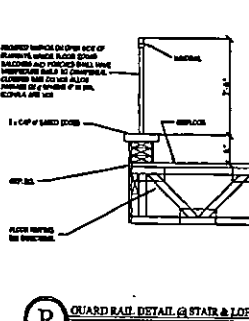
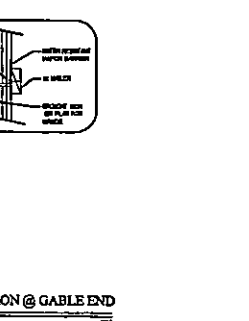
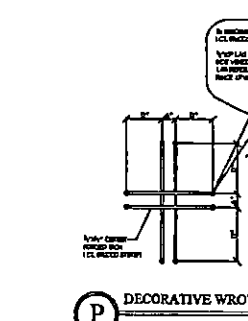
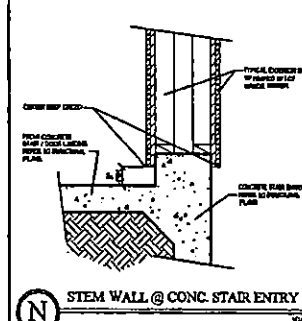
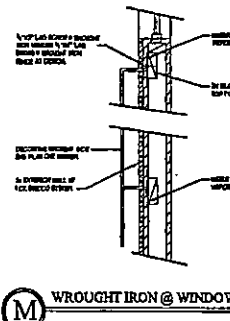
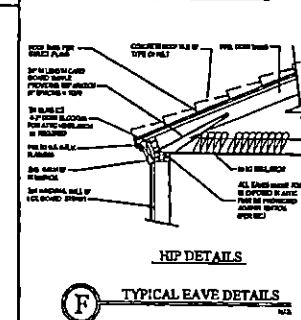
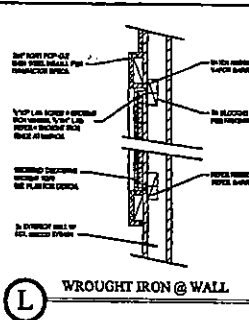
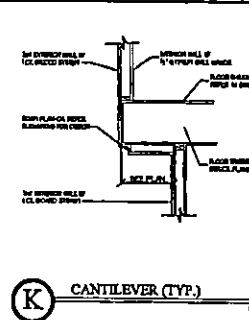
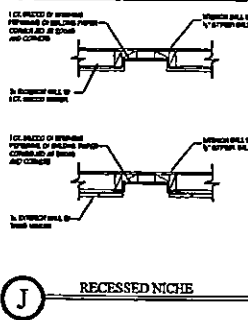
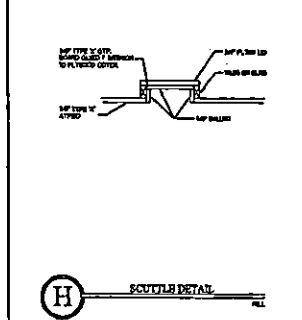
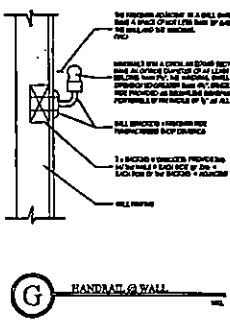
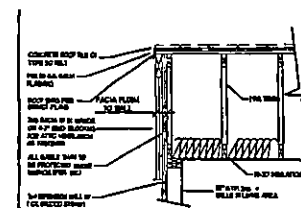
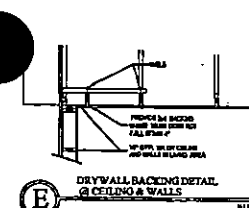
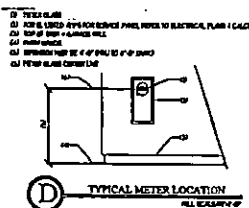
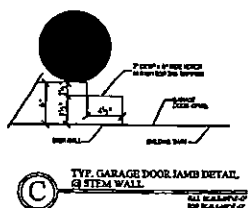
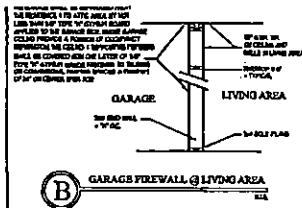
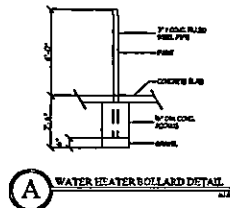
LAS VEGAS DIVISION
8870 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV 89129 (702) 240-5600

RICHMOND
STATE CONTRACTOR LICENSE #000017
DANSON PRESIDENT
FREDERICK BEAULIE JR.

ROOF PLANS (ELEVATION A, B, AND C)
SECTIONS
1/150 Ventilation Rule
AREA SPACE NO. FT. NO. FT.
ROOF 1041 1041
Roofed by 150 = 6.99
Total Requirements: 6.99
High (Color) Ventilation
CITY TYPE AREA
1 2 1 1.534
2 1 6 1.7
TOTAL: 7.0

1636
A3.0

REVISED 11/02/06 PC
GPA-16511 VAR-16525
ZON-16519 SDR-16522



LAS VEGAS DIVISION
 9970 W. Cleve Ave. Suite 100
 LAS VEGAS, NV 89129 (702) 240-5500

RICHMOND
 AMERICAN HOMES
 10000 W. Sahara Ave. Suite 100
 LAS VEGAS, NV 89135 (702) 791-1111

DETAIL SHEET

1636

Kenneth Square

D1

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 SEP 21 2006

REVISED
 GPA-16511
 ZON-16519

11/02/06 PC
 VAR-16525
 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

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SEP 05 2006

SDR-16522
11/02/06 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

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SDR-16522 SEP 05 2006
11/02/06 PC,



GPA-1651 MAR-16525
ZON-1651 MAR-16525
REVISED 11/02/06 PC

OCT 13 2006



GPA-16511-16525
ZON-16519-16522
REVISED 11/02/06 PC

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REVIEWS
OCT 13 2006



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OCT 13 2006

VAR-16325
SDP-16325
11/02/06 PC



GRA-16525
ZON-SUR-16525
REVISED 11/02/06 PC

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OCT 13 2006



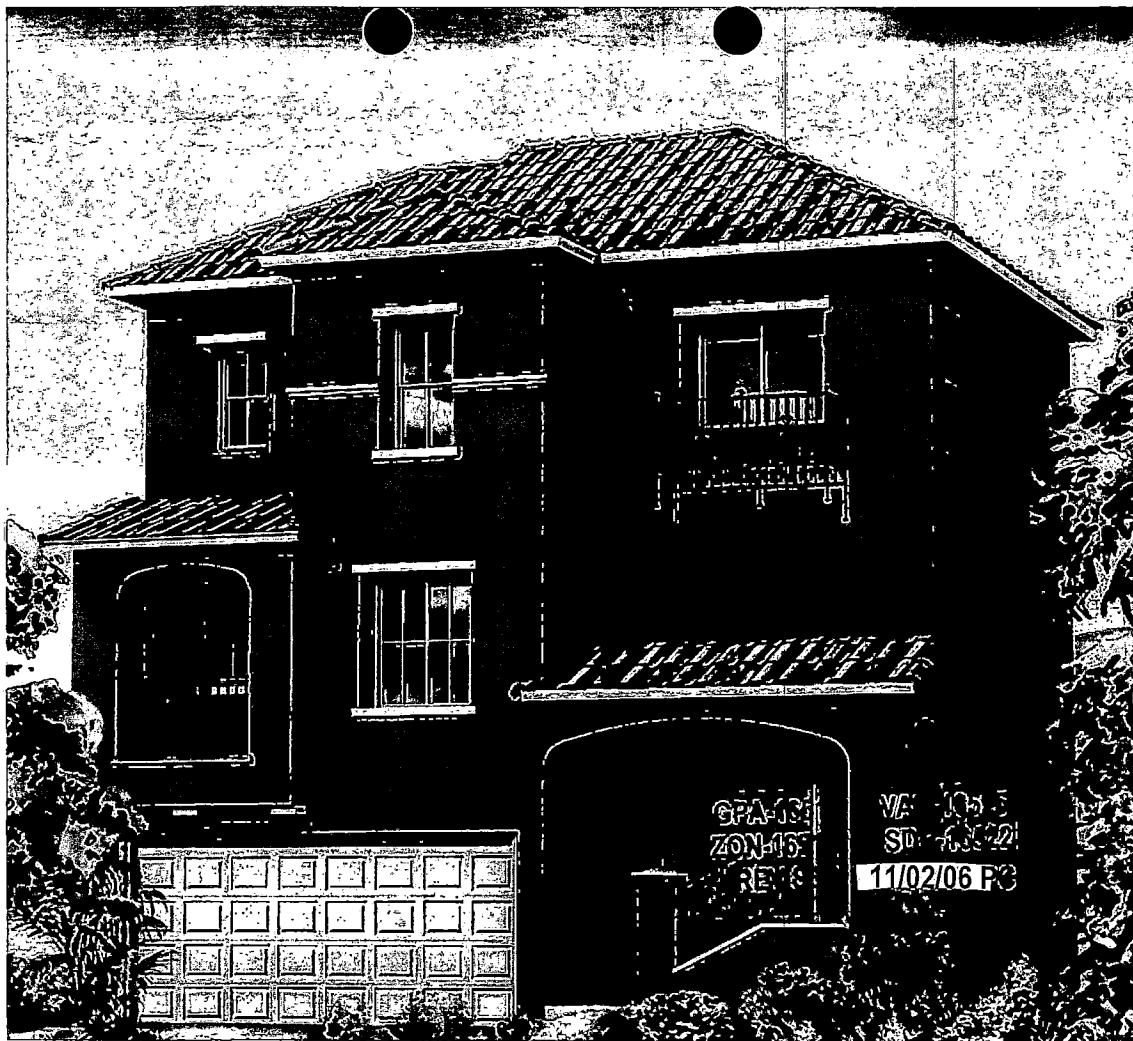
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ZON-1651 S-1652
REVISED 11/02/06 PC

OCT 13 2006



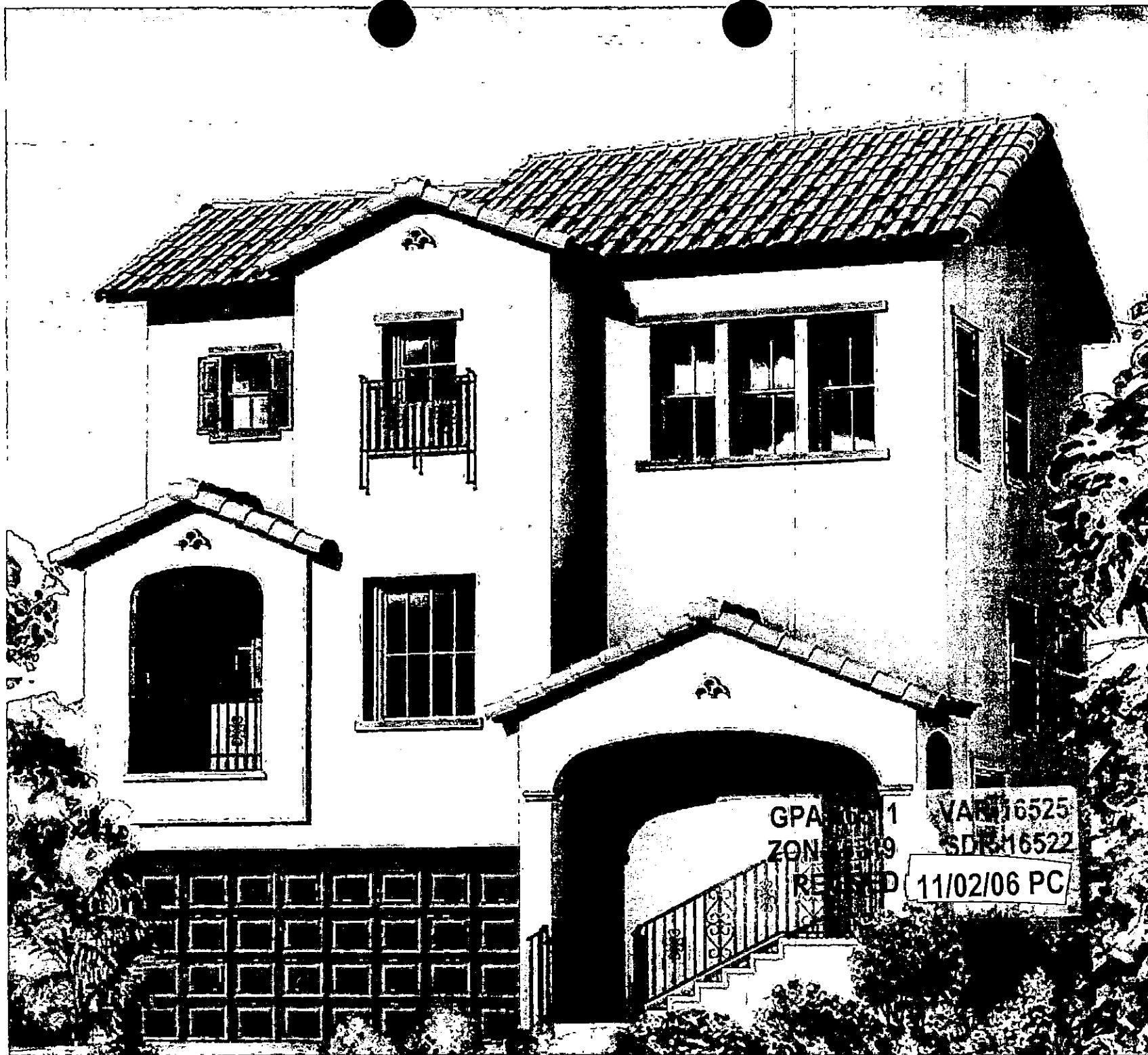
GPA-16511 AR-16523
ZON-16519 SDR-16522
REVISIT 11/02/06 PC

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OCT 13 2006



GPA 10-1
ZONE 5549
RECEIVED

VAR 16525
SDR 16522
11/02/06 PC

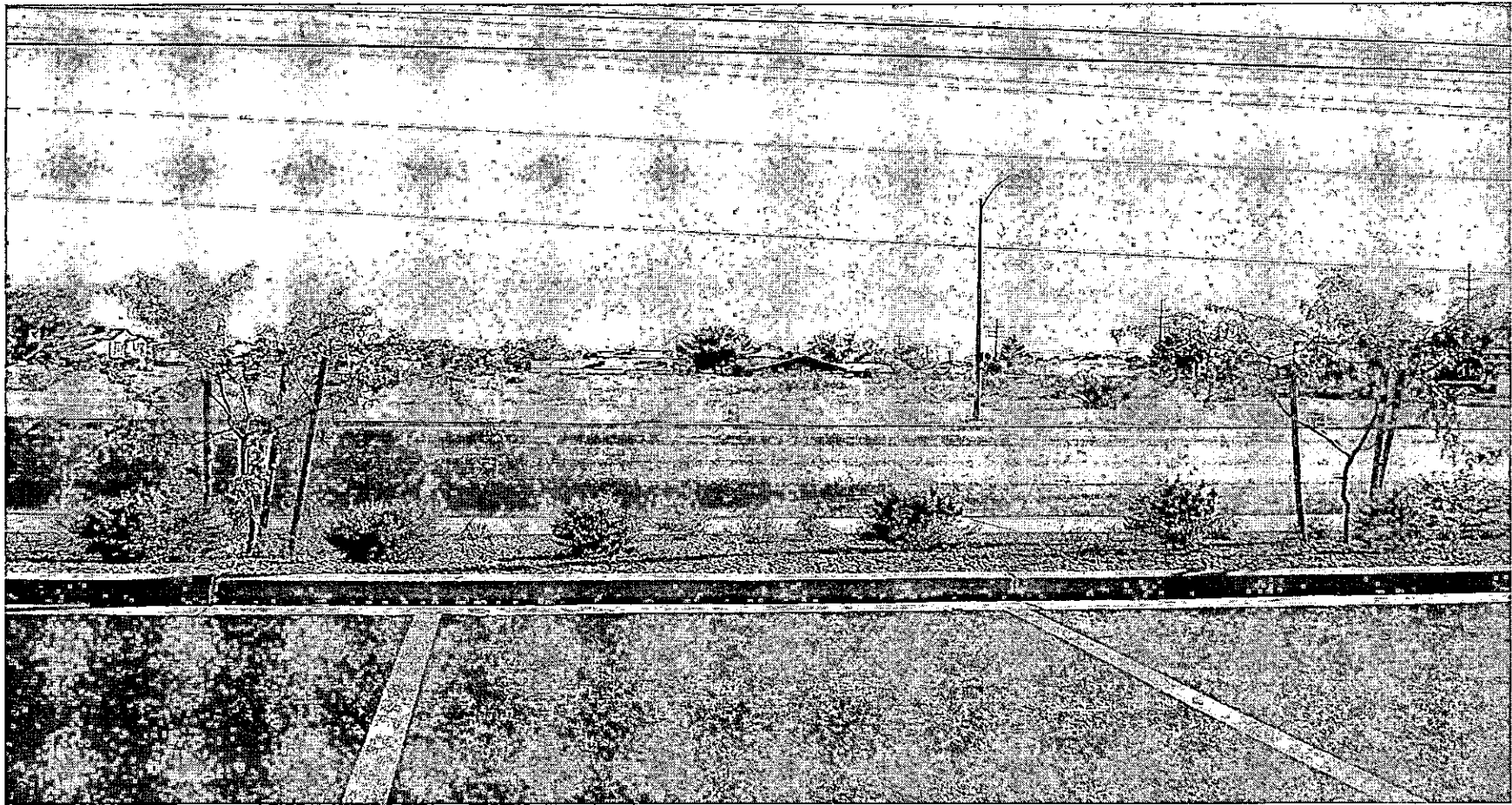
OCT 13 2006

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 (heaviest 60 minutes)			1.01	78
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	14,661			
PM Peak Hour (heaviest 60 minutes)	1173			
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour (heaviest 60 minutes)	2158			
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
NOVEMBER 2, 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
NOVEMBER 2, 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:

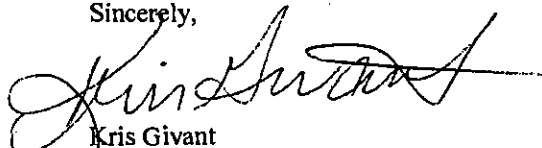
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

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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 11/02/06 PC**

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OCT 16 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**

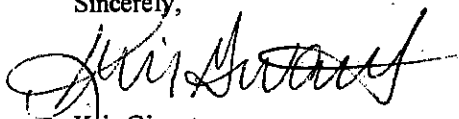
To Whom It May Concern:

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-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 11/02/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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.: 12/06/06

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:

DUNNAM – APPROVED – Motion carried with EVANS voting NO

To be heard by City Council on 12/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 21 [GPA-16538], Item 22 [ZON-16609], Item 23 [WVR-16610] and Item 24 [SDR-16611].

ANDY REED, Planning and Development Department, stated these applications meet the City's standards for in-fill development and is compatible with surrounding properties. He recommended approval.

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 21 – GPA-16538

MINUTES – Continued:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, gave a brief description and history of the project. She stated this project is proposing three units to the acres which is consistent and compatible with the area. She noted that the project exceeds open space requirements and consists of one and two story homes in order to meet setback requirements. She mentioned several additional conditions requested by the neighbors and emphasized the applicant's willingness to continue to work with the neighbors.

In response to COMMISSIONER STEINMAN'S inquiry, ATTORNEY ALLEN stated the proposed speed humps were requested by the neighbors. MARGO WHEELER, Director of Planning and Development Department, explained that any conditions suggested by the applicant would have to be approved by staff before they could be presented to the City Council.

BART ANDERSON, Public Works Department, informed COMMISSIONER STEINMAN that the development meets the City's gated community standards and expressed his approval.

COMMISSIONER STEINMAN stated his concerns with the difficult access for Lot 1 and Lot 20 and CHAIRMAN TROWBRIDGE concurred. COMMISSIONER STEINMAN also expressed his dissatisfaction with the lack of interior street lighting.

In response to COMMISSIONER GOYNES' inquiry regarding the usability of the open space, ATTORNEY ALLEN explained that a portion of the proposed open space could not be included because it would be used for emergency access.

COMMISSIONER DUNNAM stated he could only support this project if the entrance to the development is on Azure Lane. He explained an entrance on Torrey Pines Drive would be inappropriate and COMMISSIONER TRUESDELL concurred.

COMMISSIONER EVANS expressed his concern that changing the access would substantially change the site plan and stated his discomfort with moving forward at this point. CHAIRMAN TROWBRIDGE concurred.

ATTORNEY ALLEN explained the Torrey Pines Drive entrance was done at the neighbors' request and noted that various neighbors had not supported either entrance.

COMMISSIONER DUNNAM acknowledged that the applicant had made several concessions to the neighbors, but emphasized the Commissioners' responsibility to the whole community. He stated the entrance on Azure Drive would benefit the entire community. COMMISSIONER TRUESDELL concurred.

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 21 – GPA-16538

MINUTES – Continued:

MS. WHEELER explained that the General Plan Amendment application could go before the City Council independently, but the Site Plan Review cannot move forward with approval of the Rezoning application.

COMMISSIONER DUNNAM suggested ATTORNEY ALLEN withdraw without prejudice the waiver application, but ATTORNEY ALLEN stated she would like to keep the waiver as an option.

Prior to the casting of the vote for Item 23 [WVR-16610], COMMISSIONER DUNNAM made an initial motion for approval, but amended his motion after MS. WHEELER suggested a denial to better reflect the Commissioners' opinions.

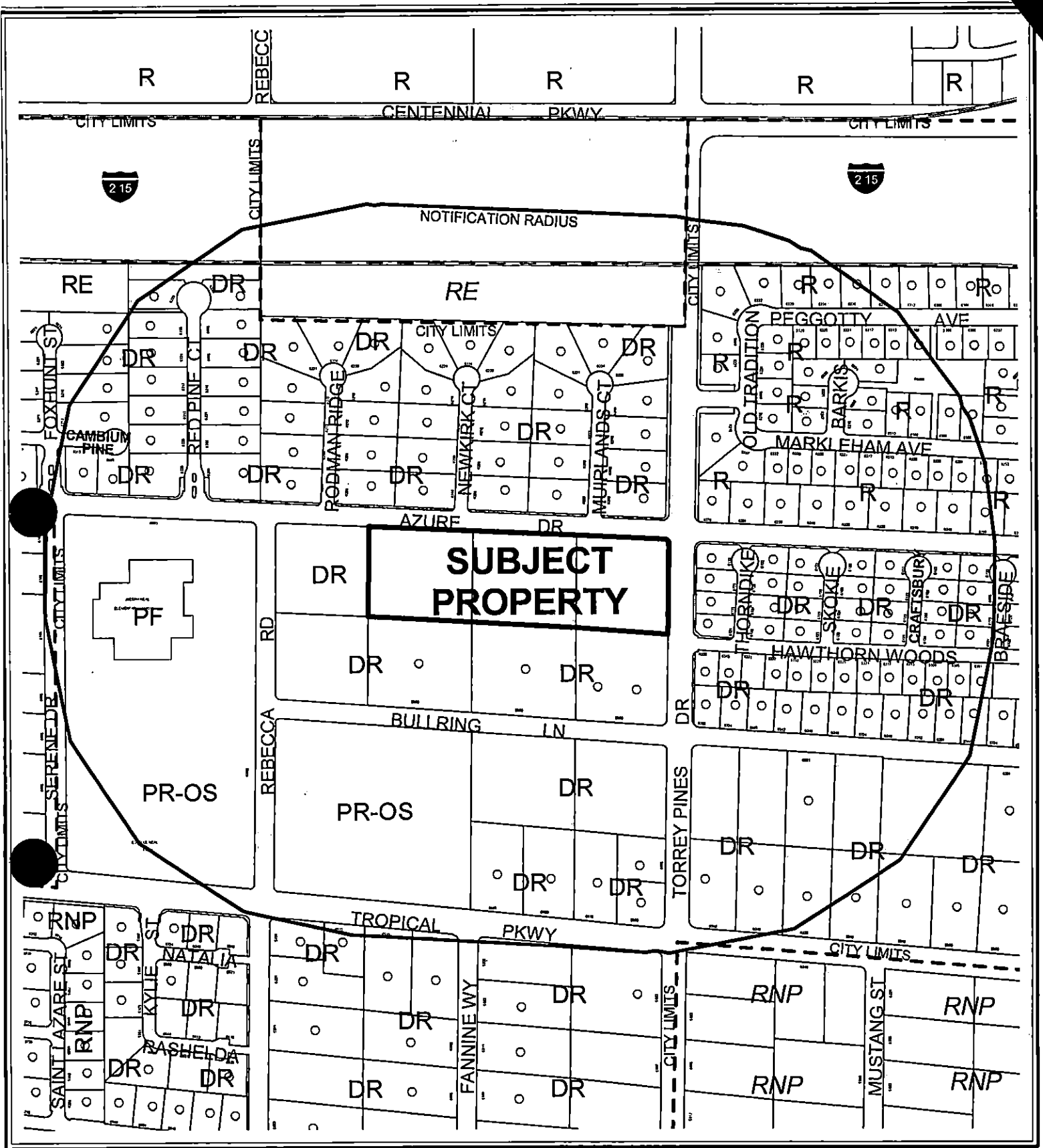
MS. WHEELER and MR. ANDERSON crafted the amended conditions for Item 24 [SDR-16611].

COMMISSIONER TRUESDELL stated he could not support approval of the site plan because he did not support speed humps on Azure Drive. MR. ANDERSON confirmed COMMISSIONER DAVENPORT'S interpretation of the amended condition regarding speed humps which states that the applicant will work with the City Engineer to determine their appropriateness adjacent to this site.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 21 [GPA-16538], Item 22 [ZON-16609], Item 23 [WVR-16610] and Item 24 [SDR-16611].

(6:40 – 7:17)

1-1296



CASE: **GPA-16538**

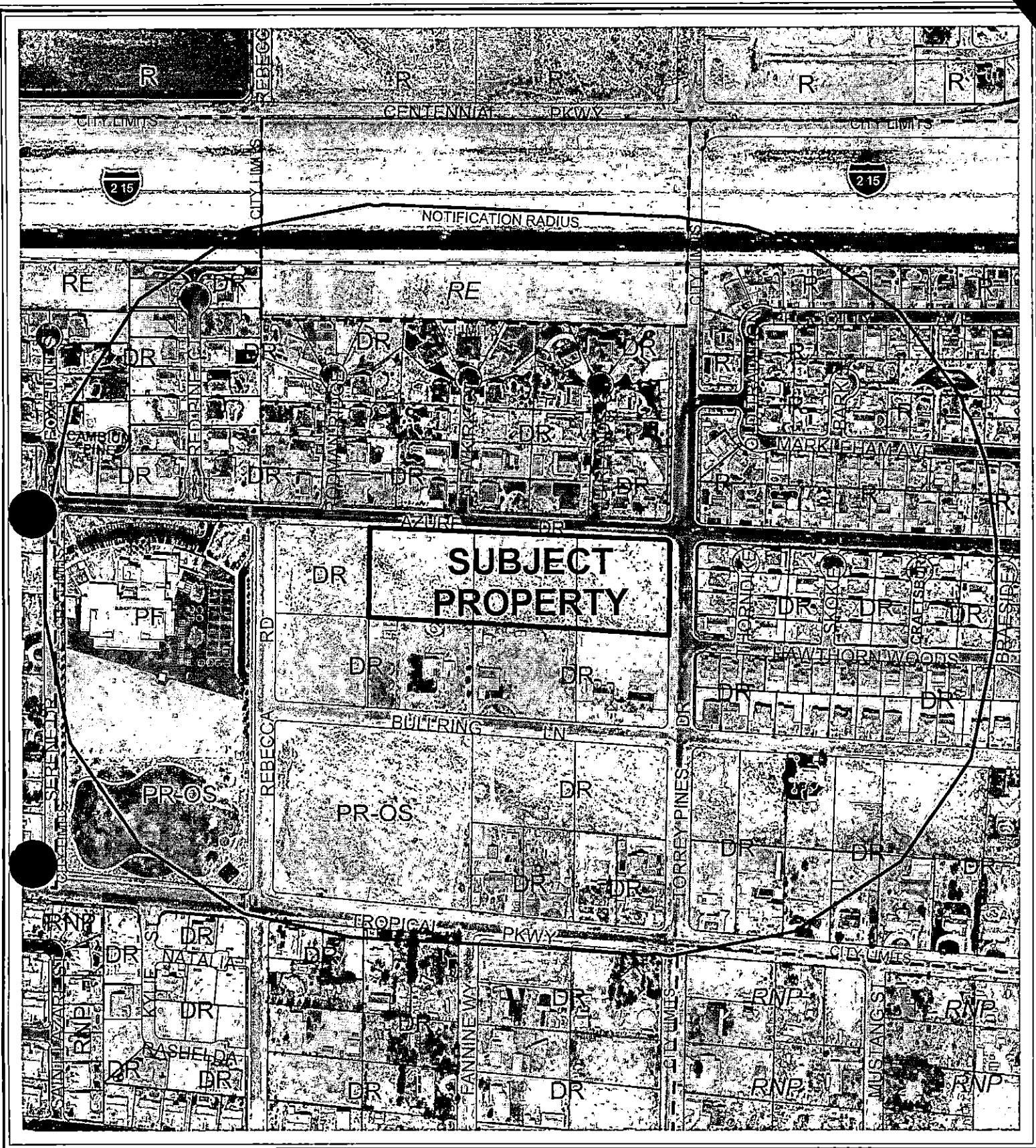
RADIUS: 1000 FT

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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-16538 - APPLICANT: NATIONAL
HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING
COMPANY, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

GPA-16538 - Staff Report Page One
November 2, 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.
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a General Plan Amendment (GPA-16538), a Rezoning (ZON-16609), a Site Development Plan Review (SDR-16611), and a Waiver (WVR-16610) to the 11/02/06 Planning Commission meeting.
<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
November 2, 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
November 2, 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	30 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
November 2, 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
November 2, 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 _____

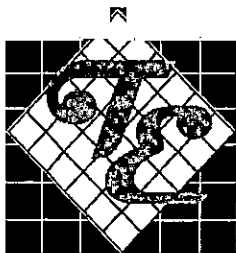
Signature of Property Owner: *Gina Mackay*

Print Name: GINA MACKAY

Subscribed and sworn before me

This 18th day of Sept, 2006
Rachelle A. Juarez
Notary Public in and for said County and State





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 11/02/06 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.

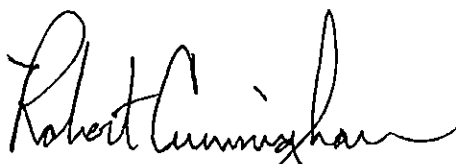
In addition, we are applying for a waiver of Title 18.12.160 which states that

"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 11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - ZON-16609 - REZONING RELATED TO GPA-16538 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) 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.: 12/06/06

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:

DUNNAM – APPROVED subject to conditions – Motion carried with EVANS voting NO

To be heard by City Council on 12/06/2006

MINUTES:

NOTE: See Item 21 [GPA-16538] for all related discussion.

(6:40 – 7:17)

1-1296

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-16538) and Waiver (WVR-16610) approved by the City Council.

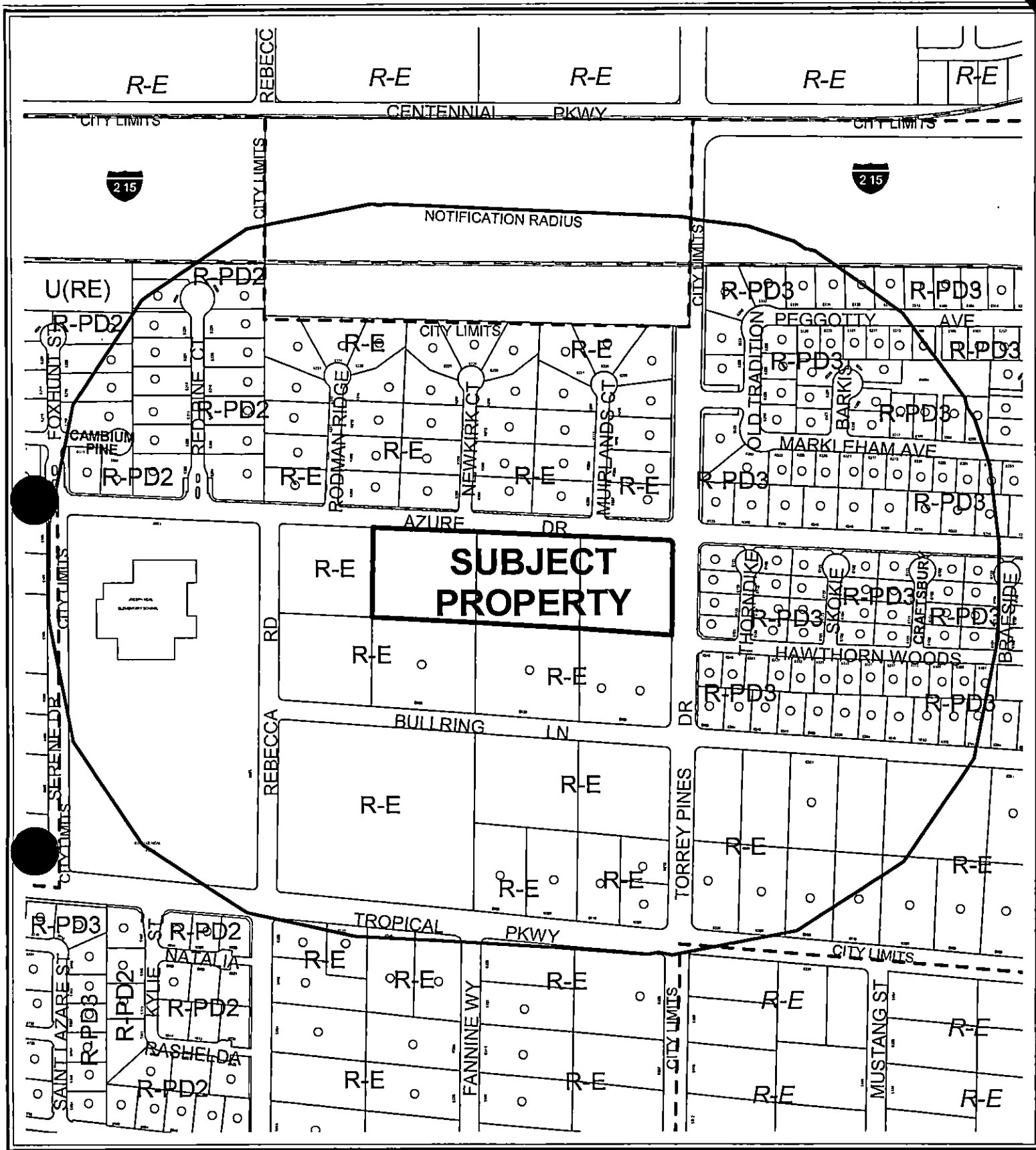
PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 22 – ZON-16609

CONDITIONS – Continued:

2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16611) 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. Construct half-street improvements on Torrey Pines Drive and Azure Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75% of the total units, or within 24 months of approval of construction drawings, whichever occurs first. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: **ZON-16609**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

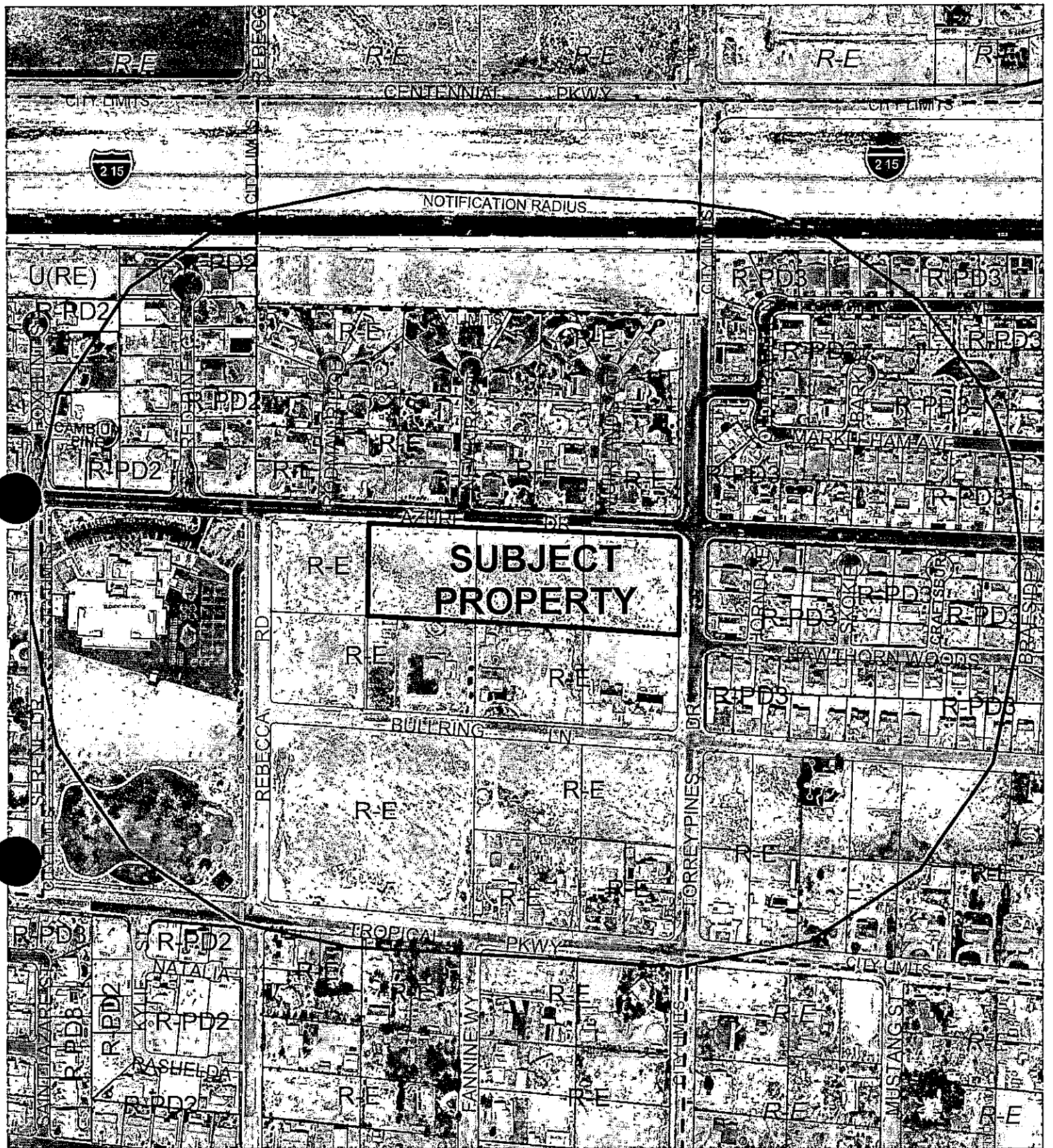
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet





CASE: **ZON-16609**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-16609 - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. A General Plan Amendment (GPA-16538) and Waiver (WVR-16610) 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-16611) 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. Construct half-street improvements on Torrey Pines Drive and Azure Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75% of the total units, or within 24 months of approval of construction drawings, whichever occurs first. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

JM

ZON-16609 - Conditions Page Two
November 2, 2006 - Planning Commission Meeting

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

ZON-16609 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from RE (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive. A related General Plan Amendment (GPA-16538), Waiver (WVR-16610), and Site Development Plan Review (SDR-16611) will be considered concurrently with this request.

As the majority of surrounding properties have been zoned to allow for low-density residential development, there is a clear indication that this rezoning is appropriate and compatible with the surrounding area. Therefore, staff recommends approval.

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.
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a General Plan Amendment (GPA-16538), a Rezoning (ZON-16609), a Site Development Plan Review (SDR-16611), and a Waiver (WVR-16610) to the 11/02/06 Planning Commission meeting.
<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.

ZON-16609 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
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)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Minimum Lot Size	7,647 SF	Y
Setbacks		
• Front	20 Feet	Y
• Side	5 Feet	
• Corner	15 Feet	
• Rear	20 Feet	
Max. Building Height	30 Feet	Y

ZON-16609 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
7.02	2.99	1.65	4.93	15,086	4.99	15,260	Y

ANALYSIS

The subject proposal changes the zoning on the subject site from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre). The surrounding properties are zoned R-E (Residence Estates) and R-PD3 (Residential Planned Development – 3 Units Per Acre). 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 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.

In addition, the applicant is requesting a Waiver to Title 18.12.160 to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required. The Public Works Department has no objection to the request.

FINDINGS

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

JM

ZON-16609 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

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

The applicant is requesting in a related application an Amendment to the General Plan (GPA-16538) to R (Rural Density Residential). The Rural Density Residential Category is a rural or semi-rural environment with a lifestyle much like that of the DR (Desert Rural Density Residential). The category allows up to 3.59 units per acre. The subject proposal is consistent with the Rezoning request to R-PD3 (Residential Planned Development – 3 Units Per Acre).

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

The surrounding 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.

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

As the majority of surrounding properties have been zoned to allow for low-density residential development, there is a clear indication that this rezoning is appropriate and compatible with the surrounding area.

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 served by Torrey Pines Drive, a Secondary Collector 80-feet in width. The addition of twenty-one residential lots will not negatively affect this thoroughfare's ability to handle traffic flow.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

ZON-16609 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

NOTICES MAILED 186 [Mailed with GPA-16538, WVR-16610 & SDR-16611]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16609** APN: 25-26-203-002,003,004

Name of Property Owner: NEVADA MANAGEMENT HOLDING CO. LLC.

Name of Applicant: NATIONAL MANAGEMENT CORPORATION

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

☐ Yes

☒ 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: _____

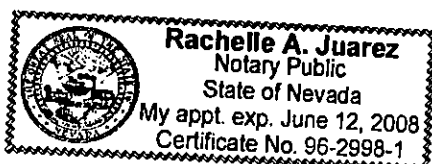
Signature of Property Owner: *Gina Mackay*

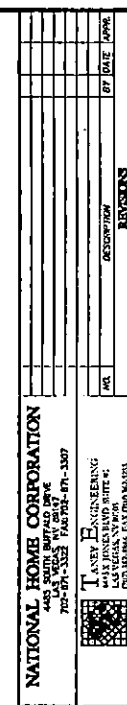
Print Name: GINA MACKAY

Subscribed and sworn before me

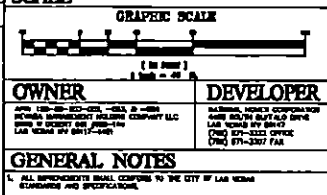
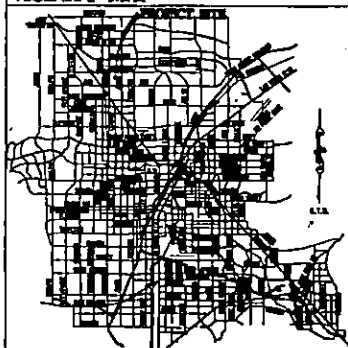
This 15th day of Sept, 2006

Rachelle A. Juarez
Notary Public in and for said County and State

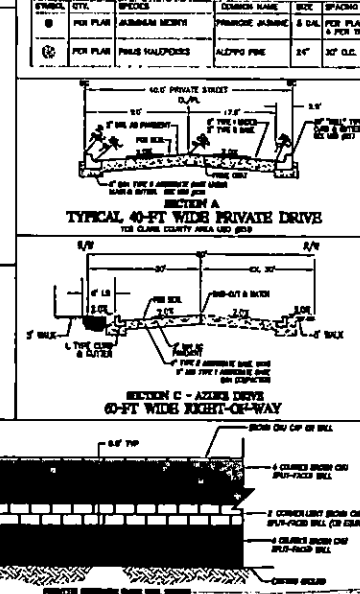
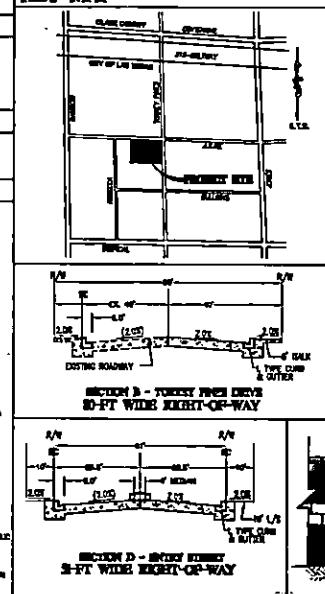




COSTA RICA			
July	Shower	Overse	Long 1/2
27	12:55	24:40	48.34
28	12:55	24:40	101.15
29	12:55	24:40	155.94
30	12:55	27:17	205.57
31	12:55	29:01	1.73
27	12:55	18:59	12.87
28	12:55	14:17	31.47
29	12:55	17:23	57.23
30	12:55	17:23	21.23
31	12:55	17:23	22.80
32	12:55	23:54	2.13
33	12:55	17:27	12.87
34	12:55	24:50	15.73
35	12:55	17:27	12.87
36	12:55	17:27	12.87
37	12:55	20:17	4.53
38	12:55	16:50	2.15
39	12:55	17:27	15.85
40	12:55	17:27	12.87
41	12:55	17:27	12.87
42	12:55	20:17	4.53
43	12:55	20:17	10.87
44	12:55	17:27	4.97
45	12:55	17:27	12.87
46	12:55	20:17	5.97
47	12:55	17:27	12.87
48	12:55	17:27	20.87
49	12:55	17:27	23.87
50	12:55	17:27	35.87

[illegible]

- [illegible]



PER TITLE 18 (TAXES 18.000.00) FOR 20 JUDICIAL
 COUNTY ALLOWED - 3 CENTS/POUND ACRE
 MAX. LOT AREA - 20 ACRES
 MAX. LOT FRONT - 30 FEET

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXTENSION OF PUBLIC MAIN IN ADJACENT
 NORTH-OF-58TH AT THE NORTH BOUNDARY OF THE PROJECT SITE - LAKE WEGAS VALLEY

SEWER - THE NEAREST SEWER CONNECTION IS AN EXTENSION OF SEWER PROVIDED IN ADJACENT
 NORTH-OF-58TH AT THE NORTH BOUNDARY OF THE SITE, CITY OF LAKE WEGAS IS THE PURVEYOR.

LEGEND

POINT-OF-ENTRY	_____	ADJACENT	_____
BOUNDARY LINE	_____	WATER	_____
PROPERTY LINE	_____	SEWER	_____
CADASTRIAL	_____	STORM DRAIN	_____
EXISTING CENTERLINE	_____	STANDARD	_____
LAKE WEGAS	I	STORM DRAIN	_____
WATER LINE	_____	STANDARD	_____
SEWER LINE &/ OR MANHOLE	_____	STORM DRAIN	_____
CODE OF VARIANCE	_____	STANDARD	_____

LEGEND

AC	ADJACENT	ADJACENT	ADJACENT
BC	BOUNDARY OF	BOUNDARY OF	BOUNDARY OF
CC	CADASTRIAL	CADASTRIAL	CADASTRIAL
DC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
EC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
FC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
GC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
HC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
IC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
LC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
MC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
NC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
OC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
PC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
QC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
RC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
SC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
TC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
UC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
VC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
WC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
XC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
YC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE
ZC	EXISTING CENTERLINE	EXISTING CENTERLINE	EXISTING CENTERLINE

Call Tom Worthing Day
Before You Dig



City/County City/County
1-800-227-2600

NATIONAL HOME CORPORATION
4435 SOUTH BUFFALO DRIVE

MAZURE & TORREY FINES

SITE PLAN

3 111

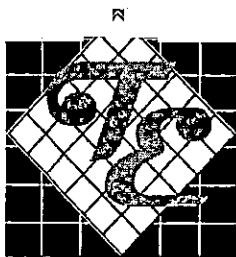
DATE: 09/05/00
SCALE: 1"=10'
JOB NO:
DESIGNED BY: RJS
DRAWN BY: RJS
SHEET NAME:
S1
SHEET:
1 of 1

~~GPA-16538 WVR-16610~~

ZON-16609 SDR-16611

REVISÉ 11/02/06 PC

SEP 25 2006



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 11/02/06 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.

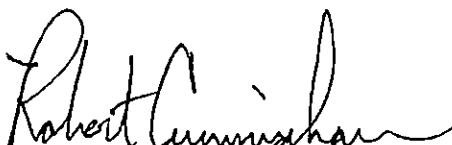
In addition, we are applying for a waiver of Title 18.12.160 which states that

"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 11/02/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - WVR-16610 - WAIVER RELATED TO GPA-16538 AND ZON-16609 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 173 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 12/06/06

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

MOTION:

DUNNAM – DENIED – UNANIMOUS

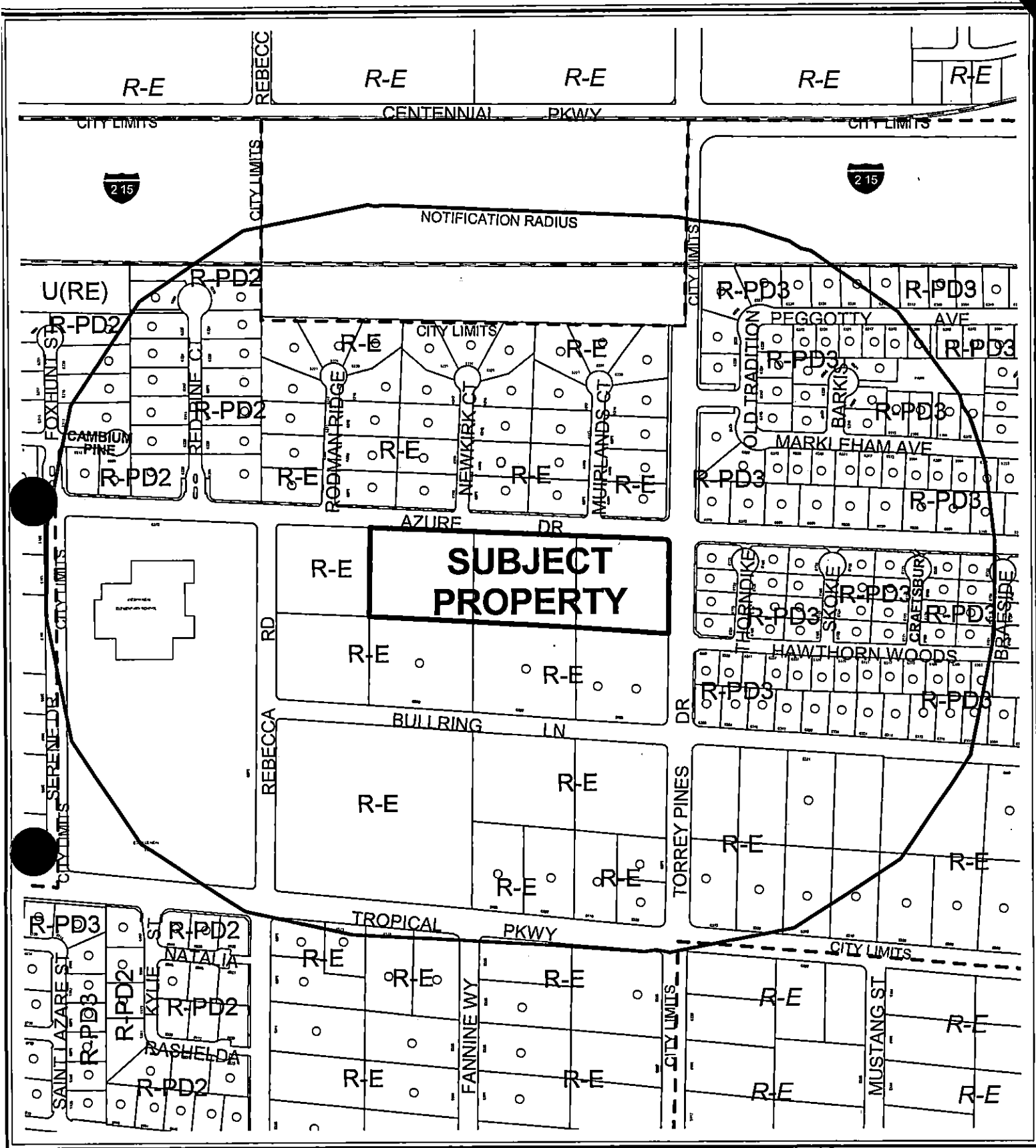
To be heard by City Council on 12/06/2006

MINUTES:

NOTE: See Item 21 [GPA-16538] for all related discussion.

(6:40 – 7:17)

1-1296



0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - WVR-16610 - APPLICANT: NATIONAL
HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING
COMPANY, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for a General Plan Amendment (GPA-16538), Rezoning (ZON-16609), and Site Development Plan Review (SDR-16611), 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.

WVR-16610 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Waiver to Title 18.12.160 to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.

The Public Works Department has no objection to the request for a Waiver of Title 18.12.160 to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.

A related General Plan Amendment (GPA-16538), Rezoning (ZON-16609) and Site Development Plan Review (SDR-16611) will be considered concurrently with this request.

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.
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a General Plan Amendment (GPA-16538), a Rezoning (ZON-16609), a Site Development Plan Review (SDR-16611), and a Waiver (WVR-16610) to the 11/02/06 Planning Commission meeting.
<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.

WVR-16610 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.02
Net Acres	6.08

<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
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)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Minimum Lot Size	7,647 SF	Y
Setbacks		
• Front	20 Feet	Y
• Side	5 Feet	
• Corner	15 Feet	
• Rear	20 Feet	
Max. Building Height	30 Feet	Y

WVR-16610 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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

This is a request for a Waiver of Title 18.12.100 to allow 173-foot intersection offset where 220 feet is the minimum offset allowed. Specifically, Title 18.12.160 states:

“Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet.”

FINDINGS

The proposed design does not appear to present turn conflicts, nor is it expected to hinder area traffic flows. The Department of Public Works has no objection to this Waiver request.

JM

WVR-16610 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 186 [Mailed with ZON-16609, GPA-16538 & SDR-16611]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-16610** APN: 120-26-203-002,003,004
Name of Property Owner: NEVADA MANAGEMENT Holding Co. LLC
Name of Applicant: NATIONAL HOMES Corp.

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: _____

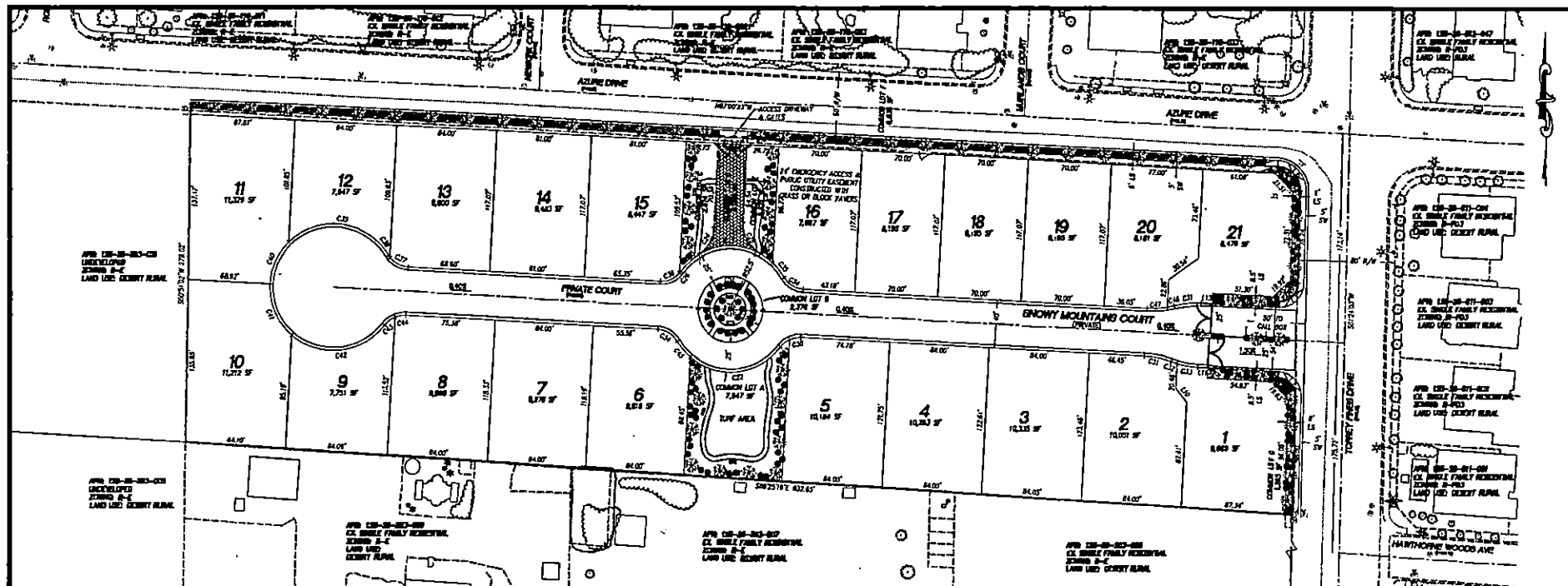
Signature of Property Owner: *Gina Mackay*

Print Name: GINA MACKAY

Subscribed and sworn before me

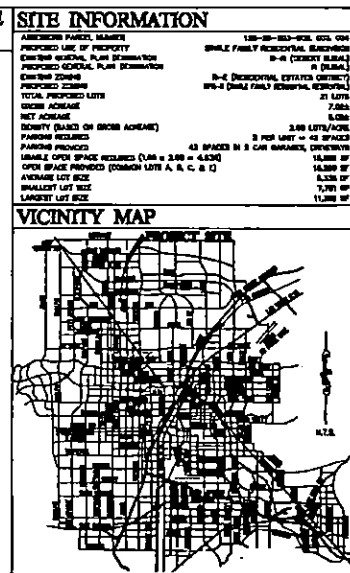
This 1st day of Sept, 2006
Rachelle A. Juarez
Notary Public in and for said County and State





CURVE & LINE TABLES

LINE	BEARING	LENGTH
1	S 89° 13' 36" E	15.53
2	N 89° 13' 36" E	8.24
3	S 89° 13' 36" E	8.24
4	N 89° 13' 36" E	8.24
5	S 89° 13' 36" E	8.24
6	N 89° 13' 36" E	8.24
7	S 89° 13' 36" E	8.24
8	N 89° 13' 36" E	8.24
9	S 89° 13' 36" E	8.24
10	N 89° 13' 36" E	8.24
11	S 89° 13' 36" E	8.24
12	N 89° 13' 36" E	8.24
13	S 89° 13' 36" E	8.24
14	N 89° 13' 36" E	8.24
15	S 89° 13' 36" E	8.24
16	N 89° 13' 36" E	8.24
17	S 89° 13' 36" E	8.24
18	N 89° 13' 36" E	8.24
19	S 89° 13' 36" E	8.24
20	N 89° 13' 36" E	8.24
21	S 89° 13' 36" E	8.24

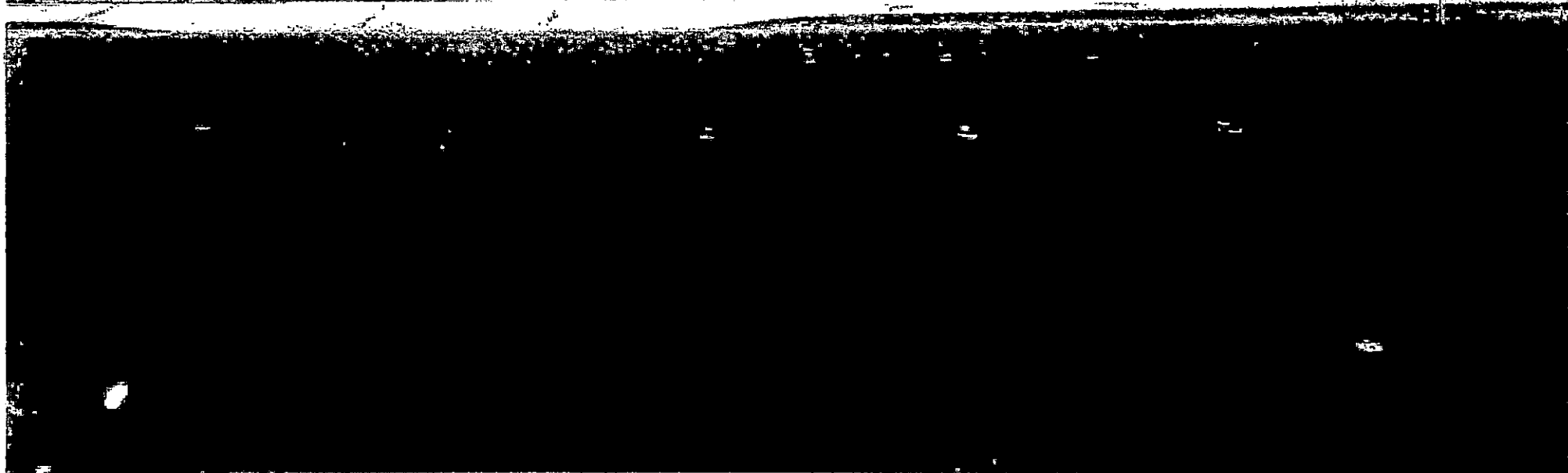


SCALE

GRAPHIC SCALE: 1" = 40' (1" = 160')

OWNER	DEVELOPER
APRIL 15-20-25-30-35-40-45-50-55-60-65-70-75-80-85-90-95-100-105-110-115-120-125-130-135-140-145-150-155-160-165-170-175-180-185-190-195-200-205-210-215-220-225-230-235-240-245-250-255-260-265-270-275-280-285-290-295-300-305-310-315-320-325-330-335-340-345-350-355-360-365-370-375-380-385-390-395-400-405-410-415-420-425-430-435-440-445-450-455-460-465-470-475-480-485-490-495-500-505-510-515-520-525-530-535-540-545-550-555-560-565-570-575-580-585-590-595-600-605-610-615-620-625-630-635-640-645-650-655-660-665-670-675-680-685-690-695-700-705-710-715-720-725-730-735-740-745-750-755-760-765-770-775-780-785-790-795-800-805-810-815-820-825-830-835-840-845-850-855-860-865-870-875-880-885-890-895-900-905-910-915-920-925-930-935-940-945-950-955-960-965-970-975-980-985-990-995-1000-1005-1010-1015-1020-1025-1030-1035-1040-1045-1050-1055-1060-1065-1070-1075-1080-1085-1090-1095-1100-1105-1110-1115-1120-1125-1130-1135-1140-1145-1150-1155-1160-1165-1170-1175-1180-1185-1190-1195-1200-1205-1210-1215-1220-1225-1230-1235-1240-1245-1250-1255-1260-1265-1270-1275-1280-1285-1290-1295-1300-1305-1310-1315-1320-1325-1330-1335-1340-1345-1350-1355-1360-1365-1370-1375-1380-1385-1390-1395-1400-1405-1410-1415-1420-1425-1430-1435-1440-1445-1450-1455-1460-1465-1470-1475-1480-1485-1490-1495-1500-1505-1510-1515-1520-1525-1530-1535-1540-1545-1550-1555-1560-1565-1570-1575-1580-1585-1590-1595-1600-1605-1610-1615-1620-1625-1630-1635-1640-1645-1650-1655-1660-1665-1670-1675-1680-1685-1690-1695-1700-1705-1710-1715-1720-1725-1730-1735-1740-1745-1750-1755-1760-1765-1770-1775-1780-1785-1790-1795-1800-1805-1810-1815-1820-1825-1830-1835-1840-1845-1850-1855-1860-1865-1870-1875-1880-1885-1890-1895-1900-1905-1910-1915-1920-1925-1930-1935-1940-1945-1950-1955-1960-1965-1970-1975-1980-1985-1990-1995-2000-2005-2010-2015-2020-2025-2030-2035-2040-2045-2050-2055-2060-2065-2070-2075-2080-2085-2090-2095-2100-2105-2110-2115-2120-2125-2130-2135-2140-2145-2150-2155-2160-2165-2170-2175-2180-2185-2190-2195-2200-2205-2210-2215-2220-2225-2230-2235-2240-2245-2250-2255-2260-2265-2270-2275-2280-2285-2290-2295-2300-2305-2310-2315-2320-2325-2330-2335-2340-2345-2350-2355-2360-2365-2370-2375-2380-2385-2390-2395-2400-2405-2410-2415-2420-2425-2430-2435-2440-2445-2450-2455-2460-2465-2470-2475-2480-2485-2490-2495-2500-2505-2510-2515-2520-2525-2530-2535-2540-2545-2550-2555-2560-2565-2570-2575-2580-2585-2590-2595-2600-2605-2610-2615-2620-2625-2630-2635-2640-2645-2650-2655-2660-2665-2670-2675-2680-2685-2690-2695-2700-2705-2710-2715-2720-2725-2730-2735-2740-2745-2750-2755-2760-2765-2770-2775-2780-2785-2790-2795-2800-2805-2810-2815-2820-2825-2830-2835-2840-2845-2850-2855-2860-2865-2870-2875-2880-2885-2890-2895-2900-2905-2910-2915-2920-2925-2930-2935-2940-2945-2950-2955-2960-2965-2970-2975-2980-2985-2990-2995-3000-3005-3010-3015-3020-3025-3030-3035-3040-3045-3050-3055-3060-3065-3070-3075-3080-3085-3090-3095-3100-3105-3110-3115-3120-3125-3130-3135-3140-3145-3150-3155-3160-3165-3170-3175-3180-3185-3190-3195-3200-3205-3210-3215-3220-3225-3230-3235-3240-3245-3250-3255-3260-3265-3270-3275-3280-3285-3290-3295-3300-3305-3310-3315-3320-3325-3330-3335-3340-3345-3350-3355-3360-3365-3370-3375-3380-3385-3390-3395-3400-3405-3410-3415-3420-3425-3430-3435-3440-3445-3450-3455-3460-3465-3470-3475-3480-3485-3490-3495-3500-3505-3510-3515-3520-3525-3530-3535-3540-3545-3550-3555-3560-3565-3570-3575-3580-3585-3590-3595-3600-3605-3610-3615-3620-3625-3630-3635-3640-3645-3650-3655-3660-3665-3670-3675-3680-3685-3690-3695-3700-3705-3710-3715-3720-3725-3730-3735-3740-3745-3750-3755-3760-3765-3770-3775-3780-3785-3790-3795-3800-3805-3810-3815-3820-3825-3830-3835-3840-3845-3850-3855-3860-3865-3870-3875-3880-3885-3890-3895-3900-3905-3910-3915-3920-3925-3930-3935-3940-3945-3950-3955-3960-3965-3970-3975-3980-3985-3990-3995-4000-4005-4010-4015-4020-4025-4030-4035-4040-4045-4050-4055-4060-4065-4070-4075-4080-4085-4090-4095-4100-4105-4110-4115-4120-4125-4130-4135-4140-4145-4150-4155-4160-4165-4170-4175-4180-4185-4190-4195-4200-4205-4210-4215-4220-4225-4230-4235-4240-4245-4250-4255-4260-4265-4270-4275-4280-4285-4290-4295-4300-4305-4310-4315-4320-4325-4330-4335-4340-4345-4350-4355-4360-4365-4370-4375-4380-4385-4390-4395-4400-4405-4410-4415-4420-4425-4430-4435-4440-4445-4450-4455-4460-4465-4470-4475-4480-4485-4490-4495-4500-4505-4510-4515-4520-4525-4530-4535-4540-4545-4550-4555-4560-4565-4570-4575-4580-4585-4590-4595-4600-4605-4610-4615-4620-4625-4630-4635-4640-4645-4650-4655-4660-4665-4670-4675-4680-4685-4690-4695-4700-4705-4710-4715-4720-4725-4730-4735-4740-4745-4750-4755-4760-4765-4770-4775-4780-4785-4790-4795-4800-4805-4810-4815-4820-4825-4830-4835-4840-4845-4850-4855-4860-4865-4870-4875-4880-4885-4890-4895-4900-4905-4910-4915-4920-4925-4930-4935-4940-4945-4950-4955-4960-4965-4970-4975-4980-4985-4990-4995-5000-5005-5010-5015-5020-5025-5030-5035-5040-5045-5050-5055-5060-5065-5070-5075-5080-5085-5090-5095-5100-5105-5110-5115-5120-5125-5130-5135-5140-5145-5150-5155-5160-5165-5170-5175-5180-5185-5190-5195-5200-5205-5210-5215-5220-5225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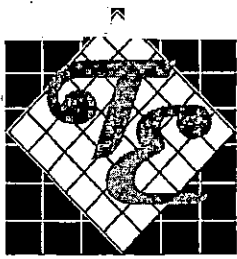
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SEP 07 2006

WVF-166TD 2702/06 PC
SDR-1661 11/02/06 PC

SEP 07 2006



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 Wavler 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 11/02/06 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.

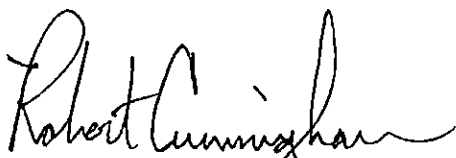
In addition, we are applying for a waiver of Title 18.12.160 which states that

"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 11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 2, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-16611 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16538, ZON-16609, AND WVR 16610 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 12/06/06

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

MOTION:

DUNNAM – APPROVED subject to conditions, amending Condition 15 and 16 as follows:

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

16. Landscape and maintain all unimproved right-of-way adjacent to this site and submit an encroachment agreement for all landscaping or other private improvements within the public right-of-way for the area that would have been sidewalk and is now not.

And amending the following conditions as follows:

- An eight foot high block wall shall be provided along the south boundary except a portion of the wall adjacent to 6500 Bullring Lane.**
- No security flood lighting shall be allowed.**

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 24 – SDR-16611

MOTION – Continued:

- Vehicular access shall be from Azure Drive aligning with Newkirk Court and emergency access only shall be allowed to Torrey Pines.
- Work with the City Traffic Engineer to determine if speed humps are appropriate at this location and comply with the recommendations of the Traffic Engineer.
- Street lights shall be stubbed.
- Motion carried with EVANS and TRUESDELL voting NO

To be heard by City Council on 12/06/2006

MINUTES:

NOTE: See Item 21 [GPA-16538] for all related discussion.
(6:40 – 7:17)
1-1296

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16538), Rezoning (ZON-16609), and Waiver (WVR-16610), 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 plan date stamped 09/25/06, and building elevations date stamped 09/07/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 7,647 square feet and a Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
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

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 24 – SDR-16611

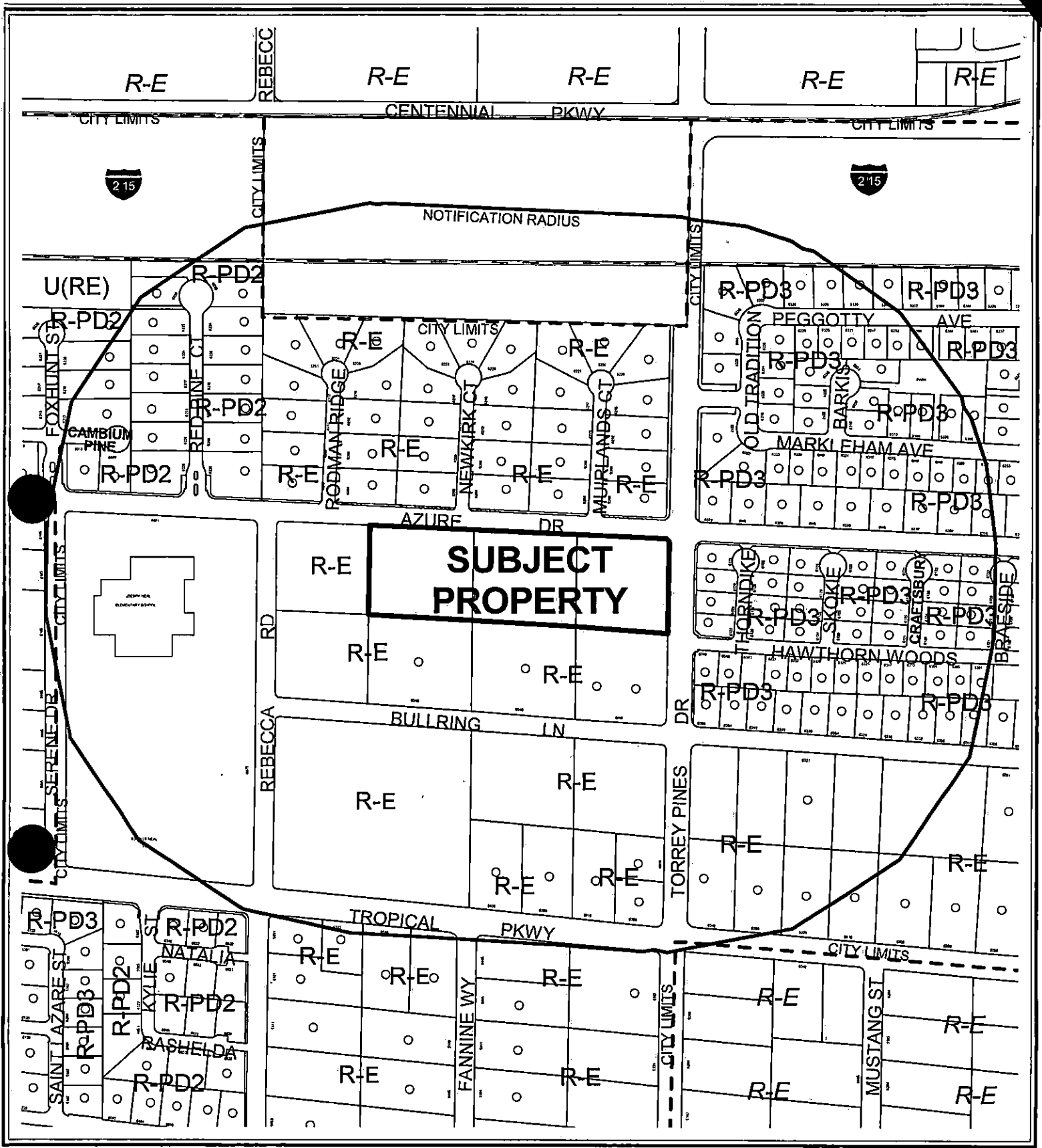
CONDITIONS – Continued:

- same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
 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. 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.
 13. The applicant shall include a pedestrian gate adjacent to the crash gate located along Azure Drive.
- Public Works
14. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
 15. Grant pedestrian walkway easements for the proposed sidewalk along Azure Drive lying outside of the public right-of-way.
 16. Landscape and maintain all unimproved rights-of-way on Torrey Pines Drive and Azure Drive adjacent to this site.

PLANNING COMMISSION MEETING OF NOVEMBER 2, 2006
Planning and Development Department
Item 24 – SDR-16611

CONDITIONS – Continued:

17. Submit an Encroachment Agreement for all landscaping located in the Torrey Pines drive and Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.
18. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. Site development to comply with all applicable conditions of approval for ZON-16609 and all other site-related actions.



0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 2, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-16611 - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16538), Rezoning (ZON-16609), and Waiver (WVR-16610), 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 plan date stamped 09/25/06, and building elevations date stamped 9/07/06 and 10/23/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 7,647 square feet and a Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-16611 - Conditions Page Two
November 2, 2006 - Planning Commission Meeting

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. 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.
13. The applicant shall include a pedestrian gate adjacent to the crash gate located along Azure Drive.

Public Works

14. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. Grant pedestrian walkway easements for the proposed sidewalk along Azure Drive lying outside of the public right-of-way.
16. Landscape and maintain all unimproved rights-of-way on Torrey Pines Drive and Azure Drive adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping located in the Torrey Pines drive and Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.
18. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

SDR-16611 - Conditions Page Three
November 2, 2006 - Planning Commission Meeting

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. Site development to comply with all applicable conditions of approval for ZON-16609 and all other site-related actions.

SDR-16611 - Staff Report Page One
November 2, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is request for a Site Development Plan Review for a proposed 21-unit single-family residential subdivision on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive. A related General Plan Amendment (GPA-16538), Waiver (WVR-16610), and Rezoning (ZON-16609) will be considered concurrently with this request.

Staff supports infill development projects such as this one as it will be compatible with the surrounding neighborhood and provide additional housing choices for residents and potential residents. This project will improve the surrounding neighborhood and will meet all of the applicable development standards for R-PD3 (Residential Planned Development – 3 Units Per Acre) developments. Staff supports the request.

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.
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a General Plan Amendment (GPA-16538), a Rezoning (ZON-16609), a Site Development Plan Review (SDR-16611), and a Waiver (WVR-16610) to the 11/02/06 Planning Commission meeting.
<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.

SDR-16611 - Staff Report Page Two
November 2, 2006 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
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)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Minimum Lot Size	7,647 SF	Y
Setbacks		
• Front	20 Feet	Y
• Side	5 Feet	
• Corner	15 Feet	
• Rear	20 Feet	
Max. Building Height	30 Feet	Y

SDR-16611 - Staff Report Page Three
November 2, 2006 - Planning Commission Meeting

<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

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
7.02	2.99	1.65	4.93	15,086	4.99	15,260	Y

ANALYSIS

- **Zoning**

The applicant is requesting a Rezoning (ZON-16296) to R-PD3 (Residential Planned Development – 3 Units Per Acre). The proposal is consistent with the R-PD3 (Residential Planned Development – 3 Units Per Acre) District as it allows applicants some latitude in developing a site. The zoning is also consistent with the density in the area as there is R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning to the east across Torrey Pines.

- **Site Plan**

The applicant proposes a twenty-one lot subdivision on 7.02 acres. The lots range from 7,647 square feet to 11,329 square feet. The site gains access from Torrey Pines Drive, an 80-foot Secondary Collector street. Given that 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.

SDR-16611 - Staff Report Page Four
November 2, 2006 - Planning Commission Meeting

As the proposal is for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zoned development, the development standards are set by the applicant. Staff finds the above standards to be consistent with development in the area and provides sufficient protection for adjacent properties. The development also meets the open space requirements imposed by this request, which are consistent with the surrounding area.

- **Waivers**

No Title 19 waivers are required as part of this application. However, a formal Title 18 Waiver (WVR-16610) has been requested to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required.

- **Landscape Plan**

On the perimeter of the development along Azure Drive and Torrey Pines Drive, the applicant provides six feet of landscape buffer with 24-inch Aleppo Pine trees at 30 feet on center and four, five-gallon Primrose Jasmine plants per tree.

The open space for this development consists of three separate parcels at the center of the development, totaling 15,260 square feet. The applicant provides Aleppo Pine trees, Primrose Jasmine plants, and a meandering trail. At the center roundabout, the applicant proposes benches, plants and trees.

- **Elevation**

The elevation plans depict both a one-story and two-story product with a garage at the front. All structures will have a concrete tile roof, a stucco exterior, and make use of contrasting colors to reduce visual monotony.

- **Floor Plan**

The applicant proposes four separate floor plans for the sites. They floor plans depict one and two-story homes ranging from 2,755 to 3,455 square feet in size with each having a three-car garage.

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;”**

SDR-16611 - Staff Report Page Five
November 2, 2006 - Planning Commission Meeting

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, unless good cause is shown. The density of the proposal is 2.99 units per acre, therefore the proposed twenty-one lot residential subdivision is compatible with surrounding residential development in product type, density, and design.

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

As an R-PD3 (Residential Planned Development – 3 Units Per Acre) development, the subject proposal meets all development standards per all relevant plans and documents. A Waiver of Title 18 is being requested for to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required.

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

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.

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

Building and landscape materials are compatible with the surrounding area.

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

The proposed elevations are not undesirable and will be compatible with the surrounding area and consistent with developments of this type.

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

This project will not endanger the public health, safety, or general welfare.

SDR-16611 - Staff Report Page Six
November 2, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 186 [Mailed with ZON-16609, WVR-16610 & GPA-16538]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16611** APN: 125-260203-002,003,004
Name of Property Owner: NEVADA Management Holding Co. LLC
Name of Applicant: National Homes Corp.

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): _____

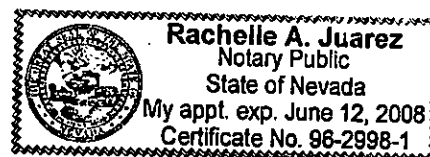
APN _____

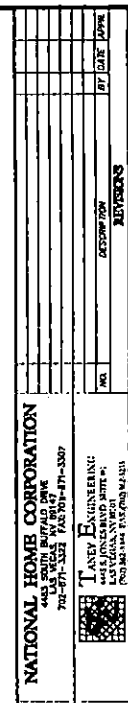
Signature of Property Owner: *Gina Mackay*

Print Name: GINA MACKAY

Subscribed and sworn before me

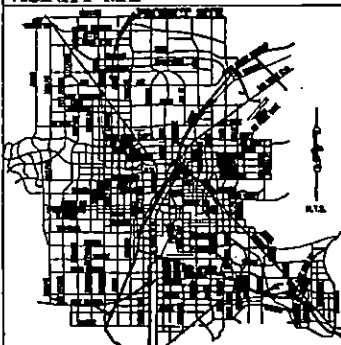
This 13 day of Sept, 2006
Rachelle A. Juarez
Notary Public in and for said County and State





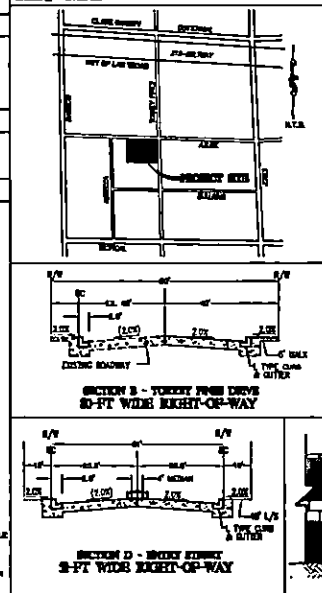
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23	51.50°	5550' E	77.36
24	52.56°	2775' E	84.71
25	52.00°	5000' E	86.24
26	52.56°	1475' E	85.47
27	52.56°	2775' E	84.71
28	52.00°	4275' E	86.24
29	52.00°	6275' E	86.24
30	52.00°	5000' E	86.24
31	52.00°	3775' E	86.24
32	52.00°	1475' E	85.47
33	52.00°	1475' E	85.47
34	52.00°	1475' E	85.47
35	52.00°	1475' E	85.47
36	52.00°	1475' E	85.47
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47	52.00°	1475' E	85.47
48	52.00°	1475' E	85.47
49	52.00°	1475' E	85.47
50	52.00°	1475' E	85.47

APPROXIMATE PAVED, GARAGE	150-150-150-150	0.00	0.00
PERMANENT USE OF PROPERTY	DOUBLE FAMIL, 3-BEDROOM, 1.5BATH		
EXISTING GENERAL PLAN CATEGORIES	R-2 (SINGLE-FAMILY RESIDENTIAL)		
PROPOSED GENERAL PLAN CATEGORIES	R-2 (SINGLE-FAMILY RESIDENTIAL)		
EXISTING ZONING	R-2 (SINGLE-FAMILY RESIDENTIAL)		
PROPOSED ZONING	R-2 (SINGLE-FAMILY RESIDENTIAL)		
TOTAL PROJECT ACRES	2.00		
NET ACRES	2.00		
DENSITY (PER ACRE) (MINIMUM ACRES)	1.00		
PARCELS REQUIRED	2		
PARCELS PROVIDED	48		
USABLE OPEN SPACE REQUIRED (1.00 = 1.00 = 4.00)	15.00		
USABLE OPEN SPACE PROVIDED (CONSUME LOTS A, B, & C)	15.00		
ADDITIONAL LOT SIZE	0.00		
SMALLEST LOT SIZE	7.74		
ADDITIONAL LOT SIZE	0.00		

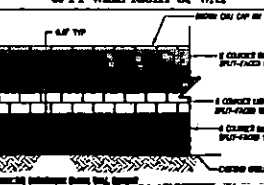
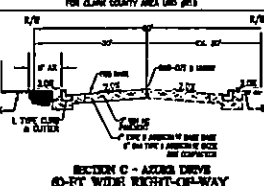
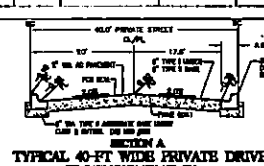


OWNER	DEVELOPER
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- C. ALL SUBMITTANTS SHALL COMPLY WITH THE CITY OF LAS VEGAS DEVELOPMENT AND SPECIFICATIONS.
10. **WATER**
OWNER: LAS VEGAS VALLEY WATER DISTRICT
DESIGNER: LAS VEGAS VALLEY WATER DISTRICT
GENERAL CONTRACTOR: HERZOG POWER COMPANY
ELECTRICIAN: CALDWELL
PLUMBER: CALDWELL
MECHANICAL: CALDWELL
PAINTING: CALDWELL
SOLID BOND IMPROVAL: PUBLIC SERVICES
11. **UTILITY CATEGORIES** TO BE SUBMITTED TO RESPECTIVE AGENCIES.
12. **MINIMAL BUILDING RETROFIT**
ROOF: IF
WALL: IF
FLOOR: IF
DOOR: IF (DO ALONG SOUTH N)
13. **SEAL DEVELOPMENT** IS SHOWN IN RED BENTHONY AND IS NOT PART OF ANY MASTER PLAN.
14. **SEAL BENCHMARK CONTRIBUTION** \$100,000 IF \$100,000 - \$200,000 APPROX \$200,000 IF \$200,000 - \$300,000 APPROX \$300,000 IF \$300,000 - \$400,000 APPROX \$400,000 IF \$400,000 - \$500,000 APPROX \$500,000 IF \$500,000 - \$600,000 APPROX \$600,000 IF \$600,000 - \$700,000 APPROX \$700,000 IF \$700,000 - \$800,000 APPROX \$800,000 IF \$800,000 - \$900,000 APPROX \$900,000 IF \$900,000 - \$1,000,000 APPROX \$1,000,000 IF \$1,000,000 - \$1,100,000 APPROX \$1,100,000 IF \$1,100,000 - \$1,200,000 APPROX \$1,200,000 IF \$1,200,000 - \$1,300,000 APPROX \$1,300,000 IF \$1,300,000 - \$1,400,000 APPROX \$1,400,000 IF \$1,400,000 - \$1,500,000 APPROX \$1,500,000 IF \$1,500,000 - \$1,600,000 APPROX \$1,600,000 IF \$1,600,000 - \$1,700,000 APPROX \$1,700,000 IF \$1,700,000 - \$1,800,000 APPROX \$1,800,000 IF \$1,800,000 - \$1,900,000 APPROX \$1,900,000 IF \$1,900,000 - \$2,000,000 APPROX \$2,000,000 IF \$2,000,000 - \$2,100,000 APPROX \$2,100,000 IF \$2,100,000 - \$2,200,000 APPROX \$2,200,000 IF \$2,200,000 - 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\$8,600,000 APPROX \$8,600,000 IF \$8,600,000 - \$8,700,000 APPROX \$8,700,000 IF \$8,700,000 - \$8,800,000 APPROX \$8,800,000 IF \$8,800,000 - \$8,900,000 APPROX \$8,900,000 IF \$8,900,000 - \$9,000,000 APPROX \$9,000,000 IF \$9,000,000 - \$9,100,000 APPROX \$9,100,000 IF \$9,100,000 - \$9,200,000 APPROX \$9,200,000 IF \$9,200,000 - \$9,300,000 APPROX \$9,300,000 IF \$9,300,000 - \$9,400,000 APPROX \$9,400,000 IF \$9,400,000 - \$9,500,000 APPROX \$9,500,000 IF \$9,500,000 - \$9,600,000 APPROX \$9,600,000 IF \$9,600,000 - \$9,700,000 APPROX \$9,700,000 IF \$9,700,000 - \$9,800,000 APPROX \$9,800,000 IF \$9,800,000 - \$9,900,000 APPROX \$9,900,000 IF \$9,900,000 - \$10,000,000 APPROX \$10,000,000 IF \$10,000,000 - \$10,100,000 APPROX \$10,100,000 IF \$10,100,000 - \$10,200,000 APPROX \$10,200,000 IF \$10,200,000 - \$10,300,000 APPROX \$10,300,000 IF \$10,300,000 - \$10,400,000 APPROX \$10,400,000 IF \$10,400,000 - \$10,500,000 APPROX \$10,500,000 IF \$10,500,000 - \$10,600,000 APPROX \$10,600,000 IF \$10,600,000 - \$10,700,000 APPROX \$10,700,000 IF \$10,700,000 - \$10,800,000 APPROX \$10,800,000 IF \$10,800,000 - \$10,900,000 APPROX \$10,900,000 IF \$10,900,000 - \$11,000,000 APPROX \$11,000,000 IF \$11,000,000 - \$11,100,000 APPROX \$11,100,000 IF \$11,100,000 - \$11,200,000 APPROX \$11,200,000 IF \$11,200,000 - \$11,300,000 APPROX \$11,300,000 IF \$11,300,000 - \$11,400,000 APPROX



SYMBOL	QTY.	SPECIES	COMMON NAME	SIZE	W/ADHD
⑤	FOR PLAY	JASMINUM MEXIC	PERUVIAN JASMINE	6 GAL	FOR PLAY Y FOR TRC
⑤	FOR PLAY	PAUS HALIMEDENS	ALIPPO PINE	24"	37 G.O.



FOR VISA -- (TABLE 13.01.04) FOR BY ZONE
SECURITY ALLOWED -- 3 MONTHS/GRASS AONE
MIN. LOT AREA -- 7,000 SQ
MAX. LOT COVERACE -- 50%
MAX. HEIGHT -- 30 FEET

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 6" PUBLIC MAIN IN AZULE RIGHT-OF-WAY AT THE NORTH BOUNDARY OF THE PROJECT SITE - LAS VEGAS VALLEY WARDEN DISTRICT IN THE PARISH.

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 6" SEWER PROVIDED IN AZULE RIGHT-OF-WAY AT THE NORTH BOUNDARY OF THE SITE. CITY OF LAS VEGAS IS THE PARISH.

NIGHT-OF-WAY
 BOUNDARY LINE
 PROPERTY LINE
 CASHMENT
 STREET CENTERLINE
 CITY BOUNDARY
 WATER LINE
 BEACH LINE &/ MARSHLINE
 LINE OF PAVEMENT

AK	ALBUQUERQUE, CONCRETE	AP	ARIZONA
AL	ALBANY, CONCRETE	AV	ARIZONA
AR	ALBUQUERQUE, CONCRETE	CA	ARIZONA
AS	ALBUQUERQUE, CONCRETE	CH	ARIZONA
CA	ALBUQUERQUE, CONCRETE	CO	ARIZONA
CO	ALBUQUERQUE, CONCRETE	CT	ARIZONA
CT	ALBUQUERQUE, CONCRETE	DE	ARIZONA
DE	ALBUQUERQUE, CONCRETE	FL	ARIZONA
FL	ALBUQUERQUE, CONCRETE	GA	ARIZONA
GA	ALBUQUERQUE, CONCRETE	HI	ARIZONA
HI	ALBUQUERQUE, CONCRETE	IL	ARIZONA
IL	ALBUQUERQUE, CONCRETE	IN	ARIZONA
IN	ALBUQUERQUE, CONCRETE	IO	ARIZONA
IO	ALBUQUERQUE, CONCRETE	LA	ARIZONA
LA	ALBUQUERQUE, CONCRETE	MA	ARIZONA
MA	ALBUQUERQUE, CONCRETE	MD	ARIZONA
MD	ALBUQUERQUE, CONCRETE	ME	ARIZONA
ME	ALBUQUERQUE, CONCRETE	MI	ARIZONA
MI	ALBUQUERQUE, CONCRETE	MO	ARIZONA
MO	ALBUQUERQUE, CONCRETE	NE	ARIZONA
NE	ALBUQUERQUE, CONCRETE	NH	ARIZONA
NH	ALBUQUERQUE, CONCRETE	NI	ARIZONA
NI	ALBUQUERQUE, CONCRETE	NO	ARIZONA
NO	ALBUQUERQUE, CONCRETE	NY	ARIZONA
NY	ALBUQUERQUE, CONCRETE	OH	ARIZONA
OH	ALBUQUERQUE, CONCRETE	OK	ARIZONA
OK	ALBUQUERQUE, CONCRETE	OR	ARIZONA
OR	ALBUQUERQUE, CONCRETE	PA	ARIZONA
PA	ALBUQUERQUE, CONCRETE	PE	ARIZONA
PE	ALBUQUERQUE, CONCRETE	PI	ARIZONA
PI	ALBUQUERQUE, CONCRETE	PL	ARIZONA
PL	ALBUQUERQUE, CONCRETE	PM	ARIZONA
PM	ALBUQUERQUE, CONCRETE	PN	ARIZONA
PN	ALBUQUERQUE, CONCRETE	PO	ARIZONA
PO	ALBUQUERQUE, CONCRETE	PP	ARIZONA
PP	ALBUQUERQUE, CONCRETE	PR	ARIZONA
PR	ALBUQUERQUE, CONCRETE	PS	ARIZONA
PS	ALBUQUERQUE, CONCRETE	PT	ARIZONA
PT	ALBUQUERQUE, CONCRETE	PU	ARIZONA
PU	ALBUQUERQUE, CONCRETE	PV	ARIZONA
PV	ALBUQUERQUE, CONCRETE	PW	ARIZONA
PW	ALBUQUERQUE, CONCRETE	PX	ARIZONA
PX	ALBUQUERQUE, CONCRETE	PY	ARIZONA
PY	ALBUQUERQUE, CONCRETE	PZ	ARIZONA
PZ	ALBUQUERQUE, CONCRETE	QA	ARIZONA
QA	ALBUQUERQUE, CONCRETE	QB	ARIZONA
QB	ALBUQUERQUE, CONCRETE	QC	ARIZONA
QC	ALBUQUERQUE, CONCRETE	QD	ARIZONA
QD	ALBUQUERQUE, CONCRETE	QE	ARIZONA
QE	ALBUQUERQUE, CONCRETE	QF	ARIZONA
QF	ALBUQUERQUE, CONCRETE	QG	ARIZONA
QG	ALBUQUERQUE, CONCRETE	QH	ARIZONA
QH	ALBUQUERQUE, CONCRETE	QI	ARIZONA
QI	ALBUQUERQUE, CONCRETE	QJ	ARIZONA
QJ	ALBUQUERQUE, CONCRETE	QK	ARIZONA
QK	ALBUQUERQUE, CONCRETE	QL	ARIZONA
QL	ALBUQUERQUE, CONCRETE	QM	ARIZONA
QM	ALBUQUERQUE, CONCRETE	QN	ARIZONA
QN	ALBUQUERQUE, CONCRETE	QO	ARIZONA
QO	ALBUQUERQUE, CONCRETE	QP	ARIZONA
QP	ALBUQUERQUE, CONCRETE	QQ	ARIZONA
QQ	ALBUQUERQUE, CONCRETE	QR	ARIZONA
QR	ALBUQUERQUE, CONCRETE	QS	ARIZONA
QS	ALBUQUERQUE, CONCRETE	QT	ARIZONA
QT	ALBUQUERQUE, CONCRETE	QU	ARIZONA
QU	ALBUQUERQUE, CONCRETE	QV	ARIZONA
QV	ALBUQUERQUE, CONCRETE	QW	ARIZONA
QW	ALBUQUERQUE, CONCRETE	QX	ARIZONA
QX	ALBUQUERQUE, CONCRETE	QY	ARIZONA
QY	ALBUQUERQUE, CONCRETE	QZ	ARIZONA
QZ	ALBUQUERQUE, CONCRETE	RA	ARIZONA
RA	ALBUQUERQUE, CONCRETE	RB	ARIZONA
RB	ALBUQUERQUE, CONCRETE	RC	ARIZONA
RC	ALBUQUERQUE, CONCRETE	RD	ARIZONA
RD	ALBUQUERQUE, CONCRETE	RE	ARIZONA
RE	ALBUQUERQUE, CONCRETE	RF	ARIZONA
RF	ALBUQUERQUE, CONCRETE	RG	ARIZONA
RG	ALBUQUERQUE, CONCRETE	RH	ARIZONA
RH	ALBUQUERQUE, CONCRETE	RI	ARIZONA
RI	ALBUQUERQUE, CONCRETE	RJ	ARIZONA
RJ	ALBUQUERQUE, CONCRETE	RK	ARIZONA
RK	ALBUQUERQUE, CONCRETE	RL	ARIZONA
RL	ALBUQUERQUE, CONCRETE	RM	ARIZONA
RM	ALBUQUERQUE, CONCRETE	RN	ARIZONA
RN	ALBUQUERQUE, CONCRETE	RO	ARIZONA
RO	ALBUQUERQUE, CONCRETE	RP	ARIZONA
RP	ALBUQUERQUE, CONCRETE	RQ	ARIZONA
RQ	ALBUQUERQUE, CONCRETE	RR	ARIZONA
RR	ALBUQUERQUE, CONCRETE	RS	ARIZONA
RS	ALBUQUERQUE, CONCRETE	RT	ARIZONA
RT	ALBUQUERQUE, CONCRETE	RU	ARIZONA
RU	ALBUQUERQUE, CONCRETE	RV	ARIZONA
RV	ALBUQUERQUE, CONCRETE	RW	ARIZONA
RW	ALBUQUERQUE, CONCRETE	RX	ARIZONA
RX	ALBUQUERQUE, CONCRETE	RY	ARIZONA
RY	ALBUQUERQUE, CONCRETE	RZ	ARIZONA
RZ	ALBUQUERQUE, CONCRETE	SA	ARIZONA
SA	ALBUQUERQUE, CONCRETE	SB	ARIZONA
SB	ALBUQUERQUE, CONCRETE	SC	ARIZONA
SC	ALBUQUERQUE, CONCRETE	SD	ARIZONA
SD	ALBUQUERQUE, CONCRETE	SE	ARIZONA
SE	ALBUQUERQUE, CONCRETE	SF	

NATIONAL HOME CORPORATION

MAZURE & TORREY PINES

SITE PLAN
LANDSCAPE PLAN

TANEY ENGINEERING:
6443 S. JONES BLVD SUITE #1
LAS VEGAS, NV 89101

ENCLOSURE			
DATE	NOT ANSWERED	BY	DATE

GPA-16538 WVR-16610

ZON-16609 SDR-16611

44-38861-11702/06-PC

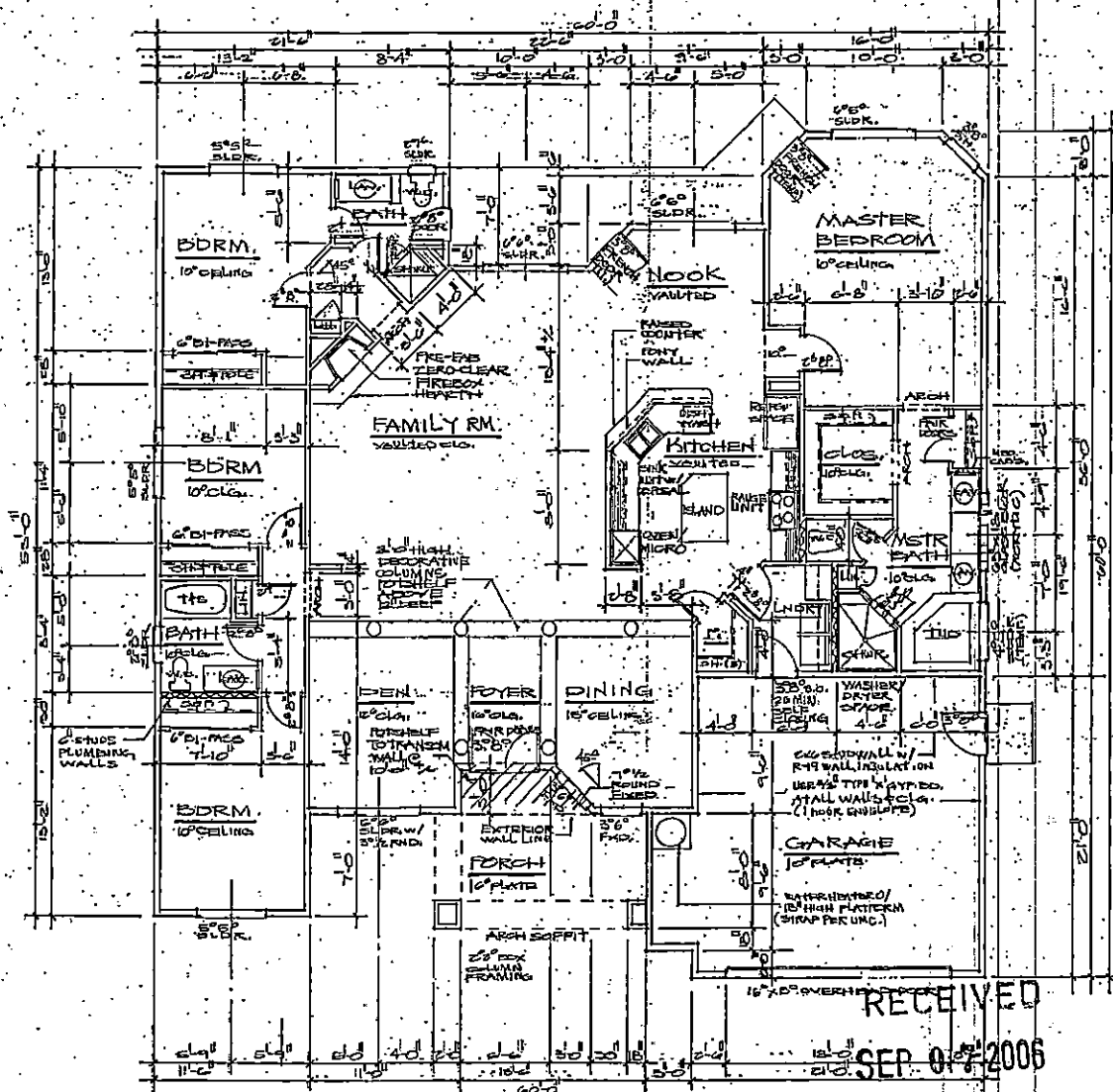
SEP. 25 2006

DATE: 09/05/06
SCALE: 1"=4'-0"
JOB NO:
DESIGNED BY: KDC
DRAWN BY: KDC
SHEET NAME:
SI
SHEET:
1 OF 1

[illegible]

U Values: Fixed	57
Sliding	60
Casement	60
Glass Block	77

FLOOR PLAN



LIVING AREA 2990 S.F.

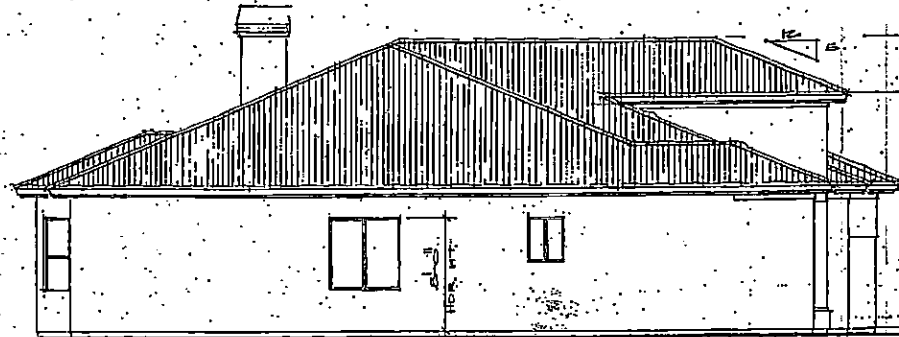
WVR-16610 ZON-16609
SDR-16611 11/02/06 PC A-2

PEAK DEVELOPMENT SERVICES

PEAK DEVELOPMENT SERV
1000 N. Green valley Parkway, Suite 300

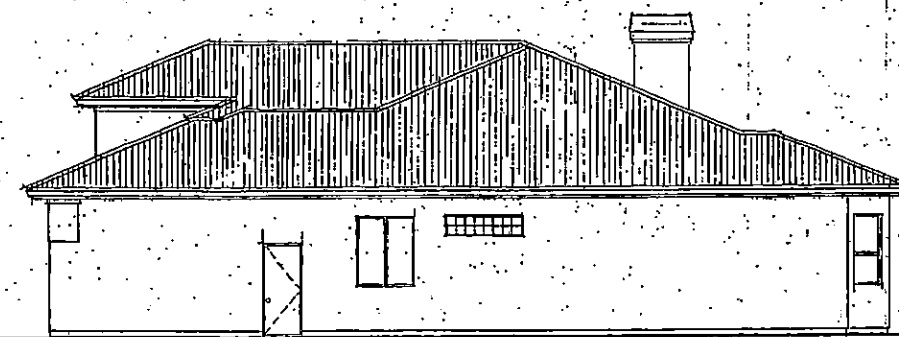
SADDIE ESTATES PLAN 2

ET COOP. PT. A.N.



WEST ELEVATION

SIDE



EAST ELEVATION

SIDE



SOUTH ELEVATION

FRONT

PEAK DEVELOPMENT SERVICES

1000 N. Green Valley Parkway, Suite 300
Henderson, Nevada 89074

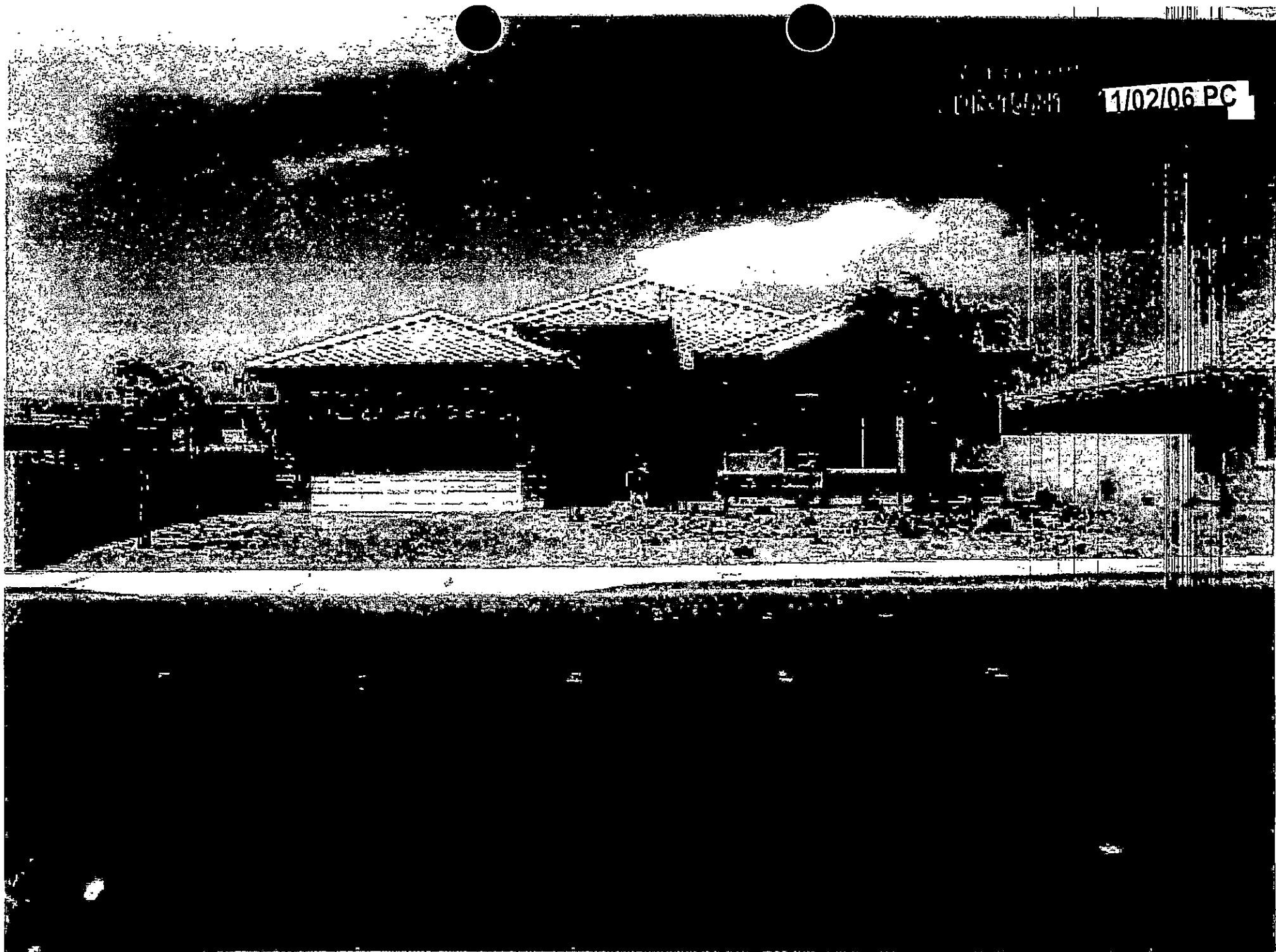
SADDLE ESTATES PLAN 52

EXTERIOR ELEVATIONS

SEP 07 2006

WVR-16610 ZON-16608

SDR-16611 11/02/06 DC



SEP 07 2006

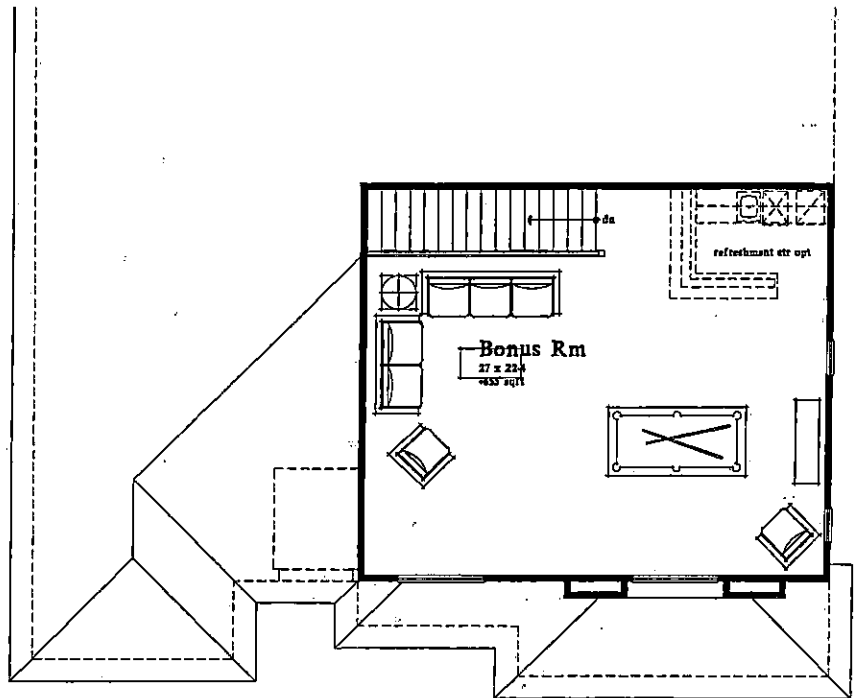
11/02/06 PC

SEP 07 2006

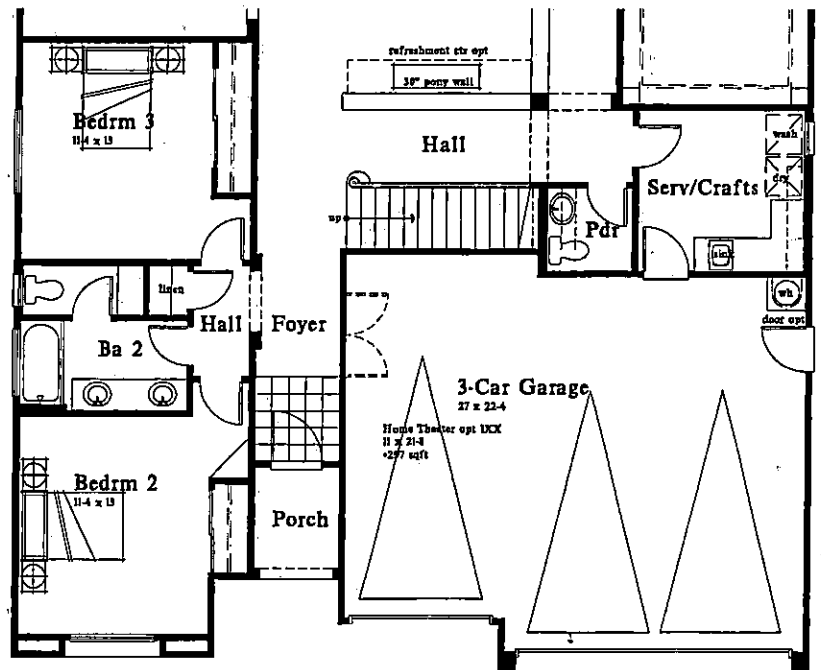
WVR-16610
SDR-16611

2011-10-07
11/02/06 PC

SEP 07 2006



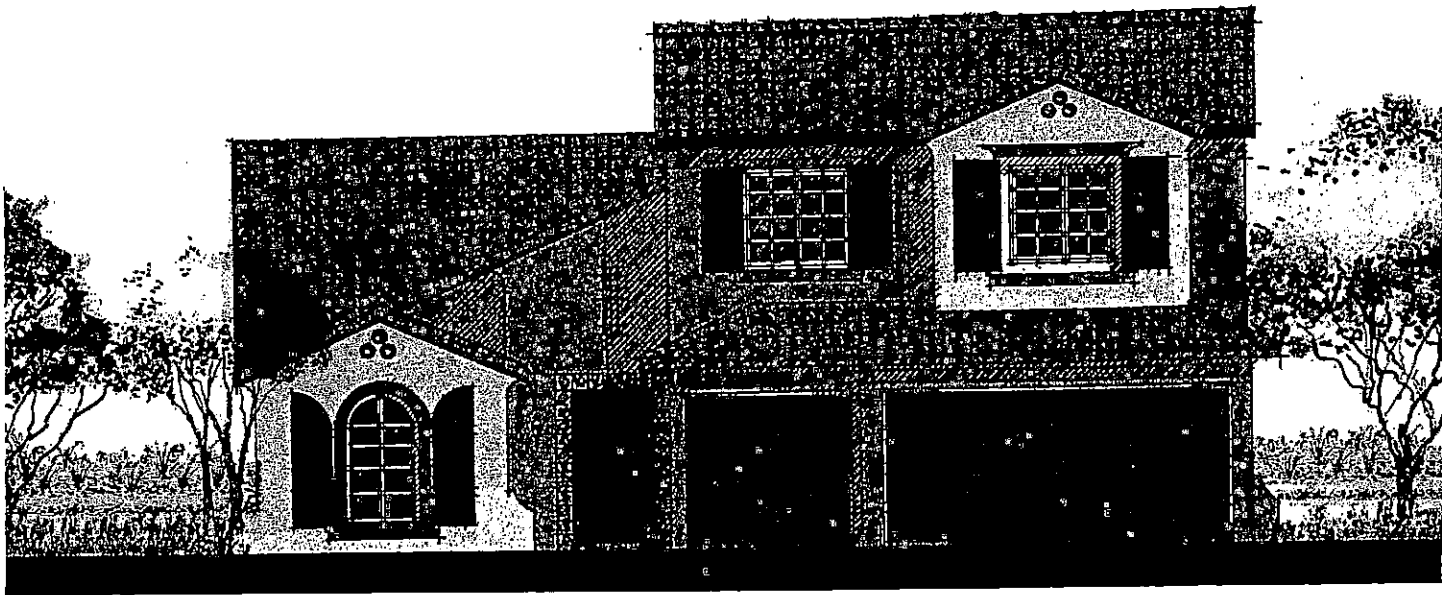
Conceptual Second Floor Plan IX
 Second Floor: 633 sqft Total: 3,410 sqft



Conceptual First Floor Plan IX
 First Floor: 2,755 sqft Total: 3,410 sqft

RECEIVED
 OCT 23 2006

GPA-16538 ZON-16609
 WVR-16611 SDR-16611
 REVISED 11/02/06 PC



CONCEPTUAL ELEVATION PLAN 1X

OCT 23 2006

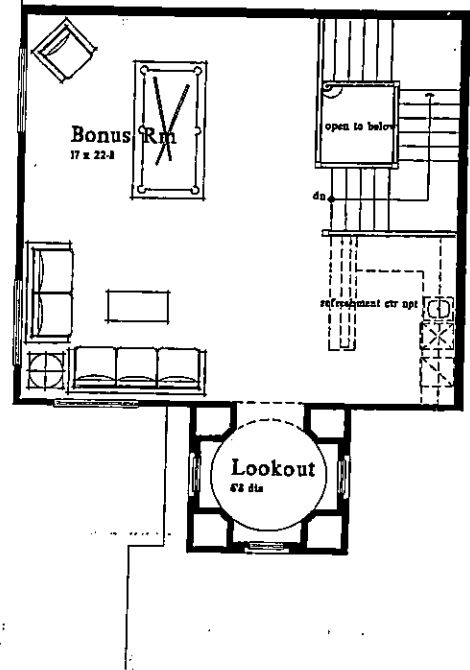
GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC



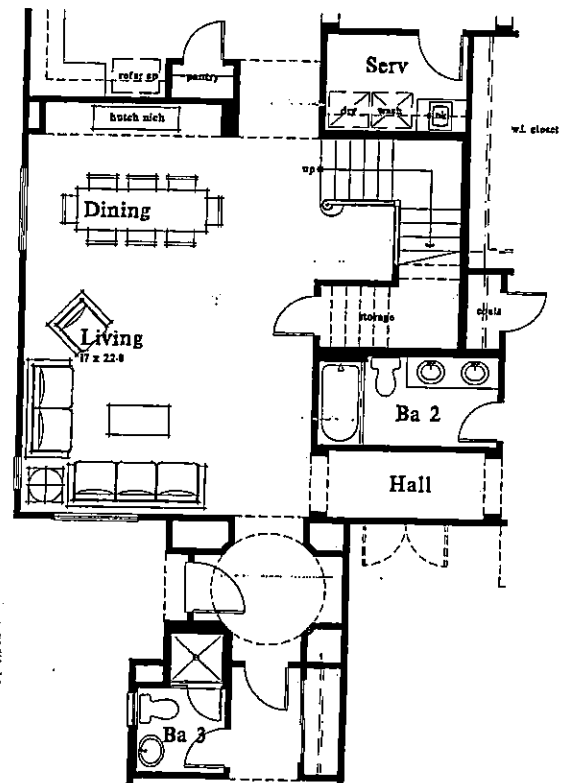
CONCEPTUAL ELEVATION PLAN 1X

OCT 2-3 2006

GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC



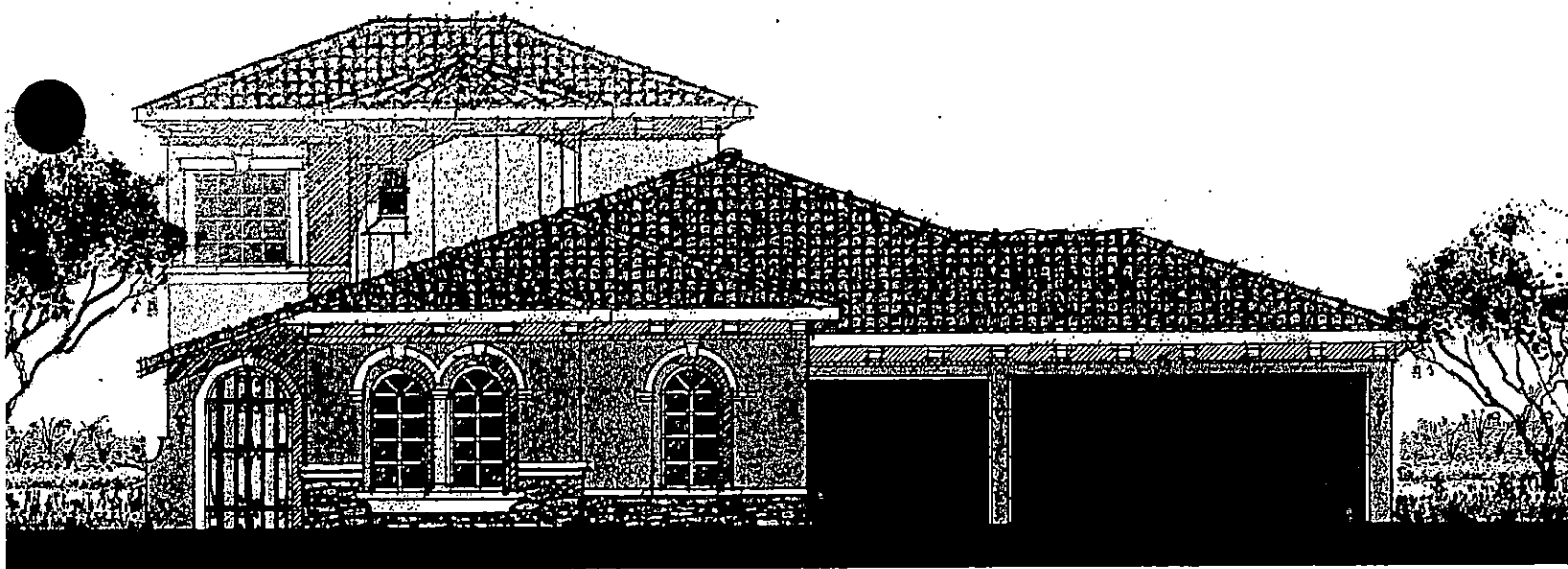
Conceptual Second Floor Plan 2X
 Second Floor: 595 sqft Total: 3,455 sqft



OCT 23 2006

GPA-16538 ZON-16609
 WVR-16611 SDR-16611
 REVISED 11/02/06 PC

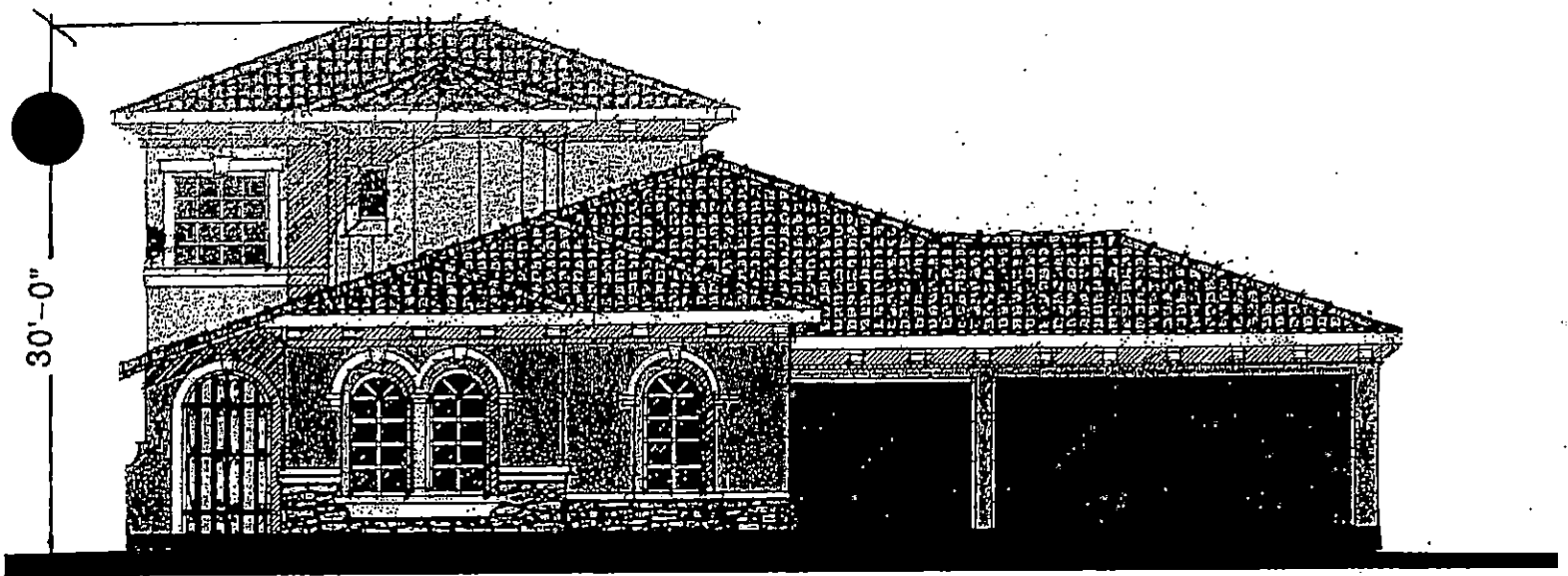
Conceptual First Floor Plan 2X
 First Floor: 2,860 sqft Total: 3,455 sqft



CONCEPTUAL ELEVATION PLAN 2X

001 2-3 2006

GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC



CONCEPTUAL ELEVATION PLAN 2X

011 2-3 2006

GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC

[illegible]

47.0°

120'-0"

37.9%

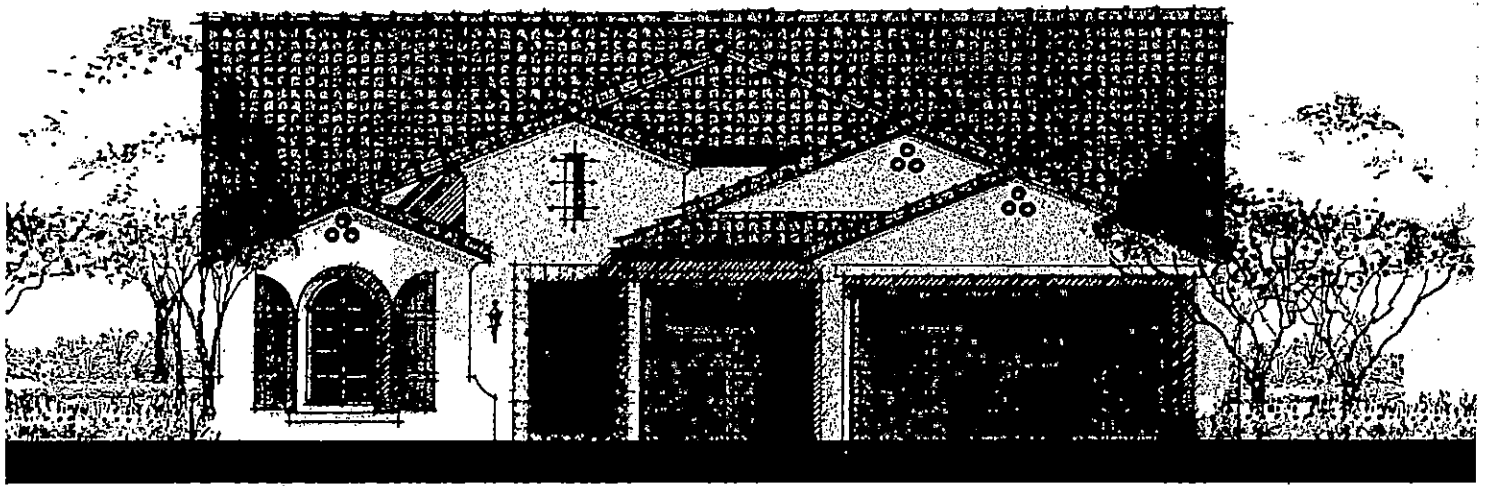
2010

OCT 23 2006

Conceptual First Floor Plan 1
First Floor: 2,755 sqft Total: 2,755 sqft

First Floor: 2,755 sqft Total: 2,755 sqft

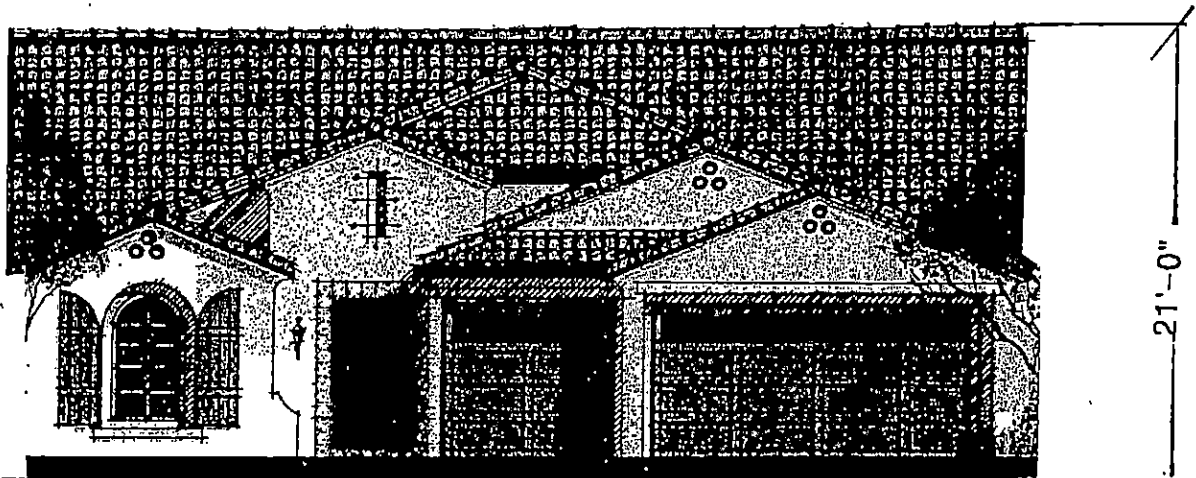
GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC



CONCEPTUAL ELEVATION PLAN 1

OCT 23 2006

GPA-16538	ZON-16609
WVR-16611	SDR-16611
REVISED	11/02/06 PC



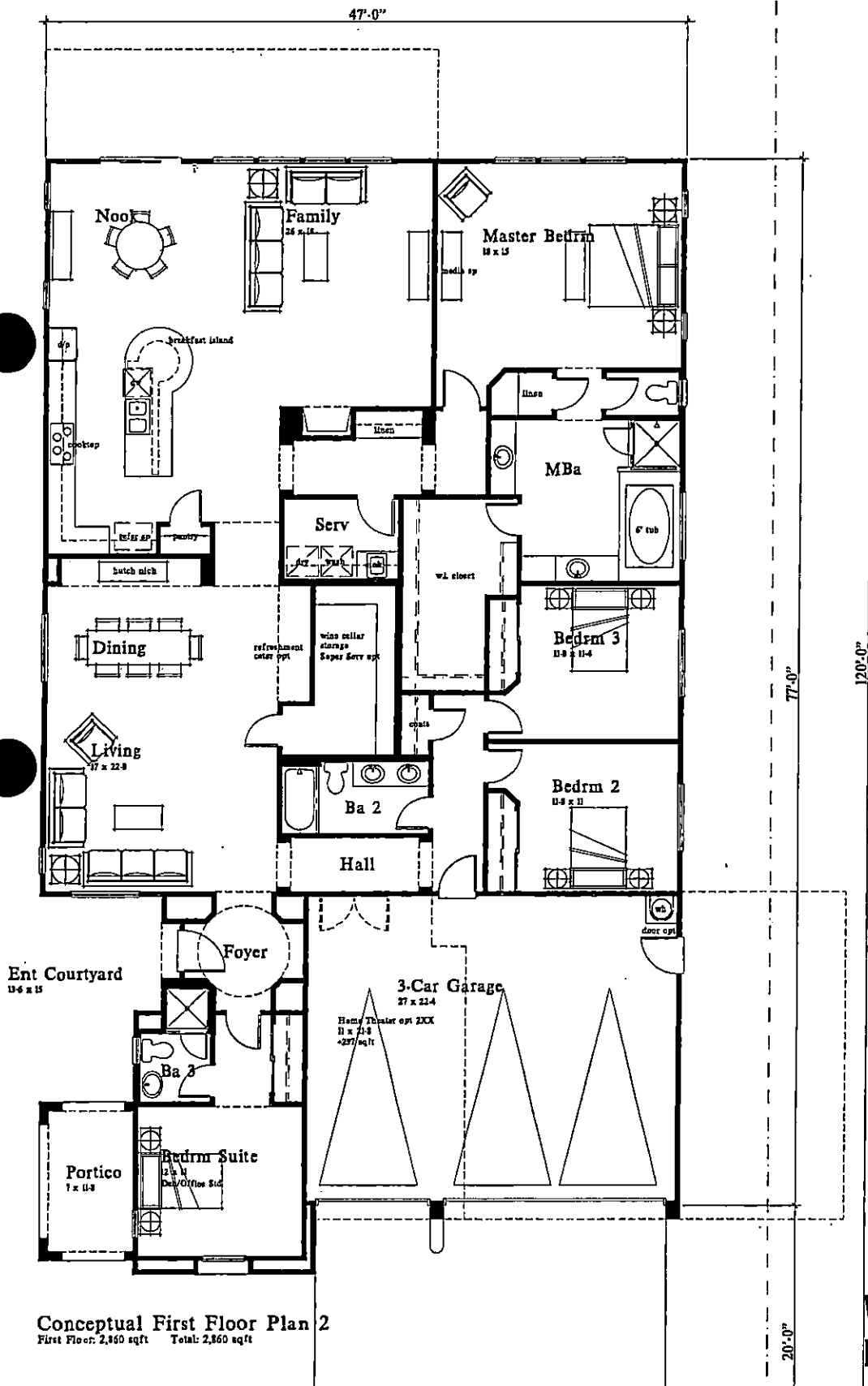
CONCEPTUAL ELEVATION PLAN 1

OCT 23 2006

GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC



60'-0"



OCT 2'3 2006

GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC



CONCEPTUAL ELEVATION PLAN 2

OCT 23 2006

GPA-16538	ZON-16609
WVR-16611	SDR-16611
REVISED	11/02/06 PC

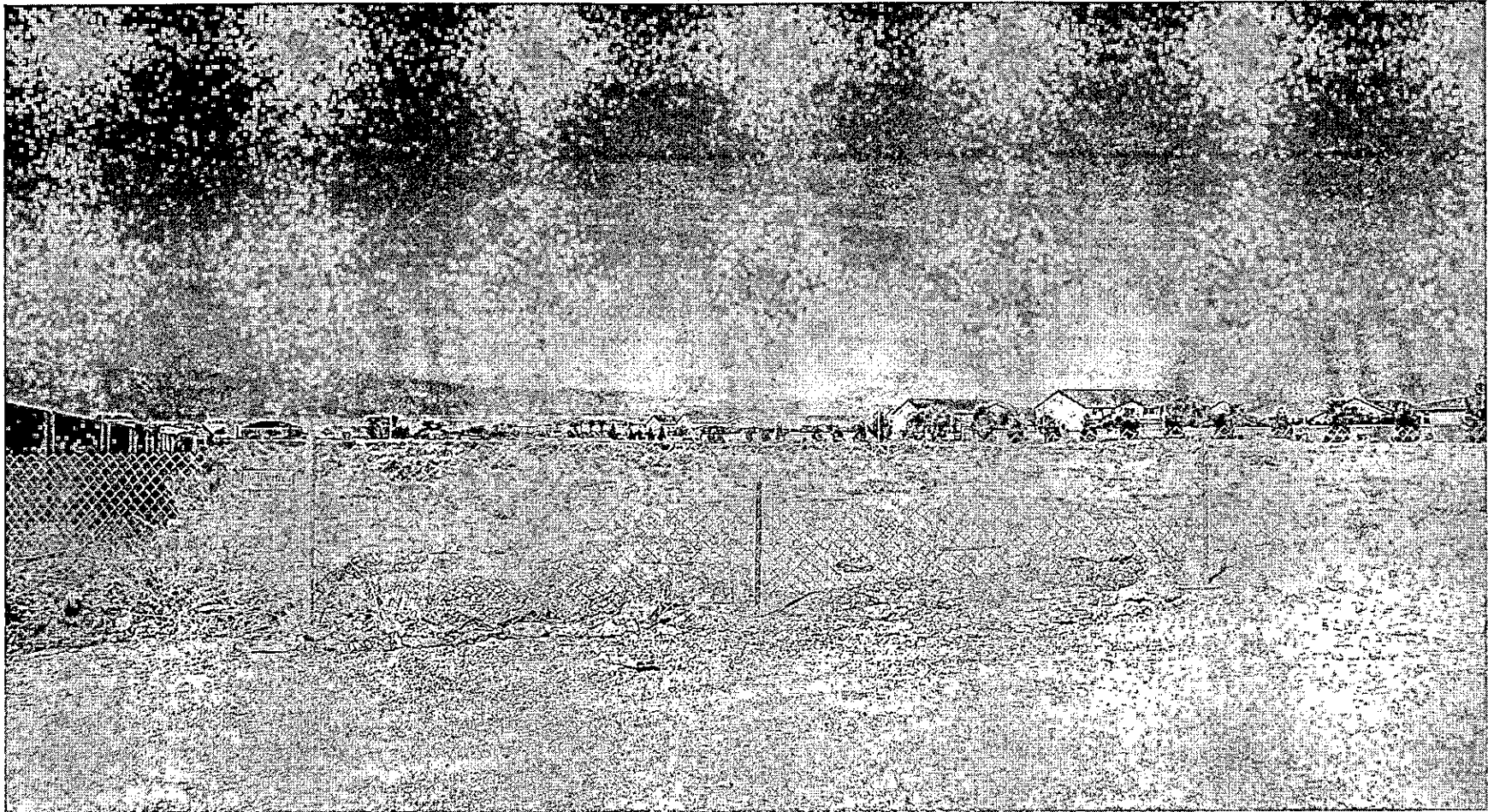


CONCEPTUAL ELEVATION PLAN 2

OCT 23 2006

GPA-16538 ZON-16609
WVR-16611 SDR-16611
REVISED 11/02/06 PC

SDR 16611				
National Homes Corporation				
SWC Torrey Pines & Azure				
Proposed 21 unit single family development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	21	9.57	201
AM Peak Hour			0.75	16
PM Peak Hour <i>(heaviest 60 minutes)</i>			1.01	21
Existing traffic on all nearby streets:				
Torrey Pines Drive				
Average Daily Traffic (ADT)	1,062			
PM Peak Hour <i>(heaviest 60 minutes)</i>	85			
Azure Drive				
Average Daily Traffic (ADT)	2,958			
PM Peak Hour <i>(heaviest 60 minutes)</i>	237			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Torrey Pines Drive	32585			
Azure Drive	3000			
This project will add approximately 201 trips per day on Torrey Pines and Azure. This will increase expected volumes on Torrey Pines by about 19 percent and Azure by about 7 percent. Torrey Pines is at about 3 percent of capacity and Azure is at about 99 percent of capacity.				
Based on Peak Hour use, this development will add roughly 21 additional cars into the area; which works out to about one every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



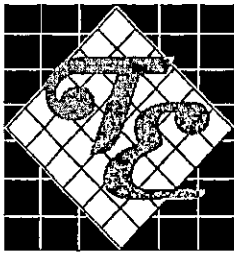
GPA-16538, ZON-16609, WVR-16610, & SDR-16611 - APPLICANT: NATIONAL HOMES CORP. -
OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC
SOUTHWEST CORNER OF TORREY PINES DRIVE AND AZURE DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/26/06



GPA-16538, ZON-16609, WVR-16610, & SDR-16611 - APPLICANT: NATIONAL HOMES CORP. -
OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC
SOUTHWEST CORNER OF TORREY PINES DRIVE AND AZURE DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/26/06



TANEY ENGINEERING

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

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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

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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.

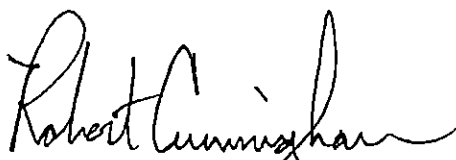
In addition, we are applying for a waiver of Title 18.12.160 which states that

"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
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