

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - 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). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE

C.C.: 12/20/06

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 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 14 [ZON-16179], Item 15 [VAR-16181], Item 16 [VAR-17191], Item 17 [SDR-16180] and Item 44 [TXT-17570] to the 12/07/2006 Planning Commission Meeting; Item 26 [ZON-17242], Item 27 [VAR-17244], Item 28 [SDR-17247], Item 30 [VAR-17127] and Item 31 [SDR-17128] to the 12/21/2006 Planning Commission Meeting; Item 29 [ZON-17304] to the 1/25/2007 Planning Commission Meeting, and WITHDRAW WITHOUT PREJUDICE Item 37 [SUP-17204] and Item 38 [SDR-17205] – UNANIMOUS with DUNNAM excused

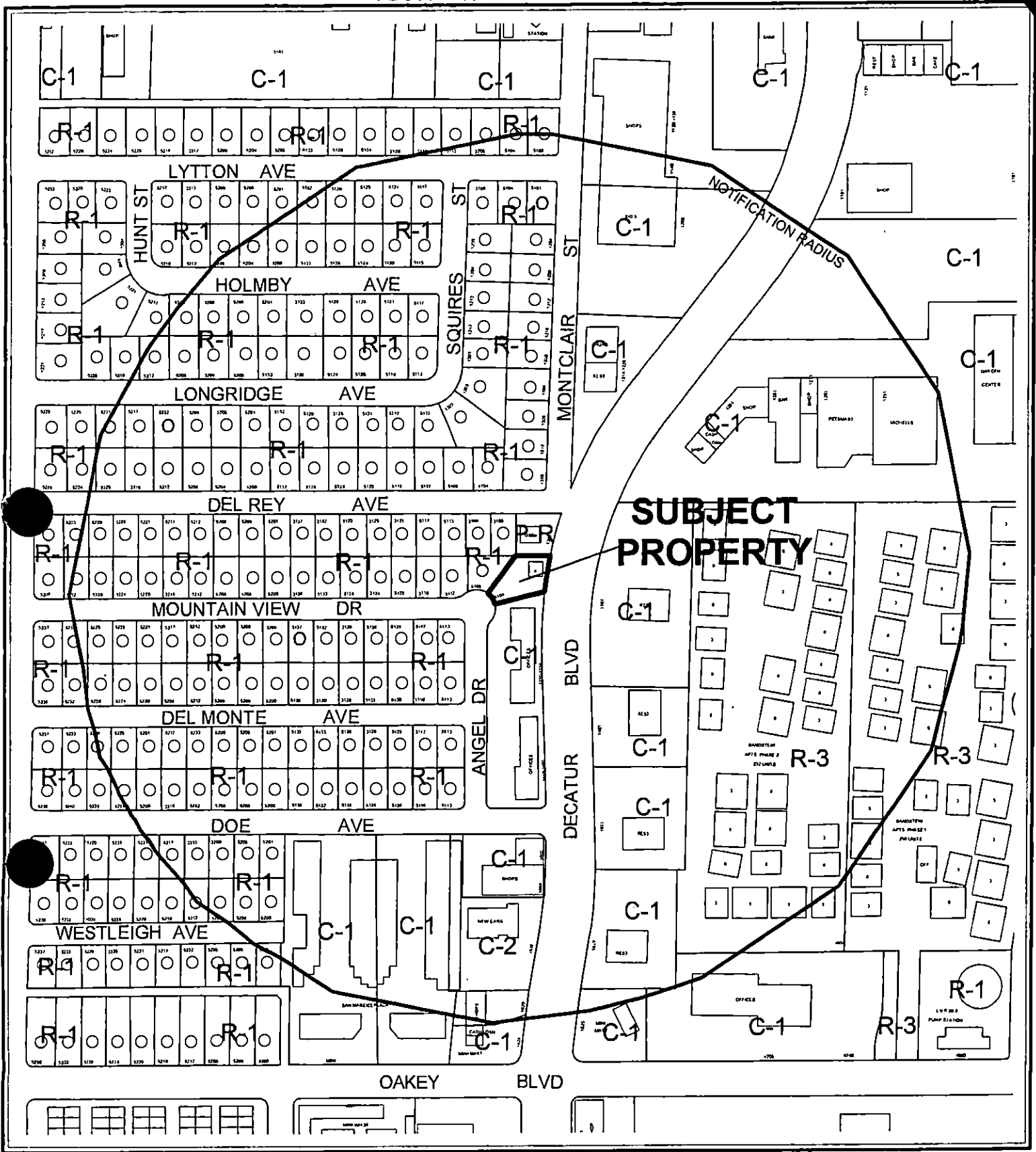
PLANNING COMMISSION MEETING OF NOVEMBER 16, 2006
Planning and Development Department
Item 17 – SDR-16180

MINUTES:

MR. RANKIN stated that Items 14 through 17 were requested by the applicant to be held in abeyance to 12/07/2006; however, staff requested the items be abeyed to 12/21/2006 to allow ample time to review any plan revisions and notice the public appropriately.

(6:04 – 6:07)

1-78



CASE: **SDR-16180**

RADIUS: 1000 FT

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

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SDR-16180 -

APPLICANT/OWNER: YIN YAN & PETER CHUNG

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

D.J.R. CONSTRUCTION, INC.

NV Lic. # 55636

General Contracting and Construction Mgmt.

October 30, 2006

City Of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

/ Rob Lavraat

Re: Zon-16179 - Rezoning /SDR-16180/Variance 16181 /1333 Angel Drive

and Var. -17191 DJR.

To Whom It May Concern,

Pursuant to the telephone call we received from your office today indicating the necessity of an address change on the subject applications, for correct public notification purposes, to the subject property to match the county tax assessor's records showing this property address as 5104 Mountain View Drive, we acknowledge this. As well, we acknowledge that this agenda item will now be held until the ~~November 16th~~, 2006 Planning Commission Meeting. We will come down and make the changes to the applications in your office.

If you have any other requirements or questions of us, please do not hesitate to contact the undersigned.

*December 7th, 2006**DJR.*

Sincerely,

DJR.

David J. Roberts
President
D.J.R. CONSTRUCTION, INC.
Lic. #55636, Limit: \$750,000

w/ attachment

cc: Peter Chang, Yan Yin

8255 Hickam Ave. · Las Vegas, NV 89129 · (702) 210-8143 · Fax (702) 396-6868

Case Number: **SDR-16180** APN: 163-01-612-039
Name of Property Owner: Peter Chung & Yin YAN
Name of Applicant: peter chung & Yin YAN

 Yes X No

City Official: _____

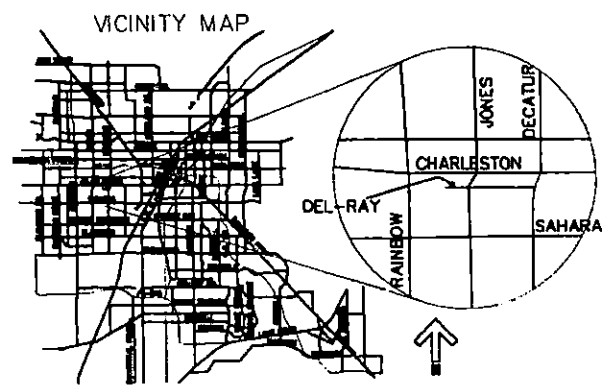
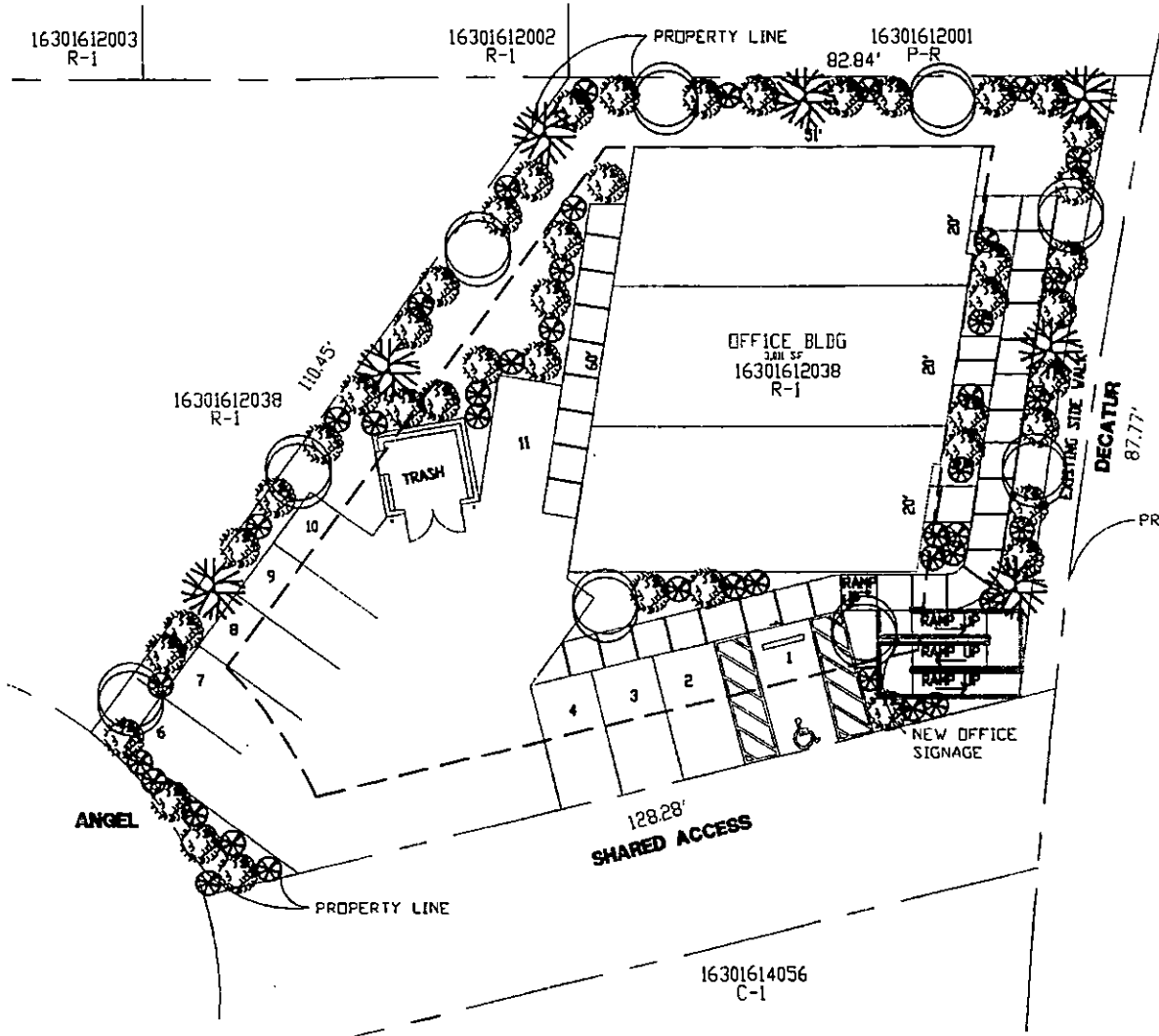
Partner(s): _____

APN: _____

Signature of Property Owner: *[Signature]*
Print Name: YAN & Peter Chung

This 21 day of August, 2006

 **NOTARY PUBLIC**
STATE OF NEVADA
County of Clark
MARIA THERESA JOE CHEW JALEARN
Appl. No. 06-105510-1
My Appl. Expires May 10, 2010



PLANT LEGEND

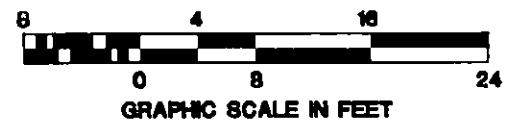
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
	24" BOX	FRAXINUS	MOESTO ASH
	24" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
SHRUBS/ACCENTS			
	5 GAL.	BACCHARIS 'CENTENNIAL'	CENTENNIAL DESERT BROOM
	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	5 GAL.	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER

NOTES:

- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SCREENING STANDARDS, LAS VEGAS ZONING CODE, TITLE 19.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF CRUSHED ROCK.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL ESPECIALLY ALONG WALKWAY

LANDSCAPE PLAN ANGEL OFFICE

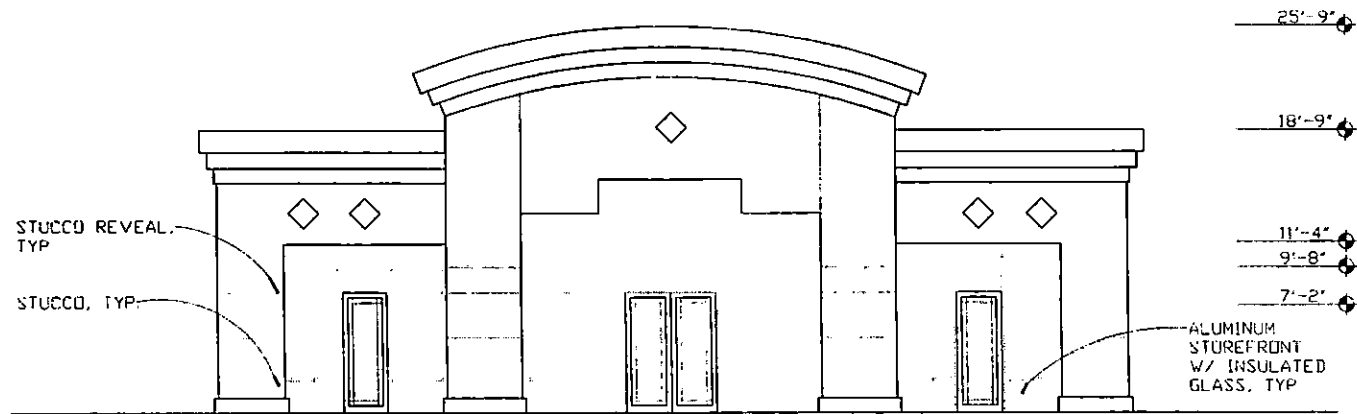
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SEP 14 2006



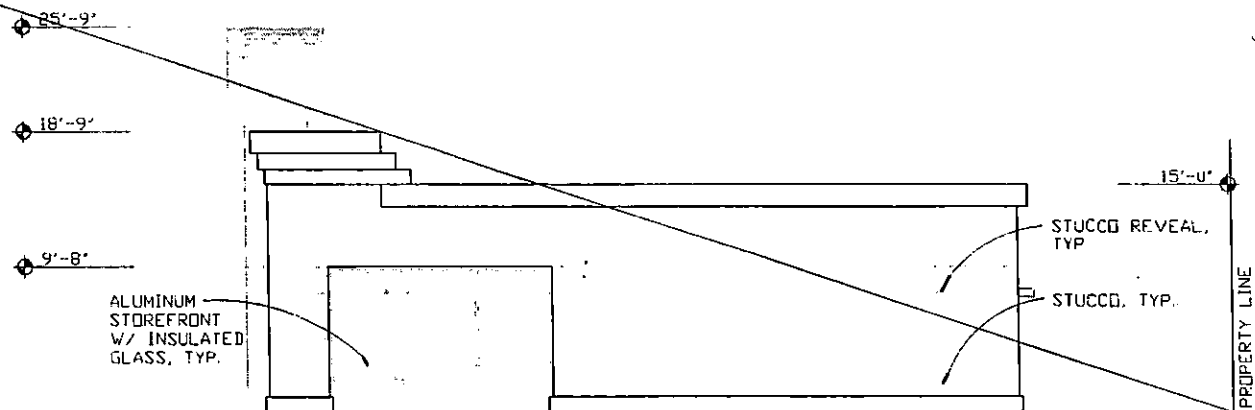
LENDALL MAINS
ARCHITECT
2000 S. RAINBOW BLVD.
SUITE 200
LAS VEGAS, NV 89102
(702) 735-1111

SHEET No.
L-1
DATE: 8/21/06

ZON-16179 VAR-16181
SDR-16180 REVISED
11/16/06 PC



(B) EAST ELEVATION



(A) NORTH ELEVATION

RECEIVED

AUG 22 2006

ELEVATIONS

ANGEL OFFICE

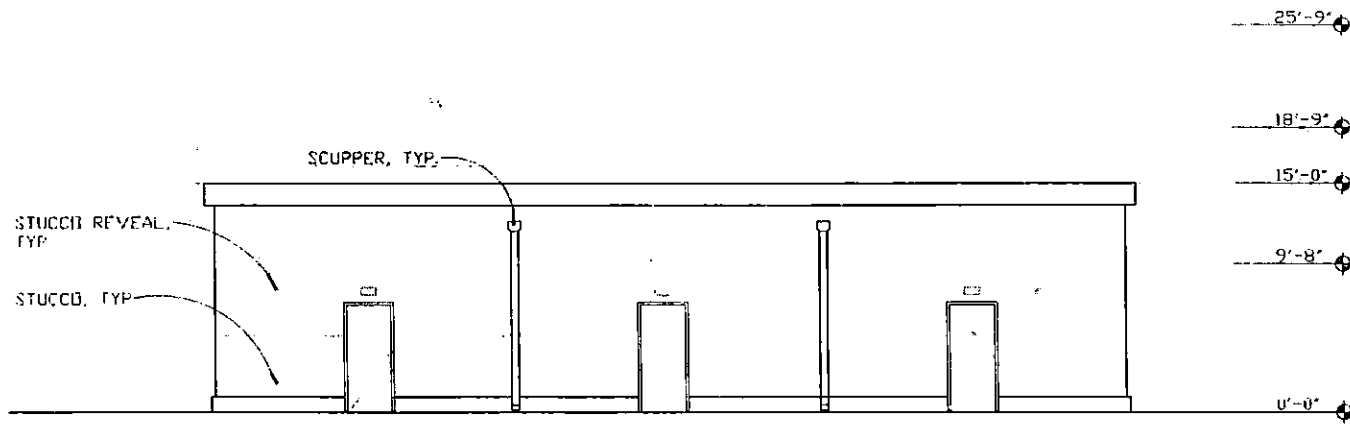


LENDALL MAINS
ARCHITECT
3910 East Pecos Lane
Suite #1
Las Vegas, Nevada 89120
Phone 702.437.5621
Fax 702.437.5623

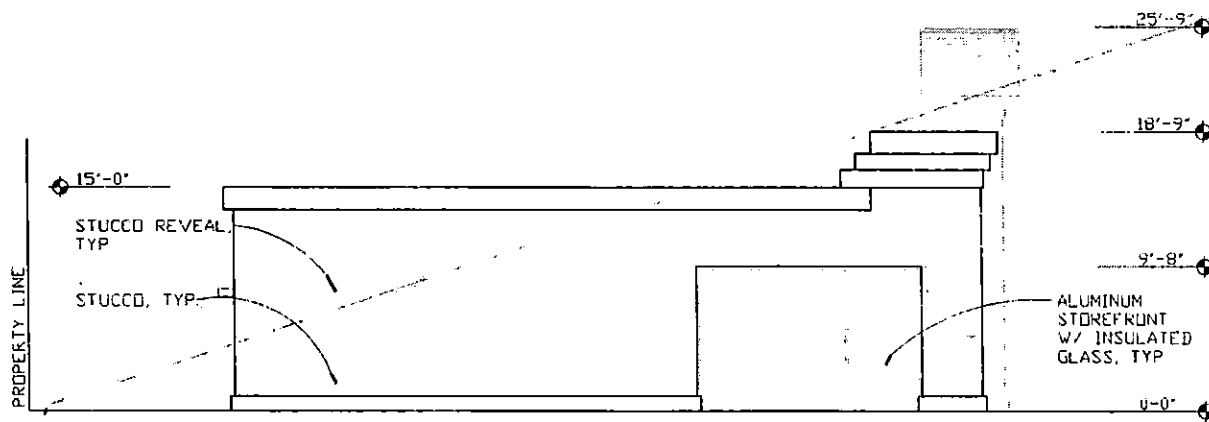
SHEET No

A-2
DATE: 8/21/06

ZON-16179 VAR-16181
SDR-16180 11/16/06 PC



(B) WEST ELEVATION



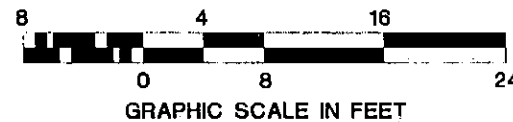
(A) SOUTH ELEVATION

RECEIVED

AUG 22 2006

ELEVATIONS

ANGEL OFFICE



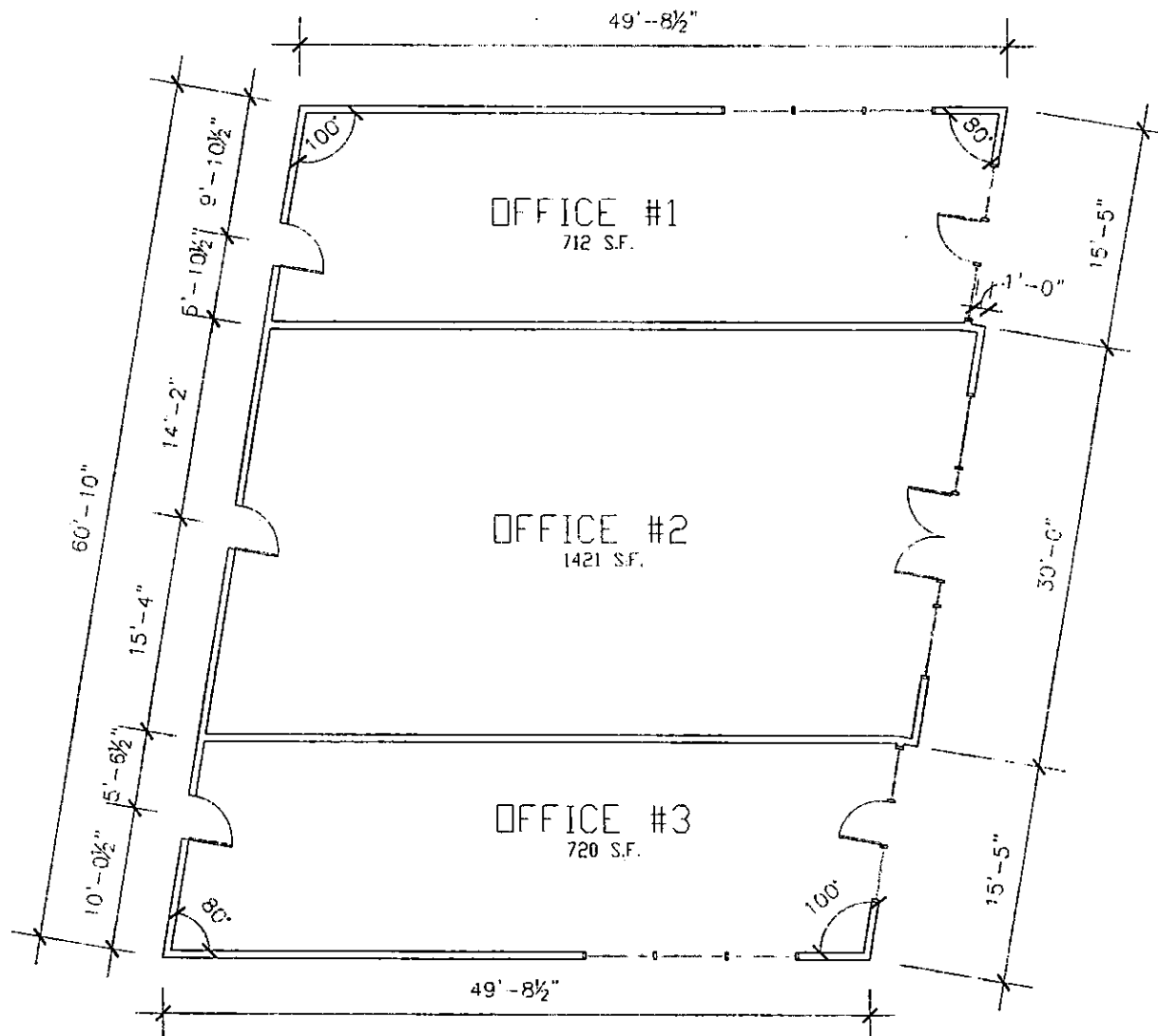
LENDALL MAINS
ARCHITECT
3300 East Pecos Lane
Suite #11
Las Vegas, Nevada 89120
Phone: 702.437.5511
Fax: 702.437.5512

SHEET No.

A-3

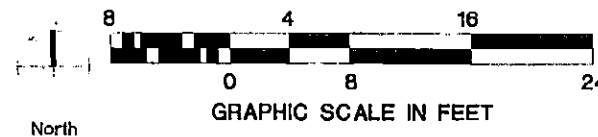
DATE: 8/21/06

ZON-16179 VAR-16181
SDR-16180 11/16/06 PC



FLOOR PLAN - 3,086.5 SF.

ANGEL OFFICE



LENDALL MAINS
ARCHITECT
3830 East Paradise Lane
Suite #1
Las Vegas, Nevada 89119
Phone 702.437.1500
Fax 702.437.1501

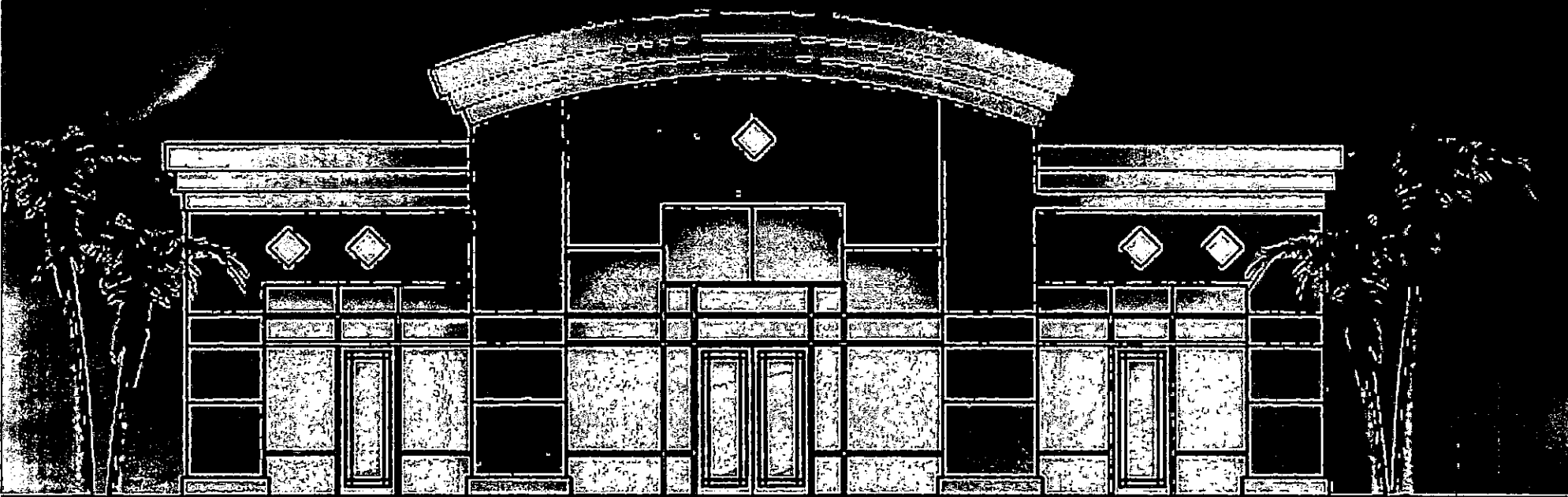
SHEET No.

RECEIVED

DATE: 8/21/06

ZON-16179 VAR-16181
SDR-16180 11/16/06 PC

622 2006



ANGEL OFFICES'

RECEIVED

AUG 22 2006

ZON-16179 VAR-16181
SDR-16180 11/16/06 PC

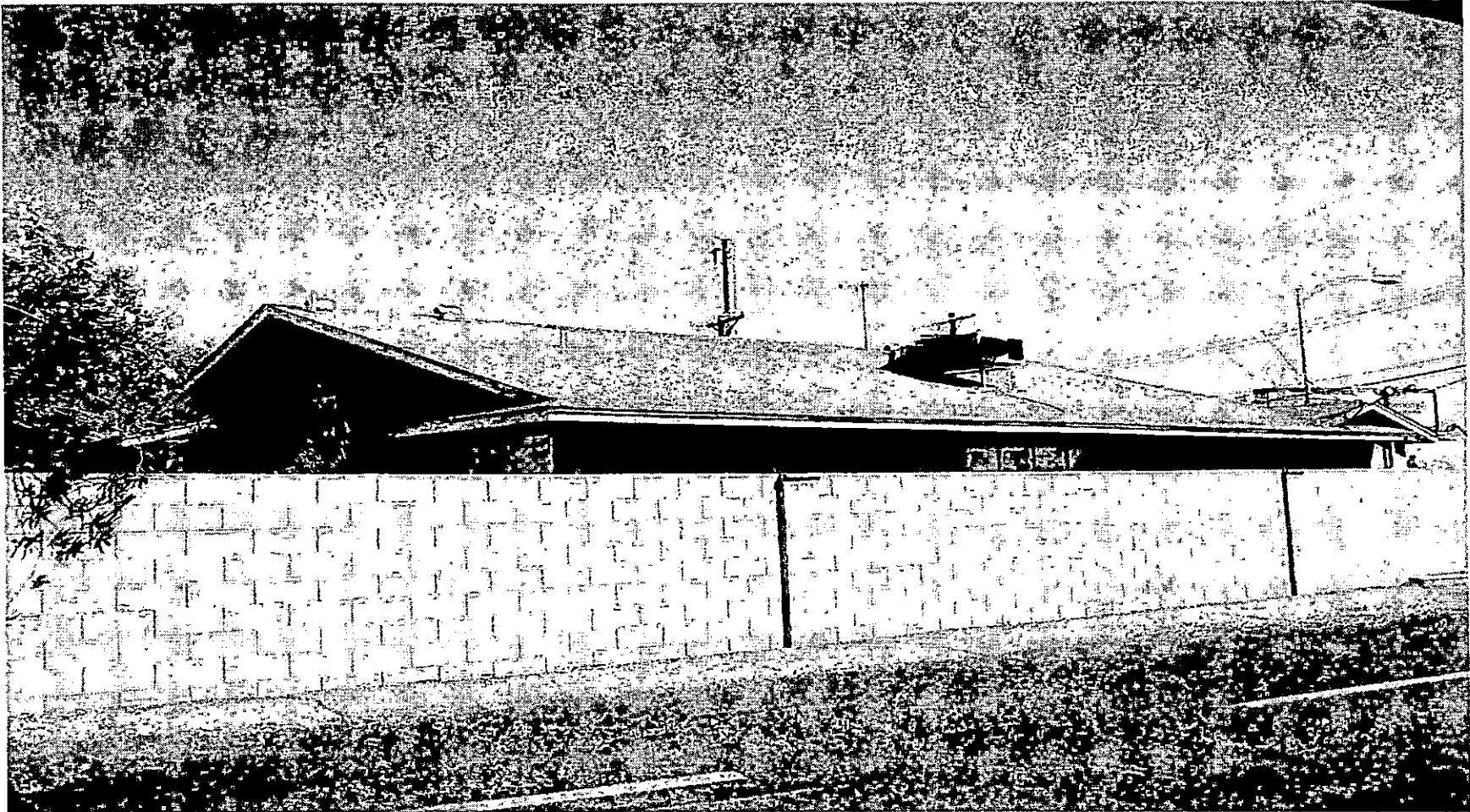
SDR 16180				
Yin Yan & Peter Chung				
1333 Angel Drive				
Proposed 3 thousand square foot office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3	11.01	33
AM Peak Hour			1.55	5
PM Peak Hour			1.49	4
(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
(hcaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3		23
AM Peak Hour				4
PM Peak Hour				3
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Angle Drive				
Decatur Boulevard				
Average Daily Traffic (ADT)	47,999			
PM Peak Hour	3840			
(heaviest 60 minutes)				
Charleston Boulevard				
Average Daily Traffic (ADT)	49,083			
PM Peak Hour	3927			
(hcaviest 60 minutes)				
Traffic Capacity of adjacent streets: Counts not available for Angle Drive				
	Adjacent street ADT			

	Capacity			
Decatur Boulevard	51700			
Charleston Boulevard	51700			
This project will add approximately 23 trips per day on Decatur and Charleston. This will increase expected volumes by less than 1 percent on these streets. Decatur is at 93 percent of capacity and Charleston is at about 95 percent of capacity. Counts are not available for Angel, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 3 additional cars into the area; which works out to about one every twenty minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-16179, VAR-16181, VAR-17191 & SDR-16180 - APPLICANT/OWNER: YIN YAN & PETER CHUNG
5104 MOUNTAIN VIEW DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

08/30/06



ZON-16179, VAR-16181, VAR-17191 & SDR-16180 - APPLICANT/OWNER: YIN YAN & PETER CHUNG
5104 MOUNTAIN VIEW DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

08/30/06

LENDALL MAINS ARCHITECT

August 21, 2004

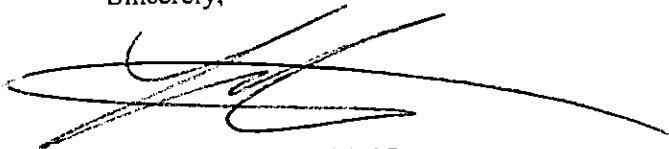
Doug Rankin, Planner
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

RE: 1333 Angel Drive
Request for Zoning Change, Site development, landscape wavers and trash and building variance.

Please accept this letter as justification for re-zoning changes to A.P.No. 163-016-120-38. We are also requesting perimeter landscape and parking landscape wavers and a variance for trash enclosure location and front pediment height at Decatur side of building.

We request that A.P. No. 163-016-120-38 be re-zoned from R-3 to C-1 Commercial which compliments the c-1 zoning to the property directly south that joint access is shared with. We are also changing the entry to the site from Angel Drive which is residential to Decatur Boulevard. We will comply with all C-1 requirements on the parcel except as follows. We are requesting that the following items be approved due to this being a small, odd shaped lot; parking and perimeter landscape will be provided as shown with a waiver for widths; variance to have trash enclosure next to the adjacent C-1 parcel to keep the trash from being back by the adjacent residence; and a height variance for the front center parapet pediment that is along Decatur Boulevard from 18'-9" to 25'-9".

Sincerely,



Lendall Mains, FCSI, AIA
Principal

ZON-16179 VAR-16181
SDR-16180 11/16/06 PC

3930 E. Patrick Lane, Ste. 1
Las Vegas NV 89120
(702) 437-5621 Phone
(702) 437-5623 Fax

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-16510 - REZONING - PUBLIC HEARING -
APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST -
Request for a Rezoning FROM: U (UNDEVELOPED) [S C (SERVICE COMMERCIAL)
GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.98 acres at the
southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), Ward 5
(Weekly).

C.C.: 12/20/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – UNANIMOUS

To be heard by City Council on 12/20/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 18 [ZON-16510], Item 19 [VAR-16512], Item 20 [VAR-16516], Item 21 [SUP-16520] and Item 22 [SDR-16508].

NATHAN GOLDBERG, Planning and Development Department, stated the proposed mixed use development is considered too intense for the location. The Variance request is for an 18 percent increase of lot coverage and 27 percent reduction of parking and he recommended denial.

PLANNING COMMISSION MEETING OF NOVEMBER 16, 2006
Planning and Development Department
Item 18 – ZON-16510

MINUTES – Continued:

DOUG ALSTROM, KKE Architects, 6775 Edmond Street, appeared on behalf of the applicant. MR. ALSTROM stated the requested lot coverage Variance had previously been reduced and is in place to assist open space issues. He acknowledged the reduction of combined parking and noted there would be shared parking spaces during off peak hours for office and residential use. There would be one dedicated space for each residential unit.

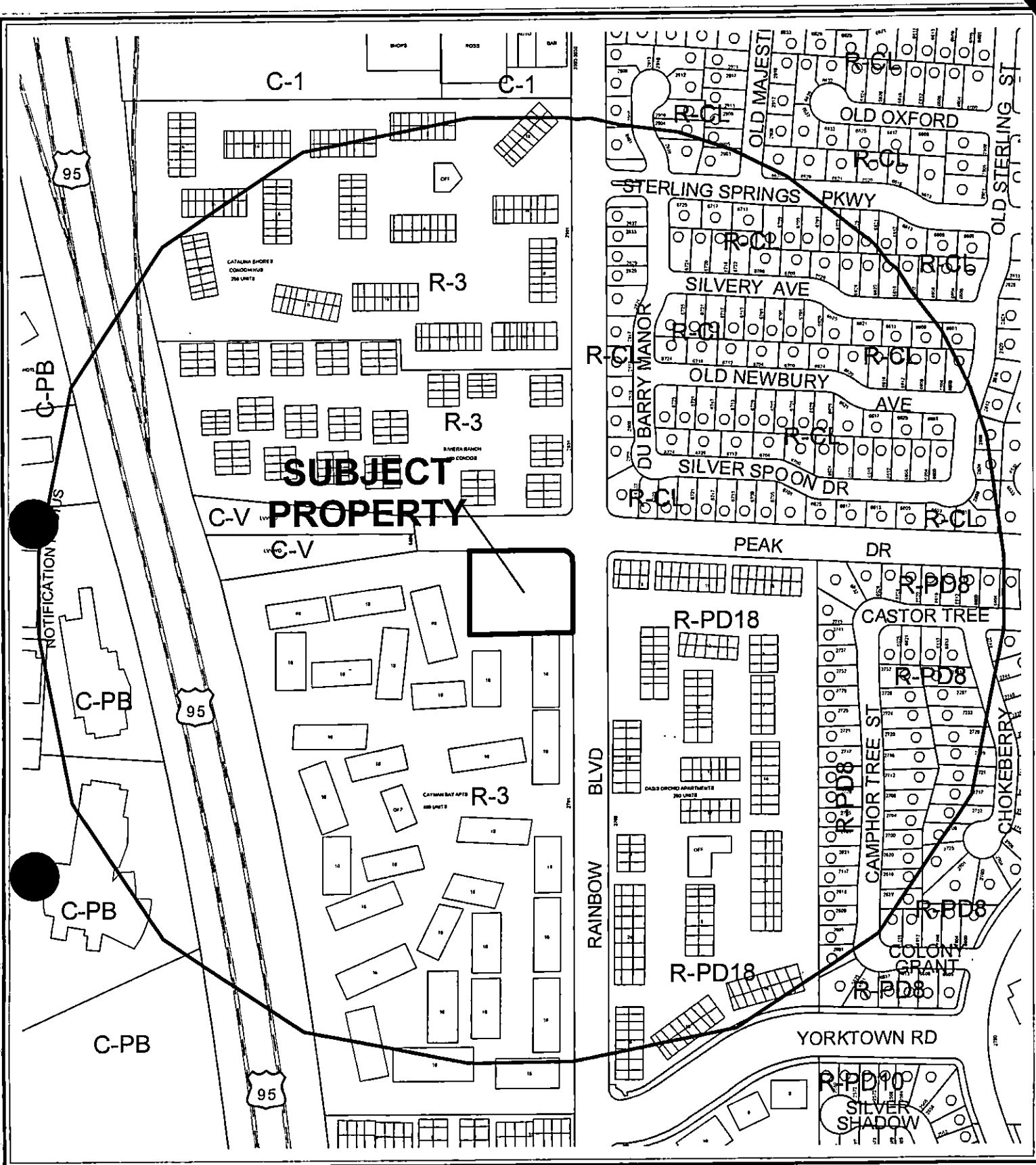
COMMISSIONER TRUESDELL commented that the subject parcel has been in its current state for years and it is unfortunate that the proposal would overbuild the site. There is no compatibility with the neighborhood and he would not support the matter. MR. ALSTROM stated that the parking lot would be enclosed and would be hardly visible from Rainbow Boulevard. He offered to eliminate one residential floor to satisfy some requirements but COMMISSIONER TRUESDELL stated that another proposal would have been appropriate in order to satisfy City Code and requirements.

CHAIRMAN TROWBRIDGE acknowledged that the proposal is attractive but agreed that it is not compatible for the subject parcel.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 18 [ZON-16510], Item 19 [VAR-16512], Item 20 [VAR-16516], Item 21 [SUP-16520] and Item 22 [SDR-16508].

(8:53 – 9:03)

2-1995



CASE: **ZON-16510**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

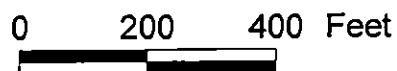
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet





C-1 (LIMITED COMMERCIAL)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-16510 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST**

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

1. Conformance to the conditions for Special Use Permit (SUP-16520), Variance (VAR-16512), and Variance (VAR-16516), if approved.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16508) 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 all incomplete half-street improvements on Peak Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. 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.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

ZON-16510 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a Rezoning to reclassify this property from the U (Undeveloped)[Service Commercial General Plan Designation] to C-1 (Limited Commercial Development) for a proposed 5-story, mixed-use development consisting of 10,500 square feet of commercial space and 32 residential units with waivers for residential adjacency in conjunction with a mixed-use project as well as companion items for variances (VAR-16512 & VAR-16516) for increased percentage of lot coverage and reduced parking, as well as a Site Development Plan Review and Special Use Permit (SDR-16508 SUP-16520) for a mixed-use project on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] [PROPOSED: C-1 (Limited Commercial) Zone].

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/85	The City Council approved a Rezoning (Z-51-85) from U (Undeveloped) to R-3 (Medium Density Residential) for an apartment complex, which was constructed, but left out this 0.97 acre site.
09/06/89	The City Council approved a Rezoning (Z-79-89) this parcel from U (Undeveloped) to C-1 (Limited Commercial); however this application has since expired.
01/12/98	The City Council denied a request to Rezone (Z-113-97) from U (Undeveloped) to C-1 (Limited Commercial).
01/12/98	The City Council denied a request for a Special Use Permit (U-118-97) to construct a 3,150 square-foot convenience store with a retail pad site and a billboard.
10/19/06	The Planning Commission held this application in abeyance in order to update the staff report.
<i>Related Building Permits/Business Licenses</i>	
	No buildings exist on this parcel.
<i>Pre-Application Meeting</i>	
08/04/06	The applicant was informed that the height of the proposed building was significantly taller than any building in the area, and that the residential adjacency standards were not being met. Additionally, the applicant was informed that parking would need to be reconfigured to meet the handicapped parking standards as well as the site being under parked.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

ZON-16510 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	1.05
Net Acres	0.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped)
North	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Condominiums	M (Medium Density Residential)	R-PD18 (Residential Planned development – 18 Units Per Acre)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Per 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	.97	Y
Min. Lot Width	60 Feet	190 Feet	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	10	
• Corner	15	15	
• Rear	20	25	

ZON-16510 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

Min. Distance Between Buildings	N/A	N/A	Y
Max. Lot Coverage	50%	68%	N
Max. Building Height	150	70	Y
Trash Enclosure	50	In Garage	Y
Mech. Equipment	Screened	Screened	Y

Per 19.08.060, the following development standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	140	60 Feet Most Intrusive	N
Adjacent development matching setback			
Trash Enclosure	50	In Garage	Y
1:1 Step-back Mixed-use			Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
U(SC)	N/A	N/A	C-1	N/A	SC	N/A

Per 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A Parking Structure	N/A	N/A	N/A
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	31 Trees	31 Trees	Y
TOTAL		31 Trees	31 Trees	Y
Min. Zone Width	15/20 Feet		10/15 Feet	N
Wall Height	N/A		N/A	N/A

Per 19.10, the following parking standards apply:

Per 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	
Residential	32 d/u	1.75/du + 1/6du	62	2	44	2	N
Commercial	10,500 sq. ft.	1:175 sq. ft.	60	3	44	2	N
SubTotal			122	5	88	4	N

ZON-16510 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

TOTAL (including handicap)			122		88		
Loading Spaces			1	N/A	1	N/A	Y
Percent Deviation (VAR only)			27.47%				

Waivers		
Request	Requirement	Staff Recommendation
Landscaping (Depth)	15 & 20 Feet	Approval w/conditions
Landscaping (Tree Requirement)	31 Trees	Denial
Landscaping (Shrubs)	5 Shrubs per Tree	Denial

ANALYSIS

The applicant is proposing to develop a five-story, mixed-use project, consisting of two commercial tenant spaces totaling 10,500 square feet and 32 residential units. The first level of the project will contain the retail uses and a portion of the parking garage and a trash collection area. The entire second level of the building will be dedicated entirely to a parking garage. The third, fourth, and fifth levels of the building will contain 32 condominium units with four different floor plans, all of which will have two bedrooms and two bathrooms.

The height of the building is 70 feet tall. The applicant has taken time to provide attractive architectural fenestration. Window sizes are staggered so as to balance the building and give the center of the building a greater level of prominence. The applicant has accomplished this by utilizing wire grates to conceal the opened wall areas of the second level, which is a parking level. The first level has a metal awning with wire support braces along the Rainbow Boulevard frontage with a stucco finish on the majority of this level and a gray square CMU block finish on south corner of the building. The second level of the Rainbow Boulevard frontage will be a continuation of the same materials used on the first level. The residential levels along the Rainbow Boulevard frontage and the west (rear) elevation have stucco finishing. The color of this treatment is sandstone in color bordering on light gray to tan. Polycarbon railings are being used for the balconies. Metal awnings are depicted over windows on the Rainbow Boulevard frontage.

The central residential units fronting Rainbow Boulevard have French Doors opening on to balconies. The awnings and French Doors are finished in a dark olive color. A metal-roofed arch is depicted on the north and south 25% of the Rainbow Boulevard frontage and along the west elevation. This arched roof is treated in a light gray/olive slate color. While much thought has gone into the design elements of the Rainbow Boulevard frontage and the west elevation, the same level of detail can not be said of the north and south elevations, with the exception of that portion of the north elevation east of the entry to the garage. Additionally, the use of flat CMU block, while not rectangular in shape does not provide the same level of architectural detail that a split-faced CMU block would provide.

ZON-16510 - Staff Report Page Five
November 16, 2006 - Planning Commission Meeting

This project does not have to meet any residential adjacency requirements for the trash collection facility since it is located within the parking structure. Another element in the design of the project that falls short of ideal is the location of the truck loading zone. While the truck loading zone would functionally meet the developments needs, it is designed in a manner that will require trucks to back out onto Peak Drive. Peak Drive, however, does dead-end into a Las Vegas Valley Water District facility.

The building meets the 1:1 step-back ratio requirement along an arterial street (Rainbow Boulevard); however the 3:1 residential adjacency requirements on the northern portion of the building are not met. The north elevation of the building intrudes into the 3:1 residential adjacency requirement from the condominiums on the north side of Peak Drive by 115 feet and the 3:1 residential adjacency requirement from the single-family home on the northeast corner of Peak Drive and Rainbow Boulevard has an intrusion of 60 feet. There is an intrusion into the residential adjacency requirement to the condominiums on the east side of Rainbow Boulevard of 110 feet. The apartment complex to the south and west does not have a residential adjacency standard requirement because the units in this complex are not condominiums. However, SDR-10620 was approved on March 1, 2006 by the City Council and TMP-12228 was approved by the Planning Commission on April 27, 2006 to convert this apartment complex to a condominium complex.

The landscape amenity zone along the Rainbow Boulevard frontage consists of a CMU block planter, extended 15 feet from the building, which leaves a five-foot sidewalk attached to the curb. The attachment of a five-foot sidewalk to a curb along a busy 80-foot wide Secondary Collector street like Rainbow Boulevard is not inviting to pedestrians due to the speed of travel along such roads. A more preferable alternative to this design would be to provide five feet of landscaping along at the curb edge, a five-foot wide sidewalk and a ten-foot, elevated planter with several openings in the landscape planter. This will provide more integration between the pedestrians and the building. Additionally, the applicant does not meet the tree requirement along the Rainbow Boulevard frontage, which requires a waiver. Along the Peak Drive frontage, the applicant has placed the sidewalk adjacent to the curb, which is less attractive to a pedestrian as a walking environment. Along the Peak Drive frontage the applicant is also seeking a waiver to provide ten feet of landscaping where 15 feet is required. Again, the more appropriate alternative along Peak Drive would be a five-foot wide landscape buffer with a five-foot sidewalk and five feet of foundational landscaping. Moreover, the landscaping along both Rainbow Boulevard and Peak Drive lack the required tree spacing of one tree for every 20 linear feet. The applicant can meet this requirement utilizing a variety of palm trees that do not attain a large trunk diameter.

FINDINGS

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

ZON-16510 - Staff Report Page Six
November 16, 2006 - Planning Commission Meeting

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

The proposed Rezoning 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."

Uses within the C-1 (Limited Commercial) zoning district would be compatible at this location; however, the proposed use in this application is not compatible with the surrounding land uses.

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

The request for this Rezoning is inappropriate because this property is surrounded by residential development on both sides of Rainbow Boulevard.

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."

At this location, Rainbow Boulevard is an 80-foot wide right-of-way as is Peak Drive. Public Works indicates that this development shouldn't negatively affect traffic.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 177 [Mailed with VAR-16512, VAR-16516, SUP-16520 & SDR-16508]

APPROVALS 0

PROTESTS 0



Case Number: ZON-16510 APN: 13815701002
Name of Property Owner: Mayer Trust
Name of Applicant: Novision Holdings, LLC

Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Robert Franklin May trustee

Print Name: ROBERT FRANKLIN MOVER MOVER TRUST 7-12-88

Subscribed and sworn before me

This 12 day of July, 20 06

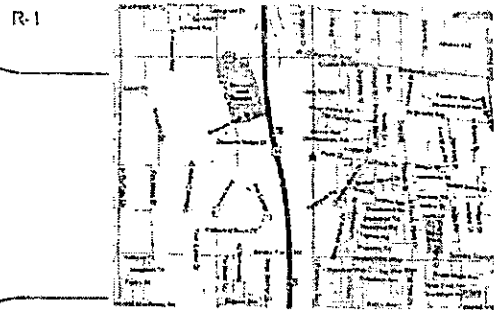
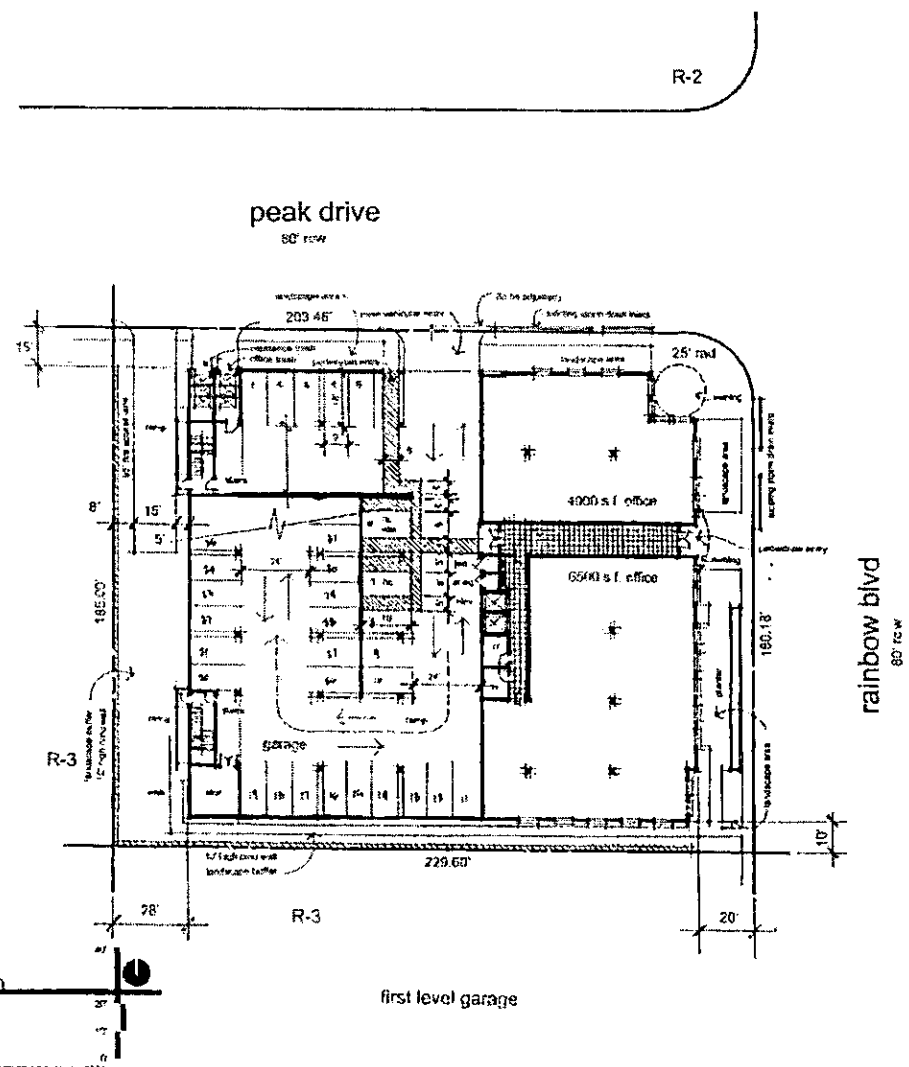
Notary Public in and for said County and State



RAINBOW PEAK MIXED USE

EKE architects, Inc. 4775 edinburg street, Suite 260, las vegas, nevada 89118 702.249.6615 702.249.6625 fax www.eke.com

A PROJECT FOR
EMIL KHALILI
14522 SHERMAN WAY BLVD
WASH DC
CALIFORNIA
91405



site analysis

.07 net acres 142,253.20 s.f.
first floor area = 28,707 s.f.
second floor area = 28,817 s.f.
third floor area = 17,336 s.f.
fourth floor area = 18,090 s.f.
fifth floor area = 19,429 s.f.
total building = 109,572 s.f.
10,500 s.f. office space
32 - 2 bed/2 ba sleeping units (32 duplex)

parking analysis

retail space 10,500 s.f.
2,000 / 200 = 10 spaces (12 HC)
8,500 / 175 = 49 spaces
total required = 59 spaces
residential 32 units 75 = 56 spaces (2 HC)
32 / 16 = 2 spaces
total required = 62 spaces (4 HC)
retail + residential = 121 spaces required
89 spaces provided (4 HC)
(32 shared parking spaces)

F.A.R. analysis

office	type I construction
allowable	unlimited s.f.
actual	13,000 s.f.
F.A.R.	13,000 / unlimited = <1 (okay)
residential	type VA (R-2)
allowable	35,000 s.f.
actual	72,000 s.f. (sprinklered)
F.A.R.	51,928 s.f.
F.A.R.	51,928 / 106,500 = .48 <1 (okay)

Conceptual Site Plan
August 15, 2004

NOTE: The information is provided in non-scaled as a guide only. It is not intended to be used for construction or other purposes. The user assumes all responsibility for the use of this information. The user assumes all responsibility for the use of this information.

ZON-16510
11/16/06 PC



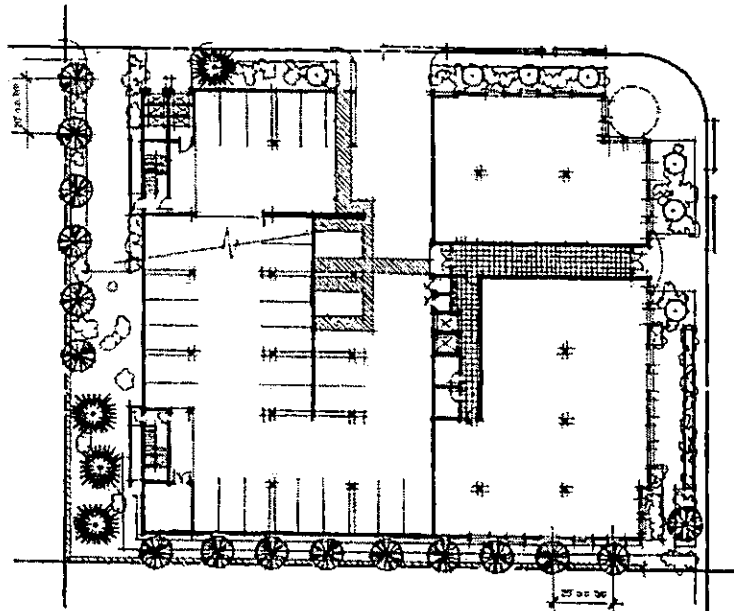
KK
architects

RAINBOW PEAK MIXED USE

Lot 16510, Nevada

Page 10 of 10

A PROJECT FOR:
EMIL KHALIL
 14523 SHERMAN WAY BLVD
 VAN NUYE
 CALIFORNIA
 91426



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Caliper Ballad & bulleppes	PNAS BLDERICA STD MONDEL PMS
	--	1-1/2" Caliper Ballad & bulleppes	BLUE PALOS VERDE
	--	24" Box	FRENZ CERANTERA 'AUTOPURPUREA' - STD PURPLE LEAF PLUM
	--	N/A	Ornamental Ground Saville and Corner
	--	N/A	Crush Rock and Aggregate

Copyright 2006

NOTE: The information is connected in nature and is subject to
 additional pending further verification and Client, Owner,
 and Government Agency approval. No warranties or
 guarantees of any kind are given or implied by the Architect.

ZON-16510
11/16/06 PC

KKK
 architects



August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Zone Change Request

Dear Sirs:

NuVision Holdings, LLC is requesting a Zone Change from (U(SC) use to C-1 use with a Special Use Permit for a Mixed Use Project, Office with Residential Above.

The proposed Office use will compliment the surrounding neighborhood asw will the proposed 32 du/ac Residential Development above the Office use.

Thank you for your consideration in this manner.

Sincerely,

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

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

ZON-16510
11/16/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-16512 - VARIANCE RELATED TO ZON-16510 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 68 PERCENT LOT COVERAGE WHERE 50 PERCENT LOT COVERAGE IS THE MAXIMUM PERMITTED on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 12/20/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – UNANIMOUS

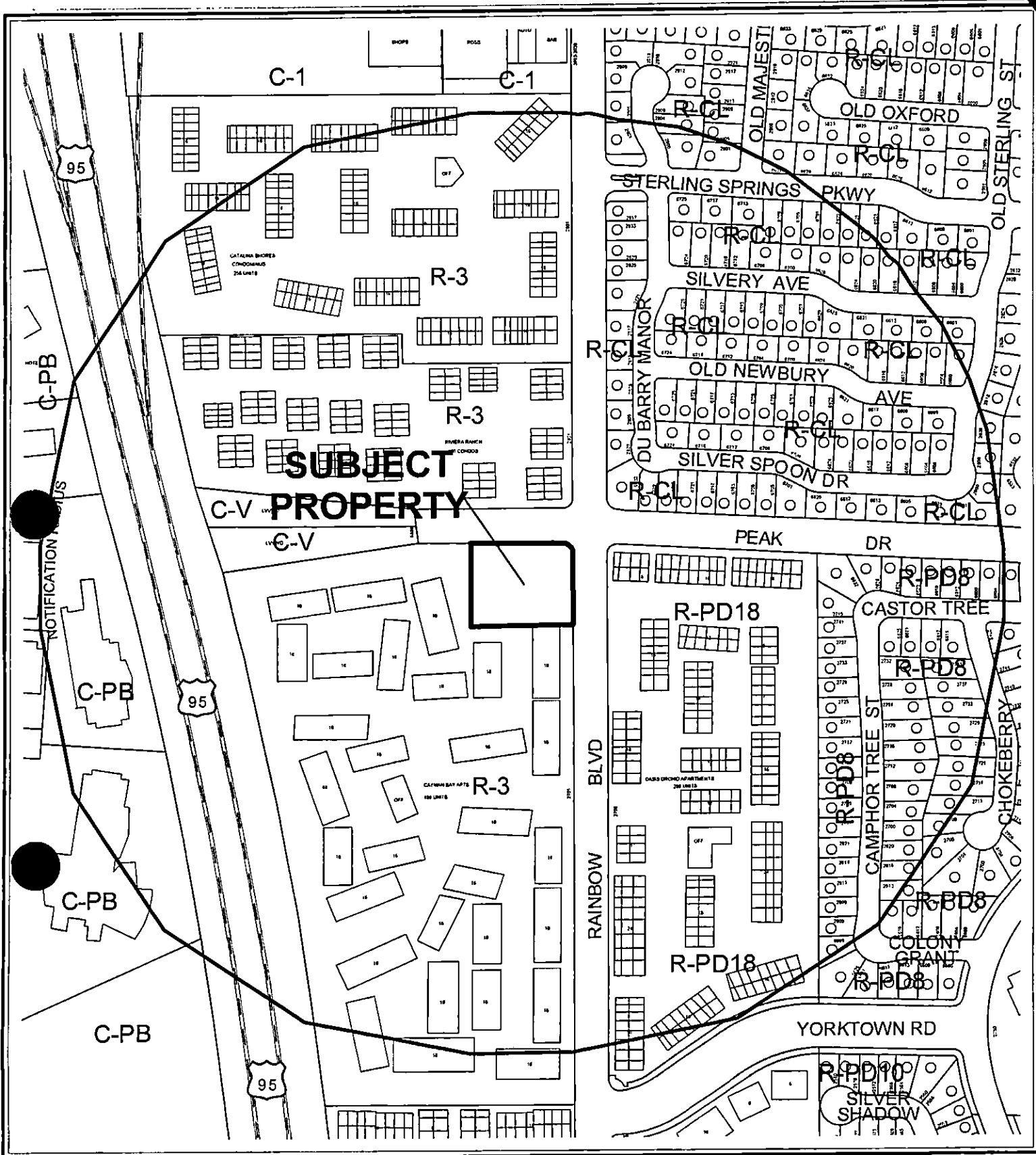
To be heard by City Council on 12/20/2006

MINUTES:

NOTE: See Item 18 [ZON-16510] for all related discussion.

(8:53 – 9:03)

2-1995



CASE: **VAR-16512**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16512 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-16510), Special Use Permit (SUP-16520), Site Development Plan Review (SDR-16508), Variance (VAR-16516) shall be required.
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-16512 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a Variance to increase the percentage of lot coverage to 68% where a maximum of 50% is permitted for a proposed 5-story, mixed-use development consisting of 10,500 square feet of commercial space and 32 residential units with waivers for residential adjacency in conjunction with a mixed-use project as well as companion items for a Rezoning (ZON-16510) from U (Undeveloped) to C-1 (Limited Commercial District), a Variance (VAR-16516) for reduced parking, as well as and a Special Use Permit (SUP-16520 and SDR-16508) for a mixed-use project on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] [PROPOSED: C-1 (Limited Commercial) Zone].

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/85	The City Council approved a Rezoning (Z-51-85) from U (Undeveloped) to R-3 (Medium Density Residential) for an apartment complex, which was constructed, but left out this .97 acre site.
09/06/89	The City Council approved a Rezoning (Z-79-89) this parcel from U (Undeveloped) to C-1 (Limited Commercial); however this application has since expired.
01/12/98	The City Council denied a request to Rezone (Z-113-97) from U (Undeveloped) to C-1 (Limited Commercial).
01/12/98	The City Council denied a request for a Special Use Permit (U-118-97) to construct a 3,150 square-foot convenience store with a retail pad site and a billboard.
10/19/06	The Planning Commission held this application in abeyance in order to update the staff report.
<i>Related Building Permits/Business Licenses</i>	
	No buildings exist on this parcel.
<i>Pre-Application Meeting</i>	
08/04/06	The applicant was informed that the height of the proposed building was significantly taller than any building in the area, and that the residential adjacency standards were not being met. Additionally, the applicant was informed that parking would need to be reconfigured to meet the handicapped parking standards as well as the site being under parked.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

VAR-16512 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	1.05
Net Acres	0.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped)
North	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Condominiums	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Per 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	.97	Y
Min. Lot Width	60 Feet	190 Feet	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	10	
• Corner	15	15	
• Rear	20	25	
Min. Distance Between Buildings	N/A	N/A	Y

VAR-16512 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

Max. Lot Coverage	50%	68%	N
Max. Building Height	150	70	Y
Trash Enclosure	50	In Garage	Y
Mech. Equipment	Screened	Screened	Y

Per 19.08.060, the following development standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	140	60 Feet Most Intrusive	N
Adjacent development matching setback			
Trash Enclosure	50	In Garage	Y
1:1 Step-back Mixed-use			Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
U(SC)	N/A	N/A	C-1	N/A	SC	N/A

Per 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A	Parking Structure	N/A	N/A
Buffer:				
Min. Trees	1 Trees/20 Linear Feet	31 Trees	27 Trees	N
TOTAL		31 Trees	27 Trees	N
Min. Zone Width	15/20 Feet		10/15 Feet	N
Wall Height	N/A		N/A	N/A

Per 19.10, the following parking standards apply:

Per 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	
Residential	32 d/u	1.75/du + 1/6du	61	2	44	2	N

VAR-16512 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

Commercial	10,500 sq. ft.	1:175 sq. ft.	60	3	44	2	N
SubTotal			121	5	88	4	N
TOTAL (including handicap)			121		88		
Loading Spaces			1	N/A	1	N/A	Y
Percent Deviation (VAR only)			27.47%				

Waivers		
Request	Requirement	Staff Recommendation
Landscaping (Depth)	15 & 20 Feet	Approval w/conditions
Landscaping (Tree Requirement)	31 Trees	Denial
Landscaping (Shrubs)	5 Shrubs per Tree	Denial

ANALYSIS

The applicant is proposing to develop a five-story, mixed-use project, consisting of two commercial tenant spaces totaling 10,500 square feet and 32 residential units. The first level of the project will contain the retail uses and a portion of the parking garage and a trash collection area. The entire second level of the building will be dedicated entirely to a parking garage. The third, fourth, and fifth levels of the building will contain 32 condominium units with four different floor plans, all of which will have two bedrooms and two bathrooms.

The height of the building is 70 feet tall. The applicant has taken time to provide attractive architectural fenestration. Window sizes are staggered so as to balance the building and give the center of the building a greater level of prominence. The applicant has accomplished this by utilizing wire grates to conceal the opened wall areas of the second level, which is a parking level. The first level has a metal awning with wire support braces along the Rainbow Boulevard frontage with a stucco finish on the majority of this level and a gray square CMU block finish on south corner of the building. The second level of the Rainbow Boulevard frontage will be a continuation of the same materials used on the first level. The residential levels along the Rainbow Boulevard frontage and the west (rear) elevation have stucco finishing. The color of this treatment is sandstone in color bordering on light gray to tan. Polycarbon railings are being used for the balconies. Metal awnings are depicted over windows on the Rainbow Boulevard frontage.

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VAR-16512 - Staff Report Page Five
November 16, 2006 - Planning Commission Meeting

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VAR-16512 - Staff Report Page Six
November 16, 2006 - Planning Commission Meeting

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 by proposing a project that exceeds the sites buildable area. Alternatively, the proposed development could be scaled back, which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 177 [Mailed with ZON-16510, VAR-16516, SUP-16520 & SDR-16508]

APPROVALS 0

PROTESTS 0



VAR-16512

APN:

Mower Trust

Novision Holdings, LLC

Yes

No

City Official:

Partner(s):

APN:

Print Name:

This 12 day of

204

 DEBORAH BOUSQUET
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 07-26-2010
Certificate No: 02-75296-1

121 YERİN, FAYDALI 280 0745, 1979/6

K&E architects, inc. 6775 edmond street, Suite 260, las vegas, nevada 89118 702.269.6415 702.267.1625 fax: www.k&e.com

14725 SHERMAN AVE / BLVD.
VAN NUYS
CALIFORNIA
91411

R-2

83' 70W

R-1

R-2

87.27 acres (42,253.20 s.f.)

first floor area = 26,787 s.f.
second floor area = 28,917 s.f.
third floor area = 17,339 s.f.
fourth floor area = 10,090 s.f.
5th floor area = 16,366 s.f.
total building = 103,512 s.f.

32 = 2 beef/ba feeding units (32 calves)

total space 10,500 sq ft
 $2,000 / 170 = 12 \text{ spaces (2 HO)}$
 $8,500 / 170 = 49 \text{ spaces}$
 total required = 59 spaces

residential 32 United 75 = 56 spares (2 HC)
 32 / 5 = 6 spares
 total required = 62 spares (4 HC)

retail • residential = 121 spaces required
 RS spaces provided (4150)
 (12 shared parking spaces)

office	type I construction
allowable factor	unlimited s.f. 15,000 s.f.
F.A.R.	10,000 / unlimited = <1 (okay)
residential	type VA R-23
allowable	38,000 s.f. 72,000 s.f. (50% limit) 108,000 s.f.
actual	51,028 s.f.
F.A.R.	51,028 / 108,000 = .46 <1 (okay)

RECEIVED

SEP 05 2006

**11/16/06 PC
VAR-16512**



KK&P
architects

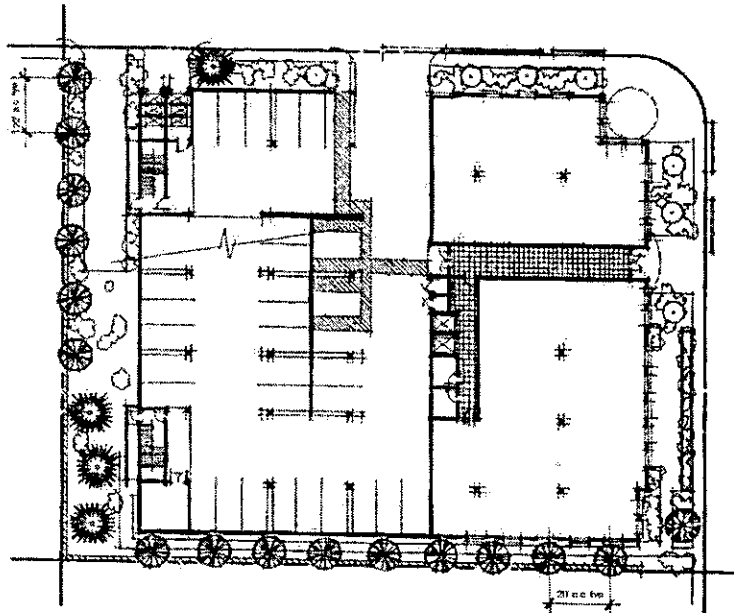
Conceptual Site Plan

NOTE: This information is provided as a courtesy and is subject to change without notice. It is not intended to constitute an offer of insurance or any other financial product. Coverage is subject to underwriting. This information is for informational purposes only and does not constitute an offer of insurance.

RAINBOW PEAK MIXED USE

LOS ANGELES, CALIFORNIA No. 0715 (1.00.01)

A PROJECT FOR:
EMIL KHALILI
 14525 SHERMAN WAY BLVD.
 VAN NUYS
 CALIFORNIA
 91405

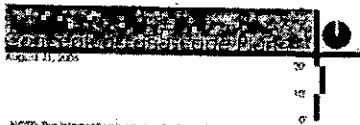


TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Caliper Balled & Burrapped	PRINUS ELDERICA-BTD MONSIEUR PINE
	--	1-1/2" Caliper Balled & Burrapped	BLUE PALM VERDE
	--	24" Box	FRAXILIS CERASIFERA 'AUTROFUNKUNSA' - BTD PURPLE LEAF PLUM
	--	N/A	Oriental Ground Suckle and Cover
	--	N/A	Crush Rock and Aggregate

RECEIVED
 SEP 05 2006

**11/16/06 PC
 VAR-16512**



NOTE: The information is conceptual in nature and is subject to
 amendments pending further verification and Client, Tenant,
 and Governmental Agency approval. No warranties or
 guarantees of any kind are given or implied by the Architect.



KKE of Nevada, Inc.



August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Variance for % of Lot Coverage

Dear Sirs:

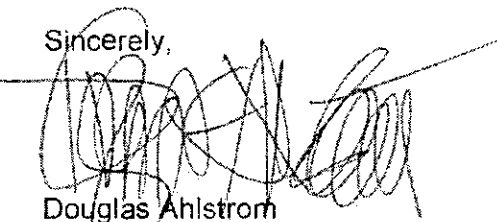
NuVision Holdings, LLC is requesting variance to increase the required % of Lot Coverage for a Mixed Use Project, Office with Residential Above.

The request is for an increase in the required Lot Coverage from 50% to 68%

The setbacks have all been met or exceeded to provide the maximum amount of landscape area at the ground level. In addition to the ground level, the residential plaza level above the garage structure will provide an additional 19% of open space, effectively creating 51% open to air for the residential use of the project.

Thank you for your consideration in this manner.

Sincerely,



Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

VAR-16512
11/16/06 PC
expanding the vision

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-16516 - VARIANCE RELATED TO ZON-16510 AND VAR-16512 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 12/20/06

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:

GOYNES – DENIED – UNANIMOUS

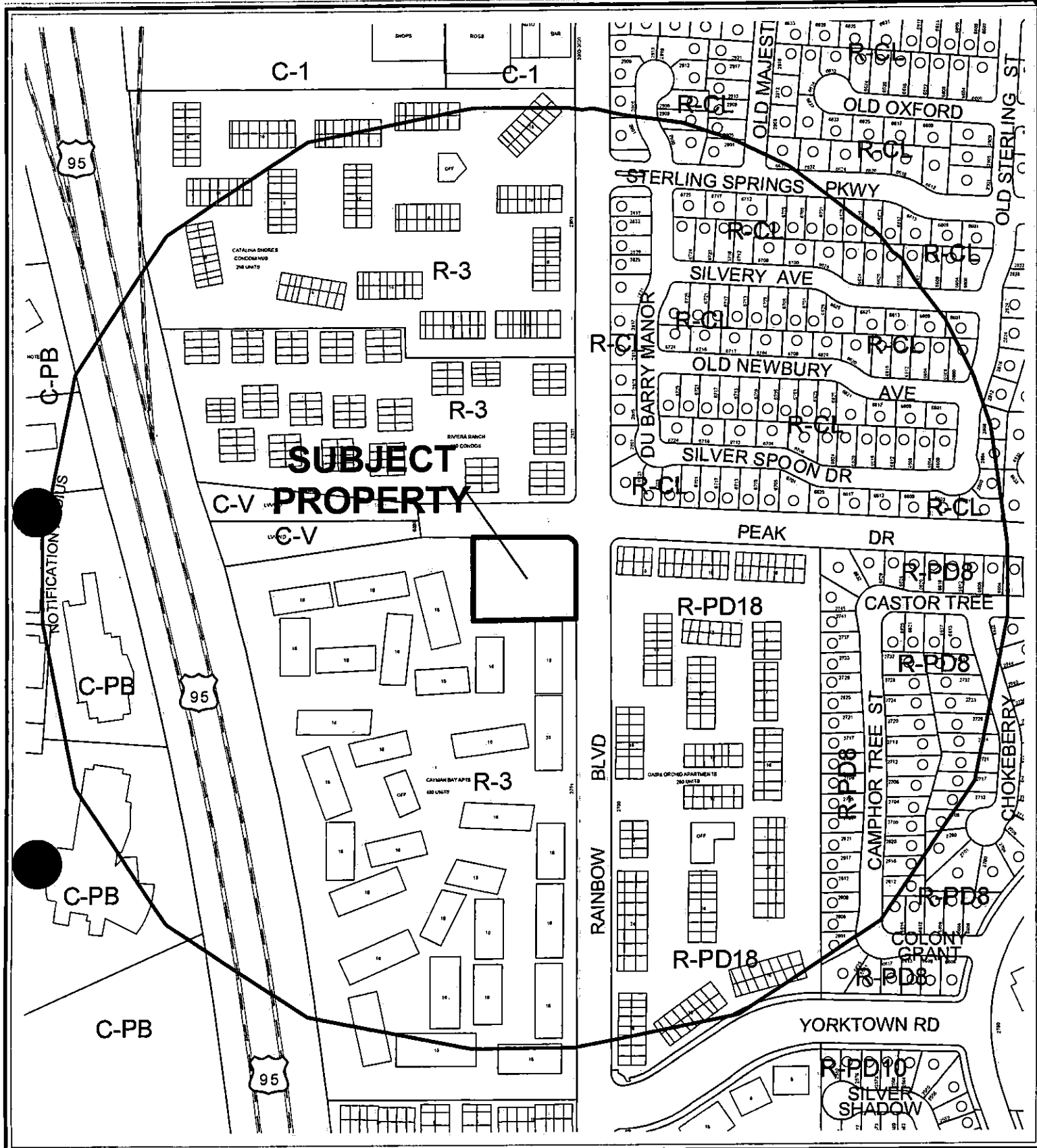
To be heard by City Council on 12/20/2006

MINUTES:

NOTE: See Item 18 [ZON-16510] for all related discussion.

(8:53 – 9:03)

2-1995



CASE: **VAR-16516**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16516 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-16510), Special Use Permit (SUP-16520), Site Development Plan Review (SDR-16508), Variance (VAR-16512) shall be required.
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-16516 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a Variance to reduce the amount of required parking to 88 spaces where 122 spaces are required for a proposed 5-story, mixed-use development consisting of 10,500 square feet of commercial space and 32 residential units with waivers for residential adjacency in conjunction with a mixed-use project as well as companion items for a Rezoning (ZON-16510) from U (Undeveloped) to C-1 (Limited Commercial), Variance (VAR-16512) for increased percentage of lot coverage, as well as and a Special Use Permit and Site Development Plan Review (SUP-16520 and SDR-16508) for a mixed-use project on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] [Proposed: C-1 (Limited Commercial) Zone].

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc:</i>	
05/18/85	The City Council approved a Rezoning (Z-51-85) from U (Undeveloped) to R-3 (Medium Density Residential) for an apartment complex, which was constructed, but left out this 0.97 acre site.
09/06/89	The City Council approved a Rezoning (Z-79-89) this parcel from U (Undeveloped) to C-1 (Limited Commercial); however this application has since expired.
01/12/98	The City Council denied a request to Rezone (Z-113-97) from U (Undeveloped) to C-1 (Limited Commercial).
01/12/98	The City Council denied a request for a Special Use Permit (U-118-97) to construct a 3,150 square-foot convenience store with a retail pad site and a billboard.
10/19/06	The Planning Commission held this application in abeyance in order to update the staff report.
<i>Related Building Permits/Business Licenses</i>	
	No buildings exist on this parcel.
<i>Pre-Application Meeting</i>	
08/04/06	The applicant was informed that the height of the proposed building was significantly taller than any building in the area, and that the residential adjacency standards were not being met. Additionally, the applicant was informed that parking would need to be reconfigured to meet the handicapped parking standards as well as the site being under parked.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

VAR-16516 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	1.05
Net Acres	0.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped)
North	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Condominiums	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Per 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	0.97	Y
Min. Lot Width	60 Feet	190 Feet	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	10	
• Corner	15	15	
• Rear	20	25	
Min. Distance Between Buildings	N/A	N/A	Y

VAR-16516 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

Max. Lot Coverage	50%	68%	N
Max. Building Height	150	70	Y
Trash Enclosure	50	In Garage	Y
Mech. Equipment	Screened	Screened	Y

Per 19.08.060, the following development standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	140	60 Feet Most Intrusive	N
Adjacent development matching setback			
Trash Enclosure	50	In Garage	Y
1:1 Step-back Mixed-use			Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
U(SC)	N/A	N/A	C-1	N/A	SC	N/A

Per 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A Parking Structure	N/A	N/A	N/A
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	31 Trees	27 Trees	N
TOTAL		31 Trees	27 Trees	N
Min. Zone Width	15/20 Feet		10/15 Feet	N
Wall Height	N/A		N/A	N/A

Per 19.10, the following parking standards apply:

Per 19.10, the following parking standards apply.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential	32 d/u	1.75/du + 1/6du	62	2	44	2	N
Commercial	10,500 sq. ft.	1:175 sq. ft.	60	3	44	2	N

VAR-16516 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

SubTotal			121	5	88	4	N
TOTAL (including handicap)			122		88		
Loading Spaces			1	N/A	1	N/A	Y
Percent Deviation (VAR only)			27.47%				

Waivers		
Request	Requirement	Staff Recommendation
Landscaping (Depth)	15 & 20 Feet	Approval w/conditions
Landscaping (Tree Requirement)	31 Trees	Denial
Landscaping (Shrubs)	5 Shrubs per Tree	Denial

ANALYSIS

The applicant is proposing to develop a five-story, mixed-use project, consisting of two commercial tenant spaces totaling 10,500 square feet and 32 residential units. The first level of the project will contain the retail uses and a portion of the parking garage and a trash collection area. The entire second level of the building will be dedicated entirely to a parking garage. The third, fourth, and fifth levels of the building will contain 32 condominium units with four different floor plans, all of which will have two bedrooms and two bathrooms.

The height of the building is 70 feet tall. The applicant has taken time to provide attractive architectural fenestration. Window sizes are staggered so as to balance the building and give the center of the building a greater level of prominence. The applicant has accomplished this by utilizing wire grates to conceal the opened wall areas of the second level, which is a parking level. The first level has a metal awning with wire support braces along the Rainbow Boulevard frontage with a stucco finish on the majority of this level and a gray square CMU block finish on south corner of the building. The second level of the Rainbow Boulevard frontage will be a continuation of the same materials used on the first level. The residential levels along the Rainbow Boulevard frontage and the west (rear) elevation have stucco finishing. The color of this treatment is sandstone in color bordering on light gray to tan. Polycarbon railings are being used for the balconies. Metal awnings are depicted over windows on the Rainbow Boulevard frontage.

The central residential units fronting Rainbow Boulevard have French Doors opening on to balconies. The awnings and French Doors are finished in a dark olive color. A metal-roofed arch is depicted on the north and south 25% of the Rainbow Boulevard frontage and along the west elevation. This arched roof is treated in a light gray/olive slate color. While much thought

VAR-16516 - Staff Report Page Five
November 16, 2006 - Planning Commission Meeting

has gone into the design elements of the Rainbow Boulevard frontage and the west elevation, the same level of detail can not be said of the north and south elevations, with the exception of that portion of the north elevation east of the entry to the garage. Additionally, the use of flat CMU block, while not rectangular in shape does not provide the same level of architectural detail that a split-faced CMU block would provide.

This project does not have to meet any residential adjacency requirements for the trash collection facility since it is located within the parking structure. Another element in the design of the project that falls short of ideal is the location of the truck loading zone. While the truck loading zone would functionally meet the developments needs, it is designed in a manner that will require trucks to back out onto Peak Drive. Peak Drive, however, does dead-end into a Las Vegas Valley Water District facility.

The building meets the 1:1 step-back ratio requirement along an arterial street (Rainbow Boulevard); however the 3:1 residential adjacency requirements on the northern portion of the building are not met. The north elevation of the building intrudes into the 3:1 residential adjacency requirement from the condominiums on the north side of Peak Drive by 115 feet and the 3:1 residential adjacency requirement from the single-family home on the northeast corner of Peak Drive and Rainbow Boulevard has an intrusion of 60 feet. There is an intrusion into the residential adjacency requirement to the condominiums on the east side of Rainbow Boulevard of 110 feet. The apartment complex to the south and west does not have a residential adjacency standard requirement because the units in this complex are not condominiums. However, SDR-10620 was approved on March 1, 2006 by the City Council and TMP-12228 was approved by the Planning Commission on April 27, 2006 to convert this apartment complex to a condominium complex.

The landscape amenity zone along the Rainbow Boulevard frontage consists of a CMU block planter, extended 15 feet from the building, which leaves a five-foot sidewalk attached to the curb. The attachment of a five-foot sidewalk to a curb along a busy 80-foot wide Secondary Collector street like Rainbow Boulevard is not inviting to pedestrians due to the speed of travel along such roads. A more preferable alternative to this design would be to provide five feet of landscaping along at the curb edge, a five-foot wide sidewalk and a ten-foot, elevated planter with several openings in the landscape planter. This will provide more integration between the pedestrians and the building. Additionally, the applicant does not meet the tree requirement along the Rainbow Boulevard frontage, which requires a waiver. Along the Peak Drive frontage, the applicant has placed the sidewalk adjacent to the curb, which is less attractive to a pedestrian as a walking environment. Along the Peak Drive frontage the applicant is also seeking a waiver to provide ten feet of landscaping where 15 feet is required. Again, the more appropriate alternative along Peak Drive would be a five-foot wide landscape buffer with a five-foot sidewalk and five feet of foundational landscaping. Moreover, the landscaping along both Rainbow Boulevard and Peak Drive lack the required tree spacing of one tree for every 20 linear feet. The applicant can meet this requirement utilizing a variety of palm trees that do not attain a large trunk diameter.

VAR-16516 - Staff Report Page Six
November 16, 2006 - Planning Commission Meeting

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 by proposing a project that exceeds the sites ability to have adequate parking. Alternatively, the proposed development could be scaled back, which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 177 [Mailed with ZON-16510, VAR-16512, SUP-16520 & SDR-16508]

APPROVALS 0

PROTESTS 0



Case Number: **VAR-16516** APN: 13815701002
Name of Property Owner: Mayer Trust
Name of Applicant: NOVISION Holdings, LLC

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

Yes 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: Robert Frankfortsky TRUSTEE

Print Name: ROBERT FRANKLIN MOYER MOYER TRUST 7-12-98

Subscribed and sworn before me

This 12 day of July, 2006

Notary Public in and for said County and State



RAINBOW PEAK MIXED USE

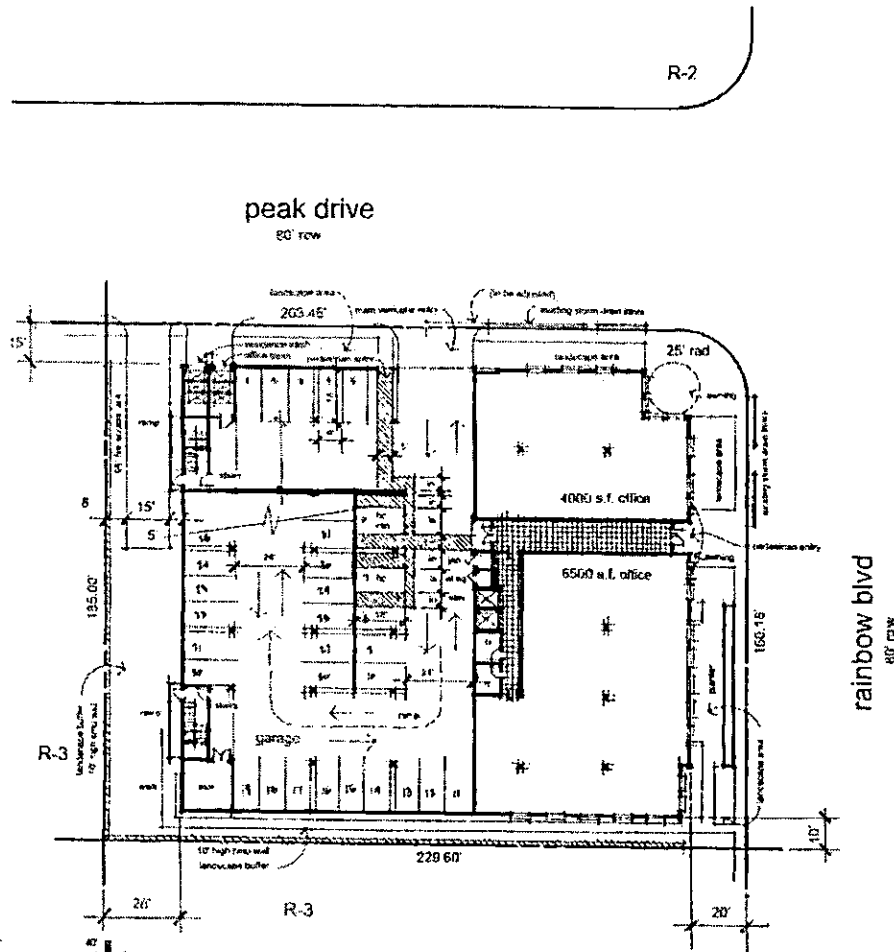
Los Vegas, Nevada

11/16/06 PC

K&K architects, Inc. 4775 Edmond Street, Suite 200, Las Vegas, Nevada 89118 702.249.4415 702.249.4425 fax www.k&k.com

A PROJECT FOR:
EMIL KHALILI

1530 SHERMAN WAY, SUITE
VAR-16516
LAS VEGAS,
NEVADA 89102



Conceptual Site Plan

11/16/06 PC

K&K architects, Inc. is not responsible for the accuracy of the information provided in this plan. The information is provided for informational purposes only. The information is not to be used for any other purpose without the written consent of K&K architects, Inc.

R-1



R-2

site analysis

0.97 net acres (42,253.20 s.f.)
first floor area = 20,767 s.f. (66 site coverage)
second floor area = 20,017 s.f.
third floor area = 17,336 s.f.
fourth floor area = 16,000 s.f.
fifth floor area = 16,496 s.f.
total building = 109,512 s.f.

10,500 s.f. office space
32 - 2 bed/2 ba dwelling units (32 du/lt.)

parking analysis

retail space 10,500 s.f.
2,000 / 200 = 10 spaces (2 HC)
6,500 / 125 = 49 spaces
total required = 59 spaces
residential 32 units 75 x 56 spaces (2 HC)
32 / 6 = 5 spaces
total required = 64 spaces (4 HC)
retail + residential = 121 spaces required
89 spaces provided (4 HC)
(32 shared parking spaces)

F.A.R. analysis

office	type I construction
allowable	unlimited s.f.
actual	15,000 s.f.
F.A.R.	13,000 / unlimited = <1 (okay)
residential	type VA (R-2)
allowable	36,000 s.f.
actual	72,000 s.f. (approximate)
F.A.R.	109,000 s.f.
F.A.R.	51,928 / 109,000 = .48 <1 (okay)

11/16/06 PC

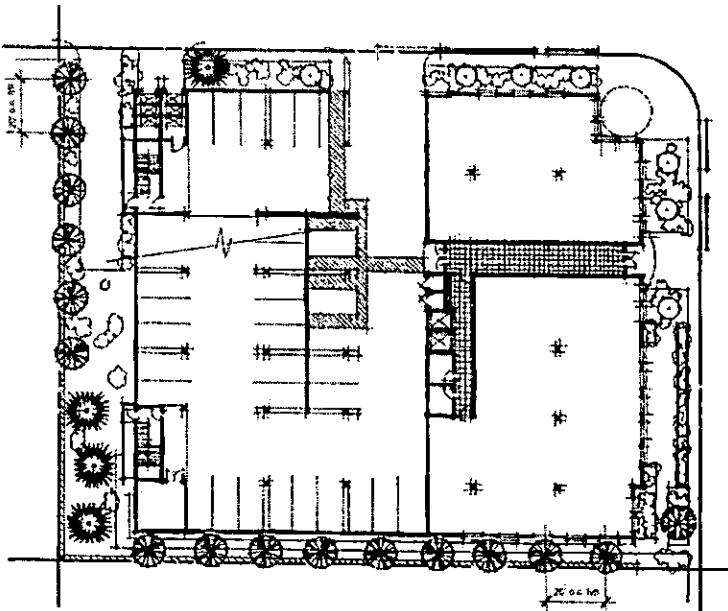
11/16/06 PC
VAR-16516



K&K architects

RAINBOW PEAK MIXED USE

A PROJECT FOR:
EMIL KHALIL
 14522 SHERMAN WAY BLVD.
 VAN NUYS
 CALIFORNIA
 91405



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Caliper Balled & Burlapped	PNUS ELDERICA - STD MONDEL PINE
	--	1-1/2" Caliper Balled & Burlapped	BLUE PALM VERDE
	--	24" Box	PRUNUS CERASIFERA 'AUTROBUNIFERA' - STD PURPLE LEAF PLUM
	--	N/A	Ornamental Ground Shrubs and Cover
	--	N/A	Crush Rock and Aggregate

August 21, 2006

NOTE: This information is conceptual in nature and is a plan for
 preliminary design only. It is not intended to be used for
 and Governmental Agency approval. No warranties or
 guarantee of any kind are given or implied by the Architect.

11/16/06 PC
 VAR-16516





August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Parking Variance

Dear Sirs:

NuVision Holdings, LLC is requesting a Parking Variance for a Mixed Use Project, Office with Residential Above.

The proposed mixed use project requires a combination of parking requiring 121 spaces. The variance is for a reduction in the required parking to 89 provided spaces.

The 32 spaces will be shared spaces in an agreement between the Office Use and the Residential Use due to the operating hours of the Office and the peak use of the Residential.

Thank you for your consideration in this manner.

Sincerely,

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

VAR-16516
11/16/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-16520 - SPECIAL USE PERMIT RELATED TO ZON-16510, VAR-16512 AND VAR-16516 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 12/20/06

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:

GOYNES – DENIED – UNANIMOUS

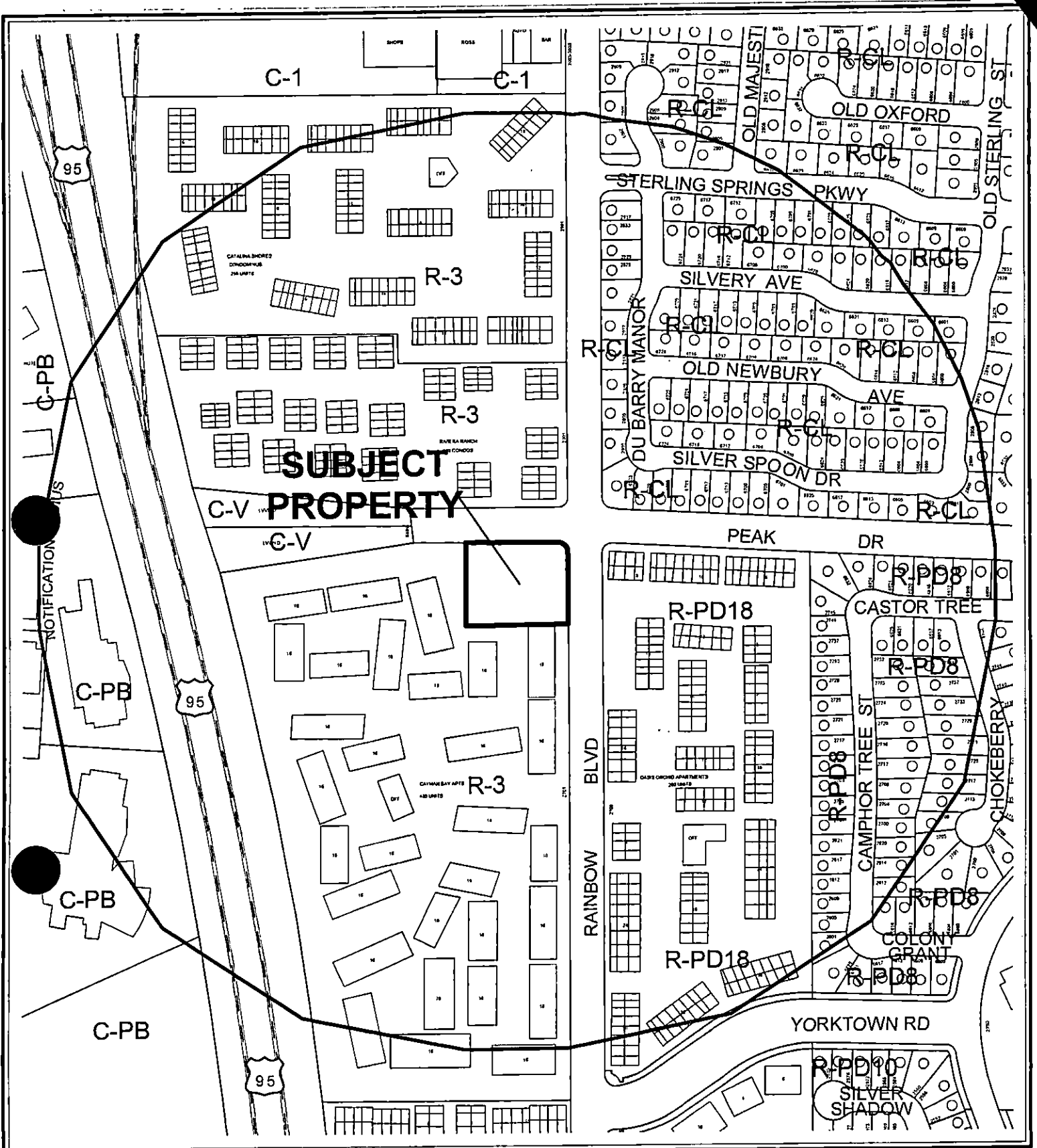
To be heard by City Council on 12/20/2006

MINUTES:

NOTE: See Item 18 [ZON-16510] for all related discussion.

(8:53 – 9:03)

2-1995



CASE: **SUP-16520**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SUP-16520 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for mixed-use developments.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-16510), Site Development Plan Review (SDR-16508), Variance (VAR-16512), and Variance (VAR-16516) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-16520 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a Special Use Permit for a proposed 5-story, mixed-use development consisting of 10,500 square feet of commercial space and 32 residential units with waivers for residential adjacency in conjunction with a mixed-use project as well as companion items for a Rezoning (ZON-16510) from U (Undeveloped) to C-1 (Limited Commercial District), Variances (VAR-16512 & VAR-16516) for increased percentage of lot coverage and reduced parking, as well as and a Site Development Plan Review (SDR-16508) for a mixed-use project on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] [Proposed: C-1 (Limited Commercial) Zone].

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/85	The City Council approved a Rezoning (Z-51-85) from U (Undeveloped) to R-3 (Medium Density Residential) for an apartment complex, which was constructed, but left out this 0.97 acre site.
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10/19/06	The Planning Commission held this application in abeyance in order to update the staff report.
<i>Related Building Permits/Business Licenses</i>	
	No buildings exist on this parcel.
<i>Pre-Application Meeting</i>	
08/04/06	The applicant was informed that the height of the proposed building was significantly taller than any building in the area, and that the residential adjacency standards were not being met. Additionally, the applicant was informed that parking would need to be reconfigured to meet the handicapped parking standards as well as the site being under parked.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

SUP-16520 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	1.05
Net Acres	0.97

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South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Condominiums	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Per 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	0.97	Y
Min. Lot Width	60 Feet	190 Feet	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	10	
• Corner	15	15	
• Rear	20	25	
Min. Distance Between Buildings	N/A	N/A	Y
Max. Lot Coverage	50%	68%	N

SUP-16520 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

Max. Building Height	150	70	Y
Trash Enclosure	50	In Garage	Y
Mech. Equipment	Screened	Screened	Y

Per 19.08.060, the following development standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	140	60 Feet Most Intrusive	N
Adjacent development matching setback			
Trash Enclosure	50	In Garage	Y
1:1 Step-back Mixed-use			Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
U (SC)	N/A	N/A	C-1	N/A	SC	N/A

Per 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A Parking Structure	N/A	N/A	N/A
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	31 Trees	27 Trees	N
TOTAL		31 Trees	27 Trees	N
Min. Zone Width	15/20 Feet		10/15 Feet	N
Wall Height	N/A		N/A	N/A

Per 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required			Provided	
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Residential	32 d/u	1.75/du + 1/6du	62	2	44	2
Commercial	10,500 sq. ft.	1:175 sq. ft.	60	3	44	2
SubTotal			122	5	88	4

SUP-16520 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

TOTAL (including handicap)			122		88		
Loading Spaces			1	N/A	1	N/A	Y
Percent Deviation (VAR only)			27.47%				

Waivers		
Request	Requirement	Staff Recommendation
Landscaping (Depth)	15 & 20 Feet	Approval w/conditions
Landscaping (Tree Requirement)	31 Trees	Denial
Landscaping (Shrubs)	5 Shrubs per Tree	Denial

ANALYSIS

The applicant is proposing to develop a five-story, mixed-use project, consisting of two commercial tenant spaces totaling 10,500 square feet and 32 residential units. The first level of the project will contain the retail uses and a portion of the parking garage and a trash collection area. The entire second level of the building will be dedicated entirely to a parking garage. The third, fourth, and fifth levels of the building will contain 32 condominium units with four different floor plans, all of which will have two bedrooms and two bathrooms.

The height of the building is 70 feet tall. The applicant has taken time to provide attractive architectural fenestration. Window sizes are staggered so as to balance the building and give the center of the building a greater level of prominence. The applicant has accomplished this by utilizing wire grates to conceal the opened wall areas of the second level, which is a parking level. The first level has a metal awning with wire support braces along the Rainbow Boulevard frontage with a stucco finish on the majority of this level and a gray square CMU block finish on south corner of the building. The second level of the Rainbow Boulevard frontage will be a continuation of the same materials used on the first level. The residential levels along the Rainbow Boulevard frontage and the west (rear) elevation have stucco finishing. The color of this treatment is sandstone in color bordering on light gray to tan. Polycarbon railings are being used for the balconies. Metal awnings are depicted over windows on the Rainbow Boulevard frontage.

The central residential units fronting Rainbow Boulevard have French Doors opening on to balconies. The awnings and French Doors are finished in a dark olive color. A metal-roofed arch is depicted on the north and south 25% of the Rainbow Boulevard frontage and along the west elevation. This arched roof is treated in a light gray/olive slate color. While much thought has gone into the design elements of the Rainbow Boulevard frontage and the west elevation, the same level of detail can not be said of the north and south elevations, with the exception of that portion of the north elevation east of the entry to the garage. Additionally, the use of flat CMU block, while not rectangular in shape does not provide the same level of architectural detail that a split-faced CMU block would provide.

SUP-16520 - Staff Report Page Five
November 16, 2006 - Planning Commission Meeting

This project does not have to meet any residential adjacency requirements for the trash collection facility since it is located within the parking structure. Another element in the design of the project that falls short of ideal is the location of the truck loading zone. While the truck loading zone would functionally meet the developments needs, it is designed in a manner that will require trucks to back out onto Peak Drive. Peak Drive, however, does dead-end into a Las Vegas Valley Water District facility.

The building meets the 1:1 step-back ratio requirement along an arterial street (Rainbow Boulevard); however the 3:1 residential adjacency requirements on the northern portion of the building are not met. The north elevation of the building intrudes into the 3:1 residential adjacency requirement from the condominiums on the north side of Peak Drive by 115 feet and the 3:1 residential adjacency requirement from the single-family home on the northeast corner of Peak Drive and Rainbow Boulevard has an intrusion of 60 feet. There is an intrusion into the residential adjacency requirement to the condominiums on the east side of Rainbow Boulevard of 110 feet. The apartment complex to the south and west does not have a residential adjacency standard requirement because the units in this complex are not condominiums. However, SDR-10620 was approved on March 1, 2006 by the City Council and TMP-12228 was approved by the Planning Commission on April 27, 2006 to convert this apartment complex to a condominium complex.

The landscape amenity zone along the Rainbow Boulevard frontage consists of a CMU block planter, extended 15 feet from the building, which leaves a five-foot sidewalk attached to the curb. The attachment of a five-foot sidewalk to a curb along a busy 80-foot wide Secondary Collector street like Rainbow Boulevard is not inviting to pedestrians due to the speed of travel along such roads. A more preferable alternative to this design would be to provide five feet of landscaping along at the curb edge, a five-foot wide sidewalk and a ten-foot, elevated planter with several openings in the landscape planter. This will provide more integration between the pedestrians and the building. Along the Peak Drive frontage the applicant is seeking a waiver to provide ten feet of landscaping where 15 feet is required. The applicant does not meet the tree requirement along the Rainbow Boulevard frontage, which requires an additional waiver. Again, the applicant has placed the sidewalk adjacent to the curb, which is less attractive to a pedestrian as a walking environment. The more appropriate alternative along Peak Drive would be a five-foot wide landscape buffer with a five-foot sidewalk and five feet of foundational landscaping. Moreover, the landscaping along both Rainbow Boulevard and Peak Drive lack the required tree spacing of one tree for every 20 linear feet. The applicant can meet this requirement utilizing a variety of palm trees that do not attain a large trunk diameter.

FINDINGS

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

SUP-16520 - Staff Report Page Six
November 16, 2006 - Planning Commission Meeting

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

The proposed land-use can not be conducted in a manner that is harmonious and compatible with existing and surrounding land uses. At a height of 70 feet, the proposed development will be at least 35 feet taller than any of the residential developments in the area. Moreover, a shortage of parking could necessitate retail customers to park on Peak Drive.

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

The site is not physically suitable for the intensity of the proposed development. The applicant is overbuilding the site by building to a height of 70 feet, seeking a parking variance, and a variance for increased lot coverage.

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."**

At this location, Rainbow Boulevard is an 80-foot wide right-of-way as is Peak Drive. Public Works indicates that this development should not negatively affect traffic.

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."**

Approval of this project is inconsistent for this area by proposing a development that is out of scale with the surrounding land uses due to the height of the project. Moreover, the health, safety and welfare of the public would be compromised by the height of the building by reducing light (casting shadows) upon the existing apartments to the west.

5. **The use meets all of the applicable conditions per Title 19.04.**

The proposed use does not meet the necessary parking for this type of project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

SUP-16520 - Staff Report Page Seven
November 16, 2006 - Planning Commission Meeting

SENATE DISTRICT 3

NOTICES MAILED 177 [Mailed with ZON-16510, VAR-16512, VAR-16516 & SDR-16508]

APPROVALS 0

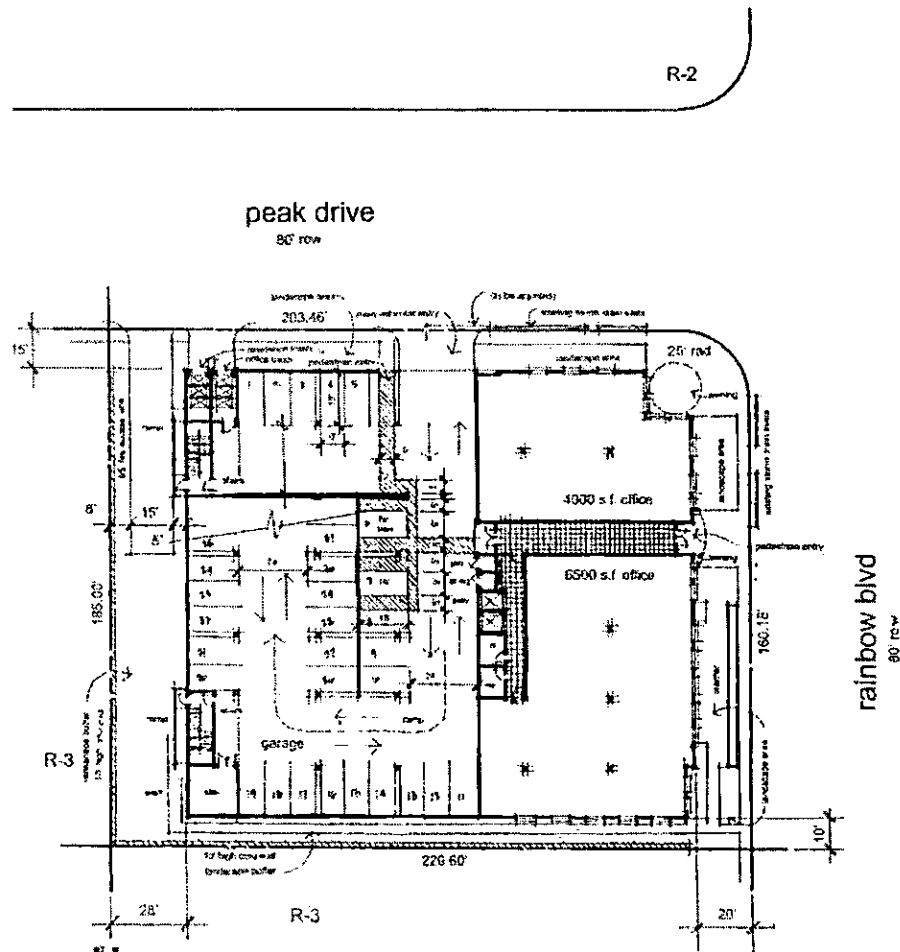
PROTESTS 0



RAINBOW PEAK MIXED USE

KKE architects, Inc. 4775 edmond street, Suite 260, las vegas, nevada 89119 702.767.4415 702.769.4725 fax www.kke.com

A PROJECT FOR:
EMIL KHALILI
14523 STEPHENSON BLVD.
94410
CALIFORNIA
94405



Conceptual Site Plan
August 11, 2006

first level garage

R-1



R-2

site analysis

.97 net acres (42,253.23 s.f.)
first floor area = 28,707 s.f.
second floor area = 28,817 s.f.
third floor area = 17,336 s.f.
fourth floor area = 18,096 s.f.
fifth floor area = 15,499 s.f.
total building = 109,812 s.f.
10,500 s.f. office space
32 - 2 bed/2 ba dwelling units (32 duplex)

parking analysis

retail space 10,500 s.f.
2,000 / 200 = 10 spaces (2 HC)
8,500 / 175 = 49 spaces
total required = 59 spaces
residential 32 units @ 75 = 56 spaces (2 HC)
32 / 6 = 6 spaces
total required = 62 spaces (4 HC)
total + residential = 121 spaces required
89 spaces provided (4 HC)
(32 shared parking spaces)

F.A.R. analysis

office	type i construction
allowable	unlimited s.f.
actual	13,000 s.f.
F.A.R.	17,000 / unlimited = <1 (okay)
residential	type VA (R-2)
allowable	35,000 s.f.
actual	72,000 s.f. (unlimited)
actual	108,000 s.f.
F.A.R.	51,625 / 108,000 = .48 <1 (okay)

RECEIVED

SEP 05 2006

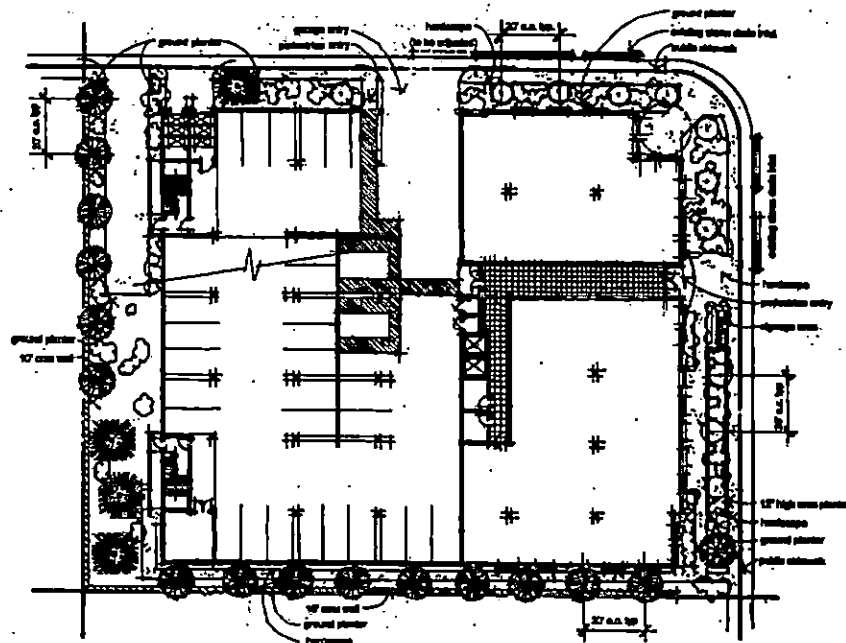
SUP-16520
11/16/06 PC



KKE architects

NOTE: This information is conceptual in nature and is subject to change without notice. It is not intended to be used for any purpose other than the design of the project. The Architect assumes no responsibility for the accuracy or completeness of any information provided by the Client or for the results of any analysis or design based on the information provided.

14529 SHERMAN WAY BLVD
VAN NUYS
CALIFORNIA
91405



SYTH	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Colours Ballard & Unlabeled	FRUIT ELDERBERRY-STD HONEY, PINE
	--	1-1/2" Colours Ballard & Unlabeled	BLUE PALMS VERDE
	--	2 1/2" Box	FRUIT CEREASPERA 'ALTROPURPUREA' - STD PURPLE LEAF PLANT
	--	N/A	Oriental Ground Gravel and Cover
		N/A	Crush Rock and Aggregate

REVISED**REVISED**

11/16/06 PC



NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

KKE of Nevada, Inc.

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August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Special Use Permit

Dear Sirs:

NuVision Holdings, LLC is requesting your review and approval for a Special Use Permit for a Mixed Use Project, Office with Residential Above.

The existing Parcel, APN# 138-15-701-002, is located at the SWC of Peak Drive and Rainbow Blvd.

Adjacent land uses are R-2 to the North and East, R-1 to the Northeast and R-3 to the South and West.

The Special Use is an approved application for this zoning.

Thank you for your consideration in this manner.

Sincerely,

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

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

SLIP-16520
11/16/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-16508 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16510, VAR-16512, VAR-16516 AND SUP-16520 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A SETBACK OF 60 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 140 FEET

C.C.: 12/20/06

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:

GOYNES – DENIED – UNANIMOUS

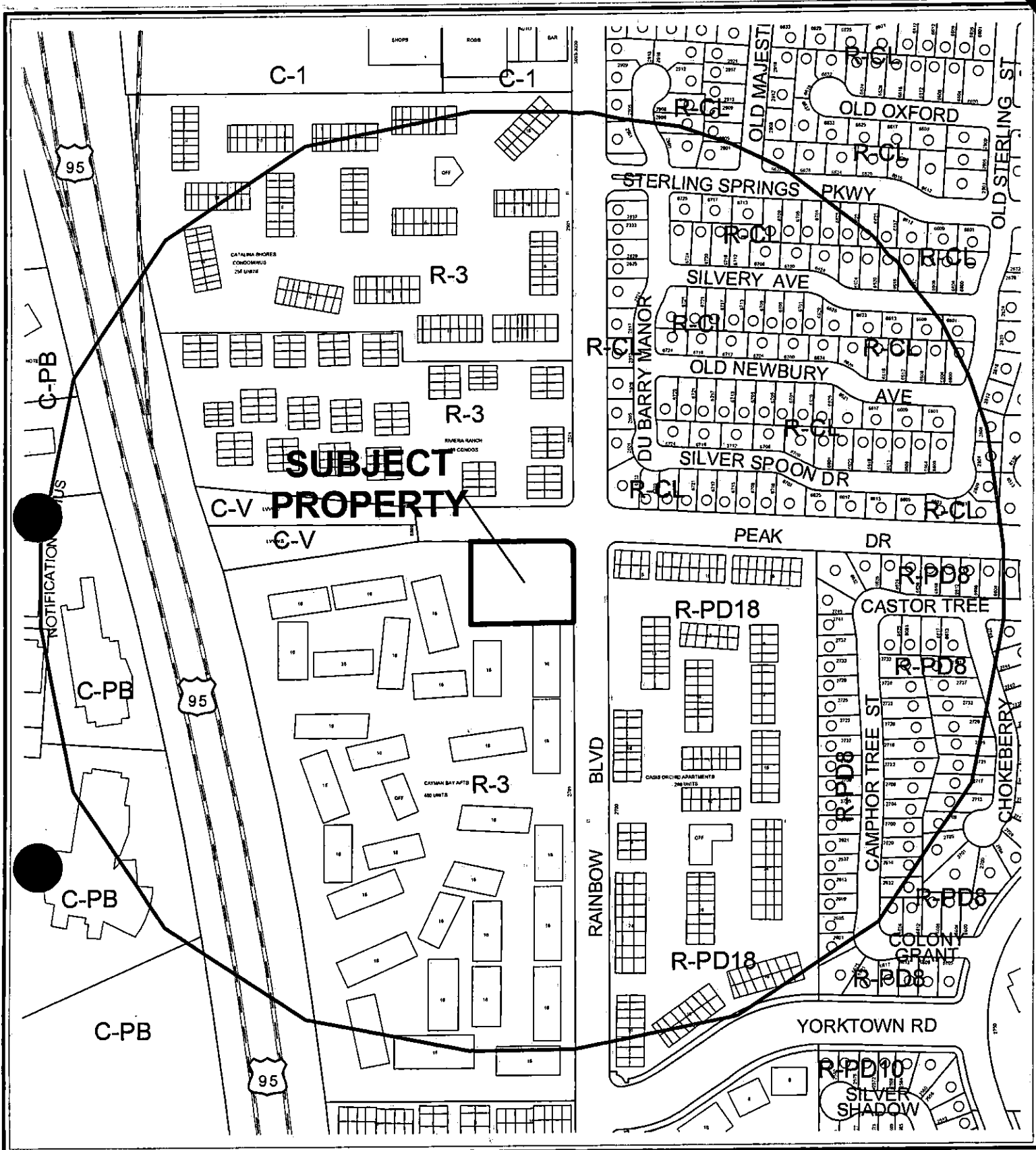
To be heard by City Council on 12/20/2006

MINUTES:

NOTE: See Item 18 [ZON-16510] for all related discussion.

(8:53 – 9:03)

2-1995



CASE: **SDR-16508**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-16508 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST**

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

1. Conformance to the conditions for Rezoning (ZON-16510), Special Use Permit (SUP-16520), Variance (VAR-16512), and Variance (VAR-16516).
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 building elevations, date stamped 09/05/06, the landscape plan, date stamped 09/27/06, except as amended by conditions herein.
4. A Waiver from 19.12.040 is hereby approved, to allow a ten-foot landscape buffer along the Peak Drive frontage consisting of a five-foot landscape area adjacent to the curb, a five-foot detached sidewalk and five feet of foundational landscaping along the building. Along the Rainbow Boulevard frontage there shall be a five-foot landscape buffer adjacent to the curb, a five-foot sidewalk and an elevated landscape planter up to ten-foot in width as shown on the revised landscape plan, dated September 27, 2006; the planter shall include openings in the planter to provide connectivity to the building from the sidewalk in more than one location.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan. The Peak Drive frontage shall have a ten-foot landscape buffer with a variety of palm trees located 20 feet on center between a detached sidewalk and the curb. There shall be a ten-foot landscape buffer between a detached sidewalk and the curb plus a landscape planter as shown on the existing landscape plan with openings in the planter and a raised outside amenity area for the proposed restaurant.

SDR-16508 - Conditions Page Two
November 16, 2006 - Planning Commission Meeting

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. 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 split-faced CMU block in the areas where flat-faced block is used.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
16. Conformance with revised landscape plan dated September 27, 2006.
17. Perimeter walls shall not exceed a maximum height of eight feet.

SDR-16508 - Conditions Page Three
November 16, 2006 - Planning Commission Meeting

Public Works

18. Landscape and maintain all unimproved rights-of-way, if any, on Rainbow Boulevard and Peak Drive adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the Rainbow Boulevard and Peak Drive public right-of-way adjacent to this site prior to occupancy of this site.
20. 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.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16510 and all other applicable site-related actions.

SDR-16508 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a Site Development Plan Review for a proposed 5-story, mixed-use development consisting of 10,500 square feet of commercial space and 32 residential units with waivers for residential adjacency and a reduction in the perimeter landscaping buffer in conjunction with a mixed-use project as well as companion items for a Rezoning (ZON-16510) from U (Undeveloped) to C-1 (Limited Commercial District), Variances (VAR-16512 & VAR-16516) for increased percentage of lot coverage and reduced parking, as well as and a Special Use Permit (SUP-16520) for a mixed-use project on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] [PROPOSED: C-1 (Limited Commercial) Zone.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/85	The City Council approved a Rezoning (Z-51-85) from U (Undeveloped) to R-3 (Medium Density Residential) for an apartment complex, which was constructed, but left out this 0.97 acre site.
09/06/89	The City Council approved a Rezoning (Z-79-89) this parcel from U (Undeveloped) to C-1 (Limited Commercial); however this application has since expired.
01/12/98	The City Council denied a request to Rezone (Z-113-97) from U (Undeveloped) to C-1 (Limited Commercial).
01/12/98	The City Council denied a request for a Special Use Permit (U-118-97) to construct a 3,150 square-foot convenience store with a retail pad site and a billboard.
10/19/06	The Planning Commission held this application in abeyance in order to update the staff report.
<i>Related Building Permits/Business Licenses</i>	
	No buildings exist on this parcel.
<i>Pre-Application Meeting</i>	
08/04/06	The applicant was informed that the height of the proposed building was significantly taller than any building in the area, and that the residential adjacency standards were not being met. Additionally, the applicant was informed that parking would need to be reconfigured to meet the handicapped parking standards as well as the site being under parked.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

SDR-16508 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	1.05
Net Acres	0.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped)
North	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Condominiums	M (Medium Density Residential)	R-PD18 (Residential Planned Development - 18 Units Per Acre)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Per 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	0.97	Y
Min. Lot Width	60 Feet	190 Feet	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	10	
• Corner	15	15	
• Rear	20	25	

SDR-16508 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

Min. Distance Between Buildings	N/A	N/A	Y
Max. Lot Coverage	50%	68%	N
Max. Building Height	150	70	Y
Trash Enclosure	50	In Garage	Y
Mech. Equipment	Screened	Screened	Y

Per 19.08.060, the following development standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	140	60 Feet Most Intrusive	N
Adjacent development matching setback			
Trash Enclosure	50	In Garage	Y
1:1 Step-back Mixed-use			Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
U (SC)	N/A	N/A	C-1	N/A	SC	N/A

Per 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A Parking Structure	N/A	N/A	N/A
Buffer:				
Min. Trees	1 Trees/20 Linear Feet	31 Trees	27 Trees	N
TOTAL		31 Trees	27 Trees	N
Min. Zone Width	15/20 Feet		10/15 Feet	N
Wall Height	N/A		N/A	N/A

Per 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Residential	32 d/u	1.75/du + 1/6du	61	2	44	2	N
Commercial	10,500 sq. ft.	1:175 sq. ft.	60	3	44	2	N
SubTotal			121	5	88	4	N

JK

SDR-16508 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

TOTAL (including handicap)			121		88		
Loading Spaces			1	N/A	1	N/A	Y
Percent Deviation (VAR only)			27.47%				

Waivers		
Request	Requirement	Staff Recommendation
Landscaping (Depth)	15 & 20 Feet	Approval w/conditions
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The height of the building is 70 feet tall. The applicant has taken time to provide attractive architectural fenestration. Window sizes are staggered so as to balance the building and give the center of the building a greater level of prominence. The applicant has accomplished this by utilizing wire grates to conceal the opened wall areas of the second level, which is a parking level. The first level has a metal awning with wire support braces along the Rainbow Boulevard frontage with a stucco finish on the majority of this level and a gray square CMU block finish on south corner of the building. The second level of the Rainbow Boulevard frontage will be a continuation of the same materials used on the first level. The residential levels along the Rainbow Boulevard frontage and the west (rear) elevation have stucco finishing. The color of this treatment is sandstone in color bordering on light gray to tan. Polycarbon railings are being used for the balconies. Metal awnings are depicted over windows on the Rainbow Boulevard frontage.

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SDR-16508 - Staff Report Page Five
November 16, 2006 - Planning Commission Meeting

This project does not have to meet any residential adjacency requirements for the trash collection facility since it is located within the parking structure. Another element in the design of the project that falls short of ideal is the location of the truck loading zone. While the truck loading zone would functionally meet the developments needs, it is designed in a manner that will require trucks to back out onto Peak Drive. Peak Drive, however, does dead-end into a Las Vegas Valley Water District facility.

The building meets the 1:1 step-back ratio requirement along an arterial street (Rainbow Boulevard); however the 3:1 residential adjacency requirements on the northern portion of the building are not met. The north elevation of the building intrudes into the 3:1 residential adjacency requirement from the condominiums on the north side of Peak Drive by 115 feet and the 3:1 residential adjacency requirement from the single-family home on the northeast corner of Peak Drive and Rainbow Boulevard has an intrusion of 60 feet. There is an intrusion into the residential adjacency requirement to the condominiums on the east side of Rainbow Boulevard of 110 feet. The apartment complex to the south and west does not have a residential adjacency standard requirement because the units in this complex are not condominiums. However, SDR-10620 was approved on March 1, 2006 by the City Council and TMP-12228 was approved by the Planning Commission on April 27, 2006 to convert this apartment complex to a condominium complex.

The landscape amenity zone along the Rainbow Boulevard frontage consists of a CMU block planter, extended 15 feet from the building, which leaves a five-foot sidewalk attached to the curb. The attachment of a five-foot sidewalk to a curb along a busy 80-foot wide Secondary Collector street like Rainbow Boulevard is not inviting to pedestrians due to the speed of travel along such roads. A more preferable alternative to this design would be to provide five feet of landscaping along at the curb edge, a five-foot wide sidewalk and a ten-foot, elevated planter with several openings in the landscape planter. This will provide more integration between the pedestrians and the building. Additionally, the applicant does not meet the tree requirement along the Rainbow Boulevard frontage, which requires a waiver. Along the Peak Drive frontage, the applicant has placed the sidewalk adjacent to the curb, which is less attractive to a pedestrian as a walking environment. Along the Peak Drive frontage the applicant is also seeking a waiver to provide ten feet of landscaping where 15 feet is required. Again, the more appropriate alternative along Peak Drive would be a five-foot wide landscape buffer with a five-foot sidewalk and five feet of foundational landscaping. Moreover, the landscaping along both Rainbow Boulevard and Peak Drive lack the required tree spacing of one tree for every 20 linear feet. The applicant can meet this requirement utilizing a variety of palm trees that do not attain a large trunk diameter.

SDR-16508 - Staff Report Page Six
November 16, 2006 - Planning Commission Meeting

FINDINGS (SDR)

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;**

Staff finds the proposed development is out of character with the surrounding land uses. At a height of 70 feet, the proposed development will be as much as 35 feet taller than any of the adjacent residential developments. Additionally, the proposed development has a residential density of 35.5 units per acre.

- 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;**

While the proposed development is a permitted land-use within the Service Commercial land-use category, the proposed use is out of character for the area. Additionally, the landscaping for this development is substandard along the Rainbow Boulevard and the Peak Drive frontages. Moreover, the proposed development does not meet the parking requirements established for mixed-use projects.

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

Access to the site is gained via Peak Drive, which is a 80-foot wide street that provides two access points for the condominium complex to the north. Peak Drive dead-ends into a Las Vegas Valley Water District facility, adjacent to Interstate 95. The truck loading zone has the potential for a conflict with one of the access points to the condominium complex to the north because trucks will have to back out onto the street.

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

The building and landscape materials for the most part are appropriate for the area. However, the use of flat-faced CMU block is not an appropriate building material for a mixed-use project and the landscaping along the Rainbow Boulevard and Peak Drive frontages do not meet development standards. The use of split-faced CMU block would be a more appropriate building material and the use of a variety of palm trees along the Rainbow Boulevard and Peak Drive frontages would allow for the use of a landscape planter while still meeting the required number of trees along a right-of-way.

SDR-16508 - Staff Report Page Seven
November 16, 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;**

The proposed development has incorporated a number of attractive design elements; however, as stated in Finding Number Four, the use of flat-faced CMU block is an inappropriate building material in a mixed-use project and the use of split-faced CMU block is a more appropriate design alternative.

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

In general this project may negatively affect the health, safety, and general welfare of the public by increasing traffic along Rainbow Boulevard. Additionally, the height of the proposed building will cast shadows on the adjacent apartments (soon to be condominiums) to the south and west. Moreover, parking for this project, if successful, has the potential to force retail patrons (restaurant specifically) onto the street (Peak Drive).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 177 [Mailed with ZON-16510, VAR-16512, VAR-16516 & SUP-16520]

APPROVALS 0

PROTESTS 0



RAINBOW PEAK MIXED USE

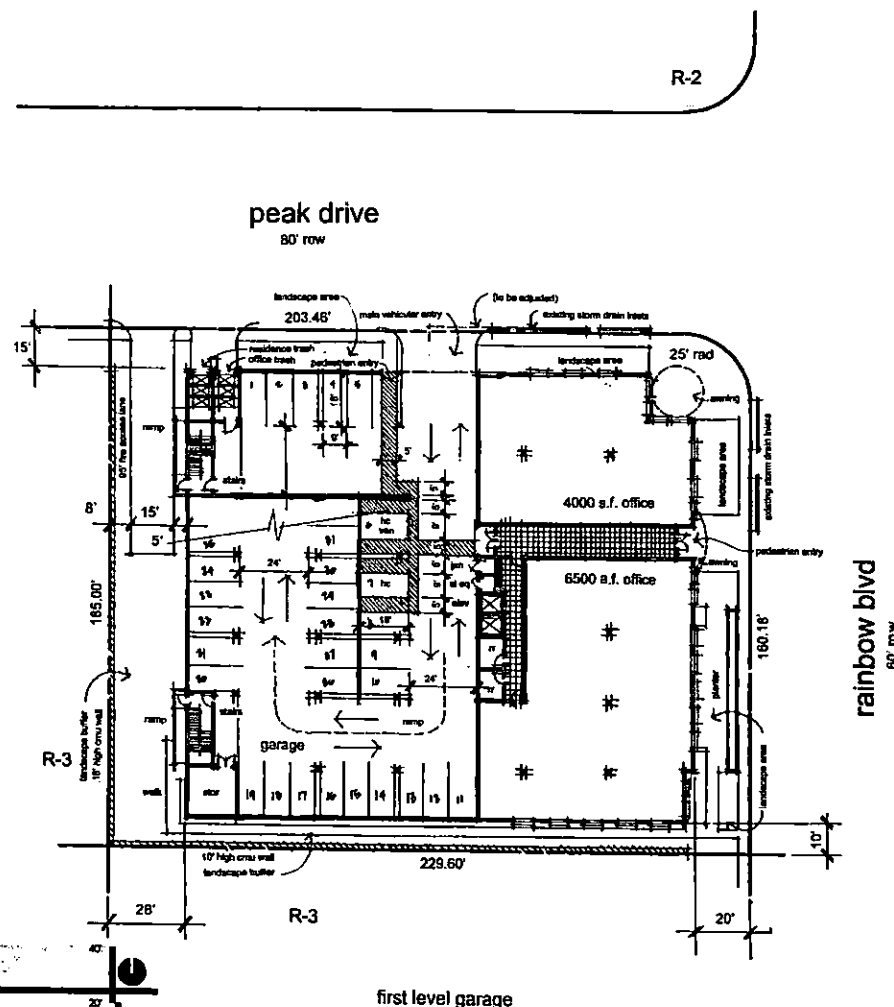
Las Vegas, Nevada

No. 0715.1058.D1

KKE architects, Inc. 4775 edmond street, Suite 260, las vegas, nevada 89118 702.269.6615 702.249.6625 fax www.kke.com

A PROJECT FOR:
EMIL KHALILI

14523 SHERMAN WAY BLVD.
VAN NUYS
CALIFORNIA
91405



R-1



R-2

site analysis

.97 net acres (42,253.20 s.f.)
first floor area = 28,767 s.f. (.68 site coverage)
second floor area = 28,817 s.f.
third floor area = 17,336 s.f.
fourth floor area = 18,096 s.f.
fifth floor area = 18,496 s.f.
total building = 109,512 s.f.

10,500 s.f. office space
32 - 2 bed/2 ba dwelling units (32 du/ac)

parking analysis

retail space 10,500 s.f.
2,000 / 200 = 10 spaces (2 HC)
8,500 / 175 = 49 spaces
total required = 59 spaces
residential 32 units @ .75 = 56 spaces (2 HC)
32 / 8 = 6 spaces
total required = 62 spaces (4 HC)
retail + residential = 121 spaces required
89 spaces provided (4 HC)
(32 shared parking spaces)

F.A.R. analysis

office	type I construction
allowable	unlimited s.f.
actual	13,000 s.f.
F.A.R.	13,000 / unlimited = <1 (okay)
residential	type VA (R-2)
allowable	36,000 s.f.
	+ 72,000 s.f. (sprinklered)
actual	108,000 s.f.
F.A.R.	51,928 / 108,000 = .48 <1 (okay)

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SEP 05 2006

11/16/06 PC
SDR-16508



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architects

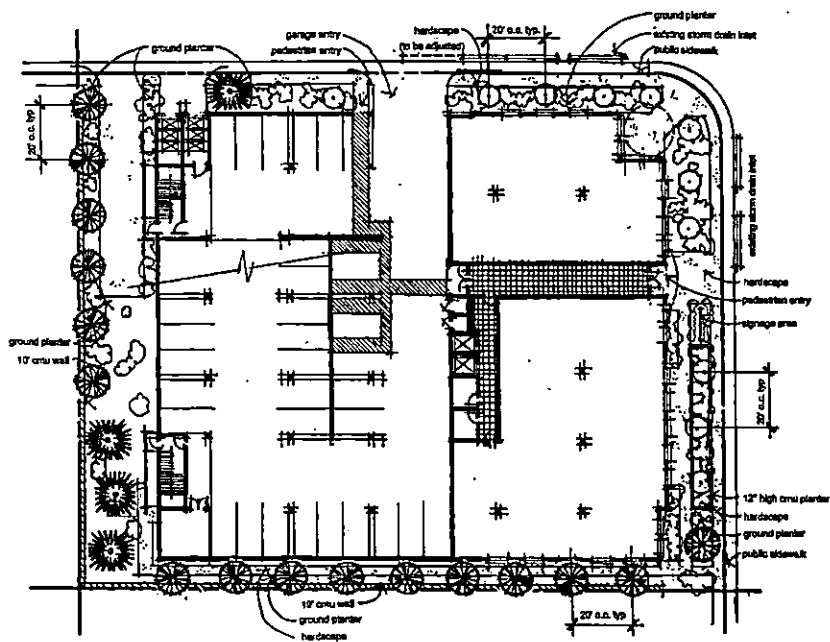
Conceptual Site Plan

August 15, 2005

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

A PROJECT FOR:
EMIL KHALIL

14523 SHERMAN WAY BLVD.
VAN NUYS
CALIFORNIA
91405



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Caliper Balled & Burlapped	PNIS ELDERICA-STD MONDEL PINE
	--	1-1/2" Caliper Balled & Burlapped	BLUE PALM VERDE
	--	24" Box	PRUNUS CERASIFERA 'AUTOPURPUREA' - STD PURPLE LEAF PLUM
	--	N/A	Ornamental Ground Shrubs and Cover
	--	N/A	Crush Rock and Aggregate

August 21, 2006

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SEP 27 2006

REVISION

RECEIVED
SEP 17 2006

KKK

SDR-16508
REVISED

SDR-16508
REVISED
11/16/06 PC

RAINBOW PEAK MIXED-USE

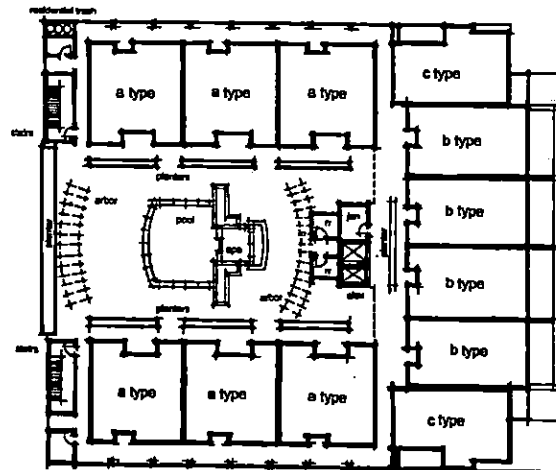
Las Vegas, Nevada

Aug. 07/12/05/01

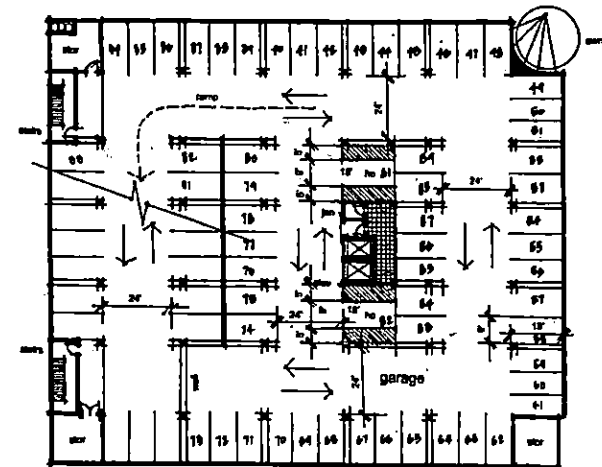
KKK architects, inc. 6275 Edmond Street Suite 280, Las Vegas, Nevada 89118 702-267-8612 702-267-8675 fax www.kkk.com

A PROJECT FOR:
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14523 SHERMAN WAY BLVD.
VAN NUYS
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91405



first level residential/plaza level



second level garage

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SEP 05 2006

Conceptual Buildings Plan

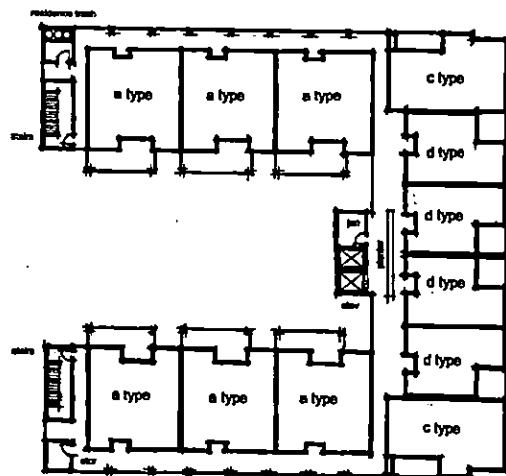
August 15, 2004

NOTE: The information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

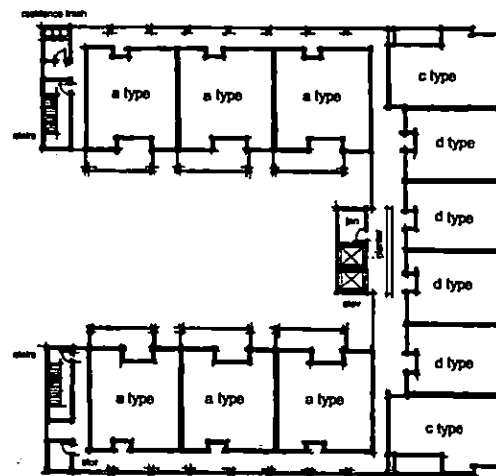
11/16/06 PC
SDR-16508



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 91405



third level residential



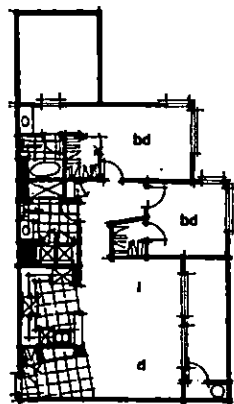
second level residential

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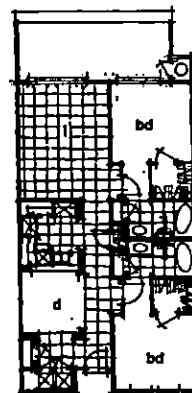
SEP 05 2006

11/16/06 PC
 SDR-16508

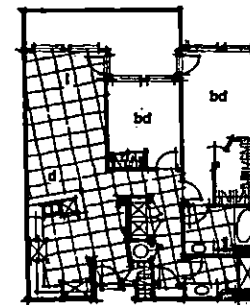
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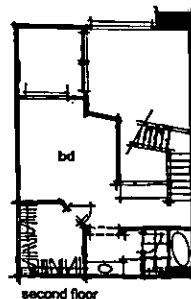
c type unit
 +/- 1110 s.f.



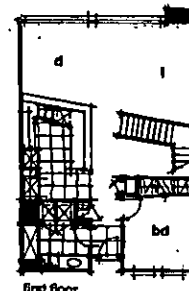
b type unit
 +/- 1075 s.f.



a type unit
 +/- 1100 s.f.



second floor



first floor

d type unit
 +/- 1400 s.f.

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 SEP 05 2006

Conceptual Unit Plans
 August 15, 2006

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11/16/06 PC
 SDR-16508



RAINBOW PEAK MIXED USE

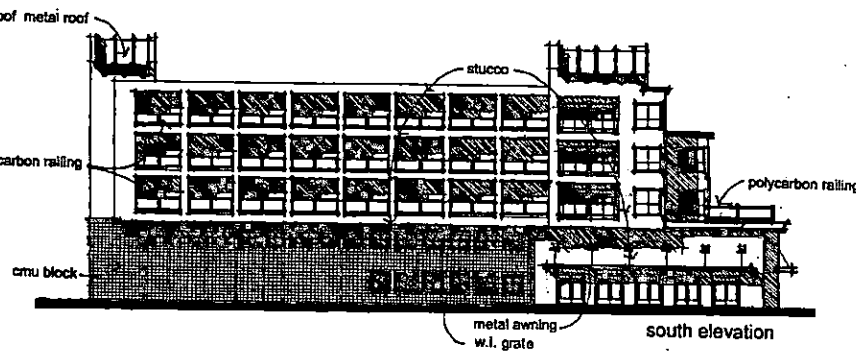
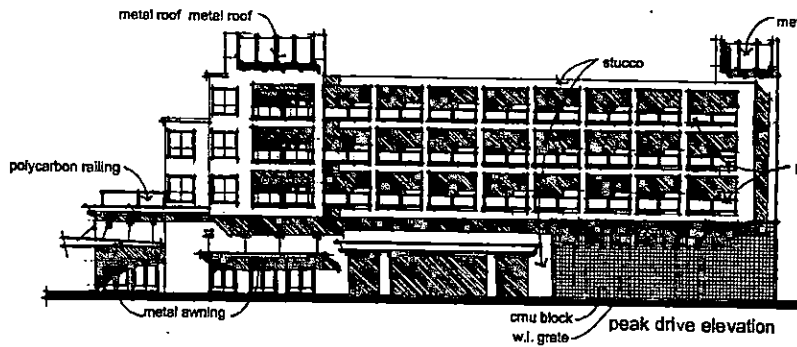
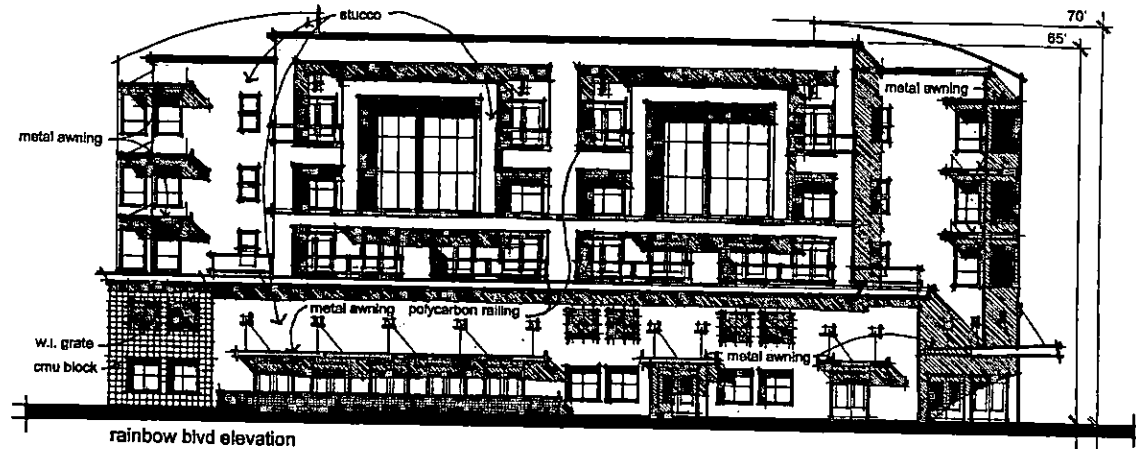
Las Vegas, Nevada

No. 07/15.10.04.01

KKK architects, inc. 4725 edmond street, suite 240, las vegas, nevada 89118 702.267.4215 702.267.4225 fax www.kkkarch.com

A PROJECT FOR:
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14523 SHERMAN WAY BLVD.
VAN NUYS
CALIFORNIA
91405



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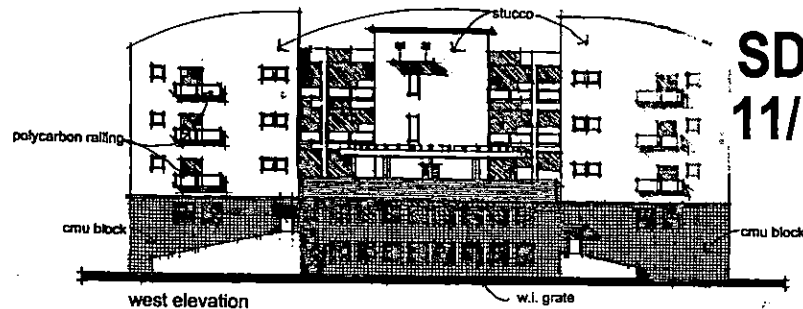
SEP 05 2006

Colors

CMU natural gray
stucco frazee 8711W misty mica
awnings frazee 8168N hawthorne valley
door/window frazee 8168N hawthorne valley
metal roofing evarlast roofing burnished slate

Conceptual Elevations/Sections
August 15, 2004

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.



SDR-16508
11/16/06 PC

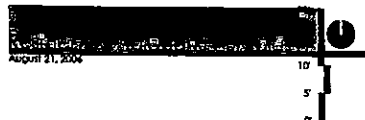
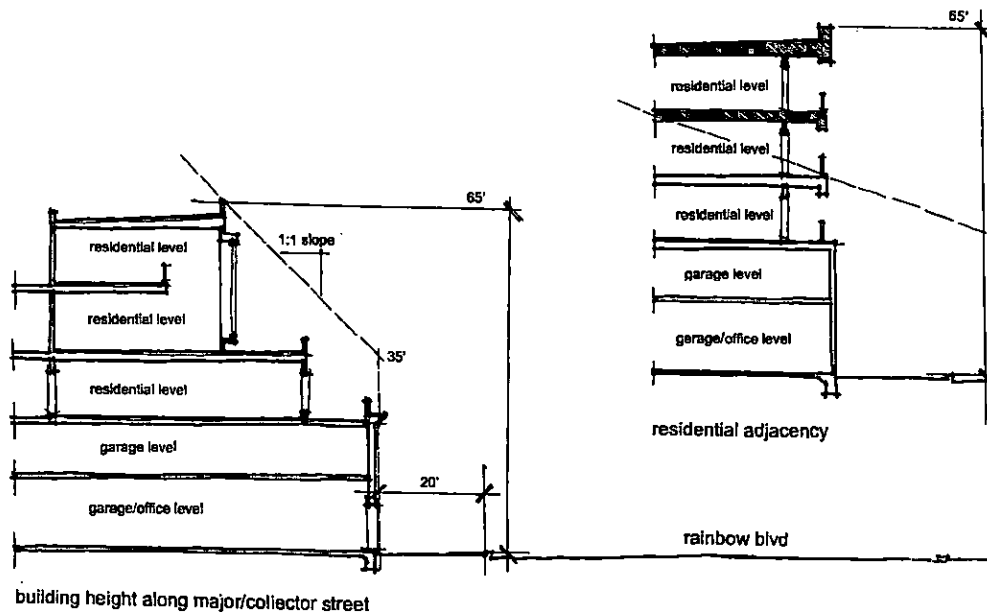
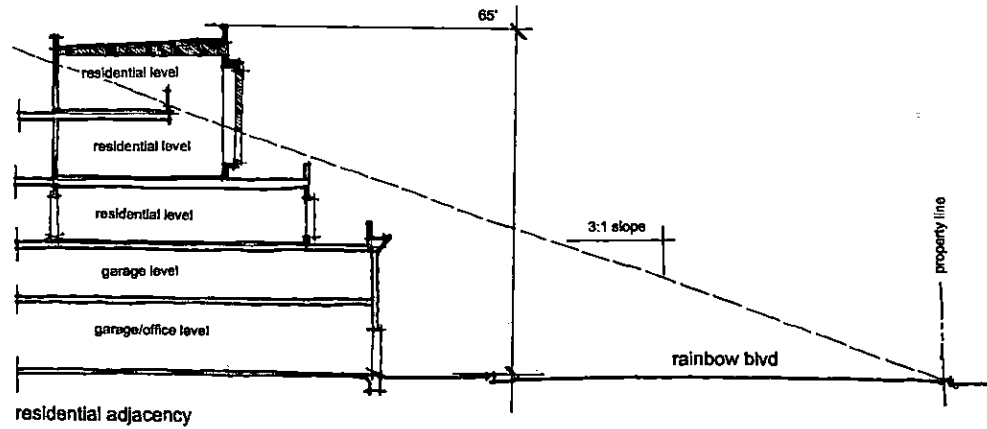
KKK
architects

RAINBOW PEAK MIXED USE

Las Vegas, Nevada

No. 0712.1054.D

A PROJECT FOR:
EMIL KHALIL
14523 SHERMAN WAY BLVD.
VAN NUYS
CALIFORNIA
91405



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SDR-16508
11/16/06 PC



SDR 16508				
Nuvision Holdings, LLC				
SWC Peak & Rainbow				
Proposed 10.5 thousand square foot mixed-use commercial development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	10.5	42.94	451
AM Peak Hour			1.03	11
PM Peak Hour			3.75	39
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	32	5.86	188
AM Peak Hour			0.44	14
PM Peak Hour			0.52	17
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	10.5		638
AM Peak Hour				25
PM Peak Hour				56
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Peak Drive				
Average Daily Traffic (ADT)	1,375			
PM Peak Hour	110			
(heaviest 60 minutes)				
Rainbow Boulevard				
Average Daily Traffic (ADT)	21,913			
PM Peak Hour	1753			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				

	Adjacent street ADT			
	Capacity			
Peak Drive	32585			
Rainbow Boulevard	32585			
This project will add approximately 638 trips per day on Peak and Rainbow. This will increase expected volumes by about 46 percent on Peak and less than one percent on Rainbow. Peak is at about 4 percent of capacity and Rainbow is at about 67 percent of capacity.				
Based on Peak Hour use, this development will add roughly 56 additional cars into the area; which works out to about one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-16510, VAR-16512, VAR-16516, SUP-16520 & SDR-16508 - APPLICANT: NUVISION HOLDINGS,
LLC - OWNER: THE MOYER TRUST
SOUTHWEST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

09/18/06



ZON-16510, VAR-16512, VAR-16516, SUP-16520 & SDR-16508 - APPLICANT: NUVISION HOLDINGS,
LLC - OWNER: THE MOYER TRUST
SOUTHWEST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/18/06

KKE of Nevada, Inc.

6775 Edmond St.
Suite 260
Las Vegas, NV 89110
702/269-6615
702/269-6625 fax
www.kke.com



August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Site Development Review

Dear Sirs:

NuVision Holdings, LLC is requesting your review and approval for a Zone Change from (U(SC) use to C-1 use with a Special Use Permit for a Mixed Use Project, Office with Residential Above.

The existing Parcel, APN# 138-15-701-002, is located at the SWC of Peak Drive and Rainbow Blvd. The site is currently undeveloped with full offsite Improvements existing. The site area is .98 acres net and currently zoned Undeveloped (Neighborhood) Service Commercial.

Adjacent land uses are R-2 to the North and East, R-1 to the Northeast and R-3 to the South and West.

The proposed zoning for the parcel is C-1, Limited Commercial with a Special Use Permit for a Mixed Use development of Residential over Office/Garage Structure.

The total proposed lot coverage is .68 with a F.A.R. of .48 for the Residential component and unlimited for the Commercial component.

The Residential component is proposed at 32 du/ac composed of all two-bedroom/two-bath units.

The proposed project's parking requirement and impact to the surrounding neighborhood of 121 required spaces is proposed at 89 spaces with the difference of 32 spaces substantiated by a shared parking agreement between the two major uses of the proposed project due to peak residential use and commercial establishment hour of operation.

The proposed project is located on a major arterial with public transportation to residential amenities directly to the North and South of the project on Rainbow Blvd.

11/16/06 PC
SDR-16508

The proposed project is to be built of sustainable materials that blend into the surrounding neighborhood, in simple forms to be constructed to meet attainable goals of the proposed future residents.

Thank you for your consideration in this manner.

Sincerely,

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

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

SDR-16508
11/16/06 PC

KKE of Nev. Inc.

6775 edmond st
suite 260
las vegas, nv 89116
702/269-6615
702/269-6625 fax
www.kke.com



August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Residential Adjacency Waiver

Dear Sirs:

NuVision Holdings, LLC is requesting a Waiver for the Residential Adjacency Standards for a Mixed Use Project, Office with Residential Above.

This request is for the adjacency to the multifamily project to the north of Peak Drive and the multifamily project to the east of Rainbow Blvd. Due to the nature of the project, that being a mixed use development of Office with Residential above, the 3:1 slope line will only intersect the residential components of the project.

Thank you for your consideration in this manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Ahlstrom", written over a horizontal line.

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

SDR-16508
11/16/06 PC
Approved for signature

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-16497 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE - Request for a Variance TO ALLOW A NINE-FOOT SETBACK IN THE FRONT YARD WHERE 25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SETBACK IN THE REAR YARD WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.48 acres at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian). **NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE**

C.C.: 12/20/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters
6. Submitted at meeting – Support letter by Ken Berrydane

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **DAVENPORT** abstaining since he lives in the Rancho Bel-Air community and sits on the Board of Directors

To be heard by City Council on 12/20/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 23 [VAR-16497] and Item 24 [SUP-16498].

PLANNING COMMISSION MEETING OF NOVEMBER 16, 2006
Planning and Development Department
Item 23 – VAR-16497

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, indicated that the matter was previously held in abeyance to allow the applicant an opportunity to redesign the project. The proposed accessory structure no longer encroaches into the rear yard setback area and he recommended approval. While the project was redesigned, MR. RANKIN stated there is still no finding to grant approval for the requested front-yard Variance.

KEN BERRYDANE, 2521 Driftwood Drive, thanked the Commissioners for allowing him the opportunity to redesign the original proposal. He stated that he was able to meet with and obtain support from the Rancho Bel-Air Architectural Committee for the new design of the front yard porte-cochere providing that the Planning Commission grants approval. He submitted the letter of support.

JONATHAN FREEDRICK, 2405 Windjammer Way, appeared on behalf of the homeowner's association and expressed support.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 23 [VAR-16497] and Item 24 [SUP-16498].

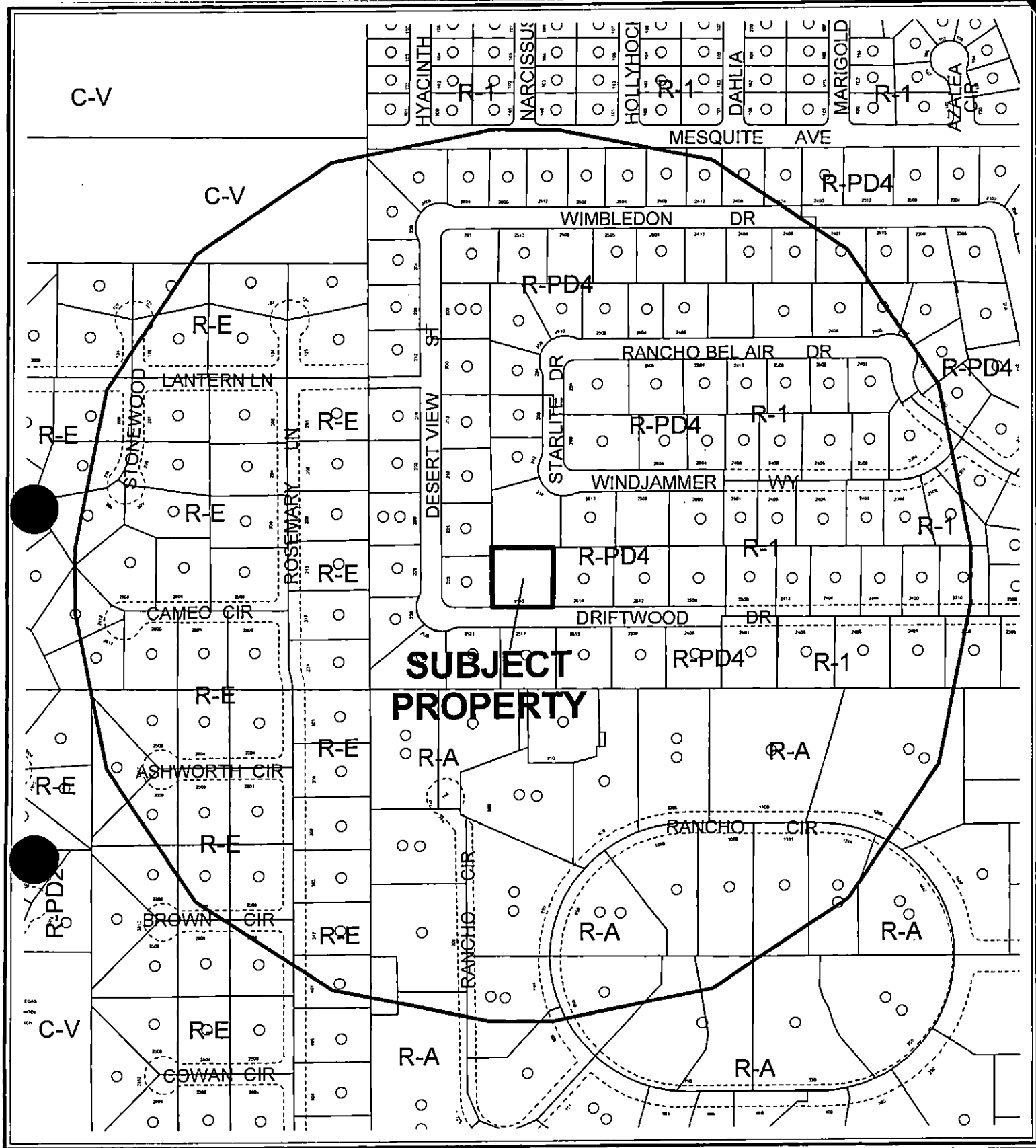
(9:03 – 9:07)

2-2405

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-16498), 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.
3. Approval to allow a 14-foot setback in the front yard where 25 feet is the minimum required per the site plan date stamped 10/30/06.



CASE: **VAR-16497**

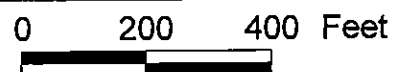
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

0 200 400 Feet





R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16497 - APPLICANT/OWNER: KEN BERRYDANE

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-16498), 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.
3. Approval to allow a 14-foot setback in the front yard where 25 feet is the minimum required per the site plan date stamped 10/30/06.

VAR-16497 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

As part of the construction of a new single-family residence, the applicant is seeking to build a porte-cochere and a Habitable Accessory Structure (pool house). The porte-cochere in the front yard does not meet the setback standards of the Rancho Bel Air Development Agreement. The standards were established by Site Development Plan Review (Z-0057-78) and states that a 25-foot setback is required in the front yard. The applicant is seeking a 44 percent deviation from setback standards in the front yard.

Revised plans were submitted depicting that the portion of the variance dedicated to the rear yard setback is no longer required. The applicant has rotated the Habitable Accessory Structure (pool house) to accommodate the required setback.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/02/78	The City Council approved a Site Development Plan Review (Z-0057-78) for the Rancho Bel Air subdivision. The Planning Commission recommended approval.
10/19/06	A companion Special Use Permit (SUP-16498) was held in abeyance.
11/16/06	A companion Special Use Permit (SUP-16498) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this site.	
<i>Pre-Application Meeting</i>	
05/16/06	A pre-application meeting was held and elements of this project were discussed. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this project, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.48

VAR-16497 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
North	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
South	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
East	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
West	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 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		
A-O Airport Overlay 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

Per Z-57-78 and Title 19.08 the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	25 Feet	14 Feet	N
• Side	7.5 Feet	9 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	15 Feet	15 Feet	Y
Min. Distance Between Buildings	6 Feet	16 Feet	Y
Max. Building Height	30 Feet	30 Feet	Y

VAR-16497 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

ANALYSIS

The rules concerning accessory structures in the Rancho Bel Air development were established by Z-0057-78. The process requires that the applicant gain the permission of the Home Owners Association/Architectural Committee first and then take appropriate action with the City of Las Vegas. This Variance application and the related Special Use Permit (SUP-16498) are intended to satisfy those requirements.

The porte-cochere in the front yard is being added as an aesthetic feature. The location of the porte-cochere is a design choice on the part of the applicant and is considered a self-imposed hardship. Denial of this request is recommended.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through the applicants design choices. 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-16497 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 3

SENATE DISTRICT 6

NOTICES MAILED 174 [Mailed with SUP-16498]

APPROVALS 0

PROTESTS 7

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16497** APN: **139-325-12016**
Name of Property Owner: **Ken Berrydane**
Name of Applicant: **Ken Berrydane**

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:

Subscribed and sworn before me

This 25th day of MAY, 2004

Notary Public in and for said County and State

Los Angeles, CALIFORNIA

State of California, County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me

on this 25th day of MAY, 2006

by KEN BERRY-DANE

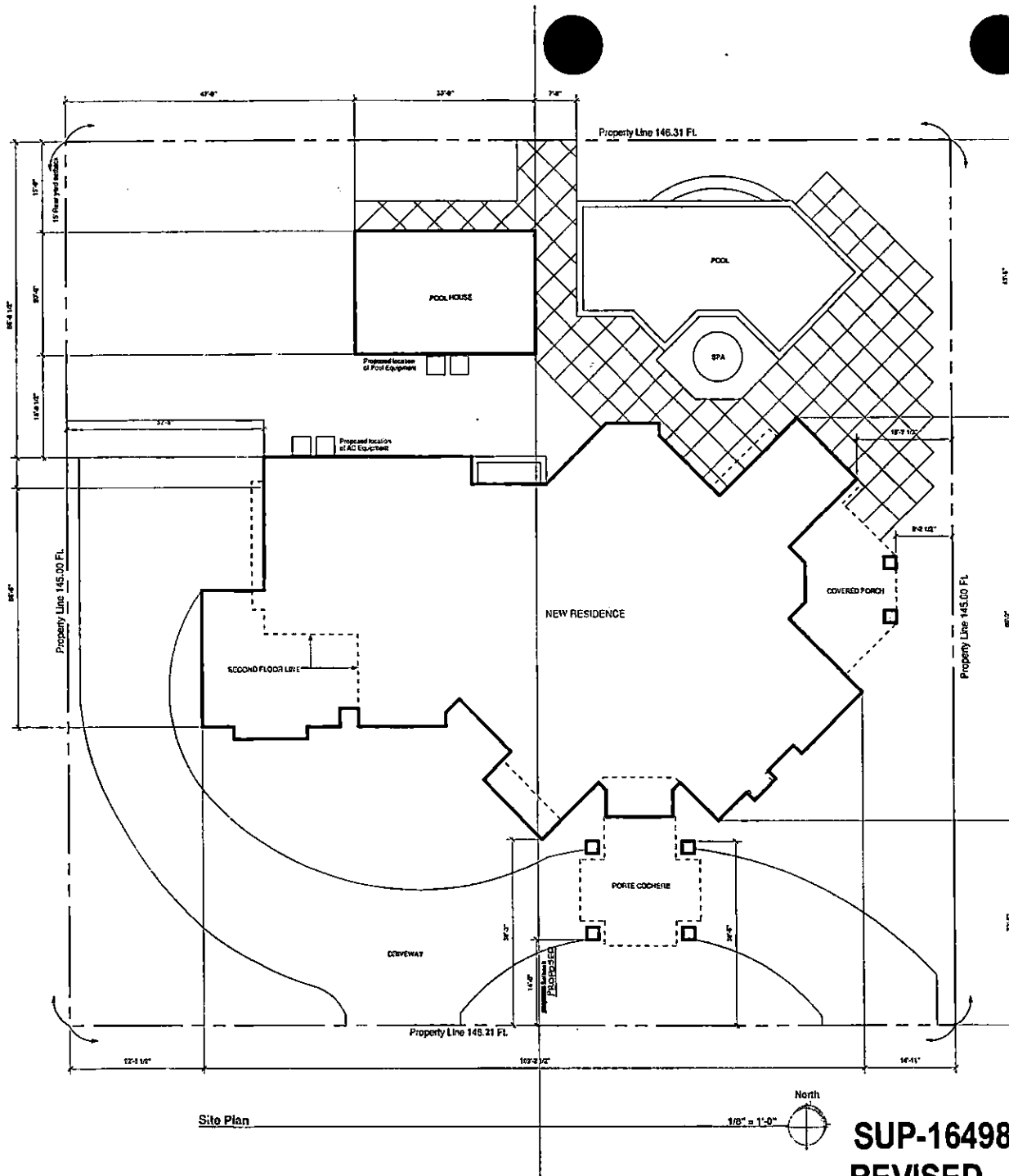
personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature

Revised 12-03-04

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



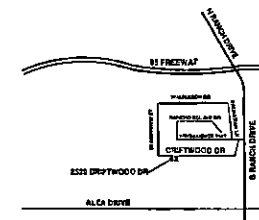


Site Plan

Project Data

Lot Area	21,215 sq. ft.
Residence Footprint (Including Garage)	4,988 sq. ft.
Residence Second Floor Area	4,776 sq. ft.
Total Residence	9,764 sq. ft.
Pool House	600 sq. ft.
Porte Cochere	440 sq. ft.
Total Lot Coverage	10,604 sq. ft.
Percent Lot Coverage	50.9%

Vicinity Map



Legal Description

Lot 18 of Unit #4
Block 7
Subdivision of Rancho Bel Air Trust
APN 159-33-312-016

Sheet Index

Sheet No.	Sheet Title
C-1	Title Sheet
C-2	Cradling Plan
C-3	Specifications
C-4	Specifications
A-1	First Floor Plan
A-2	Second Floor Plan
A-3	Schedules
A-4	Roof Plan
A-5	Elevations
A-6	Elevations
A-7	Building Cross Sections
A-8	Building Cross Sections
A-9	Interior Elevations
A-10	Pool House
A-11	Architectural Details
A-12	Architectural Details
S-1	Notes and Details
S-2	Details
S-3	Details
S-4	Foundation Plan
S-5	Second Floor Framing Plan
S-6	Roof Framing Plan
M-1	Notes
M-2	Schedules and Notes
M-3	First Floor Ducting
M-4	Second Floor Ducting
P-1	Details
P-2	Schedules
P-3	First Floor Water
P-4	Second Floor Water
P-5	First Floor Waste and Vents
P-6	Second Floor Waste and Vents
P-7	First Floor Gas
P-8	Second Floor Gas
E-1	Notes and Schedules
E-2	First Floor Power and Lighting
E-3	Second Floor Power and Lighting

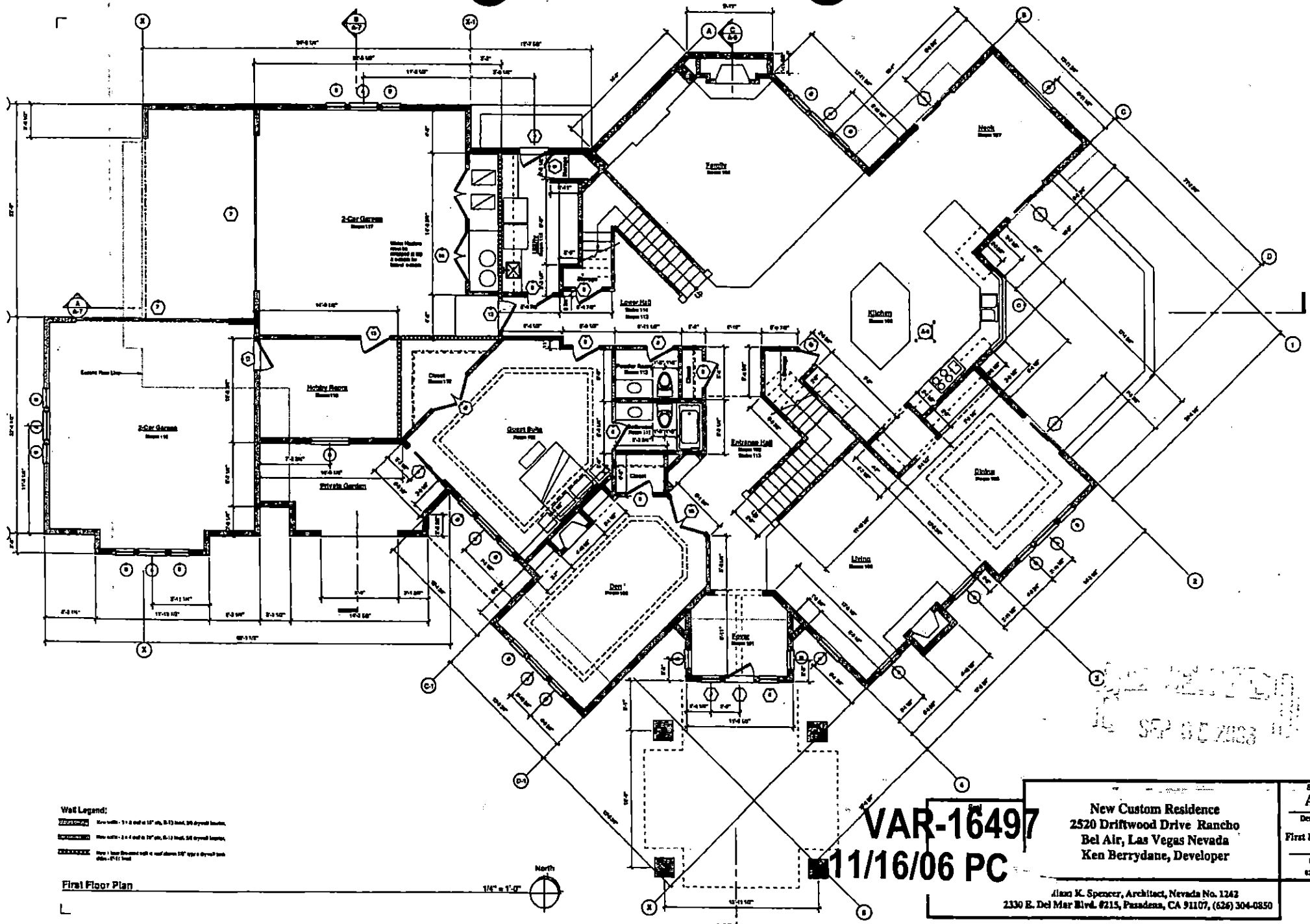
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OCT 30 2006

SUP-16498 VAR-16497
REVISED 11/16/06 PC

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

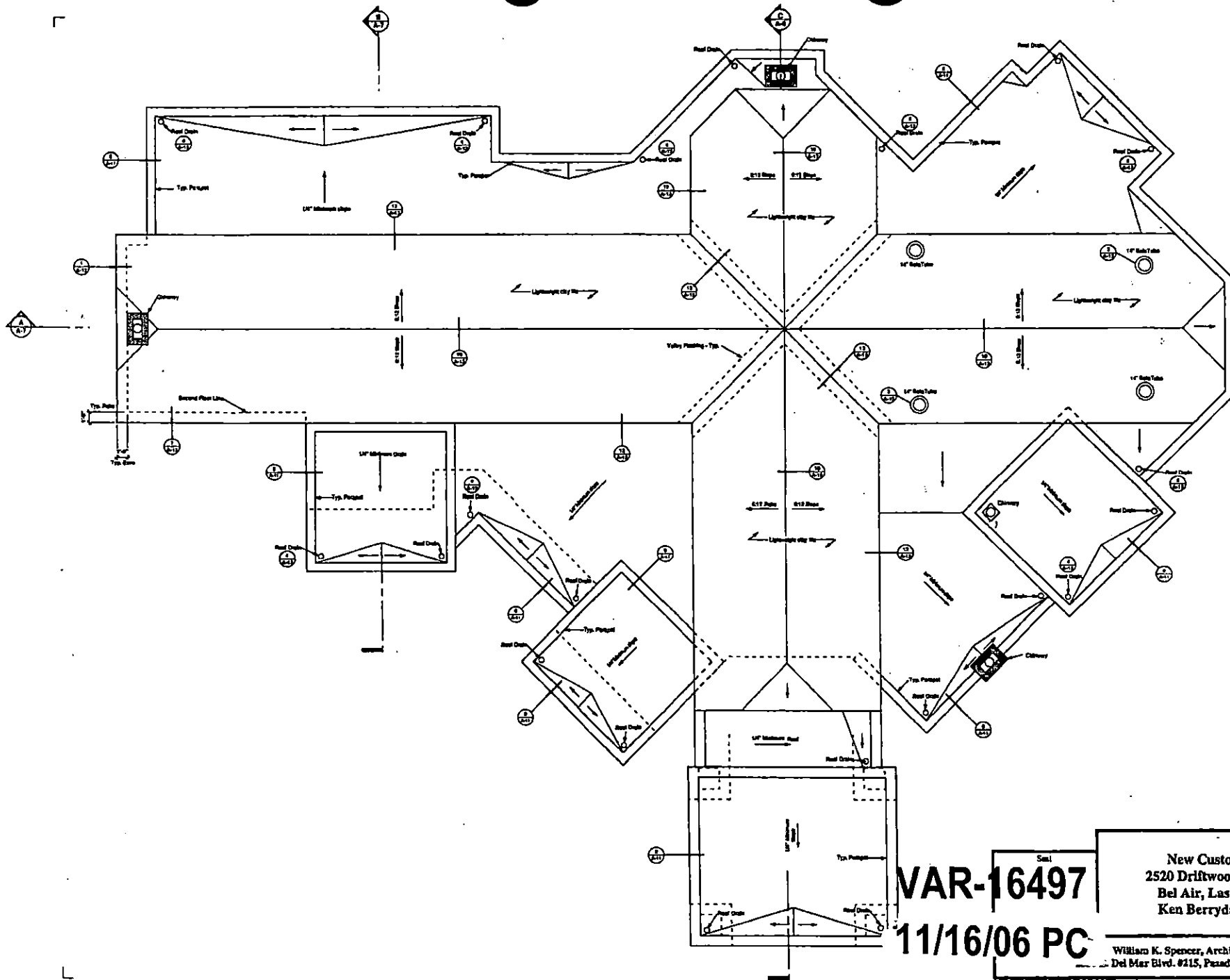
Sheet
C-1
Description
Title Sheet
Date
10-25-06



New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

Alex K. Spencer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0350

Sheet
A-1
 Descr
 First Floor
 Date
 02-06-06



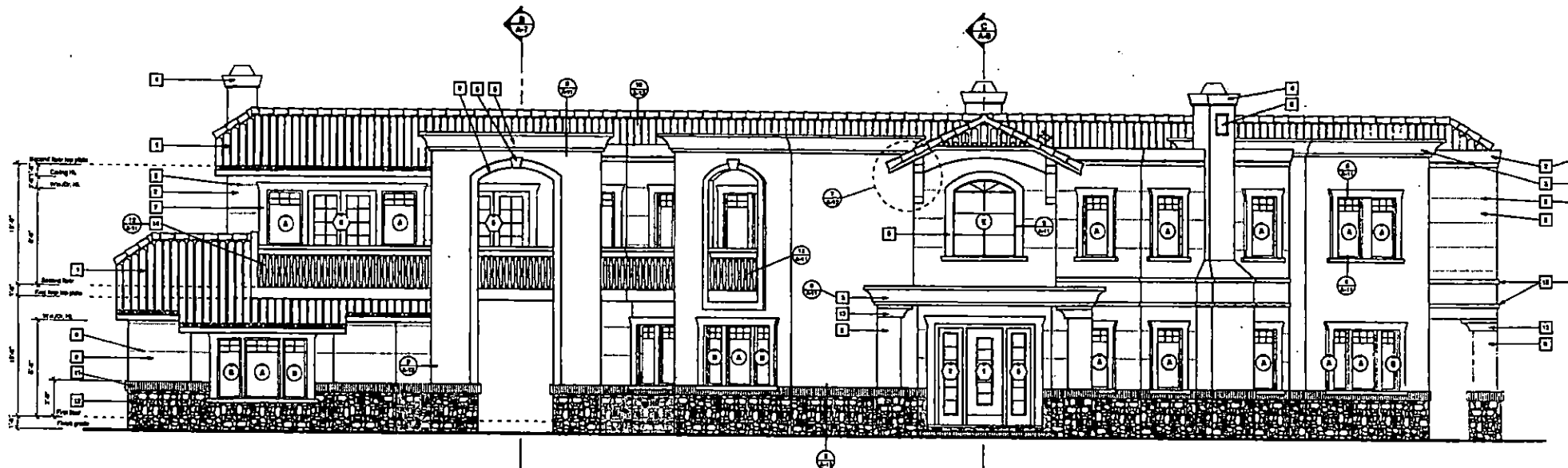
VAR-16497

11/16/06 PC

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

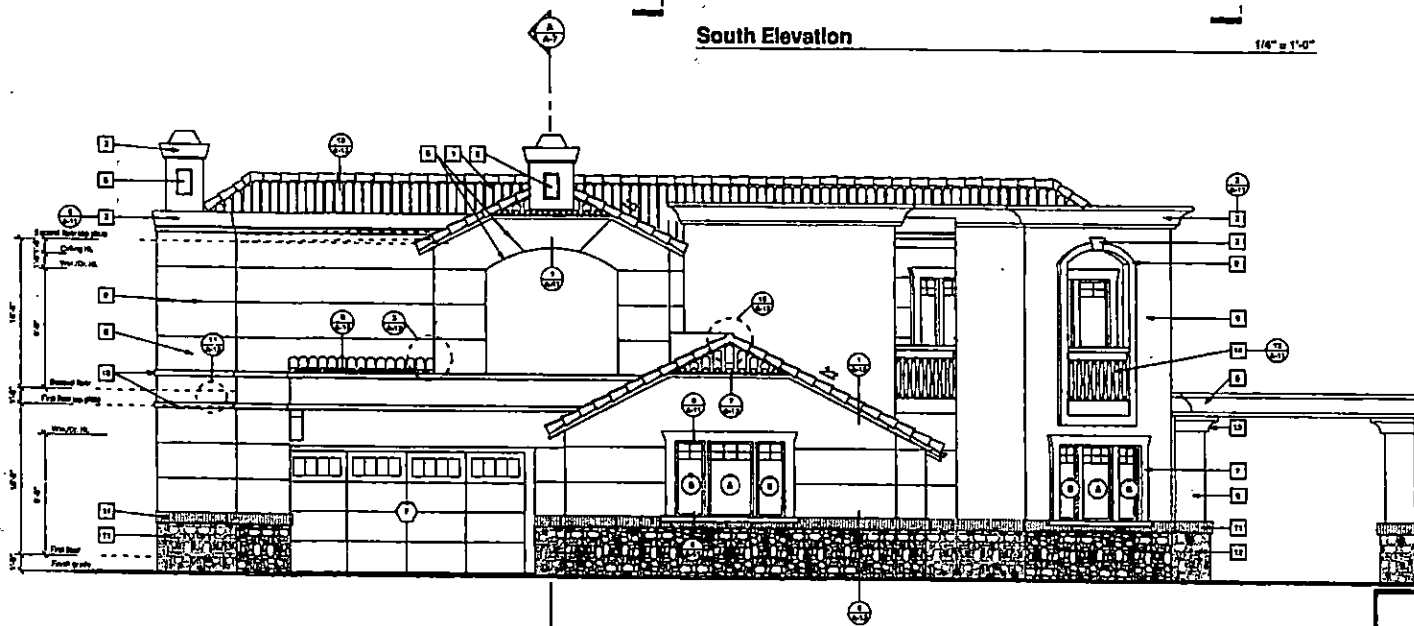
William K. Spencer, Architect, Nevada No. 1242
Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
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Descript
Roof Pl
Date
03-44-4



South Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"

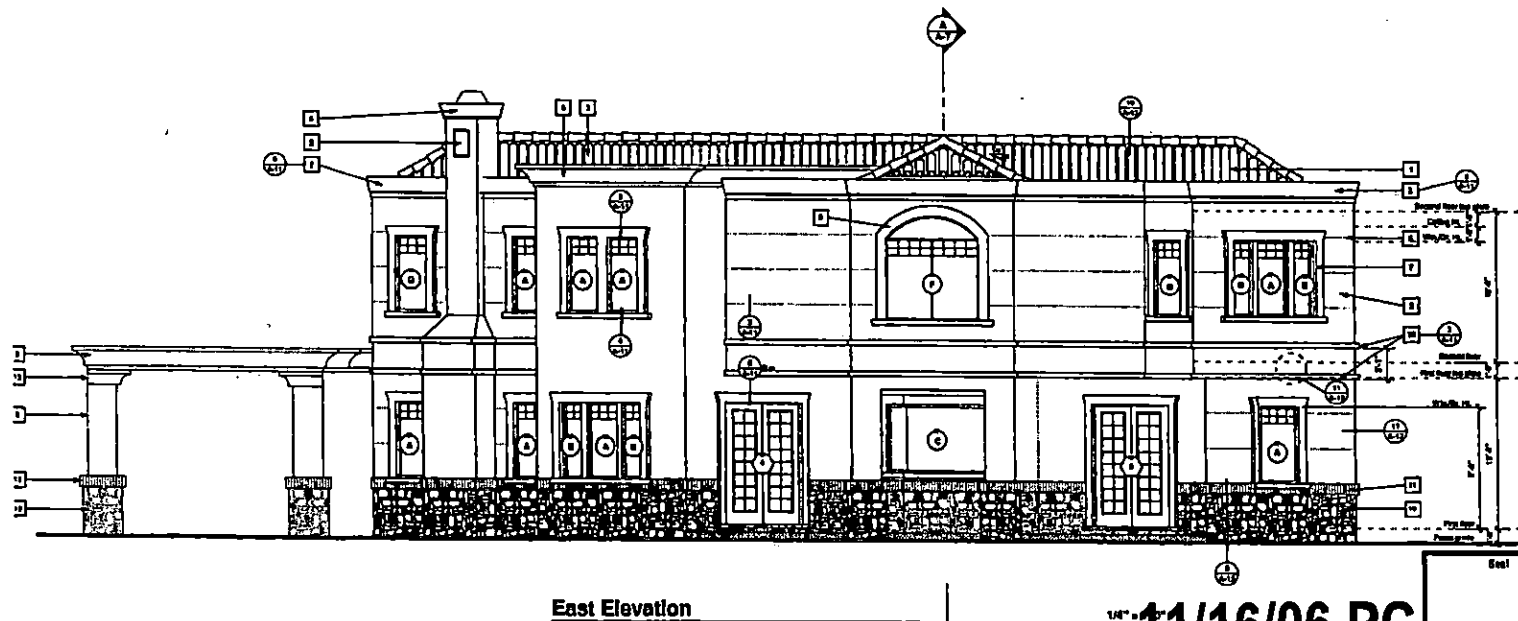
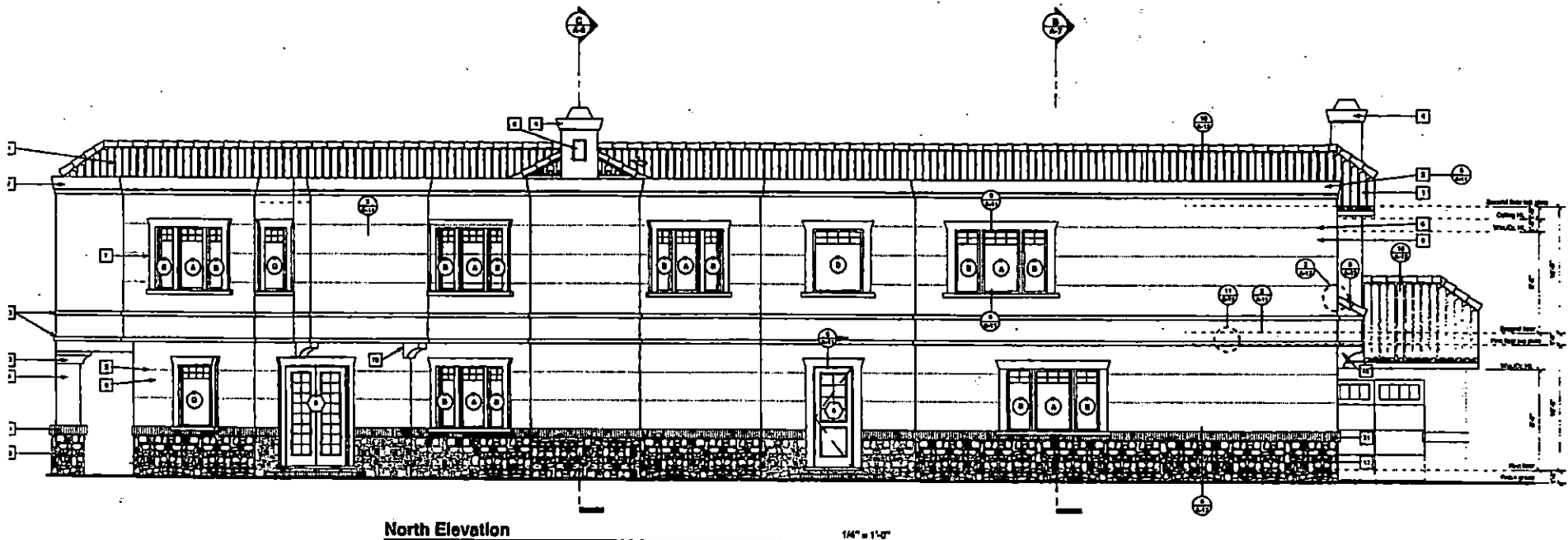
1	Lightweight clay tile roofing
2	Custom Paint Color #1
3	Custom Paint Color #2
4	Custom Paint Color #3
5	Decorative limestone - Custom Design Inc. #211-1444
6	Adorned wood trim
7	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
8	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
9	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
10	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
11	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
12	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
13	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
14	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
15	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
16	Hand-painted wrought iron railing - Custom Design Inc. #111-1111
17	Hand-painted wrought iron railing - Custom Design Inc. #111-1111

11/16/06 PC
VAR-16497

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
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Descr
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Date
02-04-06



1	Lightweight clay tile roofing
2	Custom Paver Overlay #1
3	Custom Paver Overlay #2
4	Custom Paver Overlay #3
5	Custom Paver Overlay #4
6	Decorative Day water - Concrete Design Inc. (S12) (S13)
7	Aspen Wood Linc
8	Weatherstripping (new) (existing) Concrete Design Inc. (S12) (S13)
9	Weatherstripping (new) (existing) Concrete Design Inc. (S12) (S13)
10	Steel Transomed window (S12) (S13)
11	Steel Transomed window (S12) (S13)
12	Steel Transomed window (S12) (S13)
13	Steel Transomed window (S12) (S13)
14	Steel Transomed window (S12) (S13)
15	Custom Detail

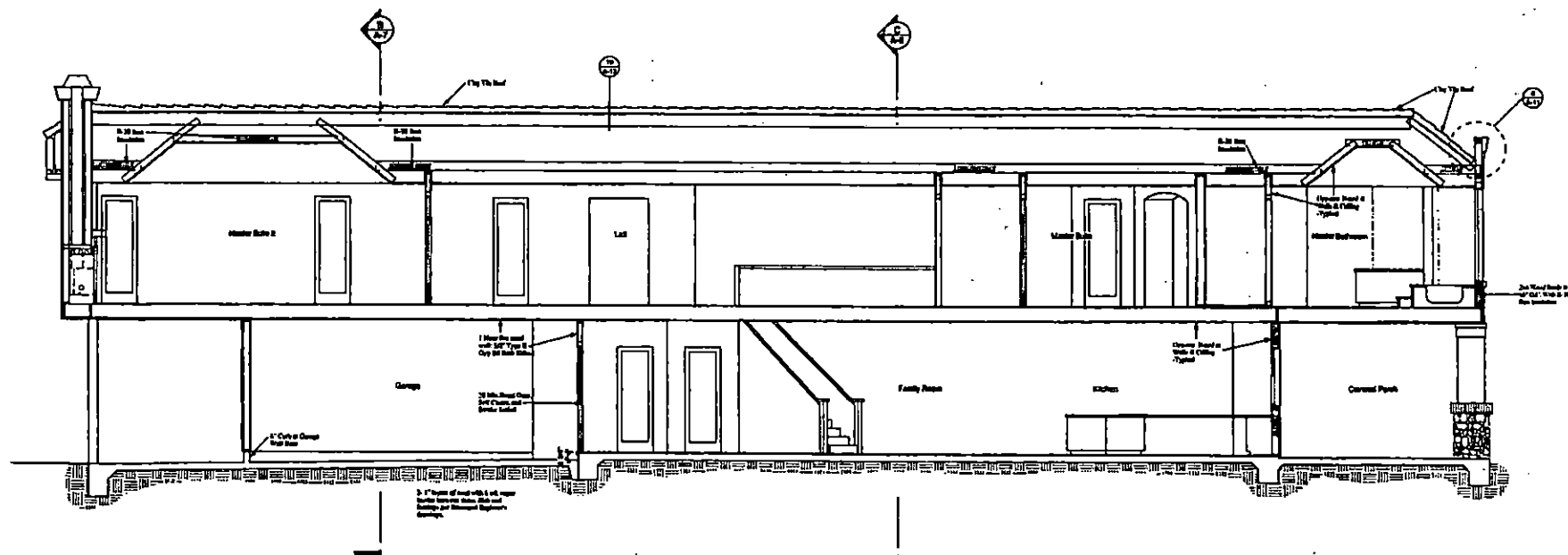
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New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

11/16/06 PC
VAR-16497

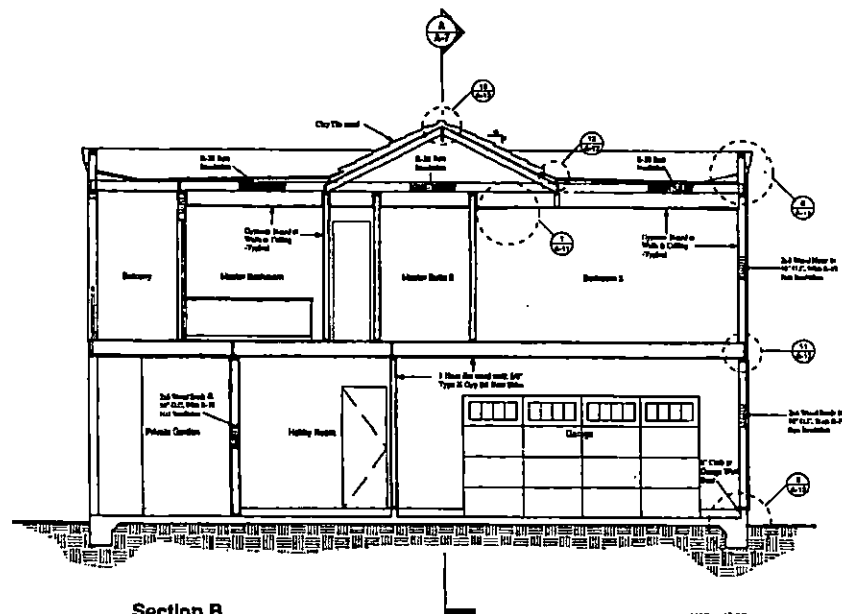
William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

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Section A

1/4" = 1'-0"



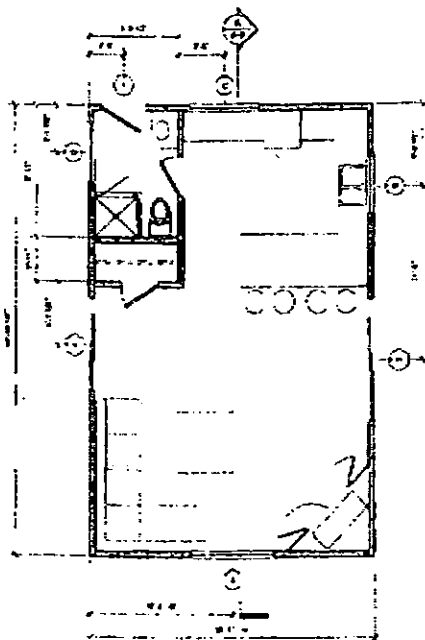
Section B

1/4" = 1'-0"

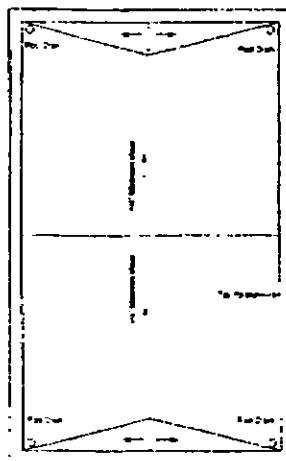
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11/16/06 PC
VAR-16497

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer	Sheet
		A-
		Descr
		Building
		Section
		Date
		02-04-4
William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		



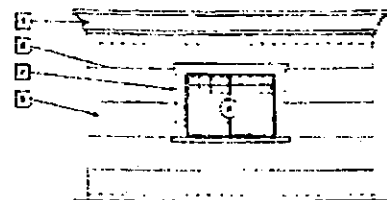
FLOOR PLAN



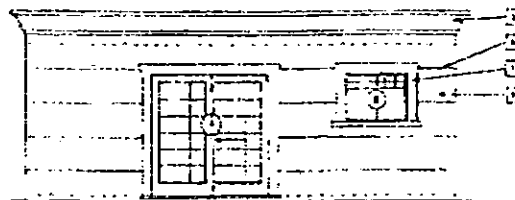
ROOF PLAN

No.	Size Number of Units	Type	Material Finish/Color	Notes Exterior Finish	Notes Interior Finish
Exterior Walls					
1	12'-0" x 12'-0"	Single Wall	Brick	Brick	Brick
2	12'-0" x 12'-0"	Single Wall	Brick	Brick	Brick
3	12'-0" x 12'-0"	Single Wall	Brick	Brick	Brick
Interior Walls					
4	12'-0" x 12'-0"	Single Wall	Brick	Brick	Brick
5	12'-0" x 12'-0"	Single Wall	Brick	Brick	Brick
6	12'-0" x 12'-0"	Single Wall	Brick	Brick	Brick

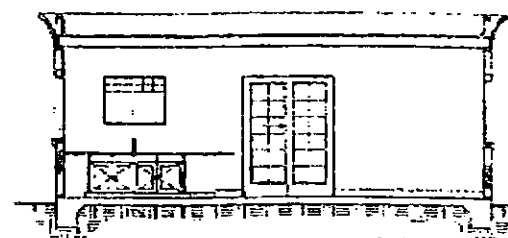
Note: All dimensions are approximate and subject to change.



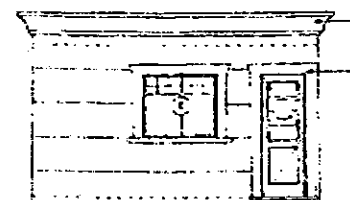
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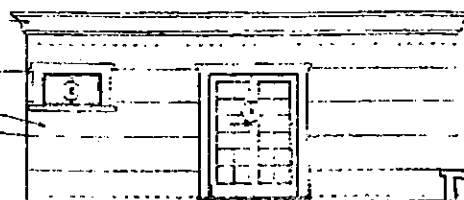
FRONT



SECTION



SIDE



REAR

VAR-16497

REVISED

11/16/06 PC

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1342
2330 E. Del Mar Blvd. #115, Pasadena, CA 91107, (626) 304-0850

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SEP 05 2006

Sheet
A-10
Exterior
Foot House
Date
11/16/06



KEN BERRYDANE - RESIDENCE
LAS VEGAS

RECEIVED
SEP 05 2006

VAR-16497 11/16/06 PC

Joost van der Maas

4921 Clear Creek Rd, Las Vegas, NV. 89110

Telephone 702-453 4923

Email: jvandermaas@hotmail.com

September 11, 2006

PLANNING AND DEVELOPMENT DEPARTMENT

JUSTIFICATION LETTER

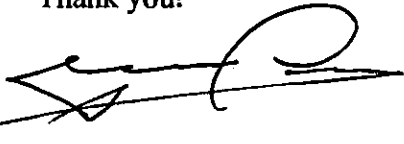
I am submitting this letter of justification on behalf of the owner, Ken Berrydane and William K. Spencer, Architect for the residential property on 2521 Driftwood Dr, Las Vegas, Nevada.

A setback variance is sought to allow the owner to enjoy all of the property like any of several other residences that have a porte-co chere in the front setback.

The Home Owners Association is in favor of this and have indicated so in writing, a document that is included.

Please allow this setback variance.

Thank you!



Joost Vandermaas

RECEIVED
SEP 11 2006

VAR-16497
REVISED
11/16/06 PC

Telephone Protest/Approval Log

Meeting Date: Oct 19, 2006

Case Number: VAR 16497

Date: 10/19/2006
Name: Eddie Haddad
Address: 221 Desert View St
Las Vegas NV 89107
Phone: 702-491-5812
☒ PROTEST ☐ APPROVE

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

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

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

City of Las Vegas
Attn: Margo Wheeler
Fax: 474-7463

October 9th, 2006

Eddie Haddad
221 Desert View St./ APN 139-32-512-018
Las Vegas, NV 89107
702-491-5812

Regarding: SUP 16498 and
VAR 16497

Dear Margo,

I would like to give my opposition to the above applications.

We at Rancho Bel Air Community have purchased in an area that has open spaces, and we enjoy these open spaces because of the large lots we share. To allow a builder to encroach on our open space is like owning a smaller lot, which takes away our favor.

Especially at this end of the community, we are at or close to 2 corners, one inner corner and one outer corner. The subject property backs up to the north, and will be followed with another built home backing up to the south, which will further crowd everyone's yard.

My next door neighbors and I back up east to both of these home lots. There are 2 additional homes located east of the subject that will also be affected negatively if this variance is granted. Therefore, allowing this variance will negatively affect in all 4 directions, all 5 homes.

Typically, lots are deeper in nature than they are wider. My lot, on Desert View St. is the opposite, a little wide, but not deep. This negatively impacts me further in that my backyard is not open and wide enough, and will be affected even more severely.

Finally, the land owner has ½ acre, plenty of land to build as large of a house as possible, with all the extras like a guest house. Just because he wants to get more space between his buildings doesn't mean we should get less space. Especially in our corners of the community, there are irregular sized lots and potential for overcrowding.

Please don't hesitate to contact me if you have any further questions.

Eddie Haddad- Adjoining Resident

City of Las Vegas
Planning Dept. Director
Attn: Margo Wheeler

October 17, 2006

Fran Dweck
217 Desert View St
Las Vegas, NV 89107
702-525-4233

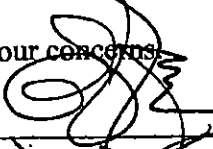
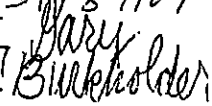
Regarding SUP 16498 &
VAR 16497

Dear Ms. Wheeler,

Attached is a copy of the letter sent by Eddie Haddad (voicing his concerns about the property at 2520 Driftwood owned by Ken Berrydane) to Ms Carman Burney.

I will be attending the meeting on Thursday, Oct 18, 2006 to oppose.

The following neighbors also support our concerns.

Gary Sepede  224 Desert View St.
Janet Sepede  224 Desert View St
89107
Michelle Morton  228 Desert View St 89107
GARY BURKHOLDER 228 DESERT VIEW ST 89107 
Fran Dweck 217 Desert View St
Nancy Jewskakum 220 Desert View Street

Please do not hesitate to contact me if you have any questions.

Fran Dweck - Adjoining Resident

City of Las Vegas
Attn: Carman Burney
Fax: 385-7268

October 9th, 2006

Eddie Haddad
221 Desert View St./ APN 139-32-512-018
Las Vegas, NV 89107
702-491-5812

Regarding: SUP 16498 and
VAR 16497

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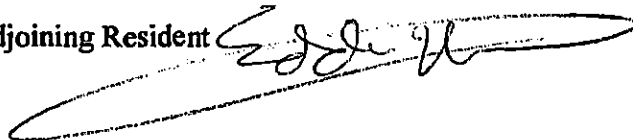
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Please don't hesitate to contact me if you have any further questions.

Eddie Haddad- Adjoining Resident



**Rancho Bel Air HOA
% The Property Group
3286 Brentwood Street
Las Vegas, Nevada 89121
702 737-0190**

November 10, 2006

Ken Berrydane
2521 Driftwood
Las Vegas, Nevada 89107

I am pleased to report that your **revised** plans for the development of the lot at 2520 Driftwood have been approved by the Rancho Bel Air Architectural Committee to include your front setback of 14 feet and the rear setback of 15 feet. Once approved by the city we will need a copy of their approval as well as the building permit and any other correspondence you receive from them. Once you have paid your construction deposit of \$2,500 and placed construction fencing around the property you may begin construction.

We would appreciate your providing the association with a beginning and ending time frame for your construction.

Should you have any questions concerning the above, feel free to contact me at the office and thank you, for working with us.

Respectfully,

Robyne Brooks, CPM
Association Manager

Cc; Rancho Bel Air Board of Directors

Submitted after final agenda

Date 11/16/06 Item # 23-24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-16498 - SPECIAL USE PERMIT RELATED TO VAR-16497 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE

C.C.: 12/20/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

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
5. Protest Letters

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **DAVENPORT** abstaining since he lives in the Rancho Bel-Air community and sits on the Board of Directors

To be heard by City Council on 12/20/2006

MINUTES:

NOTE: See Item 23 [VAR-16497] for all related discussion.

(9:03 – 9:07)

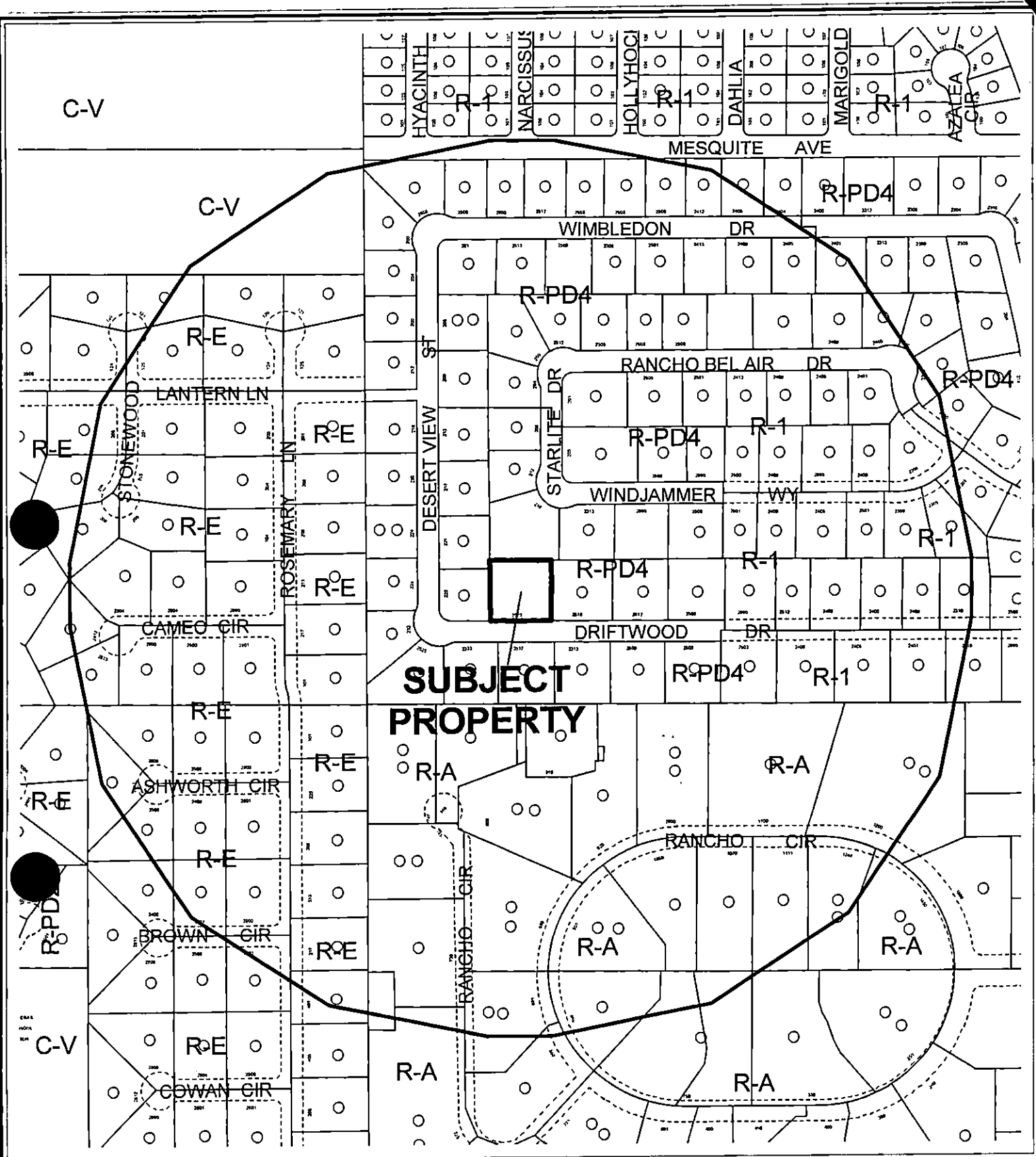
2-2405

PLANNING COMMISSION MEETING OF NOVEMBER 16, 2006
Planning and Development Department
Item 24 – SUP-16498

CONDITIONS:

Planning and Development.

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Habitable Accessory Structure use.
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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-16498

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SUP-16498 - APPLICANT/OWNER: KEN BERRYDANE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Habitable Accessory Structure use.
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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-16498 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

As part of the construction of a new single-family, residence the applicant is seeking to build a porte-cochere and a Habitable Accessory Structure (pool house). The Rancho Bel Air standards state that the applicant must first have the permission of the Rancho Bel Air Architectural Committee and, if that permission is granted, follow the City of Las Vegas requirements for the proposed use. The requirement for the Habitable Accessory Structure, in this case a pool house in the rear yard, is to obtain a Special Use Permit. This request meets all conditions for a Habitable Accessory Structure and approval is recommended.

Revised plans were submitted depicting that the applicant has rotated the Habitable Accessory Structure (pool house) to accommodate the required setback.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/02/78	The City Council approved a Site Development Plan Review (Z-0057-78) for the Rancho Bel Air subdivision. The Planning Commission recommended approval.
10/19/06	A companion Special Use Permit (SUP-16498) was held in abeyance.
11/16/06	A companion Special Use Permit (SUP-16498) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this site.	
<i>Pre-Application Meeting</i>	
05/16/06	A pre-application meeting was held and elements of this project were discussed. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this project, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.48

SUP-16498 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
North	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
South	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
East	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
West	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
A-O Airport Overlay 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

Per Z-57-78 and Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	25 Feet	14 Feet	N
• Side	7.5 Feet	9 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	15 Feet	15 Feet	Y
Min. Distance Between Buildings	6 Feet	19 Feet	Y
Max. Building Height	30 Feet	30 Feet	Y

SUP-16498 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

ANALYSIS

The proposed Habitable Accessory Structure is located in the rear yard and is approximately 600 square feet in floor area. The structure will contain a kitchen and thus is considered habitable. This structure would not have a significant affect on the area and meets the required setbacks of the Rancho Bel Air Development Agreement. Building elevations and materials for the proposed Habitable Accessory Structure will match those of the main dwelling and are appropriate for the area. Approval of this request is recommended.

HABITABLE ACCESSORY STRUCTURE

- (1) The size of the lot or parcel must exceed six thousand five hundred square feet.
- (2) Unless the principal dwelling is owner-occupied, a habitable accessory structure may not be offered or occupied as a rental unit.
- (3) A habitable accessory structure may contain one kitchen, but otherwise must comply with all provisions of Section 19.08.040 applicable to accessory structures.
- (4) A minimum of one additional on-site parking space must be provided beyond the number of spaces normally required.

FINDINGS

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

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

The proposed Habitable Accessory Structure can be conducted in a manner that is harmonious and compatible with the surrounding area.

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

The subject site is physically suitable for the type and intensity of land-use proposed. The lot is 21,215 square feet and sufficient room is available in the rear yard to accommodate the proposed structure.

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."**

SUP-16498 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

The property is a single-family residence and gains access from a standard residential street, in this case Driftwood Drive. This street provides adequate access to and from the subject property.

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.”**

Approval of this Special Use Permit would not compromise the public health or the general welfare of the surrounding area.

5. **The use meets all of the applicable conditions per Title 19.04.**

The use meets all of the required conditions of Title 19.04 for Habitable Accessory Structure use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

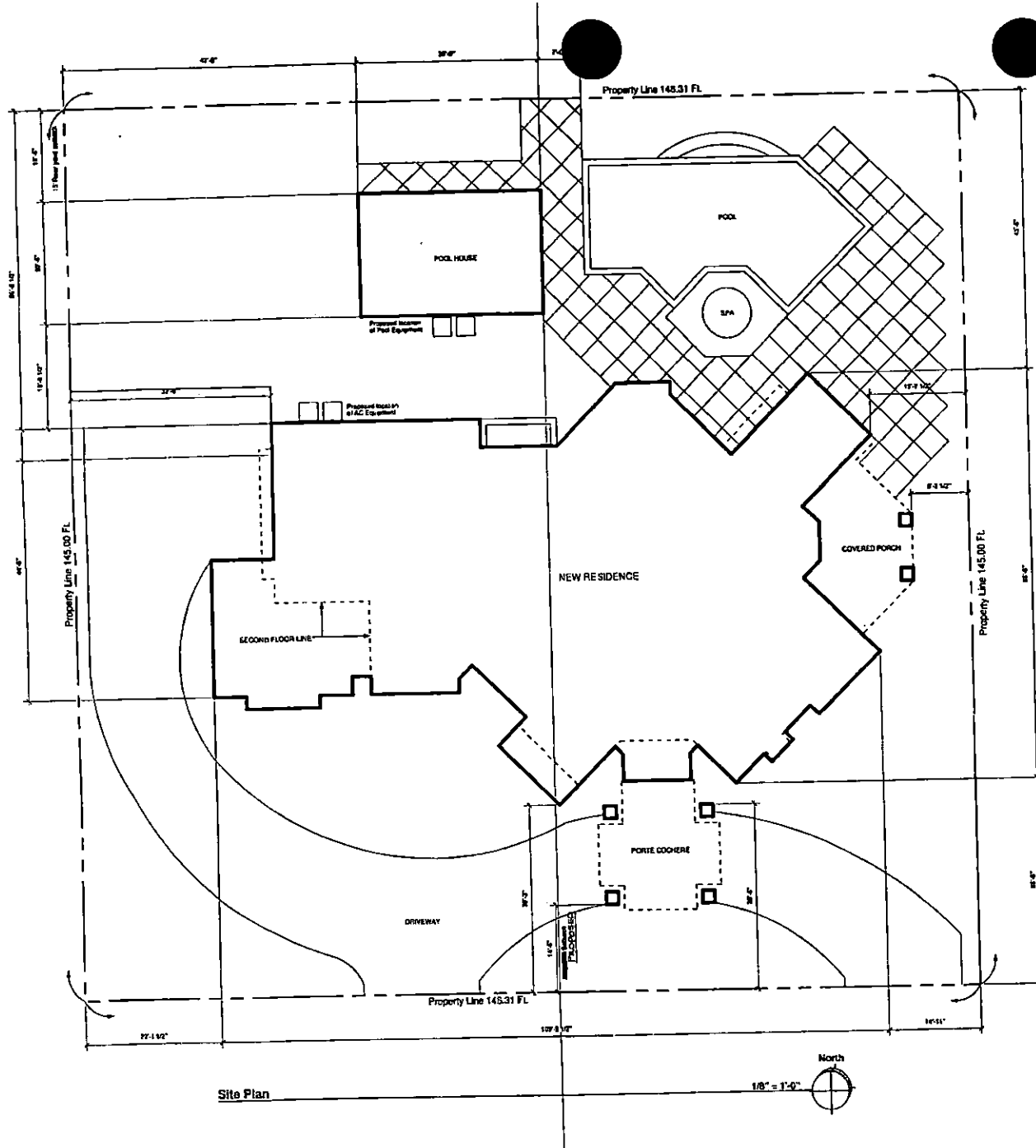
ASSEMBLY DISTRICT 3

SENATE DISTRICT 6

NOTICES MAILED 174 [Mailed with VAR-16497]

APPROVALS 0

PROTESTS 7



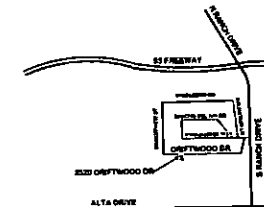
Project Data

Lot Area	21,215 sq. ft.
Residence Footprint (Including Garage)	4,958 sq. ft.
Residence Second Floor Area	4,776 sq. ft.
Total Residence	9,764 sq. ft.
Pool House	608 sq. ft.
Porte Cochere	440 sq. ft.
Total Lot Coverage	10,804 sq. ft.
Percent Lot Coverage	50.9%

Sheet Index

Sheet No.	Sheet Title
C-1	Title Sheet
C-2	Grading Plan
C-3	Specifications
C-4	Specifications
A-1	First Floor Plan
A-2	Second Floor Plan
A-3	Schedules
A-4	Roof Plan
A-5	Elevations
A-6	Elevations
A-7	Building Cross Sections
A-8	Building Cross Sections
A-9	Interior Elevations
A-10	Pool House
A-11	Architectural Details
A-12	Architectural Details
S-1	Notes and Details
S-2	Details
S-3	Details
S-4	Foundation Plan
S-5	Second Floor Framing Plan
S-6	Roof Framing Plan
M-1	Notes
M-2	Schedules and Notes
M-3	First Floor Ducting
M-4	Second Floor Ducting
P-1	Details
P-2	Schedules
P-3	First Floor Water
P-4	Second Floor Water
P-5	First Floor Waste and Vents
P-6	Second Floor Waste and Vents
P-7	First Floor Gas
P-8	Second Floor Gas
E-1	Notes and Schedules
E-2	First Floor Power and Lighting
E-3	Second Floor Power and Lighting

Vicinity Map



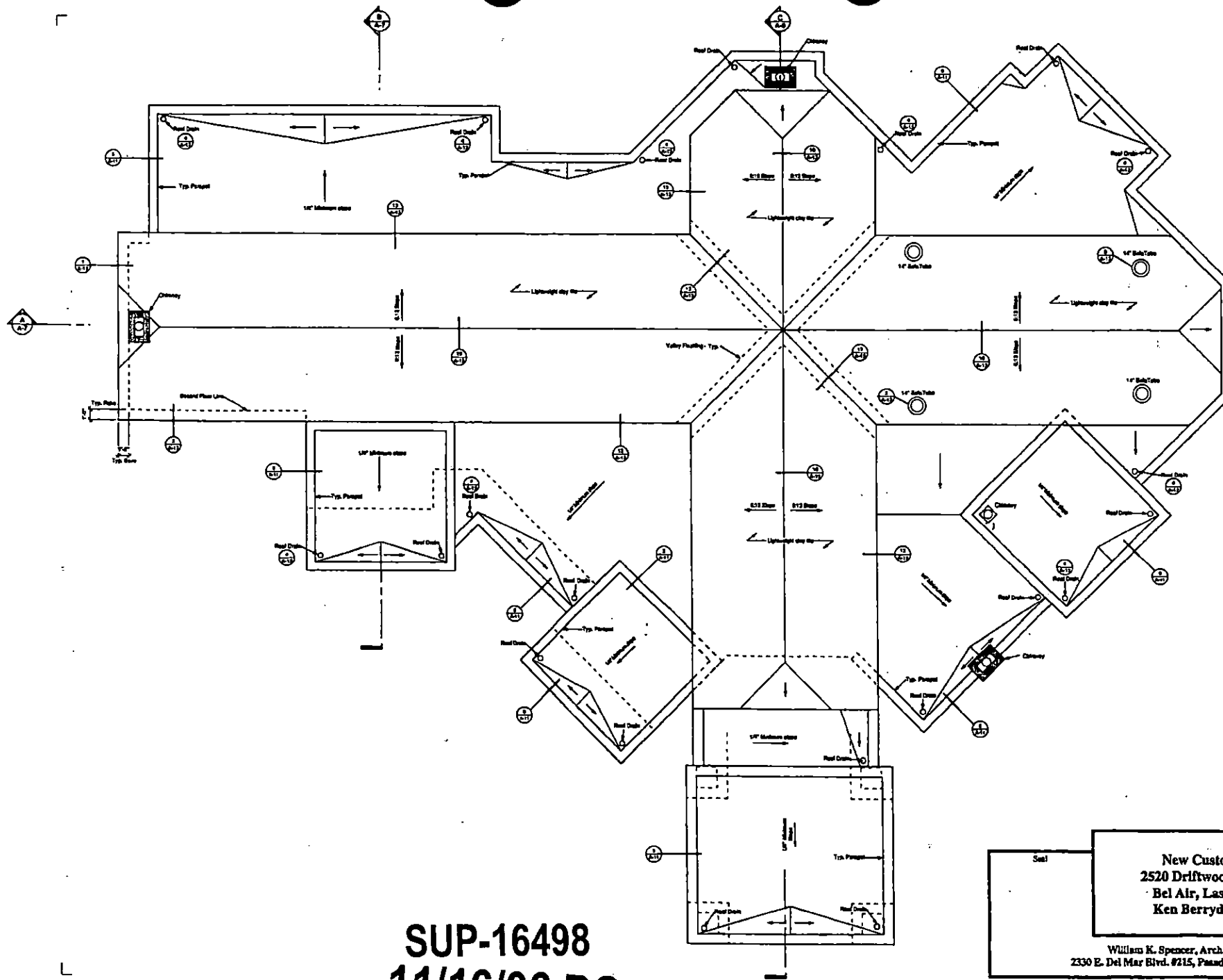
Legal Description

Lot 18 of Unit 00
Block 2
Sub-Division of Rancho Bel Air Tract
APN 139-35-512-016

RECEIVED
OCT 30 2006

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer	Sheet
		C-1
		Description
		Title Sheet
William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		Date (10-25-06)

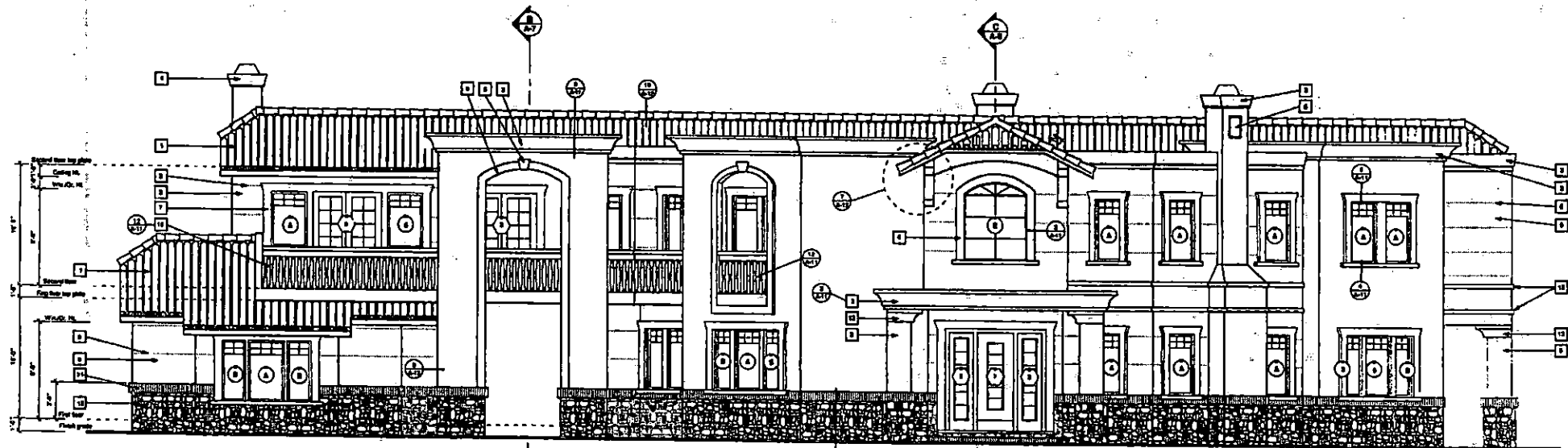
SUP-16498 VAR-16497
REVISED 11/16/06 PC



SUP-16498
11/16/06 PC

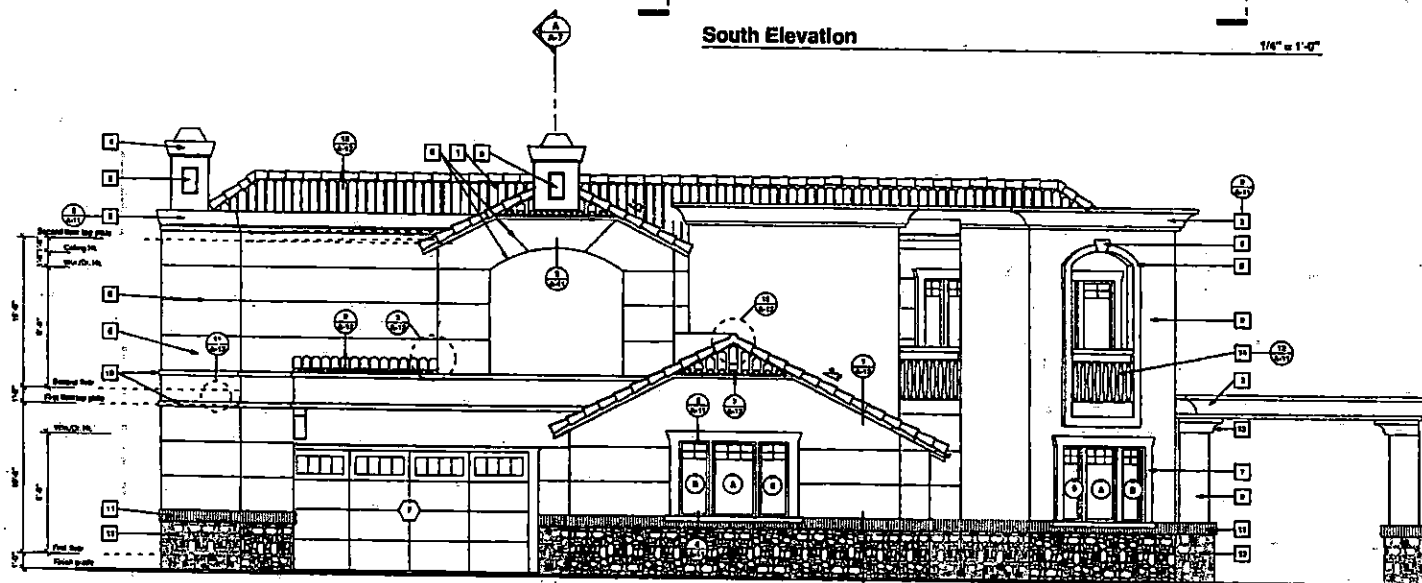
SEP 05 2006

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer	Bl
		A
		Dist
		Room
William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		D
		62-1



South Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"

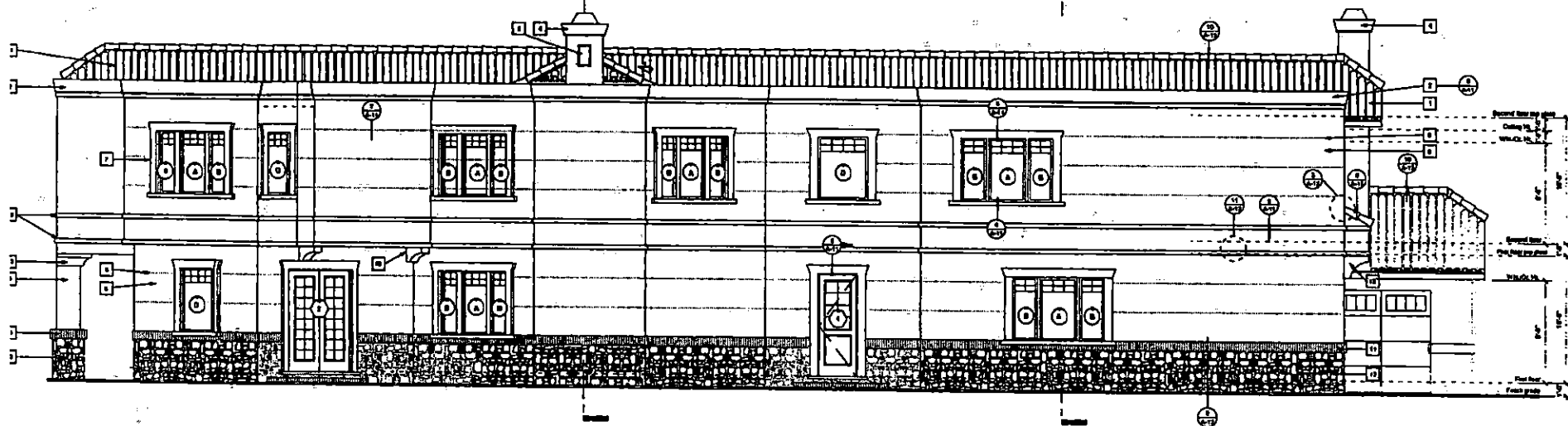
Number	Description
1	Lightweight vinyl siding
2	Chimney From Center 01
3	Chimney From Center 02
4	Chimney From Center 03
5	Decorative Limestone Chimney Design No. 215 (M)
6	Architectural Limestone
7	Decorative Limestone Chimney Design No. 215 (M)
8	Decorative Limestone Chimney Design No. 215 (M)
9	Decorative Limestone Chimney Design No. 215 (M)
10	Decorative Limestone Chimney Design No. 215 (M)
11	Decorative Limestone Chimney Design No. 215 (M)
12	Decorative Limestone Chimney Design No. 215 (M)
13	Decorative Limestone Chimney Design No. 215 (M)
14	Decorative Limestone Chimney Design No. 215 (M)
15	Decorative Limestone Chimney Design No. 215 (M)
16	Decorative Limestone Chimney Design No. 215 (M)

SEP 05 2006

SUP-16498
11/16/06 PC

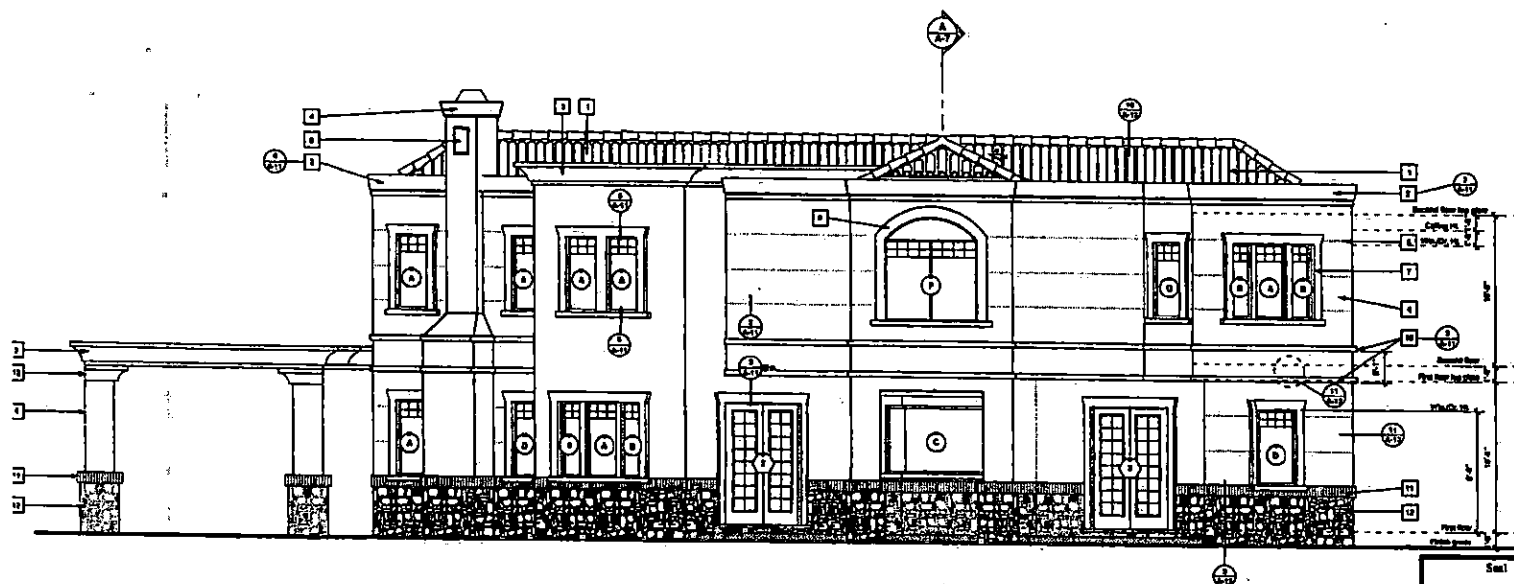
New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850



North Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

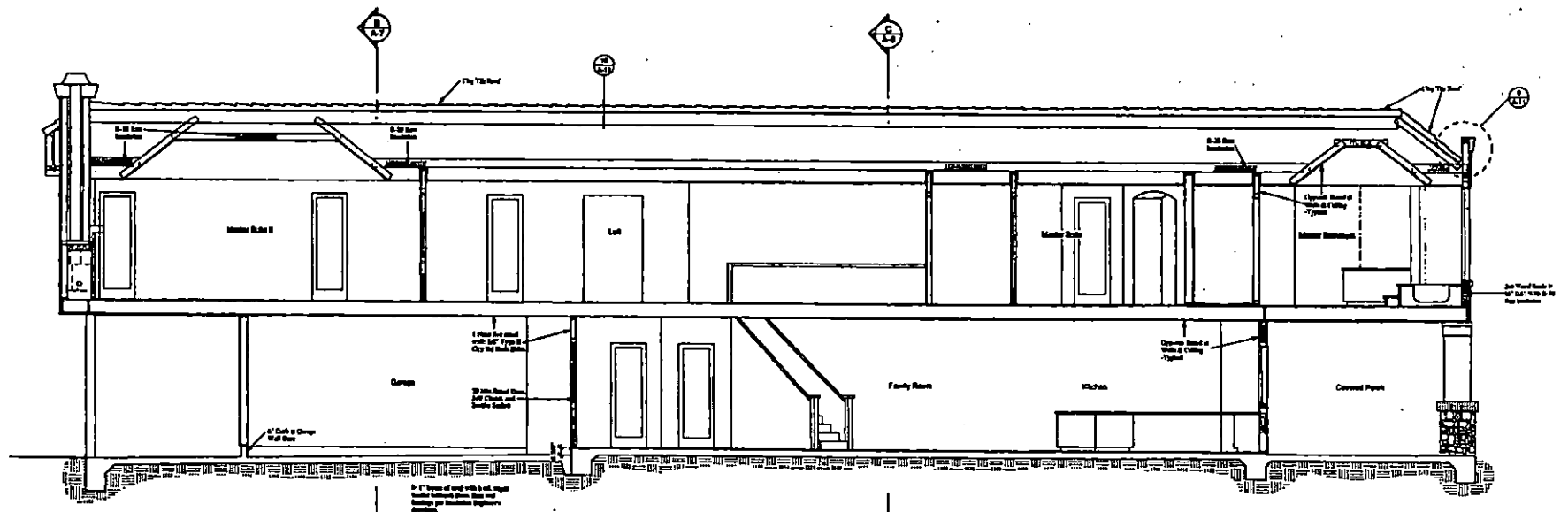
1	Lightweight clay tile roofing
2	Custom Paint Concrete #1
3	Custom Paint Concrete #2
4	Custom Paint Concrete #3
5	Decorative Bay window Concrete Design Inc. #111 shield
6	Aluminum door
7	Weatherstripping around windowing Concrete Design Inc. #111 with Copper
8	Weatherstripping around windowing Concrete Design Inc. #111 with #111
9	Red Travertine smooth finish stone
10	Red Travertine smooth finish stone over 3/4" sand
11	Black Saddle Cornice
12	Black Saddle
13	Custom Paint Concrete #1
14	Weatherstripping around windowing Concrete Design Inc. #111 with #111
15	Custom Paint Concrete #1

SEP 05 2006

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

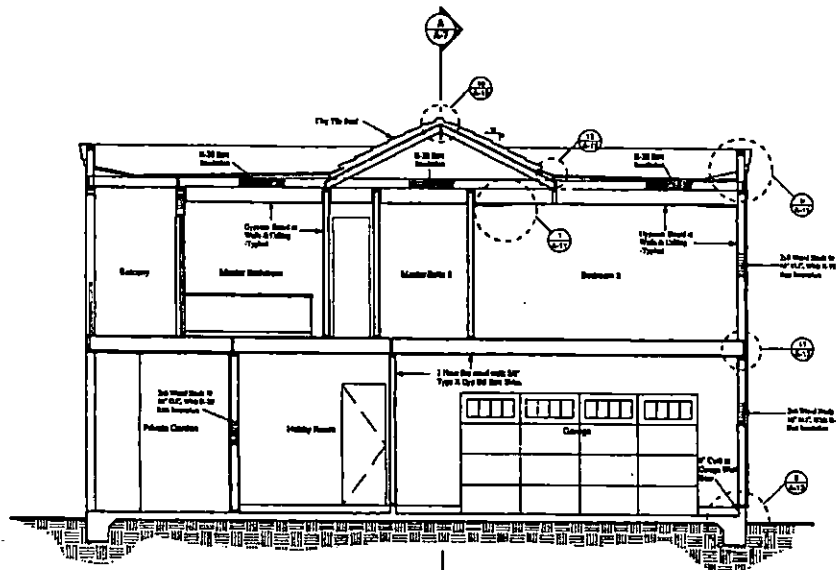
William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

SUP-16498
11/16/06 PC



Section A

1/4" = 1'-0"



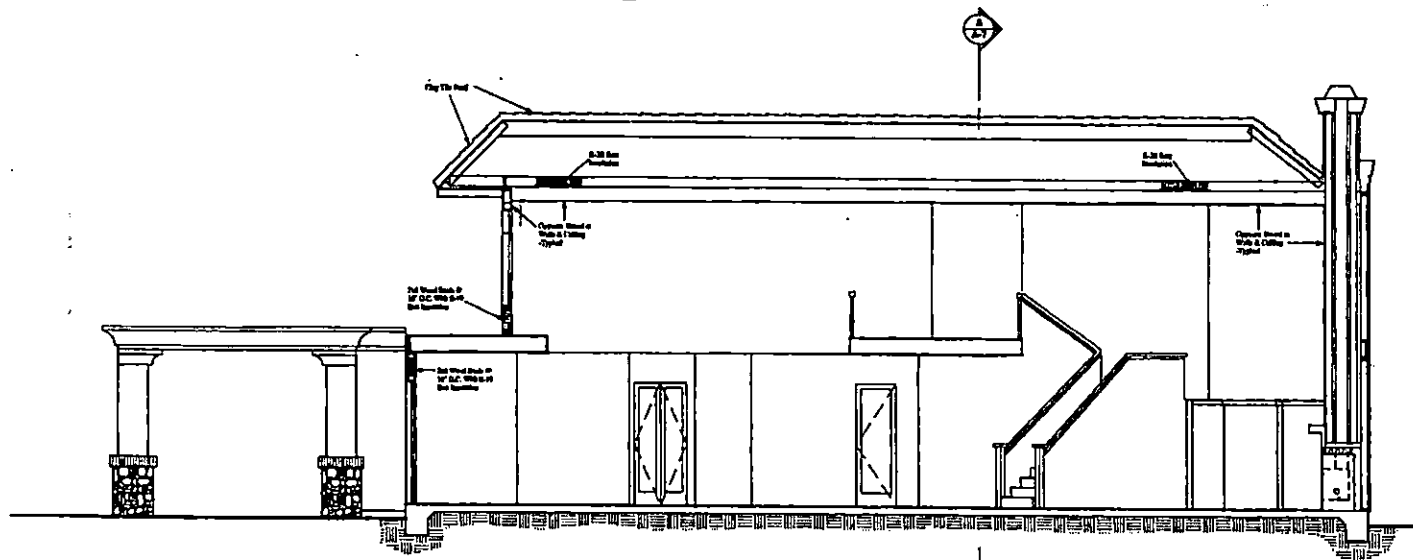
Section B

1/4" = 1'-0"

SUP-16498
11/16/06 PC

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850



Section C

1/4" = 1'-0"

SEP 05 2006

11/16/06 PC
SUP-16498

Architect	New Custom Residence	Dr
	2520 Driftwood Drive Rancho	A
	Bel Air, Las Vegas Nevada	Drawn
	Ken Berrydane, Developer	Buildings
William K. Spencer, Architect, Nevada No. 1242		Sect
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		Dr
		614



KEN BERRYDANE – RESIDENCE
LAS VEGAS

SEP 05 2006

SUP-16498
11/16/06 PC



VAR-16497 & SUP-16498 - APPLICANT/OWNER: KEN BERRYDANE
2521 DRIFTWOOD DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/21606



VAR-16497 & SUP-16498 - APPLICANT/OWNER: KEN BERRYDANE
2521 DRIFTWOOD DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/21606

Joost van der Maas

4921 Clear Creek Rd, Las Vegas, NV. 89110

Telephone 702-453 4923

Email: jvandermaas@hotmail.com

September 11, 2006

PLANNING AND DEVELOPMENT DEPARTMENT

JUSTIFICATION LETTER

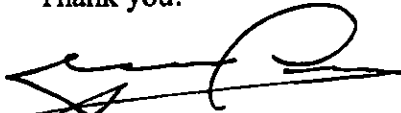
I am submitting this letter of justification on behalf of the owner, Ken Berrydane and William K. Spencer, Architect for the residential property on 2521 Driftwood Dr. Las Vegas, Nevada.

A setback variance is sought to allow the owner to enjoy all of the property like any of several other residences that have a porte-co chere in the front setback.

The Home Owners Association is in favor of this and have indicated so in writing, a document that is included.

Please allow this setback variance.

Thank you!



Joost Vandermaas

RECEIVED
SEP 11 2006

11/16/06 PC
SUP-16498
REVISED

Telephone Protest/Approval Log

Meeting Date: Oct 19, 2006

Case Number: SV2 16498

Date: 10/19/2006
Name: Eddie Haddad
Address: 221 Desert View St.
Las Vegas, NV 89107
Phone: 702-491-5812
☒ PROTEST ☐ APPROVE

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

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

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☐ PROTEST ☐ APPROVE

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

City of Las Vegas
Attn: Margo Wheeler
Fax: 474-7463

October 9th, 2006

Eddie Haddad
221 Desert View St./ APN 139-32-512-018
Las Vegas, NV 89107
702-491-5812

Regarding: SUP 16498 and
VAR 16497

Dear Margo,

I would like to give my opposition to the above applications.

We at Rancho Bel Air Community have purchased in an area that has open spaces, and we enjoy these open spaces because of the large lots we share. To allow a builder to encroach on our open space is like owning a smaller lot, which takes away our favor.

Especially at this end of the community, we are at or close to 2 corners, one inner corner and one outer corner. The subject property backs up to the north, and will be followed with another built home backing up to the south, which will further crowd everyone's yard.

My next door neighbors and I back up east to both of these home lots. There are 2 additional homes located east of the subject that will also be affected negatively if this variance is granted. Therefore, allowing this variance will negatively affect in all 4 directions, all 5 homes.

Typically, lots are deeper in nature than they are wider. My lot, on Desert View St. is the opposite, a little wide, but not deep. This negatively impacts me further in that my backyard is not open and wide enough, and will be affected even more severely.

Finally, the land owner has ½ acre, plenty of land to build as large of a house as possible, with all the extras like a guest house. Just because he wants to get more space between his buildings doesn't mean we should get less space. Especially in our corners of the community, there are irregular sized lots and potential for overcrowding.

Please don't hesitate to contact me if you have any further questions.

Eddie Haddad- Adjoining Resident

City of Las Vegas
Planning Dept. Director
Attn: Margo Wheeler

October 17, 2006

Fran Dweck
217 Desert View St
Las Vegas, NV 89107
702-525-4233

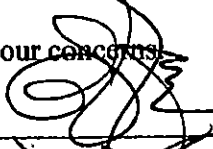
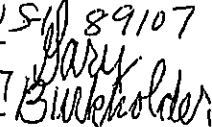
Regarding SUP 16498 &
VAR 16497

Dear Ms. Wheeler,

Attached is a copy of the letter sent by Eddie Haddad (voicing his concerns about the property at 2520 Driftwood owned by Ken Berrydane) to Ms Carman Burney.

I will be attending the meeting on Thursday, Oct 18, 2006 to oppose.

The following neighbors also support our concerns.

Gary Sepede  224 Desert View St.
Janet Sepede  224 Desert View St
89107
Michelle Morton  228 Desert View St 89107
GARY BURKHOLDER 228 DESERT VIEW ST 89107 
Fran Dweck 217 Desert View St
Nancy Jewskakum 220 Desert View Street

Please do not hesitate to contact me if you have any questions.

Fran Dweck - Adjoining Resident

City of Las Vegas
Attn: Carman Burney
Fax: 385-7268

October 9th, 2006

Eddie Haddad
221 Desert View St./ APN 139-32-512-018
Las Vegas, NV 89107
702-491-5812

Regarding: SUP 16498 and
VAR 16497

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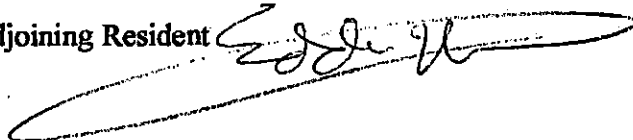
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Please don't hesitate to contact me if you have any further questions.

Eddie Haddad- Adjoining Resident



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SUP-13490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 12/20/06

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters
6. Submitted at meeting – protest letter by Donald Mosley

MOTION:

TRUESDELL – DENIED – UNANIMOUS

This is Final Action

NOTE: COMMISSIONER STEINMAN disclosed that he is an ordained elder for the Presbyterian Church USA but not a member of First Presbyterian Church and therefore would vote on the matter.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF NOVEMBER 16, 2006
Planning and Development Department
Item 25 – SUP-13490

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, reported that the Charleston/Rancho Land Use Study indicated that the use for the subject and surrounding properties should be Office in order to buffer the residential neighborhood to the south. The proposed use is not compatible nor harmonious with the residential properties; therefore, he recommended denial

KELLEN COTA, 892 Vegas Valley Drive, appeared on behalf of the applicant and pointed out that as a Limited Commercial zone, all requirements were met to allow a billboard on the parcel. She requested approval.

COMMISSIONER TRUESDELL requested information about the use of the lot and MS. COTA explained that the lot is used as a parking lot though basketball hoops were there previously.

TODD FARLOW, 240 North Nineteenth Street, expressed opposition to the location of the project.

DANIEL DEEGAN, 1801 Granite Avenue, expressed gratitude as there were no specific waivers requested, but did not support the request due to visual clutter and incompatibility. He noted the many in opposition from the McNeil and Scotch 80s Estates and requested that Office standards be upheld.

Upon COMMISSIONER EVANS inquiry, MS. COTA confirmed the sign would not be visible from the south of the site because of an existing two-story parking garage and three-story office building amongst mature landscaping. She offered to increase landscaping in the area and noted there were four neighborhood meetings that resulted without opposition.

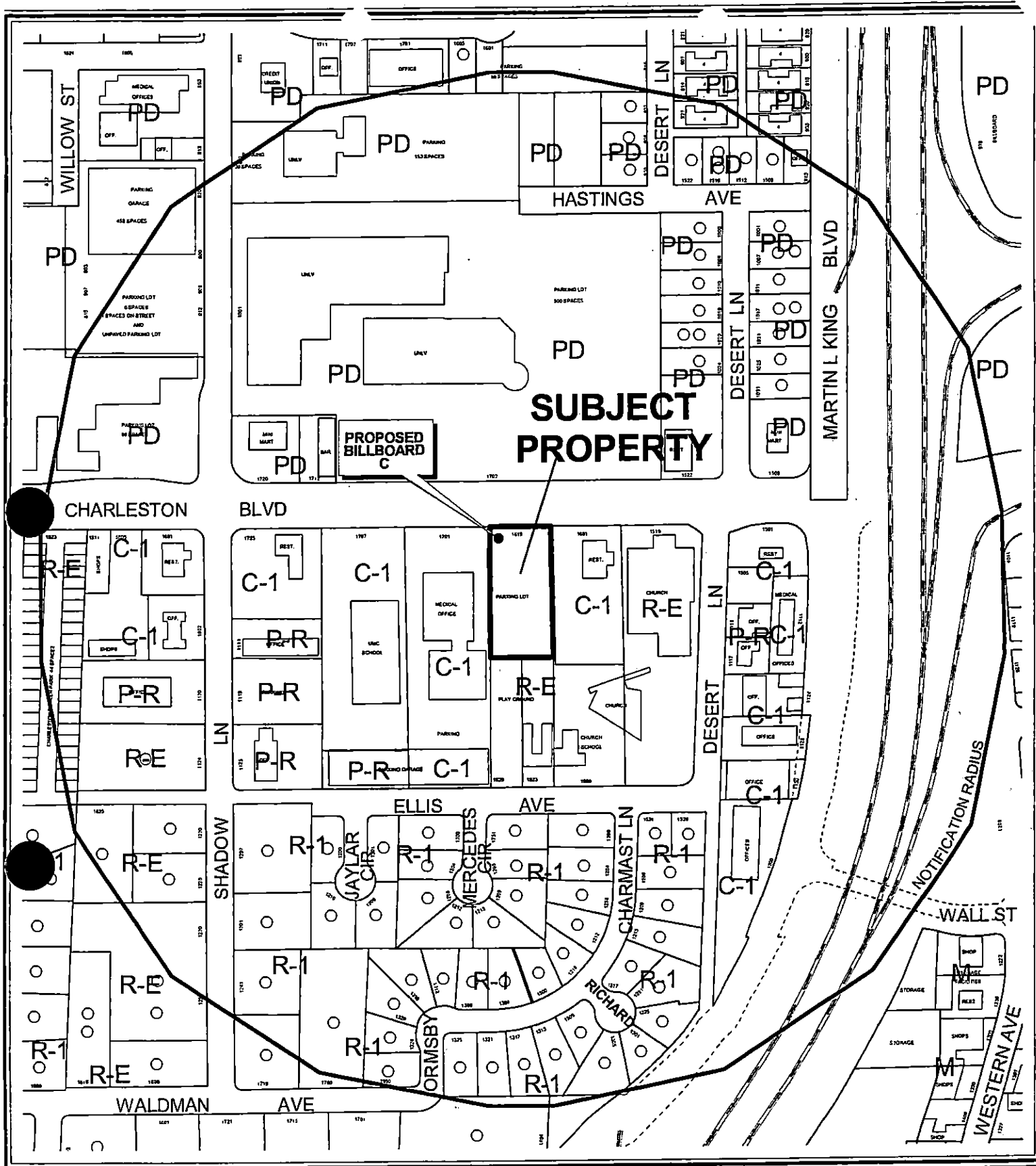
COMMISSIONER GOYNES inquired about the four other applications and MS. COTA explained there was a General Plan Amendment and Zoning requests for two other billboards that since were withdrawn. She stated there was one other sign that was just denied at City Council and this request is the last.

COMMISSIONER TRUESDELL noted a compatibility conflict for billboards and churches. Originally, this application was proposed to provide identity for the church but now the request has shifted to a standard billboard. He could not support the request.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(9:07 – 9:19)

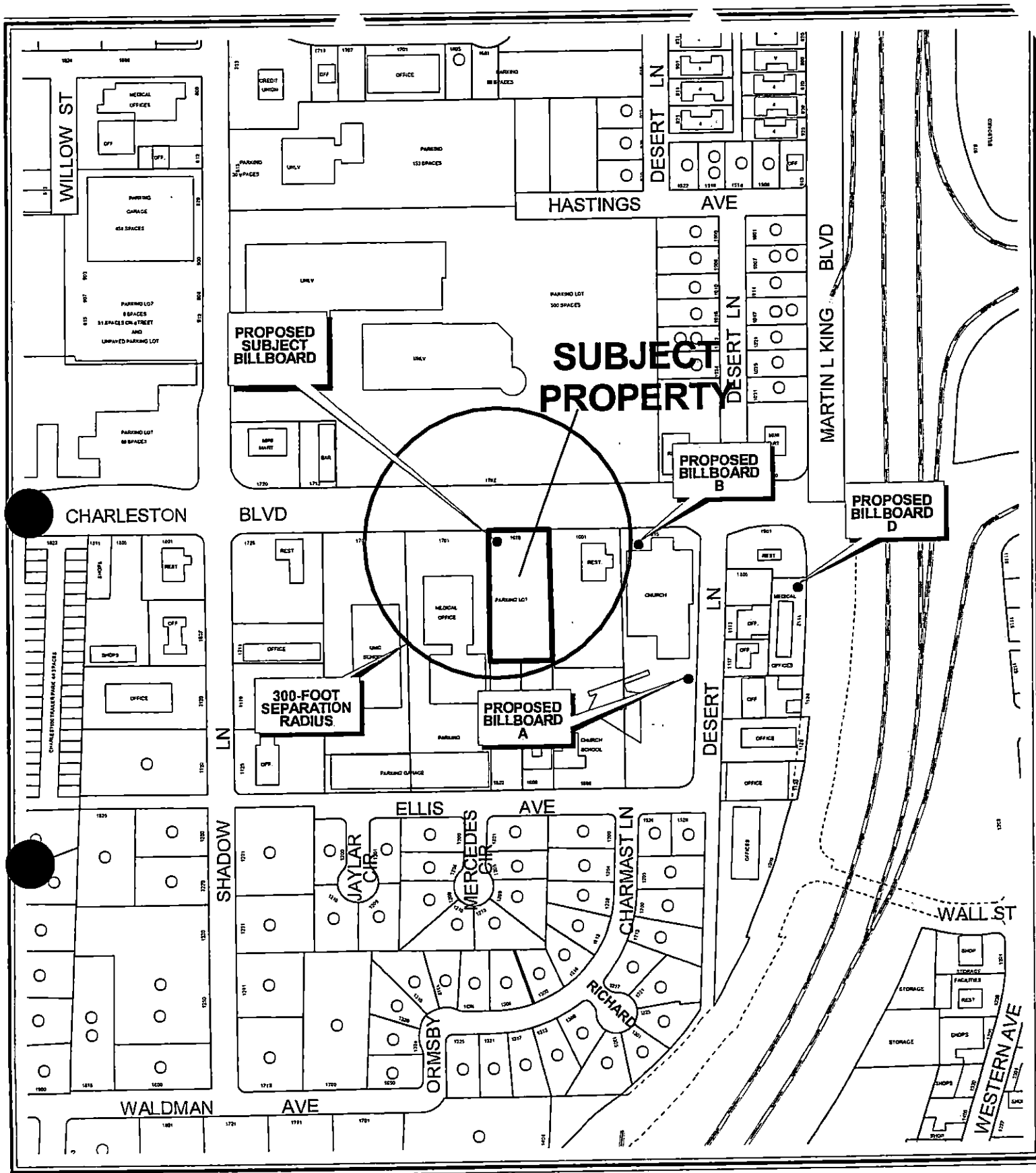
2-2603



CASE: SUP-13490

RADIUS: 1000 FT

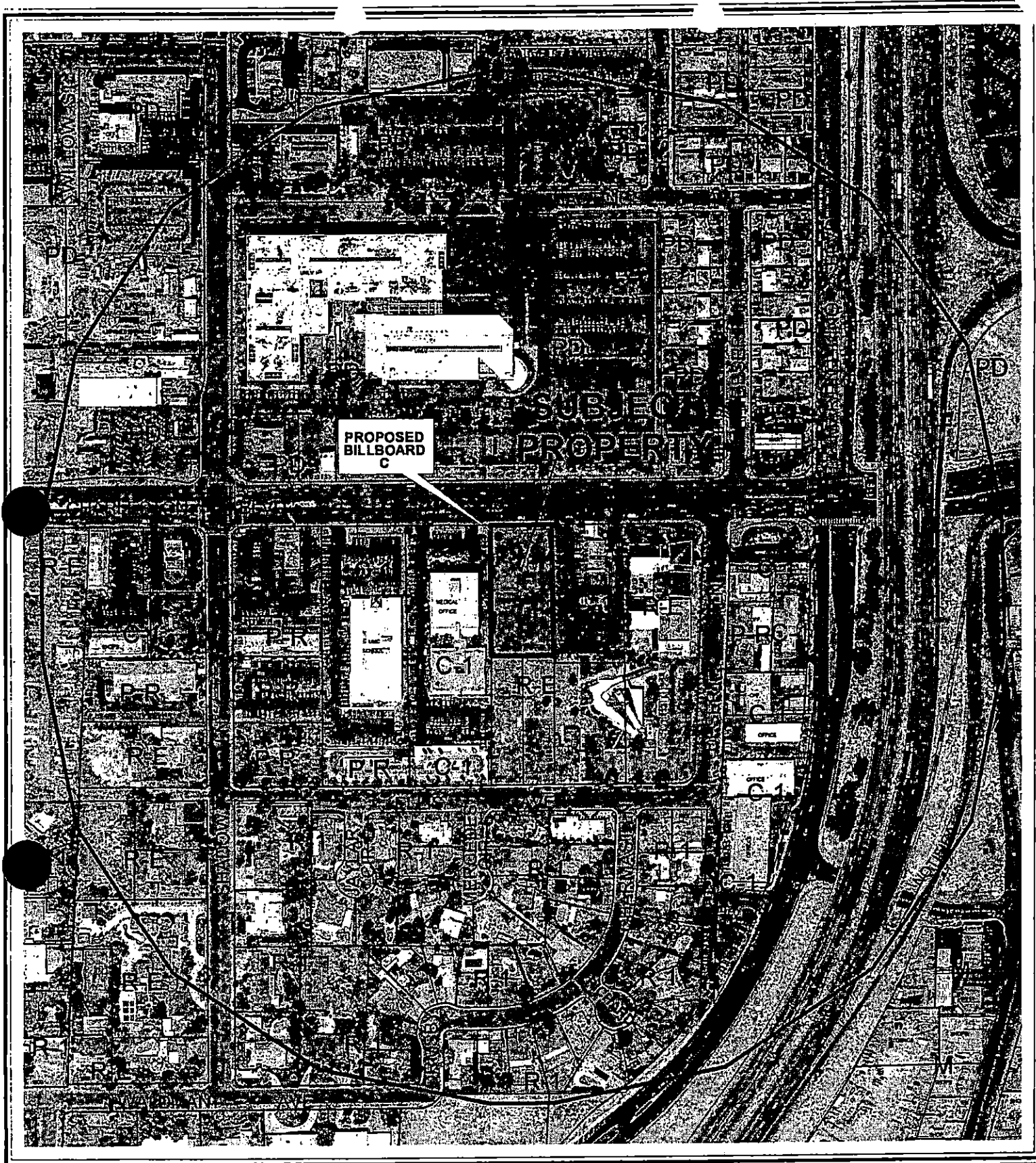
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-13490

SEPARATION RADIUS: 300 FT

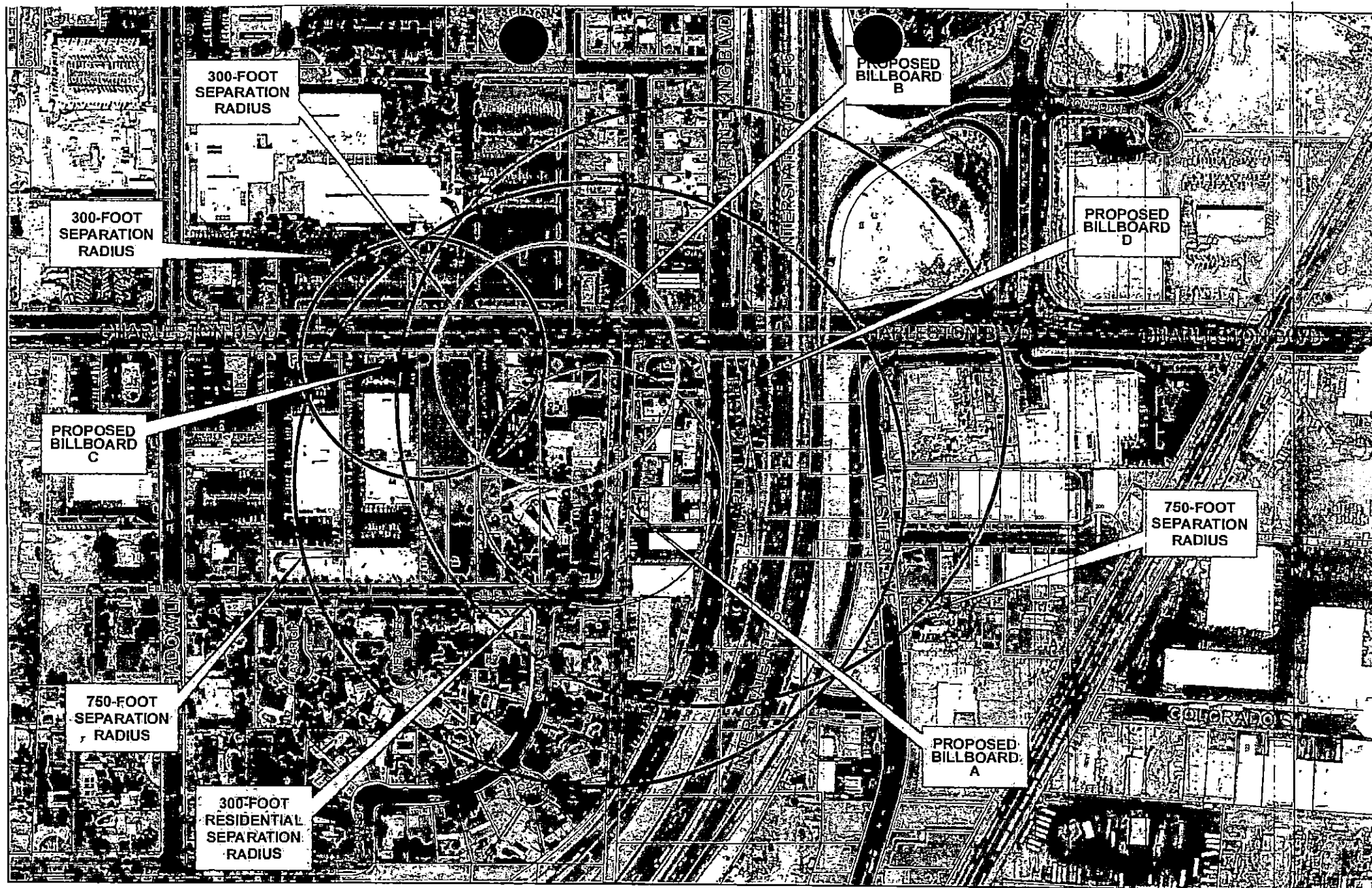
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-13490

RADIUS: 1000 FT

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



- SUP-13362 (D) ● SUP-13494 (A)
- SUP-13490 (C) ○ SUP-13495 (B)

City of Las Vegas Billboard Data

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ☒ Subject Parcel ● City of Las Vegas Billboard Location ● Clark County Billboard Location | <ul style="list-style-type: none"> ⊘ 300 Foot Buffer Around Billboard ⊘ 750 Foot Buffer Around Freeway Billboard | <ul style="list-style-type: none"> ▨ Residential Zoned Property □ Off Premise Sign Exclusion Area ▨ Exempt - Off Premise Area Sign Area |
|---|--|--|



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SUP-13490 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS**

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

1. Approval of a General Plan Amendment (GPA-13372) to a Service Commercial land use.
2. The billboard shall be placed so that it is perpendicular to Charleston Boulevard.
3. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department
4. Animated and electronic message unit signage is prohibited.
5. The billboard shall not be internally or externally illuminated.
6. 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.
7. Prior to the issuance of any building permits, the applicant shall submit a site plan which includes a stamped certification, signed by a professional engineer, which includes the exact distances to the nearest residential property and to all other billboards and which states that the billboard complies with all separation requirements.
8. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a off-premise advertising (billboard) use.
9. 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.
10. 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.

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SUP-13490 - Conditions Page Two
November 16, 2006 - Planning Commission Meeting

11. 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.
12. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
13. Only one advertising sign is permitted per sign face.
14. 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.
15. Bird deterrent devices shall be installed on the sign.

Public Works

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

SUP-13490 - Staff Report Page One
November 16, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed 40-foot tall, 14-foot x 48-foot off-premise advertising (billboard) sign at 1619 West Charleston Boulevard. The sign is to be located within an existing church parking lot located west of the McDonalds restaurant.

This billboard is one of four to be considered on this agenda. Staff has prepared a map of the proposed billboard locations, on which the subject sign is identified as billboard "C"

EXECUTIVE SUMMARY

The Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Because the zoning districts recommended for this property by the Office land use designation do not permit billboards, and because staff is recommending denial of a related General Plan Amendment to SC (Service Commercial) (GPA-13372), staff's recommendation is for denial.

BACKGROUND INFORMATION

- | | |
|----------|---|
| 01/06/54 | The City Council approved a Special Use Permit (U-70-53) to allow a church on the subject property |
| 08/07/85 | The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses. |
| 10/24/91 | The Board of Zoning Adjustment approved a Special Use Permit for a child care facility in conjunction with the church on the subject property (U-261-91). |
| 05/24/94 | The Board of Zoning Adjustment approved a Special Use Permit for a school in conjunction with the church on the subject property (U-108-94). |
| 06/19/02 | The City Council adopted the Rancho Charleston Land Use Study and approved General Plan Amendment GPA-47-01. This amendment designated the subject property for O (Office) land uses. |

SUP-13490 - Staff Report Page Two
November 16, 2006 - Planning Commission Meeting

- 07/13/06 The Planning Commission voted to hold this item in abeyance to allow the applicant to meet with neighbors.
- 08/10/06 The Planning Commission voted to table this item.
- 10/19/06 The Planning Commission voted to hold this item in abeyance to allow the applicant to meet with neighbors.

B) Pre-Application Meeting

- 04/26/06 Staff explained the requirements for a Special Use Permit to the applicant and provided information regarding the required neighborhood meeting.

C) Neighborhood Meetings

A neighborhood meeting was held on Tuesday, June 20, 2006 at 6:00 pm at the First Presbyterian Church, 1515 West Charleston Boulevard. In attendance were: 32 citizens; 3 applicant representatives; Councilwoman Tarkanian and two council liaisons; and Margo Wheeler, Planning and Development Director

The applicant presented the project as five total signs. Three of the signs will be billboards and two of them will be for the church. The applicant indicated the height of signs could increase if the freeway is modified, and that all signs are proposed to include reader board.

DETAILS OF APPLICATION REQUEST

Site Area: 0.93 Net acres

Existing Land Use

Subject Property	Church parking lot
North	UNLV Dentistry School/Restaurant
South	Single Family Dwellings
East	Restaurant
West	Offices

Planned Land Use

Subject Property	O (Office)
North	MD-1 (Medical Support)
South	L (Low Density Residential)
East	SC (Service Commercial)
West	O (Office)

SUP-13490 - Staff Report Page Three
November 16, 2006 - Planning Commission Meeting

Existing Zoning

Subject Property C-1 (Limited Commercial)
 North PD (Planned Development)
 South R-1 (Single Family Residential)
 East C-1 (Limited Commercial)
 West C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
<i>Special Area Plan</i>	X	
Charleston/Rancho Study Area	X	
<i>Special Overlay District</i>		X
<i>Trails</i>		X

The subject site is located within the Charleston/Rancho study area. This study designates this site for Office uses.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

The Off-Premise Advertising (Billboard) Sign is subject to a minimum 300-foot separation from other off-premise advertising signs not oriented toward I-15. There are no existing billboards within the separation distance, and the applicant has indicated that this billboard will be at least 300 feet from the billboards that are proposed under Special Use Permits SUP-13362, SUP-13494, and SUP-13495.

In addition, the sign cannot be located less than 300 feet from the nearest property line of a lot in the "R" Zoning District. The nearest "R" zoned property is located approximately 600 feet to the south of the proposed location.

A2) Off-Premise Sign Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise sign may be located within the public right-of-way	Located south of the Charleston Boulevard right-of-way	Y
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y

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SUP-13490 - Staff Report Page Four
November 16, 2006 - Planning Commission Meeting

Area	No off-premise sign shall have a surface area greater than 672 square feet. 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 378 square feet.	Y
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 470 feet from the right-of-way line of the intersection of Charleston Boulevard and Desert Lane	Y
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Screened from view by sign panels	Y
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.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial) and is not located within the Off-Premise Sign Exclusionary Zone. An Off-Premise Advertising (Billboard) Sign is a permitted use in this district with the approval of a Special Use Permit. However, the Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. The zoning districts recommended for this property by the Office land use designation do not permit billboards.

AR

SUP-13490 - Staff Report Page Five
November 16, 2006 - Planning Commission Meeting

FINDINGS

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

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

Per Title 19.14 (B)(2), in determining whether to approve or deny a Special Use Permit under this Section, the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area. This proposed use would be located in the O (Office) General Plan designation. This area is characteristic of office development, and is not compatible with this proposed billboard.

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

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

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

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

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."**

In 2002, the City of Las Vegas approved a land use study of properties located in the vicinity of Charleston Boulevard, Rancho Drive and Martin L. King Boulevard in an effort to resolve land use conflicts in the study area. The Charleston/Rancho study redesignated all properties along the south side of Charleston Boulevard between Rancho Drive and Desert Lane for O (Office) land uses. This action provides a consistent land use buffer between the very intense uses of the Las Vegas Medical District and the residential neighborhoods south of the subject properties. The proposed Off-Premise Advertising (Billboard) Sign would result in the incompatibility of land uses that the Charleston/Rancho study sought to resolve.

SUP-13490 - Staff Report Page Six
November 16, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 175 (Mailed with GPA-13372, ZON-13491. SUP-13494, SUP-13495)

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-13490** APN: 162-04-510-004, 005, 006, 007

Name of Property Owner: First Presbyterian Church Las Vegas Nevada

Name of Applicant: First Presbyterian Church Las Vegas Nevada

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

☐ Yes

☒ 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: _____

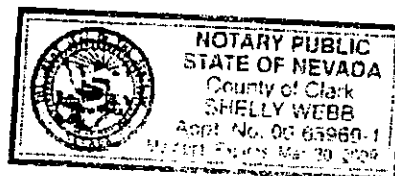
Signature of Property Owner: Wayne Petersen

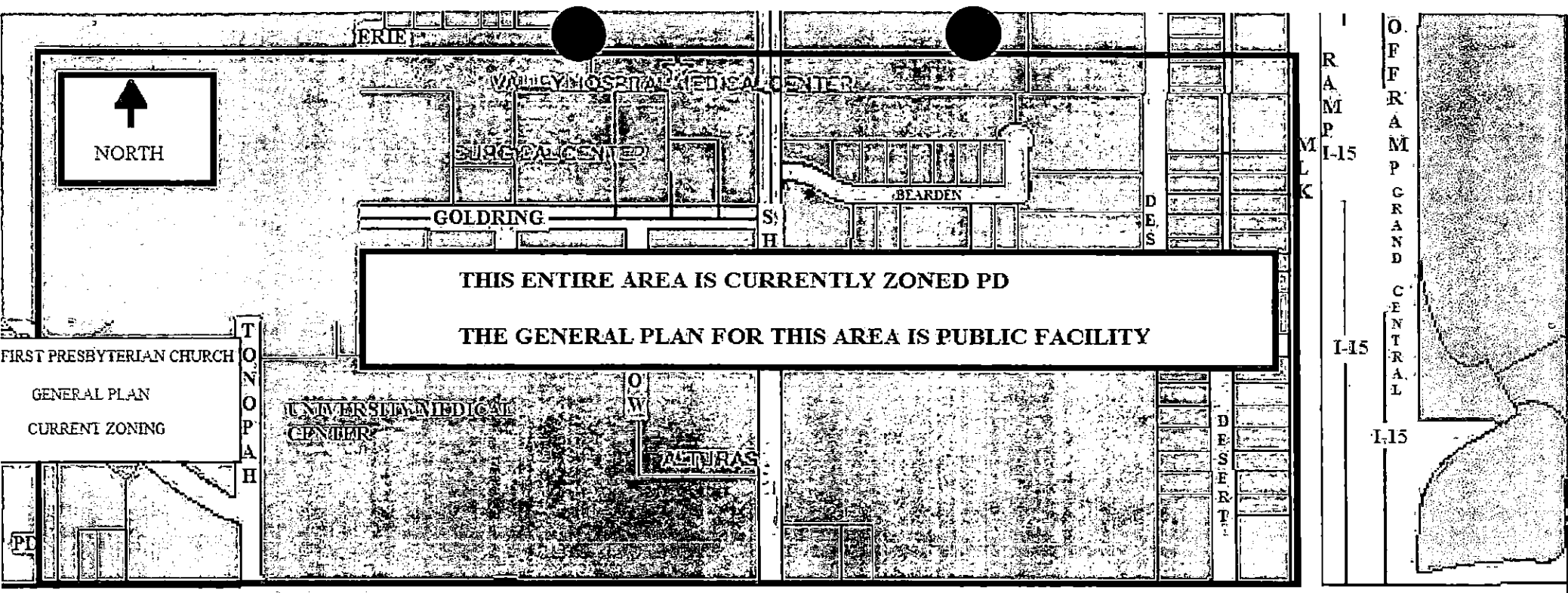
Print Name: Wayne Petersen, President

Subscribed and sworn before me

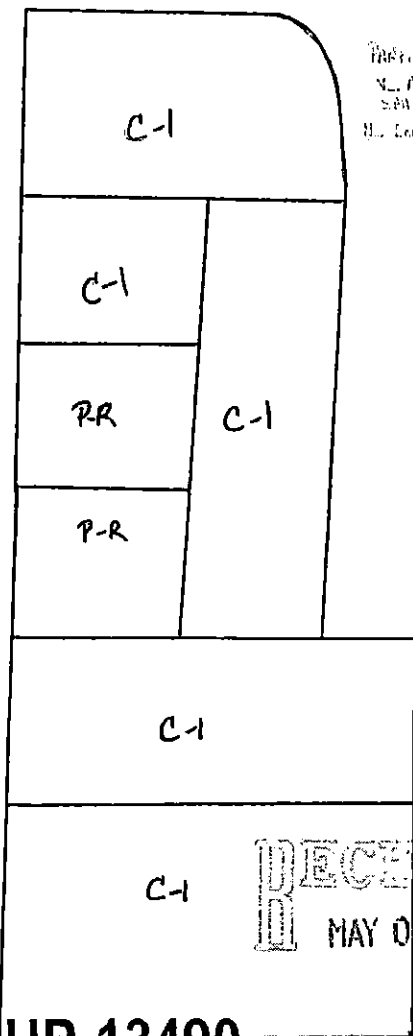
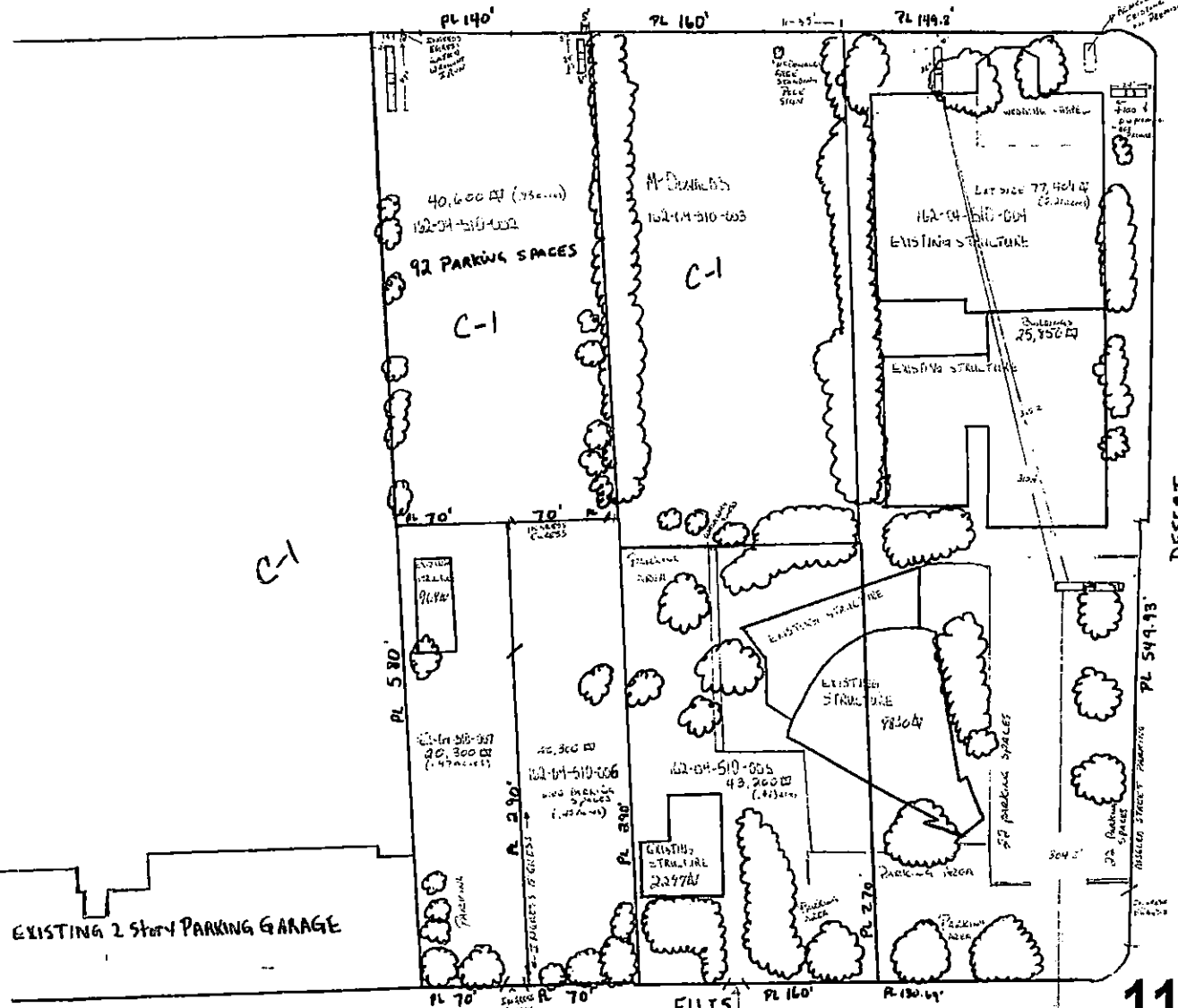
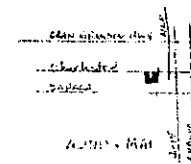
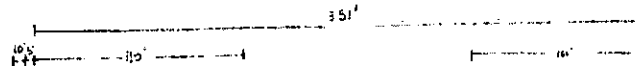
This 2nd day of May, 2006

Shelly Webb
Notary Public in and for said County and State



[illegible]

CHARLESTON BLVD



PREPARED BY: [Name]
 SCALE: [Scale]
 DATE: [Date]

RECEIVED
 MAY 08 2006

SUP-13490
 11/16/06 PC

11441 DESERTVIEW CHURCH LND 214'	
11441	214'
11441	214'
11441	214'

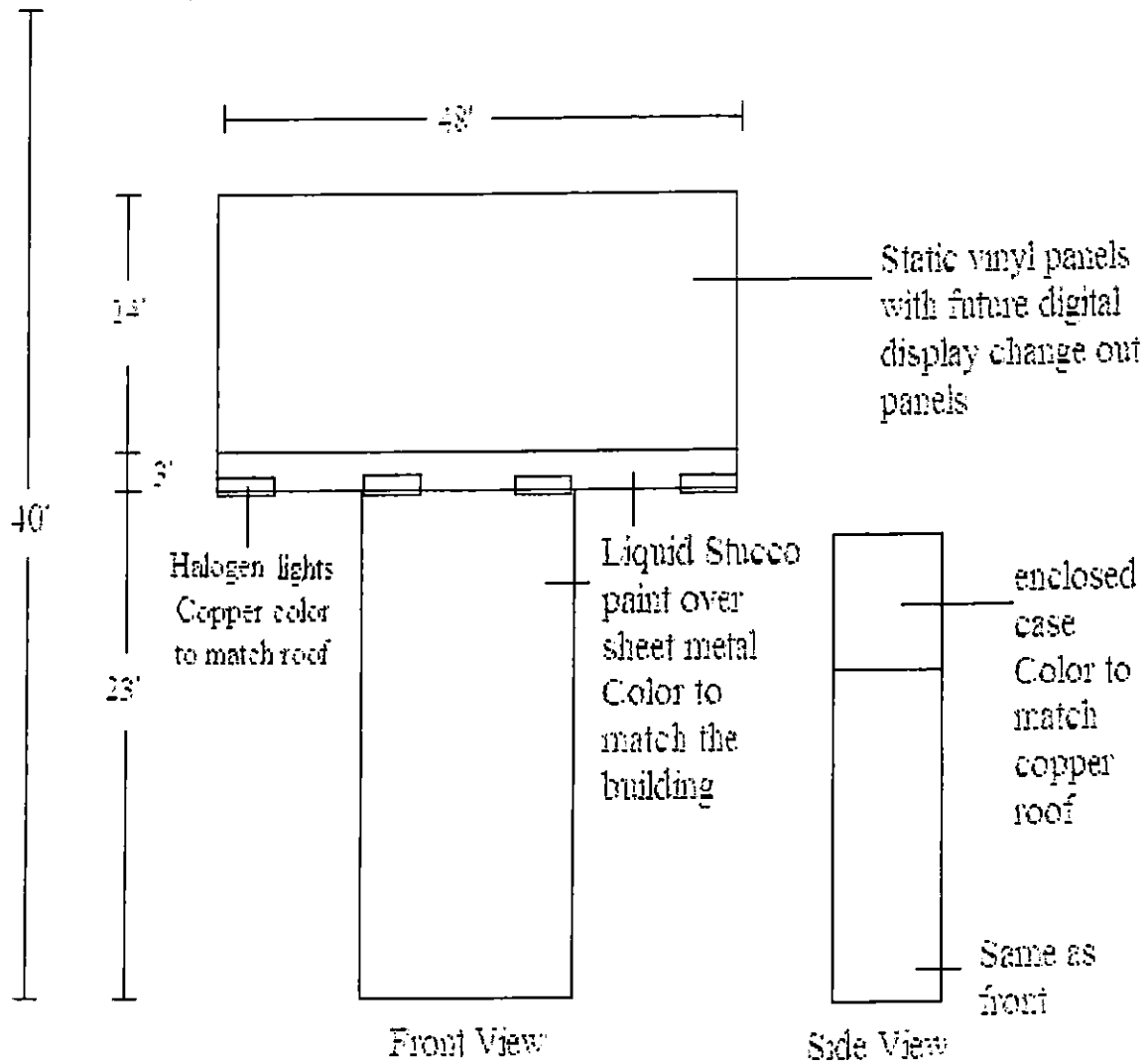
ELEVATION & MATERIALS

FIRST PRESBYTERIAN CHURCH

COLOR, DESIGN AND TEXTURE TO MATCH
BUILDING AND ROOF OF THE CHURCH

162-04-510-002

NO SCALE

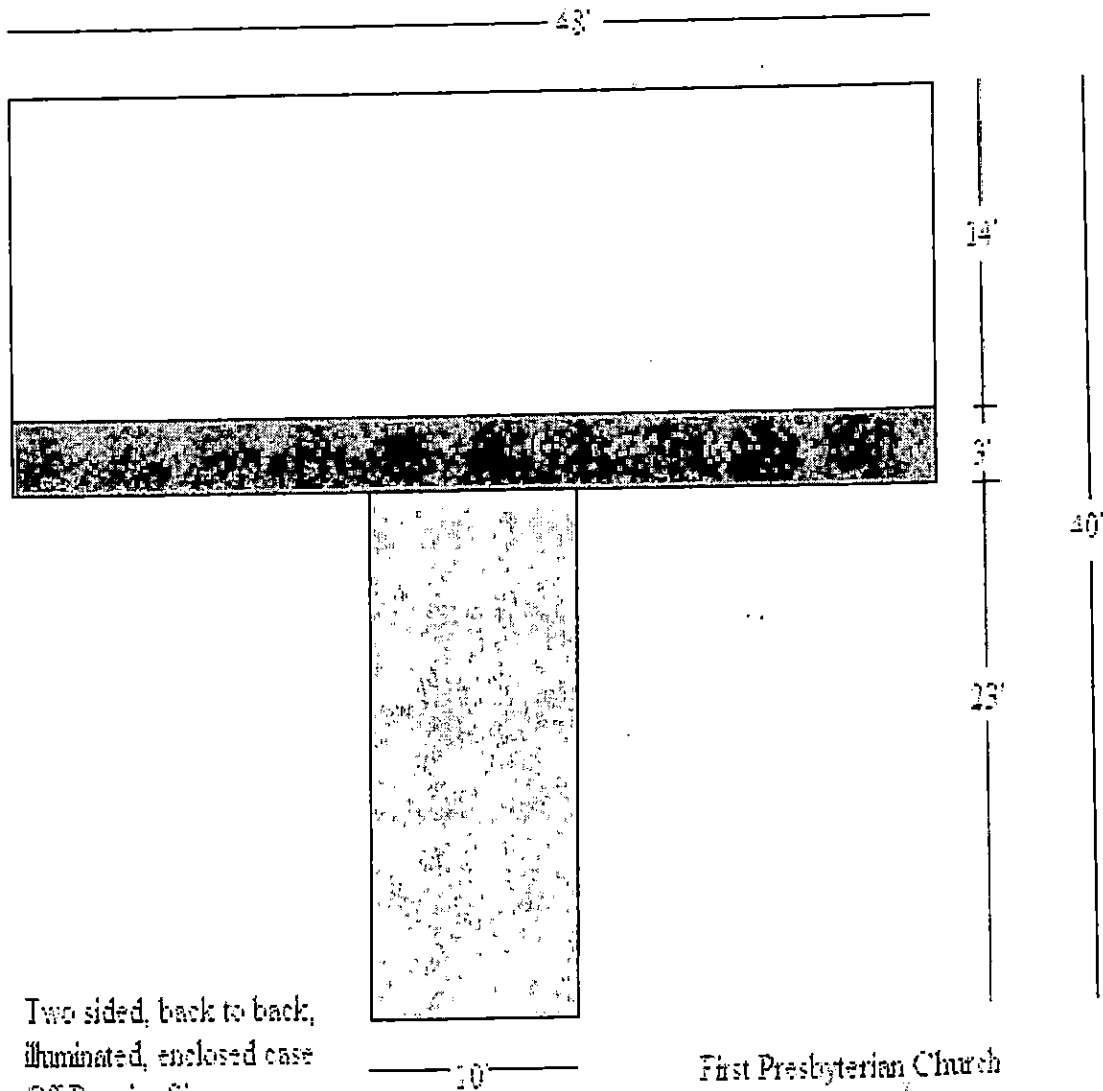


Off-premise 1.2 & 3

SUP-13490
11/16/06 PC

RECEIVED
MAY 08 2006

Scale 1:10
Elevation



Two sided, back to back,
illuminated, enclosed case
Off Premise Sign

First Presbyterian Church
162-04-510-00A2
On Desert 243' N of Ellis

SUP-13490
11/16/06 PC



SUP-13490 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV
1619 WEST CHARLESTON BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

06/20/06

Justification Letter required by Doug Rankin

June 23, 2006

Doug Rankin
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-002, & 004

Dear Mr. Rankin:

I would like to clarify the off-premise billboards in terms of orientation to particular streets

- The proposed Sign on 162-04-510-002 and is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The northern most Sign on 162-04-510-004 is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The southern most Sign on 162-04-510-004 is oriented only to traffic traveling north and south on Desert, this Sign is not intended to be seen nor can it be reasonably seen from Interstate 15. There is a proposed Sign to the east of this location that is oriented to the Interstate 15 and is significantly taller.

ADDITIONALLY:

- I agree to a condition that within 30 days of approval of the sign oriented to traffic on Desert that a site plan with a wet stamp for all locations be submitted to prove that the minimum spacing requirements are met.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,



Thalia Dondero
Representative 

SUP-13494 SUP-13495
SUP-13490 REVISED
11/16/06 PC

PECKMAN

Justification Letter

April 14, 2006

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

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-002

Dear City Representative:

I am hereby requesting a Special Use Permit for one 14'x48' billboard with an overall height of 40' for the following reasons:

- This meets the current requirements of off premise advertising standards.
- The sign design will be compatible with the area and match new on-premise signs that will be erected.
- This sign will provide revenue that will enable the Church to continue and to improve services to the surrounding area.
- Properties to the east and west are zoned commercial. UMC and the UNLV Dental School are to the North. This is heavily traveled commercial use area.
- This is an appropriate location for this use.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,

Thalia Dondero
Representative

SUP-13490
11/16/06 PC

APR 14 2006

PECKMAN

SIGN COMPANY

Justification Letter

April 14, 2006

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

Parcel numbers: 162-04-510-002, 004, 005, 006 & 007

Dear City Representative:

I am hereby requesting a general plan amendment, a rezoning and a Special Use Permit for three off-premise advertising signs for the following reasons:

- The proposed rezoning and uses by the First Presbyterian Church ("FPC") are consistent and compatible with the goals, policies, objectives and programs of the General Plan without deviation. The proposed zoning and Uses by FPC meet the density designations and land use requirements and General Plan in density and use while promoting an orderly development with the resources available. The FPC has operated as a church for fifty three years and requests that it have permitted uses for their ongoing activities.
- The FPC currently operates a Church, a Child Care Center facility a Wedding Chapel and would like to operate a business school on the property and C-1 is a permitted use for all of these activities.
- The proposed Business School for Christians would allow up to eight people per session between 4 PM and 8 PM Monday through Thursday and is only permitted in C-1.
- FPC would like to operate a Wedding Chapel to accommodate weddings and a C-1 zoning is required.
- Parcel 162-04-510-002 is already C-1. Parcels to the east and west are C-1 to the north is a special district to accommodate UMC and the UNLV Dental school. The residential neighborhood to the south is bordered by other parcels that are C-1 including a two story parking garage. FPC has intense and mature landscaping and will have a minimal impact, if any, on the neighborhood.
- The above mentioned reasons also justify the request for a general amendment plan from office professional to C-1. The FPC with O,OP zoning would be unable to operate under permitted use status for Church Services, a wedding chapel and not be permitted at . It is a financial hardship to continually renew special and conditional use permits with the possibility of being denied and to not be able to operate a business school at all.
- Along with two on-premise signs FPC is requesting three off-premise signs that will be an important cash generating component to continue to minister to the needs of the community. The on-premise signs will be digital and allow FPC to display messages of church activities and services as well as create an affordable means of growing their congregation.
- FPC will only allow appropriate advertising on their property and has required by a design and maintenance program of the contracted advertising company

SUP-13490
11/16/06 PC

APR 14 2006

- The billboards are the highest and best use of the property and are legal conforming locations with the proposed C-1 zoning.

Thank you in advance for your anticipated time and attention concerning this matter. I can be reached at (702) 281-5442.

Best regards,

Thalia Dondero

SUP-13490
11/16/06 PC

8 2006

LAW OFFICE OF L. EARL HAWLEY

916 CASINO CENTER BOULEVARD

LAS VEGAS, NEVADA 89101

(702) 382-8910

FAX (702) 382-6675

July 03, 2006

City of Las Vegas
Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: SUP 13494, 134954, 13372, 13362, 13490
SDR 13820

To Whom It May Concern:

This is to advise you on behalf of the entity I represent, that objection to above permit applications is hereby made. Traffic in the area is a problem now and proposed development in the immediate area is only going to increase financial costs to the public, as well as create hazards that could result in accidents.

Very truly yours,


L. Earl Hawley, Esq.

LEH/sv

RECEIVED
JUL 10 3 01 PM '06
CITY OF LAS VEGAS

Patricia Ames
1201 Shadow Lane
Las Vegas, NV 89102
Email: patriciaames@hotmail.com

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

July 10, 2006

RE: SUP-13372, 13490, 13491, 13494, 13495

Dear Current Planning Division:

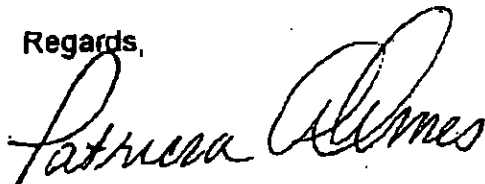
I would like to voice my strong objection to changing the zoning of what now is the First Presbyterian Church to Service Commercial. This is a lovely residential area, and right next to an historic Las Vegas neighborhood. While modern office buildings have in my opinion improved the area around Charleston, changing the zoning to a more commercial application could affect the area negatively and interrupt the residential properties adjacent. In addition, if the new zoning would at all increase traffic flow along Ellis Street, this could have a very negative impact on the residences along Ellis. It is a small side street in a residential area and does not appear to be meant for the heavier traffic associated with commercial activities.

The church has been a nice buffer between the busy C-1 activities on Charleston and the local neighborhood. Any zoning change will definitely impact the local community. A change from R-E to C-1 is quite dramatic. A much easier transition for the people that actually live adjacent would be from R-E to P-R, as is done on Shadow Lane. P-R tends to be quieter with much less traffic.

Also, raising 3 additional billboards in this area is extreme. There is already a proliferation of billboards here (Wendy's, MacDonald's, Carls Jr), and more would really ruin any residential character the area has left. Since I am not sure whether the billboards are only temporary in nature, and what the billboards would say, it is difficult to elaborate further. But, I strongly oppose any permanent billboards on any of the sites listed. There are residences right behind the church and billboards are very unsightly to have in a residential area.

Thank you for taking the time to gather our input!

Regards,



25

Kimberly Reid

From: Judy Norman [dept14ea@co.clark.nv.us]
Sent: Wednesday, November 15, 2006 9:30 AM
To: Lois Tarkanian
Subject: SUP-13362 & SUP-13490

Dear Councilwoman Tarkanian,

I would like to register my opposition to SUP-13362 and SUP-13490. (the Presbyterian Church's application for two billboards) The members of my neighborhood association to which I have spoken agree with me that this is merely an attempt on the part of the applicant to generate a great deal of income at the expense of the residential nature of the area. It seems that here in Las Vegas there is virtually no end to the number of billboards that "spring up".

I would ask for denial of this application. We appreciate the work you are doing for our district.

Sincerely,

Donald Mosley -

Submitted at Planning Commission

Date 11/16/06 Item #25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-17242 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), Ward 6 (Ross).

C.C.: 12/20/06

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 21, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

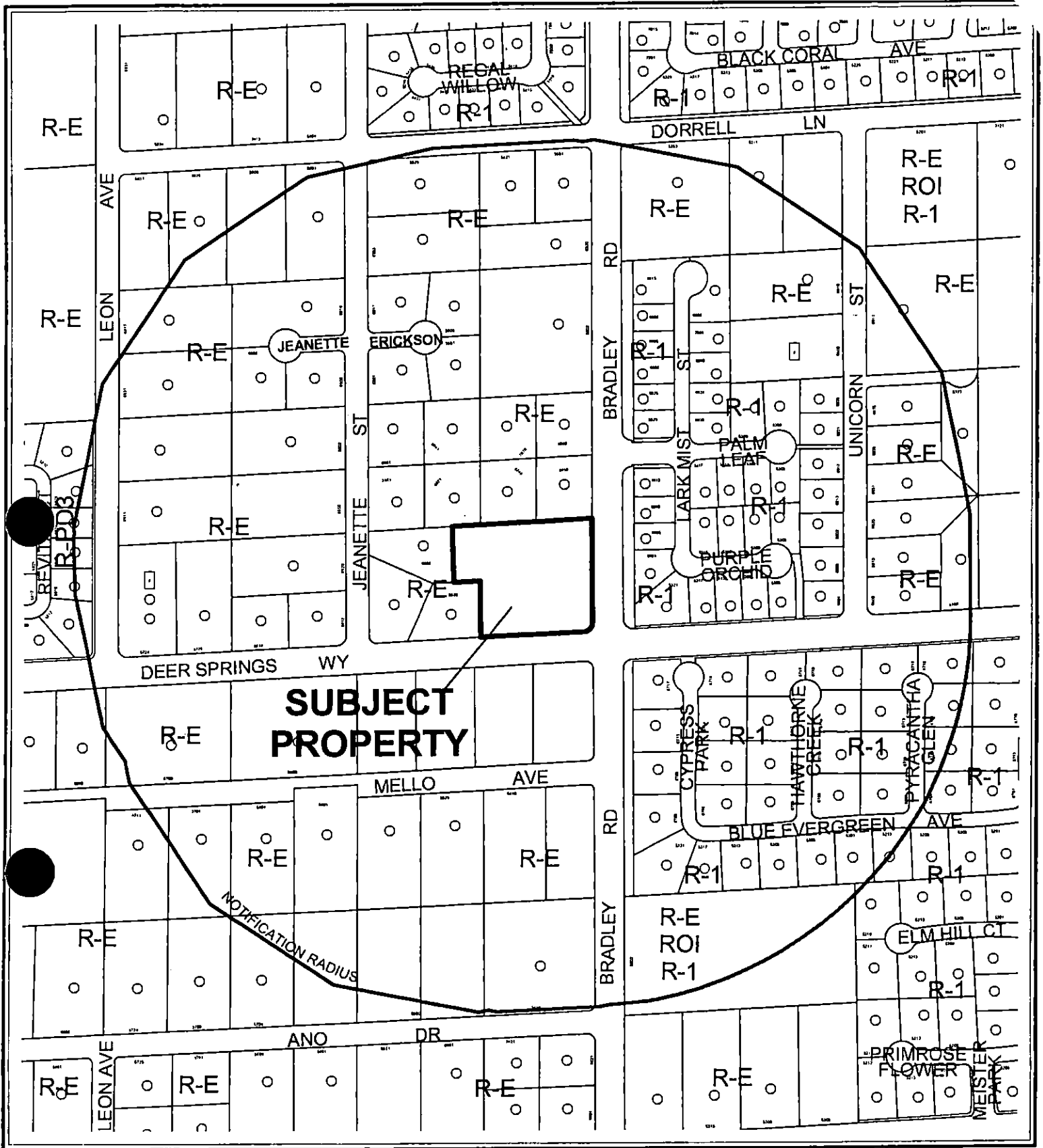
MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 14 [ZON-16179], Item 15 [VAR-16181], Item 16 [VAR-17191], Item 17 [SDR-16180] and Item 44 [TXT-17570] to the 12/07/2006 Planning Commission Meeting; Item 26 [ZON-17242], Item 27 [VAR-17244], Item 28 [SDR-17247], Item 30 [VAR-17127] and Item 31 [SDR-17128] to the 12/21/2006 Planning Commission Meeting; Item 29 [ZON-17304] to the 1/25/2007 Planning Commission Meeting, and WITHDRAW WITHOUT PREJUDICE Item 37 [SUP-17204] and Item 38 [SDR-17205] – UNANIMOUS with DUNNAM excused

MINUTES:

MR. RANKIN stated that the applicant of Items 26, 27 and 28 requested an abeyance to the 12/21/2006 Planning Commission meeting; Item 29 [ZON-17304] was requested to be held in abeyance to 01/25/2007 in order to submit a site plan.

(6:04 – 6:07)



CASE: **ZON-17242**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

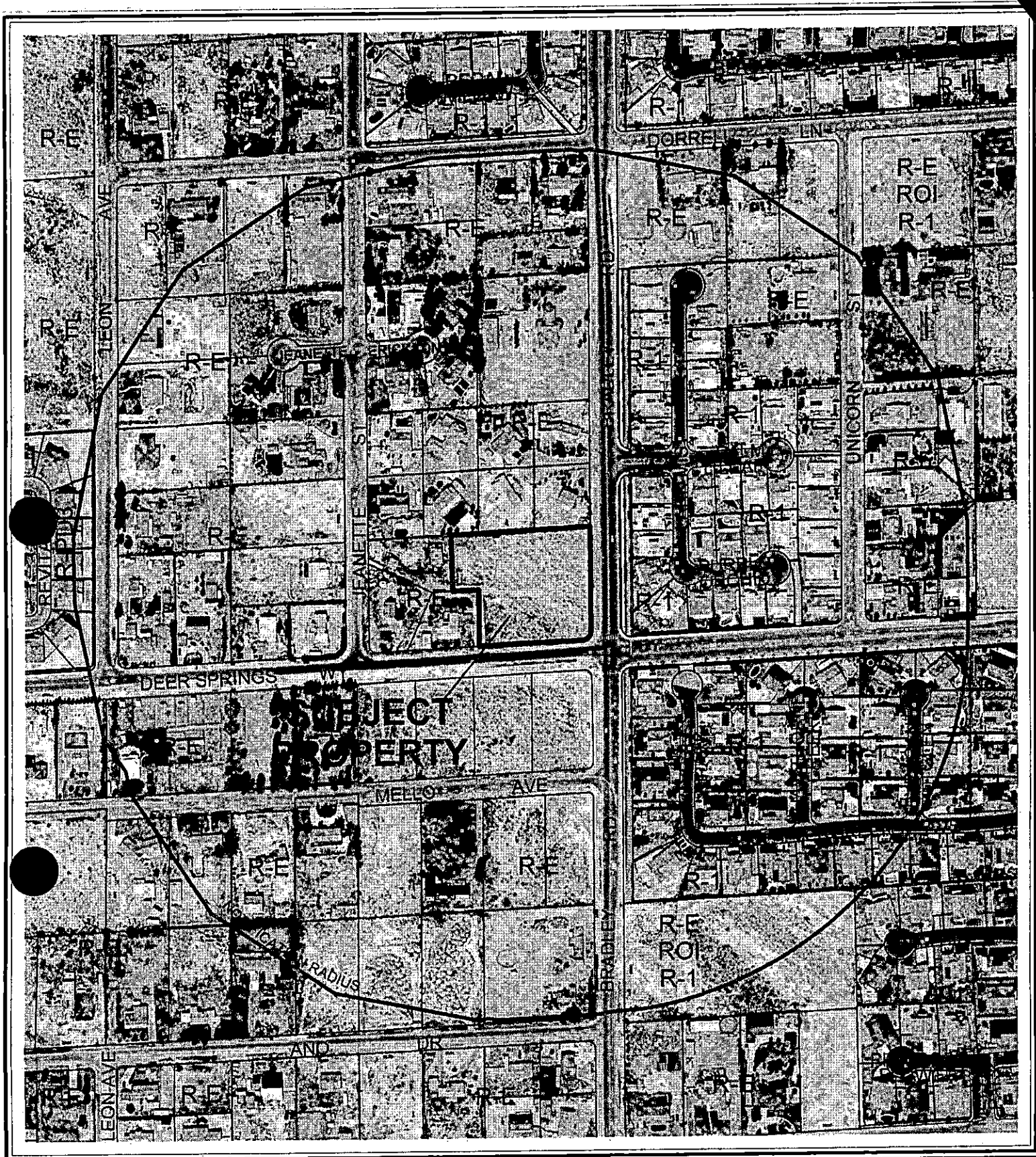
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 200 400 Feet





CASE: **ZON-17242**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-17242 - APPLICANT/OWNER: TOUSA HOMES, INC.

***APPLICANT REQUESTS THIS ITEM BE HELD
IN ABEYANCE TO THE DECEMBER 21, 2006
PLANNING COMMISSION MEETING***



November 13, 2006

CIVIL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

LEAD

Douglas Rankin
Planning Supervisor
Current Planning Division
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada, 89101

Attention: Nathan Goldberg

Subject: Falcon Crest Unit 1 Applications (Tousa Homes)

Dear Doug:

As I have discussed by telephone with Nathan today, this is to confirm our request to have certain land use applications previously submitted for consideration by the Planning Commission on 11/16/06 to be heard instead at the Commission's 12/21/06 meeting.

Specifically, these applications are:

Unit 1 – ZON-17242
VAR-17244
SDR-17247

This will allow us time to address the issues that have been raised regarding this project. We will now have the all the relevant applications for Units 1, 2 and 3 heard on the 12/21/06 Planning Commission agenda.

Thanks for your assistance.

Warm regards,

WRIGHT ENGINEERS

A handwritten signature in black ink, appearing to read "Gary Leopold".

Gary Leopold, AICP

c. Jeff Anderson, Engle Homes

702.256.0151
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702.256.0200



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17242** APN: 125-24-203-022
Name of Property Owner: Tousa Homes
Name of Applicant: Wright Engineers

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

☐ Yes

☒ 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: _____

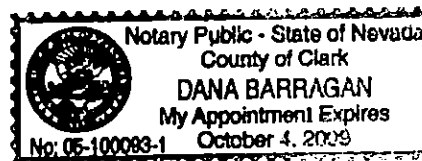
Signature of Property Owner: _____

Print Name: _____

Cheryl Kypreos

Subscribed and sworn before me

This 21st day of September 2006
Dana Barragan
Notary Public in and for said County and State





September 28, 2006

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

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Touse Homes, Inc., as the justification for related requests for a Rezoning, a Variance and a Site Development Plan Review for development of property located at the northwest corner of Deer Springs Way and Bradley Road, also known as Falcon Crest Unit 1 (APN 125-24-203-022).

Our client intends to develop five single-family homes on the site. The site is currently designated L (Low Density Residential) in the City's Master Plan, which allows for densities up to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2 (Residential Planned Development - 2 Units per Acre) on the subject site. Although the density of the proposed project, at 2.86 u.p.a., is far below the Low Density threshold of 5.5 u.p.a., the intent is to match the scale and density of the surrounding properties in the area. All of the proposed lots exceed 16,000 s.f. in area, which is in scale with nearby development. A Site Development Plan Review for the project is also being submitted. This site plan conforms to Title 19 regulations, with the exception of the minimum site size requirement of 5 acres for R-PD developments (a request for a Variance to this requirement is also being filed), and a waiver of the perimeter landscaping strip along Deer Springs Way (the one on Bradley Road is being provided). The reason for this waiver is to have the project match the lots to the west of the cul-de-sac entrance, where no landscape buffer exists. This waiver is requested as part of this Site Development Plan Review.

The proposed rural density residential development will be compatible with surrounding residential uses, and will be a logical and attractive use of an infill parcel that will be designed to compliment the area.

Thank you for your consideration.

Sincerely,



Gary Leebold, AICP
Director of Planning

ZON-17242
11/16/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-17244 - VARIANCE RELATED TO ZON-17242 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.86 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 12/20/06

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 21, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

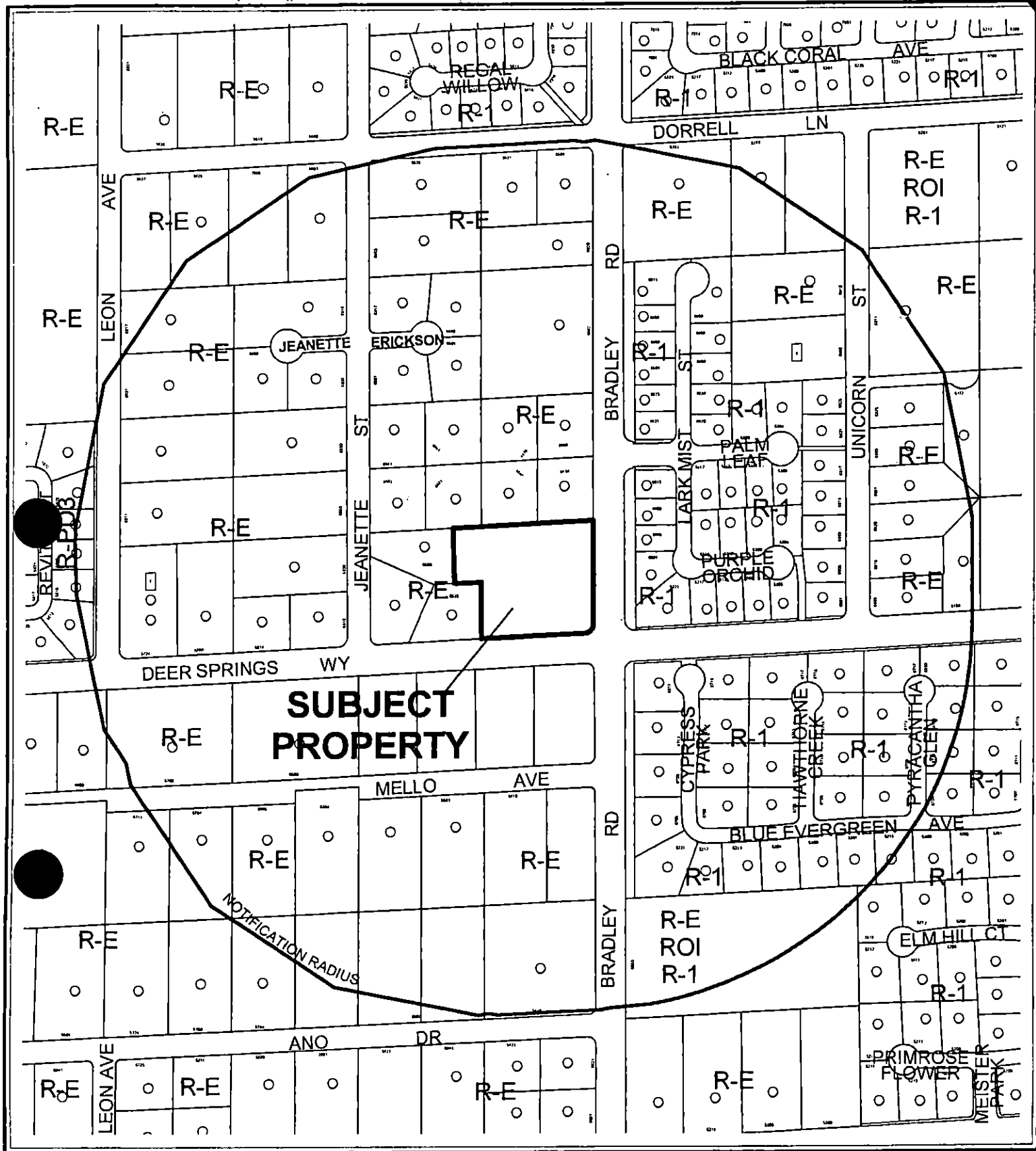
MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 14 [ZON-16179], Item 15 [VAR-16181], Item 16 [VAR-17191], Item 17 [SDR-16180] and Item 44 [TXT-17570] to the 12/07/2006 Planning Commission Meeting; Item 26 [ZON-17242], Item 27 [VAR-17244], Item 28 [SDR-17247], Item 30 [VAR-17127] and Item 31 [SDR-17128] to the 12/21/2006 Planning Commission Meeting; Item 29 [ZON-17304] to the 1/25/2007 Planning Commission Meeting, and WITHDRAW WITHOUT PREJUDICE Item 37 [SUP-17204] and Item 38 [SDR-17205] – UNANIMOUS with DUNNAM excused

MINUTES:

MR. RANKIN stated that the applicant of Items 26, 27 and 28 requested an abeyance to the 12/21/2006 Planning Commission meeting; Item 29 [ZON-17304] was requested to be held in abeyance to 01/25/2007 in order to submit a site plan.

(6:04 – 6:07)



CASE: **VAR-17244**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17244 - APPLICANT/OWNER: TOUSA HOMES, INC.

***APPLICANT REQUESTS THIS ITEM BE HELD
IN ABEYANCE TO THE DECEMBER 21, 2006
PLANNING COMMISSION MEETING***



November 13, 2006

CIVIL

VISUAL

PLANNING

ENGINEERING

PLANNING

ENGINEERING

LEED

Douglas Rankin
Planning Supervisor
Current Planning Division
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada, 89101

Attention: Nathan Goldberg

Subject: Falcon Crest Unit 1 Applications (Tousa Homes)

Dear Doug:

As I have discussed by telephone with Nathan today, this is to confirm our request to have certain land use applications previously submitted for consideration by the Planning Commission on 11/16/06 to be heard instead at the Commission's 12/21/06 meeting.

Specifically, these applications are:

Unit 1 -- ZON-17242
VAR-17244
SDR-17247

This will allow us time to address the issues that have been raised regarding this project. We will now have the all the relevant applications for Units 1, 2 and 3 heard on the 12/21/06 Planning Commission agenda.

Thanks for your assistance.

Warm regards,

WRIGHT ENGINEERS

A handwritten signature in black ink, appearing to read "Gary Liebold".

Gary Liebold, AICP

C. Jeff Anderson, Engle Homes

Forwarded to
Mr. Doug Rankin
on 11/13/2006
at 11:56 AM
Wright Engineers



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-17244

Case Number: _____

APN: 125-24-203-022

Name of Property Owner: Tousa Homes

Name of Applicant: Wright Engineers

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

☐ Yes

☒ 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: _____

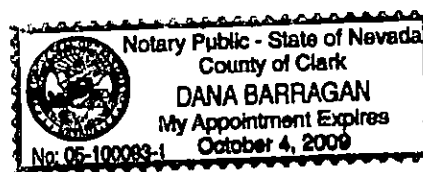
Print Name: _____

Cheryl Kypres

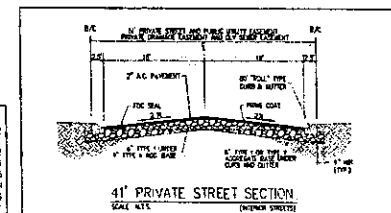
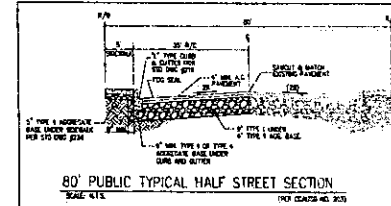
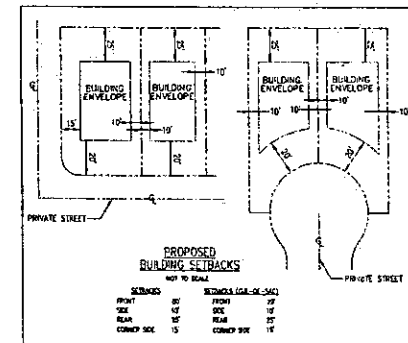
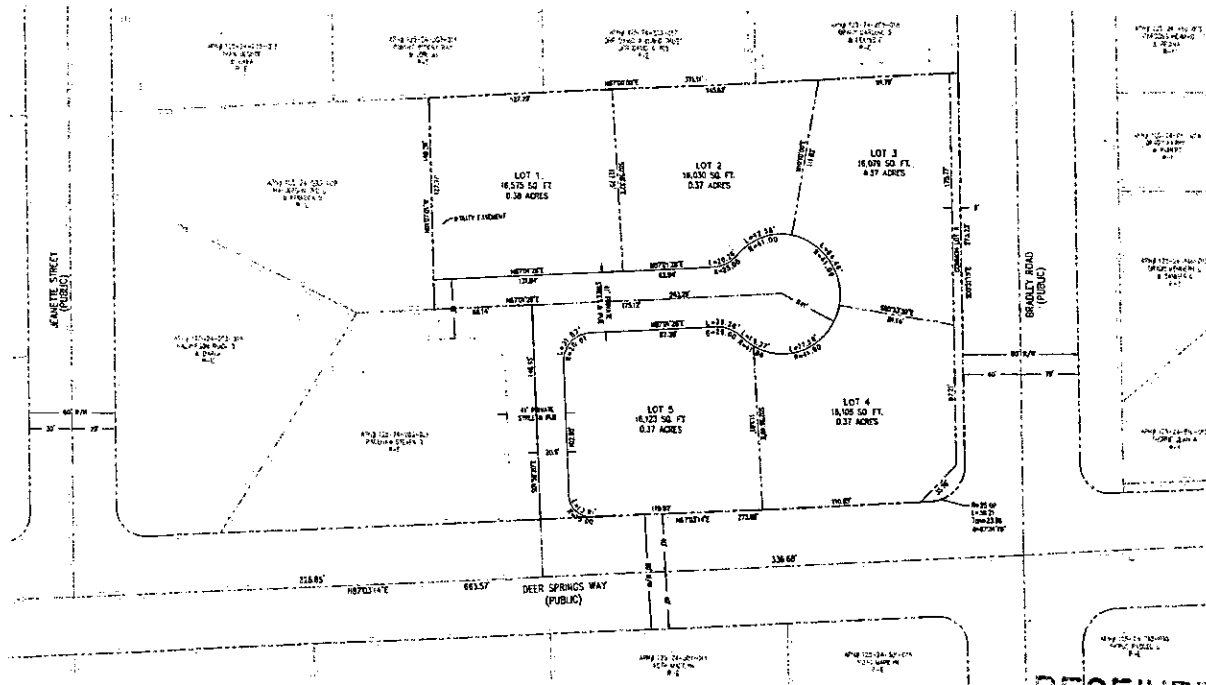
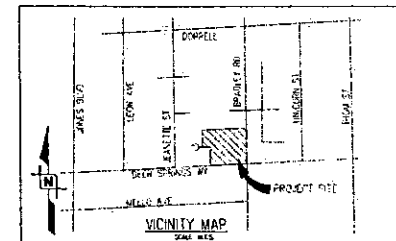
Subscribed and sworn before me

This 21st day of September, 20 06

Dana Barragan
Notary Public in and for said County and State



**R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022**



RECEIVED

OCT 02 2006

VAR-17244
11/16/06 PC

OWNER INFORMATION
 4049 125-30-000-007
 ROSA MORA
 7872 N. SANANA AVE.
 LAS VEGAS NV 89117

DEVELOPER
DANIEL HERNANDEZ
7872 W. SAGINAW AVE.
LAS VEGAS, NV 89112

ENGINEER
URGENT ENGINEERING
PAGE DEAN DINE
LAS VEGAS, NEVADA 89101
TEL (702) 833-7000 FAX (702) 254-4111
1700 S. MORGAN AVE. SUITE 100 LAS VEGAS, NV 89102

SITE DATA	
ASSESSORS PARCEL NUMBER	125-T-203-022
CURRENT ZONING	R-6
PROPOSED ZONING	11-PDZ
GROSS ACRES	2.150
NUMBER OF LOTS	5
COMMON LOTS	
DU/AC	1.75
MINIMUM LOT SIZE	56,030 SQ

WRIGHT client driven

7225 PLAZA DRIVE LAS VEGAS, NEVADA 89121
 702-923-7000 / 702-923-7001 800-932-7000
 WRIGHTENGINEERS.COM

ENGLER HOMES		DATE	REV	DATE	BY	REASON
CHECK NO. 1						
CHECK NO. 2						
3511 WEST SUMMIT AVE LOS ANGELES, CALIF 90018 (213) 252-2515 FAX (213) 252-2601						

ENCLE HOMES

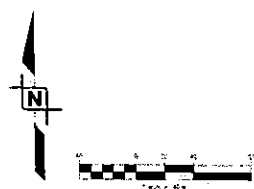
FALCON CREST UNIT 1

SITE PLAN -DEER SPRINGS WAY

DATE:	9/28/06
DRAWN BY:	BJS
PROJECT NAME:	
PROJECT NO.:	0724192
SCALE:	1"=40'



51	1 OF 1 SHEETS
DRAWING NO.	





September 28, 2006

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

Dear Ladies/Gentlemen:

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Our client intends to develop five single-family homes on the site. The site is currently designated L (Low Density Residential) in the City's Master Plan, which allows for densities up to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

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The proposed rural density residential development will be compatible with surrounding residential uses, and will be a logical and attractive use of an infill parcel that will be designed to compliment the area.

Thank you for your consideration.

Sincerely,


Gary Leebold, AICP
Director of Planning

VAR-17244
11/16/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17247 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17242 AND VAR-17244 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. -
Request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE STREETSCAPE REQUIREMENTS on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 12/20/06

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 21, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

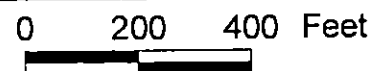
MOTION:

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(6:04 – 6:07)



R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17247 - APPLICANT/OWNER: TOUSA HOMES, INC.

***APPLICANT REQUESTS THIS ITEM BE HELD
IN ABEYANCE TO THE DECEMBER 21, 2006
PLANNING COMMISSION MEETING***



November 13, 2006

CIVIL

ARCHITECTURAL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

OTHER

Douglas Rankin
Planning Supervisor
Current Planning Division
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada, 89101

Attention: Nathan Goldberg

Subject: Falcon Crest Unit 1 Applications (Tousa Homes)

Dear Doug:

As I have discussed by telephone with Nathan today, this is to confirm our request to have certain land use applications previously submitted for consideration by the Planning Commission on 11/16/06 to be heard instead at the Commission's 12/21/06 meeting.

Specifically, these applications are:

Unit 1 – ZON-17242
VAR-17244
SDR-17247

This will allow us time to address the issues that have been raised regarding this project. We will now have the all the relevant applications for Units 1, 2 and 3 heard on the 12/21/06 Planning Commission agenda.

Thanks for your assistance.

Warm regards,

WRIGHT ENGINEERS

Gary Leibold, AICP

c. Jeff Anderson, Engle Homes

Transmitted by
Fax to Mr. Rankin
on 11/13/2006
at 11:56 AM
001/001
Wright Engineers



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17247** APN: 125-24-203-022
Name of Property Owner: Tousa Homes
Name of Applicant: Wright Engineers

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

☐ Yes

☒ 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 _____

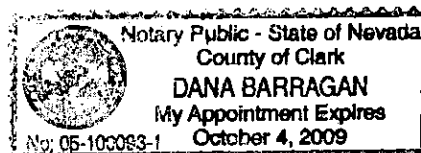
Signature of Property Owner: _____

Print Name: _____

Cheryl Kypreas

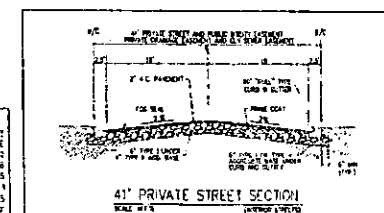
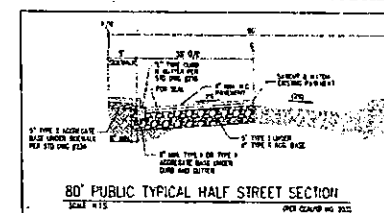
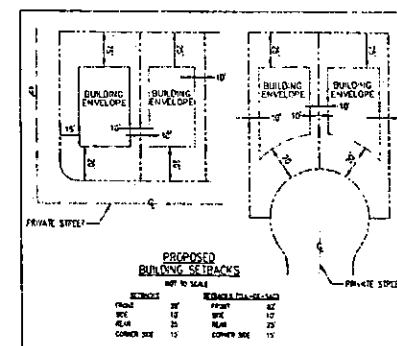
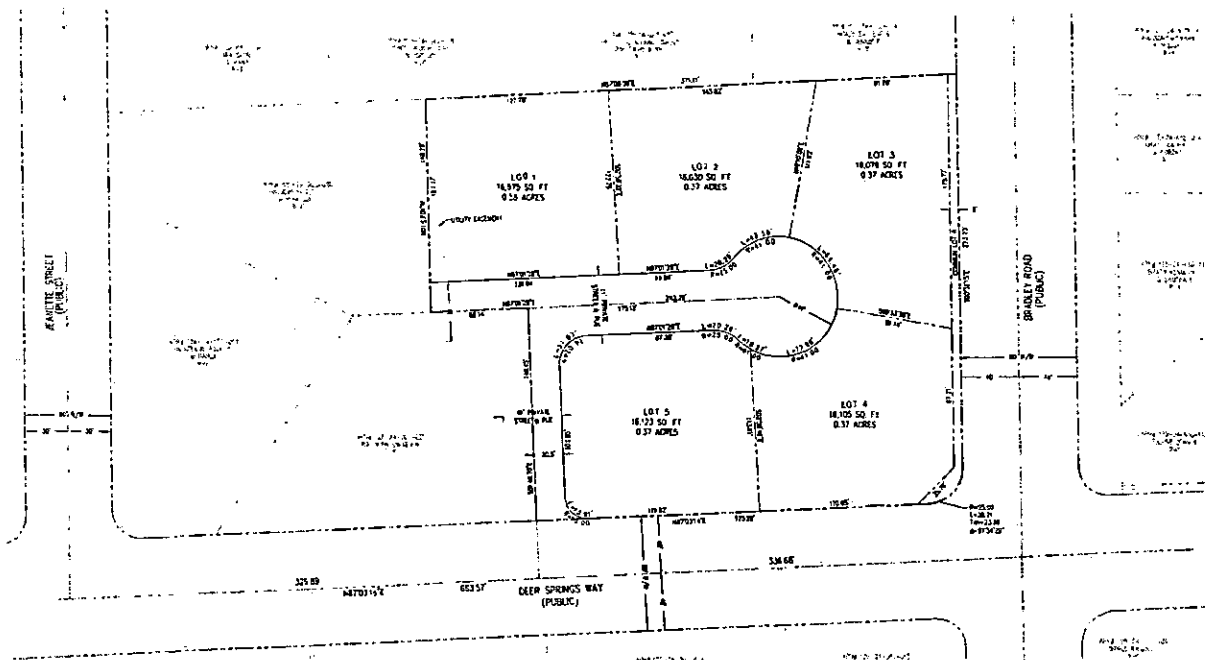
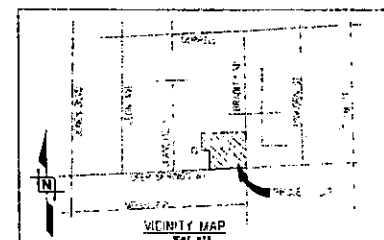
Subscribed and sworn before me

This 21st day of September 2006
Dana Barragan
Notary Public in and for said County and State



SITE PLAN FOR FALCON CREST UNIT 1 BY ENGLE HOMES

**R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022**



**RECEIVED
OCT 02 2006**

**SDR-17247
11/16/06 PC**



OWNER INFORMATION		DEVELOPER		ENGINEER	
APN# 125-24-203-022	ENGLE HOMES	ENGLE HOMES	ENGLE HOMES	ENGLE HOMES	ENGLE HOMES
700 N. JENSEN AVE.	LOS ANGELES, CA 90012	700 N. JENSEN AVE.	LOS ANGELES, CA 90012	700 N. JENSEN AVE.	LOS ANGELES, CA 90012
LOS ANGELES, CA 90012		LOS ANGELES, CA 90012		LOS ANGELES, CA 90012	

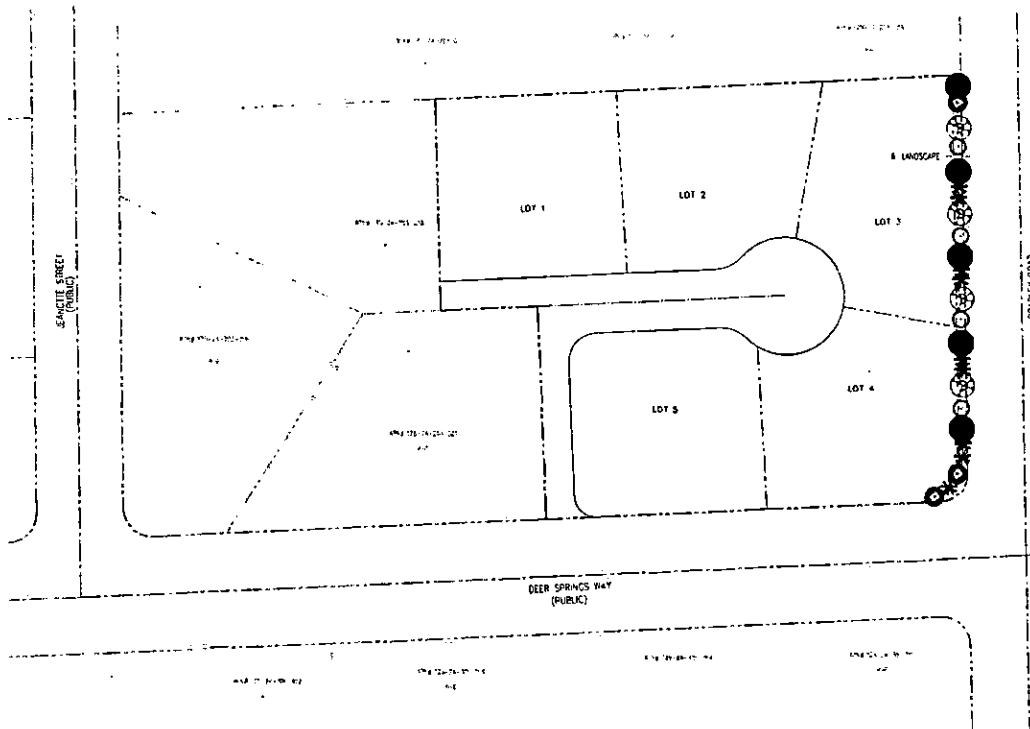
WRIGHT
client driven
125-24-203-022-022
125-24-203-022-022
125-24-203-022-022

DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION

[illegible][illegible]

LEGAL DESCRIPTION

RELATES TO THE NORTHWEST QUARTER PLAT 1, E. OF SECTION 24, TOWNSHIP 15 SOUTH RANGE 60 WEST 108 W. CLARK COUNTY, NEBRASKA MORE PARTICULAR AS DESCRIBED AS: OF THE 1044 ACRES CERTAIN RECORD OF SURVEY FILE 52 PAGE 111 OF RECORDS

[illegible]

WRIGHT
client driven

Ques	Resp	At
1. ¿Qué es un sistema de gestión de la calidad?		
2. ¿Qué es un sistema de gestión de la calidad?		
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10. ¿Qué es un sistema de gestión de la calidad?		

ENGLE HOMES

ENGLE HOMES
FALCON CREST UNIT 2
LANDSCAPING PLAN - DEER SPRINGS WAY

DATE	9/29/08
TIME	11:00
LOCATION	CH24192
NAME	1st

SDR-17247
11/16/06 PC

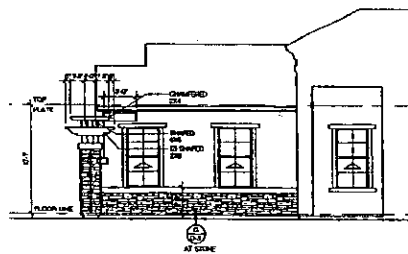


EXTERIOR ELEVATIONS

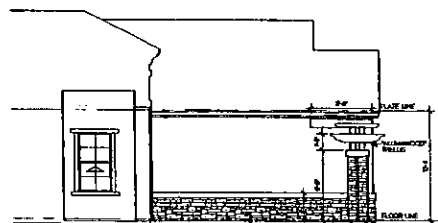
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RECEIVED
OCT 9 9 2006

SDR-17247
11/16/06 PC



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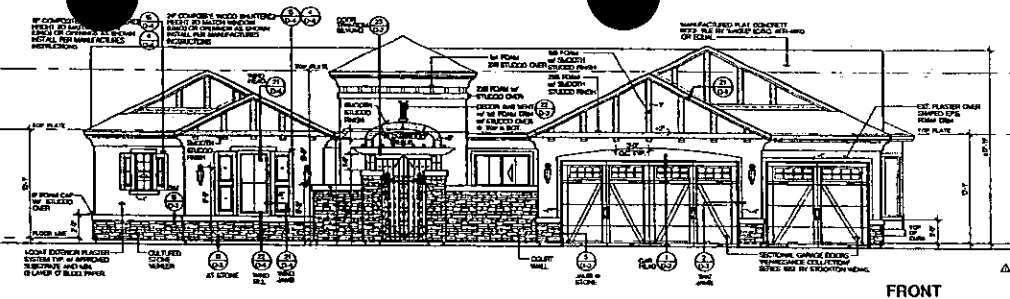


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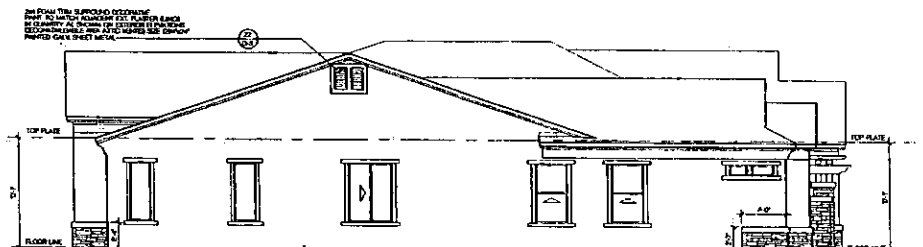
FRONT PORCH PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"

3



FRONT

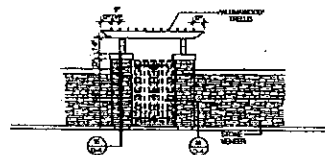


LEFT

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

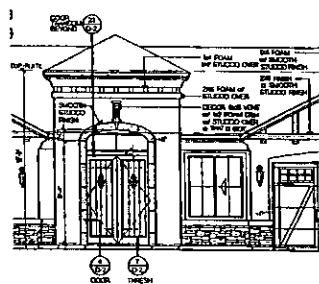
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TRELLIS FRONT ELEVATION

SCALE: 1/8" = 1'-0"

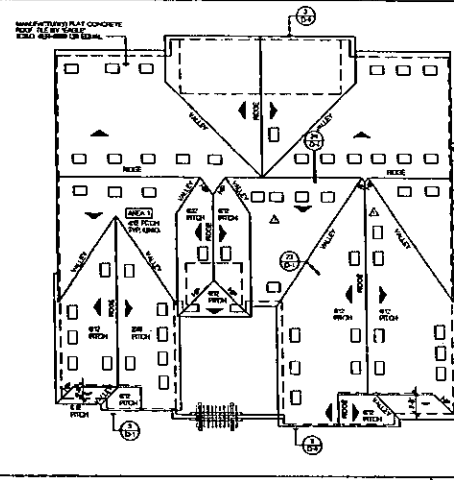
5



FRONT ELEVATION w/o GARDEN WALL

SCALE: 1/8" = 1'-0"

4



"C" ROOF PLAN

SCALE: 1/8" = 1'-0"

2

ATTIC VENTILATION	
THE FOLLOWING VENTILATION PLAN IS BASED ON THE ASSUMPTION THAT THE HOUSE IS A SINGLE-FAMILY RESIDENCE. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE VENTILATION PLAN IS BASED ON THE ASSUMPTION THAT THE HOUSE IS A SINGLE-FAMILY RESIDENCE. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.	
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	1. ROOF VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	2. WALL VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	3. FLOOR VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	4. CEILING VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	5. WINDOW VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	6. DOOR VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	7. PORCH VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	8. TERRACE VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	9. BALCONY VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	10. GARAGE VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	11. ATTIC VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	12. BASEMENT VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	13. CRAWL SPACE VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	14. UNDER SLAB VENTILATION
ALL VENTILATION SHALL BE PROVIDED BY MEANS OF THE FOLLOWING:	15. OTHER VENTILATION

Rev.	Date	By	Description
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12			
13			
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20			

Project: **BENNINGTON PARK**

TOWNA HOMES Inc. d/b/a
ENGLE HOMES
 7872 WEST SAHARA
 LAS VEGAS, NV 89117
 2004-0777



KTGY GROUP, INC.
 ARCHITECTS
 1000 WESTCLIFF DRIVE
 SUITE 100
 LAS VEGAS, NV 89117
 702.735.1234

License: 00000000

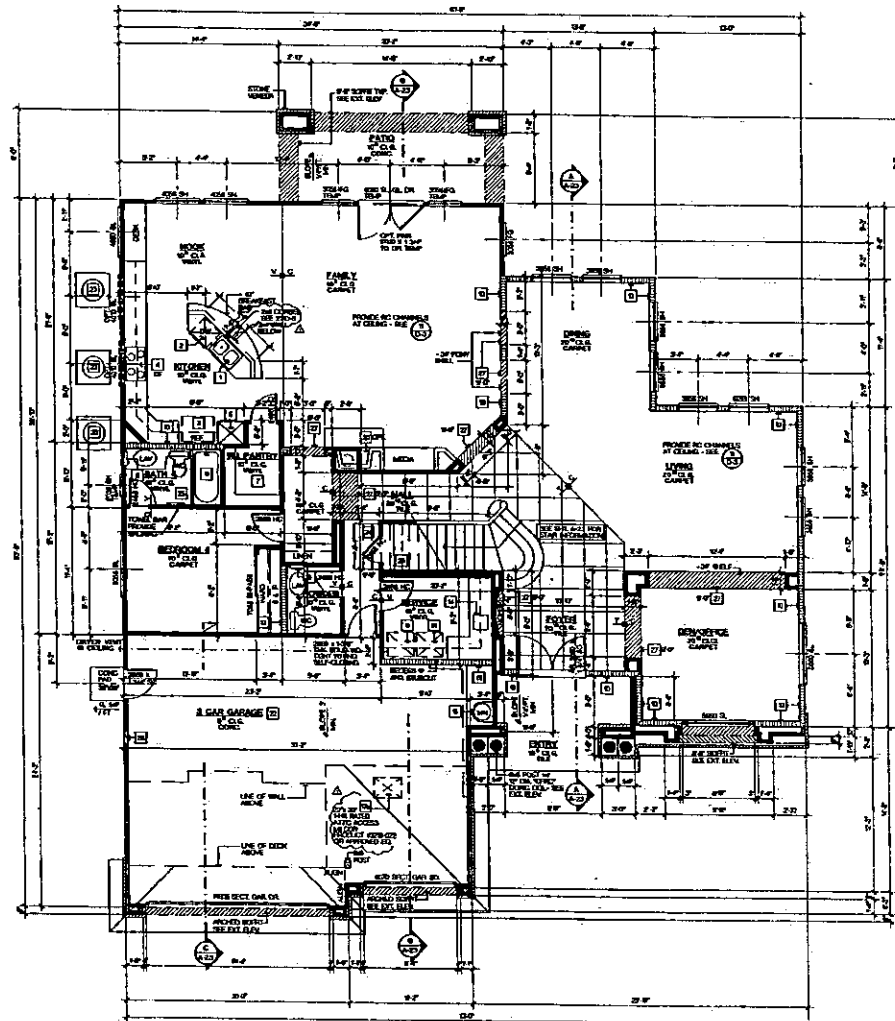
Prepared by: **CHERRY**
 Project Designer: **M. FOWLER**
 Project Manager: **N. SOUVERA**
 Project Designer: **J. TSAI**
 Checked by: **J. TSAI**

Sheet Title:
PLAN 1
"C" EXTERIOR ELEVATIONS
"C" ROOF PLAN

Sheet No.: **A17**

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FLOOR PLANS

SCALE: 1/8" = 1'-0"

1

NOTES

1. EXISTING AND NEW CONSTRUCTION SHALL BE SHOWN ON THIS PLAN.
2. CONSTRUCTION OF THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE OWNER AND THE SURVEYOR.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL WALLS ARE TO BE CONCRETE BLOCK.
5. ALL FLOORS ARE TO BE 4" THICK SLAB ON GRADE.
6. ALL ROOFS ARE TO BE 2" THICK SLAB ON GRADE.
7. ALL EXTERIOR WALLS ARE TO BE 8" THICK CONCRETE BLOCK.
8. ALL EXTERIOR DOORS ARE TO BE 36" X 80" SLIP DOORS.
9. ALL EXTERIOR WINDOWS ARE TO BE 36" X 48" DOUBLE HUNG WINDOWS.
10. ALL INTERIOR DOORS ARE TO BE 36" X 80" SLIP DOORS.
11. ALL INTERIOR WINDOWS ARE TO BE 36" X 48" DOUBLE HUNG WINDOWS.
12. ALL STAIRS ARE TO BE 36" WIDE.
13. ALL STAIRS ARE TO BE 12" HIGH.
14. ALL STAIRS ARE TO BE 12" WIDE.
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16. ALL STAIRS ARE TO BE 12" WIDE.
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18. ALL STAIRS ARE TO BE 12" WIDE.
19. ALL STAIRS ARE TO BE 12" HIGH.
20. ALL STAIRS ARE TO BE 12" WIDE.

NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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19. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
20. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SQUARE FOOTAGE

FLOOR AREA	2222 S.F.
SECOND FLOOR	1580 S.F.
TOTAL	3802 S.F.
GARAGE	776 S.F.
BACK DECK	80 S.F.
PATIO	80 S.F.
ENTRY V.A. ELEVATION	76 S.F.
ENTRY V.B. ELEVATION	77 S.F.
ENTRY V.C. ELEVATION	76 S.F.
FRONT DECK V.A. ELEVATION	104 S.F.
FRONT DECK V.B. ELEVATION	104 S.F.
FRONT DECK V.C. ELEVATION	104 S.F.

NOTE: SQUARE FOOTAGE INDICATED ABOVE IS FOR THE HOUSE ONLY. IT DOES NOT INCLUDE THE GARAGE, PATIO, DECK, OR PORCH.

REVISIONS

No.	Date	Issue #	Description
1	3/10/04	1	ISSUED FOR PERMITTING
2	3/10/04	2	ISSUED FOR PERMITTING
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8	3/10/04	8	ISSUED FOR PERMITTING
9	3/10/04	9	ISSUED FOR PERMITTING
10	3/10/04	10	ISSUED FOR PERMITTING

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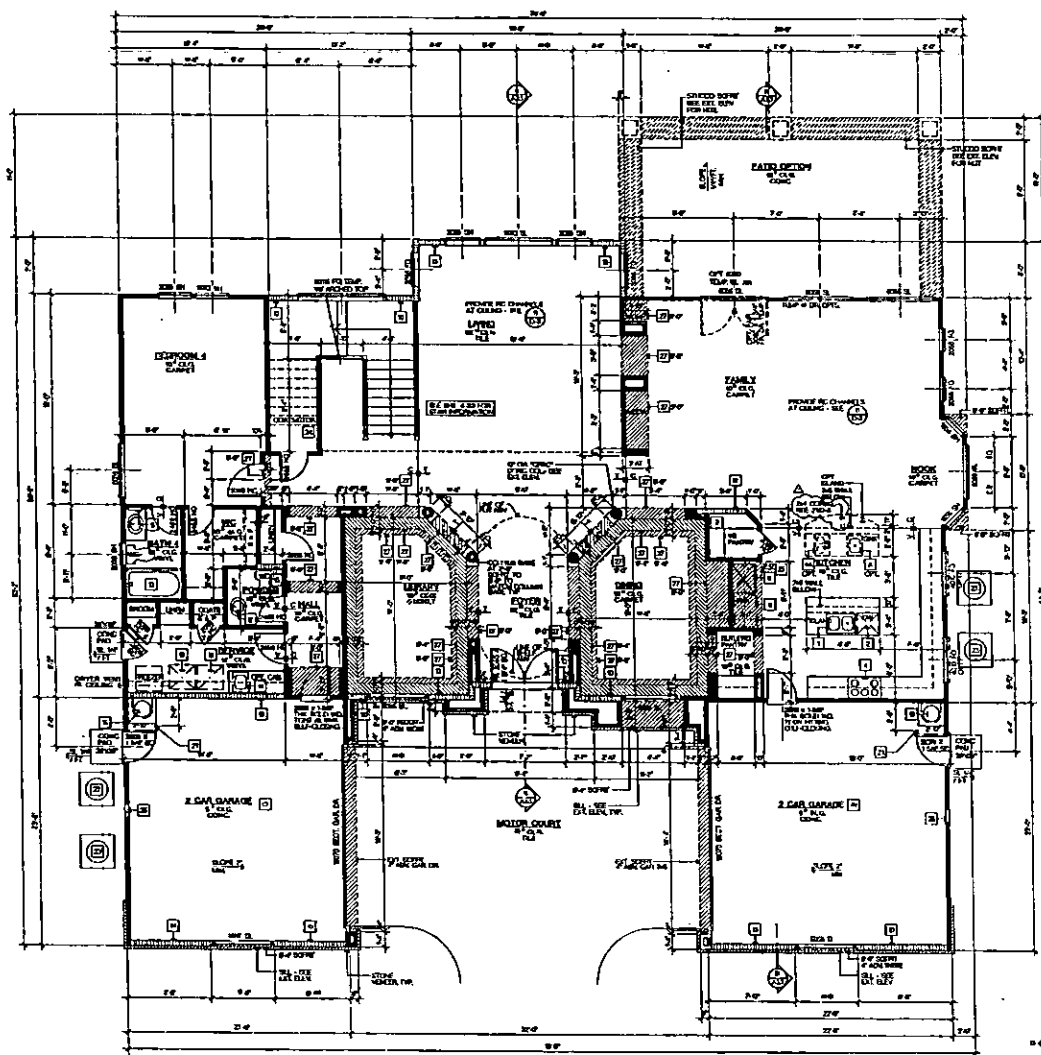
REVISIONS



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11/16/06 PC

REC'D
OCT 02 2006



FIRST FLOOR PLAN AND OPTIONS

SCALE 1/4" = 1'-0"

KEYNOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
4. ALL ROOFS ARE 6" THICK UNLESS OTHERWISE NOTED.
5. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.
6. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
7. ALL WINDOWS ARE 48" WIDE UNLESS OTHERWISE NOTED.
8. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
10. ALL FINISHES ARE TO BE DETERMINED BY THE OWNER.
11. ALL MATERIALS ARE TO BE OF GOOD QUALITY.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL AND ELECTRICAL CODES.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING AND HEATING CODES.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE PROTECTION CODES.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL CODES.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SAFETY CODES.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENERGY CODES.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUSTAINABILITY CODES.

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
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20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUSTAINABILITY CODES.

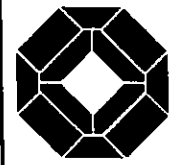
SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	10,400 S.F.
SECOND FLOOR	10,400 S.F.
TOTAL	20,800 S.F.
REAR PATIO	400 S.F.
REAR DECK	400 S.F.
GARAGE 1A 7'x10' ELEVATION	400 S.F.
GARAGE 2A 7'x10' ELEVATION	400 S.F.
GARAGE 3A 7'x10' ELEVATION	400 S.F.
GARAGE 4A 7'x10' ELEVATION	400 S.F.
GARAGE 5A 7'x10' ELEVATION	400 S.F.
GARAGE 6A 7'x10' ELEVATION	400 S.F.
GARAGE 7A 7'x10' ELEVATION	400 S.F.
GARAGE 8A 7'x10' ELEVATION	400 S.F.
GARAGE 9A 7'x10' ELEVATION	400 S.F.
GARAGE 10A 7'x10' ELEVATION	400 S.F.

Rev	Date	Revised / Description
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9	08/01/06	ISSUED FOR PERMIT
10	08/01/06	ISSUED FOR PERMIT

Project: **BENNINGTON PARK**

**TOUSA HOMES Inc. dba
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KTGYGROUP, INC.

10000 W. CENTRAL AVENUE
SUITE 200
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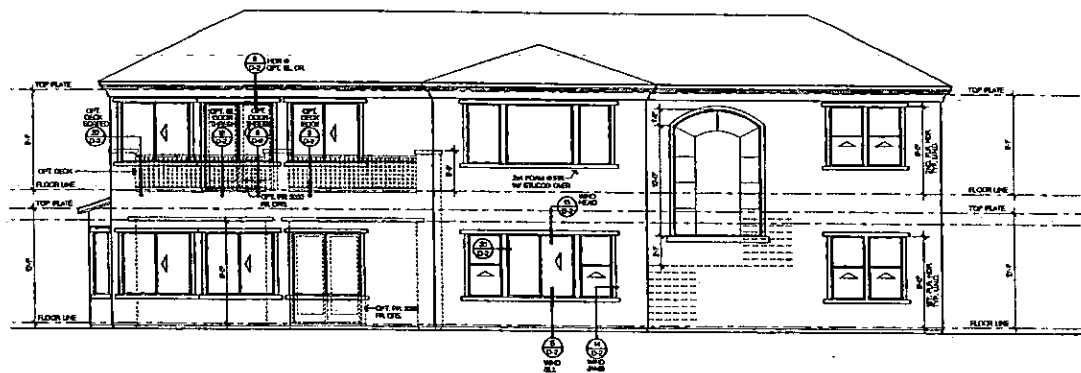
Prepared by: **J. TULLY**
Project Director: **W. FOWLER**
Project Manager: **M. SCARPA**
Project Designer: **J. TSAI**
Checked By:

Client: **PLAN 3
'A' FIRST FLOOR PLAN
AND OPTIONS**

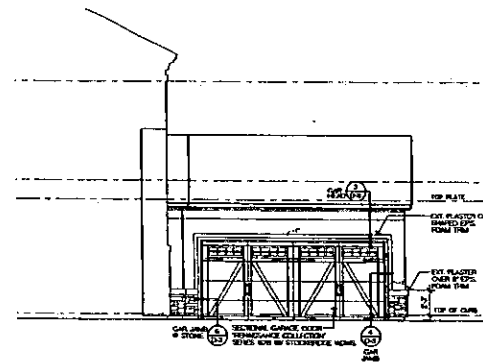
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OCT 02 2006

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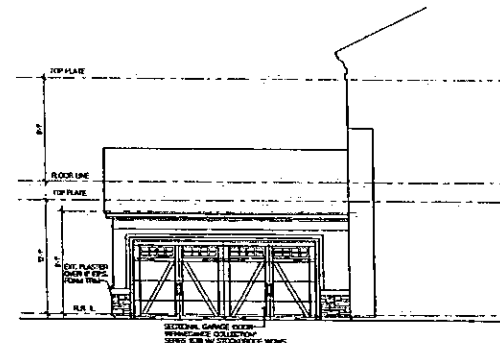
REAR



COURTYARD LEFT



RIGHT



COURTYARD RIGHT

EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0"

No. Date Issue / Description

3/15/05 REVIS. REVIS. DEPT. ELEMENTAL
3/15/05 REVIS. REVIS. DEPT. ELEMENTAL
3/15/05 REVIS. REVIS. DEPT. ELEMENTAL

Consultant

Project -
**BENNINGTON
PARK**

TOUSA HOMES Inc. dba.
ENGLE HOMES
7872 WEST SARARA
LAS VEGAS, NV 89117
2004-0777



KTGY GROUP, INC.
Architectural Firm

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DOWNEY, CA 90241

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Enrich. Collaborate.

License Stamp

Principal in Charge - J. TULLY
Project Director - M. FOWLER
Project Manager - M. SCARFIA
Project Designer - J. TSAI
Checked By -

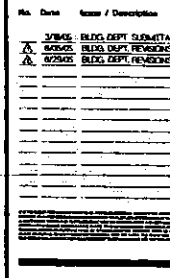
Sheet Title -
**PLAN 3
"A" EXTERIOR ELEVATIONS**

Sheet No. -

A3.4A

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ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777**

**KTGYGROUP, —**

JOHN MITCHELL, JR.

U2-05 U2B-Series

120-05 120-Series
Smart 120-Series 8040 V

Sevima, California

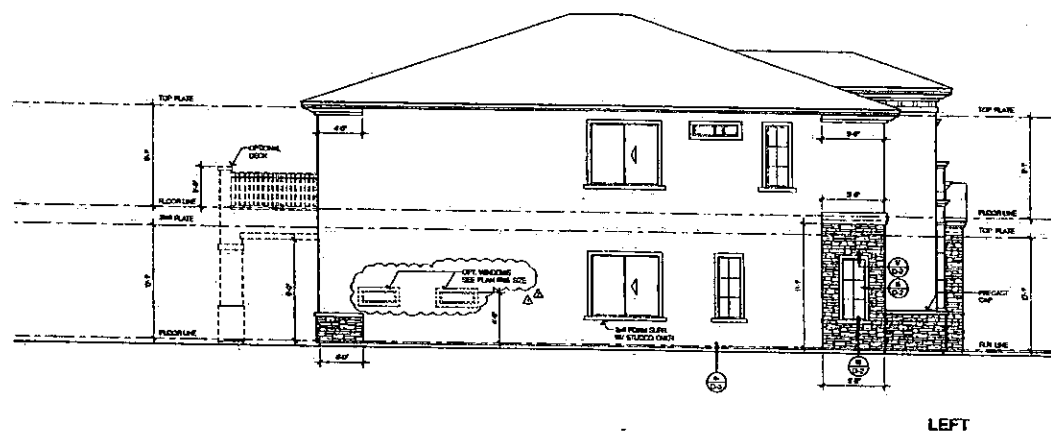
License Status

Principal in Charge : J. TRAY
Project Director : M. FOWLEN
Project Manager : H. SCARFRA
Project Designer : J. TSAM
Checked by :

COVER THIS :
 PLAN 4
 "A" EXTERIOR ELEVATIONS
 "A" ROOF PLAN

Address:

A4.4



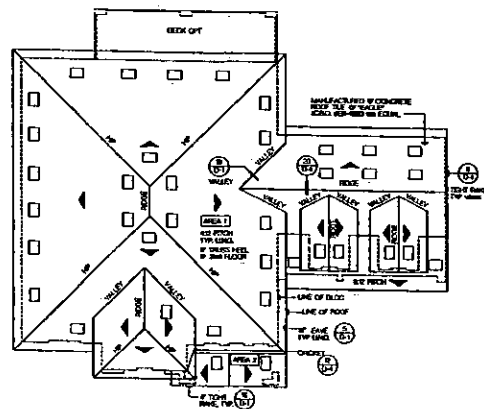
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ATTIC VENTILATION

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DATE 06-10-2001 BY 60322 UCBAW

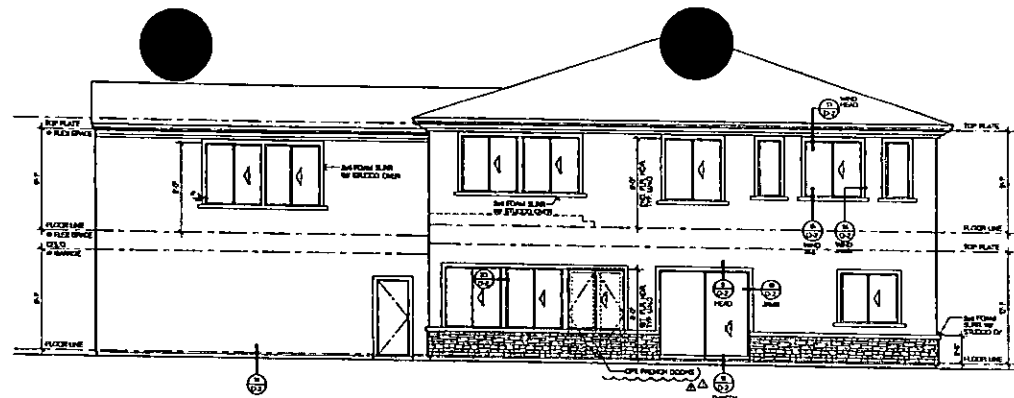
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"A" ROOF PLAN SCALE: 1/4" = 1'-0"

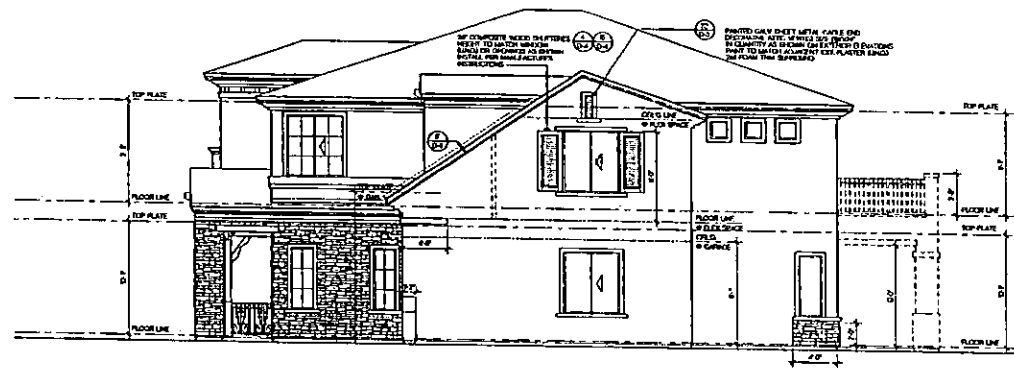
EXTERIOR ELEVATIONS

SDR-17247
11/16/06 PC

OCT 2 2006



REAR

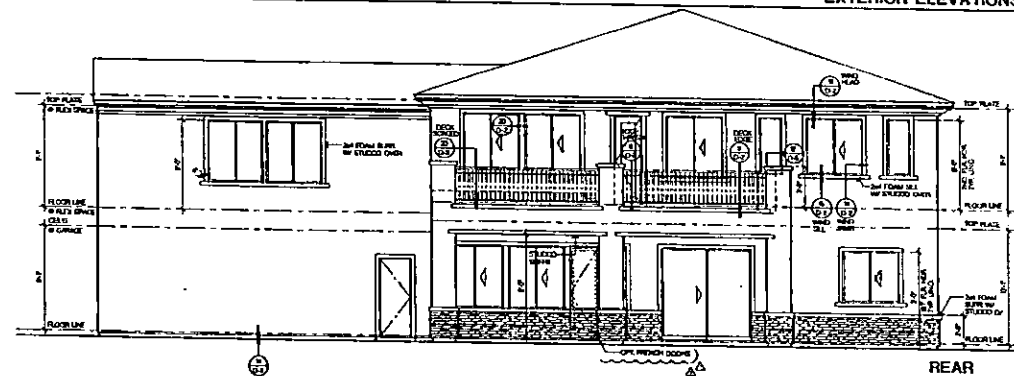


RIGHT

EXTERIOR ELEVATIONS

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

1



REAR

DECK OPTION ELEVATION

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

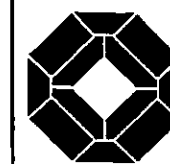
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No.	Detail	Notes / Description
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5	3/4" x 6" SILL	3/4" x 6" SILL
6	3/4" x 6" SILL	3/4" x 6" SILL
7	3/4" x 6" SILL	3/4" x 6" SILL
8	3/4" x 6" SILL	3/4" x 6" SILL
9	3/4" x 6" SILL	3/4" x 6" SILL
10	3/4" x 6" SILL	3/4" x 6" SILL
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19	3/4" x 6" SILL	3/4" x 6" SILL
20	3/4" x 6" SILL	3/4" x 6" SILL

Comments

Project: BENNINGTON PARK

TOUSA HOMES Inc. dba
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KTGY GROUP, INC.

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Phone: 972.382.1111
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License: 000000

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: M. SCARPA
Project Designer: J. TSAI
Checker: B. J.

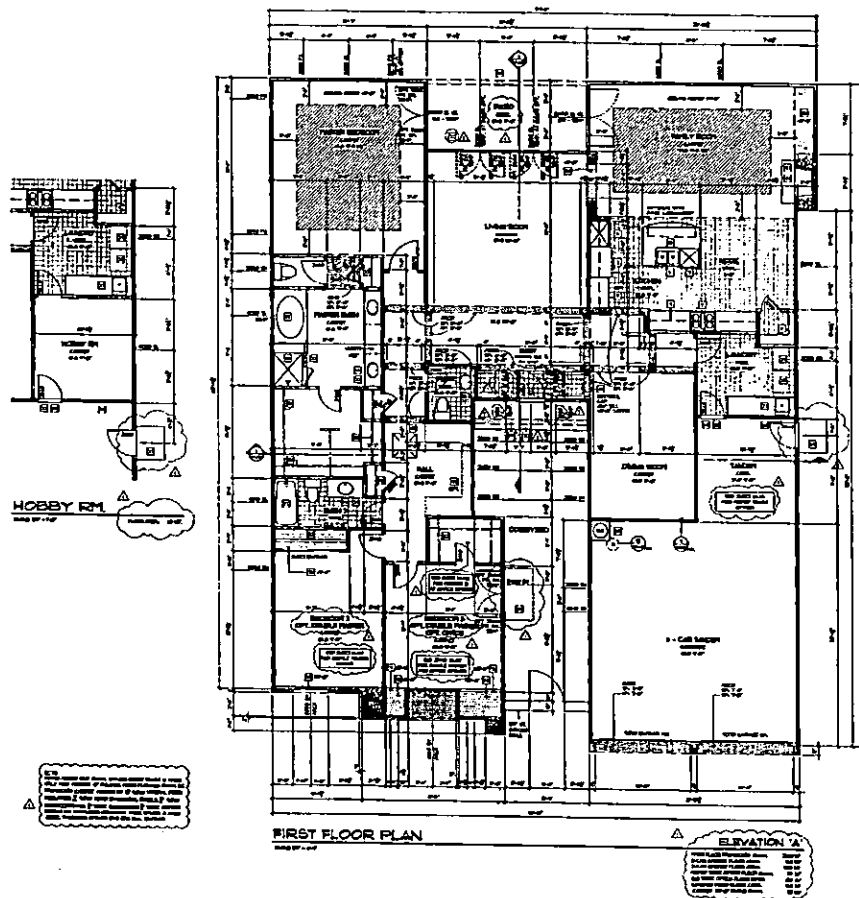
Sheet Title:
PLAN 4
"A" EXTERIOR ELEVATIONS

Sheet No.:

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KEYNOTES

1. SEE ELEVATION 'A' FOR EXTERIOR FINISHES AND COLORS.
2. SEE ELEVATION 'B' FOR EXTERIOR FINISHES AND COLORS.
3. SEE ELEVATION 'C' FOR EXTERIOR FINISHES AND COLORS.
4. SEE ELEVATION 'D' FOR EXTERIOR FINISHES AND COLORS.
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22. SEE ELEVATION 'V' FOR EXTERIOR FINISHES AND COLORS.
23. SEE ELEVATION 'W' FOR EXTERIOR FINISHES AND COLORS.
24. SEE ELEVATION 'X' FOR EXTERIOR FINISHES AND COLORS.
25. SEE ELEVATION 'Y' FOR EXTERIOR FINISHES AND COLORS.
26. SEE ELEVATION 'Z' FOR EXTERIOR FINISHES AND COLORS.

LEGEND

1. SEE ELEVATION 'A' FOR EXTERIOR FINISHES AND COLORS.	2. SEE ELEVATION 'B' FOR EXTERIOR FINISHES AND COLORS.
3. SEE ELEVATION 'C' FOR EXTERIOR FINISHES AND COLORS.	4. SEE ELEVATION 'D' FOR EXTERIOR FINISHES AND COLORS.
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19. SEE ELEVATION 'S' FOR EXTERIOR FINISHES AND COLORS.	20. SEE ELEVATION 'T' FOR EXTERIOR FINISHES AND COLORS.
21. SEE ELEVATION 'U' FOR EXTERIOR FINISHES AND COLORS.	22. SEE ELEVATION 'V' FOR EXTERIOR FINISHES AND COLORS.
23. SEE ELEVATION 'W' FOR EXTERIOR FINISHES AND COLORS.	24. SEE ELEVATION 'X' FOR EXTERIOR FINISHES AND COLORS.
25. SEE ELEVATION 'Y' FOR EXTERIOR FINISHES AND COLORS.	26. SEE ELEVATION 'Z' FOR EXTERIOR FINISHES AND COLORS.

RIVENDELL
ENGLE HOMES

PLAN 1A
FIRST FLOOR PLAN
AND OPTIONS

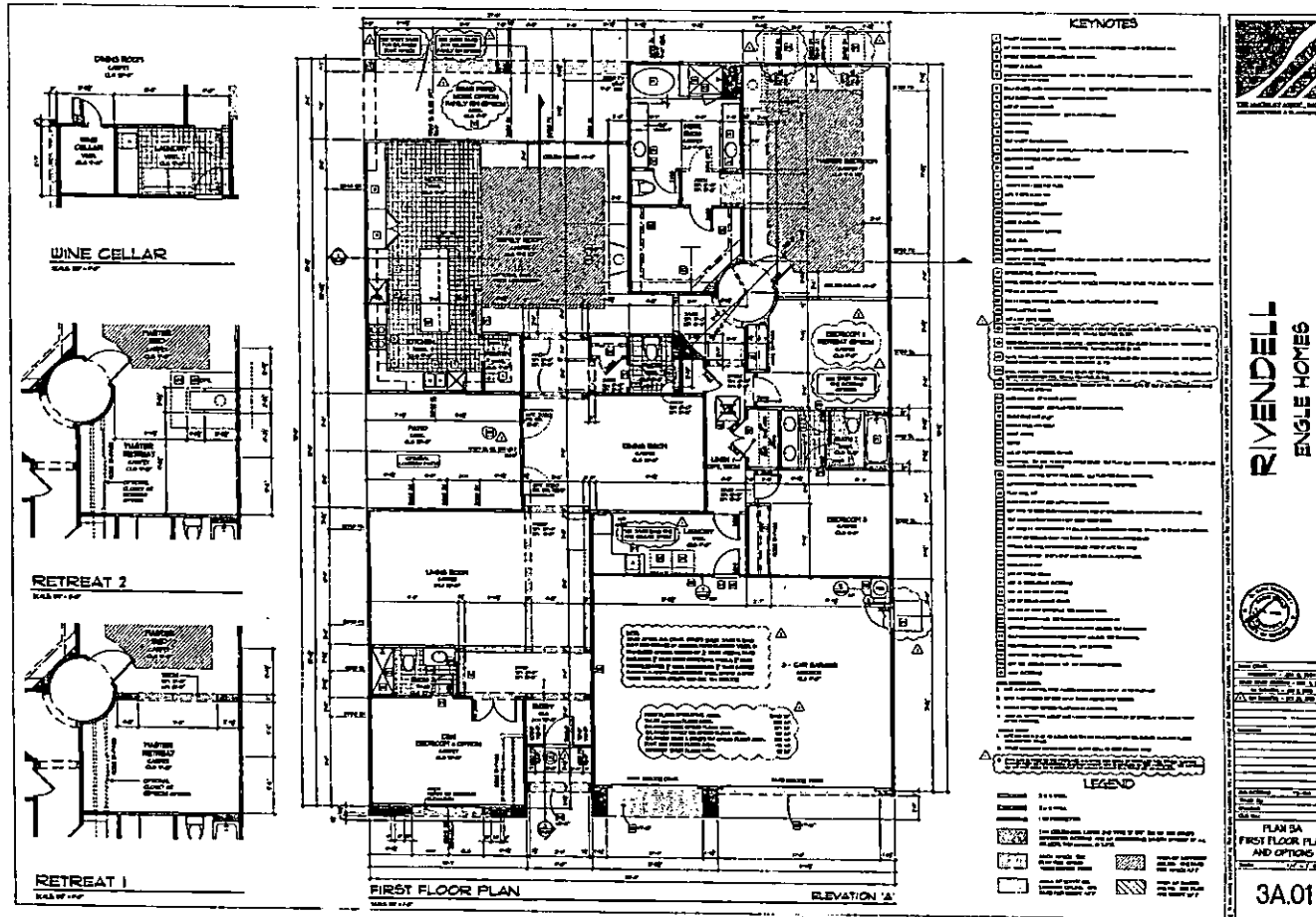
1A.01

OCT 02 2006
SDR-17247
11/16/06 PC



OCT 02 2006

SDR-17247
11/16/06 PC



REPAIR

OCT 0 2 2006

SDR-17247
11/16/06 PC



NOTE: This form may only be used for the purpose of reporting a change in the information provided on the previous form. It is not to be used for the purpose of reporting a new case. If you are reporting a new case, please use the appropriate form for that purpose. If you are reporting a change in the information provided on the previous form, please use this form. If you are reporting a change in the information provided on the previous form, please use this form. If you are reporting a change in the information provided on the previous form, please use this form.



ELEVATION 'A'

ELEVATION NOTES

- [illegible]

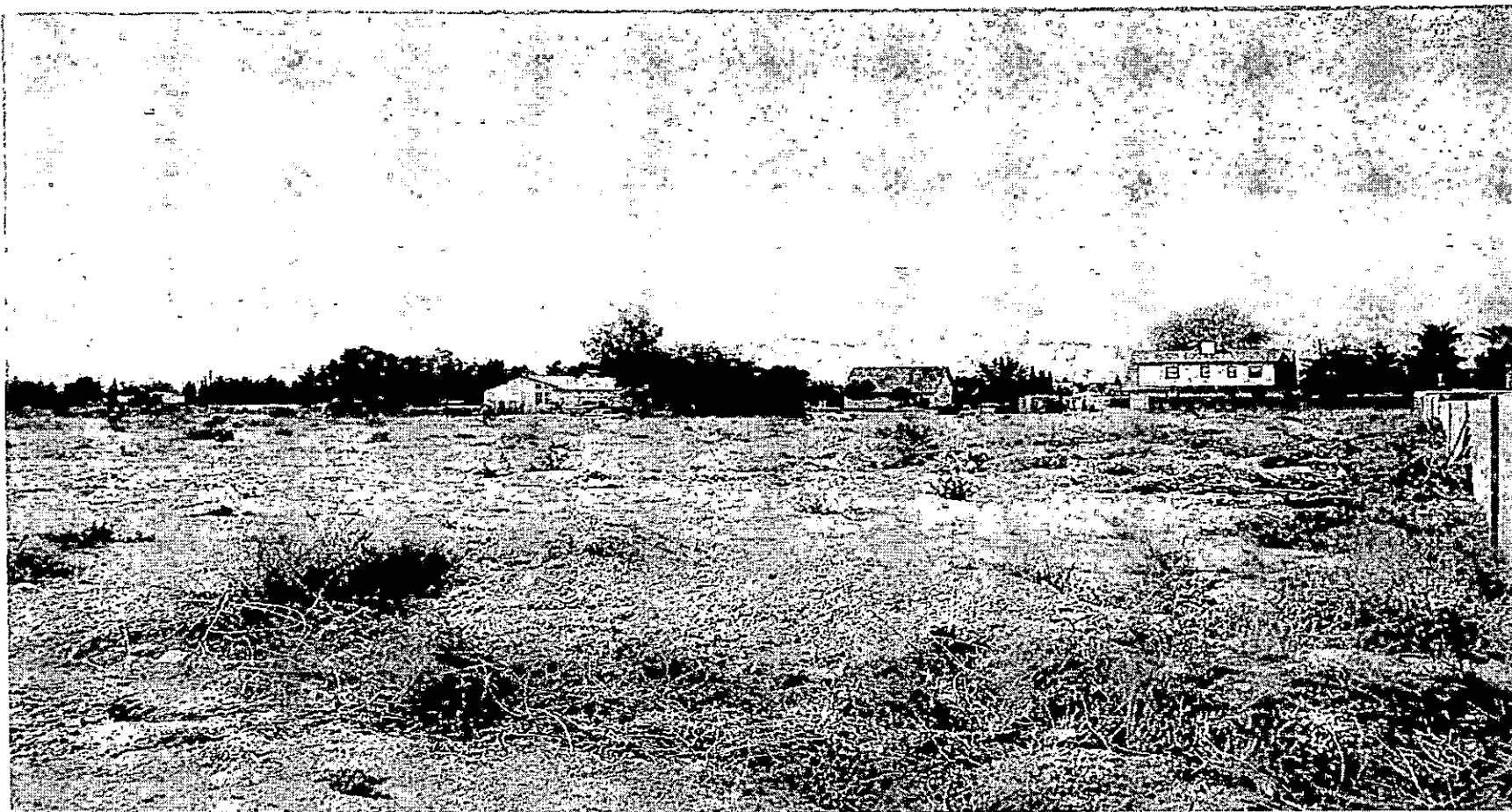


Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Phone: _____
 E-mail: _____
 Date: _____
 Drawn by: _____
 Checked: _____
 Title: _____
 PLAN 5A
 EXT. ELEVATION
 & ROOF PLAN

3A.04

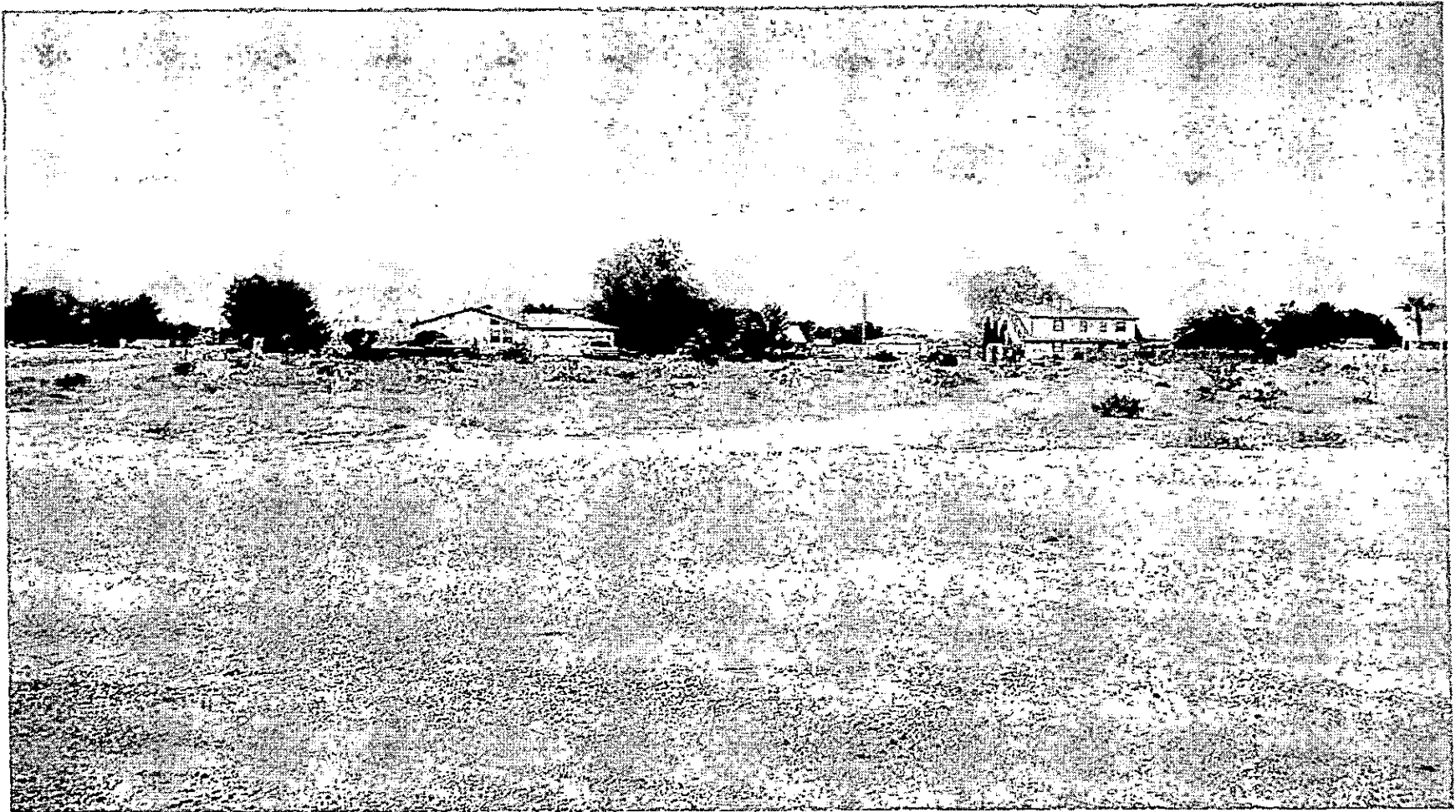
SDR-17247
11/16/06 PC

SDR 17247				
Wright Engineers				
NWC Deer Springs & Bradley				
Proposed 5 lot single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	5	9.57	48
AM Peak Hour			0.75	4
PM Peak Hour			1.01	5
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Deer Springs Way				
Average Daily Traffic (ADT)	516			
PM Peak Hour	41			
(heaviest 60 minutes)				
Bradley Road				
Average Daily Traffic (ADT)	1,329			
PM Peak Hour	106			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Deer Springs Way	49115			
Bradley Road	16200			
This project will add approximately 46 trips per day on Deer Springs and Bradley. This will increase expected volumes by about nine percent percent on Deer Springs and about four percent on Bradley. Deer Springs is at about 1 percent of capacity and Bradley is at about 8 percent of capacity.				
Based on Peak Hour use, this development will add roughly 9 additional cars into the area; which works out to about one every twelve minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17242, VAR-17244 & SDR-17247 - APPLICANT/OWNER: TOUSA HOMES, INC.
NORTHWEST CORNER OF BRADLEY ROAD AND DEER SPRINGS WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



ZON-17242, VAR-17244 & SDR-17247 - APPLICANT/OWNER: TOUSA HOMES, INC.
NORTHWEST CORNER OF BRADLEY ROAD AND DEER SPRINGS WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



September 28, 2006

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

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Tousa Homes, Inc., as the justification for related requests for a Rezoning, a Variance and a Site Development Plan Review for development of property located at the northwest corner of Deer Springs Way and Bradley Road, also known as Falcon Crest Unit 1 (APN 125-24-203-022).

Our client intends to develop five single-family homes on the site. The site is currently designated L (Low Density Residential) in the City's Master Plan, which allows for densities up to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2 (Residential Planned Development - 2 Units per Acre) on the subject site. Although the density of the proposed project, at 2.86 u.p.a., is far below the Low Density threshold of 5.5 u.p.a., the intent is to match the scale and density of the surrounding properties in the area. All of the proposed lots exceed 16,000 s.f. in area, which is in scale with nearby development. A Site Development Plan Review for the project is also being submitted. This site plan conforms to Title 19 regulations, with the exception of the minimum site size requirement of 5 acres for R-PD developments (a request for a Variance to this requirement is also being filed), and a waiver of the perimeter landscaping strip along Deer Springs Way (the one on Bradley Road is being provided). The reason for this waiver is to have the project match the lots to the west of the cul-de-sac entrance, where no landscape buffer exists. This waiver is requested as part of this Site Development Plan Review.

The proposed rural density residential development will be compatible with surrounding residential uses, and will be a logical and attractive use of an infill parcel that will be designed to compliment the area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Leebold'.

Gary Leebold, AICP
Director of Planning

SDR-17247
11/16/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-17304 - REZONING - PUBLIC HEARING - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO C-2 (GENERAL COMMERCIAL) on 2.67 acres at 2020 through 2022 West Bonanza Road and 719 Clarkway Drive (APN 139-28-301-020 and 029), Ward 5 (Weekly).

C.C.: 12/20/06

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 January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

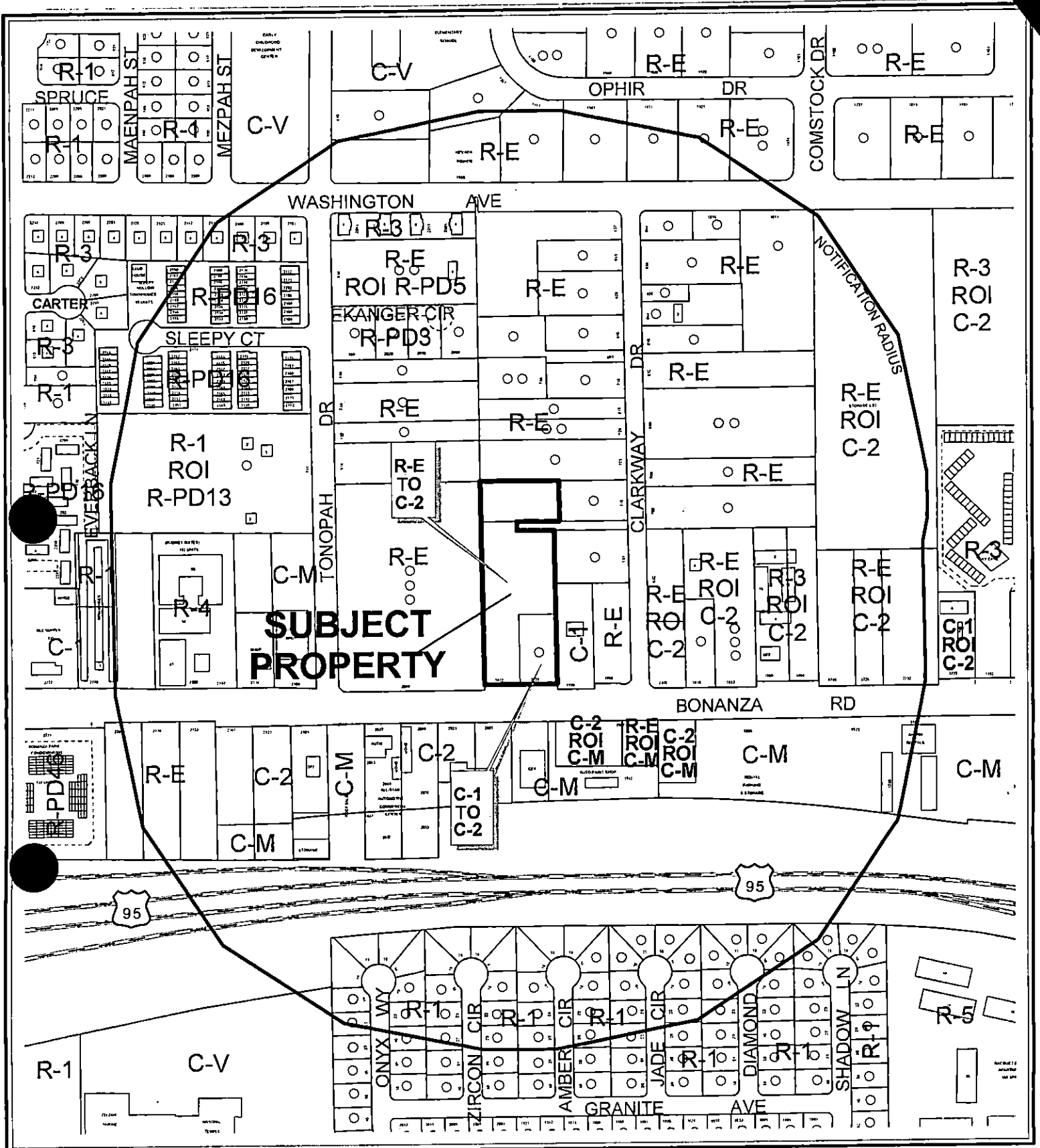
MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 14 [ZON-16179], Item 15 [VAR-16181], Item 16 [VAR-17191], Item 17 [SDR-16180] and Item 44 [TXT-17570] to the 12/07/2006 Planning Commission Meeting; Item 26 [ZON-17242], Item 27 [VAR-17244], Item 28 [SDR-17247], Item 30 [VAR-17127] and Item 31 [SDR-17128] to the 12/21/2006 Planning Commission Meeting; Item 29 [ZON-17304] to the 1/25/2007 Planning Commission Meeting, and WITHDRAW WITHOUT PREJUDICE Item 37 [SUP-17204] and Item 38 [SDR-17205] – UNANIMOUS with DUNNAM excused

MINUTES:

MR. RANKIN stated that the applicant of Items 26, 27 and 28 requested an abeyance to the 12/21/2006 Planning Commission meeting; Item 29 [ZON-17304] was requested to be held in abeyance to 01/25/2007 in order to submit a site plan.

(6:04 – 6:07)



CASE: **ZON-17304**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

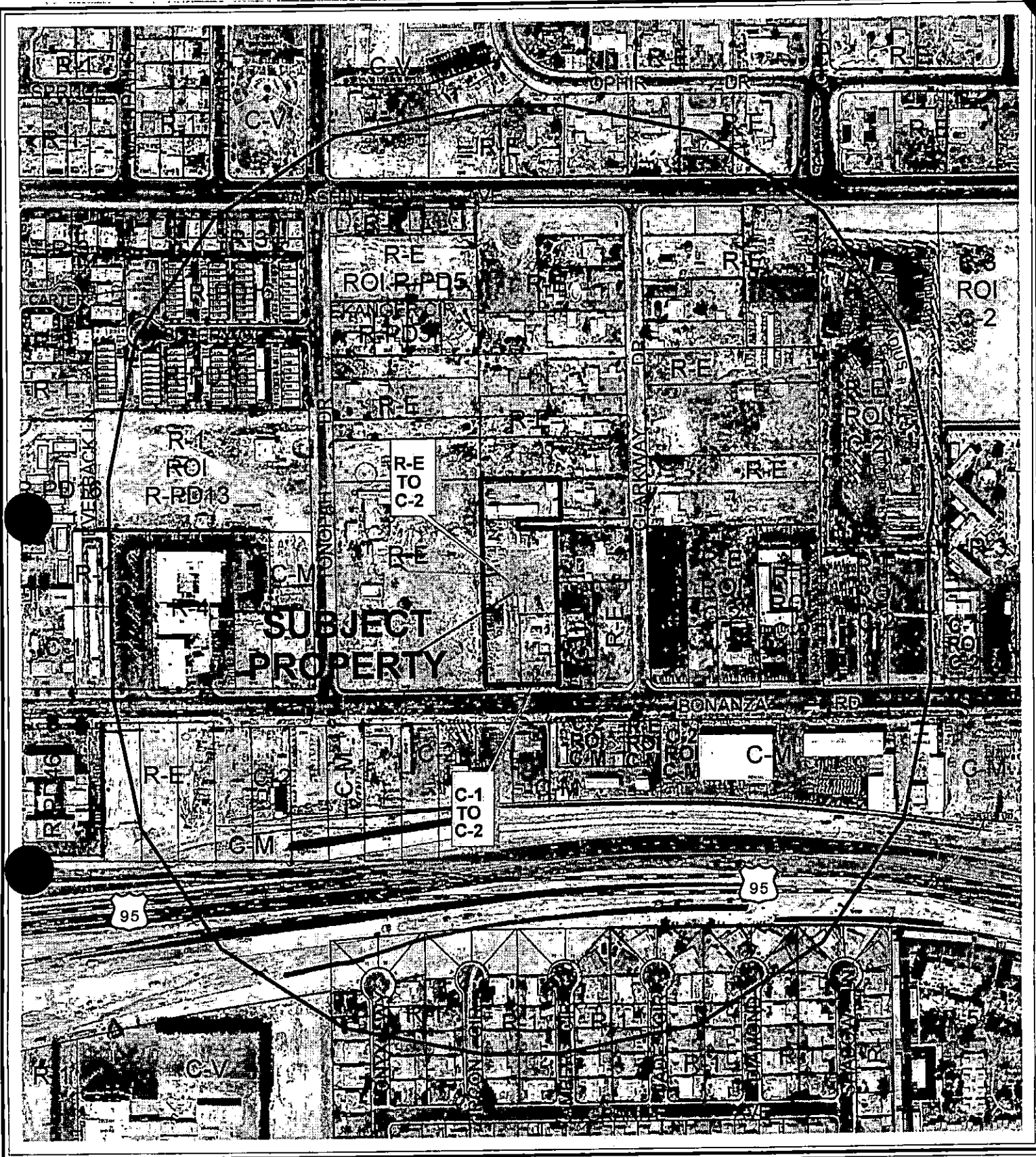
R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

0 200 400 Feet





CASE: ZON-17304

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-17304 - APPLICANT: DAVID PAWL - OWNER: VP
PROPERTIES, LLC

***APPLICANT REQUESTS THIS ITEM BE HELD
IN ABEYANCE TO THE JANUARY 25, 2007
PLANNING COMMISSION MEETING***

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

November 9, 2006

Mr. Nathan Goldberg
Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: REQUEST TO ABEY ZON-17304
APN's: 139-28-301-020 & 029
Southwest Design

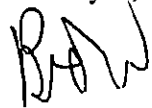
Dear Nathan,

The owner and managing member of the parcels listed above, Mr. David Pawl, is requesting abeyance of item ZON-17304 for 10 weeks in order to submit a companion application to be heard concurrently with the rezoning.

It is anticipated that we will be submitting the requested Site Development Plan Review application before the December 12, 2006 closing deadline. ZON-17304 is currently item number 29 on the November 16 Planning Commission agenda. The owner/applicant wishes to have this item held until the January 25, 2006 Planning Commission hearing in order for the companion application(s) to be heard at the same time as the rezoning case.

If you have any questions, comments, or concerns, please contact me at a number or address listed above.

Thank you,



Brent Wilson



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17304** APN: 139-28-301-029

Name of Property Owner: David Pawl

Name of Applicant: David Pawl

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

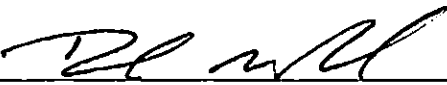
☒ No

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): _____

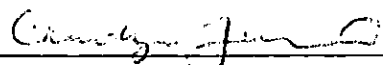
APN: _____

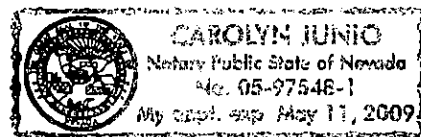
Signature of Property Owner: 

Print Name: David Pawl

Subscribed and sworn before me

This 25th day of September, 2006


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17304** APN: 139-28-301-020

Name of Property Owner: VP Properties LLC

Name of Applicant: David Pawl

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

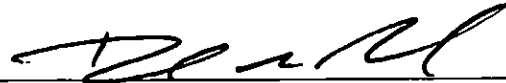
☒ No

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): _____

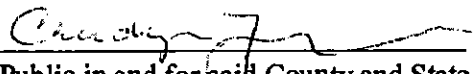
APN: _____

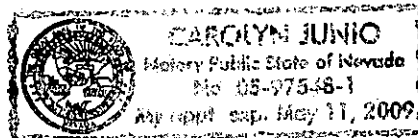
Signature of Property Owner: 

Print Name: David Pawl

Subscribed and sworn before me

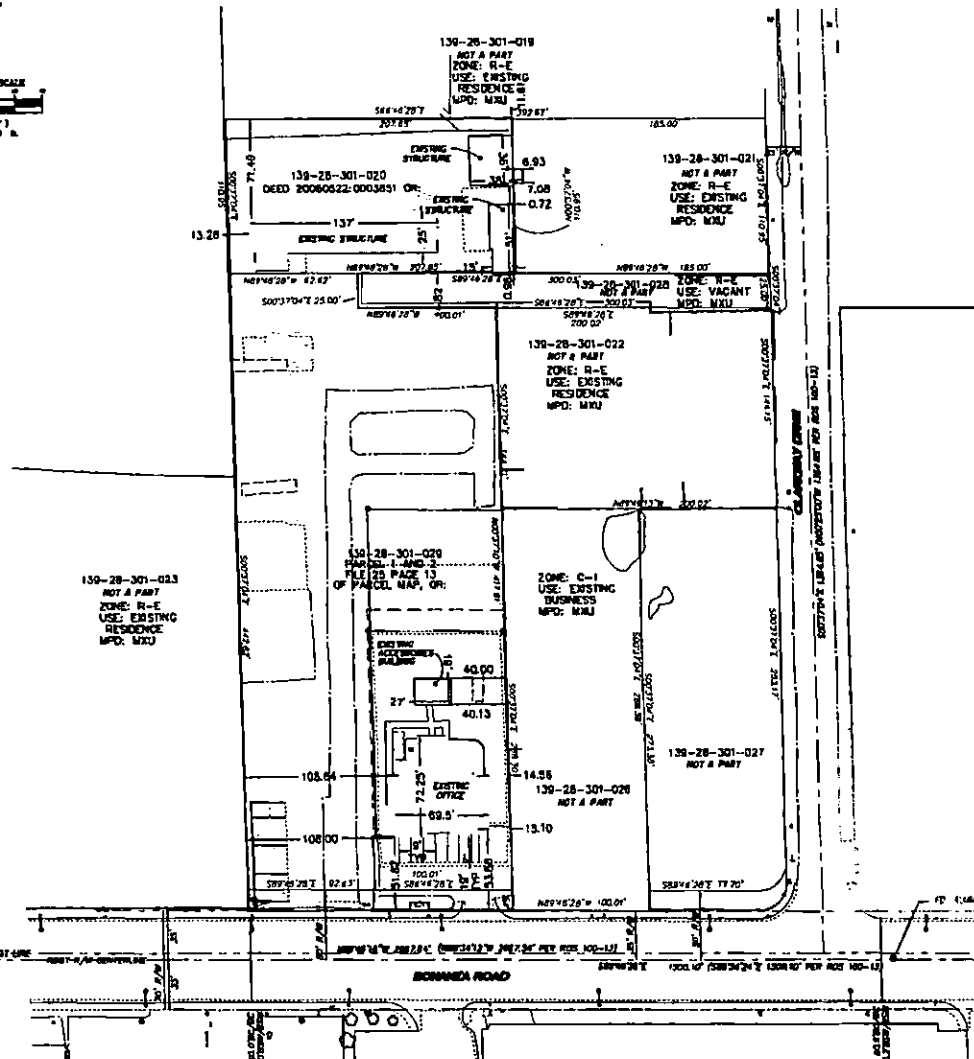
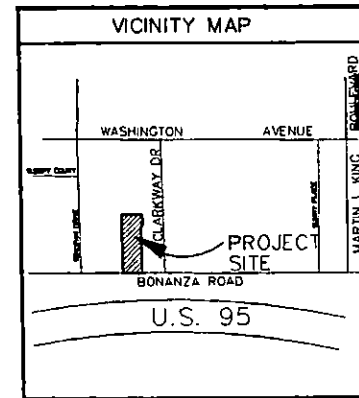
This 28th day of September, 2006


Notary Public in and for said County and State



SITEPLAN

APN: 139-28-301-020, 029



BASE OF EVIDENCE
 BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 30 SOUTH, RANGE 01 EAST, S.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. "S40 LINE BEING SOUTH 89°50' EAST."

THIS DESCRIPTION DOES NOT CONSTITUTE A DIVISION OF LAND AS DEFINED BY NEVADA REVISED STATUTES AND IS INTENDED FOR USE FOR A PARCEL OF LAND IN AN ANTICIPATED ZONING ACTION AND HAS CONSTRUCTED FROM CONSTRUCTIVE NOTICE DOCUMENTS WITHIN THE CALLATIVE RECORD BOOK, CLARK COUNTY NEVADA RECORDS, CLARK COUNTY, NEVADA.

LEGEND

- BOUNDARY SUBJECT PROPERTY
- STREET CENTERLINE
- EXISTING LOTLINE
- PD SURVEY MONUMENT AS BOUND
- ADJACENT PANEL LOCATION/ELEVATION

ELIMINATION DATUM
 (NOT SHOWN)
 NOZ BRIDGE CAN BE CORNER BONAANZA AND TOWNSHIP 30 SOUTH FROM 1980.
 516764 METERS MAJOR DATA PUBLISHED CLV
 516764 METERS MAJOR SUBSISTED CLV

ZON-17304
REVISED
11/16/06 PC

SITE-DATA	
SETTING APPLICATION:	
APN: 139-28-301-020, 029	139-28-301-020, 029
DATE: 11/16/06	11/16/06
PROJECT: ZONING ACTION	C-1, R
SCALE: 1" = 40'	C-1, R
DATE: 11/16/06	C-1, R

DATE: 11/16/06	11/16/06
PROJECT: ZONING ACTION	C-1, R
SCALE: 1" = 40'	C-1, R
DATE: 11/16/06	C-1, R

SITEPLAN
FOR SOUTHWEST DESIGN

MICHAEL FORREST
701 CHURCH AVENUE
NORTH LAS VEGAS, NV 89044
702-570-4448

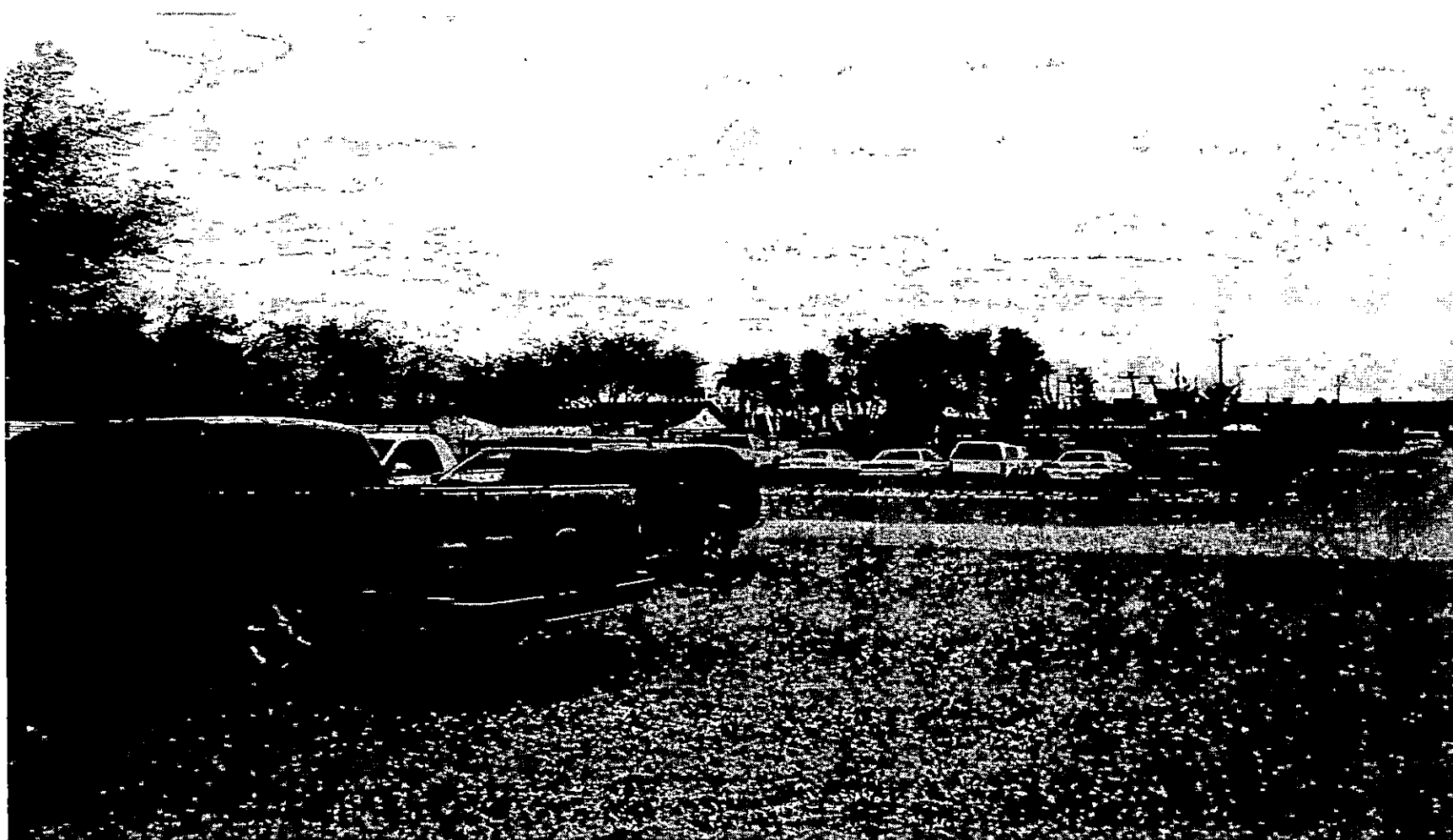
CHERRY
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RECEIVED
OCT 20 2006



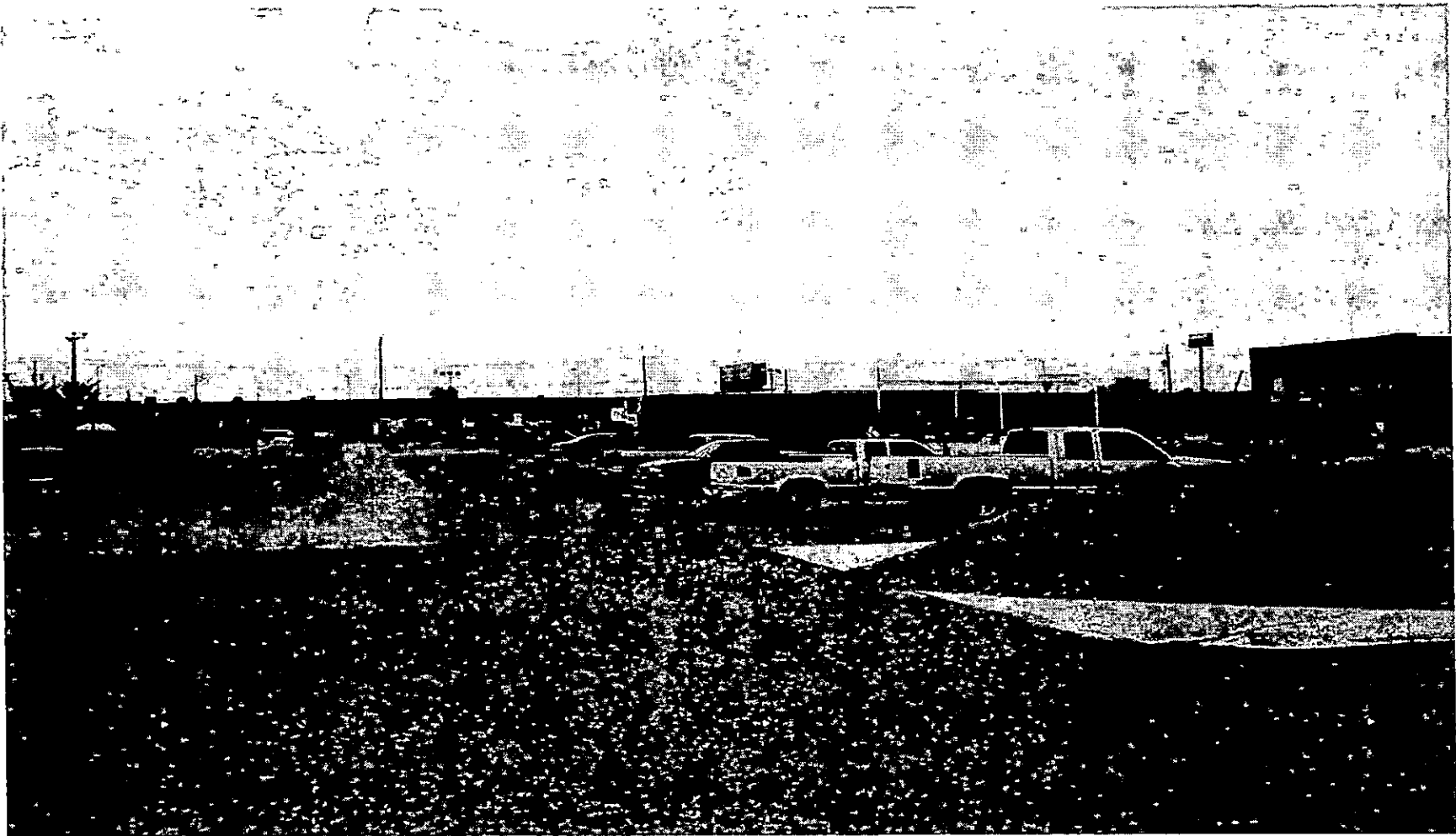
ZON-17304 - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC
2020 THROUGH 2022 WEST BONANZA ROAD AND 719 CLARKWAY DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



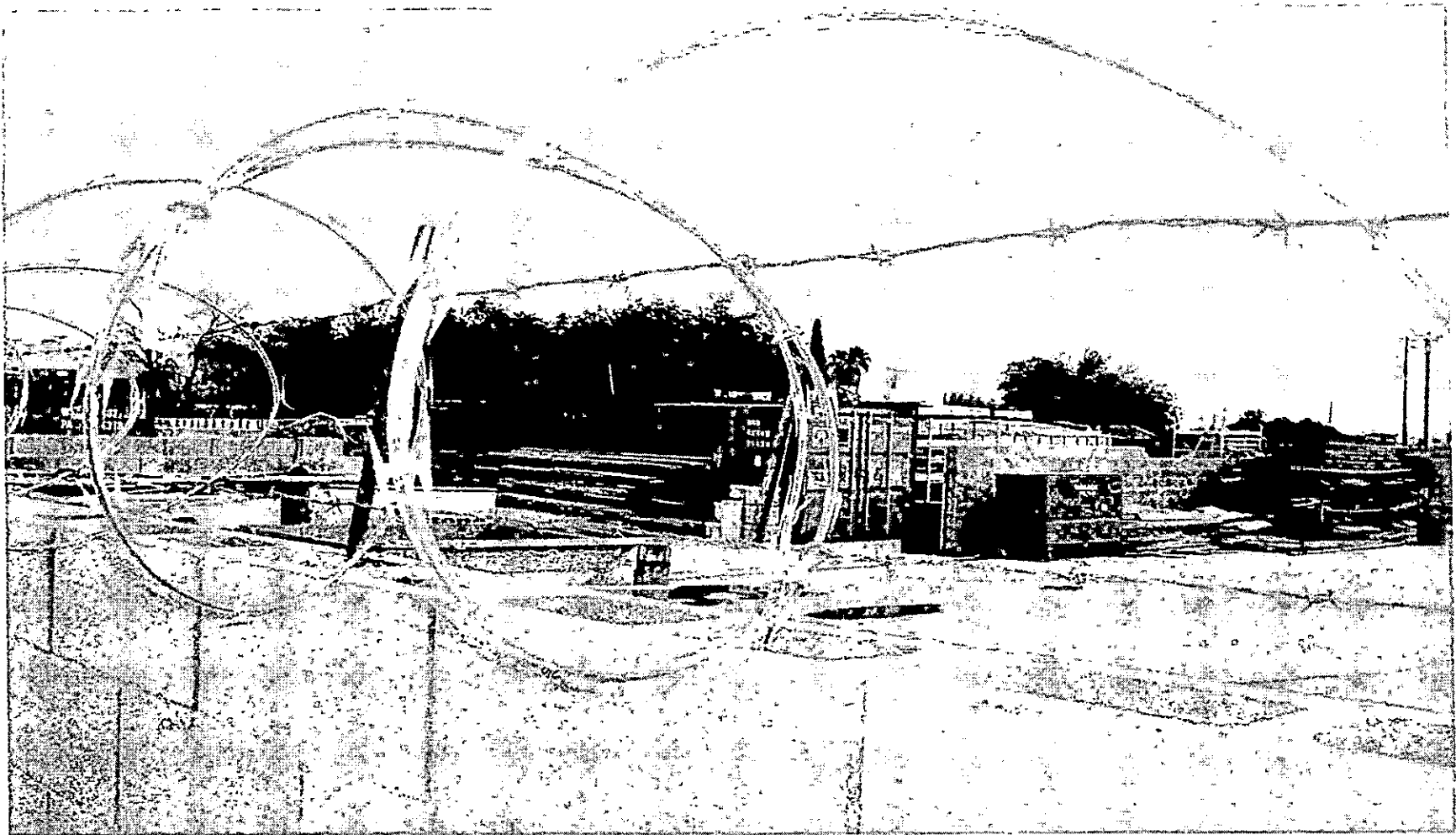
ZON-17304 - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC
2020 THROUGH 2022 WEST BONANZA ROAD AND 719 CLARKWAY DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



ZON-17304 - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC
2020 THROUGH 2022 WEST BONANZA ROAD AND 719 CLARKWAY DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



ZON-17304 - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC
2020 THROUGH 2022 WEST BONANZA ROAD AND 719 CLARKWAY DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

October 3, 2006

Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: JUSTIFICATION FOR REZONING FROM C-1 AND R-E TO C-2
APN's: 139-28-301-020 & 029
Southwest Design

Dear Planning Staff,

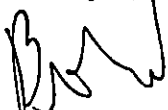
The owner and managing member of the parcels listed above, Mr. David Pawl, is requesting a rezoning to C-2 on approximately 2.67 acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. The intent of the proposed zone change is to allow a landscape material yard and outdoor storage in conjunction with the landscape design office which is currently being run on a portion of parcel 139-28-301-029. The applicant has recently purchased parcel 139-28-301-020 and would like to expand his existing operation into this area and the vacant portion of parcel 139-28-301-029, which is currently being used for parking vehicles. No buildings are being added to the existing development at this time.

The present R-E zoning on the parcels is no longer consistent with the progression of development that is occurring along the Bonanza Road corridor. This frontage is better suited for commercial and light industrial development than low density residential, which the un-built portion of the parcels are currently zoned to allow. C-2 zoning conforms to the MXU land use designation placed on this area of the City's redevelopment area, established in May of this year with GPA-9219.

The applicant feels that the proposed use and zone change are consistent and compatible with existing and future development in the area and would respectfully request a favorable recommendation from staff.

If you have any questions, comments, or concerns, please contact me at a number or address listed above.

Thank you,



Brent Wilson

ZON-17304
11/16/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 16, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-17127 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC - Request for a Variance TO ALLOW 926 PARKING SPACES WHERE 937 PARKING SPACES ARE THE MINIMUM REQUIRED on 18.98 acres at 6851 North Hualapai Way (APN 126-24-610-004), PD (Planned Development) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation under Resolution of Intent to PD (Planned Development) Zone] [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

C.C.: 12/20/06

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 21, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

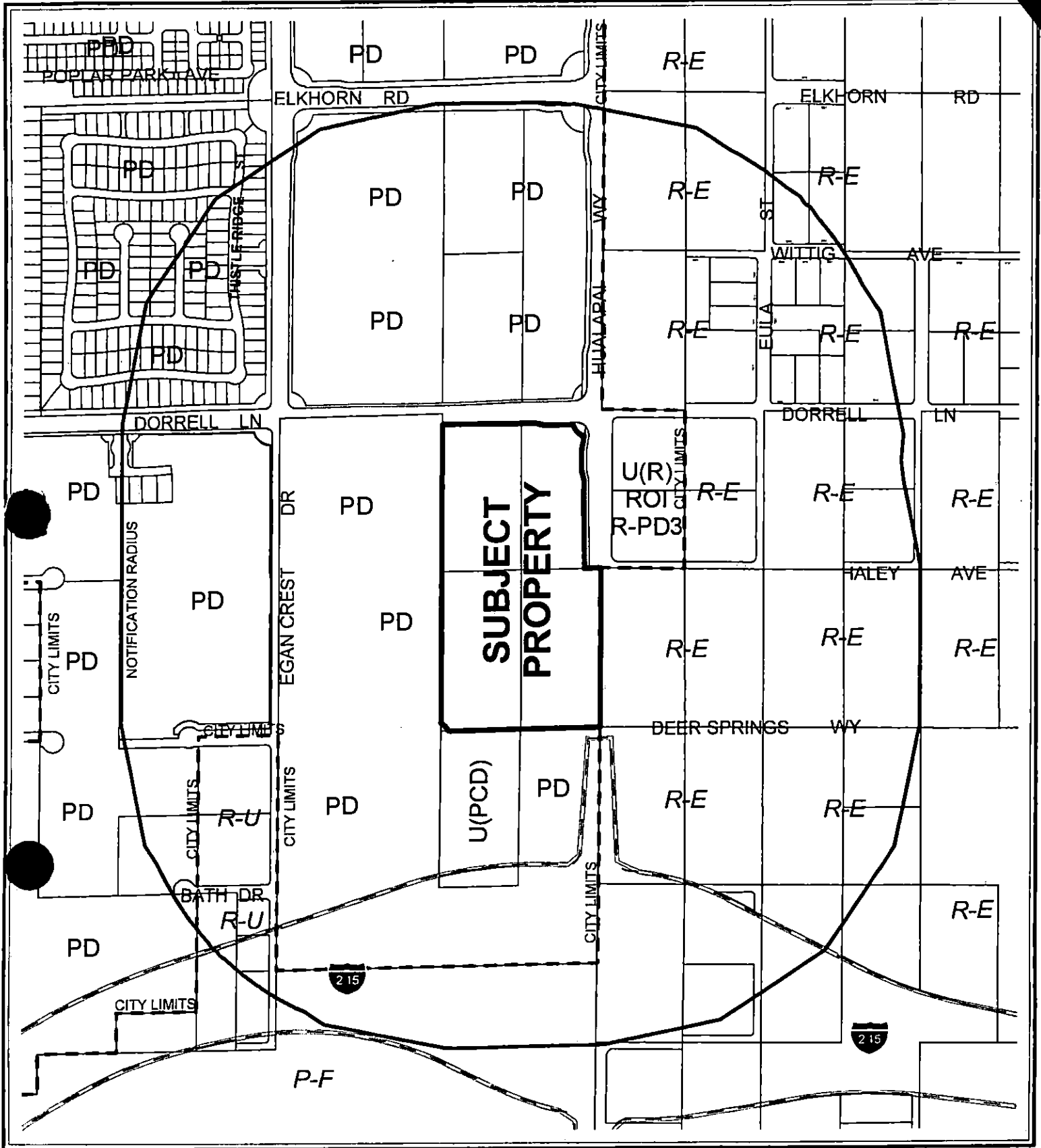
MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 14 [ZON-16179], Item 15 [VAR-16181], Item 16 [VAR-17191], Item 17 [SDR-16180] and Item 44 [TXT-17570] to the 12/07/2006 Planning Commission Meeting; Item 26 [ZON-17242], Item 27 [VAR-17244], Item 28 [SDR-17247], Item 30 [VAR-17127] and Item 31 [SDR-17128] to the 12/21/2006 Planning Commission Meeting; Item 29 [ZON-17304] to the 1/25/2007 Planning Commission Meeting, and **WITHDRAW WITHOUT PREJUDICE** Item 37 [SUP-17204] and Item 38 [SDR-17205] – **UNANIMOUS** with **DUNNAM** excused

MINUTES:

The applicant of Item 30 [VAR-17127] and related Item 31 [SDR-17128] requested the items be held to the 12/21/2006 Planning Commission meeting because the plans are being revised.

(6:04 – 6:07)

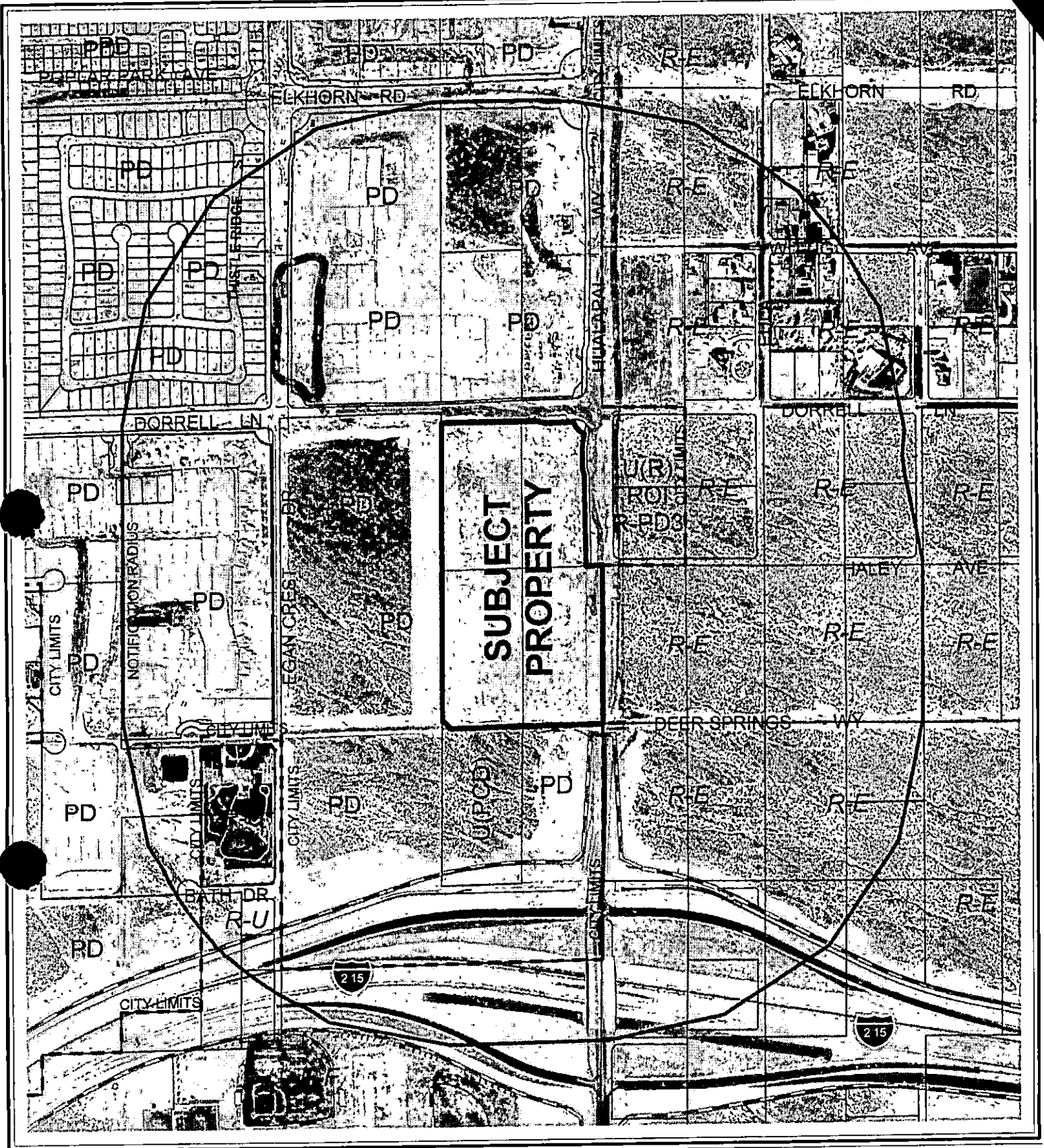


CASE: **VAR-17127**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [M (MEDIUM DENSITY RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]



CASE: **VAR-17127**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [M (MEDIUM DENSITY RESIDENTIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

**KUMMER KAEMPFFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUERrgronauer@kkbr.com
702.792-7000LAS VEGAS OFFICE
3600 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.792.7101RENO OFFICE
6565 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89128
Tel: 702.883.4280
Fax: 702.939.8457CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

November 9, 2006

VIA FACSIMILE
385-7268Mr. Doug Rankin
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101**Re: SDR-17128 & VAR-17127
Providence II**

Dear Doug:

Our office represents the property owner in the above-referenced matter. We respectfully request this matter be continued from the presently scheduled Planning Commission meeting of November 16, 2006 until December 21, 2006. The additional time is needed so staff can review the revised plans.

Thank you for your consideration. Please let me know if you have any questions or need anything further.

Sincerely,

KUMMER KAEMPFFER BONNER RENSCHAW & FERRARIO

Robert J. Gronauer

RJG/mlt



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17127 - APPLICANT/OWNER: PICERNE PROVIDENCE
II, LLC

***APPLICANT REQUESTS THIS ITEM BE HELD
IN ABEYANCE TO THE DECEMBER 21, 2006
PLANNING COMMISSION MEETING***



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Picerne Providence II

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

☒ No

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

Partner(s): _____

APN: _____

Picerno Providence, LLC
Picerno Development Corporation
Developer, Authorized Agent

Signature of Property Owner/Authorized Agent: *[Signature]*

Print Name: Ernesto R. Alvarez

Subscribed and sworn before me

This 1st day of August, 2006

Notary Public in and for said County and State



PROJECT DATA (PHASE 1)

SITE DATA:		BUILDING AREA:			
ADDRESS:	2102 DONNELLY LANE & BUCKLEBAY WAY CITY OF LAS VEGAS, NEVADA	BUILDING TYPE:	AREA	CLIMATE	TOTAL AREA
THE AREA:	1.169 ACRES	BUILDING 1	16,632 S.F.	4	76,820 S.F.
PERMITTED ZONING:	1.169 ACRES	BUILDING 2	26,296 S.F.	4	112,088 S.F.
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	BUILDING 3	14,079 S.F.	4	56,316 S.F.
		BUILDING 4	8,871 S.F.	4	35,484 S.F.
		BUILDING 5	15,433 S.F.	4	61,732 S.F.
		BUILDING 6	12,296 S.F.	4	49,184 S.F.
		BUILDING 7	8,071 S.F.	4	32,284 S.F.
DENSITY (GROSS):	20 UNITS PER ACRE	BUILDING 8 (LOFT)	8,071 S.F.	8	32,284 S.F.
REQUIRED:	248 S.U. / AC	TOTAL:			361,144 S.F.
PROVIDED:					
OPEN SPACE:	100 SF./UNIT = 36,200 S.F.	LOT COVERAGE:			
REQUIRED:	141,787 S.F.	BUILDING TYPE:	AREA	CLIMATE	TOTAL AREA
PROVIDED:		BUILDING 1	9,544 S.F.	4	38,176 S.F.
		BUILDING 2	10,608 S.F.	4	42,432 S.F.
		BUILDING 3	4,777 S.F.	4	19,108 S.F.
		BUILDING 4	5,777 S.F.	4	23,108 S.F.
		BUILDING 5	6,146 S.F.	4	24,584 S.F.
		BUILDING 6	4,508 S.F.	4	18,032 S.F.
		BUILDING 7	6,986 S.F.	4	27,944 S.F.
		BUILDING 8 (LOFT)	6,986 S.F.	8	27,944 S.F.
		CARPOUSE / WHEELS	12,500 S.F.	4	50,000 S.F.
		CANOPY	888 S.F.	4	3,552 S.F.
		TOTAL EXCLOSURE	171,112 S.F.	12	684,448 S.F.
TOTAL:	262	TOTAL:			104,640 S.F.

PROJECT DATA (PHASE 2)

SITE DATA:		BUILDING AREA:			
ADDRESS	W.C. DOWELL LANE & HILLMAN WAY CITY OF LEO WORTH, GA	BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
SITE AREA:	4.46 ACRES	BASED ON	36,364 S.F.	3	109,092 S.F.
PROPOSED ZONING	R-4	BUILDING IS	10,878 S.F.	1	10,878 S.F.
PROPOSED USE	MULTIFAMILY RESIDENTIAL	LOFT	1,946 S.F.	6	11,676 S.F.
		TOTAL			130,798 S.F.
DENSITY (GROSS)	25 UNITS PER ACRE				
	24.6 D.M. / AC				
OPEN SPACE:	100 S.F./UNIT = 12,600 S.F.				
	37,047 S.F.				
UNIT MIX:		LOT COVERAGE:			
UNIT TYPE	AMOUNT	BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
UNIT A3	20	BUILDING B	10,800 S.F.	2	21,600 S.F.
UNIT B3	20	BUILDING A	3,778 S.F.	3	11,334 S.F.
UNIT C3	20	BUILDING B	6,007 S.F.	1	6,007 S.F.
UNIT D1	20	LOFT	1,925 S.F.	4	7,700 S.F.
UNIT E1	11	CONDO	800 S.F.	1	800 S.F.
UNIT F1	6	TOWN HOUSE/DETACH	120 S.F.	6	720 S.F.
TOTAL:	124	TOTAL			50,763 S.F.

PROJECT DATA (OVERALL)

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SITE DATA:
TOTAL UNITS      256

PARKING:

INFO. MISC.      # UNITS      SPACES REQD.
1. DRIVEWAY UNITS      180      1.00      240 P.S.
2. SIDEWALK UNITS      100      1.75      46.0 P.S.
3. SIDEWALK UNITS      25      2.00      75.0 P.S.

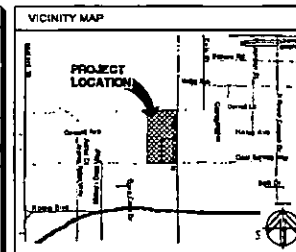
VEHICLE PARKING
CLASSES:      # SPACES / 5 UNITS      152 P.S.
1. SPACE / 300 S.F.      20      20 P.S.
2. SPACE / 300 S.F.      132 P.S.

TOTAL REQUIRED      337 P.S.

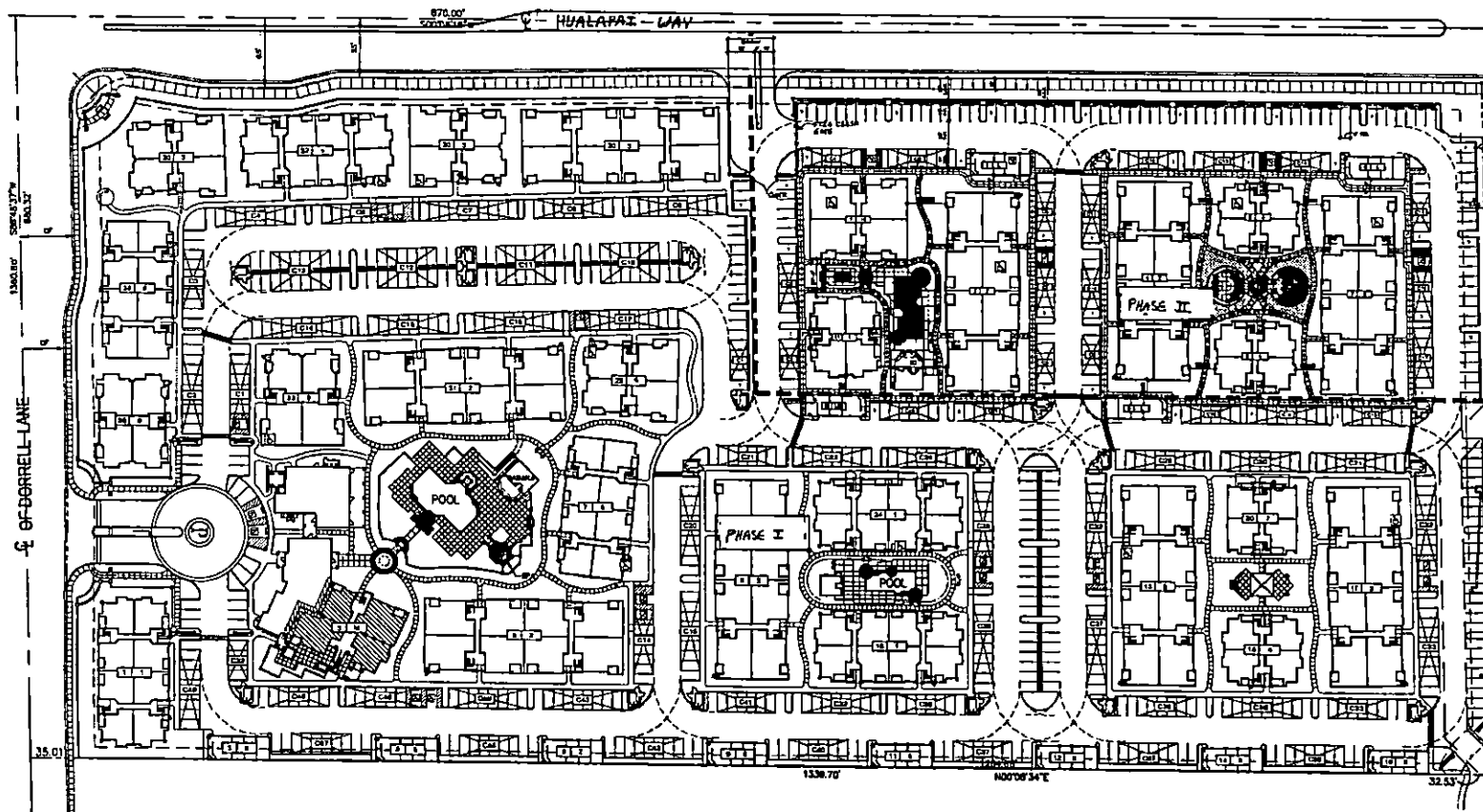
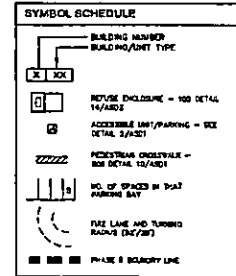
PROVIDED:
UNCOVERED      300 P.S.
COVERED      200 P.S.
SHADE      85 P.S.
TOTAL PROVIDED      586 P.S.

ACCEPTABLE PARKING:
STANDARD ACCESSIBLE      5 P.S. @ 40 S.F. = 160 S.F.      12.5 P.S.
TOTAL ACCESSIBLE PARKING      5 P.S. @ ACCESSIBLE STALLS      12.5 P.S.
TOTAL PROVIDED      586 P.S.

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b|iltform
architecture

**biliform architecture
group
of nevada, inc.**
4318 S.W. 40th Ave. Suite 121
Phoenix, Arizona 85016
Phone 602.361.1000 Fax 602.361.1000



UPREEMPT at Providence - Phase II

Picerne Development Corp.

1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 278-9444 FAX: (602) 253-1806

RECEIVED
NOV 16 1966

RECEIVED
NOV 8 2007



OVERALL - SITE PLAN

A1.0

VAR-17127 SDR-17128
REVISED 11/16/06 PC

PROJECT DATA

SITE DATA:

ADDRESS: A.R.C. CORNEL LANE & HUALAPAI HWY
CITY OF LAS VEGAS, NEVADA

WFE AREA: 8.46 ACRES

PROPOSED ZONING: R-4

PROPOSED USE: MULTIFAMILY RESIDENTIAL

CONVEY (GROSS): 30 UNITS PER ACRE

REQUIRED: 24.8 A.C. / 40

PROVIDED: 100 SF./UNIT = 15,000 SF.

UNIT MIX:

UNIT TYPE

UNIT A3

UNIT B2

UNIT C1

UNIT D1

UNIT E1

UNIT F1

UNIT G1

UNIT H1

UNIT I1

UNIT J1

UNIT K1

UNIT L1

UNIT M1

UNIT N1

UNIT O1

UNIT P1

UNIT Q1

UNIT R1

UNIT S1

UNIT T1

UNIT U1

UNIT V1

UNIT W1

UNIT X1

UNIT Y1

UNIT Z1

UNIT AA1

UNIT AB1

UNIT AC1

UNIT AD1

UNIT AE1

UNIT AF1

UNIT AG1

UNIT AH1

UNIT AI1

UNIT AJ1

UNIT AK1

UNIT AL1

UNIT AM1

UNIT AN1

UNIT AO1

UNIT AP1

UNIT AQ1

UNIT AR1

UNIT AS1

UNIT AT1

UNIT AU1

UNIT AV1

UNIT AW1

UNIT AX1

UNIT AY1

UNIT AZ1

UNIT BA1

UNIT BB1

UNIT BC1

UNIT BD1

UNIT BE1

UNIT BF1

UNIT BG1

UNIT BH1

UNIT BI1

UNIT BJ1

UNIT BK1

UNIT BL1

UNIT BM1

UNIT BN1

UNIT BO1

UNIT BP1

UNIT BQ1

UNIT BR1

UNIT BS1

BUILDING AREA:

BUILDING TYPE

AREA

QUANTITY

TOTAL AREA

REMARKS

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SYMBOL SCHEDULE

BUILDING NUMBER

BUILDING UNIT TYPE

NO. OF SPACES IN THAT

PARKING BAY

RECYCLE ENCLOSURE -

RECYCLE UNIT

ACCESSIBLE UNIT/PARKING

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KUMMER KAEMPFER BONNER RENSHAW & FERRARIO
ATTORNEYS AT LAW

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Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129-5074
Tel: 702.693.4260
Fax: 702.939.8457

September 26, 2006

VIA HAND DELIVERY

City of Las Vegas
Planning & Development Dept.
731 So. Fourth Street
Las Vegas, NV 89101

**RE: Justification Letter
Site Development Review & Parking Variance
APN 126-24-610-004**

To Whom It May Concern:

Please be advised our office represents the applicant in the above-referenced matter. The property is located at the northwest corner of Deer Springs Way and Hualapai Way, more specifically known as assessor's parcel number 126-24-610-004 ("Site").

The Site is approximately five (5) acres in size and is located within the Cliff's Edge Providence Master Planned Community. The applicant has an approved apartment development ("Phase I") adjacent to the Site and intends to add the Site into that development as Phase II of the development. The Cliff's Edge Design Review Committee ("DRC") has approved the Phase II development with a minor reduction in parking for the overall development. See DRC Approval Letter and Analysis attached hereto as Exhibit A.

A. Site Development Review

The Site that will be incorporated into the applicant's approved Phase I development will consist of one hundred twenty-four (124) apartment units with a density of 24.9 units per acres. There will be thirty-six (36) one bedroom units, seventy-six (76) two bedroom units and twelve (12) three bedroom units on the Site. There will be access to the Site from Hualapai Way and internal driveway cross access to Phase I. There will be excess open space on the Site with a pool and a recreation area. The required open space is 12,400 square feet and the applicant is providing 32,352 square feet of open space. The applicant meets the parking on the Site with two hundred thirty-eight (238) parking spaces on the Site where two hundred twenty-seven (227) parking spaces are



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required. However, when the Site is incorporated into Phase I, a slight parking variance for the overall development is necessary.

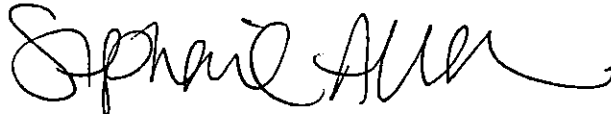
B. Parking Variance (slightly over 1 %)

Although the approved Phase I development complied with the City's parking requirements as a stand alone development, and the proposed Phase II development complies with the City's parking requirements as a stand alone development, the overall project requires a minor parking variance of just over 1%. There will be five hundred sixteen (516) apartments with Phase I and Phase II combined. The overall development will require nine hundred thirty-seven (937) parking spaces, and the applicant is providing nine hundred twenty-six (926) parking spaces overall. This is a parking reduction of slightly over 1%. The reason for the slight reduction in overall parking is a result of the driveway configurations on the new Site to allow appropriate internal access between Phase I and Phase II. The Cliff's Edge DRC approved the variance because it was so slight and because both Phase I and Phase II meet the parking requirements as stand alone developments.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you for your time and consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Stephanie H. Allen

VAR-17127
11/16/06 PC



PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

September 13, 2006

Kevin Reis
Piceme
4880 West University Avenue
Suite B6
Las Vegas, NV 89103

**RE: Cliff's Edge Master Plan Community
Parking Requirement Variance Request
POD: 125a - Phase II Additional 5 Acres**

Dear Kevin,

The Cliff's Edge Design Review Committee (DRC) is in receipt of the Piceme letter dated August 24, 2006 requesting to provide 926 spaces for 516 apartment units where a total of 937 spaces are required.

Upon review of your request and the attached tentative map table review dated August 24, 2006 this deviation has been found to be just slightly over 1% therefore the DRC "approves with conditions" your request subject to the following:

- Final review and approval by the City of Las Vegas.
- A copy of the approved CLV Tentative Map should be submitted to the Providence DRC.

Any other deviations must be submitted to the DRC for review and approval prior to submitting to the City. Due to the location of your community within the Providence Master Plan, the DRC suggests your perimeter walls and landscape be in accordance with Providence design standards to provide seamless blending with the adjacent communities. As a courtesy, the DRC is willing to perform a review of your perimeter walls and landscape designs at no cost in an effort to provide continued design flow throughout the community.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email: Don Richards, Heather Motogawa, Amber Abel - Focus
Mo Seebeck, Dave Browning - Landtek

Enclosures: (Piceme request letter dated 08/24/06, Tentative Map table review dated 08/24/06 and Landtek Tentative Map review dated 08/24/06)

**VAR-17127
11/16/06 PC**



PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

August 24, 2006

Kevin Reis
Picerne
4880 West University Avenue
Suite B6
Las Vegas, NV 89103

RE: Project Plan Tentative Map Review for Providence POD 125a Picerne Phase II Multi-Family (Phase II: additional 5 acres)

Dear Kevin,

The Providence Design Review Committee (DRC) is in receipt of the Project Plan Tentative Map submittal. This submittal has been reviewed against Section 3.2.1 (Medium Density Residential – Up to 25 Du/Ac) of the Design Guidelines based on the approved use and density of Pod 125A.

Standards	Required	Provided	Compliance
Building Setbacks			
Principal Buildings and Accessory Structures from Adjacent Parcel PL:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	20'	20' min	Yes
• Three Story Structures	30'	30' min	Yes
• Four Story Structures	40'	N/A	N/A
Principal Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	20'	92.5'	Yes
• Three Story Structures	25'	92.5'	Yes
• Four Story Structures	30'	N/A	N/A
Principal Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscape Areas Adjacent to Perimeter Streets, or Paseo PL:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	10'	10'	Yes
• Three Story Structures	10'	10'	Yes
• Four Story Structures	10'	N/A	N/A
Living Area or Porch from Private	10'	VAR-17127	Yes

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PROVIDENCE

August 24, 2006
Page 2 of 2

Street or Parking		10'	
Garage Face Setback from Private Street	Less than 5' or 18'+	<5'	Yes
Building Separation			
Balcony to Balcony	30'	30'	Yes
Balcony to Non-Balcony	20'	20'	Yes
Non-Balcony to Non-Balcony	15'	15'	Yes
Between Main Building and Accessory Structure	10'	10'	Yes
Maximum Building Height Principal Buildings and Accessory Structures	50' Subject to setback criteria above	Per Phase 1	Yes
Minimum Open Space Common Open Space⁽¹⁾	100 Sq. Ft. / Unit	261 Sq. Ft./Unit	Yes
Parking: Minimum No. of Spaces Required			
Studio or 1 bedroom units	1.25/Unit	1.25/Unit	Yes*
Two bedroom units	1.75/Unit	1.75/Unit	Yes*
Units with more than 2 bedrooms	2/Unit	2/Unit	Yes*
Visitor Parking	0.2/Unit	0.2/Unit	Yes*
Senior Housing	1 covered or enclosed space/Unit	N/A	N/A
1. The minimum square footage of the recreation area is 10,000 Sq. Ft. Additional recreation area, when required, may be combined with the main recreation area, or may be utilized as a separate satellite recreation area with a minimum square footage of 4,000 Sq. Ft. The balance of any cumulative recreation requirement exceeding 14,000 Sq. Ft. may be devoted to common open space distributed throughout the project as the builder desires. The minimum width of a common open space area shall be 20'.			

* Phase II of this development, as submitted and reviewed herein, has adequate parking. However, it is our understanding that the development as a whole, Phases I and II combined, falls short of the overall parking requirements by 11 spaces. This is a less than 1% deviation. The Providence DRC conditionally approves this deviation subject to the approval of the City of Las Vegas.

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MEMORANDUM

DATE: August 24, 2006
TO: Carmen Shukis, Design Review Manager
FROM: Don Rodriguez
CC: DAVE BROWNING
RE: Providence - Picerne Pod 125a Phase II Tentative Map, 2nd Submittal

Upon our review of the revised Tentative Map (SDR) for Picerne Pod 125a, Phase II, at Providence, we recommend "*Conditional Approval*" of the plan subject to the approval of the City of Las Vegas.

The builder's Tentative Map (SDR) should be remitted to the Providence DRC once approved by the City of Las Vegas.

Should you have any questions, please feel free to contact me.

Thank you.

Don Rodriguez, APM

Providence

August 24, 2006

Design Review Committee
Cliff's Edge, LLC
C/O LANDTEK, LLC
3455 Cliff Shadows Parkway, Suite 290
Las Vegas, NV 89129

Subject: Picerme at Providence Apartments- variance for parking requirements

To whom it may concern:

The combining of phase I and phase II has created a shortage of 11 parking spaces overall, per City of Las Vegas standards. The project is 516 apartment units. The parking required is 937 spaces, and the parking provided is 926 spaces, which is a deficit of just slightly over 1%.

Picerme has been actively developing and managing apartments in the Las Vegas market for the last 20 years and we are very comfortable with both the parking count and parking distribution for the project.

Please consider the above information in providing us with an approval for the project.

Sincerely,

Kevin Reis
Vice President

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11/16/06 PC